



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
 Thursday, February 19, 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 February 5, 2026, Planning and Zoning Commission Regular Meeting Minutes. | Community Development |
|----|----------|---|-----------------------|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 1 | Consideration and action pertaining to a Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) for property generally located at the northeast corner of Deer Valley Road and 227th Avenue. | Chris Sexton
Community Development |
| 3. | District 4 | Consideration and action pertaining to the CIP Project 51010 Multi-Generational Community Resource Center Comprehensive Sign Program for the Surprise Community and Resource Center generally located at W. Santa Fe Dr. and N. Hollyhock St. Case FS25-0835. | Aslesha Basnet
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: Friday, February 13th, 2026 @ 11:00 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 19, 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 February 5, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the February 5, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2-5-2026 MINS - DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 5, 2026 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Spata 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 February 5, 2026.

A. ROLL CALL

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

STAFF PRESENT:

Jeff Murray, City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director; Tanner Wessel, Planner II; Michelle Espie, Administrative Specialist; Renee Puig-Hink, Management Analyst, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Vice Chair welcomed Lisa Everette as the new Planning and Zoning Commissioner.

D. STAFF REPORT

- None

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the December 18, 2025, Planning and Zoning Commission Meeting Minutes.

Commissioner Bash made a motion to approve the December 18, 2025, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Everett abstained. Chair Chapman had an excused absence.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – 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, Planner II, presented item 2 to the Commission.

Vice Chair Spata opened the public hearing.

- Ashley Westerbeck, Surprise, AZ – expressed concern with increased density of houses, noise, traffic, and strained on infrastructure. She opposed the rezone.
- Kimberly Virostek, Surprise, AZ – expressed concern with Deer Valley Road alignment and infrastructure and requested to have responsible development.
- David Lee, Surprise, AZ – expressed concern with road access to his property and Right of Way.

Hearing no further requests, Vice Chair Spata closed the public hearing.

The Commission discussed the following:

- Density of houses
- Development Agreement in terms of infrastructure
- Change in amount of R-1 based on original PAD to R-2
- Proximity of mixed density to existing rural residential
- Conceptual number of housing units in original PAD
- School locations and capacity

Jeff Blilie, Gilbert Blilie, representative for the applicant, presented additional information to the Commission.

Commissioner Bash moved to recommend approval of Mesquite Mountain Ranch V Rezone, Case #FS24-0765, subject to stipulations ‘a’ through ‘c’ with dwelling units not to exceed 975 units. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Commissioner Perry voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

CALL TO THE PUBLIC:

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

- Alex Christ, Surprise, AZ – addressed concern with water agreement between states.
- Kimberly Virostek, Surprise, AZ – readdressed the Commissioners regarding agenda item #2.

Vice Chair Spata closed the call to the public.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:35 pm.

Anthony Spata
Planning and Zoning Commission Vice 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 19, 2026 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) for property generally located at the northeast corner of Deer Valley Road and 227th Avenue.

Motion:

I move to recommend approval of the Rezone for Surprise 120, Case FS24-1433, subject to stipulations 'a' through 'c' as outlined in the staff report.

I move to recommend denial of the Rezone for Surprise 120, Case FS24-1433, because insert reason.

Background:

RVi Planning and Landscaping Architecture, LLC, requests a rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2). The project is located at the northeast corner of Deer Valley Road and 227th 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-FS24-1433 Surprise 120 - Rezone - Staff Report
2. 01-FS24-1433 Surprise 120 Rezone - Vicinity Map

3. 02-FS24-1433 Surprise 120 Rezone - Existing Zoning Map
 4. 03-FS24-1433 Surprise 120 Rezone - Proposed Zoning Map
 5. 04-FS24-1433 Surprise 120 Rezone - Rezone Narrative
 6. 05-FS24-1433 Surprise 120 Rezone - Luke AFB letter
 7. 06-FS24-1433 Surprise 120 Rezone - Citizen Participation Plan
 8. 07-FS24-1433 Surprise 120 Rezone - Affidavit of Posting
 9. FS24-1433 Surprise 120 Rezone - PowerPoint
-

REZONE

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS24-1433**
2
3 **Project Name:** Surprise 120 - Rezone
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** **February 19, 2026**
8
9 **Planner:** Chris Sexton, Senior Planner
10
11
12 **Owner:** AZ Realty Land Holdings, LLC
13
14 **Applicant:** Jessica Miller with RVi Planning & Landscaping Architecture,
15 LLC
16
17 **Request:** Rezone of approximately 120 acres from Rural Residential
18 (RR) to Residential Low Density (R-1) and Community
19 Commercial (C-2)
20
21 **Site Location:** Generally located at the northeast corner of Deer Valley Road
22 and 227th Avenue
23
24 **Site Size:** 120 acres (approx.)
25
26 **General Plan**
27 **Conformance:** The proposal is consistent with the City of Surprise General Plan
28 2040 (the "General Plan").
29
30 **Support/Opposition:** Refer to the attached Citizen Participation Report.
31
32 **Staff Recommendation:** If the Commission recommends approval of the proposed
33 Rezone, Case FS24-1433, to the Mayor and City Council, Staff
34 recommends the Commission recommend approval subject to
35 stipulations (a) through (c).
36
37
38

39 **Project Description:**
40 RVi Planning and Landscape Architecture requests a rezone of approximately 120 acres
41 from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial
42 (C-2) (the “Project”). The Project is located at the northeast corner of Deer Valley Road
43 and 227th Avenue.
44

45 **Background:**

46 **June 8, 1989:** The subject parcel was annexed into the City of Surprise under Ordinance
47 89-05.
48

49 **July 11, 2024:** Staff met with the applicant to discuss the subject project during a regularly
50 scheduled Concept Review meeting under CR24-0756.
51

52 **October 24, 2024:** The applicant filed the rezone request under case, FS24-1433, the
53 subject case.
54

