



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Thursday, December 4, 2025 @ 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 2026 Planning and Zoning Commission Meeting Calendar. | Community Development |
| 2. | Internal | Consideration and action to approve or disapprove the November 6, 2025, Planning and Zoning Commission Meeting Minutes. | Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---------------------------------------|
| 3. | District 1 | Consideration and action pertaining to a Rezone from Residential High (RH-15) with a Planned Unit Development (PUD) to Residential Medium Density (R-2) with a PUD overlay for property generally located at the southeast corner of 147 th Avenue and Beardsley Canal. Case FS25-0420. | Chris Sexton
Community Development |
|----|------------|--|---------------------------------------|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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

For information purposes: Upon a public majority vote of a quorum (“Commission”), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

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

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information

except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

- I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Tuesday, November 25th, 2025 @ 4:30 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 CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



**CITY OF SURPRISE
Planning & Zoning Commission**

Council Meeting Date: December 4, 2025 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 2026 Planning and Zoning Commission Meeting Calendar.

Motion:

I move to approve/disapprove the 2026 Planning and Zoning Commission Meeting Calendar.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2026 Planning and Zoning Commission Meeting Dates
-



2026 Planning and Zoning Commission Meeting Dates

January 8, 2026

January 22, 2026

February 5, 2026

February 19, 2026

March 5, 2026

March 19, 2026

April 2, 2026

April 23, 2026

May 7, 2026

May 21, 2026

June 4, 2026

June 18, 2026

July 2, 2026

July 16, 2026

August 6, 2026

August 20, 2026

September 3, 2026

September 17, 2026

October 1, 2026

October 15, 2026

November 5, 2026

November 19, 2026

December 3, 2026

December 17, 2026



**CITY OF SURPRISE
Planning & Zoning Commission**

Council Meeting Date: December 4, 2025 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 November 6, 2025, Planning and Zoning Commission Meeting Minutes.

Motion:

I move to approve/disapprove the November 6, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-6-2025 Planning and Zoning Commission Meeting Minutes
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 6, 2025 / 6:00 PM

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

CALL TO ORDER.

Chair Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on November 6, 2025.

A. ROLL CALL

In attendance were Commissioner Kevin Perry, Commissioner Jay Leonard, Chair Ken Chapman, Vice Chair Anthony Spata, and Commissioner Dennis Bash. Commissioner Jared Holland had an excused absent.

STAFF PRESENT:

Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Community Development Director; Mindy Davis, Community Development Assistant Director; Carl Montgomery, Chief Building Official; Keith Tanner, Fire Marshall; Steven Faraclas, Fire Inspector; and Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

- Cancellation of the November 20, 2025, Planning and Zoning Meeting due to no agenda items scheduled

CALL TO THE PUBLIC:

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

- None

Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the October 16, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Leonard made a motion to approve the October 16, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor. Commissioner Spata abstained.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – Consideration and action pertaining to the adoption of the 2024 International Building and Fire Codes including Local Amendments.

Mindy Davis, Community Development Assistant Director; Carl Montgomery, Chief Building Official; and Keith Tanner, Fire Marshall presented item 2 to the Commission.

Chair Chapman opened the public hearing.

- None

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

The Commission discussed the following:

- Water demand calculator used to determine size of pipe needed for water distribution based on fixtures
- How Federal or State regulation affects the International Building Codes adoptions

Commissioner Leonard moved to recommend approval of the adoption of the 2024 International Building and Fire Codes, including local amendments. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:13 pm.

[SIGNATURES ON FOLLOWING PAGE]

Ken Chapman
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: December 4, 2025 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Rezone from Residential High (RH-15) with a Planned Unit Development (PUD) to Residential Medium Density (R-2) with a PUD overlay for property generally located at the southeast corner of 147th Avenue and Beardsley Canal. Case FS25-0420.

Motion:

I move to recommend approval of the Rezone for Mandou Ranch, Case FS25-0420, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to recommend denial of the Rezone for Mandou Ranch, Case FS25-0420, because insert reason.

Background:

EPS Group, Inc requests a rezone of approximately 14.88 acres from Residential High (RH-15) with a Planned Unit Development (PUD) to Residential Medium Density (R-2) with a PUD. The project is located at the southeast corner of 147th Avenue and Beardsley Canal.

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-FS25-0420 Mandou Ranch - Rezone - Staff Report
2. 01-FS25-0420 Mandou Ranch - Rezone - Vicinity Map

3. 02-FS25-0420 Mandou Ranch - Rezone - Existing Zoning Map
 4. 03-FS25-0420 Mandou Ranch - Rezone - Proposed Zoning Map
 5. 04-FS25-0420 Mandou Ranch - Rezone - Rezone Document
 6. 05-FS25-0420 Mandou Ranch - Rezone - Conceptual Lotting Plan
 7. 06-FS25-0420 Mandou Ranch - Rezone - Luke AFB Letter
 8. 07-FS25-0420 Mandou Ranch - Rezone - Citizen Participation Report
 9. 08-FS25-0420 Mandou Ranch - Rezone - Affidavit of Posting
 10. 09-FS25-0420 Mandou Ranch - Rezone - Comment Letter
 11. FS25-0420 Mandou Ranch - Rezone - PZ PowerPoint
-

REZONE

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS25-0420**
2
3 **Project Name:** Mandou Ranch (Sierra Sol Ranch)
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** **December 4, 2025**
8
9 **Planner:** Chris Sexton, Senior Planner
10

11
12 **Owner:** Wittrock Land 1, LLC
13
14 **Applicant:** Natalie Maikoski with EPS Group, Inc.
15
16 **Request:** Rezone from Residential High (RH-15) with a Planned Unit
17 Development (PUD) to Residential Medium Density (R-2) with
18 a PUD overlay
19
20 **Site Location:** Generally located at the southeast corner of 147th Avenue and
21 Beardsley Canal
22
23 **Site Size:** 14.88 acres (approx.)
24
25 **General Plan**
26 **Conformance:** The proposal is consistent with the Surprise General Plan 2040.
27
28 **Support/Opposition:** None known.
29
30 **Staff Recommendation:** If the Commission recommends **approval** of the proposed
31 Rezone, Case FS25-0420, to the Mayor and City Council, Staff
32 recommends the Commission recommend approval subject to
33 stipulations (a) and (b).
34
35

36 **Project Description:**
37 EPS Group, Inc requests a rezone of approximately 14.88 acres from Residential High (RH-
38 15) of Mandou Ranch (Sierra Sol Ranch) with a Planned Unit Development (PUD) to
39 Residential Medium Density (R-2) with a PUD. The project is located at the southeast
40 corner of 147th Avenue and Beardsley Canal.
41

42 **Background:**

43 **November 10, 2007:** The subject parcel was annexed into the City of Surprise under
44 Ordinance 07-47.
45

46 **September 16, 2021:** The Planning and Zoning Commission recommended that City
47 Council approve a minor GPA to change the land use designation from Open Space to
48 Neighborhood Character and rezone from Rural Residential (RR) to Residential High Density
49 with a PUD Overlay (RH-15), under case number FS21-154.
50

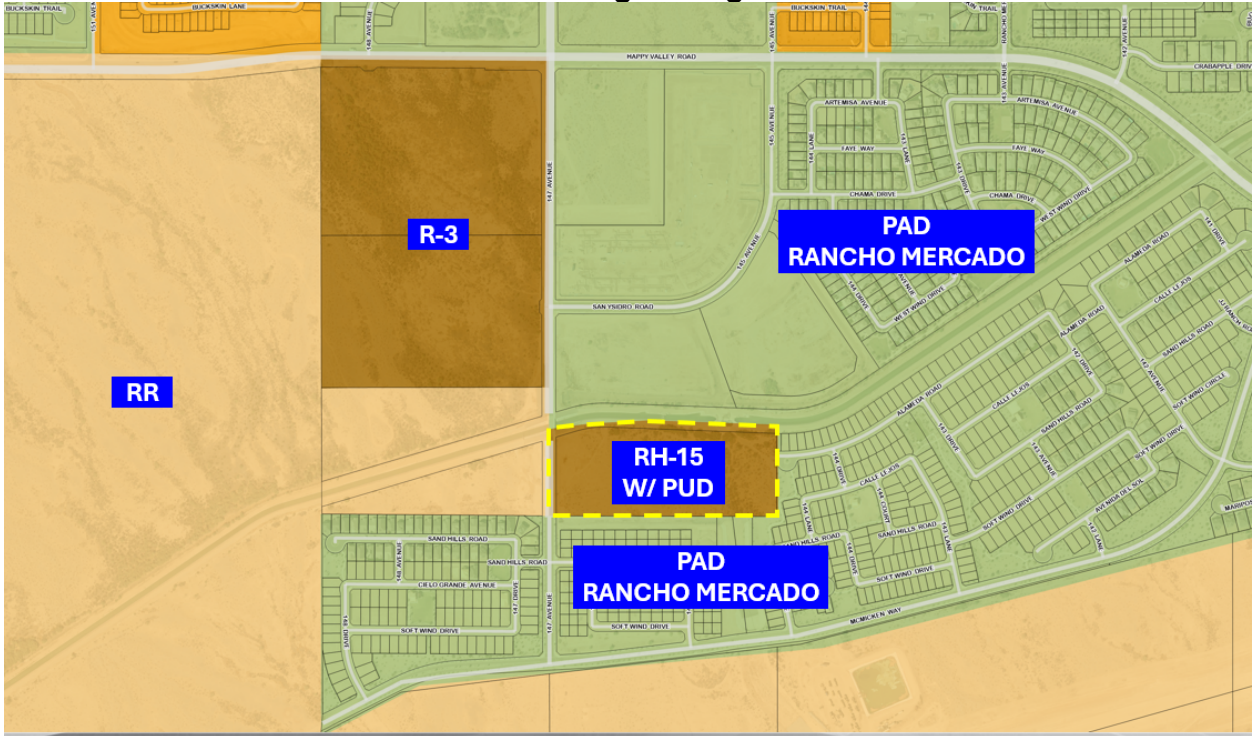
51 **October 19, 2021:** City Council approved a minor GPA to change the land use designation
52 from Open Space to Neighborhood Character and rezone from Rural Residential (RR) to
53 Residential High Density with a PUD Overlay (RH-15), under case number FS21-154.
54

55 **June 13, 2024:** Staff met with the applicant to discuss the subject project during a regularly
56 scheduled Concept Review meeting under CR24-0675.
57

58 **May 6, 2025:** The applicant filed the rezone request under case, FS25-0420, the subject
59 case.
60

61 **September 11, 2025:** The applicant held a neighborhood outreach meeting to discuss the
62 project.
63

64 The existing and proposed zonings are shown below:
 65 **Existing Zoning**



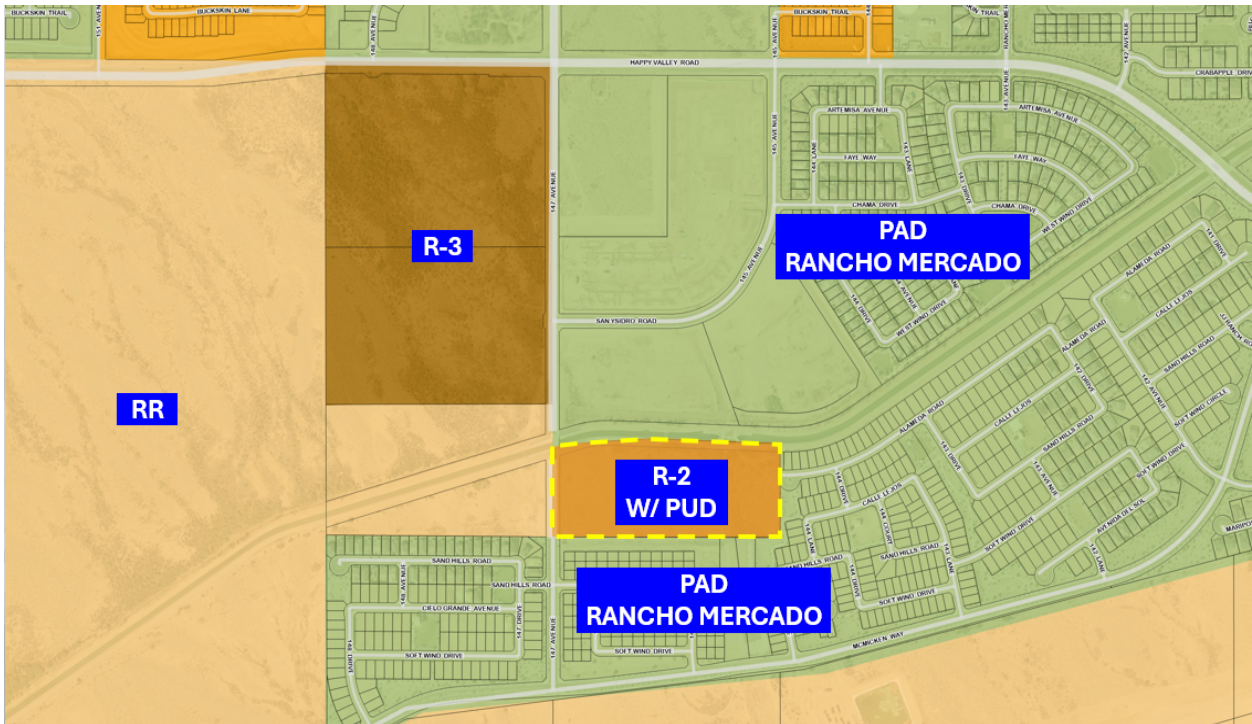
66

R-3	Rancho Mercado PAD	Rancho Mercado PAD
RR	RH-15 PUD w/ PUD	Rancho Mercado PAD
Rancho Mercado PAD	Rancho Mercado PAD	Rancho Mercado PAD

67

68

Proposed Zoning



69

R-3	Rancho Mercado PAD	Rancho Mercado PAD
RR	R-2 with PUD Overlay	Rancho Mercado PAD
Rancho Mercado PAD	Rancho Mercado PAD	Rancho Mercado PAD

70

Analysis and Discussion:

71 The subject request is for a rezone of approximately 14.88 acres on one (1) undeveloped
 72 parcel from Residential High (RH-15) PUD overlay to Residential Medium Density (R-2)
 73 with a PUD overlay.
 74

75
 76 The project is proposed to include 92 individually platted lots in 4- and 6-pack
 77 configurations. The project will comply with the R-2 development standards except for the
 78 modification noted below.
 79

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84

Table 1: Development Standards Table	
Category	R-2 PUD
Lot Area Per Unit (Min.) ¹	2,800 Sq. Ft.
Lot Width (Min.)	35'
Building Height (Max.)	35'
Front Setback (Min.) ²	10'
Front Setback (Max.)	25'
Rear Setback (Min.) ²	10'
Side Setback (Min.) ^{2,3}	5'
Street Side Setback (Min.) ^{2,6}	10'
Open Space (% of gross acres of residential development) ⁴	25%

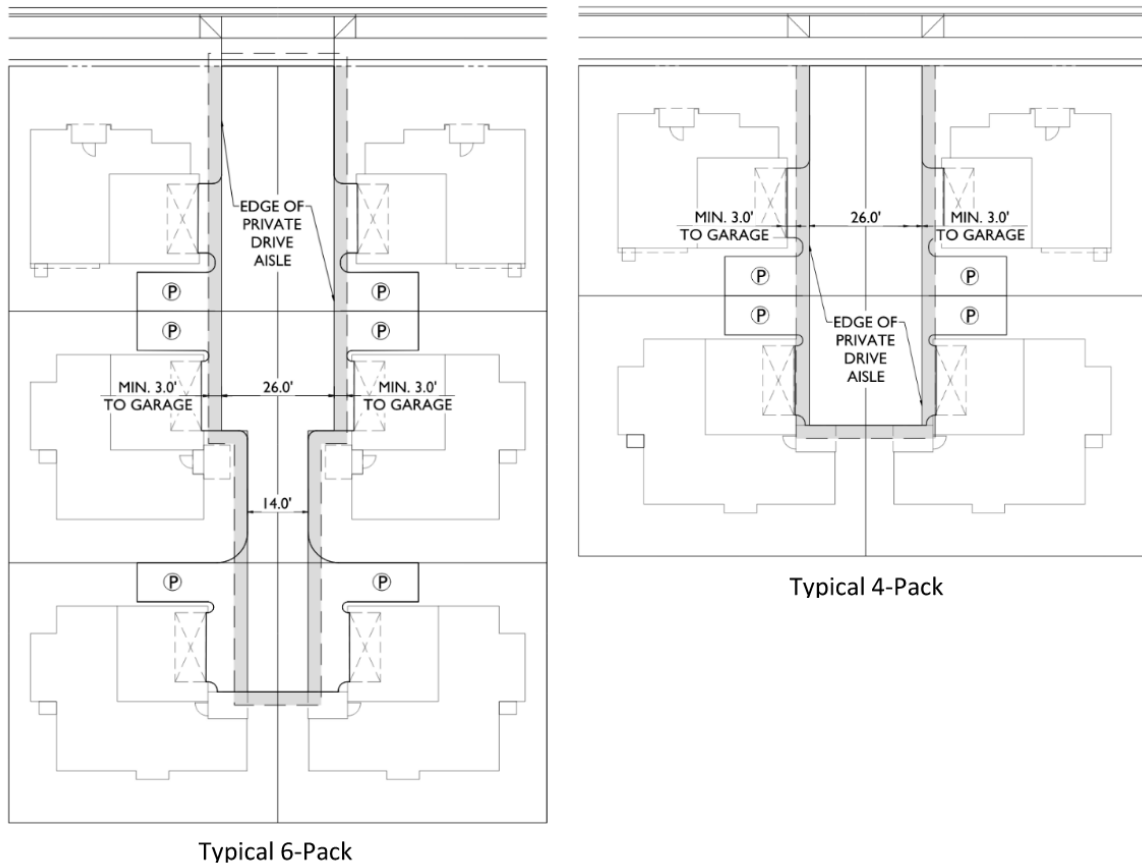
Table Notes:

1. At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category's respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800sf
2. Garage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except garages loaded from private drives or rear alleys, which shall be setback a minimum of three (3) feet from the private drive or alley edge line. Any portion of the 3-foot setback that is not a part of a driveway or walkway shall be fully landscaped. Walkways providing access to dwelling entryways may be located within the landscaped area.
3. May be reduced to zero feet setback for single-family dwellings as attached building and separated by a common wall along the property line, and townhouses. End units must maintain the larger setback.
4. 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.
5. Residential development projects exceeding 150 total lots (including those with separate development parcels) shall contain no more than fifty (50) percent of lots less than forty (40) feet wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outlined in Chapter 108 of this ordinance.
6. Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.

The applicant is asking for a new PUD overlay with one modification to the R-2 standards under Table 106-2d, Note no. 1. The request is to modify the minimum garage setbacks where they exist along private "alley-style" drives. The LDO sets the standard for the minimum setback for "rear alley loaded garage" to three (3) feet from the alley edge line. A separate Zone Text Amendment application was recently approved, case FS24-1275, to modify certain development standards. The PUD request will specify the minimum setback for garages to three (3) feet from the private drive edge line. This request will maintain the parking, movement, and access requirements of the City of Surprise while allowing the flexibility to develop the property with a unique product that, in all other ways, complies with the R-2 development standards of the LDO.

100 Access to the site will be provided from 147th Avenue from the west and the extension of
 101 Alameda Road from the east through Rancho Mercado Parcel A3, creating a connection over
 102 the wash on the easternmost part of the parcel. Internal circulation for the project will be
 103 through a 55-foot wide dedicated public road. Each of the 4- or 6-pack configuration of homes
 104 will be accessed from the public road by a 26-ft private drive aisle.
 105

Figure 1: Garage Setback Detail



106 The project will comply with the minimum 25% open space requirement of the R-2 zoning
 107 district and will feature amenities including a picnic ramada, tot lot, cornhole court and multi-
 108 use sport court. Pursuant to Section 2.2(B)(3), the Planning and Engineering Design
 109 Standards (PEDS), which requires three (3) amenities for communities with 50-199 dwelling
 110 units, the project will propose four (4) four community amenities. There will also be an internal
 111 trail within the site with benches at multiple locations to facilitate access between homes and
 112 the amenities. In addition, the project will include individual yards providing residents within
 113 their own private outdoor space.
 114

115
 116 PUD Overlay

117 The granting of a PUD, Article IX, Overlay Zoning Districts, Section 106-9.1, sets forth 10
 118 (ten) rationale that make up the guiding objectives for a PUD overlay district. The proposal
 119 shall identify the various constraints associated with the site and demonstrate how the design
 120 meets the following guiding objectives of a PUD overlay zoning district. Below is the
 121 applicant's rationale for the granting of a PUD.

