



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Thursday, February 5, 2026 @ 6:00 PM
COUNCIL CHAMBERS

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

CONSENT AGENDA:

- 1. Internal Consideration and action to approve or disapprove the December 18, 2025, Planning and Zoning Commission Regular Meeting Minutes. Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

- 2. District 1 Consideration and action pertaining to the rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The area of the proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. Case FS24-0765. Tanner Wessel Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. 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.

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

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

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

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

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

J. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Tuesday, January 27, 2026 @ 9:00 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
Planning and Zoning Commission

Council Meeting Date: February 5, 2026 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the December 18, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the December 18, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-18-2025 PZ MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 18, 2025 / 6:00 PM

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

CALL TO ORDER.

Chair Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 18, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Eric Boyles, Director of Transportation; Tiffany Copp, Assistant Director; Mindy Davis, Assistant Director; Trever Fleetham, Acting Assistant Director and Planning Manager; and Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Chair Chapman congratulated Director Lloyd Abrams for the promotion as Assistant City Manager
- Chair Chapman congratulated and welcomed Trever Fleetham as the Acting Assistant Director of the Community Development Department

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

- None

Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the November 6, 2025, Planning and Zoning Commission Meeting Minutes.

Commissioner Perry made a motion to approve the November 6, 2025, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Commissioner Holland abstained.

Item 2 – Consideration and action to approve or disapprove the December 4, 2025, Planning and Zoning Commission Meeting Minutes.

Commissioner Holland made a motion to approve the December 4, 2025, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Bash seconded the motion. Motion passed with 4 votes in favor. Vice Chair Spata and Commissioner Leonard abstained.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 3 – Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for McDonald's, a drive through restaurant facility, generally located west of Sarival Avenue and south of Cactus Road within the Sycamore Farms Planned Area Development (PAD). Case FS25-0515.

Alex Ferruccio, Planner I, presented item 3 to the Commission.

Chair Chapman opened the public hearing.

- None

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

The Commission discussed the following:

- None

Commissioner Leonard moved to recommend approval the Conditional Use Permit with Site Plan for McDonald's at Sycamore Farms, Case FS25-0515, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 4 – Presentation and discussion to review FY25 Citywide Transportation update, including City construction projects, City design projects, regional improvements, and planning for the future.

Eric Boyles, Director of Transportation, presented item 4 to the Commission.

The Commission discussed the following:

- Bridge over Beardsley Canal for connectivity of 155th Ave Interchange
- Happy Valley Road to McMicken Way connectivity
- Number of lanes on 155th Ave

- 163rd Ave Interchange access and egress

Item 5 – Presentation and discussion to review FY25 Community Development Department and Planning & Zoning Commission activity.

Tiffany Copp, Assistant Director, Mindy Davis, Assistant Director, and Trever Fleetham, Acting Assistant Director and Planning Manager, presented item 5 to the Commission.

The Commission discussed the following:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 7:00 pm.

Ken Chapman
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Renee Puig-Hink, Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: February 5, 2026 Contact Person: Tanner Wessel
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 the rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The area of the proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. Case FS24-0765.

Motion:

I move to recommend approval of Mesquite Mountain Ranch V Rezone, Case #FS24-0765, subject to stipulations 'a' through 'c' as memorialized in the staff report.

I move to recommend denial of Mesquite Mountain Ranch V Rezone, Case #FS24-0765, because insert reason.

Background:

Mark Reddie of RVi Planning + Landscape Architecture requests a rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The area of the proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS24-0765 Mesquite Mountain Ranch V Rezone - Staff Report
 2. 01-FS24-0765 Mesquite Mountain Ranch V Rezone - Vicinity Map
 3. 02-FS24-0765 Mesquite Mountain Ranch V Rezone - Existing Zoning Map
 4. 03-FS24-0765 Mesquite Mountain Ranch V Rezone - Proposed Zoning Map
 5. 04-FS24-0765 Mesquite Mountain Ranch V Rezone - Rezone Narrative
 6. 05-FS24-0765 Mesquite Mountain Ranch V Rezone - Citizen Participation Report REDACTED
 7. 06-FS24-0765 Mesquite Mountain Ranch V Rezone - Affidavit of Posting
 8. 07-FS24-0765 Mesquite Mountain Ranch V Rezone - Luke AFB Letter
 9. FS24-0765 Mesquite Mountain Ranch V Rezone - PZ PowerPoint
-

REZONE

REPORT TO THE PLANNING & ZONING COMMISSION

1	Case:	FS24-0765
2		
3	Project Name:	Mesquite Mountain Ranch V Rezone
4		
5	Council District:	1 – Acacia
6		
7	Meeting Date:	February 5, 2026
8		
9	Planner:	Tanner Wessel, Planner II
10		
11		
12	Owners:	Solana Bella LLC; Rootin Tootin LLC/ETAL; Geller Earl/Joyce Trust/Et al.; East Evergreen Technologies LLC/Schwab Revocable Trust;
13		Snazzy Properties LLC, Et al.; N2N Trust/Equity Trust
14		Company/Duncan/ Randy/Olden
15		Kenneth/Cecelia/Schwab/Michael/Teri/Douglas/Janet; and
16		Chang Andrew C/Mary M Trust.
17		
18		
19		
20	Applicant:	Mark Reddie with RVi Planning + Landscape Architecture
21		
22	Request:	Rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch Planned Area Development (PAD) to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1)
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24		
25		
26		
27	Site Location:	Located south of Deer Valley Road between 223 rd Avenue and 231 st Avenue
28		
29		
30	Site Size:	264.9 gross acres (approx.)
31		
32	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040.
33		
34		
35	Support/Opposition:	Refer to the attached Citizen Participation Report.
36		
37	Recommendation:	If the Commission recommends approval of the proposed Rezone, Case FS24-0765, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) through (c).
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42 **Project Description:**

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44 Mark Reddie of RVi Planning + Landscape Architecture requests a rezone of
45 approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low
46 Density (R-1) and Residential Medium Density (R-2), and Open Space Conservation (OS-
47 1). The project site is located south of Deer Valley Road between 223rd Avenue and 231st
48 Avenue.

49
50 **Background:**

51
52 **June 08, 1989:** The subject property was annexed into the City of Surprise under
53 Ordinance #89-05.

54
55 **May 11, 2006:** The Mayor and City Council approved the Mesquite Mountain Ranch
56 Planned Area Development under case PAD05-314, Ordinance #06-22.

57
58 **January 25, 2007:** The Mayor and City Council approved a PAD for Mesquite Mountain
59 Ranch II under Case PAD06-050, Ordinance #07-01.

60
61 **June 16, 2020:** The Mayor and City Council approved a rezone with PUD overlay for a
62 portion of the Mesquite Mountain Ranch PAD and the Mesquite Mountain Ranch II PAD
63 under case FS18-617, Ordinance #2020-05.

64
65 **February 29, 2024:** Staff met with the applicant during a regularly scheduled Concept
66 Review meeting to discuss the subject project. CR24-0127.

67
68 **April 16, 2024:** The Mayor and City Council approved a major amendment to the
69 Mesquite Mountain Ranch PAD to remove approximately 55 acres and change the land
70 use designation for approximately 9 acres from residential to commercial with limited land
71 uses. Case FS22-1260

72
73 **June 17, 2024:** The applicant filed a request for a Rezone under Case FS24-0765, the
74 subject case.

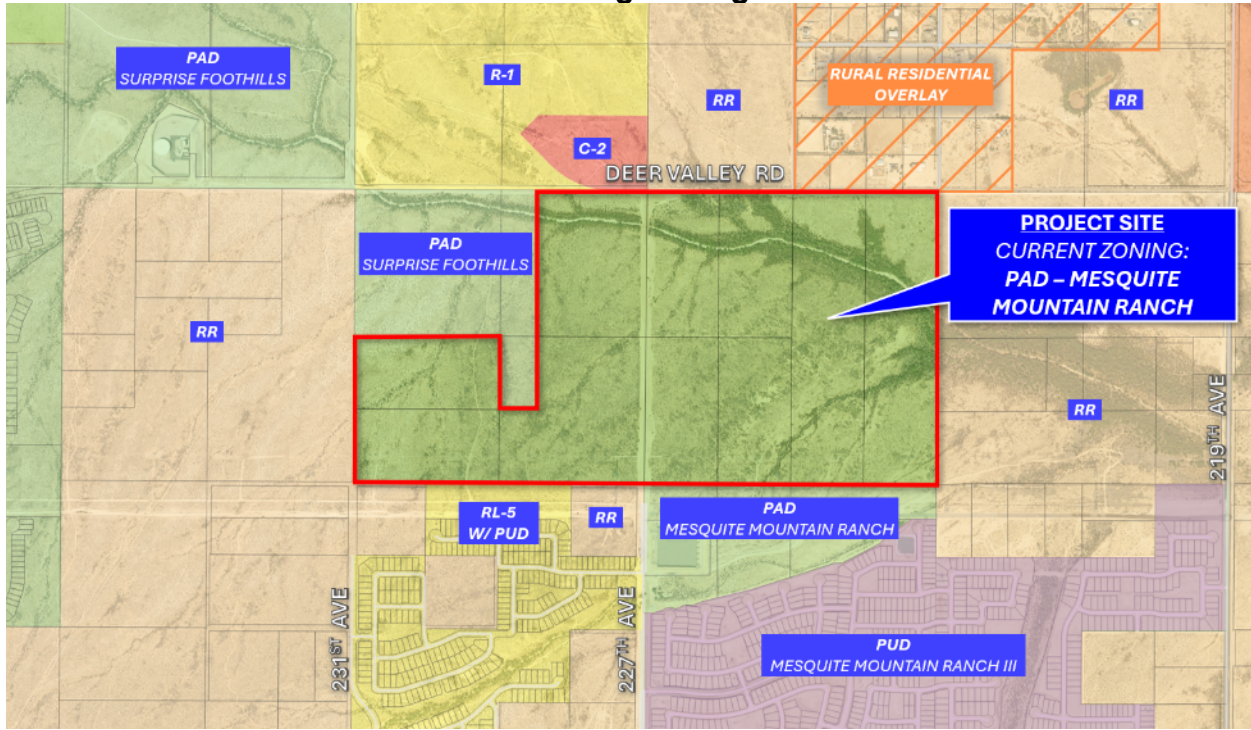
75
76 **October 16, 2024:** The applicant held a citizen outreach meeting at Willow Canyon High
77 School. A summary of this meeting is included in the Citizen Participation Report attached
78 to the staff report.

79
80 **Analysis and Discussion:**

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82 The subject properties, which encompass approximately 264.9 gross acres, are currently
83 zoned Mesquite Mountain Ranch PAD. The applicant requests to rezone the subject
84 properties to Residential Low Density (R-1), Residential Medium Density (R-2), and Open
85 Space Conservation (OS-1). The existing and proposed zoning are shown below.
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Existing Zoning



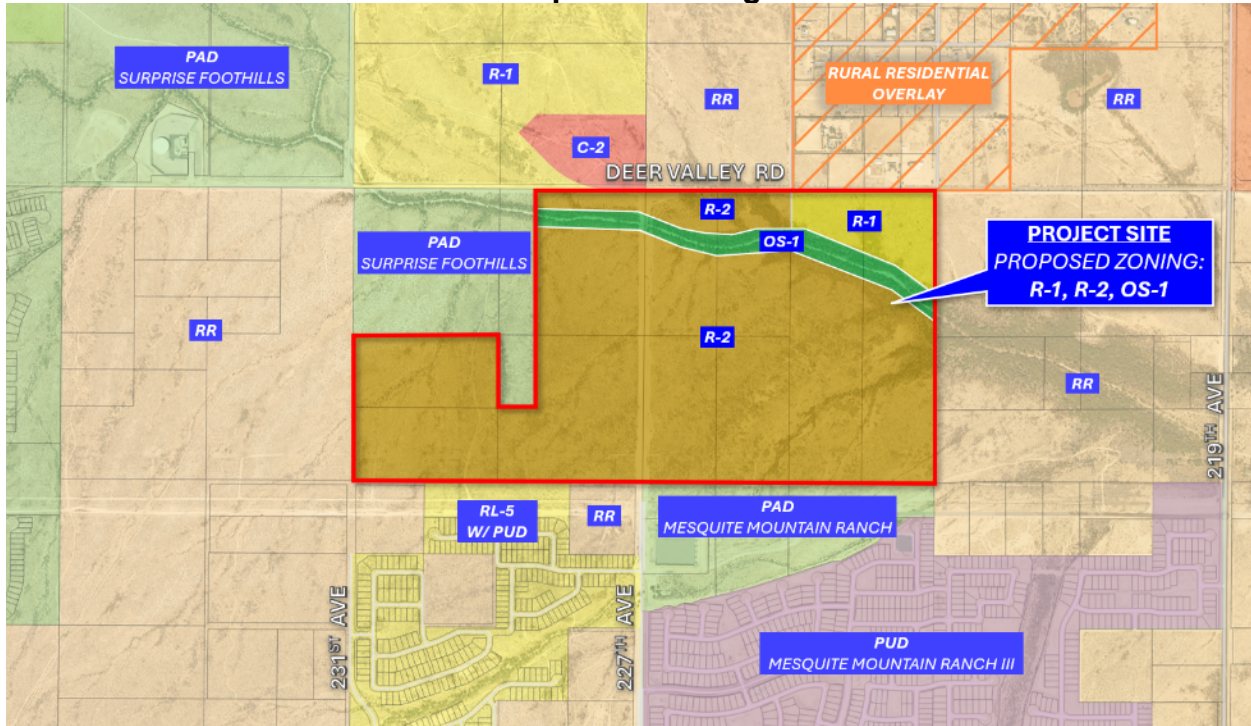
88
89

Community Commercial (C-2)	Rural Residential (RR)	Rural Residential (RR) with Desert Rural Overlay
Surprise Foothills PAD (Residential)	Mesquite Mountain Ranch PAD (Residential)	Rural Residential (RR)
Rural Residential (RR)	RL-5 with PUD Overlay	Mesquite Mountain Ranch PAD (Commercial)

90

91

Proposed Zoning



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Community Commercial (C-2)	Rural Residential (RR)	Rural Residential (RR) with Desert Rural Overlay
Surprise Foothills PAD (Residential)	Residential Low Density (R-1) Residential Medium Density (R-2) Open Space Conservation (OS-1)	Rural Residential (RR)
Rural Residential (RR)	RL-5 with PUD Overlay	Mesquite Mountain Ranch PAD (Commercial)

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Development Plan & Development Standards:

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The applicant is requesting a rezone in response to market demands. The applicant is not requesting a deviation from the development standards of the LDO, Planning and Engineering Design Standards (PEDS), or City Code to facilitate the rezone.

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This project is located adjacent to parcels designated under the General Plan 2040 as part of the Rural Residential Overlay (RRO). The proposed development incorporates a density transition between the RRO and the R-2 designations of this project by designating Parcel 1 as R-1.

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The future development of the subject property will adhere to the applicable development standards of the R-1, R-2, and OS-1 zoning districts, as outlined in Section 106-2.3, Section 106-2.4, and Section 106-8.2 of the LDO, at the time of development. The following table shows the current development standards of the R-1, R-2, OS-1 zoning districts.

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Table 106-2c – Residential Low Density (R-1) Zoning District

Lot Categories	A³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban and Rural	Rural	Rural	Rural
Lot area (sf)	4,950 – 7,999	8,000 – 11,999	12,000 – 17,999	18,000 – 27,999	28,000 – 43,559	≥ 43,560
Min. lot width ¹ (ft)	45	60	80	90	100	130
Min. front setback ¹ (ft)	12	12	15	20	20	30
Max. front setback (ft)	25	25	30	35		
Min. rear setback ¹ (ft)	15	20	20	25	30	30
Min. side setback ¹ (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. street side setback ^{1,4} (ft)	15	15	15	15	20	20
Max. bldg. height (ft)	35	35	35	35	35	35
Max. lot coverage ⁵		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%

Notes:

1. Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line; except rear alley loaded garages, which shall be setback six (6) feet from edge of alley line.
2. The city requires open space on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
3. Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivision or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.
4. Corner lots where block endcap landscape tracts are provided are not subject to the minimum streetside setbacks.
5. Lots that have an RV garage within Lot Category B shall be allowed up to fifty-five (55) percent lot coverage.

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

Lot Categories	A ⁴		B ⁴	C	D
General Plan Compatibility	Urban		Suburban	Suburban	Suburban
Lot area ¹ (sf)	Single-family & Townhouse: 800-4,949	Duplex & Triplex: 4,000 – 4,949	4,950 – 7,999	8,000 – 11,999	≥ 12,000
Min. lot width (sf)	35		45	70	80
Min. front setback ² (ft)	10		12	12	15
Max. front setback (ft)	25		25	25	30
Min. rear setback ² (ft)	10		15	20	20
Min. side setback ² (ft)	5 ³		5 & 8 ^{2,3}	5 & 10	10
Min. street side setback ^{2,6} (ft)	10		10	10	10
Max. bldg. height (ft)	35		35	35	35
Open space (% of gross acres of residential development) ⁴	25%		20%	20%	20%

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 2,800 sf.
2. Grage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback three (3) feet from 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 from 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 that are less than forty (40) feet wide as calculated across whole subdivisions or preliminary plats 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.

