



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, November 21, 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 2025 Planning and Zoning Commission Meeting Calendar. | Community Development |
| 2. | Internal | Consideration and action to approve or disapprove the November 7, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Renee PuigHink
Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 1 | Consideration and action pertaining to a rezone of approximately 3.4 acres from Rural Residential (RR) to Community Commercial (C-2), generally located south of the southeast corner of 163 rd Avenue and Pinnacle Peak Road. Case FS24-0829. | Trever Fleetham
Community Development |
| 4. | District 1 | Consideration and action pertaining to a rezone of approximately 7.4 acres from Rural Residential (RR) to Community Commercial (C-2) with Planned Unit Development (PUD) Overlay, generally located at the southeast corner of 163 rd Avenue and Pinnacle Peak Road. Case FS24-1326. | Trever 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, November 14th, 2024 @ 2:30 PM

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



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: November 21, 2024 Contact Person:
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 2025 Planning and Zoning Commission Meeting Calendar.

Motion:

I move to approve/disapprove the 2025 Planning and Zoning Commission Meeting Calendar.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2025 Planning and Zoning Meeting Dates
-



2025 Planning and Zoning Meeting Dates

January 2, 2025

January 16, 2025

February 6, 2025

February 20, 2025

March 6, 2025

March 20, 2025

April 3, 2025

April 17, 2025

May 1, 2025

May 15, 2025

June 5, 2025

June 26, 2025

July 3, 2025

July 17, 2025

August 7, 2025

August 21, 2025

September 4, 2025

September 18, 2025

October 2, 2025

October 16, 2025

November 6, 2025

November 20, 2025

December 4, 2025

December 18, 2025



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: November 21, 2024

Contact Person: Renee PuigHink, Administrative
Assistant - Senior

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 November 7, 2024, Planning and Zoning
Commission Regular Meeting Minutes.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-07-2024 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 7, 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 November 7, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Community Development will be presenting text amendments that pertain to city code at the next City Council Work Session meeting on November 19, 2024.

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 – Thanked Community Development for their presentation at the last Planning and Zoning meeting. Based on the data presented, he encouraged the Commission to hire additional Building Inspectors.

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the October 17, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the October 17, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Champman seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a new soda shop with drive-through window within a proposed 12,281 square foot multi-tenant building on a vacant 1.60 acres parcel, zoned Surprise Farms Planned Area Development (PAD), located near the southeast corner of Bell Road and Citrus Road. Case# FS24-0295.

Trever Fleetham, Planning Manager, presented item 2 to the Commission.

Chair Holland opened the public hearing.

- None

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

The Commission discussed the following:

- None

Commissioner Keating made a motion to approve the Conditional Use Permit with Site Plan for Sweet Pea Preschool 2, Case FS24-0149, subject to stipulations ‘a’ through ‘e’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:11 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: _____
Renee Puig-Hink, Secretary

DATE: _____



CITY OF SURPRISE Planning & Zoning Commission

Council Meeting Date: November 21, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

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 3.4 acres from Rural Residential (RR) to Community Commercial (C-2), generally located south of the southeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS24-0829.

Motion:

I move to recommend approval of the Morgan Property Rezone, case FS24-0829, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Morgan Property Rezone, case FS24-0829, to the City Council because *[insert reason]*.

Background:

On August 6, 2024, the City Council approved a Pre-Annexation Development Agreement between the City of Surprise and Carey D. and Lauren L. Morgan (MCR #20240446077). Pursuant to this agreement, the City shall process a rezone application for the property from RR to C-2 concurrently with the associated annexation application. The City Council shall consider approval of the zoning ordinance immediately following adoption of the annexation ordinance, and at the same City Council meeting.

The subject property, which is situated at the southeast corner of 163rd Avenue and Planada Lane, encompasses approximately 3.4 acres and is currently partially developed. The intent is to improve the site with a commercial development that may include various retail, restaurant, and/or office facilities.

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 - FS24-0829 Morgan Property Rezone - Staff Report 112124 PZ
 2. 01 - FS24-0829 Morgan Property Rezone - Vicinity Map
 3. 02 - FS24-0829 Morgan Property Rezone - Current Zoning
 4. 03 - FS24-0829 Morgan Property Rezone - Proposed Zoning
 5. 04 - FS24-0829 Morgan Property Rezone - Rezone Narrative
 6. 05 - FS24-0829 Morgan Property Rezone - Citizen Participation Report_Redacted
 7. 06 - FS24-0829 Morgan Property Rezone - Affidavit of Site Posting
 8. Wong & Morgan PZ Presentation
-

Case: **FS24-0829**

Project Name: Morgan Property Rezone

Council District: 1 – Acacia

Meeting Date: **November 21, 2024**

Planner: Trever Fleetham, AICP

Owner: Carey & Lauren Morgan

Applicant: Carey & Lauren Morgan

Request: Rezone from Rural Residential (RR) to Community Commercial (C-2).

Site Location: Generally located south of the southeast corner of 163rd Avenue and Pinnacle Peak Road.

Site Size: 3.4 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS24-0829** to the City Council, subject to stipulations 'a' and 'b'.

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The subject property, which is situated at the southeast corner of 163rd Avenue and Planada Lane, encompasses approximately 3.4 acres and is currently partially developed. The intent is to improve the site with a commercial development that may include various retail, restaurant, and/or office facilities.

August 6, 2024: Mayor and City Council approved a Pre-Annexation Development Agreement between the City of Surprise and Carey D. and Lauren L. Morgan (MCR #20240446077).

October 23, 2024: A Blank Annexation Petition for the subject property was recorded with the Maricopa County Recorder's Office to begin the required 30-day waiting period.

A neighborhood outreach meeting was held on October 22, 2024 at the Asante Library. There were approximately two (2) people in attendance. This meeting was held to discuss the subject rezone, the adjacent rezone for the parcel to the north (FS24-1326), and the joint annexation of the two properties (FS24-0505). During this meeting, the attendees did not express any concerns or opposition to the proposals.

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

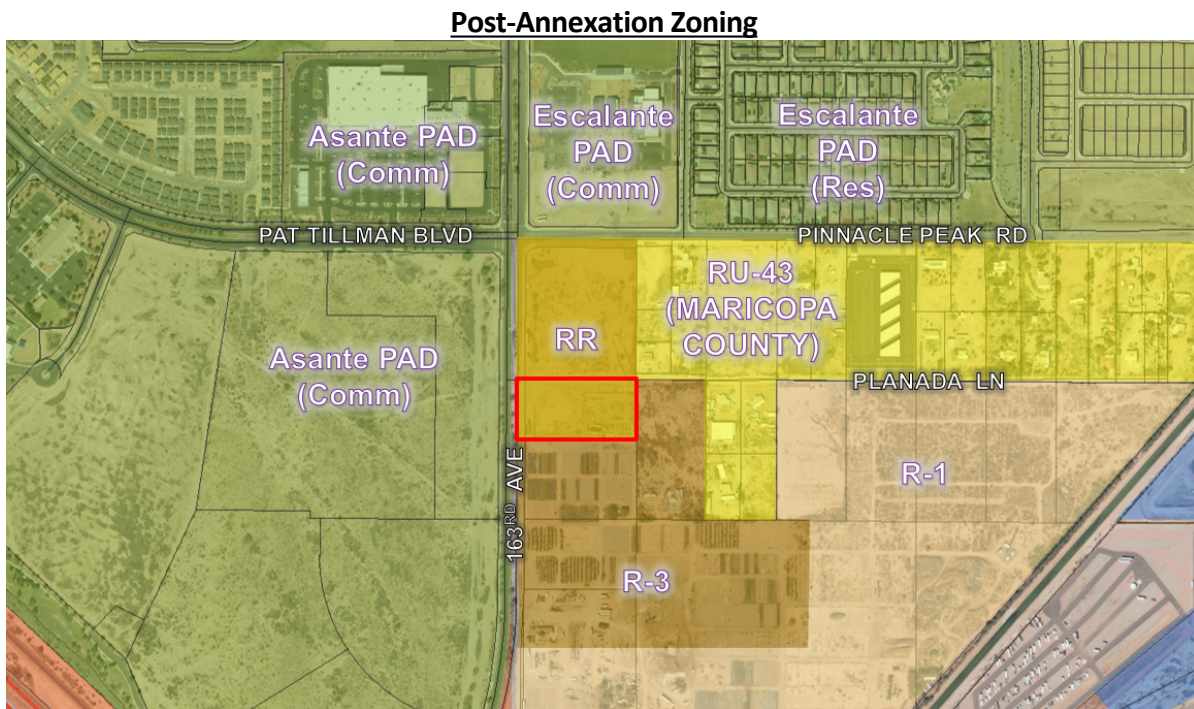
Analysis and Discussion:

The purpose of this application is to seek the rezone of approximately 3.4 acres intended for commercial development situated south of the southeast corner of 163rd Avenue & Pinnacle Peak Road. The project site is currently zoned RU-43 within the unincorporated area of Maricopa County. Upon successful annexation into the City of Surprise, the property would receive a like-for-like zoning designation of Rural Residential (RR). In order to accommodate planned commercial development, and pursuant to the approved Pre-Annexation Development Agreement, this application proposes to rezone the subject property to Community Commercial (C-2).

The property is bounded by 163rd Avenue to the west, Planada Lane to the north, and a mixture of developed, partially developed, and undeveloped land to the east and south. To the east and south are recently annexed properties that are planned to be developed with residential uses. The Wong Property to the north is also proposed to be rezoned to commercial and is part of the joint annexation application with the subject property, case FS24-0505.

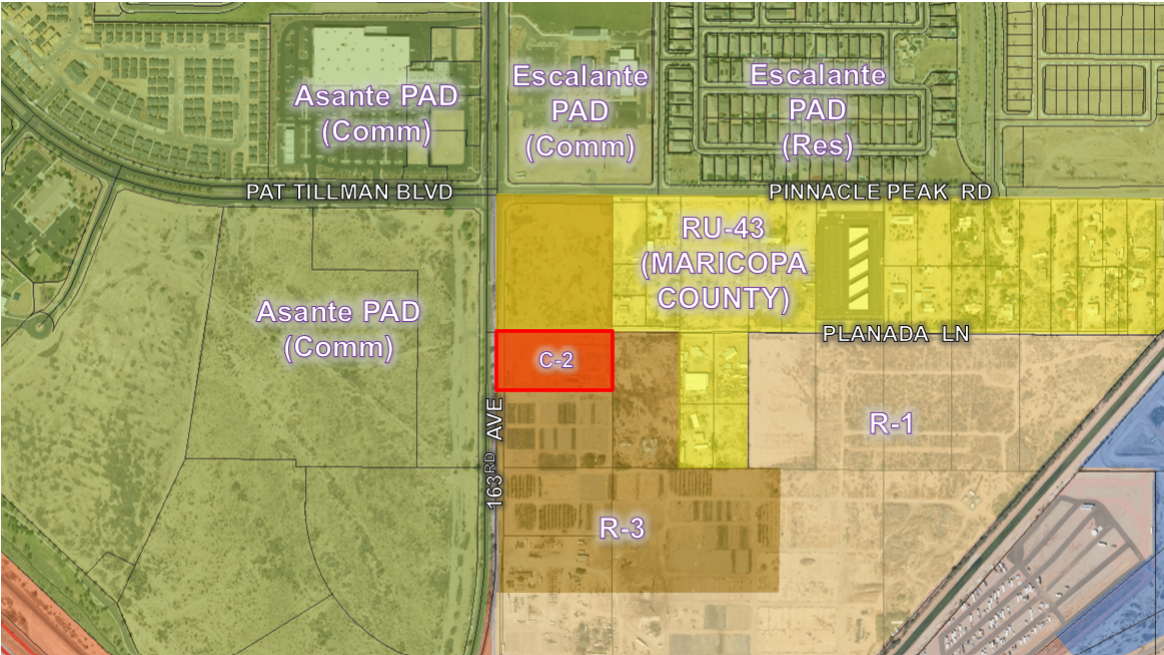
To the west, across 163rd Avenue, is vacant land with mixed commercial and residential land use designations. With the recent residential growth in the area, the planned commercial site presents a compatible land use that will provide a diversity of services for residents in the vicinity of this site. Special design considerations will be made to ensure that the development respects the surrounding context and design goals outlined in the General Plan.

The existing and proposed zonings are shown below.



Asante PAD (Commercial)	RR	RU-43 (Maricopa County)
Asante PAD (Commercial)	RR	R-3
Asante PAD (Commercial)	R-3	R-3

Proposed Zoning



Access

The subject parcel has frontage to both 163rd Avenue and Planada Lane. The location of access points, as well as the allowed turning movements, will be determined at the time of development review.

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 2040, which allows for locally oriented commercial uses. The property is less than 30 acres and has direct access to a Major Arterial roadway, 163rd Avenue, to the west. The development will consist of neighborhood commercial uses that service the local community. The design and scale of the site will be appropriate to the area to ensure compatibility with surrounding properties.

Summary:

The proposed rezone from Rural Residential (RR) to Community Commercial (C-2) is in compliance with the approved Pre-Annexation Development Agreement, Surprise General Plan 2040, and the Surprise Municipal Code.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS24-0829** 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 "Project Narrative Morgan Property Rezone", dated October 14, 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:

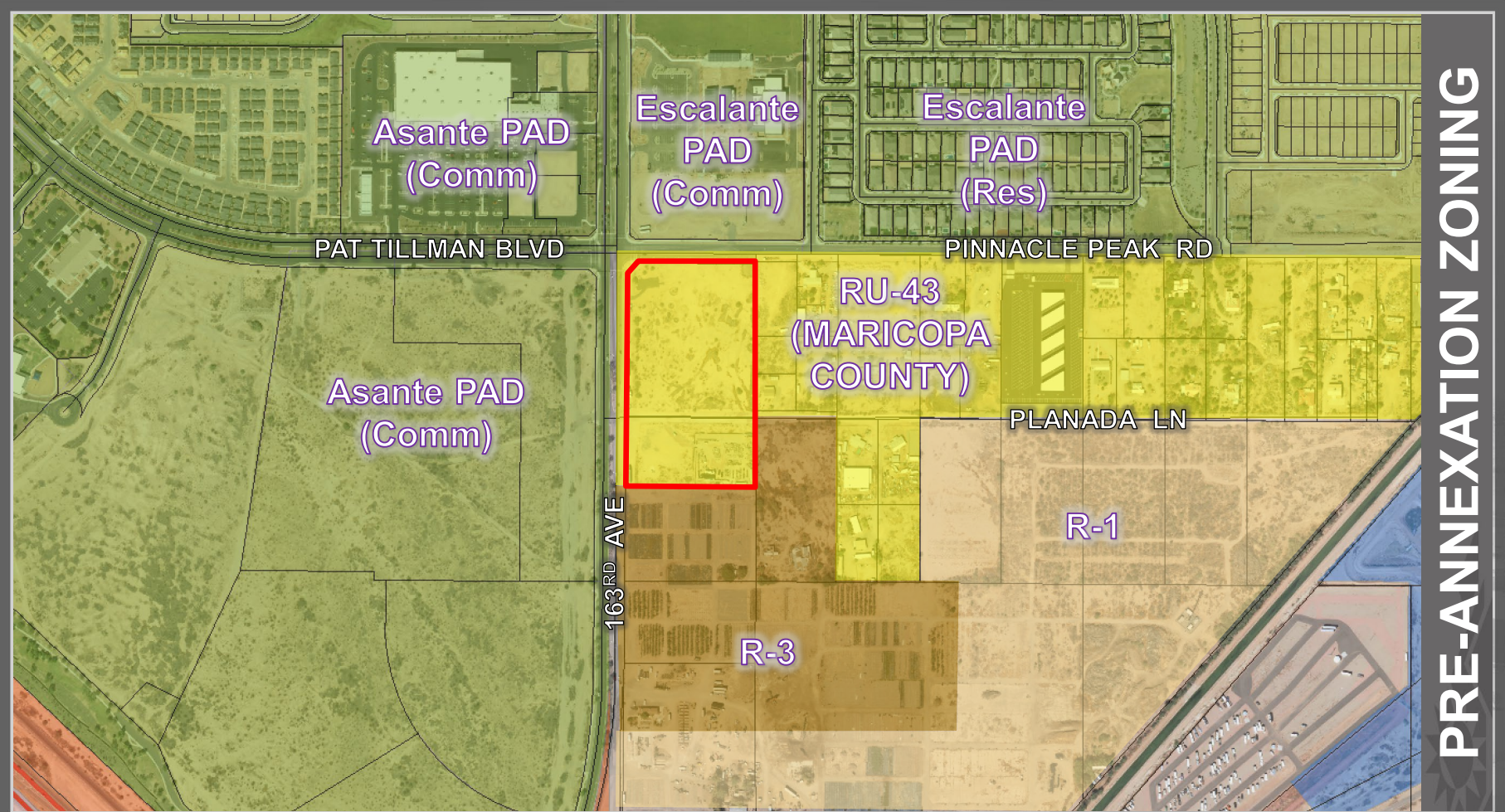
- 01 Vicinity Map
- 02 Existing Zoning Map
- 03 Proposed Zoning Map
- 04 Narrative
- 05 Citizen Participation Report
- 06 Affidavit of Site Posting
- PPT

