



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, January 6, 2026 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

Led by Cub Scouts Troop

D. Proclamation and Community Acknowledgements

Community Champions — Shadow Ridge HS Theater | Overall Superior Award

E. City Manager Report

4. Citywide Grant Presentation by Cox Group City Manager Office

F. City Clerk Report

1. Citywide Consideration and action to approve the recommendation for appointment of Madelyn Volling to the Parks & Recreation Advisory Commission for the four-year term expiration on June 30, 2029. Kristi Passarelli City Clerk

2. Citywide Consideration and action to approve the recommendation for appointment of Connie Loveland to the Board of Trustees, for the four-year term expiration on June 30, 2029. Kristi Passarelli City Clerk

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

3. Internal Consideration and action to approve the December 16th, 2025 Special City Council Meeting, Executive Session, and Regular City Council Meeting Minutes. Kristi Passarelli City Clerk

4. Citywide Consideration and action pertaining to approval of an agreement with the Arizona Department of Public Safety, accepting funding for expenses related to reducing human trafficking, and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of \$111,100 to project G31122 and amending the fiscal year 2026 Contract Awarding Authority List; Resolution #2026-03; RFLS #10395. Evan Becher Police

5. Internal Consideration and action pertaining to entering into an agreement with the Tohono O'odham Nation to accept a grant award, approving a Fiscal Year 2026 budget amendment moving budget in the amount of \$209,000, \$109,000 to project G34205, and \$100,000 to project Kevin Spirlong Tracy Mills Fire - Medical

G17010 and amending the fiscal year 2026 Contract
Awarding Authority List; Resolution #2026-11

REGULAR AGENDA ITEM - PUBLIC HEARING:

6. 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 147th Avenue and Beardsley Canal. Case FS25-0420. Chris Sexton
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

7. District 1 Consideration and action pertaining to the approval of a Resolution for the Intent to Annex for a portion of the project known as Vistas Montanas. Case# FS25-0291; Resolution 2026-02. Chris Sexton
Community
Development

H. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins. You may also [fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council 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.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

- I. Other Business and Future Agenda Items
J. City Council Reports
K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));

- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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 by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, December 31st, 2025 @ 10:00 AM

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
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Led by Cub Scouts Troop

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Community Champions — Shadow Ridge HS Theater | Overall Superior Award

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Grant Presentation by Cox Group

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



**CITY OF SURPRISE
Regular City Council Meeting**

Council Meeting Date: January 6, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action to approve the recommendation for appointment of Madelyn Volling to the Parks & Recreation Advisory Commission for the four-year term expiration on June 30, 2029.

Motion:

I move to approve the appointment of Madelyn Volling to the Parks & Recreation Advisory Commission, term expiring June 30, 2029.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action to approve the recommendation for appointment of Connie Loveland to the Board of Trustees, for the four-year term expiration on June 30, 2029.

Motion:

I move to approve the appointment of Connie Loveland to the Board of Trustees, term expiration on June 30, 2029.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the December 16th, 2025 Special City Council Meeting, Executive Session, and Regular City Council Meeting Minutes.

Motion:

I move to approve the December 2nd, 2025 Regular City Council Meeting Minutes

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 121625 Regular City Council Meeting Minutes
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CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, December 16, 2025 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Sartor called the Regular Council Meeting of December 16th, 2025 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Rabbi Shlomo led in the Invocation.

B. Roll Call

In attendance with Mayor Sartor were Council members Chris Judd, Earle Greenberg, Patrick Duffy, Johnny Melton (Telephonic) and Nick Haney. Vice Mayor Jack Hastings was excused.

C. Pledge of Allegiance

Vally Vista High School Choir led in the Pledge of Allegiance.

They also did a choir performance.

D. Proclamation and Community Acknowledgements

Mayor Sartor recognized Arizona Rangers for their help with the local Hannaka celebration.

E. City Manager Report

2. City Manager sub-text

1. Employee Dependent Scholarship Awards

City Manager, Andrea Davis, came to introduce Joesette Fausto. Joesette presented the winners of the Employee Dependent Scholarship Awards: Emma Hudson, Claire Avalos, and Finn Bush.

3. Reports

City Manager, Andrea Davis, presented Shelby Fenwick. Shelby introduced the Youth Council Members.

Alice Bogman, Willow Canyon High School

Kaydance Sartor, Shadow Ridge High School

F. City Clerk Report

City Clerk, Kristi Passarelli, reported about the City's 65th Anniversary.

4. Reports

2. City of Surprise 65th Birthday

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve

Initiated By: Patrick Duffy

Seconded By: Earle Greenberg

Yes: Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

3. Consideration and action to approve the December 2nd, 2025 Regular City Council Meeting Minutes
4. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2025 budget by moving budget authority in order to close out Fiscal Year 2025; Resolution #2025-137.
5. Consideration and action to approve an amendment to the Fiscal Year 2026 budget moving budget authority within grant and capital projects to/from contingency or between projects and amending the FY2026 Contract Awarding Authority List; Resolution #2025-138.
6. Consideration and action pertaining to approval of a Fiscal Agent Grant Agreement and acceptance of a grant from the Ak-Chin Indian Community for the benefit of A Mighty Change of Heart and approval of a Fiscal Year 2026 budget amendment by moving budget in the amount of \$20,000; Resolution 2025-97.
7. Consideration and action pertaining to the renewal and acceptance of the agreement with the U.S. Department of Justice Drug Enforcement Administration for overtime expenses and approval of a fiscal year 2026 budget amendment moving budget in the amount of \$44,400; Resolution 2025-135; RFLS 10361.

6. REGULAR AGENDA ITEM - PUBLIC HEARING:

8. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 365730, requested by Maria Danielle Burgess, for Circle K Store #9626 located at 16256 W Jomax Rd, Surprise, AZ 85387 for a new Series 09 Liquor License.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Patrick Duffy

Yes: Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg

No: None

Abstain: None

Vote Result: Passed

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

9. Presentation and discussion regarding the City Court's Department Strategic Plan.

Judge Dominguez, and Court Administrator Elaina Cano, came to present this item. They talked about the Mission Statement of the Court, Court Overview, Strategic Priority Alignment, Strategic Goals, Key Projects & Initiatives, and Challenges & Opportunities.

Mayor Sartor, asked about efficiency and what standard they were trying to achieve? Elaina said

that they are trying to take away tedious tasks for staff by using technology and AI. Judge Dominguez, talked about reducing person hours for a task.

10. Consideration and action pertaining to approval of the 2026 Legislative Agenda.

Government Relations Director, Jodi Tas, came to present this item. She talked about the Federal Delegation, Legislative Composition, 2025 Legislative Session Recap, SB1308, HB2539, SB1332, SB1082, Purpose of the Legislative Agenda, 2026 Legislative Agenda, Surprise's Quality of Life, Preserving Local Funding, Supporting Local Decision-Making Authority, Transportation, Land Use Planning, Public Safety, Economic Development, Water & Sustainability, and Luke Air Force Base.

Councilmember Haney, asked about any legislation for first responders health and Surprise's role in anything moving forward. He thanked Jodi for her work, he asked how residents can get more involved? Jodi said it would be really impactful for them to reach out to the state legislature. Councilmember Haney asked who controls the 303 and Grand Avenue? Jodi said it was the state that has control over those. He talked about the zoning process and balancing infrastructure, he asked about legislation that could impact the City's impact on future developments and what impact funding would have? Jodi talked about the potential forecast of the state budget, and where the money comes from. Councilmember Haney talked about growth in the City and the steps that the City has taken to grow smartly. He asked if there was potential legislation that could limit city control on future growth. Jodi said there likely would be. Councilmember Haney thanked her for her work. Jodi thanked council for all their work with the state.

Mayor Sartor, asked about San Tan Valley incorporating and the impact that would have on Surprise? Jodi said it is one more town to split resources with. Mayor Sartor, thanked Jodi for her leadership locally. He asked where people could get the contact information for their state and federal legislators. Jodi said on the Government Relations page is all the contact information for each office. He asked if they should call or email? Jodi said both.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Earle Greenberg

Yes: Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

11. Consideration and action pertaining to approval of the Surprise 120 Development Agreement; Resolution #2025-136

Assistant City Manger, Lloyd Abrams, came to present this item. He talked about the Vicinity Map, Owner Obligation, and Traffic Signals.

Kimberly Virostek, a Surprise Resident, came to talk about this item and express her concerns about this area.

Councilmember Haney asked if Lloyd could talk about some of the things Kimberly talked about. Lloyd talked about developing access for the area and future development agreements. Councilmember Haney, asked about Deer Valley shifting south and if there was something holding them to it? Lloyd said there is. Councilmember Haney talked about keeping the community in the loop. Lloyd said they would continue to do so.

Mayor Sartor, asked about the rural urban interface overlay and if there is some protection as far as distance? Lloyd said that they are starting the protection for it.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Patrick Duffy

Yes: Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

12. Presentation and discussion pertaining to the FY2026 Financial Status Report through September 2025.

Finance Director, Sandy Simmons, came to present this item. She talked about Source Category Examples, FY26 General Fund Sources, FY26 General Fund Uses, and Uses Category Examples.

Councilmember Judd, asked about the trajectory, and what would happen if things took a turn downward, and how prepared the City is? Sandy said that they anticipate for such cases and to prepare for scaling back if need be. Councilmember Judd, said that if the numbers were disappointed, what would happen? Sandy said they would get together and talk about what to do with actual numbers.

- H. Call To The Public

April Butler, a Surprise Resident, came to talk about Project Baccara.

Hillary Webber, a Surprise Resident, came to talk about Project Baccara.

Alex Christ, a Surprise Resident, came to talk about the holidays.

Lisa Everett, a Surprise Resident, came to talk about the Surprise Party.

- I. Other Business and Future Agenda Items

- J. City Council Reports

Councilmember Greenberg thanked staff for coming to his district meeting to talk about water, and the age of the City.

Councilmember Haney, talked about his upcoming community meeting, and thanked staff for their work on the holiday event.

Councilmember Duffy, thanked Parks and Rec for their work on the Surprise Party.

Councilmember Melton, wished everyone a happy holiday season.

Councilmember Judd, talked about the previous year and the composition of the Council. He thanked Parks and Rec for their work on the event.

Mayor Sartor, thanked staff for all their work on the holiday event. He congratulated Lloyd on his promotion as Assistant City Manager. He wished everyone a happy holiday season.

- K. Executive Session

8. Executive Session Items

- 9. Executive Disclaimer - Part 1
- 10. Executive Disclaimer - Part 2
- 11. Executive Disclaimer - Part 3

L. Adjournment

Motion: To Adjourn
Initiated By: Youth Councilmember Alice Bogman
Seconded By: Youth Councilmember Kaydance Sartor

Yes: Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None
Abstain: None

Vote Result: Passed

Meeting Adjourned at 7:45 PM

Kevin D. Sartor, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, December 16, 2025.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026
Submitting Department: Police
Staff Recommendations:

Contact Person: Evan Becher, POLICE CHIEF
District: Citywide

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

Agenda Wording:

Consideration and action pertaining to approval of an agreement with the Arizona Department of Public Safety, accepting funding for expenses related to reducing human trafficking, and approval of a Fiscal Year 2026 budget amendment moving budget in the amount of \$111,100 to project G31122 and amending the fiscal year 2026 Contract Awarding Authority List; Resolution #2026-03; RFLS #10395.

Motion:

I move to approve Resolution #2026-03.

Background:

The Surprise Police Department has been awarded reimbursable funding through the Arizona Department of Public Safety up to the amount of \$111,093.00 for overtime, equipment, software and operational costs pertaining to anti-human trafficking efforts.

Objective Analysis:

The grant funding is to be used in purchasing software and laptops for the use of anti-human trafficking operations. Additionally, overtime and operational costs may be reimbursed for related operations

Policy Compliant:

This action is consistent with City and Council Policy. The City regularly partners with other governmental entities when it is beneficial to do so.

Financial Impact:

Acceptance of this one-time reimbursable funding will provide \$111,100 for overtime, equipment, software and operational costs incurred as a result of the police department's efforts to reduce human trafficking within the State of Arizona in FY2026. There is no city-match requirement; however, all employee related expenses associated with this overtime will be absorbed by the Police Department's current operating budget.

Budget Impact:

The FY2026 adopted budget did not include appropriations for revenue and expenses related to the FY2026 Arizona Department of Public Safety Anti-Human Trafficking award. Acceptance of this award

will require an amendment to the Fiscal Year 2026 budget by moving budget authority in the amount of \$111,100 from the General Contingency Fund to Project G31122 in the Grants Fund and amending the fiscal year 2026 Contract Awarding Authority List by adding \$56,100 to #26120. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 01.06.26 Res 2026-03 AZDPS AntiHT final_Submitted
 2. 2025-301 Surprise PD FY26 AHTF Agreement_Submitted
 3. AZDHS Human Trafficking Grant
-

RESOLUTION # 2026-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE ARIZONA DEPARTMENT OF PUBLIC SAFETY TO ACCEPT GRANT FUNDING, AMENDING THE FISCAL YEAR 2026 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF \$111,100 FROM GENERAL CONTINGENCY TO PROJECT G31122 IN THE GRANTS FUND , AND AMENDING THE FISCAL YEAR 2026 CONTRACT AWARDING AUTHORITY LIST BY ADDING \$56,100 TO #26120.

WHEREAS, the City of Surprise desires to enter into an agreement with the Arizona Department of Public Safety to provide reimbursable funding up to the amount of \$111,093.00 to be used for overtime, equipment, software and operational costs pertaining to anti-human trafficking efforts;

WHEREAS, the City of Surprise Police Department desires to accept the funding and enter into the Agreement;

WHEREAS, the FY2026 budget, including the FY2026 Contract Awarding Authority List, was adopted by Council Resolution #2025-71 on June 3, 2025;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies require the approval of the Mayor and Council for budget amendments of this nature.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2025, through June 30, 2026.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Fiscal Year 2026 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2025, through June 30, 2026.

Section 3. The Agreement between the City of Surprise and the Arizona Department of Public Safety, attached as *Exhibit C*, is approved.

Section 4. The City Manager, or their designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Jeffrey Murray, City Attorney

RESOLUTION # 2026-03
Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$111,100 from the General Contingency Fund to project G31122 in the Grants Fund to cover reimbursable costs for overtime, equipment, software, and other operational costs pertaining to anti-human trafficking efforts. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

| Fund | Department | Project/Category | Rev/ Exp | Current Budget | Increase/ (Decrease) | Amended Budget |
|----------------------|-----------------------|---|---------------------|---------------------------|---------------------------------|---------------------------|
| Grants | Police | #G31122 FY26 Anti-Human Trafficking Grant | E | - | 111,100 | 111,100 |
| Grants | Police | #G31122 FY26 Anti-Human Trafficking Grant | R | - | 111,100 | 111,100 |
| Contingency | General Operations | Contingency | E | 82,456,800 | (111,100) | 82,345,700 |
| Contingency | General Operations | Other | R | 81,281,700 | (111,100) | 81,170,600 |
| Expense Total | | | | 82,456,800 | - | 82,456,800 |
| Revenue Total | | | | 81,281,700 | - | 81,281,700 |

**RESOLUTION 2026-03
EXHIBIT B**

1. Contract Awarding Authority List – Council to approve adding an item on the Fiscal Year 2026 Contract Awarding Authority List for grant funding from the Arizona Department of Public Safety in the amount of \$56,100 for the purchase of software, laptops, and operational expenses.

| Reference # | Project Number | Description | Current Amount | Increase/ (Decrease) | Amended Amount |
|--------------------|-----------------------|-----------------------------------|-----------------------|-----------------------------|-----------------------|
| 26120 | G31122 | FY26 Anti-Human Trafficking Grant | \$0 | \$56,100 | \$56,100 |

**RESOLUTION 2026-03
EXHIBIT C**

AGREEMENT TO ACCEPT FUNDING BETWEEN
THE CITY OF SURPRISE AND THE ARIZONA DEPARTMENT OF PUBLIC SAFETY
(DPS)

(BEGINS ON THE NEXT PAGE)

AGREEMENT REGARDING ANTI-HUMAN TRAFFICKING

This Agreement is entered into between the State of Arizona through its Department of Public Safety, hereinafter referred to as “DPS” and the City of Surprise through the Surprise Police Department, hereinafter referred to as “SPD.”

The purpose of the Agreement shall be the enhance law enforcement services that reduce human trafficking within the state as allowed in A.R.S. § 26-106 through the cooperative efforts of the parties to this Agreement.

DPS is authorized and empowered to enter into this Agreement pursuant to A.R.S. § 41-1713(B)(3). Both parties are authorized and empowered to enter into the Agreement pursuant to A.R.S. § 11-952.

In consideration of the mutual promises set forth herein, the parties to this Agreement hereby agree to the following conditions.

I. PARTICIPATION

This agreement provides Fiscal Year 2026 (July 1, 2025 through June 30, 2026) Anti-Human Trafficking funding up to \$111,093.00 for overtime, equipment, software and operational costs.

Quarterly, the SPD will report statistical activity and progress for the agreed upon performance measures. Additionally, ongoing information exchange and intelligence sharing will occur between DPS and SPD.

II. REIMBURSEMENT

DPS agrees to reimburse SPD for overtime up to \$55,000. Equipment will be reimbursed up to \$16,000 for laptops, software up to \$25,093 and operational costs not to exceed \$15,000.

| Category | Description | Amount |
|-------------------|---|---------------|
| Personnel | Detective Overtime (excludes command staff) | \$ 55,000 |
| Equipment | (4) Alienware Laptop | \$ 16,000 |
| Software | CellBrite Guardian | \$ 25,093 |
| Operational Costs | Hotel Room Operations | \$ 15,000 |

Evidence of expenditures shall be provided by June 30, 2026, or as soon as practicable, for the fiscal year just ended. Quarterly statistical reports shall be provided on the same schedule as the expenditure information. Expenditures must align with the approved budget and be incurred within the performance period.

III. NON-AVAILABILITY OF FUNDS

Every payment obligation of State under this Agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation. If funds are not

allocated and available for the continuance of the Agreement, the Agreement may be terminated by the State at the end of the period for which funds are available. No liability shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

IV. NON-DISCRIMINATION

The parties shall comply with the non-discrimination provisions of the Governor's Executive Order 2023-001, which mandates that all persons, regardless of race, color, religion, sex, age, national origin, or political affiliation, shall have equal access to employment opportunities, and all other applicable State and Federal employment laws, rules, and regulations, including the Americans with Disabilities Act. The parties shall take affirmative action to ensure the applicants for employment and employees are not discriminated against due to race, creed, color, religion, sex, national origin or disability.

V. INDEMNIFICATION

Each party (as "indemnitor") agrees to indemnify, defend, and hold harmless the other party (as "indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees, hereinafter collectively referred to as "claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, agents, employees, or volunteers.

VI. RECORDKEEPING

All records regarding the Agreement, including the officers' time accounting logs, must be retained for five (5) years in compliance with A.R.S. § 35-214, entitled Inspection and Audit of Contract Provisions.

VII. FEES

In no event shall either party charge the other for any administrative fees for any work performed pursuant to the Agreement.

VIII. ARBITRATION

The parties to this Agreement agree to resolve all disputes arising out of or relating to this agreement through arbitration, after exhausting applicable administrative review, to the extent required by A.R.S. §§ 12-1518 except as may be required by other applicable statutes.

IX. EFFECTIVE DATE/DURATION

The terms of this agreement shall become effective upon the date the last signature is obtained, shall be retroactive to July 1, 2025, and shall expire June 30, 2026. If funds are not allocated to support this agreement, DPS will provide written notice to SPD notifying them of the termination of funding and cancellation of this Agreement.

X. CANCELLATION

All parties are hereby put on notice that this Agreement is subject to cancellation by the Governor for conflicts of interest pursuant to A.R.S. § 38-511.

XI. TERMINATION

Either party may terminate the Agreement for convenience or cause upon thirty (30) days written notice to the other party. Upon termination, DPS shall pay all outstanding amounts up through the time upon which the termination becomes effective. All property shall be returned to the owning party upon termination.

Any notice required to be given under the Agreement will be provided by mail to:

Mike Dodd, Budget Officer
Arizona Department of Public Safety
P.O. Box 6638, Mail Drop 1330
Phoenix, AZ 85005-6638

Evan Becher, Chief of Police
Surprise Police Department
14250 W Statler Plaza 103
Surprise, AZ 85374

XII. VALIDITY

This document contains the entire Agreement between the parties and may not be modified, amended, altered or extended except through a written amendment signed by all parties. If any portion of this Agreement is held to be invalid, the remaining provision shall not be affected.

The parties hereto have caused this Agreement to be executed by the proper officers and officials.

STATE OF ARIZONA

BY: _____
Jeffrey D. Glover, Director
Arizona Department of Public Safety

DATE: _____

CITY OF SURPRISE

BY: _____
Evan Becher, Chief of Police

DATE: _____

ATTEST

BY: _____
(Remove if not necessary)

DATE: _____

AZDHS Grant Award

Surprise Police Department

Evan Becher

January 6, 2026



SURPRISE

ARIZONA

Grant Overview

Human Trafficking Program History

- **Operations:** Since 2022, the Surprise Police Department Special Victims Unit conducts special operations to identify offenders, recover runaway juveniles, and provide victim advocacy services.
- **Staffing:** Operations typically span 2-3 days and involve 30+ personnel including detectives, surveillance units.
- **Impact & Funding Need:** Operations have resulted in significant arrests, including over 140 arrests during a 2023 multi-week operation. Grant funding supports overtime and critical equipment to ensure uninterrupted investigative work.



SURPRISE

ARIZONA

Surprise Police Department Award

Award amount: \$111,110

- Overtime Reimbursement.
- Equipment related to furthering investigations.



SURPRISE

ARIZONA

Council Action Requested

- Adopt Resolution No. 2026-03
- Authorize acceptance of grant funding from the Arizona Department of Public Safety
- Approve budget amendment and contract authority list updates



SURPRISE

ARIZONA

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026

Contact Person: Kevin Spirlong, Tracy Mills,
TECH SERVICES MGR

Submitting Department: Fire - Medical
Staff Recommendations:

District: Internal

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to entering into an agreement with the Tohono O’odham Nation to accept a grant award, approving a Fiscal Year 2026 budget amendment moving budget in the amount of \$209,000, \$109,000 to project G34205, and \$100,000 to project G17010 and amending the fiscal year 2026 Contract Awarding Authority List; Resolution #2026-11

Motion:

I move to approve Resolution # 2026-11.