Table 106-8a – Open Space Conservation (OS-1) Zoning District

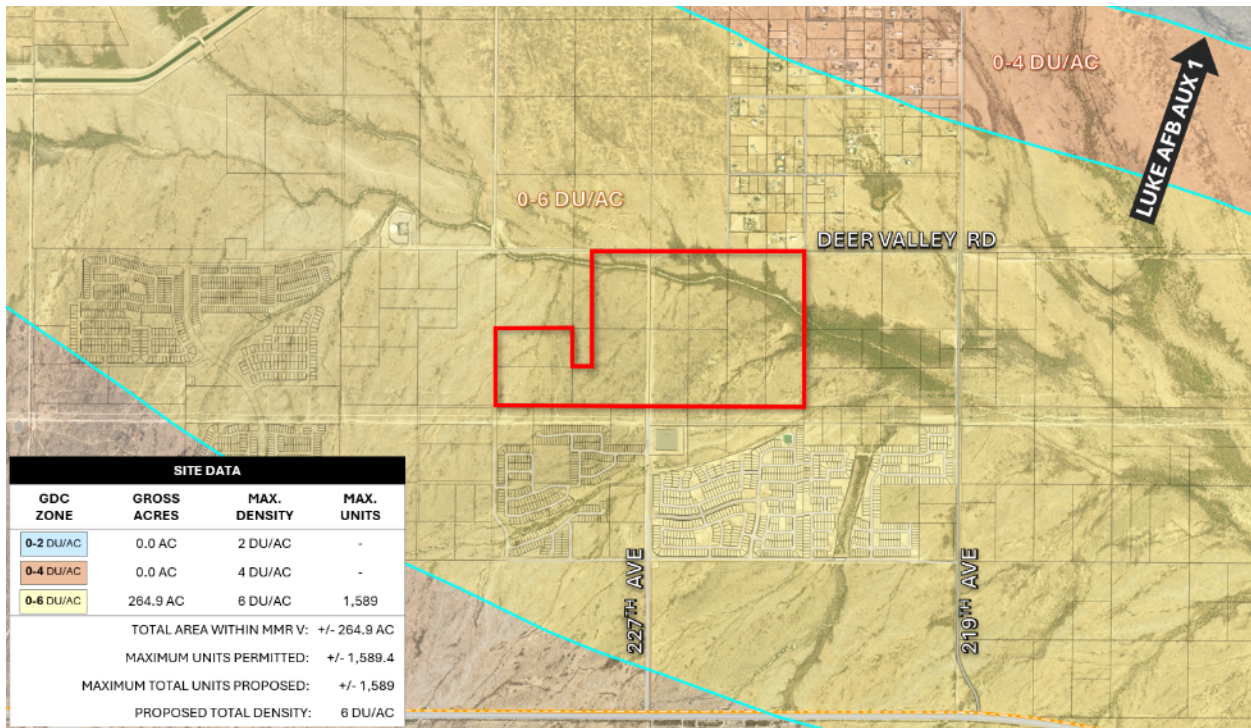
Min. arterial, collector, and local ROW setback (ft)	15
Adjacent to residential zoning (ft)	50
Adjacent to non-residential zoning (ft)	15
Max. bldg. height (ft)	15

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116 **Density**

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118 Due to the project’s proximity to the Luke Air Force Base Auxiliary 1 Field, this project is
 119 subject to the Luke Air Force Base Graduated Density Concept (GDC). The entirety of the
 120 site is located within the 0-6 DU/AC band of the GDC.
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124 In collaboration between City staff, the applicant, and Luke AFB, it has been determined that
 125 a total number of dwelling units of 1,589 would be allowed within the project site, equating to
 126 an overall gross density of 6.0 DU/AC.

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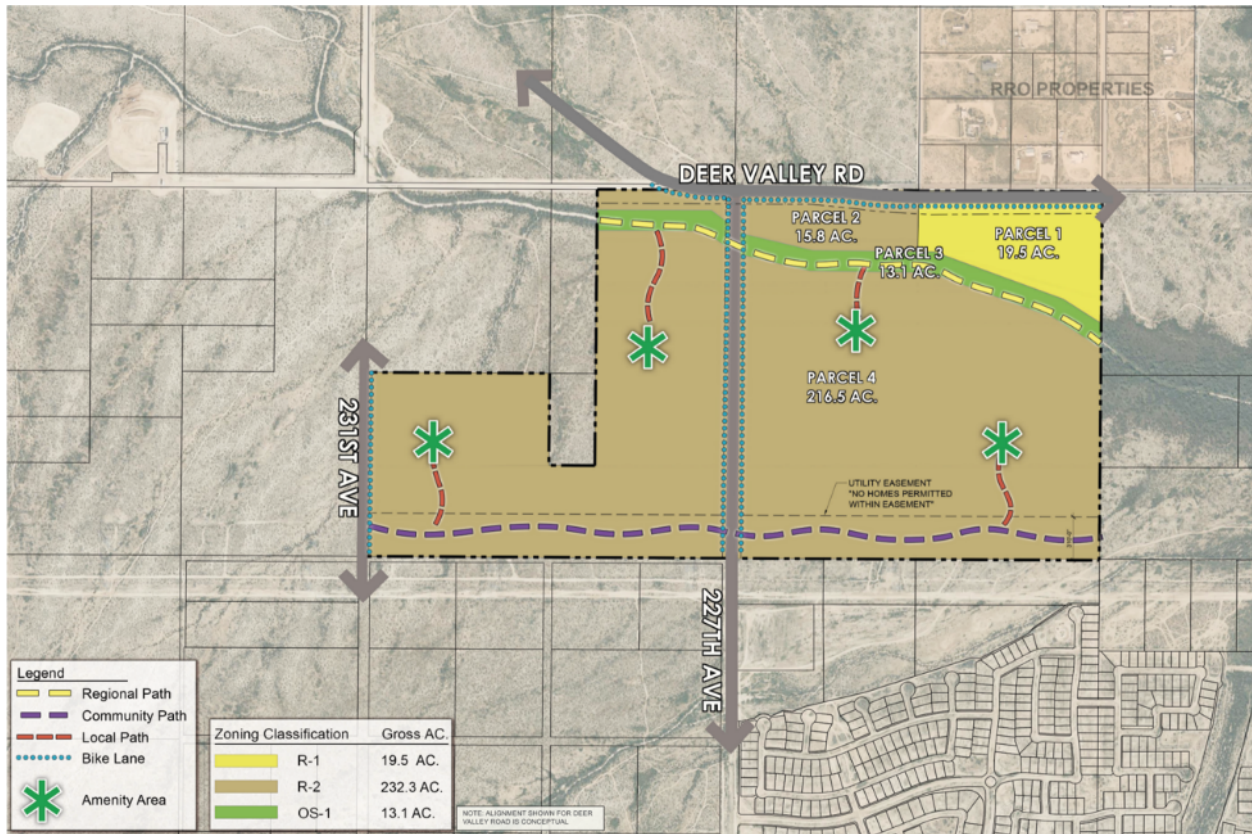
128 The GDC provides a guide for the maximum allowed dwelling units and densities of the
 129 proposed development. The specifics of the development, including the actual number of
 130 dwelling units and density, will be fully reviewed at the Preliminary Plat stage. At that time,
 131 the development will be subject to the transition and buffering requirements of the LDO,
 132 PEDS, and General Plan.

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Open Space & Amenities

The following conceptual open space plan depicts open space and amenities for the proposed project. The future development shall adhere to the open space and amenity requirements of the LDO, PEDS, the Parks and Recreation Master Plan, and the General Plan regarding open space minimums, required trails, landscaping, and amenities. These elements will be reviewed in detail at the time of Preliminary Plat review.



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Roadways

This project is bordered by the future alignments of Deer Valley Road to the north and 231st Avenue to the west. Additionally, the future alignment of 227th Avenue runs through the center of the project bisecting the project in half. At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis (TIA) with the rezone application. The TIA was reviewed and approved by City Transportation Department staff.

Additionally, to further protect the adjacent RRO properties to the north, the developer has agreed to shift the future alignment of Deer Valley Road south further into this project's boundary to provide a greater buffer and to protect the existing rural development.

157 Lastly, this project has an associated Development Agreement (“DA”) which has been
158 approved by City staff and signed by the landowner. This DA outlines the roadway
159 infrastructure that will be required to be installed by the developer in conjunction with this
160 development. The DA is scheduled for the upcoming February 17th, 2026, City Council
161 meeting and will be required to be approved by City Council prior to the Council taking any
162 action on this proposed Rezone.

163

164 **Utility and Services Table:**

165

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
School District:	Wickenburg School District

166

167 **Conformance with Adopted Plans:**

168

169 The proposed Rezone was reviewed against the goals, policies, recommendations, and
170 guidelines of the City of Surprise General Plan 2040 and is consistent with the General
171 Plan in some of the following ways:

172

173 This project is located within the Neighborhood Character Area of the General Plan. The
174 proposed Rezone adheres to the design guidelines of the character area which allows for
175 residential development.

176

177 This project maintains compatibility with the quality of existing land uses in the
178 surrounding area in that it continues the low to medium residential development pattern
179 established in the vicinity of the parcel.

180

181 Additionally, this project is located adjacent to parcels designated by the General Plan
182 2040 as being within the Rural Residential Overlay. As such, a density transition is being
183 provided, and the alignment of Deer Valley Road is being shifted south further into this
184 project’s boundary to further protect the existing rural development.

185

186 **Reviewing Agencies:**

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188 The request was routed to internal and external agencies including the Maricopa Water
189 District, Maricopa County Department of Transportation, the Flood Control District of
190 Maricopa County, and Luke Air Force Base. All agencies indicated no objections to the
191 request.

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197 **Citizen Outreach:**

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199 The applicant held an outreach meeting on October 16, 2024, at Willow Canyon High
200 School with 5 attendees present. This meeting complied with the advertisement
201 requirements of the LDO. During this meeting, questions and concerns related to Deer
202 Valley Road development and traffic, proposed access to the site, water, density, and
203 timing of the development were raised. A detailed summary of the outreach meeting can
204 be found in the attached Citizen Participation Report.

205
206 **Summary:**

207
208 Staff concludes the proposed Rezone is consistent with the Surprise General Plan 2040
209 and all applicable zoning codes.

210
211 **Findings:**

- 212
- 213 • The proposed Rezone is consistent with and will advance the goals of the Surprise
 - 214 General Plan 2040.
 - 215 • The proposed Rezone is consistent with the City of Surprise Land Development
 - 216 Ordinance.
 - 217 • The reviewing agencies had no objections.
- 218

219 **Recommendation:**

220
221 Based on the findings noted above, if the Commission recommends approval of the proposed
222 Rezone, Case FS24-0765, Staff recommends the Commission recommend approval subject
223 to stipulations 'a' through 'c' below.

- 224
- 225 a. Development and use of the site shall be in compliance with Resolution 2026-14,
 - 226 Mesquite Mountain Ranch V Development Agreement.
 - 227 b. Development and use of the site shall be consistent with the Rezone Narrative
 - 228 entitled "Mesquite Mountain Ranch V," prepared by RVI Planning + Landscape
 - 229 Architecture, and received March 27, 2025.
 - 230 c. Non-compliance with the stipulations of approval of this case will be treated as a
 - 231 violation in accordance with the applicable provisions of the Surprise Municipal
 - 232 Code.
- 233

234 The Commission may recommend approval to the City Council. However, should the
235 Commission wish to recommend denial of the request, the Commission should make its
236 own findings and base its decision on those alternative findings.

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243 *Recommended motions:*

244

245 I move to recommend approval of the Rezone for Mesquite Mountain Ranch V, Case
246 FS24-0765, subject to stipulations 'a' through 'c' as outlined in the Staff Report.

