



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374

AMENDED 09/16/2024

Thursday, September 19, 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 September 5, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Renee Puig-Hink
Community
Development |
|----|----------|--|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 3 | Consideration and action pertaining to a Conditional Use Permit (CUP) with Site Plan for a day care and preschool facility on a vacant 2.18 acres parcel located near the northeast corner of 137th Avenue and Waddell Road. Case# FS24-0140. | Chris Sexton
Community
Development |
| 3. | District 1 | Consideration and action pertaining to a rezone of approximately 10 acres from Rural Residential (RR) to Residential Medium Density (R-2) on a vacant parcel, generally located east of the northeast corner of Sun Valley Parkway and 219 th Avenue. FS24-0120. | Jani Wertin
Community
Development |
| 4. | District 5 | Consideration and action pertaining to a rezone from Rural Residential (RR) to Light Industrial (I-1) for approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road. Case FS24-1017. | Trevor Fleetham
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: Thursday, September 12, 2024 @ 5:15PM AMENDED Monday, September 16, 2024 @ 12:15pm

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: September 19, 2024 Contact Person: Renee Puig-Hink
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 September 5, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the September 5, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 09-05-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 5, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland 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 September 5, 2024.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Commissioner Jay Leonard, Chair Jared Holland, Vice Chair Ken Chapman, Commissioner Matthew Keating, and Commissioner Dennis Bash.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Senior Planner; Jani Wertin, Planner II; Alyssa Lester, Project Coordinator; and Renee Puig-Hink, Administrative Specialist Senior.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Director Lloyd Abrams introduced the new Administrative Specialist Senior, Renee Puig-Hink who will serve as the Planning and Zoning Secretary.

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

Chair Holland opened the call to the public to discuss any items not listed on the agenda.

Alex Christ, Surprise, AZ – Expressed concerns with the final plat approved at City Council, case FS23-0959 and there not being current community neighborhood outreach to discuss the rezone and increase in density.

Hearing no further requests, Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the August 15, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Chapman made a motion to approve the August 15, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Leonard seconded the motion passed with 6 votes in favor. Commissioner Keating abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to allow Smoking Lounges to operate outdoor patio areas as part of their business operations. Case FS24-0782

Trever Fleetham, Senior Planner, presented item 2 to the Commission.

Tom Galvin of Rose Law Group, representative for the applicant and the owner/business operator Mitchell Fox presented additional information to the Commission.

Chair Holland opened the public hearing.

Susan Draper, Surprise, AZ – Expressed opposition due to the nature of secondhand smoke and safety concerns as well as not aligning with the General Plan 2040.

Alex Christ, Surprise, AZ – Expressed concerns with how the smoke will be maintained and that smoking lounges should remain indoors.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Mitigation plan and guidelines set in place for maintaining the smoke and air quality.
- Requiring a body to approve in a Conditional Use Process.
- Guidelines set as a standardized practice for these uses.
- Filtration of smoke.
- Addressing complaints and concerns from residents and surrounding tenants.

Commissioner Leonard made a motion to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to allow Smoking Lounges to operate outdoor patio areas as part of their business operations. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor. Commissioner Perry voted in opposition.

Item 3 – District 1 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a drive-through teller machine, located at the northwest corner of Pat Tillman Boulevard and 163rd Avenue, zoned Asante Planned Area Development (PAD), case # FS24-0136.

Jani Wertin, Planner II, presented item 3 to the Commission.

Eric Gerster of Sustainability Engineering Group, representative for the applicant and Scott Kelly of Greenlight Traffic presented additional information to the Commission.

Chair Holland opened the public hearing.
Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Locations used in the traffic study are remote and underutilized in comparison to the proposed site location.
- Traffic and parking impact on neighboring tenants.
- Pedestrian ATM location.
- Car stacking within the que.
- Process for if this becomes non-compliant.

Chair Holland made a motion add stipulation F, stating this Conditional Use Permit shall be valid for one (1) year upon issuance of the Certificate of Occupancy or Certificate of Completion. Any renewals or extensions of this Conditional Use Permit shall require a new Conditional Use Permit application and public hearing before the Planning and Zoning Commission. Commissioner Leonard seconded the motion. Motions passed with 7 votes in favor.

Chair Holland made a motion to approve the Conditional Use Permit for Asante Lot 6 Shops B Bank ITM, Case # FS24-0136, subject to stipulations 'a' through 'f' as memorialized in the staff report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Standards for mitigation plans for existing bars and smoking lounges.

ADJOURNMENT:

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

Meeting adjourned at 7:26 pm.

Jared Holland
Planning and Zoning Commission 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: _____
Alyssa Lester, Project Coordinator

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: September 19, 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 Conditional Use Permit (CUP) with Site Plan for a day care and preschool facility on a vacant 2.18 acres parcel located near the northeast corner of 137th Avenue and Waddell Road. Case# FS24-0140.

Motion:

I move to **approve** the Conditional Use Permit with Site Plan for Primrose School, Case FS24-0140, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to **deny** the Conditional Use Permit with Site Plan for Primrose School, Case FS24-0140, because *[insert reason]*.

Background:

John Finnemore with Primrose Schools, requests a CUP with Site Plan to allow for a day care and preschool facility on a vacant 2.18 acres pad generally located near the northwest corner of 137th Avenue and Waddell Road.

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 FS24-0140 Primrose School - CUP with Site Plan - Staff Report (Updated on 9/17/24)

2. 01 FS24-0140 Primrose School - CUP with Site Plan - Vicinity Map
 3. 02 FS24-0140 Primrose School - CUP with Site Plan - Zoning Map
 4. 03 FS24-0140 Primrose School - CUP with Site Plan - Site Plan
 5. 04 FS24-0140 Primrose School - CUP with Site plan - Landscape Plan
 6. 05 FS24-0140 Primrose School - CUP with Site Plan - Elevations
 7. 06 FS24-0140 Primrose School - CUP with Site Plan - Citizen Participation Report
 8. 07 FS24-0140 Primrose School - CUP with Site Plan - Affidavit of Posting
 9. 08 FS24-0140 Primrose School - CUP with Site Plan - Luke AFB Letter Updated on 9/17/24)_
 10. FS24-0140 Primrose Schools - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0140

Project Name: Primrose School

Council District: 4 – Mulberry

Meeting Date: September 19, 2024

Planner: Chris Sexton, Planner II

Owner: Surprise Crossing, LLC

Applicant: John Finnemore with Primrose Schools

Request: Conditional Use Permit (CUP) with Site Plan for a day care and preschool facility

Site Location: Generally located near the northeast corner of 137th Avenue and Waddell Road

Site Size: 2.18 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2040

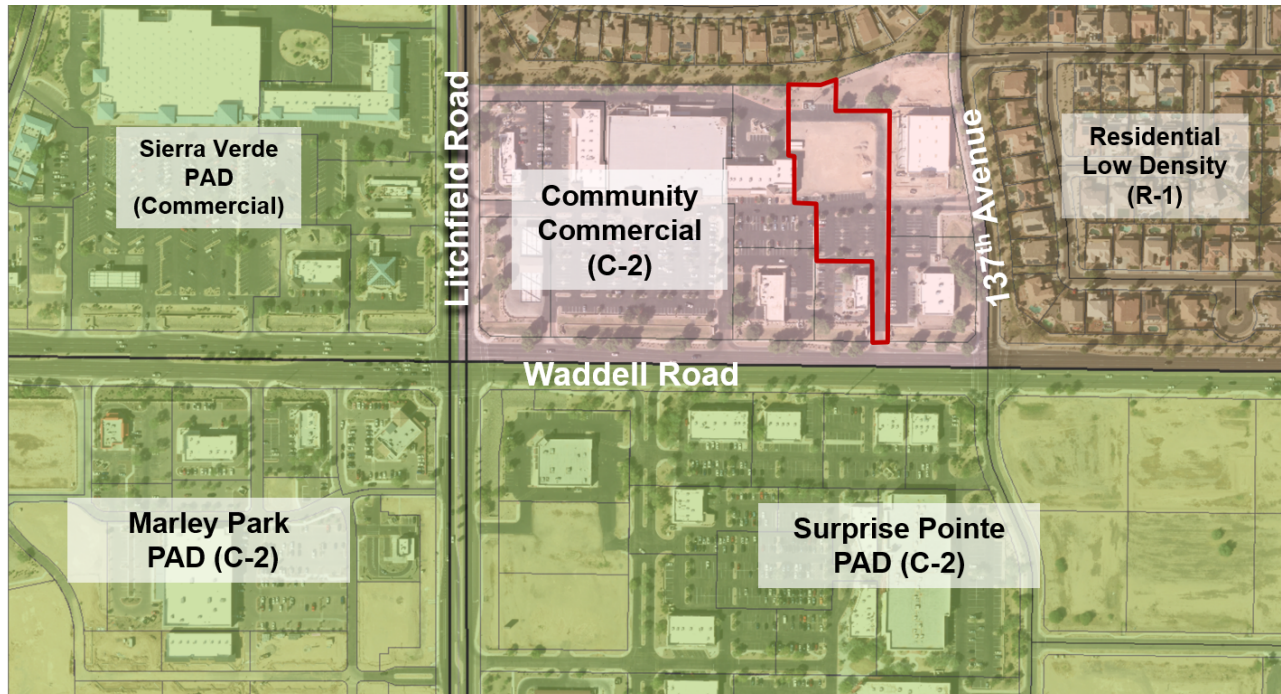
Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission review the applicant's CUP with Site Plan and decide whether to **approve or deny** case #FS24-0140. Additional information is located within the Summary section of this report.

Project Description:

John Finnemore with Primrose Schools, requests a CUP with Site Plan to allow for a new day care and preschool facility on a vacant 2.18 acres pad generally located near the northeast corner of 137th Avenue and Waddell Road.

Surrounding Land Zoning:



Sierra Verde PAD (Commercial)	Residential Low Density (R-1)	Residential Low Density (R-1)
Sierra Verde PAD (Commercial)	Community Commercial (C-2)	Residential Low Density (R-1)
Marley Park PAD (C-2)	Surprise Pointe PAD (C-2)	Surprise Pointe PAD (C-2)

Background:

January 28, 1999: The subject parcel was annexed into the City by Ordinance# 99-02.

February 18, 2003: A Master Site Plan was approved for the Surprise Crossing shopping center under case SP02-306.

February 12, 2004: The Final Plat was approved by City Council to subdivide the Surprise Crossing shopping center from one (1) lot into a total of ten (10) lots under case, CS03-360.

October 5, 2023: Staff met with the applicant to discuss a proposed day care and preschool facility during a Concept Review meeting held under CR23-0786.

February 8, 2024: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new day care and preschool facility under FS24-0140, the subject case number.

May 22, 2024: The applicant held an in-person citizen outreach meeting at the Residence Inn. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

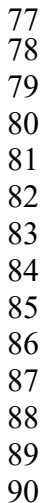
Primrose School CUP with Site Plan
P&Z September 19, 2024
Case: FS24-0140
Page 2 of 8

Analysis and Discussion:

Although the pad for the site is zoned C-2 under the LDO, the proposed day care may be permitted based on the previously approved Master Site Plan (SP02-306), which requires the site to follow the development standards as set forth in Title 17. Title 17 requires a Conditional Use Permit whereas the LDO requires a Site Plan for a day care and preschool facility.

The subject site is a vacant pad, approximately 2.18 acres, located near the northeast corner of the existing, Surprise Crossing commercial center. Access to the site is provided via the commercial center's internal drive aisles with access points from Litchfield and Waddell Roads to the west and south, respectively, and 137th Avenue along the center's easterly boundary. The site plan demonstrates pedestrian connectivity from the site out to Waddell Road and 137th Avenue. Full roadway improvements along 137th Avenue, Waddell Road and Litchfield Road, have been fully constructed, therefore no further roadway improvements are warranted with this proposal.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



The proposed building colors and material palette exhibit unifying elements throughout the shopping center by utilizing the identical stone and stucco painted with earth tones colors. The facility is proposed to have a cross gable roof coupled with a stucco cornice. The raised canopy on the main entrance provides a decorative banding that compliments the buildings within the center. In addition to the decorative banding, the front entrance proposes a cupola as an architectural element.

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SOUTH ELEVATION

At full occupancy there will be 214 children (including one (1) room for an afterschool program for 5-12 year olds) and 24 staff members. Hours of operation are 6:00AM – 6:30 PM Monday through Friday. Morning drop-off occurs between 6:00AM – 9:30AM with the peak hour typically being between 7:30AM – 8:30AM. Afternoon pick-up is between 3:30PM – 6:30 PM with peak hour typically being between 4:30PM – 5:30PM.

Overall, the project site meets the parking requirements as 68 parking spaces are required and 73 parking spaces are provided. Day care and preschool facilities operate differently than a typical school. With a typical school, staff members arrive before students are dropped off by their parents or the school bus. With a day care and preschool facility, few staff members arrive prior to the 6:00AM opening and students arrive with their parents between 6:00AM – 9:30AM. Staff will be directed to park in spaces located at the southern end of the parcel leaving open 20 parking spaces adjacent to the building for parents to park their automobiles and walk their child(ren) into the building. The parents are required to sign the children in and walk them to their respective classroom. The pick-up process is the same as the drop off process. The drop off/pick up process takes approximately ten (10) minutes.

Evaluative Criteria

Under the Land Use Matrix in Title 17, lists “Day care center” as Conditionally Permitted in C-2 zoning districts but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under section 17.28.080.C.3 of Title 17.

These standards include the following:

- A. A minimum of seventy-five square feet (75 sf) of fenced outdoor play space per child shall be provided. Fenced-in, outdoor play space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for children’s play space.

Commentary: The preschool will have the licensed capacity to hold up to 214 children (full occupancy) at one time. The project meets this requirement as 16,050 square feet of fenced-in outdoor space is being proposed.

B. At least 250 square feet of lot area per child should be provided.

Commentary: With a maximum of 214 children at one time and the requirement of 250 square feet of lot area per child which equates to 53,750 square feet for the lot area. This exceeds the minimum requirements as the lot is 94,960 square feet (2.18 acres).

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set under Title 17.

Neighborhood Outreach:

The applicant held a neighborhood outreach meeting on May 22, 2024, at the Residence Inn located at 16418 N Bullard Avenue. The meeting was advertised per the requirements of the municipal code. There were no attendees present at the meeting.

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

Transportation:

As the shopping center is an existing center and the roadway is built out, Transportation did not require a Traffic Impact Analysis (TIA) with the CUP application. The project narrative included information regarding student count, circulation and the influx of cars/parents picking up and dropping off children at the site that provided sufficient information for the Transportation staff regarding circulation.

Conformance with Adopted Plans:

Surprise General Plan 2040: The proposal is consistent with the Surprise General Plan 2040.

The subject property is within the Employment Character Area, which supports uses such as that proposed by providing supporting commercial uses and/or services to surrounding residential.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Luke Air Force Base, and the Maricopa Water District (MWD) were included in the routing of this request. The project is located outside the current boundaries of MWD and does not impact MWD. The site falls within the Luke AFB 1988 Joint Land Use Study (JLUS) 65 Ldn, "high noise or accidental potential zone" as defined by A.R.S. § 28-8461 and within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The day care and preschool facility was approved previously under a grandfathered provision in § A.R.S. 28-8481 (f) which would allow city

staff to review the CUP without consideration of the prohibitions placed on certain development within the high noise or accident potential zones as set forth in A.R.S. § 28-8461. Certain land uses are not permitted under the 65 Ldn and are not a compatible use such as a school. As such, the proposed use is a day care and preschool facility and excludes kindergarten education, which was originally proposed. A copy of the Luke AFB comment letter can be found attached.

Summary:

The proposed CUP with Site Plan meets the requirements of the Surprise General Plan 2040, Surprise Municipal Code and all applicable zoning codes.

Staff finds that the subject Conditional Use Permit with Site Plan is compliant with the City's current codes and requirements.

Findings:

- The proposed CUP with Site Plan demonstrates compliance with the General Plan 2040.
- The proposed CUP with Site Plan demonstrates compliance with the Surprise Municipal Code.
- While the majority of the reviewing agencies have indicated no objection to the request, Luke AFB has expressed concern with this application being located in the territory in the vicinity of a military airport.

Recommendation:

Should the Commission wish to **approve** this request, staff would recommend the following stipulations:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Primrose School," sheet SP01 prepared by Hilgart Wilson and received July 11, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Primrose School," Sheets L0.1 through L3.2, prepared by McGough Adamson and received July 11, 2024.
- c. Building elevations shall be consistent with the Elevations entitled "Primrose School," 4 sheets prepared by Casco and received July 11, 2024.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of administrative approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.

209 e. Non-compliance with the stipulations of approval of this case will be treated as a violation
210 in accordance with the applicable provisions of the Surprise Municipal Code.

211
212 However, should the Commission wish to **deny** the request, the Commission should make
213 its own findings and base its decision on those alternative findings.

214
215 Recommended motions:

216
217 I move to approve the CUP with Site Plan for Primrose School, Case FS24-0140, subject
218 to stipulations 'a' through 'e' as outlined in the staff report.

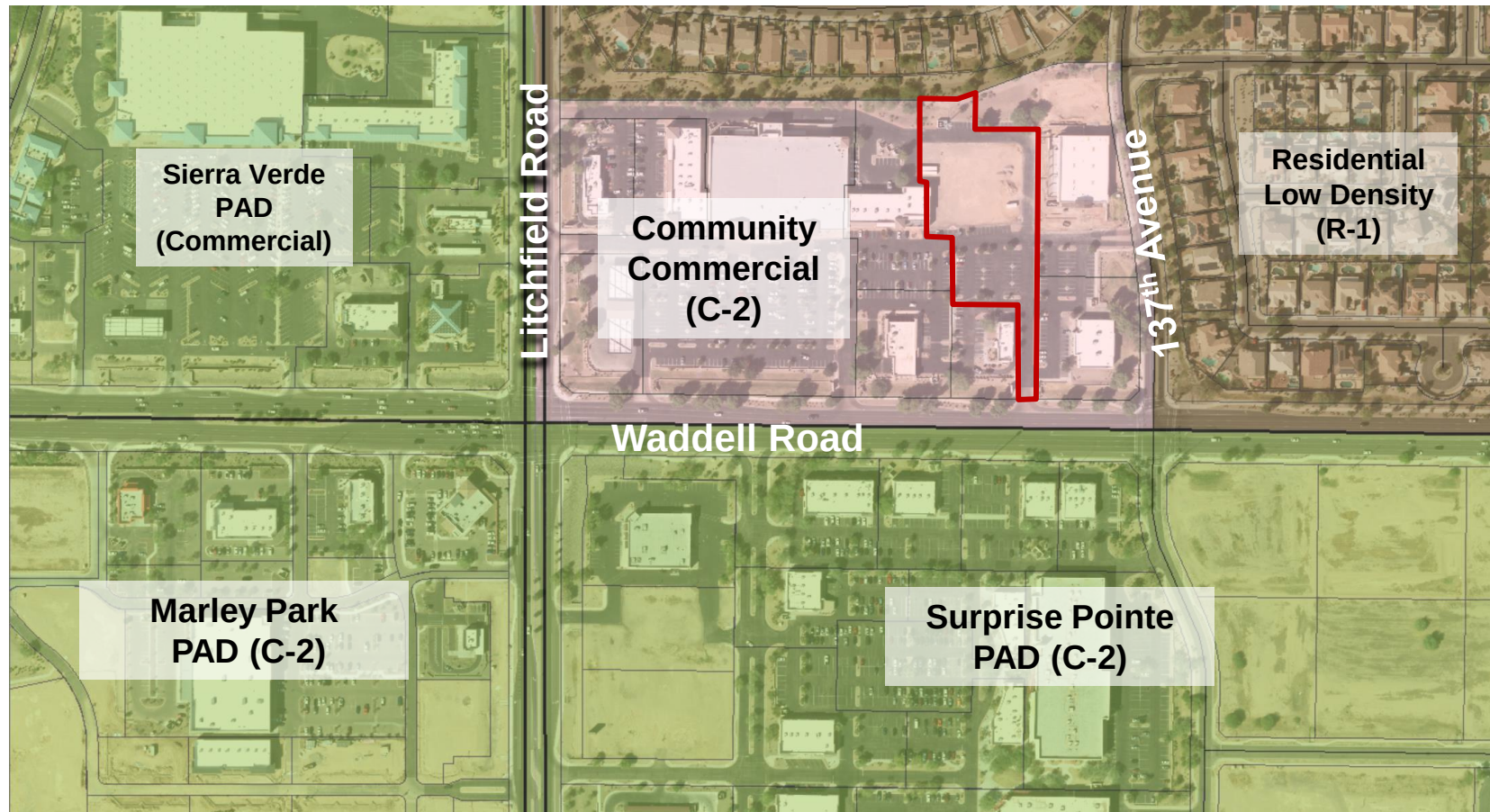
219
220 I move to deny the CUP with Site Plan for Primrose School, Case FS24-0140, because
221 *[insert reason]*.