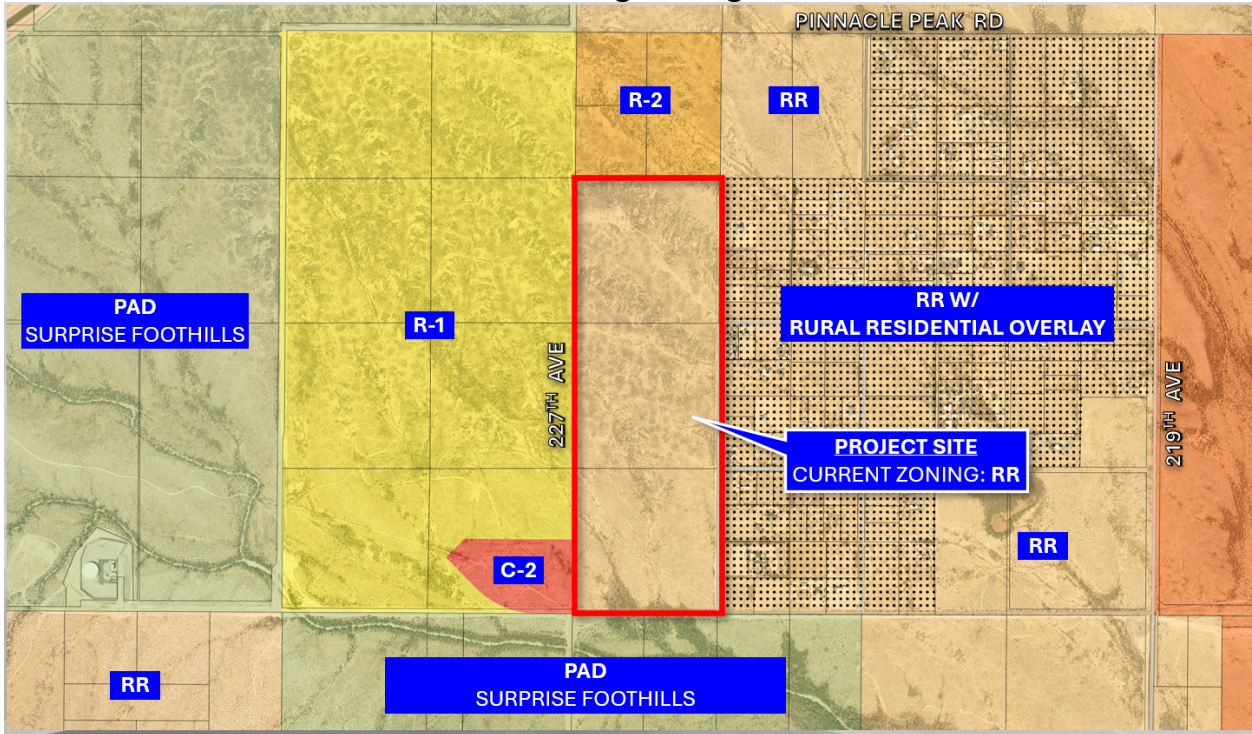
55 **February 27, 2025:** The applicant held a neighborhood outreach meeting to discuss the
56 Project.
57

58 **Analysis and Discussion:**

59 The subject request is for a rezone of approximately 120 acres on three (3) undeveloped
60 parcels from Rural Residential (RR) to a combination of Residential Low Density (R-1)
61 and Community Commercial (C-2).
62
63

64 The existing and proposed zonings are shown below:

65 **Existing Zoning**



66
67

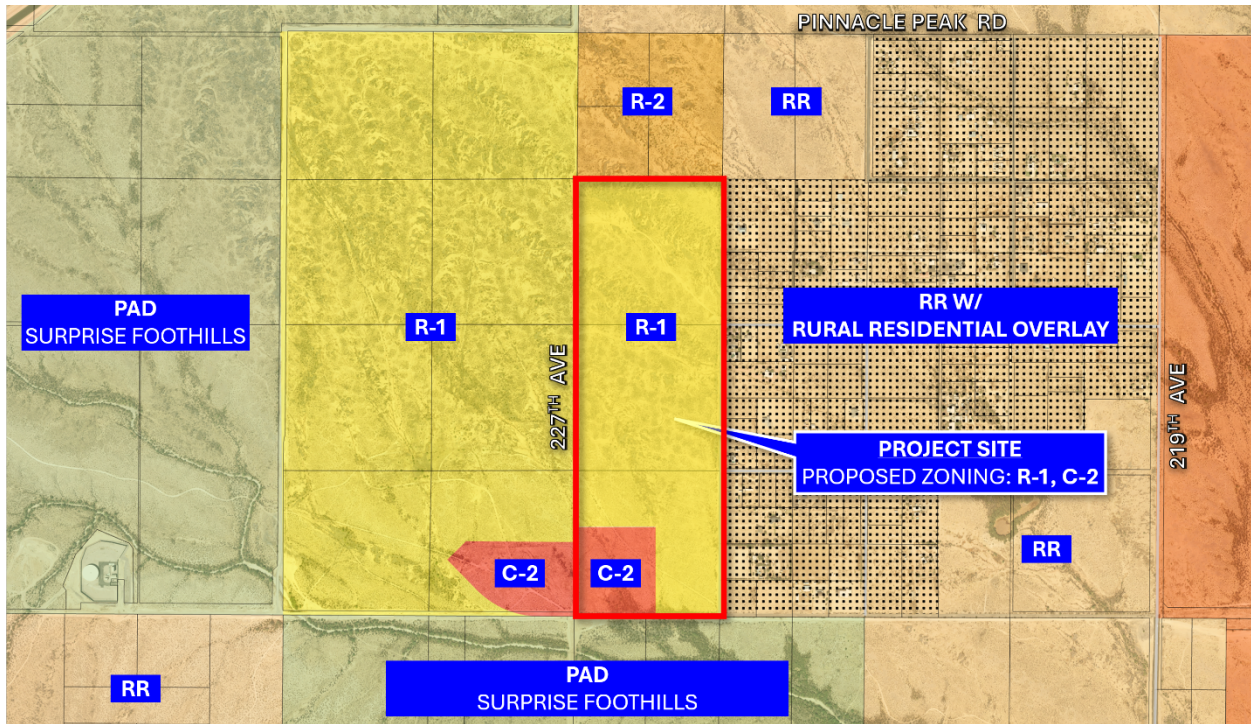
Residential Low Density (R-1)	Residential Medium Density (R-2)	Rural Residential (RR)
Residential Low Density (R-1)/Community Commercial (C-2)	Rural Residential (RR)	Rural Residential (RR) w/Desert Rural Overlay
Surprise Foothills PAD	Surprise Foothills PAD	Surprise Foothills PAD

68

69

70

Proposed Zoning



71

Residential Low Density (R-1)	Residential Medium Density (R-2)	Rural Residential (RR)
Residential Low Density (R-1)/Community Commercial (C-2)	Residential Low Density (R-1) Community Commercial (C-2)	Rural Residential (RR) w/Desert Rural Overlay
Surprise Foothills PAD	Surprise Foothills PAD	Surprise Foothills PAD

72

73 The Project proposes a rezoning from Rural Residential (RR) of the residential portion to
 74 Residential Low Density (R-1), encompassing approximately 108 acres, and the commercial
 75 portion to Community Commercial (C-2), encompassing approximately 12 acres. The
 76 commercial portion is located in the southwesterly portion of the overall Project area, the
 77 residential portion comprises the remaining portion of the Project area. The Project site is
 78 adjacent to properties designated under the General Plan as part of the Rural Residential
 79 Overlay (RRO). The proposed zoning configuration provides a buffer between the RRO
 80 designation and the proposed R-1 designation.

