



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, July 18, 2024 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the June 20, 2024, Planning and Zoning Commission Regular Meeting Minutes | Michelle Espie
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 3 | Consideration and action pertaining to a Comprehensive Sign Program for the Sycamore Farms/Cactus 303 project, generally located at the southwest corner of Cactus Road and Sarival Avenue. Case #FS24-0001. | Chris Sexton
Community
Development |
| 3. | District 1 | Consideration and action pertaining to a Zone Change for the Surprise Foothills Southwest 40 project to rezone approximately 40 acres from Rural Residential (RR) to Residential Medium Density (R-2) generally located east of 243 rd Avenue, south of Deer Valley Road, and north of Beardsley Road, Case FS24-0117. | Chris Sexton
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a Zone Change for the Surprise Foothills Central 40 project to rezone approximately 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2) generally located north of Deer Valley Road and east of Foothills Boulevard (future alignment) Case #FS24-0118. | Chris Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the

following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, July 10, 2024 @ 2:30 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: July 18, 2024

Contact Person: Michelle Espie, Administrative
Specialist

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the June 20, 2024, Planning and Zoning Commission
Regular Meeting Minutes

Motion:

I move to approve the June 20, 2024, Planning and Zoning Commission Regular Meeting Minutes

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 06-20-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 20, 2024 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Vice Chair Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 20, 2024.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, Commissioner Dennis Smith, Vice Chair Ken Chapman, and Commissioner Jay Leonard. Chair Holland had an excused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Senior Planner; Stephen Chang, Transportation Planner; Johnathan Futch, Civil Engineer; Eric Boyles, Director of Transportation; Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

Vice Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no requests, Vice Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 06, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the June 06, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

- None

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 2 – Citywide – Presentation and discussion regarding Bike Lanes and Citywide Network.

The Commission discussed the following:

- Bicycle lanes within other cities and cost benefits
- Future construction plans to be more advanced
- Space accommodations and safer standards required for developers

Item 3 – Internal – Presentation and Discussion regarding Open Space Analysis.

The Commission discussed the following:

- Regulate the number of amenities and placing requirements for developers
- Review of current city standards for developers

Item 4 – Internal – Presentation and Discussion regarding PAD's and PUD Overlay.

The Commission discussed the following:

- Current market conditions
- Review and update the current LDO

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

Hearing no further business, Vice Chair Chapman called for a motion to adjourn. Commissioner Keating made a motion to adjourn; Commissioner Bash seconded the motion. All voted in favor.

Meeting adjourned at 6:50 pm.

Ken Chapman
Planning and Zoning Commission Vice Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Michelle Espie, Administrative Specialist

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: July 18, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Comprehensive Sign Program for the Sycamore Farms/Cactus 303 project, generally located at the southwest corner of Cactus Road and Sarival Avenue. Case #FS24-0001.

Motion:

I move to recommend approval of the Sycamore Farms Comprehensive Sign Program, Case #FS24-0001, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Sycamore Farms Comprehensive Sign Program, Case #FS24-0001, because insert reason.

Background:

Bootz and Duke Sign Company, on behalf of Smiths Food & Drug Centers, Inc. & Barclay Holdings CXIX, LLC requests a Comprehensive Sign Program (CSP) for the Sycamore Farms Cactus 303 commercial project located at the southwest corner of Cactus Road and Sarival Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS24-0001 Sycamore Farms CSP - Staff Report

2. 01 - FS24-0001 Sycamore Farms CSP - Vicinity Map
 3. 02 - FS24-0001 Sycamore Farms CSP - CSP Document
 4. 03 - FS24-0001 Sycamore Farms CSP - Citizen Participation Report
 5. 04 - FS24-0001 Sycamore Farms CSP - Affidavit of Posting
 6. FS24-0001 Sycamore Farms CSP - PZ Presentation
-

Comprehensive Sign Program

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0001

Project Name: Sycamore Farms Cactus 303 – Comprehensive Sign Program

Council District: 3 – Mesquite

Planning and Zoning Commission Date: July 18, 2024

Planner: Chris Sexton, Planner II

Owner: Smiths Food & Drug Centers Inc. & Barclay Holdings CXIX, LLC

Applicant: Bootz and Duke Sign Company

Request: Comprehensive Sign Program for Sycamore Farms Cactus 303

Site Location: Generally located on the southwest corner of Sarival Avenue and Cactus Road

Site Size: 23.86 gross acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

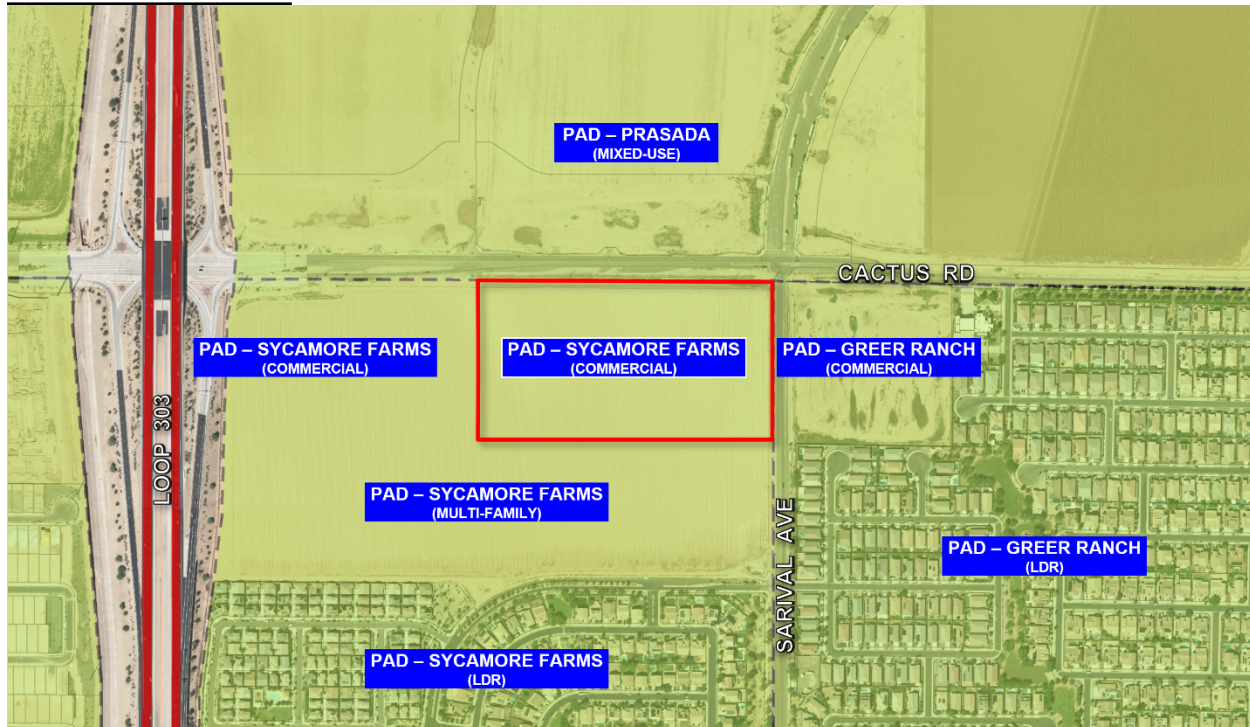
Support/Opposition: None known

Staff Recommendation: To recommend **approval** to the City Council, subject to stipulations 'a' and 'b'

Project Description:

Bootz and Duke Sign Company, on behalf of Smiths Food & Drug Centers Inc. & Barclay Holdings CXIX, LLC requests a Comprehensive Sign Program (CSP) for the Sycamore Farms Cactus 303 commercial project located at the southwest corner of Cactus Road and Sarival Avenue.

EXISTING ZONING:



Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)
Sycamore Farms PAD (Commercial)	Sycamore Farms PAD (Commercial)	Greer Ranch PAD (Commercial)
Sycamore Farms PAD (Multi-Family)	Sycamore Farms PAD (Multi-Family)	Greer Ranch PAD (LDR)

History:

July 22, 2004: The Mayor and City Council approved Ordinance #04-21, annexing the subject property into the City of Surprise.

July 22, 2004: The Mayor and City Council approved Ordinance #04-22 for the Sycamore Farms PAD (PAD03-153).

February 21, 2017: The Mayor and City Council approved Ordinance #2017-05 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS16-231.

March 5, 2019: The Mayor and City Council approved Ordinance #2019-04 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS18-554.

September 7, 2021: A Minor Amendment to the Sycamore Farms PAD was administratively approved under case FS21-487.

June 6, 2023: A Major Amendment to the Sycamore Farms PAD was approved by City Council under case FS22-0866.

December 7, 2023: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting.

January 1, 2024: The applicant submitted the Comprehensive Sign Program (CSP) application for the subject case.

April 24, 2024: The applicant held a Neighborhood Outreach Meeting, which was properly advertised. Residents from the vicinity attended the meeting to learn about the project. Attached you will find a copy of the Citizen Participation Report.

Citizen Outreach:

The applicant held a Neighborhood Outreach Meeting on April 24, 2024. The request was posted and advertised in accordance with city code and state statute. There were four (4) residents in attendance that had questions regarding the height of signs, LED lights and the location of the monument signs plus questions regarding the commercial development. There is no known opposition to the CSP request.

Discussion:

The purpose of the proposed CSP for the Sycamore Farms Cactus 303 commercial center is to provide signage design requirements that are appropriate to the character of the development. The colors and materials proposed for the monument, directory and wall signs are complimentary to the shopping center by utilizing light cherry siding, corrugated metal panels, smooth face and split face CMU block. The proposed CSP contains several different components that have guidelines for the different types of signs within the commercial center.

This CSP proposes the following signage and requirements for the commercial development:

Two (2) Class VI (major monument) signs; one (1) along Cactus Road and one (1) along Sarival Avenue. These signs will be double-sided, 15' tall and allow a total of 86 square feet of sign area on each face of the sign. Section 109-1.9.C.5 of the Land Development Ordinance (LDO) allows Class VI signs to have a height up to 17' and a total sign area of 120 square feet. This proposed sign type falls within the guidelines of the LDO.

Two (2) Class V (minor monument) signs; one (1) along Cactus Road and one (1) along Sarival Avenue. These signs will also be double-sided, 12' tall and allow a total of 60 square feet of sign area on each face of the sign. Section 109-1.9.C.4 of the LDO allows minor monument signs to have a height up to 8' and a total sign area of 32 square feet. This proposed sign type exceeds the requirements of the LDO for Class V signs.

99 This CSP allows for Class IV (directory) signs as needed. The directory signs will be double-
100 sided, 6' tall and allow a total of 12 square feet of sign area on each face of the sign. Section
101 109-1.9.C.3 of the LDO allows the Class IV signs to have a height up to 6' and a total sign
102 area of 12 square feet. This proposed sign type also falls within the guidelines of the LDO.

103
104 The proposed Class III (directional) signs will consist of 1' tall by 3' wide sign panels that are
105 set into a monument structure for an overall height of 3' and a total of three (3) square feet of
106 sign copy per corner. The Class III signs will be dispersed within the development as needed.
107 The proposed directional signs exceed the height requirement (2'-6") of Section 109-1.9.C.2
108 of the LDO but provides less sign area than the six (6) square feet allowed by the LDO for
109 this sign type.

110
111 This CSP will allow one (1) Class I (menu) and Class II (preview) signs per business. Menu
112 boards will be 8' tall and allow for 36 square feet of sign area. Section 109-1.9.C.1 of the LDO
113 allows menu boards to have a height up to 8' and a total sign area of 50 square feet. This
114 proposed sign type also falls within the guidelines of the LDO.

115
116 Window signage will be limited to no more than 25 percent of the window on which it is
117 displayed. Section 109-1.9.B.7 of the LDO allows window signage to cover up to 40 percent
118 of the windowpane. This proposed sign type also falls within the guidelines of the LDO.

119
120 Per this proposed CSP, wall signage will be limited to two (2) square feet of sign area per
121 one (1) linear foot of business frontage, while all other sides of the buildings will be allowed
122 one and one half (1.5) square foot of sign area per each linear foot of leased space. No tenant
123 sign will exceed 80 percent of the leased frontage. This CSP prohibits wall signs along the
124 rear elevations of the buildings located on Lots 1, 3 and 4 to avoid any lighting glare spills to
125 the residential development to the south. Section 109-1.9.B.1 of the LDO limits the signage
126 area for wall signs to one and one-half (1.5) square foot per one (1) linear foot of building
127 elevation on which the sign is mounted. This proposed frontage wall sign area exceeds the
128 requirements of the LDO but the signs on the sides of the building are consistent with the
129 requirements of the LDO.

130
131 This CSP also includes signage requirements for the fuel canopy that meet the current
132 requirements of the LDO.

133
134 Below is the proposed sign matrix for the CSP. The highlighted signs as shown below exceed
135 the sign type guidelines in the LDO.

SIGN	QUANTITY	LOCATION	MAX HEIGHT	ALLOWED SIGN AREA	MATERIALS	ILLUMINATION	CURRENT LDO REQUIREMENTS
BUILDING SIGNAGE	TBD	Over Suite Unless Approved by Landlord	80% of the Height and Width of the Sign Band	2 sq.ft. per Linear Foot of Main Elevation and 1.5 sq.ft. per Linear Foot Secondary Elevation	Aluminum Acrylic LED Lights	Yes	1.5 Sq. Ft. Per Liner Ft.
FUEL CENTER CANOPY SIGNAGE	Not to Exceed 10% of Canopy Length	Canopy Fascia	Not to Exceed 80% of Height	10% of Canopy Length	Aluminum Acrylic LED Lights	Yes	Meets Code
MAJOR MONUMENT SIGN (5 Tenants)	Two (2) Double Faced	Designated on Site Map	15'-0" Above Grade	86.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 17'-0" Allowed Sign Area: 120 Sq. Ft.
SECONDARY MONUMENT SIGN (6 Tenants)	Two (2) Double Faced	Designated on Site Map	12'-0" Above Grade	60.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 8'-0" Allowed Sign Area: 32 Sq. Ft.
DIRECTIONAL SIGN	TBD as Needed Single and Double Faced	Designated on Site Map	3'-0" Above Grade	3.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 2'-6" Allowed Sign Area: 6 Sq. Ft.
DIRECTORY SIGN	TBD as Needed Single and Double Faced	Designated on Site Map	6'-0" Above Grade	12.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 6'-0" Allowed Sign Area: 12 Sq. Ft.
MENU BOARDS	Two (2) Per Business Single Faced	Designated on Site Map	8'-0" Above Grade to Top of Sign	36.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 8'-0" Allowed Sign Area: 50 Sq. Ft.

ADDITIONAL REQUIREMENTS FOR MENU BOARDS:

* Bottom of menu sign copy shall not be less than 2'

* Menu Sign shall not be audible to residential or greater than 100-feet from residential

Summary:

Staff believes the proposed CSP provides a mechanism whereby the applicant may create signage that is consistent with the design of the Sycamore Farms Cactus 303 commercial project. The proposed signage meets the requirements of Section 109-1.15 with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited. The applicant's purpose to create a comprehensive sign program for this development is to ensure a cohesive sign design for the Sycamore Farms Cactus 303 commercial project.

Findings:

- The proposed Comprehensive Sign Program is consistent with the Surprise General Plan 2035.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Comprehensive Sign Program to the City Council, subject to stipulations 'a' and 'b' as outlined below:

159 a. Development and use of the site shall be consistent with the Comprehensive Sign
160 Program entitled "Comprehensive Sign Plan Sycamore Farms" prepared by Bootz
161 and Duke Signs dated April 24, 2024.

162
163 b. Non-compliance with the stipulations of approval of this case will be treated as a
164 violation in accordance with the applicable provisions of the Surprise Municipal Code.

165
166 However, should the Commission wish to recommend denial of the request, the Commission
167 should make its own findings and base its decision on those alternative findings.

168
169 *Recommended Motions:*

170
171 I move to recommend approval of the Sycamore Farms Comprehensive Sign Program,
172 Case #FS24-0001, subject to stipulations 'a' and 'b' as outlined in the staff report.

173
174 I move to recommend denial of the Sycamore Farms Comprehensive Sign Program,
175 Case #FS24-0001, because insert reason.

176
177 **Attachments:**

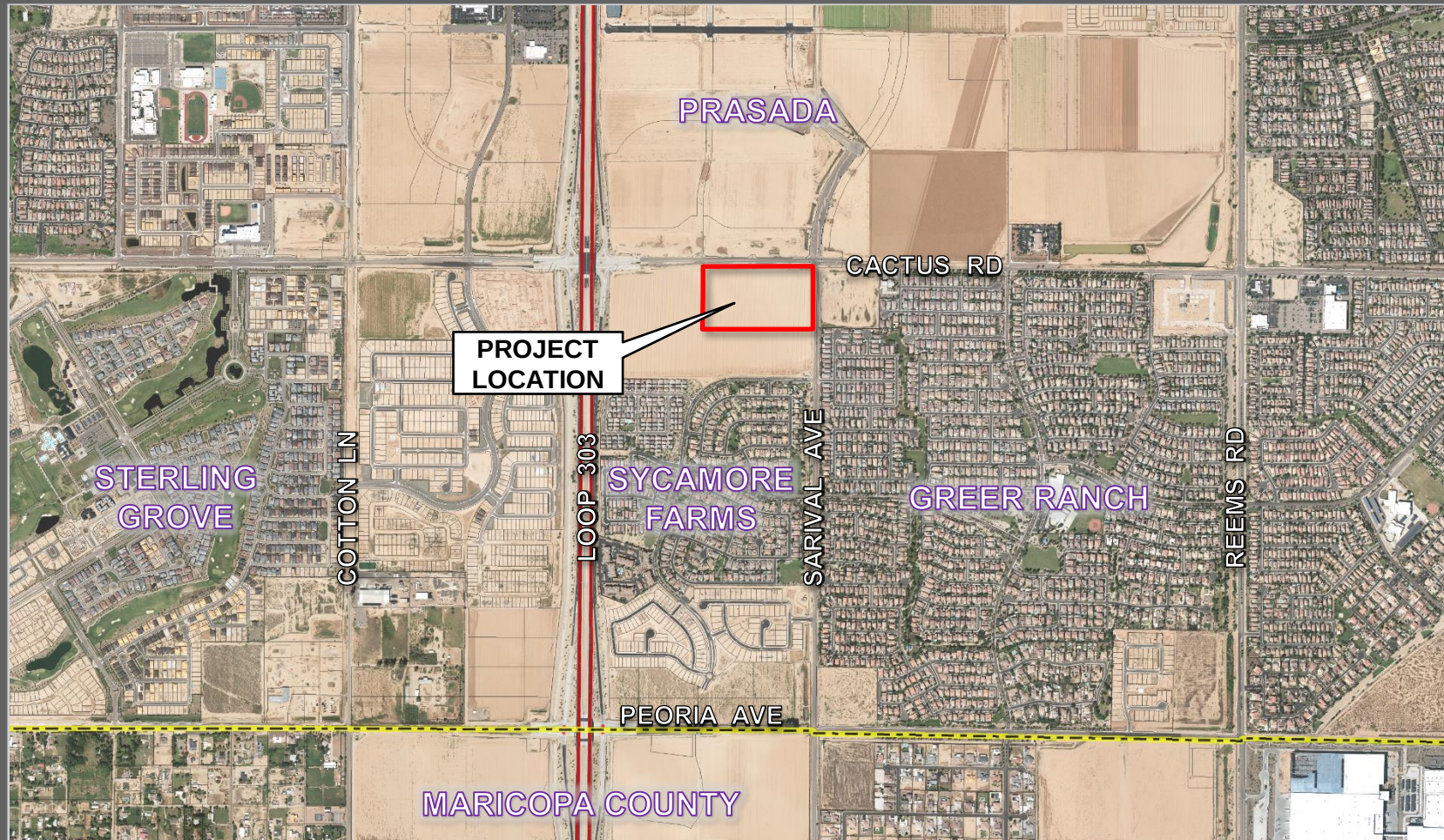
178 01 Vicinity Map

179 02 CSP Document

180 03 Citizen Participation Report

181 04 Affidavit of Posting

182 PPT



FS24-0001 VICINITY MAP

Comprehensive Sign Plan



Sycamore Farms

Cactus 303 | Surprise, Az

CITY OF SURPRISE CASE: F24-0001

V10: April 24, 2024

Prepared by:



Address: 2831 W. Weldon Ave. | Phoenix, AZ 85017
Phone: 602-272-9356 | Fax: 602-272-4608
www.bootzandduke.com

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OVERVIEW

The Comprehensive Sign Plan for the Sycamore Farms / Cactus 303 CSP is located at SWC of W. Cactus Road and N. Sarival Road. The property is zoned by the City of Surprise for Planned Area Development (PAD) – Sycamore Farms uses.

LOCATION

SWC of W. Cactus Road and N. Sarival Road

APN

501-09-004B

ZONING

Planned Area Development (PAD) – Sycamore Farms

OWNER

KCI CACTUS 303 LLC / Thompson Thrift

SIGN CONSULTANT

Bootz and Duke Sign Company
2831 W. Weldon Ave
Phoenix AZ 85017

CONTACT INFORMATION

Andy Gibson
602-272-9356
Andy@BootzandDuke.com

Replat Sycamore Farms Towne Center Commercial, Lot 1- Lot 5

INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Sycamore Farms / Cactus 303 for the mutual benefit of all tenants.

GENERAL REQUIREMENTS

- A. Each Tenant (or representative) shall submit three (3) sets of scale drawings of proposed signage for approval by Owner indicating the location, size, layout, design, color and method of attachment. Upon Owner approval, a signed copy will be returned. A copy of the landlord approved plans or an approval. Letter from the landlord shall be provided to the City of Surprise at the time of sign permit submittal.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- D. Signs installed without written approval from the Landlord may be subject to removal. Repairs to sign band or removal of signage will be the financial responsibility of the Tenant.
- E. Tenant and their sign contractor shall repair any damage caused during installation or removal of any signage.
- F. Tenant shall be responsible for obtaining all sign permits from the City of Surprise prior to the installation of any signage.
- G. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence unless otherwise approved by Owner.
- H. No window signs are permitted without written approval from the Landlord. Window signs, must be permitted, shall not exceed 25% of the windows in that suite.
- I. The following temporary signs are prohibited unless approved by Landlord and City of Surprise:
 - A-frame signs and any portable signs of any nature.
 - Cloth signs or streamers hanging in front of business without landlord approval.
 - Roof Signs
 - Exposed Neon Tubing
 - Signs or Letters Painted Directly on Any Surface
 - A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place)
 - Private light pole banners
- J. If this comprehensive sign plan is silent on any sign standard, then the City of Surprise Zoning Ordinance applies.

SPECIFIC LANDLORD RESPONSIBILITIES AND OBLIGATIONS

- A. Each Tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail

to perform, Owner shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice. Once a tenant has vacated the site, the party is responsible for restoring all sign penetrations to its original condition. The vacating tenant has 90 business days to complete the restoration.

CONSTRUCITON REQRUMENTS FOR BUILDING MOUNTED SIGNAGE

- A. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. All electrical signs shall bear the UL label, conform to 2018 IBC standards, and conform to 2017 National Electrical Code Standards or newer.

BUILDING SIGNAGE DESIGN REQUIEMENTS FOR MAJOR TENANTS

- Major Tenants shall be defined as a Tenant occupying 100,000 square feet of leased floor space or greater.
- Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts.
- Major Tenant will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of leased frontage on the front elevations and one (1.0) square feet of signage for each lineal foot of leased frontage on the side elevations up to a maximum 600 square feet aggregate sign area for all building elevations.
- In no case, shall a Major Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.
- No signage on the rear elevations of the Major Tenant.

BUILDING SIGNAGE DESIGN REQUIEMENTS FOR PAD TENANTS

- Pad Tenant shall be defined as a Tenant occupying a single use building.
- Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts.
- Each Tenant/Owner will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of leased frontage on the front elevations and one (1.0) square feet of signage for each lineal foot of leased frontage on the side and rear elevations.
- Regardless of frontage, in no case shall Tenant/Owner's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

BUILDNG SIGNAGE DESIGN REQUIREMENTS FOR MINOR TENANTS

- A Minor Tenant/Owner shall be defined as a Tenant occupying less than 100,000 square feet of leased floor space and located in a multiple user building.
- Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts.
- Each Tenant/Owner will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of leased frontage on the front elevations and one (1.0) square feet of signage for each lineal foot of leased frontage on the side.
- Minor Tenant/Owners with multiple frontages may erect up to two building mounted signs.
- In no case shall Tenant/Owner's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as pan channel or reverse pan channel internally illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord/Declarant and must be permitted by the City of Surprise

Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 backs and .040 returns
- 5" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- Minimum ¾" trimcap
- 3/16" translucent acrylic faces - Colors are open for corporate ID
- 3/16" white plex with translucent vinyl overlay will be acceptable to achieve custom colors
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout
- Landlord can approve modification for return depth and trimcap size

Reverse Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 faces and .040 returns
- 3" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- 3/16" clear Lexan backs on all letters
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout
- Landlord can approval modifications for return depth

FREESTANDING MULITI-TENANT MONUMENT SIGN DESIGN REQUIEMENTS

There will be Five (5) types of freestanding multi-tenant identification signs. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

- Main Multi-Tenant FRY'S MARKETPLACE GAS STATION Identification Sign **(MM)**
Pad 15' high double faced internally illuminated seven (7) tenant monument sign that is 86 square feet per side.
Locations: Two (2) locations (see Site Plan)
- Pad Multi-Tenant Identification Sign **(TM1)**
Pad 12' high double faced internally illuminated six (6) tenant monument sign that is 60 square feet per side.
Locations: One (1) location (see Site Plan)
- Pad Multi-Tenant Identification Sign **(TM2)**
Pad 12' high double faced internally illuminated six (6) tenant monument sign that is 60 square feet per side.
Locations: One (1) location (see Site Plan)
- Directional – Multi-Tenant Identification Sign **(D1)**
Pad 6' high double faced internally illuminated four (4) tenant monument sign that is 12 square feet per side.
Locations: Three (3) potential locations. (See Site Plan)
- Directional Identification Sign **(D2-3)**
Pad 3' high double faced internally illuminated single tenant monument sign that is three (3) square feet per side.
Locations: Interior directional signs only. Locations to be determined later.
- Menu Boards - Two (2) per lane, Single-faced
Locations to be determined. Maximum height - 8.0 feet and 36.0 square feet per side.
Menu Board Details: One (1) for pre-menu board and one (1) for the order menu board.
 - Notes: A. Bottom of menu sign copy shall not be less than 2-feet.
B. Menu Sign shall not be audible to residential or greater than 100-feet from residential.
C. No signage is allowed in yellow highlighted areas as it will be adjacent to residential.

SIGN	QUANTITY	LOCATION	MAX HEIGHT	ALLOWED SIGN AREA	MATERIALS	ILLUMINATION	CURRENT LDO REQUIREMENTS
BUILDING SIGNAGE	TBD	Over Suite Unless Approved by Landlord	80% of the Height and Width of the Sign Band	2 sq.ft. per Linear Foot of Main Elevation and 1.5 sq.ft. per Linear Foot Secondary Elevation	Aluminum Acrylic LED Lights	Yes	1.5 Sq. Ft. Per Liner Ft.
FUEL CENTER CANOPY SIGNAGE	Not to Exceed 10% of Canopy Length	Canopy Fascia	Not to Exceed 80% of Height	10% of Canopy Length	Aluminum Acrylic LED Lights	Yes	Meets Code
MAJOR MONUMENT SIGN (5 Tenants)	Two (2) Double Faced	Designated on Site Map	15'-0" Above Grade	86.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 17'-0" Allowed Sign Area: 120 Sq. Ft.
SECONDARY MONUMENT SIGN (6 Tenants)	Two (2) Double Faced	Designated on Site Map	12'-0" Above Grade	60.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 8'-0" Allowed Sign Area: 32 Sq. Ft.
DIRECTIONAL SIGN	TBD as Needed Single and Double Faced	Designated on Site Map	3'-0" Above Grade	3.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 2'-6" Allowed Sign Area: 6 Sq. Ft.
DIRECTORY SIGN	TBD as Needed Single and Double Faced	Designated on Site Map	6'-0" Above Grade	12.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 6'-0" Allowed Sign Area: 12 Sq. Ft.
MENU BOARDS	Two (2) Per Business Single Faced	Designated on Site Map	8'-0" Above Grade to Top of Sign	36.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 8'-0" Allowed Sign Area: 50 Sq. Ft.

ADDITIONAL REQUIREMENTS FOR MENU BOARDS:

- * Bottom of menu sign copy shall not be less than 2'
- * Menu Sign shall not be audible to residential or greater than 100-feet from residential

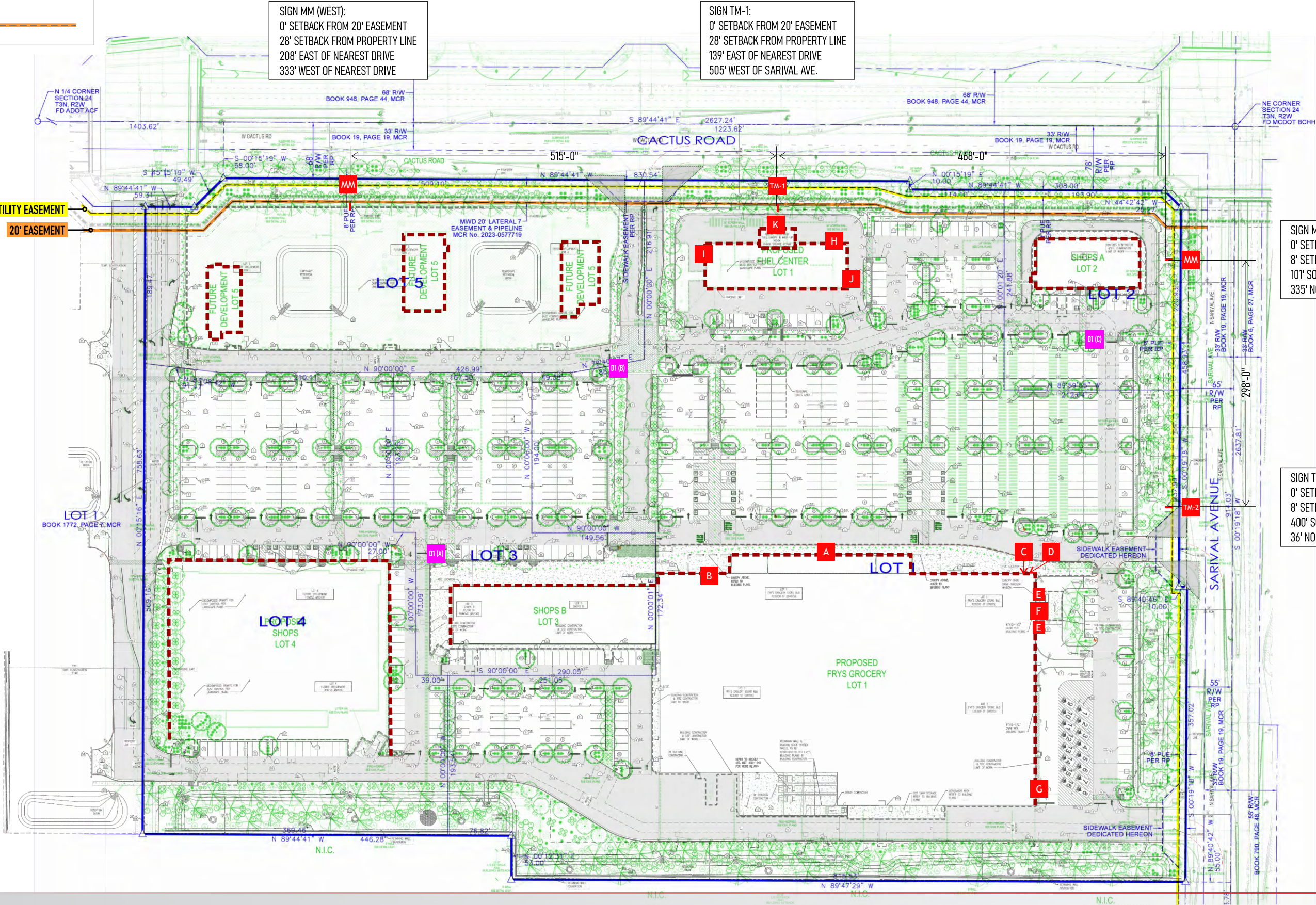
- SIGN BANDS
- PROJECT BOUNDARY
- 8' PUBLIC UTILITY EASEMENT
- 20' EASEMENT

SIGHT VISIBILITY TRIANGLES

LANDSCAPING

D1 LOCATION OPTIONS FOR SIGN D1
(SEE P.29 FOR D1 SIGN SKETCH)

* THE PROPOSED SIGNS ARE NOT IN CONFLICT WITH ANY EASEMENTS, WATER LINES, OR DRAINAGE LINES *
* NO SIGNS ON REAR ELEVATIONS OF LOTS 1, 3, & 4 *



SIGN MM (EAST):
0' SETBACK FROM 8' PUBLIC UTILITY EASEMENT
8' SETBACK FROM PROPERTY LINE
101' SOUTH OF CACTUS RD.
335' NORTH OF NEAREST DRIVE

SIGN TM-2:
0' SETBACK FROM 8' PUBLIC UTILITY EASEMENT
8' SETBACK FROM PROPERTY LINE
400' SOUTH OF CACTUS RD.
36' NORTH OF NEAREST DRIVE

MWD EASEMENT

8' PUBLIC UTILITY EASEMENT

20' EASEMENT

SIGHT VISIBILITY TRIANGLES

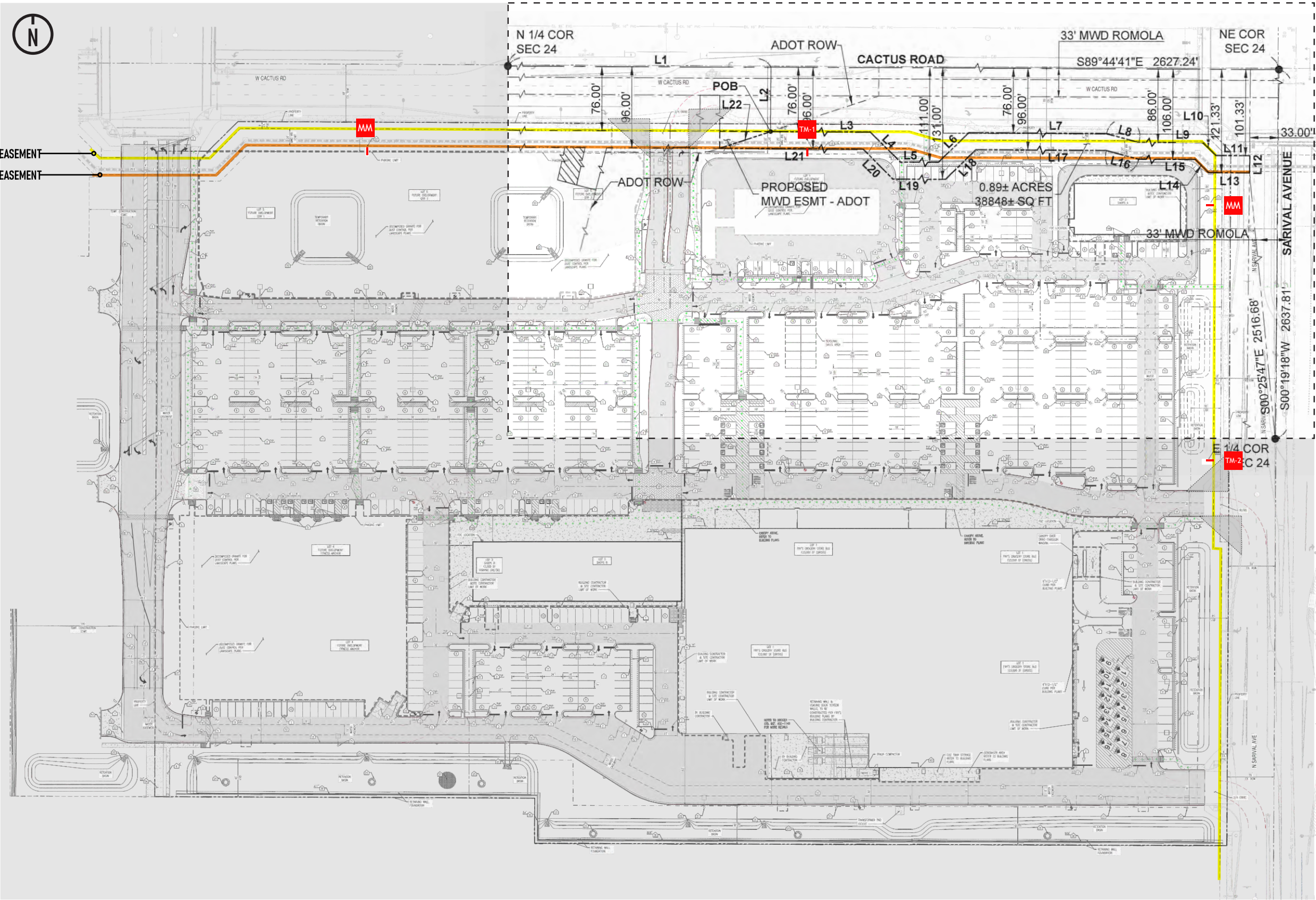
* SIGNS WILL NOT BE LOCATED NEAR TREES/SHRUBS *

8' PUBLIC UTILITY EASEMENT

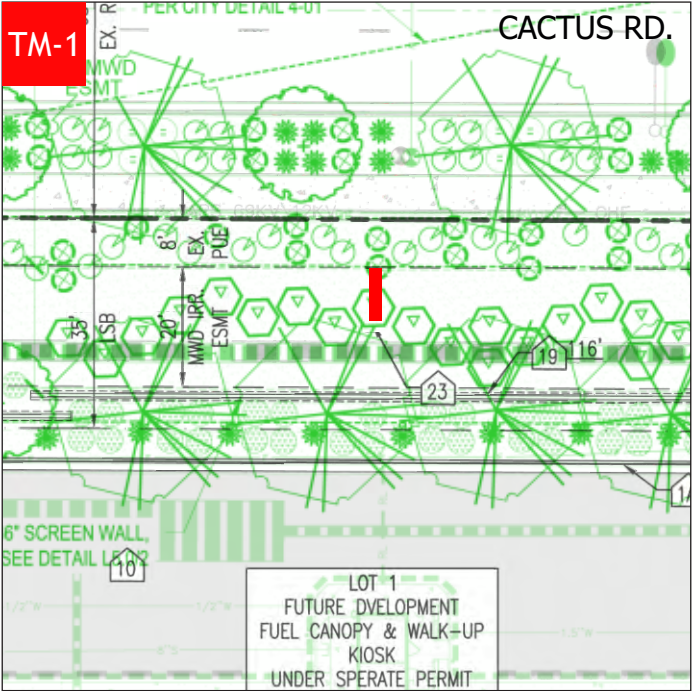
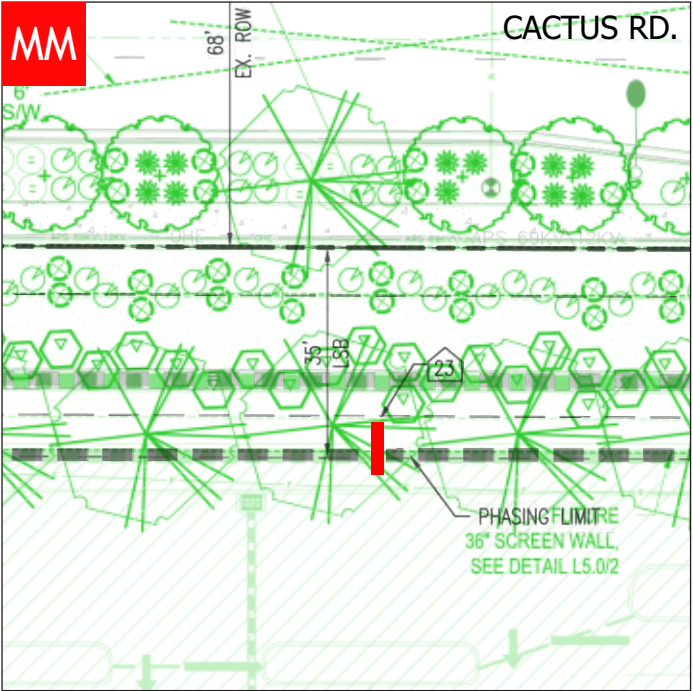
20' EASEMENT

PROVIDED MWD EASEMENT SECTION

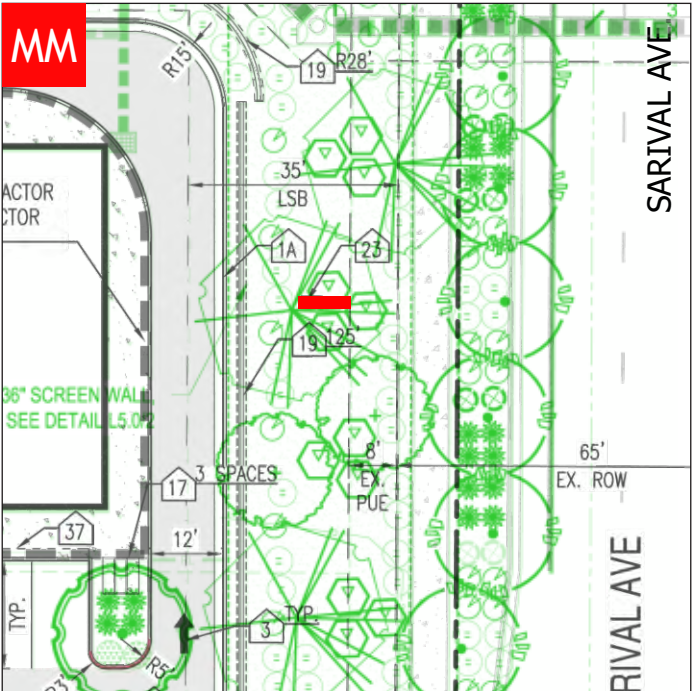
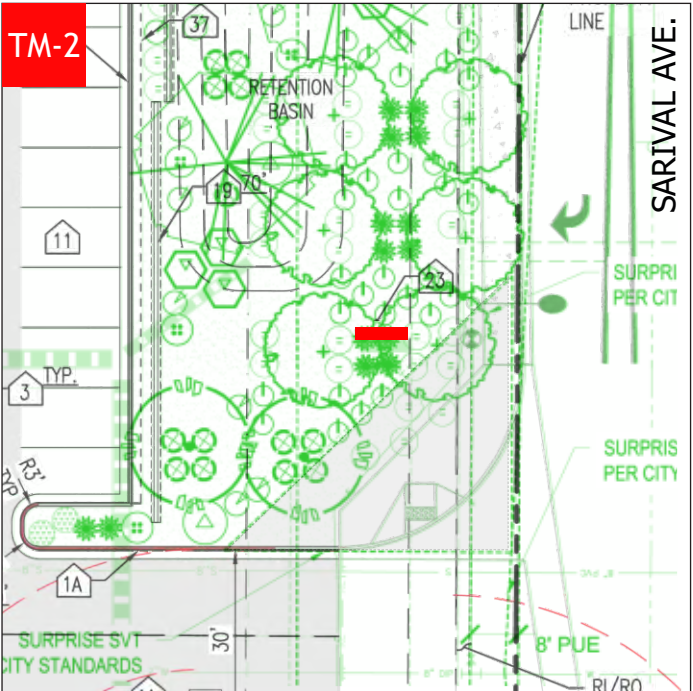
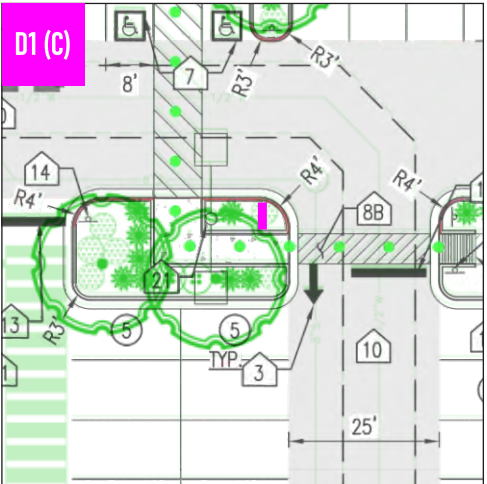
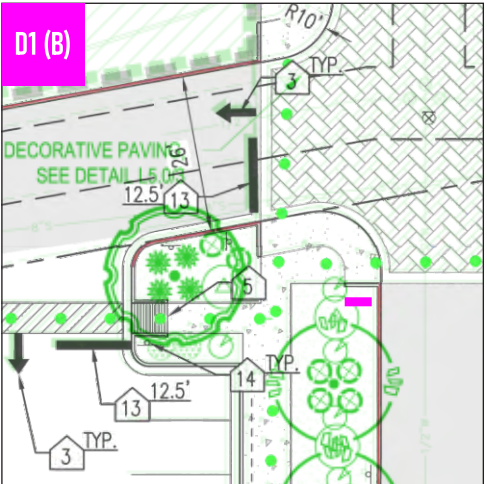
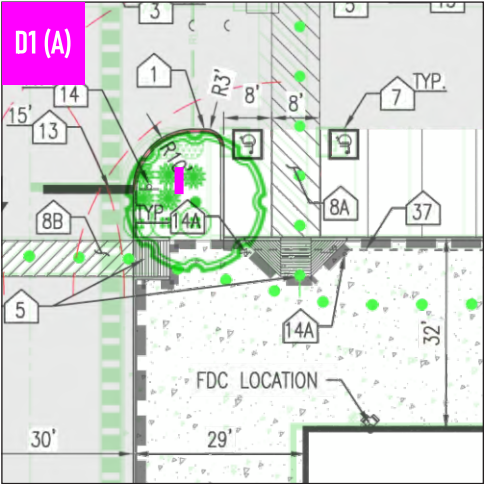
* GROUND SIGNS ARE INSTALLED OUTSIDE ALL EASEMENTS *