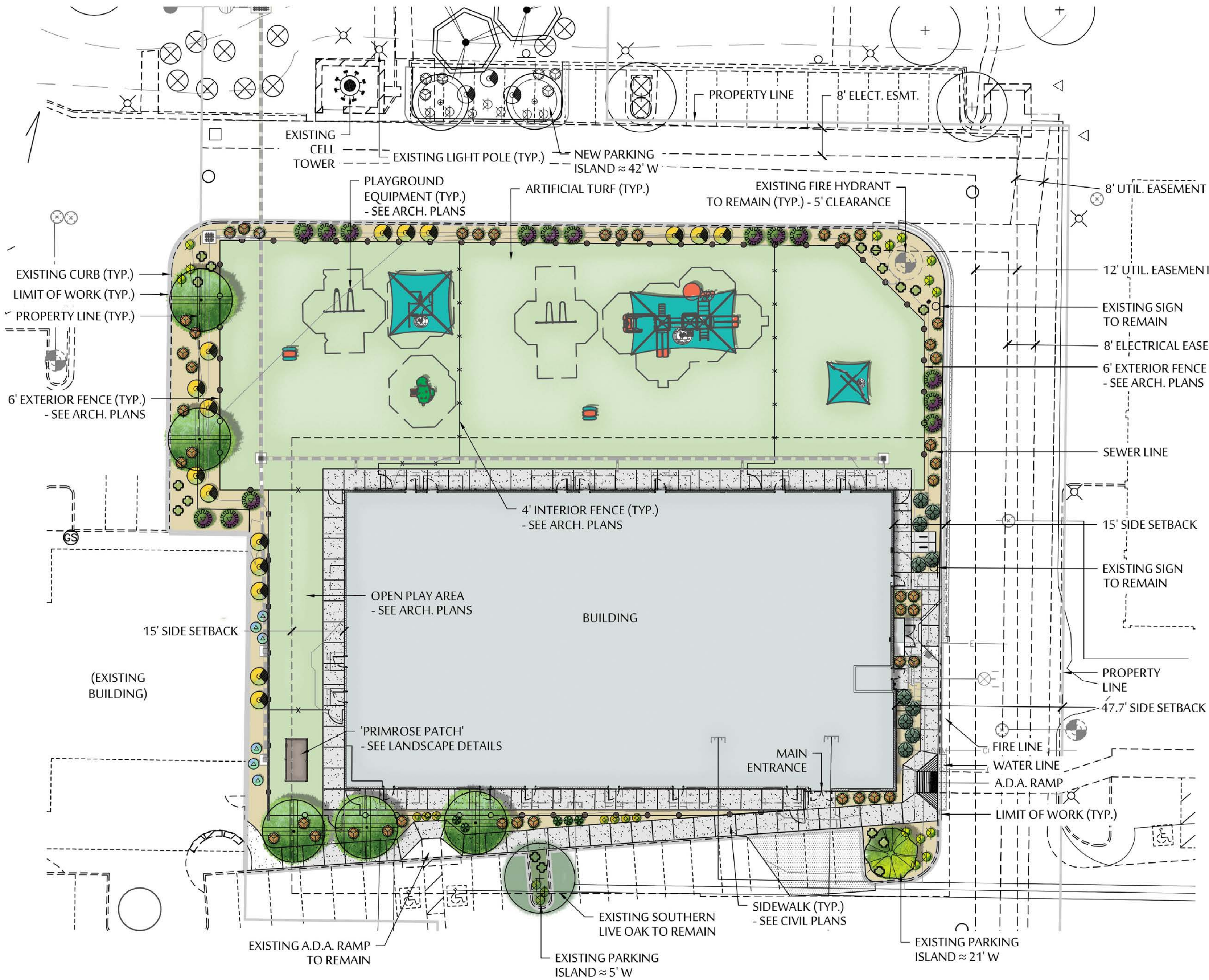
222
223 Attachments:

224 01 Vicinity Map
225 02 Zoning Map
226 03 Site Plan
227 04 Landscape Plan
228 05 Elevations
229 06 Citizen Participation Report
230 07 Affidavit of Site Posting
231 08 Luke AFB Letter
232 PPT



FS24-0140 VICINITY MAP





PLANT LEGEND						
SYMBOL	BOTANICAL NAME - COMMON NAME		CALIPER	QTY.	SIZE	COMMENTS
TREES						
	OLEA EUROPAEA 'WILSONII' - WILSON OLIVE		3" MIN	5	48" BOX	STANDARD
	PARKINSONIA HYBRID 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE *		1.5" MIN	2	24" BOX	STANDARD
	PISTACIA X 'RED PUSH' - 'RED PUSH' PISTACHE *		1.5" MIN	6	24" BOX	STANDARD
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK *		3" MIN	3	48" BOX	STANDARD
SHRUBS						
	EREMOPHILA HYGROPHANA - BLUE BELLS			6	5 GAL	FULL CAN
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE			65	5 GAL	FULL CAN
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - 'RIO BRAVO' TEXAS SAGE			15	5 GAL	FULL CAN
	OLEA EUROPAEA 'LITTLE OLLIE' - LITTLE OLLIE DWARF OLIVE			10	5 GAL	FULL CAN
	TECOMA STANS 'SPARKLETTE' - 'SPARKLETTE' TECOMA			19	5 GAL	FULL CAN
ACCENTS						
	ALOE VERA - MEDICINAL ALOE			20	5 GAL	FULL CAN
	BOUTELOUA GRACILIS - BLONDE AMBITION			17	5 GAL	FULL CAN
	HESPERALOE PARVIFLORA - RED YUCCA *			11	5 GAL	FULL CAN
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS *			7	5 GAL	FULL CAN
GROUND COVERS						
	BAILEYA MULTIRADIATA - DESERT MARIGOLD			7	5 GAL	FULL CAN
	CHRYSACTINIA MEXICANA - DAMIANITA			42	5 GAL	FULL CAN
EXISTING PLANT MATERIAL - PROTECT IN PLACE						
	EXISTING TREE			15	-	-
	EXISTING SHRUB/ACCENT			22	-	-
	DECOMPOSED GRANITE - SIZE AND COLOR TO MATCH EXISTING.		5,816 SQ.FT. (NEW LANDSCAPE AREA ONLY)			

* TREES FOR USE IN PARKING LOT AND RETENTION BASIN ONLY.

NOTE: IN ACCORDANCE WITH SEC. 107-2.2.H OF THE SURPRISE MUNICIPAL CODE, PLANT MATERIAL SHALL NOT BE SEVERELY PRUNED BUT RATHER MAINTAINED BASED ON THE SPECIFIC PLANT SPECIES SUCH THAT THE NATURAL GROWTH PATTERN, FLOWERING CYCLE, AND CHARACTERISTIC FORM ARE NOT SIGNIFICANTLY ALTERED. REFER TO THE ARIZONA LANDSCAPE CONTRACTORS ASSOCIATION (ALCA) FOR BEST PRACTICES.

LANDSCAPE DATA TABLE:		
NET SITE AREA:	2.18 AC	
LANDSCAPE AREA:	0.33 AC	
PERCENTAGE OF LANDSCAPE AREA:	15.04%	



PRIMROSE SCHOOL

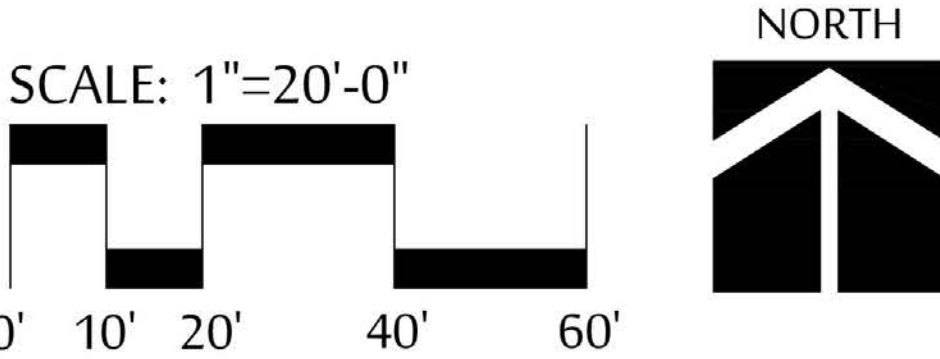
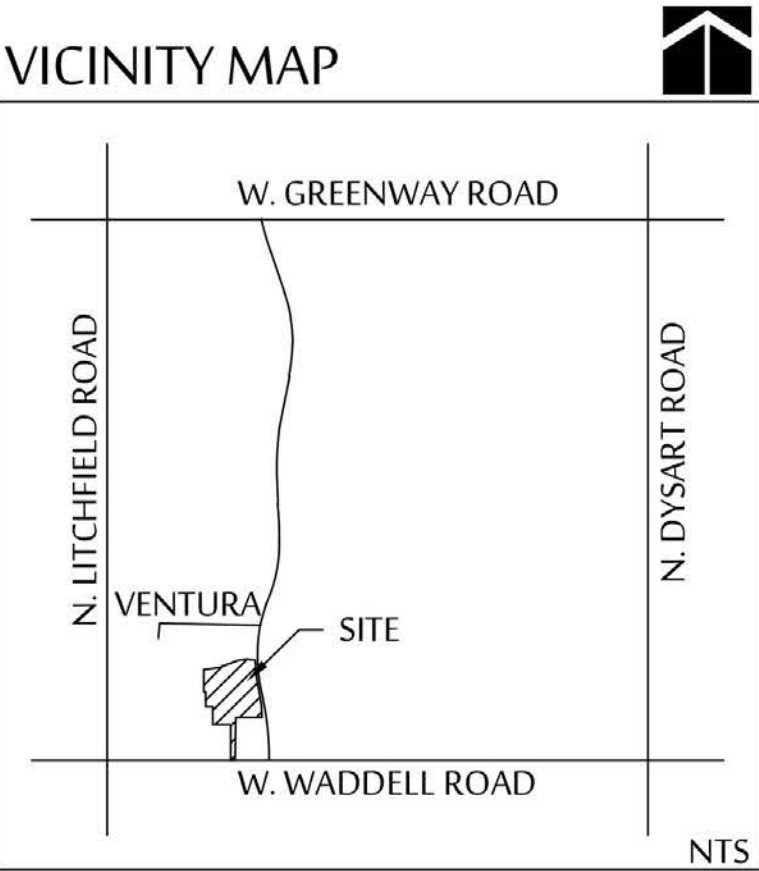
LANDSCAPE PLAN

NEC OF W. WADDELL ROAD & N. LITCHFIELD ROAD, SURPRISE, AZ 85379

JULY 9, 2024

FS24-0140

SHEET L1





SOUTH ELEVATION

ELEVATION KEYED NOTES

- 1 6" WIDE STUCCO BAND WITH 1/2" PROJECTION ON SIDES AND TOP OF WINDOWS AND DOORS AS SHOWN ON ELEVATIONS, SC-3. SEE DETAIL 3/A2.5
- 2 MECHANICAL UNIT BEHIND PARAPET WALL
- 3 STUCCO CONTROL JOINT
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- 5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 6 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 7 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE
- 8 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- 9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "MOCHA" SW6067, ROOF TO BE RT-1. REFER TO 1A/A6.3 FOR CONSTRUCTION.
- 10 ROOF LINE BEHIND PARAPET WALL.
- 11 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "ARCTIC WHITE"



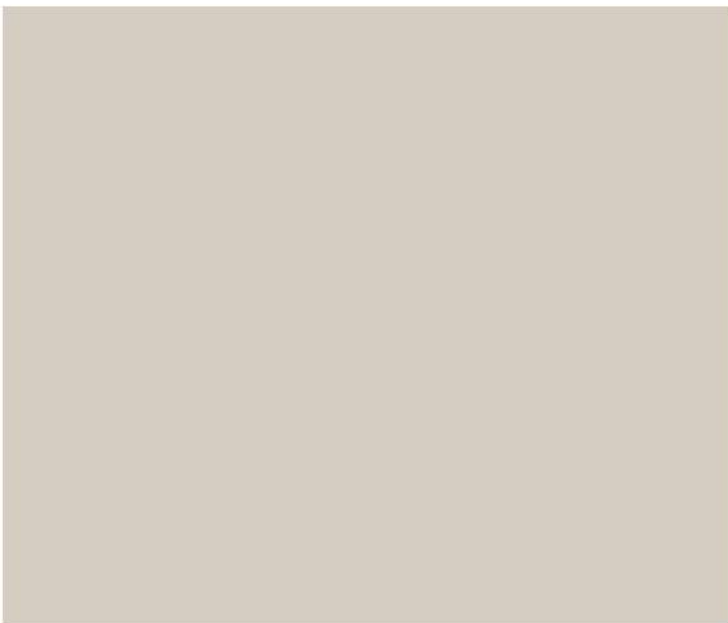
MR-1



RT-1



ST-1



SC-1



SC-2



SC-3

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "MOCHA"
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVT865X21D (COLOR TO MATCH "MODERN GRAY")
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR ; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	COLOR TO MATCH "MODERN GRAY"; 6" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "RT - 1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
RT-1	CONCRETE ROOF TILE	MONIER: "S" - 5773, IRONWOOD
SC-1	STUCCO (FIELD)	COLOR: MODERN GRAY (SW7632)
SC-2	STUCCO (FIELD)	COLOR: CHELSEA MAUVE (SW0002)
SC-3	STUCCO (TRIM)	COLOR: MOCHA (SW6067)
ST-1	STONE WAINSCOT	OWENS CORNING: CVS-2042, CHARDONNAY DRESSED FIELDSTONE
ST-2	STONE CAP @ WAINSCOT	OWENS CORNING: CVS-2042, CHARDONNAY DRESSED FIELDSTONE
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	COLOR TO MATCH "MOCHA" SW6067
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.



PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
FRANCHISING COMPANY
3200 WINDY HILL ROAD, SUITE 1200E
ATLANTA, GEORGIA 30339-5640

MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
13738 W WADDELL RD.
SURPRISE, AZ
04/04/24
FS24-0140

CITIZEN PARTICIPATION REPORT FOR

Primrose School Surprise Crossing NEC W. Waddell Rd. & N. Litchfield Rd.

(CASE NO. FS24-0140)

Submitted 8.16.24

Project Description:

Primrose Schools is requesting approval of a CUP in the existing C-2 Community Commercial zoning district to allow the construction of a 13,586 SF childcare facility on Lot 10 in Surprise Crossing Shopping center. The facility will have a maximum capacity of 214 children which will require 24 teachers. 16,108 SF of playground area is proposed (16,050 SF required) with 73 parking stalls (68 required).

Outreach Notification Timeline:

May 2024: City mailed notices to all property owners within 300' of the property and all applicable registered neighborhood associations.

May 8, 2024: Subject site was posted with two neighborhood meeting signs.

May 22, 2024: An in-person neighborhood meeting was hosted at 6:00 PM at the Residence Inn 16418 N. Bullard Ave., Surprise, AZ 85374.

July 31, 2024: Signs were updated to include time and date of the Plan Commission hearing.

Neighborhood Meeting Summary

The applicant, John Finnemore Primrose Schools, current landowners, Chris Shaw and Alan Williams and Christina Sexton, Planner II City of Surprise were present for the meeting. There were no interested neighbors or stakeholders that attended the meeting.

Summary

The applicant will continue to be available to neighbors to answer questions throughout the CUP approval process.

AFFIDAVIT OF POSTING

Application No: FS24-0140
Applicant Name: Primrose Schools
Location: NWC Waddell Rd & 137th Ave
Date Site Posted: 05/06/24

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).

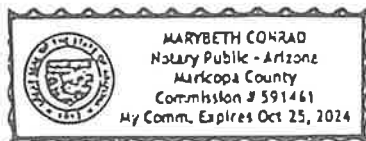
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

Meghan Liggett 5-06-24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/06/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
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

Public Hearing Meeting	Hanning & Zink	City Council
Date: May 17, 2024	Time: 10:00 AM	Topic: 10.0
Time: 10:00 AM	Time: 10:00 AM	Topic: 10.0
Location: Building 10.0	Location: Building 10.0	Topic: 10.0

For more information, call: 623-222-3011

For more information, call:
623-222-3011
surpriseaz.gov

May 6, 2024 at 10:32:14 AM
13724 W. Wendell Rd
Surprise, AZ 85379
United States

Notice of Public Hearing City of Surprise

In Person Neighborhood Meeting:	Planning & Zoning	City Council
Date: May 22, 2024	Chair:	Date: N/A
Time: 6:00 PM	Time:	Time:
Location: Residence Inn	Location:	Location:
154111 Bullock Avenue		

Request a Conditional Use Permit and Site Plan for a 13,500 SF child care facility. Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov

May 6, 2024 at 10:32:04 AM
13724 W Waddell Rd
Surprise AZ 85379
United States

Notice of Public Hearing City of Surprise

In Person Neighborhood Meeting	Planning & Zoning	City Council
Date: May 22, 2024	Date:	Date: N/A
Time: 6:00 PM	Time:	Time:
Location: Residence Inn	Location:	Location:
16415 N. Buckhorn Avenue		
Request a Conditional Use Permit and Site Plan for a 12,586 SF child care facility. Case # FE24-2161		



For more information, call:
623-222-3011
surpriseaz.gov

May 6, 2024 at 10:32:46 AM
13738 W Waddell Rd
Surprise AZ 85379
United States

Notice of Public Hearing City of Surprise

Person/Neighborhood Meeting	Planning & Zoning	City Council
Date: May 22, 2024	Date:	Date: N/A
Time: 6:30 P.M.	Time:	Time:
Location: 13738 W Waddell Avenue	Location:	Location:

Request a Conditional Use Permit and Sign Permit by 11:59 P.M. and over the City of Surprise Case # 2024-0345

For more information, call:
623-222-3011
surprise.gov

May 6, 2024 at 10:32:57 AM
13738 W Waddell Rd
Surprise AZ 85379
United States

AFFIDAVIT OF POSTING

Application No: FS24-0140
Applicant Name: Primrose Schools
Location: NWC Waddell Rd & 137th Ave
Date Site Posted: 07/31/24

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).

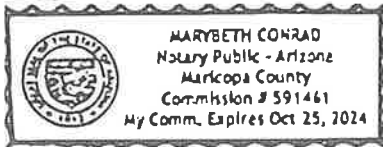
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 7/31/24
Applicant Representative Signature Date

This instrument was acknowledged before me on 07/31/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
10-25-24
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

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council
Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov

Jul 31, 2024 at 4:22:25 PM
13738 W Waddell Rd
Surprise AZ 85379

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council
Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov



Jul 31, 2024 at 4:22:06 PM
13738 W Waddell Rd
Surprise AZ 85379

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn

16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council

Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:

623-222-3011

surpriseaz.gov



Jul 31, 2024 at 4:17:47 PM
13722 W Waddell Rd
Surprise AZ 85379

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn

16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council

Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:

623-222-3011

surpriseaz.gov



Jul 31, 2024 at 4:17:25 PM

13724 W Waddell Rd

Surprise AZ 85379

AFFIDAVIT OF POSTING

Application No: FS24-0140

Applicant Name: Primrose Schools

Location: NWC Waddell Rd & 137th Ave

Date Site Posted: 07/31/24

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Meghan Liggett _____ Date 7/31/24
Applicant/Representative Signature

This instrument was acknowledged before me on 07/31/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
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

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn
16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council
Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov



Jul 31, 2024 at 4:22:25 PM
13738 W Waddell Rd
Surprise AZ 85379

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn

16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council

Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov



Jul 31, 2024 at 4:22:06 PM
13738 W Waddell Rd
Surprise AZ 85379

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: May 22, 2024

Time: 6:00 P.M.

Location: Residence Inn

16418 N. Bullard Avenue

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

Location: Surprise City Hall Council

Chambers 1600 N Civic Center Plaza Surprise AZ

City Council

Date: N/A

Time:

Location:

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov



Jul 31, 2024 at 4:17:47 PM
13724 W Waddell Rd
Surprise AZ 85378

Notice of Public Hearing City of Surprise

Planning & Zoning

City Council

Date: September 19, 2024

Date: N/A

Time: 6:00 P.M.

Time:

Location: Surprise City Hall Council

Location:

Chambers 1600 N Civic Center Plaza Surprise AZ

Request a Conditional Use Permit and Site Plan for a 13,586 SF child care facility Case # FS24-0140



For more information, call:
623-222-3011
surpriseaz.gov

surpriseaz.gov



Jul 31, 2024 at 4:17:25 PM
13724 W Waddell Rd
Surprise AZ 85379



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

16 September 2024

Mr. Christopher Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

Mr. Lloyd Abrams
City of Surprise
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: Primrose Daycare Facility (APN 501-15-980)

Dear Mr. Abrams

Thank you for the opportunity to provide comments on the Conditional Use Permit for the proposed Primrose project. The site sits on 2.18 acres located on the northeast corner of Litchfield Rd and Waddell Rd in Surprise, AZ. The application proposes an 13,586 SF childcare facility. The site falls inside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB recognizes that a previous site plan had been approved for a daycare facility under a grandfathered provision in A.R.S. § 28-8481(f) which would allow city staff to review the Conditional Use Permit application without consideration of the prohibition placed on certain development within the high noise or accident potential zones as set forth in ARS § 28-8461.

Recent discussions with the City of Surprise have indicated a change in facility use noting that kindergarten instruction, nor higher grades, would not be part of the Primrose operations and therefore would not be considered a school by the traditional definition. Per the Western Maricopa County/Luke Air Force Base Regional Compatibility Plan (March 2003), it was found that schools are not a compatible land use within the 65 Ldn. Per Section 106-10.39 of the City of Surprise municipal code, B(4), "New schools shall not be located in areas within the 65 LDN noise contours".

The business use as a daycare facility will not negatively impact Luke's flying operations. It is important to note that the site is located within the "territory in the vicinity of a military airport," therefore, it will be subjected to approximately 170 over flights a day and elevated noise levels. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform occupants about Luke AFB operations.

If there are any questions, please contact Mr. Mark James at (623) 856-6175.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2024.09.16 14:59:53 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Matthew Johnston, Deputy Commander, 56th Fighter Wing

Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

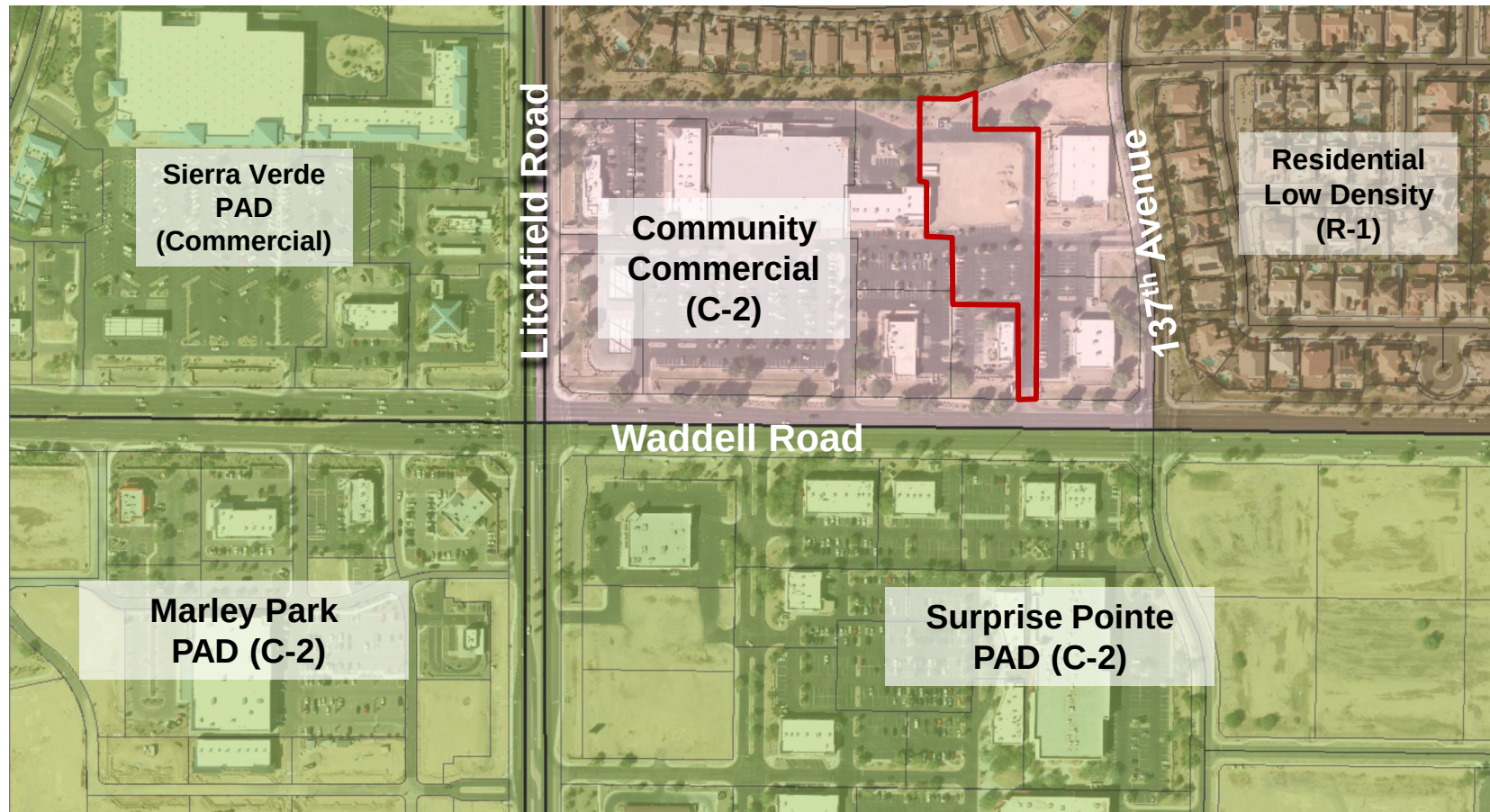


Primrose School FS24-0140 CUP with Site Plan

Planning & Zoning Commission
September 19, 2024



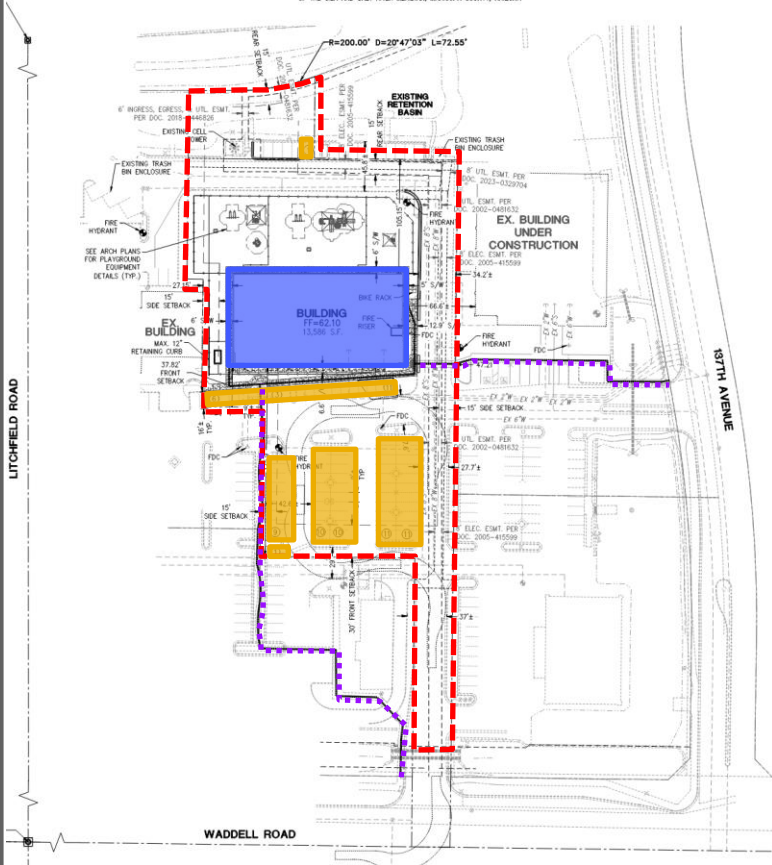
FS24-0140 VICINITY MAP

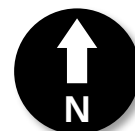


FS24-0140 ZONING MAP

PRIMROSE SCHOOL SURPRISE, ARIZONA

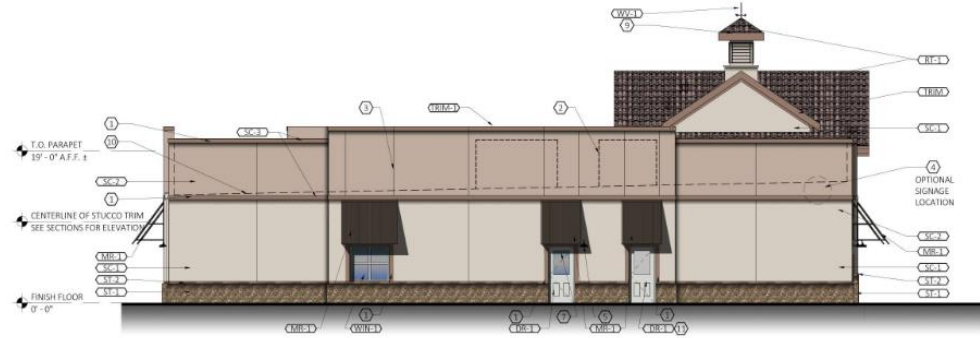
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





FS24-0140 LANDSCAPE PLAN

WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



Title 17.28.080(C)(3)

- ✓ A minimum of 75 sq ft of fenced outdoor play space/child
- ✓ 250 square feet of lot area per child should be provided



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

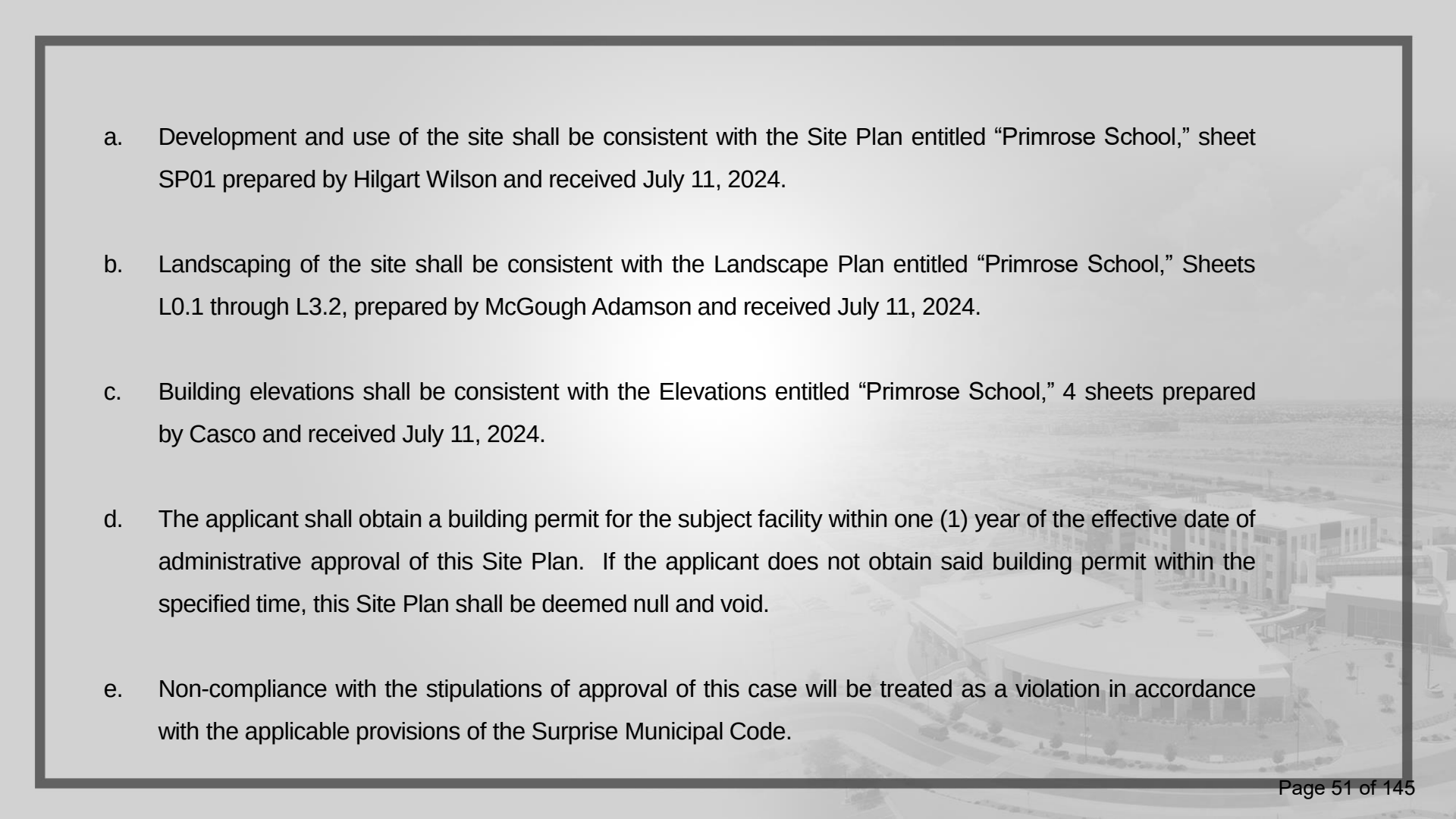
Thank You



MOTION

I move to **approve** the Conditional Use Permit with Site Plan for Primrose School, Case FS24-0140, subject to stipulations 'a' through 'e' as outlined in the staff report.

I move to **deny** the Conditional Use Permit with Site Plan for Primrose School, Case FS24-0140, because [*insert reason*].

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Primrose School,” sheet SP01 prepared by Hilgart Wilson and received July 11, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Primrose School,” Sheets L0.1 through L3.2, prepared by McGough Adamson and received July 11, 2024.
 - c. Building elevations shall be consistent with the Elevations entitled “Primrose School,” 4 sheets prepared by Casco and received July 11, 2024.
 - d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of administrative approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - e. 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.



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: September 19, 2024 Contact Person: Jani Wertin
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 rezone of approximately 10 acres from Rural Residential (RR) to Residential Medium Density (R-2) on a vacant parcel, generally located east of the northeast corner of Sun Valley Parkway and 219th Avenue. FS24-0120.

Motion:

I move to recommend approval of the rezone for Mandara Ten, Case FS24-0120, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the rezone for Mandara Ten, Case FS24-0120, because insert reason.

Background:

Kristine Gay of RVi Planning + Landscape Architecture, the applicant, on behalf of Chase Emmerson of Ana Mandara LLC, the owner, requests to rezone approximately 10 acres of vacant land from Rural Residential (RR) to Residential Medium Density (R-2), generally located east of the northeast corner of Sun Valley Parkway and 219th 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 - FS24-0120 Mandara Ten Rezone - Staff Report

2. 01 - FS24-0120 Mandara Ten Rezone - Vicinity Map
 3. 02 - FS24-0120 Mandara Ten Rezone - Existing Zoning Map
 4. 03 - FS24-0120 Mandara Ten Rezone - Proposed Zoning Map
 5. 04 - FS24-0120 Mandara Ten Rezone - Zoning Document
 6. 05 - FS24-0120 Mandara Ten Rezone - Luke AFB Comments
 7. 06 - FS24-0120 Mandara Ten Rezone - Citizen Participation Report
 8. 07 - FS24-0120 Mandara Ten Rezone - Affidavit of Posting
 9. FS24-0120 Mandara Ten Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0120

Project Name: Mandara Ten - Rezone

Council District: 1 – Acacia

Meeting Date: September 19, 2024

Planner: Jani Wertin, Planner II

Owners: Chase Emmerson, Ana Mandara LLC

Applicant: Kristine Gay, RVi Planning + Landscape Architecture

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

Site Location: Generally located east of the northeast corner of Sun Valley Parkway and 219th Avenue.

Site Size: 10 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 and newly adopted Surprise 2040 General Plan.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission review the applicant's proposed rezone request and decide whether to recommend **approval** or **denial** of **FS24-0120** to the Mayor and City Council.

38 **Project Description:**

39 Kristine Gay of RVi Planning + Landscape Architecture, the applicant, on behalf of Chase
40 Emmerson of Ana Mandara LLC, property owner, requests to rezone approximately 10
41 acres from Rural Residential (RR) to Residential Medium Density (R-2).
42

43 **Background:**

44 **June 08, 1989:** The Mayor and City Council approved Ordinance #89-05, annexing the
45 subject property into the City of Surprise.
46

47 **December 14, 2023:** The applicant met with staff to discuss the subject proposal during
48 a regularly scheduled Concept Review Meeting under case CR23-0982.
49

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

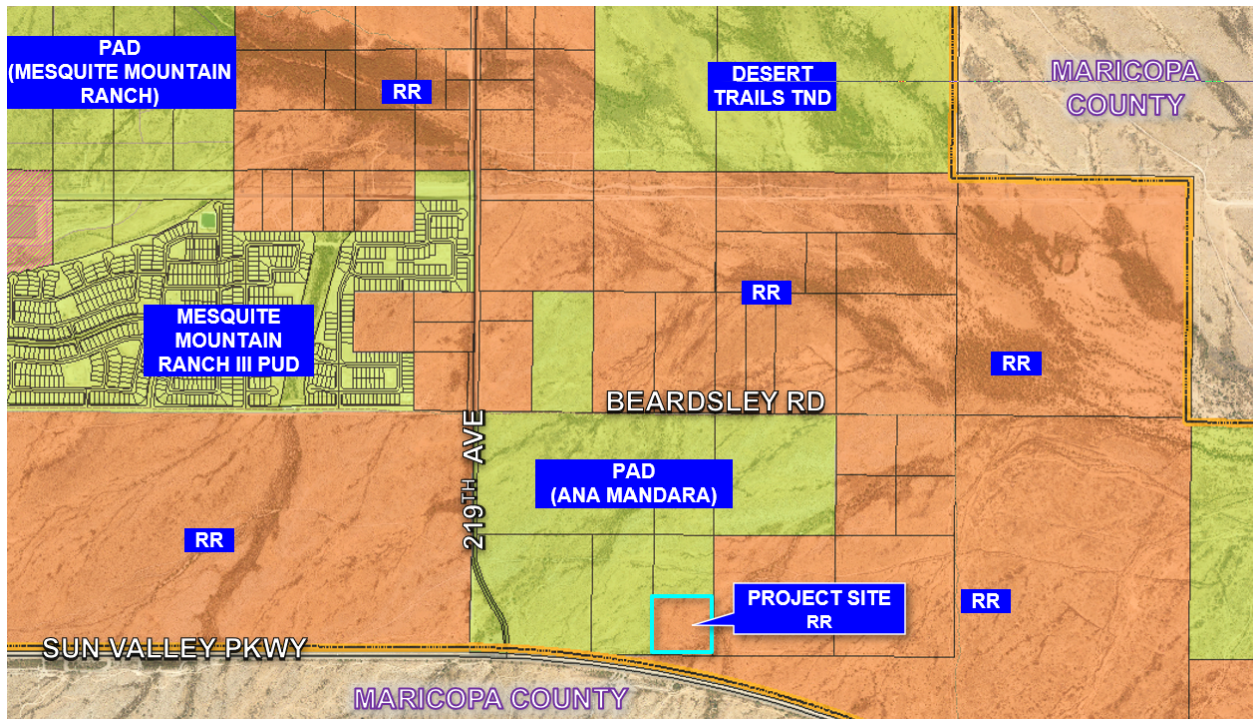
52 **May 15, 2024:** The applicant held a neighborhood outreach meeting to discuss the project.
53

54 **August 5, 2024:** The Surprise 2040 General Plan was approved by voters, replacing the
55 Surprise General Plan 2035.
56

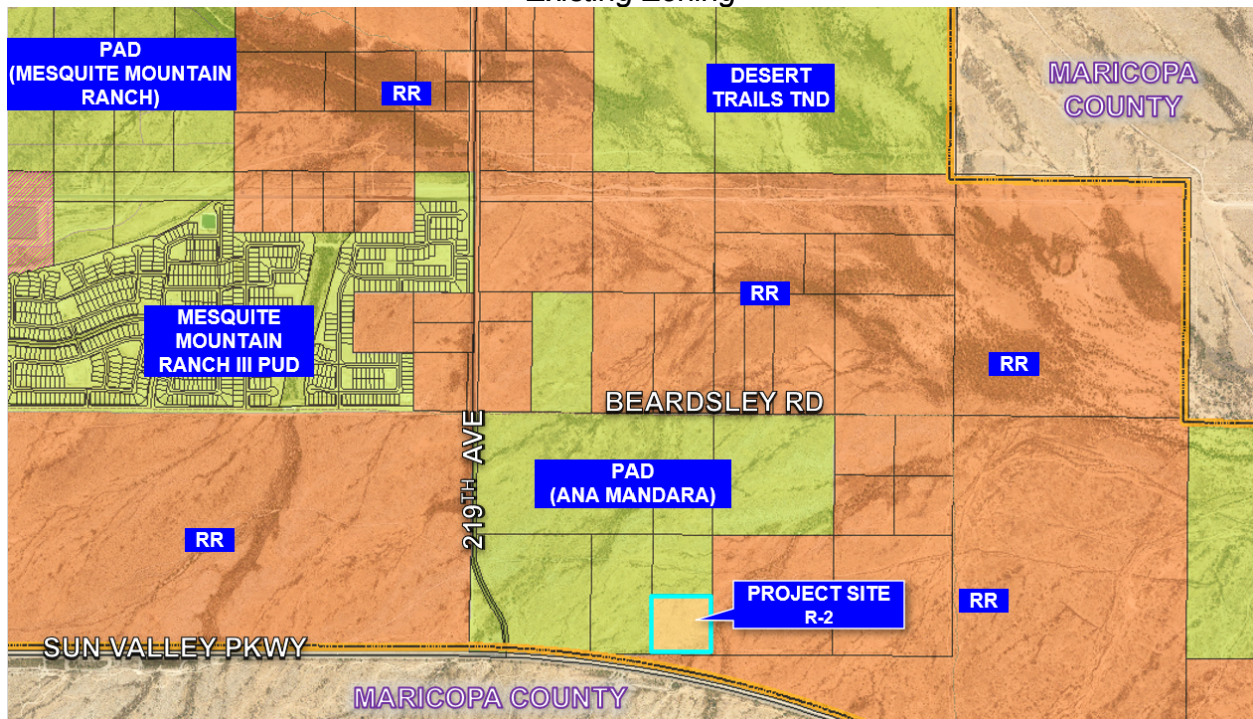
57 **Analysis and Discussion:**

58 The applicant is requesting to rezone an approximately 10-acre parcel, generally located east
59 of the northeast corner of Sun Valley Parkway and 219th Avenue, from Rural Residential
60 (RR) to Residential Medium Density (R-2).
61

62 The subject property is abutted by the Ana Mandara Planned Area Development (PAD)
63 to the north and west, Rural Residential (RR) to the west, and state-owned land to the
64 south. Due to the subject parcel's proximity to the Ana Mandara PAD, the applicant
65 intends to develop this project in conjunction with the Ana Mandara PAD and is requesting
66 a zoning change to allow medium density residential similar to what is allowed currently
67 by the PAD. As the establishment of new PAD zoning districts is not permitted per Section
68 101-1.2 of the current Land Development Ordinance (LDO), this request is to rezone the
69 subject property to a current LDO zoning district, Residential Medium Density (R-2).
70



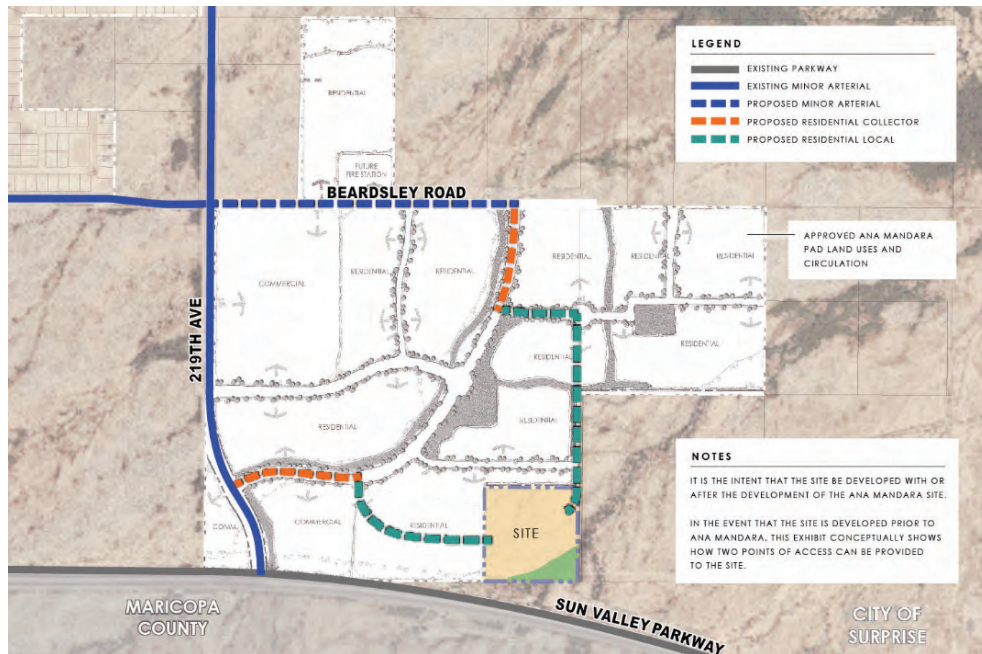
Existing Zoning



Proposed Zoning

Access

Currently, no roadway network exists adjacent to the subject parcel. Ultimately, access to the site will be provided through the Ana Mandara community via a neighborhood collector street that connects local streets within Mandara Ten to 219th Avenue and Beardsley Road. While it is the intent that the site be developed with or after the development, in the event that this site develops before Ana Mandara, the site will provide two (2) points of access per Fire and Transportation requirements as depicted in the exhibit below.



Proposed Conceptual Access

Development & Open Space

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

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, 5} (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 20 feet measured from any opposing property line, except rear <i>alley</i> loaded <i>garages</i>, which shall be <i>setback</i> nine (9) feet from <i>alley</i> edge line. 2. May be reduced to zero feet <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 <i>subdivision</i> or <i>development</i> site basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one (1) <i>lot</i> category will provide the higher percentage of <i>open space</i>. 4. Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole <i>subdivisions</i> or <i>preliminary plat</i> and will include mitigating designs outline in Chapter 108 of this <i>ordinance</i>. 5. Corner <i>lots</i> where <i>block</i> endcap landscape tracts are provided are not subject to the minimum <i>street side setbacks</i>.				

As a part of the review of the landscaping, open space and required amenity areas will be evaluated. Per the Conceptual Development Plan and the rezone document, the applicant intends to preserve the existing wash that runs along the southern end of the site as open space, providing an amenity area adjacent to it in order to incorporate the wash into the neighborhood design as a natural community asset. The size and exact location will be determined during the preliminary plat process.



Proposed Conceptual Development Plan

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/Surprise 2040 General Plan: During the review of this application, the Surprise 2040 General Plan was approved by voters, replacing the Surprise General Plan 2035. While review for general plan conformance was largely done against the Surprise General Plan 2035, conformance with the Surprise 2040 General Plan was also considered.

Per both the Surprise General Plan 2035 and Surprise 2040 General Plan, the subject property carries a land use designation of Neighborhood and Open Space, as well as falls within the Scenic Lands Development Character Sub Area. While the Neighborhood land use designation permits medium density residential, the Open Space designation calls for the preservation of natural areas, conservation areas and/or trails and other regional recreational facilities in mountainous areas, along designated floodways, riparian areas, and along significant desert wash and other drainage corridors, which is further reinforced by the Scenic Lands Development Character Sub Area which requires development to be integrated with existing topography in a favorable way, protects large washes for wildlife mobility and promote off street trail systems, protects major vistas, preserves or sensitively develops in unique circumstances areas with 20% slope or greater, and demonstrate how executive housing opportunities and/ or enclaves of higher intensity residential cluster developments (in select areas) can preserve and enhance public access and use of adjacent natural area open spaces.

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, while also preserving natural resources, such as the wash corridor that runs through the south end of the site, by restricting development in and around the wash and adding an amenity site adjacent to the wash.

Future development review will ensure the wash corridor is not only protected, but is integrated into the neighborhood design, maintaining compliance with the general plan in this regard.