81

82 The future development of the subject property will adhere to the applicable development
 83 standards of the R-1 and C-2 zoning districts, as outlined in Sections 106-2.3 and 106-6.3 of
 84 the City of Surprise Land Development Ordinance (“LDO”), at the time of development. The
 85 following tables show the current development standards of the R-1 and C-2 zoning districts.

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 106-6a – Community Commercial (C-2) Zoning District

Minimum lot area (sf)	18,000
Min. setback to arterial ROW ^{5,6}	35
Min. setback to collector and local ROW (ft) ^{5,6}	20
Min. setback adjacent to residential (ft) ^{5,6}	30
Min. setback adjacent to nonresidential zoning (ft) ^{5,6}	15
Max. bldg. height (ft)	40
Max. size per use/tenant (sf) ³	45,000
Max. size per commerce center (ac) ⁴	20

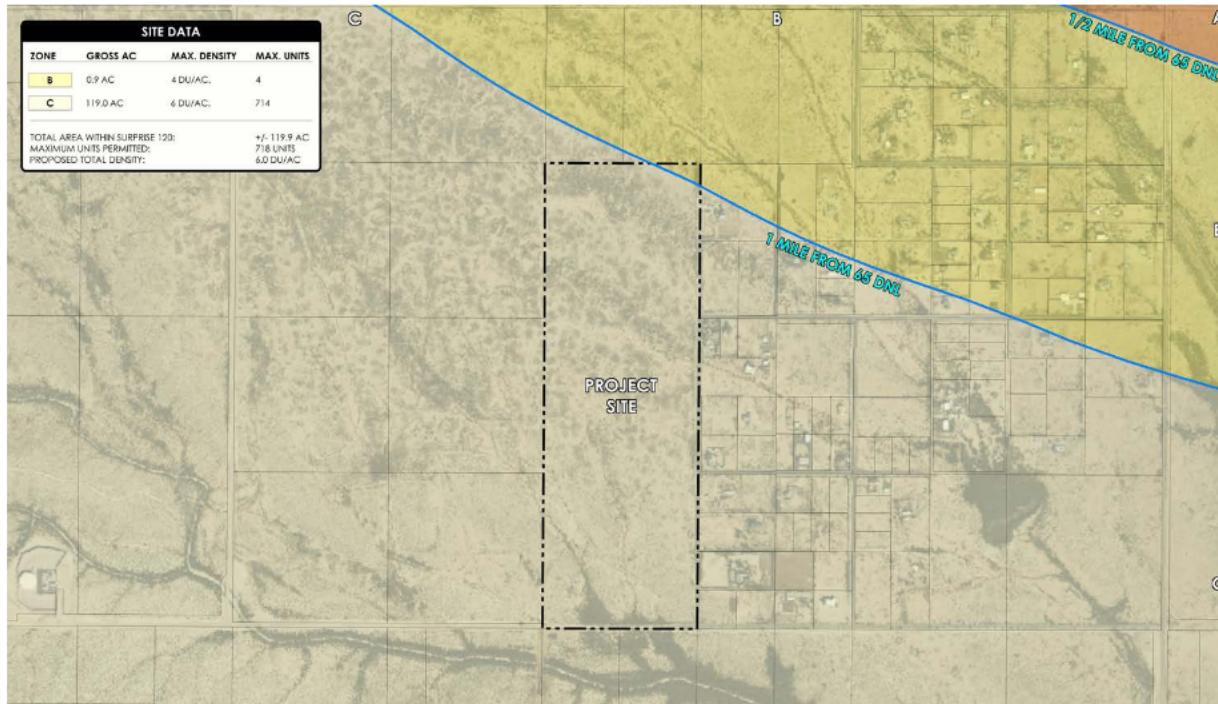
Notes:

1. Minimum lot area may be reduced to 18,000 square feet for pad sites within a commerce center with a minimum size of 90,000 square feet.
2. The height of any structure, or portions thereof, shall not exceed 30 feet in height measured at the setback line when adjacent to rural residential (RR), residential low density (R-1), and residential medium density (R-2) zoning. The height increase at a ratio of one-foot vertical for every one-foot horizontal as measured relative to the property line to a maximum height equal to the zoning district.
3. Area combines the total square footage of the use, which may include but is not limited to the gross floor areas of the building, outdoor activities and dining areas (when allowed), storage areas, and all display or sales area.
4. Contain uses designed around common circulation, parking and pedestrian connectivity, including but not limited to shared access or access easements.
5. Projects designed as commerce centers will comply with the overall development standards regarding perimeter setbacks from abutting developments.
6. Pad sites within a commerce center may have reduced setbacks along boundaries internal to the master site plan if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.

89

Density:

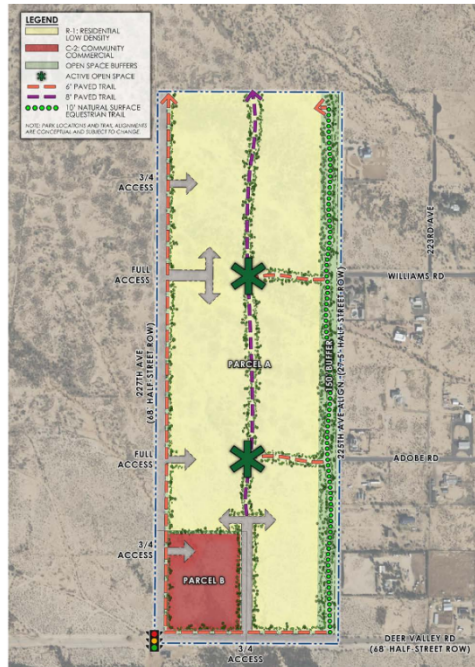
91 Due to the Project’s proximity to the Luke Air Force Base Auxiliary 1 Field, this Project is
 92 subject to the Luke Air Force Base Graduated Density Concept (GDC). The site is
 93 predominantly located within the 0-6 dwelling units per acre (DU/AC) density band. A small
 94 portion of the site, approximately 0.9 acres at the northeast corner, lies within the 0-4 DU/AC.
 95 As such, the site permits a maximum of 719 dwelling units.