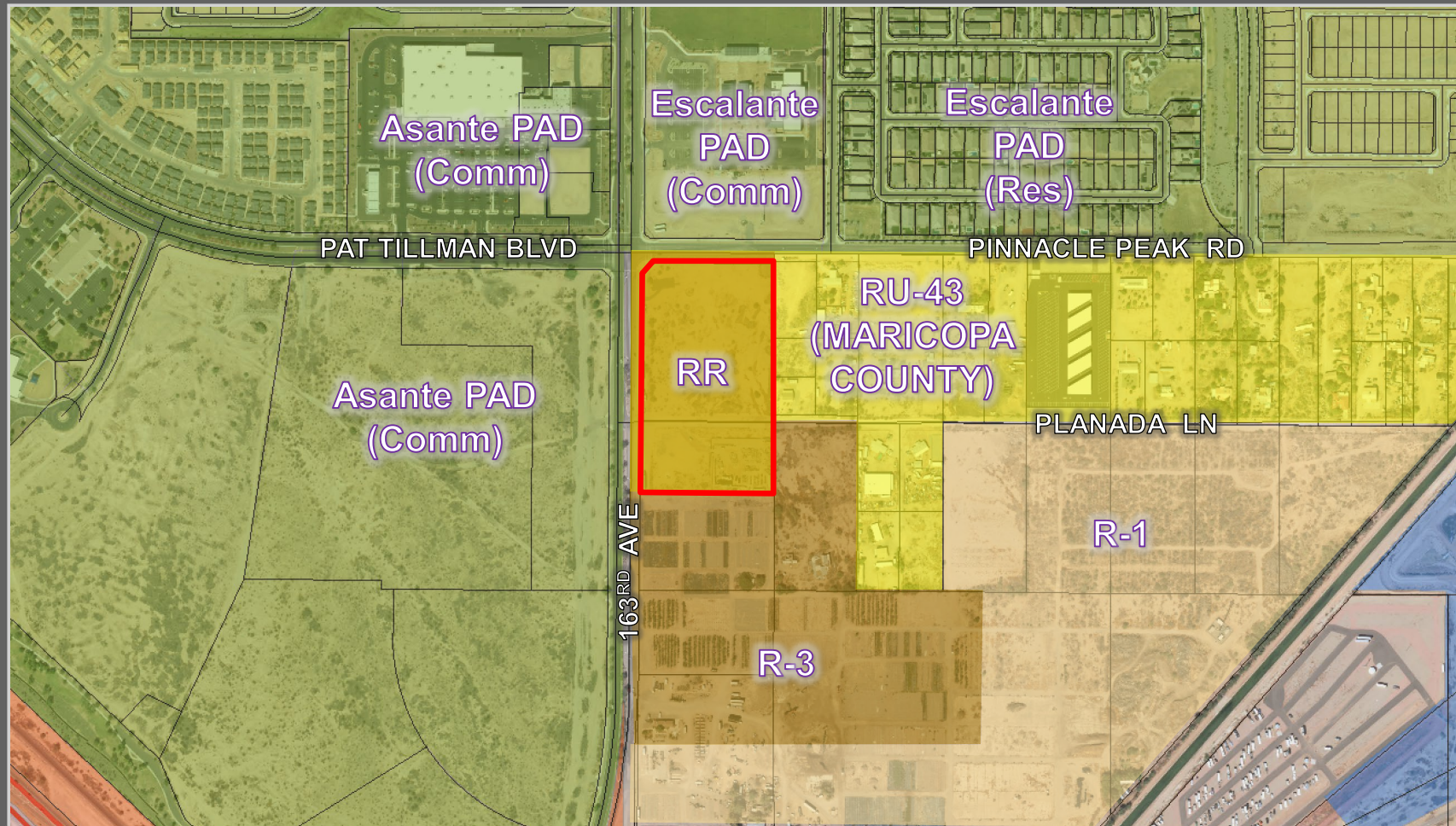


VICINITY MAP

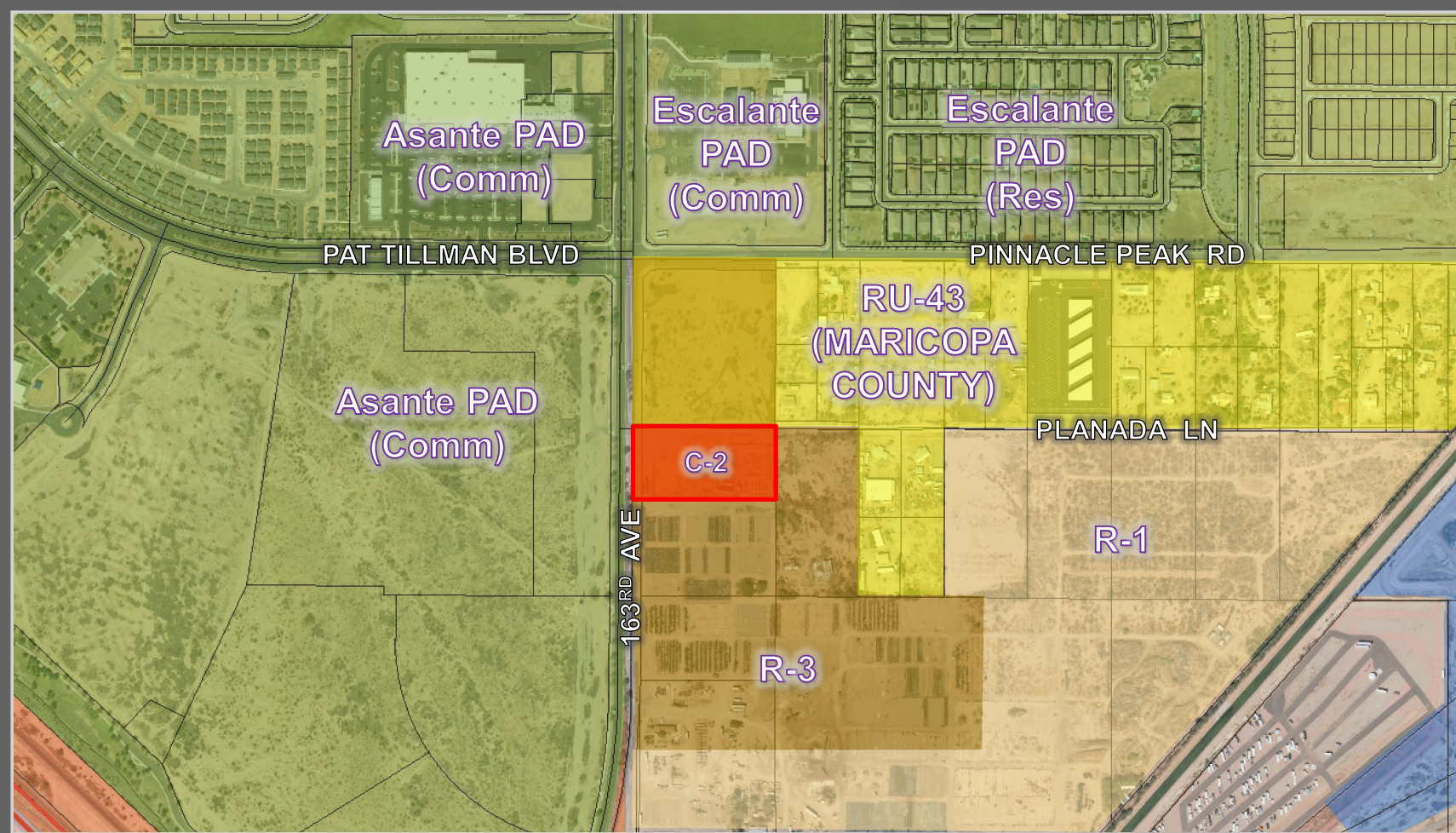


FS24-0829 VICINITY MAP

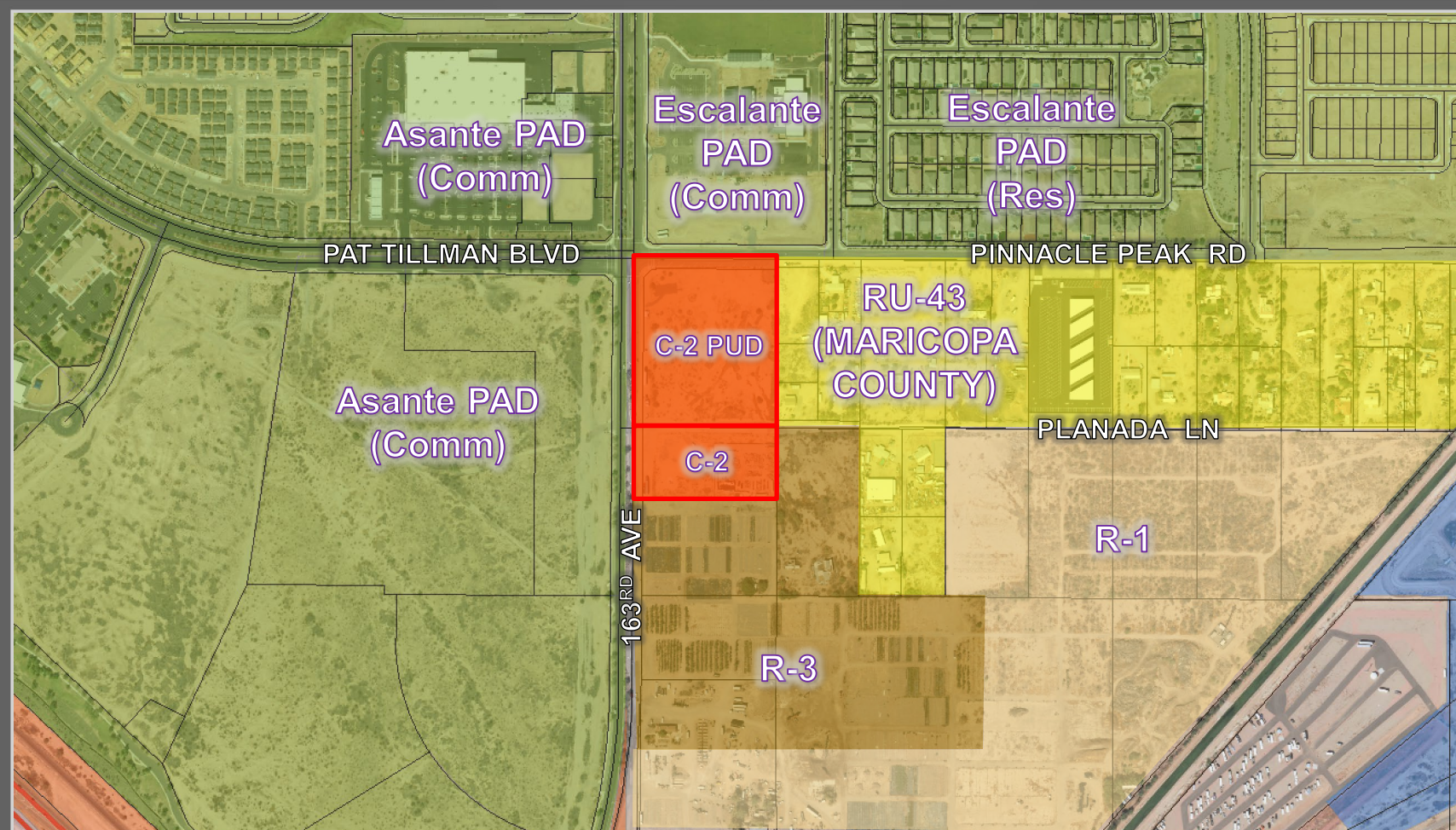




POST-ANNEXATION ZONING



FS24-0829 PROPOSED ZONING



Project Narrative

Morgan Property Rezone

FS24-0829

SEC Pinnacle Peak Road & 163rd Avenue
APN: 503-57-008G

Prepared Date: October 14, 2024

Carey & Lauren Morgan
Owner / Developer
PO Box 7490
Surprise, Arizona 85374
Email: lauren@lmorganrealty.com

Project Overview

The subject property encompasses approximately 3.4 acres and is currently partially developed. The intent is to improve the site with a commercial development that may include various retail, restaurant, and/or office facilities.

Purpose

The purpose of this application is to seek the rezone of approximately 3.4 acres intended for commercial development situated south of the southeast corner of 163rd Avenue & Pinnacle Peak Road. The project site is currently zoned RU-43 within the unincorporated area of Maricopa County. Upon successful annexation into the City of Surprise, the property would receive a like-for-like zoning designation of Rural Residential (RR). In order to accommodate planned commercial development, and pursuant to the approved Pre-Annexation Development Agreement, this application proposes to rezone to subject property to Community Commercial (C-2).

Relationship to Surrounding Properties

The property is bounded by 163rd Avenue to the west, Planada Lane to the north, and a mixture of developed, partially developed, and undeveloped land to the east and south. To the east and south are recently annexed properties that are planned to be developed with residential uses. The Wong Property to the north is also proposed to be rezoned to commercial and is part of the joint annexation application with the subject property, case FS24-0505.

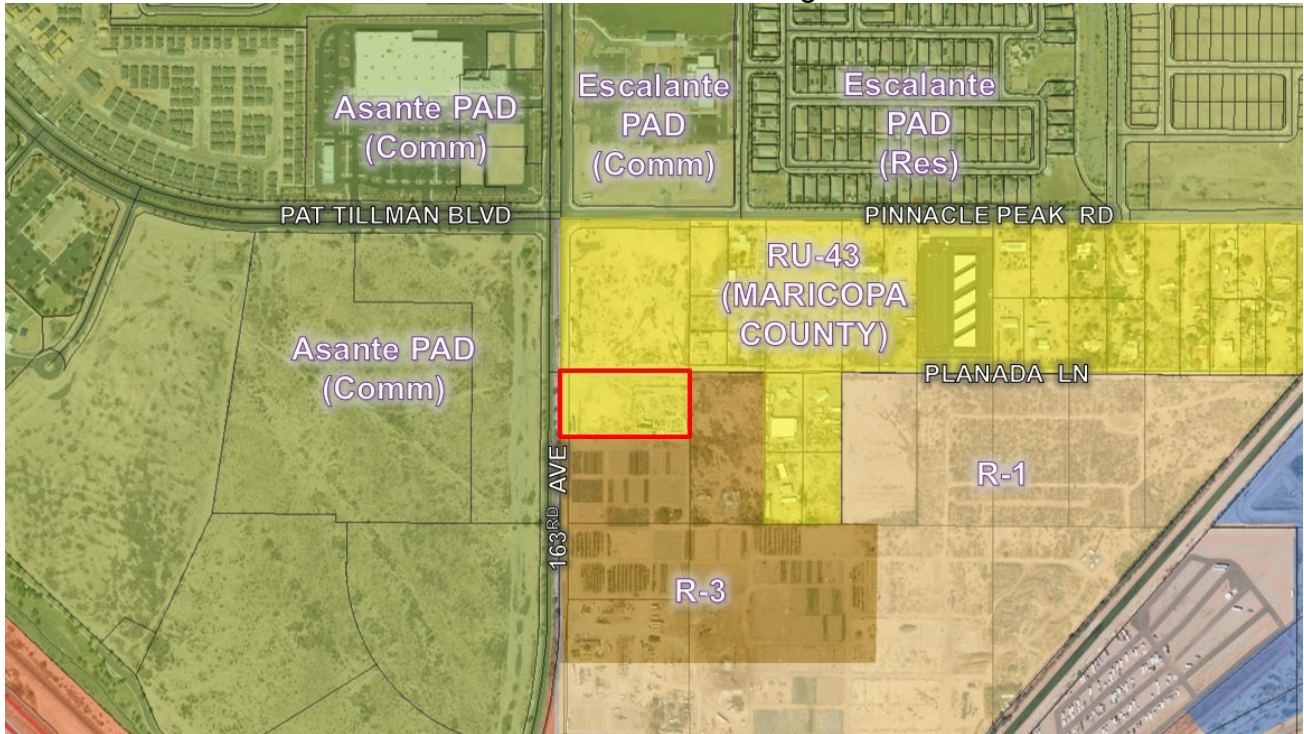
To the west, across 163rd Avenue, is vacant land with mixed commercial and residential land use designations. With the recent residential growth in the area, the planned commercial site presents a compatible land use that will provide a diversity of services for residents in the vicinity of this site. Special design considerations will be made to ensure that the development respects the surrounding context and design goals outlined in the General Plan.



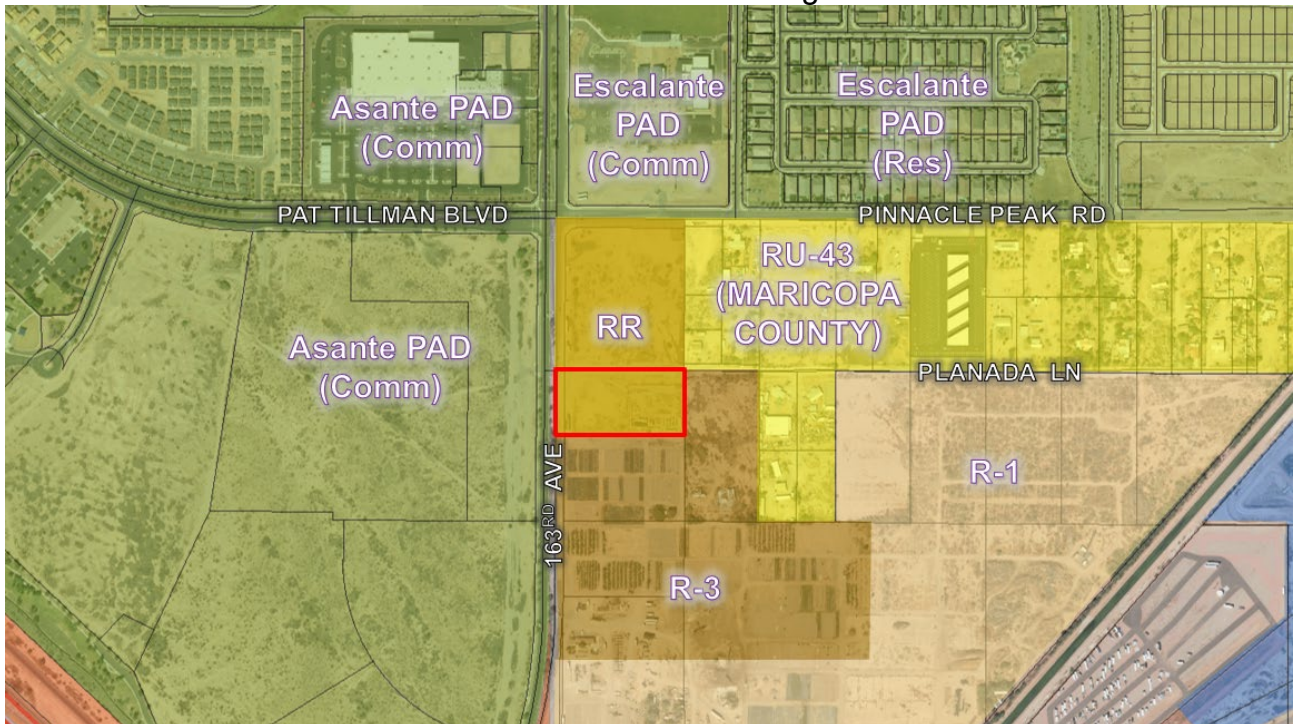
Requests

This application requests a rezone from Rural Residential (RR), which would be granted upon successful annexation, to Community Commercial (C-2).