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1. *Development enriches the whole community through creating a unique sense of place for the residents within the PUD overlay zoning district as well as those in surrounding neighborhoods.*

The project provides a detached single-family housing option not available in many areas of the City. The 4- and 6-pack configuration of units will lend to the neighborhood feel of the project and maximize the amount of public street frontage with yards and homes instead of curb cuts for driveways. The activated open space and community amenities will additionally create a unique sense of place within the project by providing activities for homeowners via a picnic ramada, tot lot, cornhole court, multi-use sport court, and community trail.

2. *Provide for a variety of coordinate and compatible land uses through innovative site planning.*

While the project is proposed to develop only with residential uses, in line with underlying R-2 zoning district, the project will incorporate a variety of amenities to support the community. Additionally, the greater regional context of the project supports compatibility beyond its borders through the increase in housing diversity, and increased transportation connectivity.

3. *Create a higher standard of development than would be accomplished through the development of individual parcels through conventional zoning regulations.*

The proposed innovative design is necessary to develop a single-family detached subdivision on this constrained parcel. Without this proposed driveway standards, the innovative 4- and 6-pack design would not be possible and single-family development would likely be precluded. In that event, the property would maintain its higher density multi-family housing zoning that does not permit an ownership product.

4. *Planned and integrated comprehensive transportation systems for pedestrian and vehicular traffic as outlined in this ordinance, which may include provisions for mass transportation and roadways, bicycle or equestrian path, pedestrian walkways and other similar transportation facilities to meet the site conditions.*

The project will develop a public road that traverses the site and crosses the wash. This road will connect the community on the east of the project with 147th Avenue. A planned trail will also support the pedestrian connectivity on the site.

5. *Preserve existing environmentally sensitive lands that exceeds the minimum open space area required in the ordinance and provide for well-designed open space amenities.*

166 This application will meet or exceed the R-2 district's 25% open space requirement. For
167 a subdivision between 50-199 homes, the City's PEDS require three amenities. With a
168 multi-use sport court, cornhole set, tot lot, picnic ramada, and trail with benches, the
169 project will exceed the minimum amenity requirement even though it is on the smaller
170 end of the subdivision size range for that requirement.

- 171
172 *6. Fulfills the goals, objectives, and policies of the General Plan as well as specific*
173 *plan for city areas that may include, but are not limited to cultural, educational,*
174 *medical, and/or recreational facilities.*

175
176 The project fulfills the goals, objectives, and policies of the General Plan as discussed in
177 the next section of this report.

- 178
179 *7. Provide for a variety of housing types, employment opportunities, and commercial*
180 *services to achieve a balanced community for families of a wide variety of ages,*
181 *sizes, and levels of income.*

182
183 As discussed within the narrative, the housing product planned for this site is a unique
184 offering within the City that will support the goals of attainable homeownership. Within the
185 greater area, the project will expand the housing opportunities for residents of Surprise
186 and help create a balanced community.

- 187
188 *8. Site structures to take maximum advantage of the natural and man-made*
189 *environment, provide view corridors, and minimize adverse environment impact on*
190 *surrounding areas during the development stages.*

191
192 The property has minimal environmental features. The project will preserve the wash on
193 its eastern portion with the exception of roadway and trail crossings.

- 194
195 *9. Avoid premature or inappropriate development that would result in incompatible*
196 *uses or would create traffic and public service demands that exceed the capacity*
197 *of exiting or planned facilities.*

198
199 The infill nature of the site ensures that the development is not premature. The project is
200 within the developed and developing Rancho Mercado area along Happy Valley Road
201 that has recently seen significant residential growth that has brought the necessary
202 infrastructure. The project will be developed in accordance with existing infrastructure and
203 will improve connectivity in the greater area through the proposed road connection from
204 147th Avenue to the current dead-end of Alameda Road. In fact, the project would reduce
205 density from the current RH-15 PUD zoning.

- 206
207 *10. All standards set forth within the approved PUD document shall carry the full force*
208 *of law.*

210 The standards set forth within the approved PUD document shall act as the governing
211 standards for the project. Any standards not modified through the PUD shall be in
212 conformance with the underlying R-2 development standards of the LDO at the time of
213 development.

214
215
216

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
School District	Dysart Unified

217
218

Conformance with Adopted Plans:

219 **Surprise General Plan 2040:** The Surprise General Plan 2040 shows the subject property
220 as lying within the Neighborhood Character Area, which supports residential development of
221 2 - 8 DU/AC. The project most closely aligns with the Suburban Neighborhood type and is
222 consistent with the General Plan in this regard as 6.18 DU/AC is being proposed with this
223 development.

224

225 The proposed development furthers the goals and policies of the General Plan 2040 in that
226 it explores creative housing opportunities where appropriate to the character of the area. The
227 project is supported by Goals 4.1, 4.2, and 6.2 in the General Plan 2040.

228

229 Goal 4.1 Maintain a well-managed community form.

230

231 *Policy 1. Guide the design, pattern, and scale of development that provides visual*
232 *diversity, choice of lifestyle, opportunities for social interaction, and respects desirable*
233 *community character and context for both existing and future residents.*

234

235 The project supports this goal and policy of the General Plan by creating a unique housing
236 product within the City. The unique layouts of the units as shown on the concept plan and
237 private drive configuration allows for a medium density, detached unit design that conforms
238 to the LDO's R-2 development standards. The downzone from RH-15 PUD to R-2 PUD
239 allows for the residents to enjoy private yards, while providing similar density to several
240 developments immediately adjacent to the project. As such, the project is designed to provide
241 attainable homes for residents of Surprise where the lot and home size work in concert to
242 open up opportunities for new purchasers to enter the market and begin building equity
243 through ownership.

244

245 Goal 4.2 Be a home for everyone.

246

247 *Policy 2. To expand housing choice, explore creative housing opportunities such as*
248 *accessory dwelling units live-work spaces, and residential mixed use areas, where*
249 *appropriate to the character of the area in the City.*

250

251 *Policy 7. Accommodate medium and high-density development/redevelopment in*
252 *appropriate areas of the City and that are good neighbors to existing developments.*

253
254 The project supports the expansion of housing choice within the City, and represents a
255 medium density residential development with detached homes on individual lots in an
256 appropriate area of the City. The downzone from the current RH-15 PUD to the proposed
257 R-2 PUD zoning district will allow for a medium density, detached single family product at an
258 attainable price for first time home buyers. The lot size, home product, and development plan
259 for the property have been designed to facilitate the goals of providing this unique attainable
260 product in Surprise. Multiple floor plans and elevations will be provided to further expand
261 housing choice within the community.

262
263 Goal 6.2 Utilize a systems approach to sustainability.

264
265 *Policy 1. Promote and give priority to infrastructure improvements in identified growth*
266 *and infill areas that are contiguous with existing development to make development*
267 *decisions predictable, fair, resource efficient and cost effective.*

268
269 While the development is not located within typical urban infill area, the property is in the
270 vicinity of the Rancho Mercado development and has existing or under construction home
271 sites on its southern and eastern boundaries. The Beardsley Canal adjacent to the northern
272 boundary of the project acts as a natural barrier to development and the existing wash within
273 the eastern portion of the site presents a design challenge for residential community. The
274 developer is committed to constructing a public road across the wash to ensure connectivity
275 across the project but also from the adjacent development to 147th Avenue, which connects
276 to Happy Valley Road. The project will improve infrastructure in the area without requiring
277 additional regional-scale improvements. Due to downsizing from high density to medium
278 density residential zoning, the project will have a lower impact in local and regional
279 infrastructure and city services than would be permitted under its current entitlements.

280
281 **Reviewing Agencies:**

282 In addition to the standard city reviewing agencies, Maricopa Water District and Luke AFB
283 were included in the routing of this request. These agencies indicated no objections to
284 the request.

285
286 **Citizen Outreach:**

287 An outreach meeting was scheduled and held on September 11, 2025. The site was
288 posted with two signs and the mailings were sent out. There were 5 attendees with staff
289 present. The concerns and questions that were expressed for the overall area were
290 transportation infrastructure, future commercial and development in the area, overall
291 zoning process and coyotes in the area.

292
293 **Summary:**

294 The proposed rezone request is for the development of a future 92-unit project. The
295 project is consistent with the manner and intent of the Surprise Municipal Code and
296 Surprise General Plan 2040. If approved, the site will be developed in accordance with
297 the requirements of the City of Surprise.

298

299 **Findings:**

- 300
- The proposed rezone is consistent with the Surprise General Plan 2040.
 - The proposed rezone is consistent with the Surprise Municipal Code.
 - The reviewing agencies have indicated no objections to the request.
- 301
- 302
- 303

304 **Recommendation:**

305 Based on the findings noted above, if the Commission recommends approval of the proposed
306 rezone, case #FS25-0420, Staff recommends the Commission recommend approval subject
307 to stipulations 'a' and 'b' as outlined below:

308

- 309 a. Development and use of the site shall be consistent with the Rezone Narrative
310 entitled "Sierra Sol Ranch", prepared by EPS Group, and received September
311 18, 2025.
- 312 b. Non-compliance with the stipulations of approval of this case will be treated as a
313 violation in accordance with the applicable provisions of the Surprise Municipal
314 Code.

315
316 The Commission may recommend approval to the City Council. However, should the
317 Commission wish to recommend denial of the request, the Commission should make its own
318 findings and base its decision on those alternative findings.

319
320 *Recommended motions:*

321
322 I move to recommend approval of the Rezone for Mandou Ranch, Case FS25-0420,
323 subject to stipulations 'a' and 'b' as outlined in the staff report.

324

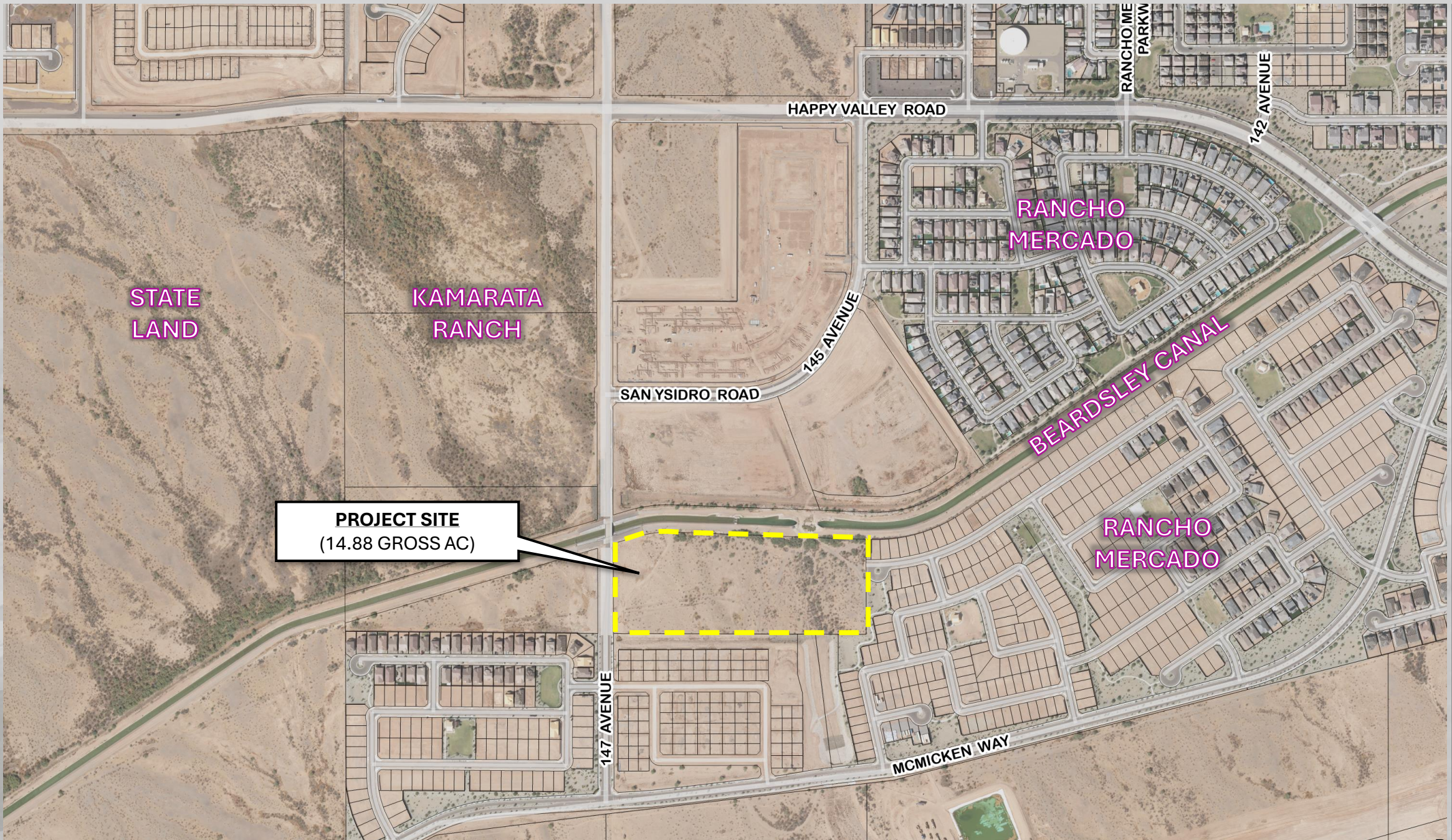
325 I move to recommend denial of the Rezone for Mandou Ranch, Case FS25-0420,
326 because insert reason.

327

328 **Attachments:**

- 329 01 Vicinity Map
- 330 02 Existing Zoning Map
- 331 03 Proposed Zoning Map
- 332 04 Rezone Document
- 333 05 Conceptual Lotting Plan
- 334 06 Luke AFB comments
- 335 07 Citizen Outreach Report - REDACTED
- 336 08 Affidavit of Site Posting
- 337 09 Comment Letter
- 338 PPT

339
340



STATE
LAND

KAMARATA
RANCH

HAPPY VALLEY ROAD

RANCHO ME
PARKW

142 AVENUE

RANCHO
MERCADO

SAN YSIDRO ROAD

145 AVENUE

BEARDSLEY CANAL

PROJECT SITE
(14.88 GROSS AC)

RANCHO
MERCADO

147 AVENUE

MCMICKEN WAY

FS25-0420 VICINITY MAP

RR

R-3

**RH-15
W/ PUD**

**PAD
RANCHO MERCADO**

**PAD
RANCHO MERCADO**

RR

R-3

**R-2
W/ PUD**

**PAD
RANCHO MERCADO**

**PAD
RANCHO MERCADO**

Case No. FS25-0420

Sierra Sol Ranch

Rezone

Project Narrative

Southeast corner of 147th Avenue and Beardsley Canal

Surprise, Arizona

Prepared: May 2, 2025

Resubmitted: September 18, 2025

Hearing Submittal: November 5, 2025

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Development Team

Owner

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Introduction

EPS Group, Inc. (Applicant), on behalf of Oakwood Homes (Developer), submits this Rezone request to allow for the development of **Sierra Sol Ranch**, a ±14.88-acre medium density residential community (the “Project”). This subject site is generally located at the southeast corner 147th Avenue and Beardsley Canal within the City of Surprise, Arizona and is identified as Maricopa County Assessor Parcel Number (APN): 503-69-010N (the “Property”). A Vicinity Map is shown in **Appendix A**, illustrating the subject site’s location and **Appendix B** describes and depicts the legal description. This request is for a rezone from RH-15 PUD Overlay to R-2 PUD Overlay to allow for a detached single-family home subdivision consistent with the City’s Medium Density Residential standards with minor modifications to garage setbacks.

Oakwood Homes is a wholly owned subsidiary of Clayton Properties Group, a division of Clayton Home Building Group. Clayton was acquired as wholly owned subsidiary of Berkshire Hathaway in 2003.

Nearly 10 years ago Clayton Home Building Group had a vision to partner with traditional home builders to meet the growing demand for affordable, quality housing. The search began to find builders who build beautiful homes and share their value of providing a world-class team member experience and homeowner happiness. The company now includes nine home building companies - Oakwood Homes being one of those - operating in 18 states. Their shared purpose is opening doors to a better life through attainable home ownership. By volume Clayton Properties Group is the 8th largest home building company in the country.

Oakwood has identified this site as desirable for high-quality homes on individual lots in 4- and 6-pack configurations providing for an efficient development footprint that helps maintain an attainable price point for first-time buyers and middle-class families looking to move out of the rental market and start building equity.

As described in more detail below, this rezoning application would reduce the permitted density from the existing zoning and convert a multi-family property to a single-family subdivision with individual lots, providing an enticing new home ownership option in this developing area of Surprise.

Site Data

- ❖ **Location:** Southeast corner of 147th Avenue and Beardsley Canal
- ❖ **APN:** 503-69-010N
- ❖ **Gross Area:** 14.88 Acres
- ❖ **Current Use:** Vacant / Undeveloped
- ❖ **Proposed Use:** Medium Density Residential Neighborhood
- ❖ **General Plan Land Use:** Neighborhood
- ❖ **Existing Zoning:** RH-15 PUD
- ❖ **Proposed Zoning:** R-2 PUD

Description of Request

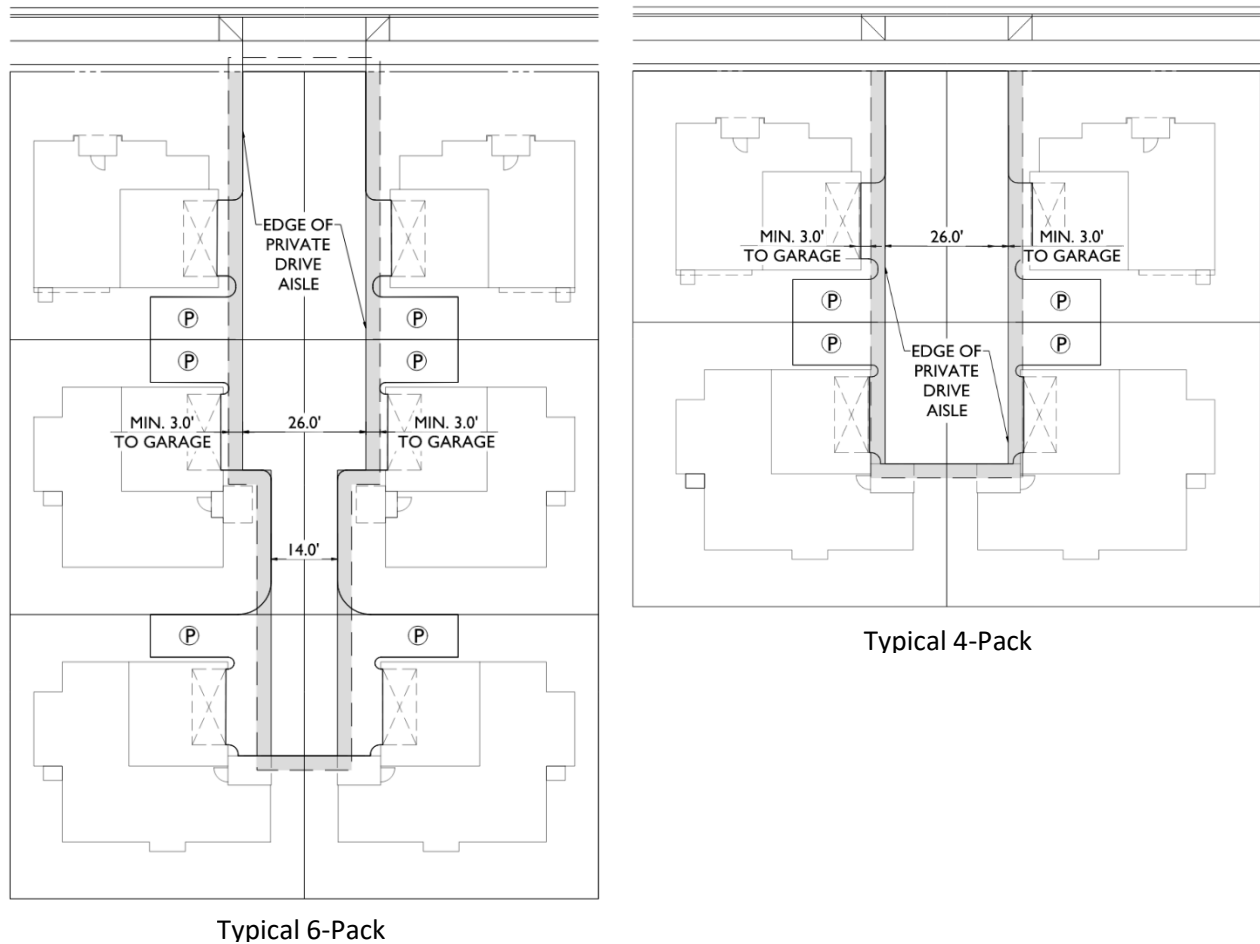
This project has historically included cooperation with the adjacent Rancho Mercado PAD, Beardsley Water Company, and Paloma Creek Water Coordinator to formulate a cohesive development plan working out pedestrian pathways, traffic circulation, utilities, and drainage. Today, the Developer is seeking to approve a Medium Density Residential development with approximately 92 units at a density of 6.18 dwelling units per acre (du/ac).