247

248 I move to recommend denial of the Rezone for Mesquite Mountain Ranch V, Case FS24-
249 0765, because insert reason.

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253 **Attachments:**

254 01 Vicinity Map

255 02 Existing Zoning Map

256 03 Proposed Zoning Map

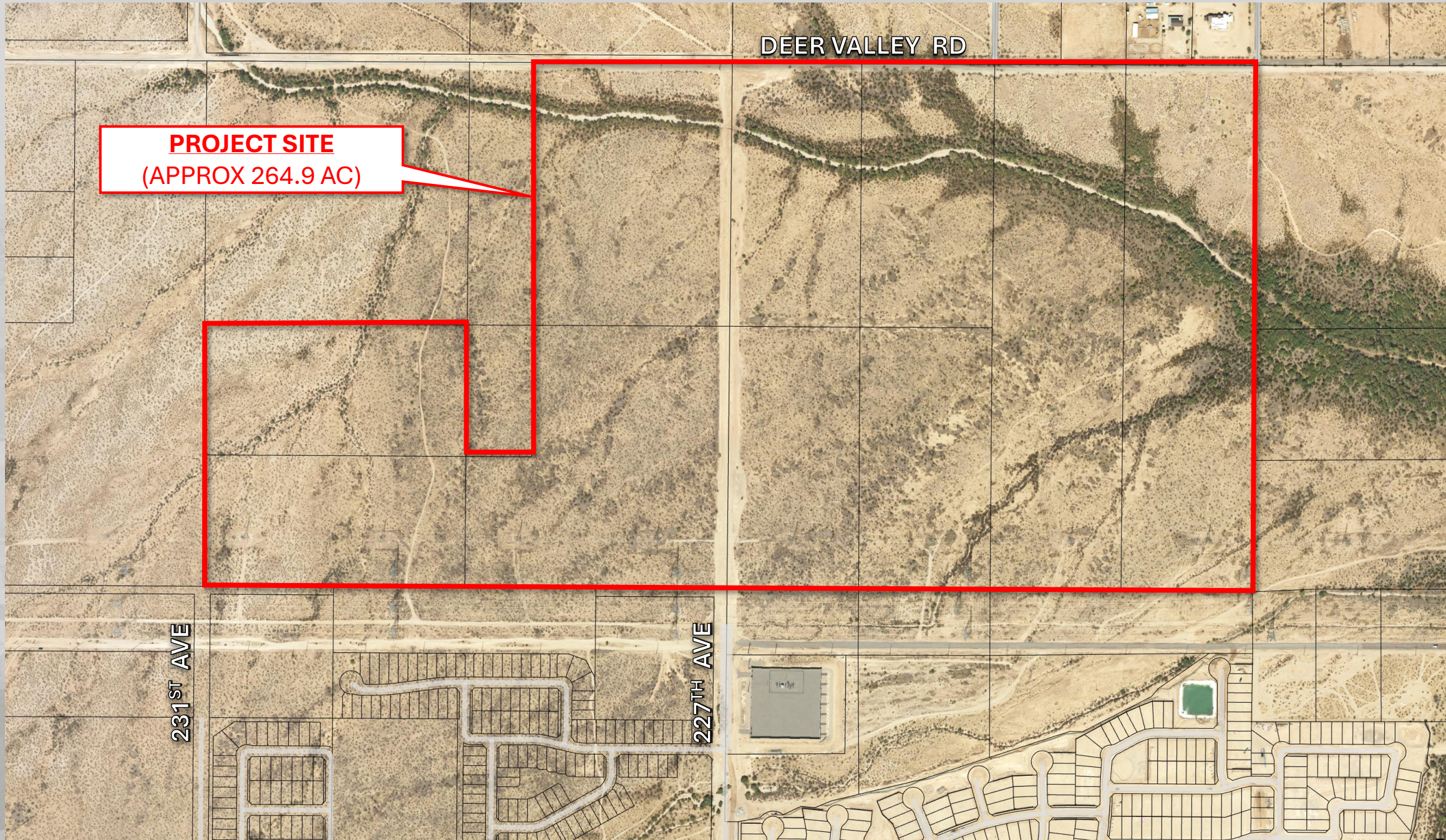
257 04 Rezone Narrative

258 05 Citizen Outreach Report – REDACTED

259 06 Affidavit of Posting

260 07 Luke AFB Letter

261 PPT

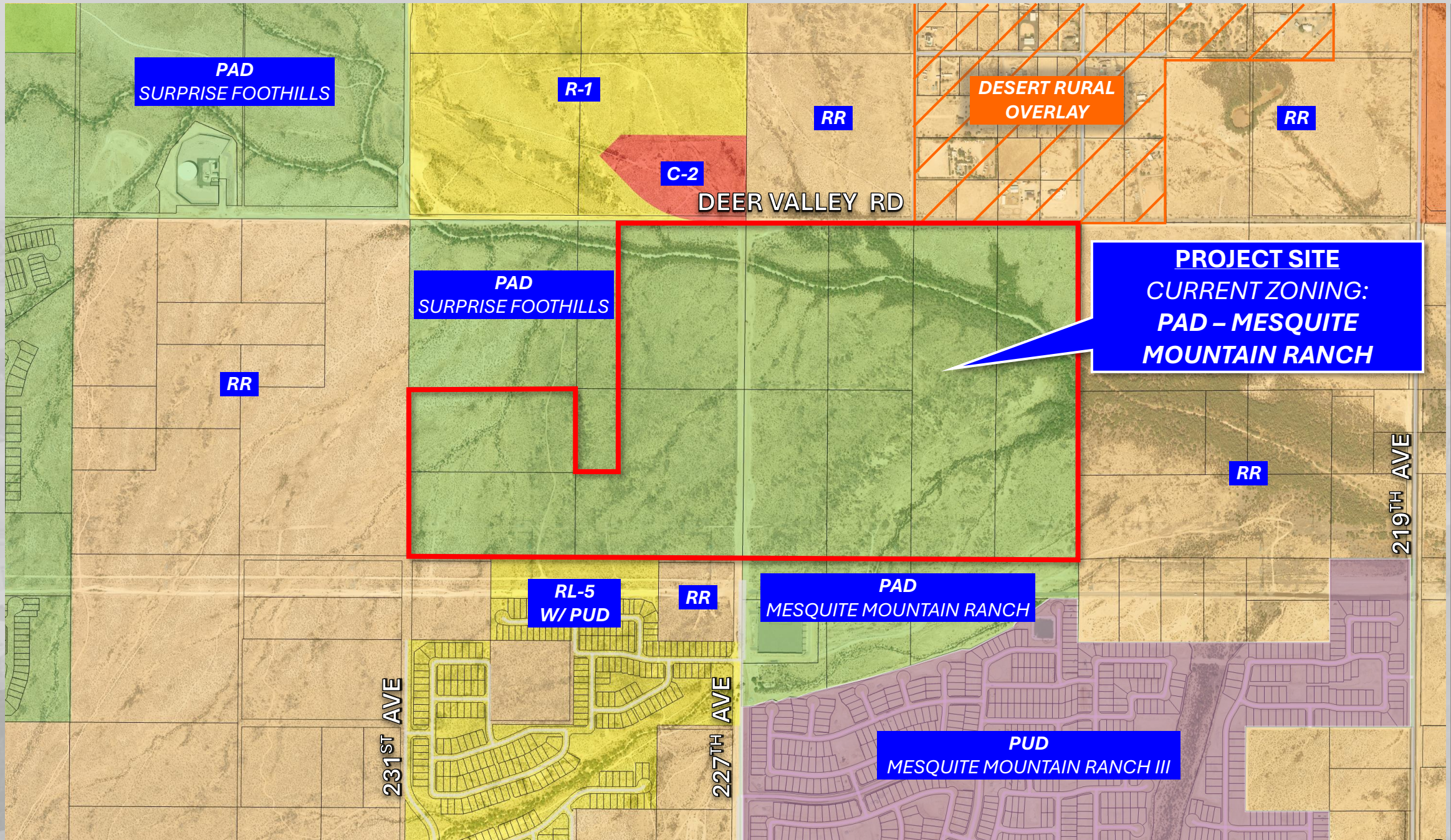


DEER VALLEY RD

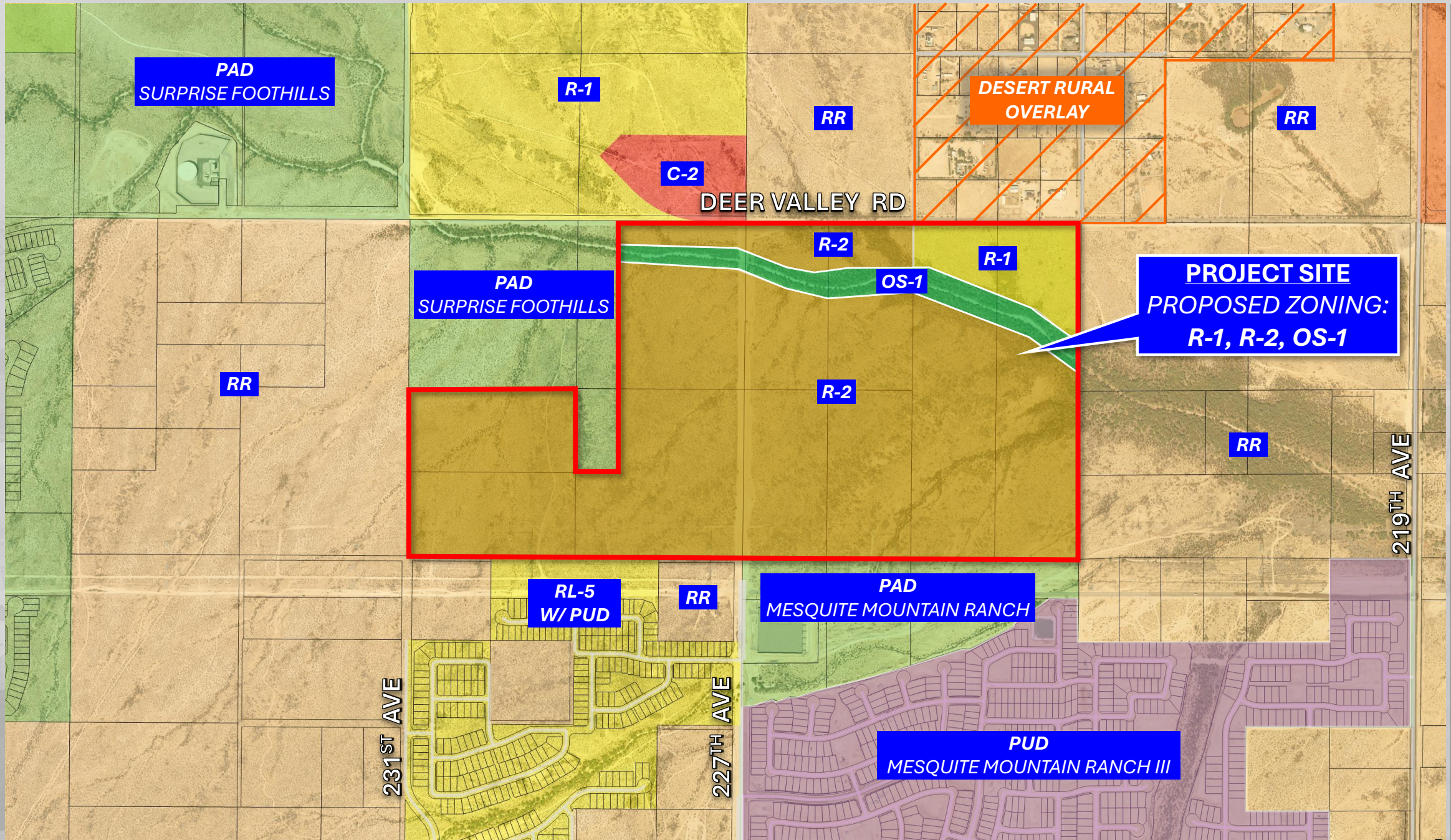
PROJECT SITE
(APPROX 264.9 AC)

231ST AVE

227TH AVE



FS24-0765 ZONING MAP

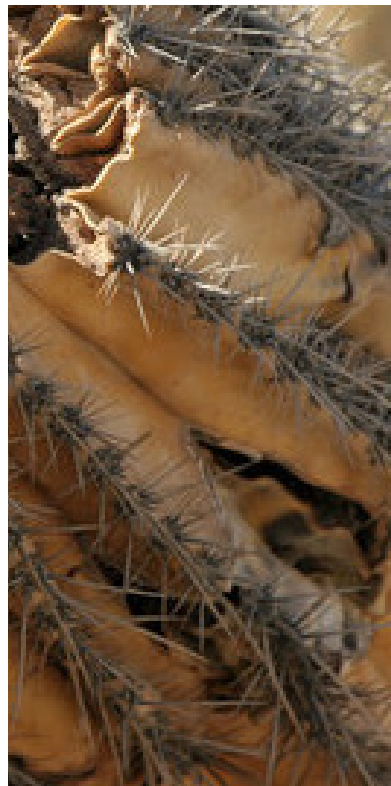


FS24-0765 ZONING MAP

MESQUITE MOUNTAIN RANCH



An Application to Rezone from PAD to R-1, R-2, and OS-1
FS24-0765



City of Surprise

1st Submittal: June, 2024
2nd Submittal: October, 2024
3rd Submittal: March, 2025
4th Submittal: March, 2025



APPLICANT TEAM

PROPERTY OWNER / DEVELOPER

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RVi Planning + Landscape Architecture

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1. INTRODUCTION

RVi Planning + Landscape Architecture is pleased to submit this request for a Major Rezoning of a portion of the existing Mesquite Mountain Ranch PAD from PAD District to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1) Districts.

This proposed rezoning amendment, Mesquite Mountain Ranch V (MMR V), applies to approximately 264.9 acres (the "Site") which is generally located on the south side of Deer Valley Road between 231st Avenue and 223rd Avenue. More precisely, the Site of this requested rezoning amendment includes the following parcels:

- 503-80-041, 042, (Chang Andrew C/Mary M TR)
- 503-80-007F, 007G (Rootin Tootin LLC/ETAL)
- 503-80-007H, (Jewel Investment Co)
- 503-80-007J, (Geller Earl/Joyce TR/Et Al)
- 503-80-006X, (East Evergreen Technologies LLC/Schwab Rev Tr)
- 503-80-006Y, (Snazzy Properties LLC, Et Al)
- 503-80-007D, 007E, (Nelson Gary N/Equity Trust Company/...)

1.1. Purpose of Request

This rezoning aims to accomplish the following:

1. Simplify and update the development standards and regulation of the Site by conforming to the City of Surprise Land Development Ordinance (LDO) and Planning & Engineering Design Standards (PEDS);
2. Enhance housing product diversity based on current market demand by following the R-1 and R-2 development standards of the LDO;
3. Maintain the general land uses permitted by the existing approved PAD; and
4. Increase the assurance that the 5 West Wash will be preserved as open space by hard zoning it to Open Space Conservation District (OS-1), as outlined in LDO Section 106-8.2.

2. SITE ANALYSIS

2.1. Site Context and Existing Land Uses

As shown in [Exhibit 1: Regional Vicinity Map](#), the 264.9-acre site is located less than one mile to the north of Sun Valley Parkway, in a growing area of Northwest Surprise. The Site is generally surrounded by 231st Avenue, Deer Valley Road, 223rd Avenue, and a powerline easement. The Site is undeveloped and vacant. The table below outlines the existing zoning and current land uses of the Site and surrounding properties.

Location	Zoning	Current Land Use
Site	PAD – Mesquite Mountain Ranch	Vacant Power lines
North	C-2 - Community Commercial R-2 - Medium Density Residential RR – Rural Residential	Deer Valley Road, Vacant and Large Lot Residential
East	RR – Rural Residential	Vacant
South	PAD - Mesquite Mountain Ranch PAD-Rancho Vista RR – Rural Residential	Vacant and Single Family Residential (under construction), APS substation
West	PAD - Surprise Foothills RR- Rural Residential	Vacant

2.2 Existing PAD Zoning

As shown in [Exhibit 2: Existing Zoning Map](#), the Site is currently zoned PAD (Mesquite Mountain Ranch) which allows for Low Density Residential, Medium Density Residential, and Open Space land uses. The development standards for residential land uses and the open space consist of those approved 18 years ago as part of the original Mesquite Mountain Ranch PAD.

The remaining portion of the Mesquite Mountain Ranch PAD site, including the southern portion of the powerline easement, the APS substation, the C-3 parcel, and the southernmost wash are not part of this rezoning request and will remain as PAD zoning under the existing Mesquite Mountain Ranch IV PAD (FS22-1260) that was approved on April 16, 2024.

2.3. General Plan Designation

Figure 4.4 "Land Use Character Areas" of the City of Surprise 2040 General Plan designates the Site as Neighborhood and Open Space. [Exhibit 3: Existing General Plan Land Use](#) shows the land use designations for the Site and surrounding properties. The Neighborhood designation covers the majority of the Site and allows for a broad mix of residential zoning designations, among other supporting districts or land uses such as but not limited to commercial, offices, or civic uses. The Neighborhoods future land use designation is broken into three neighborhood character areas, Rural, Suburban, and Urban. The Suburban Character Area applies to this Site and represents the transition from rural settings and urban environments. Within this character area, medium-density residential housing types are encouraged to support housing availability for a variety of income levels across the city. The General Plan identifies a density range of 2-8 dwelling units per acre for Suburban Neighborhoods.

The Open Space land use designation includes the 5 West Wash located along the northern portion of the Site. Linear open spaces along washes are encouraged to be incorporated as a natural asset in the design of communities.

The proposed development plan is in conformance with the 2040 General Plan land use designation and character area and no General Plan amendment is required. Section 4 of this documents further summarizes how the proposed project conforms to the 2040 General Plan.

Nearby Rural Residential Overlay Designation

North of the Site is Deer Valley Parkway. A group of properties north of Deer Valley Parkway are designated as Neighborhoods with a Rural Residential Overlay (RRO).

The RRO recognizes existing rural enclaves where the City of Surprise supports the continuation of the rural lifestyle to include the ability to keep livestock and operate farm and agricultural enterprises while also allowing for compatible surrounding development.

While the Site is not designated RRO, Section 3.2 of this document summarizes how the proposed rezoning includes mitigation measures in support of the RRO goals.

2.4. School District

The Site is located within the Wickenburg-9 Elementary School District and the Wickenburg Unified School District. Within the district, Festival Hills is the closest current elementary school; it is approximately four miles from the Site. However, there are two schools planned within the Surprise Foothills property immediately to the west and north of the Site, and a third school planned within the Desert Trails development one mile to the east of the Site that will serve students from this development. [Exhibit 8](#) includes formal correspondence from the Superintendent of the Wickenburg Unified School District supporting the relocation of the school site from Mesquite Mountain Ranch to Surprise Foothills.

2.5. Water and Sewer Service Facilities Plans

Mesquite Mountain Ranch is located within Special Planning Area 3 (SPA-3) in the City of Surprise, Arizona. SPA-3 is generally located north of Bell Road, west of Beardsley Canal, south of Grand Avenue and Central Arizona Project Aqueduct, east of 259th Avenue and encompasses approximately 59 square miles. Preliminary Water and Sewer Reports have been prepared and are included with the rezoning submittal package as a separate attachment.

2.6. Electricity

The Site is provided electricity by Arizona Public Service (APS).

2.7. Fire, Police, and Refuse Services

The Site is within the City of Surprise municipal service area and will receive fire, police, and residential refuse service from the City. Commercial uses will be responsible for securing private refuse service. The closest existing fire station is Station 303 located approximately 11 miles away. There are two planned fire stations near the Site, one within the Surprise Foothills development less than 1-mile west of the Site, and a second within the Desert Trails community 1-mile to the east.

2.8. Existing Drainage Conditions

The Site generally slopes from the southwest to the northeast. However, 5 West Wash is a major drainage corridor in this area and enters the Site along the western property line, just south of Deer Valley Road and extends across the Site to the eastern property line. A second smaller wash (Wash 4) runs along the southeast perimeter of the site near the powerline corridor and ultimately connects to the 5 West Wash east of the Site. Planned floodplain reclamation to the 5 West Wash and Wash 4 floodplains were approved via a CLOMR in 2007 – FEMA Case No.:07-09-0029R. The local offsite flows affecting the site on the west and south boundaries will be intercepted and routed around the site to historical outfall location along the north and east boundaries.

2.9. Existing Roads, Rights-of-way, and Utilities/Constraints

The Site includes and is surrounded by multiple rights-of-way or roadway alignments identified by the City of Surprise 2035 Roadway Functional Classification Plan, and utility corridors,

231st Avenue

Approximately 1,300 feet of the Site's western property line is adjacent to 231st Avenue. Today there is no dedicated ROW for this alignment within the vicinity of the Site, and the area consists of natural desert.

Deer Valley Parkway

Approximately 3,625 feet of the Site's northern property line fronts on Deer Valley Parkway. Today, between the Site's western property line to 225th Avenue, Deer Valley is a dirt road. From 225th Avenue to the eastern property line/223rd Avenue, it has been improved as a two-lane gravel road.

Beyond the Site to the east, the 2-lane gravel road continues until 219th Avenue. From 219th Avenue to North Landfill Road the alignment is unimproved and consists of dirt jeep trails. From Landfill Road to 195th Avenue it is a two-lane gravel road. It is not until 195th Avenue that Deer Valley Road is paved for one lane of traffic in each direction with turn lanes and dirt or gravel shoulders.

227th Avenue

The 227th Avenue alignment extends vertically through the center of the Site. Currently no ROW or improvements exist for 227th Avenue within the Site. Adjacent to the south of the Site, as part of Mesquite Mountain Ranch Phase 1, 227th Avenue has been improved as a paved two-lane roadway to Beardsley Road, where it heads east to 219th Avenue, then south to Sun Valley Parkway.

Dry Utilities

Several existing overhead transmission powerlines extend across the site from east to west. These lines are located within multiple easements dedicated to various governmental and utility entities.

2.10. Luke Air Force Base Compatibility Analysis

The Graduated Density Concept for Luke Air Force Base is best described as providing guidelines for dense development up to and surrounding the "high noise or accident potential zone," commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-8461, which may limit future operations of the U.S.

This Graduated Density Concept proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows:

- a maximum of 2 dwelling units (du) per acre (ac) from the 65 Ldn to ½ mile,
- a maximum of 4 du/ac from ½ mile to 1 mile,
- a maximum of 6 du/ac from 1 to 3 miles, and
- graduated densities beyond 3 miles that include open spaces, light industrial/commercial and rural uses throughout the area defined by State Statute A.R.S. § 28-8461 as "territory in the vicinity of a military airport".

Based on the noise contours published by Luke AFB, the property is entirely within the 1 to 3-mile distance from the noise contours, which allows a maximum of 6.0 du/ac for the overall property. Based on this, up to 1,589 units would be permitted per the Luke GDC. See [Exhibit 4: Luke Air Force Base Graduated Density](#).

3. PROPOSED ZONING + DEVELOPMENT PLAN

3.1. Zoning Summary

This rezoning request seeks to amend the northern portion of the Mesquite Mountain Ranch PAD to establish residential and open space zoning districts that comply with current LDO standards. The proposed zoning is very similar to the current PAD land use plan, including residential uses and open space uses in the same general location, but establishes development standards and regulations based on the current LDO. Further, this plan hard zones the 5 West Wash to ensure it will remain as permanent open space. The rezoning will also conform to the Planning & Engineering Design Standards (PEDS) of the City of Surprise.

The proposed rezoning does not increase the overall unit count or density as already approved under the current Mesquite Mountain Ranch PAD, it simply modifies the zoning to conform to the LDO and the PEDS, and provides an opportunity to blend densities throughout the property. This plan also ensures that the areas closest to the Rural Residential Overlay (RRO) have the largest lots and lowest density within the development by incorporating R-1 zoning to this portion of the property, which is an appropriate zoning transition of the next closest residential district to the Rural Residential zoning district to the north.

As shown on [Exhibit 5: Proposed Zoning Map](#) and mentioned above, the Site is proposed to be developed relatively similarly to the existing PAD land use plan with residential and open space, including the R-1 District adjacent to the RRO property, OS-1 District for the major wash corridor, and R-2 District for the remainder of the property. The Site will be accessible by 227th Avenue, 231st Avenue, and Deer Valley Road for vehicles, bicycles, and pedestrians. Natural and improved open spaces will be provided throughout the site to follow the drainage corridors and easement areas, as well as additional active and passive open spaces within each residential development parcel in accordance with the LDO and PEDs. Further details pertaining to each proposed zoning district are provided in the subsections below.

3.1.1. Residential Low-Density (R-1)

Low-Density residential (R-1) is proposed in Parcel 1 in the northeast corner of the site, between Deer Valley Road and an existing wash. This 19.5-acre parcel is planned to be developed with single-family homes and will serve as a density transition from the rural residential lots to the north. All land uses and development standards within Parcel 1 will be as defined in accordance with the R-1 standards of the LDO and PEDs.

3.1.2. Medium-Density Residential (R-2)

Approximately 232.3-acres of the Site are proposed to be rezoned to Medium-Density Residential (R-2) District. The R-2 District allows for a variety of housing opportunities including detached single-family dwelling as well as attached single-family dwellings such as duplexes, triplexes, and townhomes. Permitted uses and development standards will follow R-2 standards of the LDO and PEDs.

3.1.3. Open Space Conservation (OS-1)

As shown on [Exhibit 5: Proposed Zoning Map](#), approximately 13.1 acres located within the 5 West wash are proposed to be rezoned to Open Space Conservation (OS-1) District. As outlined by the LDO, the goal of this district is to conserve, protect, and enhance natural open spaces such as the natural desert landscape and washes located on this site. Rezoning this area to OS-1 assures the City that the proposed designated open space will remain undeveloped in accordance with LDO and PEDs standards.

3.2 Rural Residential Overlay (RRO) Mitigation Plan:

Shift Deer Valley Parkway South:

The applicant has agreed to shift the alignment of Deer Valley Parkway south by 42' to ensure no negative impact to the existing rural residential properties along Deer Valley Parkway. Currently, there is a 26' road north of the section line within the rural residential properties. We propose to maintain that 26' as the northern edge of the right-of-way (as opposed to the standard 68' north of the section line), shifting the roadway centerline 42 feet south. This will require the MMV developer to dedicate 110' of right-of-way south of the section line within the MMR property, minimizing the impact to the existing properties to the north.