* LANDSCAPE PLANS SUBJECT TO CHANGE BASED ON MONUMENT SIGN LOCATIONS *

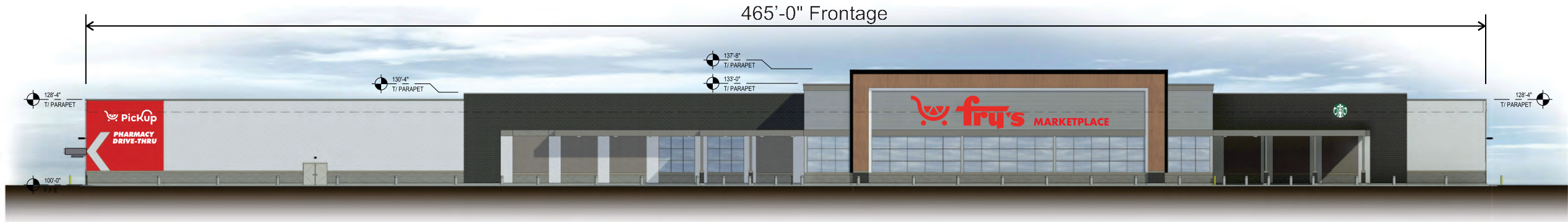


SIGN D1 LOCATION OPTIONS



SQUARE FOOTAGE BREAKDOWN

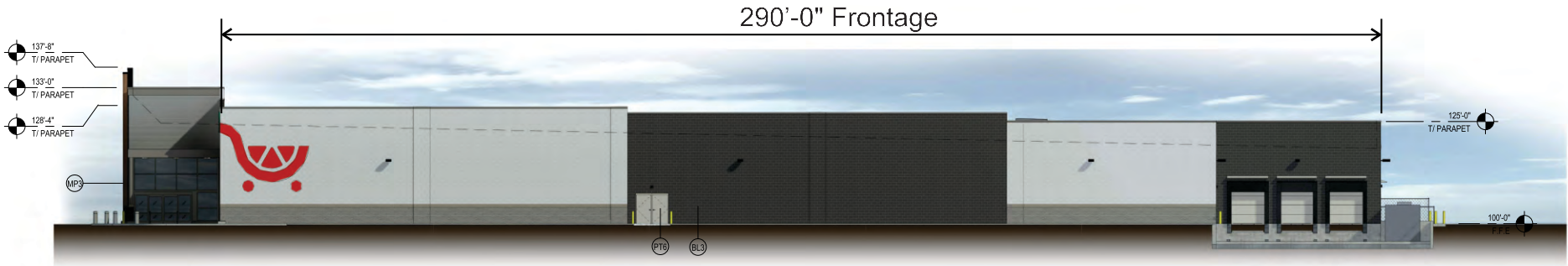
Fry's: 340.46
Starbucks: 19.64
Pharmacy Drive-Thru: 58.3
Pickup x2: 49.35
RX Drive Thru: 26.23
Enter/Exit: 8.00
Total = 594.68



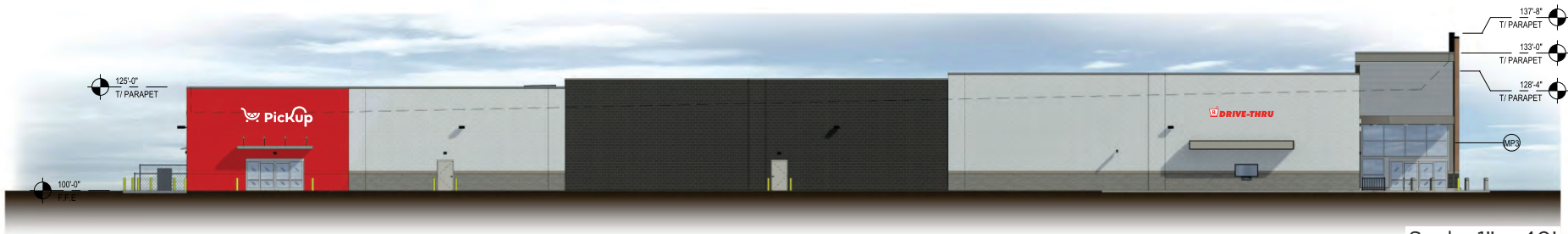
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

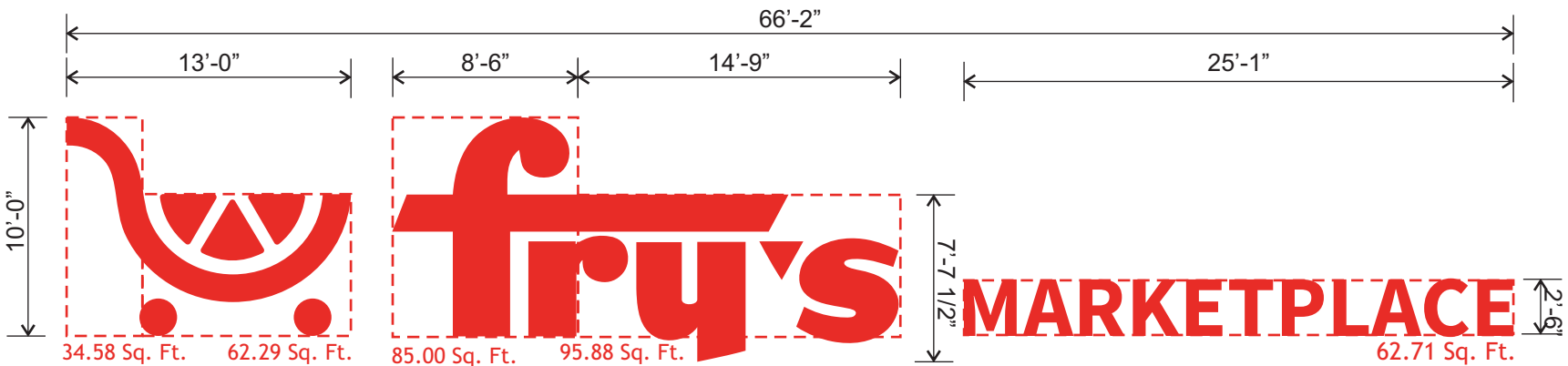
Scale: 1" = 40'



Pan-Channel Letters

Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

Total = 340.46 Sq. Ft.
Scale: 1/8"=1'-0"



- Returns: 040" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Wall Mounted Sign - North Elevation

Scale: 1" = 40'-0"



Cross Section

Led Face-Illuminated Pan Channel Letters

Diagram illustrating the cross-section of the LED face-illuminated pan channel letter assembly. Key components labeled include:

- .063" Aluminum Returns 5" Deep
- 1" Jewelite Trimcap
- 3/16" Acrylic Face
- LED Lights
- .063" Aluminum Backs
- #8 Screws in Wall Anchors (Minimum 4 Per Letter)
- Block Structure
- Metal Transformer Box
- Disconnect Switch
- LED Transformer 120 Volt Primary to 12 Volt Secondary
- Primary Power in 1/2" Flex Conduit
- J-Box with Power Provided by Customer Electrical Contractor
- 1/4" Weep Holes on Bottom and Low Points of Each Letter

Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other

(1) 20 Amp Circuits Necessary **8.0A** Actual Amp Load

All Signs Fabricated as per 2017 N.E.C. Specifications

☒ Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

☒ This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

☒ The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.

Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap

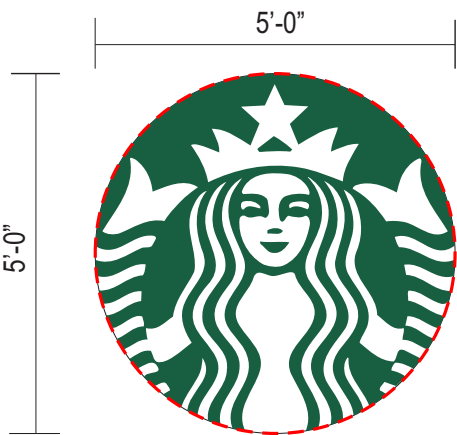
B

Pan-Channel Letters

Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

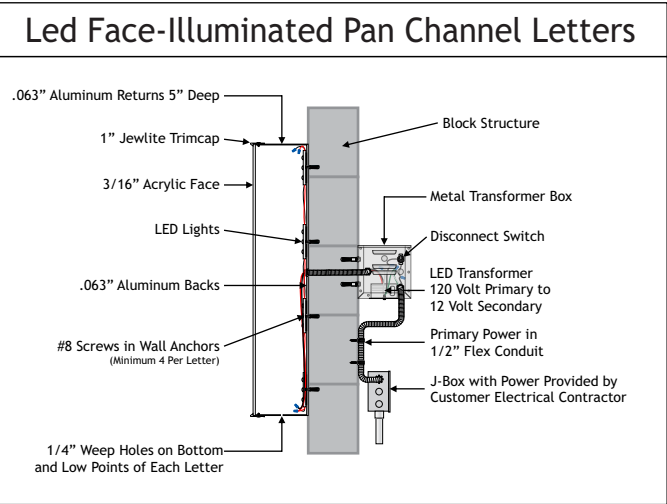
19.64 Sq. Ft.

Scale: 3/8"=1'-0"



- Returns: 040" Black CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White Acrylic
- Vinyl: Green
- Trimcap: 1" Black Jewelite
- Illumination: White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Cross Section



Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other

(1) 20 Amp Circuits Necessary **2.5A** Actual Amp Load

All Signs Fabricated as per 2017 N.E.C. Specifications

☒ Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

☒ This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

☒ The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.

Wall Mounted Sign - North Elevation

Scale: 1" = 40'-0"



Materials Breakdown

	.040" Black CLC
	3/16" Red Acrylic
	Green Vinyl TBD
	1" Black Trimcap

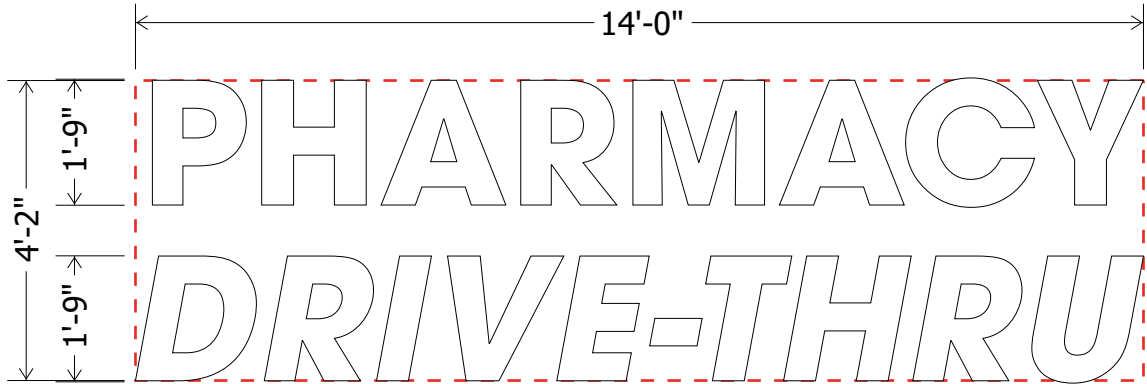


Pan-Channel Letters

Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

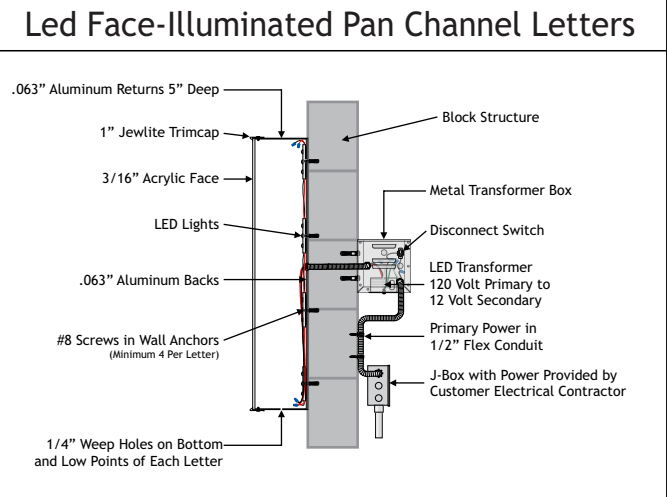
58.3 Sq. Ft.

Scale: 3/8"=1'-0"



- Returns: 040" White CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White Acrylic
- Trimcap: 1" White Jewelite
- Illumination: White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

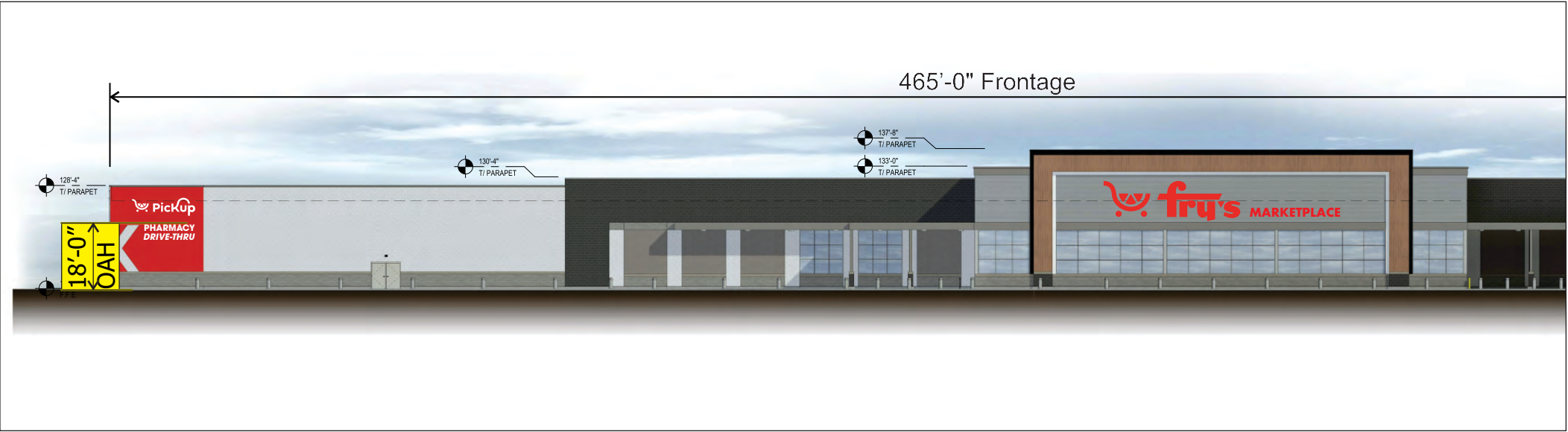
Cross Section



Electrical Specifications			UL
☒ U.L. Required	☐ Other	☐ Non U.L. Required	
☒ 120 Volts	☐ 277 Volts	☐ Other	
(1) 20 Amp Circuits Necessary			8.0A Actual Amp Load
All Signs Fabricated as per 2017 N.E.C. Specifications			nec NFPA
UL Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.			
UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.			
UL The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.			
All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.			IBC

Wall Mounted Sign - North Elevation

Scale: 1" = 40'-0"



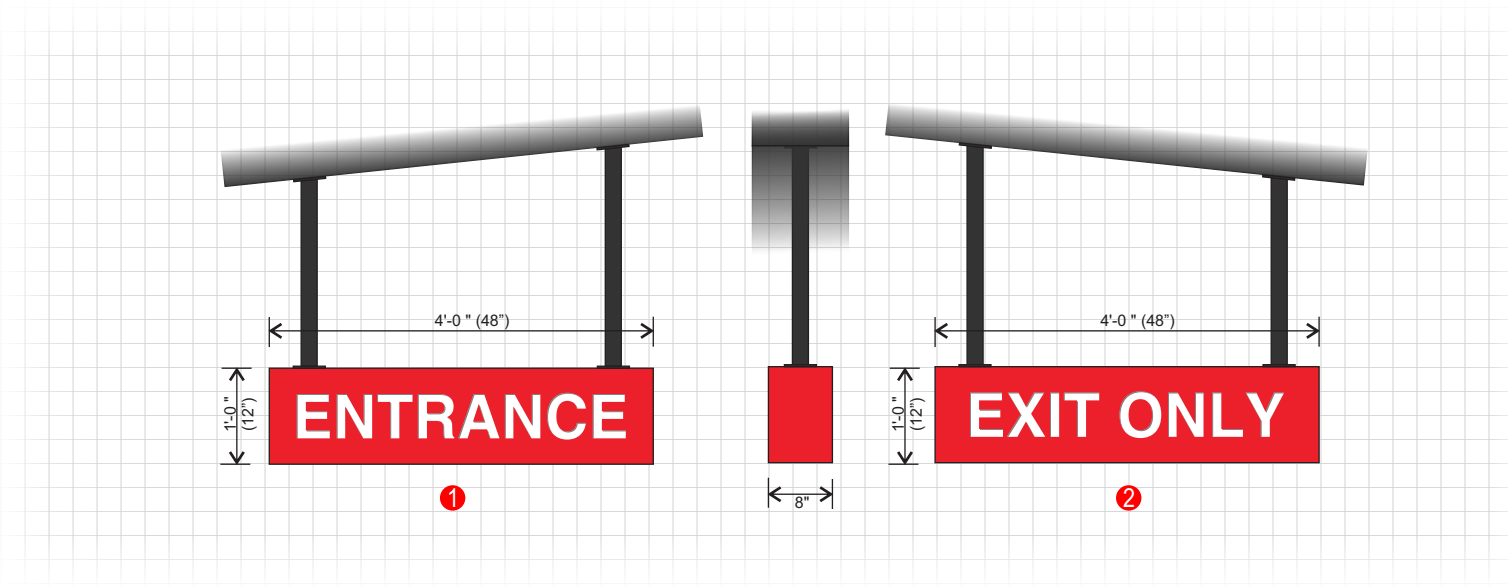
Materials Breakdown

	.040" White CLC
	3/16" White Acrylic
	1" White Trimcap



Hanging Cabinet Sign

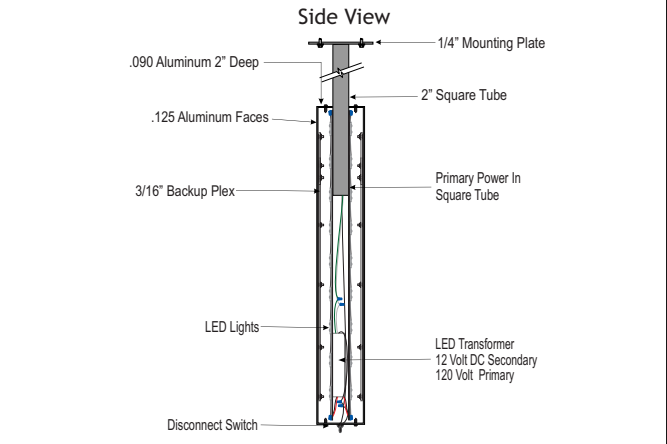
8.00 Sq. Ft.
Scale: 1/2"=1'-0"



- Manufacture and Install One(1) Set LED Face-Illuminated Hanging Signs
- Materials: Aluminum Framed Structure Skinned with .090" Aluminum Painted Red
 - Faces: .125" Aluminum Painted Red
 - Backup Plex: 3/16" White Acrylic
 - Illumination: White LEDs
 - Power Supplies: Remote in Cabinet
 - Installation: Onto the Canopy Structure

Cross Section

Internally Illuminated Hanging Canopy Sign



Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other

(1) 20 Amp Circuits Necessary **2.5A** Actual Amp Load

All Signs Fabricated as per 2017 N.E.C. Specifications

Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

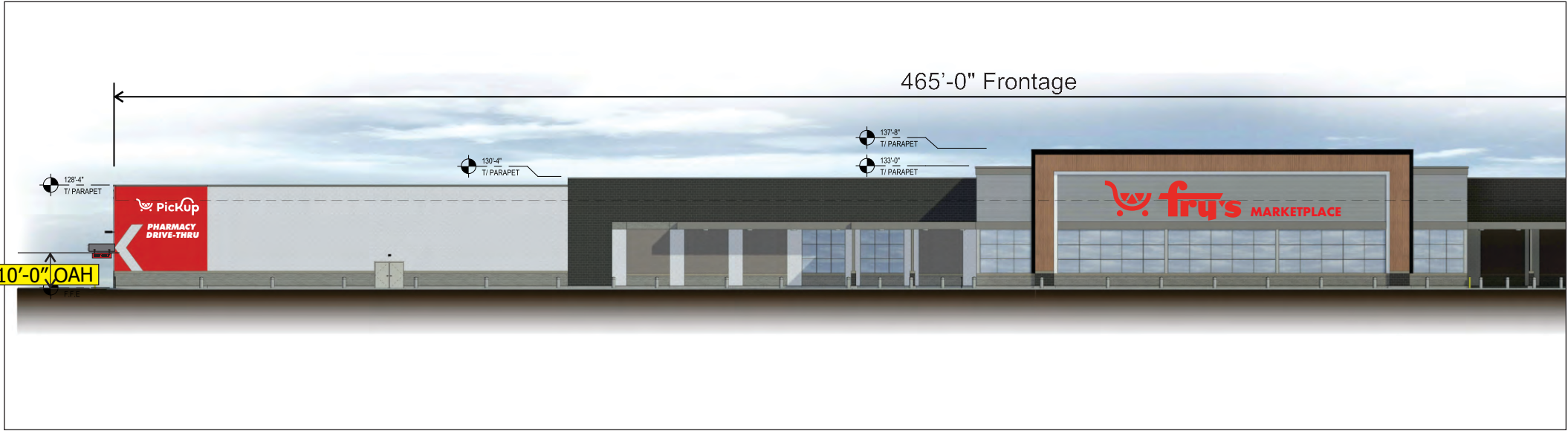
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.

Wall Mounted Sign - North Elevation

Scale: 1" = 40'-0"



Materials Breakdown

	Red Paint
	3/16" White Acrylic

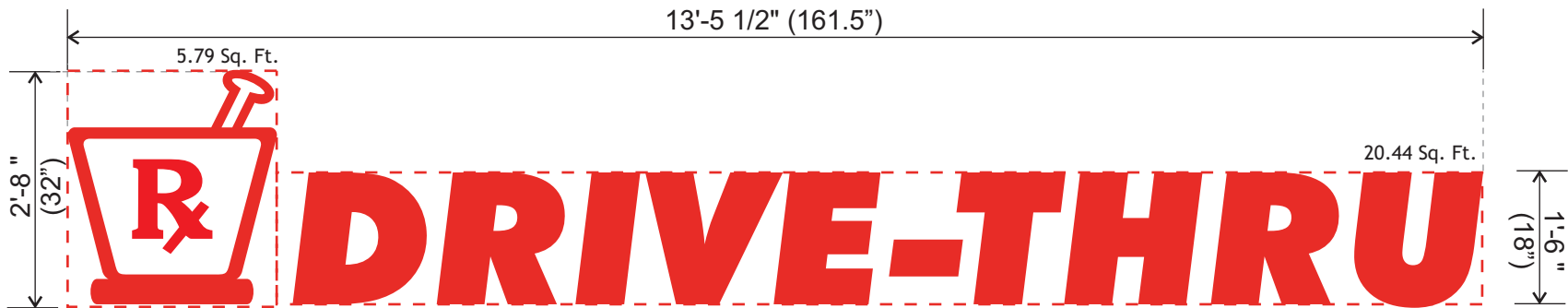


Pan-Channel Letters

Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

Total = 26.23 Sq. Ft.

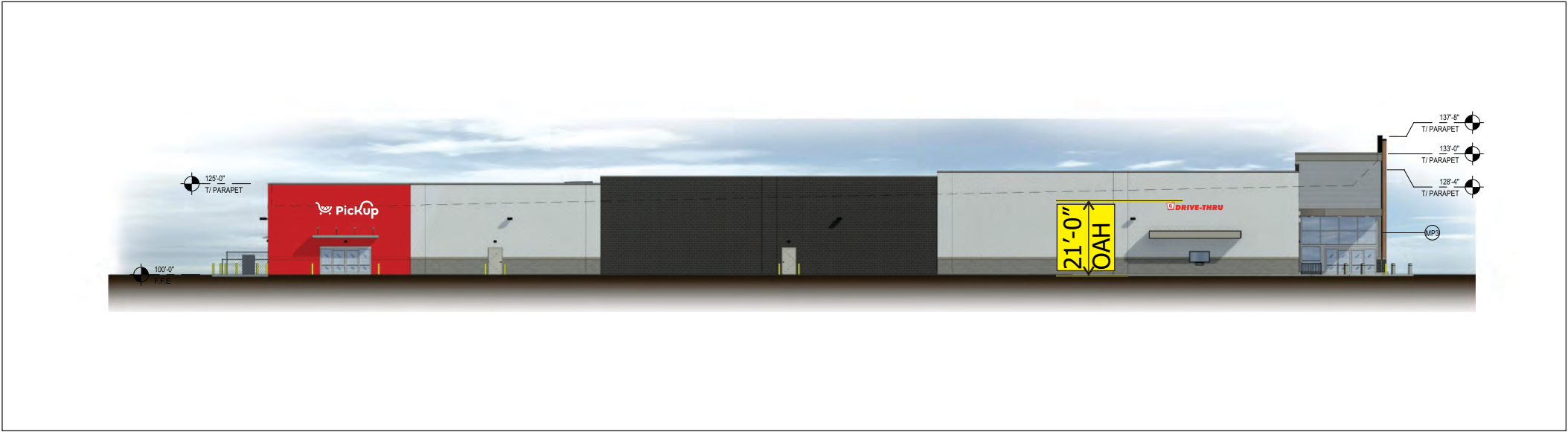
Scale: 3/8"=1'-0"



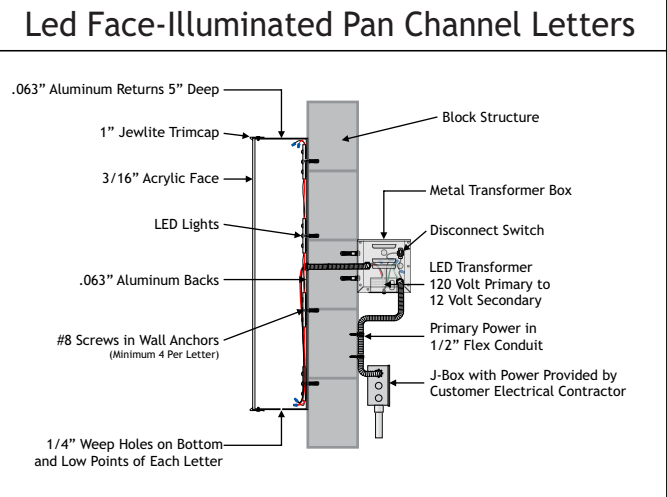
- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red and White Acrylic
- Vinyl: Regal Red
- Trimcap: 1" Red Jewelite
- Illumination: Red and White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Wall Mounted Sign - East Elevation

Scale: 1" = 40'-0"



Cross Section



Electrical Specifications			UL
☒ U.L. Required	☐ Other	☐ Non U.L. Required	
☒ 120 Volts	☐ 277 Volts	☐ Other	
(1) 20 Amp Circuits Necessary			8.0A Actual Amp Load
All Signs Fabricated as per 2017 N.E.C. Specifications			nec NFPA
UL Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.			
UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.			
UL The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.			
All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.			IBC

Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	3/16" White Acrylic
	Regal Red 3630-83 Vinyl
	1" Red Trimcap

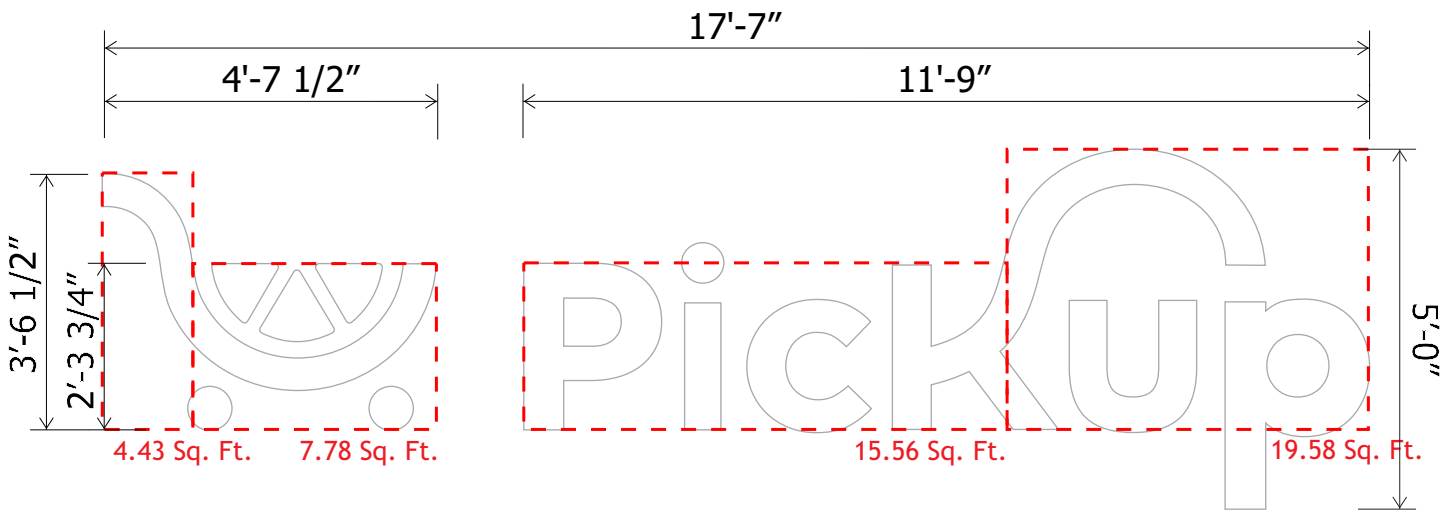


Pan-Channel Letters

Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

47.35 Sq. Ft.

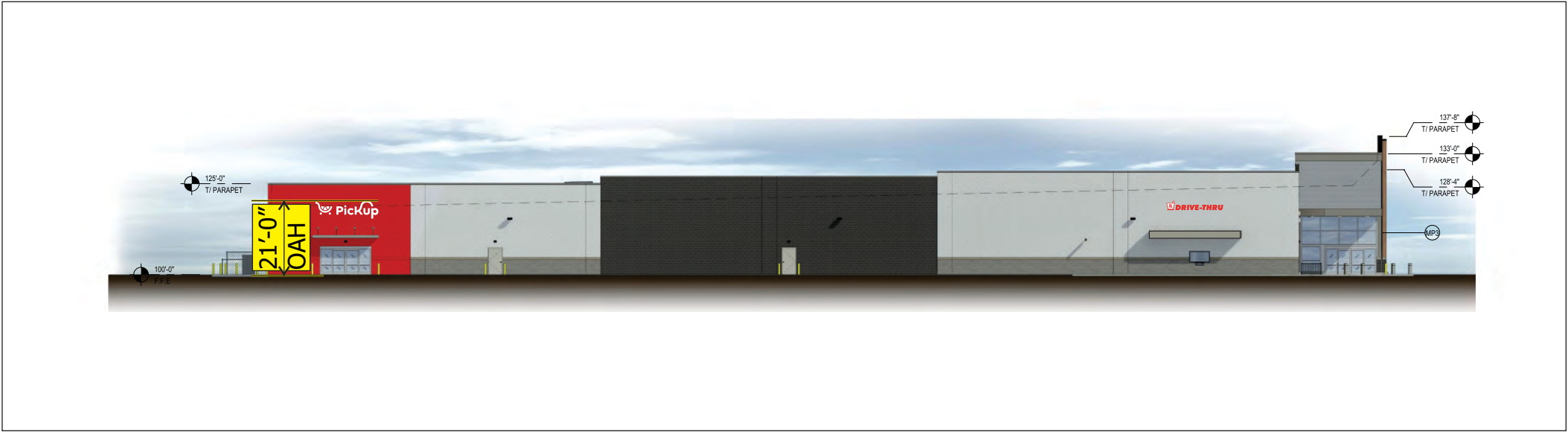
Scale: 3/8"=1'-0"



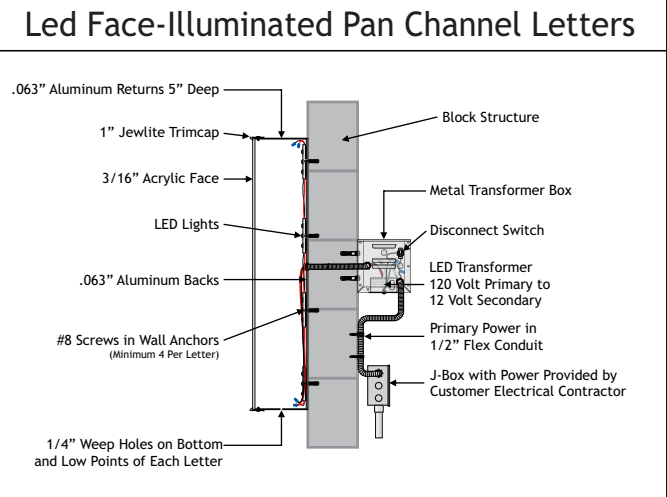
- Returns: 040" White CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" White Acrylic
- Trimcap: 1" White Jewelite
- Illumination: White LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Wall Mounted Sign - East Elevation

Scale: 1" = 40'-0"



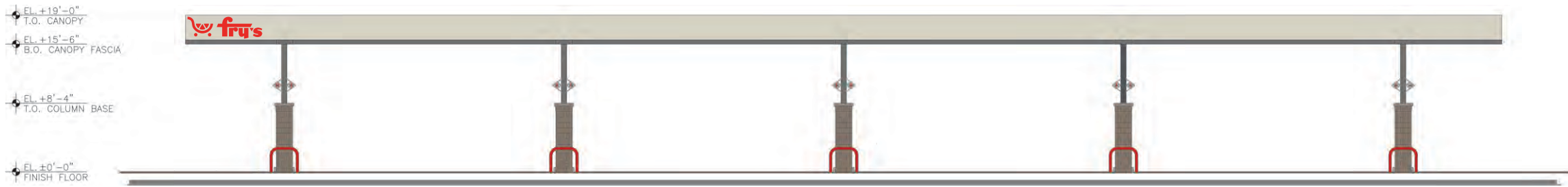
Cross Section



Electrical Specifications			UL
☒ U.L. Required	☐ Other	☐ Non U.L. Required	
☒ 120 Volts	☐ 277 Volts	☐ Other	
(1) 20 Amp Circuits Necessary			8.0A Actual Amp Load
All Signs Fabricated as per 2017 N.E.C. Specifications			nec NFPA
UL Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.			UL
UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.			UL
UL The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.			UL
All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.			IBC

Materials Breakdown

	.040" White CLC
	3/16" White Acrylic
	1" White Trimcap



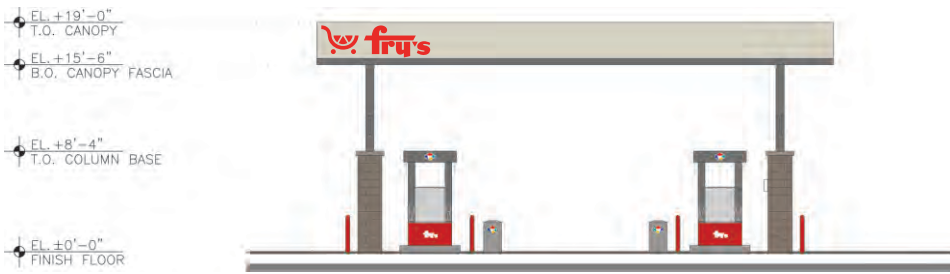
NORTH ELEVATION

Scale: 1/16" = 1'



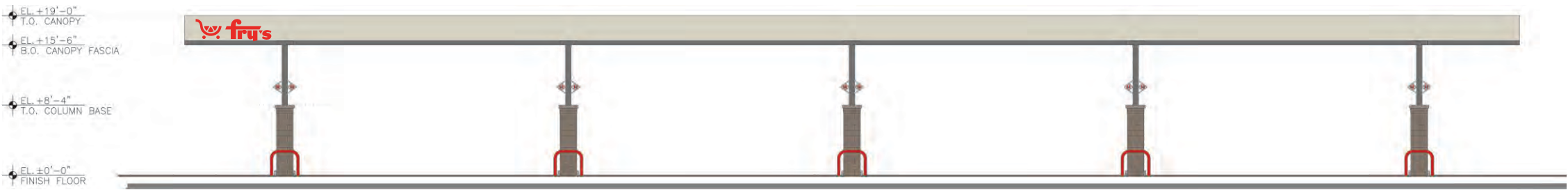
WEST ELEVATION

Scale: 1/16" = 1'



EAST ELEVATION

Scale: 1/16" = 1'



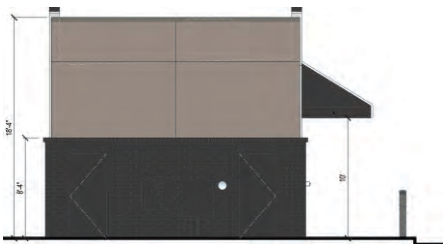
SOUTH ELEVATION

Scale: 1/16" = 1'



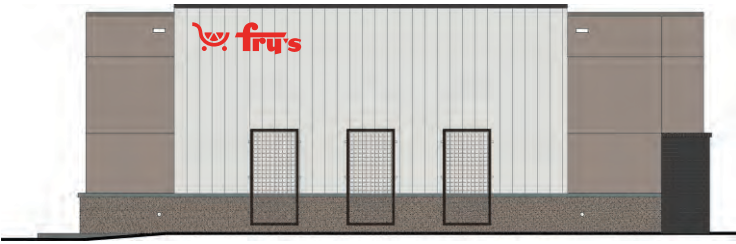
FRONT (NORTH) ELEVATION

Scale: 1/16" = 1'



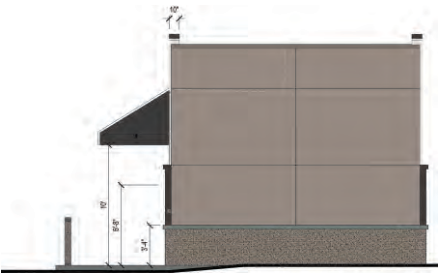
LEFT (EAST) ELEVATION

Scale: 1/16" = 1'



REAR (SOUTH) ELEVATION

Scale: 1/16" = 1'



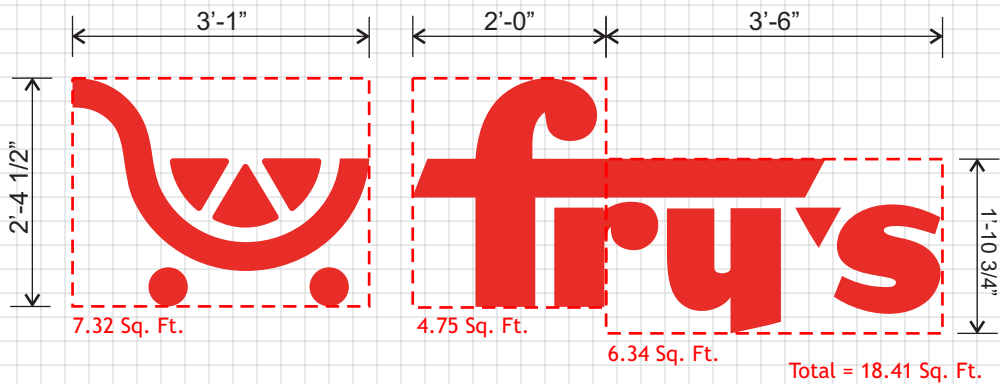
RIGHT (WEST) ELEVATION

SCALE: 1/4"=1'-0"



Pan-Channel Letters

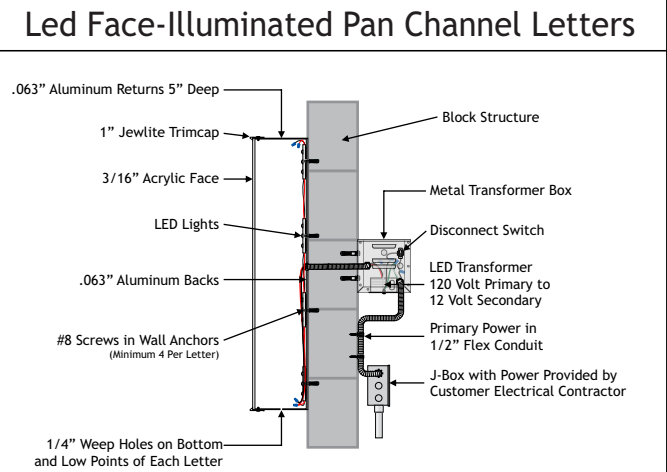
Scale: 1/2"=1'-0"



Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Cross Section



Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other

(1) 20 Amp Circuits Necessary **8.0A** Actual Amp Load

All Signs Fabricated as per 2017 N.E.C. Specifications

Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

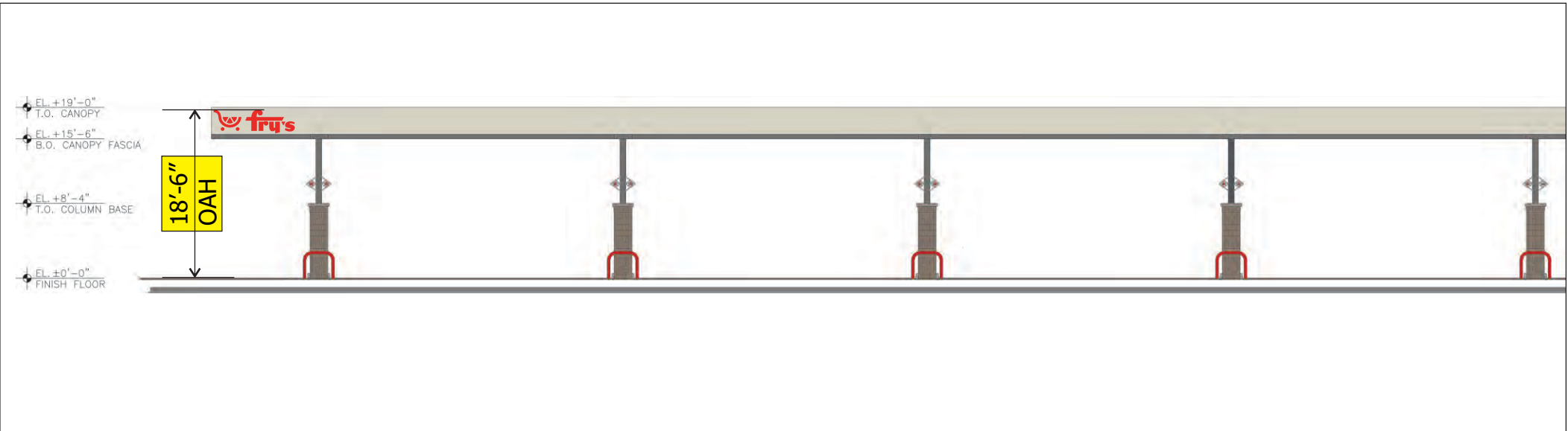
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.