The Concept Plan, as shown in **Appendix C**, is made up of 4- and 6-unit blocks built around a short 26-foot-wide private drive. Each unit will include a two-car garage as well as residential access to the units from sidewalks built between the units.

PUD Overlay

The Property is currently subject to a PUD Overlay that amends development standards for the existing multifamily zoning. This application would rezone the Property to the single-family R-2 zoning district and proposes a new PUD Overlay modifying only the minimum garage setbacks where they exist along private “alley-style” drives. The LDO sets the standard for the minimum setback for “rear alley loaded garage” to nine (3) feet from alley edge line. The configuration of the 4- and 6- pack homes within Sierra Sol Ranch proposes private drives that overlay with property lines for the individual units, in an alley-style configuration. This PUD request clarifies that the same 3-foot garage setback permitted in the LDO for “rear alley loaded garages” to garages loaded from private drives on any side of the lot. This request will maintain the parking, movement, and access requirements of the City while allowing for flexibility to develop the property with a unique product that, in all other ways, complies with the R-2 development standards of the LDO. Figure 1 below demonstrates the garage setback.

Figure 1: Garage Setback Detail



Compatibility with the City of Surprise General Plan

The General Plan Land Use designation for the property is Neighborhood Character Area, which supports residential development at densities as proposed in urban developments. This project complies with the General plan in this regard. See attached **Appendix D: General Plan Land Use Map** showing the Property as lying within the Neighborhood Character Area. This rezone request supports the following goals and policies of the City of Surprise General Plan 2040 (“General Plan”).

Goal 4.1: Maintain a well-managed community form

Policy 1. Guide the design, pattern, and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and respects desirable community character and context for both existing and future residents.

The Project supports this goal and policy of the General Plan by providing a unique housing product within the City. The unique layout of the units as shown on the Concept Plan and private drive configuration allows for a medium density, detached unit design that conforms to the LDO’s R-2 development standards. The downzone from RH-15 PUD to R-2 PUD allows for residents of **Sierra Sol Ranch** to enjoy private yards, while providing similar density to several developments immediately adjacent to the Project. As such, the Project is designed to provide attainable homes for residents of Surprise where the lot and home size

work in concert to open up opportunities for new purchasers to enter the market and begin building equity through ownership.

Goal 4.2: Be a home for everyone.

Policy 2. To expand housing choice, explore creative housing opportunities such as accessory dwelling units, live-work spaces, and residential mixed-use areas, where appropriate to the character of the area in the city.

Policy 7. Accommodate medium and high-density development/redevelopment in appropriate areas of the City and that are good neighbors to existing development.

The Project supports the expansion of housing choice within the City and represents a medium density residential development with detached homes on individual lots in an appropriate area of the City. The downzone from the current RH-15 PUD to the proposed R-2 PUD zoning district will allow for a medium density, detached single family product at an attainable price for first time home buyers. The lot size, home product, and development plan for the Property have been designed to facilitate the goals of providing this unique attainable product in Surprise. Multiple floor plans and elevations will be provided to further expand housing choice within the community.

Goal 6.2 Utilize a systems approach to sustainability

Policy 1. Promote and give priority to infrastructure improvements in identified growth and infill areas that are contiguous with existing development to make development decisions predictable, fair, resource efficient and cost effective.

While the Project location is not located in a typical urban infill area, the Property is in the vicinity of the Rancho Mercado development and has existing or under construction home sites on its southern and eastern boundaries. The Beardsley Canal adjacent to the northern boundary of the Project acts as a natural barrier to development and the existing wash within the eastern portion of the site presents a design challenge for a residential community. The Developer is committed to constructing a public road across the wash to ensure connectivity across the Project but also from the adjacent development to 147th Avenue, which connects to Happy Valley Road. The Project will improve the infrastructure in the area without requiring additional regional-scale improvements. Due to the downzoning from high density to medium density residential zoning, the Project will have a lower impact on local and regional infrastructure and City services than would be permitted under its current entitlements.

Compatibility with Surrounding Area

Sierra Sol Ranch is located adjacent to the Rancho Mercado PAD on the south, east, and north. **Appendix E: Existing Zoning Map** depicts a map of the existing zoning of the subject property, adjacent PAD’s, and vacant land and **Appendix F: Proposed Zoning Map** depicts a map of the proposed zoning. The adjacent specific zoning and land uses are as follows:

- ❖ **Southwest:** Rancho Mercado Parcel A1 | PAD - LMDR | 4.5 Du/Ac
- ❖ **South:** Rancho Mercado Parcel A2 | PAD - MDR | 6.4 Du/Ac
- ❖ **East:** Rancho Mercado Parcel A3 | PAD - MDR | 5.2 Du/Ac
- ❖ **North of Beardsley Canal:** Rancho Mercado Parcel A9 | PAD | Park
- ❖ **West:** City of Surprise | Rural Residential – RR | Vacant Land

The Project is compatible with these surrounding residential uses and is largely at a lower density than adjacent development, and a downzone from the currently permitted density on the site. Amenities are positioned within the community to provide the residents with recreational opportunities within walking distances of their homes. Additionally, improvements to Alameda Road will facilitate connectivity between neighboring parcels.

Development Standards

The development of **Sierra Sol Ranch** will occur in a manner that is consistent with the surrounding Planned Area Developments and share in major offsite infrastructure costs with other adjacent projects. In addition, **Sierra Sol Ranch** will be seamlessly integrated and aligned with adjacent zoning, open space, pedestrian trails, drainage tracts, roads, and utilities with adjacent Rancho Mercado PAD.

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The Project shall conform to the Surprise Land Development Ordinance (“LDO”) requirements under the R-2 classification, except as modified within the in the Development Standards Table below.

Table 1: Development Standards Table	
Category	R-2 PUD
Lot Area Per Unit (Min.) ¹	2,800 Sq. Ft.
Lot Width (Min.)	35'
Building Height (Max.)	35'
Front Setback (Min.) ²	10'
Front Setback (Max.)	25'
Rear Setback (Min.) ²	10'
Side Setback (Min.) ^{2,3}	5'
Street Side Setback (Min.) ^{2,6}	10'
Open Space (% of gross acres of residential development) ⁴	25%

Table Notes:

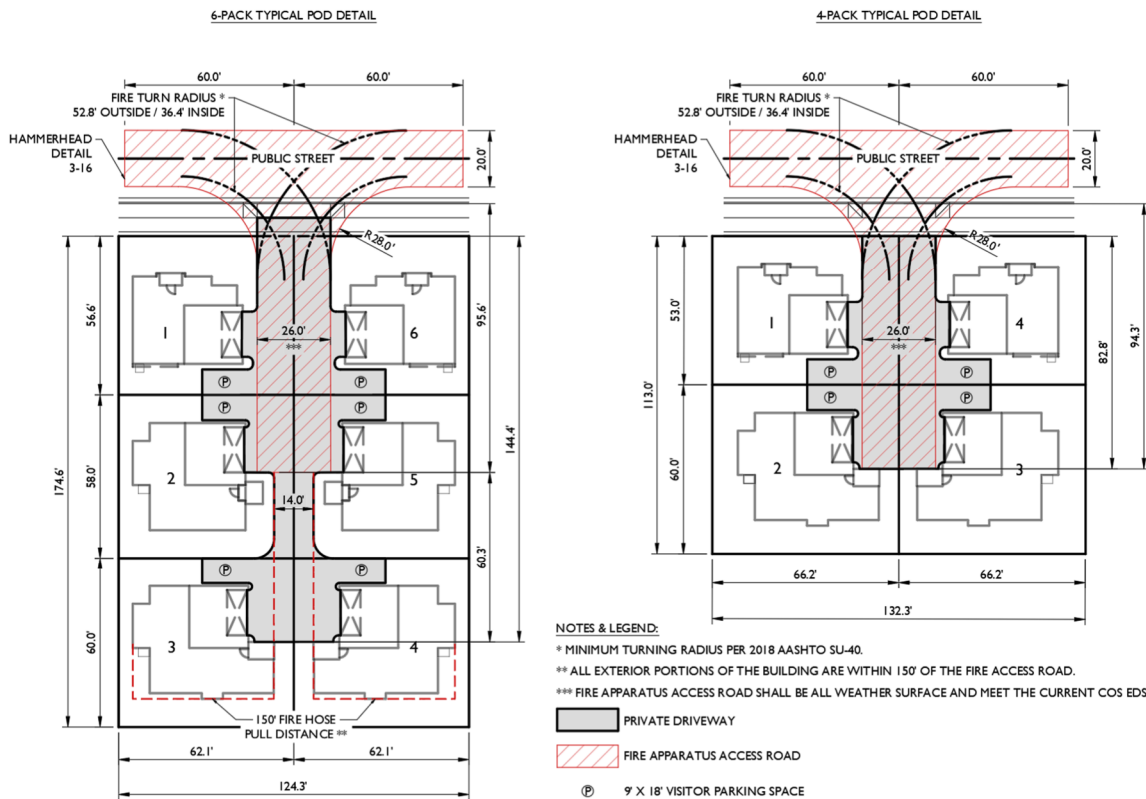
1. At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category’s respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800sf
2. Garage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except garages loaded from private drives or rear alleys, which shall be setback a minimum of three (3) feet from the private drive or alley edge line. Any portion of the 3-foot setback that is not a part of a driveway or walkway shall be fully landscaped. Walkways providing access to dwelling entryways may be located within the landscaped area.
3. May be reduced to zero feet setback for single-family dwellings as attached building and separated by a common wall along the property line, and townhouses. End units must maintain the larger setback.

4. 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.
5. Residential development projects exceeding 150 total lots (including those with separate development parcels) shall contain no more than fifty (50) percent of lots less than forty (40) feet wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outlined in Chapter 108 of this ordinance.
6. Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.

Access & Circulation

Access to the Project will be from 147th Avenue from the west and the extension of W. Alameda Road from the east through Rancho Mercado Parcel A3, creating a connection over the wash on the easternmost portion of the Property. Internal circulation for **Sierra Sol Ranch** will be through a 55-foot-wide dedicated public road. Each 4- or 6-pack configuration of homes will be accessed from the public road by a 26' private drive aisle as shown in Figure 2 below.

Figure 2: Pod Access Typical Details



Landscape & Open Space

Sierra Sol Ranch will comply with the minimum 25% open space requirement of the R-2 zoning district, and will feature amenities including, picnic ramada, tot lot, cornhole court and multi-use sport court.

These four community amenities exceed the minimum requirements of Table 2a of the Planning and Engineering Design Standards (“PEDS”) which requires three amenities for communities with 50-199 dwelling units. **Sierra Sol Ranch** will also provide a trail internal to the site with benches at multiple locations to facilitate access between homes and the amenities and provide an additional outdoor component of the Project for residents to enjoy. In addition to these community amenities, homes within the Project will include individual yards consistent with the LDO’s required setbacks for single-family detached homes in the R-2 district, providing residents with their own private outdoor space. **Sierra Sol Ranch** community trails will connect with Rancho Mercado at the east, and to 147th Avenue to the west. The Rancho Mercado master plan shows a community trail system located along the northern side of the Beardsley Canal. Access to that community trail system from **Sierra Sol Ranch** will be from the sidewalk that would be constructed on the east side of 147th Avenue.

Utilities & Services

Service Providers

Sierra Sol Ranch will be serviced by the following utility companies:

Table 2: Utilities & Services	
<i>Service</i>	<i>Provider</i>
Water	City of Surprise
Wastewater	City of Surprise
Natural Gas	Southwest Gas
Electric	APS
Telephone	CenturyLink
Cable TV	CenturyLink
Fire	City of Surprise
Police	City of Surprise

Maricopa Water District (“MWD”)

The Developer will provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to MWD Drawing Requirements, along with the payment of the applicable plan review fees. Walls along the Beardsley canal will match the wall used along the Beardsley canal in the adjacent Rancho Mercado parcels.

School District

The Project is in the Dysart Unified School District. The closest public school is Asante Preparatory Academy, a pre-K through 5th grade school approximately 4 miles west of the Project.

Grading & Drainage

A portion of the site is located within the 100-year floodplain. Offsite flows flow through an existing natural stream located in the middle of the site. The wash will be improved to convey offsite flows through the project without risk of inundation. The site will be completely graded, and with the Flood Plain Use Permit and CLOMR/LOMR documents processed through Maricopa County and FEMA, the site will be engineered out of the 100-year floodplain. A proposed roadway and culvert will be constructed to connect portions of the site on each side of the channel.

All drainage design will be in accordance with the City of Surprise design standards. Proposed drainage improvements will require that the Property retain the specified City of Surprise 100-year storm onsite prior to outfall. Grading will require all finished floor elevations (existing and proposed) to be elevated above the 100-year, 2-hour storm event and the high-water elevation in the adjacent channel. Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage shall be provided in later entitlements with the Preliminary and Final Plat. The Developer shall provide the City of Surprise Engineering Department and County Flood Control engineering plans for review and approval.

PUD Rationale

The proposed PUD Overlay only modifies the minimum setback requirements for garages to private drive aisle edges and is a minor change to the R-2 development standards otherwise met by **Sierra Sol Ranch**. Where the R-2 development standards allow for a 3-foot setback from garages to rear alley loaded garages, the modified development standards apply this 3-foot setback to private drives, regardless of the building's frontage (front, side, or rear) to the private drive. This modification is necessary to accommodate the proposed innovative 4 and 6-pack cluster configuration single-family home product on this small site with a significant wash that bisects the eastern portion of the Property as well as access limitations. The wash acts as a barrier to development and limits the developable land. The Project includes improvement of the wash with construction of a roadway crossing to provide a connection for residents of **Sierra Sol Ranch** and the residential area to the east. The footprint of the wash creates a large impact on the 14.88-acre site and impacts the viability of single-family subdivision layouts. In addition, the canal to the north and subdivision under construction to the south preclude access on two sides of the Property, and the elevation change of the canal limits access on the west to the southwestern corner of the Property. Innovative project layout is necessary to enable a viable single-family product that otherwise meets the LDO's development standards.

Section 106-9.1.C. of the LDO lays out 10 rationale that make up the guiding objectives for a PUD overlay zoning district. Those objectives and their relationship to the Project are listed below:

- 1. Development enriches the whole community through creating a unique sense of place for the residents within the PUD overlay zoning district as well as those in surrounding neighborhoods.*

The Project provides a detached single-family housing option not available in many areas of the City. The 4- and 6- pack configurations of units will lend to the neighborhood feel of the Project and maximize the amount of public street frontage with yards and homes instead of curb cuts for driveways. The activated open space and community amenities will additionally create a unique sense of place within **Sierra Sol Ranch** by providing activities for homeowners via a picnic ramada, tot lot, cornhole court, multi-use sport court, and community trail.

- 2. Provide for a variety of coordinated and compatible land uses through innovative site planning.*

While **Sierra Sol Ranch** is proposed to develop only with residential uses, in line with the underlying R-2 zoning district, the Project will incorporate a variety of amenities to support the community. Additionally, the greater regional context of the Project supports compatibility beyond its borders through the increase in housing diversity, and increased transportation connectivity.

- 3. Create a higher standard of development than would be accomplished through the development of individual parcels through conventional zoning regulations.*

The proposed innovative design is necessary to develop a single-family detached subdivision on this constrained parcel. Without this proposed driveway standard, the innovative 4- and 6- pack design would not be possible and single-family development would likely be precluded. In that event, the Property would maintain its higher density multifamily zoning that does not permit an ownership product.

- 4. Planned and integrated comprehensive transportation systems for pedestrian and vehicular traffic as outlined in this ordinance, which may include provisions for mass transportation and roadways, bicycle or equestrian paths, pedestrian walkways and other similar transportation facilities to meet the site conditions.*

Sierra Sol Ranch will develop a public road that traverses the site and crosses the wash. This road will connect the community on the east of the Project with 147th Avenue. A planned trail will also support pedestrian connectivity on the site.

- 5. Preserve existing environmentally sensitive lands that exceeds the minimum open space area required in the ordinance and provide for well-designed open space amenities.*

This application will meet or exceed the R-2 district's 25% open space requirement. For a subdivision between 50-199 homes, the City's PEDS require three amenities. With a multi-use sport court, cornhole set, tot lot, picnic ramada, and trail with benches, the Project will exceed the minimum amenity requirement even though it is on the smaller end of the subdivision size range for that requirement.

- 6. Fulfills the goals, objectives, and policies of the General Plan as well as specific plans for city areas that may include, but are not limited to cultural, educational, medical, and/or recreational facilities.*

The project fulfils the goals and polies of the general plan. See section "Compatibility with General Plan" within this narrative.

- 7. Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income.*

As discussed within this narrative, the housing product planned for this site is a unique offering within the City that will support the goals of attainable homeownership. Within the greater area, **Sierra Sol Ranch** will expand the housing opportunities for residents of Surprise and help create a balanced community.

- 8. Site structures to take maximum advantage of the natural and man-made environment, provide view corridors, and minimize adverse environmental impact on surrounding areas during the development stages.*

The Property has minimal environmental features. The Project will preserve the wash on its eastern portion with the exception of roadway and trail crossings.

- 9. Avoid premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.*

The infill nature of the site ensures that the development is not premature. **Sierra Sol Ranch** is within the developed and developing Rancho Mercado area along Happy Valley Road that has recently seen

significant residential growth that has brought the necessary infrastructure. The Project will be developed in accordance with existing infrastructure and will improve connectivity in the greater area through the proposed road connection from 147th Avenue to the current dead-end of Alameda Road. In fact, the Project would reduce density from the current RH-15 PUD zoning.

10. All standards set forth in an approved PUD document shall carry the full force of law.

The standards set forth within the approved PUD document shall act as the governing standards for the Project. Any standards not modified through the PUD shall be in conformance with the underlying R-2 development standards of the LDO at the time of development.