Background:

The Surprise Fire-Medical Department (SFMD) applied for funding from the Tohono O’odham Nation in the amount of \$108,924.26 to purchase two Rolling Tool Systems with tools for the Fire Mechanics. These tools will be used to work on fire apparatus and ambulances. The grant application has been selected for approval. In recent years, the SFMD received grant funding from the Tohono O’odham Nation to purchase drones, specialized training, and automated chest compression devices. The Tohono O’odham Nation grants have also supported other projects for city department such as the Water Resource Management and the Human Service & Community Vitality departments.

In addition, the Surprise Information Technology Department (IT) applied for funding from the Tohono O’odham Nation in the amount of \$100,000.00 to support a new Citywide Public Safety and Infrastructure Resiliency Through Telecommunications and Facility Enhancements project. This grant application was also selected for approval this year.

Objective Analysis:

The SFMD mechanics rely on personal tools and must drive approximately 4.5 miles to restock essential parts like washers, nuts, and bolts from the central fleet yard. This creates operational delays and impedes the timely return of fire and EMS apparatus to service. This grant funding supports the operational efficiency of mechanics responsible for maintaining the emergency apparatus that protects Surprise citizens. The primary beneficiaries include the firefighters, EMTs, and paramedics who rely on operational vehicles for emergency response. The broader benefit extends to over 150,000 residents and visitors served by SFMD daily and surrounding jurisdictions supported through mutual aid agreements

The City of Surprise is experiencing significant population growth, accompanied by development in rural and previously under-connected areas. Public safety operations led by the Police Department, Fire-Medical Department, and Water Resource Management (WRM) Department are increasingly strained by limited communications infrastructure and physical security gaps. To address these critical needs, this proposal introduces a coordinated, citywide telecommunications and facility security enhancement initiative. By investing in scalable fiber-optic and telecommunications systems now, the City ensures future compatibility with smart city technologies, next-generation emergency tools, and data-driven resource management. These upgrades will reduce ongoing maintenance costs, improve system longevity, and position the City to leverage future funding opportunities through a robust, future-ready platform.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

This action will authorize the acceptance of a one-time grant award totaling \$208,924.26 for equipment to support current SFMD operations and citywide telecommunications and facility enhancements. There is no city-match requirement.

Budget Impact:

The adopted FY2026 budget did not include appropriations for revenue and expenses related to the Tohono O’odham Nation grant awarded to the Fire-Medical department or to the Information Technology department. Acceptance of the grant will result in the movement of budget authority from General Contingency to the Grants Fund in the amount of \$109,000 to project G34205 and \$100,000 to project G17010. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. Res 2026-11 - 2025 Tohono O'odham Grant Resolution-FINAL
2. 10.28.2025 Approved City of Surprise 12Percent Grant Agreement_updated
3. Tohono O'odham Grant Presentation

RESOLUTION # 2026-11

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH TOHONO O'ODHAM NATION TO ACCEPT TWO GRANTS, AMENDING THE FISCAL YEAR 2026 BUDGET BY MOVING BUDGET AUTHORITY FROM GENERAL CONTINGENCY TO THE GRANTS FUND IN THE AMOUNT OF \$209,000 TO PROJECT G34205 IN THE AMOUNT OF \$109,000 AND TO PROJECT G17010 IN THE AMOUNT OF \$100,000 , AND AMENDING THE FISCAL YEAR 2026 CONTRACT AWARDING AUTHORITY LIST (CAAL) BY ADDING CAAL NO. 26170 FOR \$109,000 AND CAAL NO. 26077 FOR \$100,000.

WHEREAS, the City of Surprise Fire-Medical Department (SFMD) applied for a 2025 Public Safety grant in the amount of \$108,924.26 from the Tohono O'odham Nation for the purchase of two (2) Rolling Tool Systems with tools and associated accessories for the Fire Mechanics in support of the SFMD emergency response services;

WHEREAS, the City of Surprise Information Technology Department (IT) applied for a 2025 Public Safety grant in the amount of \$100,000.00 from the Tohono O'odham Nation to support a Citywide Public Safety and Infrastructure Resiliency through Telecommunications and Facility Enhancements initiative.

WHEREAS, the City desires to accept the grant funding from the Tohono O'odham Nation for the purchase of two (2) Rolling Tool Systems with tools and associated accessories;

WHEREAS, the City desires to accept the grant funding from the Tohono O'odham Nation to complete a Citywide Public Safety and Infrastructure Resiliency through Telecommunications and Facility Enhancements initiative;

WHEREAS, the FY2026 budget, including the FY2026 Contract Awarding Authority List, was adopted by Council Resolution #2025-71 on June 3, 2025;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows.

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the Fiscal Year 2026 budget of the City of Surprise, Arizona for the fiscal year July 1, 2025, through June 30, 2026.

Section 2. That the statements and schedules attached as *Exhibit B* and incorporated by reference are adopted, amending the Fiscal Year 2026 Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2025, through June 30, 2026.

Section 3. The City is authorized to enter into the agreement between the City of Surprise and the Tohono O’odham Nation, attached as *Exhibit C*, to accept grant funding in the combined amount of \$208,924.26 for emergency response services and the telecommunications and facility enhancements initiative.

APPROVED AND ADOPTED this ____ day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Jeffrey Murray, City Attorney

RESOLUTION # 2026-11
Exhibit A

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$209,000 from General Contingency to Project G34205 (\$109,000) and Project G17010 (\$100,000) to cover projected expenditures associated with the purchase of equipment and tools for the SFMD and a telecommunications and facility enhancement initiative for IT. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

| Fund | Department | Project/Category | Rev/Exp | Current Budget | Increase/ (Decrease) | Amended Budget |
|----------------------|------------------------|--|----------------|-----------------------|-----------------------------|-----------------------|
| Grants | Fire - Medical | #G34205 2025 Tohono O'odham Nation Grant | E | - | 109,000 | 109,000 |
| Grants | Fire - Medical | #G34205 2025 Tohono O'odham Nation Grant | R | - | 109,000 | 109,000 |
| Contingency | General Operations | Contingency | E | 80,883,900 | (209,000) | 80,674,900 |
| Contingency | General Operations | Other | R | 79,361,100 | (209,000) | 79,152,100 |
| Grants | Information Technology | #G17010 2025 Tohono O'odham Nation Grant | E | - | 100,000 | 100,000 |
| Grants | Information Technology | #G17010 2025 Tohono O'odham Nation Grant | R | - | 100,000 | 100,000 |
| Expense Total | | | | 80,883,900 | - | 80,883,900 |
| Revenue Total | | | | 79,361,100 | - | 79,361,100 |

RESOLUTION # 2026-11
Exhibit B

1. Contract Awarding Authority List – Council approved the FY2026 Contract Awarding Authority List and it did not include an item for the acquisition of equipment and tools for the SFMD or infrastructure enhancements for IT in the capital section. This Resolution provides authorization to include G34205 2025 Tohono O’odham Nation in the amount of \$109,000 and G17010 2025 Tohono O’odham Nation in the amount of \$100,000 on the FY2026 Capital CAAL.

| Reference # | Description | Current Amount | Increase/ (Decrease) | Amended Amount |
|--------------------|-----------------------------------|-----------------------|-----------------------------|-----------------------|
| 26170 | G34205 2025 Tohono O’odham Nation | \$0 | \$109,000 | \$109,000 |
| 26077 | G17010 2025 Tohono O’odham Nation | \$0 | \$100,000 | \$100,000 |

RESOLUTION # 2026-11
Exhibit B

GRANT-IN-AID AGREEMENT BETWEEN THE CITY OF SURPRISE AND
THE TOHONO O'ODHAM NATION.

**GRANT-IN-AID AGREEMENT
BETWEEN
THE TOHONO O'ODHAM NATION
AND
CITY OF SURPRISE**

THIS GRANT-IN-AID AGREEMENT (Agreement) is between the Tohono O'odham Nation, a federally recognized Indian tribe (the Nation), and the City of Surprise, a political subdivision of the State of Arizona (City).

RECITALS

The Nation desires to convey to City a portion of its annual 12% local revenue-sharing contribution (Contribution) to be used by City and City recipients for services that benefit the general public.

The Constitution of the Tohono O'odham Nation, Article VI, Section 1(f) provides that the Tohono O odham Legislative Council is authorized to negotiate and conclude agreements on behalf of the Nation with Federal, State, and local governments.

The Constitution of the Tohono O'odham Nation Article VII, Section 2(f) provides that the Chairman of the Nation is the official representative of the Nation; and as such, upon passage of a Resolution by the Legislative Council approving of any agreement with Federal, State, and local governments, the Chairman is authorized to sign such agreements on behalf of the Nation.

Under A.R.S. § 5-601.02(H)(4), City may receive monies from the Nation for services identified by the Nation that benefit the general public, including public safety, mitigation of gaming impacts, and promotion of commerce and economic development.

City is authorized by A.R.S. § 11-951 through § 11-954 to enter into agreements for joint or cooperative actions with public agencies.

Now, therefore, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

AGREEMENT

- 1. Purpose.** The purpose of this Agreement is to set forth the rights and responsibilities of the parties with respect to the payment and distribution of the Contribution, as hereinafter defined.
- 2. Contribution.** On execution of this Agreement, the Nation will issue payment to the City in the amount described in Schedule A (the Contribution) for the purpose(s) detailed in Schedule A. City will distribute funds directly to the recipients (Recipients) listed in Schedule A.

3. Disbursement of Contribution.

- a. **Disbursing Contribution and Recordkeeping.** City is responsible for disbursing the Contribution consistent with this Agreement. Within a reasonable time following receipt of the Contribution from the Nation, City shall distribute the Contribution per City policies and procedures governing the disbursement of these funds. City shall keep and maintain records relating to the disbursements and this Agreement.
- b. **Post-Disbursement Responsibilities.** When applicable, the parties agree that City will be acting as a conduit for distribution of the Contribution to the Recipient. Upon distribution of the Contribution to the Recipients as identified in Section 2 of this Agreement, the City shall have no further responsibility to the Nation with respect to such funds or the use thereof by the Recipients. Therefore, upon the City's disbursement of the Contribution to a Recipient as provided in Section 2, the Nation shall release the City from any and all claims, demands, debts, liabilities, or obligations that may arise in the event that a Recipient fails to expend the Contribution in accord with Section 2. The Nation further agrees that the City shall have no obligation to reimburse the Nation the amount of the Contribution after the City disburses the Contribution to a Recipient and that the Nation shall look solely to the Recipient for repayment of the Contribution if the Contribution is not used for the intended purposes.

4. Term and Termination.

- a. **Effective Date.** This Agreement shall become effective when all parties have signed. The date this Agreement is signed by the last party, as indicated by the date associated with the party's signature, shall be deemed the Effective Date.
- b. **Term.** This Agreement shall commence upon the Effective Date and will continue for twelve (12) months unless terminated earlier (End Date). The Nation, in its discretion, may approve in writing any request by the City for a no-cost extension, including amending the End Date and adjusting any affected reporting requirements.
- c. **Termination by Nation.** The Nation may terminate this Agreement with or without cause at any time by providing City fifteen (15) days advance notice in writing. If the Nation terminates this Agreement after City receives the Contribution but before City disbursed the Contribution in accord with Section 2, the Nation shall include in the notice of termination specific instructions regarding disposition of the Contribution.
- d. **Termination by City.** All parties acknowledge that this Agreement may be subject to cancellation by City per A.R.S. § 38-511.

5. **Money Unclaimed.** If City fails to accept the Contribution on or before November 14, 2025, this Agreement will be deemed to have been terminated by City and the Nation will award the Agreement Contribution to another local government entity.

6. **Monitoring, Review, and Audit.** The Nation may monitor and review the Recipients use of their portions of the Contribution as well as the Recipients performance of the projects funded thereunder, and their compliance with this Agreement, which may include onsite visits to assess the Recipients governance, management and operations, to discuss the Recipient s programming and finances, and review relevant financial and other records and materials related to the Recipient s use of their portion of the Contribution. In addition, the Nation may conduct audits, including onsite audits, at any time during the term of this Agreement, and within three years after the Contribution has been fully spent by the Recipients. Any onsite visit or audit shall be conducted at the Nation s expense, following prior written notice, during normal business hours, and no more than once during any twelve (12) month period.
7. **Dispute Resolution.** The parties mutually agree that any disputes arising pursuant to this Agreement shall be resolved through informal dispute resolution. For all disputes arising under this Agreement the Nation and City shall first attempt to negotiate a resolution. All disputes that cannot be resolved through informal dispute resolution shall be resolved in the Courts of the Nation, subject to the laws of the Nation.
8. **Notices.** Any notice, consent or other communication required or permitted under this Agreement shall be in writing and shall be deemed received at the time it is personally delivered, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express service or if mailed, three (3) days after the notice is deposited in the United States mail addressed as follows:

If to the Nation:

Verlon M. Jose Chairman
Tohono O’odham Nation
P.O. Box 837
Sells, Arizona 85634
Phone: (520) 383-2028
Fax: (520) 383-3379

and

Executive Counsel
Tohono O’odham Nation
P.O. Box 837
Sells, Arizona 85634
Phone: (520) 383-2028
Fax: 520-383-3379

If to the City:
City of Surprise
ATTN: Andrea Davis
16000 North Civic Center Plaza
Surprise, AZ 85374
(623) 222-1335

Any time period stated in a notice shall be computed from the time the notice is deemed received. Either party may change its mailing address or the person to receive notice by notifying the other party as provided in this paragraph.

- 9. Entire Agreement, and Amendments.** This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incident hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.
- 10. Relationship.** The relationship of the parties to this Agreement is determined solely by the provisions of this Agreement. The parties do not intend to create any agency, partnership, joint venture, trust, fiduciary or other relationship which would impose liability upon one party for the act or failure to act of the other party.
- 11. No Waiver.** Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies as to any default, shall not operate as a waiver of any default, or of any such rights or remedies, or deprive any such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.
- 12. Severability.** If any provision of this Agreement shall be found invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
- 13. Counterparts and Electronic Signatures.** This Agreement is executed in duplicate originals. Except as may be prohibited by applicable law or regulation, this Agreement and any amendment may be signed in counterparts, by facsimile, PDF, or other electronic means, each of which will be deemed an original and all of which when taken together will constitute one agreement. Facsimile and electronic signatures will be binding for all purposes.
- 14. Sovereign Immunity.** Nothing in this Agreement shall be deemed a waiver of either party's sovereign immunity in any forum or jurisdiction.

This Agreement is signed on behalf of the parties:

TOHONO O'ODHAM NATION



10/28/2025

Verlon M. Jose, Chairman

Date

CITY OF SURPRISE

Mayor

Date

ATTEST:

Clerk of the City Council

Date

Schedule A--Recipient

| Program | Project | Contribution |
|--|---|---------------------|
| 1. City of Surprise, Information Technology Department | Citywide Public Safety and Infrastructure Resiliency Through Telecommunications and Facility Enhancements | \$100,000.00 |
| 2. Surprise Fire-Medical Department | Rolling Tool Systems | \$108,924.26 |
| | Total | \$208,924.26 |

Tohono O'odham Grant Award

Fire-Medical & Information Technology Departments

Kevin Spirlong & Tracy Mills

January 6, 2026



SURPRISE

ARIZONA

Grant Overview

Gaming Grant Program

- Gaming grant awarded by the Tohono O'odham Nation
- Total award amount: \$209,000
- Supports City of Surprise public safety services
- Funding benefits Fire-Medical and Information Technology departments



Fire-Medical Department Award

- Award amount: \$109,000
- Purchase of two rolling tool systems
- Tools and accessories for Fire Mechanics
- Enhances reliability and readiness of emergency response vehicles



Information Technology Award

- Award amount: \$100,000
- Citywide public safety and infrastructure resiliency initiative
- Telecommunications and facility enhancements
- Improved connectivity and support for public safety operations



Council Action Requested

- Adopt Resolution No. 2026-11
- Authorize acceptance of grant funding from the Tohono O'odham Nation
- Approve budget amendment and contract authority list updates



SURPRISE

ARIZONA

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026 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 approve/deny Ordinance 2026-01, a Rezone, Mandou Ranch, Case FS25-0420.

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:

The request to rezone to R-2 with a PUD Overlay, as outlined and detailed in the rezone document, is consistent with the Land Development Ordinance (LDO) and advances the goals and policies of the General Plan.

Policy Compliant:

The requested Rezone with PUD overlay, as outlined and detailed in the Rezone document, is consistent with the LDO and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

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. 10-FS25-0420 Mandou Ranch - Rezone - Ordinance
 12. 11-FS25-0420 Mandou Ranch - Rezone - PZ Recommendation
 13. FS25-0420 Mandou Ranch - Rezone - CC PowerPoint
-

REZONE

REPORT TO THE CITY COUNCIL

1 **Case:** **FS25-0420**
2
3 **Project Name:** Mandou Ranch (Sierra Sol Ranch)
4
5 **Council District:** 1 - Acacia
6
7 **Planning Commission**
8 **Date:** December 4, 2025
9
10 **City Council Date:** **January 6, 2026**
11
12 **Planner:** Chris Sexton, Senior Planner
13

14
15 **Owner:** Wittrock Land 1, LLC
16
17 **Applicant:** Natalie Maikoski with EPS Group, Inc
18
19 **Site Location:** Generally located at the southeast corner of 147th Avenue and
20 the Beardsley Canal
21
22 **Site Size:** 14.88 acres (approx.)
23
24 **Density:** 6.18 DU/Ac
25
26 **General Plan**
27 **Conformance:** The proposal is consistent with the Surprise General Plan 2040.
28
29 **Support/Opposition:** None known.
30
31 **Commission**
32 **Recommendation:** The Planning and Zoning Commission recommended **approval**
33 of case **FS25-0420** to the Mayor and City Council, subject to
34 stipulations 'a' and 'b'.
35

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

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

44
45 **September 16, 2021:** The Planning and Zoning Commission recommended that City
46 Council approve a minor GPA to change the land use designation from Open Space to
47 Neighborhood Character and rezone from Rural Residential (RR) to Residential High Density
48 with a PUD Overlay (RH-15), under case number FS21-154.

49
50 **October 19, 2021:** City Council approved a minor GPA to change the land use designation
51 from Open Space to Neighborhood Character and rezone from Rural Residential (RR) to
52 Residential High Density with a PUD Overlay (RH-15), under case number FS21-154.

53
54 **June 13, 2024:** Staff met with the applicant to discuss the subject project during a regularly
55 scheduled Concept Review meeting under CR24-0675.

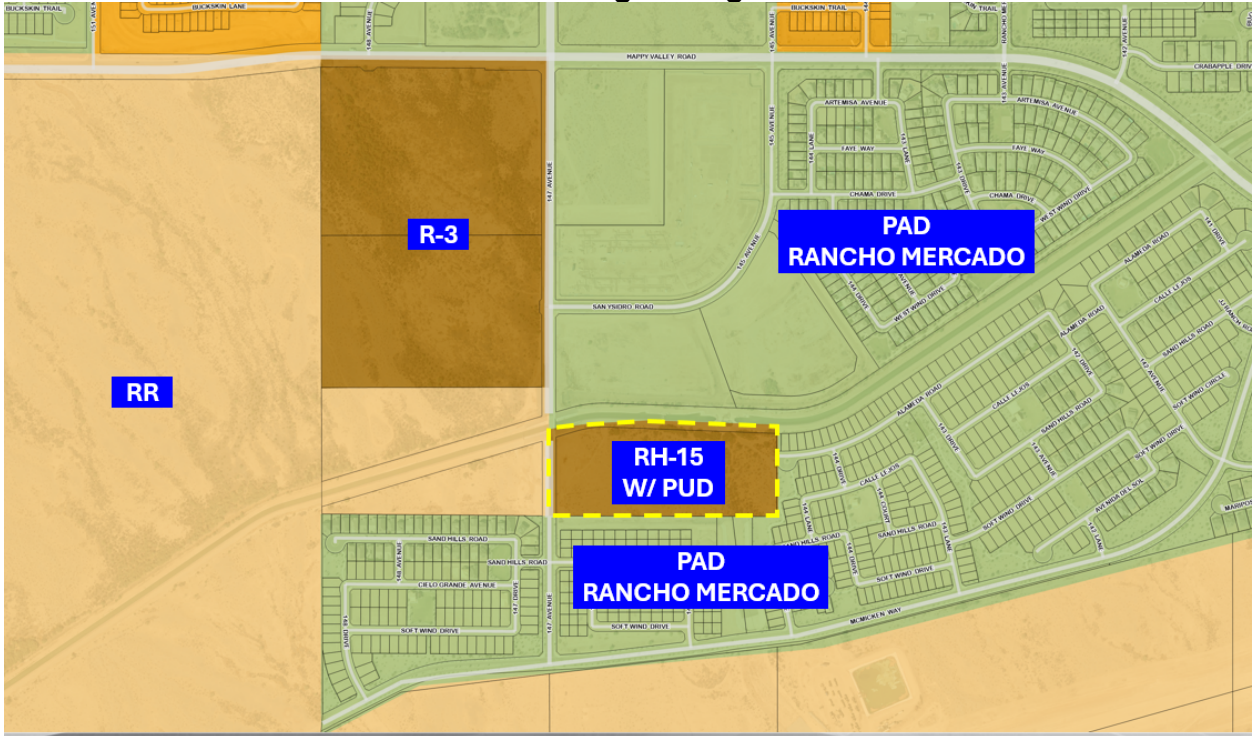
56
57 **May 6, 2025:** The applicant filed the rezone request under case, FS25-0420, the subject
58 case.

59
60 **September 11, 2025:** The applicant held a neighborhood outreach meeting to discuss the
61 project.

62
63 **December 4, 2025:** Planning and Zoning Commission recommended approval to the
64 Mayor and City Council.