Reviewing Agencies:

The request was routed to external agencies, including Luke Air Force Base (AFB), Maricopa Water District (MWD), and Maricopa County Department of Transportation (MCDOT) 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 (10-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 15, 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/ Surprise 2040 General Plan 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 and newly adopted Surprise 2040 General Plan.
- 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 review the proposed rezone request and make a recommendation to either recommend **approval** of case **FS24-0120**, subject to stipulations 'a' and 'b' as listed below, **or denial** of case **FS24-0120**.

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Mandara 10 Rezoning Narrative", prepared by RVi Planning + Landscape Architecture," received July 17, 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.

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:

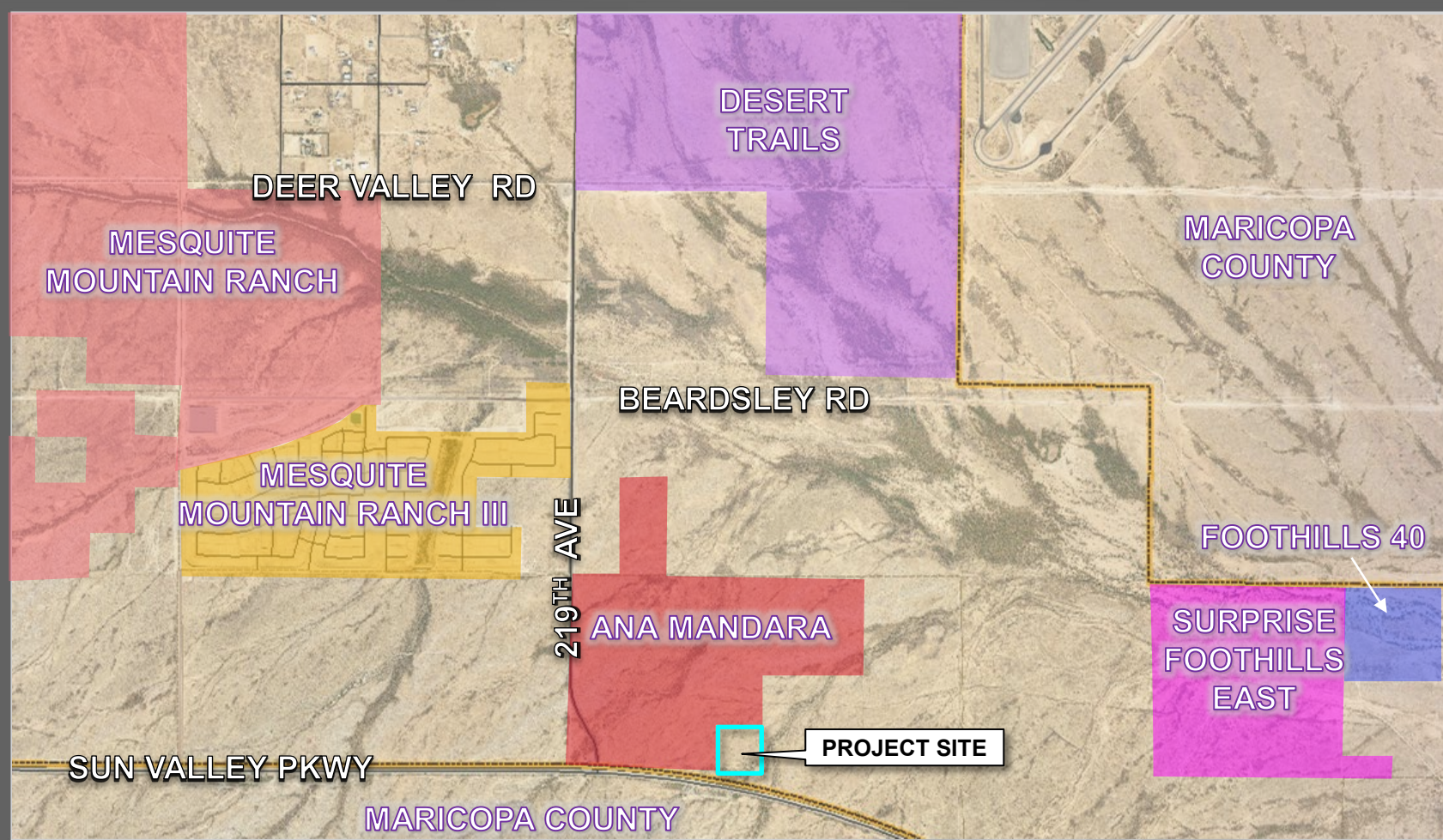
I move to approve the rezone for Mandara Ten, Case FS24-0120, subject to stipulations 'a' and 'b' as outlined in the staff report.

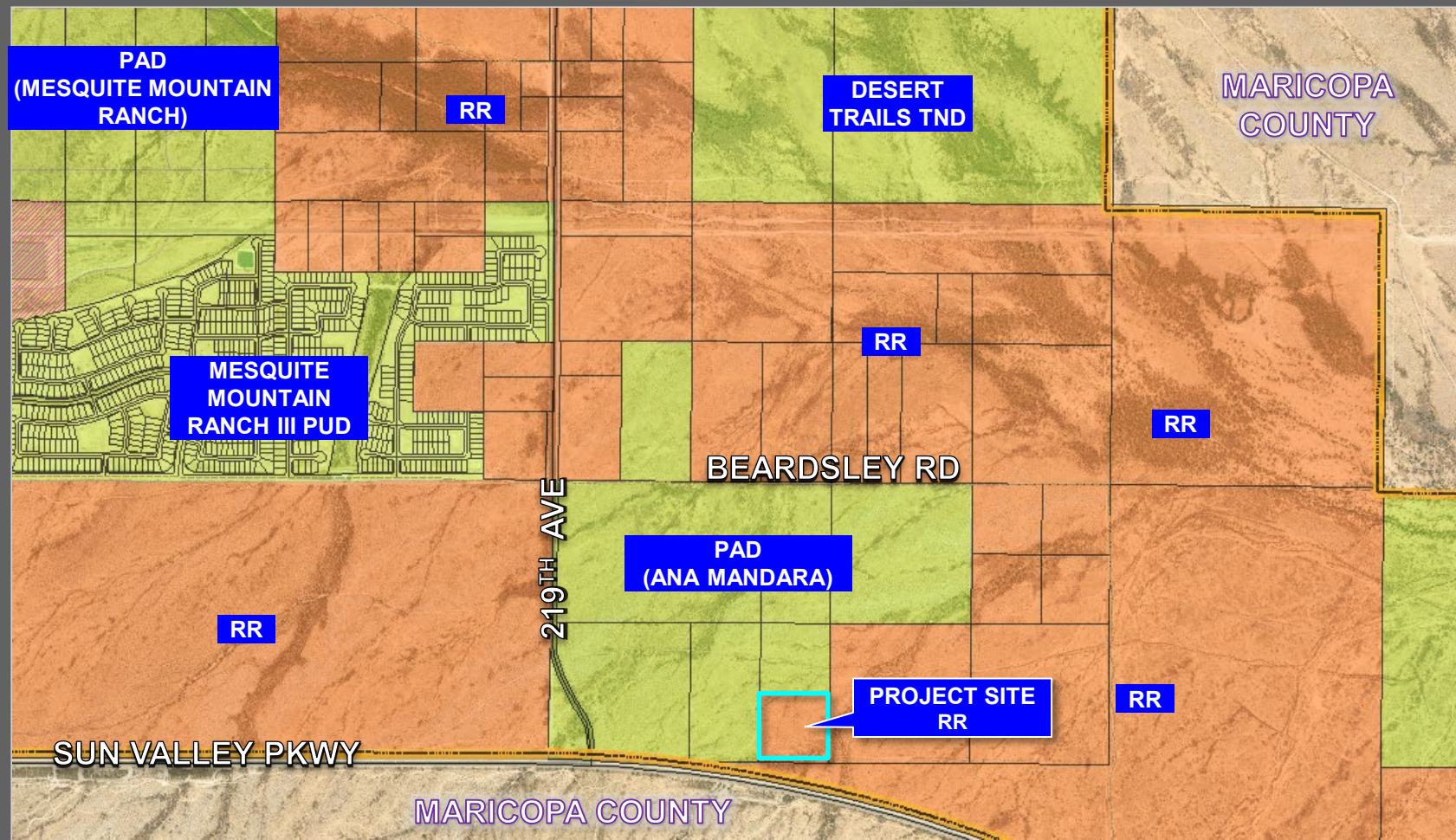
I move to deny the rezone for Mandara Ten, Case FS24-0120, because insert reason.

Attachments:

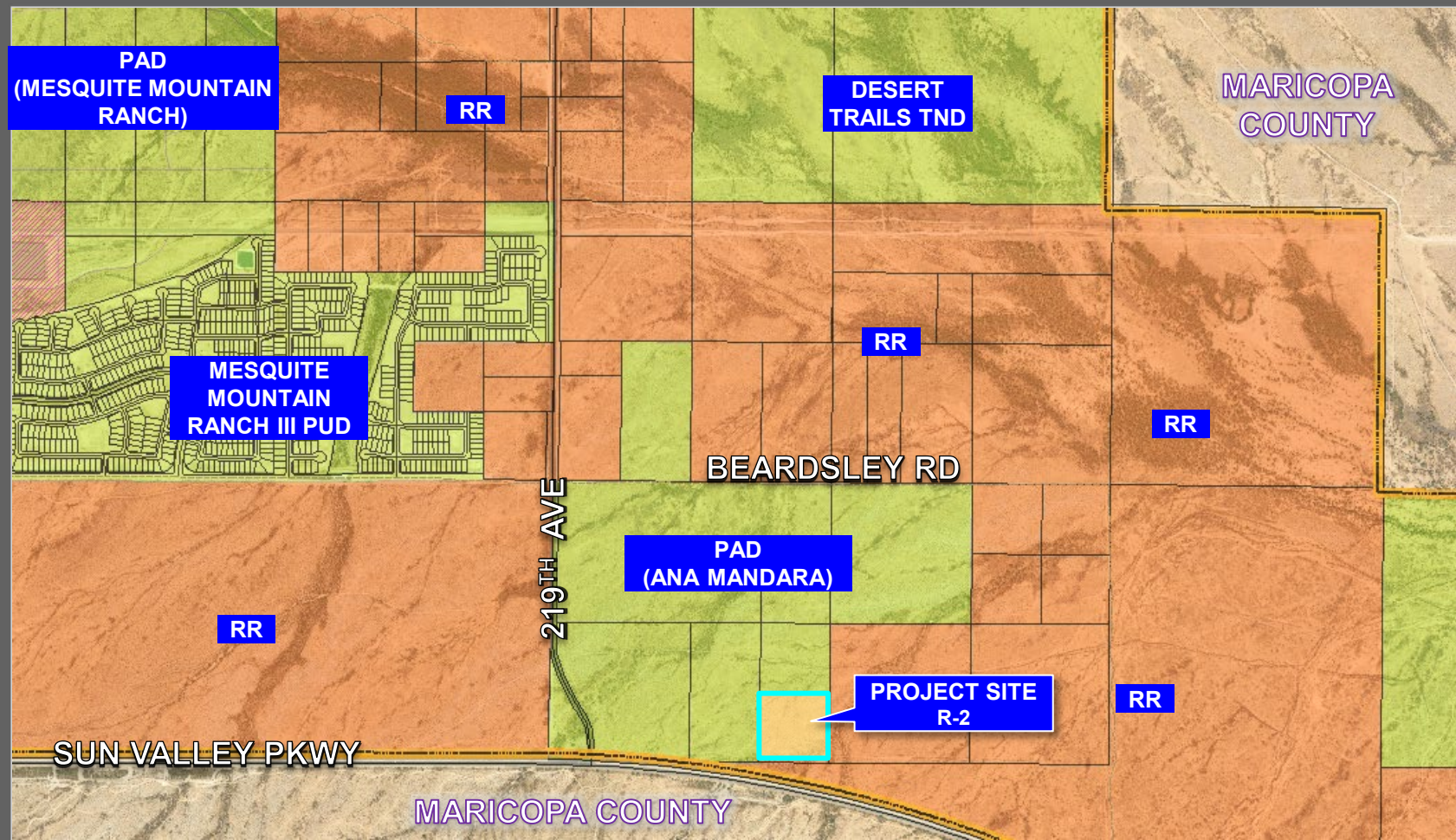
01 Vicinity Map

211 02 Existing Zoning Map
212 03 Proposed Zoning Map
213 04 Rezone Document
214 05 Luke AFB comments
215 06 Citizen Outreach Report
216 07 Affidavit of Site Posting
217 PPT





FS24-0120 EXISTING ZONING



FS24-0120 PROPOSED ZONING



MANDARA 10

REZONING NARRATIVE

CASE #FS24-0120

INITIAL SUBMITTAL - JANUARY 2024

2ND SUBMITTAL - JUNE 2024

3RD SUBMITTAL - JULY 2024

CITY OF SURPRISE, ARIZONA



PROJECT TEAM



Property Owner

Ana Mandara 10, L.L.C
 Chase Emmerson
 7373 N. Scottsdale Road #B210
 Scottsdale, Arizona 85253
 Phone: 480-368-5205
 Email: chase@finalplat.com



Land Planning

RVi Planning + Landscape Architecture
 Kristine Gay
 4900 N. Scottsdale Road, Suite 1200
 Scottsdale, AZ 85251
 Phone: 480-994-0994
 Email: kgay@rviplanning.com



Civil Engineer

CVL Consultants
 Parker Froehlich
 4550 N. 12th Street
 Phoenix, Arizona 85014
 Phone: 602-999-7248
 Email: pfroehlich@cvlci.com

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1. PROJECT INTRODUCTION

RVi Planning + Landscape Architecture is pleased to submit this rezoning application on behalf of the owner, Mandara 10, L.L.C for the proposed rezoning of the Site, parcel 503-80-021F. The site is 10-acres in area and located north of Sun Valley Parkway east of its intersection with 219th Avenue. It is proposed to rezone this site from Rural Residential (RR) to Residential Medium Density (R-2) in accordance with the City of Surprise Land Development Ordinance (LDO). See Exhibit 1: Context Aerial.

2. SITE ANALYSIS

GENERAL PLAN DESIGNATION

The City of Surprise 2035 General Plan identifies the site as being located within the Neighborhood and Open Space Character Areas and the Scenic Lands Development Sub Area. It is also located just west of Growth Area 3 which calls for development that supports a transition to the more urban development to the east. Exhibit 2 General Plan Future Land Uses and Growth Areas shows the Open Space designation located over an existing wash in the southeast corner of the site and the Neighborhood designation covering the remainder of the site.

Within the vicinity of the subject Site, the Suburban guidelines of the Neighborhood Character Area are most applicable. Suburban Neighborhoods represent the transition area between rural settings and urban environments and are where a large portion of the city's population growth is planned. Medium density residential housing types are supported by the Suburban Development Type of the Neighborhood Character Area. (Surprise General Plan 2035, pg. 40).

This proposed rezoning meets the Suburban Neighborhood Character Area guidance by providing for Medium Density Residential which is consistent

with the density of the adjacent and surrounding approved or developed PADs including but not limited to Ana Mandara, Mesquite Mountain Ranch, and Desert Trails. As required by the PEDS and LDO, development of this Site will more specifically also conform to the “Aesthetic and Built Form” guidance by (1) adding to the mixture of traditional, single-family detached and/or attached homes that will be consistent with the quality and design used in Ana Mandara, (2) planning for a seamless integration and connectivity to the Ana Mandara community, and (3) including active and passive open space areas as required by the PEDs and LDO which will be readily accessible to pedestrians.

The 2035 General Plan Land Use Map designates areas following existing desert washes and drainage facilities as the Open Space Character Area. While the Open Space Character Area supports the development of a maximum density of one dwelling unit per acre (du/ac), it is intended that floodways and washes be protected and incorporated into the neighborhood design as a natural community asset. (Surprise General Plan 2035, pg. 53)

This proposal meets the guidance of the Open Space Character Area by preserving the wash as open space. At the time of preliminary plat review, as required by the PEDs and LDO, the wash will also be integrated into the community design of the Site.

This rezoning supports the intent of the Scenic Lands Development Sub Area by recognizing the benefit of maintaining visual access to natural features on the site such as the wash. To observe the natural topography of the site, residential land uses are only proposed outside of the wash area. In accordance with the General Plan, the Scenic Land Development area will include a design guidelines policy document developed through a public process that may provide further guidance for development, but to date this document has not been prepared.

As outlined above, the proposed rezoning substantially conforms with the applicable guidance of the 2035 General Plan; accordingly, no General Plan amendment is required.

EXISTING ZONING

The Site is currently zoned Rural Residential. The surrounding zoning districts include Rural Residential to the east and south. As shown in Exhibit 3: Existing Zoning the property to the north and west of the subject Site is zoned PAD (Ana Mandara PAD06-247). The Ana Mandara PAD was approved in 2007 and allows for a broad mix of Commercial land uses and Medium Density Residential housing options with a target overall density of around 6.0 units per acre (du/ac) across the 209-acre site. Exhibit 4 depicts the Ana Mandara Approved Conceptual Circulation Plan and approved land use designations. As shown on Exhibit 4, residential is designated to the west and north of the subject Site and a local street is planned to extend across the northern property line of the subject Site. Access to the Ana Mandara PAD site is shown from 219th Avenue and Beardsley Road. A curving collector road is planned to connect to 219th Avenue and Beardsley Avenue to disperse vehicular, bike, and pedestrian traffic further to planned local streets that extend across the Ana Mandara PAD site to provide public access to adjacent properties, including the subject Mandara 10 Site.

DRAINAGE

The site is impacted by regional flows that stem from the White Tank Mountains which are routed under the Sun Valley Parkway through two culverts. The culverts both outlet just south of the property boundary and naturally flow east by northeast impacting the southeast corner of the site. This area is defined as Zone "A" on FEMA's FIRM Map (#04013C1195L, dated 10/16/2013). This area is a known flood hazard subject to inundation by the 1% annual chance flood. The remainder of the property resides in Shaded Zone "X", which is defined as areas of 0.2% annual chance flood. Site design will need to take the flood area into consideration with project layout and site mitigation to ensure the flows do not migrate further on property.

WATER AND SEWER SERVICE

Per the City of Surprise Integrated Water Master Plan 2008 Infrastructure updated, the Site is located within the Water Supply Facility 3 service area for potable water. The City will serve as the water and sewer provider for the Site; however, currently the City does not have services available to the Site.

FIRE, POLICE, AND REFUSE SERVICE:

The Site 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 Surprise Fire Stations 303 and 306, both are located approximately six miles to the east of the Site. Additionally, a fire station is planned within the Ana Mandara PAD which is adjacent to the Site, as well as within Surprise Foothills about 2 miles to the northwest and within Desert Trails located about 2 miles to the north.

SCHOOL DISTRICTS:

The Site is located in the Wickenburg Unified School District #9. The closest public school within said District is Festival Foothills Elementary School (grades K-8) which is approximately 5 miles to the west and Wickenburg High School (grades 9-12) which is approximately 20 miles to the northwest. Wickenburg Virtual Academy, an online school for grades kindergarten through 12 is also available. There are several additional schools planned in the area that can serve students from Mandara 10, including two schools within the Surprise Foothills development and one with Desert Trails. Further, Arizona has open school districts so the Dysart School District is another option for nearby students, particularly for high school students.

ELECTRICITY:

The Site is located within the Arizona Public Service energy service area. Electrical service is anticipated to be provided from the existing APS Substation which is located to the northwest of the project in Mesquite Mountain Ranch.

EXISTING PRE-DEVELOPMENT SITE CONDITIONS

The Site is relatively flat, vacant, and undeveloped. A wash extends across the southeast corner of the Site.

EXISTING ROADS, ROW, EASEMENTS, AND UTILITIES

Currently, the Site does not have any frontage along public right-of-way. To the south, the State land parcel separates the Site from Sun Valley Parkway. To the west, the Site is separated from 219th Avenue by the Ana Mandara PAD site.

As part of the Ana Mandara PAD, a conceptual land plan and circulation plan show an internal public road extending near the north property line of the Site. An existing 30-foot-wide roadway easement which extends along the Site's east property line allows the Site to connect to the Ana Mandara roadway system. This easement continues north through the Ana Mandara site to the Beardsley Road alignment. In order for Mandara 10 to develop, the Applicant understands that two separate points of public access and dedicated city right-of-way will be required.

The Site is currently not improved with water or sewer service.

SURROUNDING OWNERSHIP PATTERN

To the south, there is large State land parcel that extends between the Site and Sun Valley Parkway. To the west and north of the site, the six parcels that make up the 209-acre Ana Mandara PAD site appear to be owned by one entity. To the east of the site, there are several ten and forty-acre parcels that belong to different owners. The owner of the subject Site, Mandara 10, L.L.C., has reached out to these surrounding property owners regarding the sale of their land; however, there was no interest in selling at that time.

3. PROPOSED DEVELOPMENT PLAN

PROPOSED ZONING

Based on the existing access and ownership patterns mentioned above in Section 2, the goal of this rezoning is to entitle the Site such that in the future it may be developed to blend into the Ana Mandara PAD community. To accomplish this and meet the goals of the 2035 General Plan, it is proposed to rezone the Site to R-2 (Residential Medium Density).

The existing Ana Mandara PAD allows for a variety of residential types including single-family, attached units, "Z"-lots, clustered "green courts" or auto courts, and multi-family uses. The residential density may range from 3-21 du/ac so long as the gross overall density for the entire Ana Mandara site does not exceed 6 du/ac.

Rezoning to R-2 (Residential Medium Density as shown on Exhibit 5: Proposed Zoning will allow the Site to be developed with residential types like those permitted in Ana Mandara. It should also be noted that OS-1 zoning has a 10-acre minimum size per the LDO, and since the wash open space is less than 10-acres in size, the R-2 zoning includes the wash corridor. However, the wash area will be protected from development as shown on the Conceptual Development Plan and as generally defined within the General Plan.

CONCEPTUAL DEVELOPMENT PLAN

As shown on Exhibit 6: Proposed Conceptual Development Plan, the site will be developed with residential types permitted within the R-2 District that may include detached single-family, attached single-family, two-family dwellings, and/or three-family dwellings. The wash corridor at the southeast corner will be preserved as permanent open space. The site will be accessed from the north along the eastern property line where there is an existing 30-foot-wide vehicular ingress/egress easement.

It is the intent for this project to develop concurrent with the larger Ana Mandara project to the north and west, with access seamlessly integrated between the two projects. If this property develops prior to the adjacent Ana Mandara project, two points of public access with dedicated City right-of-way will be provided to the north and west through the Ana Mandara property. This is shown conceptually in Exhibit 7: Proposed Conceptual Access Plan.

It is anticipated that approximately 45 units may be feasible across the 10-acre site. This equates to a gross density of 4.5 du/ac which is within the density range of 2-8 du/ac that is supported for Suburban Neighborhoods within the Neighborhood Character Area of the 2035 General Plan.

GENERAL DEVELOPMENT STANDARDS

Development of the site will follow the Medium Density Residential (R-2) Development standards identified in Table 106-2d of the City of Surprise Land Development Ordinance (LDO). All general development standards within the Surprise LDO shall govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1.