Conclusion

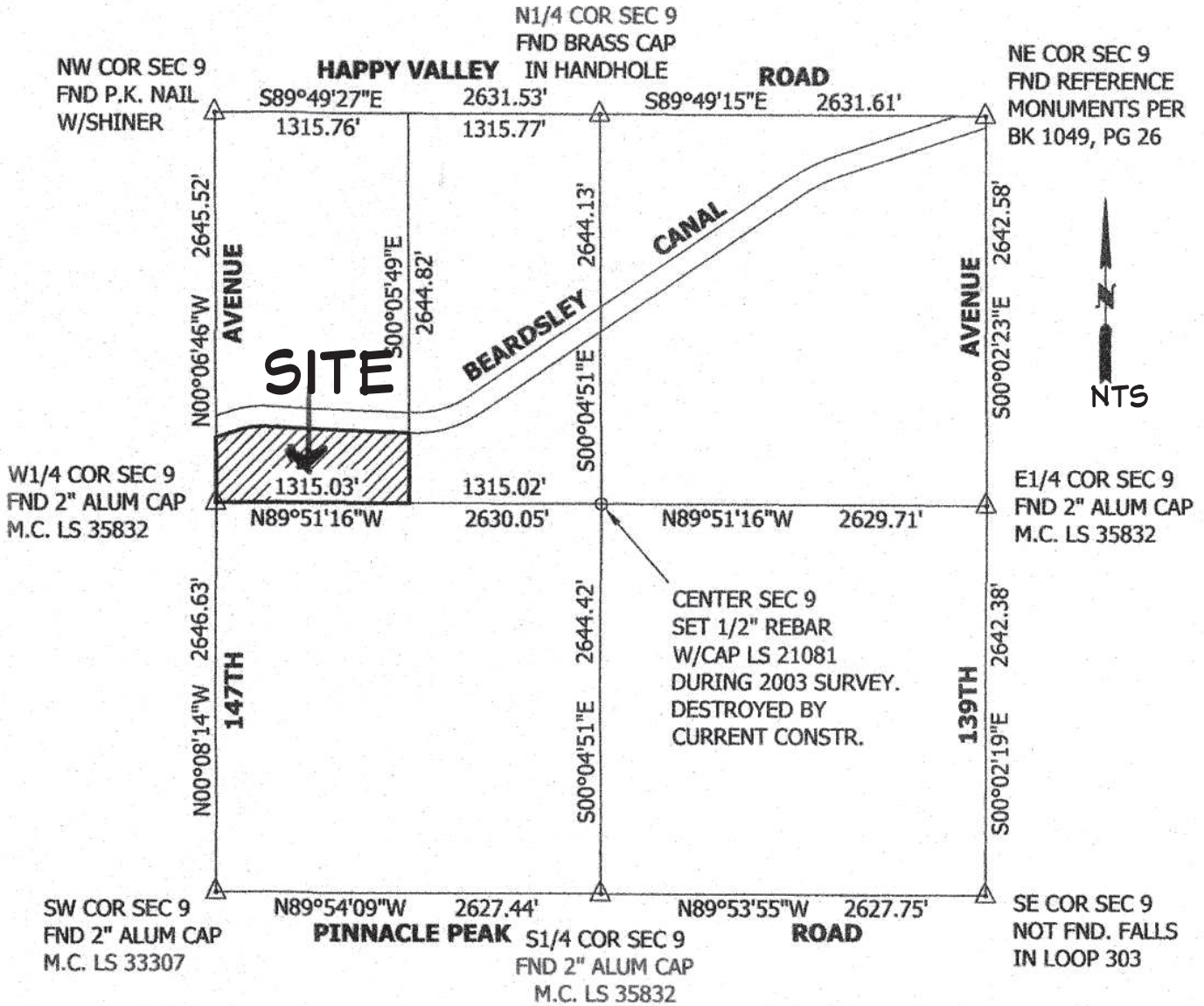
This rezoning request supports the goals and policies of the General Plan. The rezone from a multifamily district to R-2 PUD will bring the Property into conformance with the current LDO standards for medium density development single-family housing providing new ownership opportunities with individual lots while also reducing density. **Sierra Sol Ranch** will also incorporate amenities and open space in an intentional manner, appropriate to its size and property constraints. We respectfully request your favorable consideration of the submitted documents and look forward to working with the City to implement this exciting new development.

List of Appendices

- Appendix A. Vicinity Map
- Appendix B. Legal Description and Map
- Appendix C. Concept Plan
- Appendix D. General Plan Land Use Map
- Appendix E. Existing Zoning Map
- Appendix F. Proposed Zoning Map

Appendix A. Vicinity Map

VICINITY MAP



Appendix B. Legal Description and Map

LEGAL DESCRIPTION

APN 503-69-010N

That portion of the Southwest quarter of the Northwest quarter of Section 9, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of the southerly line of Beardsley Canal, described as follows:

Commencing at the West quarter corner of said Section 9;
Thence South 89° 51' 16" East along the South line of the Northwest quarter of said Section 9 a distance of 40.00 feet to the East line of the West 40.00 feet of said Northwest quarter and the **POINT OF BEGINNING**;
Thence North 00° 06' 46" West along said East line a distance of 453.83 feet to the southerly line of said Beardsley Canal as show on map of BEARDSLEY CANAL RIGHT OF WAY as recorded in Book 584 of Maps, page 19, records of Maricopa County, Arizona;
Thence North 73° 30' 58" East along said southerly line a distance of 123.03 feet to the beginning of a tangent curve, whose radius bears South 16° 29' 02" East a distance of 560.59 feet;
Thence easterly along said curve and along said southerly line of Beardsley Canal through a central angle of 18°37' 17" a distance of 182.19 feet to a to a point of tangency;
Thence South 87° 51' 42" East continuing along said southerly line a distance of 977.84 feet to the East line of the Southwest quarter of the Northwest quarter of Section 9;
Thence South 00° 05' 49" East along said East line a distance of 478.15 feet to the Southeast corner of the Southwest quarter of the Northwest quarter of Section 9;
Thence North 89° 51' 16" West along the South line of the Northwest quarter of Section 9 a distance of 1275.03 feet to the **POINT OF BEGINNING**.

Containing 14.4726 acres



Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255

Job No. 20079

Parcel Map Check Report

Date: 10/5/2020 3:12:35 PM

Parcel Name: APN 503-69-010N
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:984,098.9535' East:565,951.6425'

Segment# 1: Line

Course: N0°06'46"W Length: 453.83'
North: 984,552.7826' East: 565,950.7492'

Segment# 2: Line

Course: N73°30'58"E Length: 123.03'
North: 984,587.6919' East: 566,068.7226'

Segment# 3: Curve

Length: 182.19' Radius: 560.59'
Delta: 18°37'17" Tangent: 91.91'
Chord: 181.39' Course: N82°49'37"E
Course In: S16°29'02"E Course Out: N2°08'15"E
RP North: 984,050.1424' East: 566,227.7876'
End North: 984,610.3423' East: 566,248.6964'

Segment# 4: Line

Course: S87°51'42"E Length: 977.84'
North: 984,573.8568' East: 567,225.8554'

Segment# 5: Line

Course: S0°05'49"E Length: 478.15'
North: 984,095.7075' East: 567,226.6645'

Segment# 6: Line

Course: N89°51'16"W Length: 1,275.03'
North: 984,098.9466' East: 565,951.6486'

Perimeter: 3,490.06' Area: 14.4726Acre
Error Closure: 0.0092 Course: S41°35'07"E
Error North : -0.00689 East: 0.00611



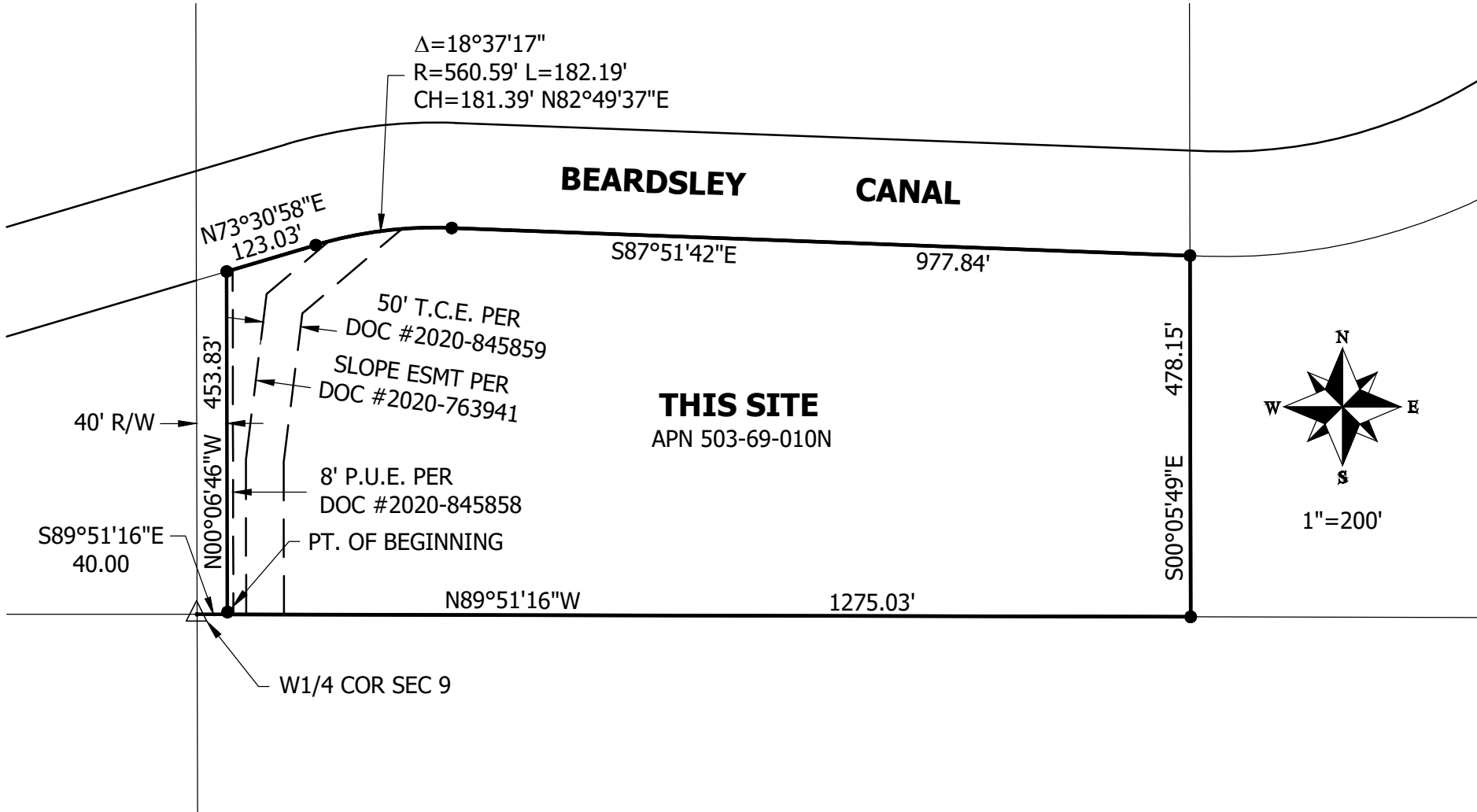
Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255

Job No. 20079



Thomas L. Rope

A PART OF THE NORTHWEST QUARTER OF SECTION 9 T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA



Appendix C. Concept Plan

DEVELOPMENT STANDARDS

CATEGORY	R-2 PUD	FOOTNOTE
LOT AREA PER UNIT (MIN.)	3,500 SQ. FT.	
LOT WIDTH (MIN.)	40'	
BUILDING HEIGHT (MAX.)	35'	
FRONT SETBACK (MIN.)	10'	1
FRONT SETBACK (MAX.)	25'	
REAR SETBACK (MIN.)	10'	1
SIDE SETBACK (MIN.)	5' / 7'	1, 2
STREET SIDE SETBACK (MIN.)	10'	1, 5

NOTES:

- GARAGE FACE AND EMBELLISHMENTS SHALL BE SETBACK A MINIMUM OF 20 FEET MEASURED FROM ANY OPPOSING PROPERTY LINE, EXCEPT GARAGES LOADED FROM PRIVATE DRIVES OR REAR ALLEYS, WHICH SHALL BE SETBACK A MINIMUM OF THREE (3) FEET FROM THE PRIVATE DRIVE OR ALLEY EDGE LINE.
- 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.
- 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.
- 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.
- CORNER LOTS WHERE BLOCK ENDCAP LANDSCAPE TRACTS ARE PROVIDED ARE NOT SUBJECT TO THE MINIMUM STREET SIDE SETBACKS.

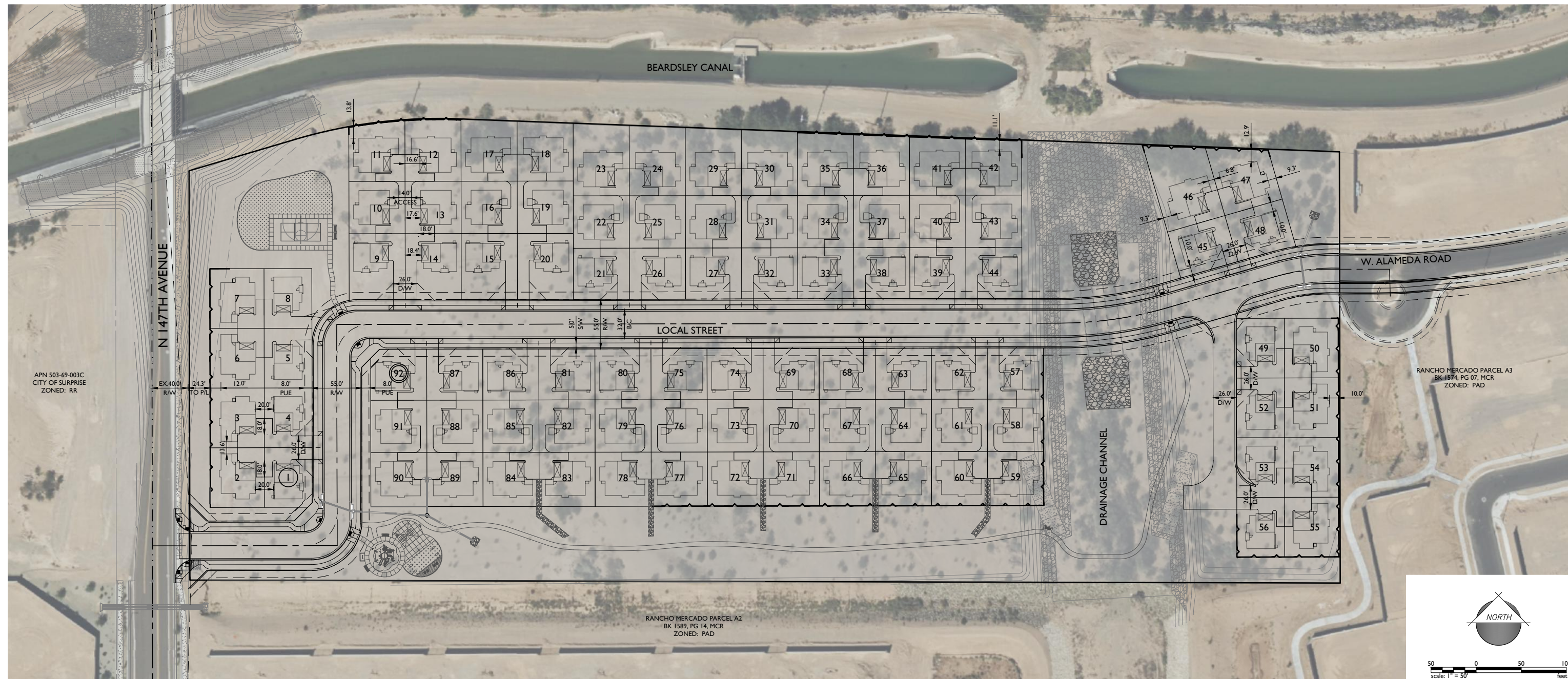
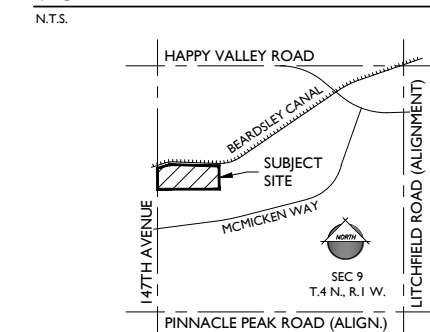
PROJECT DATA

APN:	503-69-010N
EXISTING LAND USE:	VACANT / UNDEVELOPED
PROPOSED LAND USE:	NEIGHBORHOOD
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD
EXISTING ZONING:	RH-15 / PUD OVERLAY
PROPOSED ZONING:	R-2 / PUD OVERLAY
GROSS AREA:	14.88 ACRES
NET AREA:	14.47 ACRES (EXCLUDES 147TH AVENUE)
NO. OF UNITS:	92
GROSS DENSITY:	6.18 DU/AC
OPEN SPACE:	192,100 S.F. / 4.41 AC (29% OF GROSS)
PROVIDES ONE VISITOR PARKING SPACE PER UNIT	

PROJECT TEAM

PROPERTY OWNER: WITTROCK LAND I LLC P.O. BOX 4515 SCOTTSDALE, AZ 85261	LEGAL COUNSEL: BERGIN, FRAKES, SMALLEY & OBERHOLTZER, PLLC 4343 E CAMELBACK RD, STE 210 PHOENIX, AZ 85018 CONTACT: ANDREW D. YANCEY, ESQ.
DEVELOPER: OAKWOOD HOMES 4908 TOWER ROAD DENVER, CO 80249 TEL: (303) 486-8555 CONTACT: BRETT PRICE bprice@oakwoodhomesco.com	ENGINEERING & PLANNING: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, STE 120 MESA, AZ 85201 TEL: (480) 503-2250 CONTACT: JOSH HANNON josh.hannon@epsgroupinc.com