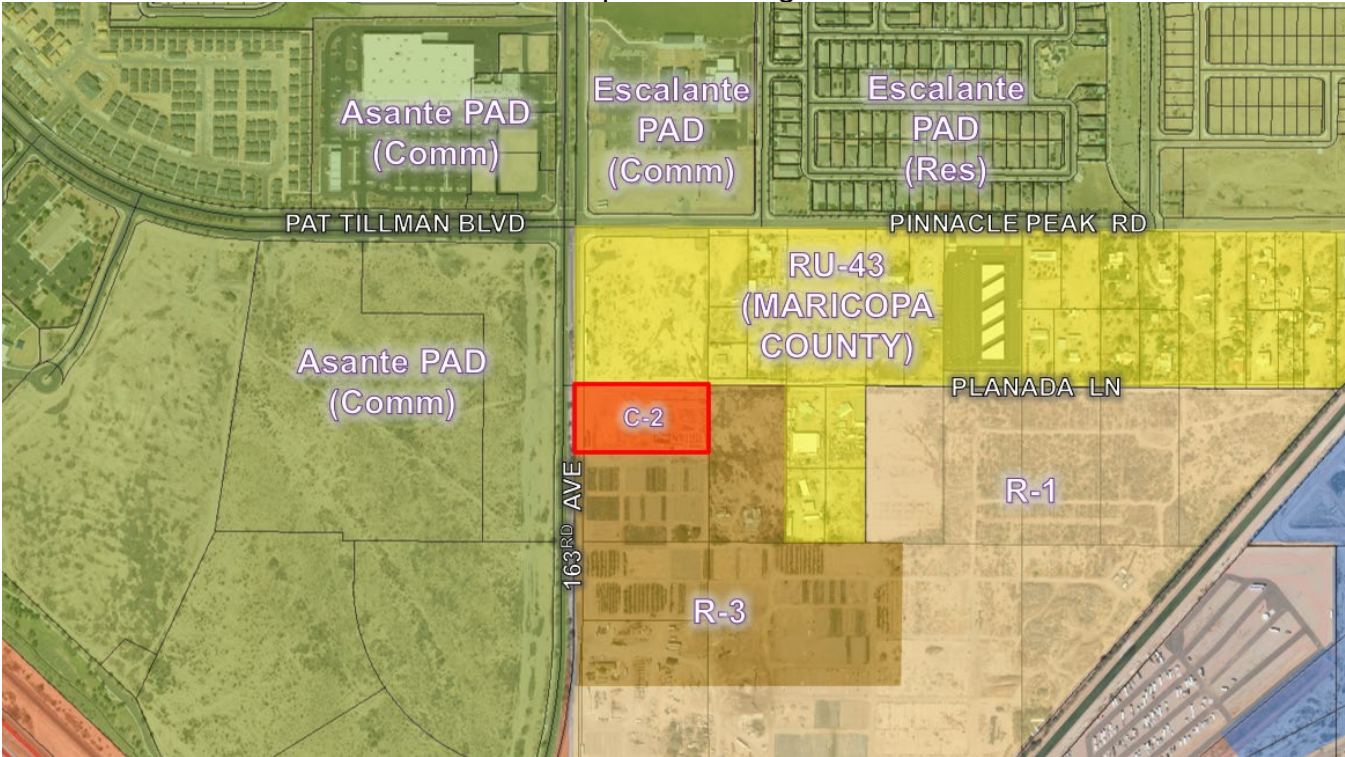
Pre-Annexation Zoning



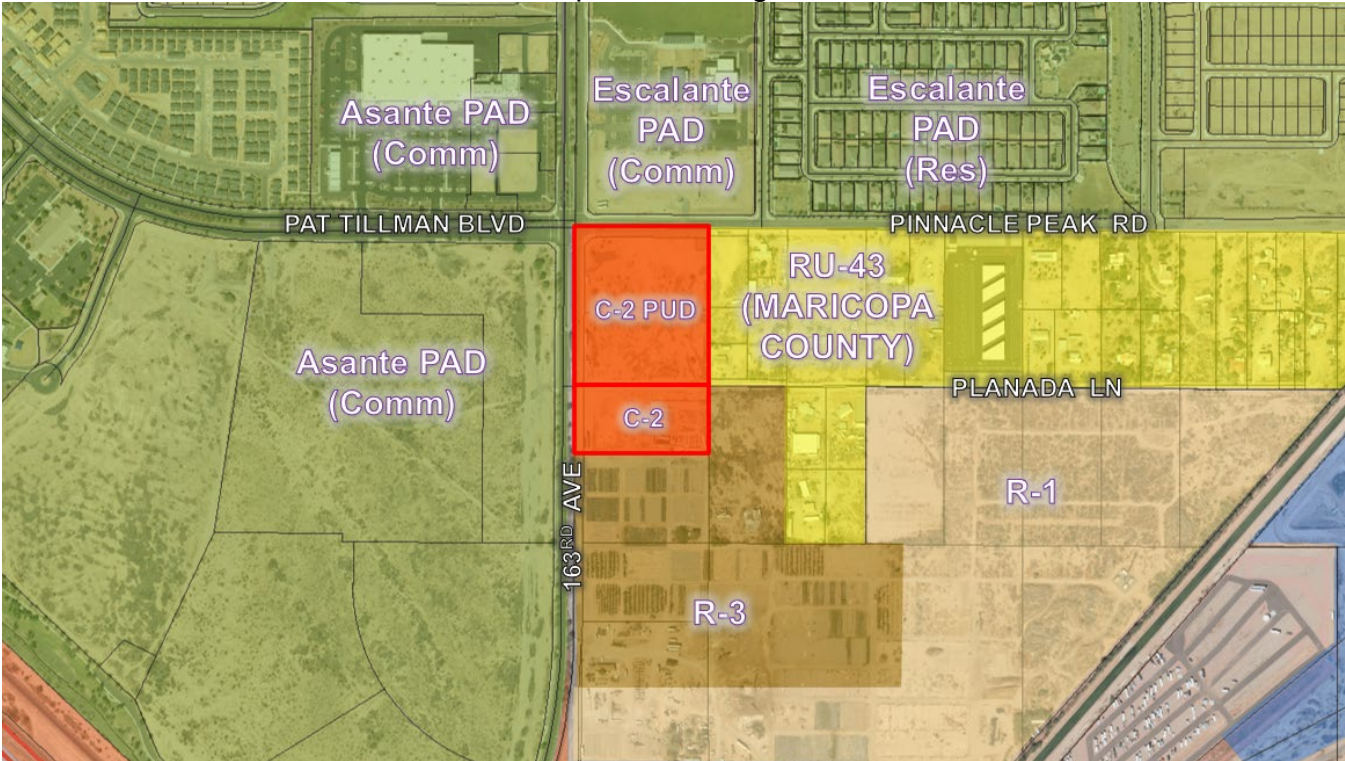
Post-Annexation Zoning



Proposed Zoning



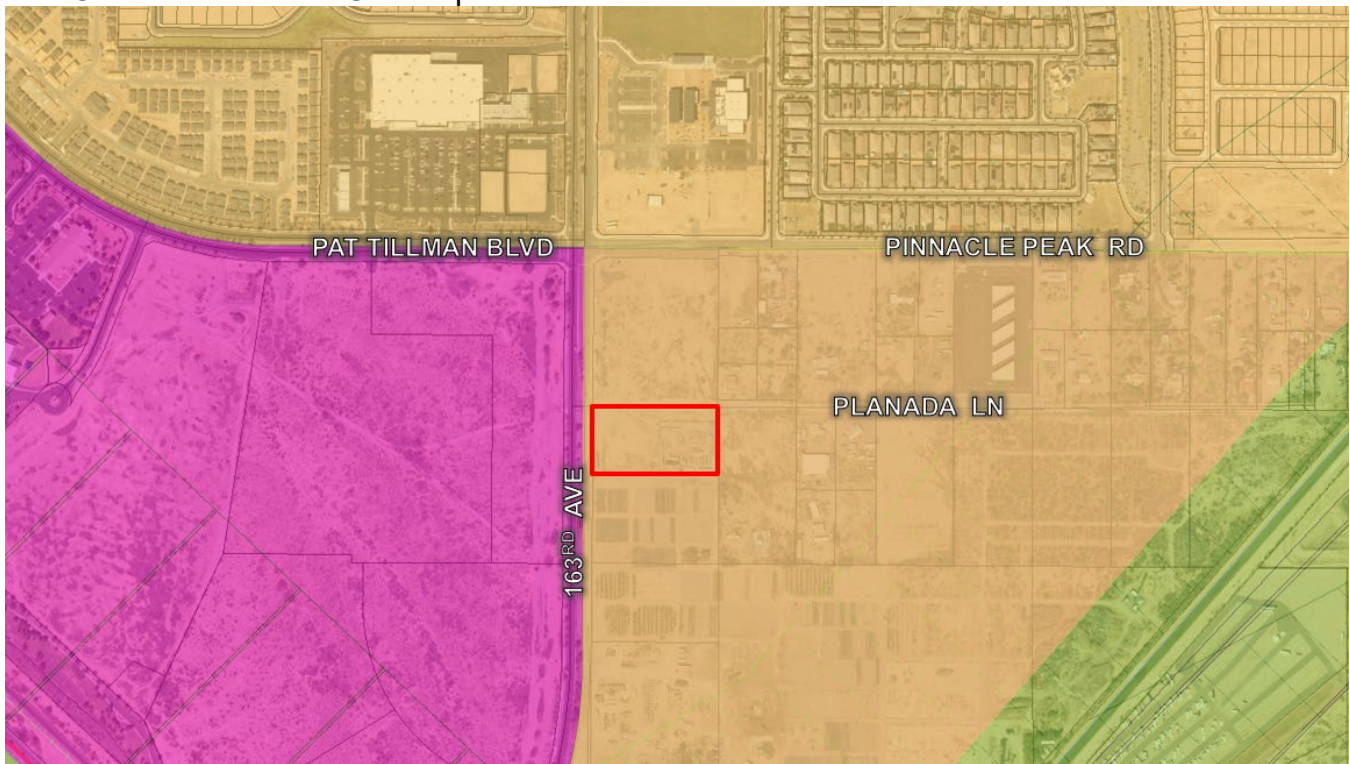
Combined Proposed Zoning w/ FS24-1326



General Plan Conformance

The Property is located within the Neighborhood Character Area of the Surprise General Plan 2040, which allows for locally oriented commercial uses. The property is less than 30 acres and has direct access to a Major Arterial roadway, 163rd Avenue, to the west. The development will consist of neighborhood commercial uses that service the local community. The design and scale of the site will be appropriate to the area to ensure compatibility with surrounding properties.

The General Plan Land Use Map is shown below.



Citizen Participation Report

Wong & Morgan Property Annexation and Rezones

Case # FS24-0505, FS24-0829, FS24-1326

Evergreen Devco, Inc. & City of Surprise

November 1, 2024

Overview

The City of Surprise, along with Evergreen Devco, Inc. and the respective property owners hosted a neighborhood meeting on October 22, 2024 to discuss the above referenced projects. This meeting was held at 6pm in a meeting room at the Asante Library.

The City of Surprise, Evergreen Devco, Inc. and the property owners were available to walk any attendees through the steps of the process, what was being proposed and to answer any potential questions. There were also exhibits that were printed and displayed to show attendees the aerial of the area, the potential site plan as well as future roadway improvements.

Attendance & Feedback

Two (2) people attended the open house. Their questions were related to the overall timeline of the proposed development, the potential commercial uses as well as the majority of the questions and conversation centered around the timing of the improvements and widening of 163rd Ave.

A copy of the sign in sheet is attached to this report.

To date, no additional calls or emails from the community regarding these cases have been received.

Advertising

Public notification of the meeting was conducted in accordance with the Surprise Municipal Code. The meeting was advertised in the Surprise Independent on Wednesday, October 2, 2024 and the Daily Independent on Friday, October 4, 2024. Meeting notice was also published on the City website, property owners within 300 feet were mailed notifications, and four (4) signs were posted on the properties.

Evergreen DevCo and City of Surprise
163rd Ave. & Pat Tillman Blvd.
October 22, 2024
Sign-In Sheet

Printed Name	Address	Phone	Email
Stephen French			
Cathy Zamorano			

**State of Arizona:
County of Maricopa:
Affidavit of Publication**

I, Charlene Bisson, Arizona President/CEO of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue(s)

Daily Independent: 10/4/2024
Surprise Independent: 10/2/2024

Charlene Bisson

CHARLENE BISSON
President/CEO

Sworn to and subscribed before me this
10/4/2024

TERRI L RODGERS



TERRI RODGERS
Notary Public

Name	CITY OF SURPRISE-Community Development
Order Number	7897
Ordered By	Trever Fleetham
Order Date	9/25/2024
Description	FS24-0505
Number Issues	2
Pub Count	2
Order Cost	\$222.88
First Issue	10/2/2024
Last Issue	10/4/2024
Publications	Daily Independent, Surprise Independent

**CITY OF SURPRISE
NEIGHBORHOOD MEETING**

Annexation and Rezoning Requests

Please be advised that the City of Surprise will host an in-person Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in the conversation as it pertains to this project. According to the Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions.

City of Surprise Planner: Trever Fleetham
623-222-3156, trever.fleetham@surpriseaz.gov

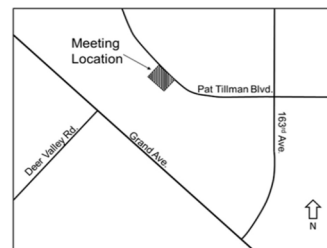
NEIGHBORHOOD MEETING DETAILS

DATE: Tuesday, October 22, 2024
TIME: 6:00 PM
LOCATION: Asante Library
16755 W Vereda Solana Dr.,
Surprise, AZ 85387

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTIONS:

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rural Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rural Residential (RR) to Community Commercial (C-2). Surprise Planning Cases FS24-0505, FS24-0829, and FS24-1326.

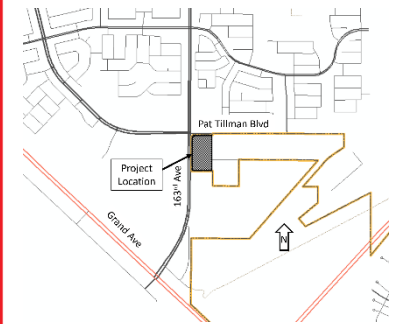
Publish: Daily Independent, October 2, 2024,
Surprise Independent, October 4, 2024/7897

NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: Please be advised that the City of Surprise will host an in-person Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in the conversation as it pertains to this project. According to the Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions.

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rural Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rural Residential (RR) to Community Commercial (C-2). Surprise Planning Cases FS24-0505, FS24-0829, and FS24-1326.

PROJECT LOCATION



*To learn more or provide
input,
please contact:
Trevor Fleetham at
623.222.3156 or
trevor.fleetham@surpriseaz.gov*



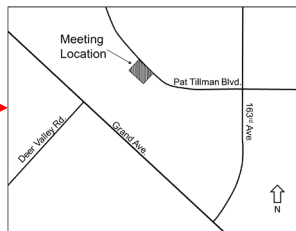
SET A REMINDER

WHEN:

October 22, 2024 |

6:00 PM

Location: Asante
Library
16755 W Vereda Solana
Dr.,
Surprise, AZ 85387



AFFIDAVIT OF SIGN POSTING

Case Number: FS24-0505; FS24-0829; FS24-1326
Project Name: WONG & MORGAN ANNEXATION AND REZONE
Project Location: SEC 2 AT TILLMAN BLVD & 163RD AVE
Date Posted: 10/7/24

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.

 10/8/24
Owner / Application Signature Date

This instrument was acknowledged before me this 8th day of October,
20 24 by  Trever Fleetham




Notary Public

My Commission Expires: 10/8/2027

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning and Zoning (Rezones)	City Council (Annexation - Blank Petition)	City Council (Annexation & Rezones)
Date: October 22, 2024 Time: 6:00 pm Location: Asante Library 16755 W Vereda Solana Dr. Surprise, Az 85387	Date: TBD Time: 6:00 pm Location: Surprise City Hall Council Chambers 16000 N. Civic Center Plz Surprise, Az 85374	Date: TBD Time: 6:00 pm Location: Surprise City Hall Council Chambers 16000 N. Civic Center Plz Surprise, Az 85374	Date: TBD Time: 6:00 pm Location: Surprise City Hall Council Chambers 16000 N. Civic Center Plz Surprise, Az 85374

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rual Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rual Residential (RR) to Community Commercial (C-2).



Case #'s FS24-050, FS24-0829 & FS24 - 1326
For more information, call: 623 - 222 -3011
Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Planning and Zoning (Rezones)

Date: TBD
Time: 6:00 pm

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

City Council (Annexation - Blank Petition)

Date: TBD
Time: 6:00 pm

Location: Surprise City Hall
Council Chambers
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Surprise, Az 85374

City Council (Annexation & Rezones)

Date: TBD
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Location: Surprise City Hall
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Case #'s FS24-050, FS24-0829 & FS24 - 1326

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



Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning and Zoning (Recommend)	City Council (Discussion - No Decision)	City Council (Discussion & Decision)
Next Meeting: 03/24/2024 Time: 6:00 PM	Next Meeting: Time: 6:00 PM	Next Meeting: Time: 6:00 PM	Next Meeting: Time: 6:00 PM
Location: Surprise Library 50710 N. 4th Ave. Surprise, AZ 85086	Location: Surprise Library 50710 N. 4th Ave. Surprise, AZ 85086	Location: Surprise Library 50710 N. 4th Ave. Surprise, AZ 85086	Location: Surprise Library 50710 N. 4th Ave. Surprise, AZ 85086

The applicant is seeking the approval of Case 123-000000 (PZ) for the City of Surprise. Additionally, the applicant is seeking the approval of Case 123-000000 (PZ) for the City of Surprise. The applicant is seeking the approval of Case 123-000000 (PZ) for the City of Surprise. The applicant is seeking the approval of Case 123-000000 (PZ) for the City of Surprise.

Case #s: FS24-050, FS24-051 & FS24-1320
For more information, call: 623-222-3033
Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Planning and Zoning (Rezoning)

Date: TBD
Time: 6:00 pm

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

City Council (Annexation - Blank Petition)

Date: TBD
Time: 6:00 pm

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

City Council (Annexation & Rezoning)

Date: TBD
Time: 6:00 pm

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

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Case #'s FS24-050, FS24-0829 & FS24 - 1326

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

AFFIDAVIT OF POSTING

Case Number FS24-0505, FS24-0829, FS24-1326
Project Name: WONG & MORGAN ANNEXATION & REZONE
Project Location: SEC 163RD & PINNACLE PEAK RD
Date Site Posted: 10/31/24

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] 11/1/24
Owner/Applicant Signature Date

This instrument was acknowledged before me this 1st day of November,
2024 by Michelle Moy

[Signature]
Notary Public

My Commission Expires:



Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning and Zoning (Rezones)

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Date: November 21, 2024
Time: 6:00 pm

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

City Council (Annexation - Blank Petition)

Date: November 19, 2024
Time: 6:00 pm

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

City Council (Annexation & Rezones)

Date: December 17, 2024
Time: 6:00 pm

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

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rual Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rual Residential (RR) to Community Commercial (C-2).



Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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

Notice of Public Hearing

Neighborhood Meeting

Planning and Zoning (Rezoning)

City Council

City Council (Annexation & Rezoning)

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Date: November 21, 2024
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Center Plz
Surprise, Az 85374

(Annexation - Blank Petition)

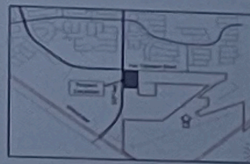
Date: November 19, 2024
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Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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

SPEED
LIMIT
45

Notice of Public Hearing

Neighborhood Meeting Planning and Zoning
(Rezones)

Date: October 22, 2024
Time: 6:00 pm

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16755 W Vereda
Solana Dr.
Surprise, Az 85387

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Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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

Notice of Public Hearing City of Surprise

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Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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