65
66

67 The existing and proposed zonings are shown below:
 68 **Existing Zoning**



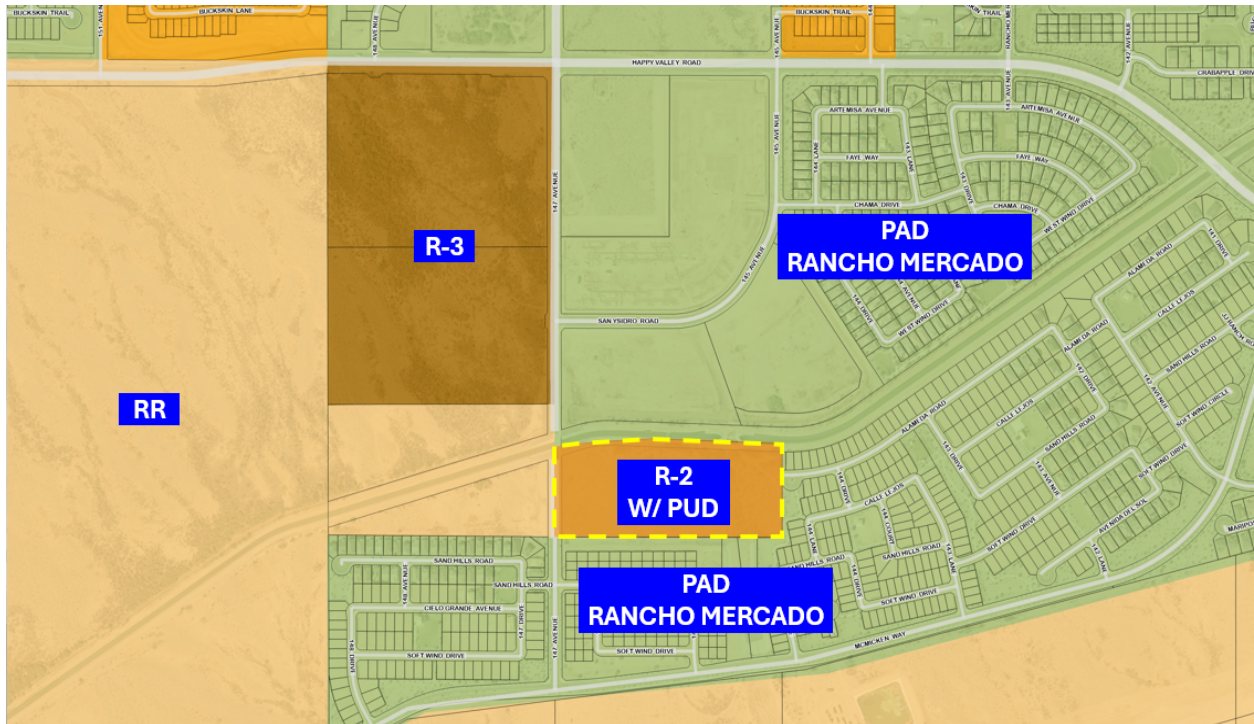
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| | | |
|--------------------|-------------------------|--------------------|
| R-3 | Rancho Mercado PAD | Rancho Mercado PAD |
| RR | RH-15 PUD w/ PUD | Rancho Mercado PAD |
| Rancho Mercado PAD | Rancho Mercado PAD | Rancho Mercado PAD |

70
 71

72

Proposed Zoning



73

| | | |
|--------------------|-----------------------------|--------------------|
| 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 |

74

Analysis and Discussion:

75
76 The subject request is for a rezone of approximately 14.88 acres on one (1) undeveloped
77 parcel from Residential High Density (RH-15) PUD overlay to Residential Medium Density
78 (R-2) with a PUD overlay.

79

80 The project is proposed to include 92 individually platted lots in 4- and 6-pack
81 configurations. The project will comply with the R-2 development standards except for the
82 modification noted 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% |

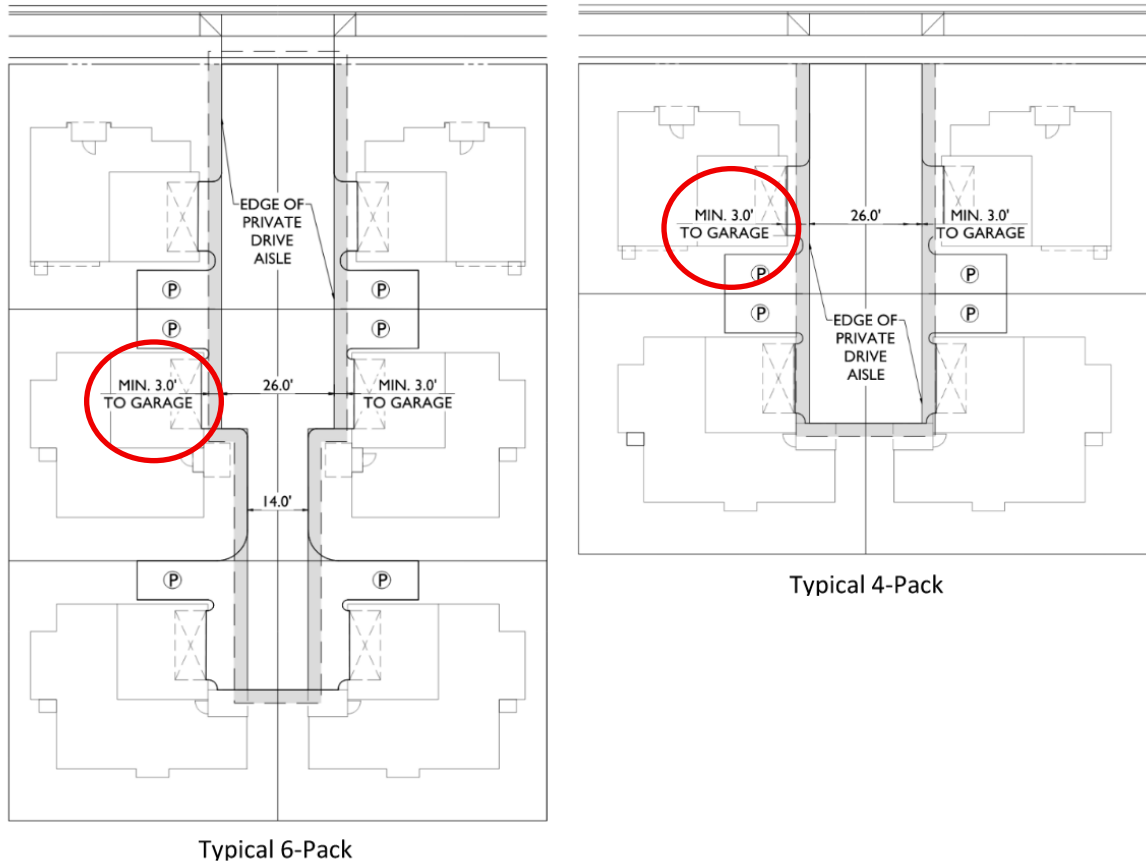
Table Notes:

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.

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.

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

Figure 1: Garage Setback Detail



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

115 PUD Overlay

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

121

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

125

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

133

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

136

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

142

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

145

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

151

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

156

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

160

161 5. *Preserve existing environmentally sensitive lands that exceeds the minimum open*
162 *space area required in the ordinance and provide for well-designed open space*
163 *amenities.*
164

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

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

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

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

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

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

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

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

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

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

208
209 The standards set forth within the approved PUD document shall act as the governing
210 standards for the project. Any standards not modified through the PUD shall be in
211 conformance with the underlying R-2 development standards of the LDO at the time of
212 development.

213
214 **Utility and Services Table:**

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

215
216 **Conformance with Adopted Plans:**

217
218 **Surprise General Plan 2040:** The Surprise General Plan 2040 shows the subject property
219 as lying within the Neighborhood Character Area, which supports residential development of
220 2 - 8 DU/AC. The project most closely aligns with the Suburban Neighborhood type and is
221 consistent with the General Plan in this regard as 6.18 DU/AC is being proposed with this
222 development.

223
224 The proposed development furthers the goals and policies of the General Plan 2040 in that
225 it explores creative housing opportunities where appropriate to the character of the area. The
226 project is supported by Goals 4.1, 4.2, and 6.2 in the General Plan 2040.

227
228 **Goal 4.1 Maintain a well-managed community form.**

229
230 *Policy 1. Guide the design, pattern, and scale of development that provides visual*
231 *diversity, choice of lifestyle, opportunities for social interaction, and respects desirable*
232 *community character and context for both existing and future residents.*

233
234 The project supports this goal and policy of the General Plan by creating a unique housing
235 product within the City. The unique layouts of the units as shown on the concept plan and
236 private drive configuration allows for a medium density, detached unit design that conforms
237 to the LDO's R-2 development standards. The downzone from RH-15 PUD to R-2 PUD
238 allows for the residents to enjoy private yards, while providing similar density to several
239 developments immediately adjacent to the project. As such, the project is designed to provide
240 attainable homes for residents of Surprise where the lot and home size work in concert to
241 open up opportunities for new purchasers to enter the market and begin building equity
242 through ownership.

243
244 **Goal 4.2 Be a home for everyone.**

245
246 *Policy 2. To expand housing choice, explore creative housing opportunities such as*
247 *accessory dwelling units live-work spaces, and residential mixed use areas, where*
248 *appropriate to the character of the area in the City.*

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

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 development is not located within 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 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 infrastructure in the area without requiring additional regional-scale improvements. Due to downsizing from high density to medium density residential zoning, the project will have a lower impact in local and regional infrastructure and city services than would be permitted under its current entitlements.

Reviewing Agencies:

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

Citizen Outreach:

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

Summary:

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

297
298 **Findings:**

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

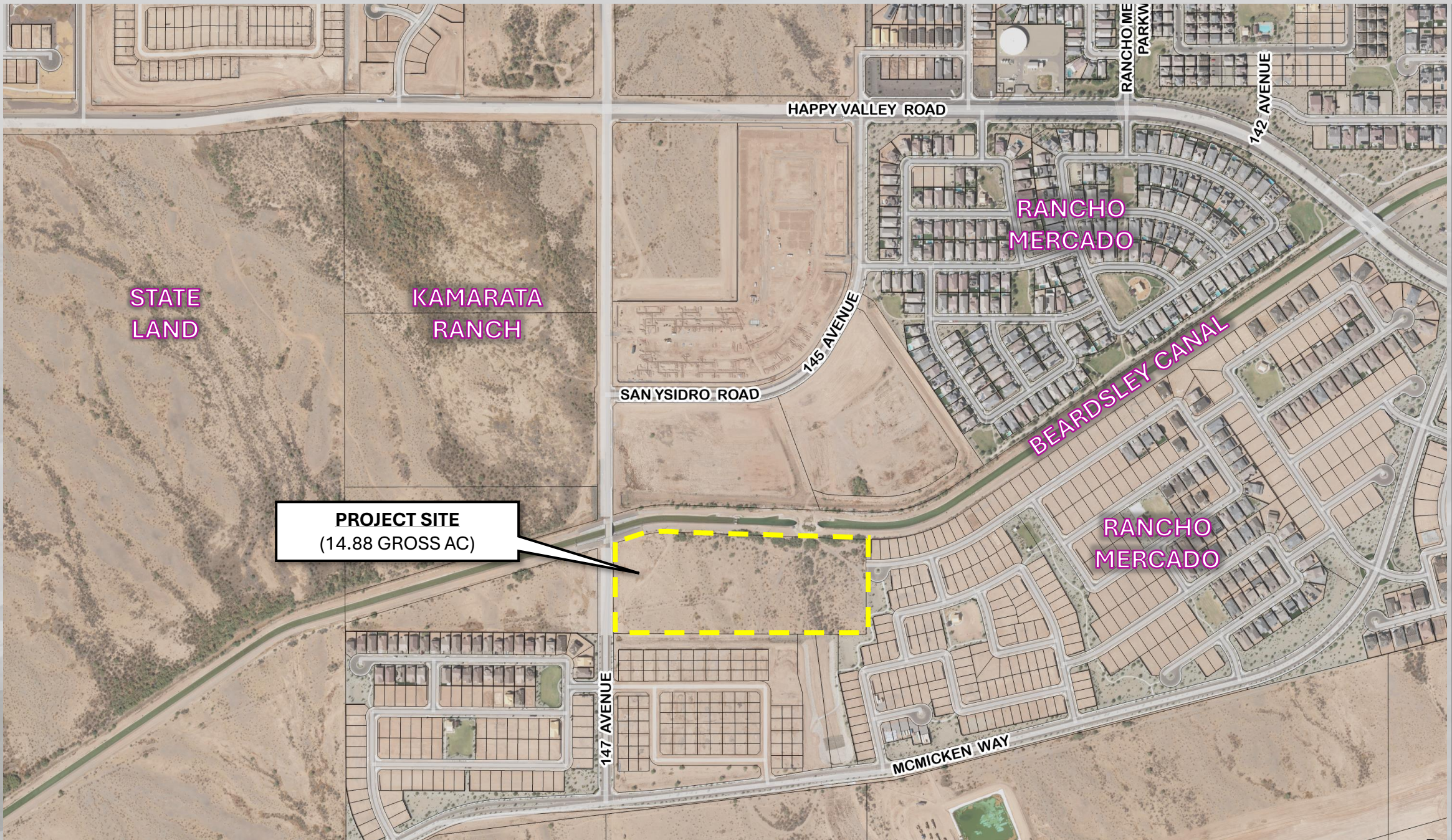
302
303 **Commission Recommendation:**

304 Based on the findings noted above, the Commission moved to recommend approval of case
305 FS25-0420 to the City Council subject to stipulations 'a' and 'b' as follows:

- 306
307 a. Development and use of the site shall be consistent with the Rezone Narrative
308 entitled "Sierra Sol Ranch", prepared by EPS Group, and received September
309 18, 2025.
- 310 b. Non-compliance with the stipulations of approval of this case will be treated as a
311 violation in accordance with the applicable provisions of the Surprise Municipal
312 Code.

313 **Attachments:**

- 314 00 Staff Report
- 315 01 Vicinity Map
- 316 02 Existing Zoning Map
- 317 03 Proposed Zoning Map
- 318 04 Zoning Document
- 319 05 Conceptual Lotting Plan
- 320 06 Luke AFB Letter
- 321 07 Citizen Outreach Report - REDACTED
- 322 08 Affidavit of Site Posting
- 323 09 Comment Letter
- 324 10 Ordinance 2026-01
- 325 11 P&Z Recommendation
- 326 PPT
- 327



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

Wittrock Land I LLC
PO Box 4515
Scottsdale, AZ 85261
Contact: Oakwood Homes

Developer

Oakwood Homes
4908 Tower Road
Denver, CO 80249
Contact: Brett Price

Legal Counsel

Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 E Camelback Road, Suite 210
Phoenix, AZ 85018
Contact: Andrew D. Yancey, Esq.

Planning Consultant

EPS Group, Inc.
1130 N Alma School Road, Suite #120
Mesa, AZ 85201
Contact: Josh Hannon

Engineering Consultant

EPS Group, Inc.
1130 N Alma School Road, Suite #120
Mesa, AZ 85201
Contact: CHANDRA MCCARTY



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

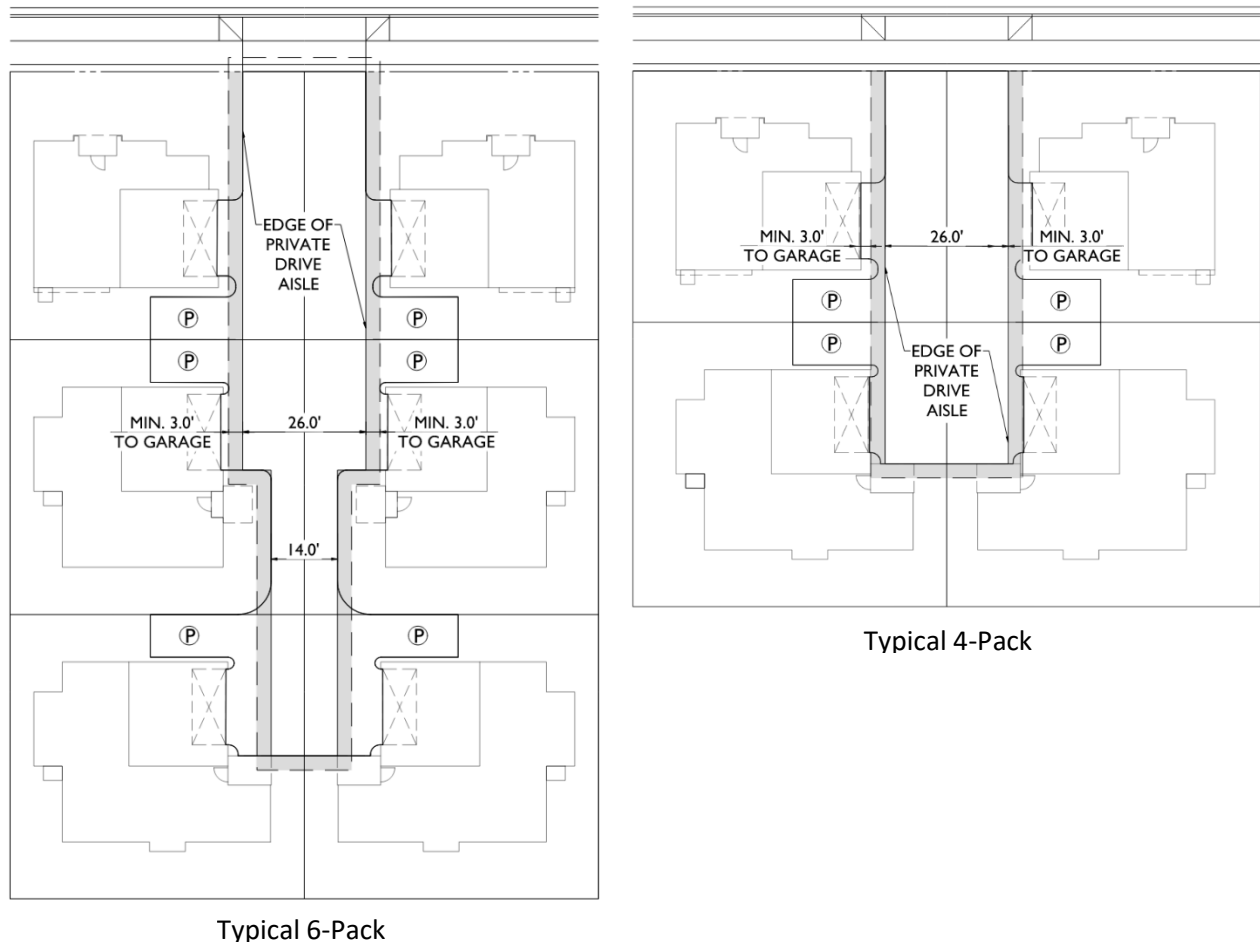
This project has historically included cooperation with the adjacent Rancho Mercado PAD, Beardsley Water Company, and Paloma Creek Water Coordinator to formulate a cohesive development plan working out pedestrian pathways, traffic circulation, utilities, and drainage. Today, the Developer is seeking 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.

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.

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:

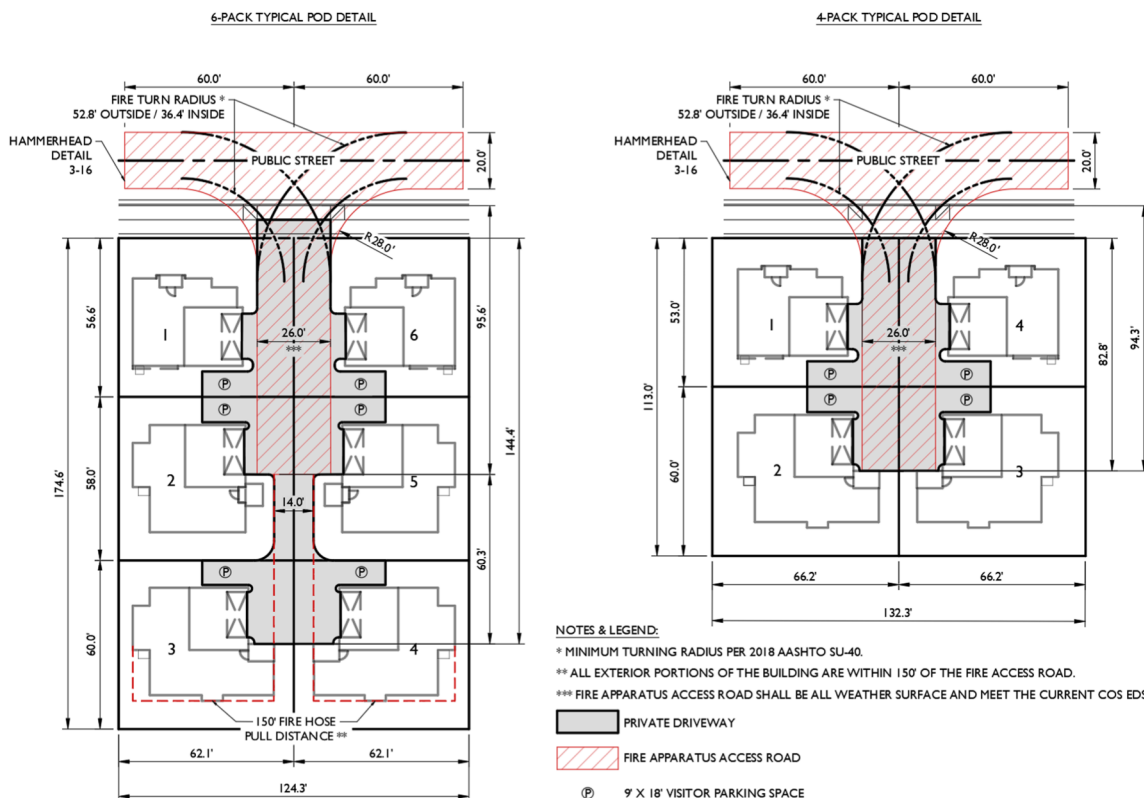
1. At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category’s respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800sf
2. Garage face and embellishments shall be setback 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

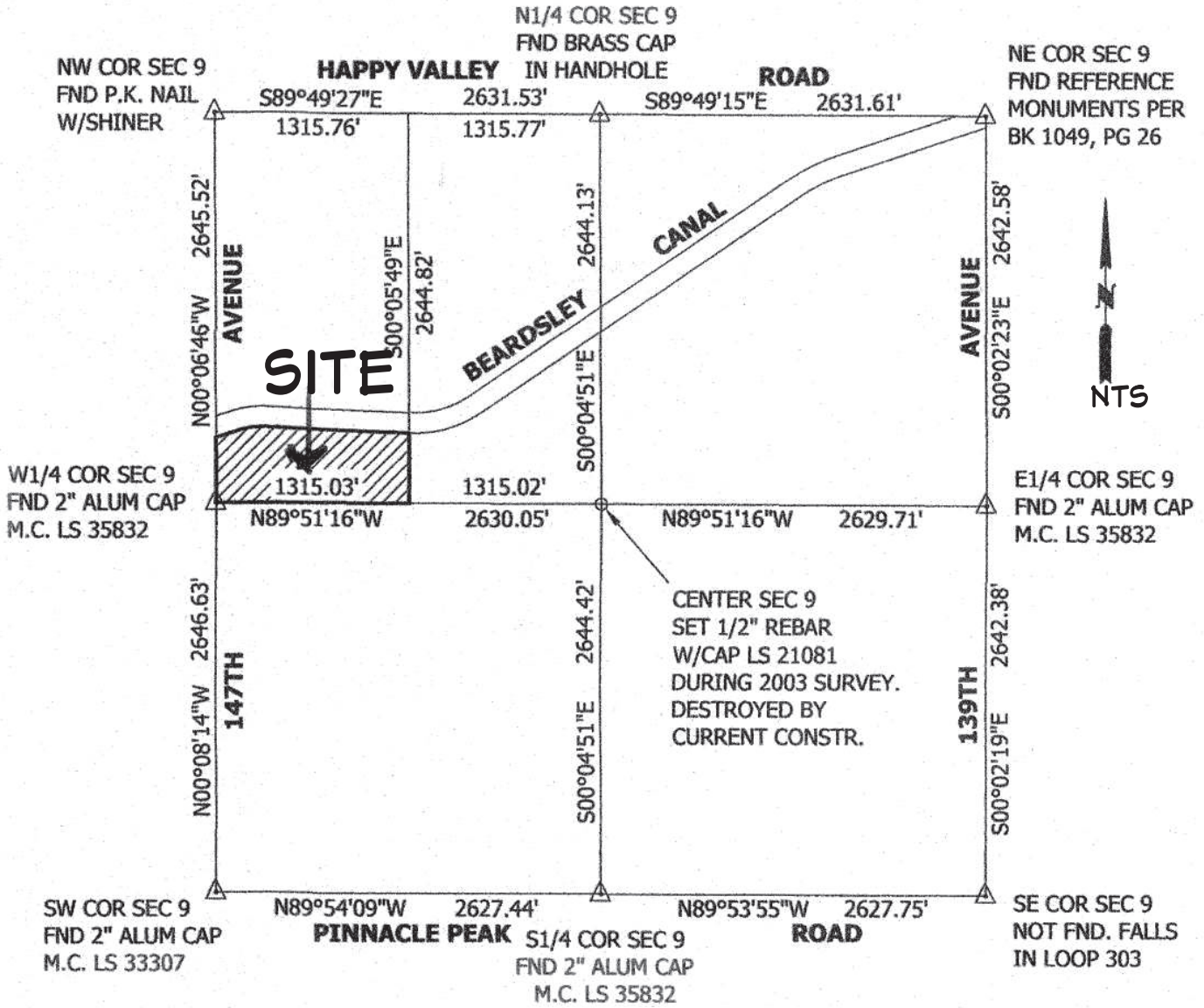
This rezoning request supports the goals and policies of the General Plan. The rezone from a multifamily district to R-2 PUD will bring the Property into conformance with the current LDO standards for medium density development single-family housing providing new ownership opportunities with individual 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

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:

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.