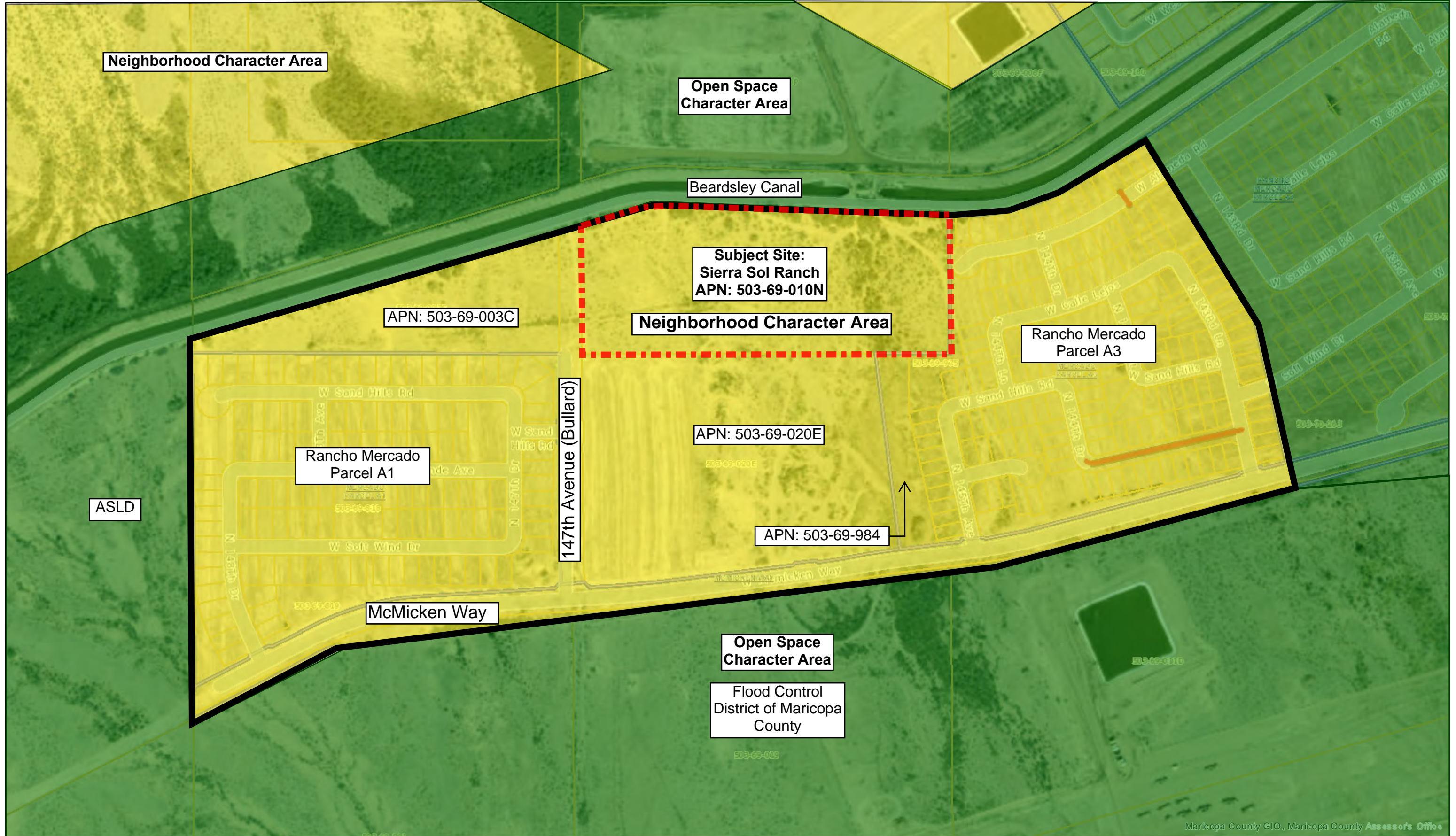
VICINITY MAP



Appendix D. General Plan Land Use Map

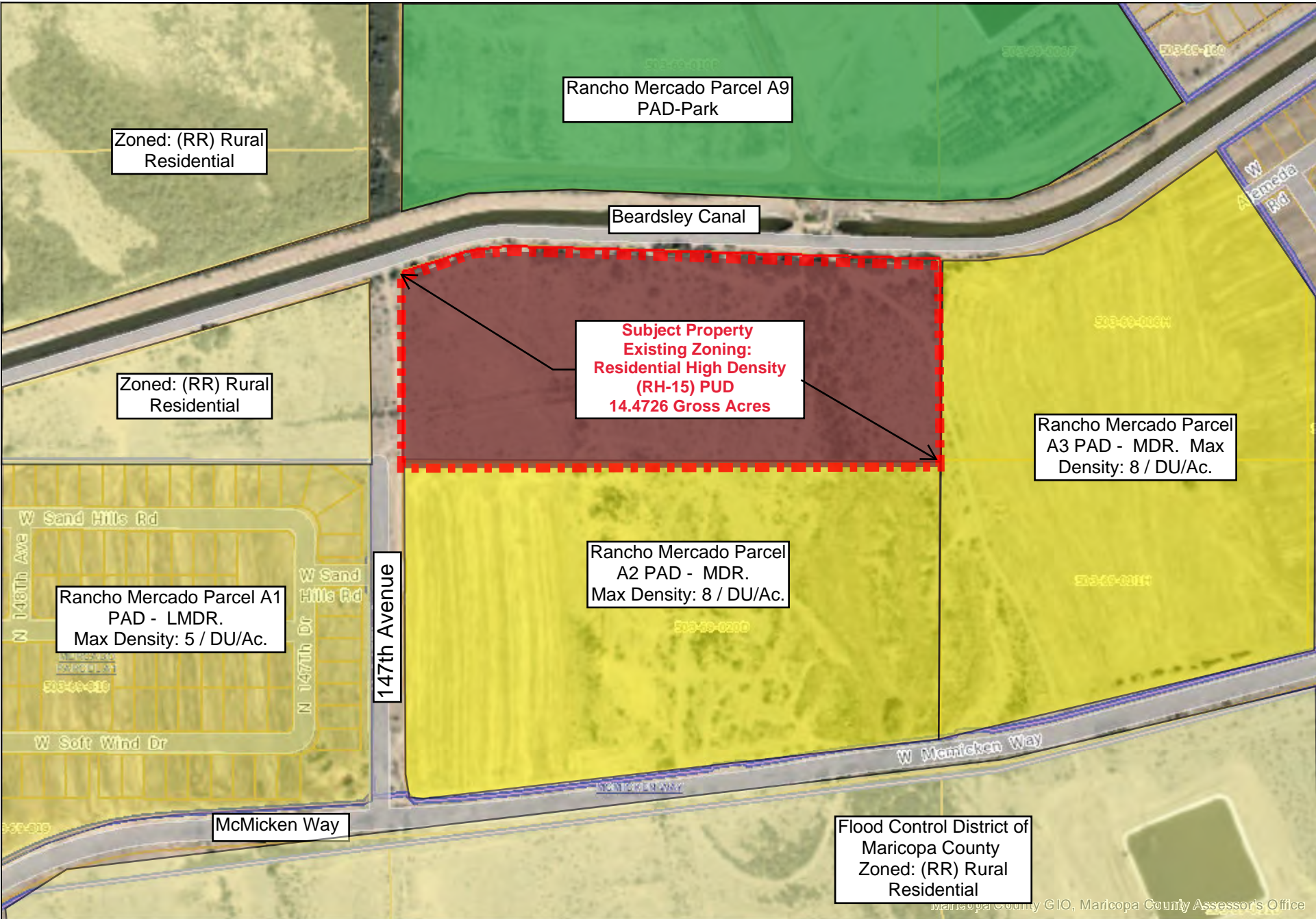


EXHIBIT E General Land Use Plan Map



Appendix E. Existing Zoning Map

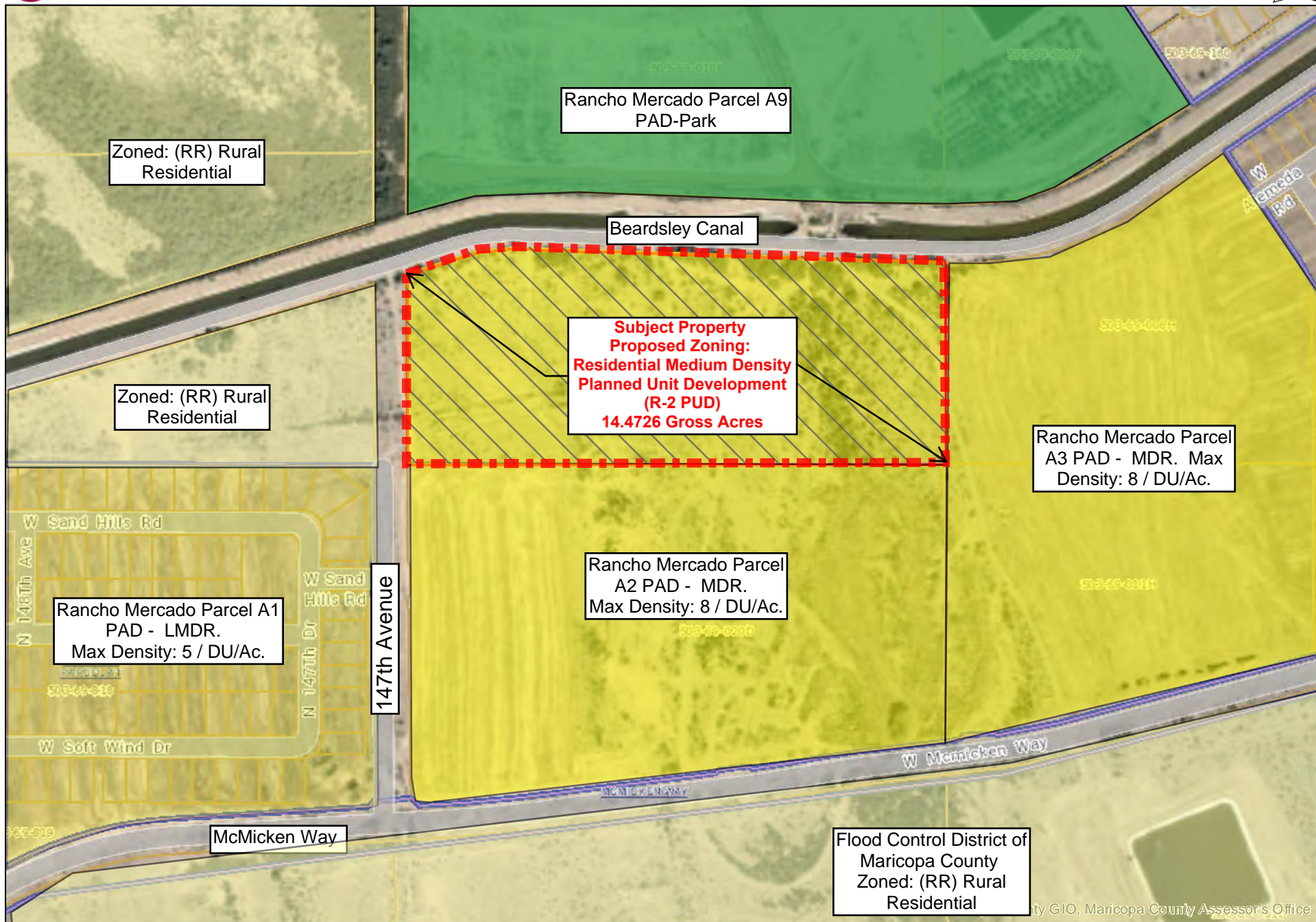
EXHIBIT A Existing Zoning Map





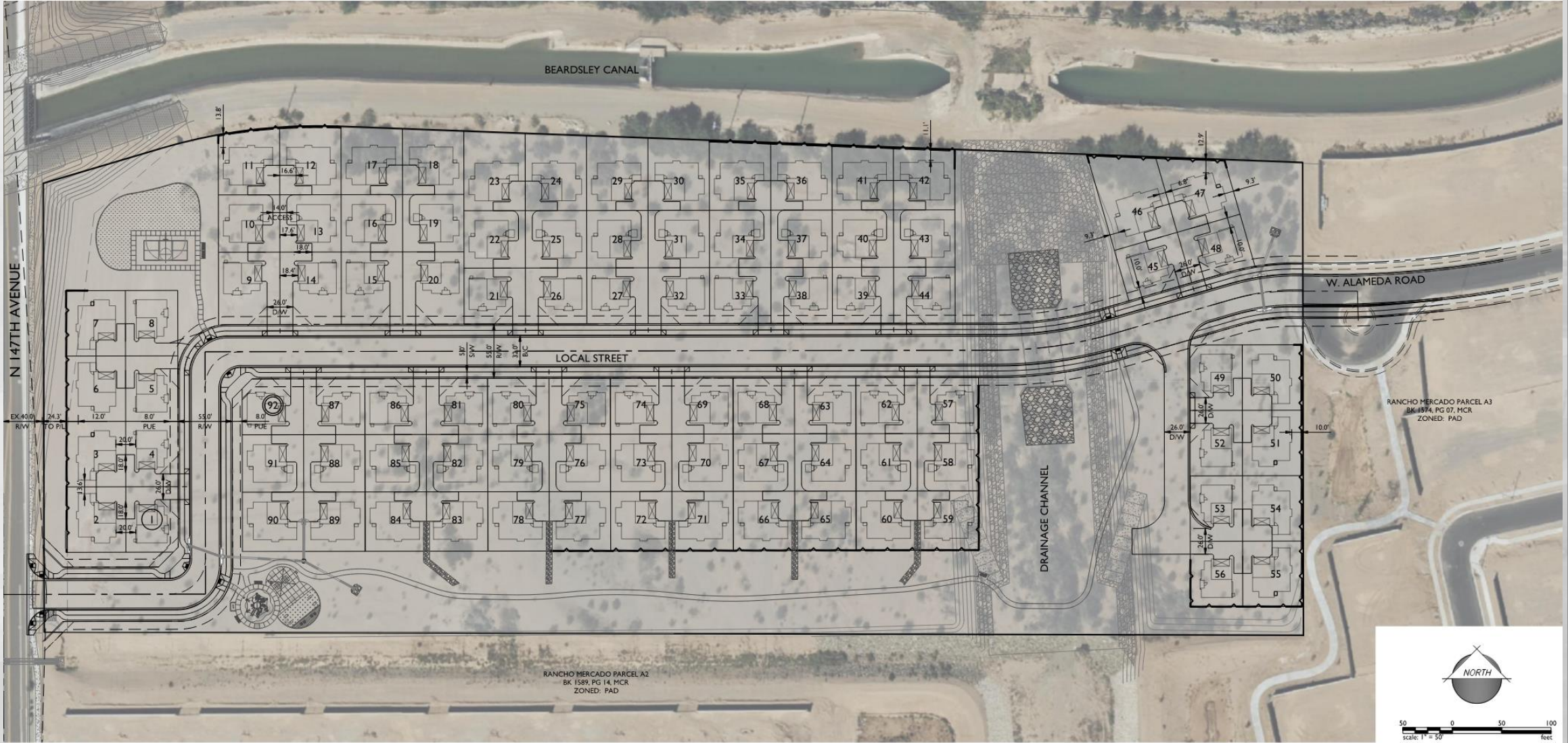
Appendix F. Proposed Zoning Map

EXHIBIT B Proposed Zoning Map



City GIO, Maricopa County Assessor's Office

2/22/2021 1:19:55 PM



FS25-0420 CONCEPTUAL PLAN

Christina Sexton

From: RAHN, JENNIFER L CIV USAF AETC 56 CES/CENP <jennifer.ahn@us.af.mil>
Sent: Thursday, October 9, 2025 1:54 PM
To: Project Coordinators
Cc: JAMES, MARK C CIV USAF AETC 56 FW/CVE; BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE
Subject: RE: EXTERNAL REVIEW - FS25-0420 MANDOU RANCH - NEW DIGITAL SUBMITTAL 052325

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

CUI

Good afternoon,

Thank you for the opportunity to comment on the design review application for Mandou Ranch. The site sits on approximately 14.88 acres and is located at the southeast corner of 147th Avenue and Beardsley Canal in Surprise, AZ. The project narrative describes 92 residential lots for an overall 6.18 du/ac density. The property is located approximately 5.38 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone", as identified 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. This request is outside of 3 miles and will not negatively impact the flying operations of Luke AFB.

Since the parcel is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights a day. With the proximity to the 65 Ldn, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. A strong notification program on the part of the applicant is essential to inform potential occupants about Luke AFB operations.

Respectfully,

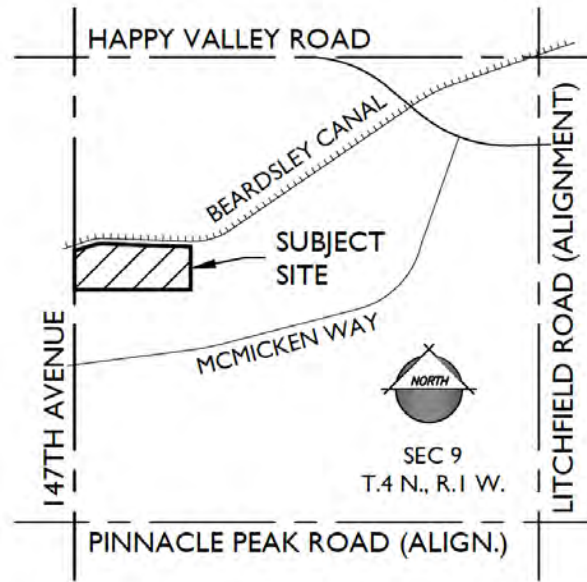
Jenn Rahn

Portfolio Optimization Chief
56th Civil Engineer Squadron
Luke Air Force Base
(623) 856-4746
DSN: 896-4746

Citizen Participation Report

Sierra Sol Ranch

Case # FS25-0420



Prepared by: BFSO Law

October 2025

Introduction

Oakwood Homes (“Applicant”) is seeking a rezone from RH-15 PUD to R-2 PUD for 14.88 acres on the southeast corner of 147th Avenue and the Beardsley Canal in Surprise, AZ to develop a single-family development to be known as Sierra Sol Ranch (“Project”). The Project is located on Maricopa County Assessor Parcel Number APN 503-69-010.

Techniques Used to Involve the Public

Neighborhood Meeting:

A neighborhood meeting was held at Asante Preparatory Academy at 23251 North 166th Drive, Surprise, AZ 85387 on September 11, 2025 at 6:00 p.m. A summary of the meeting along with their questions and concerns is documented in **Attachment A** to this report.

Notifications:

Notification letter and legal advertisements were arranged by the City of Surprise. The Applicant posted the site on 8/27/2025 with information about the neighborhood meeting. An affidavit of the site posting and photos of the signs are included as **Attachment B**. The site postings were updated on 10/16/2025 to add the upcoming dates for the Planning and Zoning Commission and City Council hearings. An affidavit of the site posting, and photos of the signs are included as **Attachment C**.

Concerns, Issues, and Problems the Applicant is Unwilling or Unable to Address and Why:

Through the public participation process, the Applicant has not identified any remaining issues with the Project that they have been unable to address.

Attachments:

- A. Neighborhood Meeting Summary – with redacted sign-in sheets
- B. Affidavit of Posting for Neighborhood Meeting – with photos
- C. Affidavit of Posting for Public Hearings – with photos

**Neighborhood Meeting Summary for
Sierra Sol Ranch Rezone**

FS25-0420

September 11, 2025, at 6:00 p.m.

A neighborhood meeting for a rezoning request for 14.88 acres located at the southeast corner of 147th Avenue and the Beardsley Canal in Surprise, Arizona was held at 6:00 p.m. on Thursday, September 11, 2025. The request would rezone APN 503-69-010N from RH-15 Planned Unit Development (“PUD”) to R-2 PUD to accommodate the development of a single-family community on the site to be known as Sierra Sol Ranch (the “Project”). The meeting was held in the Media Center of Asante Preparatory Academy located at 23251 North 166th Drive, Surprise, AZ 85387. Five members of the public attended the meeting. A redacted copy of the sign-in sheet is included as **Exhibit A** to this report. The meeting is summarized below in this report.

Members of the development team present included:

- Andrew Yancey – BFSO
- Caleb Weeks – BFSO
- Mark Allen – Oakwood Homes
- Tyler Jones – Oakwood Homes
- Josh Hannon – EPS Group

City staff present included:

- Lloyd Abrams – Director, Community Development
- Trever Fleetham – Planning & Zoning
- Chris Sexton - Planning & Zoning

Andrew Yancey began the meeting early at 5:30 p.m. as attendees arrived before the official start time. The meeting was held in an open house format, and attendees were led through a series of presentation boards that depicted the nature of the project. A copy of the presentation boards are included as **Exhibit B**. Mr. Yancey discussed the general location of the Project, getting feedback from attendees on where their homes were in relation to the site. There are multiple development projects in the general area, and a few attendees had confused the Project with other projects in the area. Mr. Yancey explained that the Project was a downzoning request, as the property was currently entitled for 115 multi-family units and that the rezone to R-2 PUD would allow for single-family homes to be developed. He explained that the PUD overlay was intended to allow for a modification to garage setbacks

to alleyway and private drive edges, but that beyond that the Project would be held to the City's R-2 development standards. He discussed the landscaping, open space, and amenity plans for the Project – noting that Sierra Sol Ranch would have more community amenities than required by city code for a development of its size. Mr. Yancey and the Oakwood representatives discussed the preliminary home elevations that were examples of the type of product that may be developed on the site. As Mr. Yancey and the development team walked the attendees through the presentation materials, questions from the attendees were answered. A summary of those questions and concerns, and the answers are below.

Attendees had general questions about the transportation infrastructure in the area.

Mr. Yancey explained that the project would be required to develop a turn lane into the Project from 147th Avenue and would be extending Alameda Road from where it currently terminates on the eastern edge of the site all the way to 147th Avenue – connecting over the existing wash with a bridge. Mr. Yancey and city staff present at the meeting further discussed some of the more regional concerns about traffic – specifically on Happy Valley Road – and explained that there were planned road improvements through the City's CIP plan as well as from continuing development in the region.

Attendees asked whether there would be commercial development coming to the area along Happy Valley Road.

Mr. Yancey explained that that was outside of the scope of the application, and that commercial development usually takes place after residential communities are established in an area.

An attendee asked what was planned for the vacant parcel north of the Project across Beardsley Canal.