96
 97 The GDC provides a guide for the maximum allowed dwelling units and densities of the
 98 proposed development. The specifics of the development, including the actual number of
 99 dwelling units and density, will be fully reviewed at the Preliminary Plat stage. At that time,
 100 the development will be subject to the transition and buffering requirements of the LDO,
 101 Planning and Engineering Design Standards (“PEDS”), and the General Plan.

102
 103 For transitional purposes, two-story homes shall comprise no more than fifty percent (50%)
 104 of the first row of residences along the eastern perimeter, with no more than three two-story
 105 homes permitted consecutively to provide visual breaks along the western viewshed.
 106

107 **Open Space and Amenities:**



108
109 The conceptual open space plan depicts open space and amenities for the proposed project.
110 The entire eastern property line is contiguous with the City’s Rural Residential Overlay as
111 established in the General Plan. Consistent with Section 2.6.A of the PEDS, a 150-foot open
112 space buffer will be implemented along the eastern boundary where adjacent to RR zoning.
113 The buffer will be measured from the existing property line and may contain drainage and
114 retention infrastructure, utility easements, trails, and landscaping, including a proposed 10-
115 foot natural surface equestrian trail. The future development shall adhere to the open space
116 and amenity requirements of the LDO, PEDS, the Parks and Recreation Master Plan, and
117 the General Plan regarding open space minimums, required trails, landscaping, and
118 amenities. These elements will be reviewed in detail at the time of Preliminary Plat review.
119

120 **Roadways:**

121 This Project is bordered by the future alignments of Deer Valley Road to the south and 227th
122 Avenue to the west. At the request of the City’s Transportation Department, the applicant
123 submitted a Traffic Impact Analysis (“TIA”) with the rezone application. The TIA was reviewed
124 by Transportation staff. During preliminary plat stage, the developer will be responsible for
125 submitting a Master Street Plan identifying turn lanes, medians, and street widths, along with
126 a site circulation plan addressing vehicular, pedestrian, and emergency access. These plans
127 will demonstrate a minimum of two vehicular access points connecting the site to the existing
128 roadway network.
129

130 The developer will coordinate with City staff to ensure adequate primary and secondary
131 access for each phase of development. Primary access will be provided via 227th Avenue
132 from Sun Valley Parkway.
133

134 Because surrounding roadway improvements may not be in place at the time of the Project
135 development, the applicant requests flexibility to evaluate alternative options for
136 geographically separated secondary access, subject to coordination with City staff and
137 approval of an acceptable route. No east–west roadway connections are proposed for
138 Williams Road or Adobe Road through the Project site. In addition, north–south connectivity
139 via 225th Avenue will not be built out by the applicant.

140
141 This Project has an associated Development Agreement (“DA”) which has been reviewed by
142 City staff and signed by the landowner. This DA outlines the roadway infrastructure that will
143 be required to be installed by the developer in conjunction with this development. The DA
144 was approved by City Council on December 16, 2025.

145
146 **Utility and Services Table:**

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

147
148 **Conformance with Adopted Plans:**
149 The proposed rezone was reviewed against the goals, policies, recommendations, and
150 guidelines of the General Plan and is consistent with the General Plan in some of the
151 following ways:

152
153 This Project is located within the Neighborhood Character Area of the General Plan. The
154 proposed rezone adheres to the design guidelines of the character area which allows for
155 residential development.

156
157 This Project maintains compatibility with the quality of existing land uses in the
158 surrounding area in that it continues the low residential and community commercial
159 development pattern established in the vicinity of the parcel.

160
161 Additionally, this Project is located adjacent to parcels designated by the General Plan as
162 being within the Rural Residential Overlay. As such, a 150-foot buffer is being provided
163 from the proposed Project to the adjacent properties within the Rural Residential Overlay.

164
165 **Reviewing Agencies:**

166 In addition to the standard City reviewing agencies, the Arizona Game and Fish
167 Department, the Maricopa Water District, the Flood Control District of Maricopa County,
168 and Luke Air Force Base were included in the routing of this request. These agencies
169 indicated no objections to the request.

170
171
172

173 **Citizen Outreach:**
174 An outreach meeting was scheduled and held on February 27, 2025, at Willow Canyon
175 High School. The two signs and the mailings were sent out. There were 13 attendees with
176 staff present. The concerns and questions that were expressed for the overall area were
177 the commercial site, access, and the density.
178

179 **Summary:**
180 The proposed rezone request is for the development of future residential and commercial.
181 The Project is consistent with the manner and intent of the Surprise Municipal Code and
182 the General Plan. If approved, the site will be developed in accordance with the
183 requirements of the City of Surprise.
184

185 **Findings:**
186 • The proposed rezone is consistent with and will advance the goals of the General
187 Plan.
188 • The proposed rezone is consistent with the LDO.
189 • The reviewing agencies have indicated no objections.
190

191 **Recommendation:**
192 Based on the findings noted above, if the Commission recommends approval of the proposed
193 Rezone, Case FS24-1433, Staff recommends the Commission recommend approval subject
194 to stipulations 'a' through 'c' below:
195

- 196 a. Development and use of the site shall be in compliance with Resolution 2025-
197 136, Surprise 120 Development Agreement.
198
199 b. Development and use of the site shall be consistent with the Rezone Narrative
200 entitled "Surprise 120," prepared by RVI Planning and Landscape Architecture,
201 and dated June 11, 2025.
202
203 c. Non-compliance with the stipulations of approval of this case will be treated as a
204 violation in accordance with the applicable provisions of the Surprise Municipal
205 Code.
206