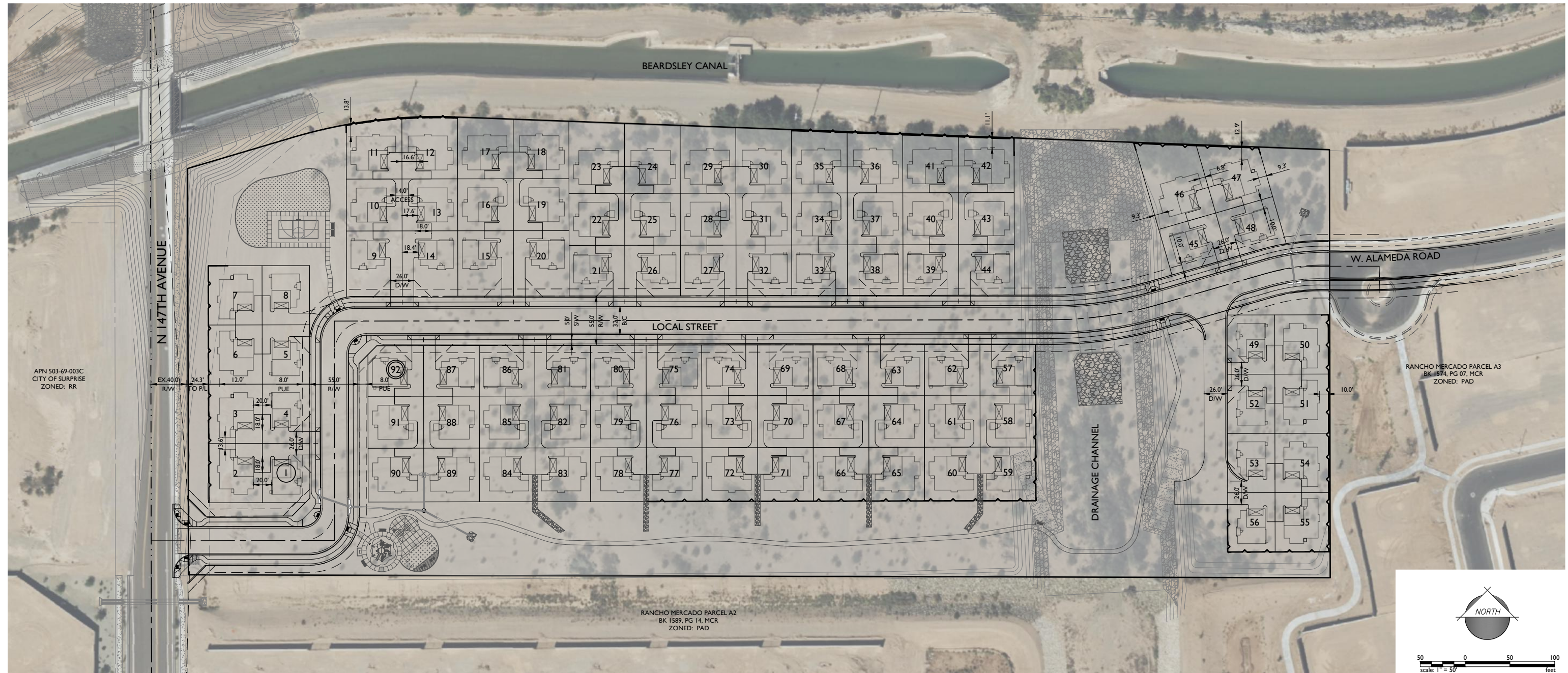
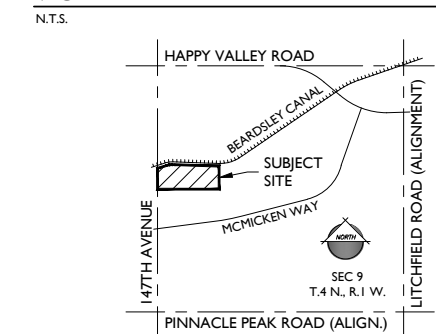
PROJECT DATA

| | |
|---|---------------------------------------|
| 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, FRANKS, 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 |

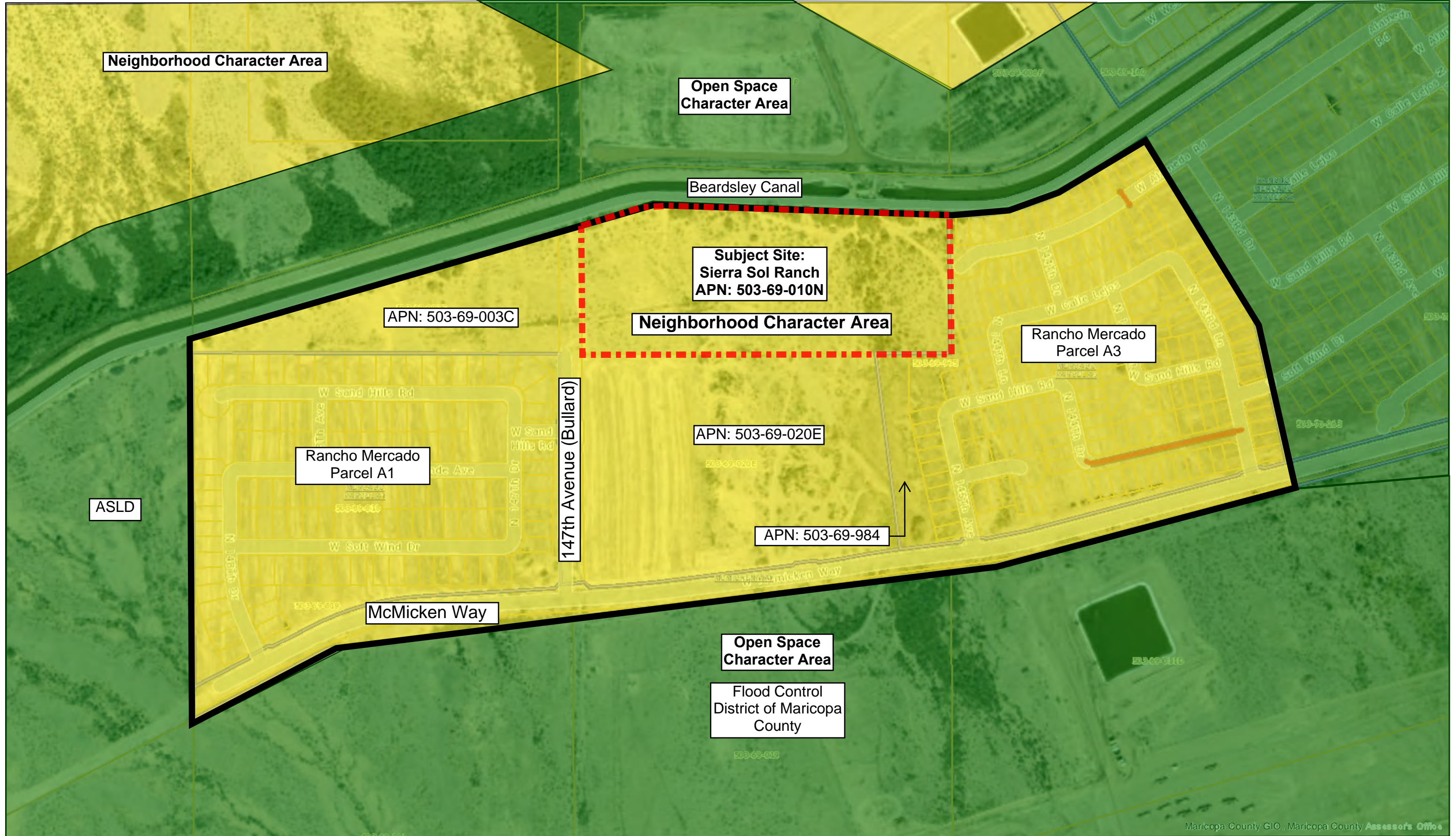
VICINITY MAP



Appendix D. General Plan Land Use Map

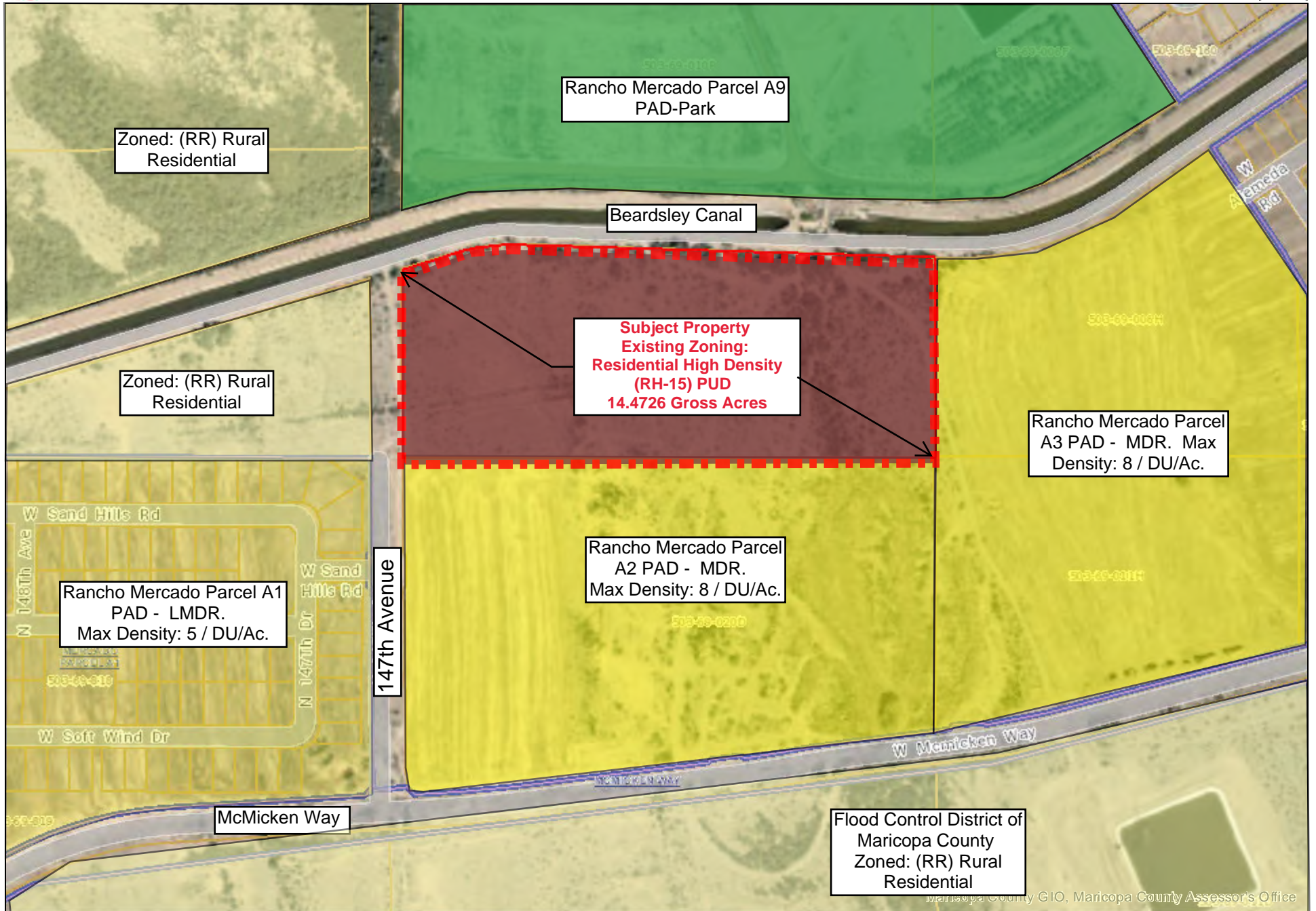


EXHIBIT E General Land Use Plan Map



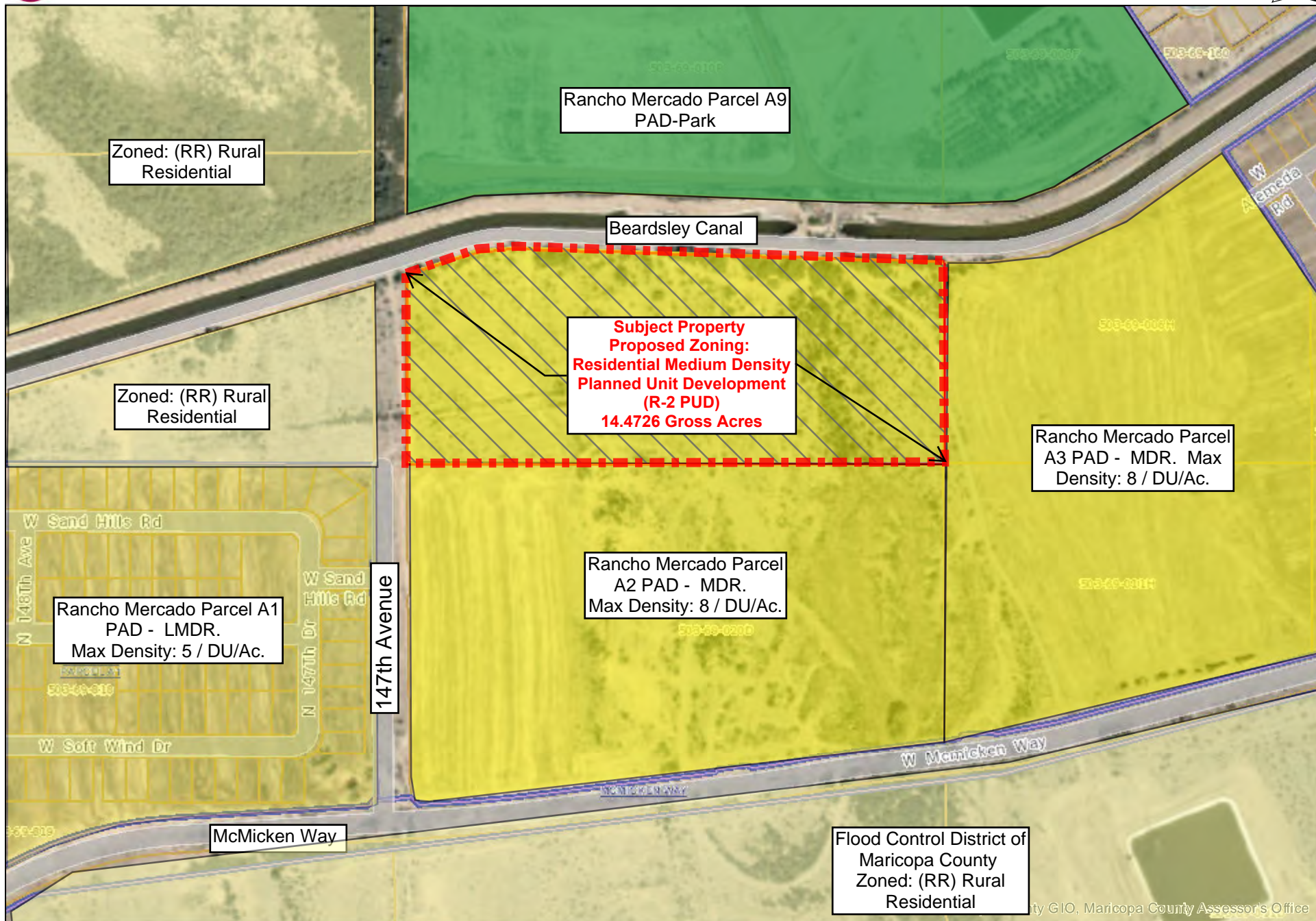
Appendix E. Existing Zoning Map

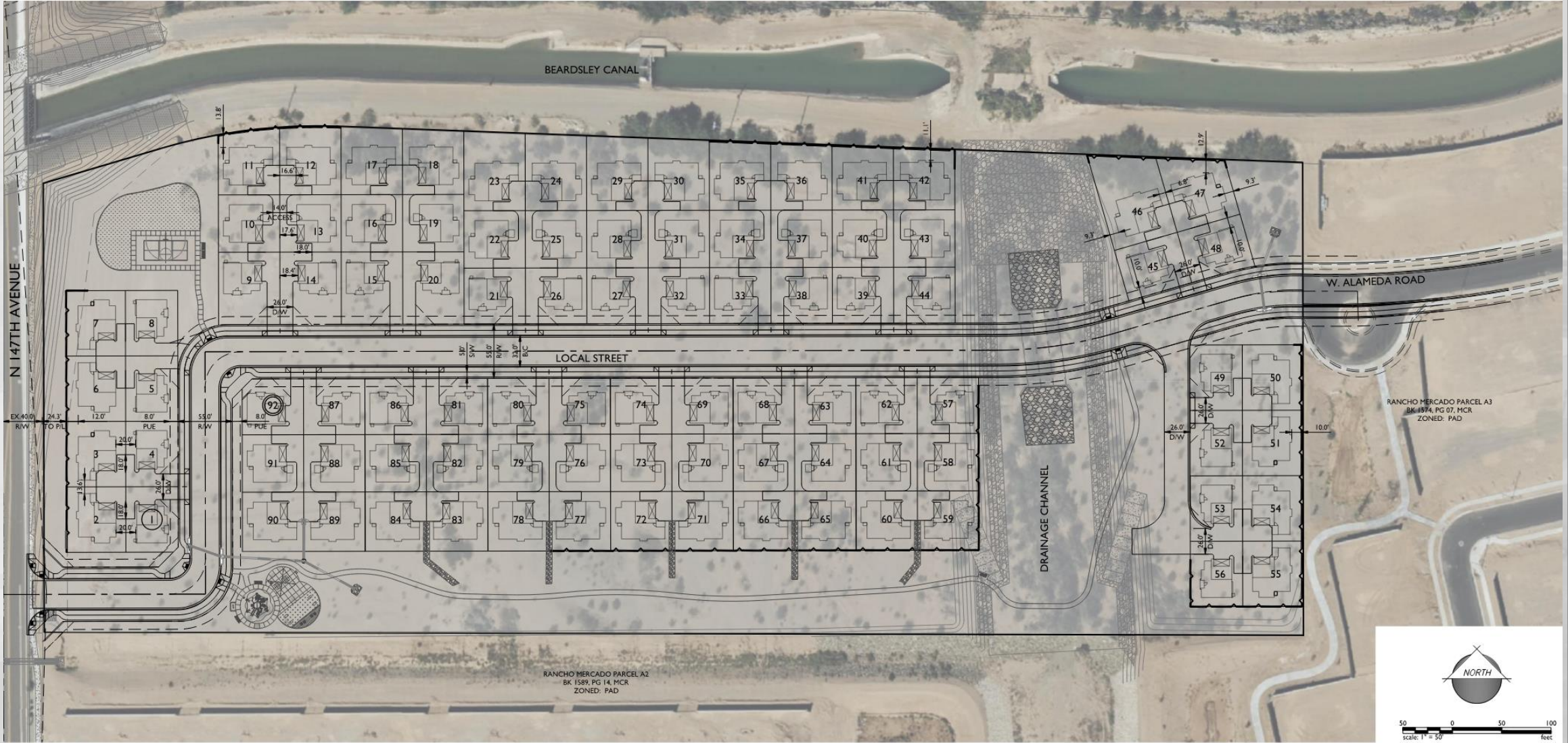
EXHIBIT A Existing Zoning Map



Appendix F. Proposed Zoning Map

EXHIBIT B Proposed Zoning Map





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,

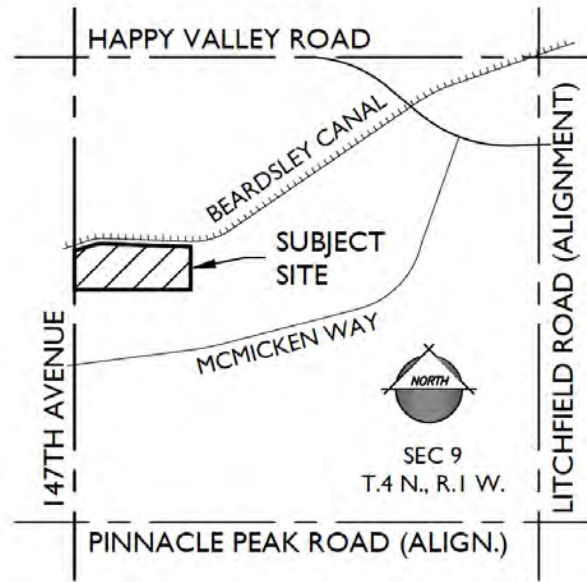
Jenn Rahn

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.