Mr. Abrams discussed that the historic plans for this area were for the development of a park and a school site. He explained that there may be applications submitted to change those parcels designations for the development of homes, but that there was nothing official at this time. He explained that in addition to this school site, the City has been working with Dysart Unified School District to get a high school built in the area.

Some attendees inquired about the overall zoning process as they were interested in learning about what development was happening near their homes. They asked about the purpose of the neighborhood meeting and where they may have other opportunities to have input on rezoning applications.

Mr. Yancey explained the zoning process to the attendees, letting them know that the Project would have a Planning and Zoning Commission hearing as well as a City Council hearing. He

explained that both meetings are public and would be noticed in a similar manner to the neighborhood meeting. He explained that the neighborhood meetings were an opportunity for the public to ask questions and better understand the rezoning application as well as to voice concerns about the Project.

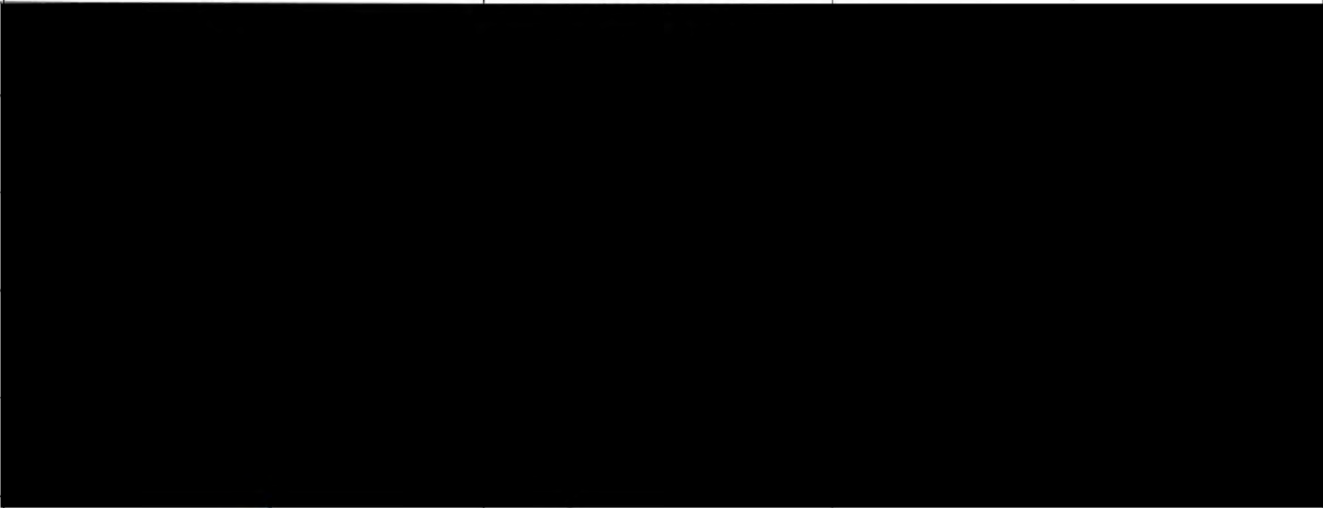
An attendee shared concerns about wildlife in the area such as coyotes that were regularly seen in the neighboring communities.

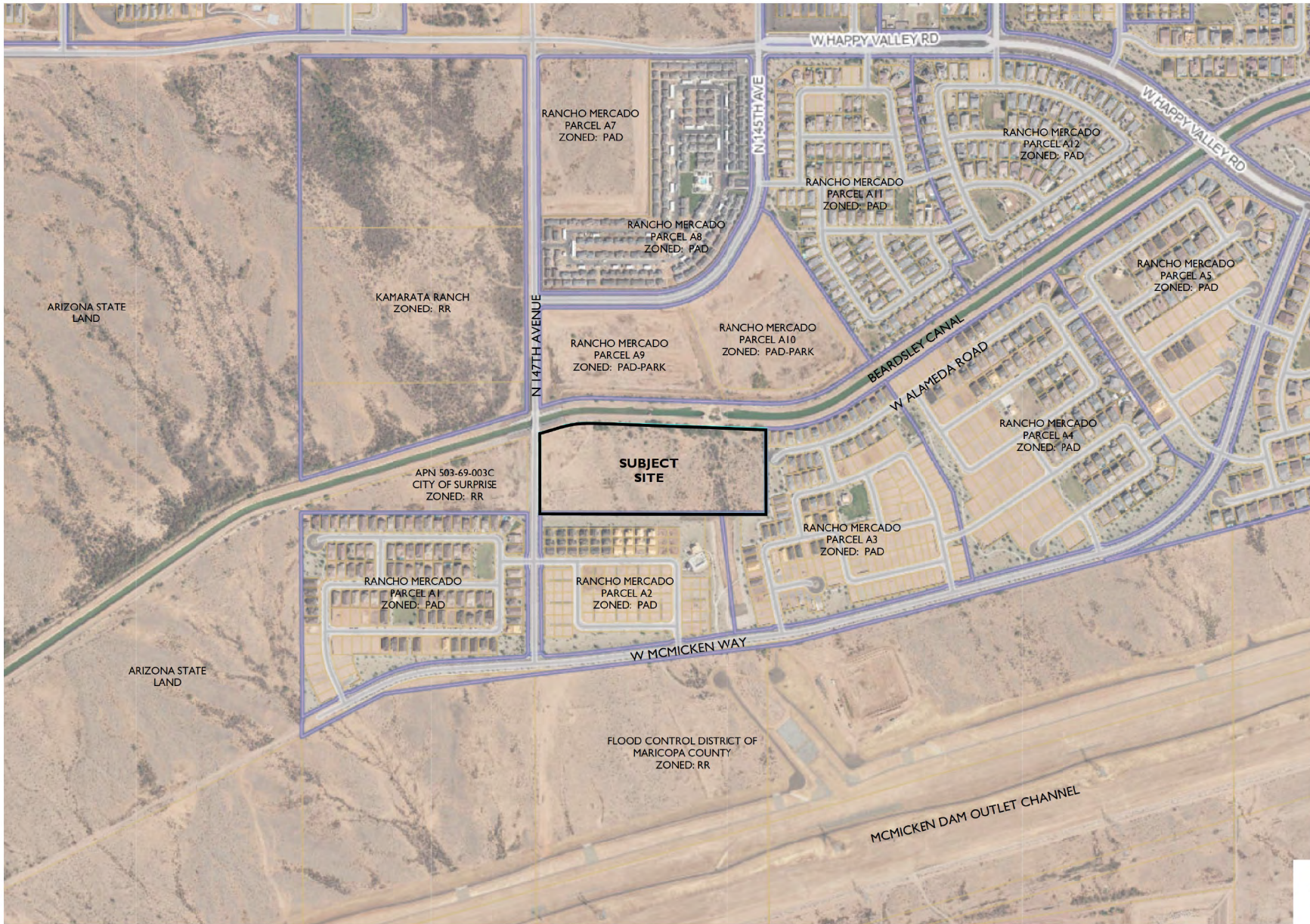
City staff explained that preliminary cultural and environmental surveys were a requirement for development within the City of Surprise. They noted that much of the entitlements in the area were planned years ago and that much of the preliminary studies were completed during the original entitlement of the Project. The development team noted that a Phase 1 Environmental Site Assessment (ESA) was submitted to the City for review with the rezoning application.

The meeting concluded at 6:45 p.m.

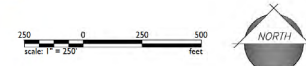
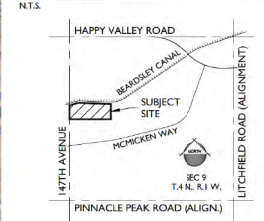
Neighborhood Meeting Sign-In Sheet

Sierra Sol Ranch
Case No. FS25-0420
Neighborhood Meeting – September 11, 2025
City of Surprise
Asante Preparatory Academy
23251 N. 166th Drive Surprise, AZ 85387

Name	Address	City & Zip Code	Phone/E-Mail
Vince Hill			
Dawn Hill			
Josh Hannon			
Lenny FAIZNA			
Ray Coffey + Amy Geid			



VICINITY MAP

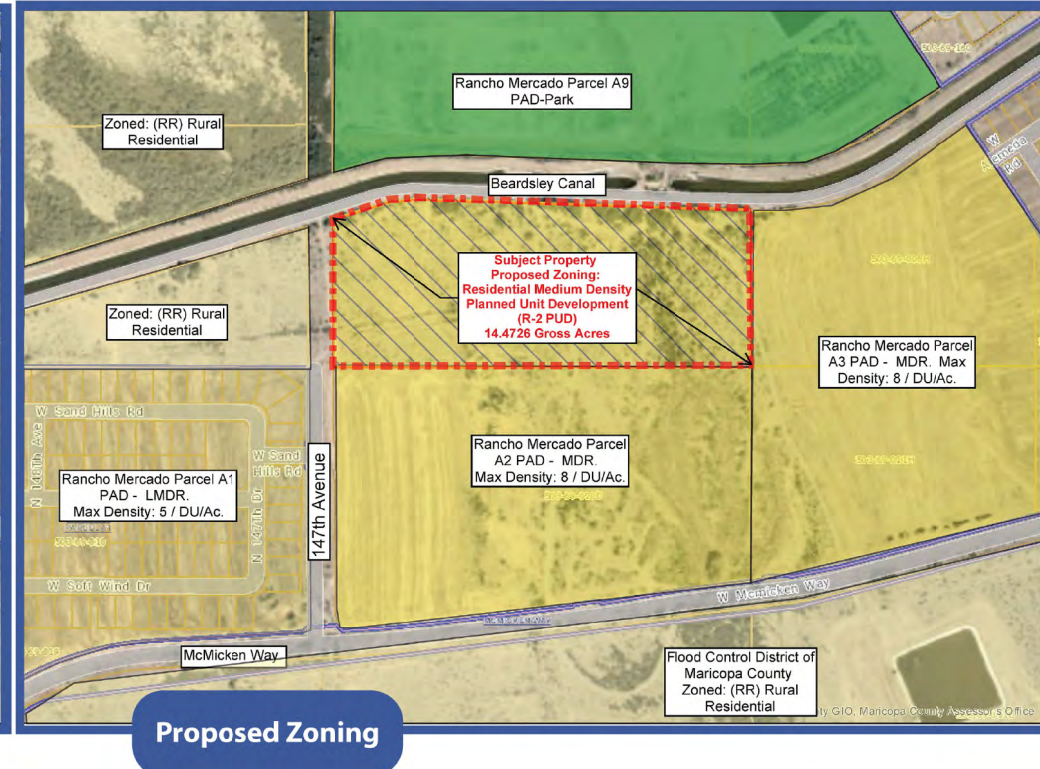
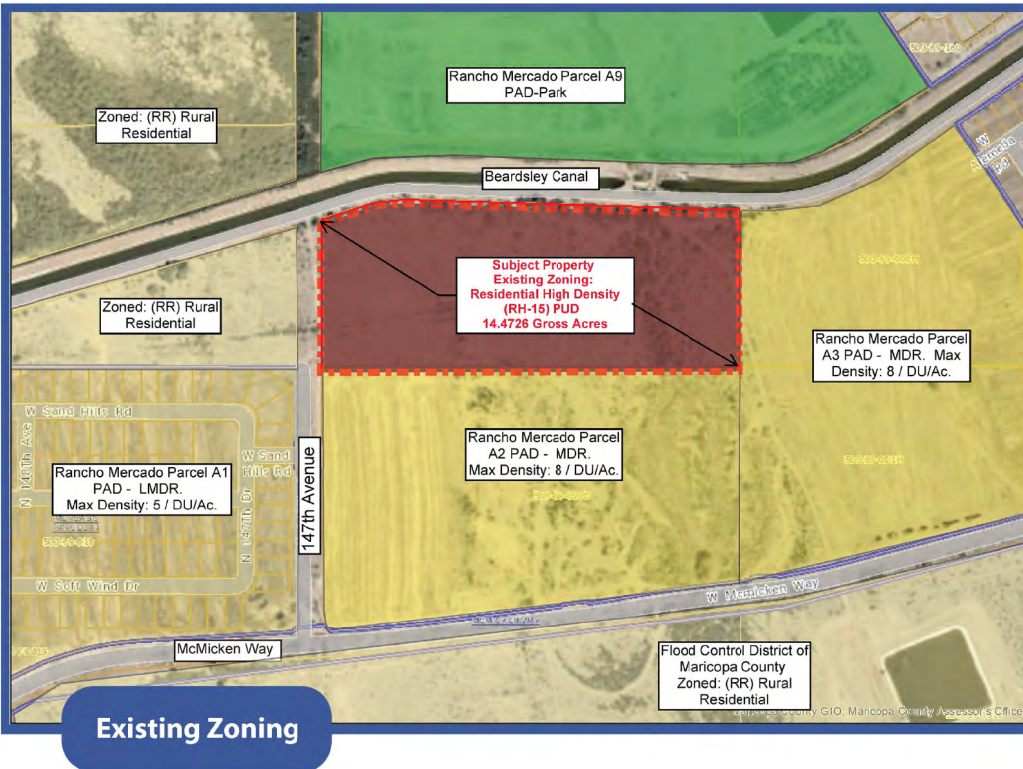


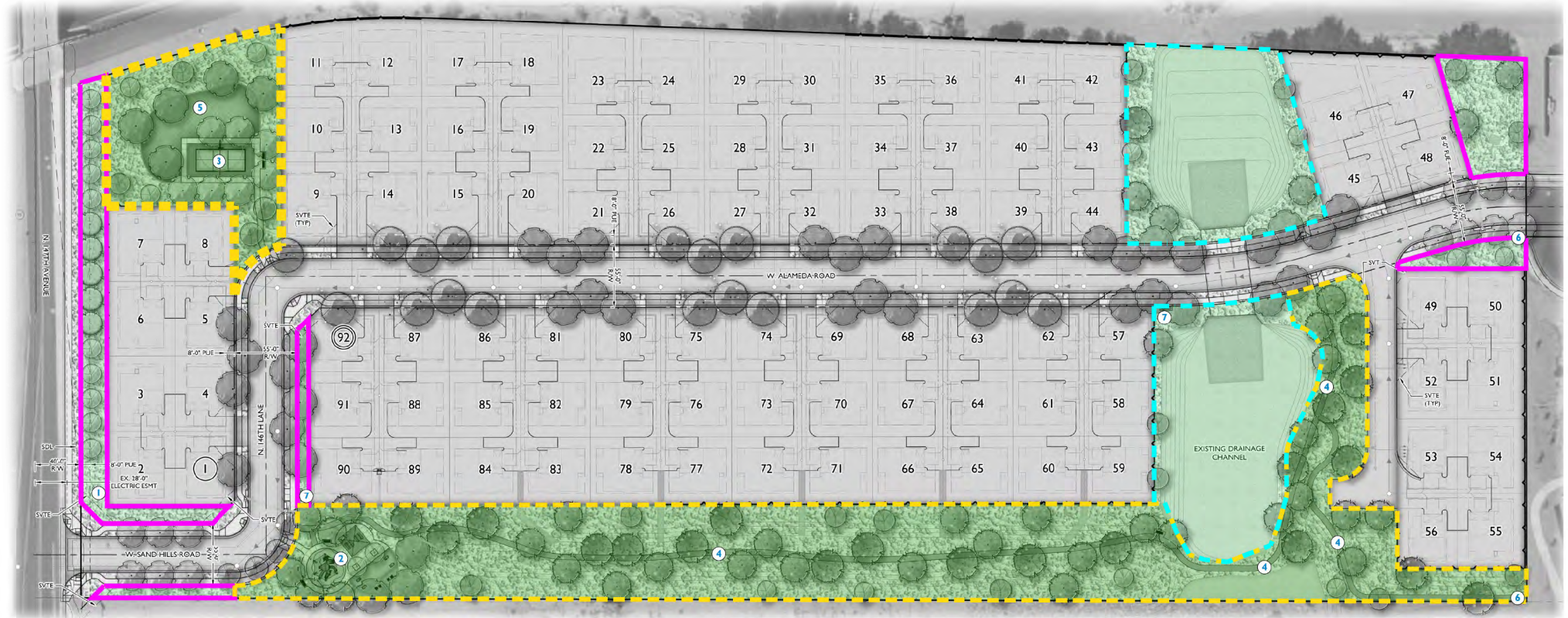
Sierra Sol Ranch: Rezone Details

Downzone from RH-15 PUD to R-2 PUD will allow for a single-family development with individual lots.

Currently entitled for a **115 multi-family units** at 8 du / ac

Sierra Sol Ranch will develop under R-2 PUD standards with ~100 single-family detached homes





KEYNOTES

- ① ENTRY MONUMENT
- ② MAIN AMENITY
 - 20'x20' RAMADA W/ PICNIC TABLES
 - BBQ GRILL
 - LANDSCAPE BENCHES
 - TOT LOT W/ INTEGRATED SHADE
 - CORNHOLE COURT
 - ADIRONDACK CHAIRS
 - BIKE RACK
 - COMPACTED DECOMPOSED GRANITE TRAIL
- ③ SECONDARY AMENITY
 - MULTI USE COURT
 - LANDSCAPE BENCHES
 - ACTIVE TURF
- ④ COMPACTED DG TRAIL
- ⑤ ACTIVE TURF
- ⑥ CONNECTION TO COMMUNITY TRAIL
- ⑦ MAILBOX CLUSTER

PROJECT DATA

GROSS AREA	14.88 ACRES
NET AREA	14.47 ACRES (EXCLUDES 147TH AVENUE)
PASSIVE OPEN SPACE:	22,109 S.F. / 3.51 AC (3.4% OF GROSS)
NATURAL OPEN SPACE:	53,244 S.F. / 1.22 AC (8.3% OF GROSS)
ACT V RECREAT ON AREA:	115,574 S.F. / 2.65 AC (17.8% OF GROSS)
TOTAL OPEN SPACE:	190,879 S.F. / 4.38 AC (29.4% OF GROSS)

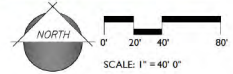
- PASSIVE OPEN SPACE
- NATURAL OPEN SPACE
- ACTIVE RECREATION AREA