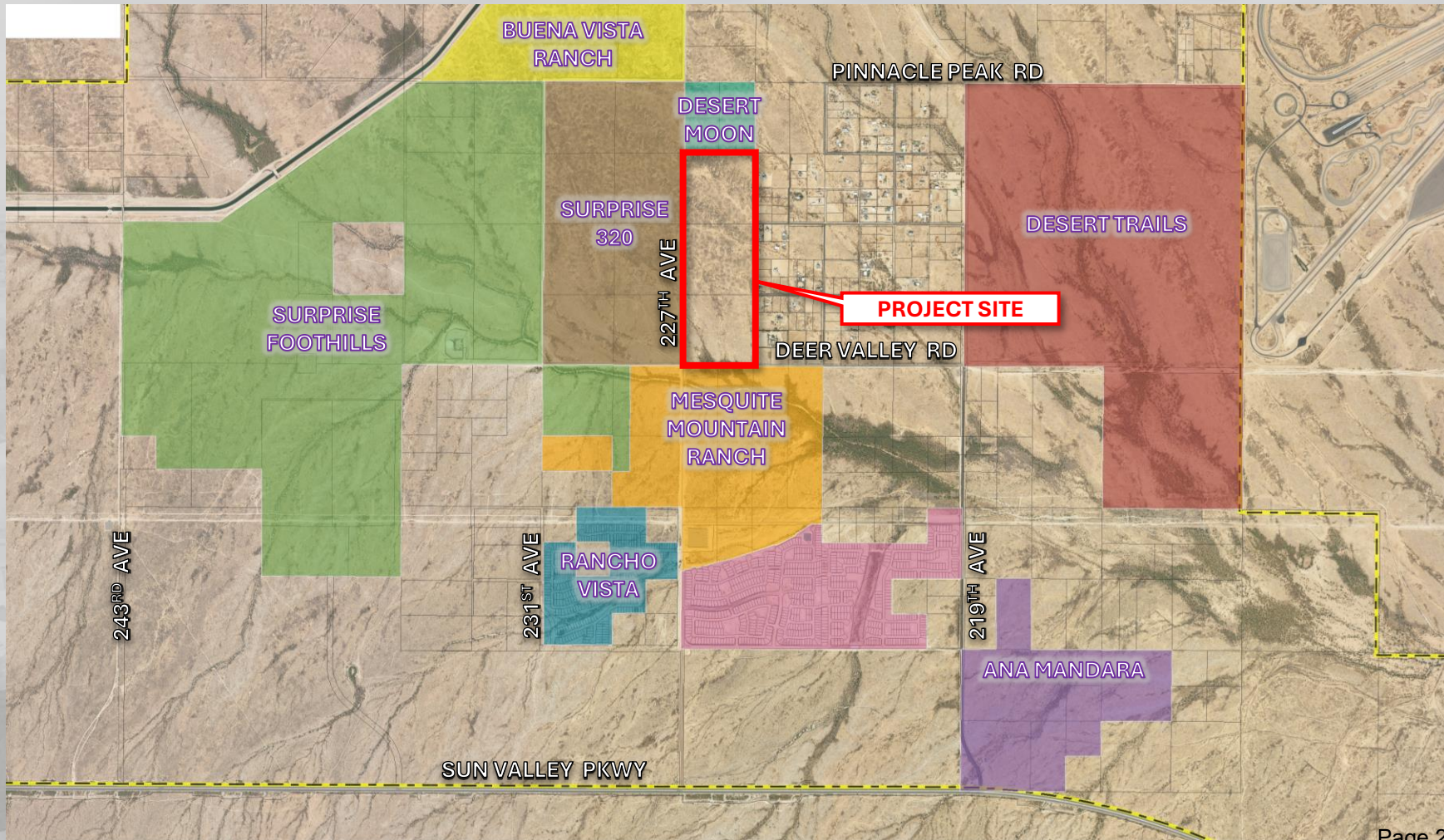
207 Should the Commission wish to recommend denial to the request, the Commission should
208 make its own findings and base its decision on those alternative findings.
209

210 *Recommended motions:*
211

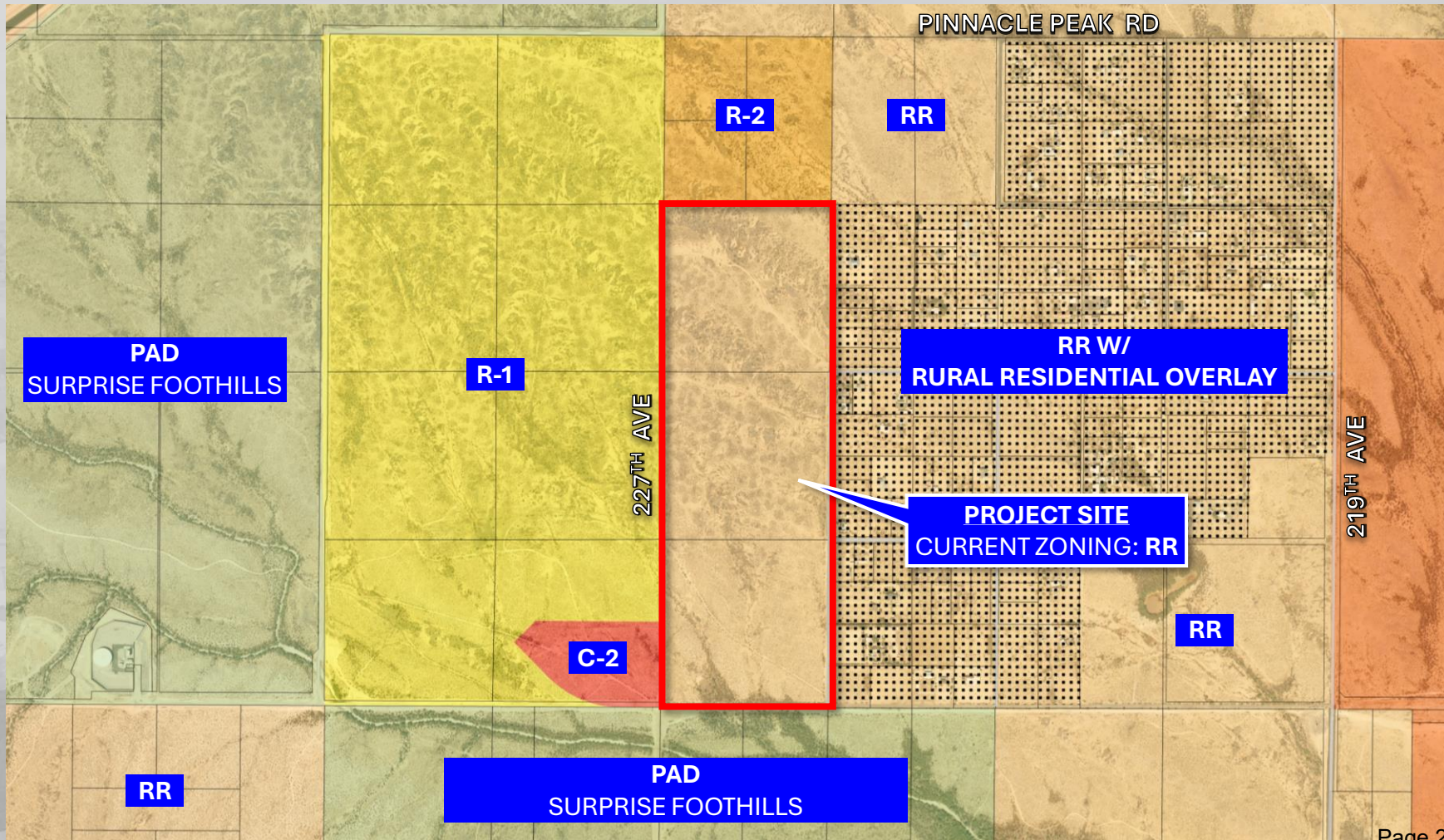
212 I move to recommend approval of the Rezone for Surprise 120, Case FS24-1433, subject
213 to stipulations 'a' through 'c' as outlined above in this Staff Report.
214