FS24-1326 & FS24-0829
Wong & Morgan
Rezones

Planning & Zoning Commission
November 21, 2024

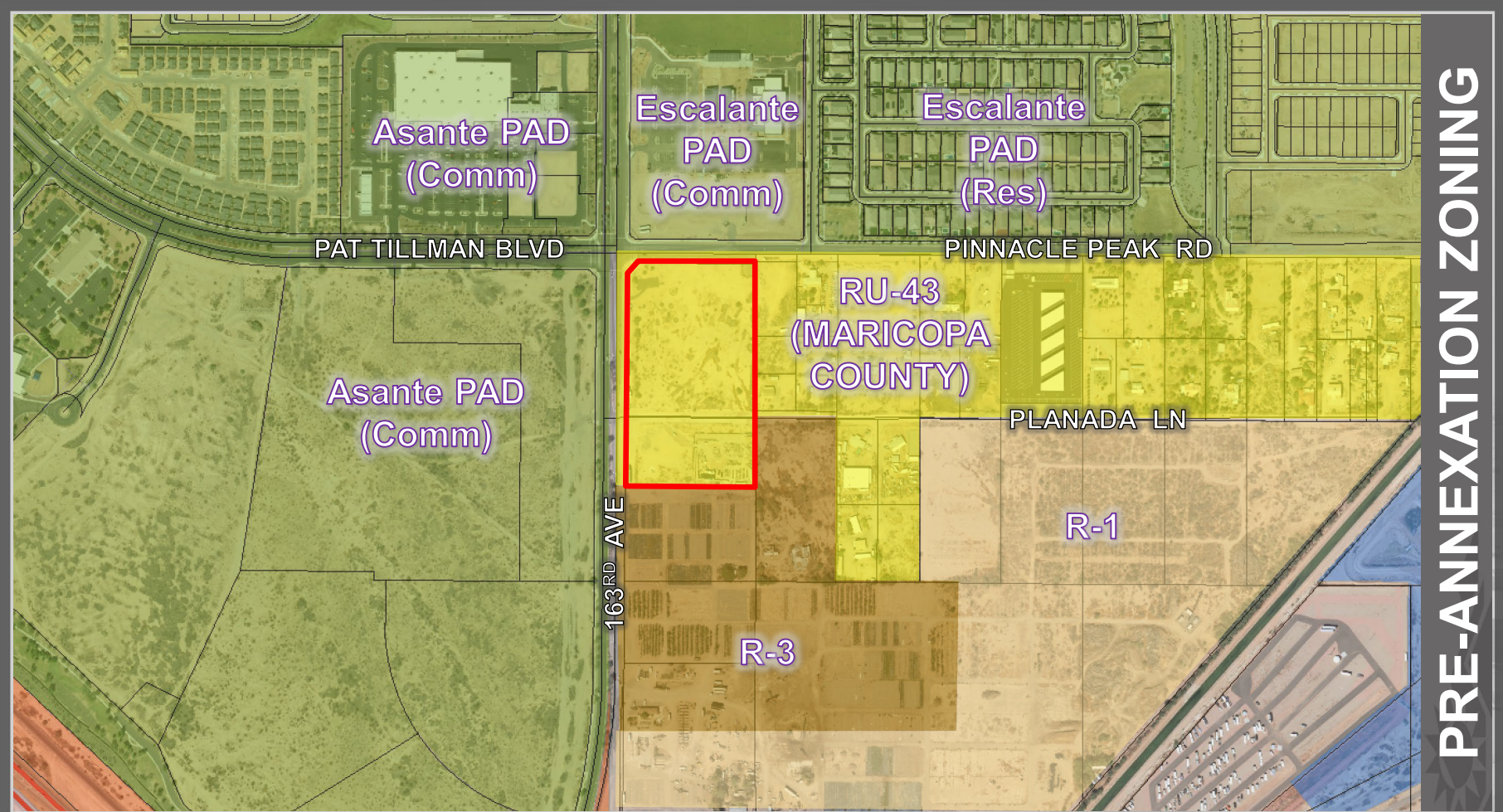


VICINITY MAP

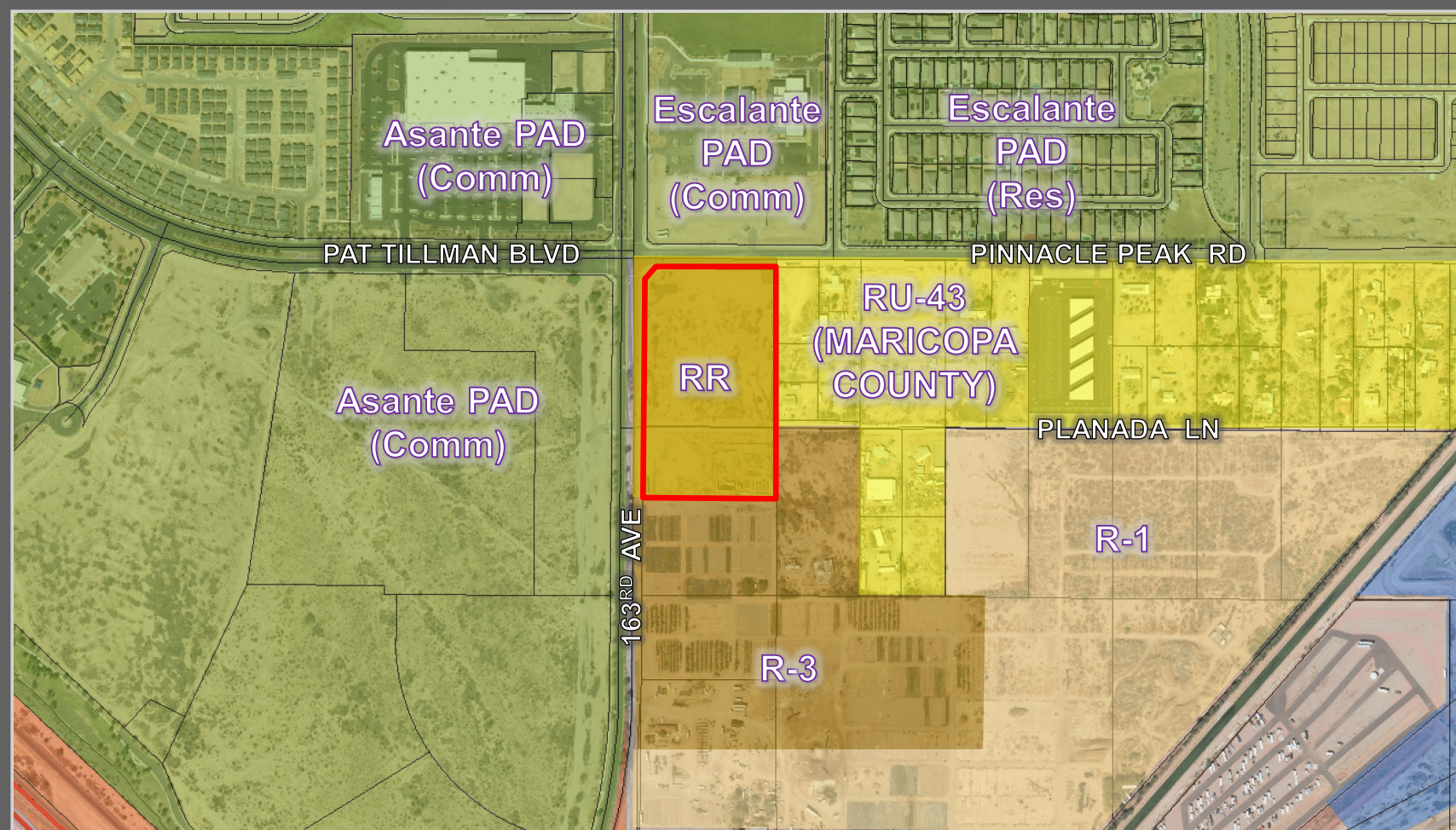


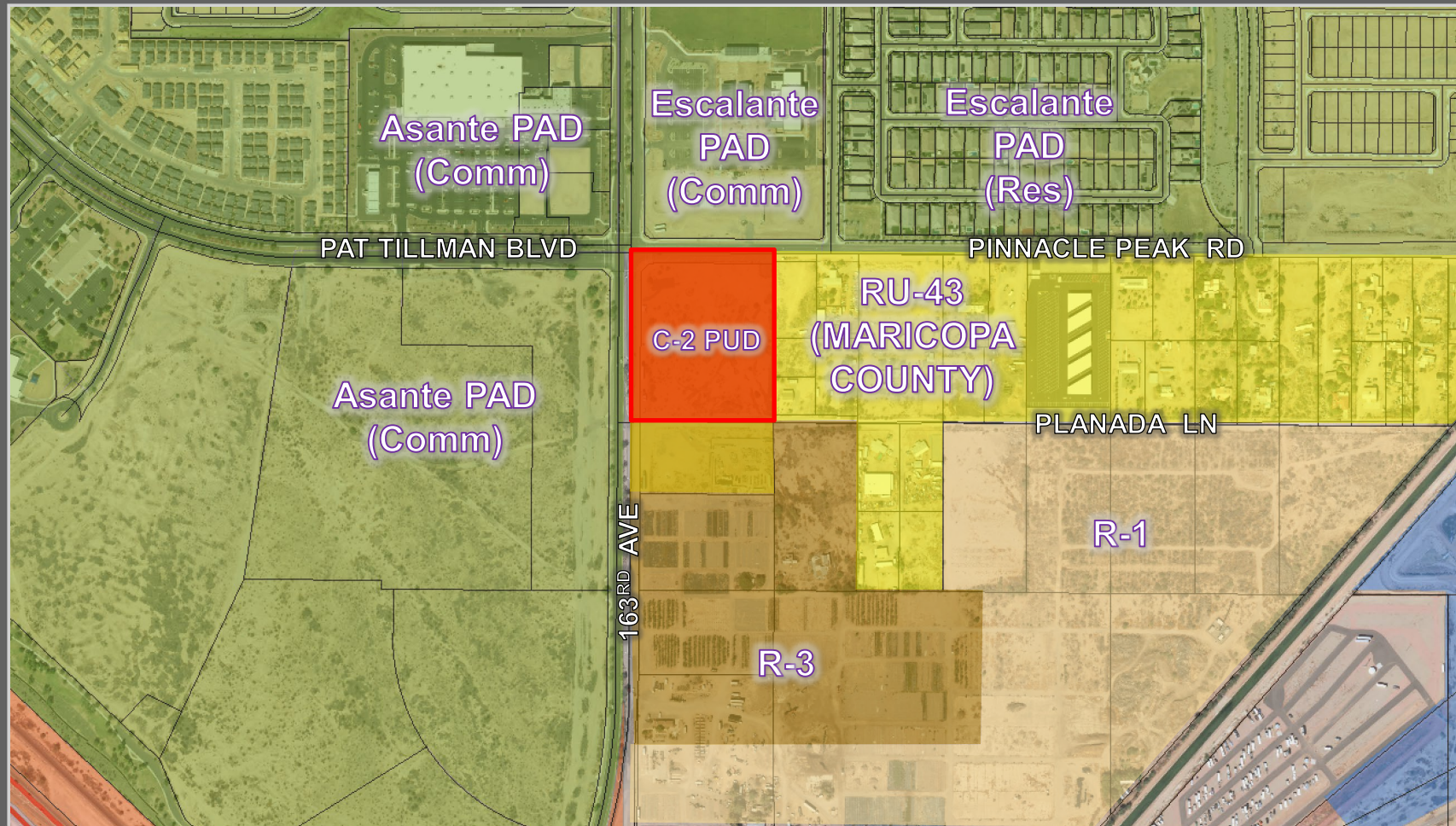
FS24-1326 VICINITY MAP



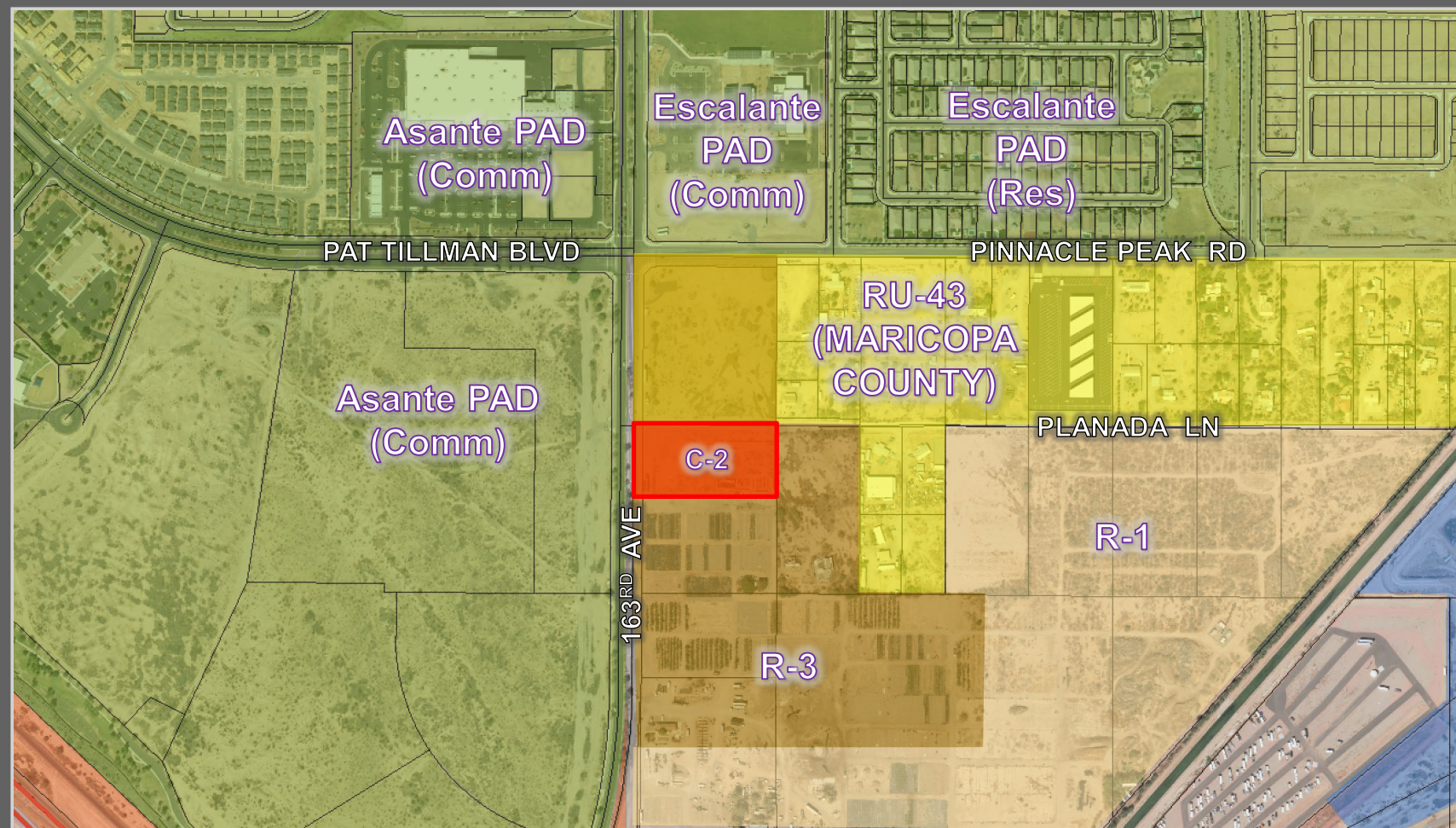


PRE-ANNEXATION ZONING

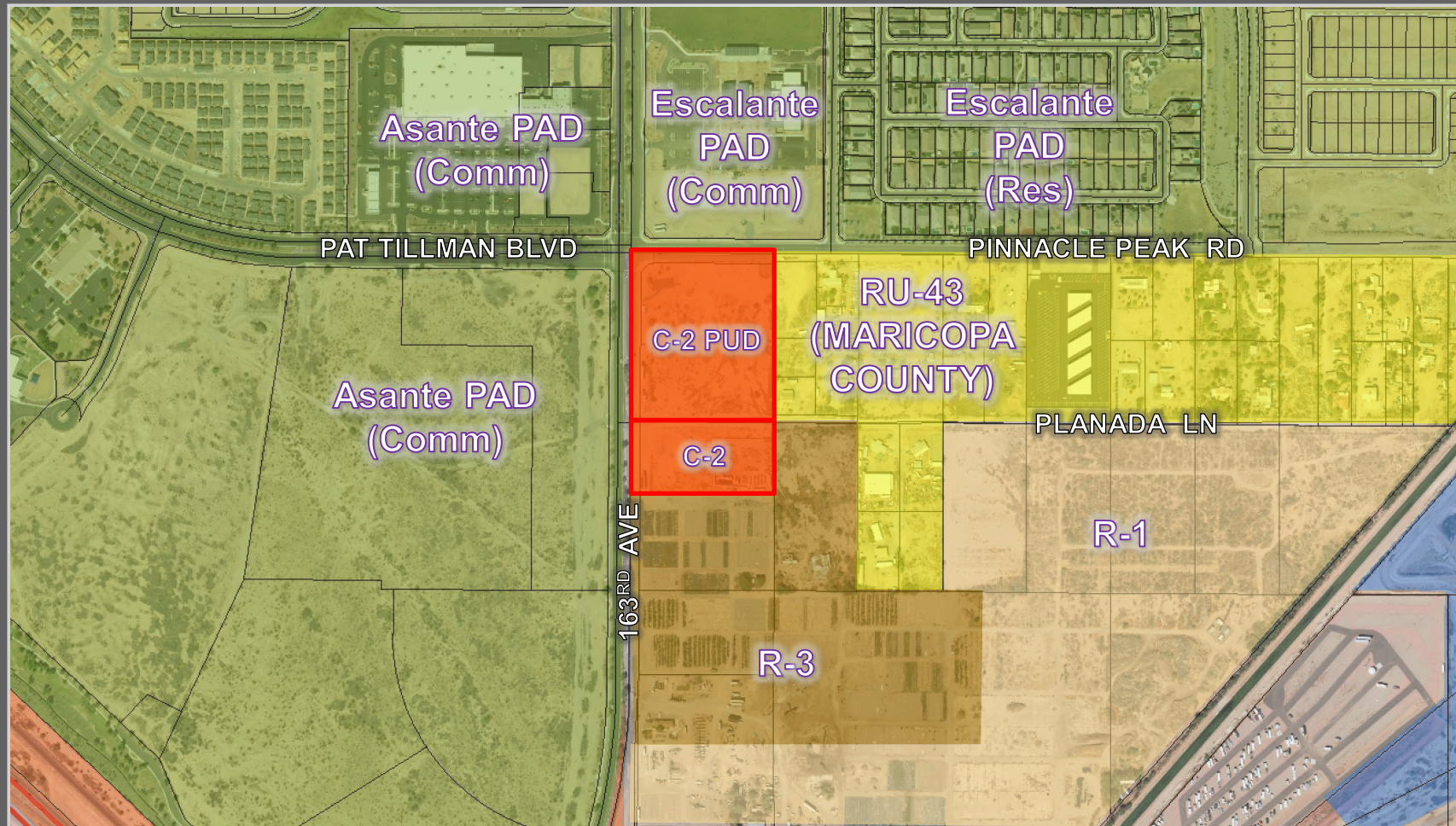


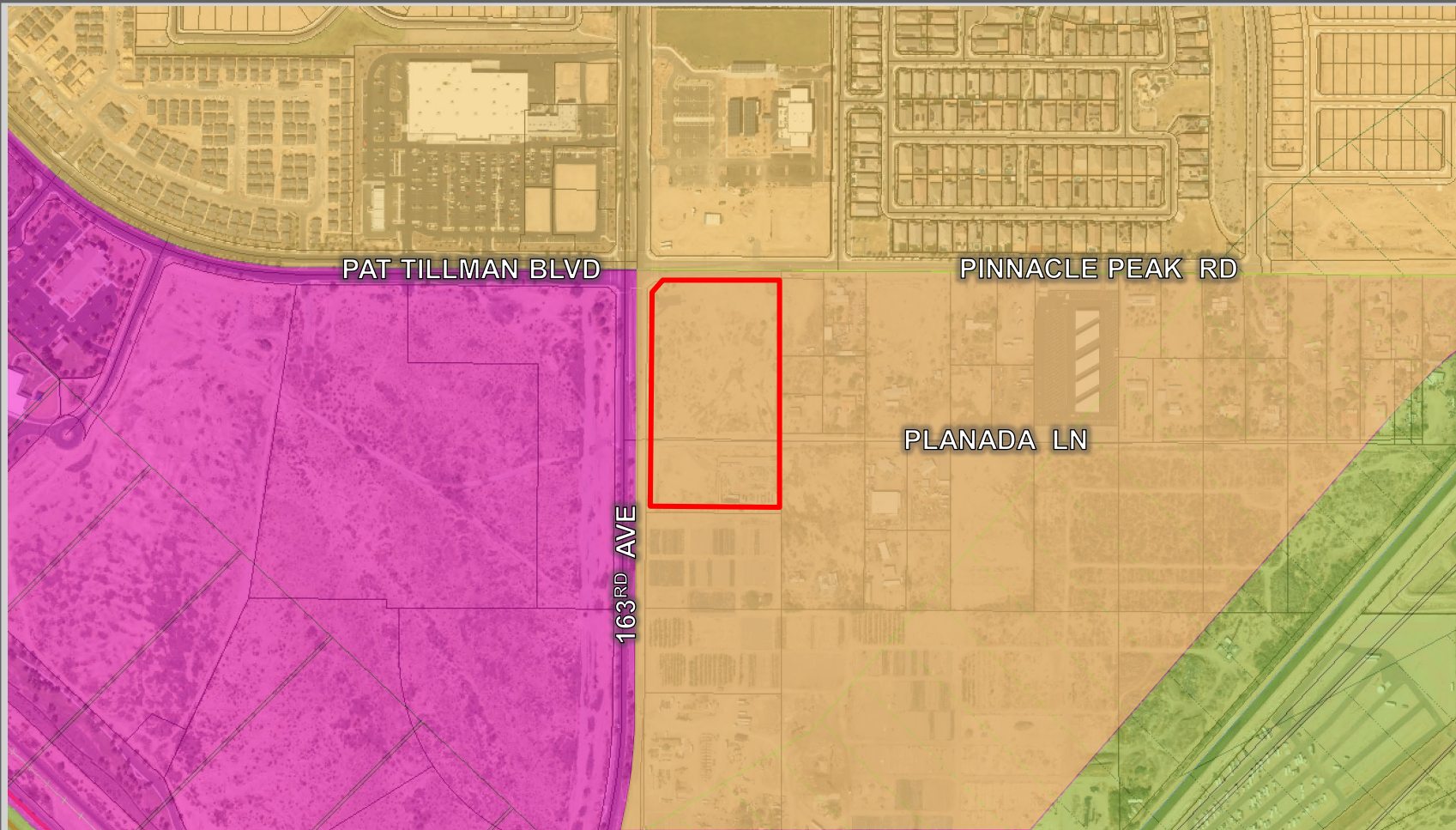


FS24-1326 PROPOSED ZONING



FS24-0829 PROPOSED ZONING







OUTREACH

Neighborhood Outreach Meeting:

- Date: October 22, 2024 at 6 p.m.
- Location: Asante Library
- Joint neighborhood meeting for FS24-0505, FS24-0829 and FS24-1326
- Attendance: 2
- No concerns expressed for the subject requests



RECOMMENDATION

FS24-0829 Morgan Rezone

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



RECOMMENDATION

FS24-1326 Wong Rezone

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



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: November 21, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

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 7.4 acres from Rural Residential (RR) to Community Commercial (C-2) with Planned Unit Development (PUD) Overlay, generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS24-1326.

Motion:

I move to recommend approval of the Wong Property Rezone, case FS24-1326, to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Wong Property Rezone, case FS24-1326, to the City Council because *[insert reason]*.

Background:

On August 6, 2024, the City Council approved a Pre-Annexation Development Agreement between the City of Surprise and Walter Ong and Shirley O. Wong, co-trustees of the Wong Revocable Living Trust dated April 13, 1995; Richard and Irene O. Huey, co-trustees of the Richard G. Huey and Irene O. Huey Revocable Family Trust; Phillip O. Wong; and Jackie O. Wong (MCR #20240446079). Pursuant to this agreement, the City shall process a rezone application for the property from RR to C-2 PUD concurrently with the associated annexation application. The City Council shall consider approval of the zoning ordinance immediately following adoption of the annexation ordinance, and at the same City Council meeting.

The subject property, which is situated at the southeast corner of 163rd Avenue and Pinnacle Peak Road, encompasses approximately 7.4 acres and is currently vacant. The intent is to improve the site with a commercial development that may include various retail, restaurant, and/or office facilities.