TRANSPORTATION IMPROVEMENTS

As shown in the approved PAD06-247, as part of development of the Ana Mandara PAD site, the Ana Mandara developer will be required to build a neighborhood collector street that connects to 219th Avenue and Beardsley Road. From this collector street, the developer will also have to develop local streets that will extend through the Ana Mandara PAD site to connect to surrounding properties including the subject Mandara 10 Site. It is anticipated that Mandara 10 will develop concurrent with, or after the Ana Mandara project, ensuring the integration of two points of public access to the Site.

While it is anticipated that this Site will be developed concurrent and in coordination with the Ana Mandara development, in the event that the Site is developed prior to the development of the Ana Mandara PAD site, the Mandara 10 developer will be responsible for constructing two geographically

separated points of access to the Site from improved public roadways, as shown on Exhibit 7: Proposed Conceptual Access Plan.

All public roadways will follow applicable street classification cross sections and width at the time of preliminary plat review. If the existing 30-foot-wide access easement is proposed to be used, it will need to be widened and dedicated as public right-of-way to accommodate the applicable street cross section.

Two geographically separated access points with all-weather drivable surfaces will be provided to connect the Site to a public roadway.

DRAINAGE

A Preliminary Drainage Report will be submitted to the City for review at the time of site plan/subdivision plat. This report will include detailed hydraulic analysis of the proposed grading and of the wash. On-site drainage will adhere to the 100-year, 2 hour storm event fully retained on-site in retention basins. Drainage design will follow the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, December 2018 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date December 2018 and the City of Surprise drainage guidelines

WATER

This Site will be serviced by the City of Surprise from the Surprise Foothills Water Campus network. The development will connect to the neighboring Ana Mandara development to the north and west which will in turn be connected to the water network along 219th Avenue. The existing Surprise Foothills Water Campus to the northwest will be expanded under current efforts after which this Site can connect. The Surprise Foothills Water Campus will be designed to meet the water system capacities required for the areas expansion, including this Site, as per Water Works "City of Surprise SPA 3 Surprise Foothills Water Facility Water Master Plan".

SEWER

This Site will be serviced by Special Planning Area 3 (SPA 3) Wastewater Treatment Facility. Connection to SPA 3 will likely be provided through a lift station which will be needed by Ana Mandara. The lift station will force the sewer north up 219th Avenue to the Deer Valley Road main trunk line which goes east to the Wastewater Treatment Plant.

4.CONCLUSION

The proposed rezoning will support future development of the site in line with the guidance of the City of Surprise's 2035 General Plan which calls for a transition in residential density following the Suburban guidelines of the Neighborhood Character Area, and will provide a seamless connection to the Ana Mandara PAD property.

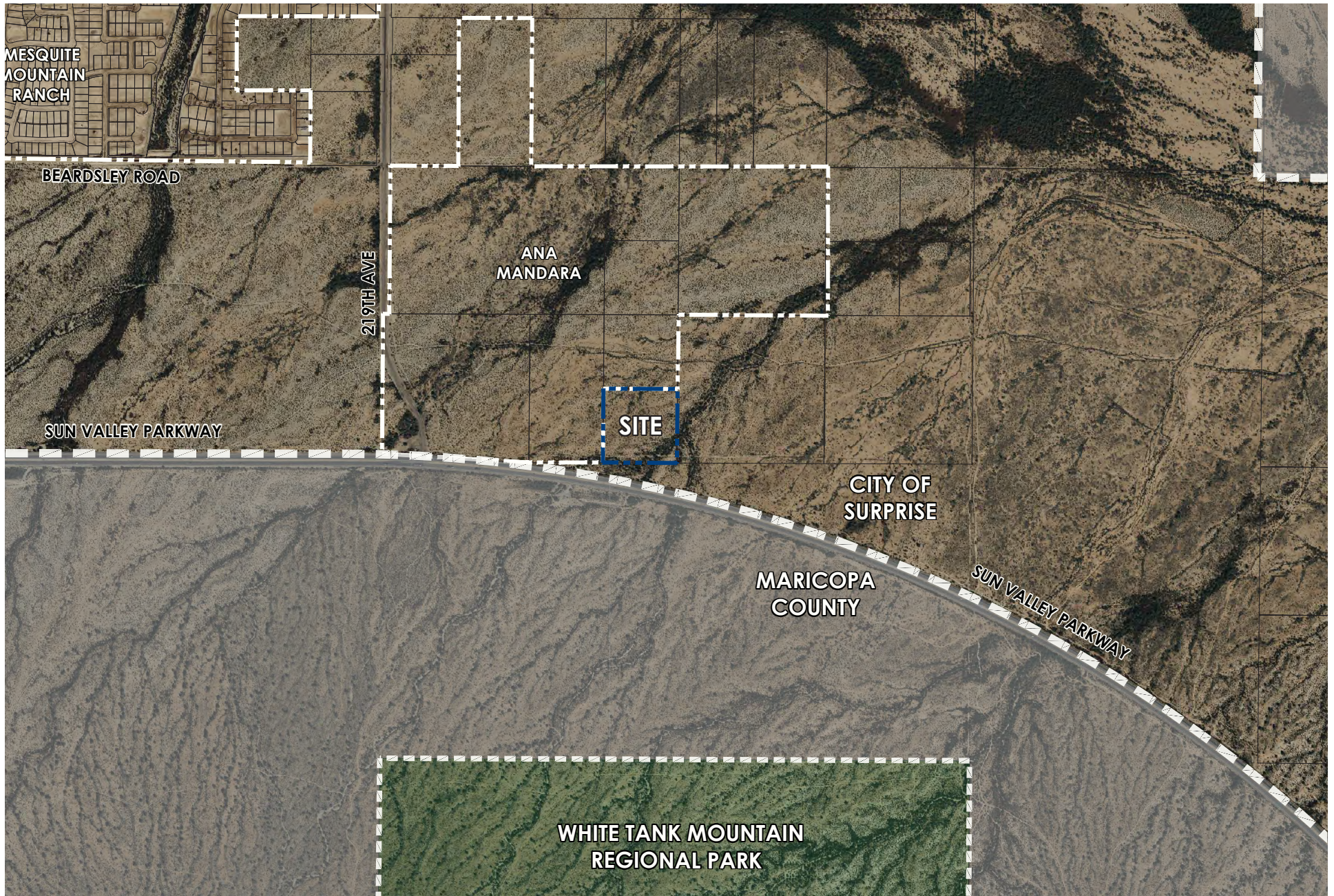


EXHIBIT 1: CONTEXT AERIAL

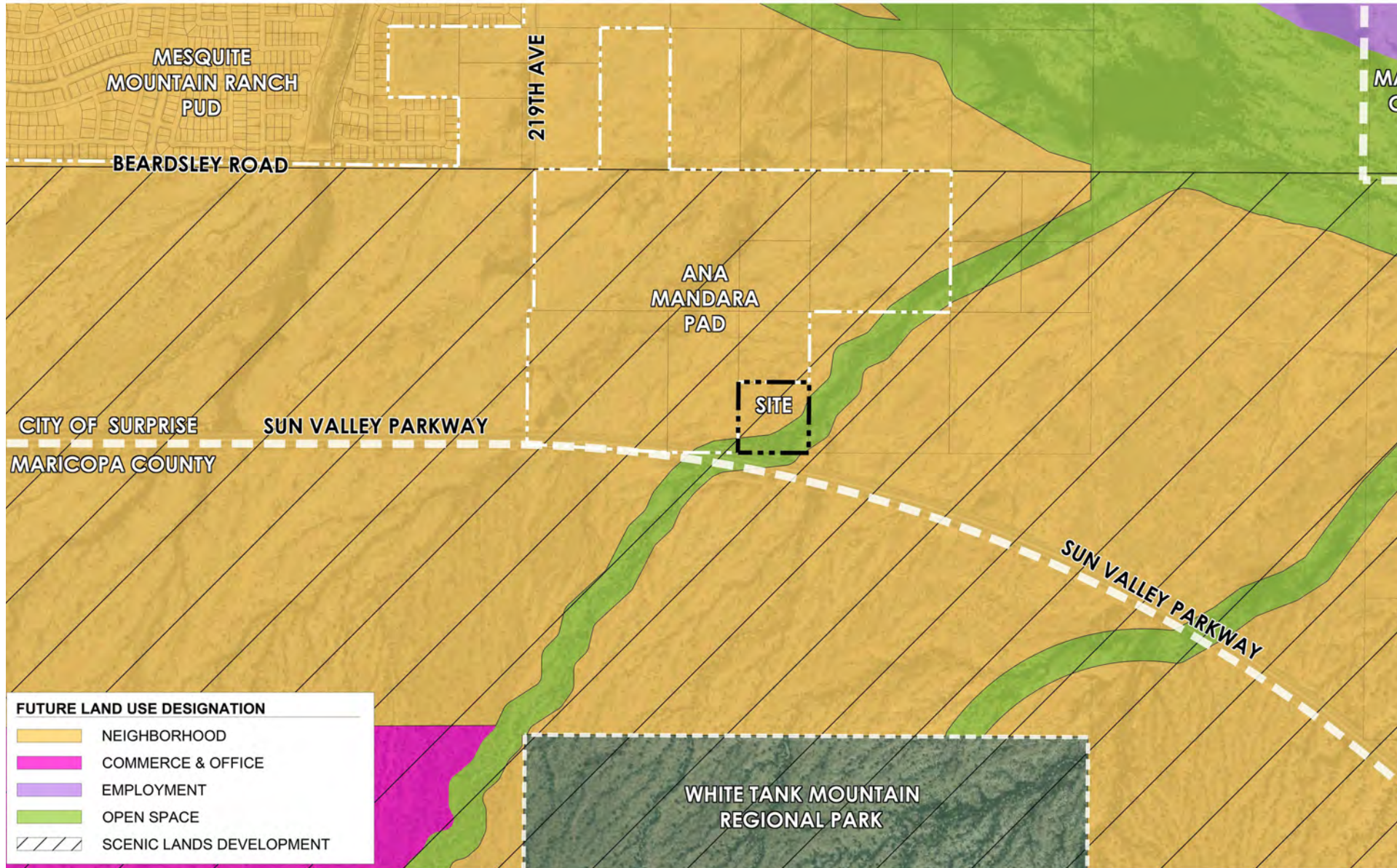


EXHIBIT 2: GENERAL PLAN FUTURE LAND USES

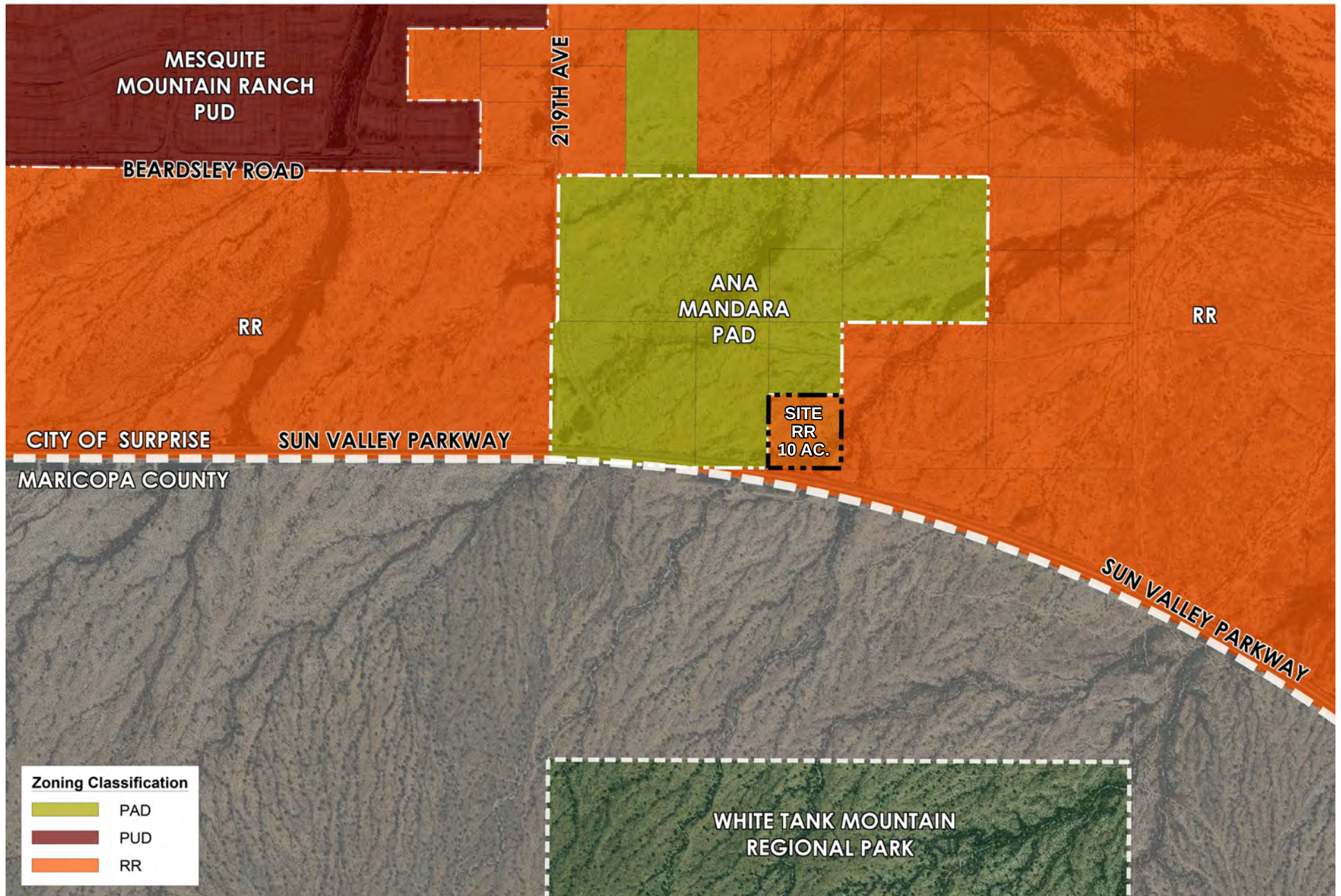
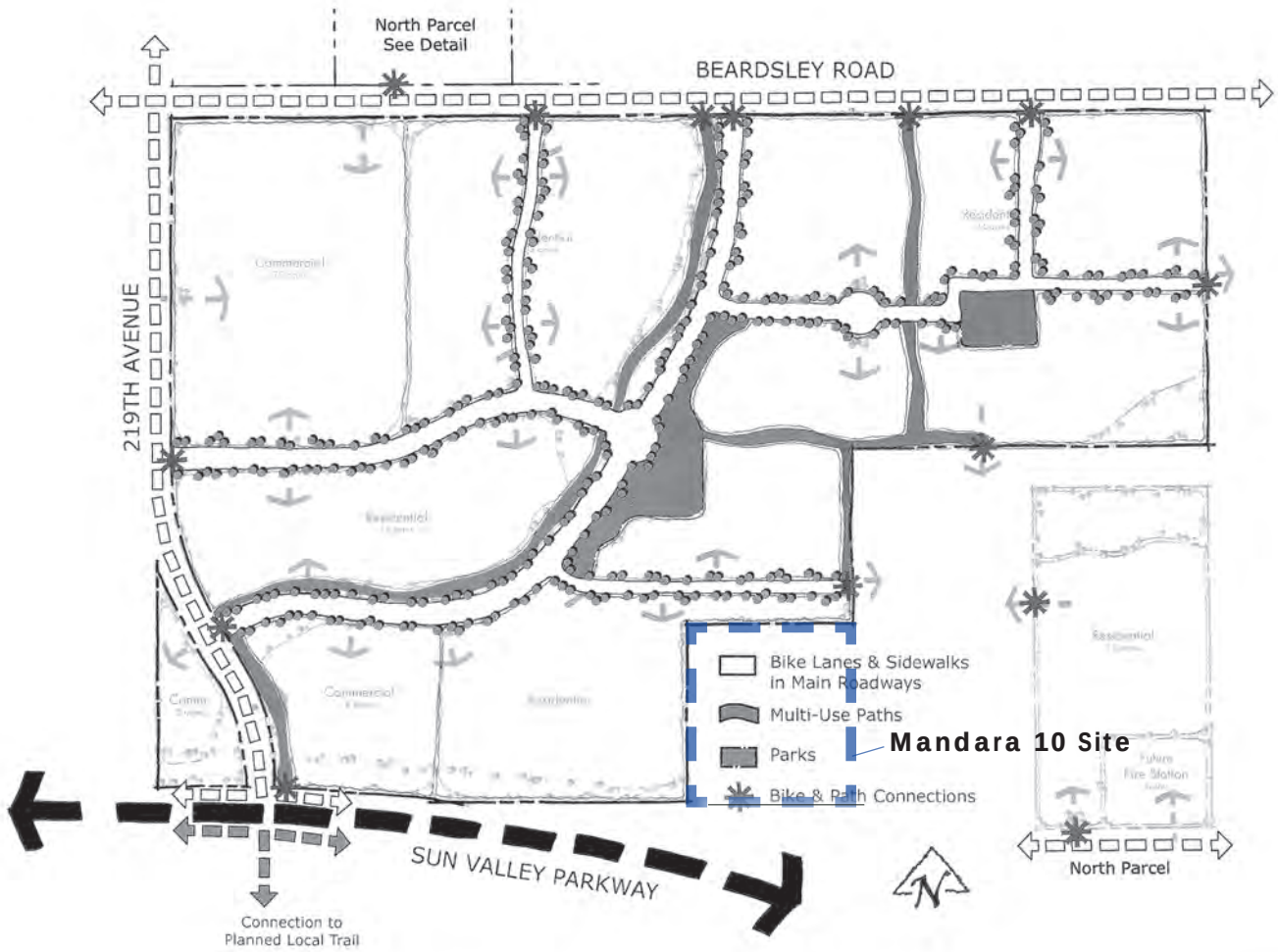


EXHIBIT 3: EXISTING ZONING

CONCEPTUAL NON-VEHICULAR CIRCULATION PLAN

FIGURE 10B



ANA MANDARA

EXHIBIT 4: APPROVED ANA MANDARA PAD CONCEPTUAL CIRCULATION PLAN

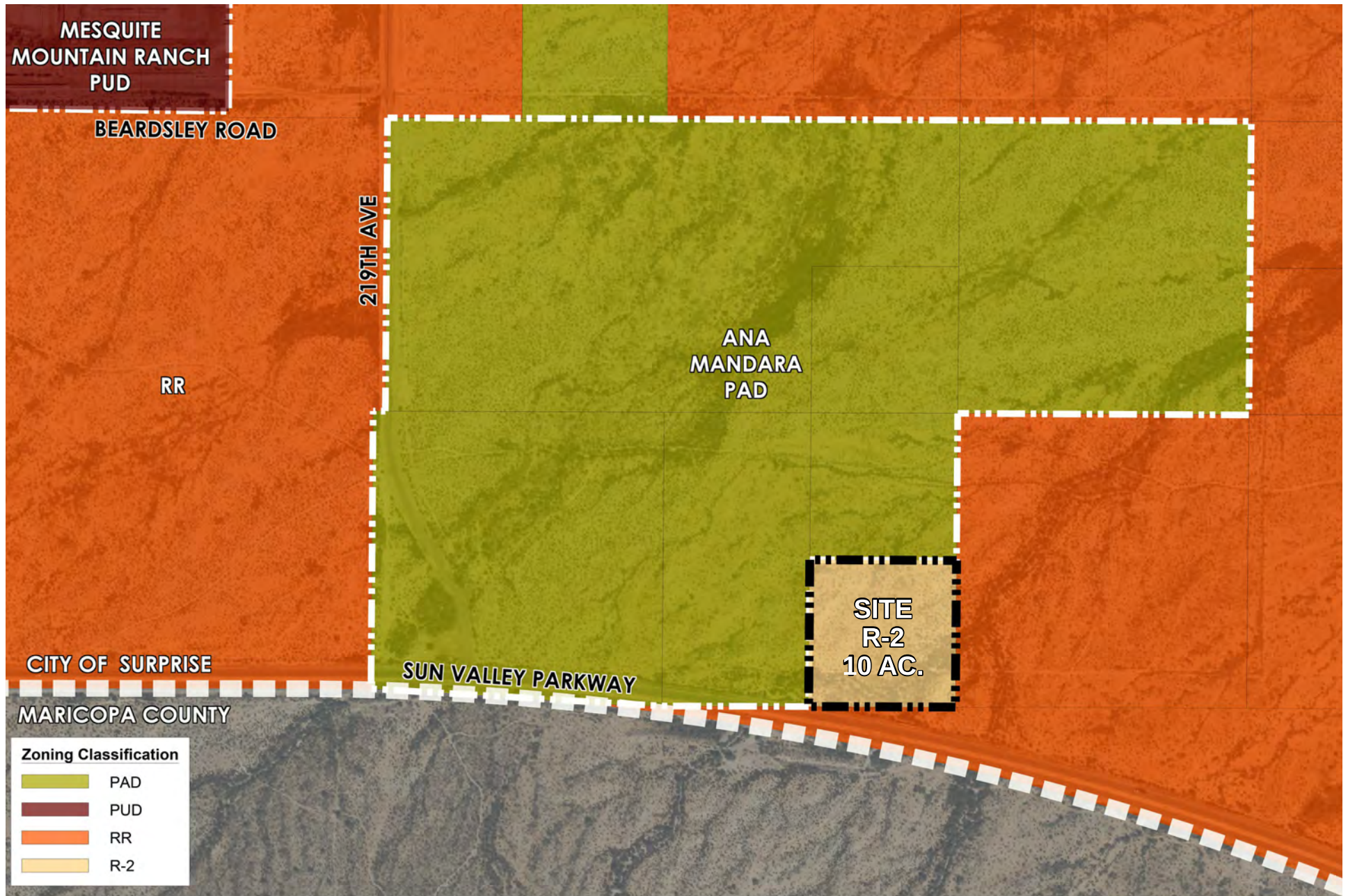


EXHIBIT 5: PROPOSED ZONING



EXHIBIT 6: PROPOSED CONCEPTUAL DEVELOPMENT PLAN

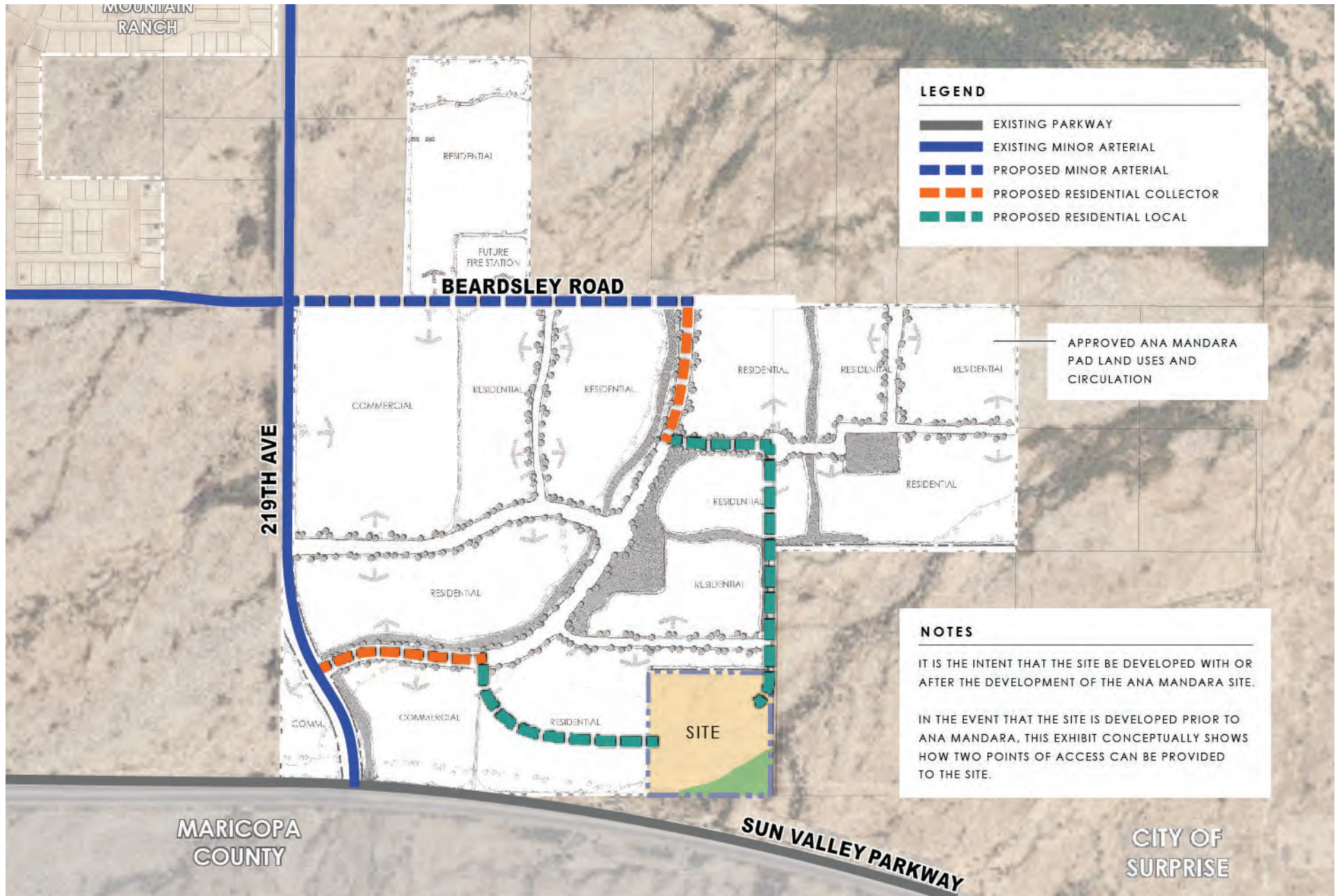


EXHIBIT 7: PROPOSED CONCEPTUAL ACCESS PLAN

From: [RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS24-0120 Mandara Ten - New Digital Submittal 01.31.24
Date: Wednesday, February 7, 2024 4:20:32 PM
Attachments: [RE CR23-0982 Mandara Ten.msg](#)

*****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,

We have no additional comments for this project at this time. The proposed rezone will not impact flight or base operations of Luke AFB. We look forward to reviewing future site plans as they become available.