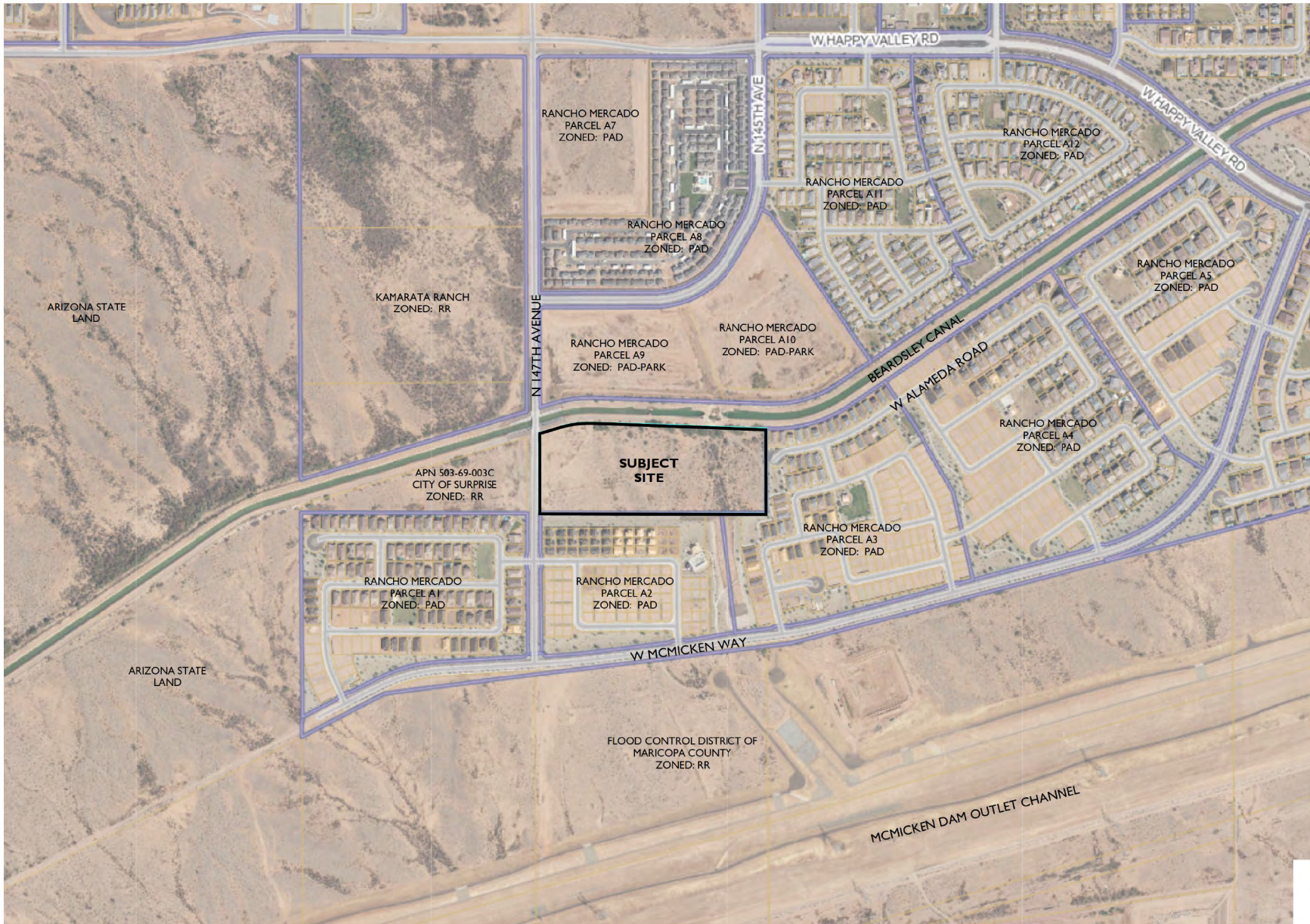
City staff explained that preliminary cultural and environmental surveys were a requirement for development within the City of Surprise. They noted that much of the entitlements in the area were planned years ago and that much of the preliminary studies were completed during the original entitlement 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.

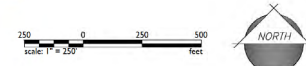
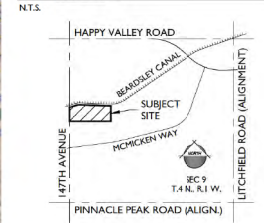
Neighborhood Meeting Sign-In Sheet

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

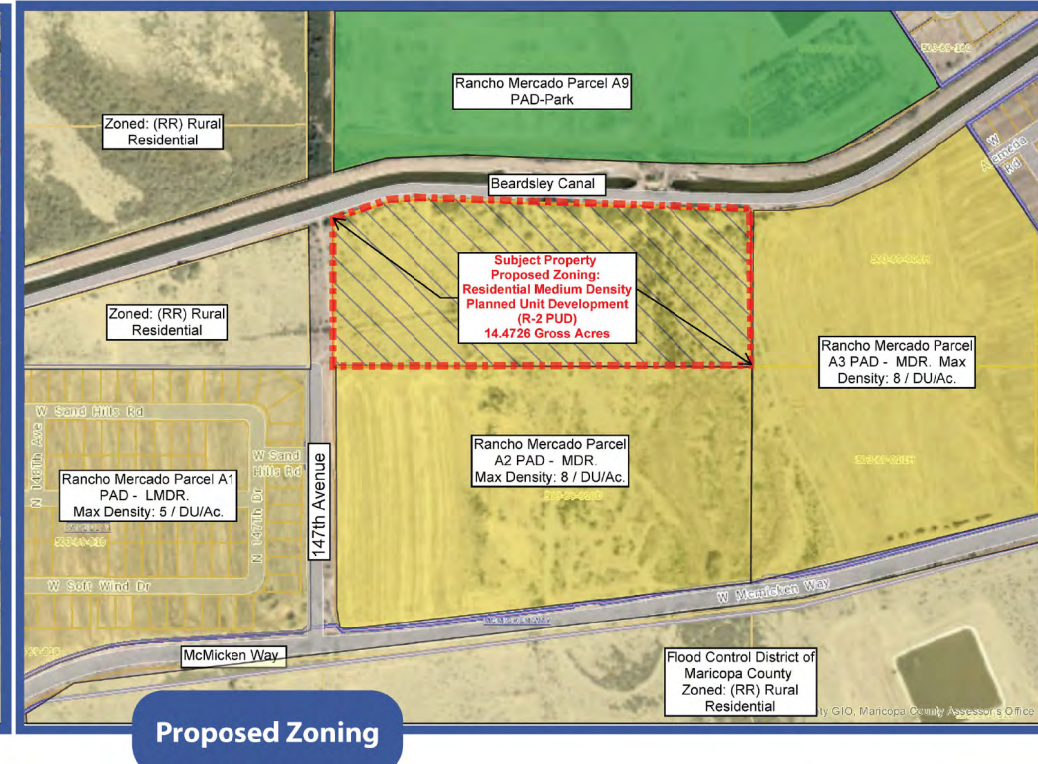
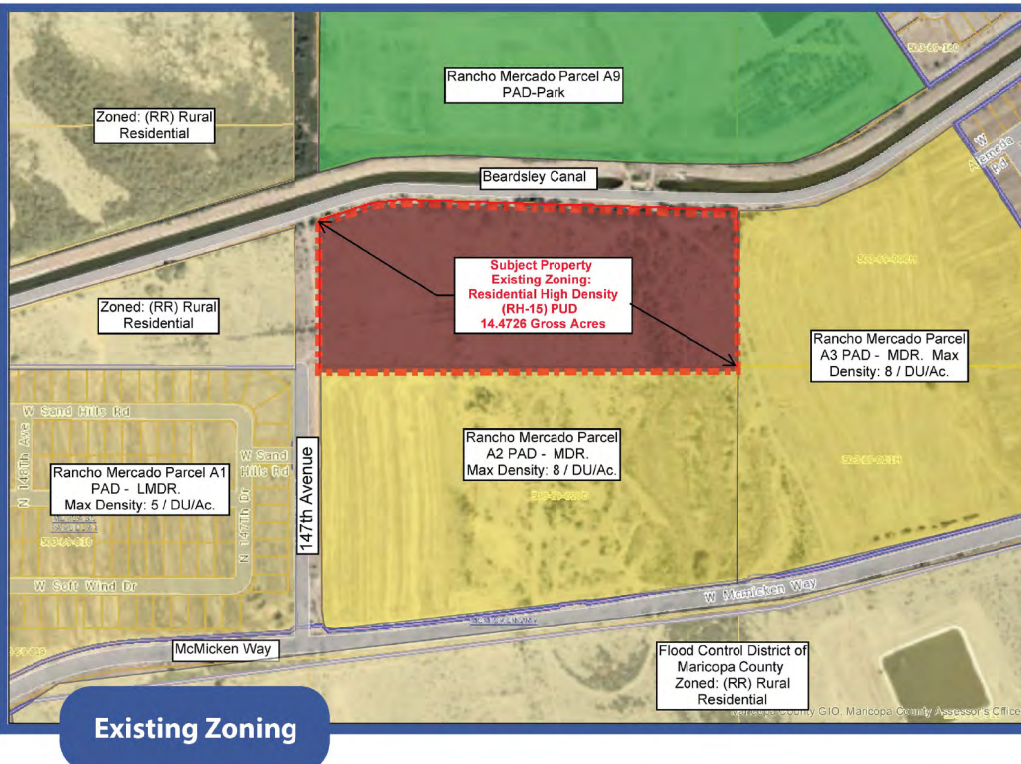


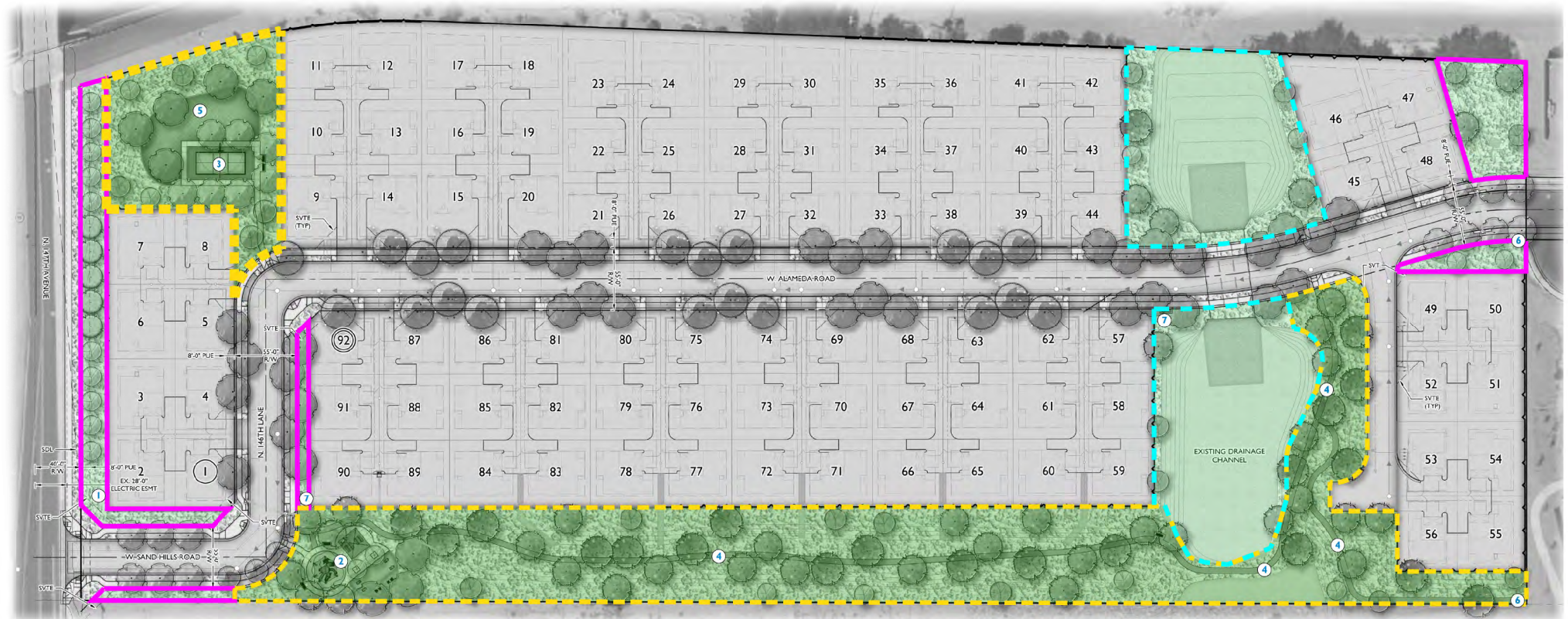
Sierra Sol Ranch: Rezone Details

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 VE 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) |

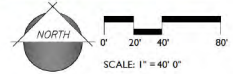
| | |
|--|------------------------|
| | PASSIVE OPEN SPACE |
| | NATURAL OPEN SPACE |
| | ACTIVE RECREATION AREA |

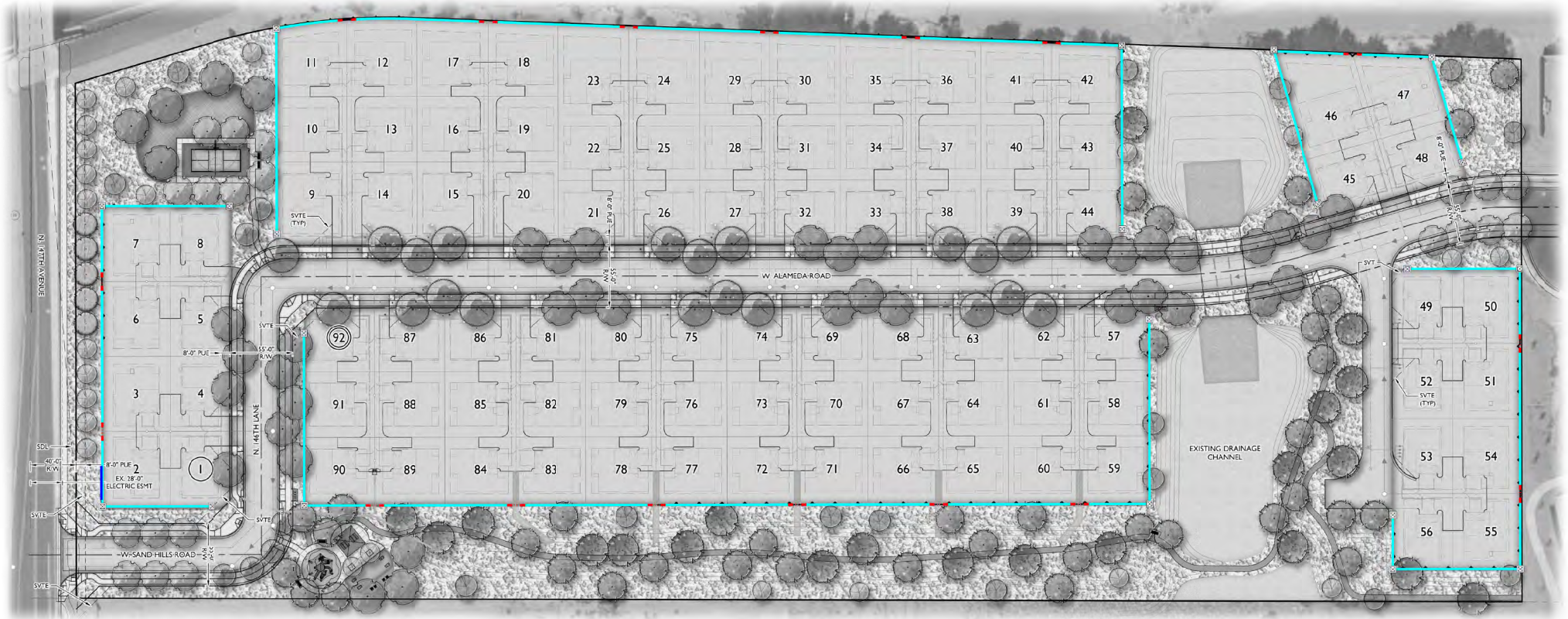


② MAIN AMENITY



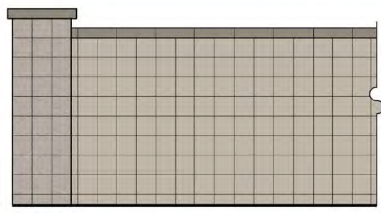
③ SECONDARY AMENITY



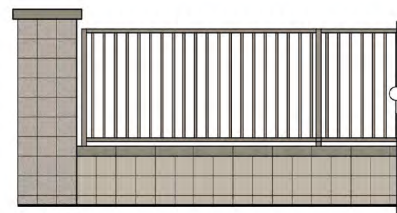


WALL LEGEND

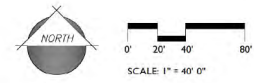
| SYMBOL | ITEM |
|--------|---------------------------|
| | THEME COLUMN |
| | THEME WALL - 6' SOLID CMU |
| | PARTIAL VIEW WALL |
| | ENTRY MONUMENT |

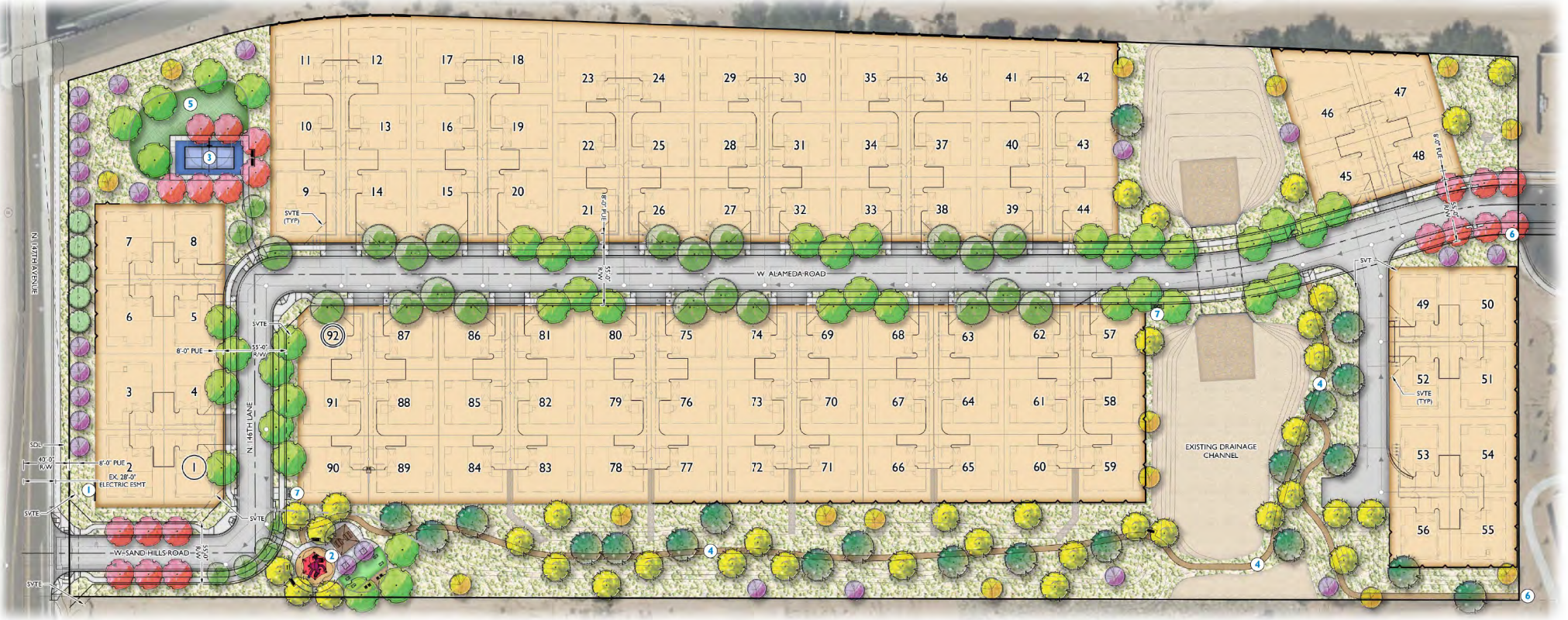


ELEVATION
THEME WALL - 6' SOLID CMU



ELEVATION
PARTIAL VIEW FENCE





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>Pisotia x 'Red Push'</i> | Red Push Pisotia | 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 desmetiana</i> | Smooth Agave | 5 Gal |
| | <i>Agave geminiflora</i> | Twain 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 multiradiata</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 monacensis</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