Wall Mounted Sign - North Elevation

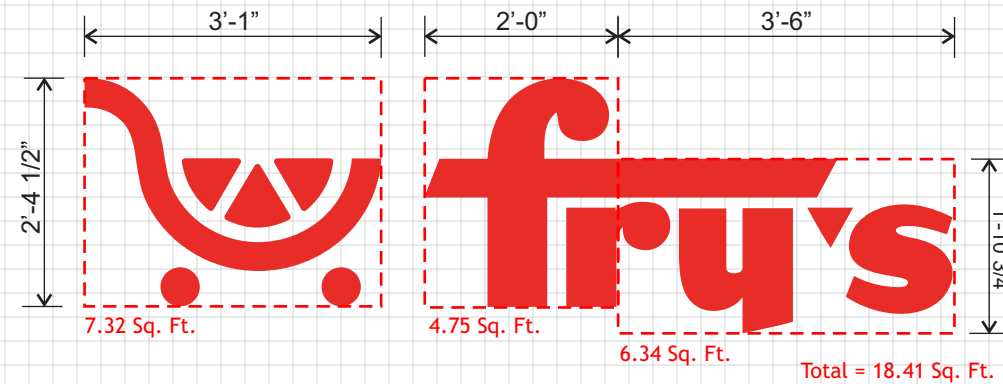
Scale: 1/16" = 1'-0"



Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap

Scale: 1/2"=1'-0"

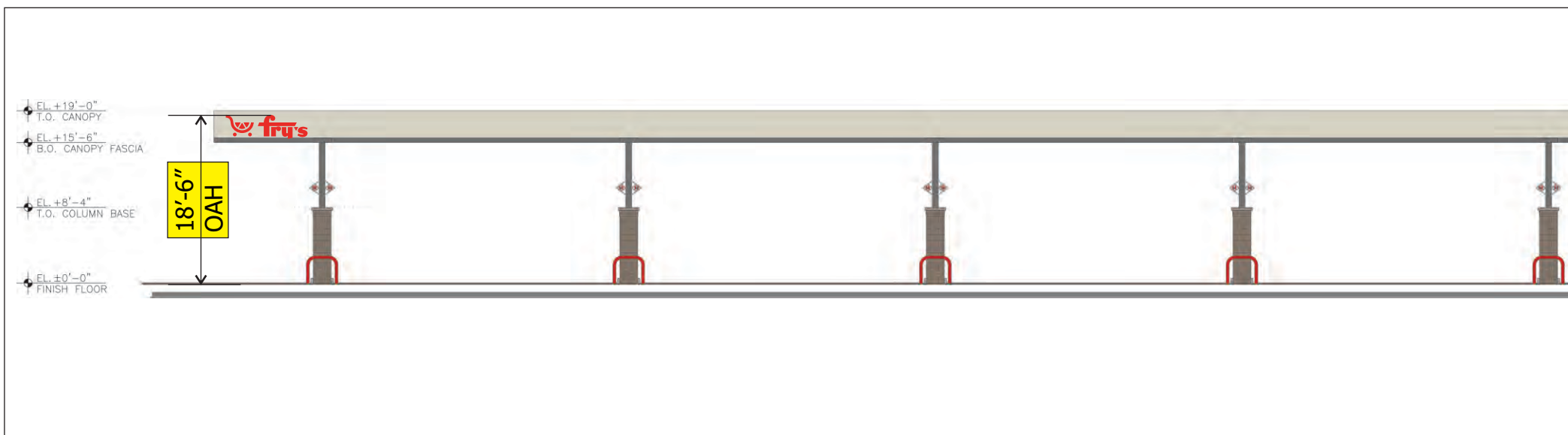


Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

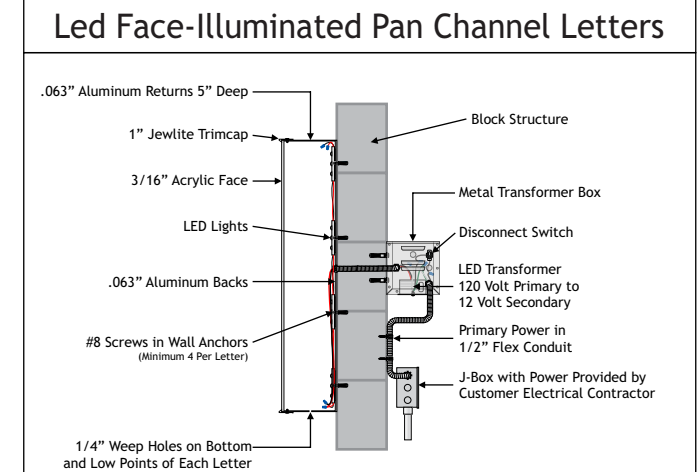
- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Wall Mounted Sign - South Elevation

Scale: 1/16" = 1'-0"



Cross Section



Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other _____

(1) 20 Amp Circuits Necessary	8.0A	Actual Amp Load
---------------------------------	------	-----------------

All Signs Fabricated as per 2017 N.E.C. Specifications

 Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

 The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C. IBC

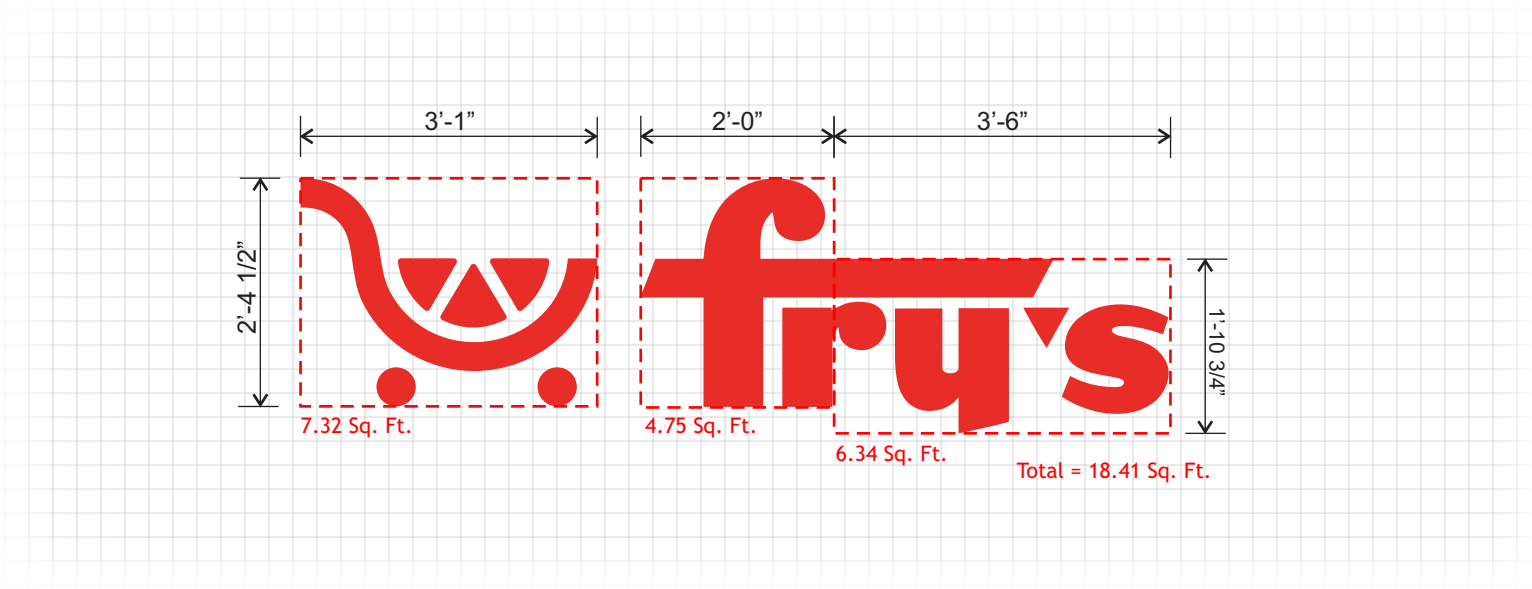
Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap



Pan-Channel Letters

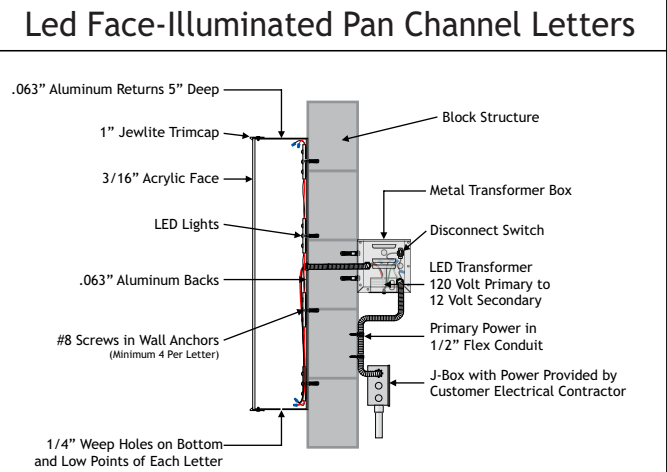
Scale: 1/2"=1'-0"



Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

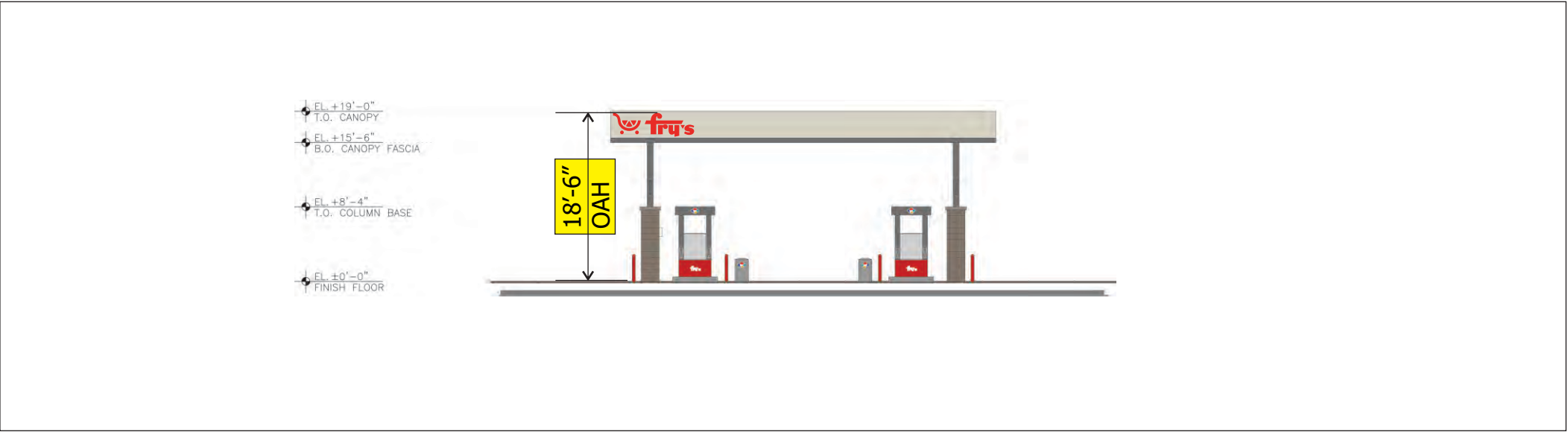
Cross Section



Electrical Specifications			UL
☒ U.L. Required	☐ Other	☐ Non U.L. Required	
☒ 120 Volts	☐ 277 Volts	☐ Other	
(1) 20 Amp Circuits Necessary			8.0A Actual Amp Load
All Signs Fabricated as per 2017 N.E.C. Specifications			
Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.			
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.			
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.			
All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.			

Wall Mounted Sign - West Elevation

Scale: 1/16" = 1'-0"



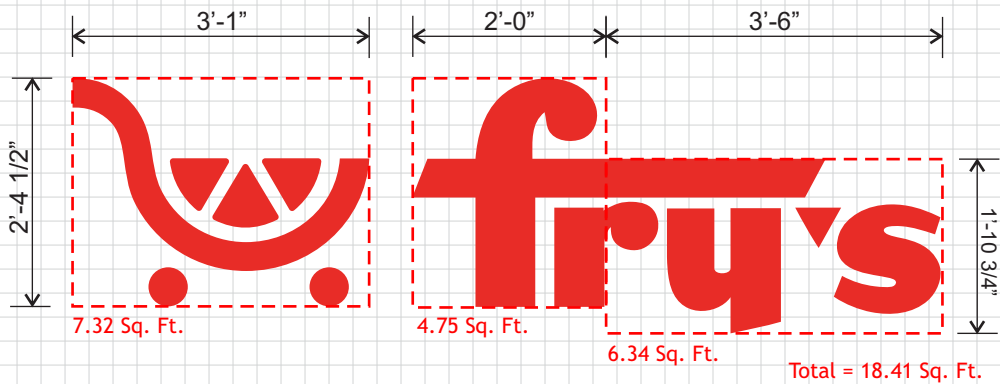
Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap



Pan-Channel Letters

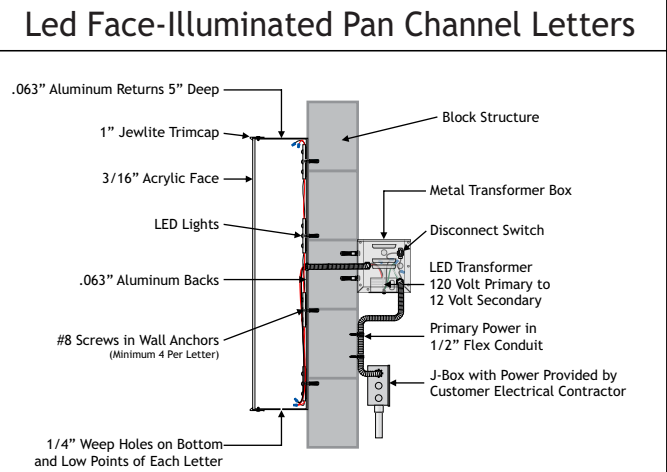
Scale: 1/2"=1'-0"



Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

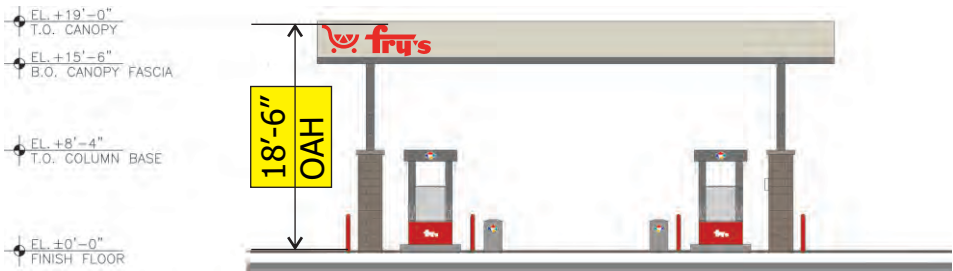
Cross Section



Electrical Specifications			UL
☒ U.L. Required	☐ Other	☐ Non U.L. Required	
☒ 120 Volts	☐ 277 Volts	☐ Other	
(1) 20 Amp Circuits Necessary			8.0A Actual Amp Load
All Signs Fabricated as per 2017 N.E.C. Specifications			nec NFPA
UL			Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.
UL			This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.
UL			The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.
All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.			IBC

Wall Mounted Sign - East Elevation

Scale: 1/16" = 1'-0"



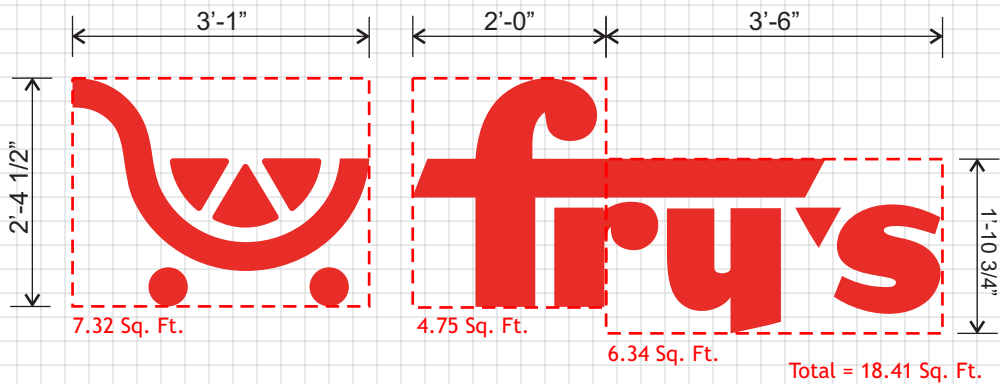
Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap



Pan-Channel Letters

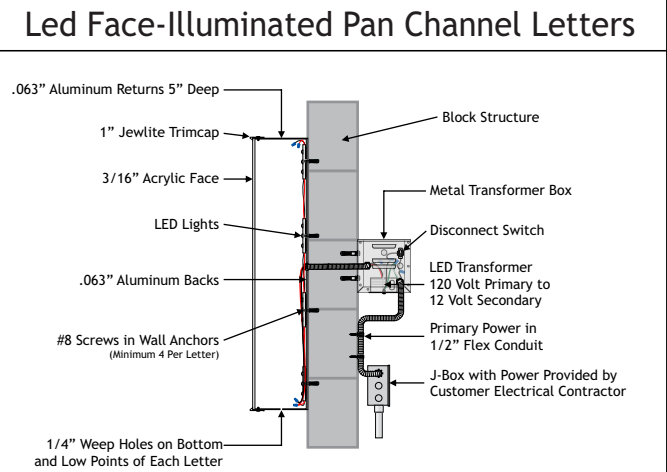
Scale: 1/2"=1'-0"



Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Cross Section



Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other

(1) 20 Amp Circuits Necessary 8.0A Actual Amp Load

All Signs Fabricated as per 2017 N.E.C. Specifications

Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

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All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.

Wall Mounted Sign - North Elevation

Scale: 1/16" = 1'-0"



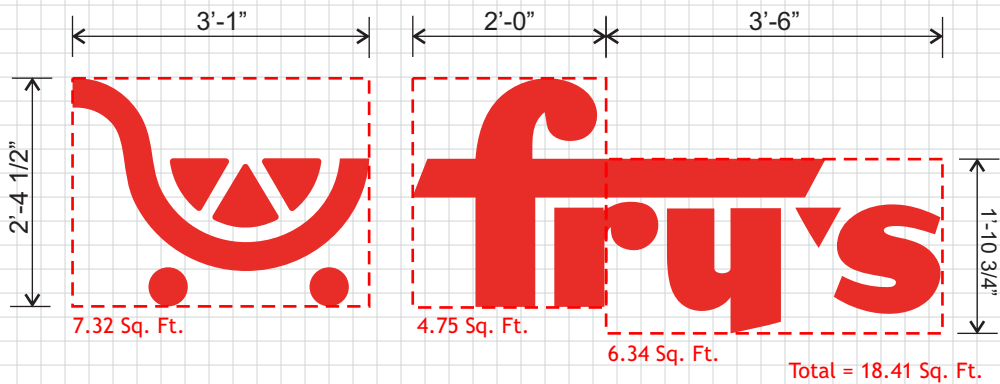
Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap



Pan-Channel Letters

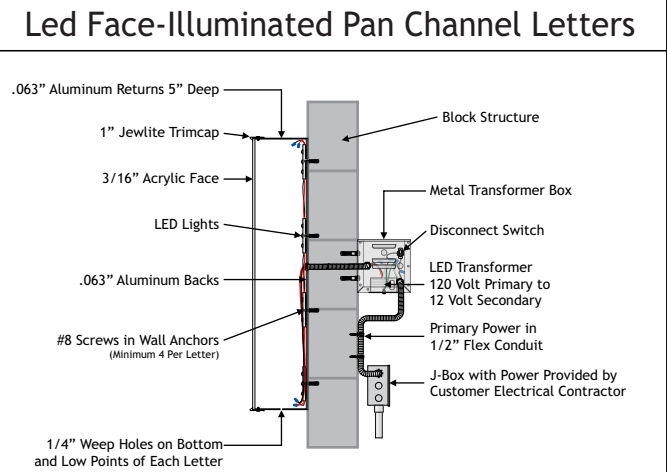
Scale: 1/2"=1'-0"



Manufacture and Install One(1) Set LED Face-Illuminated Pan Channel Letters

- Returns: .063" Red CLC 5" Deep
- Backs: .063" Prefinished White Aluminum Backs
- Faces: 3/16" Red Acrylic
- Trimcap: 1" Red Jewelite
- Illumination: Red LEDs
- Power Supplies: Remote in Transformer Box
- Installation: Flush to the Building Fascia

Cross Section



Electrical Specifications

☒ U.L. Required ☐ Other ☐ Non U.L. Required

☒ 120 Volts ☐ 277 Volts ☐ Other

(1) 20 Amp Circuits Necessary 8.0A Actual Amp Load

All Signs Fabricated as per 2017 N.E.C. Specifications

Sign(s) to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.

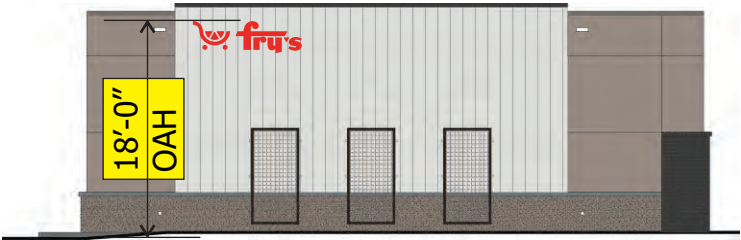
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.

Wall Mounted Sign - South Elevation

Scale: 1/16" = 1'-0"



Materials Breakdown

	.040" Red CLC
	3/16" Red Acrylic
	1" Red Trimcap

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER
TENANT.
3/4" - 2" TRIM CAP, COLOR AS PER TENANT.

MOUNTING

MOUNT FLUSH TO WALL.

FACE

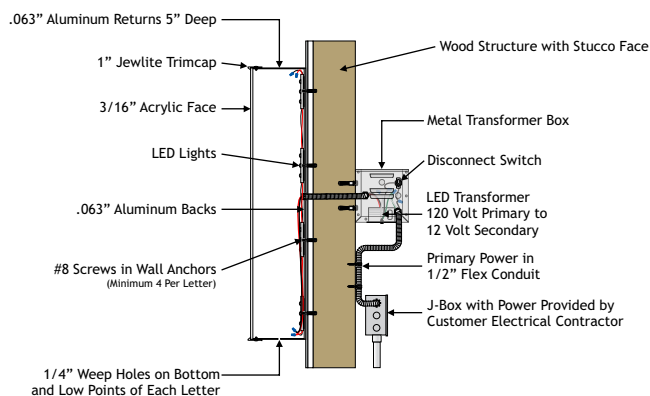
3/16" SG ACRYLIC, COLOR AS PER TENANT.

ILLUMINATION

L.E.D. SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

BACKER PANELS FOR LETTERS
ARE ALLOWED WITHIN THIS CSP.

Led Face-Illuminated Pan Channel Letters



NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" CLC RETURNS 3" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER TENANT

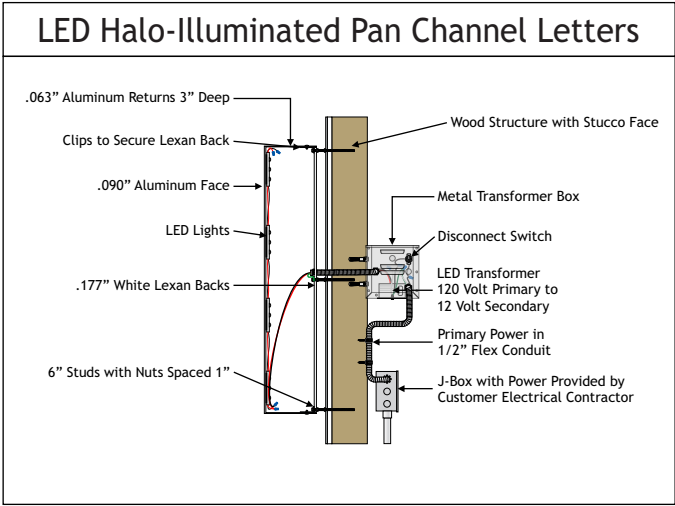
3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

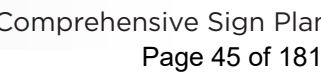
MOUNTING

STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

ILLUMINATION

L.E.D. SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.









Scale: $1/16'' = 1'$

Scale: $1/16'' = 1'$



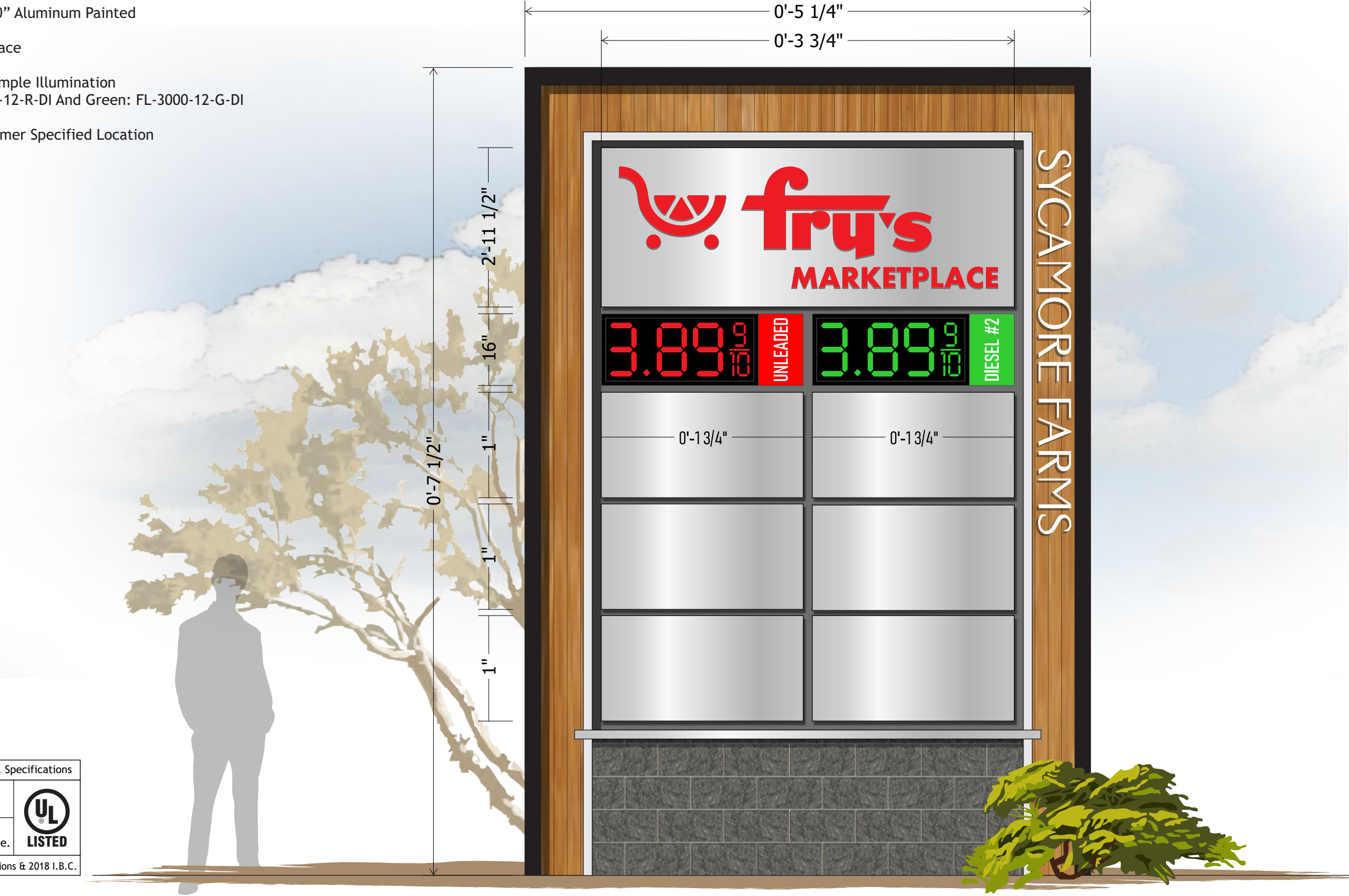
Main Monument Sign

86.00 Sq. Ft.

Scale: 1/2" - 1'-0"

Manufacture and Install Two(2) Internally Illuminated Fuel Monument Sign

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors
- **Illumination:** LEDs Spaced as Necessary for Ample Illumination
- **Displays:** Daktronics Fuelight # Red: FL-3000-12-R-DI And Green: FL-3000-12-G-DI
- **Power:** Power Supplies in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location



Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications	
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.	
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.	
Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.	

TM-1

Tenant Monument Sign

60.00 Sq. Ft.

Scale: 1/2" - 1'-0"

Manufacture and Install One(1) Internally Illuminated Tenant Monument Sign

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location

Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications	
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.	
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Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.	



TM-2

Tenant Monument Sign

60.00 Sq. Ft.

Scale: 1/2" - 1'-0"

Manufacture and Install One(1) Internally Illuminated Tenant Monument Sign

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location

Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications	
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.	
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.	
Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.	



D1

Directional Sign

12.00 Sq. Ft.

Fabricate & Install (1)One Double Face Illuminated Directional

Scale: 1" = 1'-0"

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Red Acrylic Stud Mounted to the Face
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Base: Split Face Block Base
- Installation: On ASA Pipe and Footer at Customer Specified Location



D2

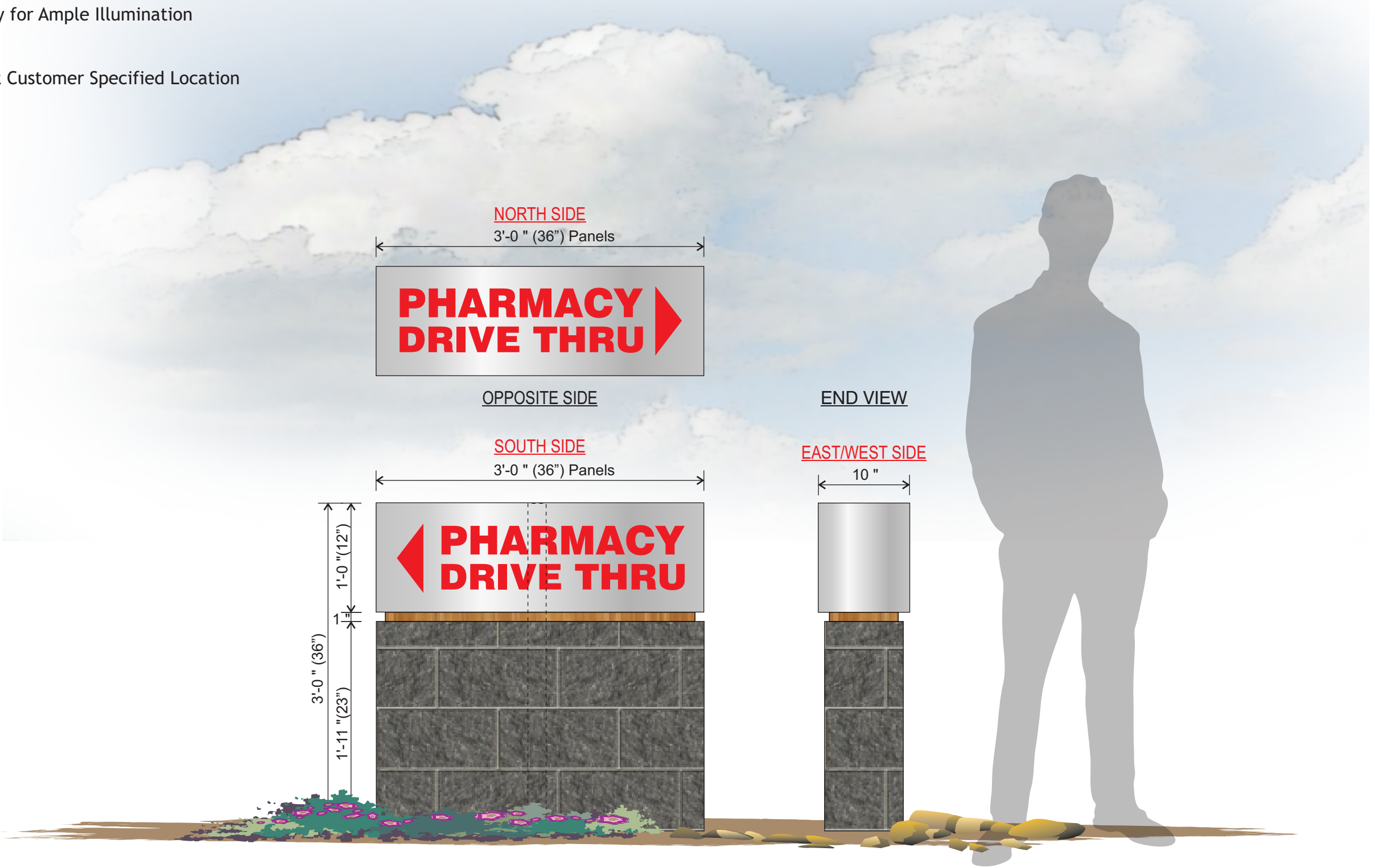
Directional Sign

3.00 Sq. Ft.

Fabricate & Install (1)One Double Face Illuminated Directional

Scale: 1" = 1'-0"

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Red Acrylic Stud Mounted to the Face
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Base: Split Face Block Base
- Installation: On ASA Pipe and Footer at Customer Specified Location



D3

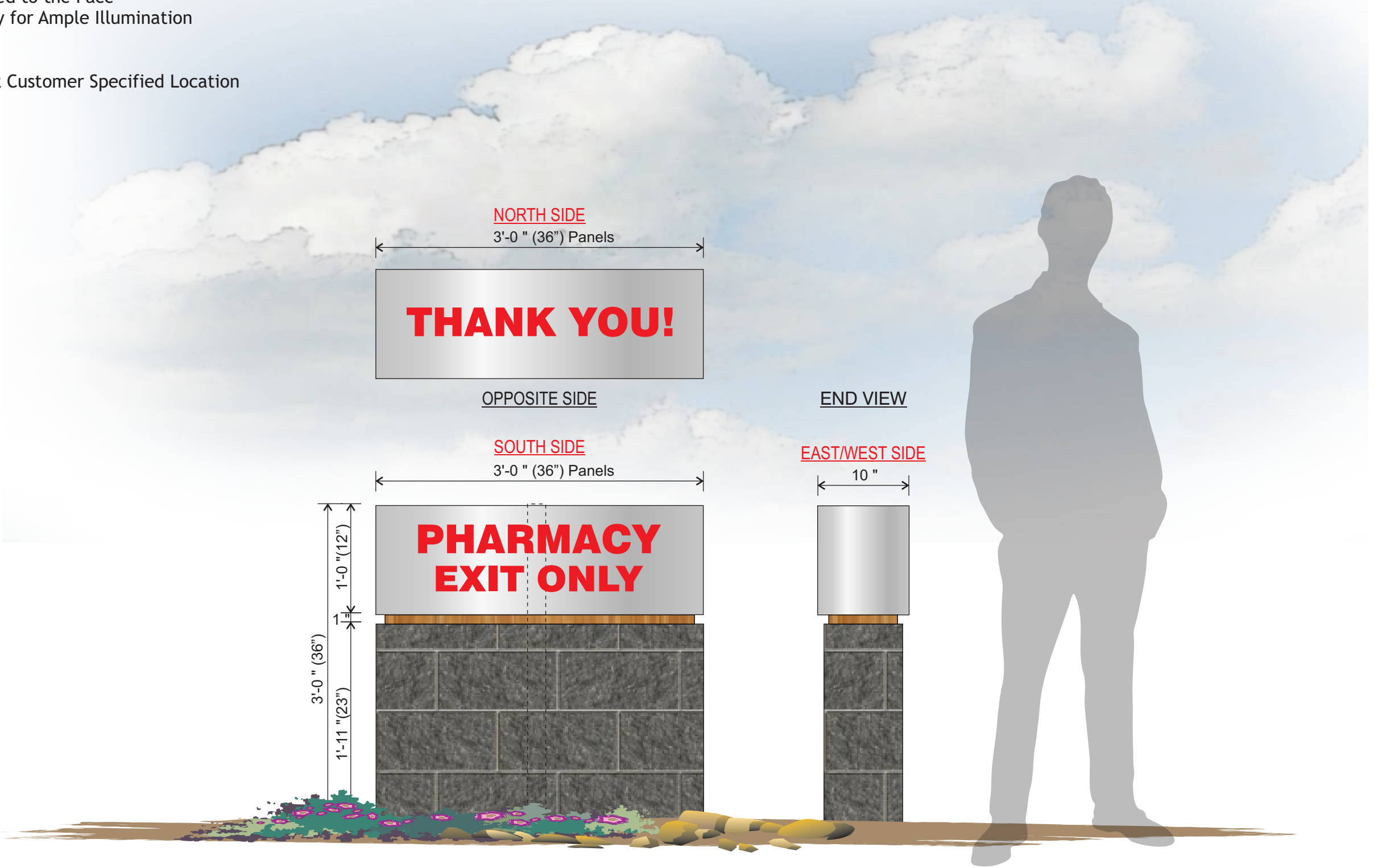
Directional Sign

3.00 Sq. Ft.

Fabricate & Install (1)One Double Face Illuminated Directional

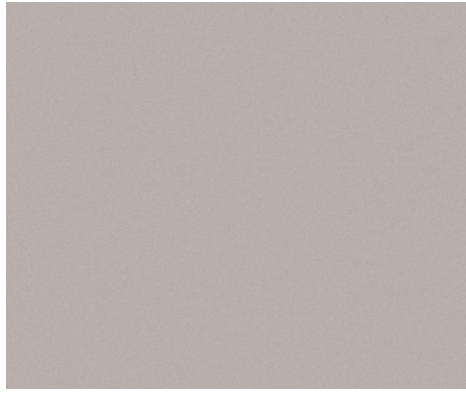
Scale: 1" = 1'-0"

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Red Acrylic Stud Mounted to the Face
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Base: Split Face Block Base
- Installation: On ASA Pipe and Footer at Customer Specified Location

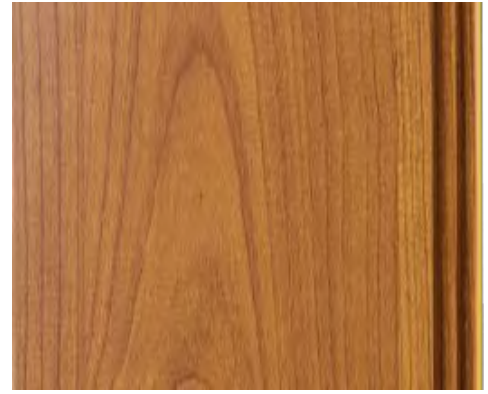




PM1 / MP1 / PT7 – Smooth Metal Panel, Paint
Slate Gray, SW7019 “Gauntlet Gray”



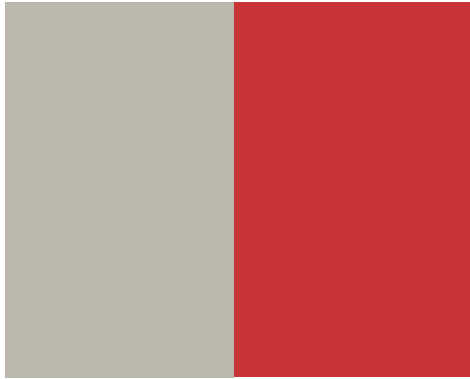
MP2 - Corrugated Metal Panel
Silversmith



MP3 -Metal Panel
Longboard – V-Groove Siding Light Cherry



PM2 / PM3 – Prefinished Metal
Matte Black & White



PT6 / PM14 – Paint
SW7016 “Mindful Gray”, “Fry’s Red”



BL1 - Smooth Face CMU
CABCO– Seashell



BL2 - Split-Face CMU
CABCO- NW Gray



BL3 – Smooth-Face CMU
CABCO- Pitch Black



BL4 - Smooth Face CMU
CABCO- Huntington



BL5 - Smooth Face CMU
CABCO- Bone

To: City of Surprise- Community Development Department

From: Bootz and Duke Sign Company

Date: 06/18/2024

Re: FS24-0001 – (Citizen Participation Report)
Sycamore Farms - CSP

On-Site Signage Details:

The following on-site signage was placed on two (2)

Double-sided signs on Friday April 19th near the intersection of Cactus Rd & N Sarival Ave



In-Person Meeting Details:

Date: Wednesday, April 24th, 2024

Time: 6:00 P.M – 7:00 P.M

Place: Residence Inn 16418 N Bullard Ave, Surprise, AZ 85374

In-Person Attendance: (See attached Sign in Sheet)

Danielle Frie

Terry Sue Clark

Susan Drapar

Plus 5 more attendees who did not sign in therefor we have no names to provide

Meeting Introduction:

At 6:00 p.m. the meeting began with Andy Gibson, CEO and project leader for the Sycamore Farms – CSP submittal provided an introduction of himself to the live audience and stated that he was there to only discuss the Comprehensive Sign Package, not the rest of the build project. He stated that this was the first public input meeting established for neighbors to hear about the proposed signs for the project and that after this meeting and staff review, a hearing would be later scheduled before the Planning and Zoning Commission and then another meeting at City Council where these details would be discussed again. Mr. Gibson stated that the proposed Sycamore Farms Fry's project included a grocery store and fuel center. He provided an exhibit of the sign site plan showing the location and typical monument sign that would be placed on the site. Mr. Gibson further stated that the signs will include the texture, color, and size that are less the City Code standards for all signs and were created to be a cohesive and attractive element to the commercial center. He then stated that he brought extra copies of the submitted CSP for all attendees to pick up a copy and walk through it and that he would be happy to address any comments that they might have. Mr. Gibson further stated that there will be other stores coming to the site, but that he is not aware of any specific stores currently. Mr. Gibson also stated that the standards table found in the CSP would direct all future signage for the site. As an example, only 25% of windows can be covered, drive-thru signage will be less than city code standards and all tenants will have to get future signs approved by both the Commercial Center and the City of Surprise. He concluded his remarks by stating that the Sycamore Farms sign package was prepared carefully and to the high standards that the Sycamore Farms are known for with clean and cohesive signs that will complement the area while being sensitive to the surrounding uses

Questions and Answers:

After about a 15-minute introduction to the project, Mr. Gibson opened the floor to questions from the neighbors.

Q1. Can you talk about the building plans for the rest of the commercial property?

A1. Mr. Gibson: Sorry, I am only here to talk about the signs. I have very little information about the development of the site.

Q2. Are the signs going to be shining all night into the backyard?

A2. The signs on the building are placed in a position where the lights would not shine into the back yards adjacent to the property. Also, the lighting will be on timers turning the signs off after the businesses are closed for the day.

The main body of attendance left around 7:00. no further comments or questions were generated.

Meeting Notice Process:

Shirley Lam, from Bootz and Duke, provided the City of Surprise with the meeting details in-person via email on June 18th, 2024,

Neighborhood Meeting Notices and newspaper publishing at least 15 days prior to the meeting were completed

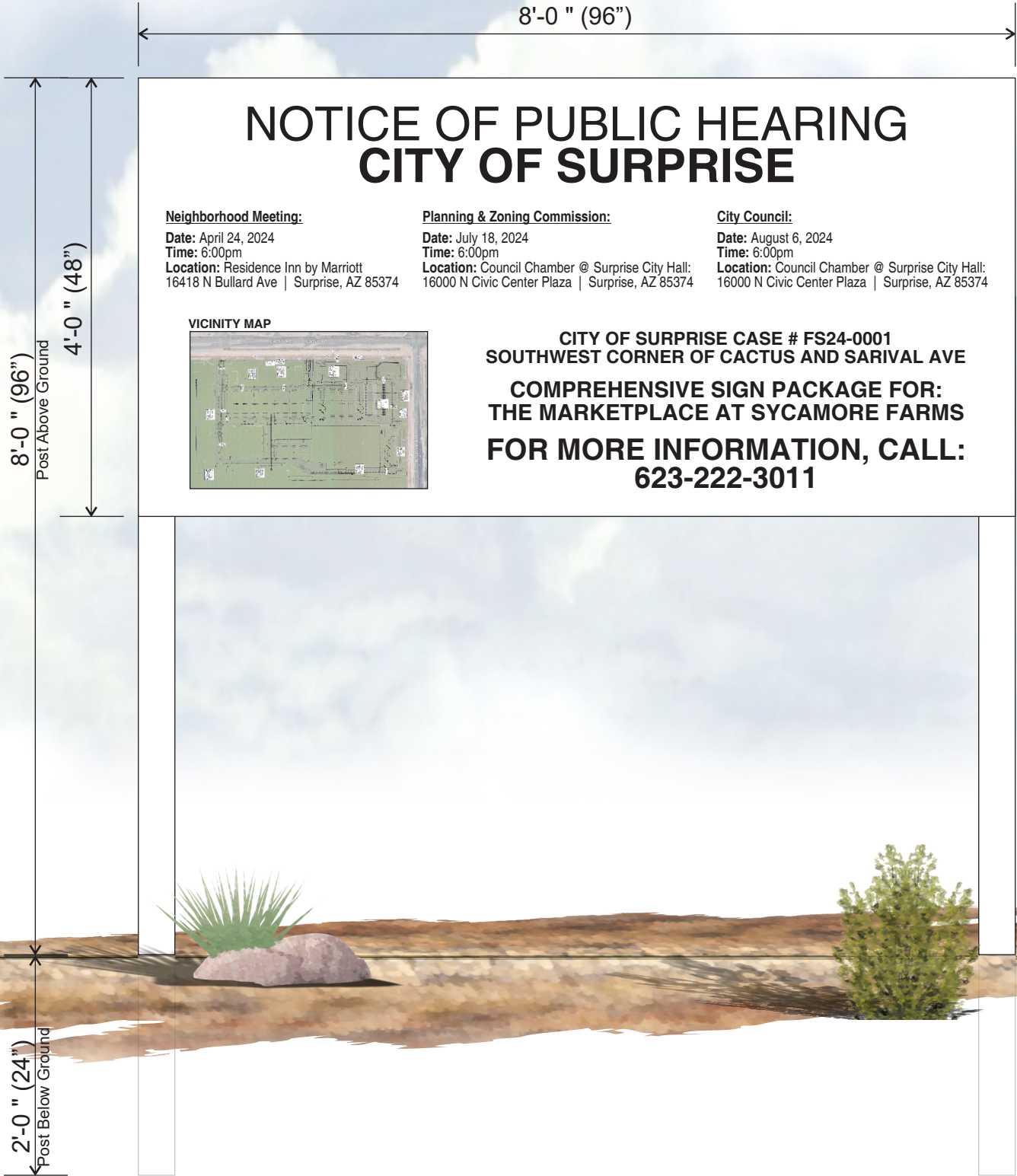
by the City of Surprise.

We will continue to provide the city with any comments or concerns from neighbors as the Sycamore Farms CSP moves through staff review, Planning and Zoning Commission, and City Council.

Sincerely,

A handwritten signature in black ink that reads "Andy Gibson".