215 I move to recommend denial of the Rezone for Surprise 120, Case FS24-1433, because
216 insert reason.
217
218

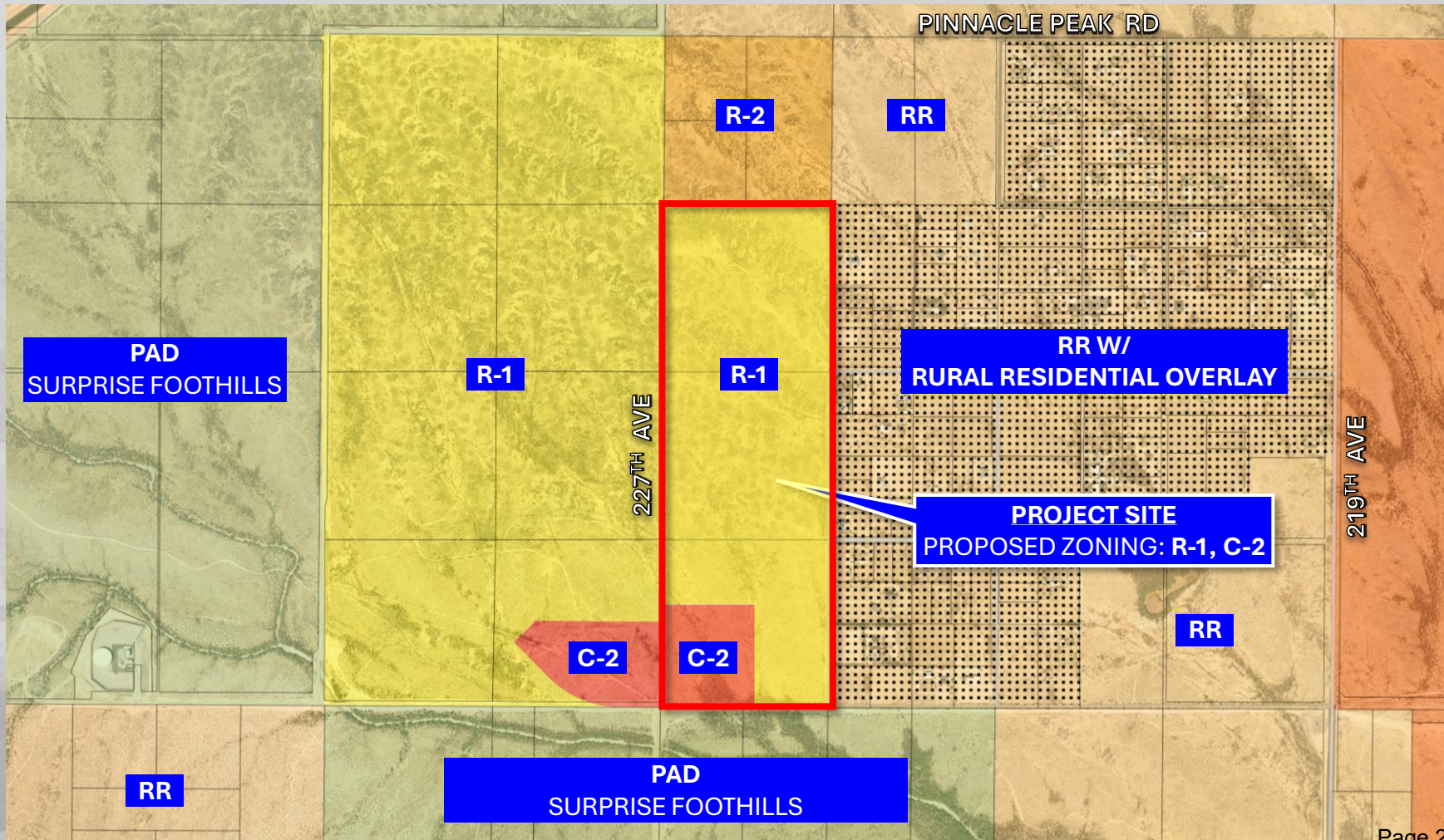
- 219 **Attachments:**
- 220 01 Vicinity Map
- 221 02 Existing Zoning Map
- 222 03 Proposed Zoning Map
- 223 04 Rezone Narrative
- 224 05 Luke AFB comments
- 225 06 Citizen Outreach Report - REDACTED
- 226 07 Affidavit of Site Posting
- 227 PPT



FS24-1433 VICINITY MAP



FS24-1433 ZONING MAP



PAD
SURPRISE FOOTHILLS

R-1

R-2

RR

**RR W/
RURAL RESIDENTIAL OVERLAY**

R-1

PROJECT SITE
PROPOSED ZONING: **R-1, C-2**

C-2

C-2

RR

RR

PAD
SURPRISE FOOTHILLS

FS24-1433 ZONING MAP

SURPRISE 120

REZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE #: FS24-1433

1ST SUBMITTAL: OCTOBER, 2024

2ND SUBMITTAL: FEBRUARY, 2025

3RD SUBMITTAL: JUNE, 2025



PRESENTED BY:



APPLICANT TEAM

PROPERTY OWNER / DEVELOPER

AZ Realty Land Holdings, LLC

Farhad Shokoohi
350 Golfview Drive
Saginaw, MI 48638
Email: retinamaster@aol.com

LAND PLANNING

RVi Planning + Landscape Architecture

Mark Reddie / Jessica Miller
4900 N. Scottsdale Road, Suite 1200
Scottsdale, AZ 85251
Phone: 480.586.2349
Email: mreddie@rviplanning.com / jmiller@rviplanning.com

LEGAL / ZONING ATTORNEY

Gilbert Blilie PLLC

Jeff Blilie
701 North 44th Street
Phoenix, AZ 85008
Phone: 480.429.3030
Email: jblilie@gilbertblilie.com

ENGINEER

Atwell, LLC

Casey Pennington
4700 E. Southern Avenue
Mesa, AZ 85206
Phone: 602.350.0311
Email: cpennington@atwell-group.com