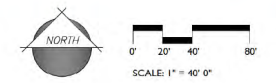
PROJECT DATA

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

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

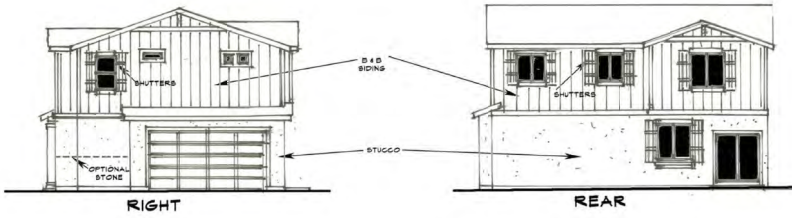


Cornhole Court

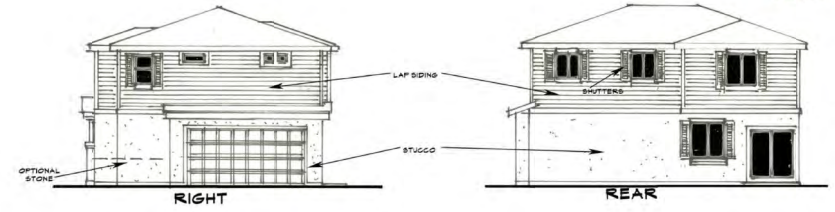
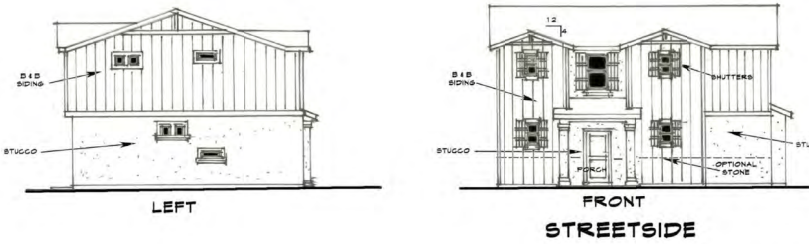
NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY



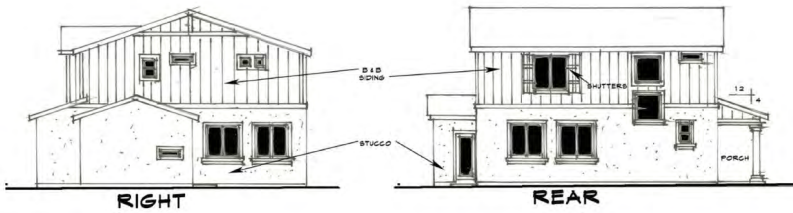
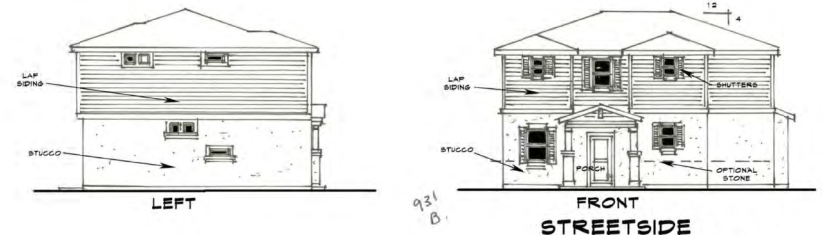
Tot Lot with Integrated Shade Structure



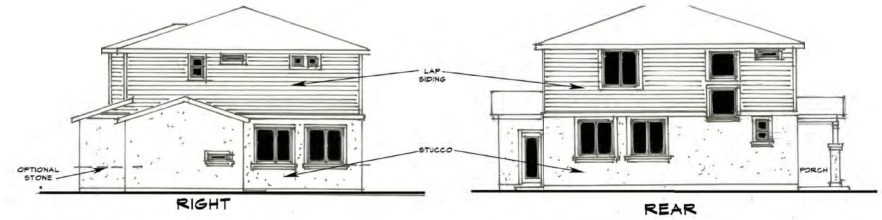
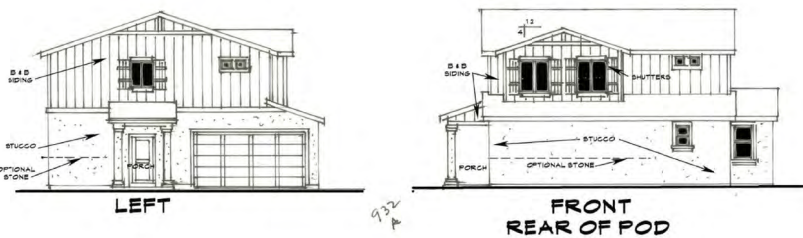
931 A



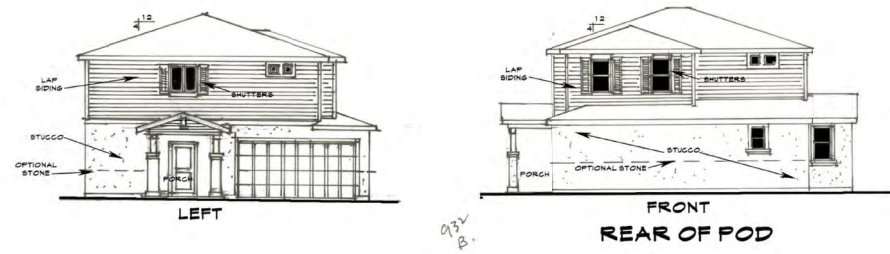
931 B

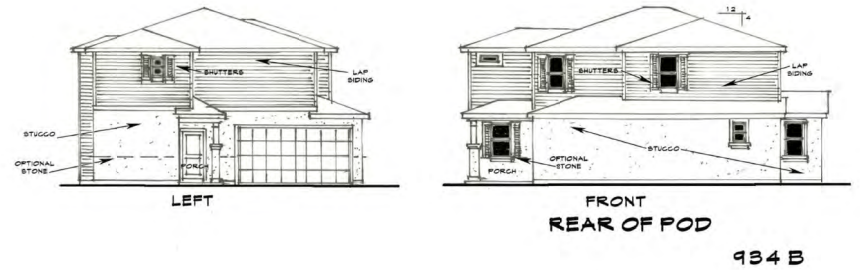
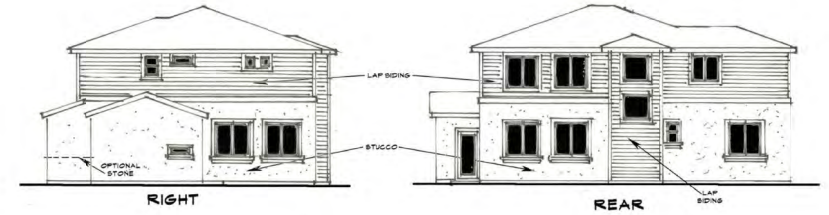
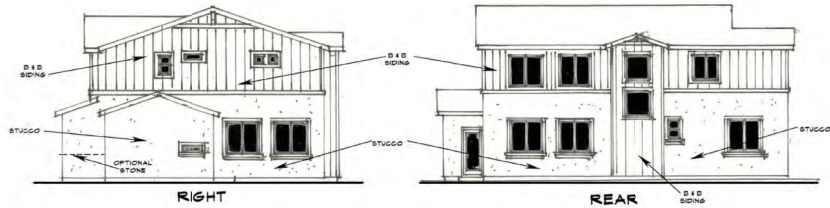
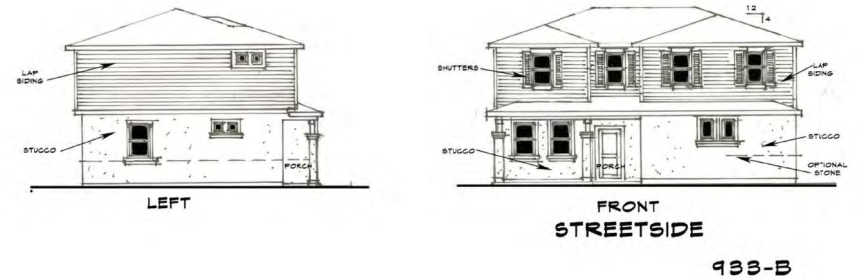
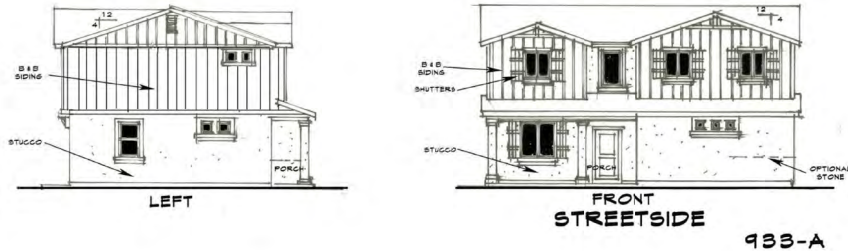
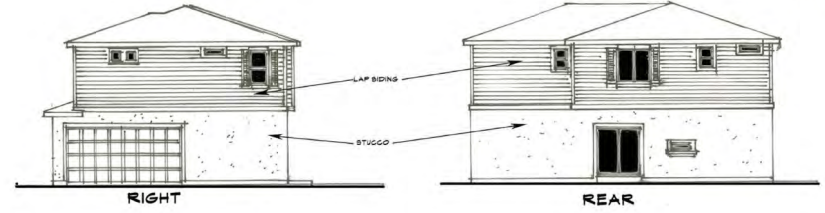
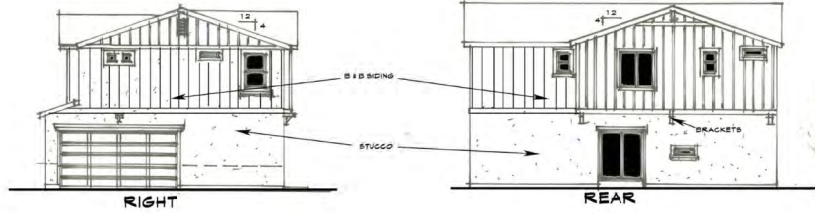


932 A



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



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

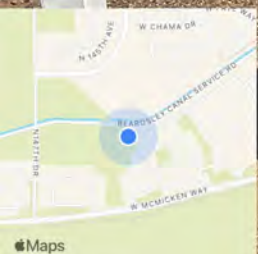
Surprise Case Number: FS25-0420

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

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

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 10:24 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.

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 10:24 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

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

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

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

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

Meghan Liggett _____ 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

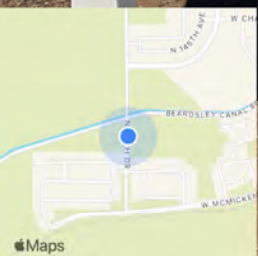
Surprise Case Number: FS25-0420

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.

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City Council

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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

Planning & Zoning

Date: December 4, 2025

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

City Council

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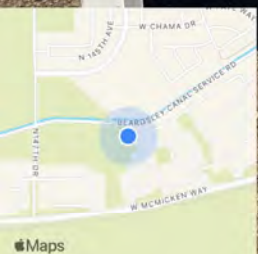
Surprise Case Number: FS25-0420

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



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

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

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

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

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

Meghan Liggett _____ 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

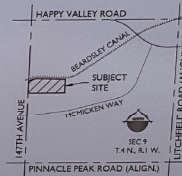
Date: January 6, 2026

Time: 6:00 P.M.

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

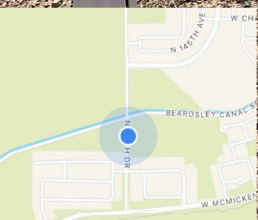
Surprise Case Number: FS25-0420

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

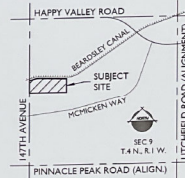
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City Council

Date: January 6, 2026
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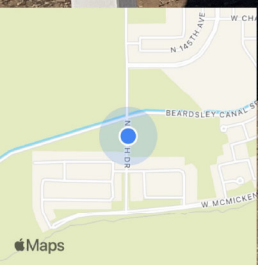
Surprise Case Number: FS25-0420

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,
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Surprise, AZ 85387

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City Council

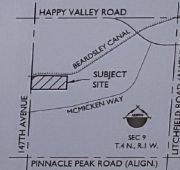
Date: January 6, 2026

Time: 6:00 P.M.

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

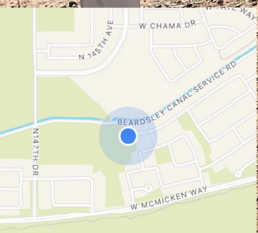
Surprise Case Number: FS25-0420

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 10:57 AM

+33 704812 112.372951

+14472 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

Planning & Zoning

Date: December 4, 2025

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City Council

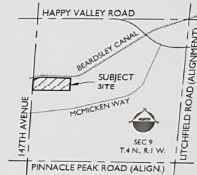
Date: January 6, 2026

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

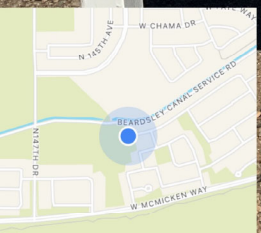
Surprise Case Number: FS25-0420

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



Christina Sexton

From: Brandon Mckee [REDACTED]
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 [REDACTED]
Sent: Thursday, September 11, 2025 9:45 AM
To: [REDACTED]
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

ORDINANCE # 2026-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RESIDENTIAL HIGH DENSITY (RH-15) WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY TO RESIDENTIAL MEDIUM DENSITY (R-2) WITH A PUD OVERLAY, LOCATED AT THE SOUTHEAST CORNER OF 147TH AVENUE AND THE BEARDSLEY CANAL.

WHEREAS, this Ordinance was properly noticed for public hearing, and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located at the southeast corner of 147th Avenue and the Beardsley Canal;

WHEREAS, the subject site is approximately 14.88 acres and is currently zoned Residential High Density (RH-15) with a Planned Unit Development (“PUD”) Overlay;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed rezone to Residential Medium Density (R-2) with a PUD overlay satisfies the requirements set forth in Sections 106-2.4 and 106-9.1 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on December 4, 2025, the Planning and Zoning Commission recommended approval of the subject rezoning request.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. Rezoning with PUD overlay. The parcel legally described in **Exhibit A** and depicted on **Exhibit B**, known as “Mandou Ranch (Sierra Sol Ranch),” is rezoned from Residential High Density (RH-15) with a PUD Overlay to Residential Medium Density (R-2) with a PUD Overlay subject to the following 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.

Section 2. Amendment of Zoning Map. The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. Codification. This ordinance is not of a general nature and shall not be codified.

Section 4. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2026.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Jeffrey Murray, City Attorney

EXHIBIT A

Legal Description

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

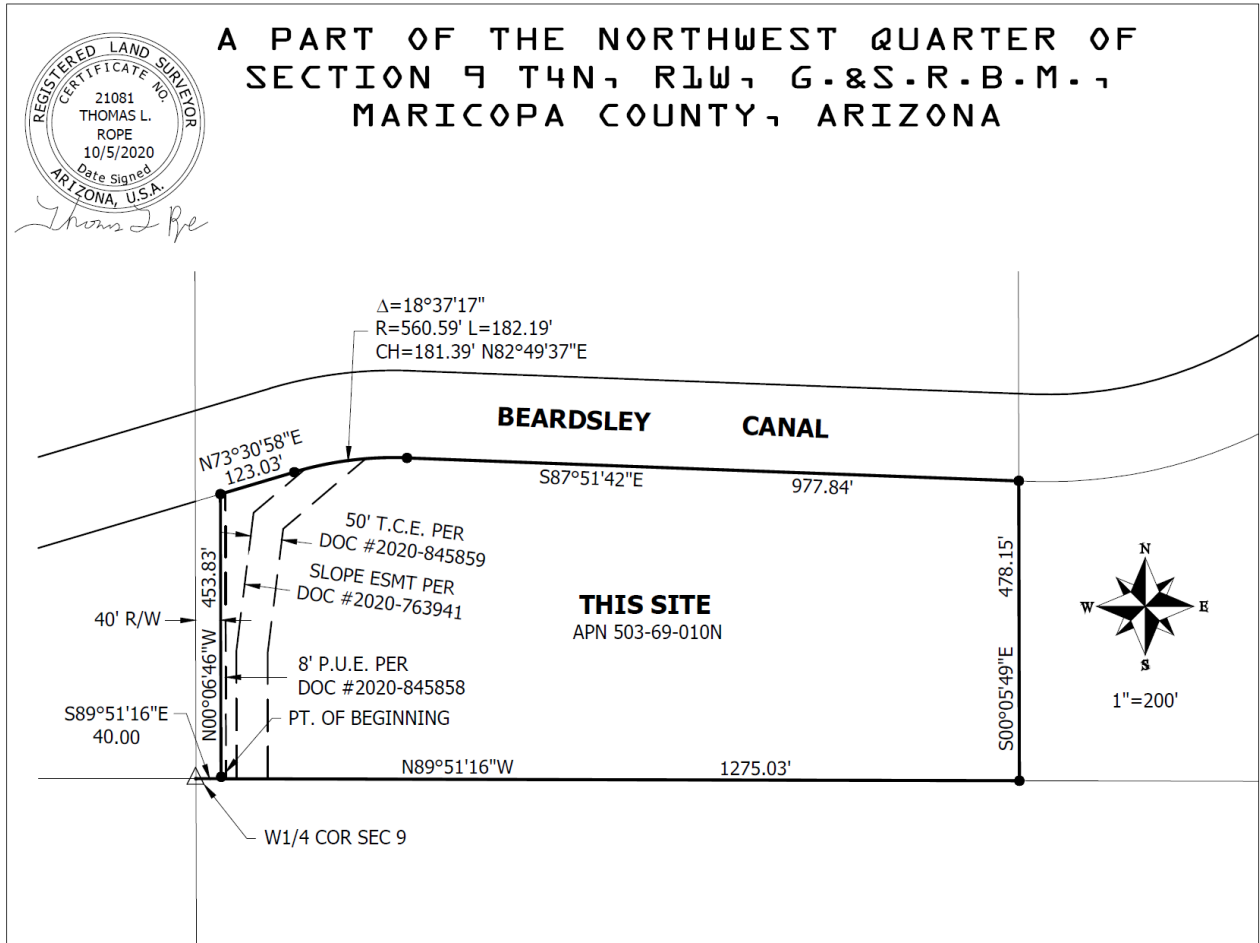


Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255

Job No. 20079

EXHIBIT B

Depiction



Ordinance No. 2026-01
RFLS # 10398
Rev 12/24



COMMUNITY DEVELOPMENT
Planning Division
16000 N. Civic Center Plaza
Surprise, AZ 85374
Phone: 623-222-3154

Planning and Zoning Commission Recommendation
FS25-0420

On December 4, 2025 the Planning and Zoning Commission recommended that City Council approve the rezone case known as “Mandou Ranch” Case# FS25-0420. The Commission discussed the following:

- Primary ingress and egress
- Configuration of lanes on 147th Ave feeding onto Happy Valley and McMicken Way
- Build to sell
- Water feature amenity
- Projected start date and home sale date

The motions were as follows:

Commissioner Bash moved to recommend approval of the Rezone for Mandou Ranch, Case FS25-0420, subject to stipulations ‘a’ and ‘b’ as outlined in the staff report. Commissioner Holland seconded the motion. Motion passed with 4 votes in favor.

FS25-0420

Mandou Ranch

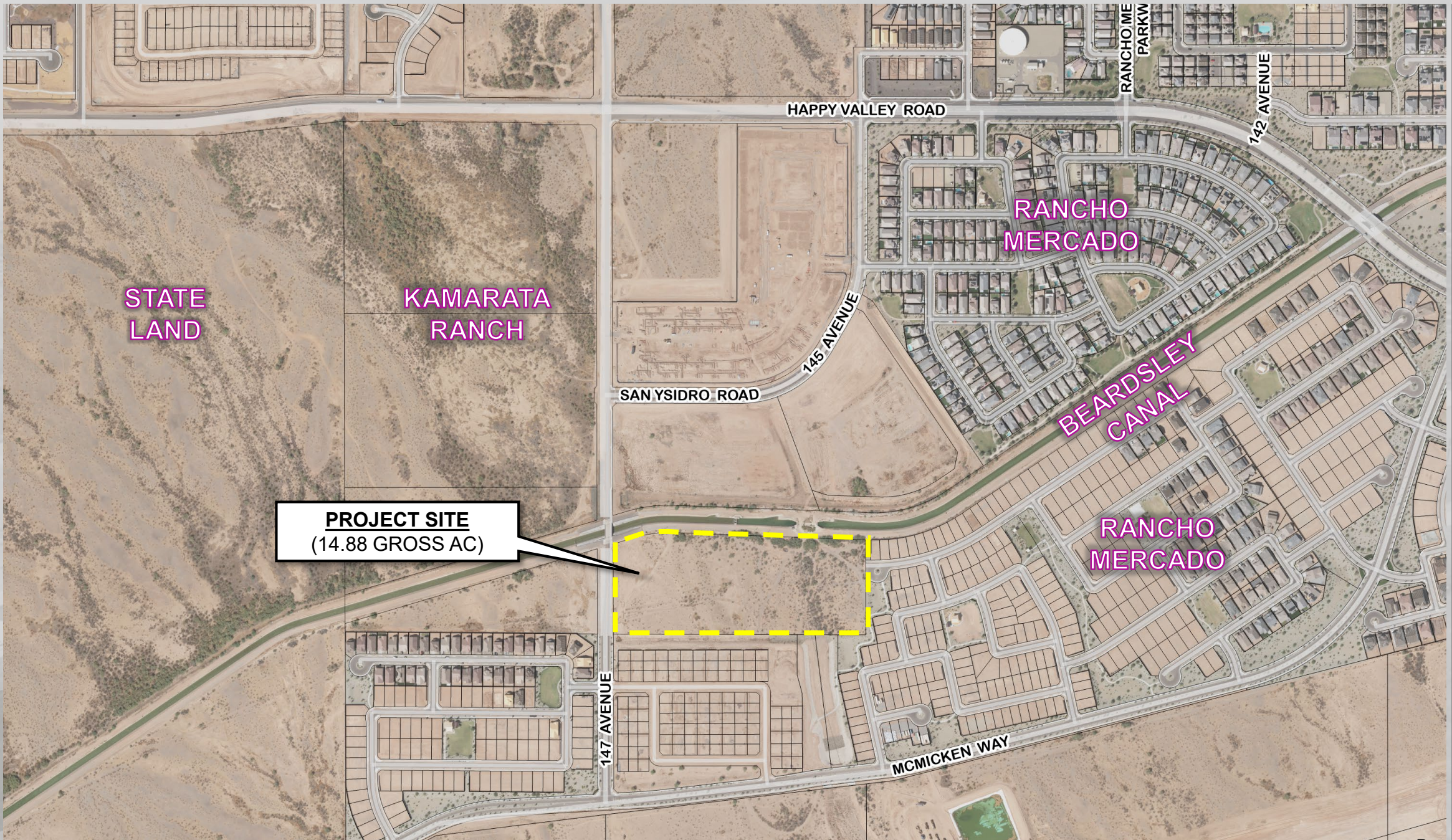
Rezone

City Council
January 6, 2026



SURPRISE

ARIZONA



STATE
LAND

KAMARATA
RANCH

PROJECT SITE
(14.88 GROSS AC)