Andy Gibson, CEO
Bootz and Duke Sign Company
Andy@BootzandDuke.com
602-272-9356



- FABRICATION DETAILS
- 1/2" MDO PANEL
 - QTY:2 4" X 4" X 10' POSTS
 - PAINTED WHITE
 - FIRST SURFACE HIGH PERFORMANCE VINYL OVERLAY
 - INSTALLED ONTO SPECIFIED LOCATION AS SHOWN

.....WHITE PAINT

.....7725-12 HIGH PERFORMANCE BLACK VINYL

.....DIGITALLY PRINTED MAP



CUSTOMER	SYCAMORE FARMS / FRY'S CACTUS 303	REVISION #:	REVISION DATE & #	Approved by: Date: This custom design is the exclusive property of Bootz & Duke Sign Co. of Pix, AZ. It may not be reproduced, copied, or exhibited in any fashion. Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.
ADDRESS	CACTUS 303 SURPRISE, AZ	REVISION NOTES		
PROJECT MGR	ANDY GIBSON			
DESIGNER	KORIANNE			
DATE	3/26/2024			

NOTICE OF PUBLIC HEARING CITY OF SURPRISE

Neighborhood Meeting:

Date: April 24, 2024

Time: 6:00pm

Location: Residence Inn by Marriott
16418 N Bullard Ave | Surprise, AZ 85374

Planning & Zoning Commission:

Date: July 18, 2024

Time: 6:00pm

Location: Council Chamber @ Surprise City Hall:
16000 N Civic Center Plaza | Surprise, AZ 85374

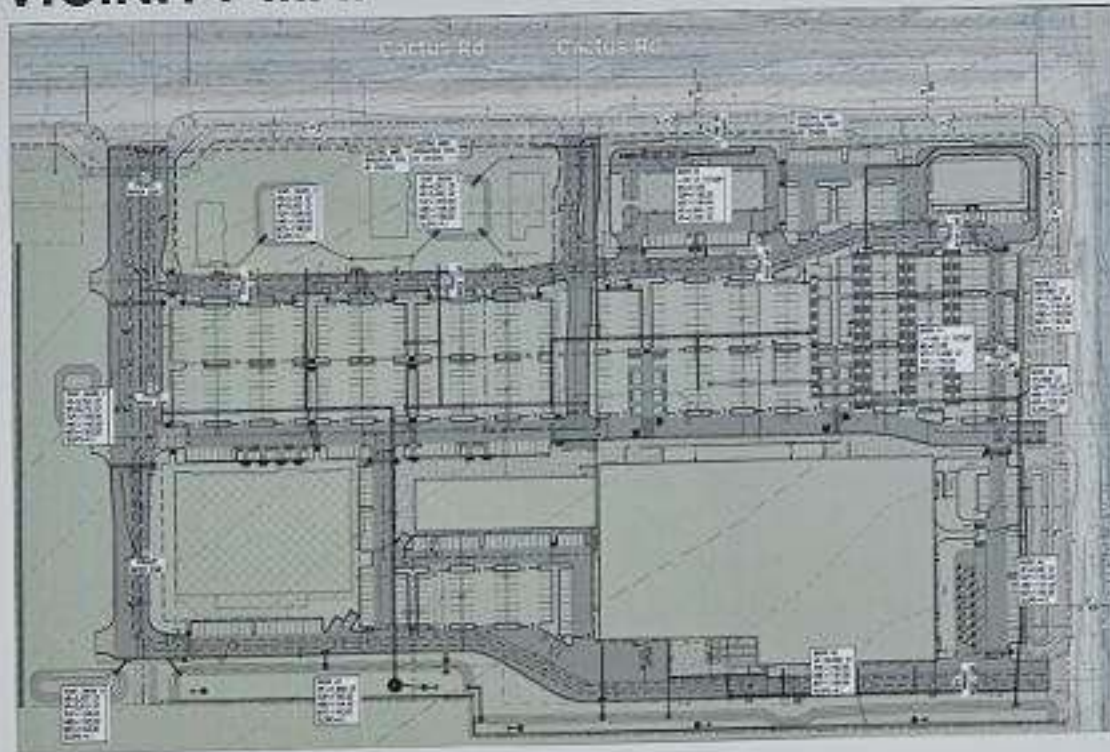
City Council:

Date: August 6, 2024

Time: 6:00pm

Location: Council Chamber @ Surprise City Hall:
16000 N Civic Center Plaza | Surprise, AZ 85374

VICINITY MAP



**CITY OF SURPRISE CASE # FS24-0001
SOUTHWEST CORNER OF CACTUS AND SARIVAL AVE
COMPREHENSIVE SIGN PACKAGE FOR:
THE MARKETPLACE AT SYCAMORE FARMS
FOR MORE INFORMATION, CALL:
623-222-3011**



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Neighborhood Meeting:

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Time: 6:00pm

Location: Residence Inn by Marriott
16418 N Bullard Ave | Surprise, AZ 85374

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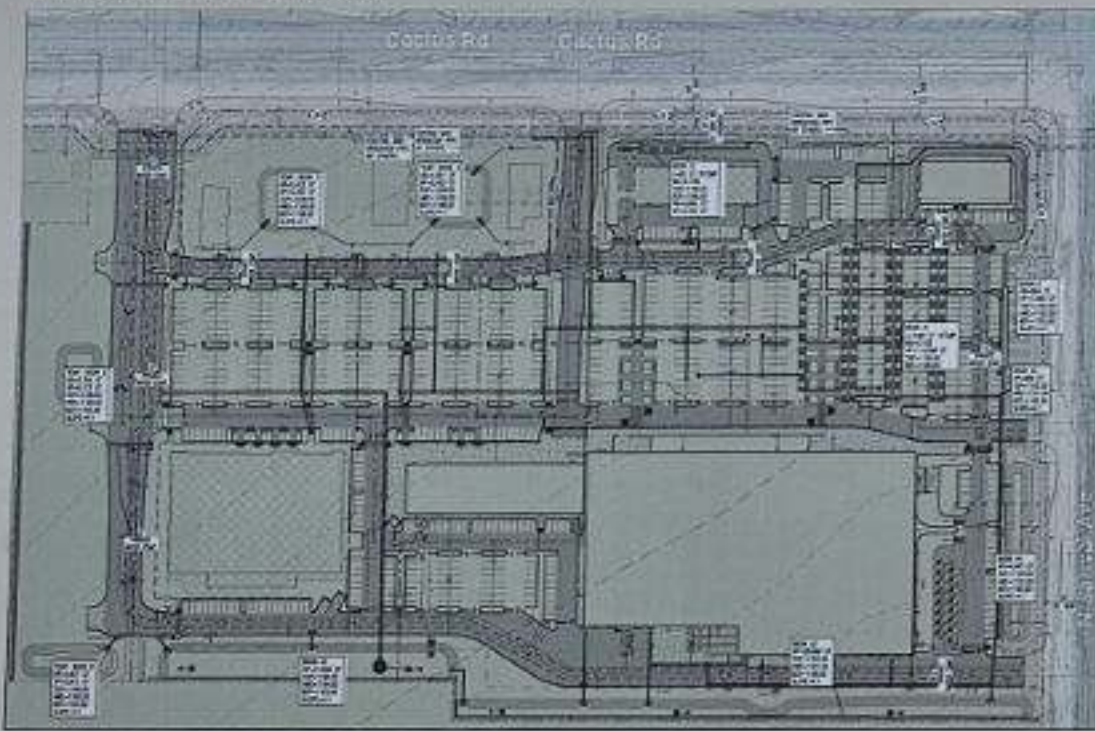
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VICINITY MAP



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SOUTHWEST CORNER OF CACTUS AND SARIVAL AVE
COMPREHENSIVE SIGN PACKAGE FOR:
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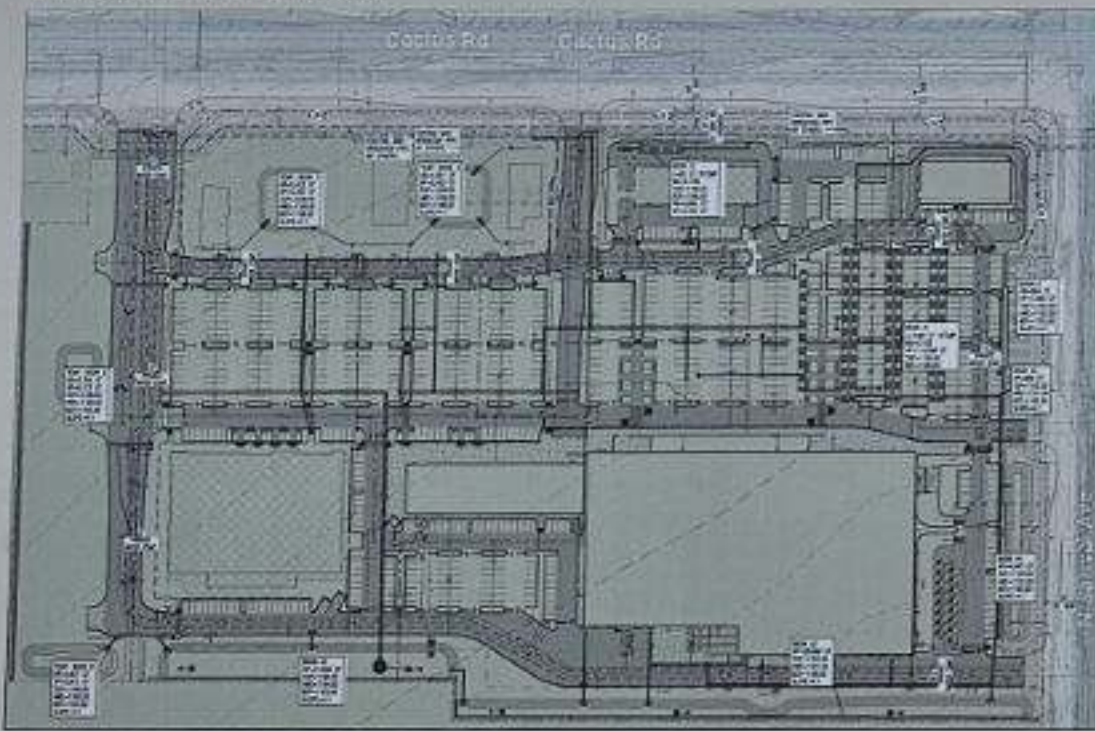
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VICINITY MAP



**CITY OF SURPRISE CASE # FS24-0001
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THE MARKETPLACE AT SYCAMORE FARMS
FOR MORE INFORMATION, CALL:
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Location: Council Chamber @ Surprise City Hall:
16000 N Civic Center Plaza | Surprise, AZ 85374

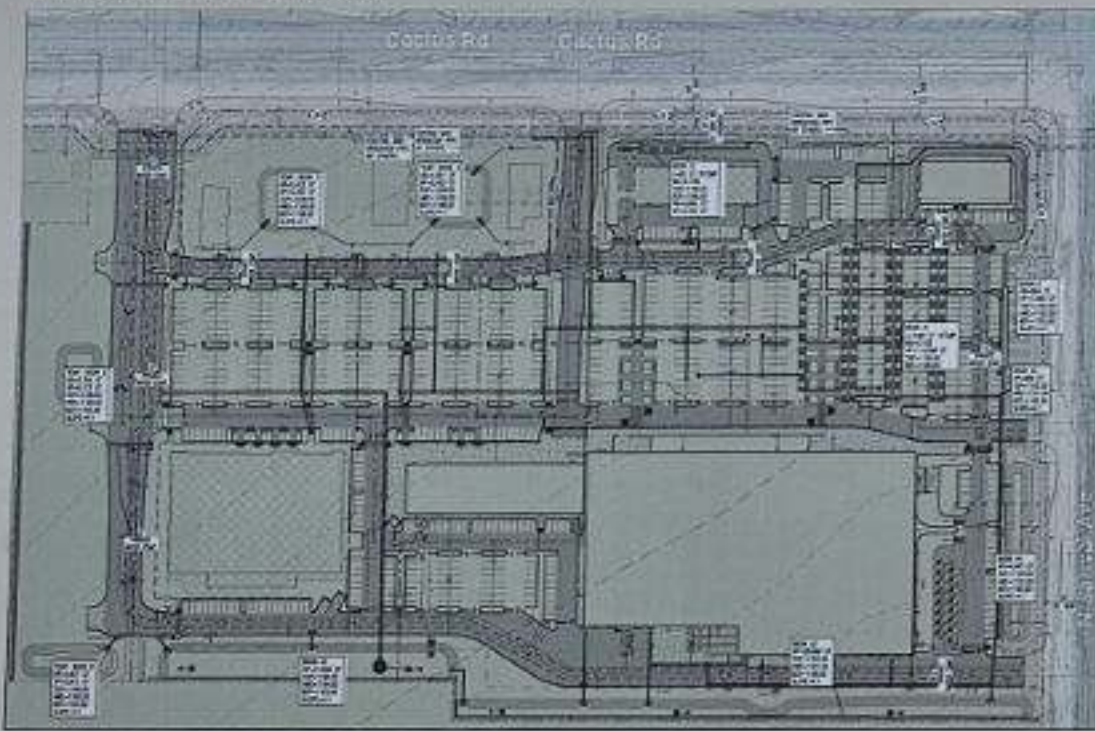
City Council:

Date: August 6, 2024

Time: 6:00pm

Location: Council Chamber @ Surprise City Hall:
16000 N Civic Center Plaza | Surprise, AZ 85374

VICINITY MAP



**CITY OF SURPRISE CASE # FS24-0001
SOUTHWEST CORNER OF CACTUS AND SARIVAL AVE
COMPREHENSIVE SIGN PACKAGE FOR:
THE MARKETPLACE AT SYCAMORE FARMS
FOR MORE INFORMATION, CALL:
623-222-3011**



ATTACHMENT (A) FS24-0001 SYCAMORE FARMS CACTUS 303 CSP - CONDITIONS

Project Reviewers

Planning Chris Sexton christina.sexton@surpriseaz.gov 623.222.3134

- A. Development and use of the site shall be consistent with the Comprehensive Sign Program entitled "Comprehensive Sign Plan Sycamore Farms" prepared by Bootz and Duke Signs dated April 24, 2024.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

By signing below, the applicant/owner agrees to the conditions listed above, and understands that although the project may have been scheduled for Planning and Zoning Commission, and/or City Council, all conditions indicated must be addressed, revised plans resubmitted and approved, prior to moving forward to permitting unless specifically stated above.


Applicant/Owner Signature

06/17/2024
Date

AFFIDAVIT OF SIGN POSTING

Case Number: FS24-0001
Project Name: Sycamore Farms Cactus 303 CSP
Project Location: Cactus Rd & Sarival Rd
Date Posted: 06/17/2024

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

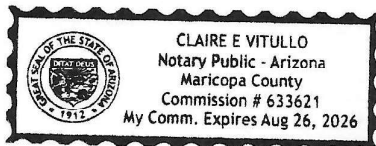
I confirm that the site has been posted as required, for the case noted above. **Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.**

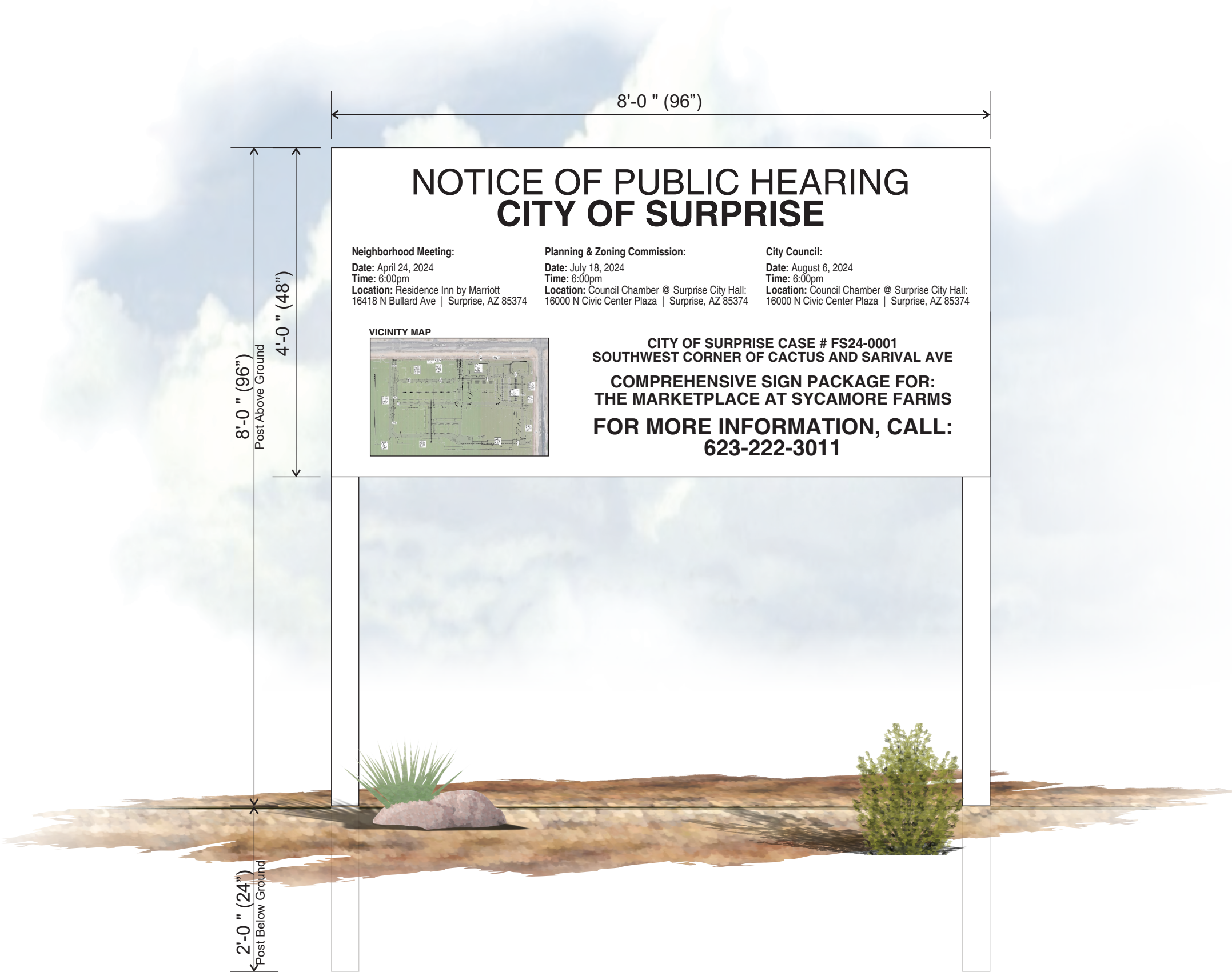
Andrew Gibson June 17, 2024
Owner / Application Signature Date

This instrument was acknowledged before me this 17th day of June,
20 24 by Andrew Gibson

Claire E Vitullo
Notary Public

My Commission Expires:





- FABRICATION DETAILS
- 1/2" MDO PANEL
 - QTY:2 4" X 4" X 10' POSTS
 - PAINTED WHITE
 - FIRST SURFACE HIGH PERFORMANCE VINYL OVERLAY
 - INSTALLED ONTO SPECIFIED LOCATION AS SHOWN

- .....WHITE PAINT
- .....7725-12 HIGH PERFORMANCE BLACK VINYL
- .....DIGITALLY PRINTED MAP

SIGN LOCATIONS
Scale: NTS



DESIGN # 230837_Public Hearing

THE MARKETPLACE AT SYCAMORE FARMS

Page:1

CUSTOMER	SYCAMORE FARMS / FRY'S CACTUS 303	REVISION #:	REVISION DATE & #	Approved by:	Date:
ADDRESS	CACTUS 303 SURPRISE, AZ	REVISION NOTES			This custom design is the exclusive property of Bootz & Duke Sign Co. of Pix, AZ. It may not be reproduced, copied, or exhibited in any fashion. Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. Engineering Specifications: All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.
PROJECT MGR	ANDY GIBSON				
DESIGNER	KORIANNE				
DATE	3/26/2024				



2831 W. Weldon Ave. | Phoenix, AZ 85017
(602) 272-9356  www.bootzandduke.com

NOTICE OF PUBLIC HEARING CITY OF SURPRISE

Neighborhood Meeting:

Date: April 24, 2024

Time: 6:00pm

Location: Residence Inn by Marriott
16418 N Bullard Ave | Surprise, AZ 85374

Planning & Zoning Commission:

Date: July 18, 2024

Time: 6:00pm

Location: Council Chamber @ Surprise City Hall:
16000 N Civic Center Plaza | Surprise, AZ 85374

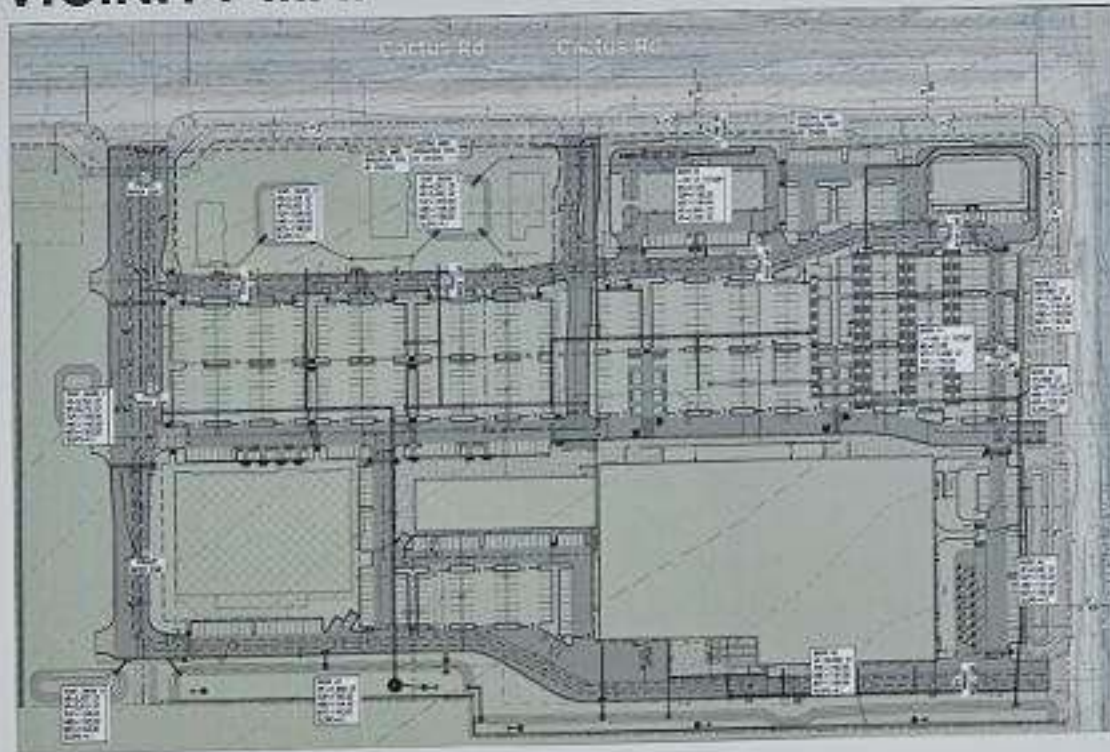
City Council:

Date: August 6, 2024

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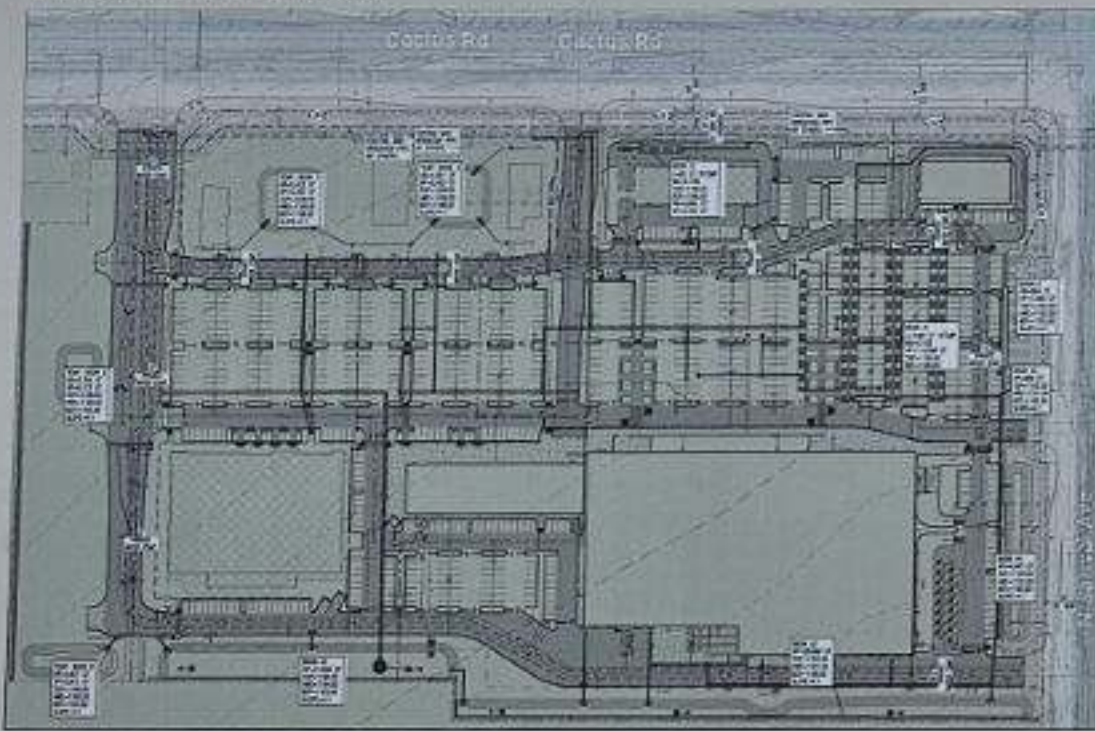
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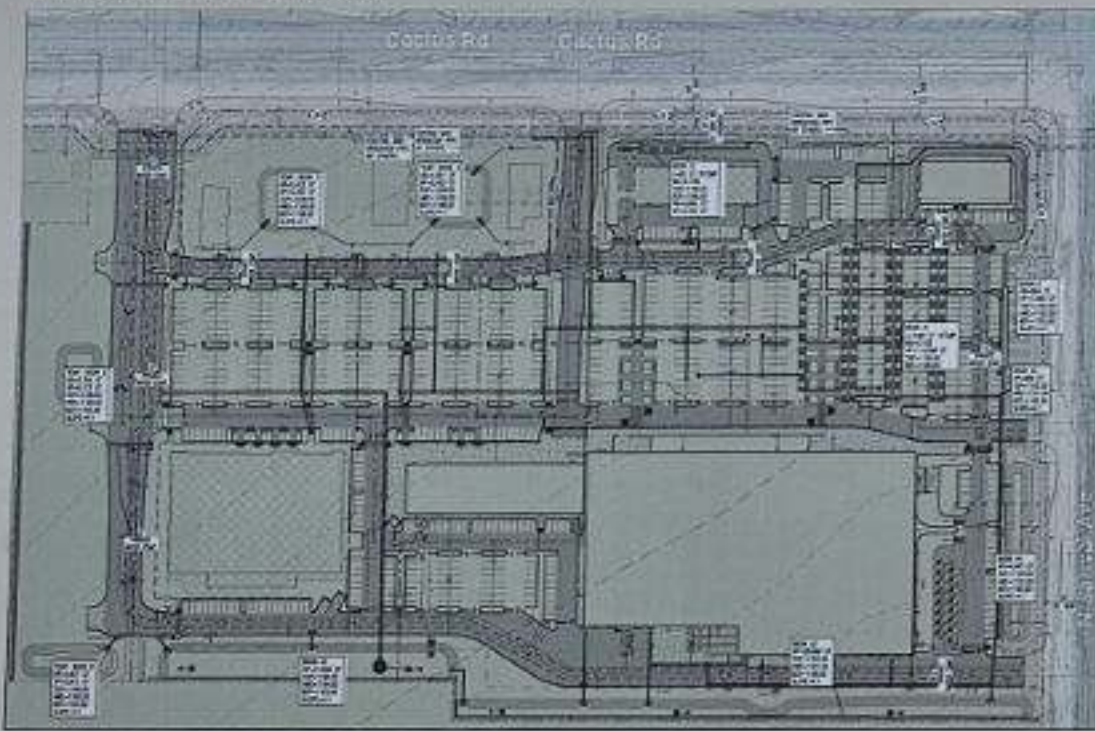
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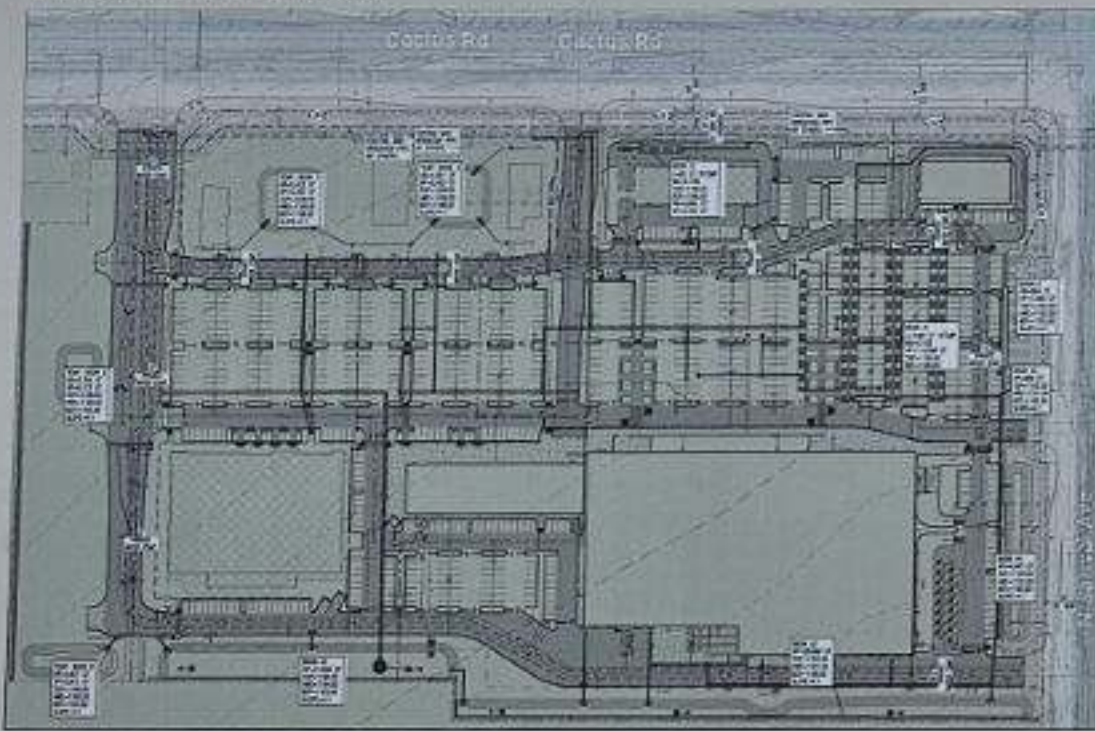
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AFFIDAVIT OF SIGN POSTING

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Project Location: Cactus Rd & Sarival Rd
Date Posted: 06/17/2024

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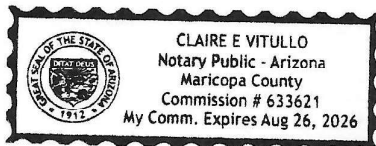
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Andrew Gibson June 17, 2024
Owner / Application Signature Date

This instrument was acknowledged before me this 17th day of June,
20 24 by Andrew Gibson

Claire E Vitullo
Notary Public

My Commission Expires:





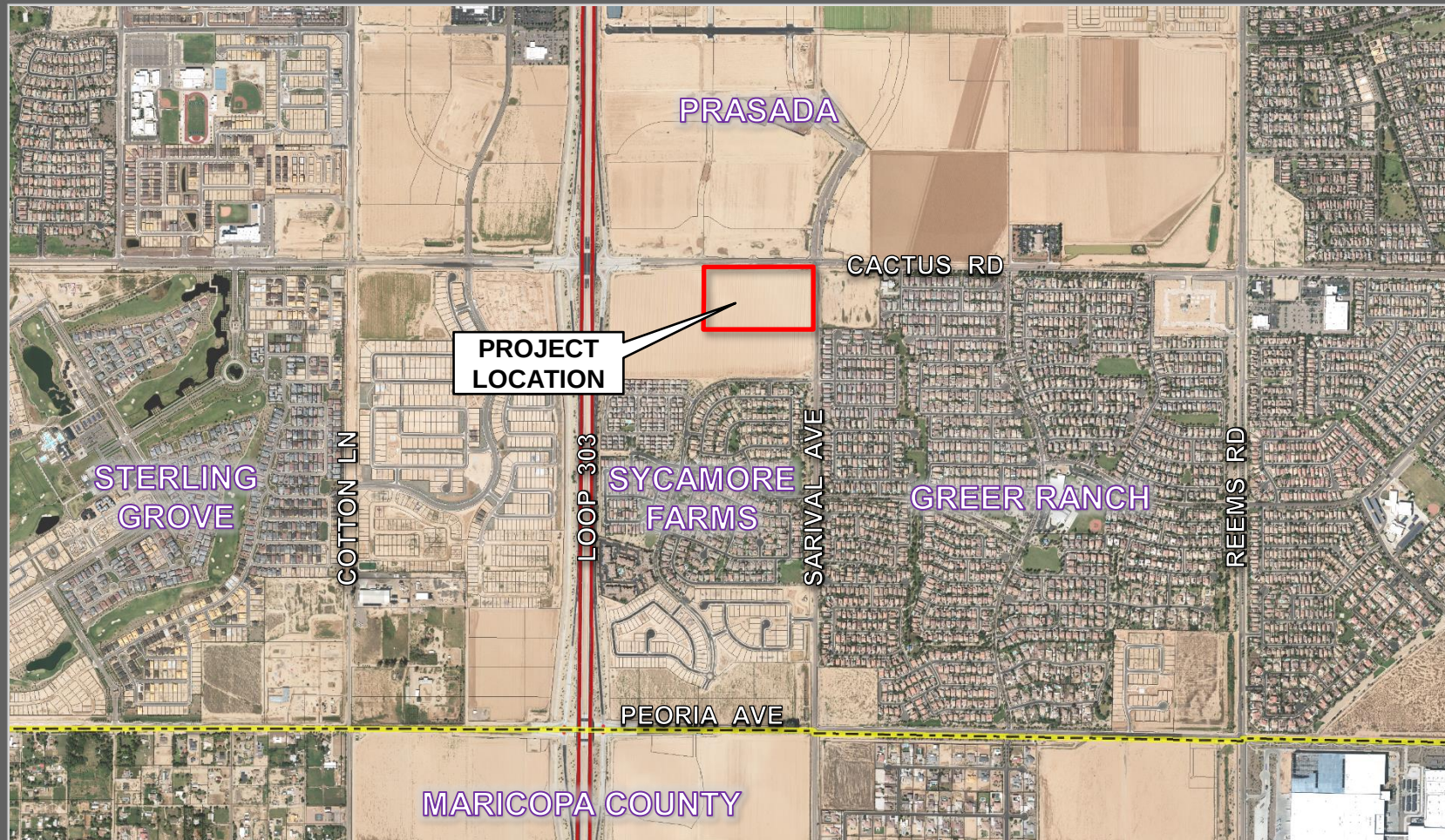
FS24-0001

Sycamore Farms

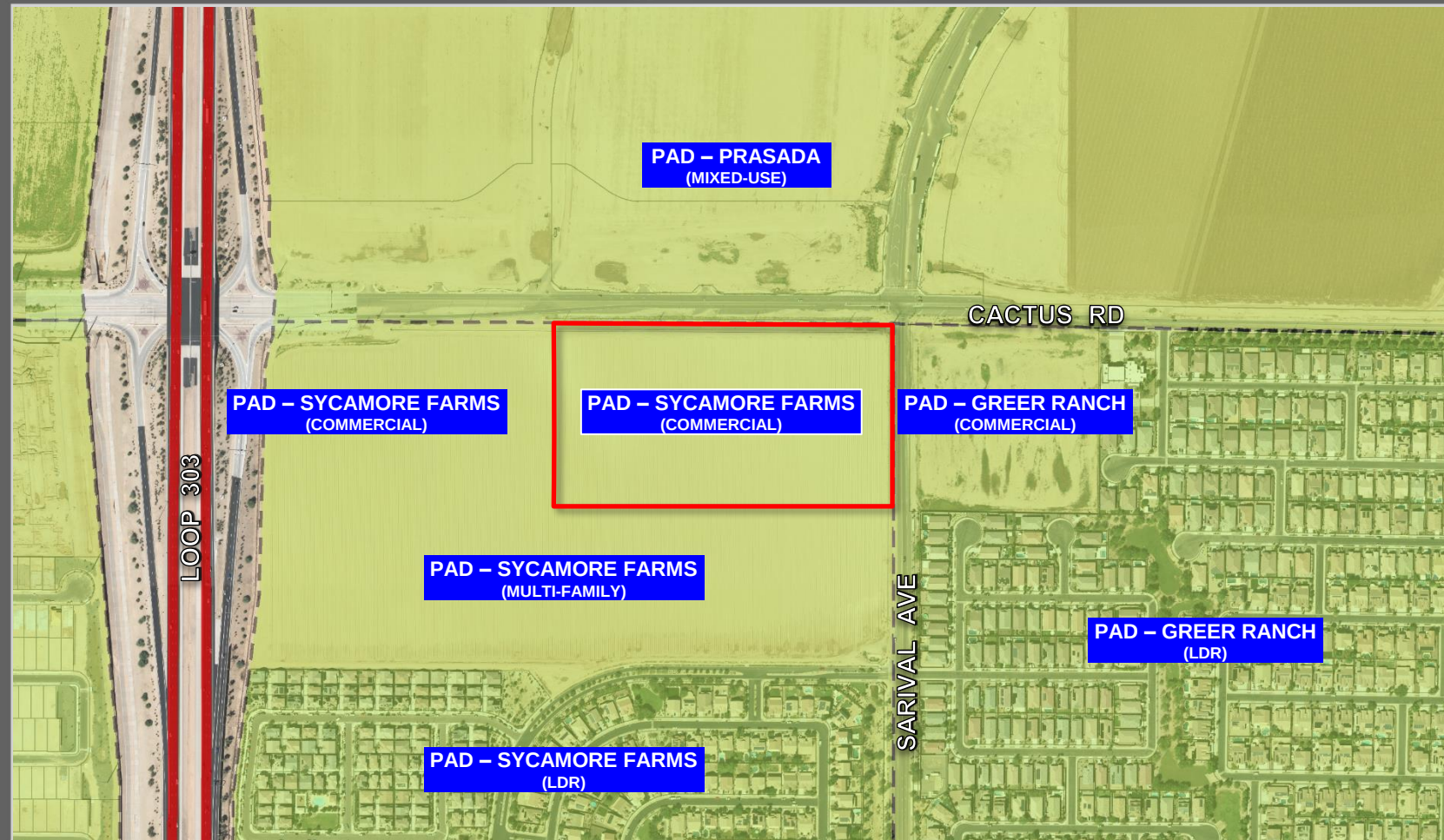
Comprehensive Sign Program

Planning and Zoning Commission

July 18, 2024



FS24-0001 VICINITY MAP



FS24-0001 ZONING MAP

**Main Monument Sign**

86.00 Sq. Ft.

Manufacture and Install Two(2) Internally Illuminated Fuel Monument Sign

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Displays: Daktronics FuelLight # Red: FL-3000-12-R-DI And Green: FL-3000-12-G-DI
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location

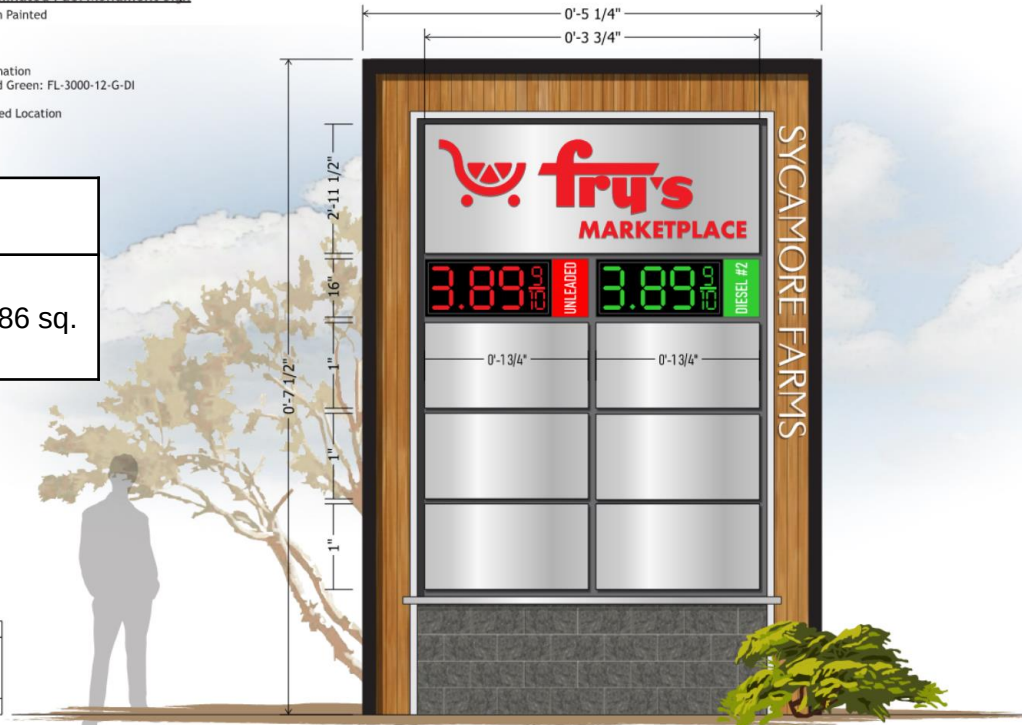
Scale: 1/2" = 1'-0"

LDO	CSP
Max Height: 15' Allowed Sign Area: 120 sq. ft.	Height: 7.5' Sign Area: 86 sq. ft.

Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Engineering Specifications: All Signs Fabricated per A.S.A. Specifications © 2018 I.B.C.

Tenant Monument Sign

60.00 Sq. Ft.

Manufacture and Install One(1) Internally Illuminated Tenant Monument Sign

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location

Scale: 1/2" = 1'-0"

LDO	CSP
Max Height: 8'	Height: 12'
Allowed Sign Area: 32 sq. ft.	Sign Area: 60 sq. ft.

Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications	
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code.	
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.	
Engineering Specifications: All Signs Fabricated per A.S.A. Specifications to 2018 I.B.C.	



SECONDARY MONUMENT SIGN

D1**Directional Sign**

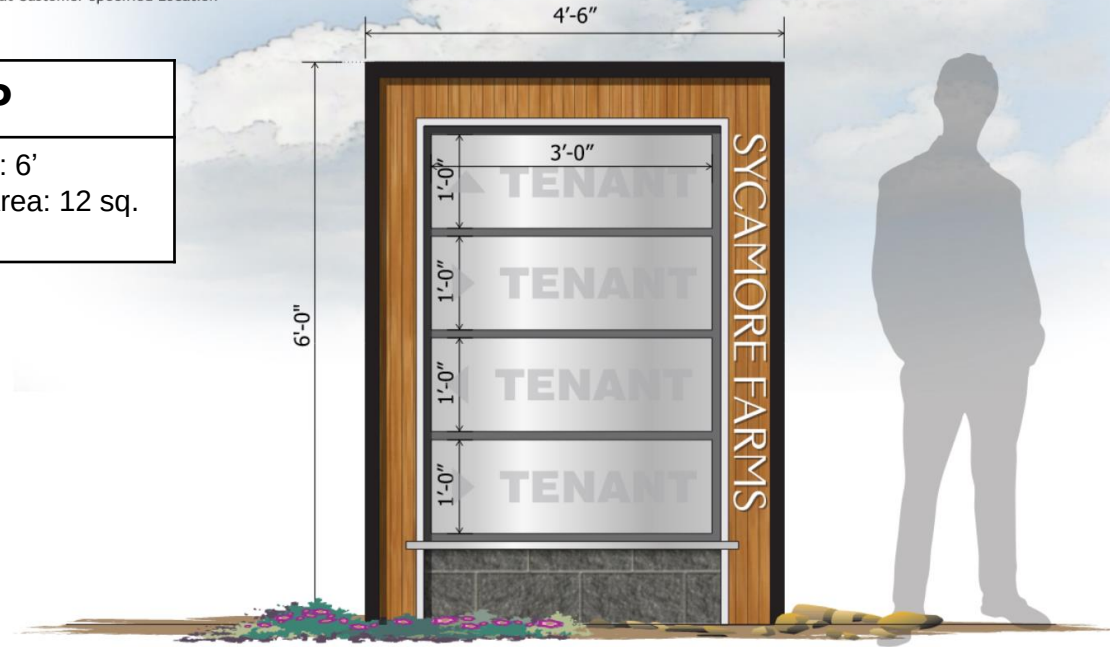
Fabricate & Install (1)One Double Face Illuminated Directional

12.00 Sq. Ft.

Scale: 1" = 1'-0"

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Red Acrylic Stud Mounted to the Face
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Base: Split Face Block Base
- Installation: On ASA Pipe and Footer at Customer Specified Location

LDO	CSP
Max Height: 6' Allowed Sign Area: 12 sq. ft.	Height: 6' Sign Area: 12 sq. ft.

**DIRECTORY SIGN**

D2**Directional Sign**

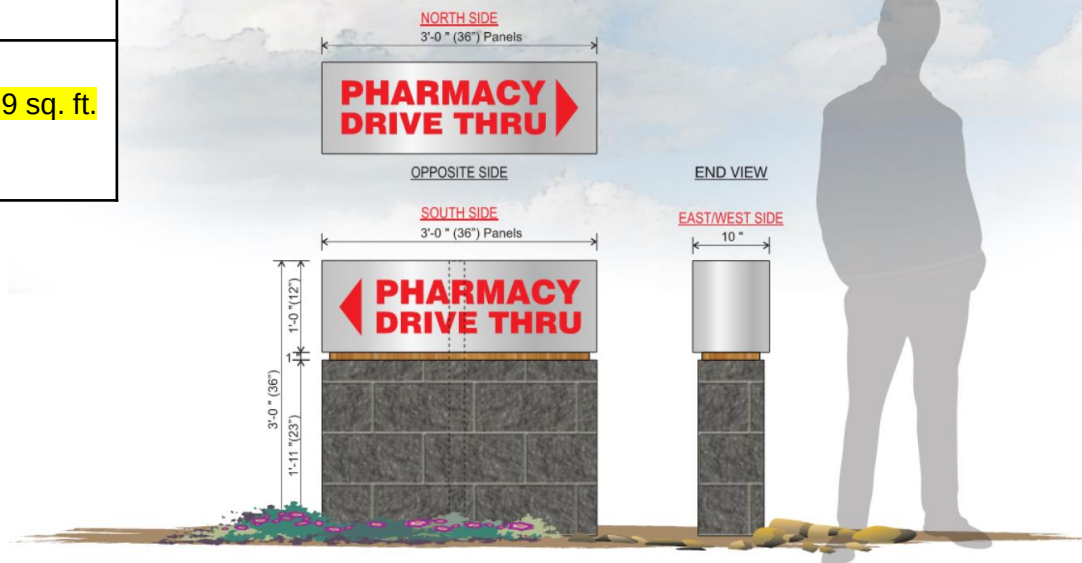
Fabricate & Install (1) One Double Face Illuminated Directional

3.00 Sq. Ft.

Scale: 1" = 1'-0"

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Red Acrylic Stud Mounted to the Face
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Base: Split Face Block Base
- Installation: On ASA Pipe and Footer at Customer Specified Location

LDO	CSP
Max Height: 2'6" Allowed Sign Area: 6 sq. ft.	Height: 3' Sign Area: 9 sq. ft.

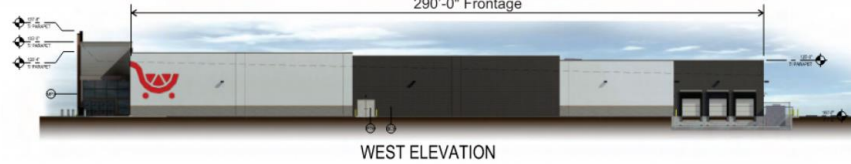
**DIRECTIONAL SIGN**

Sycamore Farms

SQUARE FOOTAGE BREAKDOWN

Fry's: 340.46
 Starbucks: 19.64
 Pharmacy Drive-Thru: 58.3
 Pickup x2: 49.35
 RX Drive Thru: 26.23
 Enter/Exit: 8.00
 Total = 594.68

GROCERY ELEVATIONS



LDO	CSP
1.5 sq. ft. per each linear foot of leased space	2.0 sq. ft. per each linear foot of leased space

WALL SIGNS



OUTREACH

Site Posting, 300' Mailers, & Newspaper Publishings

Citizen Participation Meeting (In-Person) – April 24, 2024
- 4 attendees

Questions/Concerns

- Sign heights, LED lighting, location of monument signs

Staff Recommendation

Planning and Zoning Commission Recommend Approval subject to stipulations 'a' and 'b'

- a. Development and use of the site shall be consistent with the Comprehensive Sign Program entitled “Comprehensive Sign Plan Sycamore Farms” prepared by Bootz and Duke Signs dated April 24, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: July 18, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No	Regular: No	Public Hearing: Yes	Report/Discussion: No
-------------	-------------	---------------------	-----------------------

Agenda Wording:

Consideration and action pertaining to a Zone Change for the Surprise Foothills Southwest 40 project to rezone approximately 40 acres from Rural Residential (RR) to Residential Medium Density (R-2) generally located east of 243rd Avenue, south of Deer Valley Road, and north of Beardsley Road, Case FS24-0117.