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 4:55 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) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Gregory McDowell (MCDOT) <Gregory.McDowell@maricopa.gov>; RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahn@us.af.mil>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Tasha Aldeguer

(FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum
<Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>

Subject: [Non-DoD Source] FS24-0120 Mandara Ten - New Digital Submittal 01.31.24

Good afternoon,

Attached please find the **application**, **narrative** and **rezone document** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

***Effective 6/26/23, we are now using Camino (<https://app.oncamino.com/surprise-az/login>) for ALL submittals.**

***Please note effective 8/3/22, we will be adding a 2-business day out-processing for ALL notices**

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

From: [RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: CR23-0982 Mandara Ten

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Madara Ten application. Currently, the applicant seeks to rezone approximately 10-acres from rural residential to medium-density residential. A site plan or number of proposed dwelling units is not yet available. The site is located north of Sun Valley Parkway and east of 219th Avenue in Surprise, AZ. The site is adjacent to the undeveloped Ana Mandara PAD and is approximately 2.65 miles outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is inside 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. Since a site plan is not currently available, Luke AFB requests the opportunity to review future applications and proposals. This zoning change request will not impact flight operations for Luke AFB.

Since the development will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents 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

-----Original Appointment-----

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>

Sent: Thursday, November 9, 2023 10:11 AM

To: Alyssa Carpenter; Amanda Lacey; Amy Peterson; Armando Lopez; Carl Montgomery; Chris Tovar; Christina Sexton; Christopher Thomas; Dana Owsiany; Eric Boyles; Gustavo Garcia; Hip Terrazas; Hobie Wingard; Ivan Lopez; Jacob Moreno; James Stewart; Jamie Sullivan; Jani Wertin; Jason Moquin; Jeffrey Murray; Jennifer Sandusky; Johnathan Futch; Joseph Zak; Joshua Vig; Justin

Williams; Kathleen Crutchfield; Keith Tanner; Kirsten Hall; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Leslie Carnie; Leticia Hodnett; Lloyd Abrams; Luis Lopez; Maolin Zheng; Marcia Sorensen; Michael Boule; Michael Knihnisky; Michelle Espie; Nuning Lemka; Paul Frie; Randy De La Garza; Ravi Sharma; Ron Dry; Russell Baker; Shirley Phan; Sophie Cole; Stephen Chang; Steven Faraclas; Tanner Wessel; Tierney Farago; Tiffany Copp; Tito Solis; Todd Halverson; Tracie Busby; Tracy Mills; Travis Samuelson; Trever Fleetham; Warren Bert; Zacharia Scott

Cc: 56 FW/CIT Community Initiative; Afshin Ahouraiyan (Flood Control District of Maricopa County); Alex Garza (Maricopa Assoc of Governments); Aspasia Angelou (Nadaburg School District); Barbara J Remondini, Ph.D. (Wickenburg School District); Bryce Christo (bchristo@cityofelmirage.org); Chris Cain (Maricopa Water District); Darren V Gerard (Maricopa County Planning); Debbie Trasancos (Maricopa Water District); Douglas Kirkland (Epcor); Ernest (USPS); Eva Pierce; Gregory McDowell (MCDOT); Ibeth - USPS; RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE; Jerome Choy (ADOT); John Willett (City of Buckeye); Jorge Gastelum (City of El Mirage); Judy Lopez - Beardsley Water Company; Kevin Shipman; Leslie - MWD; Mark Frago; Mary Orta - Surprise Chamber; MCDOT (MCDOTPlanning@maricopa.gov); Raoul Sada - Surprise Chamber; Rovell Foggy (Liberty Utilities); Shelby Rios (MWD); Victor.Schaum; Yvonne Aguirre

Subject: [Non-DoD Source] CR23-0982 Mandara Ten

When: Thursday, December 14, 2023 8:45 AM-9:30 AM (UTC-07:00) Arizona.

Where: #Conference Room - CH 1F N1-150 Lobby / Webex Meeting

CR23-0982 Mandara Ten

219th Ave & Sun Valley Pkwy

APN: [503-80-021F](#)

SCOPE

Rezoning 10 acres from RR to R2

QUESTIONS

We are proposing to rezone to R2 and follow the by-right standards of the LDO

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?>

[MTID=m16e1fd8c5adb77b9b5722532b5b46a6f](#)

Join by meeting number

Meeting number (access code): 2487 974 9435

Meeting password: 6p4PKvkxpB9

Tap to join from a mobile device (attendees only)

[+1-408-418-9388,,24879749435##](#) United States Toll

[+1-602-666-0783,,24879749435##](#) United States Toll (Phoenix)

Join by phone

+1-408-418-9388 United States Toll

+1-602-666-0783 United States Toll (Phoenix)

[Global call-in numbers](#)

Join from a video system or application

Dial [24879749435@surpriseaz.webex.com](tel:24879749435@surpriseaz.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, [click here](#) to view host information.

Need help? Go to <https://help.webex.com>

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

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MANDARA

10

Citizen Participation Report

Surprise, AZ
05/15/2024
FS24-0120



Introduction

Every development application in the City of Surprise that requires a public hearing shall be accompanied by 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 neighborhood meeting that was held for the Mandara 10 Rezoning application (FS24-0120).

The ten-acre Mandara 10 Site is proposed to be rezoned from Rural Residential (RR) District to Medium Density Residential (R2) District. The General Plan guides for up to 80 attached or detached units to be considered on this 10-acre site; however, this proposed rezoning is for approximately 45 detached homes and approximately 1.5 acres of preserved natural open space of the existing wash corridor.

Public Outreach & Notification

One in-person meeting was held to share information about the proposed rezoning. Notices were mailed to residents and neighborhood associations fifteen (15) days prior to the first meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following date and location:

May 15, 2024 In-Person Meeting

6:00 PM
Willow Canyon Highschool
17901 W Lundberg Street
Surprise, AZ 85374

Two notification signs were posted on-site as required by the City of Surprise on 05/15/2024. These signs were located to provide as much exposure to Sun Valley Parkway and 219th Avenue as possible. See *Exhibit A Sign Locations* and *Exhibit B: Sign Posting Affidavit and Images*.

Summary of May 15th In-Person Neighborhood Meeting

The in-person neighborhood meeting was held at the Willow Canyon Highschool.

From the applicant team, Kristine Gay and Elliott Bartels with RVi Planning + Landscape Architecture hosted the meeting. From the City of Surprise, Jani Wertin, Trever Fleetham, Lloyd Abrams attended the meeting.

At 6:00 PM, the meeting start time, no residents had arrived.

The applicant team and City staff members waited until 6:20 to allow time for residents to arrive.

At 6:21, with no residents present, the applicant team concluded the meeting.

Since no members of the public beyond the applicant or City team attended, no sign-in sheet is attached to this report.

Exhibit A: Sign Locations



Exhibit B:
Sign Posting Affidavit and Images

CITY OF SURPRISE <i>Site posting Process</i>	
AFFIDAVIT OF POSTING	
Application No:	FS24-0120
Applicant Name:	RVI Planning
Location:	E of NEC 219th Ave & Sun Valley Pkwy
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.

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.

JESSE SIMPSON Notary Public - Arizona Maricopa County Commission # 650315 My Comm. Expires May 31, 2027	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

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
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

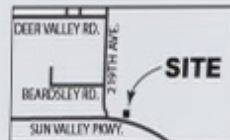
Date: TBD

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120

Rezone ten (10) acres from Rural Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.



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

April 19, 2024 at 9:00 AM

Sun Valley Pkwy
Surprise AZ 85387

Notice of Public Hearing

City of Surprise

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
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

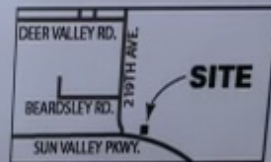
Date: TBD

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120

Rezone ten (10) acres from Rual Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.



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

April 19, 2024 at 9:00 AM

Sun Valley Pkwy

Surprise AZ 85387

Notice of Public Hearing City of Surprise

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
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 #: FS24-0126



Rezoned ten (10) acres from Rural Residential (RR) to Medium Density Residential (MD).
The site is located approx. 1,500 feet to the east of 218th Ave. and approx. 130 feet
from Sun Valley Parkway.

Please call to confirm dates: 623-322-3011 www.surpriseaz.gov

April 19, 2024 at 9:31 AM

Sun Valley Blvd

Surprise AZ 85387

Notice of Public Hearing

City of Surprise

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
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

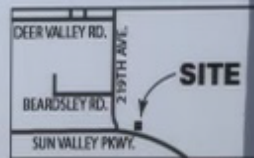
Date: TBD

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120

Rezone ten (10) acres from Rural Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.



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

April 19, 2024 at 9:31 AM

Sun Valley Pkwy

Surprise AZ 85387

AFFIDAVIT OF POSTING

Application No: FS24-0120
Applicant Name: RVI Planning
Location: E of NEC 219th Ave & Sun Valley Pkwy
Date Site Posted: 08/08/24

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).

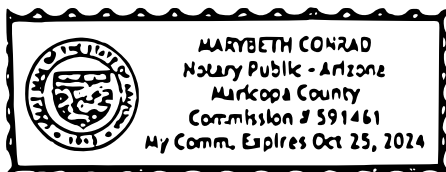
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

Meghan Liggett 08/08/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 08/08/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
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

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

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

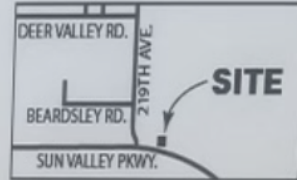
City Council

Date: October 15, 2024

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120



Rezone ten (10) acres from Rual Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.

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

August 8, 2024 at 11:54 AM
+33.660781,-112.522477
Sun Valley Pkwy
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

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

City Council

Date: October 15, 2024

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120



Rezone ten (10) acres from Rual Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.

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

August 8, 2024 at 11:55 AM
+33.660781,-112.522477
Sun Valley Pkwy
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

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

City Council

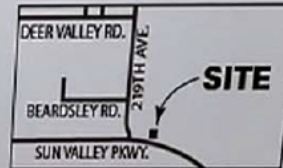
Date: October 15, 2024

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120

Rezone ten (10) acres from Rural Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.



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

August 8, 2024 at 11:48 AM
+33.661037, -112.523579
Sun Valley Pkwy
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person

Neighborhood Meeting

Date: May 15, 2024

Time: 6:00 P.M.

Location: Willow Canyon High School
Media Center/Library
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: September 19, 2024

Time: 6:00 P.M.

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

City Council

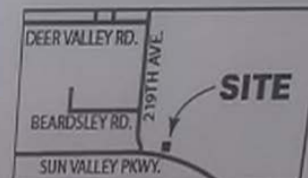
Date: October 15, 2024

Time: 6:00 P.M.

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

Surprise Case #: FS24-0120

Rezone ten (10) acres from Rural Residential (RR) to Medium Density Residential (R2).
The site is located approx. 1,500 feet to the east of 219th Ave. and approx. 130 feet
from Sun Valley Parkway.



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

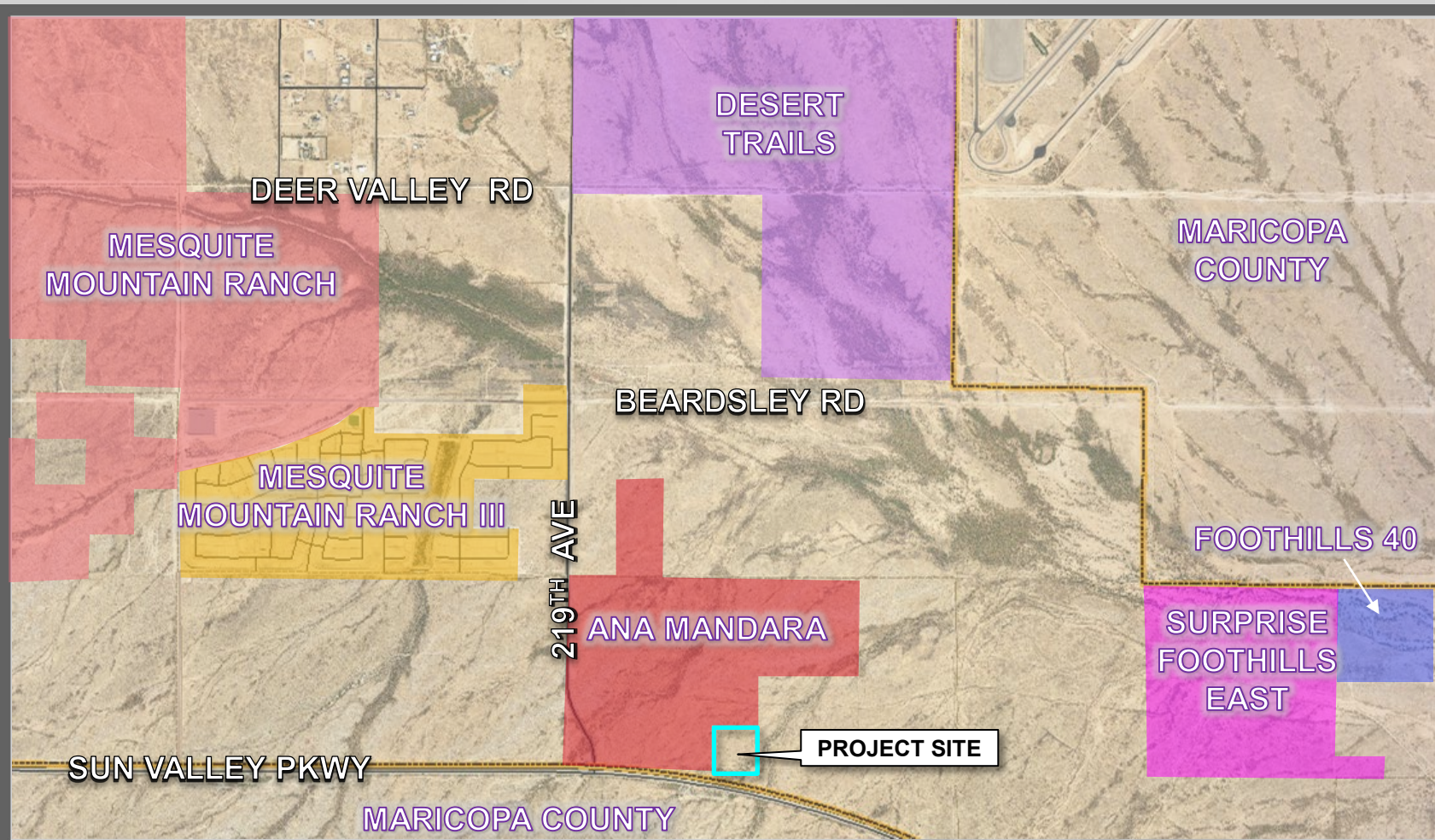
August 8, 2024 at 11:49 AM
+33.661007, -112.523591
Sun Valley Pkwy
Surprise AZ 85387
United States

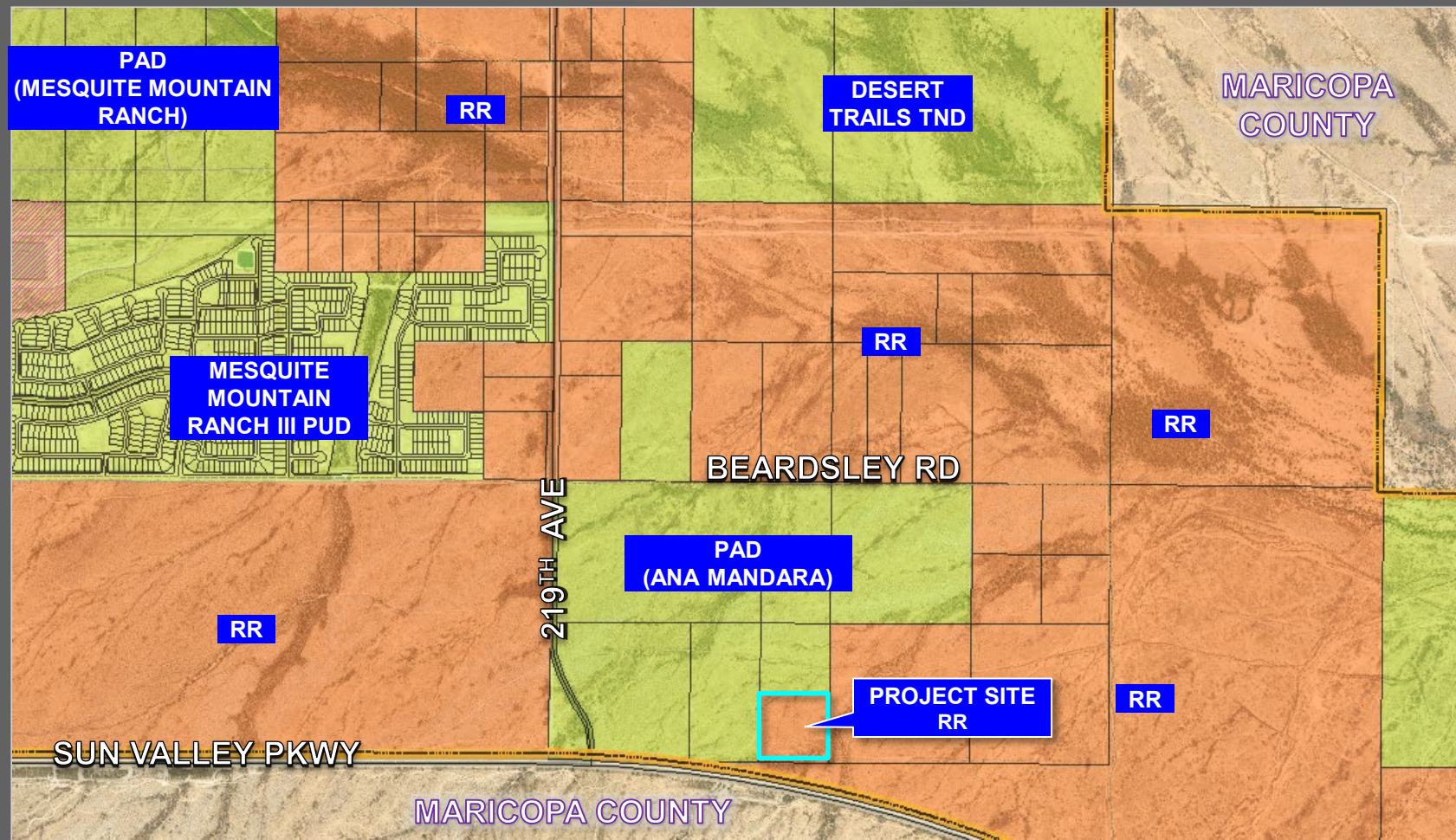


FS24-0120

Mandara Ten - Rezone

Planning & Zoning Commission
September 19, 2024





FS24-0120 EXISTING ZONING

- Neighborhood
- Floodway Offset
- Employment



PROJECT SITE

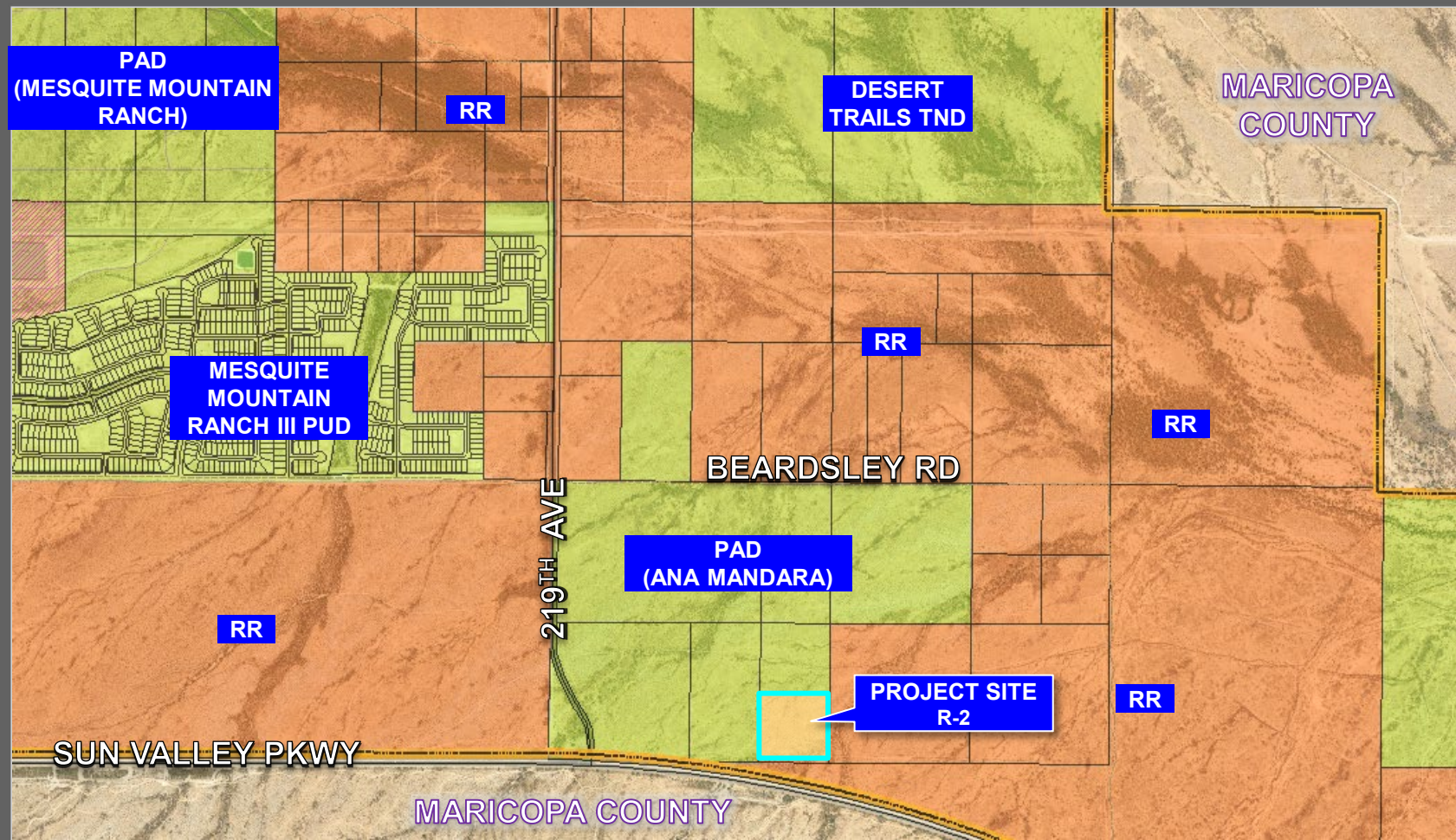


Table 106-2d—Residential Medium Density (R-2) Zoning District

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, 5} (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%