HAPPY VALLEY ROAD

SAN YSIDRO ROAD

RANCHO ME
PARKW

142 AVENUE

RANCHO
MERCADO

BEARDSLEY
CANAL

RANCHO
MERCADO

147 AVENUE

MCMICKEN WAY

RR

R-3

**RH-15
W/ PUD**

**PAD
RANCHO
MERCADO**

**PAD
RANCHO
MERCADO**

FS25-0420 EXISTING ZONING

RR

R-3

**R-2
W/ PUD**

**PAD
RANCHO
MERCADO**

**PAD
RANCHO
MERCADO**

FS25-0420 PROPOSED ZONING

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 to Council to approve a minor GPA and a Rezone, 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.
- December 4, 2025:** Planning and Zoning Commission recommends approval to the Mayor and City Council

General Plan 2040 Compliance

Goal 4.1 – Maintain a well-managed forum

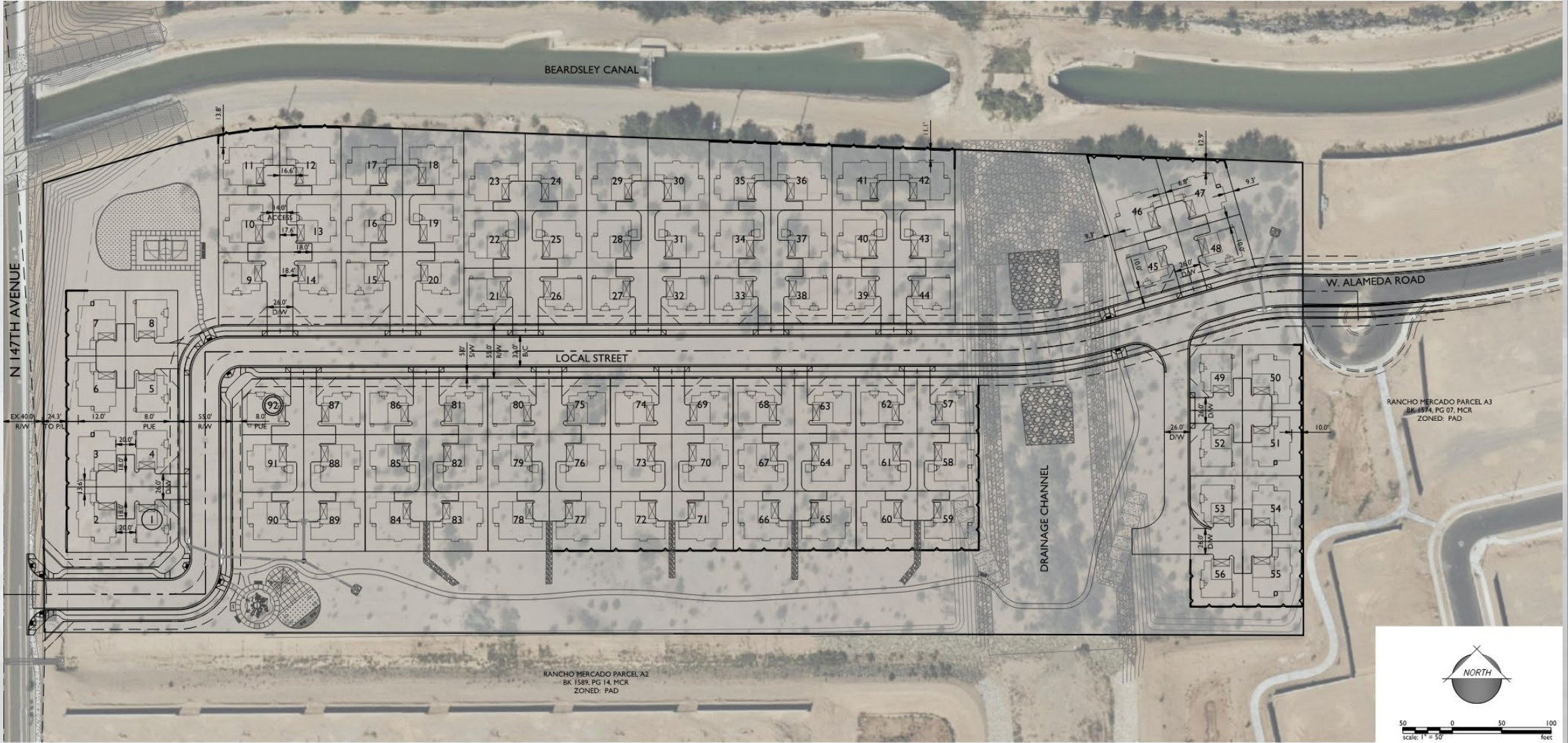
Policy 1

Goal 4.2 – A home for everyone

Policies 2 and 7

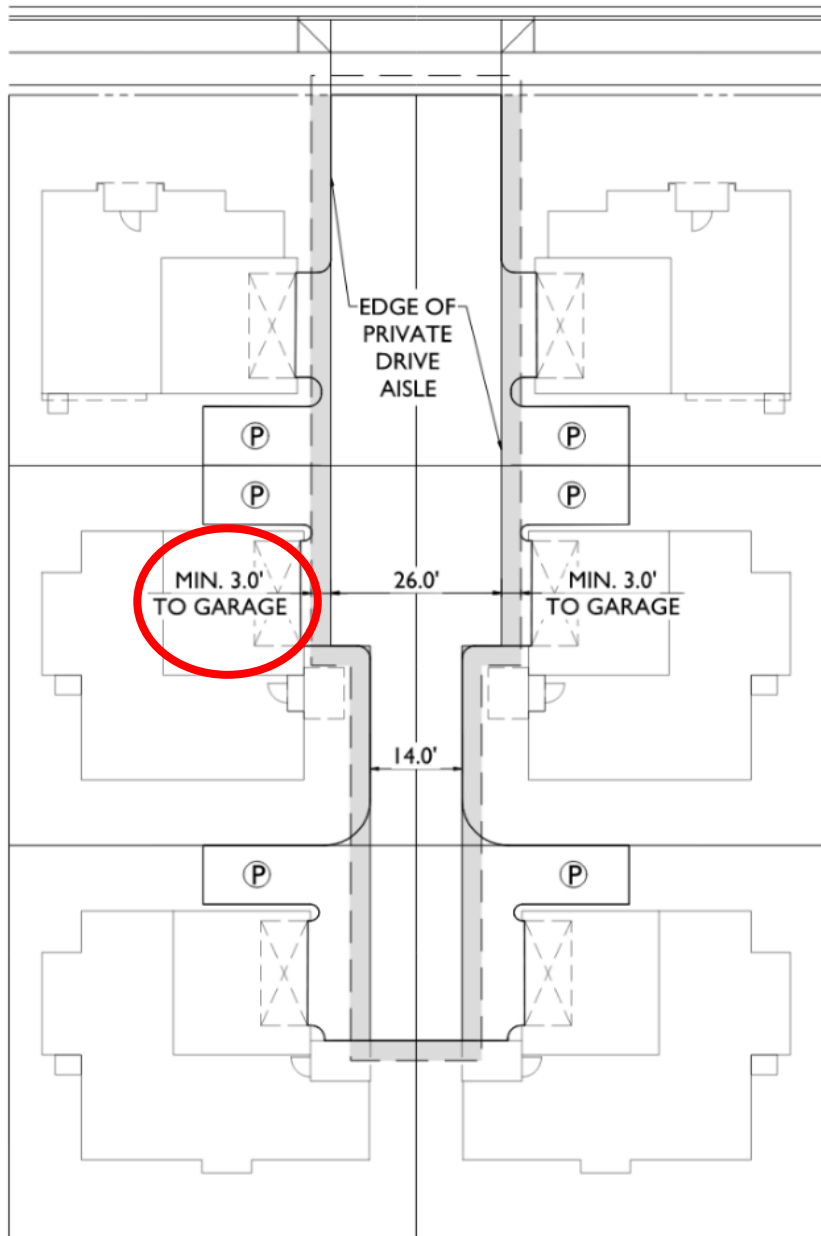
Goal 6.2 – Utilize a systems approach to sustainability

Policy 1

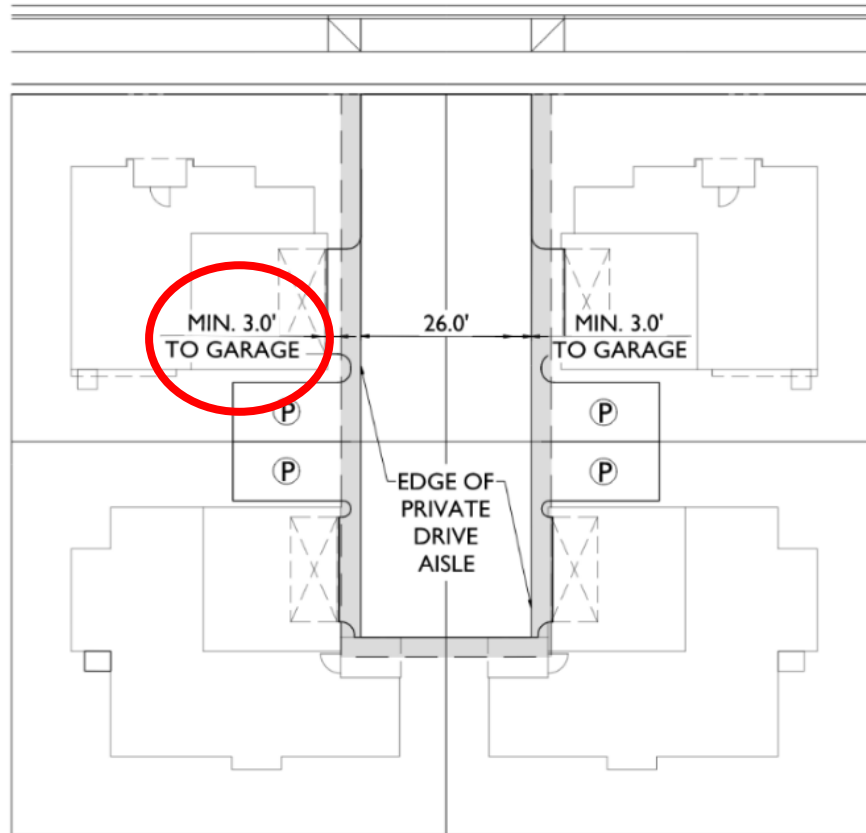


FS25-0420 CONCEPTUAL PLAN

PLAN



Typical 6-Pack



Typical 4-Pack

| 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.

OUTREACH

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

RECOMMENDATION

Planning & Zoning Commission recommends approval to the Mayor and City Council 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.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 6, 2026 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Resolution for the Intent to Annex for a portion of the project known as Vistas Montanas. Case# FS25-0291; Resolution 2026-02.

Motion:

I move to approve/deny Resolution #2026-02.

Background:

Atwell, LLC, representing the property owner, seeks annexation of undeveloped land generally located south of the Central Arizona Project (CAP) canal along the Dixileta Drive and 179th Avenue roadway alignments. The annexation proposal is for two (2) parcels totaling approximately 5.57 acres of unincorporated land within Maricopa County zoning district, Rural Zoning District – One Acre Per Dwelling Unit (RU-43). If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO). The Resolution for the Intent to Annex directs City Staff to begin the annexation process pursuant to A.R.S. § 9-471.

Objective Analysis:

Positive impacts include adding additional property to the incorporated limits which will generate additional property and potential development fees for the City. Negative impacts could include providing services to a 5.57-acre area where the City did not have to previously serve.

Policy Compliant:

No annexation action is being taken at this time. However, if the City Council moves forward to annex property into the City limits the annexation would be deemed policy compliant by expanding the range of influence of the City.

Financial Impact:

At this time, there are no financial impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be financial impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes.

Budget Impact:

At this time, there are no budget impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be minor budget impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed that could result in future development fees, sales and property taxes.

FTE Impact:

At this time, there would be no additional FTEs associated with this item. If the City Council moves forward to annex property into the City limits staff does not believe any future FTEs would be needed based on the potential annexation.

ATTACHMENTS:

1. 01-FS25-0291 Vistas Montanas - Intent to Annex - Resolution 2026-02
 2. 02-FS25-0291 Vista Montanas - Rezone - Legal Description
 3. 03-FS25-0291 Vistas Montanas Annexation - Vicinity Map
 4. FS25-0291 Vistas Montanas Annexation - PowerPoint
-

RESOLUTION # 2026-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DIRECTING THE RECORDING OF A BLANK PETITION FOR ANNEXATION PURSUANT TO A.R.S. § 9-471, PERTAINING TO CERTAIN PROPERTY THAT ADJOINS AND IS CONTIGUOUS TO THE CITY OF SURPRISE CONSISTING OF APPROXIMATELY 5.57 ACRES GENERALLY LOCATED SOUTH OF THE CENTRAL ARIZONA PROJECT (CAP) AND SOUTHEAST OF THE DIXILETA DRIVE AND N 179TH AVENUE ALIGNMENTS, IN MARICOPA COUNTY, ARIZONA.

WHEREAS, it has been proposed that the City of Surprise, Arizona (the “City”), annex certain property within a portion of the Northwest Quarter of Section 26, Township 5 North, Range 2 West, of the Gila and Salt River Base and Meridian and the Northwest Quarter of Section 26, Township 5 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as more particularly described in the attached **Exhibit A**;

WHEREAS, the area to be annexed adjoins the exterior boundary of the City for at least 300 feet and is otherwise contiguous to the City, as required by A.R.S. § 9-471(H); and

WHEREAS, A.R.S. § 9-471(A)(1) requires that the City file, in the Office of the Maricopa County Recorder, a blank petition setting forth the legal description, attached hereto as **Exhibit A**, and an accurate map of the exterior boundaries of the territory proposed to be annexed, attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The City Clerk shall record with the Office of the Maricopa County Recorder a blank annexation petition containing the legal description of the property, attached hereto as **Exhibit A**, and an accurate map of the exterior boundaries of the territory proposed to be annexed, attached hereto as **Exhibit B**. The City Clerk shall also record a sworn affidavit verifying that no part of the territory proposed to be annexed is already subject to an earlier filing for annexation.

Section 2. The City Clerk shall call a public hearing for the purpose of consideration of the proposed annexation, said hearing to be noticed for a date between twenty (20) to thirty (30) days after filing the blank annexation petition, in accordance with A.R.S. § 9-471(A)(3).

[SIGNATURES ON FOLLOWING PAGE]

APPROVED AND ADOPTED this ____ day of _____, 2026.

Kevin D. Sartor, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Jeffrey Murray, City Attorney

EXHIBIT A

Legal Description



ONE COMPANY.
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION
55 FOOT RIGHT OF WAY
VISTAS MONTANAS
APN 503-51-008G
MARICOPA COUNTY, ARIZONA**

LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 55 FOOT STRIP OF LAND BEING EAST OF THE FOLLOWING DESCRIBED WEST LINE OF SECTION 26;

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A SECTION LINE THAT BEARS S89°59'10"E A DISTANCE OF 2646.05 FEET TO THE NORTH QUARTER CORNER;

THENCE, ALONG SAID NORTH LINE OF SECTION 26, S89°59'10"E A DISTANCE OF 516.39 TO THE **POINT OF BEGINNING**;

THENCE, S89°59'10"E A DISTANCE OF 2129.65 FEET TO THE POINT OF TERMINUS.

THE SIDE LINES OF SAID RIGHT OF WAY ARE SHORTENED OR LENGTHENED TO INTERSECT AT ADJOINING PROPERTY LINES.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 122,714 SQUARE FEET OR 2.82 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

PREPARED BY:
ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PROJECT NO. 21001285
DATE MARCH 18, 2025.





ONE COMPANY.
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION
55 FOOT RIGHT OF WAY
VISTAS MONTANAS
APN 503-51-008H
MARICOPA COUNTY, ARIZONA**

LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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THENCE, ALONG SAID WEST LINE OF SECTION 26, N00°01'23"W A DISTANCE OF 330.15 TO THE POINT OF BEGINNING;

THENCE, N00°01'23"W A DISTANCE OF 2171.29 FEET TO THE POINT OF TERMINUS.

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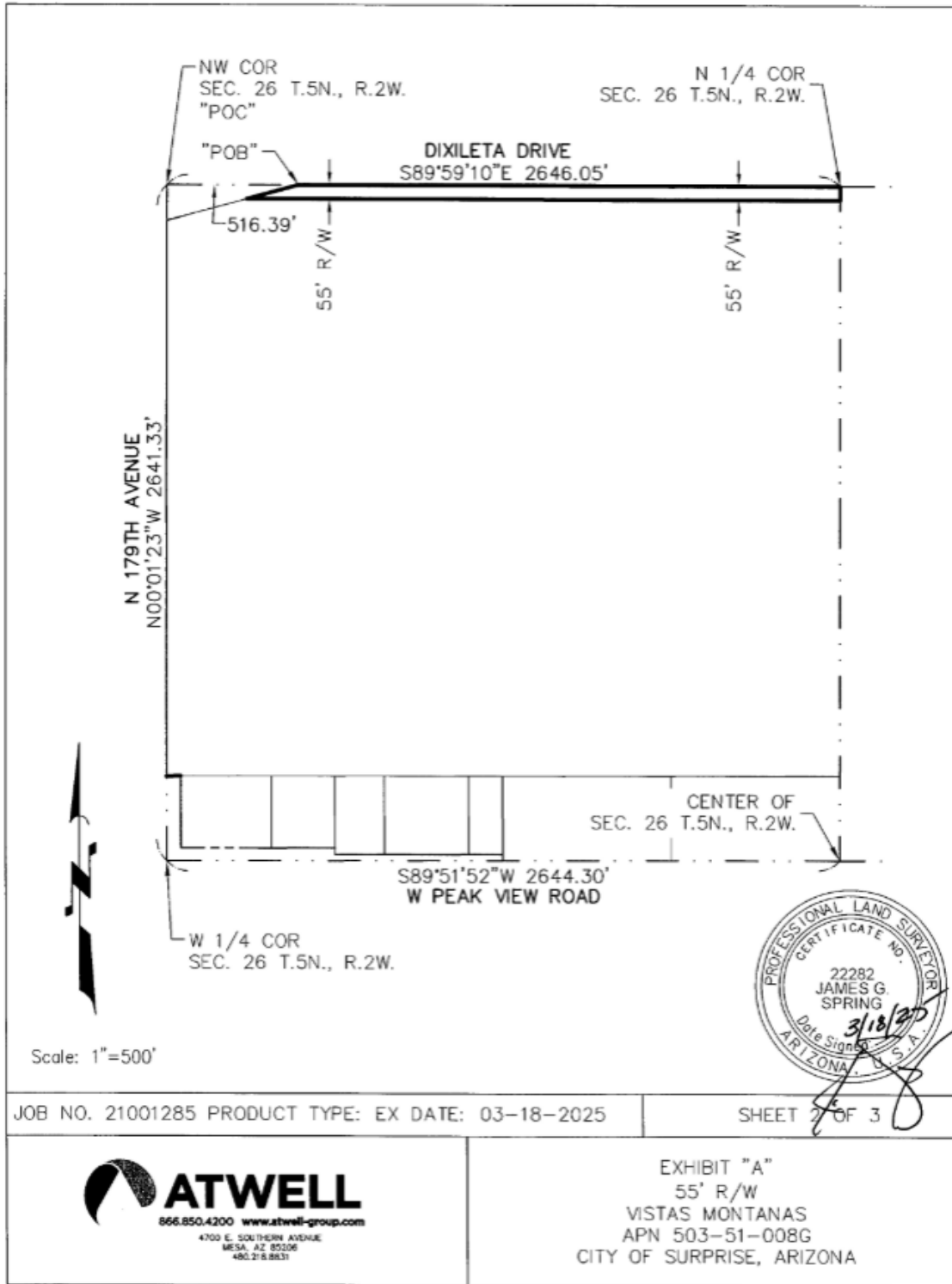
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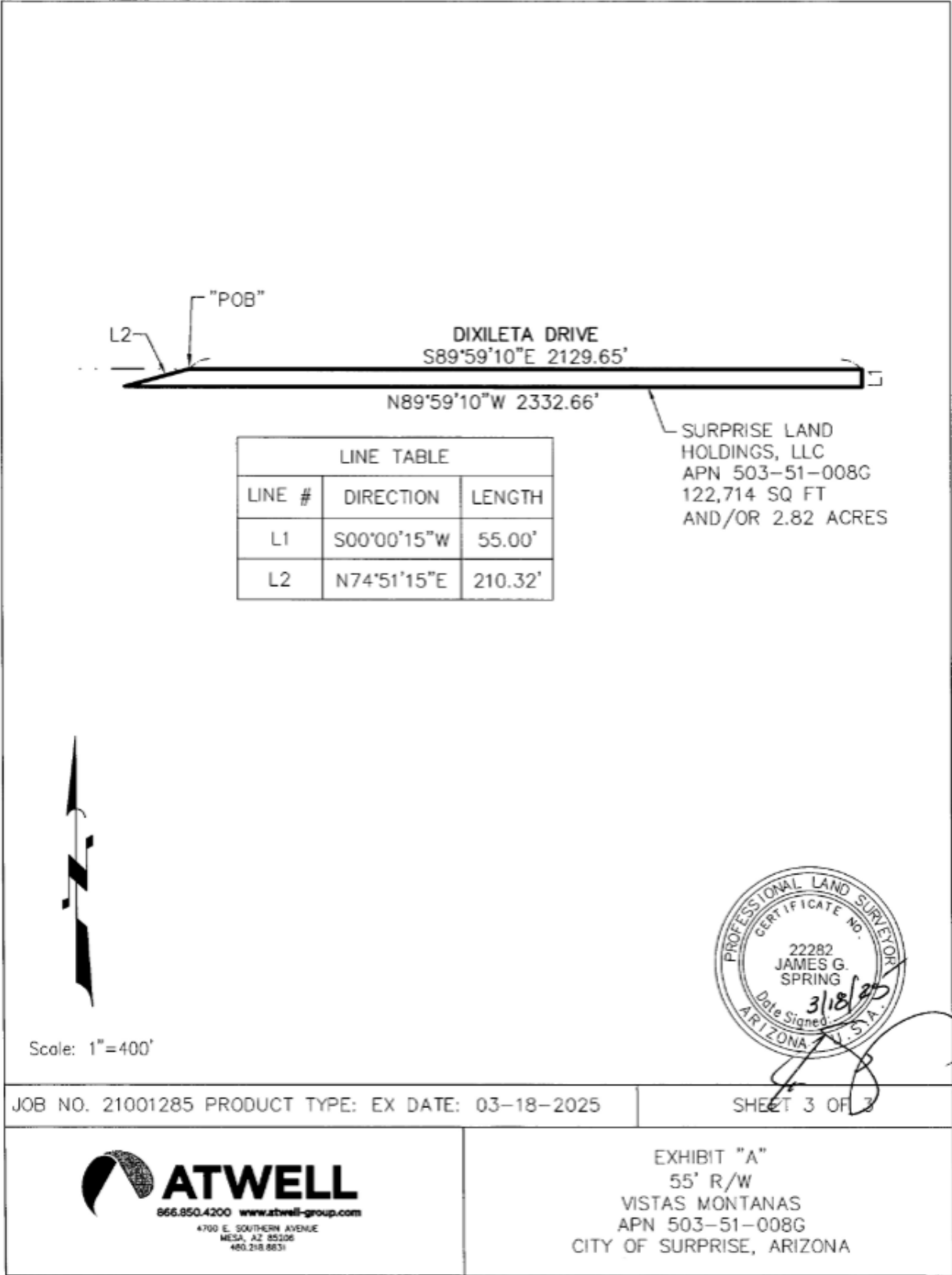