R-1 Zoning Where Adjacent to the RRO:

While the majority of the MMR property is proposed as R-2 zoning, the portion of property immediately adjacent to the RRO property is proposed as R-1 zoning, which is a transition of only one zoning district from Rural Residential zoning. Additionally, by shifting Deer Valley Road south, and providing a minimum 15' landscape buffer along our northern perimeter, the first homes within MMR will be over 150 feet from the RRO properties.

Limited Property Access on Deer Valley Parkway: A majority of the property will be accessed from 227th Avenue and 231st Avenue, with very limited access along Deer Valley Parkway, minimizing access and intersection conflicts to the RRO property. The only portion of the property with direct access to Deer Valley Parkway is the small R-1 zoned parcel north of the 5 West Wash.

3.3. Pedestrian, Bike, and Open Space

Open spaces will be provided within and throughout each residential development as defined and required by the LDO and PEDS. As shown on [Exhibit 6: Pedestrian Bike & Open Space Plan](#), it is anticipated at this time that three to four open

space amenity areas will be provided to meet applicable open space criteria and sufficiently serve the community. Bike lanes will be provided on arterial and collector streets, and paths for bicyclists and pedestrians will be provided throughout the community to connect residents to improved and natural open spaces. It is anticipated that a Regional Path will be provided in the 5 West Wash and a Community Path will be located within the existing utility easement. Local Paths will connect residents to the Community and Regional Paths and to the open spaces. Exact location of paths and open spaces will be determined as part of site plan review.

3.4. Transportation and Access

In discussion with the City of Surprise and in conformance with the City's 2040 General Plan, the following is a summary of the regional roadways within or adjacent to the Site (See [Exhibit 7: Regional Transportation Plan](#)) and the associated ROW dedications for half and/or full street dedications:

3.4.1 Deer Valley Parkway

Deer Valley Parkway is proposed as a major arterial road with 136-feet of ROW. As part of the development of this Site, and to mitigate impacts to the RRO properties to the north, Deer Valley Parkway will be shifted approximately 42-feet to the south and improved to accommodate two-way vehicular traffic. This will include a 110-foot ROW dedication south of the section line. In conjunction with the existing 26-feet of roadway located north of the section line, Deer Valley Parkway will ultimately be developed with 110' of ROW south of the section line and 26' of ROW north of the section line. Up to an additional 10-feet of ROW may also be dedicated on the south side to accommodate east bound right turn lanes as needed. Additional access along Deer Valley Road may be required to the east to connect to 219th Avenue. The required ROW and roadway improvements for this will be determined at the time of platting.

3.4.2 227th Avenue

227th Avenue is designated as a major arterial with 136-feet of total ROW connecting from Sun Valley Parkway running through the center of the Site to connect to and extend north beyond Deer Valley Parkway. Half street and full street ROW will be dedicated where the property is adjacent to the 227th Avenue alignment. As shown on [Exhibit 6](#), ROW improvements will be provided south of the subject Site to connect to the existing improvements adjacent to the southern portion of Mesquite Mountain Ranch (FS18-617). These improvements will result in a paved point of access that will extend to Sun Valley Parkway. A future signal is planned for the intersection of Sun Valley Parkway and 227th Avenue. This development will have to contribute its proportionate share to the cost of the signal.

3.4.3 231st Avenue

231st Avenue is designated as a residential collector road with 80-feet of total ROW and will ultimately connect to Deer Valley Parkway. Where the Site has frontage on this alignment, the 40-foot east half street ROW and improvements will be provided.

3.4.4 Site Access + Circulation

As required by City of Surprise Transportation Planning and Traffic Engineering the developer will be responsible for submitting a Master Street Plan showing turn lanes, medians, and street widths as well as a full Master Site Plan showing the on-site traffic and pedestrian circulation, and emergency vehicle access. These documents will include two geographically separated points of vehicular access from the Site to an existing public roadway.

The developer will continue to work with staff to provide appropriate primary and secondary access to the Site with each phase of development. Primary access will be on 227th Avenue from Sun Valley Parkway to the property. Secondary geographically separated access will partially depend on project phasing, but will likely include the extension of Deer Valley Parkway from 227th Avenue east to 219th Avenue, which currently provides access to Sun Valley Parkway. Additionally, Desert Trails has the obligation to build Deer Valley Parkway from 219th Avenue to 195th Avenue with its first phase of development, ultimately connecting Deer Valley Parkway to Grand Avenue further to the east. While the MMR project does not control the timing of this extension, first phase plats have already been submitted to the City for Desert Trails, so it is likely this connection will be available at the time of MMR phase 1 development, providing additional access options from the east.

As a potential alternative, a connection to the west from 231st Avenue to Deer Valley Road via Foothills Boulevard south to Sun Valley Parkway may be provided for geographically separated secondary access. While not preferred, this provides an alternative geographically secondary access option if needed.

Since it is unknown what surrounding roadway improvements will be at the time of the development of MMR, the applicant reserves the right to explore additional alternatives to the geographically separated secondary access points, and will coordinate with City staff on an acceptable route.

3.5 Construction Sequencing and Maintenance of Traffic Exhibit

During every phase of construction of this development the developer will ensure that traffic flow will be maintained on all existing arterial and collector roadways. A detailed description of how and when this will be accomplished will be provided during the platting process along with a Construction Sequencing and Maintenance of Traffic Exhibit.

4. CONCLUSION + GENERAL PLAN CONFORMANCE

This rezoning application seeks to encourage future development consistent with the City's 2040 General Plan and City's LDO and PEDS, and includes appropriate mitigation to the RRO properties to the north.

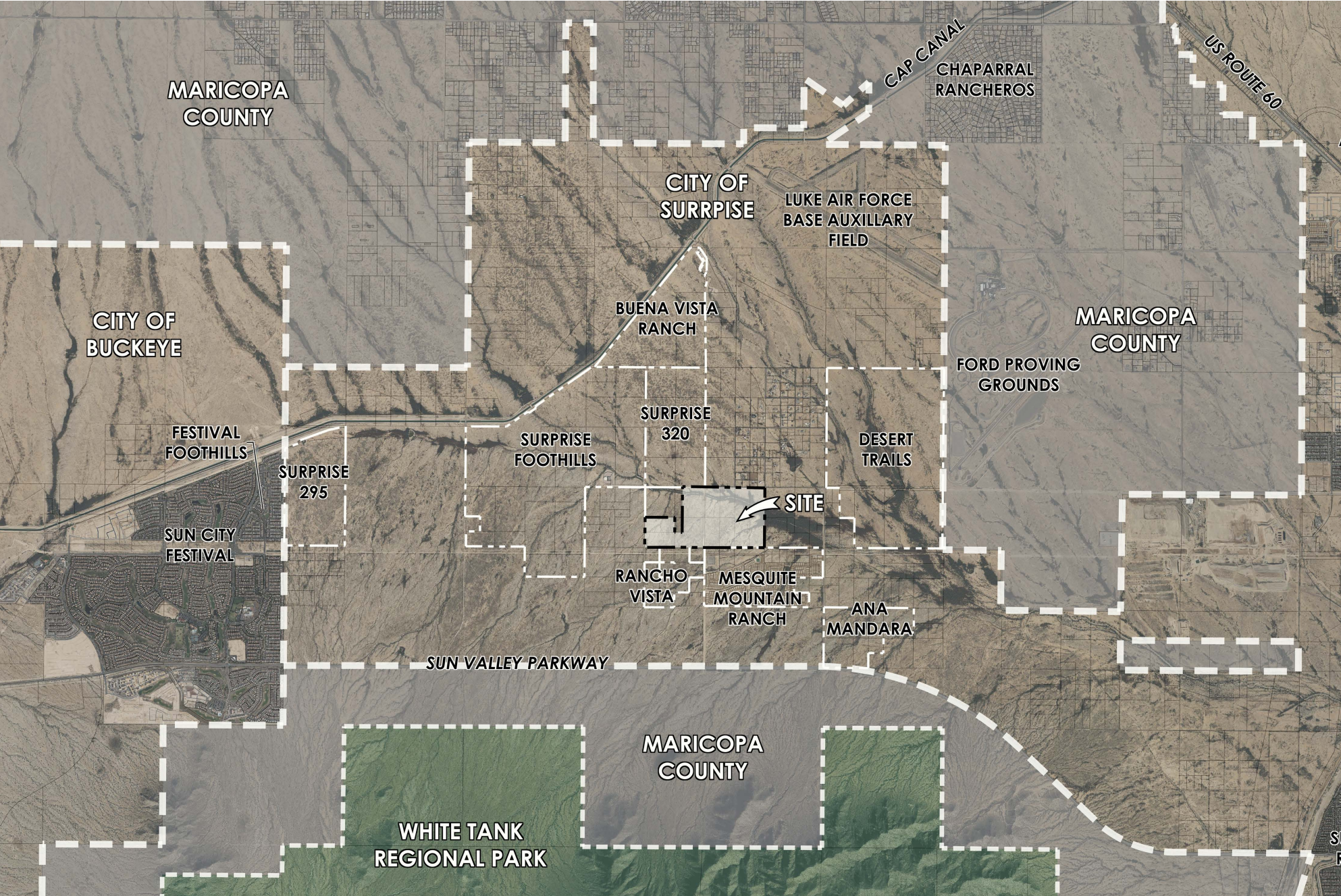
By rezoning to the R-1 District along a portion of Deer Valley Parkway the proposal provides a density transition to the Rural Residential Overlay (RRO) properties located to the north. As discussed in Section 3.4.1 of this document, Deer Valley Parkway is also proposed to shift to the south. This proposed shift greatly acknowledges the RRO properties to the north and will protect the RRO residents from the future noise and views of Deer Valley Parkway. These components of the proposed rezoning support the 2040 General Plan goals to support the continuation of rural communities located in the RRO and maintain the rural lifestyle choice.

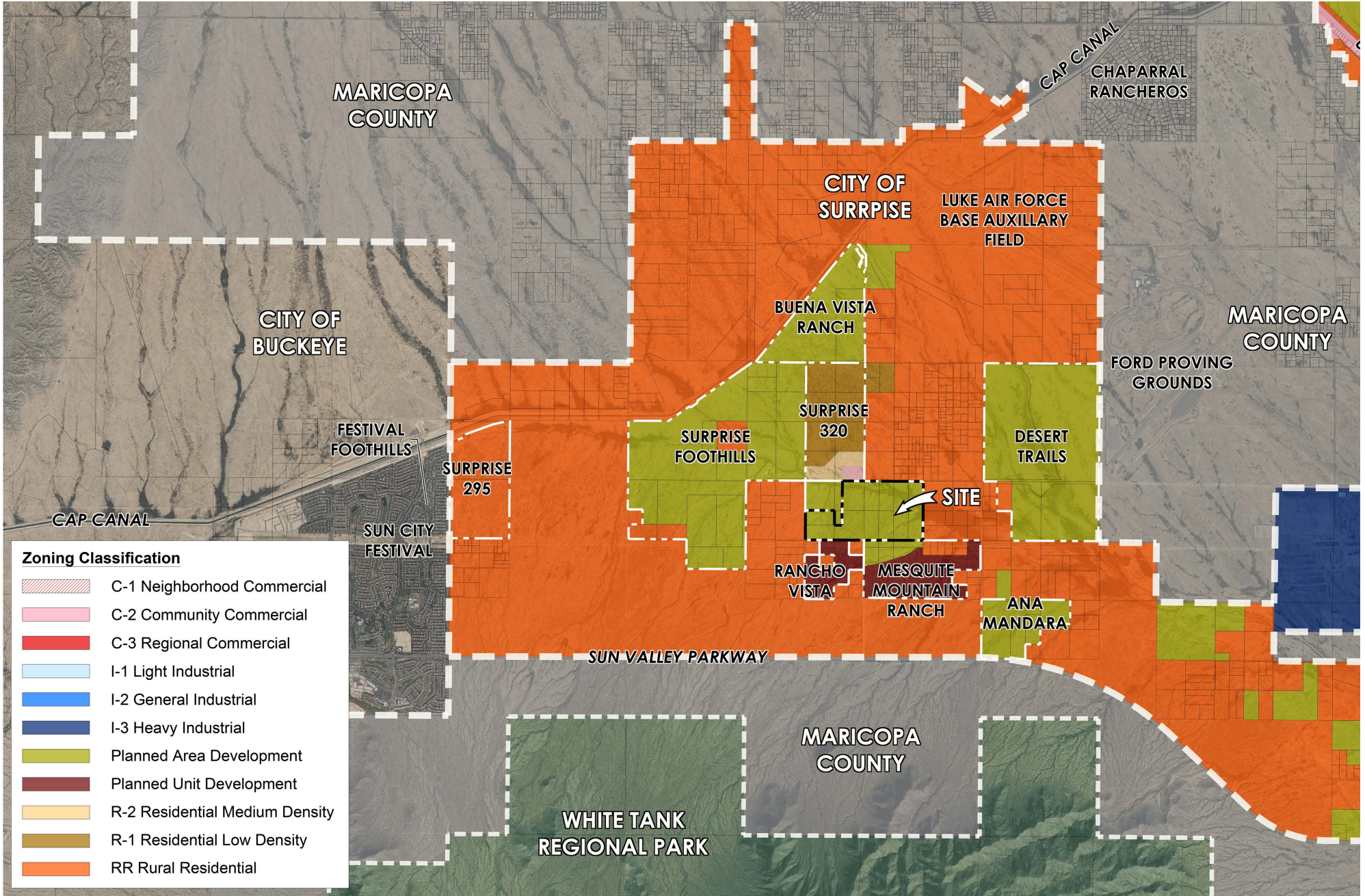
The majority of the Site is proposed to be rezoned to the R-2 District. As guided for by the 2040 General Plan Suburban Neighborhood Character Area, the R-2 District allows for a diverse variety of medium density attached or detached single-family homes that fall within a density range of 2-8 dwelling units per acre, without any increase in unit count or density from what is already approved within the Mesquite Mountain Ranch PAD.

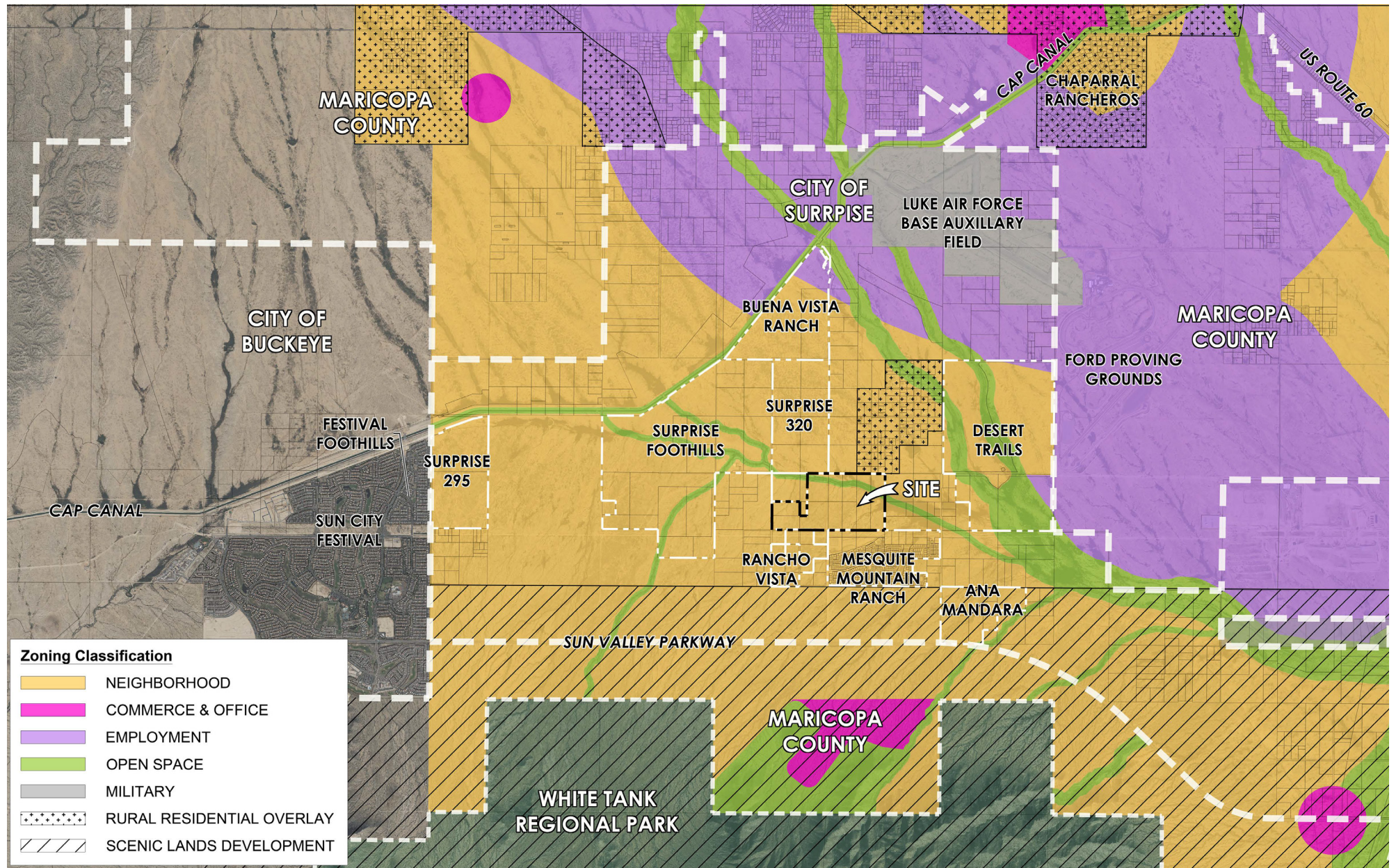
As further called for by the Open Space Character Area of the 2040 General Plan, the 5 West Wash will be protected with hard OS-1 zoning, ensuring it is maintained as permanent open space through zoning regulations. Additional active and passive open spaces will also be provided in accordance with current LDO requirements.