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 - FS24-1326 Wong Property Rezone - Staff Report 112124 PZ
 2. 01 - FS24-1326 Wong Property Rezone - Vicinity Map
 3. 02 - FS24-1326 Wong Property Rezone - Current Zoning
 4. 03 - FS24-1326 Wong Property Rezone - Proposed Zoning
 5. 04 - FS24-1326 Wong Property Rezone - Rezone Narrative
 6. 05 - FS24-1326 Wong Property Rezone - Citizen Participation Report_Redacted
 7. 06 - FS24-1326 Wong Property Rezone - Affidavit of Site Posting
 8. Wong & Morgan PZ Presentation
-

Case: **FS24-1326**

Project Name: Wong Property Rezone

Council District: 1 – Acacia

Meeting Date: **November 21, 2024**

Planner: Trever Fleetham, AICP

Owner: Wong Family

Applicant: Wong Family

Request: Rezone from Rural Residential (RR) to Community Commercial (C-2) with Planned Unit Development (PUD) Overlay.

Site Location: Generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road.

Site Size: 7.4 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS24-1326** to the City Council, subject to stipulations 'a' and 'b'.

30 **Project Description:**

31 On August 6, 2024, the City Council approved a Pre-Annexation Development Agreement
32 between the City of Surprise and Walter Ong and Shirley O. Wong, co-trustees of the Wong
33 Revocable Living Trust dated April 13, 1995; Richard and Irene O. Huey, co-trustees of the Richard
34 G. Huey and Irene O. Huey Revocable Family Trust; Phillip O. Wong; and Jackie O. Wong (“Wong
35 Family”) (MCR #20240446079). Pursuant to this agreement, the City shall process a rezone
36 application for the property from RR to C-2 PUD concurrently with the associated annexation
37 application. The City Council shall consider approval of the zoning ordinance immediately
38 following adoption of the annexation ordinance, and at the same City Council meeting.

39
40 The subject property, which is situated at the southeast corner of 163rd Avenue and Pinnacle
41 Peak Road, encompasses approximately 7.4 acres and is currently vacant. The intent is to
42 improve the site with a commercial development that may include various retail, restaurant,
43 and/or office facilities.

44
45 **Background:**

46 **August 6, 2024:** Mayor and City Council approved a Pre-Annexation Development Agreement
47 between the City of Surprise and Walter Ong and Shirley O. Wong, co-trustees of the Wong
48 Revocable Living Trust dated April 13, 1995; Richard and Irene O. Huey, co-trustees of the
49 Richard G. Huey and Irene O. Huey Revocable Family Trust; Phillip O. Wong; and Jackie O. Wong
50 (MCR #20240446079).

51
52 **October 22, 2024:** A neighborhood outreach meeting was held to discuss the subject rezone,
53 adjacent rezone for the parcel to the south (FS24-0829), and the joint annexation of the two
54 properties (FS24-0505).

55
56 **October 23, 2024:** A Blank Annexation Petition for the subject property was recorded with the
57 Maricopa County Recorder’s Office to begin the required 30-day waiting period.

58
59 **Neighborhood Meeting Summary:**

60 A neighborhood outreach meeting was held on October 22, 2024 at the Asante Library. There were
61 approximately two (2) people in attendance. This meeting was held to discuss the subject rezone, the
62 adjacent rezone for the parcel to the south (FS24-0829), and the joint annexation of the two
63 properties (FS24-0505). During this meeting, the attendees did not express any concerns or
64 opposition to the proposals.

65
66 The meeting was advertised pursuant to the requirements of the LDO, including legal ads, site
67 postings, and property owner mailers. See the attached Citizen Participation Report for a detailed
68 summary of the meeting.

70 **Analysis and Discussion:**

71 The purpose of this application is to seek the rezone of approximately 7.4 acres intended for
72 commercial development situated on the southeast corner of 163rd Avenue & Pinnacle Peak
73 Road. The project site is currently zoned RU-43 within the unincorporated area of Maricopa
74 County. Upon successful annexation into the City of Surprise, the property would receive a like-
75 for-like zoning designation of Rural Residential (RR). In order to accommodate planned
76 commercial development, and pursuant to the approved Pre-Annexation Development
77 Agreement, this application proposes to rezone the subject property to Community Commercial
78 (C-2) with a Planned Unit Development (PUD) Overlay.

79
80 The property is bounded by arterial roadways to the north (Pinnacle Peak Road) and the west
81 (163rd Avenue), which are synonymous with the existing City of Surprise municipal boundaries.
82 To the east are additional properties within unincorporated Maricopa County and share the same
83 zoning designation of RU-43. The roadway alignment for Planada Lane follows the southern
84 property line of the subject site. The surrounding properties to the east and south are a mixture
85 of developed, partially developed, and undeveloped land. The subject property is also part of a
86 joint annexation application with the property immediately south under case FS24-0505.

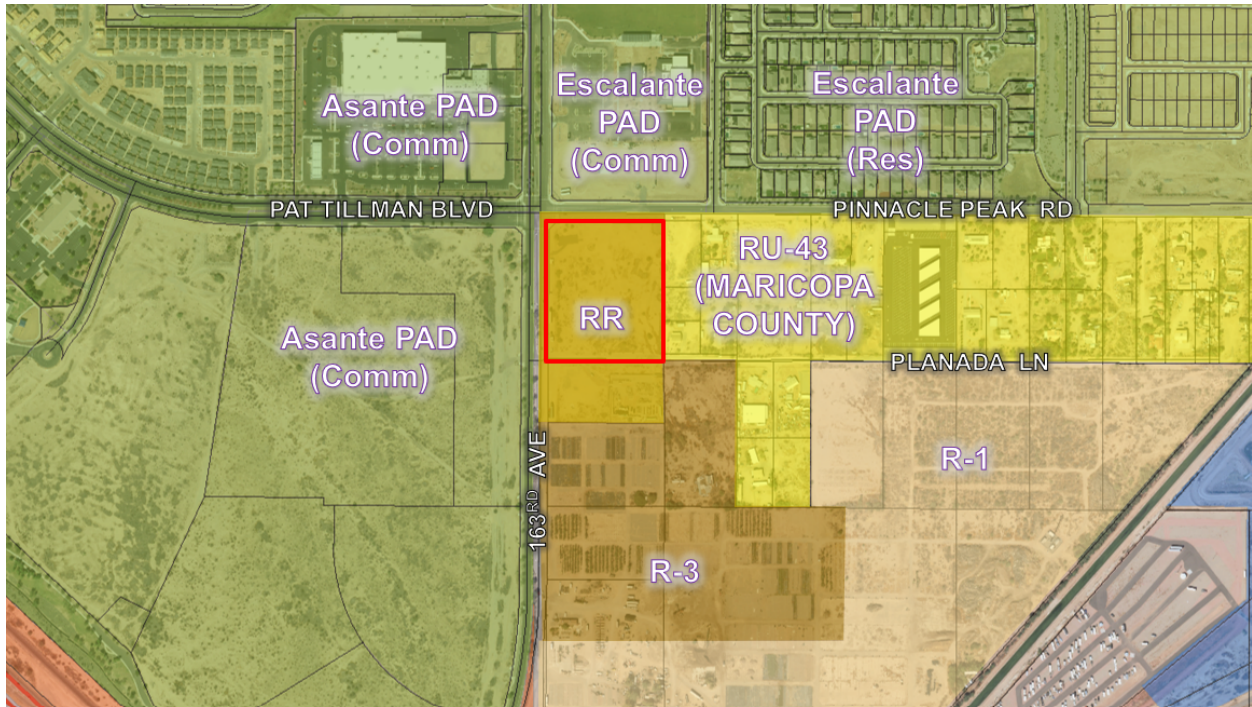
87
88 To the north, across Pinnacle Peak Road, exists a newly constructed church development. To the
89 west, across 163rd Avenue, is vacant land with mixed commercial and residential land use
90 designations. With the recent residential growth in the area, the planned commercial site
91 presents a compatible land use that will provide a diversity of services for residents in the
92 vicinity of this site. Special design considerations will be made to ensure that the development
93 respects the surrounding context and design goals outlined in the General Plan.

94
95 **PUD Overlay**

96 The PUD Overlay is included in the Rezone request for the purpose of requesting a deviation from
97 the minimum required setback along the west property line of the subject site. The Land
98 Development Ordinance (LDO) requires a 35' setback to arterial right-of-way (ROW) within C-2
99 zoning. However, ROW dedications for 163rd Avenue will cause a jog in this property line. In order
100 to maintain consistency with site developments, the request is to deviate from the minimum
101 setback from 35' to 25' (10' reduction) along the northern portion of the west property line where
102 the 163rd Avenue ROW increases in width.

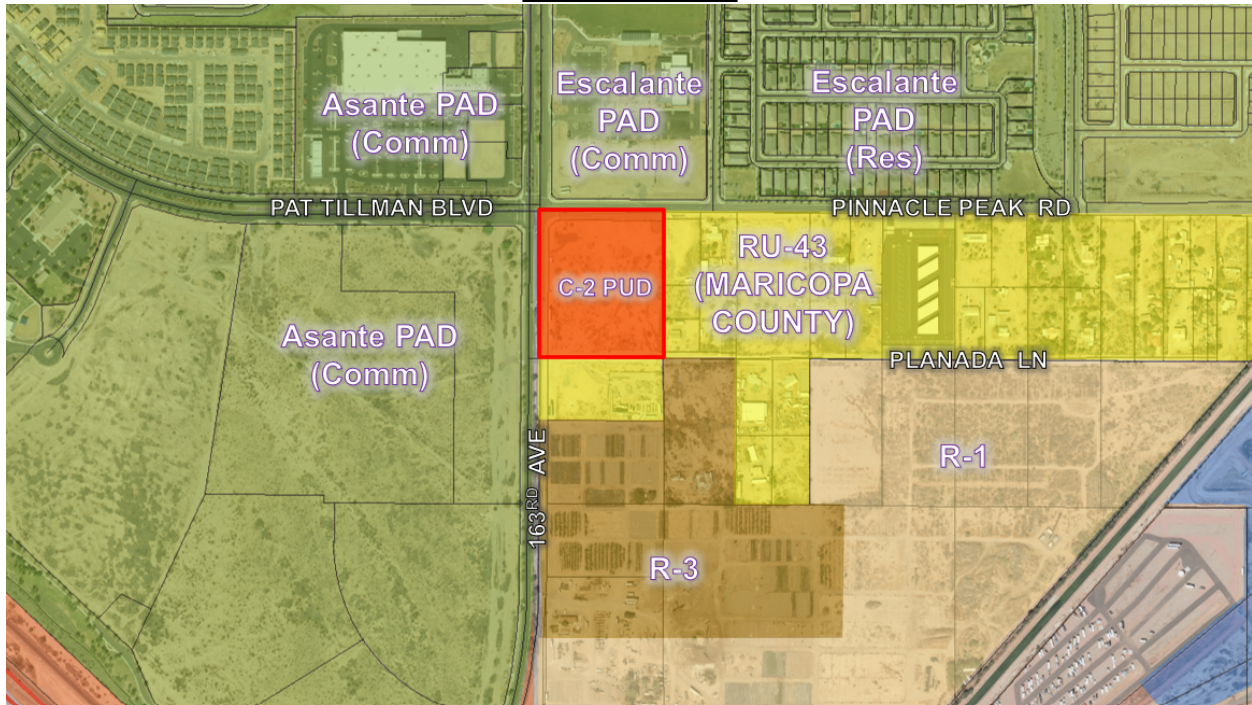
103
104 The existing and proposed zonings are shown below.

105
Post-Annexation Zoning



Asante PAD (Commercial)	Escalante PAD (Commercial)	Escalante PAD (Commercial)
Asante PAD (Commercial)	RR	RU-43 (Maricopa County)
Asante PAD (Commercial)	RR	R-3

Proposed Zoning



106
107

Access

The subject parcel has frontage to 163rd Avenue to the west, Pinnacle Peak Road to the north, and Planada Lane to the south. The location of access points, as well as the allowed turning movements, will be determined at the time of development review.

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 2040, which allows for locally oriented commercial uses. The property is less than 30 acres and has direct access to a Major Arterial roadway, 163rd Avenue, to the west. The development will consist of neighborhood commercial uses that service the local community. The design and scale of the site will be appropriate to the area to ensure compatibility with surrounding properties.

Summary:

The proposed rezone from Rural Residential (RR) to Community Commercial (C-2) with Planned Unit Development (PUD) Overlay is in compliance with the approved Pre-Annexation Development Agreement, Surprise General Plan 2040, and the Surprise Municipal Code.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS24-1326** 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 "Project Narrative Wong Property Rezone", dated October 14, 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

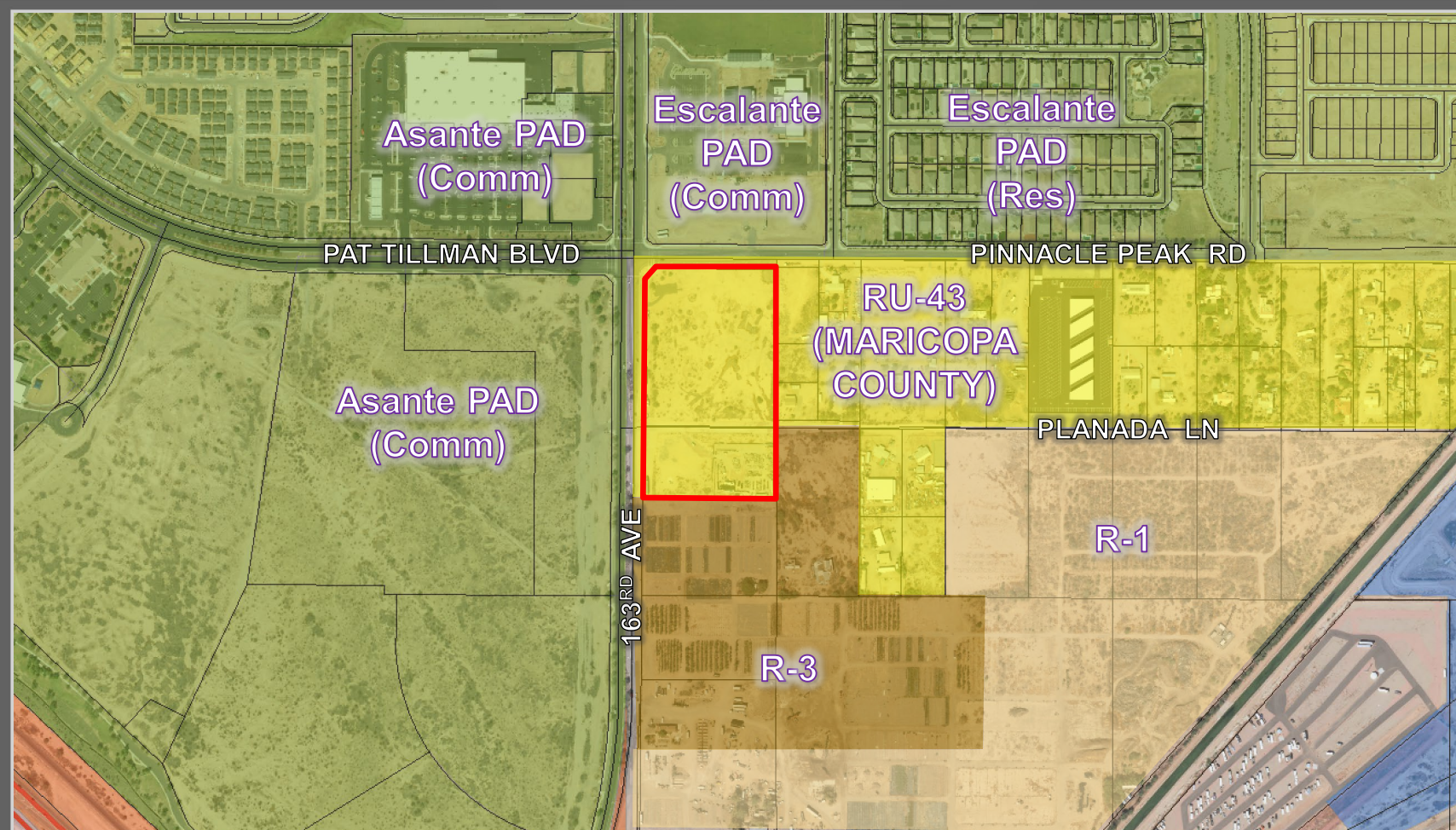
144 05 Citizen Participation Report
145 06 Affidavit of Site Posting
146 PPT