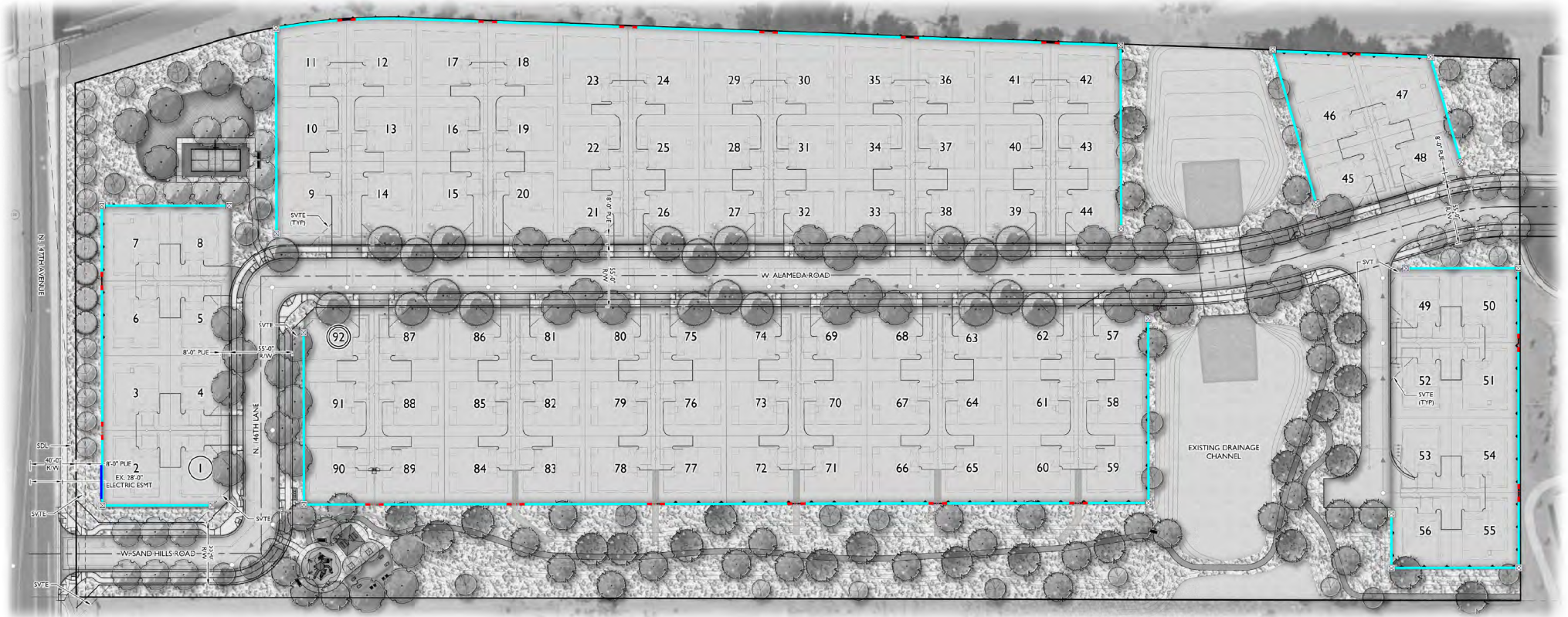


② MAIN AMENITY



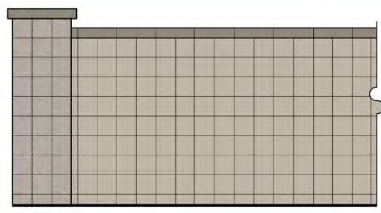
③ SECONDARY AMENITY





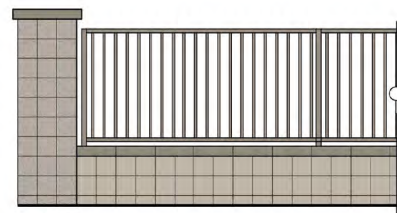
WALL LEGEND

SYMBOL	ITEM
	THEME COLUMN
	THEME WALL - 6' SOLID CMU
	PARTIAL VIEW WALL
	ENTRY MONUMENT



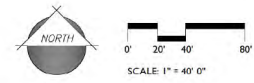
ELEVATION

THEME WALL - 6' SOLID CMU



ELEVATION

PARTIAL VIEW FENCE



24-00134



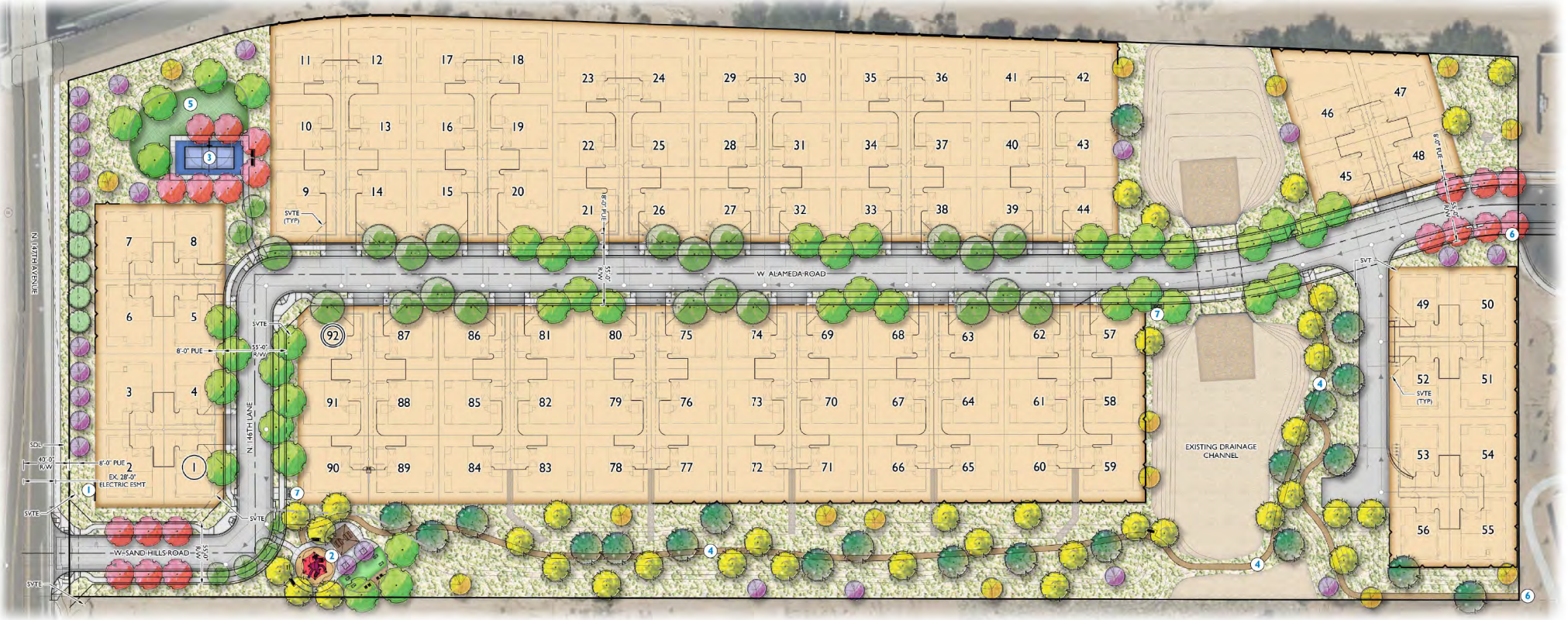
Sierra Sol Ranch

Surprise, AZ

Conceptual Wall Master Plan

L-4.01
07.30.2025





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cascalco</i>	Thornless Cascalco	24" Box
	<i>Chilopsis linearis</i>	'Ari's Seedless'	24" Box
	<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	24" Box
	<i>Piscacia X 'Red Push'</i>	Red Push Piscacia	24" Box
	<i>Prosopis hybrid 'Phoenix'</i>	Thornless Mesquite	24" Box
	<i>Quercus virginiana 'Heritage'</i>	Heritage Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS / ACCENTS			
	<i>Agave desertiana</i>	Smooth Agave	5 Gal
	<i>Agave geminiflora</i>	Twinn Flowered Agave	5 Gal
	<i>Aloe berlandensis</i>	Medicinal Aloe	5 Gal
	<i>Asclepias subulata</i>	Desert Milkweed	5 Gal
	<i>Bougainvillea 'La Jolla'</i>	La Jolla Bougainvillea	5 Gal
	<i>Baileys multiradialata</i>	Desert Marigold	5 Gal
	<i>Calliandra eriophylla</i>	Pink Fairy Duster	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra 'Winter's Blaze'</i>	Winter Blaze	5 Gal
	<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells	5 Gal
	<i>Eremophila maculata</i>	Valentine Bush	5 Gal
	<i>Encelia farinosa</i>	Brittlebush	5 Gal
	<i>Gaura linheimeri 'Siskiyou Pink'</i>	Pink Gaura	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	Thunder Cloud Sage	5 Gal
	<i>Leucophyllum longimanum 'Lynn's Legacy'</i>	Lynn's Legacy Sage	5 Gal
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal
	<i>Samanea chinensis</i>	Jopba	5 Gal
	<i>Tecoma 'Sunrise'</i>	Sunrise Esperanza	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i>	Prostrate Acacia	1 Gal
	<i>Eremophila glabra 'Mingenew Gold'</i>	'Mingenew Gold' Emu Bush	1 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	1 Gal
	<i>Lantana moncevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Oenothera speciosa 'Siskiyou'</i>	Mexican Evening Primrose	1 Gal
TURF			
	<i>Cynodon dactylon 'Midiron'</i>	Midiron Bermuds	Sod
	Synthetic Turf		
	3/4" Screened Decomposed Granite	Desert Brown or Equat. 2" Depth Min. with Vegetative Strata and Groundcover	
	Earthen Channel		

KEYNOTES

- 1 ENTRY MONUMENT
- 2 MAIN AMENITY
- 3 MULTI-USE COURT
- 4 COMPACTED DG TRAIL
- 5 ACTIVE TURF
- 6 CONNECTION TO COMMUNITY TRAIL
- 7 MAILBOX CLUSTER

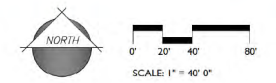
PROJECT DATA

APN: 503 69 010N
 EX ST NG LAND USE: VACANT / UNDEVELOPED
 GENERAL PLAN DESIGNATION: NE GHBORHOOD
 EX ST NG ZONING: RH 15 / FUD OVERLAY

GROSS AREA NET AREA: 14.88 ACRES (EXCLUDES 147TH AVENUE)

NO. OF LOTS: 92
 GROSS DENSITY: 6.2 DU/AC

OPEN SPACE: 190,879 S.F. / 4.38 AC (29.4% OF GROSS)



IRRIGATION WATER USE PROJECTIONS

TOTAL ANNUAL WATER USE AND PEAK FLOW PREPARED BY COATES RRGAT ON CONSULTANTS, INC. APR L 3, 2025

AREA DESCRIPTION	TOTAL AREA IRRIGATED (ACRE)	TOTAL ANNUAL REQ. (AC.FT.)	WATERING WINDOW	
			TURF	SHRUBS/TREES
TURF	0.12	0.40	7 DAYS	7 DAYS
DRIP	3.22	2.80	9.0 HOURS	9.0 HOURS
TOTAL	3.34	3.20	19.12	5,174.44

ESTIMATED IRRIGATION WATER USE

AREA DESCRIPTION	TOTAL AREA IRRIGATED (ACRE)	TOTAL ANNUAL REQ. (AC.FT.)	PEAK SEASON FLOW	PEAK DAILY GALLONS
TURF	0.12	0.40	2.38	643
DRIP	3.22	2.80	16.74	4,531
TOTAL	3.34	3.20	19.12	5,174.44

24-00134
Oakwood
 A CLAYTON COMPANY
 Sierra Sol Ranch

Surprise, AZ
 Illustrative Landscape Master Plan

L-1.01
 07.30.2025
EPS GROUP

Sierra Sol Ranch - Development Standards

Modified garage setback from alley/private street to allow for clustered lots

Table 1: Development Standards Table	
Category	R-2 PUD
Lot Area Per Unit (Min.)	3,500 Sq. Ft.
Lot Width (Min.)	40'
Building Height (Max.)	35'
Front Setback (Min.) ¹	10'
Front Setback (Max.)	25'
Rear Setback (Min.) ¹	10'
Side Setback (Min.) ^{1,2}	5' / 7'
Street Side Setback (Min.) ^{1,5}	10'

Table Notes:

1. Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line, except garages loaded from private drives or rear alleys, which shall be setback a minimum of three (3) feet from the private drive or 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.

Amenities:

Proposed R-2 Zoning Requires 3 Community Amenities for 50-199 dwelling units

Sierra Sol Ranch will provide **4 Community Amenities:**



Ramada with Picnic Tables



Multi-Use Court

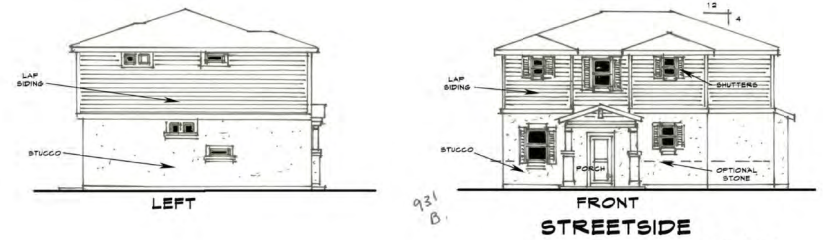
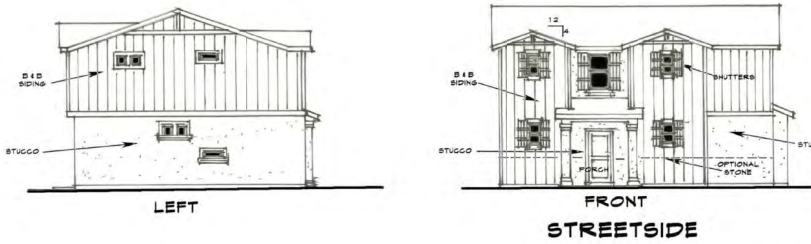
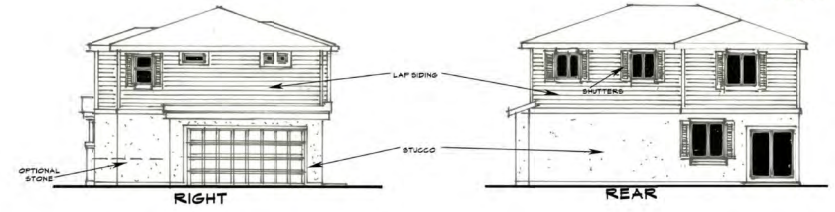
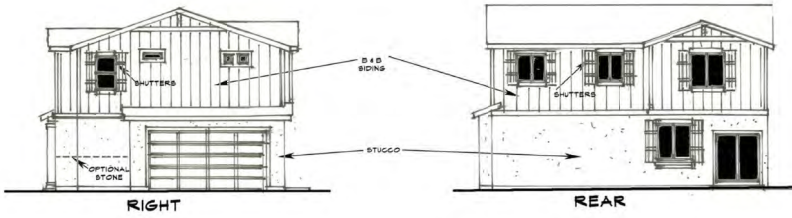


Cornhole Court

NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

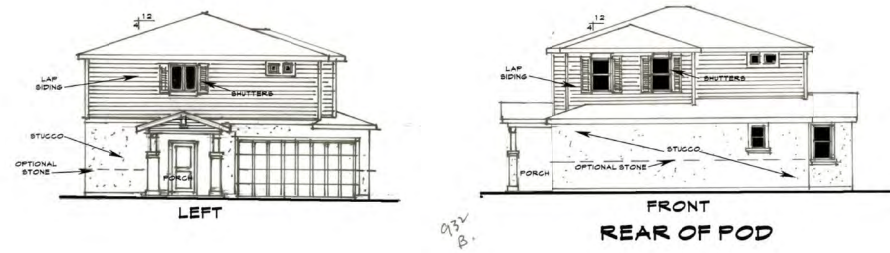
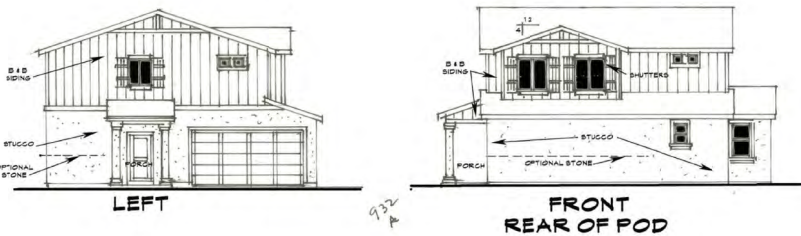
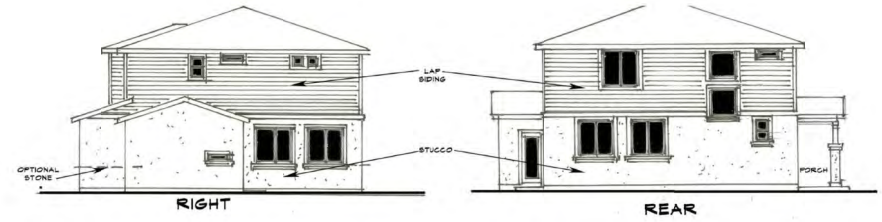
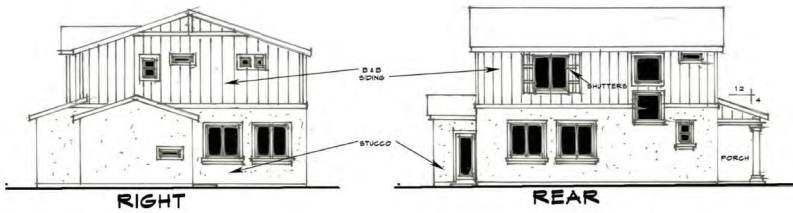


Tot Lot with Integrated Shade Structure



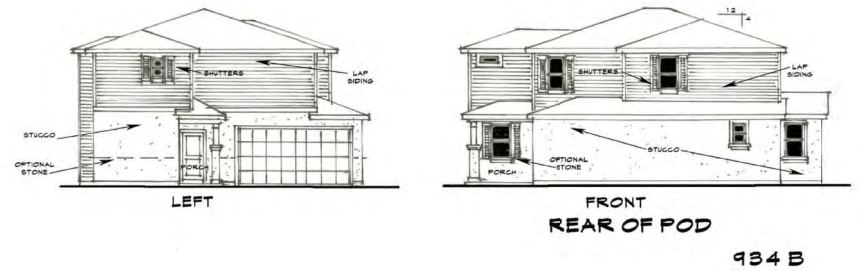
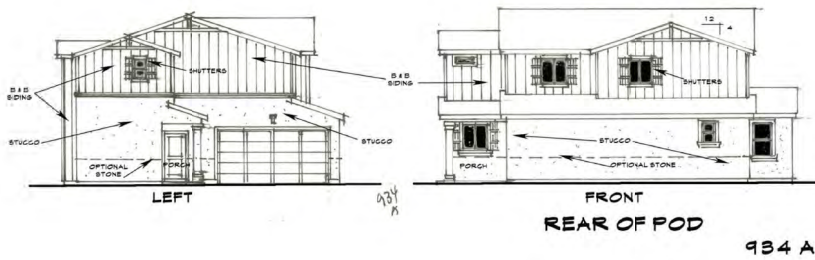
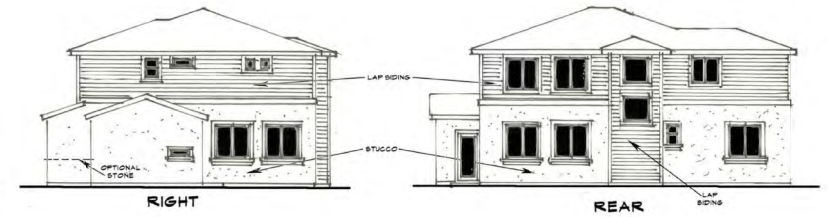
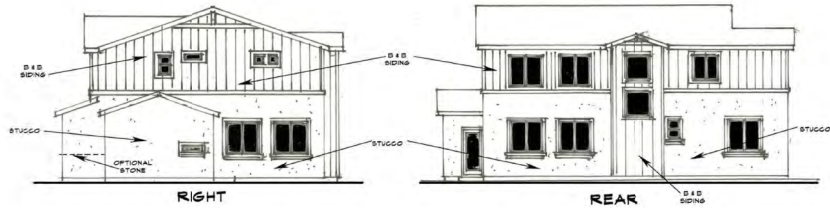
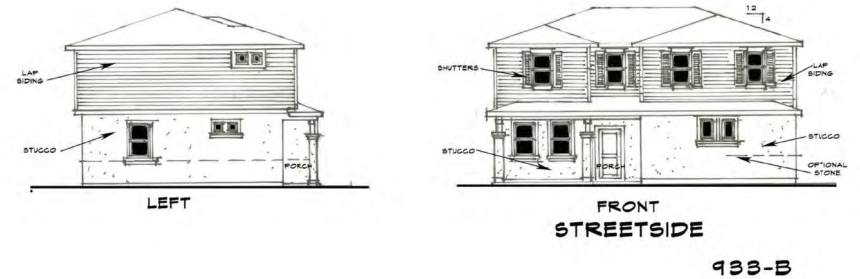
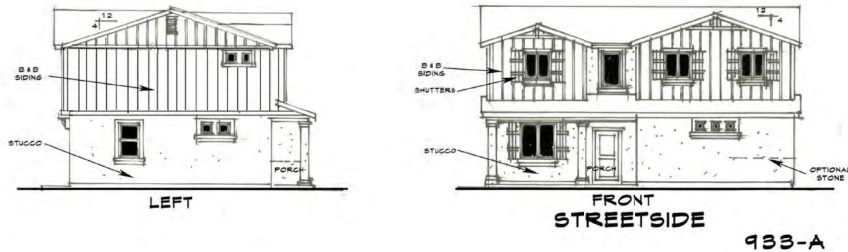
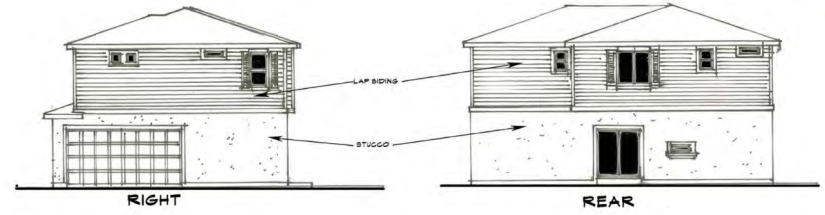
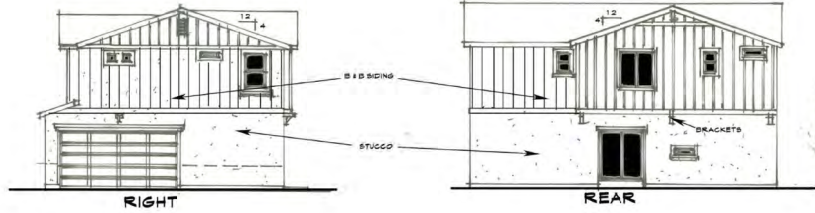
931 A

931 B



932 A

932-B



AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0420
 Project Name: Sierra Sol Rach Rezone
 Project Location: SEC 147th Ave. and Beardsley Canal
 Date Removed: TBD Date Posted: 8/27/2025

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.