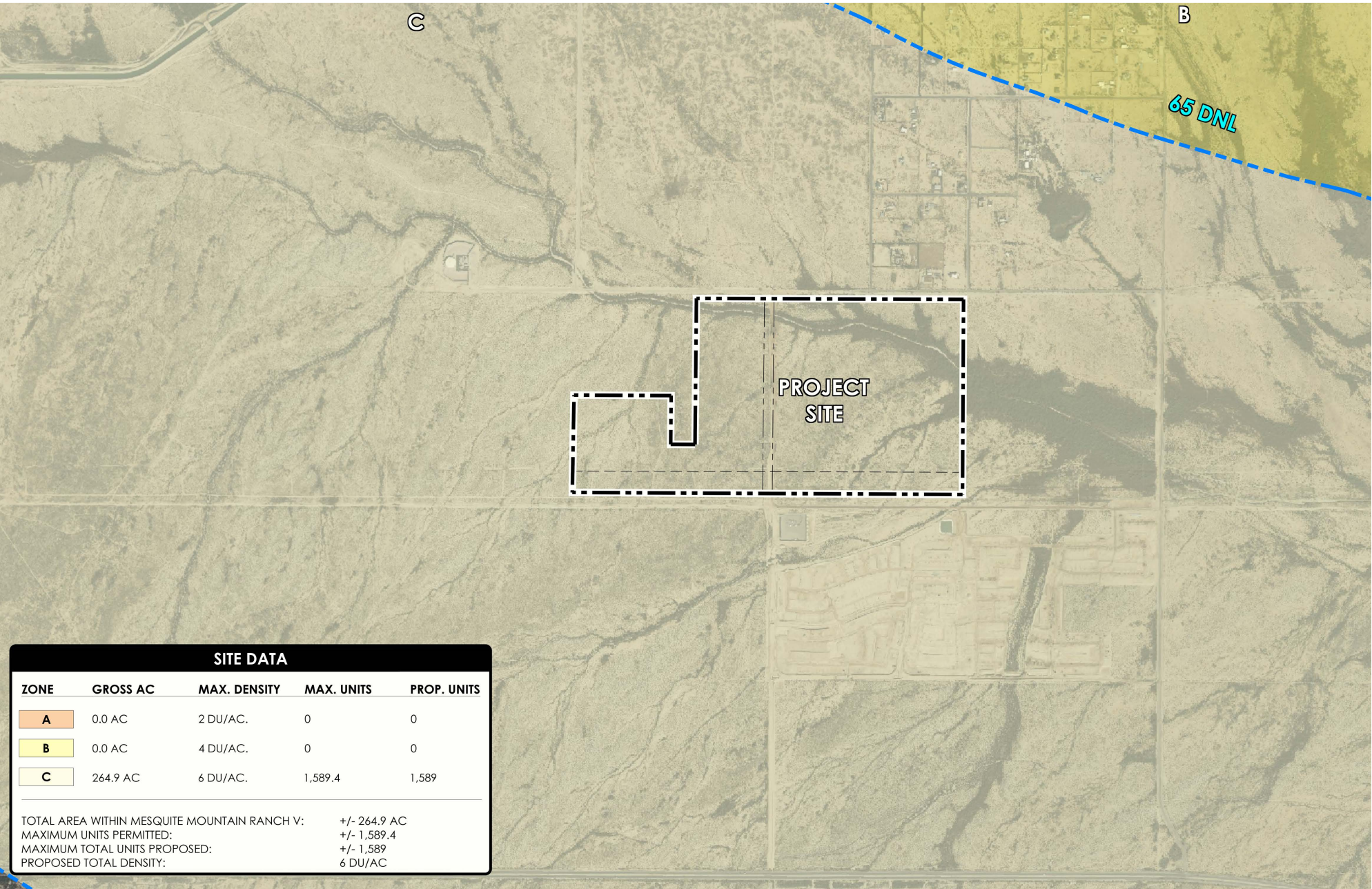
The regional transportation network will be enhanced in this area as the property is developed, ensuring multiple access and connection points for efficient circulation as this area of Surprise continues to develop.

The proposed project evaluated all the existing and proposed conditions of the site and surrounding area to ensure compatibility while establishing an appropriate land use plan to meet the demands of this growing area of Surprise.

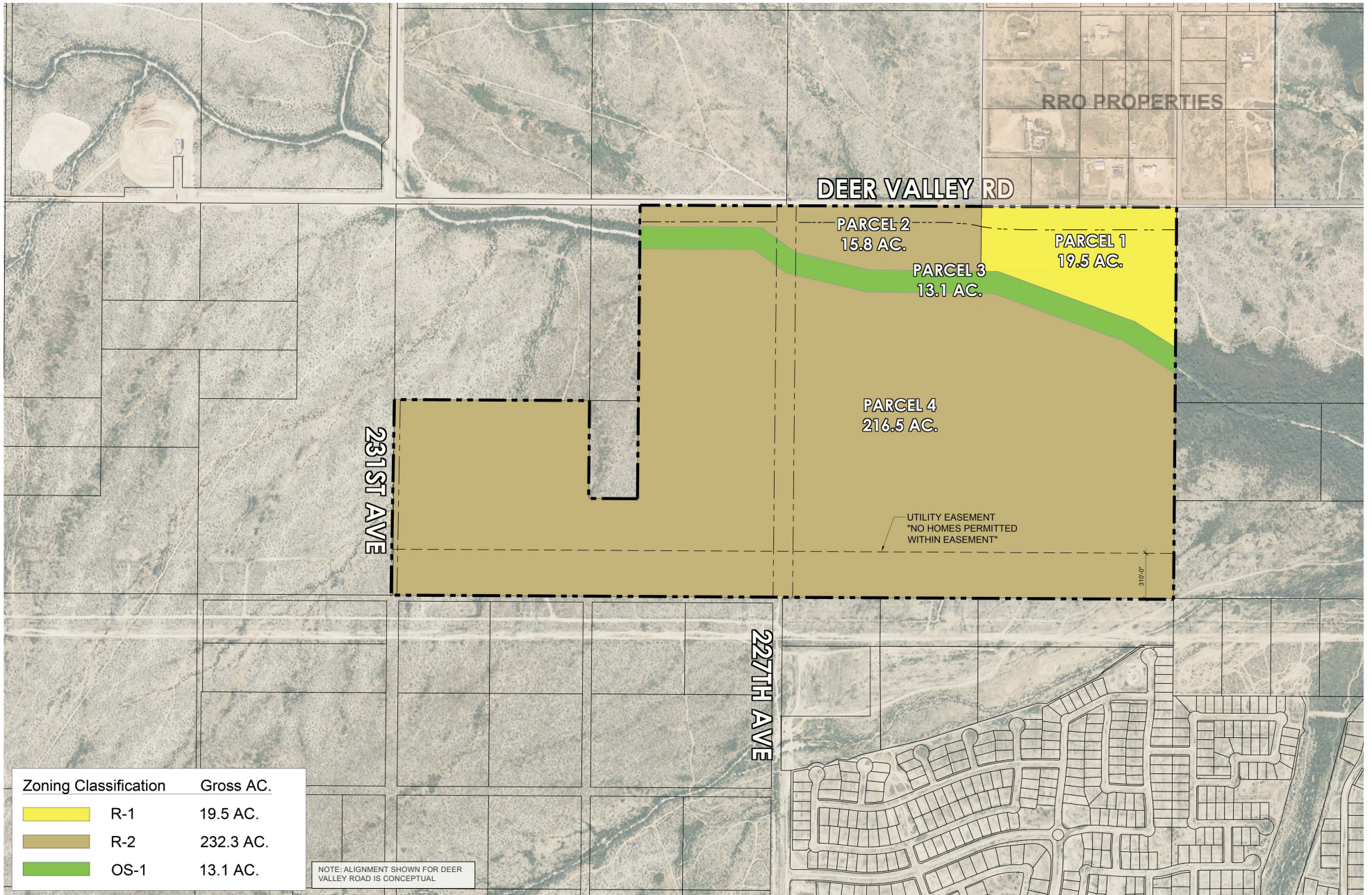









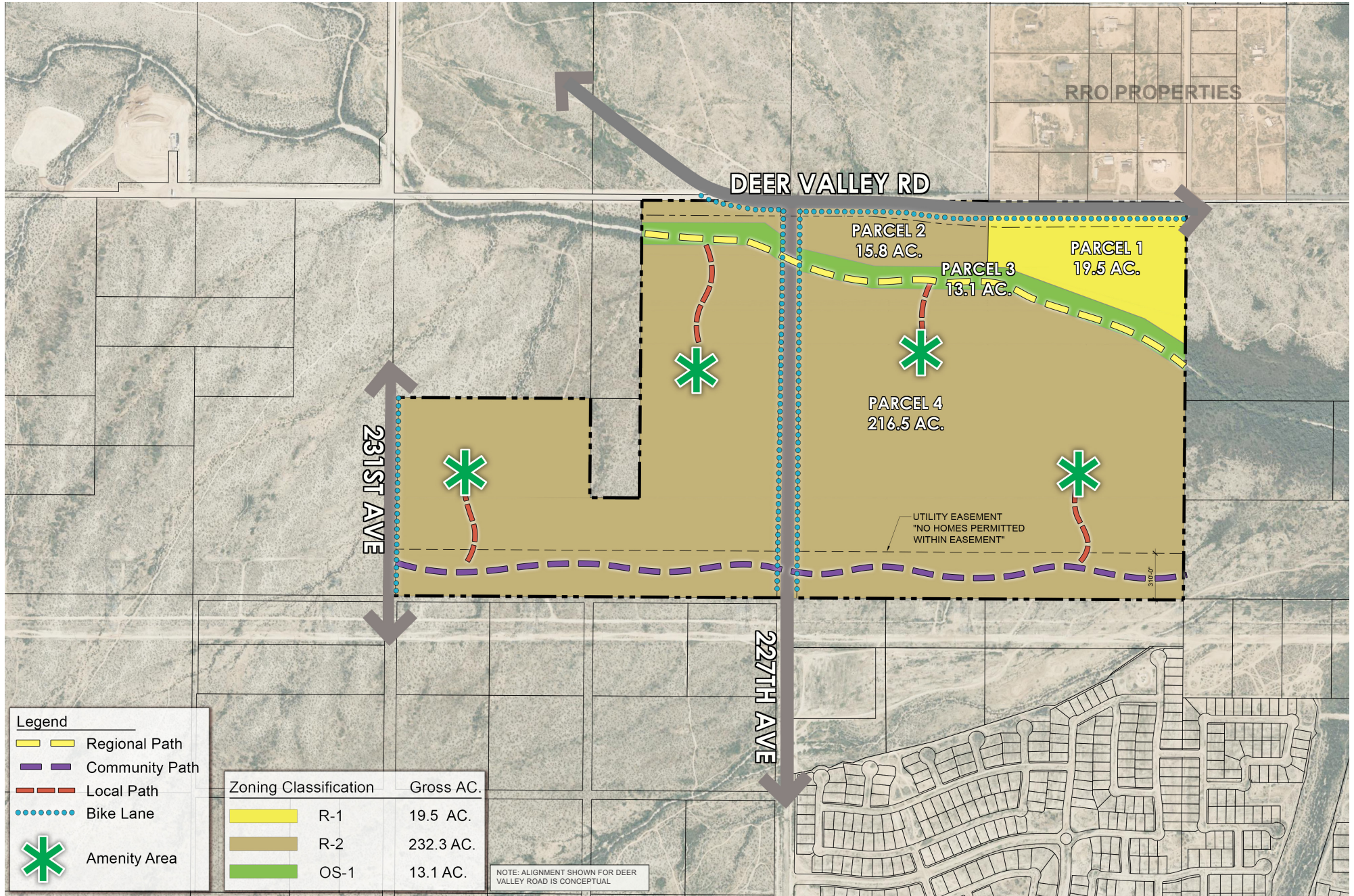


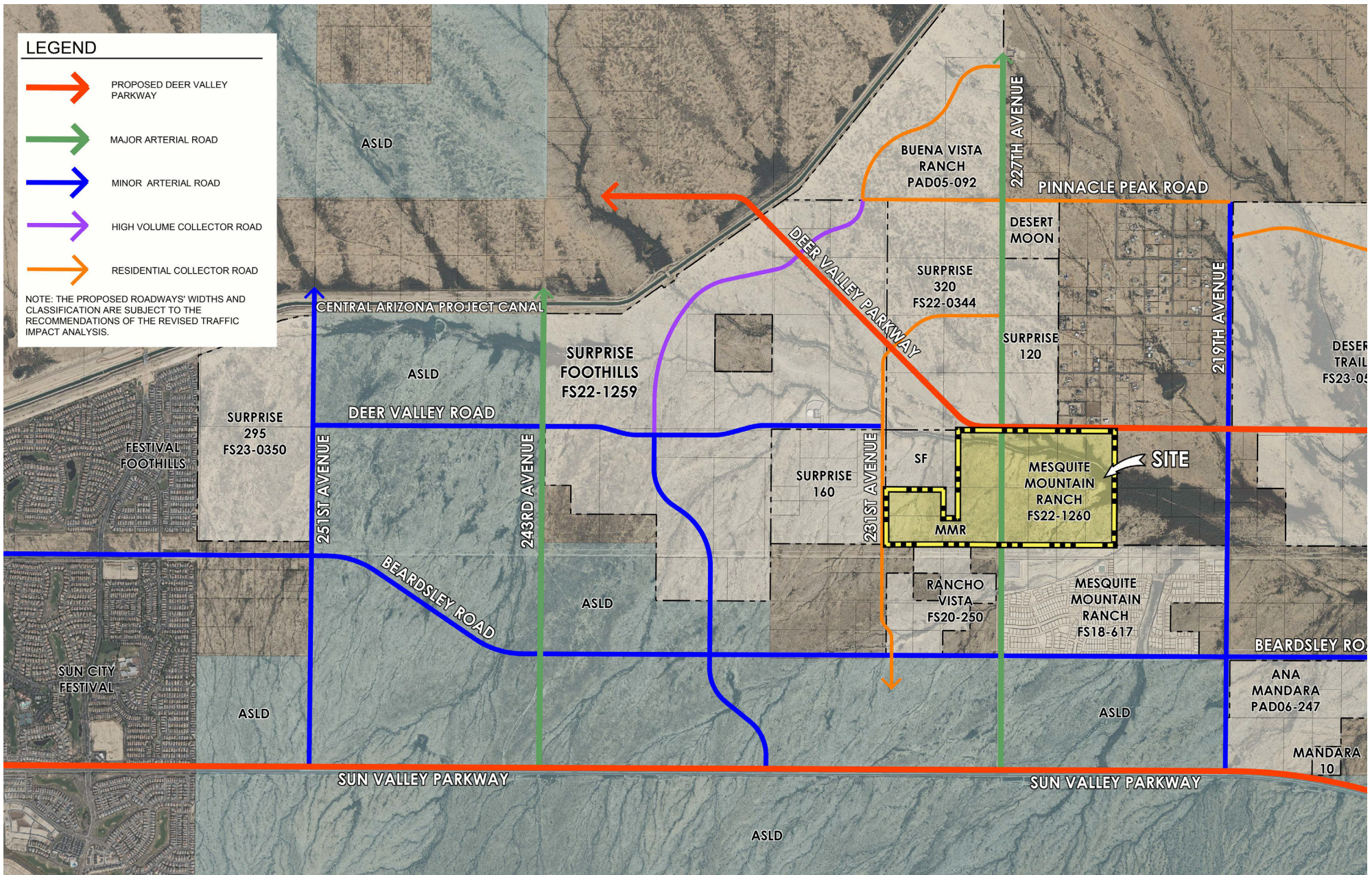
SITE DATA				
ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS	PROP. UNITS
A	0.0 AC	2 DU/AC.	0	0
B	0.0 AC	4 DU/AC.	0	0
C	264.9 AC	6 DU/AC.	1,589.4	1,589
TOTAL AREA WITHIN MESQUITE MOUNTAIN RANCH V:		+/- 264.9 AC		
MAXIMUM UNITS PERMITTED:		+/- 1,589.4		
MAXIMUM TOTAL UNITS PROPOSED:		+/- 1,589		
PROPOSED TOTAL DENSITY:		6 DU/AC		



Zoning Classification	Gross AC.
 R-1	19.5 AC.
 R-2	232.3 AC.
 OS-1	13.1 AC.

NOTE: ALIGNMENT SHOWN FOR DEER VALLEY ROAD IS CONCEPTUAL







Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5348
www.wickenburgschools.org

January 25, 2024

Mark Reddie
RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251

Dear Mr. Reddie,

This letter is to confirm that the Wickenburg Unified School District has reviewed and supports the updated Surprise Foothills Planned Area Development proposal.

The plan includes two (2) elementary school sites with one in Phase I of the project and the second to be included in a later phase. The first school site is adequate in size and location. The updated PAD provides the opportunity for the developer to work with the Wickenburg Unified School District on the location of the second school

Thank you for the opportunity to provide input into the preliminary plan, including the location of the school sites. We strongly believe that the best way to plan for future schools is to work closely with the developers in the beginning stages of the project, which you have allowed.

We wish you the best in this project and look forward to working with you.

Best Regards,

Barbara J. Remondini

Barbara J. Remondini, Ph.D.
Superintendent

Every Child has Hope, Every Student is a Graduate, Every Graduate has a Dream



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5348
www.wickenburgschools.org

September 4, 2024

Mark Reddie
RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251

Dear Mr. Reddie,

This letter is to confirm that the Wickenburg Unified School District has reviewed and supports the updated Mesquite Mountain Ranch Planned Area Development proposal.

The plan includes the removal of the previously designated elementary school site. Working with the developer of both Mesquite Mountain Ranch and the adjacent Surprise Foothills development, an additional school site has been identified and agreed upon to be placed in Surprise Foothills. With the additional school site in Surprise Foothills, the needs of future students in the general area will be met.

Thank you for the opportunity to provide input into the preliminary plan, including the relocation of the school site. We strongly believe that the best way to plan for future schools is to work closely with the developers in the beginning stages of the project, which you have allowed.

We wish you the best in this project and look forward to working with you.

Best Regards,

Barbara J. Remondini

Barbara J. Remondini, Ph.D.
Superintendent

Every Child has Hope, Every Student is a Graduate, Every Graduate has a Dream



CITIZEN PARTICIPATION REPORT

Mesquite Mountain Ranch V

Surprise, AZ
10/22/2024
FS24-0765



Introduction

Every development application in the City of Surprise that requires a public hearing shall be accompanied by a Citizen Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections document the neighborhood meeting that was held for Rezoning Case #FS24-0765 - Mesquite Mountain Ranch V, the related notification efforts, the information provided by the applicant, and the input received from the residents.

FS24-0765 is a proposed rezoning from the existing PAD District to R-1, R-2 and OS-1.