Motion:

I move to recommend approval of the rezone for Surprise Foothills Southwest 40, Case #FS24-0117, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the rezone for Surprise Foothills Southwest 40, Case #FS24-0117, because insert reason.

Background:

Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of Rick Merritt, Georgetown Holdings, LLC, property owner, requests to rezone approximately 40 acres from Rural Residential (RR) to Residential Medium Density (R-2).

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Staff Report
 2. 01 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Vicinity Map
 3. 02 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Existing Zoning Map
 4. 03 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Proposed Zoning Map
 5. 04 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Rezone Document
 6. 05 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Luke AFB Comments
 7. 06 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Citizen Outreach Report
 8. 07 - FS24-0117 Surprise Foothills Southwest 40 Rezone - Affidavit of Posting
 9. FS24-0117 Surprise Foothills Southwest 40 Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS24-0117**

Project Name: Surprise Foothills Southwest 40 - Rezone

Council District: 1 – Acacia

Meeting Date: **July 18, 2024**

Planner: Chris Sexton, Planner II

Owners: Rick Merritt, Georgetown Holdings, LLC

Applicant: Mark Reddie, RVi Planning + Landscape Architecture

Request: Zone Change from Rural Residential (RR) to Residential Medium Density (R-2).

Site Location: Generally located east of 243rd Avenue, south of Deer Valley Road, and north of Beardsley Road.

Site Size: 40 gross acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: See attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS24-0117**, subject to stipulations 'a' and 'b'.

36 **Project Description:**

37 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of Rick
38 Merritt, Georgetown Holdings, LLC, property owner, requests to rezone approximately 40
39 acres from Rural Residential (RR) to Residential Medium Density (R-2).
40

41 **Background:**

42 **June 08, 1989:** The subject property was annexed into the City of Surprise under
43 Ordinance #89-05.
44

45 **March 31, 2022:** The applicant met with staff to discuss the subject proposal during a
46 regularly scheduled Concept Review Meeting under case CR22-0100.
47

48 **December 29, 2023:** The applicant submitted for a Concept Review Waiver.
49

50 **January 31, 2024:** The applicant submitted for a rezone under the subject case.
51

52 **May 9, 2024:** The applicant held a neighborhood outreach meeting to discuss the project.
53

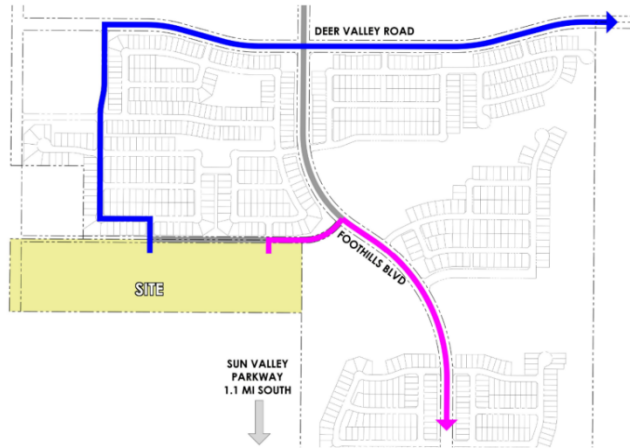
54 **Analysis and Discussion:**

55 The applicant requests a rezone of approximately 40 acres from Rural Residential (RR) to
56 Residential Medium Density (R-2).
57

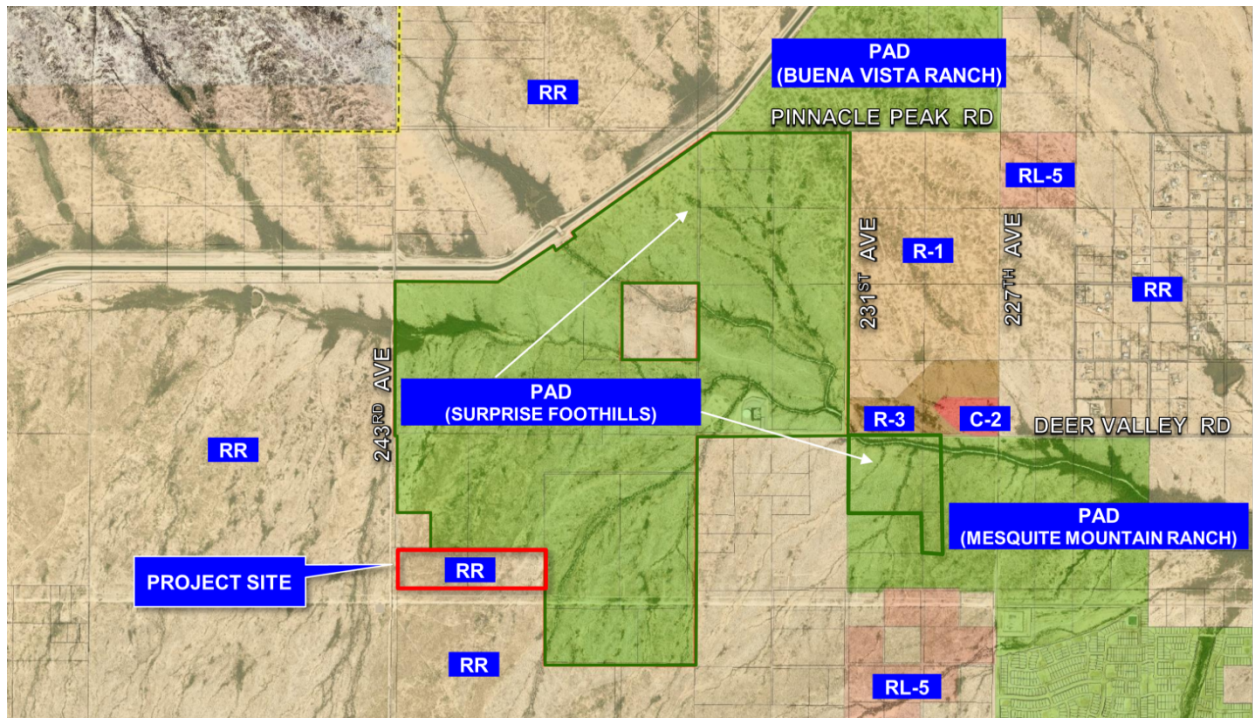
58 The applicant intends to develop this project in conjunction with the Surprise Foothills
59 Planned Area Development (PAD). The request is to rezone the subject property to a
60 current Land Development Ordinance (LDO) zoning district since, in accordance with
61 Section 101-1.2 of the LDO, the establishment of new PAD zoning districts is not
62 permitted.
63

64 **Access**

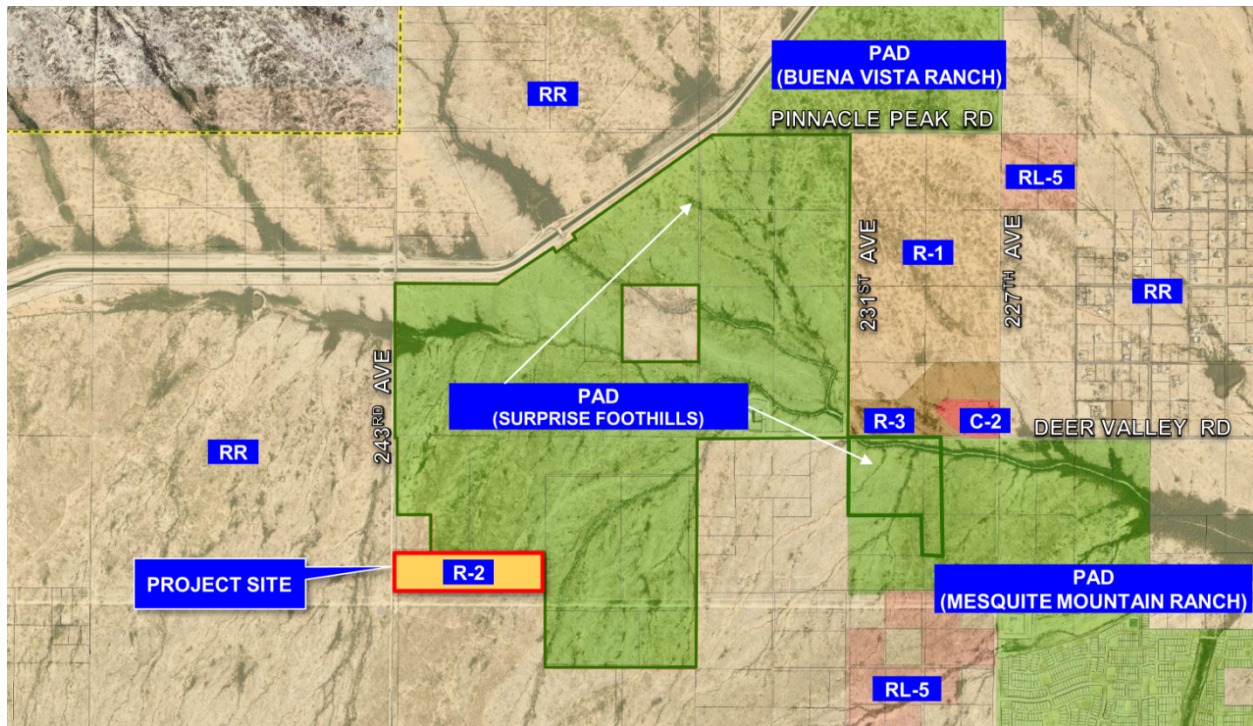
65 Two points of access will be provided for the initial development of this property. One
66 point of access will connect east to Foothills Boulevard, which ultimately connects down
67 to Sun Valley Parkway. The second point of access will be north through the proposed
68 platted development to Deer Valley Road.



The exhibits below show the current and proposed zoning of the site.



Existing Zoning



Proposed Zoning

The development of the project site will be subject to review and approval of preliminary plat(s) and/or site plan(s), in which parking, setbacks, landscaping and, if applicable, site design will be reviewed in accordance with the requirements prescribed by the City's Land Development Ordinance (LDO) requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-2 zoning district.

Table 106-2d - Residential Medium Density (R-2) Zoning district				
Lot Categories	A ⁴	B ⁴	C	D
General Plan Compatibility	Urban	Suburban	Suburban	Suburban
Lot Area (sf)	3,500-4,949	4,950-7,999	8,000-11,999	≥12,000
Min Lot Width (sf)	40	45	70	80
Min. Front setback ¹ (ft)	10	12	12	15
Max. Front setback (ft)	25	25	25	30
Min. Rear setback ¹ (ft)	10	15	20	20
Min. Side setback ¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. Street side setback ¹ (ft)	10	10	10	10
Max. Bldg. Height (ft)	35	35	35	35
Open space (% of gross acres of residential development) ³	25%	20%	20%	20%
Notes: 1. <i>Garage</i> face and embellishments shall be <i>setback</i> a minimum of twenty feet (20') measured from any opposing property line, except rear <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> nine feet (9') from <i>alley</i> edge line. 2. May be reduced to 0' <i>setback</i> for <i>Single-family dwellings</i> as <i>attached building</i> and separated by a <i>common wall</i> along the property line. End units must maintain the larger <i>setback</i> 3. The City requires <i>open space</i> on a subdivision or development site basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 4. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.				

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development as would be permitted under the requested zone change.

The proposed rezone is in compliance with the General Plan in that it promotes and facilitates the build out of vacant and underutilized land through infill, reuse, revitalization, and redevelopment activities for appropriate rural, suburban, or urban housing development.

Reviewing Agencies:

The request was routed to external agencies, including Luke Air Force Base (AFB) and Maricopa Water District (MWD), who indicated no objections to the request.

Luke AFB noted that this project is subject to the Graduated Density Concept (GDC), and that compliance with the GDC is to be determined by considering the entirety of the project area (40-acres). Luke AFB respectfully requests the opportunity to comment as preliminary plats or site plans become available as the number of lots has not been defined. Luke AFB has indicated the rezone will not have a negative impact on Luke AFB operations.

The project is located outside the boundaries of the MWD therefore does not impact MWD.

Citizen Outreach:

The applicant held a neighborhood outreach meeting on May 9, 2024, at Willow Canyon High School. The meeting was advertised per the requirements of the LDO. There were no attendees present at the meeting.

A detailed summary of the outreach meeting can be found in the attached Citizen Participation Report.

Summary:

The proposed rezone is consistent with the manner and intent of the Surprise General Plan 2035 and the Surprise Municipal Code. If approved, the rezone will be allowed to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed rezone is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.
- The proposed rezone is consistent with the applicable City of Surprise regulations.
- The reviewing agencies had no objections.

Staff's Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS24-0117** to the City Council subject to stipulations 'a' and 'b' as follows:

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Surprise Foothills Southwest 40", prepared by Rvi Planning + Landscape Architecture," received April 29, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Recommended motions:

July 18, 2024, Planning & Zoning Commission
Case: FS24-0117
Surprise Foothills Southwest 40 - Rezone
Page 6 of 7

149 I move to approve the rezone for Surprise Foothills Southwest 40, Case FS24-0117,
150 subject to stipulations 'a' and 'b' as outlined in the staff report.

151
152 I move to deny the rezone for Surprise Foothills Southwest 40, Case FS24-0117, because
153 insert reason.

154

155 **Attachments:**

156 01 Vicinity Map

157 02 Existing Zoning Map

158 03 Proposed Zoning Map

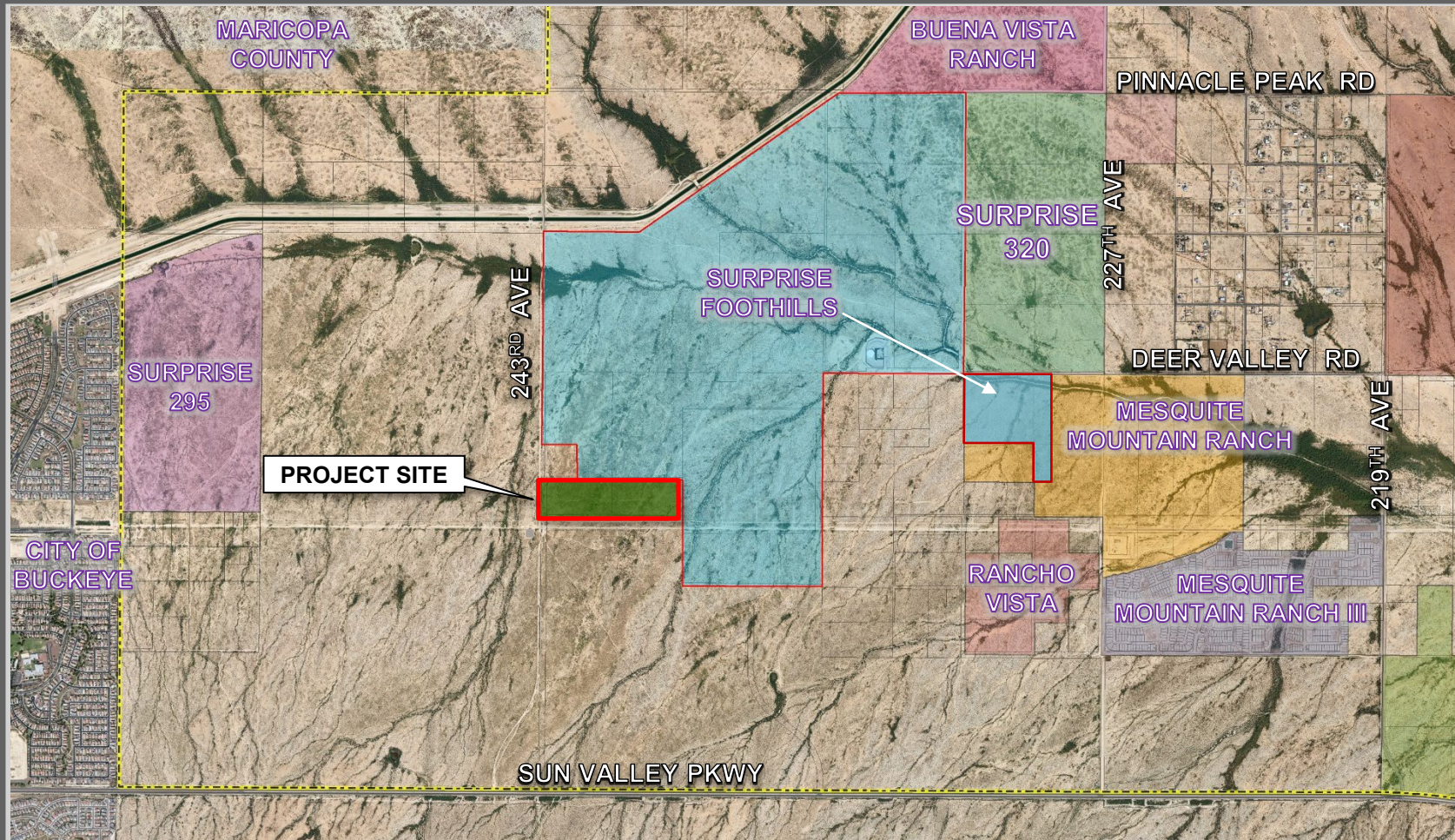
159 04 Rezone Document

160 05 Luke AFB comments

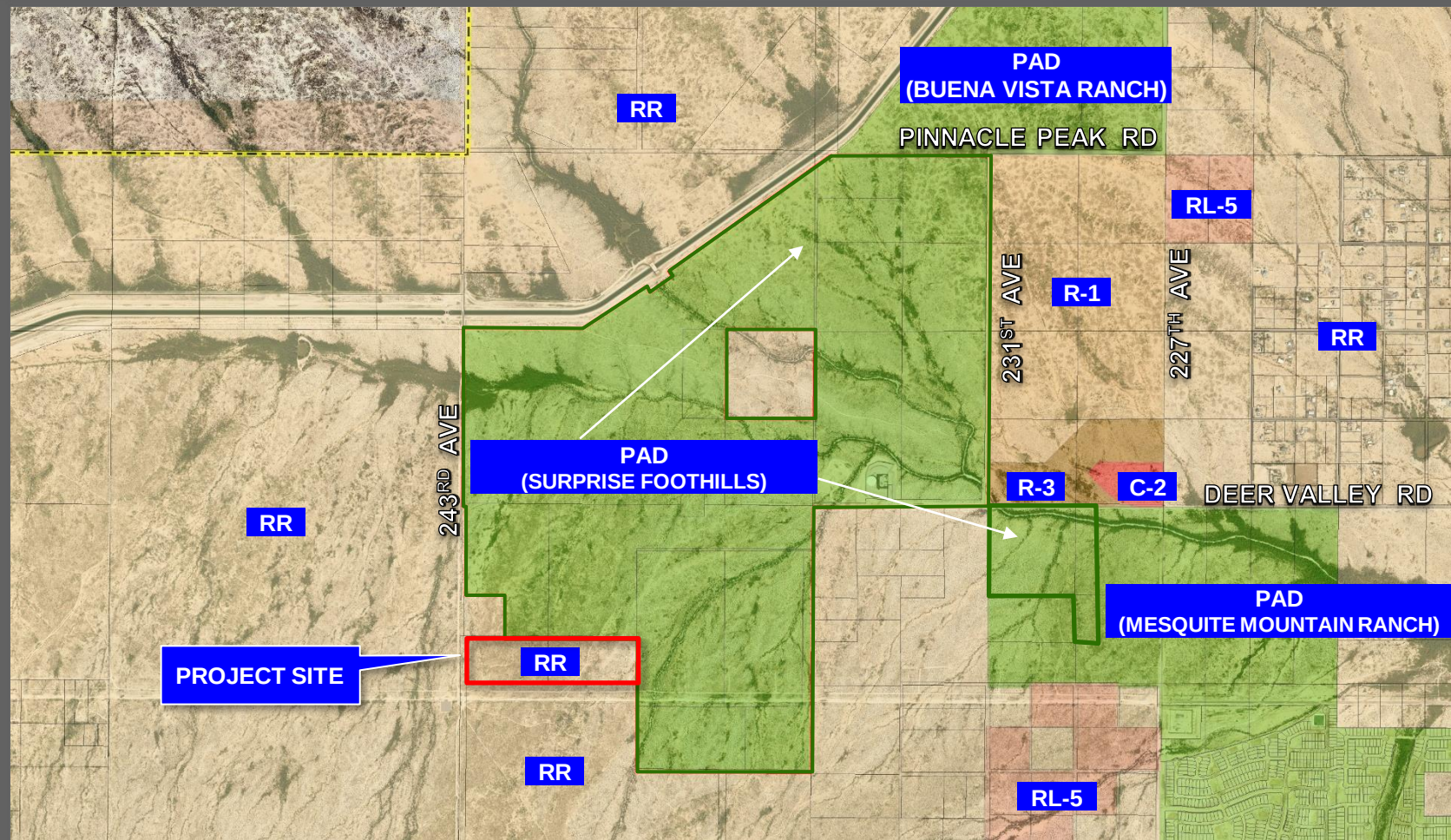
161 06 Citizen Outreach Report – REDACTED

162 07 Affidavit of Site Posting

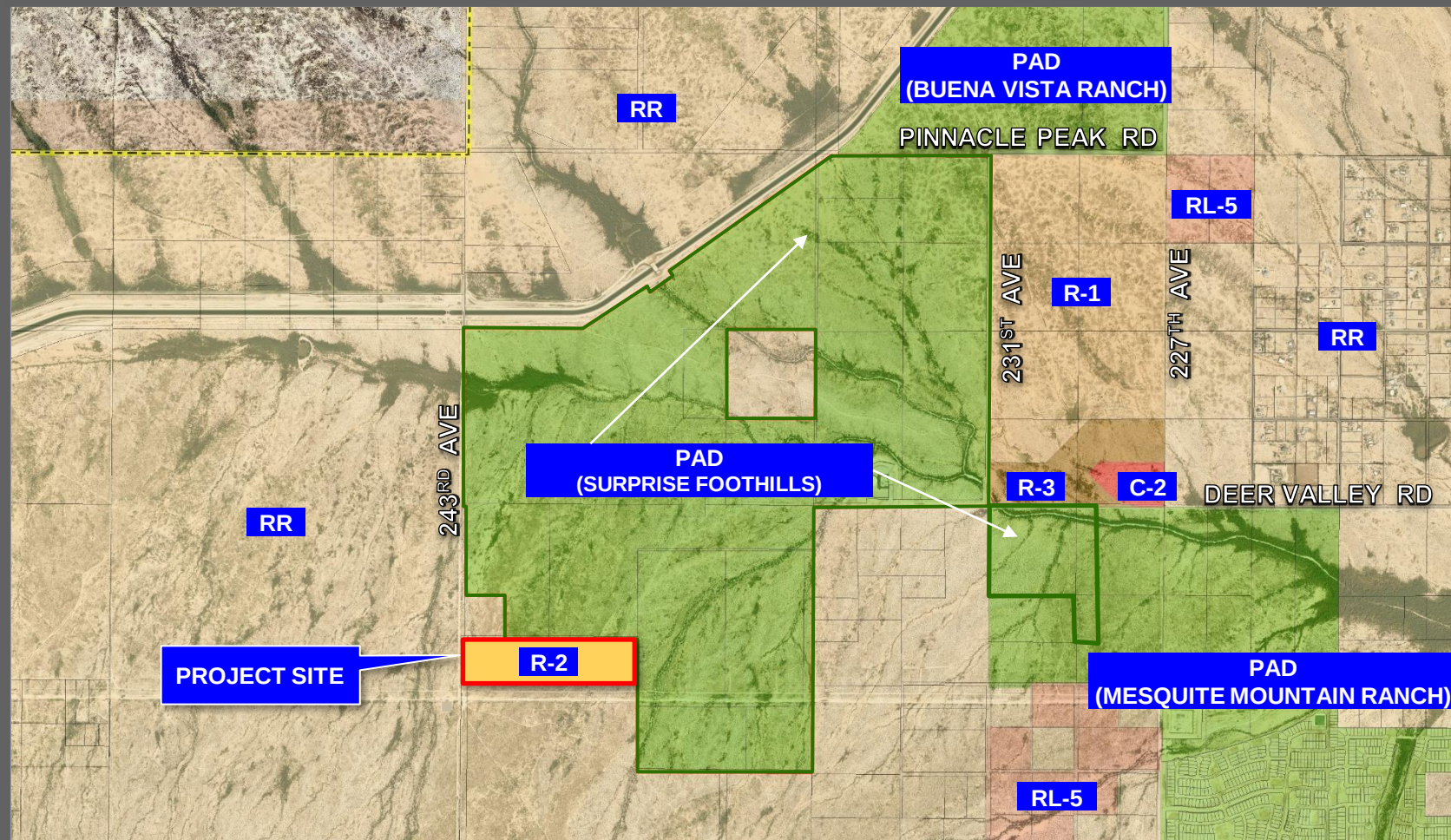
163 PPT



FS24-0117 VICINITY MAP



FS24-0117 EXISTING ZONING



FS24-0117 PROPOSED ZONING

SURPRISE FOOTHILLS SOUTHWEST 40

REZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE #: FS24-0117

1ST SUBMITTAL: JANUARY, 2024

2ND SUBMITTAL: APRIL, 2024



PRESENTED BY:



APPLICANT TEAM

LAND PLANNING

RVi Planning + Landscape Architecture

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TRAFFIC ENGINEER

United Civil Group

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Jeff Blilie
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1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of Georgetown Holdings, is pleased to submit this rezoning application for Surprise Foothills Southwest 40 to change the zoning from Rural Residential (RR) to Residential Medium Density (R-2) in accordance with the City of Surprise Land Development Ordinance (LDO).

The site was originally included within the recent major Surprise Foothills PAD amendment (FS22-1259), but due to the elimination of the PAD zoning district in the newly adopted Surprise LDO, these particular parcels were pulled from the application and will be hard zoned to conform to the City's current regulations, while maintaining general consistency with Surprise Foothills to allow for a seamless integration of the property upon development.

The subject site is approximately 40 acres along 243rd Avenue just southwest of the Surprise Foothills Planned Area Development (PAD). The APNs associated with this request are 503-82-004M and 503-82-004N.

This rezoning narrative will provide the framework for future development of the Subject Site consistent with the remainder of the Surprise Foothills property. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning and Conceptual Land Use Plan
- Regulatory Development Standards

The proposed development complies with the 2035 General Plan and does not include deviations to the land use and regulatory development provisions outlined in the Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) Manual.

2. SITE ANALYSIS

Site Location and Zoning

The subject site is currently zoned RR and is vacant. To the south and west the site is wrapped by State Trust Land. To the north is a small Rural Residential Parcel, with the Surprise Foothills PAD wrapping the remainder of the site to the north and east. There are many other entitled PADs within a few miles of the site, including Buena Vista Ranch, Surprise 320, Mesquite Mountain Ranch, and Surprise 295. See

Figure 1: Regional Vicinity Map.

General Plan Land Use Designation

The City of Surprise 2035 Land Use Map designates the Subject Site as Neighborhood Character Area as depicted in Figure 2: General Plan Land Use Map. The proposed development plan is in conformance with the 2035 General Plan land use designation and character area and no General Plan amendment is required. Table 1: Existing and Surrounding Land Uses provides a breakdown of the existing surrounding land uses and zoning. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. See Figure 3: Existing Zoning Map.

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
North	Neighborhoods	Rural Residential (RR), Surprise Foothills Planned Area Development (PAD)	Vacant, SFR
South	Neighborhoods	State Trust Land	Vacant
West	Neighborhoods	State Trust Land	Vacant
East	Neighborhoods	Surprise Foothills Planned Area Development (PAD)	OS

Existing Pre-Development Conditions

The site is currently native desert range land. Access to the site will be provided off of 243rd Avenue and through the Surprise Foothills Community via local connections to the curvilinear Foothills Boulevard that will connect from Pinnacle Peak Road down to Sun Valley Parkway. See **Figure 4: Regional Transportation Plan**.

Ex. Roads, Rights-of-Way, and Utilities/Constraints: Currently, no partial or fully improved roadway network exists adjacent to the Subject Site except for Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2035 General Plan's roadway classification map.

There are several existing WAPA utility easements totaling approximately 300-feet in width on the southern portion of the site, oriented in an east/west direction. These power line easements house existing 500 KV power lines.

School Districts: The Subject Site is in Wickenburg Unified School District #9 (WUSD). The closest K-8 school is the Festival Hills Elementary School located at 26252 W Desert Vista Blvd, Buckeye, Arizona, 85396. The closest high school Wickenburg High School, located in Wickenburg at 1090 South Vulture Mine Road. There are two K-8 schools planned within the larger Surprise Foothills project, one south of Deer Valley Road and one north of Deer Valley Road, to serve this property as well as all of Surprise Foothills.

Electricity: APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five miles directly east and west of the Subject Site. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Fire, Police, and Refuse Service: Surprise Foothills Southwest 40 is within the municipal service area of the City of Surprise. As such, Surprise will provide

fire, police, and residential refuse service to the property. The closest fire stations include Stations 303 or 306, both located approximately 12-14 +/- miles from the site. Buckeye also has Fire Station #704, approximately 5 +/- miles from the property. There is a fire station planned as a part of the Surprise Foothills development just southwest of the property, and a fire station planned as part of the Ana Mandara development approximately 4 +/- miles to the southeast. Additionally, fire station #304 is at the SWC of 163rd Avenue and Happy Valley Road, as well as two fire stations planned at the NEC of Norfolk and 183rd Ave, and at Deer Valley Road and 195th Ave.

Water and Sewer Service Facilities Plans: The subject property is within Special Planning Area 3 (SPA-3) in the City of Surprise, Arizona.

The adjacent land owner has recently completed phase one of the Surprise Foothills Water Supply Facility, just west of the original 231st Avenue and Deer Valley Road alignment intersection on the north half of the Subject Site. The Surprise Foothills Water Supply Facility will serve potable water to the Subject Site and Owner is working with the city to address subsequent phases of the Surprise Foothills Water Supply Facility.

The Owner has secured sewer capacity in the SPA-3 Water Reclamation Facility for approximately 60% of the entire Surprise Foothills development and is working with the City to address the expansion of the SPA-3 Water Reclamation Facility in order to accommodate the balance of the Subject Site. Sewer service will be obtained through the Deer Valley Road sewer line (previously installed by the Owner) that exists within Deer Valley Road and terminates at 231st Avenue.

Preliminary water and sewer reports that included the subject property were provided and approved with the recent Surprise Foothills Major PAD Amendment (FS22-1259). This property belongs to Phase 1 within the originally approved **Waterworks Water Master Plan Appendix B Water Demand Tables**, as parcel 15. This property belongs to the Surprise Foothills project within the originally approved **Table 2 of the Wastewater Model Report**, within the SFR-1 zoning category. These reports have been included with this submittal package as a separate attachment for reference purposes.

Drainage: The proposed project lies within the area which has been the subject of extensive hydrologic analysis performed by the Flood Control District of Maricopa County. A master drainage study was prepared with the original Surprise Foothills PAD zoning case which included this property, and will be the basis of future development plans.

Luke Air Force Base Compatibility Analysis: The Graduated Density Concept for Luke Air Force Base is best described as providing guidelines for dense development up to and surrounding the “high noise or accident potential zone,” commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-846I, which may limit future operations of the U.S. This Graduated Density Concept proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows:

- A maximum of two dwelling units per acre from the 65 DNL to a ½ mile zone (Zone A).
- A maximum of four dwelling units per acre from the ½ mile to 1 mile zone (Zone B).
- A maximum of six dwelling units per acre from the 1-mile to 3-mile zone (Zone C).

The subject site was considered as part of the review and analysis of the Surprise Foothills PAD, which is located between 1-3 miles from the 65 LDN noise contour line, permitting a maximum density of 6 du/ac across the development.

The Applicant received an e-mail from Mark James, Planning Manager with Luke Air Force Base Community Initiatives dated February 28, 2022, based on a review of the entire proposed Surprise Foothills development. The e-mail indicated that the proposed development should not have a negative impact on Luke AFB flight operations but recommends a notification program to notify prospective residents of proximity to Luke AFB operations.

See **Figure 5: Luke Air Force Base Graduated Density Analysis** for the location of the various noise contours and density restrictions associated with them overlaid on the Surprise Foothills Southwest 40 property.

3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish the R-2 residential zoning district. No deviations are proposed as part of this application and all development will follow the LDO and PEDS Manual as prescribed.

Conceptual Development and Open Space Plan

The R-2 zoning district for this property was chosen with regards to the significant utility constraints covering the southern half of the site. The lot sizes allowed in this district will provide for reasonable densities and a more functional design that is cohesive with the rest of the Surprise Foothills development. See **Figure 6: Proposed Zoning Map**.

Two points of access will be provided for the initial development of this property. One will be connecting east to Foothills Boulevard, which connects down to Sun Valley Parkway. The other will be north through the existing platted development to Deer Valley Road. These access points are shown in **Exhibit 7: Site Access**.

The overall Surprise Foothills development will include numerous opportunities for active and passive recreation through natural open space/wash corridors, the various power corridor easements, developed parks and trails throughout the community, and direct access to the CAP canal regional trail system and the regional paths as defined by the City of Surprise Parks and Recreation Master Plan. **Figure 8: Development and Open Space Plan** shows the conceptual network of usable open space to be provided throughout the development. The precise location and size of each park, usable open space, and private amenities are subject to change during the platting process.

Residential – Medium Density (R-2)

The Residential Medium Density (R-2) zoning district allows for a variety of housing opportunities including detached and attached buildings, single-family dwellings, two-family dwellings, and three-family dwellings. The proposed zoning will allow for the development of all R-2 lot categories.

General Development Standards

All general development standards within the Surprise LDO will shall govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1. The Articles within the PEDS shall apply where applicable, based on the specific zoning and land use, and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, and building form and architecture of a development in addition to those listed within the LDO.

4. CONCLUSION

The Surprise Foothills PAD was designed to appeal to a broad range of residential development types and neighborhood commercial to serve the residents of the PAD. This rezoning application was designed to add the ability for contiguous development to the original Surprise Foothills PAD with a compatible zoning district, and to encourage future development consistent with the City's 2035 General Plan, and current market demands for the area. The project team has coordinated with City staff regarding the regional transportation system in a rapidly growing area of the City of Surprise. The proposed project evaluated all the existing and proposed conditions of the site and surround area to ensure compatibility within this growing area of Surprise.