Caleb Weeks 8/27/2025
 Owner / Application Signature Date

This instrument was acknowledged before me this 27 day of August
 2025 by Caleb Weeks

Lauren Trobaugh
 Notary Public
 My Commission Expires: June 1, 2026



Site Posting Map:

The following parameters must be followed for the site posting map:

- Aerial Property View
- APN# clearly visible at center of property
- Indicators pinpointing the location on the property signs are posted



503-69-010N

Insert Site Posting Map Here
(Follow Guidelines Below)

- Aerial Map View
- Parcel APN (center of parcel)
-  Markings Indicating Sign Placement on Property

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

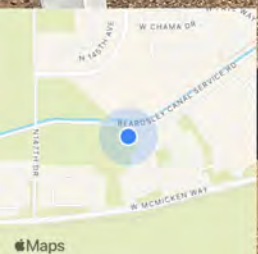
Surprise Case Number: FS25-0420

Request: The project requests a rezone request to allow a new 14.88-acre residential community. The request is for a rezone from RH-15 PUD Overlay to R-2 PUD Overlay to allow for a detached single-family home subdivision consistent with the City's Medium Density Residential standards with minor modifications to garage setbacks. The site is generally located at the southeast corner of 147th Avenue and Beardsley Canal.



For more information, call: **623-222-3011**

www.Surpriseaz.gov



August 27, 2025 at 10:51 AM
+33.704828,-112.372951
24258 N 144th Ln
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS25-0420

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www.Surpriseaz.gov

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Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS25-0420

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For more information, call: **623-222-3011**

www.Surpriseaz.gov



August 27, 2025 at 10:24 AM
+33.704533,-112.377127
N147th Dr
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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16000 N. Civic Center Plaza
Surprise, AZ 85374

Surprise Case Number: **FS25-0420**

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www.Surpriseaz.gov



August 27, 2025 at 10:24 AM
+33.704533,-112.377427
N147th Dr
Surprise AZ 85387
United States

AFFIDAVIT OF POSTING

Application No: FS25-0420

Applicant Name: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Location: South of SEC 147th Ave & Happy Valley

Date Site Posted: 10/16/25

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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 _____ 10-16-25 _____
Applicant/Representative Signature Date

This instrument was acknowledged before me on 10/16/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad _____
Notary Public
10-25-28 _____
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: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: December 4, 2025

Time: 6:00 P.M.

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

City Council

Date: January 6, 2026

Time: 6:00 P.M.

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

Surprise Case Number: FS25-0420

Request: The project requests a rezone request to allow a new 14.88-acre residential community. The request is for a rezone from RH-15 PUD Overlay to R-2 PUD Overlay to allow for a detached single-family home subdivision consistent with the City's Medium Density Residential standards with minor modifications to garage setbacks. The site is generally located at the southeast corner of 147th Avenue and Beardsley Canal.



For more information, call: 623-222-3011

www.Surpriseaz.gov



October 16, 2025 at 11:06 AM

+33 704519 112 377174

N147th Dr

Surprise AZ 85387

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 11, 2025
Time: 6:00 P.M.
Location: Asante Preparatory Academy,
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: December 4, 2025
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: January 6, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

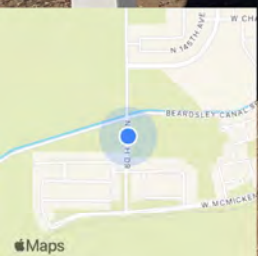
Surprise Case Number: FS25-0420

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For more information, call: 623-222-3011

www.Surpriseaz.gov



October 16, 2025 at 11:06 AM
+33.704519,-112.377174
N147th Dr
Surprise AZ 85387

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Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
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Time: 6:00 P.M.

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Surprise, AZ 85374

City Council

Date: January 6, 2026

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Surprise, AZ 85374

Surprise Case Number: FS25-0420

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For more information, call: 623-222-3011

www.Surpriseaz.gov



October 16, 2025 at 10:57 AM

+33 704812 112.372951

+14172 W Calle Lejos

Surprise AZ 85387

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center, 23251 N 166th Dr,
Surprise, AZ 85387

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Surprise, AZ 85374

City Council

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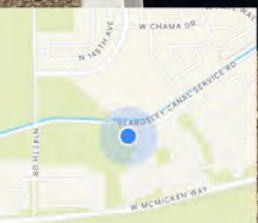
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www.Surpriseaz.gov



AFFIDAVIT OF POSTING

Application No: FS25-0420

Applicant Name: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Location: South of SEC 147th Ave & Happy Valley

Date Site Posted: 10/16/25

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Meghan Liggett _____ 10-16-25 _____
 Applicant/Representative Signature Date

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 Notary Public
10-25-28 _____
 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).*

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Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
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Surprise, AZ 85387

Planning & Zoning

Date: December 4, 2025

Time: 6:00 P.M.

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

City Council

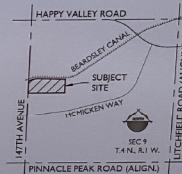
Date: January 6, 2026

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Location: Council Chambers
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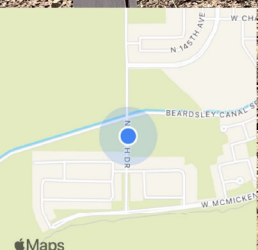
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For more information, call: 623-222-3011

www.Surpriseaz.gov



October 16, 2025 at 11:06 AM

+33 704519 -112 377174

N147th Dr

Surprise AZ 85387

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: September 11, 2025

Time: 6:00 P.M.

Location: Asante Preparatory Academy,
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Surprise, AZ 85387

Planning & Zoning

Date: December 4, 2025

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Location: Council Chambers
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Surprise, AZ 85374

City Council

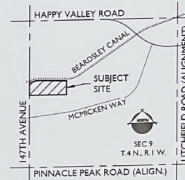
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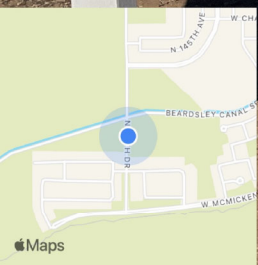
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October 16, 2025 at 11:06 AM

+33.704519,-112.377174

N147th Dr

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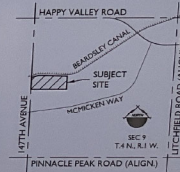
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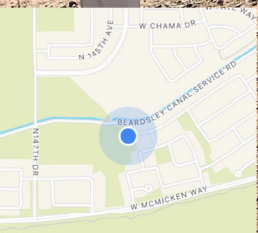
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www.Surpriseaz.gov



October 16, 2025 at 10:57 AM

+33 704812 112.372951

+14472 W Calle Lejos

Surprise AZ 85387

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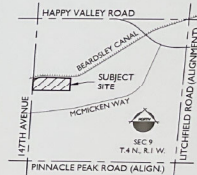
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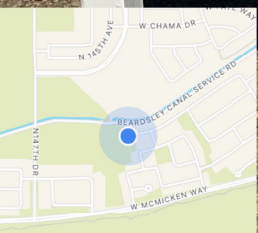
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For more information, call: 623-222-3011

www.Surpriseaz.gov



Christina Sexton

From: Brandon Mckee
Sent: Wednesday, September 10, 2025 9:58 AM
To: Christina Sexton
Subject: Case FS25-0420

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

That land is very small, and has a lot of wild life that run through there. The neighborhoods are already starting to become crowded with traffic, and I fear adding more cluster of homes would be detrimental to the community. Having housing that share a driveway is already proving to be a bit of a crowded situation even while there are housing still available around our area of 147th ave.

I'm curious as to how many houses you guys are planning to build in that tiny plot of land? From the floodway up into the Beardsley damn is not much land. I live along side of that dirt plot, and it is quite the view to admire. It brings comfort to my home. It would be a shame to clutter more houses around as we already look into each others windows so closely. I can literally see my neighbors shower through both my spare bedrooms windows that I plan on making our kids room, and every other day there is someone parked outside my garage preventing me from parking in my garage which is starting to become an issue. I just bought the house, and having that plot of land helps escape the congested feeling that Rancho Mercado already feels like.

Christina Sexton

From: Caleb Weeks <cweeks@bfsolaw.com>
Sent: Thursday, September 11, 2025 9:45 AM
To:
Cc: Christina Sexton
Subject: FS25-0420 - Sierra Sol Ranch

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

Mr. Mckee,

I'm responding to your note to our planner Chris Sexton regarding our rezoning case for Sierra Sol Ranch at the SE corner of 147th Ave. and Beardsley Canal (Case FS25-0420). I appreciate you sharing your concerns. I did want to let you know that our application is actually a downzone from RH-15 PUD to R-2 PUD with a development plan for approximately 100 single family detached homes. The current zoning on the property allows for the development of 115 multi-family units. Our application decreases the overall density and switches from multi-family to single-family. I also wanted to note that our project will avoid developing homes within the north-south wash on the eastern side of the project. I hope this note answers addresses your concerns, but if you would like to set up a time to discuss further, please let me know and we can set up a phone call.

Thank you,

Caleb Weeks
Senior Planner
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018
Office: (602) 888-7871

FS25-0420

Mandou Ranch

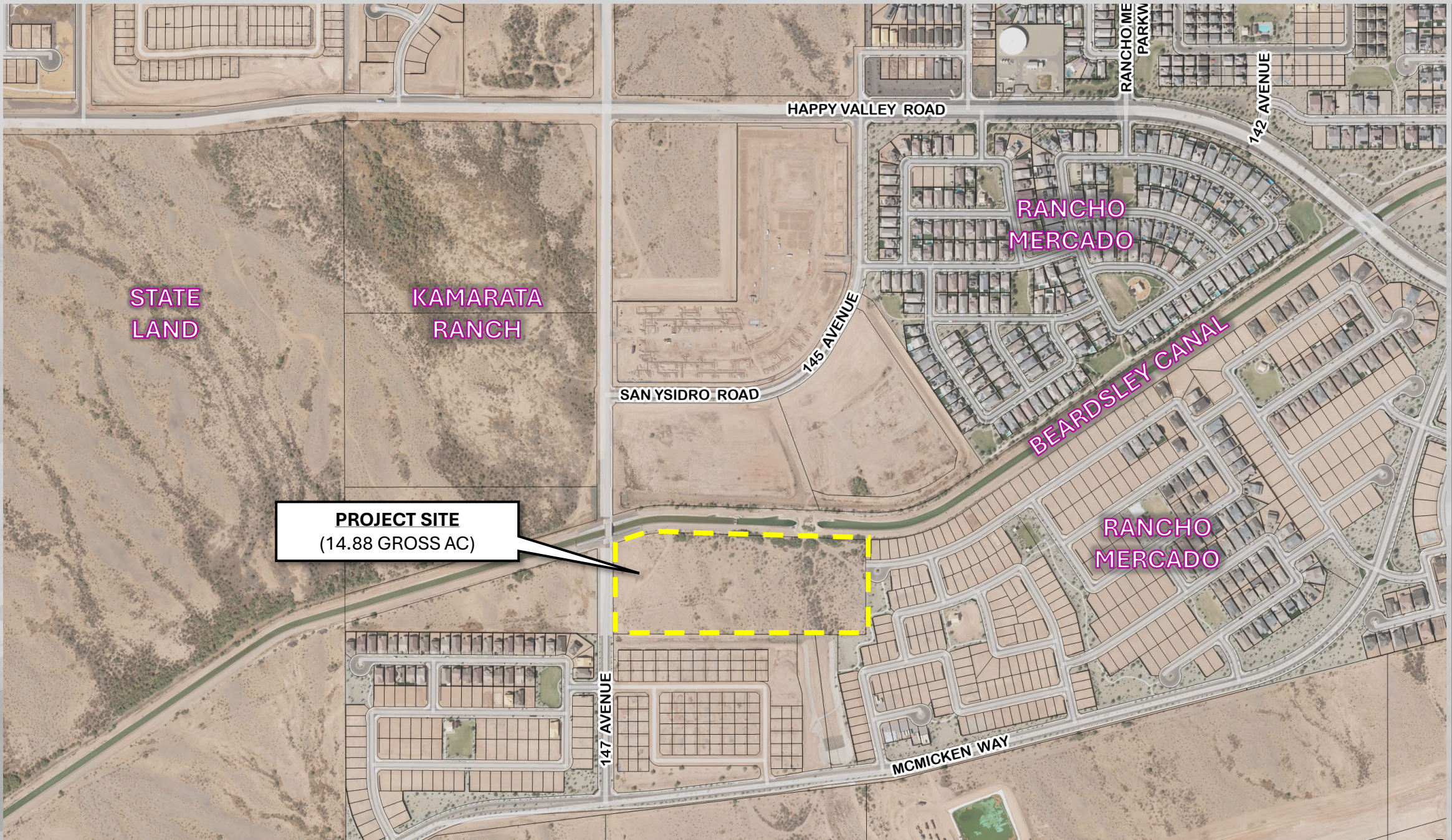
Rezone

Planning & Zoning Commission

December 4, 2025



SURPRISE
ARIZONA



STATE
LAND

KAMARATA
RANCH

PROJECT SITE
(14.88 GROSS AC)

HAPPY VALLEY ROAD

SAN YSIDRO ROAD

145 AVENUE

147 AVENUE

MCMICKEN WAY

RANCHO ME
PARKWAY

142 AVENUE

RANCHO
MERCADO

BEARDSLEY CANAL

RANCHO
MERCADO

RR

R-3

**RH-15
W/ PUD**

**PAD
RANCHO MERCADO**

**PAD
RANCHO MERCADO**

RR

R-3

**R-2
W/ PUD**

**PAD
RANCHO MERCADO**

**PAD
RANCHO MERCADO**

Background

- November 10, 2007:** The City Council approved the annexation (Ordinance 07-47) of the subject property.
- September 16, 2021:** Planning and Zoning Commission recommended approval to City Council, under the subject case, FS21-154.
- October 19, 2021:** City Council approved a minor GPA and Rezone, under case FS21-154.
- June 13, 2024:** Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR24-0675.
- May 6, 2025:** The applicant filed the rezone request under case, FS25-0420, the subject case.
- September 11, 2025:** The applicant held the neighborhood outreach meeting.

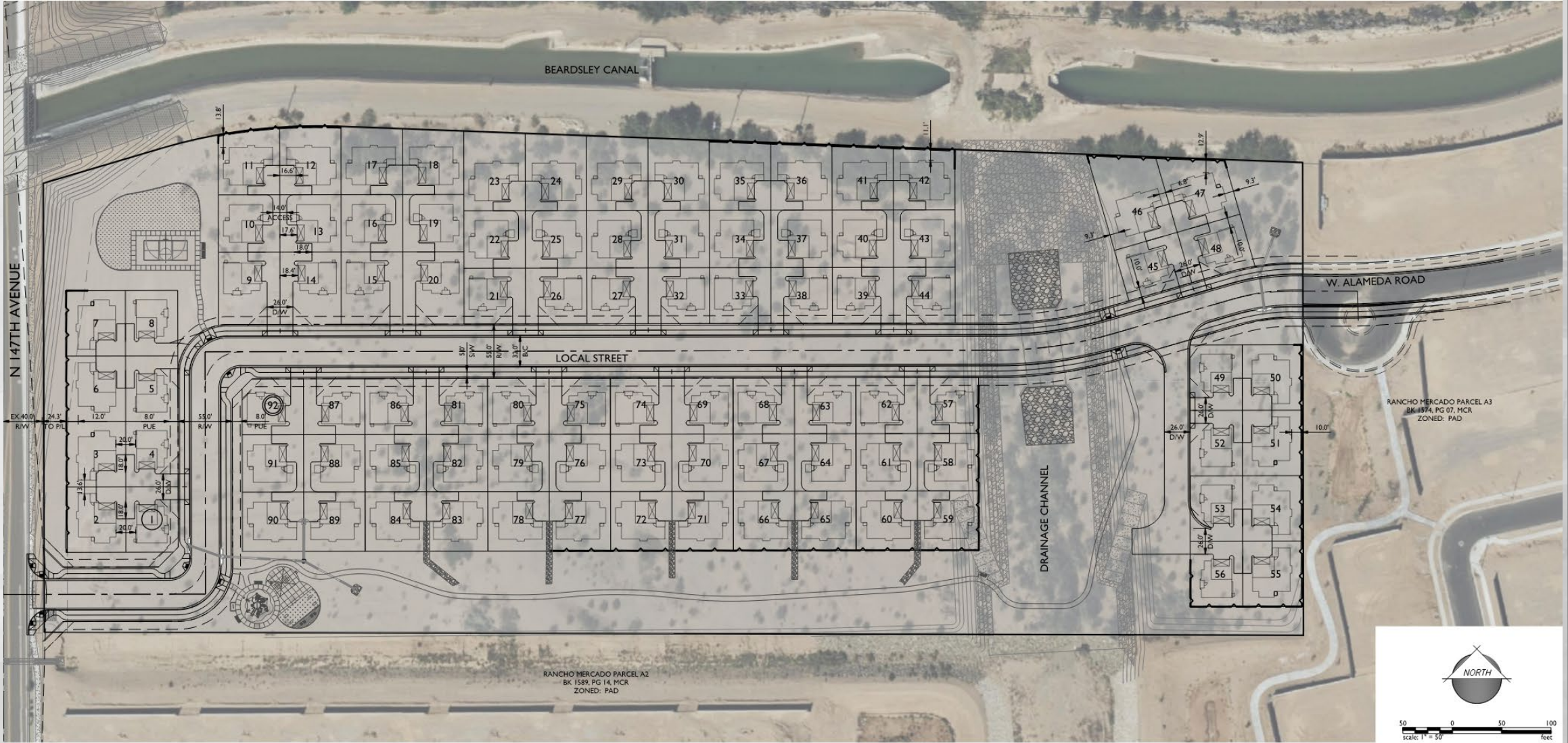
General Plan 2040 Compliance



Goal 4.1 – Maintain a well-managed forum

Goal 4.2 – A home for everyone

Goal 6.2 – Utilize a systems approach to sustainability



FS25-0420 CONCEPTUAL PLAN

OUTREACH

- September 11, 2025
 - 5 attendees
- Site Posting, 300' Mailers, & Newspaper Publishing's
- Concerns: transportation, future commercial and residential

RECOMMENDATION

If the Planning & Zoning Commission recommends approval to the Mayor and City Council, Staff recommends the Planning & Zoning Commission recommend approval subject to stipulations (a) and (b).

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA

STIPULATIONS



- a. Development and use of the site shall be consistent with the Rezone Narrative entitled “Sierra Sol Ranch”, prepared by EPS Group, and received September 18, 2025.
- 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.