Public Outreach & Notification

An in-person neighborhood meeting was held on October 16, 2024. Notices were mailed to residents and neighborhood associations fifteen (15) days prior to the meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following date and location.

October 16, 2024 Meeting

6:00 PM
Willow Canyon Highschool Cafeteria
17901 Lundberg Street
Surprise, AZ 85387

Two notification signs were posted as required by the City of Surprise, one along Deer Valley Road and another along 227th Avenue, adjacent to the Site. See [Exhibit A: Sign Locations](#) and [Exhibit B: Sign Posting Affidavit and Images](#)

Summary of January 18th In-Person Neighborhood Meeting

The in-person neighborhood meeting was held at Willow Canyon High School. At approximately 5:45 residents started to arrive to the meeting. The applicant started the presentation at 6:04 PM and concluded at approximately 6:40 PM. Five residents attended the meeting, two individuals from RVi Planning + Landscape Architecture with the applicant team, and three representatives from the City of Surprise Planning Department, but not everyone chose to sign in, see [Exhibit C: October 16th, 2024 In-Person Meeting Sign-In Sheet \(Redacted\)](#). The applicant team received input from one resident via email about the proposed rezoning; see [Exhibit D: Correspondence](#).

Mark Reddie with the applicant team introduced and walked through the specifics of the project using printed 24"x 36" color exhibits. Upon conclusion of the formal presentation, the applicant answered questions from the attendees.

The applicant summarized the proposal and included the main talking points:

- Requesting to rezone from PAD to Zoning Districts established by the LDO to follow current development standards and achieve the same number of units, approx. 735 units.
- R-1 is proposed adjacent to RR Overlay properties. R-1 is the least dense residential district.

- City recommends one zoning district increase adjacent to RR, so remainder of site is proposed to be R-2 and OS-1. The OS-1 District will cover the wash areas.
- Current lotting drafts are producing approx. 720 units.
- A new Comprehensive Plan was recently adopted. Site is adjacent to RR Overlay to the north.
- To respect the RRO properties to the north of the site, this project proposes to realign Deer Valley Road by shifting the ROW south by 42' so it has no impact on the RRO properties. The current road used by the RRO properties is 26' north of the section line, so the remaining 110' of require ROW (136' total) will be dedicated south of the section line. To the west and east of the RRO properties, the ROW will realign with the section line.
- Primary access to the Site will be from 227th Avenue. Second point of access is required by City. The location will either be Deer Valley to 219th or 231st to Deer Valley Road down to Surprise Foothills. The second access point location is still to be determined.
- There are 3 Fire stations are planned around the site, in Desert Trails, Surprise Foothills, and Ana Mandara.
- It is anticipated that the Council hearing may be in December.

After the presentation, the applicant responded to questions and comments from the attendees. Below is a summary of the questions asked by residents in bold followed by the response provided by the applicant:

1. What is happening to Deer Valley Road?

Applicant: Deer Valley Road will be shifting to the south away from the RRO properties. They City requires 136' of ROW for Deer Valley Road. The ROW will extend 110- feet to the south of the section line and it is anticipated that the northern ROW line will remain at the northern edge of the existing +/- 26-foot-wide roadway.

Typically, the City will center the ROW on the section line which would result in 68' of ROW being needed from the north side of the section line. The proposed shift of Deer Valley Road reduces the amount of ROW needed north of the section line by 42'.

2. How many lanes will Deer Valley be?

The City of Surprise long range plans identify it as a Major Arterial, so it will eventually be 6 lanes, but we don't anticipate all 6 lanes being required at the development of this project. We anticipate about three lanes being required initially, one in each direction and one center turn lane.

3. How will it be accessed?

The City requires two points of access. Primary access to the Site will be from 227th Avenue. Second point of access is required by City. The location will either be Deer Valley to 219th or 231st to Deer Valley Road down to Surprise Foothills. The second access point location is still to be determined.

4. Resident Comment: We prefer not to dump traffic to Deer Valley.

5. Resident Comment: Thank you for the deviation to Deer Valley Road and listing to us in the Rural Area.

6. Why isn't Sun Valley Parkway 6 lanes and Deer Valley 4 lanes?

Response from Planning Director: The long term plan is for Sun Valley Parkway to be 8 lanes.

7. What will block noise of cars to the RRO properties when Deer Valley is 6 lanes?

Response from Planning Director: Walls and landscaping adjacent to public roadways are the responsibility of the property owner adjacent to the ROW. Screen walls and landscaping can be provided if the RRO properties redevelop or request to add walls and/or landscaping to their property north of the ROW.

8. A wall on the north side of the road?

Response from Planning Director: There may potentially not be a wall since the properties to the north are already developed, unless the northern properties opted to build a wall themselves.

9. When Deer Valley grows to 6 lanes, where is the extra land coming from?

That will all fit within the 136' wide ROW, we have to dedicate land now for the full build out. The 6-lane road is a long way out.

Planning Direct Added: Deer Valley will only expand to 6-lanes if development and trip generation calls for it to happen.

10. How many units per acres is R-1?

The LDO doesn't measure by density it measures by lot sizes, its approx. 3-3.5 units per acre.

11. What is R-2 density?

R-2 can reach about 4 + units per acre. Builders like a variety of lot sizes to attract different markets, so the density varies.

12. The power line is in an easement?

Yes, they are in an easement, there won't be any homes built in that area.

13. Where will they get water from?

The site is part of the Surprise Foothills water campus, and water has already been allocated for these units.

14. Sewer capacity?

The sewer capacity is available; the applicant is working through purchasing the capacity.

15. Are there plans to make the RRO properties attach to City water and sewer?

Planning Director Response: no, there are no plans.

16. Is there a distance before 219th Avenue that the Deer Valley will need to be straight?

Planning Director Response: Yes, but we don't know that length off hand.

Applicant Response: It may be about 300 feet prior to 219th Avenue.

17. How do we find out exactly what the alignment will be?

It will be designed at the time of pre-plat. The city is requiring zoning approvals to execute development agreements. After zoning is pretty much ready to go, we will begin negotiating with the City through a development agreement regarding secondary access and ROW improvements. Once we get to platting, we would have to design the alignment. It won't take property from you, it won't be moving in your direction.

18. What about the properties to the east?

Lloyd: If the neighboring east property wants to develop, the City will ask for the same ROW.

Mark: If we want to develop our site and our second point of access is to the east, we may need to acquire some land from the neighboring properties to the east for the partial street ROW.

Exhibit A: Sign Locations

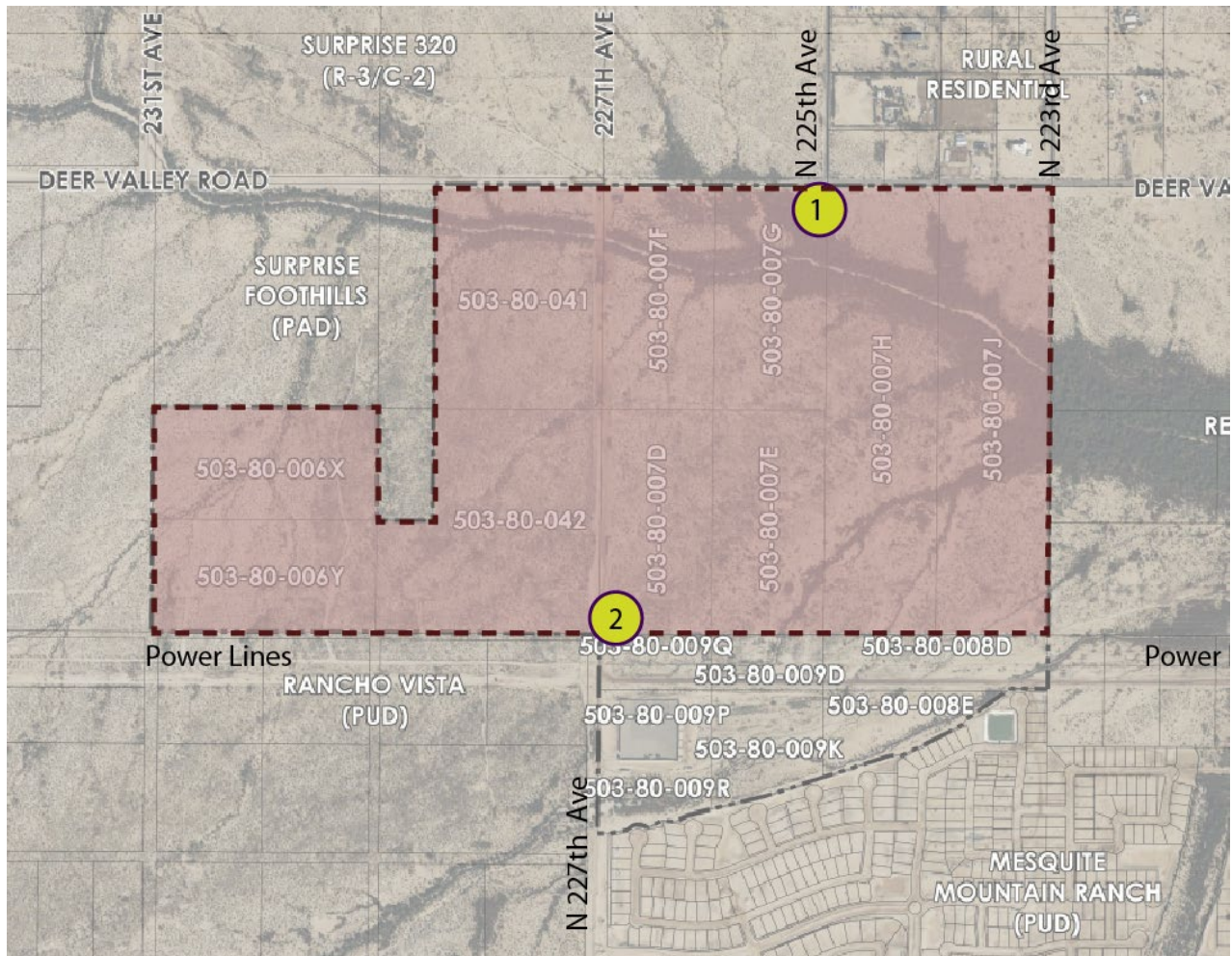


Exhibit B:
Sign-Posting Affidavit and Images

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No:
Applicant Name:
Location:
Date Site Posted:

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).

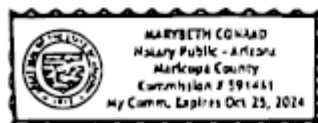
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 _____ Date 9/30/24
Applicant/Representative Signature

This instrument was acknowledged before me on 09/30/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 16, 2024
 Time: 6:00 P.M.
 Location: Willow Canyon High School Cafeteria
 17901 W. Lundberg St.
 Surprise, AZ 85388

Planning & Zoning

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

City Council

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

Surprise Case #: FS24-0765



Rezoning from the **Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1.**
 The proposed rezoning updates the land use plan and roadway network, and updates development standards to reflect the applicable development standards of the City of Surprise Land Development Ordinance.

For More Info: 623-222-3011

www.surpriseaz.gov



September 30, 2024 at 11:08 AM
 +33.682402, -112.543293
 W Deer Valley Rd
 Surprise AZ 85387
 United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 16, 2024
 Time: 6:00 P.M.
 Location: Willow Canyon High School Cafeteria
 17901 W. Lundberg St.
 Surprise, AZ 85388

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For More Info: 623-222-3011

www.surpriseaz.gov



September 30, 2024 at 11:01 AM
 +33.675313, -112.547495
 Surprise AZ 85387
 United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: October 16, 2024
 Time: 6:00 P.M.
 Location: Willow Canyon High School Cafeteria
17901 W. Lundberg St.
Surprise, AZ 85388

Planning & Zoning

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

City Council

Date: TBD
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 Location: Council Chambers
16000 Civic Center Plaza
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Surprise, AZ 85388

Planning & Zoning

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

City Council

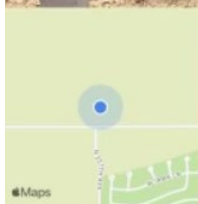
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 Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374



Surprise Case #: FS24-0765

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For More Info: 623-222-3011 www.surpriseaz.gov



September 30, 2024 at 11:02 AM
 +33.675313,-112.547495
 Surprise AZ 85387
 United States

Exhibit C:

October 16th 2024 Neighborhood Meeting Sign-In Sheet (Redacted)

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Exhibit D: Correspondence

From: Lisa [REDACTED]
Sent: Monday, October 14, 2024 8:21 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Re: Request for Consideration Regarding Access and Transfer of Development Rights

Good Morning Mark,

Thank you for replying and forwarding my email. I look forward to hearing from you. I appreciate your help and time.

Have a blessed week

*Here to serve,
Lisa Padilla*

[REDACTED]
[REDACTED]

*In God's hands and only His plans
Lisa Padilla*

"We have to look with the heart. What's most important is invisible"

On Mon, Oct 14, 2024 at 7:57 AM Mark Reddie <mreddie@rviplanning.com> wrote:

Good morning Lisa, thanks for your e-mail. We are processing a zoning amendment to the current PAD zoning, but we do not have any pending development plans for the east half of the property yet (the portion adjacent to your property). At this time, we are only planning to amend the zoning for the area that is already zoned as part of Mesquite Mountain Ranch.

I will forward your e-mail to my client to discuss further, and will follow up once I hear back from them. Thanks and I will be in touch.

Mark Reddie
Managing Principal / Vice President

RVi Planning + Landscape Architecture
[4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251](mailto:4900.North.Scottsdale.Road.Suite.1200.Scottsdale.AZ.85251)
602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main
www.rviplanning.com

From: Lisa [REDACTED]
Sent: Thursday, October 10, 2024 12:08 PM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: Request for Consideration Regarding Access and Transfer of Development Rights

Hi Mark,

I hope this message finds you well. I understand that you are in the planning stages of the Mesquite Mountain Ranch project (Case #FS24-0765), which is adjacent to my property, Lot #503-80-010-Z, and currently landlocked. I would appreciate it if you could ensure that access to my property is not blocked where our lands border, as it is the only feasible exit point from my land.

Additionally, I would like to explore the possibility of a transfer of development rights (TDR) concerning 3 to 5 acres of my land, which include the wash. This idea was suggested to me by Robert Kuhfuss from the City of Surprise. I believe this could be mutually beneficial, and I am open to further discussions if it aligns with your development plans.

Thank you for your consideration, and I look forward to discussing these points further.

Best regards,

Lisa Padilla

AFFIDAVIT OF POSTING

Application No: FS24-0765

Applicant Name: RVi

Location: SWC 225th Ave and Deer Valley Pkwy

Date Site Posted: 01/15/26

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

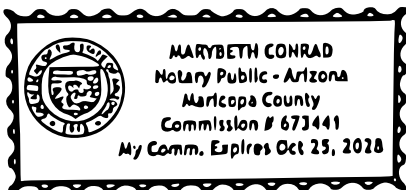
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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett _____ January 15, 2026
 Applicant/Representative Signature Date

This instrument was acknowledged before me on 01/15/26, 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

Neighborhood Meeting

Date: October 16, 2024
 Time: 6:00 P.M.
 Location: Willow Canyon High School Cafeteria
 17901 W. Lundberg St.
 Surprise, AZ 85388

Planning & Zoning

Date: February 5, 2026
 Time: 6:00 P.M.
 Location: Council Chambers
 16000 Civic Center Plaza
 Surprise, AZ 85374

City Council

Date: March 3, 2026
 Time: 6:00 P.M.
 Location: Council Chambers
 16000 Civic Center Plaza
 Surprise, AZ 85374

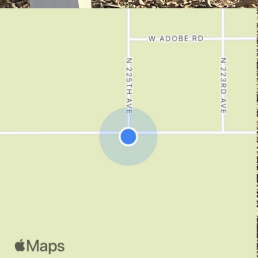
Surprise Case #: FS24-0765

Rezoning from the **Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1.**
 The proposed rezoning updates the land use plan and roadway network, and updates development standards to reflect the applicable development standards of the City of Surprise Land Development Ordinance.



For More Info: 623-222-3011

www.surpriseaz.gov



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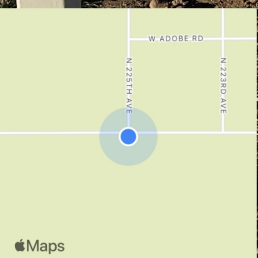
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For More Info: 623-222-3011

www.surpriseaz.gov

January 15, 2026 at 8:42 AM
 +33.682302,-112.543268
 W Deer Valley Rd
 Surprise AZ 85387



Notice of Public Hearing City of Surprise

Neighborhood Meeting

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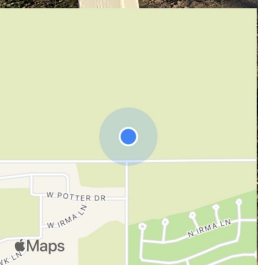
Surprise Case #: FS24-0765



Rezoning from the **Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1**.
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For More Info: **623-222-3011**

www.surpriseaz.gov



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City Council

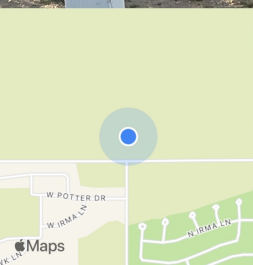
Date: March 3, 2026
 Time: 6:00 P.M.
 Location: Council Chambers
 16000 Civic Center Plaza
 Surprise, AZ 85374

Surprise Case #: FS24-0765



Rezoning from the **Mesquite Mountain Ranch PAD to R-1, R-2, and OS-1.**
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For More Info: 623-222-3011 www.surpriseaz.gov



Tanner Wessel

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, November 11, 2024 3:02 PM
To: Alyssa Lester
Cc: 56 FW/CIT Community Initiative; BINKLEY, ERIC S CIV USAF AETC 56 FW/CVE
Subject: RE: FS24-0765 Mesquite Mountain Ranch V

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

Good Day Ms. Lester,

Thank you for the opportunity to provide comments on the Mesquite Mountain Ranch V Rezone. The site is approximately 264-acres and is comprised of multiple parcels under multiple ownerships. The overall site is located generally south of Deer Valley Road and east of 231st Avenue in Surprise, AZ. The site is approximately 1.5-3.0 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of a maximum of 1,589 units meets the GDC and the overall PAD will not exceed 6 du/ac.