FIGURE 1: REGIONAL VICINITY MAP

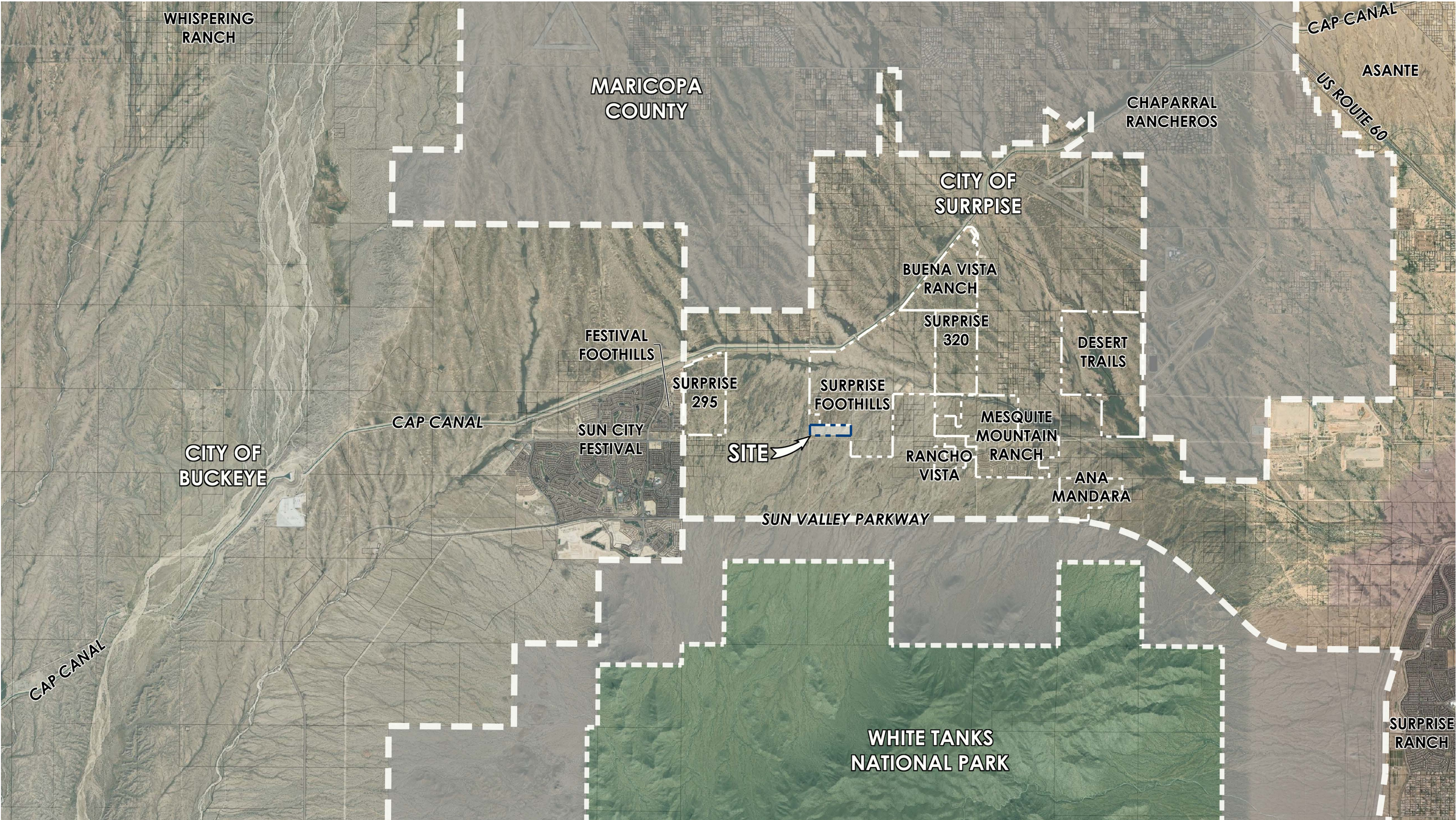


FIGURE 2: GENERAL PLAN LAND USE MAP

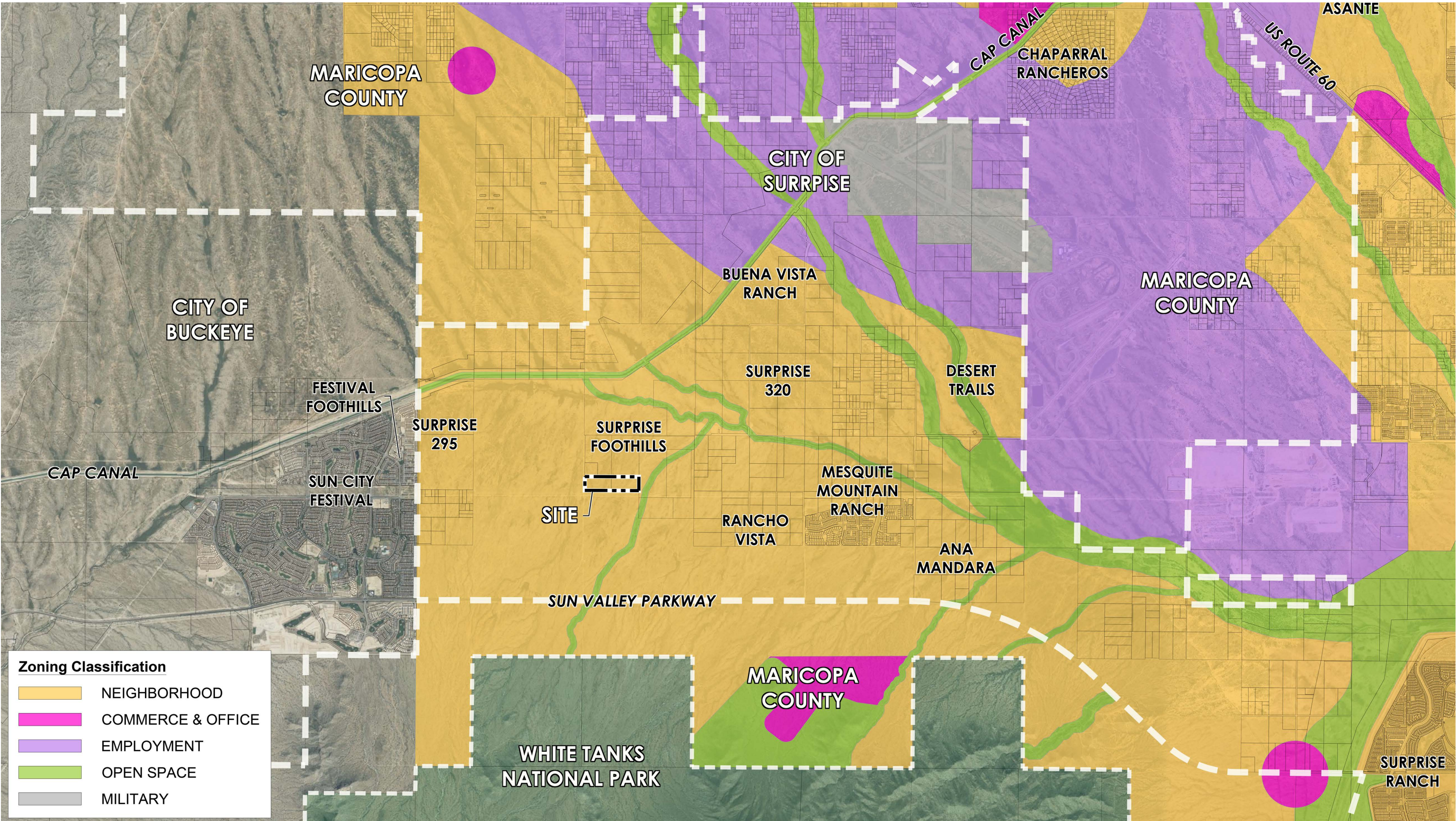


FIGURE 3: EXISTING ZONING MAP

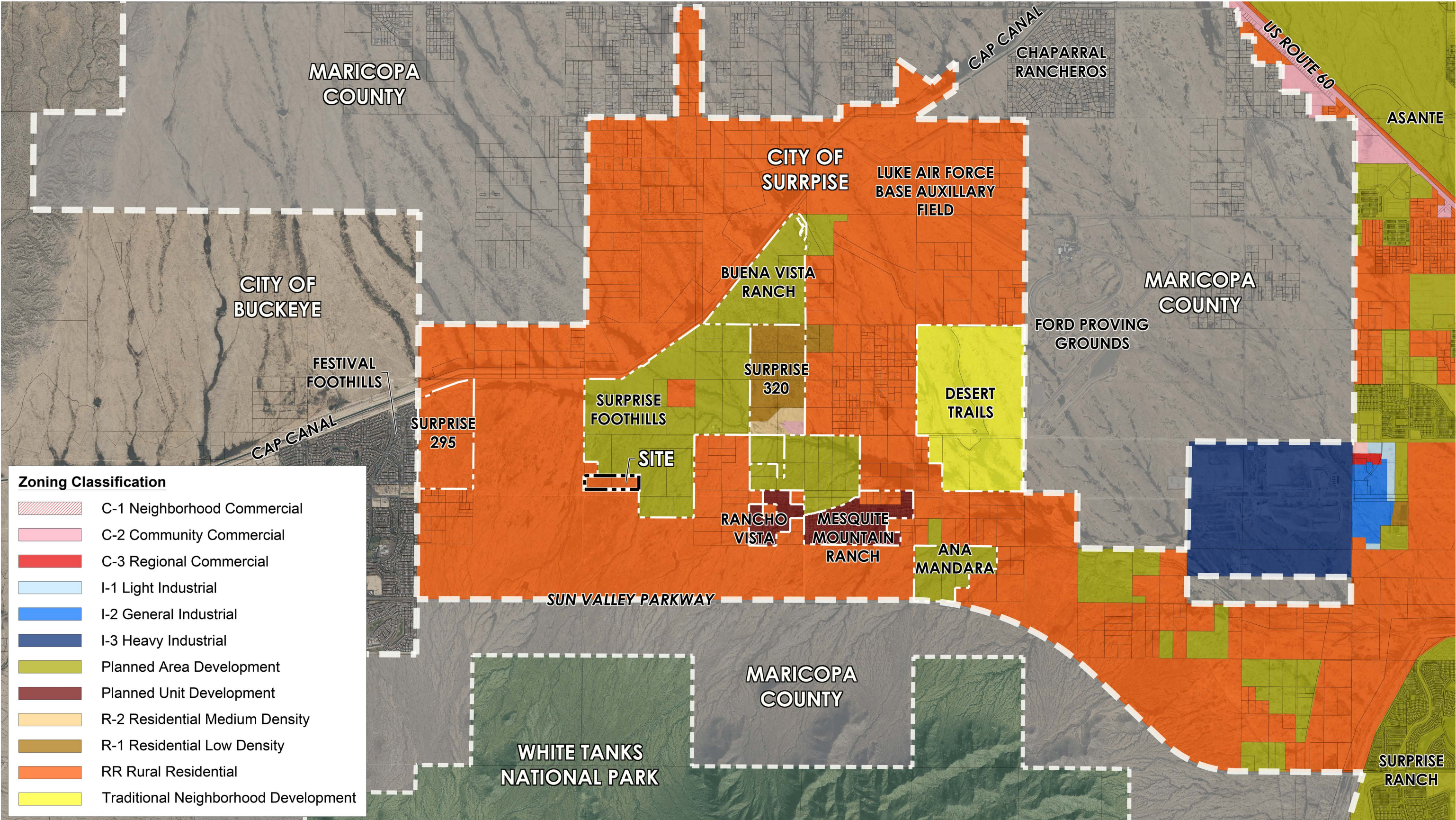


FIGURE 4: REGIONAL TRANSPORTATION PLAN

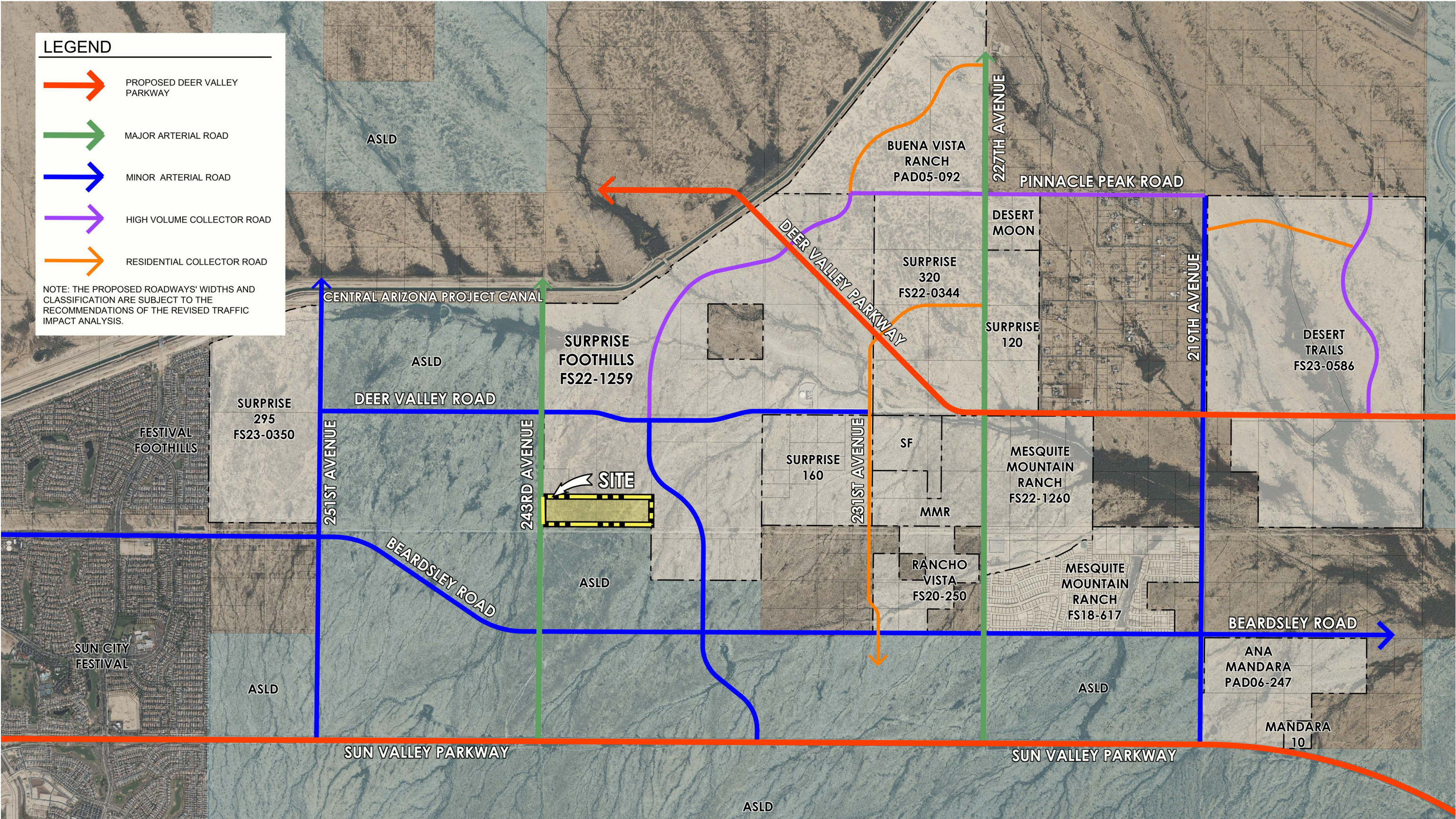


FIGURE 5: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

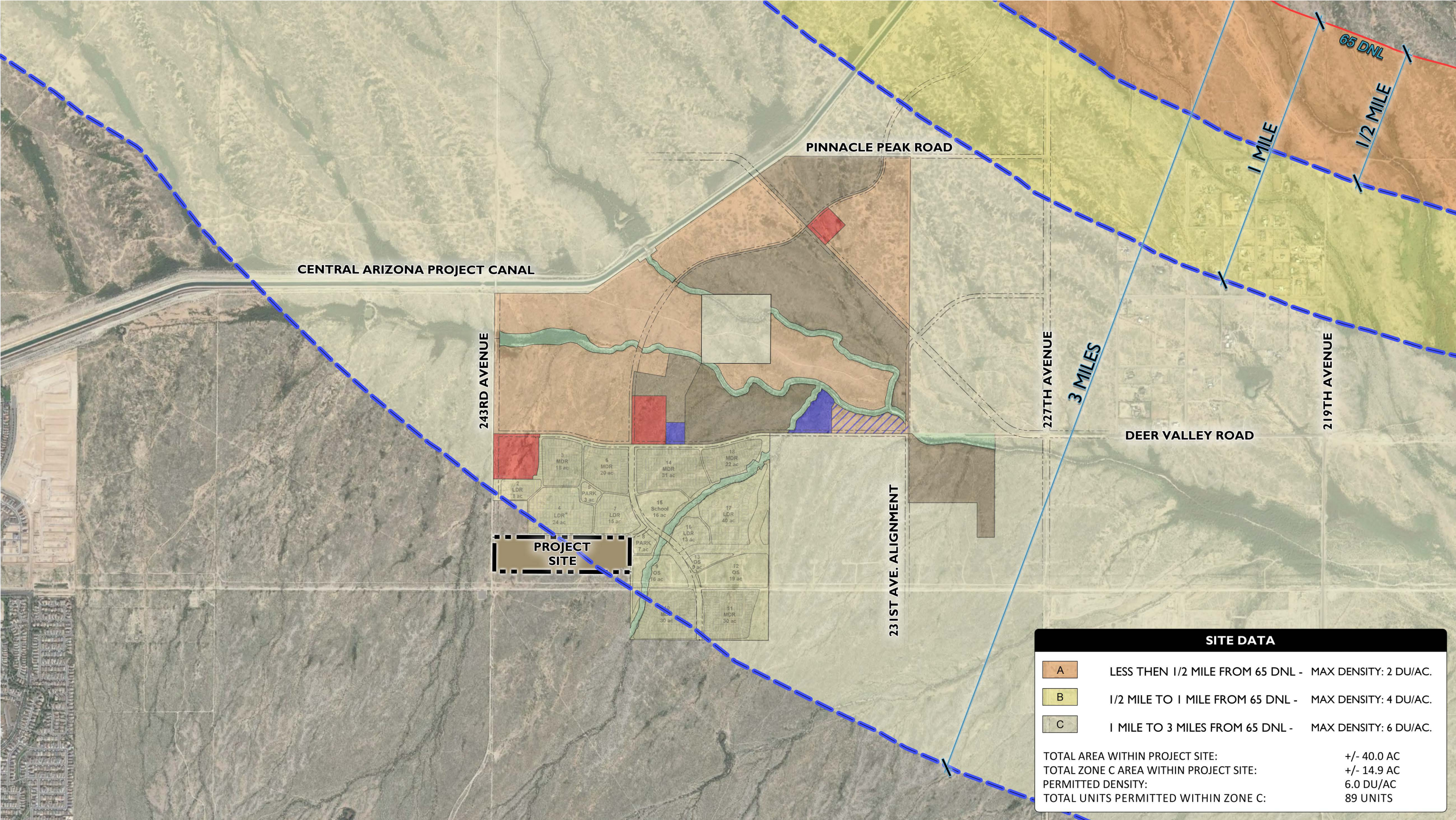


FIGURE 6: PROPOSED ZONING MAP

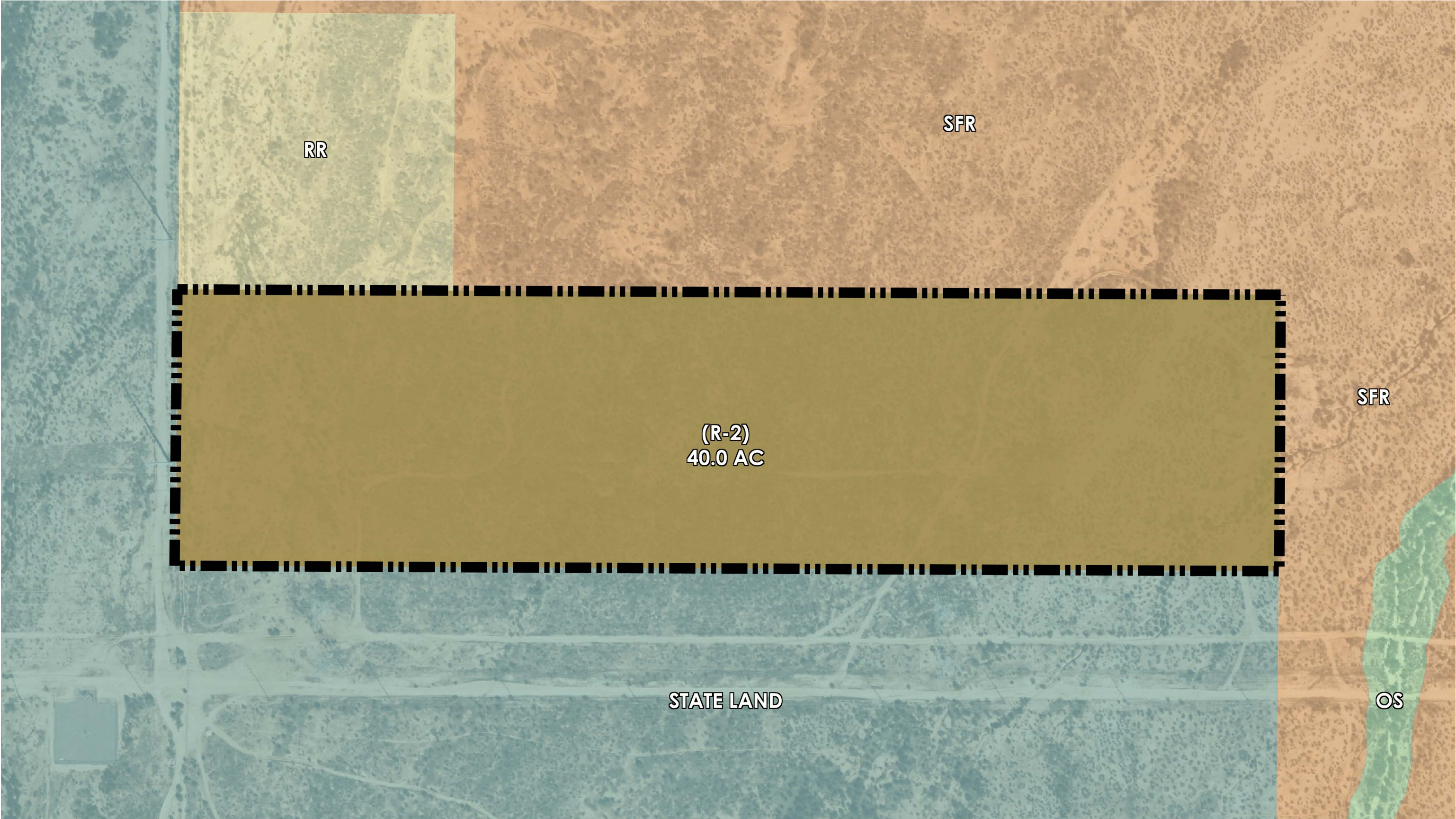


FIGURE 7: SITE ACCESS

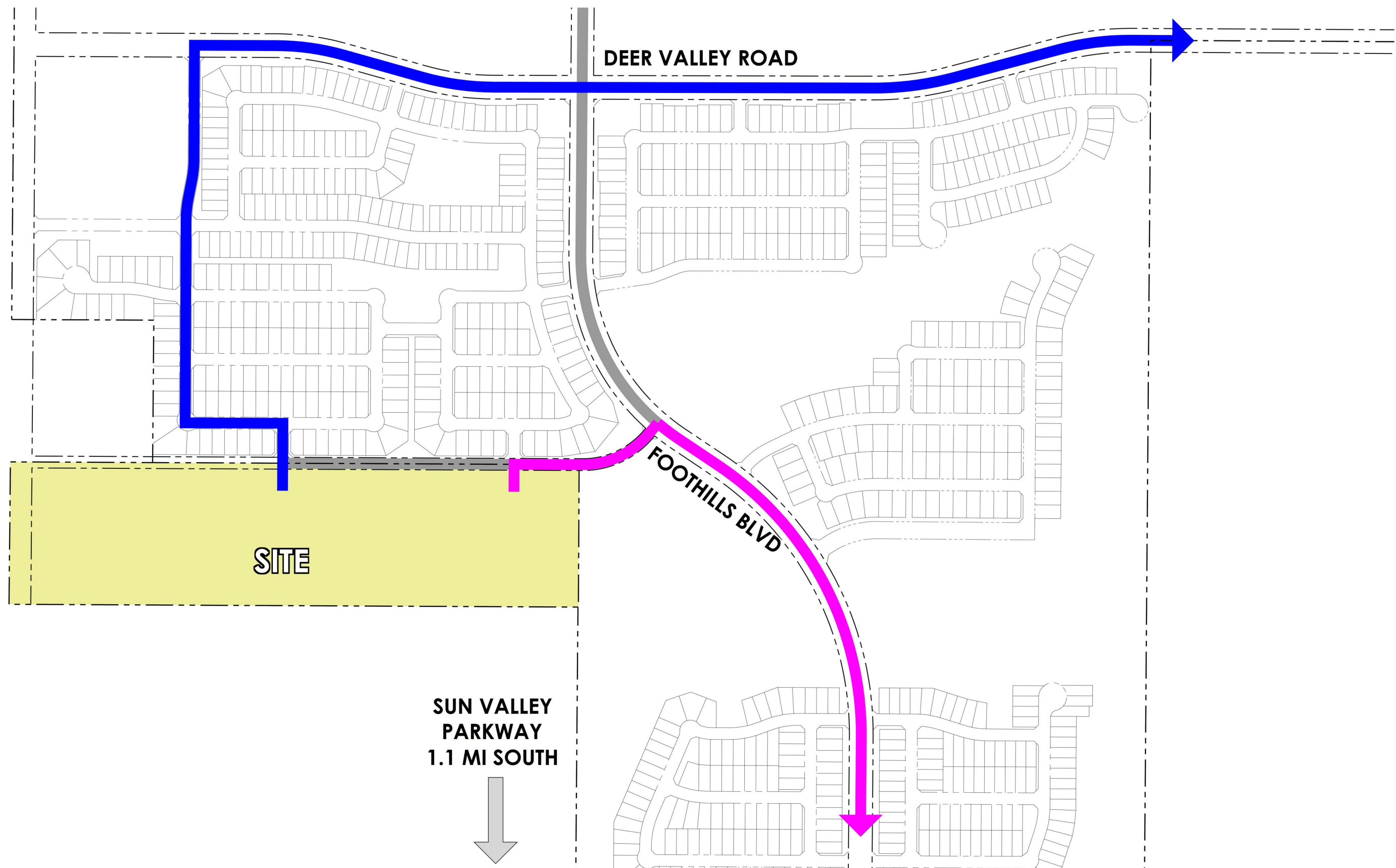
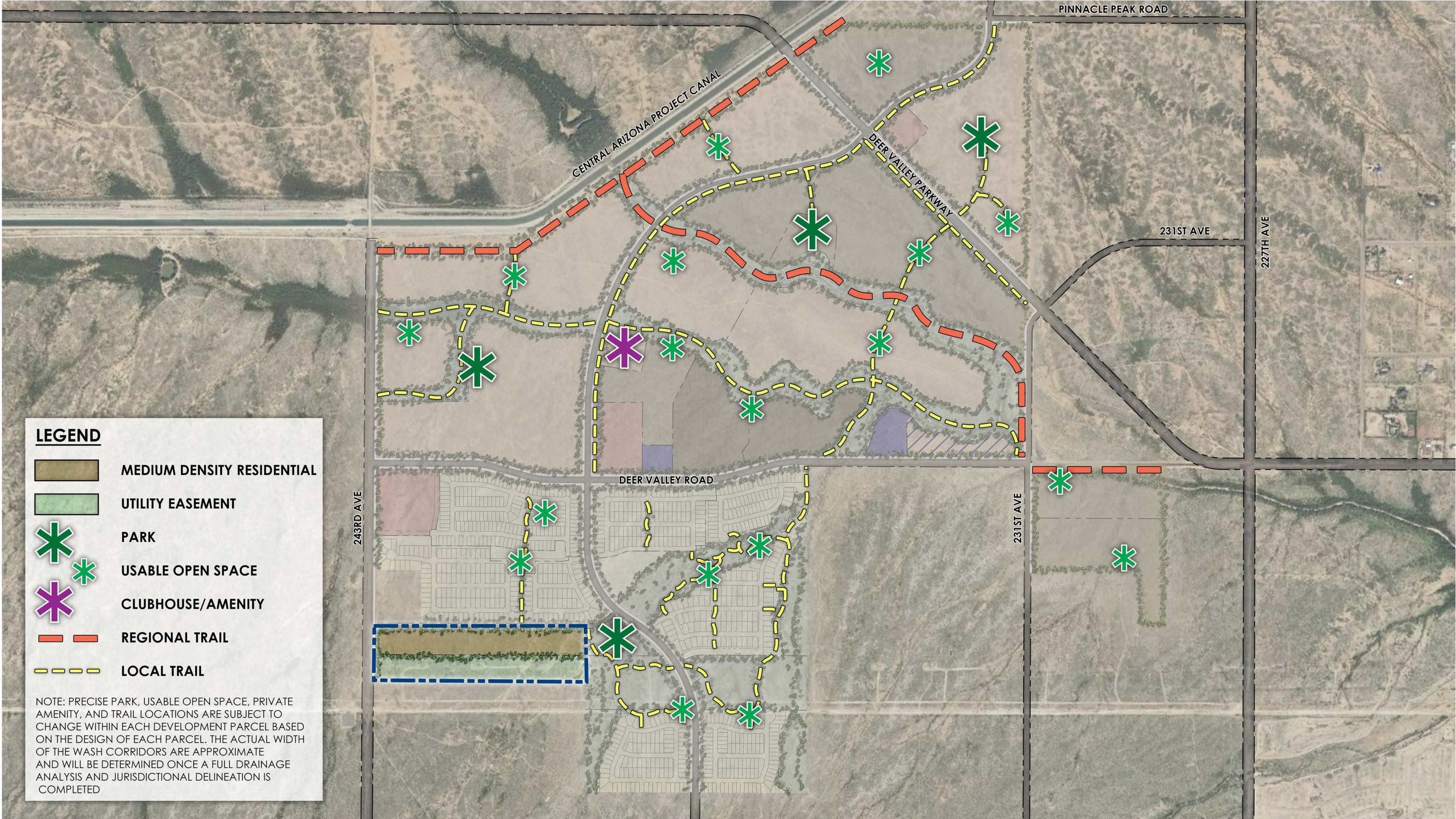


FIGURE 8: DEVELOPMENT AND OPEN SPACE PLAN



Christina Sexton

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>
Sent: Friday, February 2, 2024 12:45 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS24-0117 Surprise Foothills Southwest 40 New Digital Submittal 01.31.24

Importance: High

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good afternoon Ms. Farago,

Thank you for the opportunity to provide comments on the design review application for Surprise Foothills Southwest 40. The proposal is to rezone 40-acres from rural residential to medium density residential. The application also requests adding the 40-acres to the existing Surprise Foothills PAD. The site is located generally near Deer Valley Road and 243rd Avenue in Surprise, AZ. The site is 3 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. At this time, the number of lots has not been defined. Areas outside of 3 miles are not calculated for GDC. However, Luke AFB respectfully requests the opportunity to comment as site plans become available.

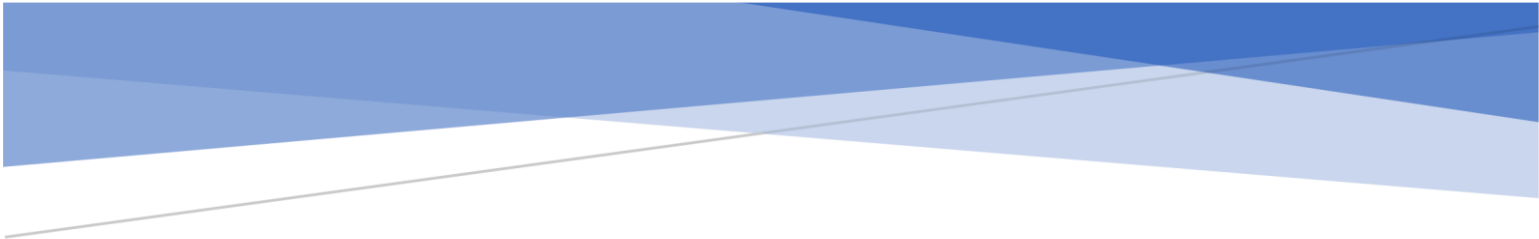
The rezone and addition into the Surprise Foothills PAD, as described, will not have a negative impact on Luke AFB flight operations. Although the site will be located outside the "territory in the vicinity of a military airport," it may be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupants about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Wednesday, January 31, 2024 1:06 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of



CITIZEN PARTICIPATION REPORT

Surprise Foothills Southwest 40 Rezoning

Surprise, AZ
May, 2024
FS24-0117



Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to Surprise Foothills Southwest 40, case number FS24-0117.

Public Outreach

One neighborhood meeting was held for this project on May 9th, 2024 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below. Additionally, two on-site signs were posted on the property in accordance with the sign posting requirements.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Thursday May 10th, 2024 – 6:00 PM

The following exhibits are included as part of the Citizen Participation Report:

- Site posting affidavit and photos as **Exhibit A: Sign Posting Affidavit & Photos**

Summary of Neighborhood Outreach Efforts

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. At 6pm the only attendees present were city staff. The applicant waited until 6:30pm and, as there were no additional attendees, concluded the public meeting.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit A: Sign Posting Affidavit and Photos

AFFIDAVIT OF POSTING

Application No: FS24-0117
Applicant Name: RVi Planning
Location: S of SEC 243rd Ave & Deer Valley Rd
Date Site Posted: 04/19/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

[Signature]
Applicant/Representative Signature

4/19/2024
Date

This instrument was acknowledged before me on 04/19/24, by Tyler Walker. I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public

5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0117

A rezoning application for Surprise Foothills Southwest 40 to change the existing zoning from Rural Residential (R-R) to Residential Medium Density (R-2) on parcels 503-82-004M and N, comprising approximately 40 gross acres.

VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

April 19, 2024 at 11:50 AM

1623rd Ave

Surprise AZ 85387

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0117

A rezoning application for Surprise Foothills Southwest 40 to change the existing zoning from Rural Residential (R-R) to Residential Medium Density (R-2) on parcels 503-82-004M and N, comprising approximately 40 gross acres.

VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

April 19, 2024 at 11:50 AM

Page 115 of 181
N 2nd Ave
Surprise AZ 85387

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
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VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
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17901 W Lundberg St
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

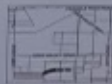
Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0117

VICINITY MAP



A rezoning application for Surprise Foothills Southwest 40 to change the existing zoning from Rural Residential (R-R) to Residential Medium Density (R-2) on parcels 503-82-004M and N, comprising approximately 40 gross acres.

Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

AFFIDAVIT OF POSTING

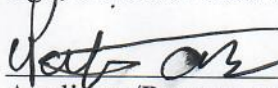
Application No: FS24-0117
Applicant Name: RVi Planning
Location: S of SEC 243rd Ave & Deer Valley Rd
Date Site Posted: 06/06/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

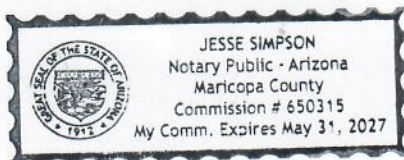
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

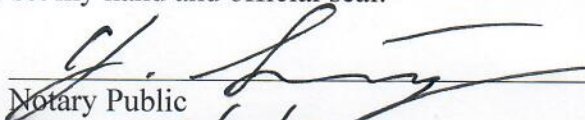
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

 6/6/2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 06/06/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: July 18, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 20, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0117

VICINITY MAP



A rezoning application for Surprise Foothills Southwest 40 to change the existing zoning from Rural Residential (R-R) to Residential Medium Density (R-2) on parcels 503-82-004M and N, comprising approximately 40 gross acres.

Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

June 6, 2024 at 8:48 AM
+33.674864, -112.582048
N 243rd Ave
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: July 18, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 20, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

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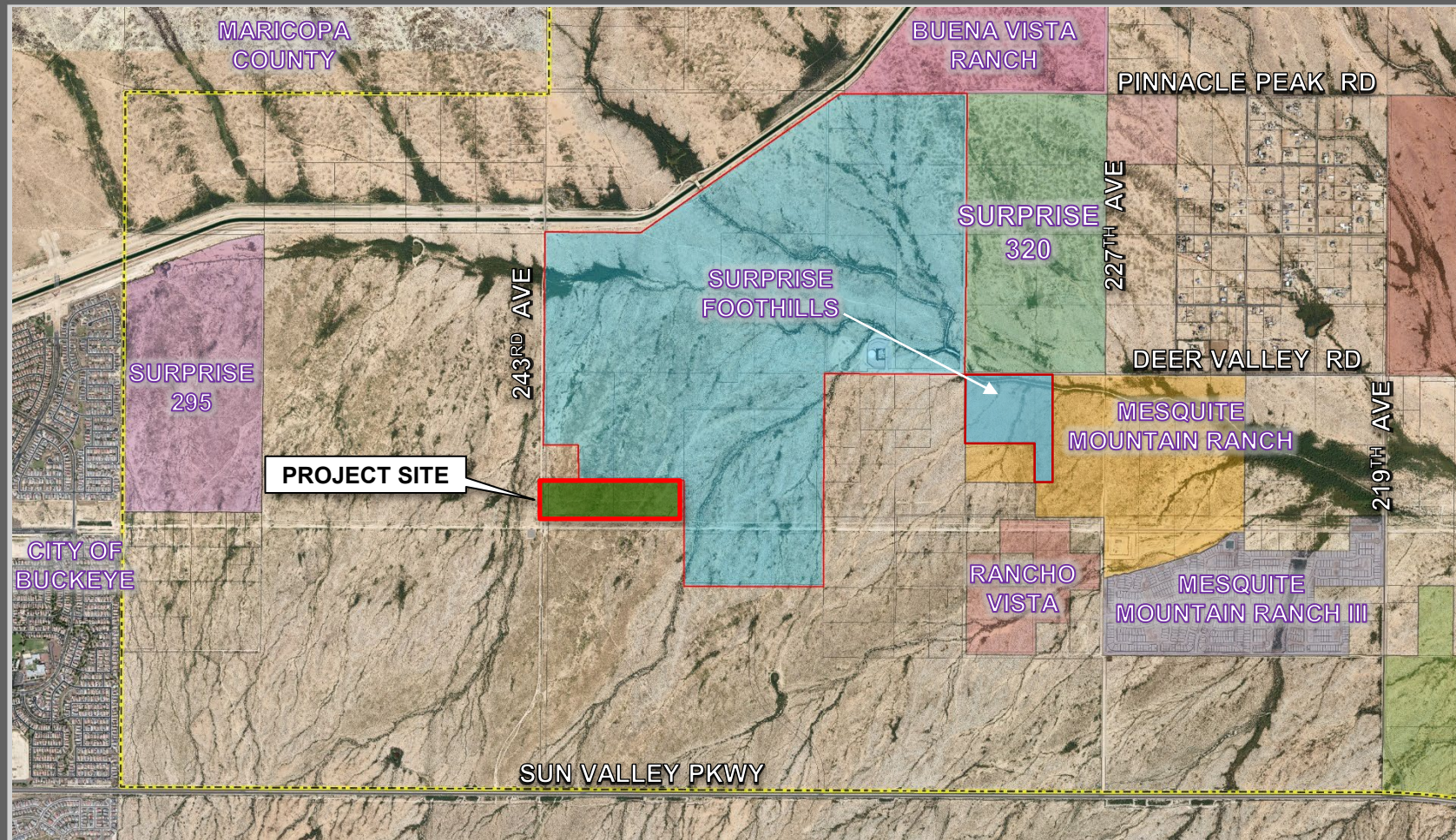


FS24-0117

Surprise Foothills Southwest 40

Planning & Zoning Commission

July 18, 2024



MARICOPA
COUNTY

BUENA VISTA
RANCH

PINNACLE PEAK RD

SURPRISE
295

243RD AVE

SURPRISE
FOOTHILLS

SURPRISE
320

227TH AVE

DEER VALLEY RD

MESQUITE
MOUNTAIN RANCH

219TH AVE

PROJECT SITE

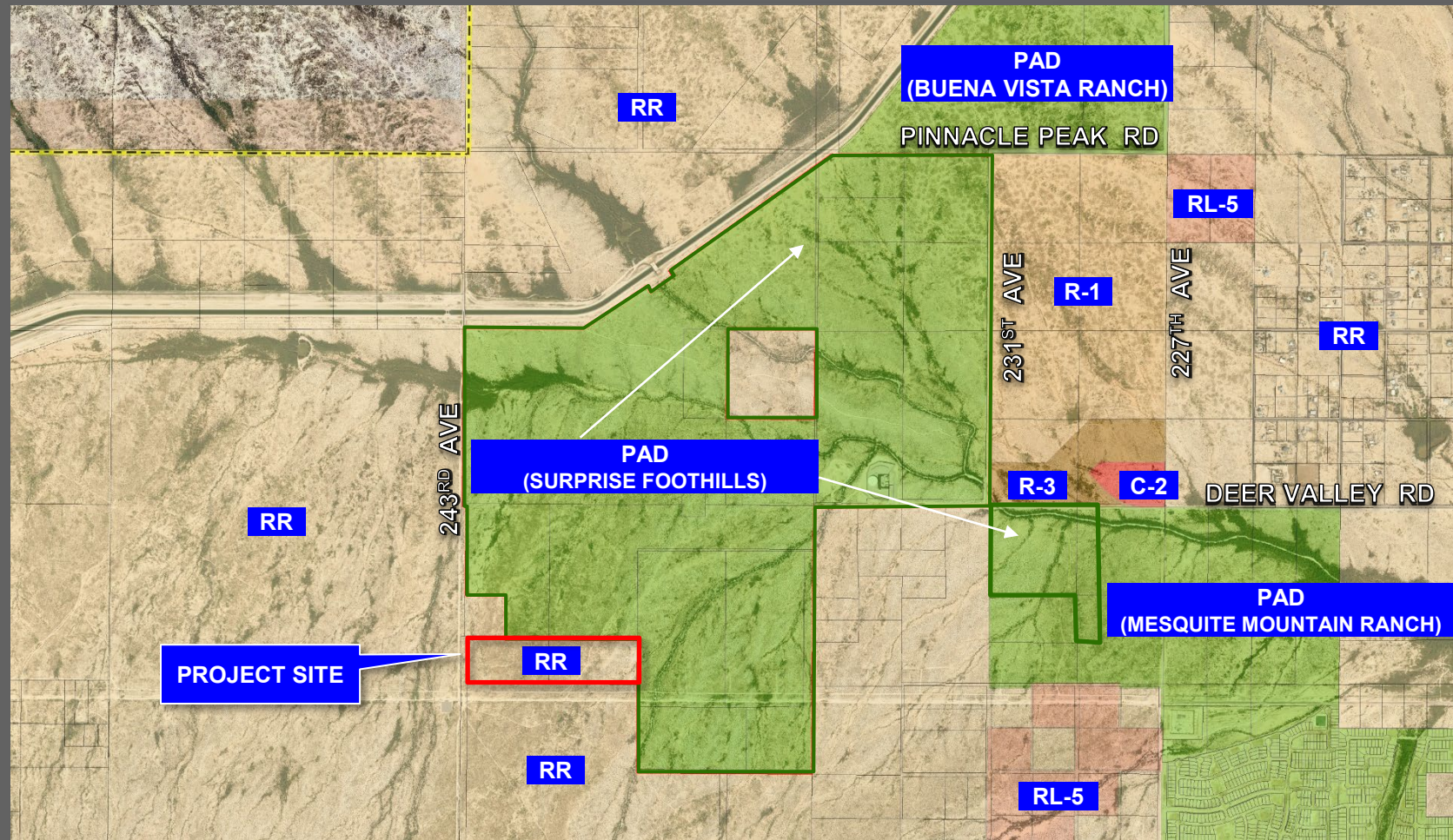
CITY OF
BUCKEYE

RANCHO
VISTA

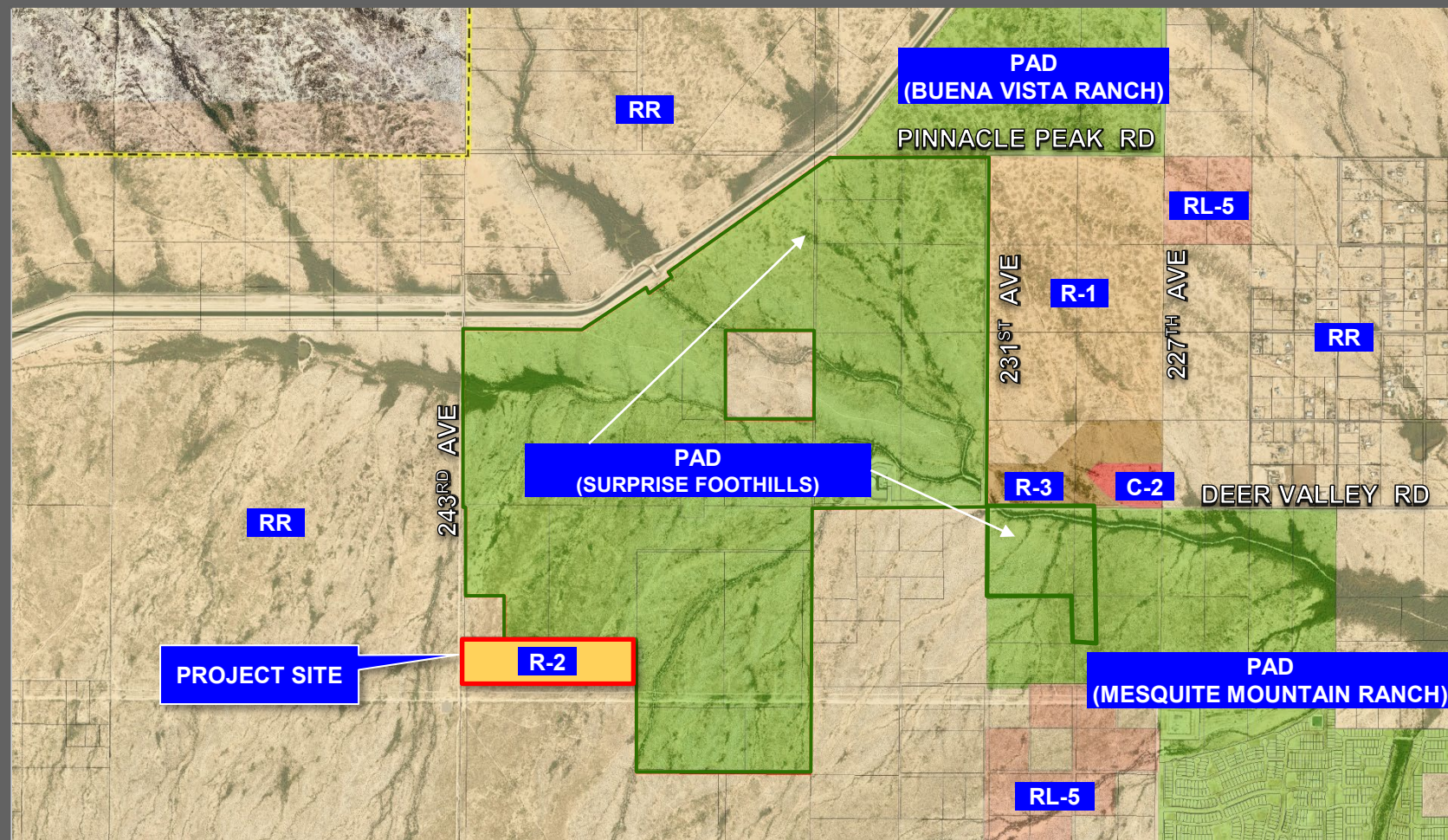
MESQUITE
MOUNTAIN RANCH III

SUN VALLEY PKWY

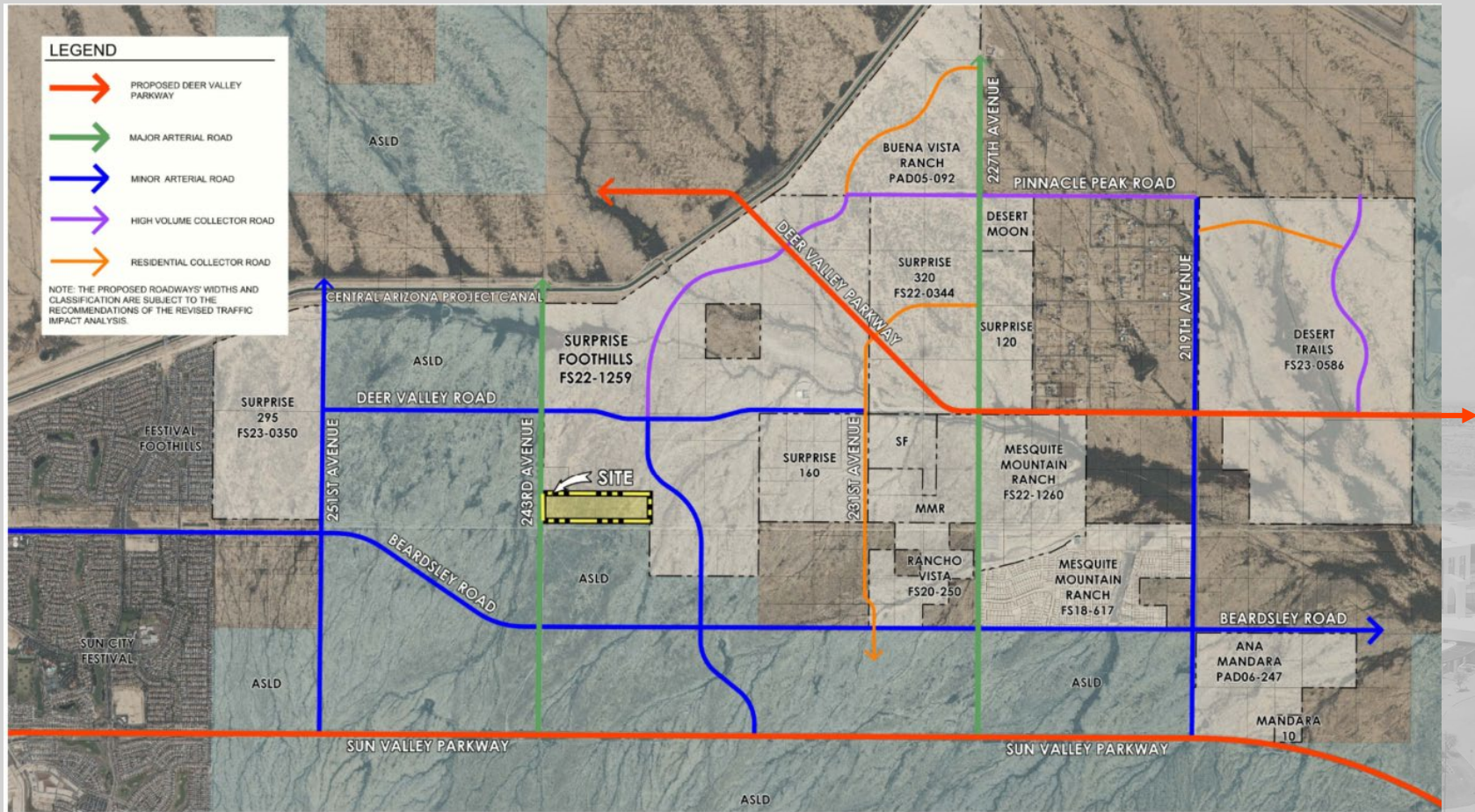
FS24-0117 VICINITY MAP



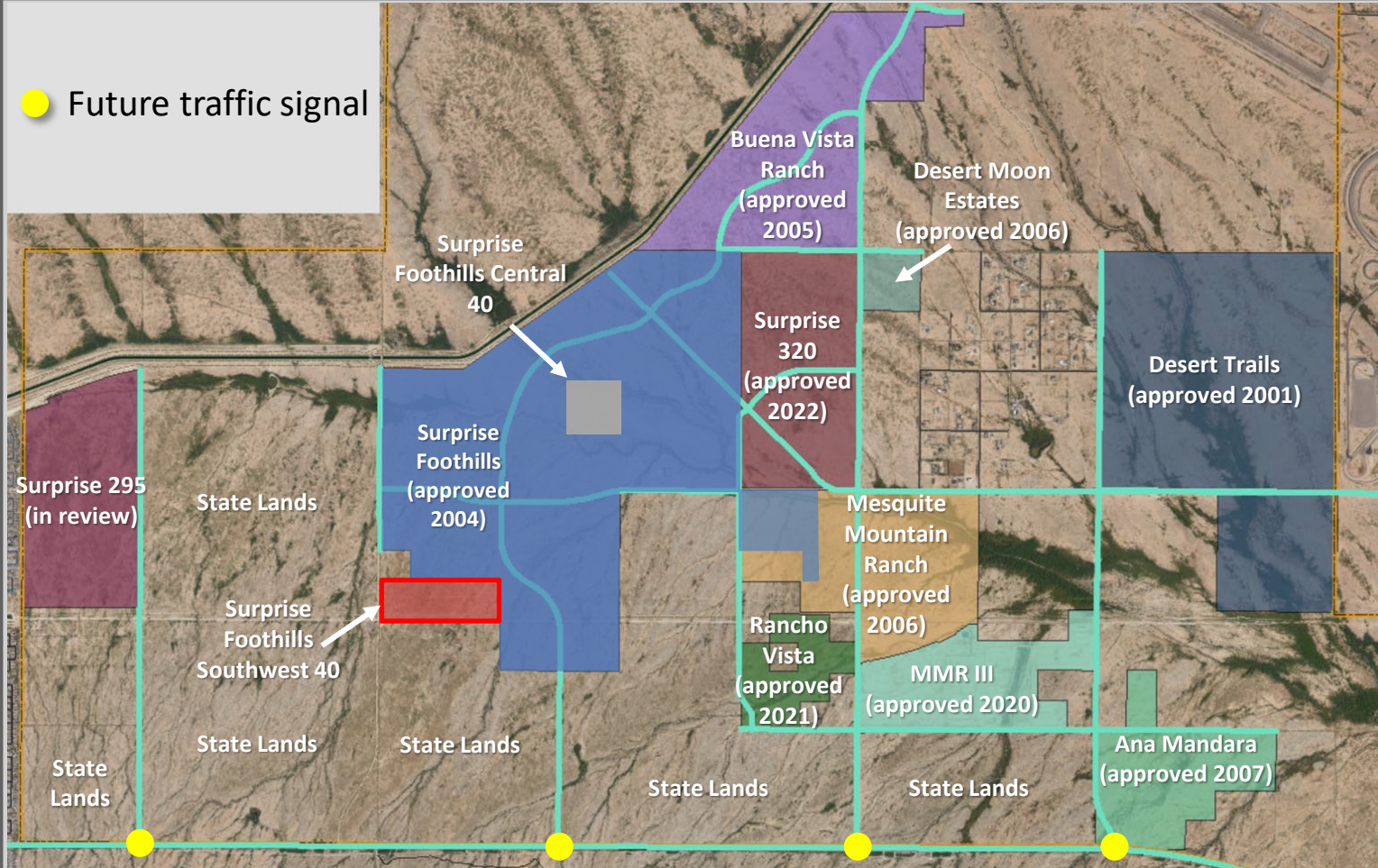
FS24-0117 EXISTING ZONING



FS24-0117 PROPOSED ZONING



● Future traffic signal



ROADWAYS



OUTREACH



Neighborhood Meeting:

Site Posting, 300' Mailers, & Newspaper Publishings

- May 9th (In-Person) – Willow Canyon HS
 - No attendees

Staff Recommendation

Planning and Zoning Commission Recommend Approval subject to stipulations 'a' and 'b'

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise Foothills Southwest 40”, prepared by Rvi Planning + Landscape Architecture,” received April 29, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You







CITY OF SURPRISE Planning & Zoning Commission

Council Meeting Date: July 18, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No	Regular: No	Public Hearing: Yes	Report/Discussion: No
-------------	-------------	---------------------	-----------------------

Agenda Wording:

Consideration and action pertaining to a Zone Change for the Surprise Foothills Central 40 project to rezone approximately 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2) generally located north of Deer Valley Road and east of Foothills Boulevard (future alignment) Case #FS24-0118.

Motion:

I move to recommend approval of the rezone for Surprise Foothills Central 40, Case #FS24-0118, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the rezone for Surprise Foothills Central 40, Case #FS24-0118, because insert reason.

Background:

Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of Monson Cowley, Cowley Companies, property owner, requests to rezone approximately 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2).