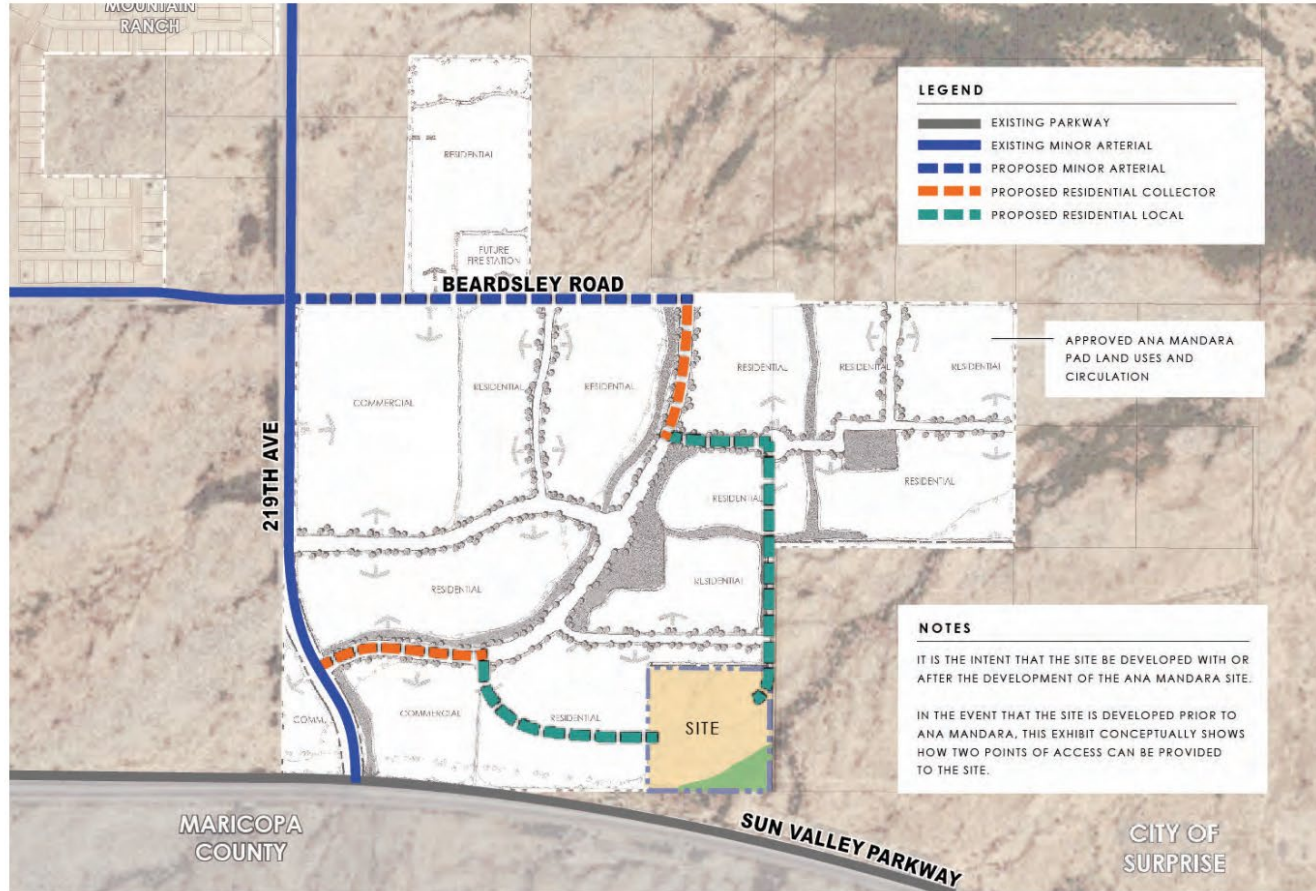
Notes:

1. Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback nine (9) feet from alley edge line.
2. May be reduced to zero feet 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 (1) lot category will provide the higher percentage of open space.
4. Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in [Chapter 108](#) of this ordinance.
5. Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.

- Dwelling types allowed:
 - Single-family detached
 - Single-family attached
 - Two-family (duplex)
 - Three-family (triplex)

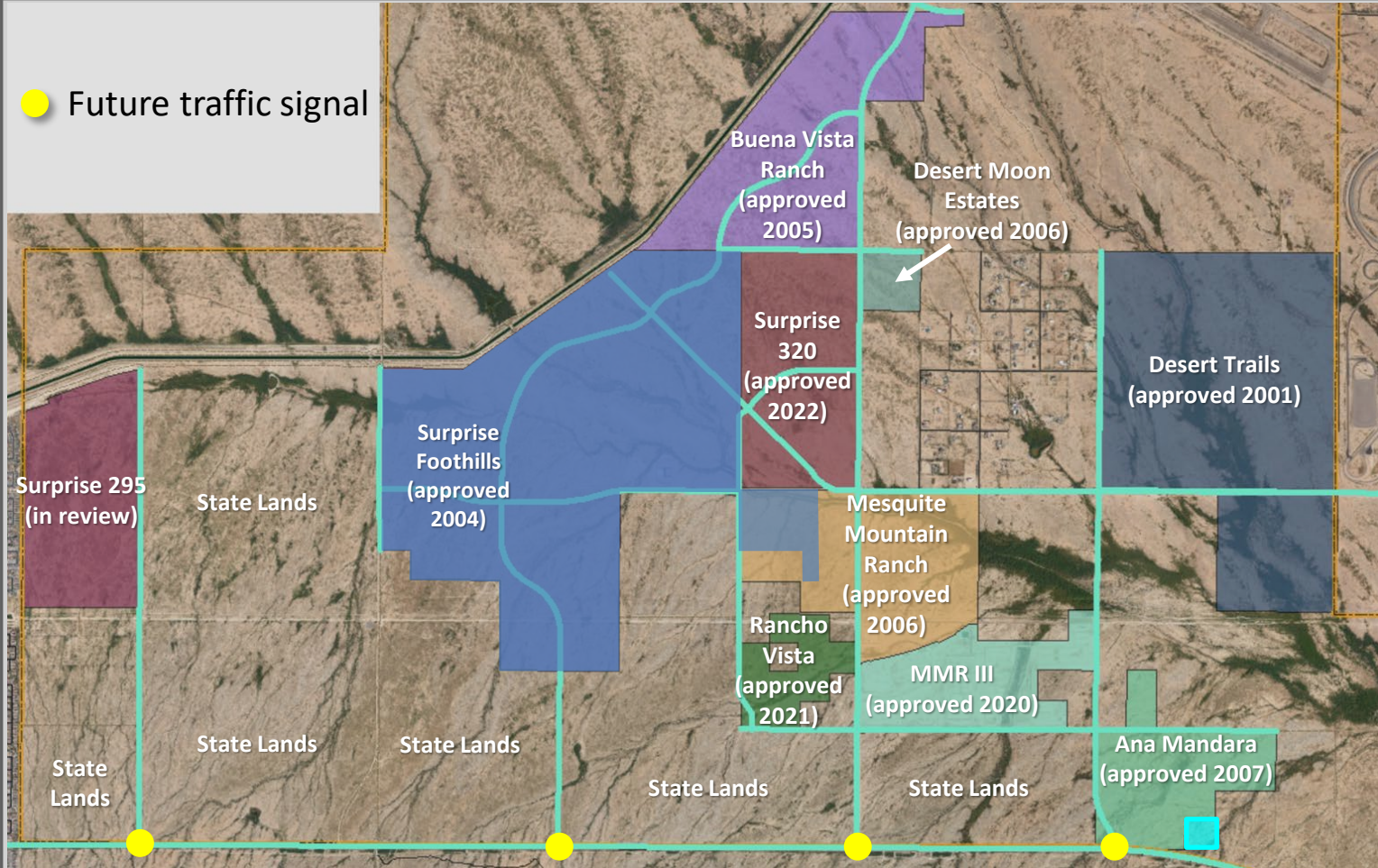
PROPOSED CONCEPTUAL DEVELOPMENT PLAN





PROPOSED SITE ACCESS

● Future traffic signal



ROADWAYS

CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- Date: May 15, 2024 at 6 p.m.
- Location: Willow Canyon High School
17901 W. Lundberg St., Surprise, AZ 85388
- Attendance: No members of the public were in attendance.
- No feedback or concerns regarding the subject case were received prior to or following the outreach meeting.



RECOMMENDATION

Staff recommends the P&Z Commission Recommend Approval to the Mayor and City Council, subject to stipulations 'a' - 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





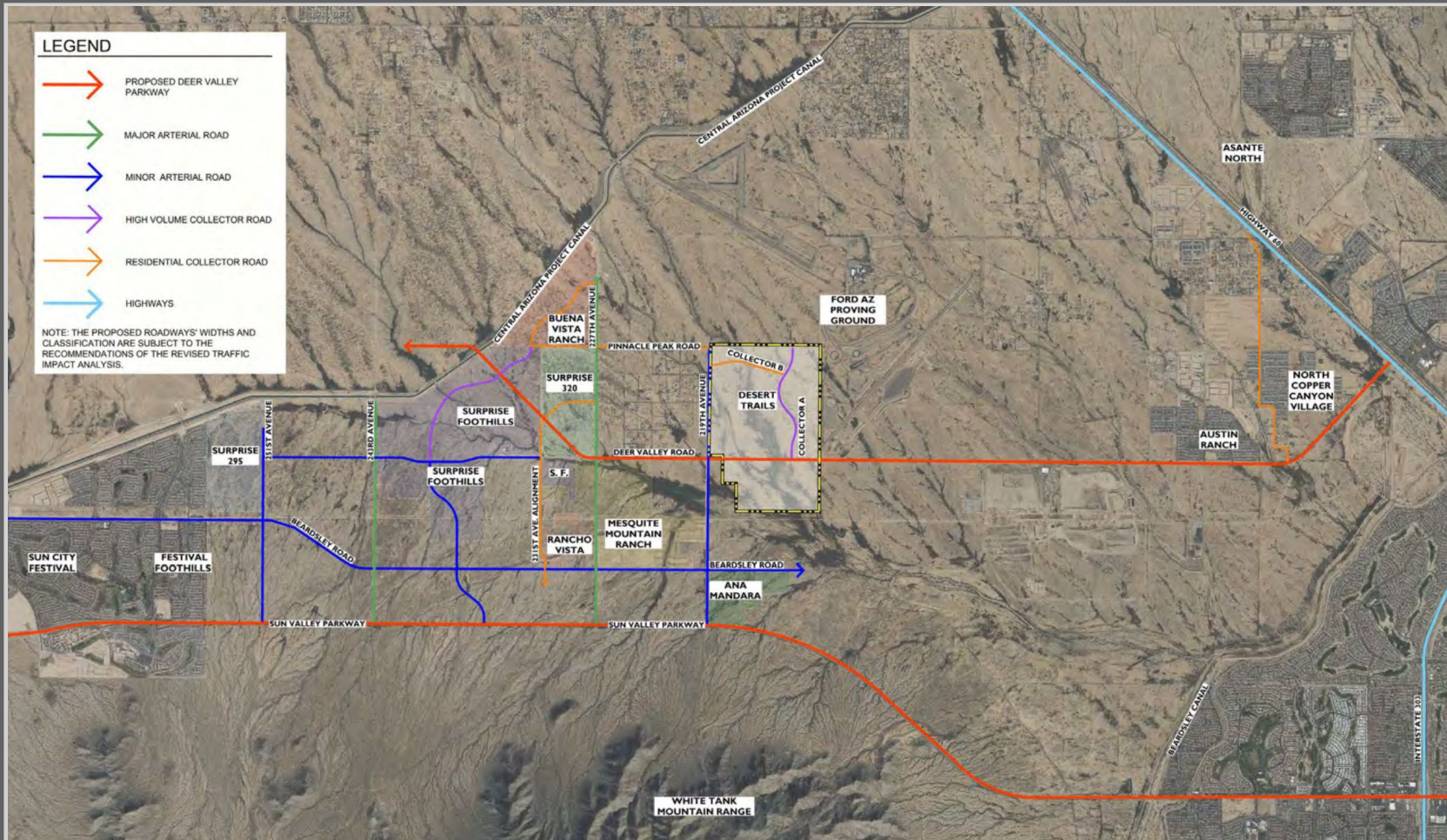
STIPULATIONS

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled “Mandara 10 Rezoning Narrative”, prepared by RVi Planning + Landscape Architecture,” received July 17, 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.

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.





CITY OF SURPRISE Planning & Zoning Commission

Council Meeting Date: September 19, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 5

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a rezone from Rural Residential (RR) to Light Industrial (I-1) for approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road. Case FS24-1017.

Motion:

I move to recommend **approval** of the proposed Head Right Rezone, case FS24-1017, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend **denial** of the proposed Head Right Rezone, case FS24-1017, to the City Council because *[insert reason]*.

Background:

The City is requesting to rezone approximately 28,320 sq. ft. (0.65 acres), generally located west and north of the northwest corner of Waddell Road and Litchfield Road, from RR to I-1. The request aims to address setback issues discovered during the associated Site Plan review, case FS23-0172. If the rezone is approved, a Parcel Assemblage will also be done for the three (3) subject parcels of that case, 501-17-025E, 501-17-025H (20' wide strip), and 501-17-025J (5' wide strip), to combine them into one (1) parcel with the same zoning designation.

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 - FS24-1017 Head Right Rezone - Staff Report 091924 PZ
 2. 01 - FS24-1017 Head Right Rezone - Vicinity Map
 3. 02 - FS24-1017 Head Right Rezone - Existing Zoning Map
 4. 03 - FS24-1017 Head Right Rezone - Proposed Zoning Map
 5. 04 - FS24-1017 Head Right Rezone - Narrative
 6. 05 - FS24-1017 Head Right Rezone - Citizen Participation Report_Redacted
 7. 06 - FS24-1017 Head Right Rezone - Affidavit of Site Posting
 8. FS24-1017 Head Right Rezone- Powerpoint
-

Case: **FS24-1017**

Project Name: Head Right Rezone

Council District: 5 – Palm

Meeting Date: **September 19, 2024**

Planner: Trever Fleetham, AICP

Owner: Henry & Patricia Conklin

Applicant: City of Surprise

Request: Rezone from Rural Residential (RR) to Light Industrial (I-1).

Site Location: Generally located west of Litchfield Road and north of Waddell Road.

Site Size: 0.65 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 **FS24-1017** to the City Council, subject to stipulations 'a' and 'b'.

28 **Project Description:**

29 The City is requesting to rezone approximately 28,320 sq. ft. (0.65 acres), generally located west
30 and north of the northwest corner of Waddell Road and Litchfield Road, from RR to I-1. The
31 request aims to address setback issues discovered during the associated Site Plan review, case
32 FS24-0172. If the rezone is approved, a Parcel Assemblage will also be done for the three (3)
33 subject parcels of that case, 501-17-025E, 501-17-025H (20' wide strip), and 501-17-025J (5' wide
34 strip), to combine them into one (1) parcel with the same zoning designation.

35
36 **Background:**

37 **February 25, 1999:** The subject properties were annexed into the City of Surprise under
38 Ordinance 99-01.

39 **September 28, 2023:** Staff met with Quarles & Brady LLP to discuss a related project during a
40 regularly scheduled Due Diligence meeting.

41 **November 30, 2023:** Staff met with Quarles & Brady LLP to discuss a related project during a
42 regularly scheduled Concept Review meeting under CR23-0964.

43 **February 21, 2024:** Quarles & Brady LLP filed an application for Site Plan Review for 501-17-
44 025E, 501-17-025H (20' wide strip), and 501-17-025J (5' wide strip), under case FS24-0172.

45 **July 29, 2024:** The applicant (City Staff) filed a related request to rezone approximately 28,320
46 sq. ft. (0.65 acres), the subject property, generally located west and north of the northwest
47 corner of Waddell Road and Litchfield Road, from RR to I-1 under case FS24-1017, the subject
48 case.

49 **August 29, 2024:** The applicant (City Staff) held a neighborhood outreach meeting to discuss
50 the project.

51 **Neighborhood Meeting Summary:**

52 The City held an in-person neighborhood outreach meeting on August 29, 2024 at City Hall in the
53 Community Room. There were approximately three (3) people in attendance. During this meeting,
54 the attendees did not express any concerns or opposition to the proposal.

55
56 The meeting was advertised pursuant to the requirements of the LDO, including legal ads, site
57 postings, and property owner mailers. See the attached Citizen Participation Report for a detailed
58 summary of the meeting.
59

Analysis and Discussion:

The subject property includes parcels 501-17-025H and 501-17-025J, which are 20-foot wide and 5-foot wide (respectively) sliver parcels. These two parcels are primarily utilized for access and utilities and are under the same ownership as the adjacent parcel 501-17-025E. The three parcels are part of a development proposal for Head Right Brewery, the Site Plan for which is being reviewed under case FS24-0172.



The City is requesting to rezone parcel 501-17-025H (20' wide strip), a 25,100 sq. ft. (0.58 acre) original lot zoned RR, and 501-17-025J (5' wide strip), an approximately 3,220 sq. ft. (0.07 acre) strip informally split off of 501-17-025K (Dale's Town and Country) through the County, zoned RR, from RR to I-1. In totality, the request would rezone approximately 28,320 sq. ft. (0.65 acres), generally located west and north of the northwest corner of Waddell Road and Litchfield Road, from RR to I-1.

The request aims to address setback issues discovered during the associated Site Plan review, case FS24-0172. If the rezone is approved, a Parcel Assemblage will also be done for the three (3) subject parcels of that case, 501-17-025E, 501-17-025H (20' wide strip), and 501-17-025J (5' wide strip), to combine them into one (1) parcel. This could not be completed unless the properties involved all share the same zoning designation.

81 The existing and proposed zonings are shown below.
82

Existing Zoning



I-1	PAD (Royal Ranch)	PAD (Sierra Verde)
RR/I-1	RR	PAD (Sierra Verde)
RR	PAD (Marley Park)	PAD (Sierra Verde)

Proposed Zoning



Access

The subject parcels provide access to the Head Right Brewery site, 501-17-025E, from Waddell Road.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart Unified School District

Conformance with Adopted Plans:

The Property is located within the Neighborhood Character Area of the Surprise General Plan 2035. The requested rezone from Rural Residential (RR) to Light Industrial (I-1) would typically not be considered compliant with the Neighborhood Character Area. However, the purpose of the request is to provide consistency with the primary parcel of the overall development, which has been zoned I-1 since before the adoption of the Surprise General Plan 2035.

Summary:

The proposed rezone from Rural Residential (RR) to Light Industrial (I-1) will address setback issues for the associated Site Plan and allow the parcels included in the Head Right Brewery development to be assembled via a Parcel Assemblage.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS24-1017** to the City Council, subject to stipulations 'a' and 'b' as outlined below:

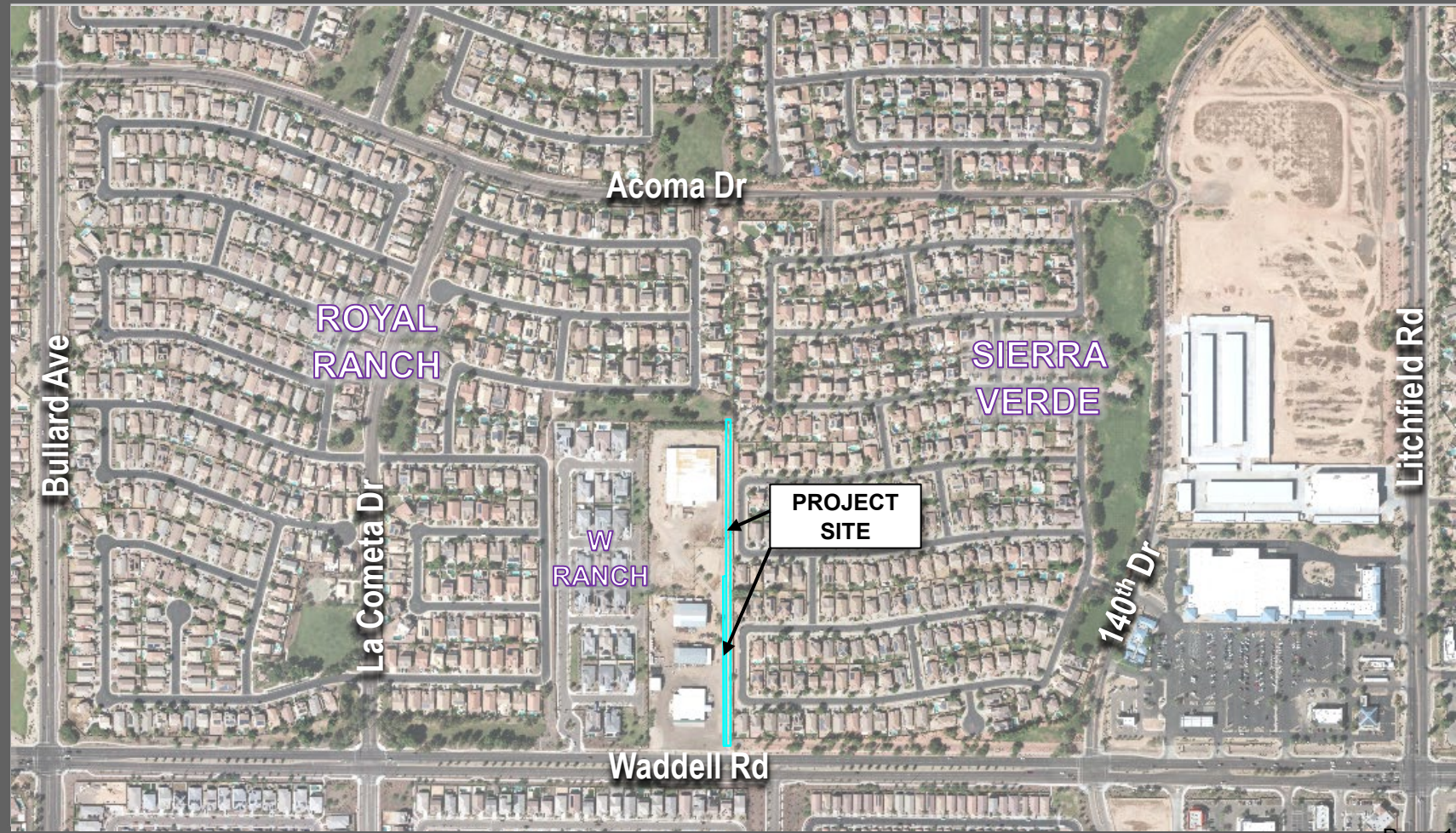
- a. Development and use of the site shall be consistent with the rezone narrative entitled "Head Right Rezone", prepared by City of Surprise dated August 1, 2024.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions 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.