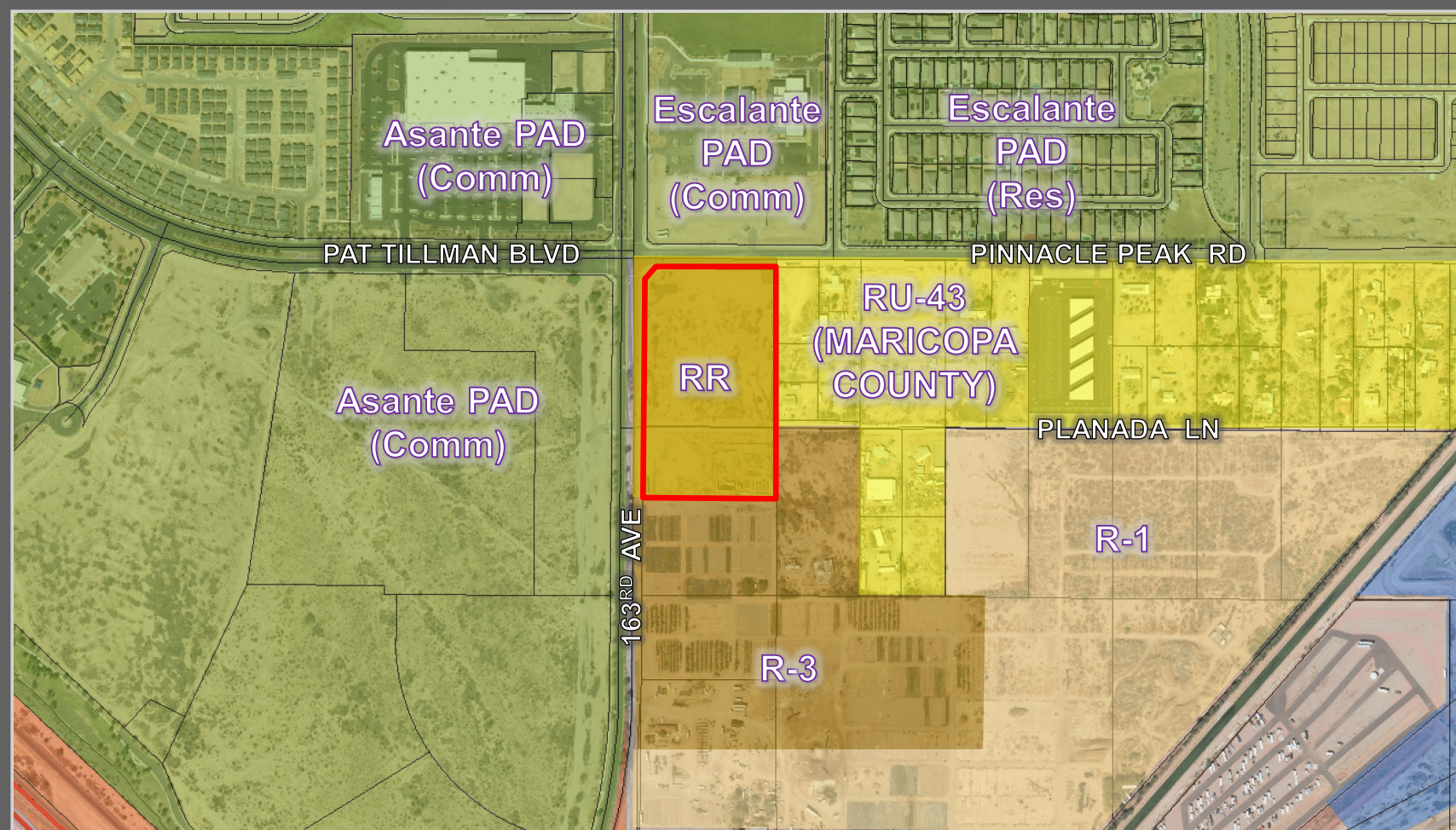


VICINITY MAP

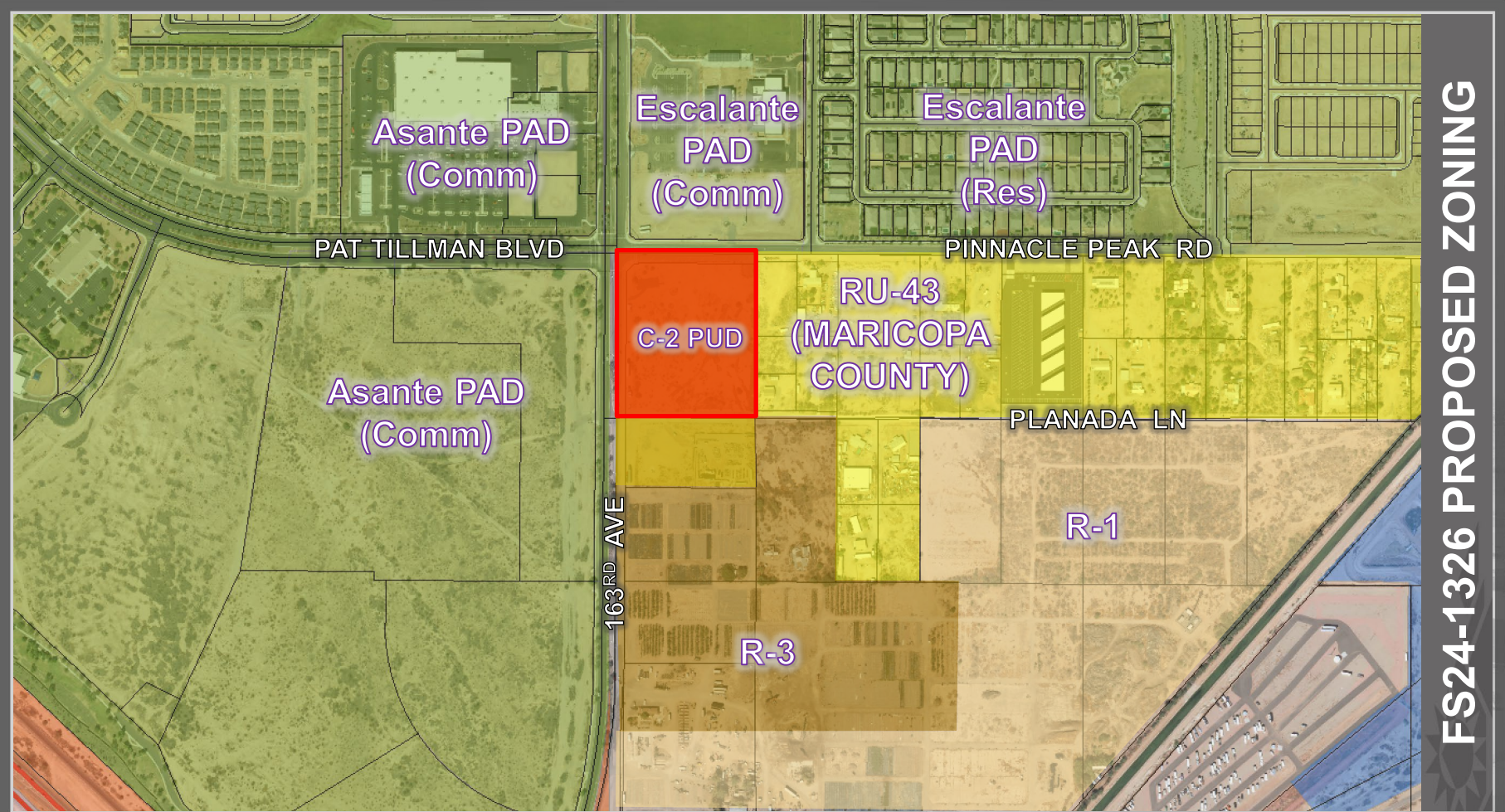


FS24-1326 VICINITY MAP

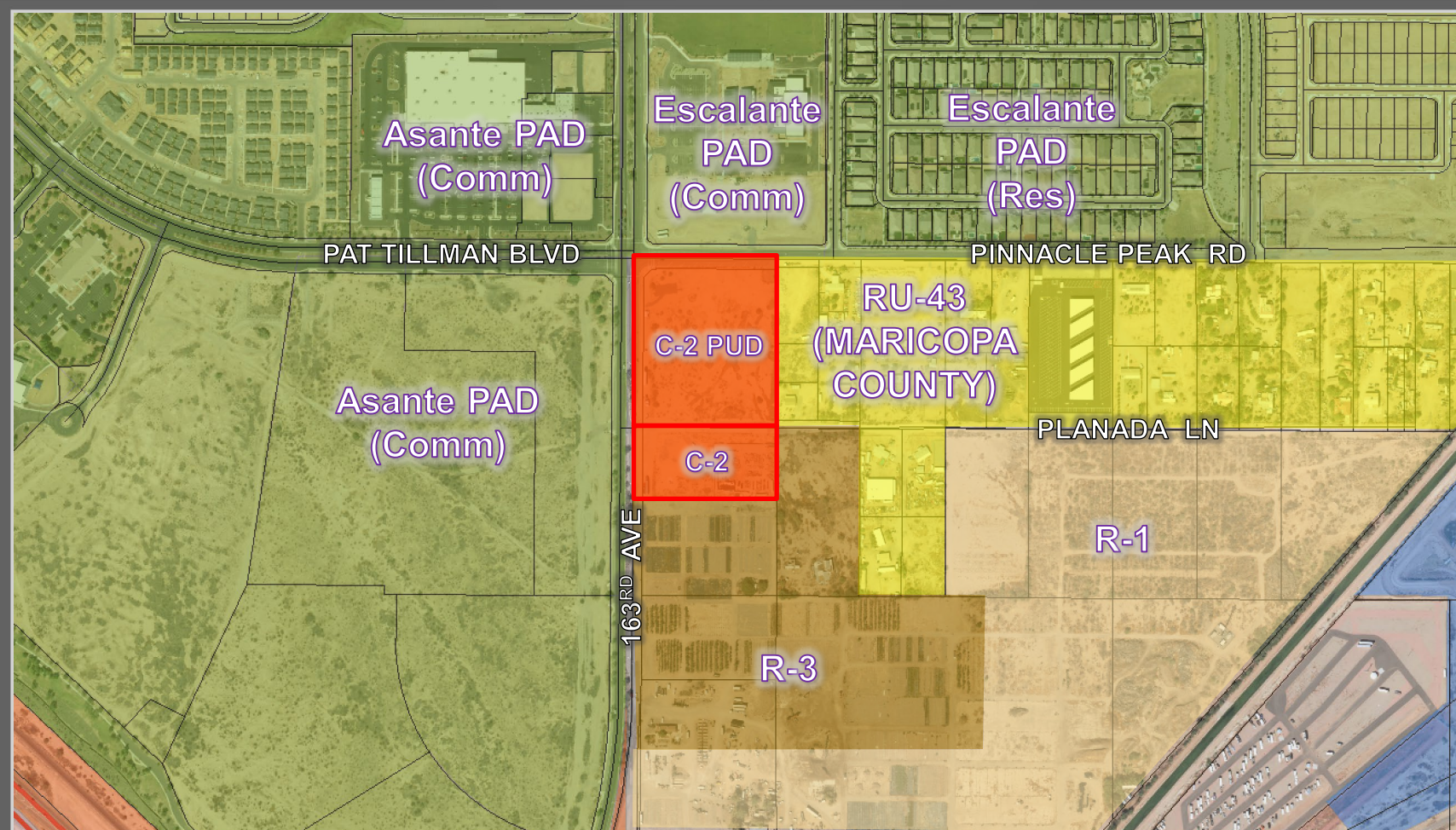




POST-ANNEXATION ZONING



FS24-1326 PROPOSED ZONING



Project Narrative

Wong Property Rezone

FS24-1326

SEC Pinnacle Peak Road & 163rd Avenue
APN: 503-57-008H

Prepared Date: October 14, 2024

The Wong Revocable Living Trust

Owner / Developer
Walter Ong Wong
3729 E. Cherokee Court
Phoenix, Arizona 85044
Email: wow.ong519@gmail.com

Project Overview

The subject property encompasses approximately 7.4 acres, is currently vacant, and has historically been undeveloped natural desert. The intent is to improve the site with a commercial development that may include various retail, restaurant, and/or office facilities.

Purpose

The purpose of this application is to seek the rezone of approximately 7.4 acres intended for commercial development situated on the southeast corner of 163rd Avenue & Pinnacle Peak Road. The project site is currently zoned RU-43 within the unincorporated area of Maricopa County. Upon successful annexation into the City of Surprise, the property would receive a like-for-like zoning designation of Rural Residential (RR). In order to accommodate planned commercial development, and pursuant to the approved Pre-Annexation Development Agreement, this application proposes to rezone the subject property to Community Commercial (C-2) with a Planned Unit Development (PUD) Overlay.

Relationship to Surrounding Properties

The property is bounded by arterial roadways to the north (Pinnacle Peak Road) and the west (163rd Avenue), which are synonymous with the existing City of Surprise municipal boundaries. To the east are additional properties within unincorporated Maricopa County and share the same zoning designation of RU-43. The roadway alignment for Planada Lane follows the southern property line of the subject site. The surrounding properties to the east and south are a mixture of developed, partially developed, and undeveloped land. The subject property is also part of a joint annexation application with the property immediately south under case FS24-0505.

To the north, across Pinnacle Peak Road, exists a newly constructed church development. To the west, across 163rd Avenue, is vacant land with mixed commercial and residential land use designations. With the recent residential growth in the area, the planned commercial site presents a compatible land use that will provide a diversity of services for residents in the vicinity of this site. Special design considerations have been made to ensure that the development respects the surrounding context and design goals outlined in the General Plan.



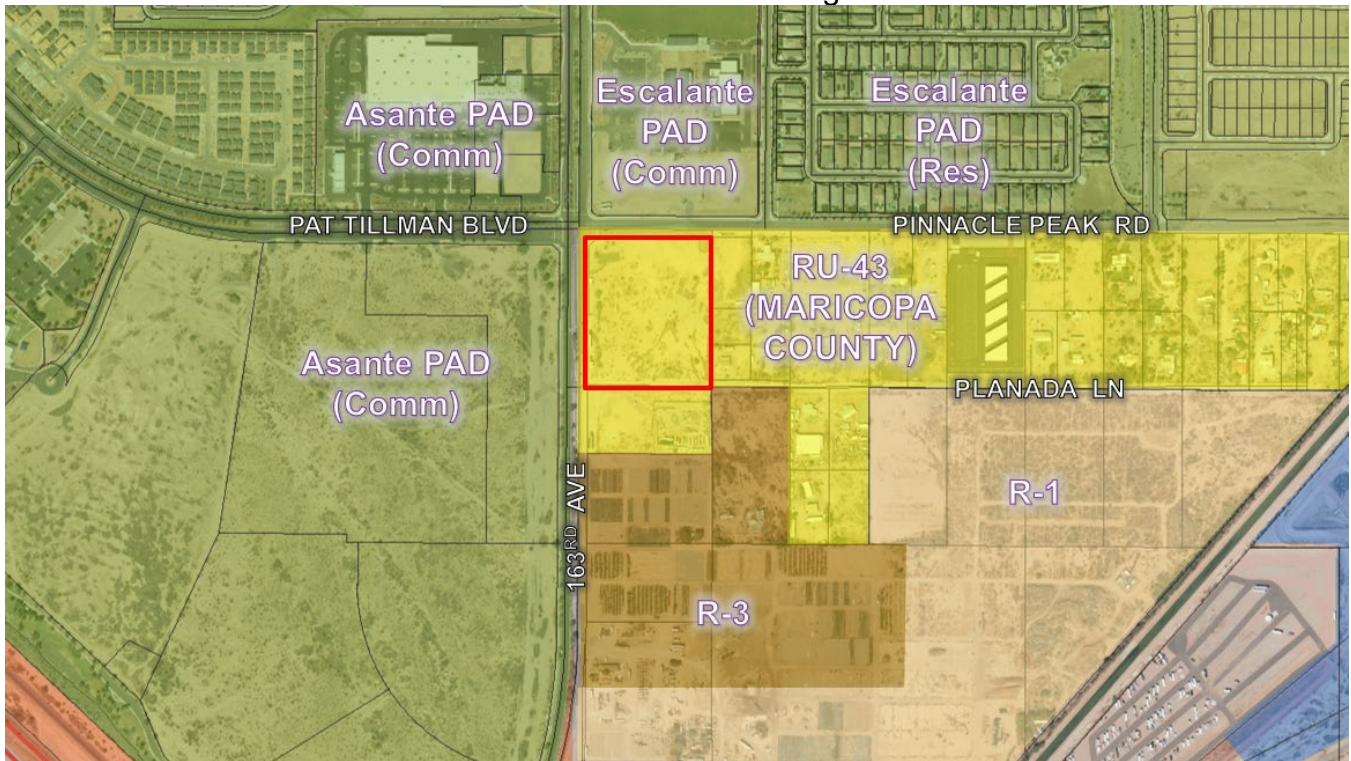
Requests

This application requests a rezone from Rural Residential (RR), which would be granted upon successful annexation, to Community Commercial (C-2) with a Planned Unit Development (PUD) Overlay.

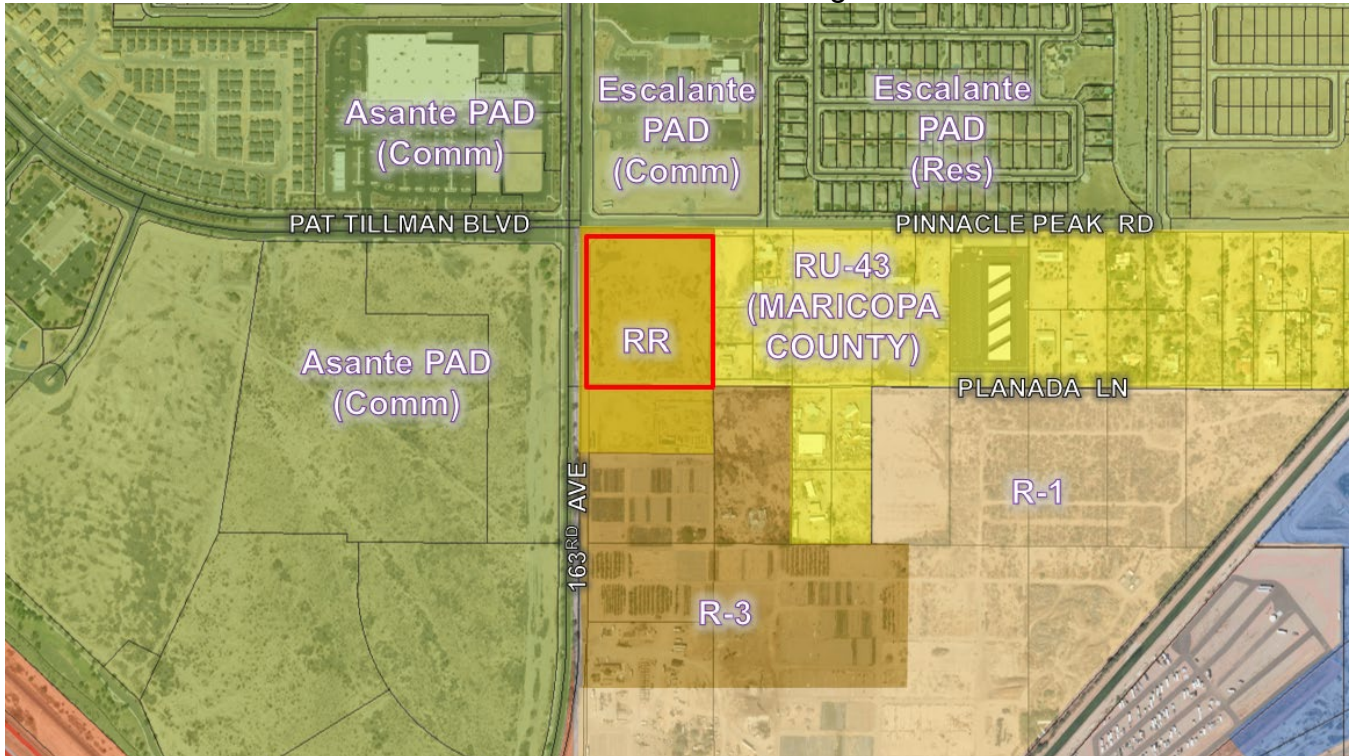
PUD Overlay

The PUD Overlay is included in the Rezone request for the purpose of requesting a deviation from the minimum required setback along the west property line of the subject site. The Land Development Ordinance (LDO) requires a 35' setback to arterial right-of-way (ROW) within C-2 zoning. However, ROW dedications for 163rd Avenue will cause a jog in this property line. In order to maintain consistency with site developments, the request is to deviate from the minimum setback from 35' to 25' (10' reduction) along the northern portion of the west property line where the 163rd Avenue ROW increases in width.