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS24-0118 Surprise Foothills Central 40 Rezone - Staff Report
 2. 01 - FS24-0118 Southwest Foothills Central 40 Rezone - Vicinity Map
 3. 02 - FS24-0118 Surprise Foothills Central 40 Rezone - Existing Zoning Map
 4. 03 - FS24-0118 Surprise Foothills Central 40 Rezone - Proposed Zoning Map
 5. 04 - FS24-0118 Surprise Foothills Central 40 Rezone - Zoning Document
 6. 05 - FS24-0118 Surprise Foothills Central 40 Rezone - Luke AFB Comments
 7. 06 - FS24-0118 Surprise Foothills Central 40 Rezone - Citizen Participation Report
 8. 07 - FS24-0118 Surprise Foothills Central 40 Rezone - Affidavit of Posting
 9. FS24-0118 Surprise Foothills Central 40 Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0118

Project Name: Surprise Foothills Central 40 - Rezone

Council District: 1 – Acacia

Meeting Date: July 18, 2024

Planner: Chris Sexton, Planner II

Owners: Monson Cowley, Cowley Companies

Applicant: Mark Reddie, RVi Planning + Landscape Architecture

Request: Zone Change from Rural Residential (RR) to Residential Low Density (R-1) and Residential Medium Density (R-2).

Site Location: Generally located north of Deer Valley Road and east of Foothills Boulevard (future alignment).

Site Size: 40 gross acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: See attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS24-0118**, subject to stipulations 'a' and 'b'.

36 **Project Description:**

37 Mark Reddie with RVi Planning + Landscape Architecture, the applicant, on behalf of
38 Monson Cowley, Cowley Companies, property owner, requests to rezone approximately
39 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1)
40 and Residential Medium Density (R-2).

41
42 **Background:**

43 **June 08, 1989:** The subject property was annexed into the City of Surprise under
44 Ordinance #89-05.

45
46 **March 31, 2022:** The applicant met with staff to discuss the subject proposal during a
47 regularly scheduled Concept Review Meeting under case CR22-0100.

48
49 **December 29, 2023:** The applicant submitted for a Concept Review Waiver.

50
51 **January 31, 2024:** The applicant submitted for a rezone under the subject case.

52
53 **May 9, 2024:** The applicant held a neighborhood outreach meeting to discuss the project.

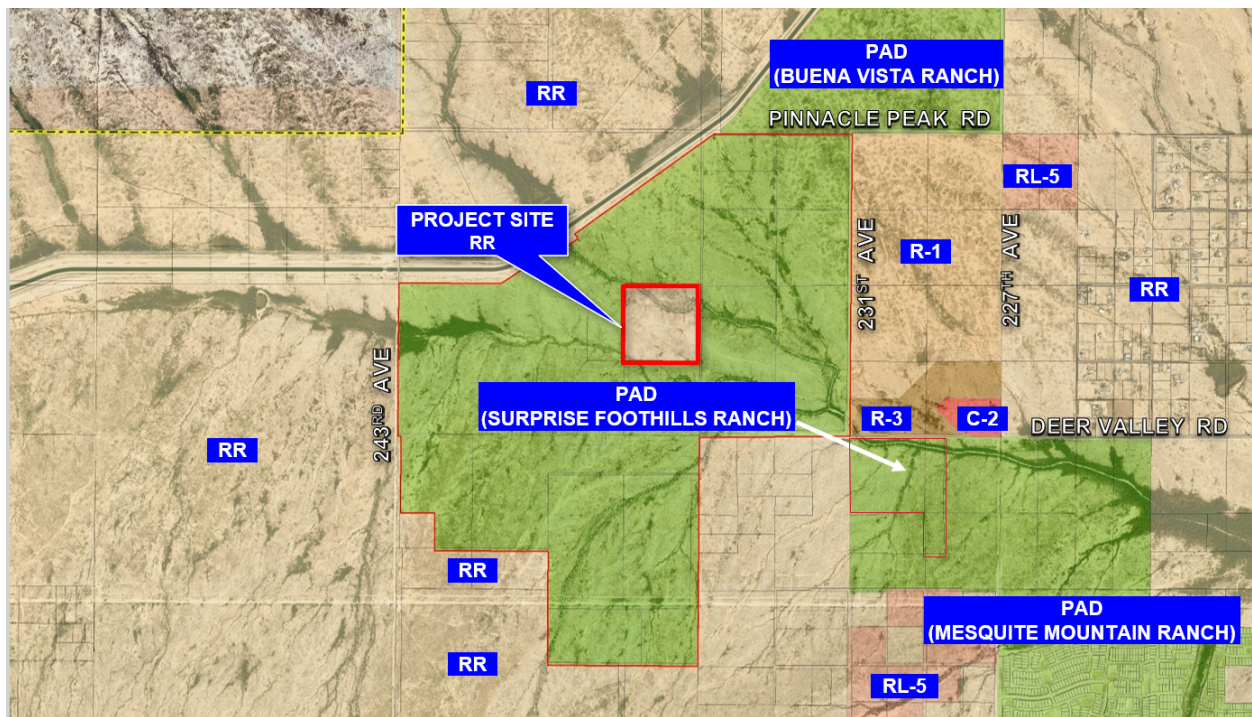
54
55 **Analysis and Discussion:**

56 The applicant requests a rezone of approximately 40 acres from Rural Residential (RR) to
57 a combination of Residential Low Density (R-1) and Residential Medium Density (R-2).

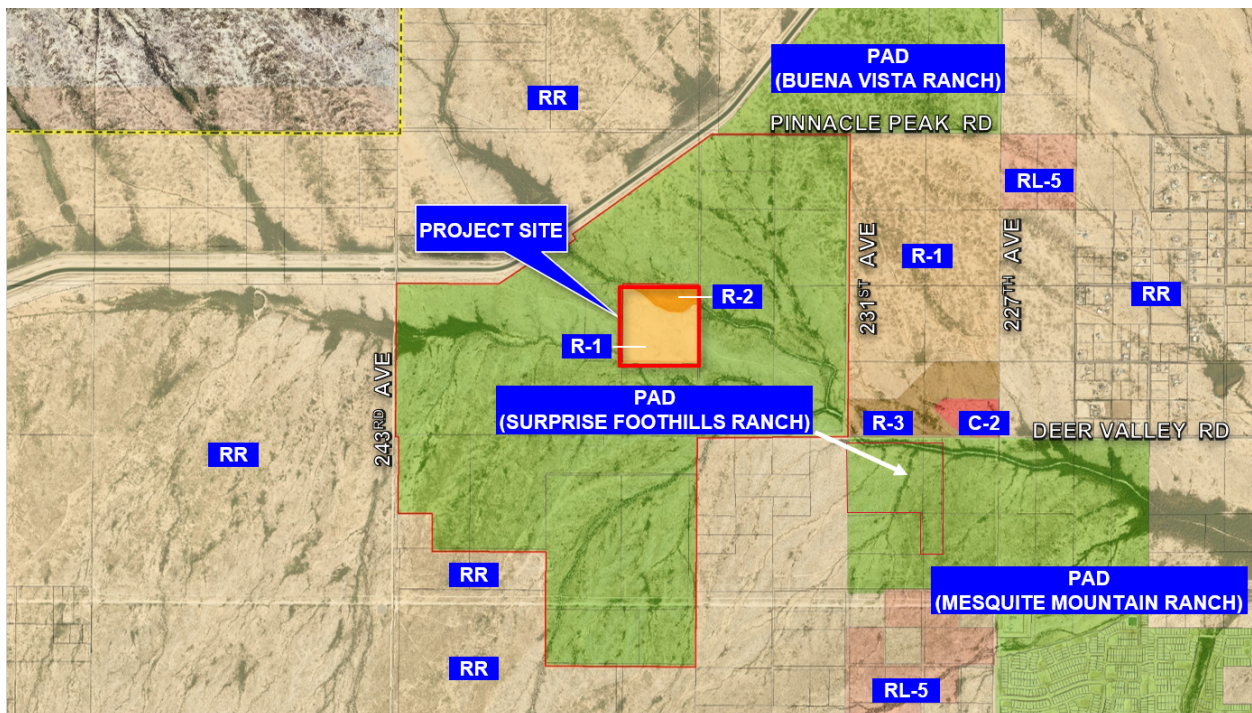
58
59 The subject property is surrounded by the Surprise Foothills Planned Area Development
60 (PAD). As such, the applicant intends to develop this project in conjunction with the PAD.
61 The request is to rezone the subject property to current Land Development Ordinance
62 (LDO) zoning district, since, in accordance with Section 101-1.2 of the LDO, the
63 establishment of new PAD zoning districts is not permitted.

64
65 **Access**

66 Currently, no roadway network exists adjacent to the subject parcel. Ultimately, access
67 to the site will be provided through the Surprise Foothills community via local connections
68 to the proposed 235th Avenue that will connect from Pinnacle Peak Road down to Sun
69 Valley Parkway. The project will provide two (2) points of access per Fire and
70 Transportation requirements.



Existing Zoning



Proposed Zoning

The development of the project site will be subject to review and approval of preliminary plat(s) and/or site plan(s), in which parking, setbacks, landscaping and, if applicable, site design will be reviewed in accordance with the requirements prescribed by the City's Land Development Ordinance (LDO) requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-1 and R-2 zoning districts.

Table 106-2c - Residential Low Density (R-1) Zoning district						
Lot Categories	A ³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban	Suburban and Rural	Rural	Rural
Lot Area (sf)	4,950-7,999	8,000-11,999	12,000-17,999	18,000-27,999	28,000-43,559	≥ 43,560
Min Lot Width (sf)	45	60	80	90	100	130
Min. Front setback ¹ (ft)	12	12	15	20	20	30
Max. Front setback (ft)	25	25	30	35		
Min. Rear setback ¹ (ft)	15	20	20	25	30	30
Min. Side setback ¹ (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. Street side setback ¹ (ft)	15	15	15	15	20	20
Max. Bldg. Height (ft)	35	35	35	35	35	35
Max Lot coverage		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%

Notes:

1. Garage face and embellishments shall be setback a minimum of twenty feet (20') measured from any opposing property line; except rear *alley* loaded garages, which shall be setback six feet (6') from edge of *alley* line.
2. The City requires *open space* on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
3. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.

Table 106-2d - Residential Medium Density (R-2) Zoning district				
Lot Categories	A ⁴	B ⁴	C	D
General Plan Compatibility	Urban	Suburban	Suburban	Suburban
Lot Area (sf)	3,500-4,949	4,950-7,999	8,000-11,999	≥12,000
Min Lot Width (sf)	40	45	70	80
Min. Front setback ¹ (ft)	10	12	12	15
Max. Front setback (ft)	25	25	25	30
Min. Rear setback ¹ (ft)	10	15	20	20
Min. Side setback ¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. Street side setback ¹ (ft)	10	10	10	10
Max. Bldg. Height (ft)	35	35	35	35
Open space (% of gross acres of residential development) ³	25%	20%	20%	20%

Notes:

1. Garage face and embellishments shall be setback a minimum of twenty feet (20') measured from any opposing property line, except rear *alley* loaded garages, which shall be setback nine feet (9') from *alley* edge line.
2. May be reduced to 0' setback for *Single-family dwellings* as attached building and separated by a common wall along the property line. End units must maintain the larger setback.
3. The City requires *open space* on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
4. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development as would be permitted under the requested zone change.

The proposed rezone complies with the General Plan in that it promotes and facilitates the build out of vacant and underutilized land through infill, reuse, revitalization, and redevelopment activities for appropriate rural, suburban, or urban housing development.

Reviewing Agencies:

The request was routed to external agencies, including Luke Air Force Base (AFB) and Maricopa Water District (MWD), who indicated no objections to the request.

Luke AFB noted that this project is subject to the Graduated Density Concept (GDC), and that compliance with the GDC is to be determined by considering the entirety of the project area (40-acres). Luke AFB respectfully requests the opportunity to comment as preliminary plats or site plans become available as the number of lots has not been defined. Luke AFB has indicated the rezone will not have a negative impact on Luke AFB operations.

The project is located outside the boundaries of the MWD therefore does not impact MWD.

Citizen Outreach:

The applicant held a neighborhood outreach meeting on May 9, 2024, at Willow Canyon High School. The meeting was advertised per the requirements of the LDO. There were no attendees present at the meeting.

A detailed summary of the outreach meeting can be found in the attached Citizen Participation Report.

Summary:

The proposed rezone is consistent with the manner and intent of the Surprise General Plan 2035 and the Surprise Municipal Code. If approved, the rezone will be allowed to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed rezone is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.
- The proposed rezone is consistent with the applicable City of Surprise regulations.
- The reviewing agencies had no objections.

Staff's Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS24-0118** to the City Council subject to stipulations 'a' and 'b' as follows:

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Surprise Foothills Central 40", prepared by Rvi Planning + Landscape Architecture," received April 29, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

150 *Recommended motions:*

151

152 I move to approve the rezone for Surprise Foothills Central 40, Case FS24-0118, subject
153 to stipulations 'a' and 'b' as outlined in the staff report.

154

155 I move to deny the rezone for Surprise Foothills Central 40, Case FS24-0118, because
156 insert reason.

157

158 **Attachments:**

159 01 Vicinity Map

160 02 Existing Zoning Map

161 03 Proposed Zoning Map

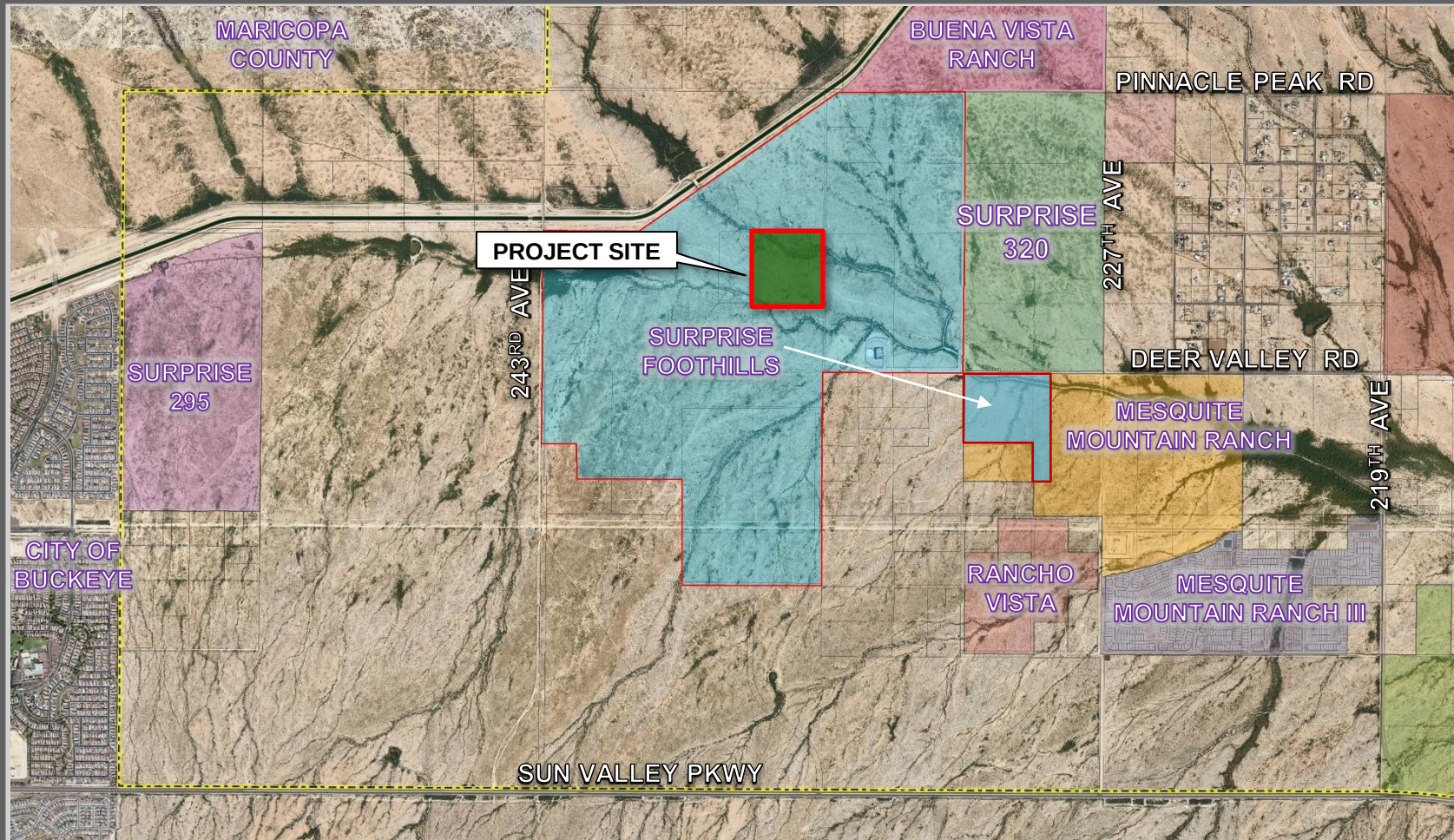
162 04 Rezone Document

163 05 Luke AFB comments

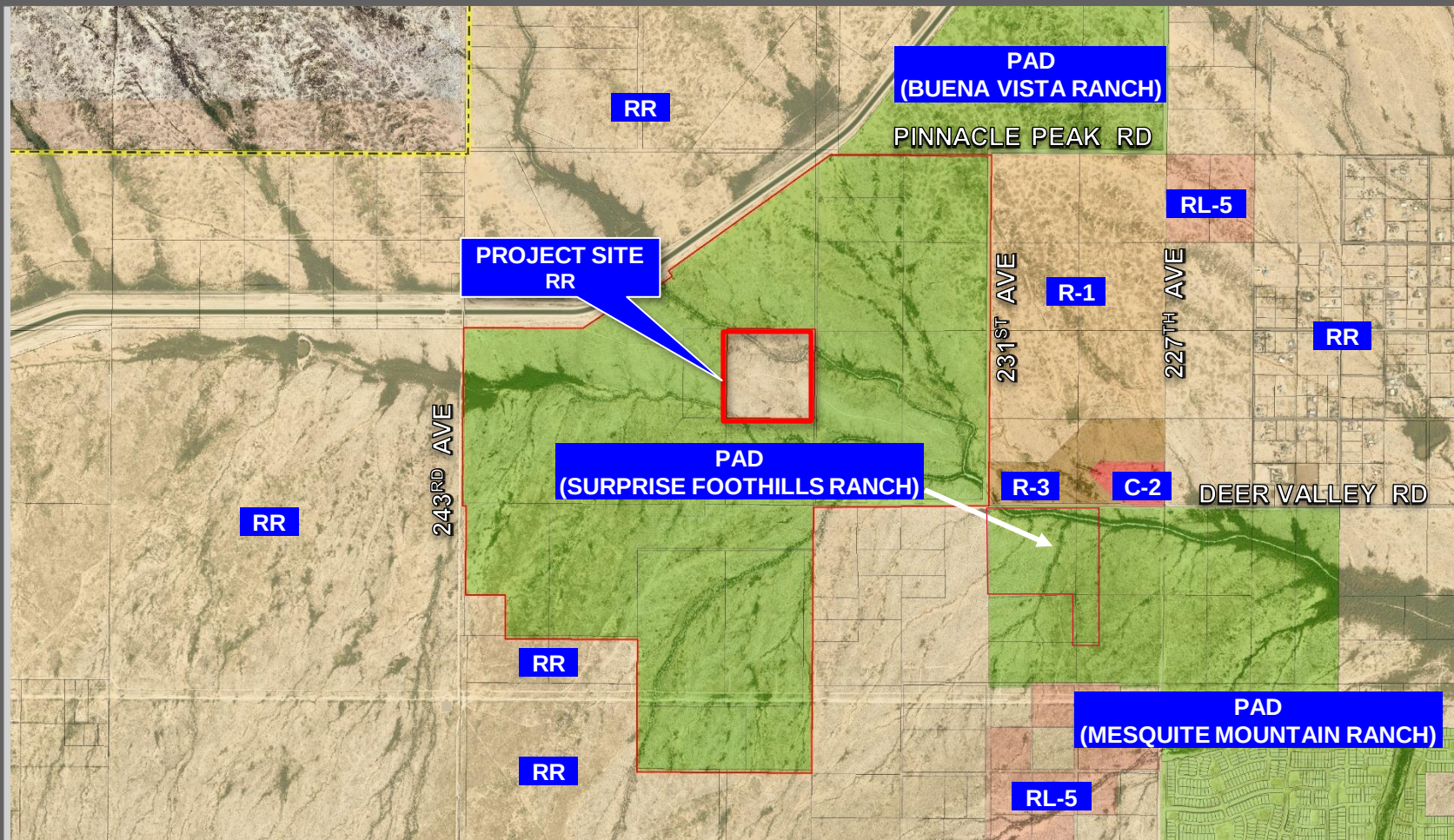
164 06 Citizen Outreach Report – REDACTED

165 07 Affidavit of Site Posting

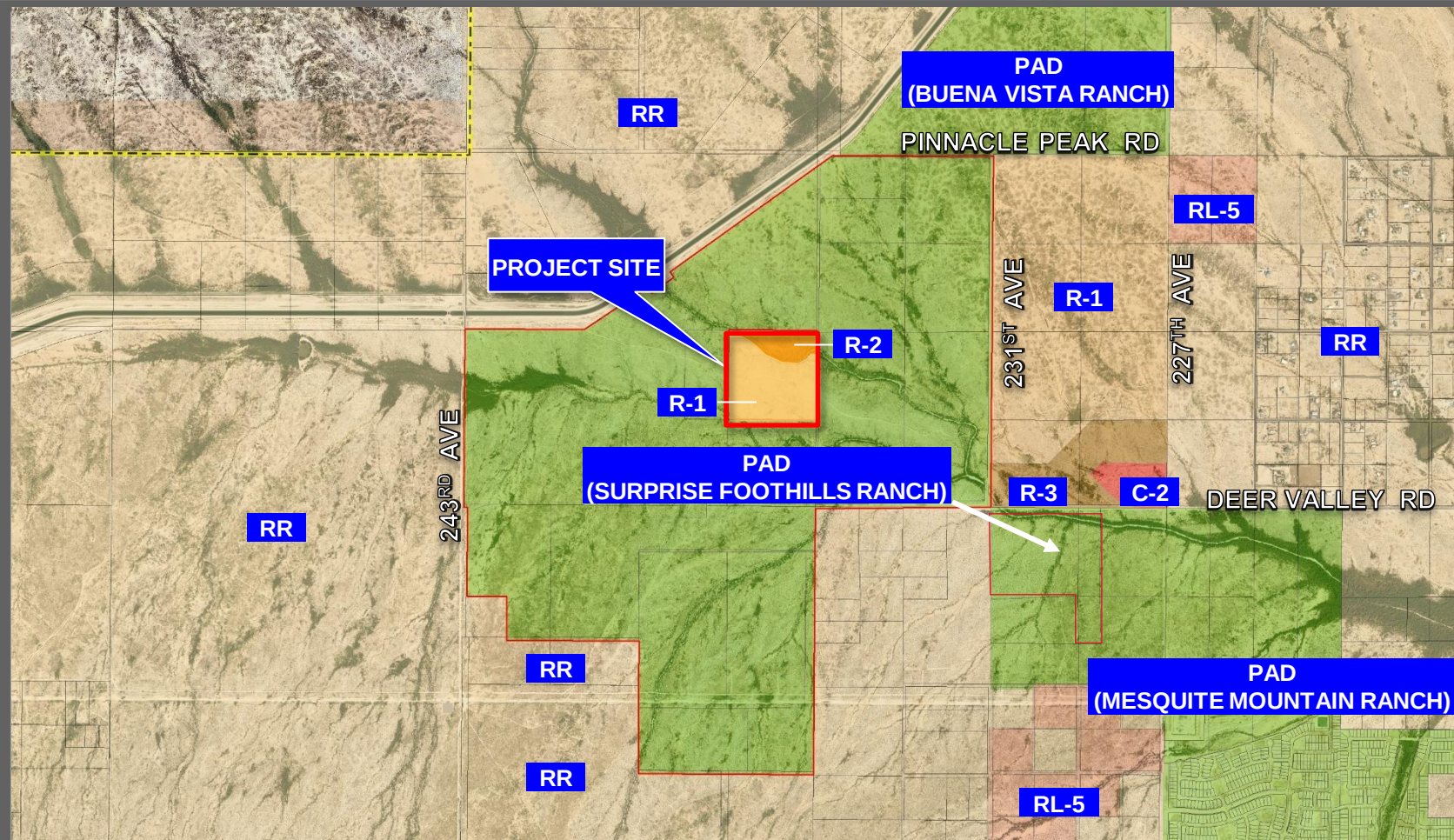
166 PPT



FS24-0118 VICINITY MAP



FS24-0118 EXISTING ZONING



FS24-0118 PROPOSED ZONING

SURPRISE FOOTHILLS CENTRAL 40 REZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE #: FS24-0118

1ST SUBMITTAL: JANUARY, 2024

2ND SUBMITTAL: APRIL, 2024



PRESENTED BY:



Planning + Landscape Architecture

APPLICANT TEAM

LAND PLANNING

RVi Planning + Landscape Architecture

Mark Reddie / Jessica Miller

4900 N. Scottsdale Road, Suite 1200

Scottsdale, AZ 85251

Phone: 480.586.2349

Email: mreddie@rviplanning.com / jmiller@rviplanning.com

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 Conceptual Development and Open Space Plan 3

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1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of Cowley Companies, is pleased to submit this rezoning application for Surprise Foothills Central 40 to change the zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Residential Medium Density (R-2) in accordance with the City of Surprise Land Development Ordinance (LDO).

The site was originally included within the recent major Surprise Foothills PAD amendment (FS22-1259), but due to the elimination of the PAD zoning district in the newly adopted Surprise LDO, this particular parcel was pulled from the application and will be hard zoned to conform to the City’s current regulations, while maintaining general consistency with Surprise Foothills to allow for a seamless integration of the property upon development.

The subject site is approximately 40 acres nestled in the center of the Surprise Foothills Planned Area Development (PAD), a quarter mile north of Deer Valley Road and east of the 235th Avenue alignment. The APN associated with this request is 503-83-031C.

This rezoning narrative will provide the framework for future development of the Subject Site consistent with the remainder of the Surprise Foothills property. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning and Conceptual Land Use Plan
- Regulatory Development Standards

The proposed development complies with the 2035 General Plan and does not include deviations to the land use and regulatory development provisions outlined in the Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) Manual.

2. SITE ANALYSIS

Site Location and Zoning

The subject site is currently zoned RR and is vacant, entirely surrounded by the largely undeveloped Surprise Foothills PAD. There are many other entitled PADs within a few miles of the site, including Buena Vista Ranch, Surprise 320, Mesquite Mountain Ranch, and Desert Trails. See *Figure 1: Regional Vicinity Map*.

General Plan Land Use Designation

The City of Surprise 2035 Land Use Map designates the Subject Site as Neighborhood Character Area as depicted in *Figure 2: General Plan Land Use Map*. The proposed development plan is in conformance with the 2035 General Plan land use designation and character area and no General Plan amendment is required. *Table 1: Existing and Surrounding Land Uses* provides a breakdown of the existing surrounding land uses and zoning. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. See *Figure 3: Existing Zoning Map*.

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
North	Neighborhoods	Surprise Foothills Planned Area Development (PAD)	MDR, OS
South	Neighborhoods	Surprise Foothills Planned Area Development (PAD)	SFR, MDR, MHDR, OS
West	Neighborhoods	Surprise Foothills Planned Area Development (PAD)	SFR, OS
East	Neighborhoods	Surprise Foothills Planned Area Development (PAD)	SFR, OS

Existing Pre-Development Conditions

The site is currently native desert range land and is intersected by two branches of the Trilby Wash. Access to the site will be provided through the Surprise Foothills Community via local connections to the curvilinear proposed 235th Avenue that will connect from Pinnacle Peak Road down to Sun Valley Parkway. See **Figure 4: Regional Transportation Plan**.

Existing Roads and Rights-of-Way: Currently, no partial or fully improved roadway network exists adjacent to the Subject Site except for Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2035 General Plan's roadway classification map.

School Districts: The Subject Site is in Wickenburg Unified School District #9 (WUSD). The closest K-8 school is the Festival Hills Elementary School located at 26252 W Desert Vista Blvd, Buckeye, Arizona, 85396. The closest high school Wickenburg High School, located in Wickenburg at 1090 South Vulture Mine Road. There are two K-8 schools planned within the larger Surprise Foothills project, one south of Deer Valley Road and one north of Deer Valley Road, to serve this property as well as all of Surprise Foothills.

Electricity: APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five miles directly east and west of the Subject Site. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Fire, Police, and Refuse Service: Surprise Foothills Central 40 is within the municipal service area of the City of Surprise. As such, Surprise will provide fire, police, and residential refuse service to the property. The closest fire stations include Stations 303 or 306, both located approximately 12-14 +/- miles from the site. Buckeye also has Fire Station

#704, approximately 5 +/- miles from the property. There is a fire station planned as a part of the Surprise Foothills development just southwest of the property, and a fire station planned as part of the Ana Mandara development approximately 4 +/- miles to the southeast. Additionally, fire station #304 is at the SWC of 163rd Avenue and Happy Valley Road, as well as two fire stations planned at the NEC of Norfolk and 183rd Ave, and at Deer Valley Road and 195th Ave.

Water and Sewer Service Facilities Plans: The subject property is within Special Planning Area 3 (SPA-3) in the City of Surprise.

The adjacent owner has recently completed phase one of the Surprise Foothills Water Supply Facility, just west of the original 231st Avenue and Deer Valley Road alignment intersection on the north half of the Subject Site. The Surprise Foothills Water Supply Facility will serve potable water to the Subject Site and Owner is working with the city to address subsequent phases of the Surprise Foothills Water Supply Facility.

The Owner has secured sewer capacity in the SPA-3 Water Reclamation Facility for approximately 60% of the entire Surprise Foothills development and is working with the City to address the expansion of the SPA-3 Water Reclamation Facility in order to accommodate the balance of the Subject Site. Sewer service will be obtained through the Deer Valley Road sewer line (previously installed by the Owner) that exists within Deer Valley Road and terminates at 231st Avenue.

Preliminary water and sewer reports that included the subject property were provided and approved with the recent Surprise Foothills Major PAD Amendment (FS22-1259). This property belongs to Phases 3 and 4 within the originally approved **Waterworks Water Master Plan Appendix B Water Demand Tables**, split between parcels 30, 31, 36 and 37. This property belongs to the Surprise Foothills project within the originally approved **Table 2 of the Wastewater Model Report**, within the SFR-1 zoning category. These reports have been included with this submittal package as a separate attachment for reference purposes.

Drainage: The proposed project lies within the area which has been the subject of extensive hydrologic analysis performed by the Flood Control District of Maricopa County. A master drainage study was prepared with the original Surprise Foothills PAD zoning case which included this property, and will be the basis of future development plans. Wash areas will be preserved during the platting stage in accordance with the General Plan.

Luke Air Force Base Compatibility Analysis: The Graduated Density Concept for Luke Air Force Base is best described as providing guidelines for dense development up to and surrounding the “high noise or accident potential zone,” commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-846I, which may limit future operations of the U.S. This Graduated Density Concept proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows:

- A maximum of two dwelling units per acre from the 65 DNL to a ½ mile zone (Zone A).
- A maximum of four dwelling units per acre from the ½ mile to 1 mile zone (Zone B).
- A maximum of six dwelling units per acre from the 1-mile to 3-mile zone (Zone C).

The subject site was considered as part of the review and analysis of the Surprise Foothills PAD, which is located between 1-3 miles from the 65 LDN noise contour line, permitting a maximum density of 6 du/ac across the development.

The Applicant received an e-mail from Mark James, Planning Manager with Luke Air Force Base Community Initiatives dated February 28, 2022, based on a review of the entire proposed Surprise Foothills development. The e-mail indicated that the proposed development should not have a negative impact on Luke AFB flight operations but recommends a notification program to notify prospective residents of proximity to Luke AFB operations.

See **Figure 5: Luke Air Force Base Graduated Density Analysis** for the location of the various noise contours and density restrictions associated with them overlaid on the Surprise Foothills Central 40 property.

3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish residential zoning districts throughout the site to be consistent with the LDO. No deviations are proposed as part of this application and all development will follow the LDO and PEDS Manual as prescribed.

Conceptual Development and Open Space Plan

The zoning districts for this property were specifically chosen to blend into the surrounding Surprise Foothills PAD land uses to ensure a seamless development of the entire community. See **Table 2: Proposed Zoning Districts** and **Figure 6: Proposed Zoning Map**.

This parcel will ultimately be integrated with Surprise Foothills during the platting process. The project will provide two distinct point of access per Fire & Transportation requirements. A preliminary lotting layout of this parcel has been provided as **Exhibit 7: Site Access**, showing the planned access connections west to Foothills Boulevard and east to 231st Avenue.

The overall Surprise Foothills development will include numerous opportunities for active and passive recreation through natural open space/ wash corridors, the various power corridor easements, developed parks and trails throughout the community, and direct access to the CAP canal regional trail system and the regional paths as defined by the City of Surprise Parks and Recreation Master Plan. **Figure 7: Development and Open Space Plan** shows the conceptual network of usable open space to be provided throughout the development. The precise location and size of each park, usable open space, and private amenities are subject to change during the platting process.

TABLE 2: PROPOSED ZONING DISTRICTS			
PARCEL	ZONING DISTRICT	GROSS ACRES	LAND USE %
1	R-2	8.88	22%
2	R-1	31.06	78%
TOTAL		39.94	

Residential – Low Density (R-1)

The Residential Low Density (R-1) zoning district provides areas for single-family homes on varying lot sizes and a mix of densities together with schools, parks, and other public services necessary for suburban residential neighborhoods.

Residential – Medium Density (R-2)

The Residential Medium Density (R-2) zoning district allows for a variety of housing opportunities including detached and attached buildings, single-family dwellings, two-family dwellings, and three-family dwellings. The proposed zoning will allow for the development of all R-2 lot categories.

General Development Standards

All general development standards within the Surprise LDO will shall govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1. The Articles within the PEDS shall apply where applicable, based on the specific zoning and land use, and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, and building form and architecture of a development in addition to those listed within the LDO.

4. CONCLUSION

The Surprise Foothills PAD was designed to appeal to a broad range of residential development types and neighborhood commercial to serve the residents of the PAD. This rezoning application was designed to fill in the exception parcel from the original PAD with compatible zoning districts, and to encourage future development consistent with the City's 2035 General Plan, and current market demands for the area. The project team has coordinated with City staff regarding the regional transportation system in a rapidly growing area of the City of Surprise. The proposed project evaluated all the existing and proposed conditions of the site and surround area to ensure compatibility within this growing area of Surprise.