The project, as described, *will not have a negative impact on Luke AFB flight operations*. Although the site will be located outside the "territory in the vicinity of a military airport," it may be subjected to approximately 170 over flights per day based on the proximity to Aux-1. We also recommend a strong notification program on the part of the applicant to inform any potential residents about Luke AFB operations.

Respectfully,

Mark James
Interim Director
56 FW Community Initiatives Team
Luke AFB, Arizona
623-856-6175

From: Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>
Sent: Wednesday, October 30, 2024 2:02 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Fahmida Maula <Fahmida.Maula@Maricopa.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez -

Beardsley Water Company <managefnm365@aol.com>; Kaitlin Mckibben (FCD) <kaitlin.mckibben@maricopa.gov>; Kevin Shipman <kevin.shipman@dysart.org>; klaabs@nadaburgsd.org; Leslie - MWD <lesliej@mwdaz.com>; JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Michael Norris <Michael.Norris@Maricopa.Gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Tasha Aldeguer (FCD) <tasha.aldeguer@maricopa.gov>; tfarrington@nadaburgsd.org; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Subject: [Non-DoD Source] FS24-0765 Mesquite Mountain Ranch V

Good afternoon,

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

Please feel free to contact us with any questions.

Best regards,

Alyssa Lester

Design Review Project Coordinator
Community Development Department
16000 N Civic Center Plaza Surprise, AZ 85374
City of Surprise | (623) 222-3100 Direct x3022



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

0.1

FS24-0765

Mesquite Mountain Ranch V

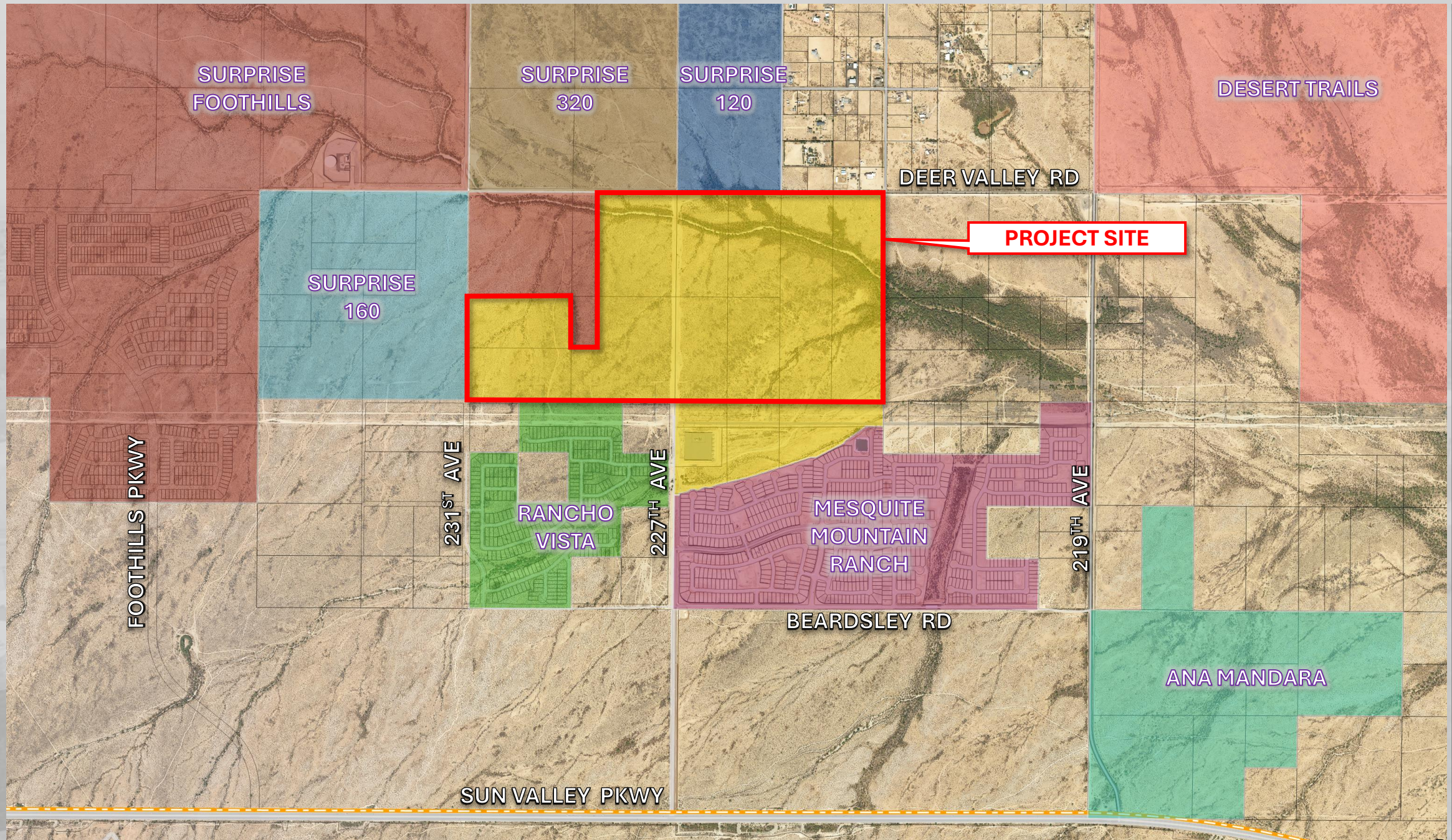
Rezone

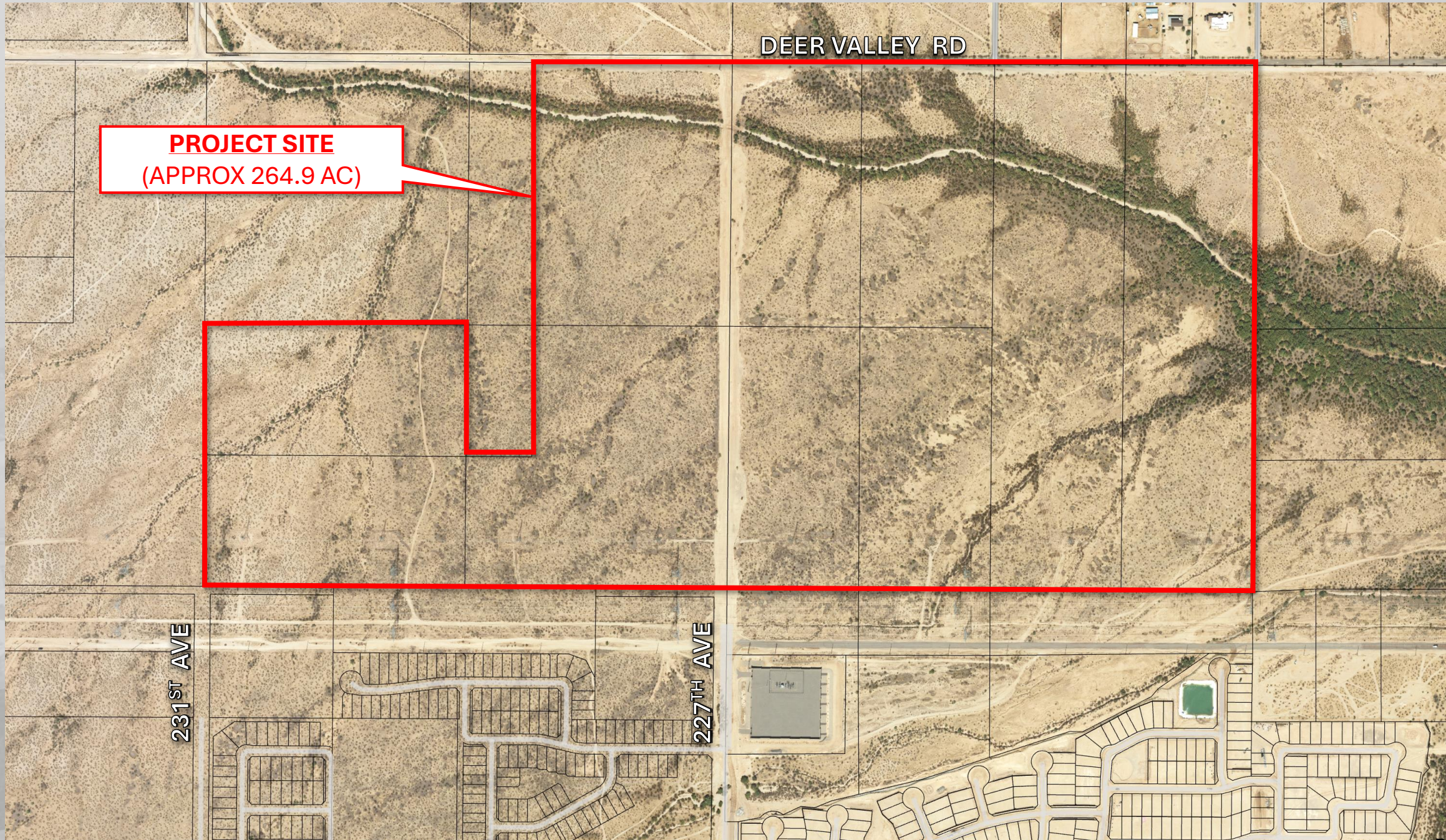
Planning & Zoning Commission

February 5, 2026



SURPRISE
ARIZONA



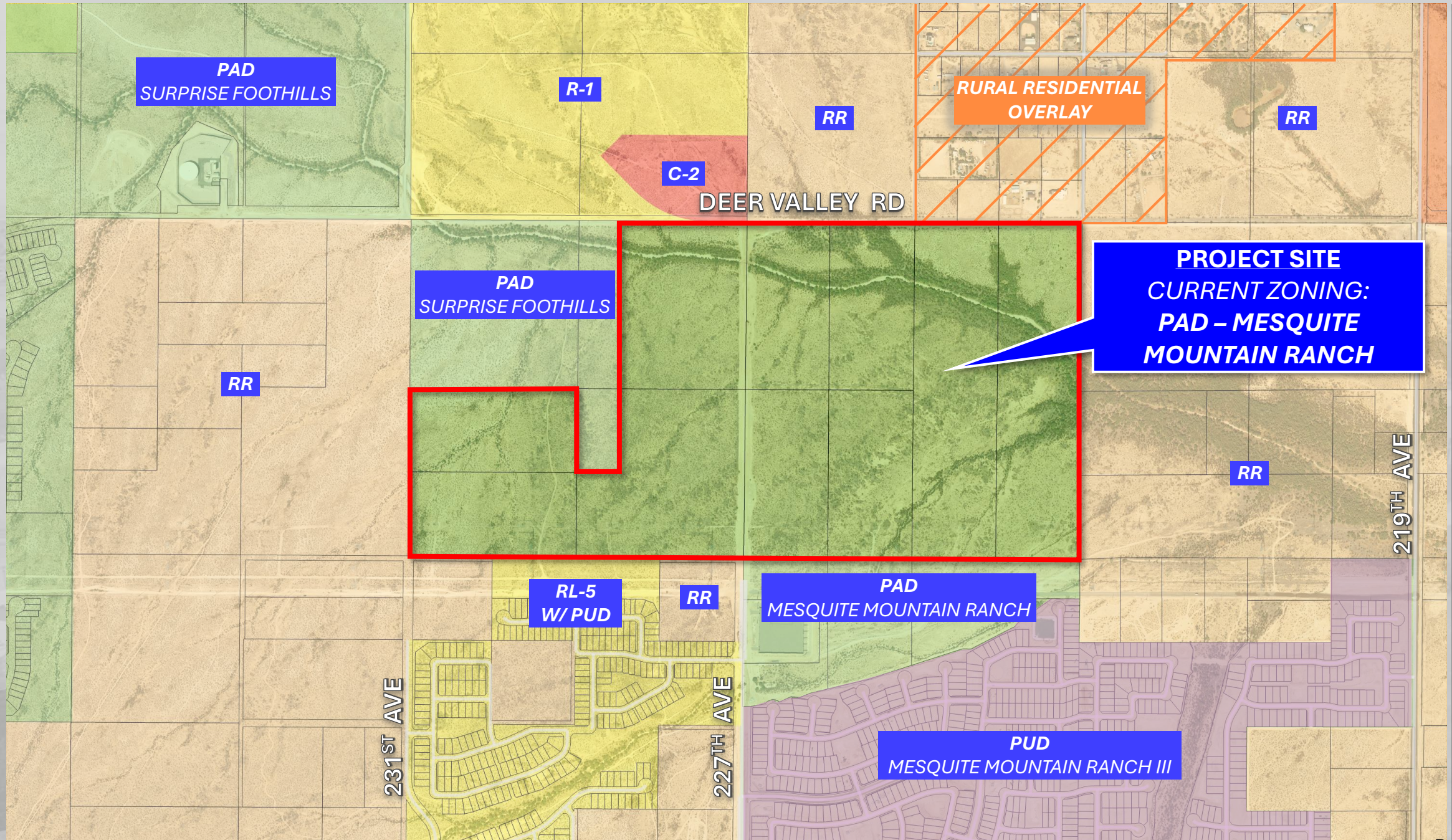


DEER VALLEY RD

PROJECT SITE
(APPROX 264.9 AC)