TABLE OF CONTENTS

1. PROJECT INTRODUCTION	3
Organizational Structure	3
2. SITE ANALYSIS.....	3
Site Location and Zoning.....	3
General Plan Land Use Designation.....	3
Existing Pre-Development Conditions.....	4
3. PROPOSED DEVELOPMENT PLAN	5
Conceptual Development and Open Space Plan.....	5
Zoning Base Districts	6
Residential – Low Density (R-1).....	6
Community Commercial (C-2).....	6
General Development Standards	6
Proposed Regional Transportation Improvements.....	6
Site Access + Circulation	7
Construction Sequencing and Maintenance of Traffic Exhibit.....	7
Utilities & Services.....	7
Environmental Inventory Plan	7
4. CONCLUSION.....	7

LIST OF FIGURES

- Figure 1: Regional Vicinity Map
- Figure 2: Aerial Photograph of Site
- Figure 3: 2040 General Plan Land Use Map
- Figure 4: Existing Zoning Map
- Figure 5: Regional Transportation Plan
- Figure 6: Luke Air Force Base Graduated Density Analysis
- Figure 7: Proposed Zoning Map
- Figure 8: Development & Open Space Plan

1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of AZ Realty Land Holdings, LLC, is pleased to submit this rezoning application for an approximately 120-acre property on the northeast corner of Deer Valley Road and 227th Avenue to change the zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) in accordance with the City of Surprise Land Development Ordinance.

Organizational Structure

This rezoning narrative will provide the framework for future development of the Subject Site. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning and Conceptual Land Use Plan
- Regulatory Development Standards

The proposed development complies with the 2040 General Plan and does not include deviations to the land use and regulatory development provisions outlined in the Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) Manual.

2. SITE ANALYSIS

Site Location and Zoning

The subject property is approximately 120-acres and is located at the northeast corner of Deer Valley Road and 227th Avenue. See **Figure 1: Regional Vicinity Map** for the property location and regional context.

The Assessor Parcel numbers affiliated with the property include APN#'s 503-81-031D, 503-81-029D, and 503-81-029C. The property is located within

the City of Surprise Special Planning Area 3 (SPA-3) for water and sewer service and is currently vacant desert land. The property has no approved final plats or infrastructure serving the site. See **Figure 2: Aerial Photograph of Site**.

The subject site is surrounded by vacant land. To the south lies the Mesquite Mountain Ranch PAD, which is currently undergoing a rezone to Residential Medium Density (R-2) under case #FS24-0765 where adjacent to the site. To the west is the Surprise 320 property, zoned Residential Low Density (R-1), Residential Medium Density (R-2), and Community Commercial (C-2). To the north is Desert Moon Estates, zoned Residential Medium Density (R-2), To the east of the subject site is a Rural Residential (RR) community. See **Figure 3: Existing Zoning Map**.

General Plan Land Use Designation

The City of Surprise 2040 Land Use Map designates the Subject Site as Neighborhood Character Area as depicted in **Figure 4: General Plan Land Use Map**. 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. **Table 1: Existing and Surrounding Land Uses** provides a breakdown of the existing surrounding land uses and zoning. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. Additionally, the rural enclave community to the east is protected under the City's new Rural Residential Overlay, which will dictate certain development standards addressed later in this document.

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods	Rural Residential (RR)	Vacant
North	Neighborhoods	Desert Moon Estates (R-2)	Vacant
South	Neighborhoods	Mesquite Mountain Ranch (PAD)*	Vacant
West	Neighborhoods	Surprise 320 (R-1, R-2, & C-2)	Vacant
East	Neighborhoods Rural Residential Overlay	Rural Residential (RR)	Rural Enclave Community

*Currently undergoing rezoning to R-2

Existing Pre-Development Conditions

The Site is relatively flat, vacant, and undeveloped. There are a couple minor, non-regulated wash corridors bisecting the site, one near the middle of the property and one near the southwest corner, both in a northwest to southeast direction.

Drainage: The Project is located within an area that was studied in detail in the Wittman Area Drainage Master Plan update, (Dated 2009). Existing drainage flows from the northeast to the southwest. About a mile to the northwest is the CAP canal that cuts off flows. As such there several smaller watersheds are located immediately north and west within the Surprise 320, Buena Vista Ranch and Surprise Foothills developments that impact the western portion of the Project site. Generally, these flows continue to flow through the site in a southeasterly direction. The majority of the flows will exit through the southern property line of the Project and combine with the adjacent wash, Wash 5 West. Wash 5 West is a significant drainage corridor that receives runoff from the northern face of the White Tanks Mountains and overflow waters from an existing overchute over the CAP canal. Due to the magnitude of the flows, FEMA has designated a Special Flood Hazard Area along the alignment of this wash.

The project is located in both Flood Zone X-Shaded and A. Flood Zone X-Shaded is defined as “area outside of 0.2% annual change flood; areas of 1% annual chance flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual change flood.” Flood Zone A is defined as “Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, no base flood elevations determined.”

Existing Roads, ROW and Utilities: The subject site is located at the northeast corner of the future Deer Valley Road and 227th Avenue. Currently the only fully improved roadway network near the Subject Site is Sun Valley Parkway; a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. Portions of 219th Avenue, 227th Avenue, and Beardsley Road in the vicinity of Mesquite Mountain Ranch are partially constructed or in the process of being constructed. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2040 General

Plan’s roadway classification map.

The recently approved Surprise 320 zoning case to the west (FS22-0344) has committed to dedicating the west half street right-of-way for 227th Avenue and contributing their fair share of improvements based on their project timing and requirements at the time of platting.

School Districts: The Subject Site is in the Wickenburg-9 Elementary School District and the Wickenburg Unified High School District. The closest public elementary school within the Wickenburg-9 Elementary School District is the Festival Hills Elementary School located at 26252 W Desert Vista Blvd, Buckeye, Arizona, 85396 and is approximately six miles from the Subject Site. The closest middle school is the Vulture Peak Middle School, located at 925 South Vulture Mine Road. Vulture Peak Middle School is in Wickenburg. The closest high school Wickenburg High School, located in Wickenburg at 1090 South Vulture Mine Road.

There are two K-8 schools planned within the Surprise Foothills community approximately 2-miles southwest of the site, and another school planned within the Desert Trails community one mile east of the site.

Arizona is an open enrollment state, which means parents can enroll their children in schools outside of their home school and home district boundaries, space permitting. Due to this, students at Surprise 120 have the option to attend schools within the Dysart or Nadaburg Districts, which may be closer than Wickenburg district schools.