FIGURE 1: REGIONAL VICINITY MAP

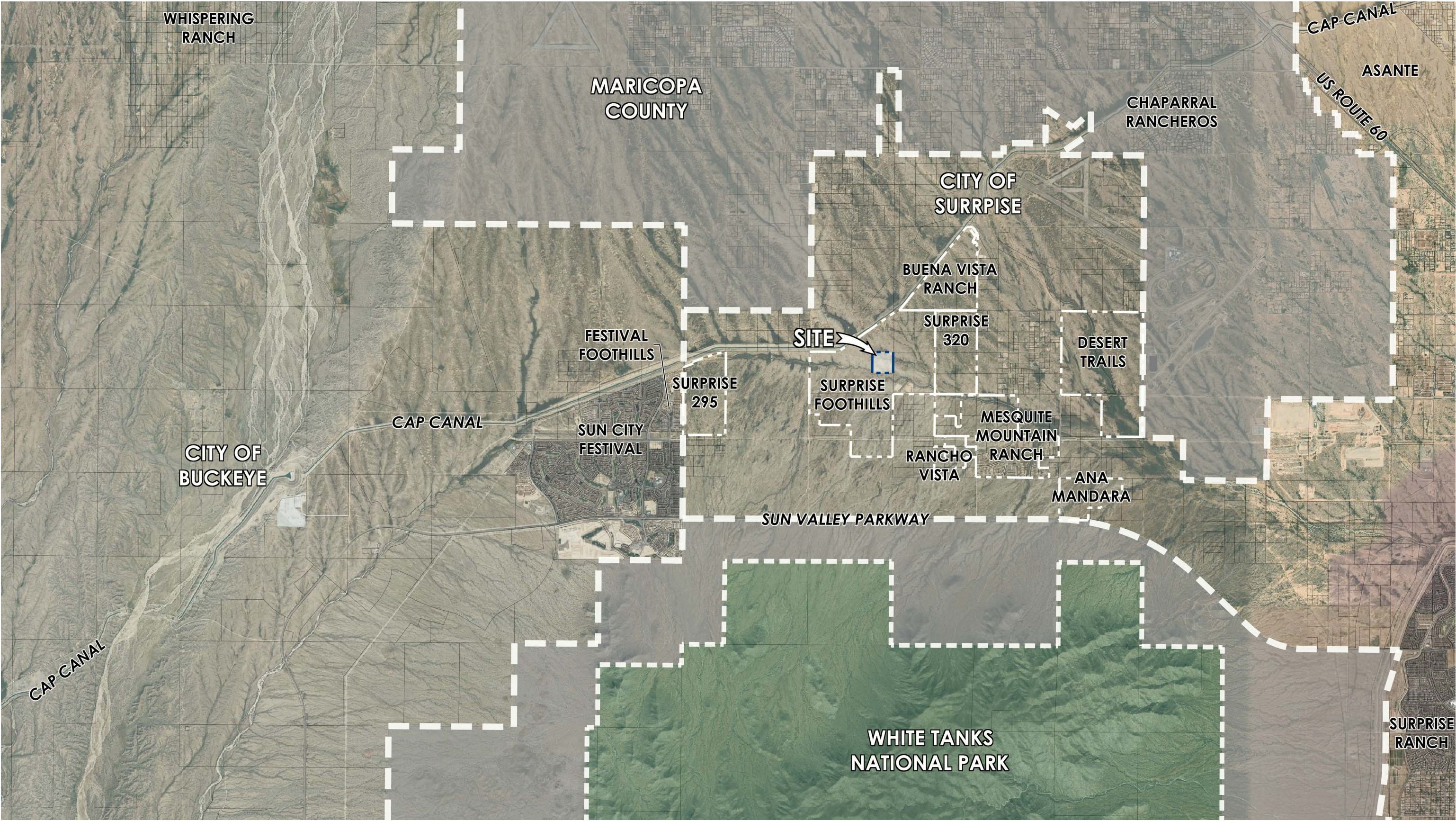


FIGURE 2: GENERAL PLAN LAND USE MAP

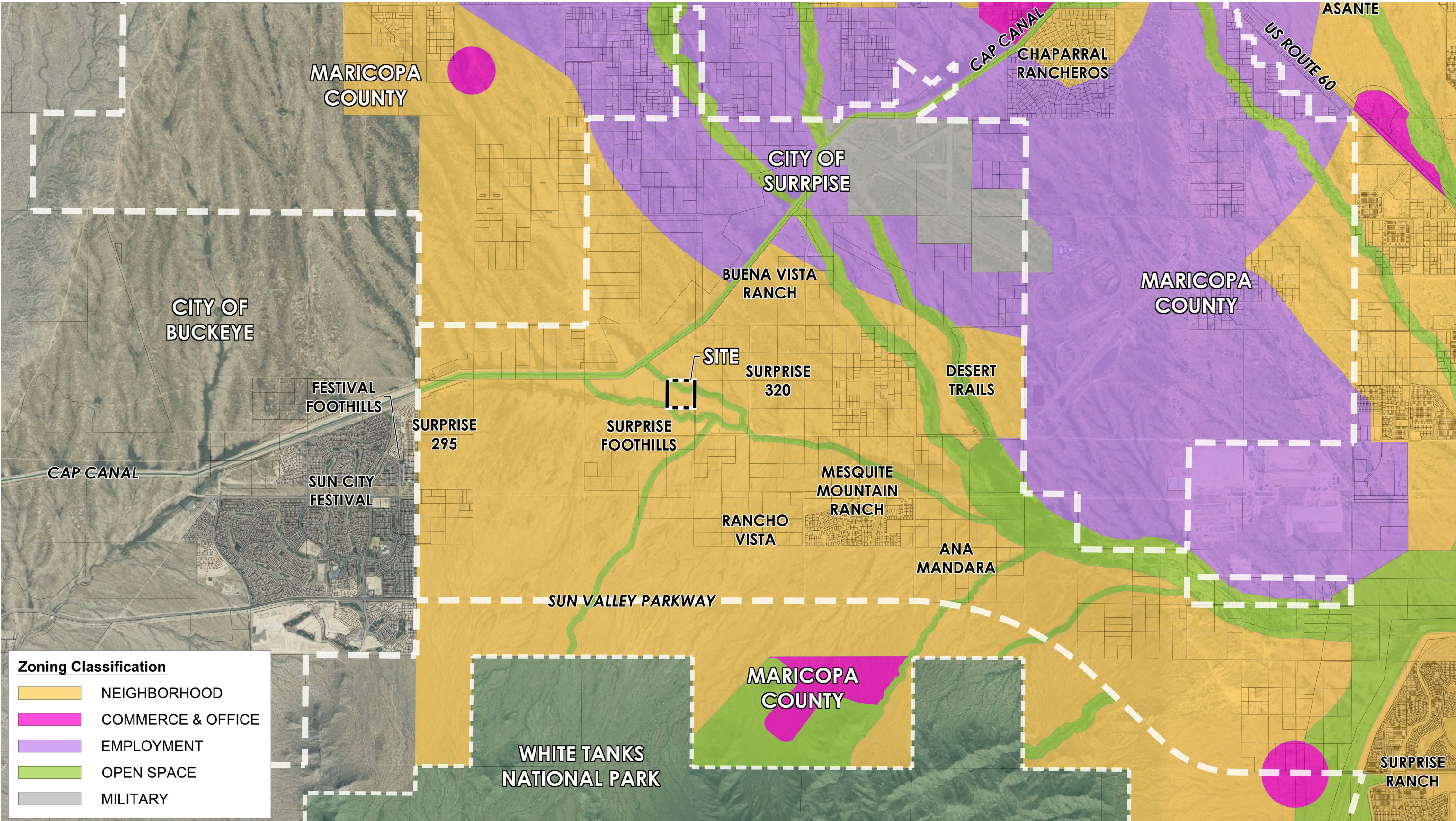


FIGURE 3: EXISTING ZONING MAP

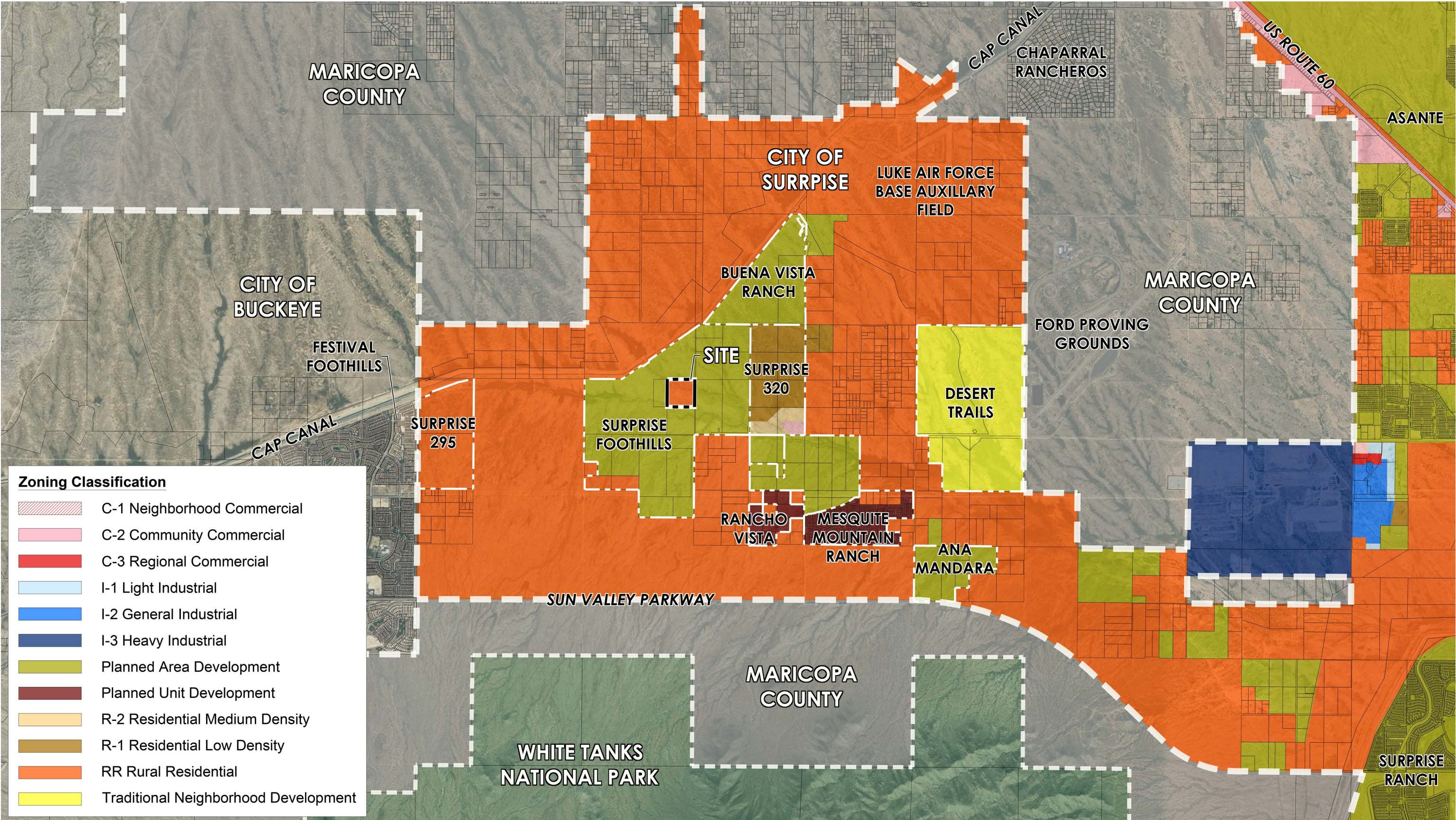


FIGURE 4: REGIONAL TRANSPORTATION PLAN

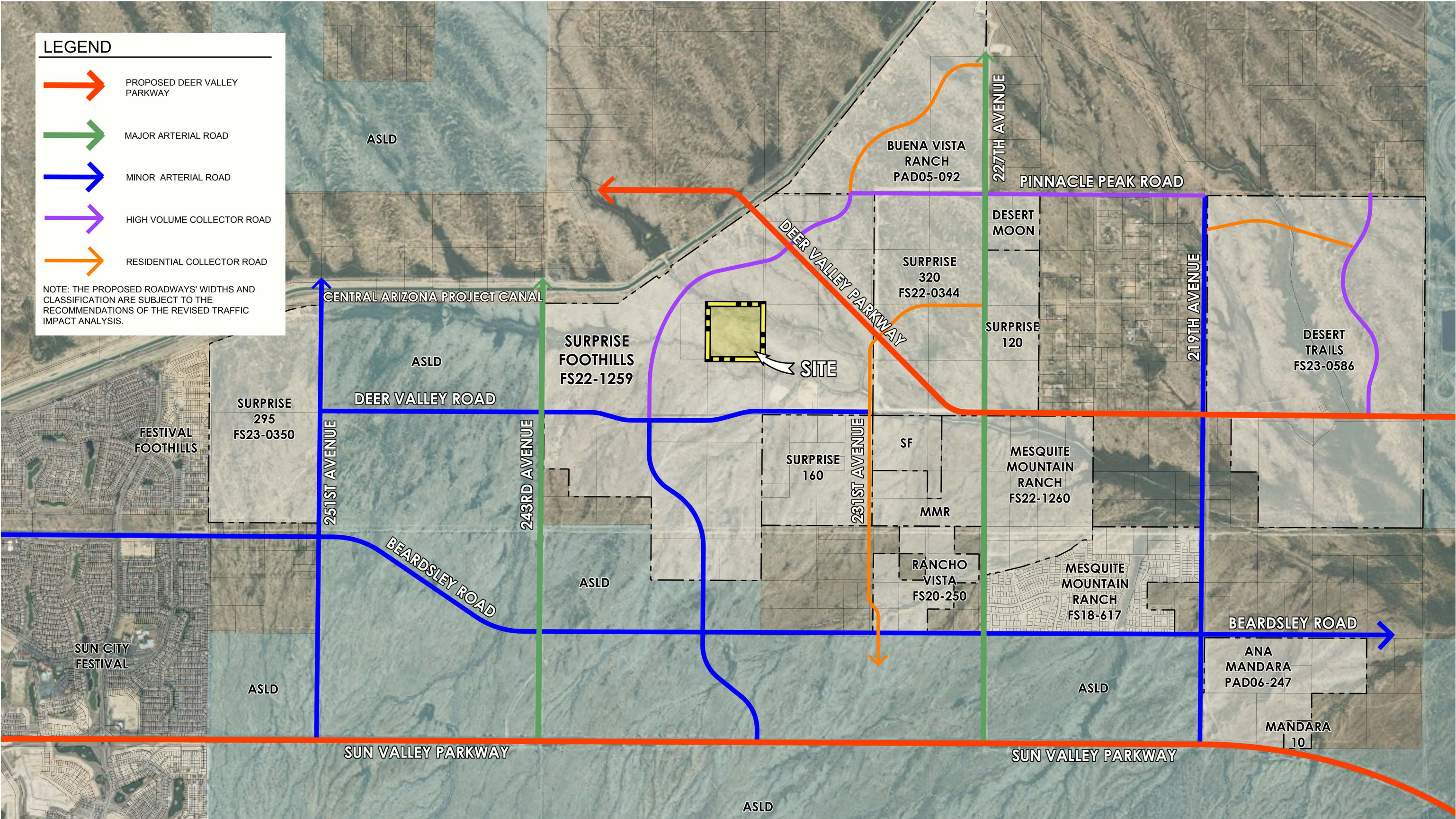


FIGURE 5: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

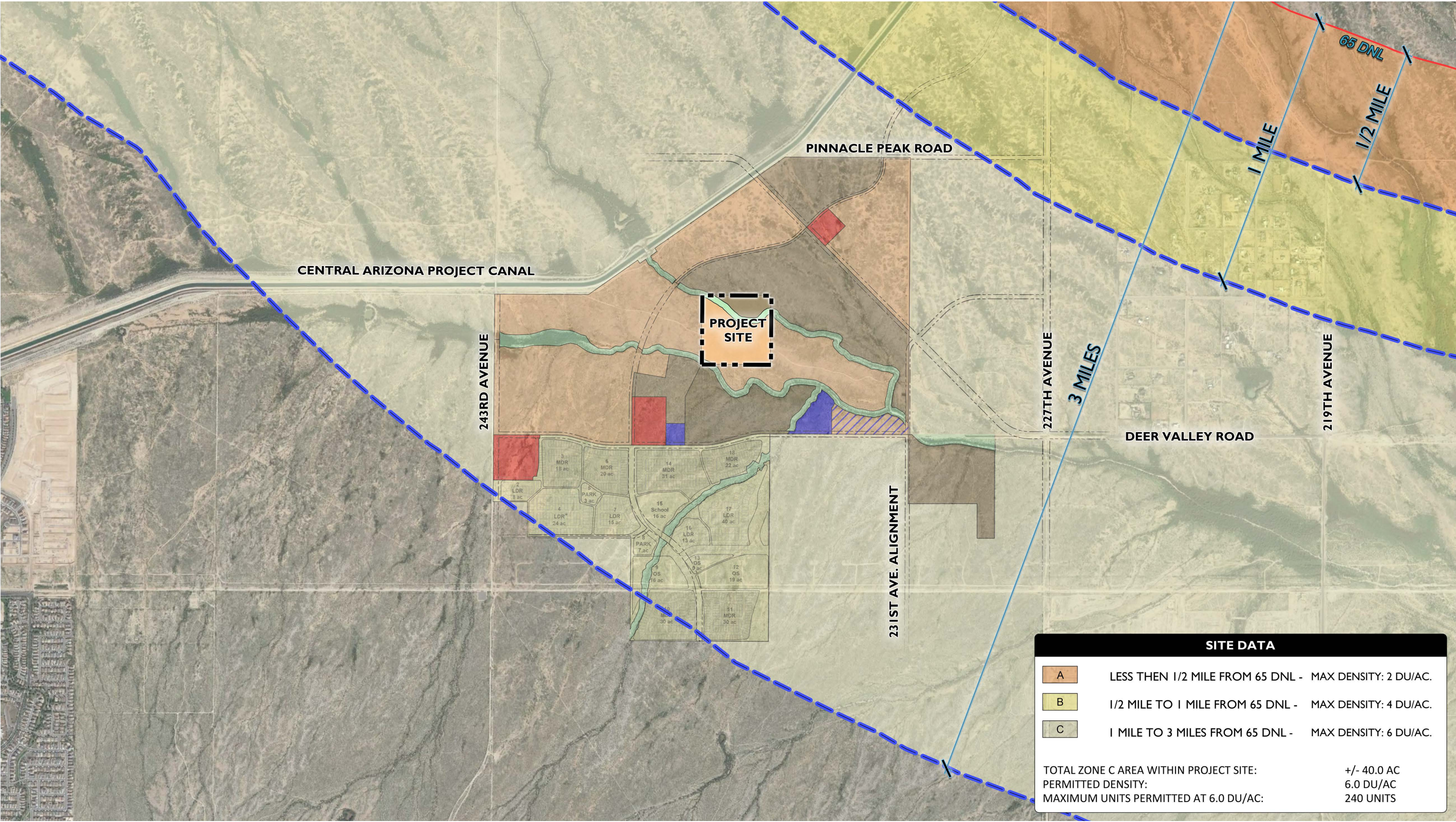


FIGURE 6: PROPOSED ZONING MAP

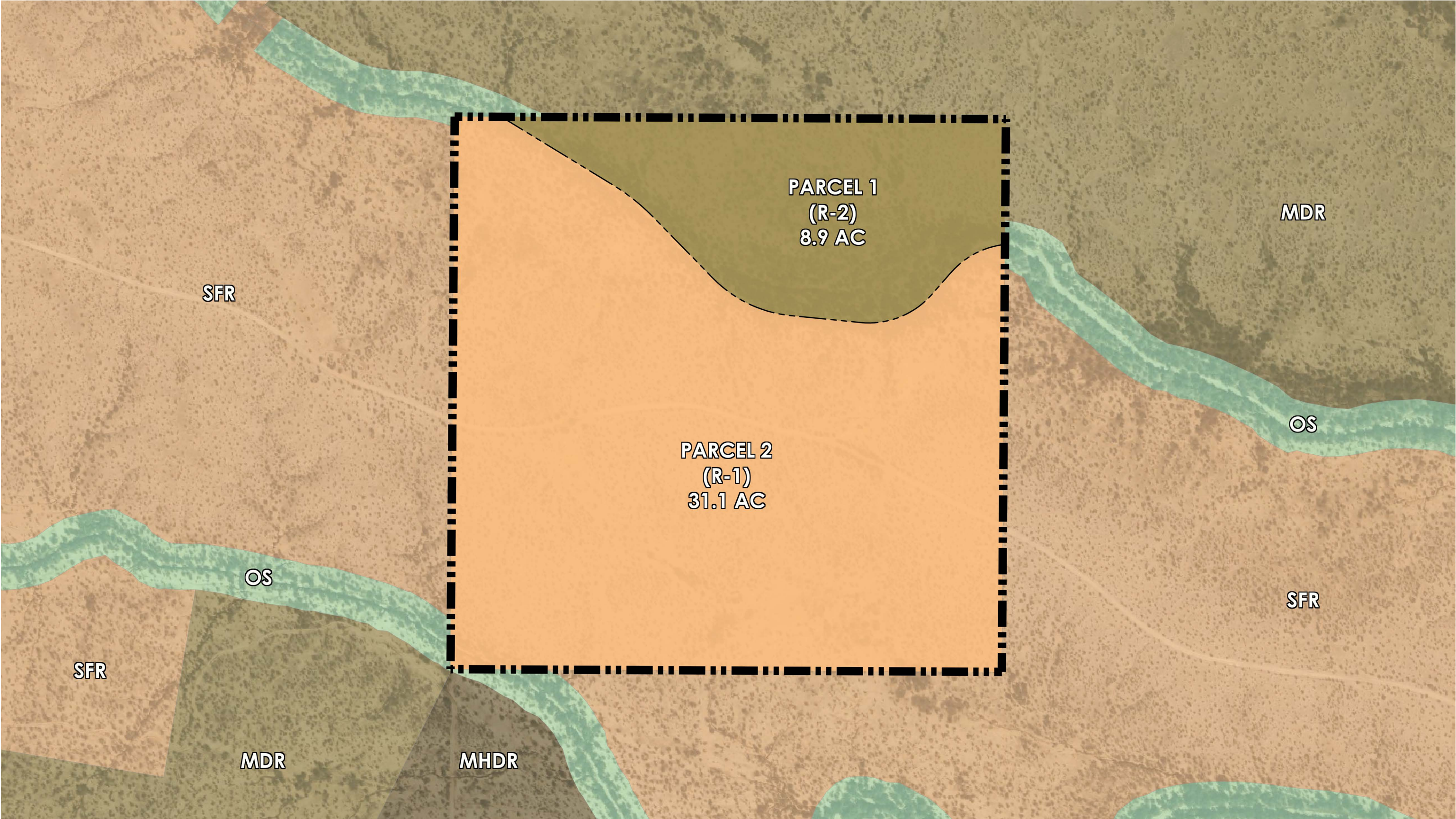


FIGURE 7: SITE ACCESS

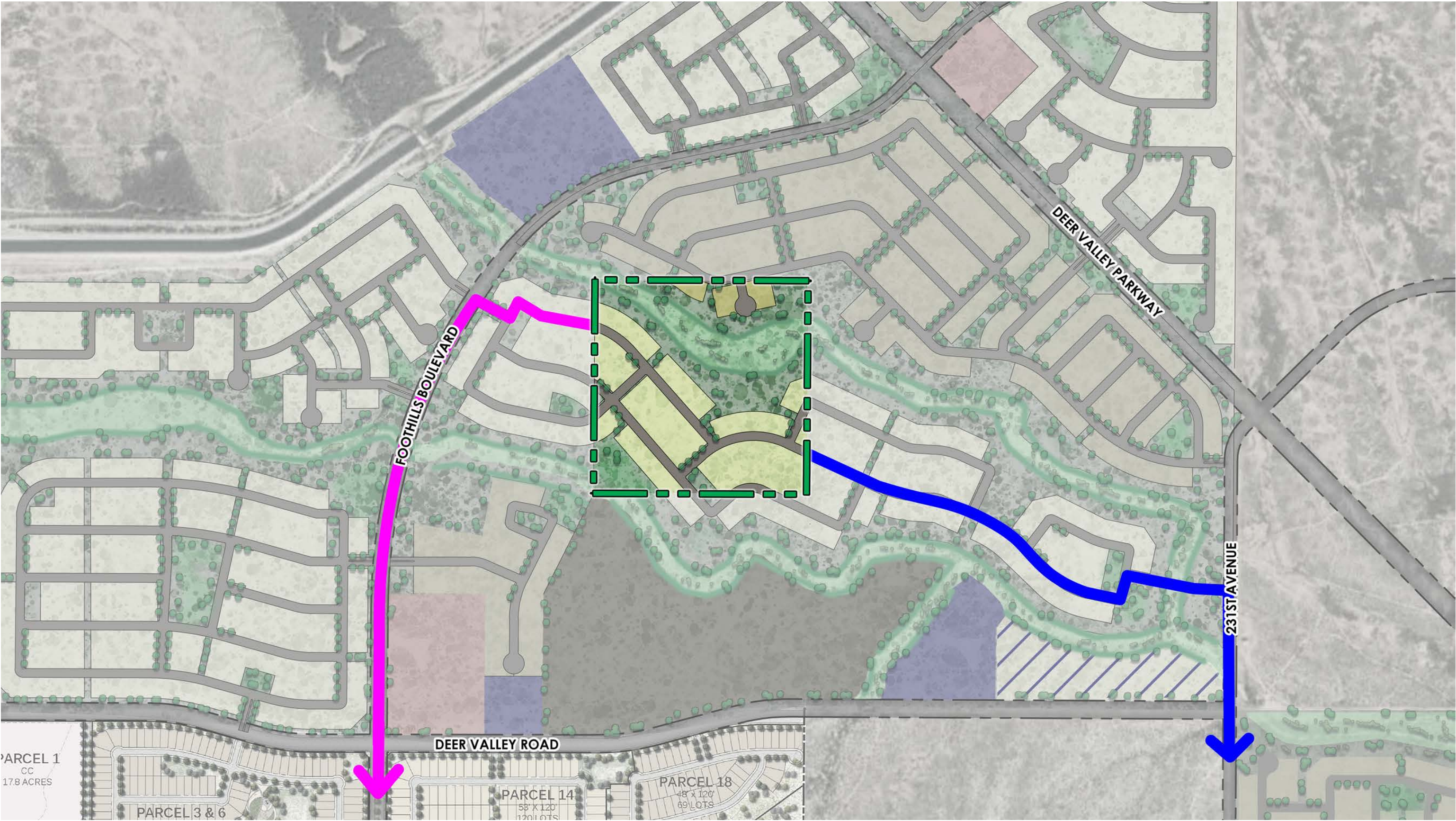
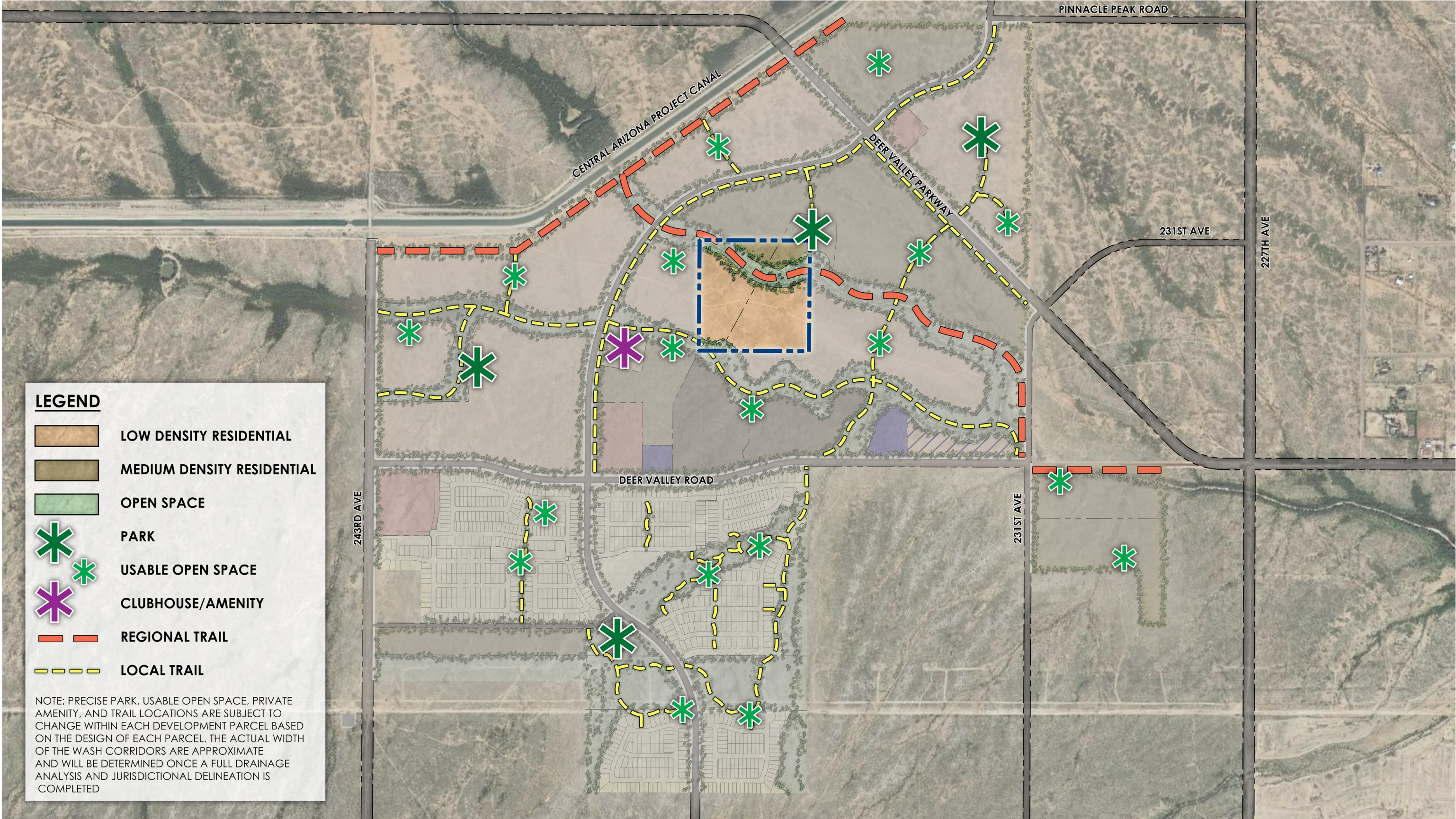


FIGURE 8: DEVELOPMENT AND OPEN SPACE PLAN



Christina Sexton

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>
Sent: Tuesday, February 6, 2024 12:49 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS24-0118 Surprise Foothills Central 40 - New Digital Submittal 01.31.24

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good afternoon Ms. Flores,

Thank you for the opportunity to provide comments on the design review application for Surprise Foothills Central 40. The proposal is to rezone 40-acres from rural residential (RR) to low density (R-1) and medium density residential (R-2). The application does not request adding the 40-acres to the existing Surprise Foothills PAD, but the site will remain consistent with the Surprise Foothills PAD. The site is located generally near Deer Valley Road and 243rd Avenue in Surprise, AZ. The site is 1.84 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. At this time, the number of lots has not been defined nor the proposed density. Luke AFB respectfully requests the opportunity to comment as site plans become available.

The request to rezone, as described, will not have a negative impact on Luke AFB flight operations. Although the site is located outside the "territory in the vicinity of a military airport," it may be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupants about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, January 31, 2024 1:30 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District)



CITIZEN PARTICIPATION REPORT

Surprise Foothills Central 40 Rezoning

Surprise, AZ
May, 2024
FS24-0118



Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to Surprise Foothills Central 40, case number FS24-0118.

Public Outreach

One neighborhood meeting was held for this project on May 9th, 2024 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below. Additionally, two on-site signs were posted on the property in accordance with the sign posting requirements.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Thursday May 10th, 2024 – 6:00 PM

The following exhibits are included as part of the Citizen Participation Report:

- Site posting affidavit and photos as **Exhibit A: Sign Posting Affidavit & Photos**

Summary of Neighborhood Outreach Efforts

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. At 6pm the only attendees present were city staff. The applicant waited until 6:30pm and, as there were no additional attendees, concluded the public meeting.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit A: Sign Posting Affidavit and Photos

AFFIDAVIT OF POSTING

Application No: FS24-0118
Applicant Name: RVi Planning
Location: NWC Deer Valley Rd & 231st Ave
Date Site Posted: 04/19/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

[Signature]
Applicant/Representative Signature

4/19/2024
Date

This instrument was acknowledged before me on 04/19/24, by Tyler Walker. I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public

5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0118

VICINITY MAP



A rezoning application for Surprise Foothills Central 40 to change the existing zoning from Rural Residential (R-R) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2) on parcel 503-83-031C, comprising approximately 40 gross acres.

Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

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17901 W Lundberg St.

Surprise, AZ 85388

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16000 Civic Center Plaza

Surprise, AZ 85374

City Council

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Location: Council Chambers
16000 Civic Center Plaza
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City Council

Date: TBD

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Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

AFFIDAVIT OF POSTING

Application No: FS24-0118
Applicant Name: RVi Planning
Location: NWC Deer Valley Rd & 231st Ave
Date Site Posted: 06/14/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.


Applicant/Representative Signature

6-14-24
Date

This instrument was acknowledged before me on 06/14/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public
5/31/27
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: July 18, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 20, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

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VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

June 14, 2024 at 9:42 AM
+33.687560, -112.568977
Surprise AZ 85396
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 9, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: July 18, 2024

Time: 6:00 P.M.

Location: Council Chambers
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VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

June 14, 2024 at 9:51 AM
+33.687241, -112.565657
Surprise AZ 85396
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 9, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: July 18, 2024
Time: 6:00 P.M.
Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Date: August 20, 2024
Time: 6:00 P.M.
Location: Council Chambers
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VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

June 14, 2024 at 9:43 AM
+33 687560 112 568977
Surprise AZ 85396
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 9, 2024
Time: 6:00 P.M.
Location: Willow Canyon High School
Collaborative Commons
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Surprise, AZ 85388

Planning & Zoning

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VICINITY MAP



Please call to confirm dates: 623-222-3011 www.surpriseaz.gov

June 14, 2024 at 9:51 AM
+33 687241 112 565657
Surprise AZ 85396
United States

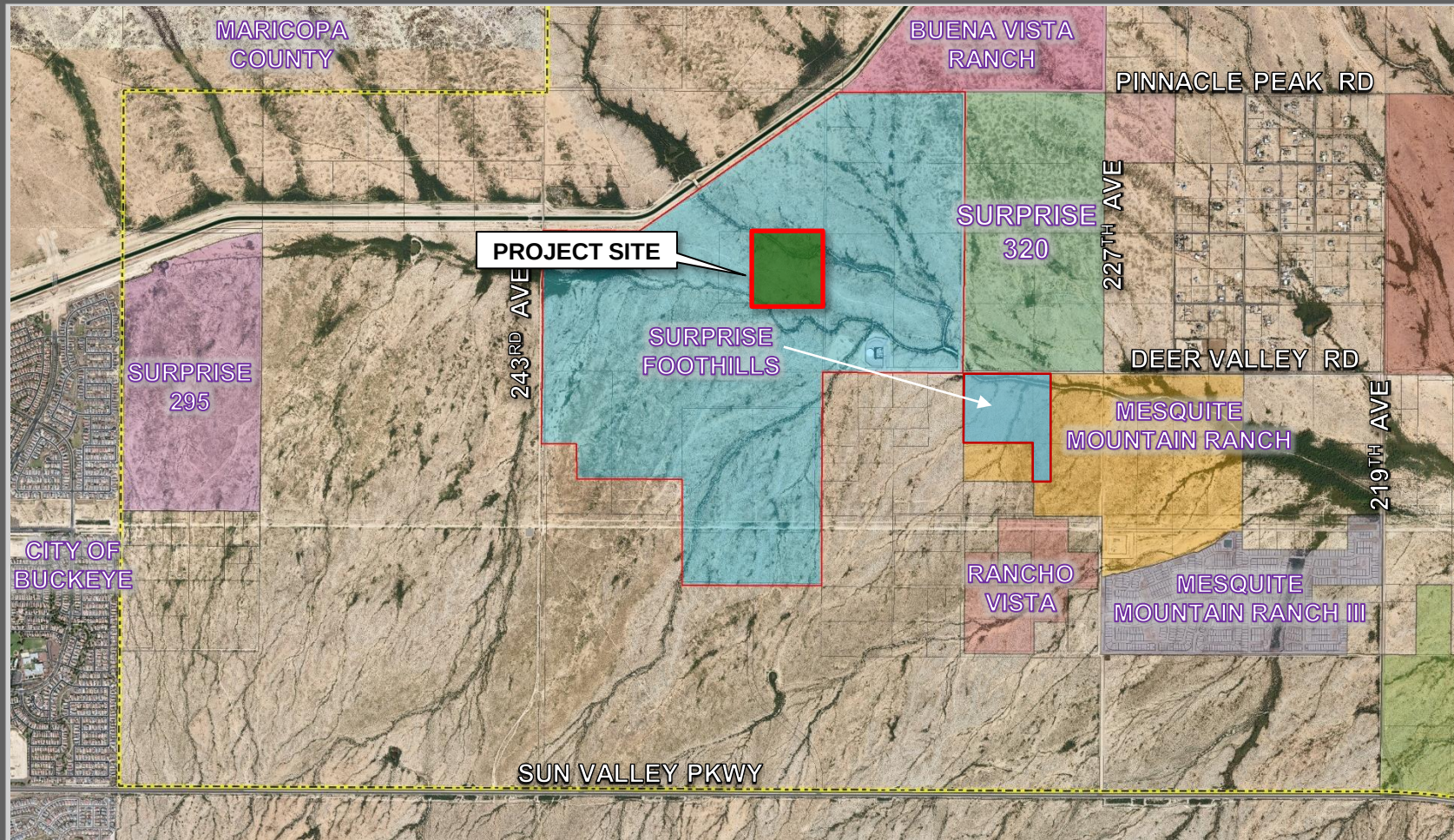


FS24-0118

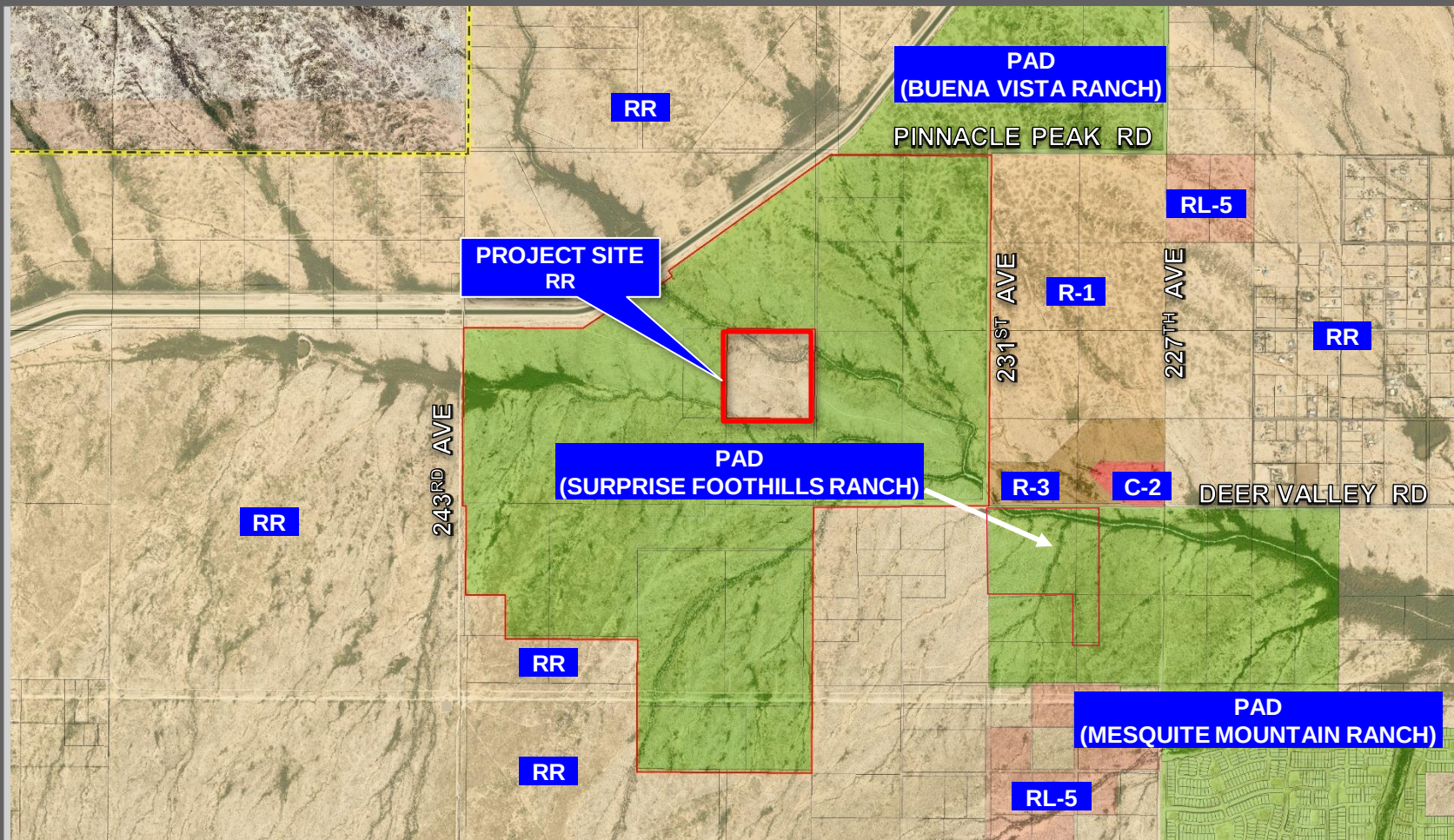
Surprise Foothills Central 40

Planning & Zoning Commission

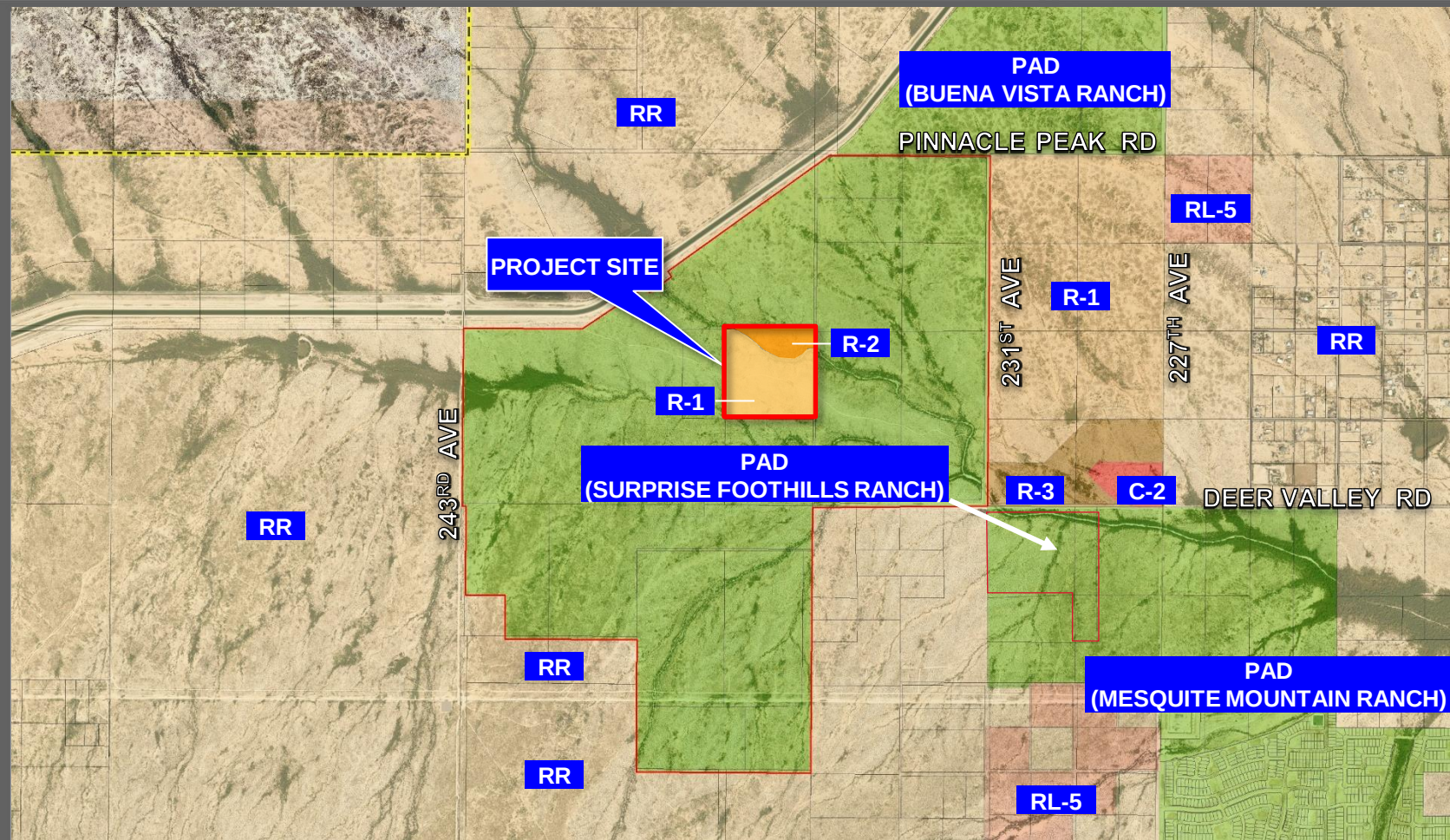
July 18, 2024



FS24-0118 VICINITY MAP

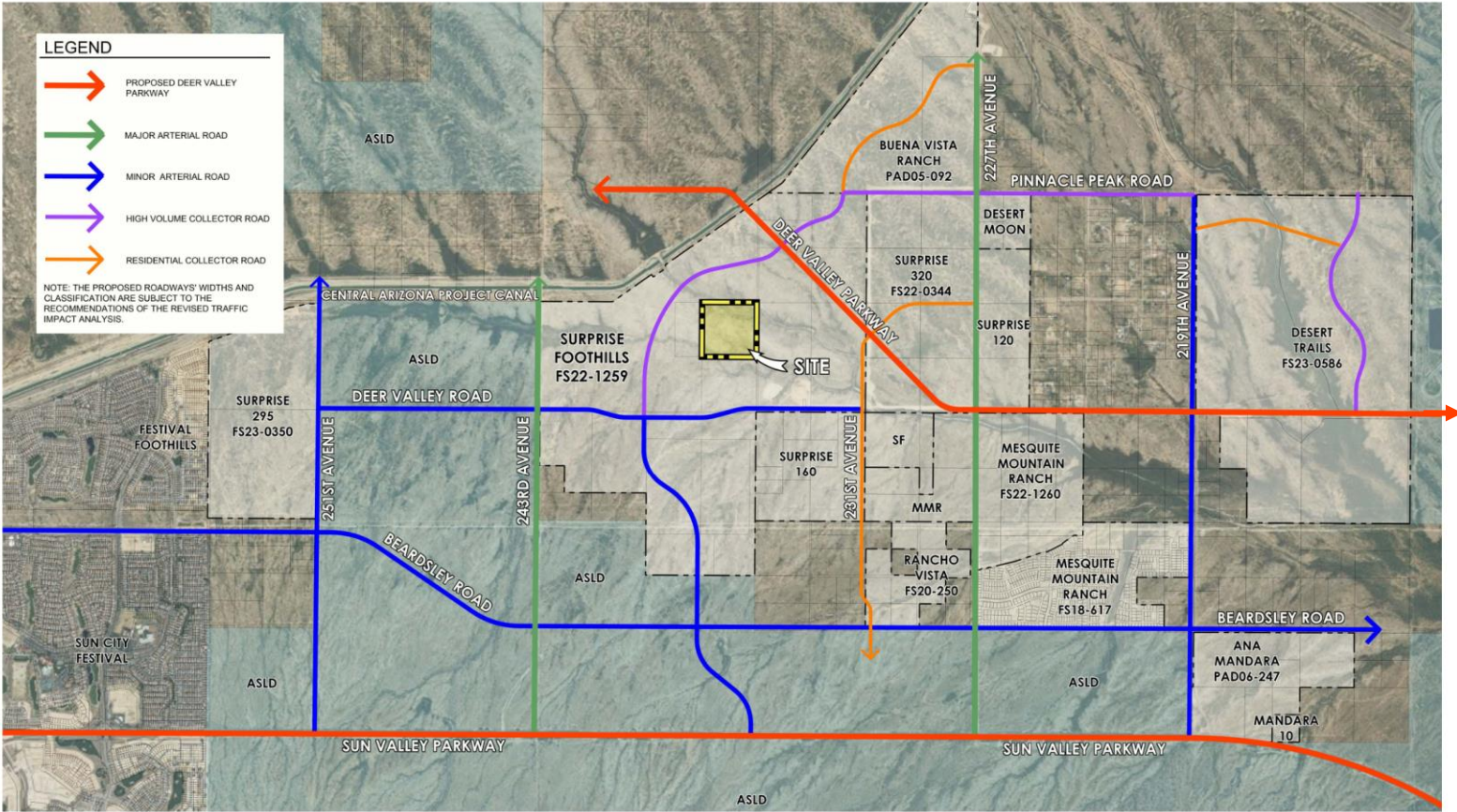


FS24-0118 EXISTING ZONING

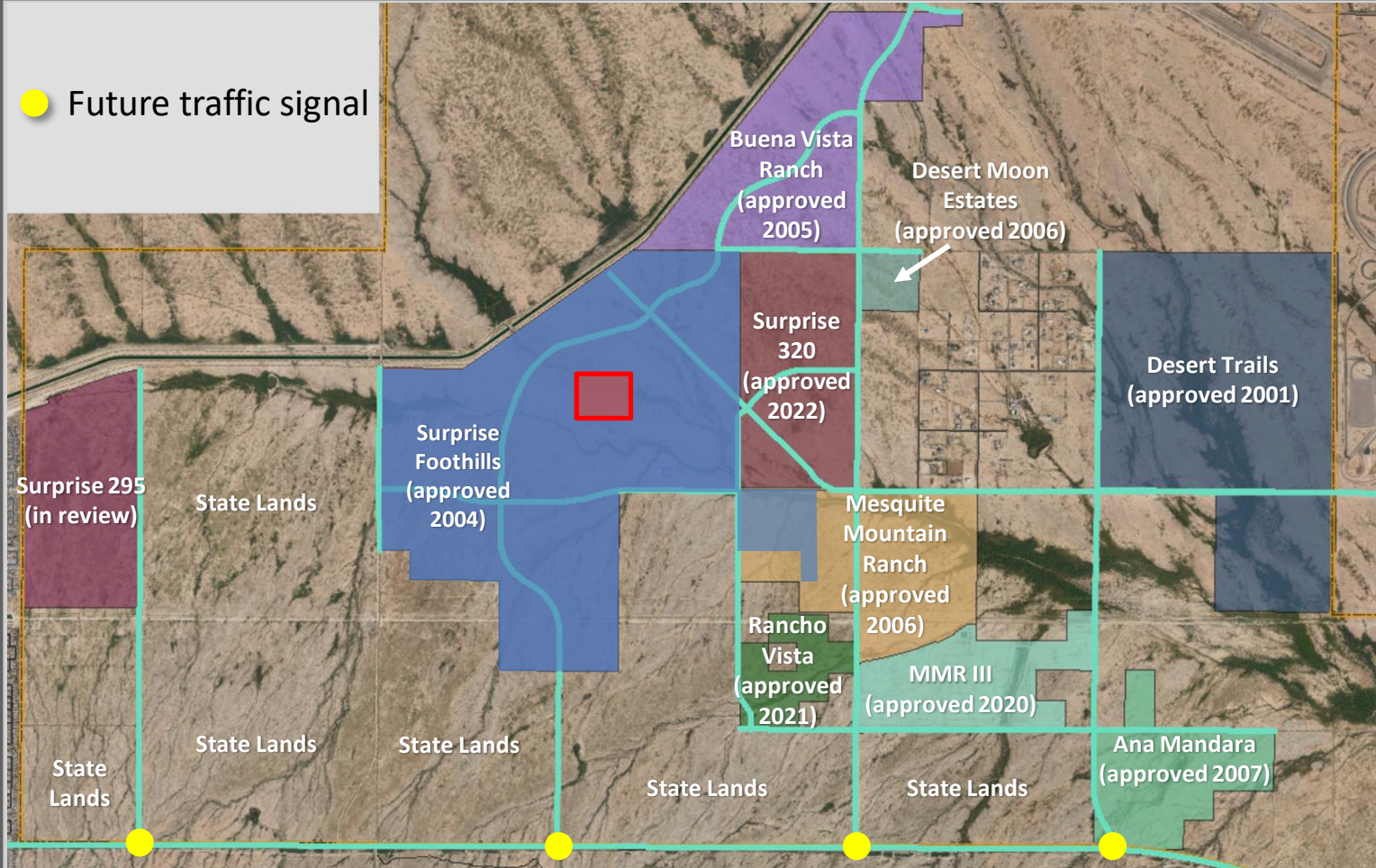


FS24-0118 PROPOSED ZONING

FIGURE 4: REGIONAL TRANSPORTATION PLAN



● Future traffic signal



ROADWAYS



OUTREACH



Neighborhood Meeting:

Site Posting, 300' Mailers, & Newspaper Publishings

- May 9th (In-Person) – Willow Canyon HS
 - No attendees

Staff Recommendation

Planning and Zoning Commission Recommend Approval subject to stipulations 'a' and 'b'

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise Foothills Central 40”, prepared by Rvi Planning + Landscape Architecture,” received April 29, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

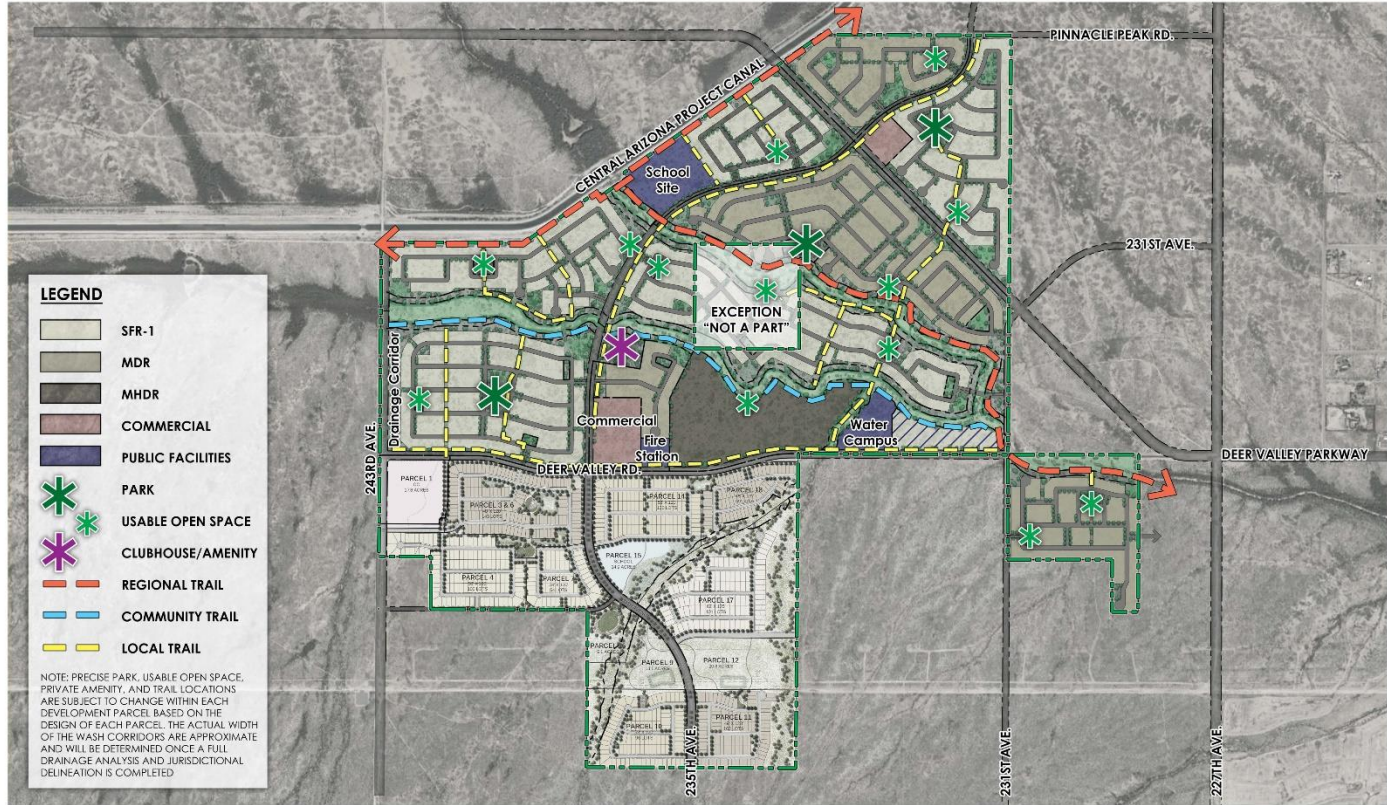


SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

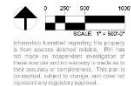
Thank You





SURPRISE FOOTHILLS • DEVELOPMENT & OPEN SPACE PLAN

9 SURPRISE, AZ
 702.433.2020
 702.433.2020
 ELLIOTT C. POLLACK & COMPANIES



LEGEND

-  PROPOSED DEER VALLEY PARKWAY
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  HIGH VOLUME COLLECTOR ROAD
-  RESIDENTIAL COLLECTOR ROAD
-  HIGHWAYS

NOTE: THE PROPOSED ROADWAYS' WIDTHS AND CLASSIFICATION ARE SUBJECT TO THE RECOMMENDATIONS OF THE REVISED TRAFFIC IMPACT ANALYSIS.