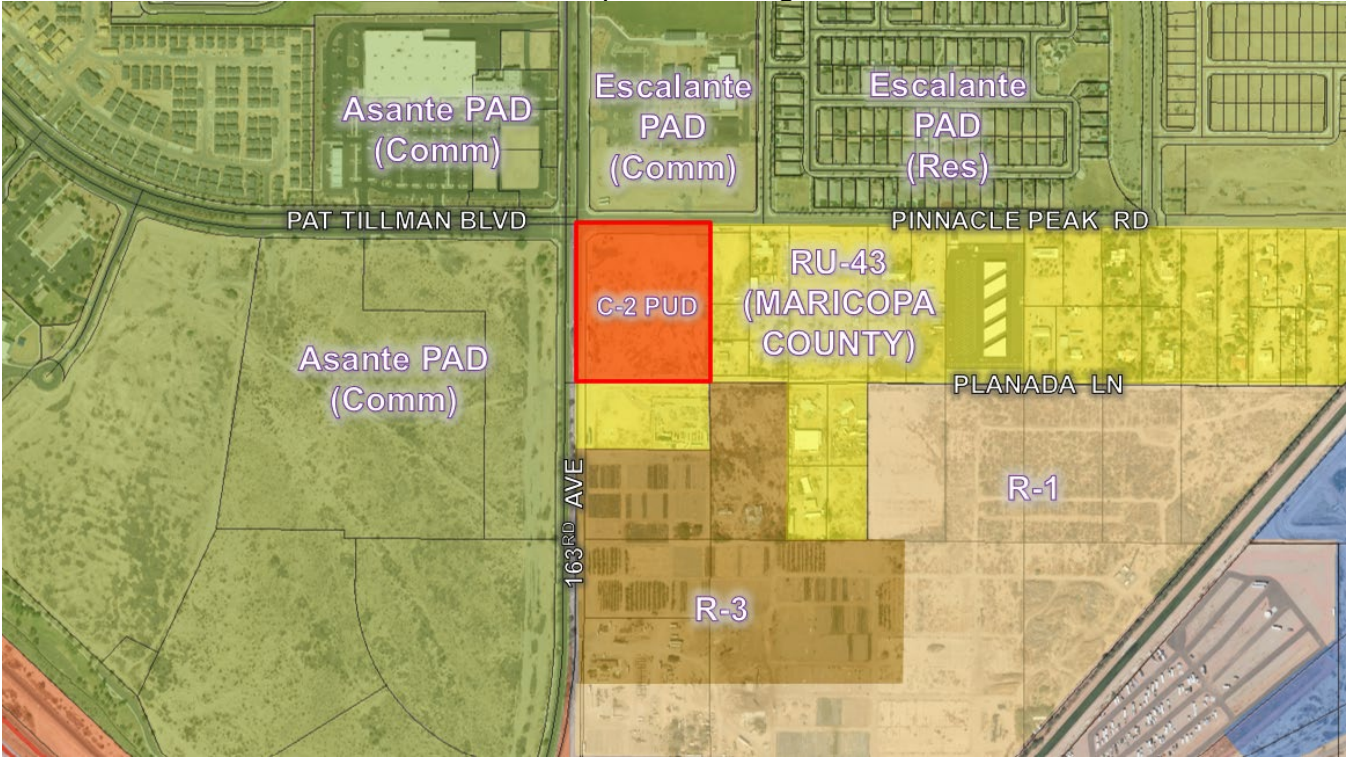
Pre-Annexation Zoning



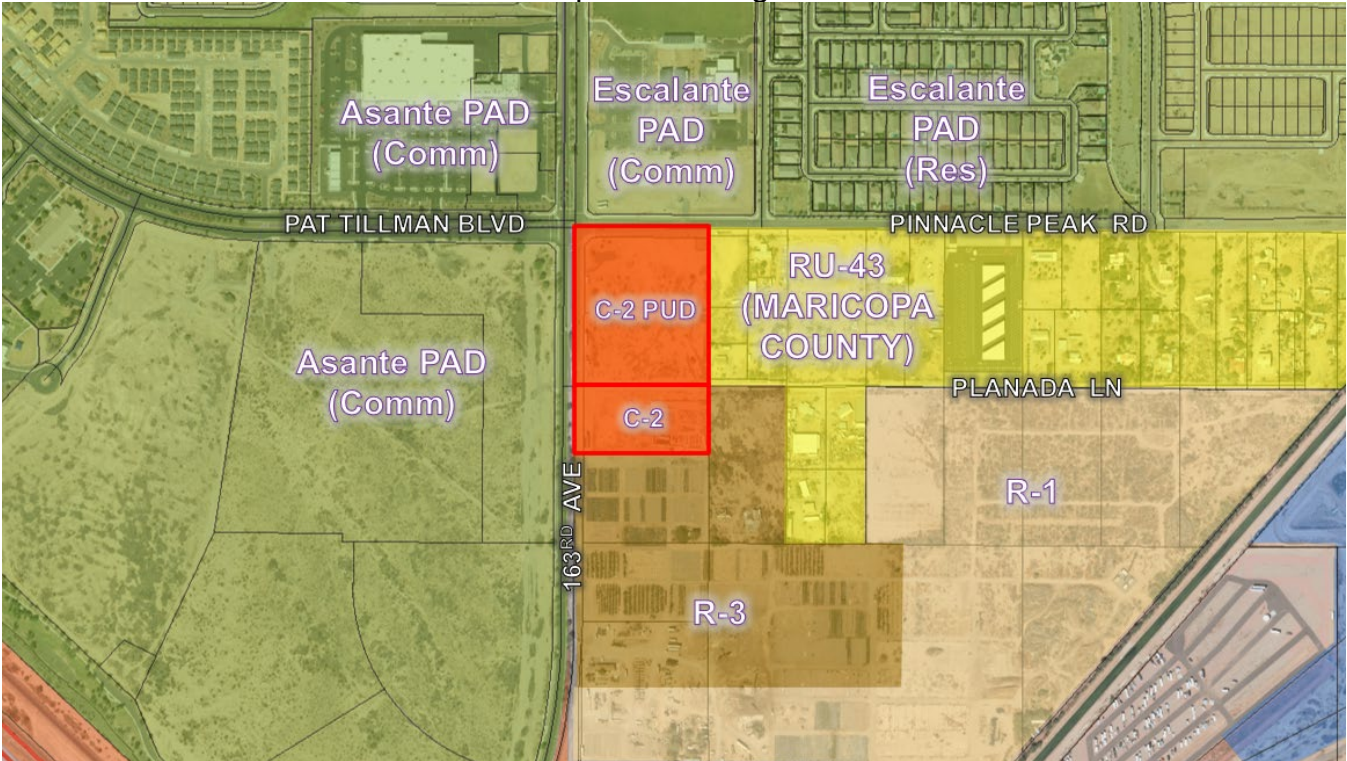
Post-Annexation Zoning



Proposed Zoning

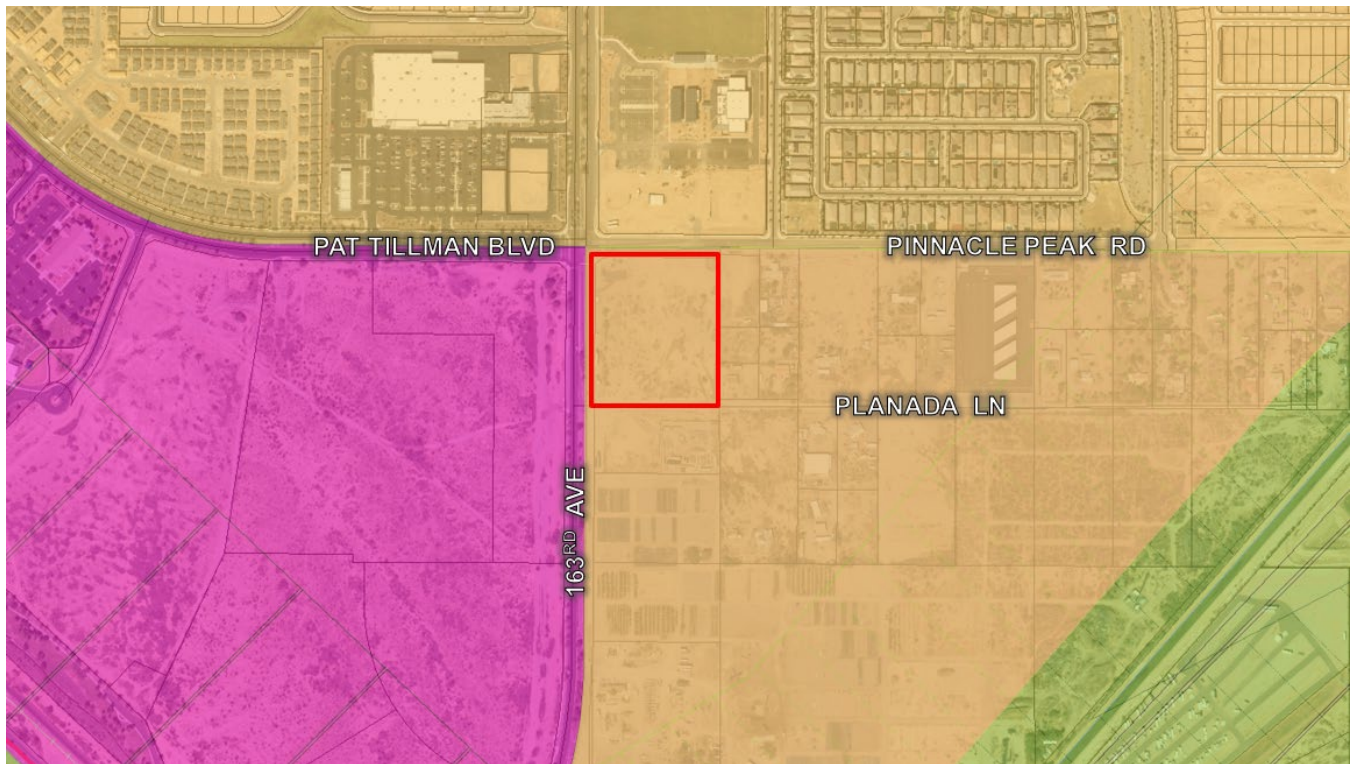


Combined Proposed Zoning w/ FS24-0829



General Plan Conformance

The Property is located within the Neighborhood Character Area of the Surprise General Plan 2040, which allows for locally oriented commercial uses. The property is less than 30 acres and has direct access to a Major Arterial roadway (163rd Avenue) and a Minor Arterial roadway (Pinnacle Peak Road). The development will consist of neighborhood commercial uses that service the local community. The design and scale of the site will be appropriate to the area to ensure compatibility with surrounding properties.



Citizen Participation Report

Wong & Morgan Property Annexation and Rezones

Case # FS24-0505, FS24-0829, FS24-1326

Evergreen Devco, Inc. & City of Surprise

November 1, 2024

Overview

The City of Surprise, along with Evergreen Devco, Inc. and the respective property owners hosted a neighborhood meeting on October 22, 2024 to discuss the above referenced projects. This meeting was held at 6pm in a meeting room at the Asante Library.

The City of Surprise, Evergreen Devco, Inc. and the property owners were available to walk any attendees through the steps of the process, what was being proposed and to answer any potential questions. There were also exhibits that were printed and displayed to show attendees the aerial of the area, the potential site plan as well as future roadway improvements.

Attendance & Feedback

Two (2) people attended the open house. Their questions were related to the overall timeline of the proposed development, the potential commercial uses as well as the majority of the questions and conversation centered around the timing of the improvements and widening of 163rd Ave.

A copy of the sign in sheet is attached to this report.

To date, no additional calls or emails from the community regarding these cases have been received.

Advertising

Public notification of the meeting was conducted in accordance with the Surprise Municipal Code. The meeting was advertised in the Surprise Independent on Wednesday, October 2, 2024 and the Daily Independent on Friday, October 4, 2024. Meeting notice was also published on the City website, property owners within 300 feet were mailed notifications, and four (4) signs were posted on the properties.

Evergreen DevCo and City of Surprise
163rd Ave. & Pat Tillman Blvd.
October 22, 2024
Sign-In Sheet

Printed Name	Address	Phone	Email
Stephen French			
Cathy Zamorano			

**State of Arizona:
County of Maricopa:
Affidavit of Publication**

I, Charlene Bisson, Arizona President/CEO of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue(s)

Daily Independent: 10/4/2024
Surprise Independent: 10/2/2024

Charlene Bisson

CHARLENE BISSON
President/CEO

Sworn to and subscribed before me this
10/4/2024

TERRI L RODGERS



TERRI RODGERS
Notary Public

Name	CITY OF SURPRISE-Community Development
Order Number	7897
Ordered By	Trever Fleetham
Order Date	9/25/2024
Description	FS24-0505
Number Issues	2
Pub Count	2
Order Cost	\$222.88
First Issue	10/2/2024
Last Issue	10/4/2024
Publications	Daily Independent, Surprise Independent

**CITY OF SURPRISE
NEIGHBORHOOD MEETING**

Annexation and Rezoning Requests

Please be advised that the City of Surprise will host an in-person Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in the conversation as it pertains to this project. According to the Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions.

City of Surprise Planner: Trever Fleetham
623-222-3156, trever.fleetham@surpriseaz.gov

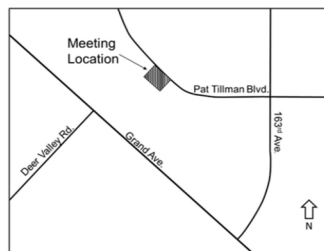
NEIGHBORHOOD MEETING DETAILS

DATE: Tuesday, October 22, 2024
TIME: 6:00 PM
LOCATION: Asante Library
16755 W Vereda Solana Dr.,
Surprise, AZ 85387

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTIONS:

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rural Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rural Residential (RR) to Community Commercial (C-2). Surprise Planning Cases FS24-0505, FS24-0829, and FS24-1326.

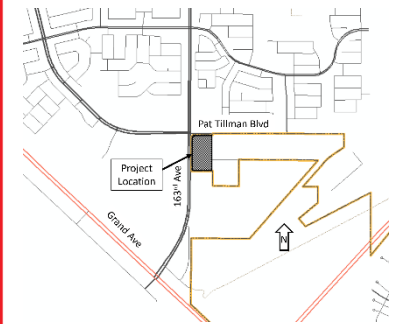
Publish: Daily Independent, October 2, 2024,
Surprise Independent, October 4, 2024/7897

NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: Please be advised that the City of Surprise will host an in-person Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in the conversation as it pertains to this project. According to the Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions.

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rural Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rural Residential (RR) to Community Commercial (C-2). Surprise Planning Cases FS24-0505, FS24-0829, and FS24-1326.

PROJECT LOCATION



*To learn more or provide
input,
please contact:
Trevor Fleetham at
623.222.3156 or
trevor.fleetham@surpriseaz.gov*



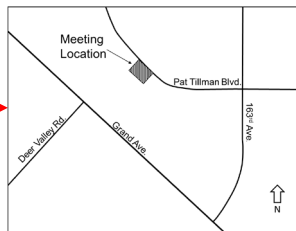
SET A REMINDER

WHEN:

October 22, 2024 |

6:00 PM

Location: Asante
Library
16755 W Vereda Solana
Dr.,
Surprise, AZ 85387



AFFIDAVIT OF SIGN POSTING

Case Number: FS24-0505; FS24-0829; FS24-1326

Project Name: WONG & MORGAN ANNEXATION AND REZONE

Project Location: SEC 2 AT TILLMAN BLVD & 163RD AVE

Date Posted: 10/7/24

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.

 10/8/24
Owner / Application Signature Date

This instrument was acknowledged before me this 8th day of October,
20 24 by  Trever Fleetham


Notary Public



My Commission Expires: 10/8/2027

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning and Zoning (Rezones)	City Council (Annexation - Blank Petition)	City Council (Annexation & Rezones)
Date: October 22, 2024 Time: 6:00 pm Location: Asante Library 16755 W Vereda Solana Dr. Surprise, Az 85387	Date: TBD Time: 6:00 pm Location: Surprise City Hall Council Chambers 16000 N. Civic Center Plz Surprise, Az 85374	Date: TBD Time: 6:00 pm Location: Surprise City Hall Council Chambers 16000 N. Civic Center Plz Surprise, Az 85374	Date: TBD Time: 6:00 pm Location: Surprise City Hall Council Chambers 16000 N. Civic Center Plz Surprise, Az 85374

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rual Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rual Residential (RR) to Community Commercial (C-2).



Case #'s FS24-050, FS24-0829 & FS24 - 1326
For more information, call: 623 - 222 -3011
Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Planning and Zoning (Rezones)

Date: TBD
Time: 6:00 pm

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

City Council

(Annexation - Blank Petition)

Date: TBD
Time: 6:00 pm

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

City Council

(Annexation & Rezones)

Date: TBD
Time: 6:00 pm

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

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rural Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rural Residential (RR) to Community Commercial (C-2).



Case #'s FS24-050, FS24-0829 & FS24 - 1326

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



Notice of Public Hearing City of Surprise

Neighborhood Meeting	Planning and Zoning (Recommend)	City Council (Discussion - No Decision)	City Council (Discussion & Decision)
Next Meeting: 03/20/24 Time: 6:00pm Location: Phoenix Library 5070 N. 44th Ave. Phoenix, AZ 85018	Next Meeting: Time: 6:00pm Location: Phoenix Library 5070 N. 44th Ave. Phoenix, AZ 85018	Next Meeting: Time: 6:00pm Location: Phoenix Library 5070 N. 44th Ave. Phoenix, AZ 85018	Next Meeting: Time: 6:00pm Location: Phoenix Library 5070 N. 44th Ave. Phoenix, AZ 85018

The applicant is seeking the approval of Case #24-050 (FS24-050) and Case #24-073 (FS24-073), which are located in the City of Surprise. Additionally, the applicant is seeking the approval of Case #24-1320 (FS24-1320) which is located in the City of Surprise. The applicant is seeking the approval of Case #24-050 (FS24-050) and Case #24-073 (FS24-073), which are located in the City of Surprise. The applicant is seeking the approval of Case #24-1320 (FS24-1320) which is located in the City of Surprise.

Case #'s FS24-050, FS24-073 & FS24-1320
For more information, call: 623-222-8011
Surpriseaz.gov



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 22, 2024
Time: 6:00 pm
Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Planning and Zoning (Rezoning)

Date: TBD
Time: 6:00 pm
Location: Surprise City Hall
Council Chambers
16000 N. Civic
Center Plz
Surprise, Az 85374

City Council (Annexation - Blank Petition)

Date: TBD
Time: 6:00 pm
Location: Surprise City Hall
Council Chambers
16000 N. Civic
Center Plz
Surprise, Az 85374

City Council (Annexation & Rezoning)

Date: TBD
Time: 6:00 pm
Location: Surprise City Hall
Council Chambers
16000 N. Civic
Center Plz
Surprise, Az 85374

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Case #'s FS24-050, FS24-0829 & FS24 - 1326

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

AFFIDAVIT OF POSTING

Case Number FS24-0505, FS24-0829, FS24-1326
Project Name: WONG & MORGAN ANNEXATION & REZONE
Project Location: SEC 163RD & PINNACLE PEAK RD
Date Site Posted: 10/31/24

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).

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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

11/1/24
Date

This instrument was acknowledged before me this 1st day of November,
2024 by Michelle Moy

[Signature]

Notary Public

My Commission Expires:



Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning and Zoning (Rezones)

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Date: November 21, 2024
Time: 6:00 pm

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

City Council (Annexation - Blank Petition)

Date: November 19, 2024
Time: 6:00 pm

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

City Council (Annexation & Rezones)

Date: December 17, 2024
Time: 6:00 pm

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

The applications involve the annexation of two (2) parcels (APN 503-57-008E & 503-57-008G), totaling approximately 10.8 acres, into the City of Surprise. Additionally, the project proposes to subsequently rezone APN 503-57-008E from Rual Residential (RR) to Community Commercial with a Planned Unit Development Overlay (C-2 w/PUD), and rezone APN 503-57-008G from Rual Residential (RR) to Community Commercial (C-2).



Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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

Notice of Public Hearing

Neighborhood Meeting

Date: **October 22, 2024**
Time: **6:00 pm**
Location: **Asante Library**
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Planning and Zoning (Rezoning)

Date: **November 21, 2024**
Time: **6:00 pm**
Location: **Surprise City Hall**
Council Chambers
16000 N. Civic
Center Plz
Surprise, Az 85374

City Council

(Annexation - Blank Petition)

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Case #'s **FS24-0505, FS24-0829 & FS24 - 1326**

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

SPEED
LIMIT
45

Notice of Public Hearing

Neighborhood Meeting Planning and Zoning
(Rezones)

Date: October 22, 2024
Time: 6:00 pm

Location: Asante Library
16755 W Vereda
Solana Dr.
Surprise, Az 85387

Date: November 21, 2024
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Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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Surpriseaz.gov

Notice of Public Hearing City of Surprise

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Case #'s FS24-0505, FS24-0829 & FS24 - 1326