Attachments:

01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Narrative
05 Citizen Participation Report
06 Affidavit of Site Posting
PPT

September 19, 2024 P&Z
Case: FS24-1017
Head Right Rezone
Page 5 of 5



VICINITY MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP

Project Narrative

Head Right Rezone

FS24-1017

NWC Waddell Rd & 142nd Ln
APN: 501-17-025H & 501-17-025J

Prepared Date:
August 1, 2024

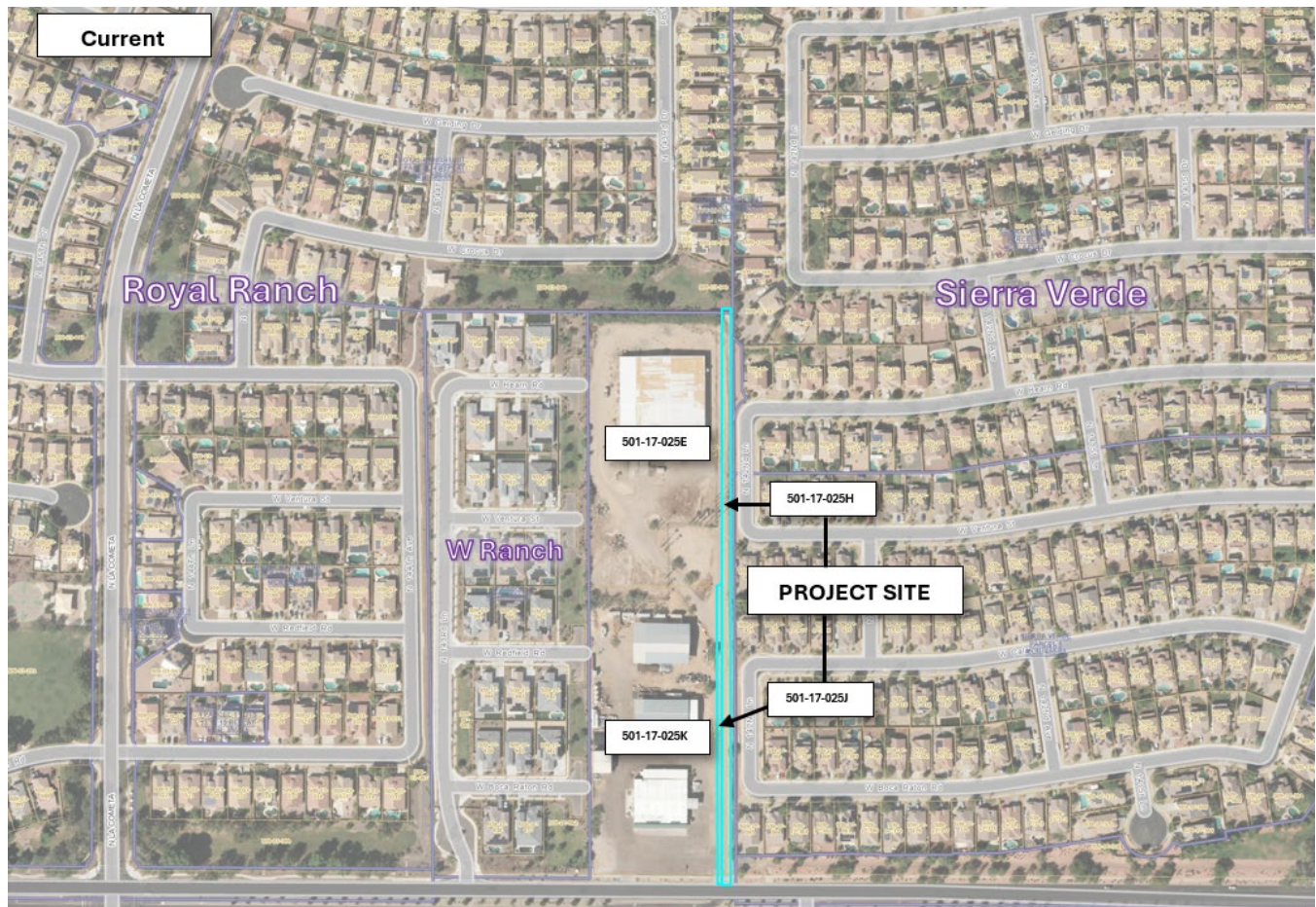
Prepared By:
City of Surprise
Community Development Department
16000 N. Civic Center Plaza
Surprise, AZ 85374
Phone: 623-222-3000
Email: trever.fleetham@surpriseaz.gov

Purpose

The purpose of this application is to seek the rezone of approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road. The project site is currently zoned Rural Residential (RR). The City is requesting the zoning be changed to Light Industrial (I-1) to match the zoning of the adjacent, associated parcel.

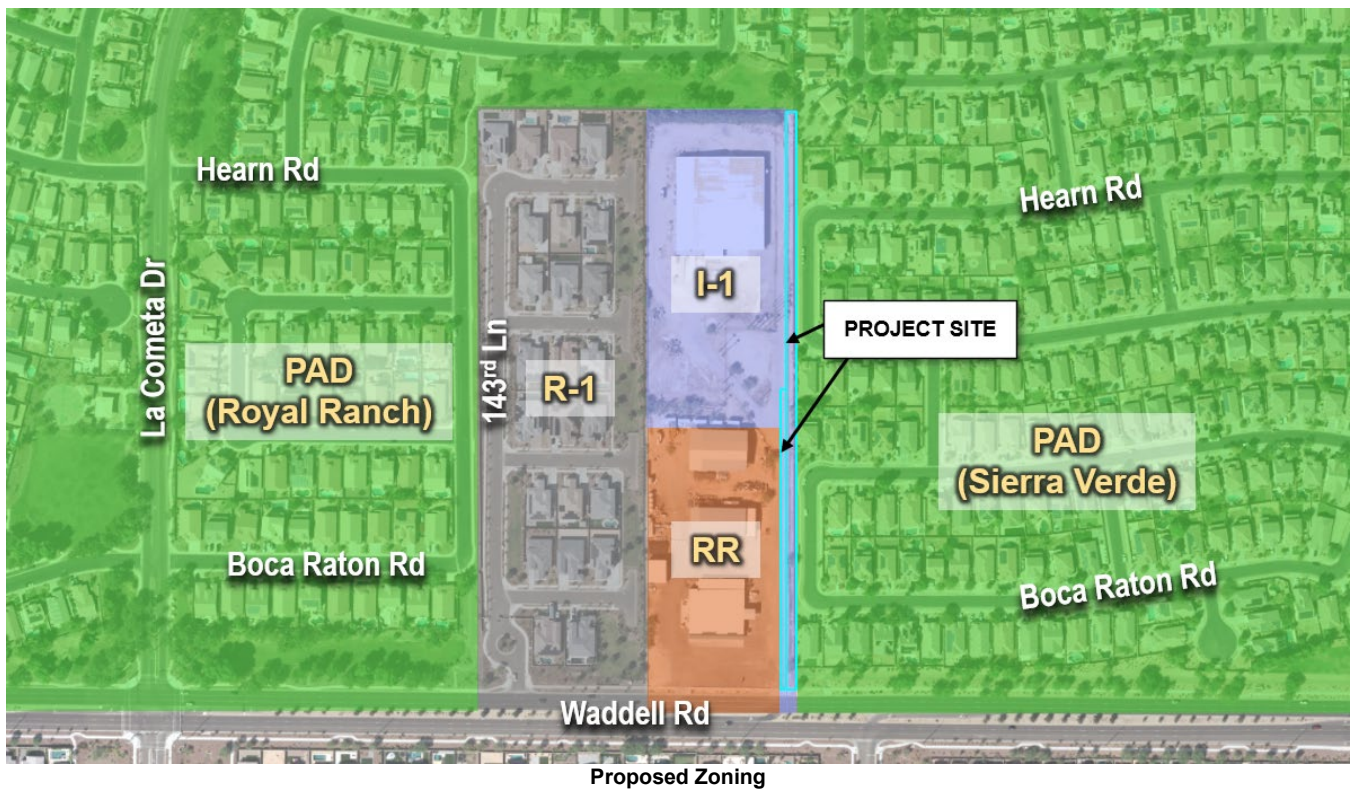
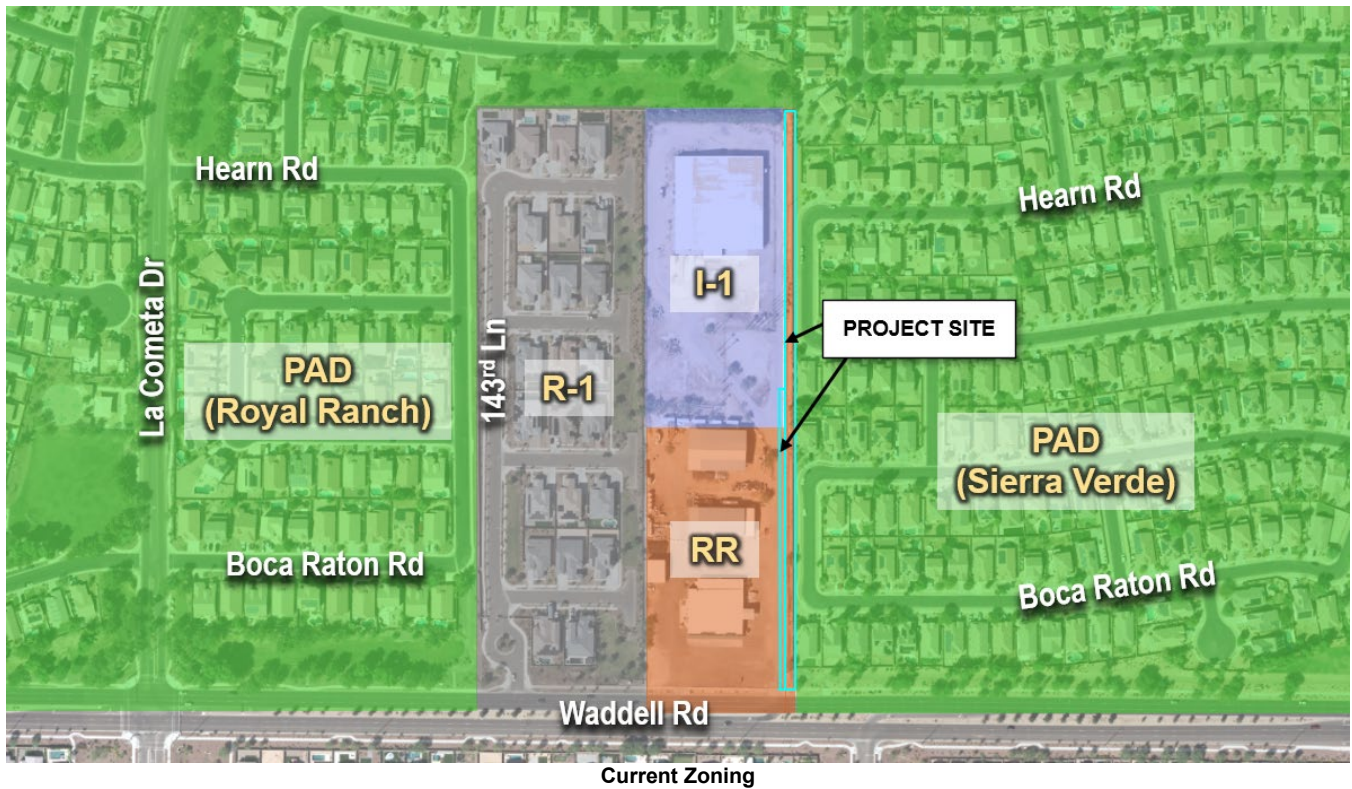
Project Overview

The subject property includes parcels 501-17-025H and 501-17-025J, which are 20-foot wide and 5-foot wide (respectively) sliver parcels. These two parcels are primarily utilized for access and utilities and are under the same ownership as the adjacent parcel 501-17-025E. The three parcels are part of a development proposal for Head Right Brewery, the Site Plan for which is being reviewed under case FS23-0172.



Request

The City is requesting to rezone parcel 501-17-025H (20' wide strip), a 25,100 sq. ft. (0.58 acre) original lot zoned RR, and 501-17-025J (5' wide strip), an approximately 3,220 sq. ft. (0.07 acre) strip informally split off of 501-17-025K (Dale's Town and Country) through the County, zoned RR, from RR to I-1. In totality, the request would rezone approximately 28,320 sq. ft. (0.65 acres), generally located west and north of the northwest corner of Waddell Road and Litchfield Road, from RR to I-1.



The request aims to address setback issues discovered during the associated Site Plan review, case FS23-0172. If the rezone is approved, a Parcel Assemblage will also be done for the three (3) subject

parcels of that case, 501-17-025E, 501-17-025H (20' wide strip), and 501-17-025J (5' wide strip), to combine them into one (1) parcel. This could not be completed unless the properties involved all share the same zoning designation.

General Plan

The Property is located within the Neighborhood Character Area of the Surprise General Plan 2035. The requested rezone from Rural Residential (RR) to Light Industrial (I-1) would typically not be considered compliant with the Neighborhood Character Area. However, the purpose of the request is to provide consistency with the primary parcel of the overall development, which has been zoned I-1 since before the adoption of the Surprise General Plan 2035.



Citizen Participation Report

FS24-1017 Head Right Rezone

August 30, 2024

PROJECT DESCRIPTION

The City is requesting to rezone approximately 28,320 sq. ft. (0.65 acres), generally located west and north of the northwest corner of Waddell Road and Litchfield Road, from RR to I-1. The request aims to address setback issues discovered during the associated Site Plan review, case FS24-0172. If the rezone is approved, a Parcel Assemblage will also be done for the three (3) subject parcels of that case, 501-17-025E, 501-17-025H (20' wide strip), and 501-17-025J (5' wide strip), to combine them into one (1) parcel with the same zoning designation.

ADVERTISING

The meeting was advertised pursuant to the requirements of the Land Development Ordinance (LDO) and state statute. Legal advertisements were published in the Surprise Independent on Wednesday, August 7, 2024, and the Daily Independent on Friday, August 9, 2024, and published on the City website. Mailers were sent to the property owners within 300 feet of the subject parcels on August 13, 2024. The site was also posted on August 14, 2024.

MEETING DESCRIPTION & ATTENDANCE

The meeting was held at City Hall in the Community Room on August 29, 2024, at 6 p.m. There were three (3) members of the public in attendance.

FEEDBACK

Staff provided an overview presentation of the proposed rezone and fielded minimal questions from the attendees. Those in attendance did not provide any specific feedback or opposition to the proposal.

Neighborhood Meeting – Sign In Sheet

	Name	Address	Email
1	Danella & Gary Fogg		
2	DAWE DEA		
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AFFIDAVIT OF POSTING

Case Number FS24-1017
Project Name: HEAD RIGHT BREWERY REZONE
Project Location: 14020 N. 143RD AVE.
Date Site Posted: 8/14/24

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.

[Signature]
Owner/Applicant Signature

8/14/24
Date

This instrument was acknowledged before me this 14th day of August,
2024 by Trever Fleetham

Lari Beth Kirkendall
Notary Public

My Commission Expires: 10/8/2027



Notice of Public Hearing City of Surprise

Neighborhood Meeting
Date: August 29, 2024
Time: 6:00 p.m.

Location: Surprise City Hall
Community Room
16000 N. Civic Center Plz
Surprise, AZ 85374

Planning and Zoning
Date: September 19, 2024
Time: 6:00 p.m.

Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plz
Surprise, AZ 85374

City Council
Date: October 1, 2024
Time: 6:00 p.m.

Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plz
Surprise, AZ 85374

A rezone of approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road from Rural Residential (RR) to Light Industrial (I-1).

Case # FS24-1017



For more information, call: 623 - 222 - 3011
Surpriseaz.gov

Sorensen & Black
32-256-933
39,400 sq. ft.
ON 4.9 ACRES

Notice of Public Hearing City of Surprise

Neighborhood Meeting
Date: August 29, 2024
Time: 6:00 p.m.

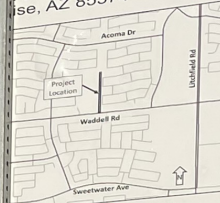
Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plz
Surprise, AZ 85374

Planning and Zoning
Date: September 19, 2024
Time: 6:00 p.m.

Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plz
Surprise, AZ 85374

City Council
Date: October 1, 2024
Time: 6:00 p.m.

Location: Surprise City Hall
Council Chambers
16000 N. Civic Center Plz
Surprise, AZ 85374



A rezone of approximately 0.65 acres generally located west of Litchfield Road and north of Waddell Road from Rural Residential (RR) to Light Industrial (I-1).

Case # FS24-1017

For more information, call: 623 - 222 - 0111
Surpriseaz.gov

PREMIUM DOG FOOD
AND
GROOMING

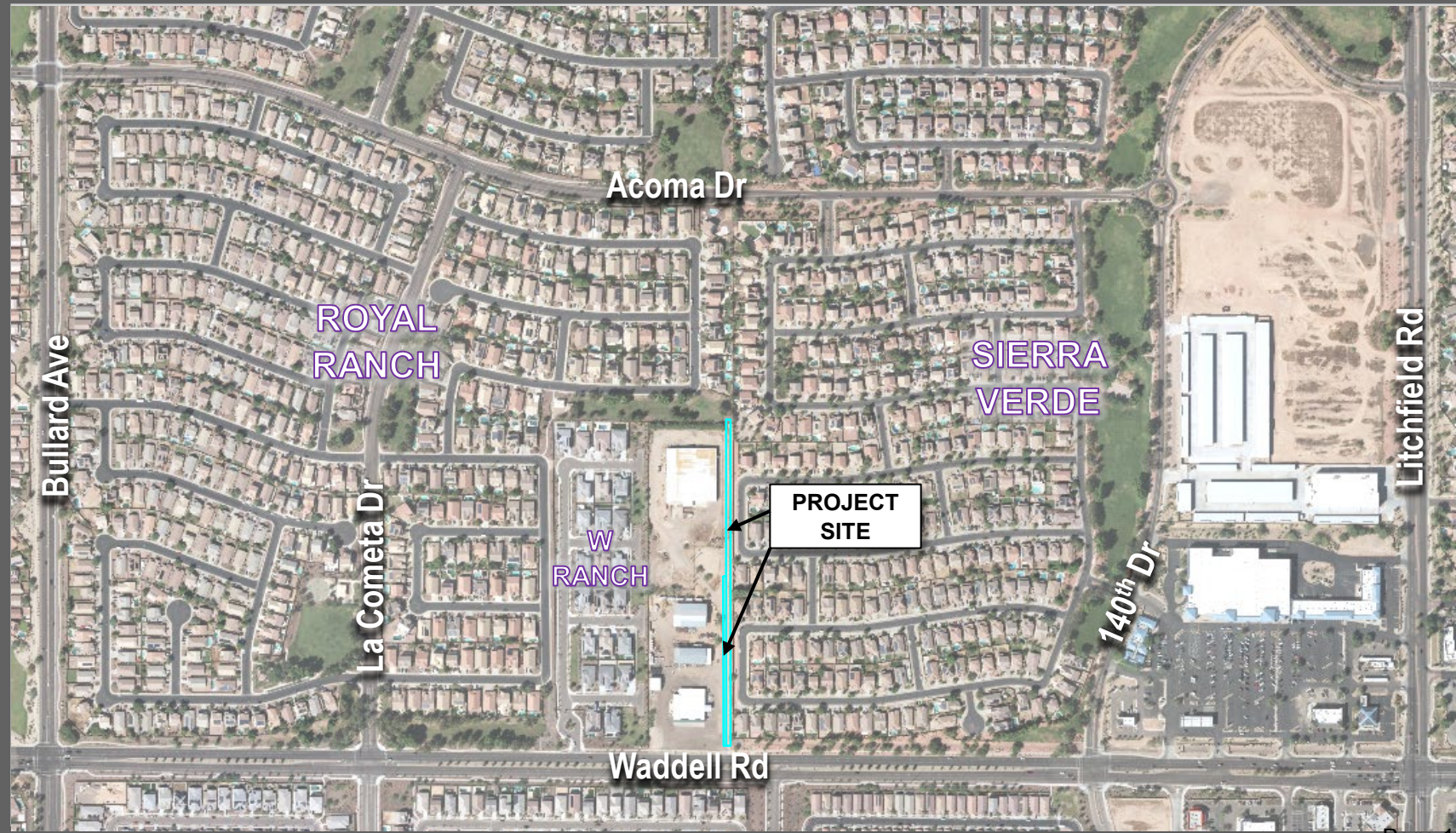
FARMER'S MARKET
SUNDAYS 8-12



FS24-1017

Head Right Rezone

Planning & Zoning Commission
September 19, 2024



VICINITY MAP



VICINITY MAP



EXISTING ZONING MAP

- Neighborhood
- Employment

PROJECT SITE

GENERAL PLAN LAND USE



PROPOSED ZONING MAP



OUTREACH

Neighborhood Outreach Meeting:

- Date: August 29, 2024 at 6 p.m.
 - Location: Surprise City Hall, Community Room
16000 N. Civic Center Plz
Surprise, AZ 85374
 - Attendance: 3
 - No concerns regarding the subject case
- 



RECOMMENDATION

Staff recommends the P&Z Commission Recommend Approval to the Mayor and City Council, subject to stipulations 'a' - 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the rezone narrative entitled “Head Right Rezone”, prepared by City of Surprise dated August 1, 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.