231ST AVE

227TH AVE



PAD
SURPRISE FOOTHILLS

R-1

RR

**RURAL RESIDENTIAL
OVERLAY**

RR

C-2

DEER VALLEY RD

PAD
SURPRISE FOOTHILLS

PROJECT SITE
CURRENT ZONING:
**PAD - MESQUITE
MOUNTAIN RANCH**

RR

RR

219TH AVE

**RL-5
W/ PUD**

RR

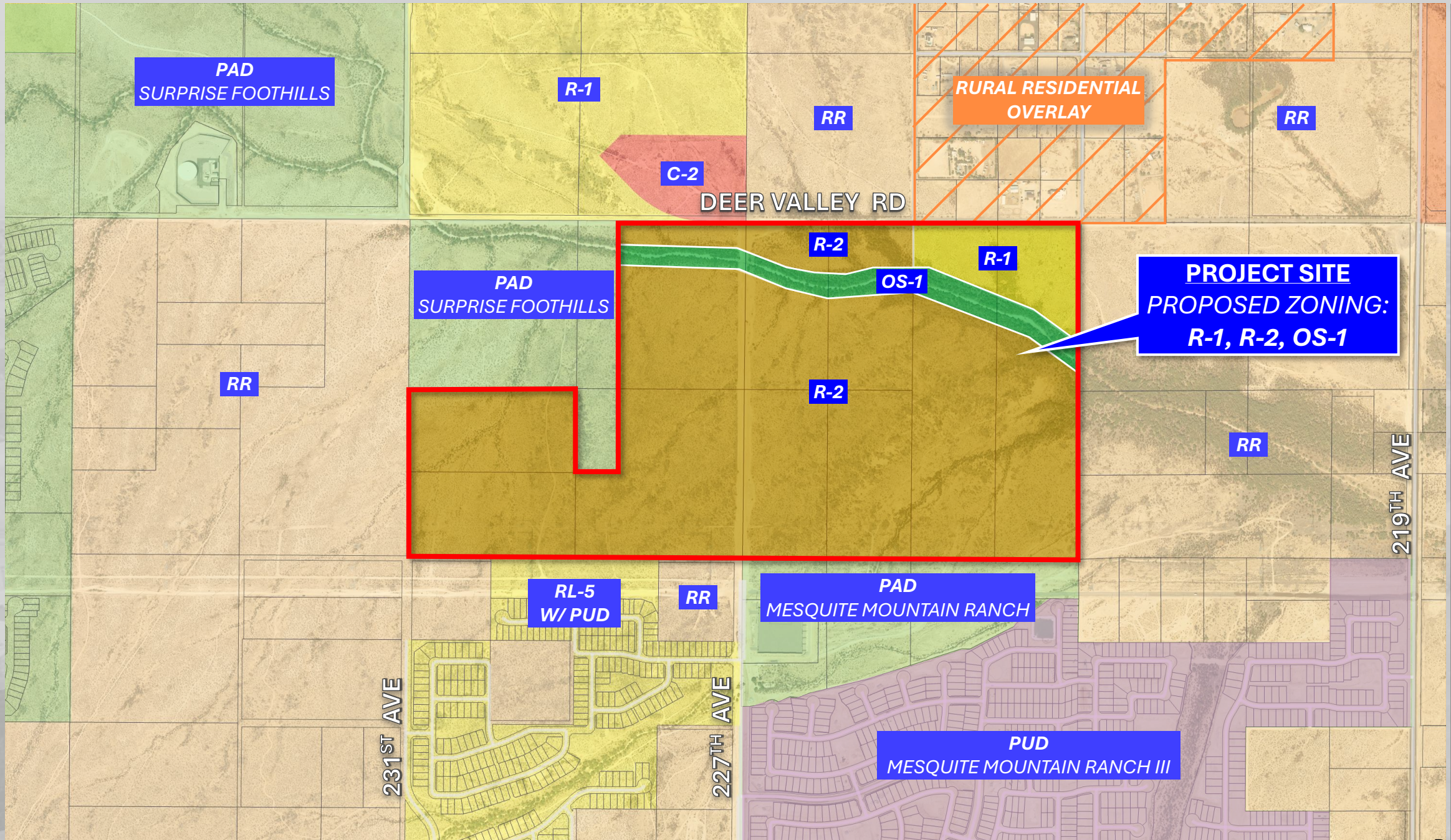
PAD
MESQUITE MOUNTAIN RANCH

231ST AVE

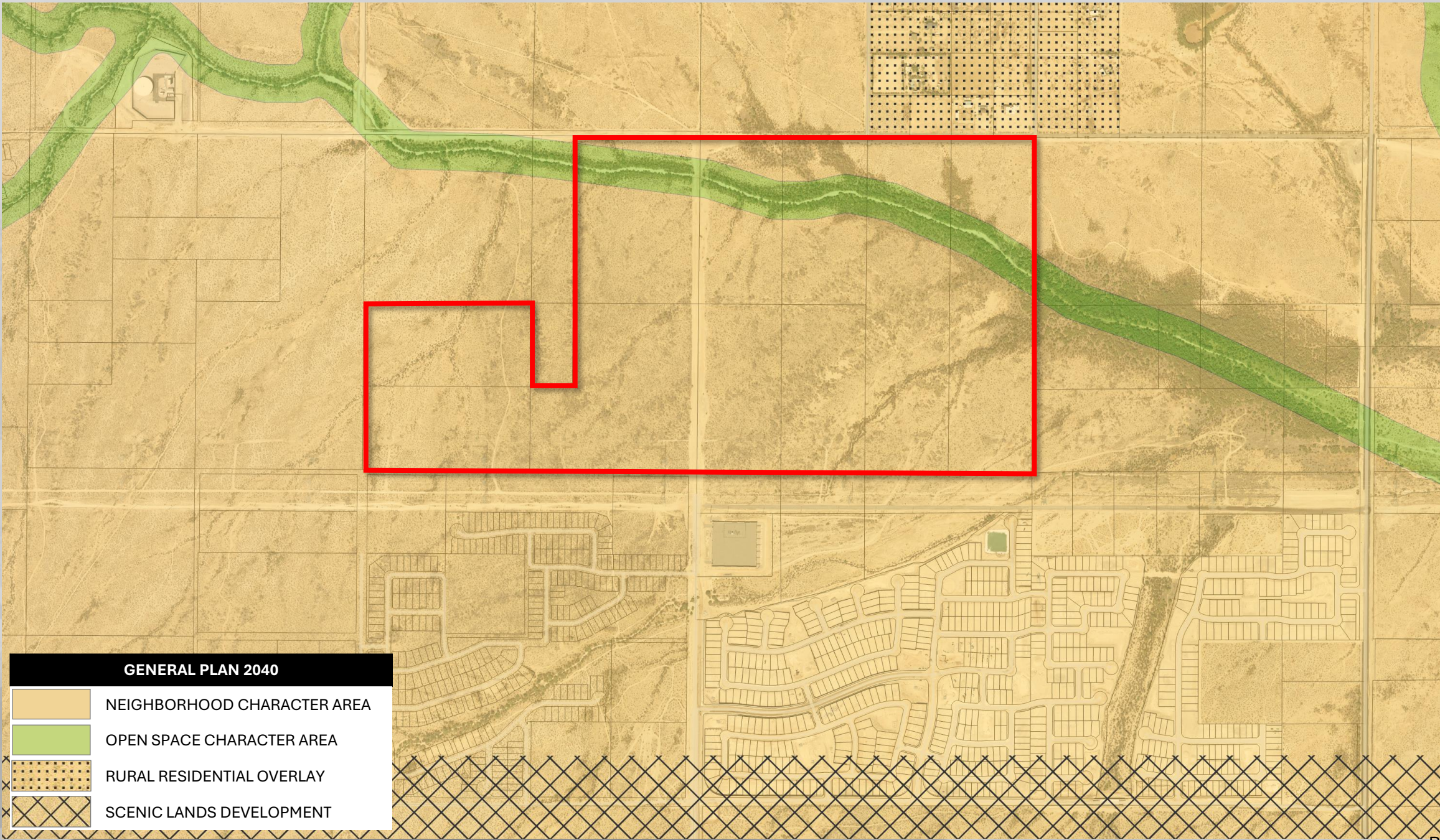
227TH AVE

PUD
MESQUITE MOUNTAIN RANCH III

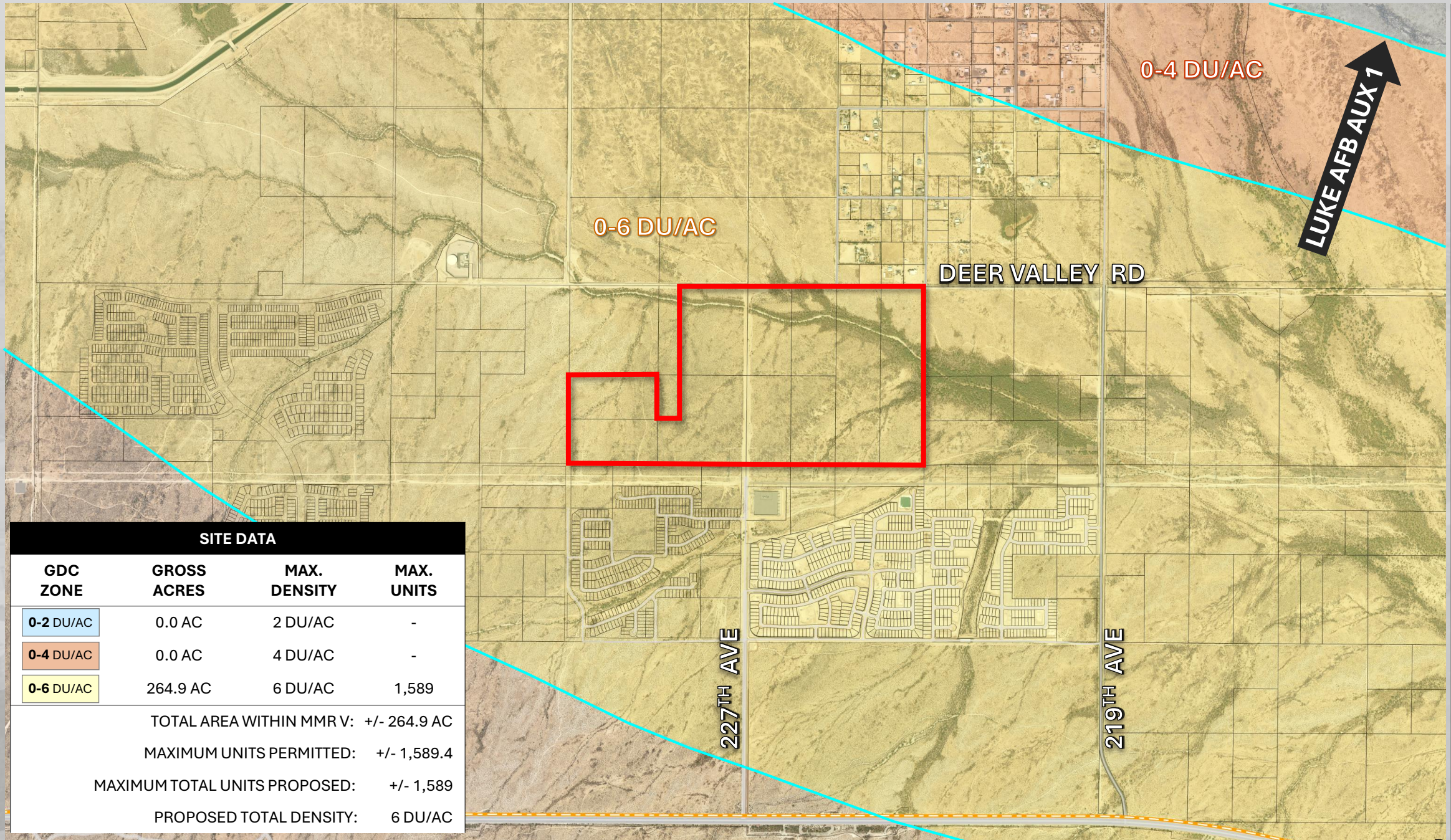
FS24-0765 ZONING MAP



FS24-0765 ZONING MAP



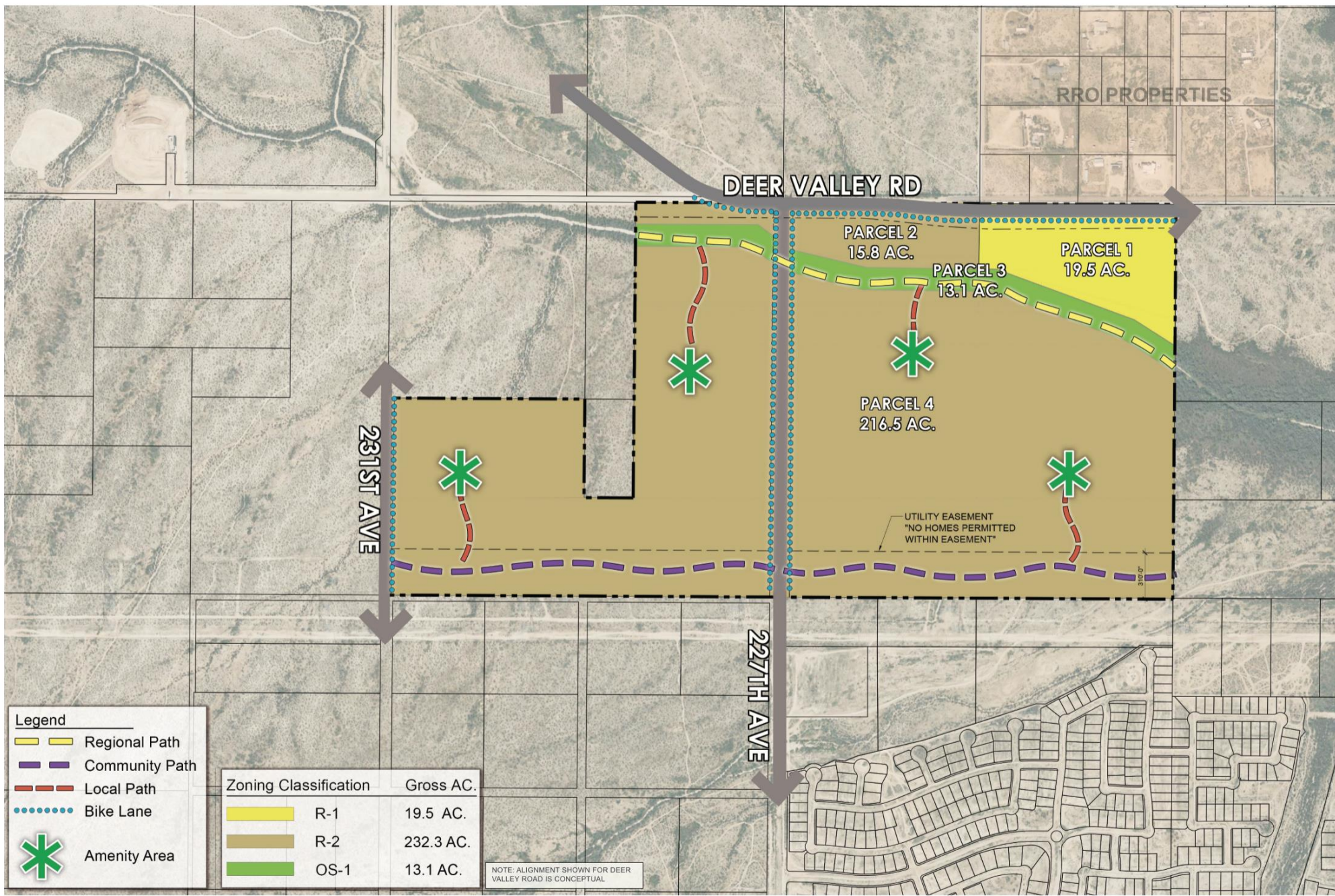
GENERAL PLAN MAP



SITE DATA			
GDC ZONE	GROSS ACRES	MAX. DENSITY	MAX. UNITS
0-2 DU/AC	0.0 AC	2 DU/AC	-
0-4 DU/AC	0.0 AC	4 DU/AC	-
0-6 DU/AC	264.9 AC	6 DU/AC	1,589
TOTAL AREA WITHIN MMR V: +/- 264.9 AC			
MAXIMUM UNITS PERMITTED: +/- 1,589.4			
MAXIMUM TOTAL UNITS PROPOSED: +/- 1,589			
PROPOSED TOTAL DENSITY: 6 DU/AC			

Table 106-2c – Residential Low Density (R-1) Zoning District						
Lot Categories	A ³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban and Rural	Rural	Rural	Rural
Lot area (sf)	4,950 – 7,999	8,000 – 11,999	12,000 – 17,999	18,000 – 27,999	28,000 – 43,559	≥ 43,560
Min. lot width ¹ (ft)	45	60	80	90	100	130
Min. front setback ¹ (ft)	12	12	15	20	20	30
Max. front setback (ft)	25	25	30	35		
Min. rear setback ¹ (ft)	15	20	20	25	30	30
Min. side setback ¹ (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. street side setback ^{1,4} (ft)	15	15	15	15	20	20
Max. bldg. height (ft)	35	35	35	35	35	35
Max. lot coverage ⁵		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%
Notes:						
1.	Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line; except rear alley loaded garages, which shall be setback six (6) feet from edge of alley line.					
2.	The city requires open space on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.					
3.	Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivision or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.					
4.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum streetside setbacks.					
5.	Lots that have an RV garage within Lot Category B shall be allowed up to fifty-five (55) percent lot coverage.					

Table 106-2d – Residential Medium Density (R-2) Zoning District					
Lot Categories	A ⁴		B ⁴	C	D
General Plan Compatibility	Urban		Suburban	Suburban	Suburban
Lot area ¹ (sf)	Single-family & Townhouse: 800-4,949	Duplex & Triplex: 4,000 – 4,949	4,950 – 7,999	8,000 – 11,999	≥ 12,000
Min. lot width (sf)	35		45	70	80
Min. front setback ² (ft)	10		12	12	15
Max. front setback (ft)	25		25	25	30
Min. rear setback ² (ft)	10		15	20	20
Min. side setback ² (ft)	5 ³		5 & 8 ^{2,3}	5 & 10	10
Min. street side setback ^{2,6} (ft)	10		10	10	10
Max. bldg. height (ft)	35		35	35	35
Open space (% of gross acres of residential development) ⁴	25%		20%	20%	20%
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 2,800 sf.				
2.	Grage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback three (3) feet from 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 from 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 that are less than forty (40) feet wide as calculated across whole subdivisions or preliminary plats 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.				



Legend

- Regional Path
- Community Path
- Local Path
- Bike Lane
- Amenity Area

Zoning Classification	Gross AC.
R-1	19.5 AC.
R-2	232.3 AC.
OS-1	13.1 AC.

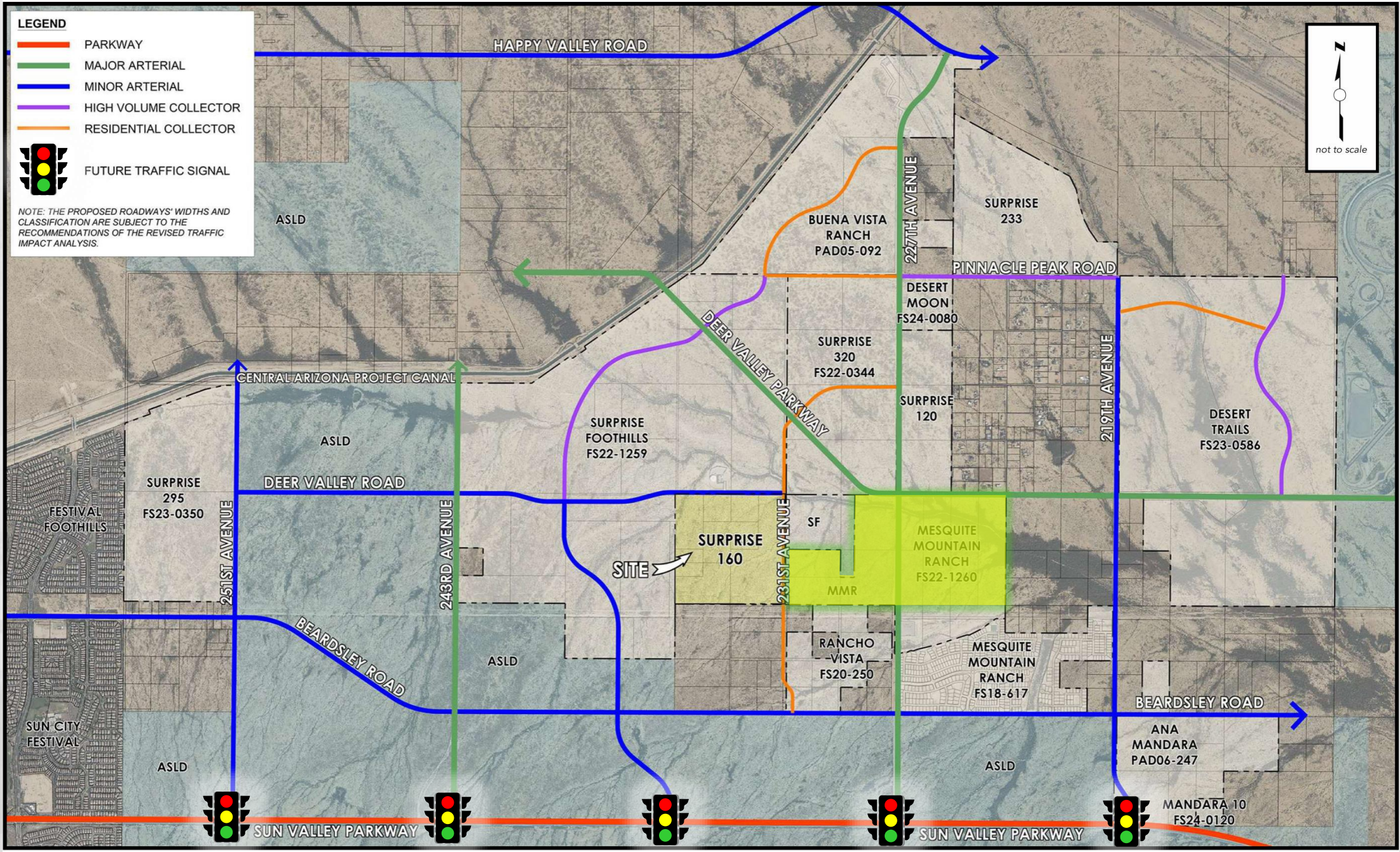
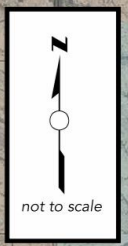
NOTE: ALIGNMENT SHOWN FOR DEER VALLEY ROAD IS CONCEPTUAL.

LEGEND

-  PARKWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  HIGH VOLUME COLLECTOR
-  RESIDENTIAL COLLECTOR

 FUTURE TRAFFIC SIGNAL

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



REGIONAL TRAFFIC

Outreach



- **Citizen Participation Meeting (In-Person)**
 - October 16th, 2024
 - Willow Canyon High School
 - 5 attendees
- **Advertised according to the Surprise Land Development Ordinance (LDO)**
- **Questions/Concerns**
 - Deer Valley Road development / traffic, access to the site, water, density, and timing of development

Staff Recommendation

Planning & Zoning Commission recommend Approval to City Council subject to stipulations “a” and “c”

- a. Development and use of the site shall be in compliance with Resolution 2026-26, Mesquite Mountain Ranch V Development Agreement.
- b. Development and use of the site shall be consistent with the Rezone Narrative entitled “Mesquite Mountain Ranch V”, prepared by RVI Planning + Landscape Architecture, and received March 27, 2025.
- c. 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.

Questions or Comments?

THANK YOU



SURPRISE

ARIZONA