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



SURPRISE
ARIZONA

FS24-1326 & FS24-0829
Wong & Morgan
Rezones

Planning & Zoning Commission
November 21, 2024

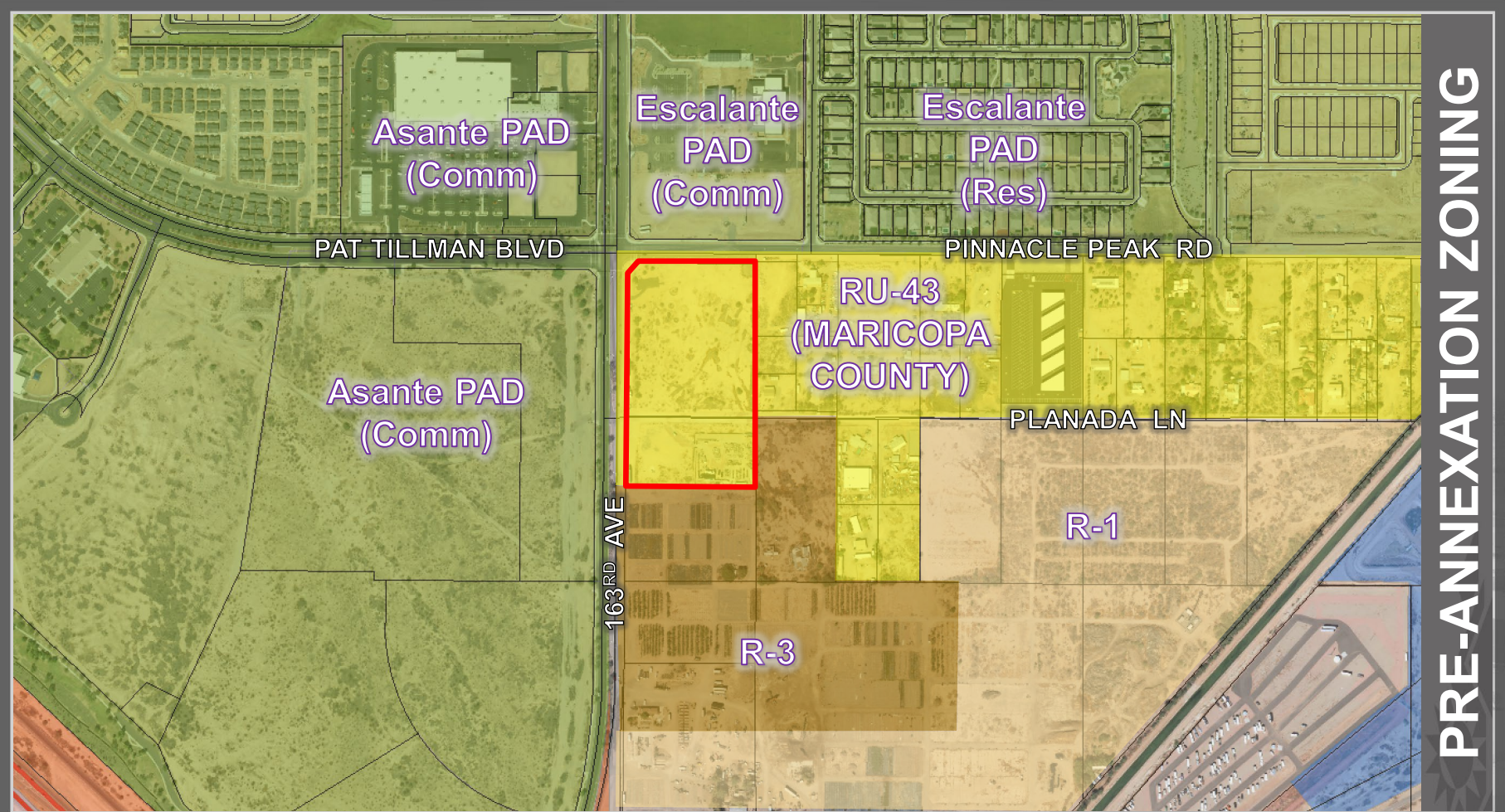


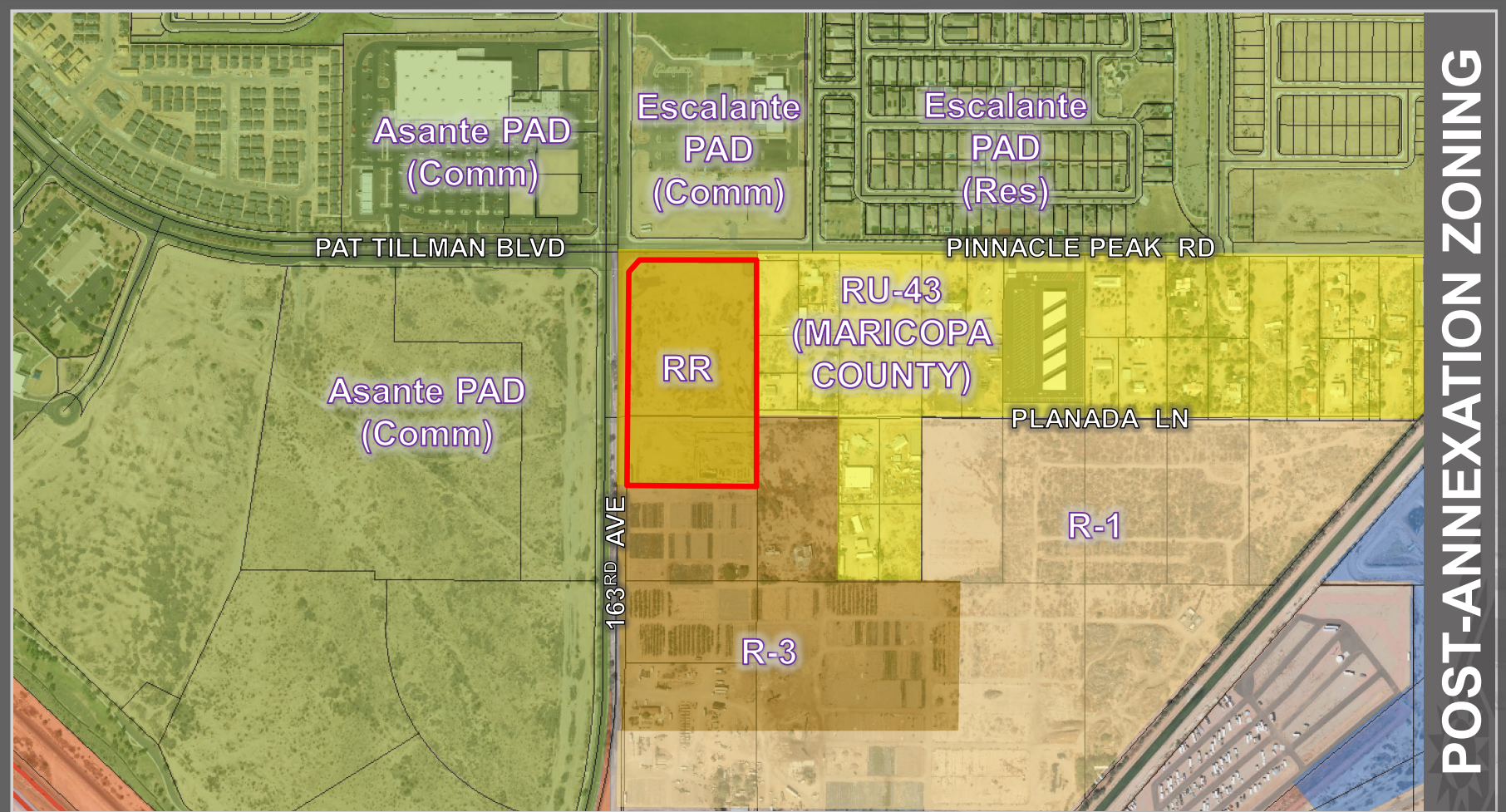
VICINITY MAP



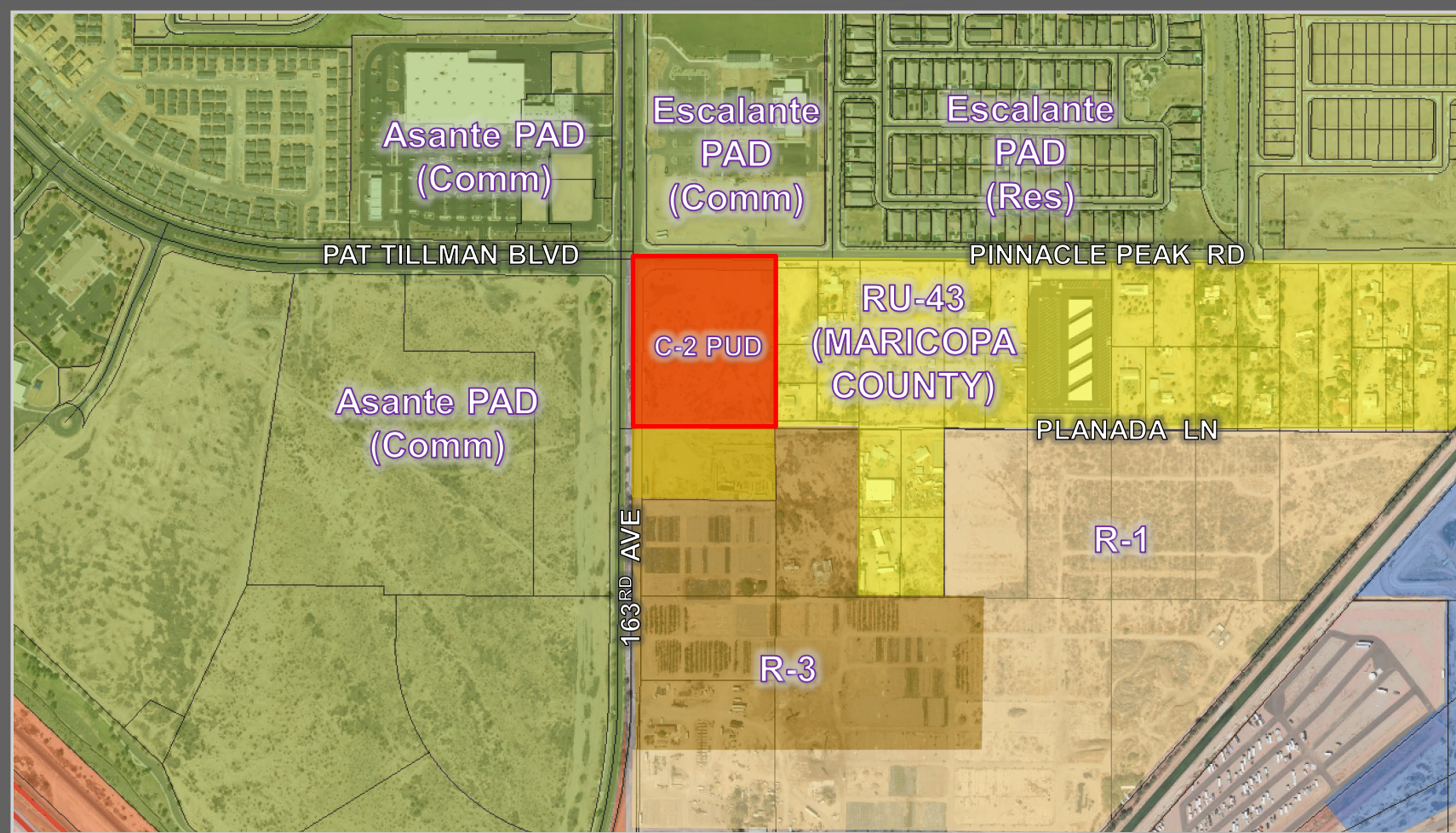
FS24-1326 VICINITY MAP



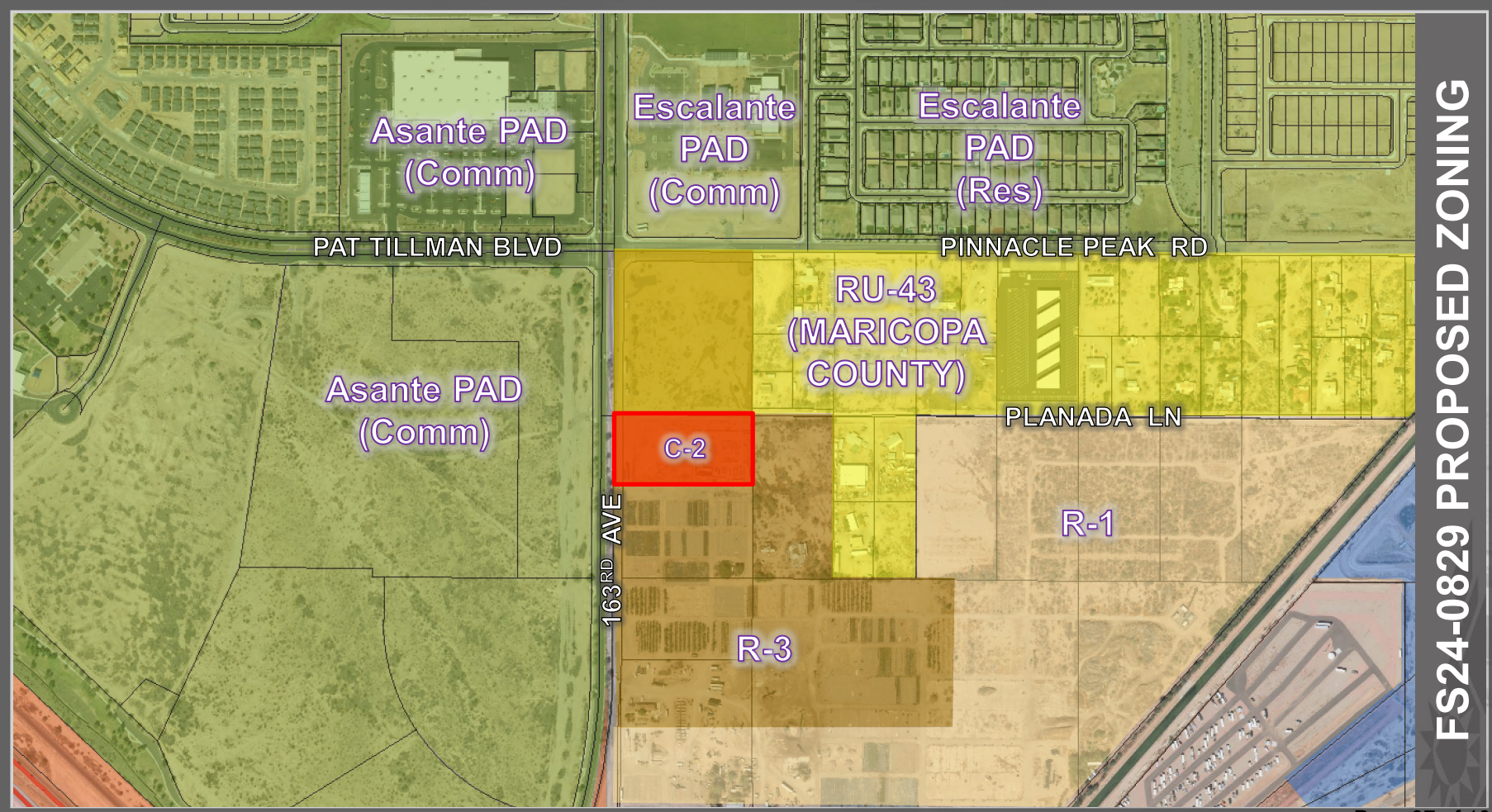




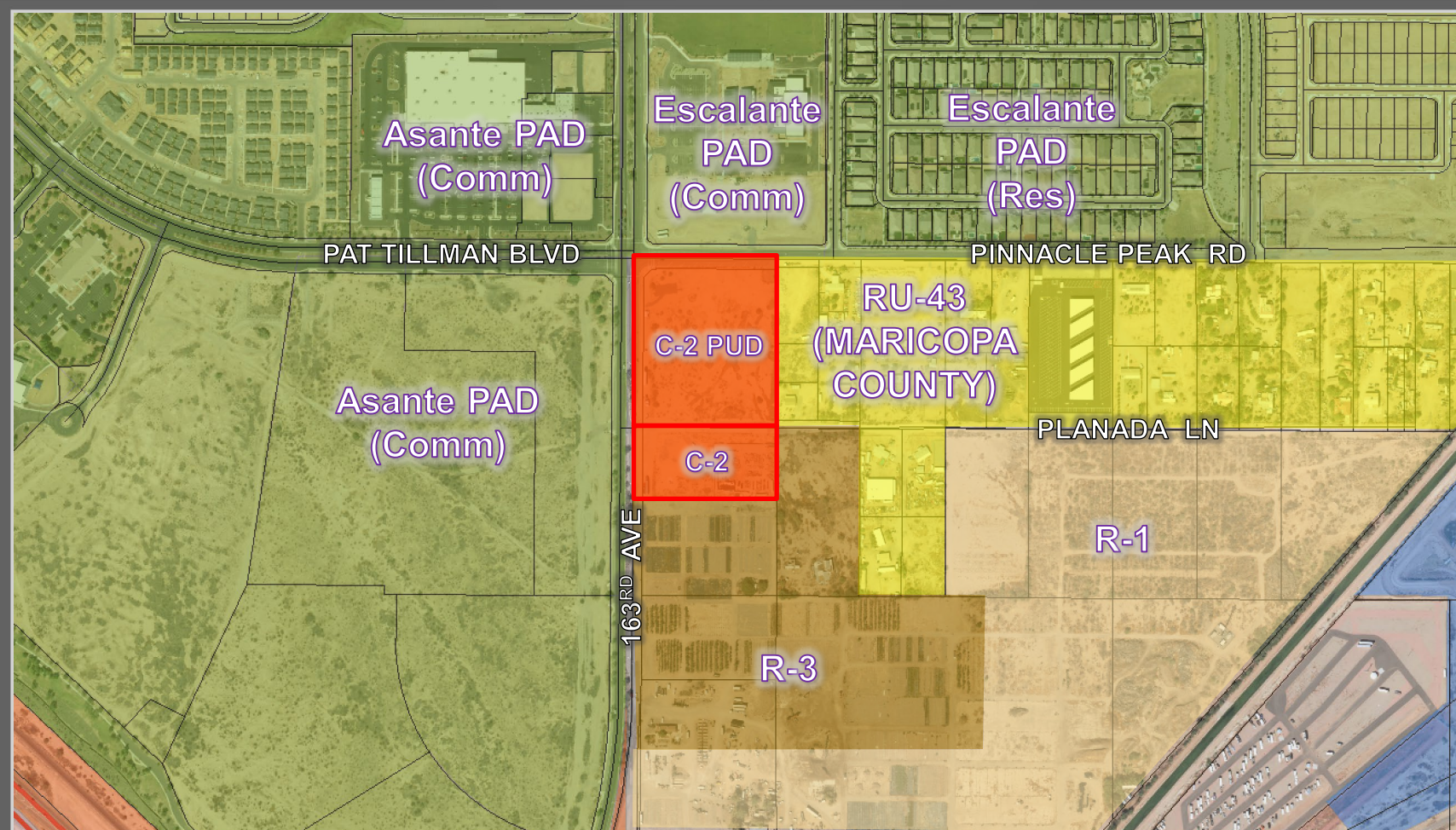
POST-ANNEXATION ZONING

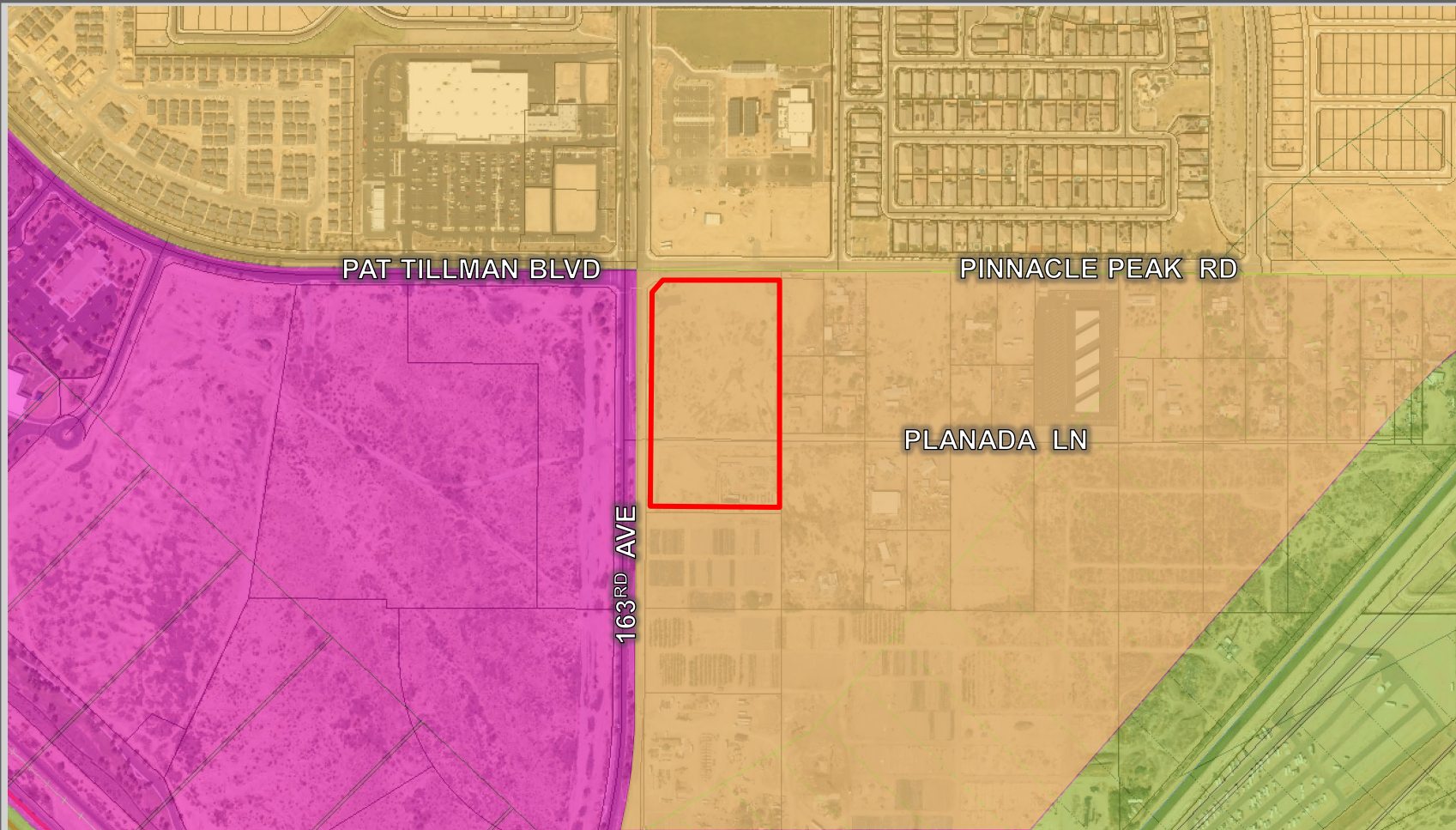


FS24-1326 PROPOSED ZONING



FS24-0829 PROPOSED ZONING







OUTREACH

Neighborhood Outreach Meeting:

- Date: October 22, 2024 at 6 p.m.
- Location: Asante Library
- Joint neighborhood meeting for FS24-0505, FS24-0829 and FS24-1326
- Attendance: 2
- No concerns expressed for the subject requests



RECOMMENDATION

FS24-0829 Morgan Rezone

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



RECOMMENDATION

FS24-1326 Wong Rezone

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