EXHIBIT B

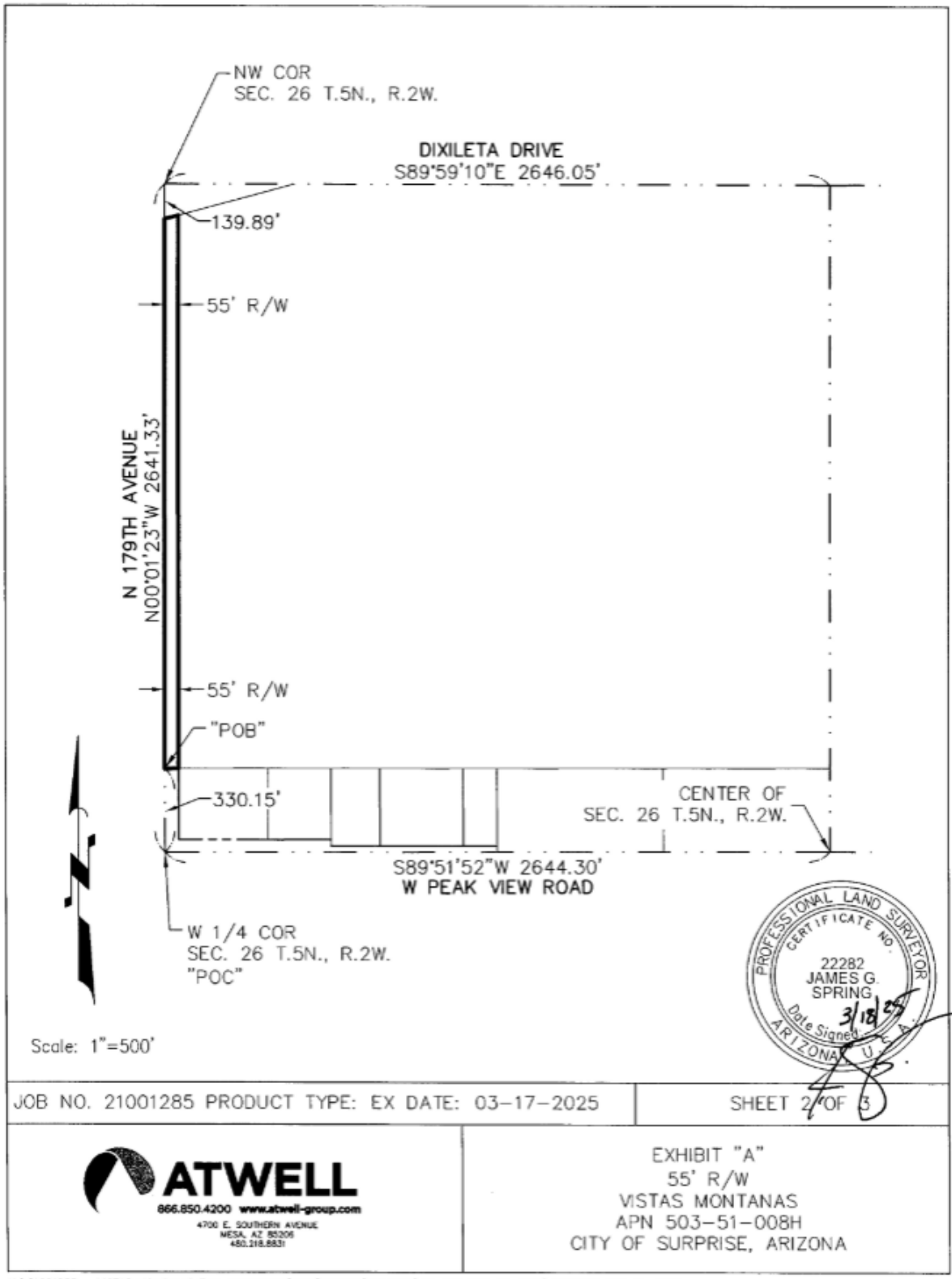
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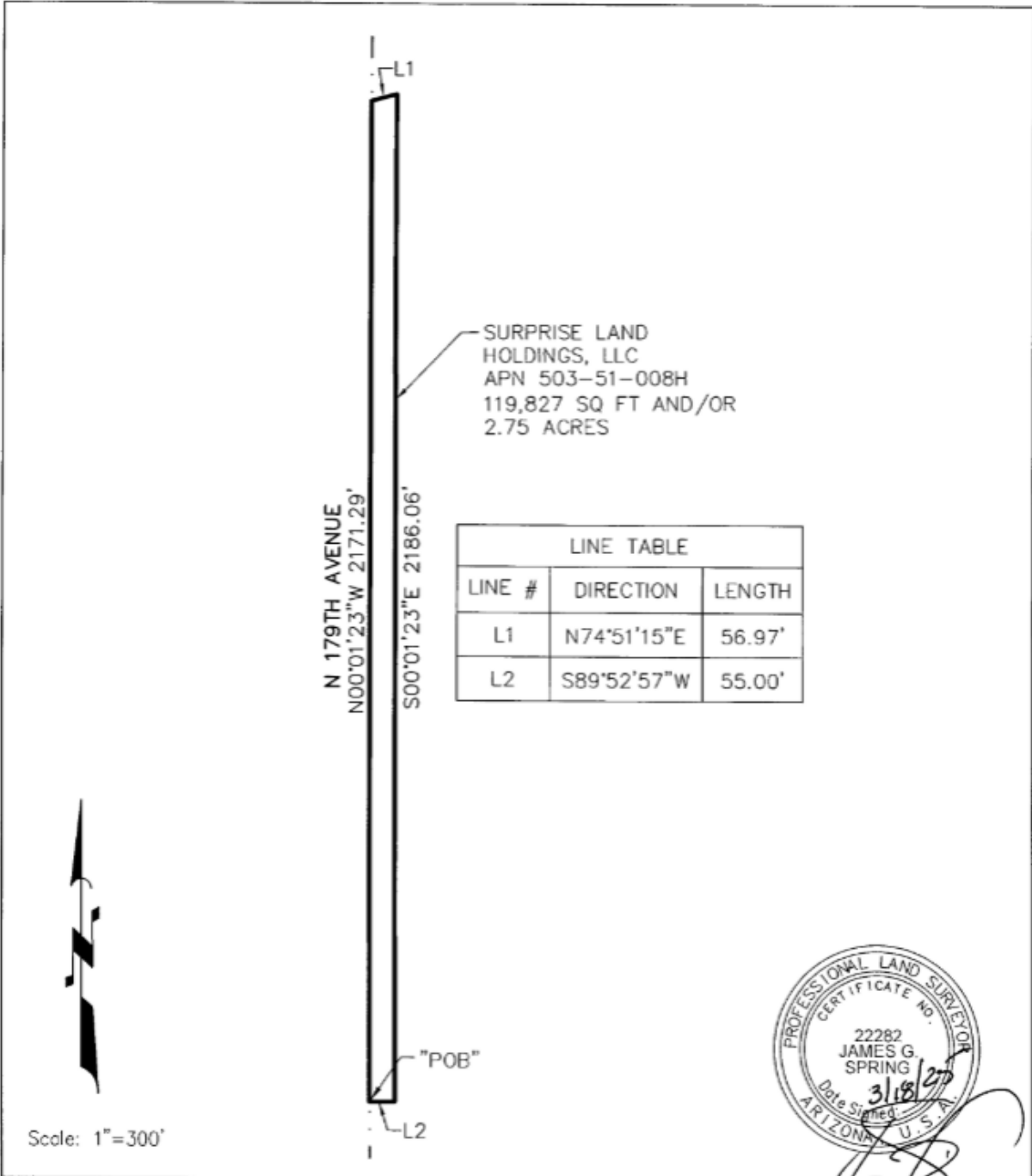
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SURPRISE LAND HOLDINGS, LLC
 APN 503-51-008H
 119,827 SQ FT AND/OR
 2.75 ACRES

| LINE TABLE | | |
|------------|--------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N74°51'15\"E | 56.97' |
| L2 | S89°52'57\"W | 55.00' |

Scale: 1"=300'



JOB NO. 21001285 PRODUCT TYPE: EX DATE: 03-178-2025 SHEET 3 OF 3



EXHIBIT "A"
 55' R/W
 VISTAS MONTANAS
 APN 503-51-008H
 CITY OF SURPRISE, ARIZONA

K:\21001285 - VISTAS MONTANAS PAD AMENDMENT\DWG\SURVEY\EXHIBITS\18-APN 503-51-008H\21001285 503-51-008H EXHIBIT.DWG SAVE DATE: 3/17/2025 3:37 PM PLOT DATE: 3/18/2025 8:29 AM



ONE COMPANY.
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION
55 FOOT RIGHT OF WAY
VISTAS MONTANAS
APN 503-51-008G
MARICOPA COUNTY, ARIZONA**

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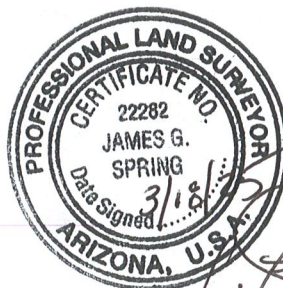
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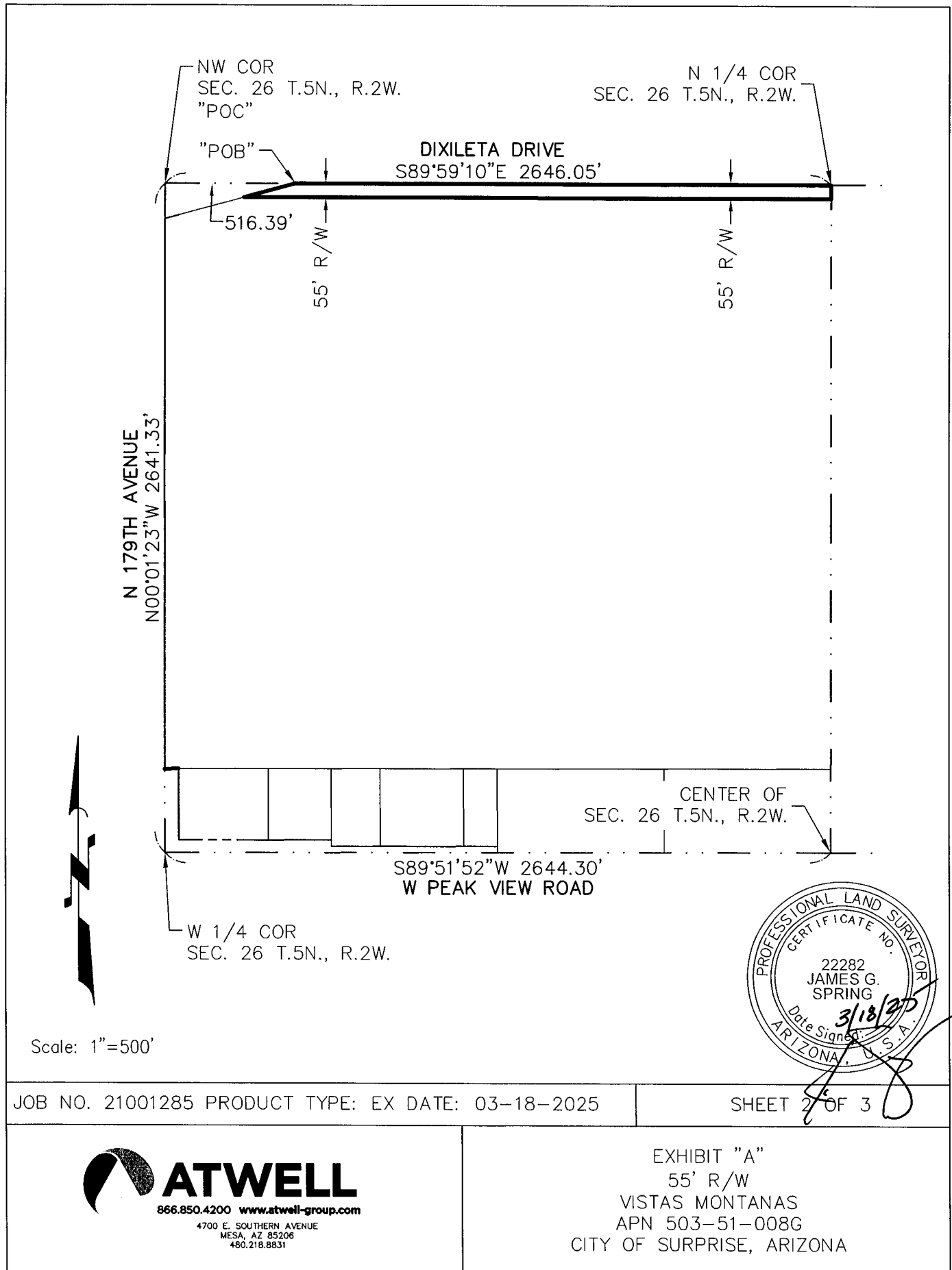
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4700 E. SOUTHERN AVENUE
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Scale: 1"=500'

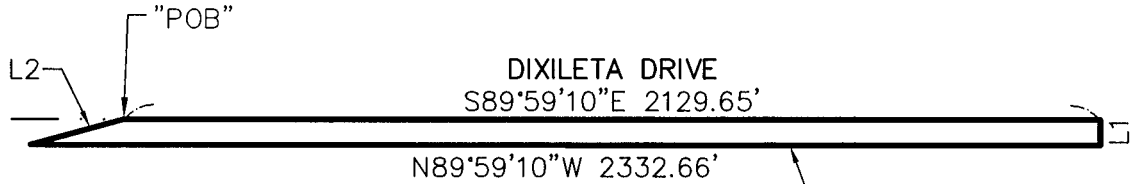


JOB NO. 21001285 PRODUCT TYPE: EX DATE: 03-18-2025

SHEET 2 OF 3



EXHIBIT "A"
 55' R/W
 VISTAS MONTANAS
 APN 503-51-008G
 CITY OF SURPRISE, ARIZONA



| LINE TABLE | | |
|------------|--------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S00°00'15\"W | 55.00' |
| L2 | N74°51'15\"E | 210.32' |

SURPRISE LAND HOLDINGS, LLC
 APN 503-51-008G
 122,714 SQ FT
 AND/OR 2.82 ACRES



Scale: 1"=400'



JOB NO. 21001285 PRODUCT TYPE: EX DATE: 03-18-2025

SHEET 3 OF 3



EXHIBIT "A"
 55' R/W
 VISTAS MONTANAS
 APN 503-51-008G
 CITY OF SURPRISE, ARIZONA



ONE COMPANY.
INFINITE SOLUTIONS.

**LEGAL DESCRIPTION
55 FOOT RIGHT OF WAY
VISTAS MONTANAS
APN 503-51-008H
MARICOPA COUNTY, ARIZONA**

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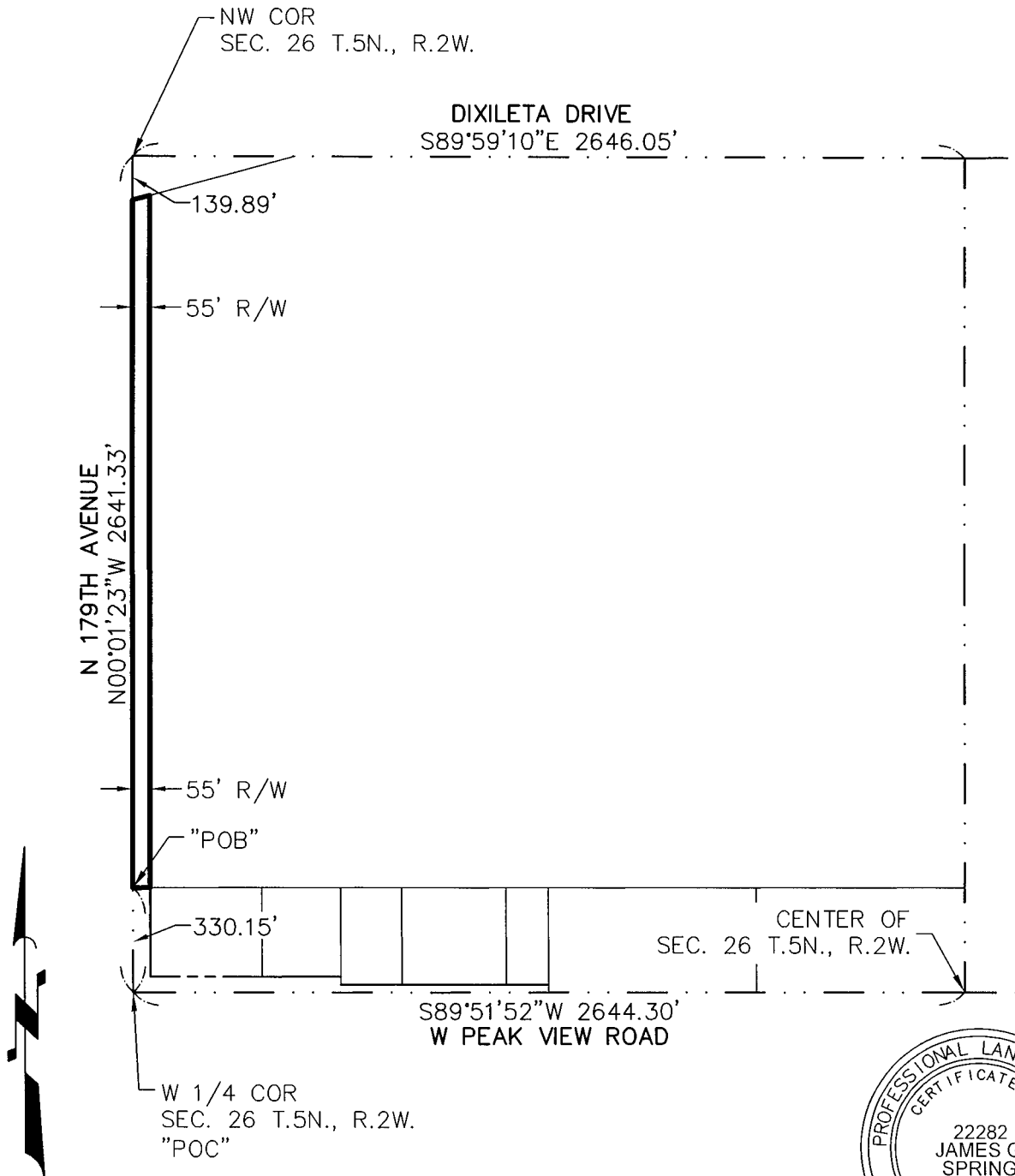
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DATE MARCH 18, 2025.





Scale: 1"=500'

JOB NO. 21001285 PRODUCT TYPE: EX DATE: 03-17-2025 SHEET 2 OF 3



EXHIBIT "A"
 55' R/W
 VISTAS MONTANAS
 APN 503-51-008H
 CITY OF SURPRISE, ARIZONA

N 179TH AVENUE
 N00°01'23"W 2171.29'
 S00°01'23"E 2186.06'

SURPRISE LAND HOLDINGS, LLC
 APN 503-51-008H
 119,827 SQ FT AND/OR
 2.75 ACRES

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"POB"



JOB NO. 21001285 PRODUCT TYPE: EX DATE: 03-178-2025

SHEET 3 OF 3



EXHIBIT "A"
 55' R/W
 VISTAS MONTANAS
 APN 503-51-008H
 CITY OF SURPRISE, ARIZONA

**ANNEXATION
LOCATIONS**

179TH AVE

DIXILETA DR

163RD AVE

JOMAX RD

FS25-0291 VICINITY MAP

FS25-0291

Vistas Montañas

Annexation

City Council
January 6, 2026



SURPRISE
ARIZONA

**ANNEXATION
LOCATIONS**

179TH AVE

DIXILETA DR

163RD AVE

JOMAX RD

**UNINCORPORATED
MARICOPA COUNTY**

**UNINCORPORATED
MARICOPA COUNTY**

CITY OF SURPRISE

EXISTING BOUNDARY

**ANNEXATION
LOCATIONS**

**UNINCORPORATED
MARICOPA COUNTY**

**UNINCORPORATED
MARICOPA COUNTY**

CITY OF SURPRISE

ANNEXATION LOCATIONS

**UNINCORPORATED
MARICOPA COUNTY**

**UNINCORPORATED
MARICOPA COUNTY**

CITY OF SURPRISE

PROPOSED BOUNDARY

Annexation Steps

- **Resolution for the intent to Annex**
 - Approve Resolution for Blank Petition
 - City Council meeting – January 6, 2026 ← **TONIGHT**
- **File Blank Petition**
 - Begin 30-day waiting period
 - Reach out to County Assessor and Department of Revenue
 - Petition to be filed
- **Public Hearing**
 - City Council holds public hearing to discuss the annexation
- **Obtain signatures on annexation petitions**
 - Applicant has 1 year to complete petition
 - City Council adopts annexation ordinance

Questions or Comments?

Thank you



SURPRISE

ARIZONA