Fire, Police, and Refuse Service: Surprise 120 is within the municipal service area of the City of Surprise. As such, Surprise will provide fire, police, and residential refuse service to the property. The closest fire stations include Stations 303 or 306, both located approximately 11-13 +/- miles from the site. Buckeye also has Fire Station #704, approximately 6 +/- miles from the property. Nearby there is a fire station planned as a part of the Surprise Foothills development approximately 2 +/- miles to the west, and a fire station planned as part of the Ana Mandara development approximately 3 +/- miles to the southeast. Additionally, fire station #304 is at the SWC of 163rd Avenue and Happy Valley Road, as well as two fire stations planned at the NEC of Norfolk and 183rd Ave, and at Deer Valley Road and 195th Ave.

Water and Sewer Service: Surprise 120 is located within Special Planning Area 3 (SPA-3) in the City of Surprise. 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.

Electricity: APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five (5) miles directly east and west of the property. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Luke Air Force Base Compatibility Analysis: To protect the long-term viability of Luke Air Force Base (LAFB), a concept of graduated residential densities adjacent to their base and active auxiliary fields has been developed. The Graduated Density Concept (GDC) provides guidelines for residential development up to and surrounding the “high noise and accident potential zone,” commonly referred to as the 65 DNL line, as defined by ARS 28-8461, which may limit future operations of the U.S. Air Force. In the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL are to be as follows:

- A maximum of two dwelling units per acre from the 65 DNL to a ½ mile zone (Zone A).
- A maximum of four dwelling units per acre from the ½ mile to 1 mile zone (Zone B).
- A maximum of six dwelling units per acre from the 1-mile to 3-mile zone (Zone C).

Based on the noise contours published by Luke AFB, the property is located mostly within the 1-mile to 3-mile zone (approximately 119.0 acres), with a small portion at the far northeast corner within the ½ mile to 1-mile zone (approximately 0.9 acres). As such, a maximum of approximately 719 units are permitted in accordance with the GDC policy.

Table 2: Luke AFB GDC Density & Unit Count Analysis above provides the summary analysis of the Luke AFB density and unit count requirements per the GDC.

TABLE 2: LUKE AFB GDC DENSITY & UNIT COUNT ANALYSIS			
LAFB ZONE	GROSS AC.	LUKE MAX DENSITY	LUKE MAX UNITS
A	0.0	2.0	0
B	0.9	4.0	4
C	119.0	6.0	714
TOTAL	119.9	-	718

Christopher Toale, Director with Luke Air Force Base Community Initiatives has indicated, based on a review of the proposed development, that the proposed development meets their density requirement and that they look forward to the upcoming submission to the City of Surprise so they can provide formal comments on the request.

See **Figure 6: Luke Air Force Base Compatibility Map** for the location of the various noise contours and density restrictions associated with them overlaid on Surprise 120.

3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish residential and commercial zoning districts consistent with the LDO. No deviations are proposed as part of this application and all development will follow the LDO and PEDS Manual as prescribed.

Conceptual Development and Open Space Plan

The subject site is laid out in consideration of the opportunities and constraints affiliated with the property and surrounding area. The property’s southwest corner is located at the intersection of two major arterial roadways (Deer Valley Road and 227th Avenue.) As such, it is appropriate to provide a community commercial parcel (12.3 acres as C-2 zoning) at the intersection to provide opportunity for local and community-scaled good and services at this highly visible and accessible intersection. This is the same zoning approved at the northwest corner of this intersection within the Surprise 320 property. The remaining 107.6 acres of the site is single-family residential (R-1 zoning) with a plan to provide traditional single-family detached residential development.

The property's entire eastern edge directly abuts the City's newly adopted Rural Residential Overlay in the 2040 General Plan. As per Section 2.6.A of the PEDS, a 150-foot open space buffer will be provided along the eastern property line where adjacent to RR zoning. This buffer will be measured from the existing property line, and may include drainage, retention, utility easements, trails, and landscaping. A 10' natural surface equestrian trail is being proposed within this buffer. The treatment of landscaping, perimeter screen walls, etc. will be coordinated with the City and the property owners to the east. Additionally, no more than 50% of the first row of homes along the eastern perimeter will be 2 story, and no more than 3 two-story homes shall be provided in a row to provide visual break to the western viewshed.

There will be two full access points from the residential portion of the site out onto 227th Avenue, and 3/4 access points off of both 227th and Deer Valley Road into the commercial parcel.

The Subject Site shall include multiple opportunities for active and passive recreation, as well as pedestrian connectivity for internal access. This open space programming will be incorporated and detailed further during the preliminary and final plat process as development occurs. Currently an 8' paved central spine trail is proposed to connect the various amenities within the site. See **Figure 6: Conceptual Development and Open Space Plan**.

All required minimum open space requirements will be met and all design and development elements will be in accordance with the Surprise LDO and PEDS requirements as prescribed. The articles within the PEDS shall apply where applicable and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, building form and architecture of a development in addition to other elements as required within the LDO.

Zoning Base Districts

A combination of Residential Low Density (R-1) and Community Commercial (C-2) is proposed for the property. This development will be regulated by the LDO in accordance with the R-1 and C-2 zoning district requirements. This falls within the Suburban Neighborhood category's allowed density range of 2.0 to 8.0. A detailed description of these districts are provided below. See **Figure 7: Proposed Zoning Map**.

TABLE 3: LAND USE SUMMARY	
ZONING	GROSS AC.
R-1	107.6 AC.
C-2	12.3 AC.
TOTAL	119.9 AC.

Residential – Low Density (R-1)

The Residential Low Density (R-1) zoning district provides areas for single-family homes on varying lot sizes and a mix of densities together with schools, parks, and other public services necessary for suburban residential neighborhoods.

Community Commercial (C-2)

The community commercial (C-2) zoning district provides for retail, office, and service activities to satisfy the needs of the community, intended to create a pedestrian friendly, neighborhood environment, and tax base for the city of Surprise.

General Development Standards

All general development standards within the Surprise LDO will govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1.

Proposed Regional Transportation Improvements

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 Subject Site. See **Figure 8: Proposed Regional Transportation Plan**.

Deer Valley Parkway: Deer Valley Parkway is designated as a major arterial street with a 136-foot right-of-way (68-feet north half street). Improvements to Deer Valley Parkway will ultimately extend east and west from the subject site, providing a regional east/west corridor through the area.

227th Avenue: 227th is designated as a major arterial with 136-feet of total right-of-way (68-feet east half street), connecting south from Sun Valley Parkway and running along the western boundary of the property. It will be constructed down to Sun Valley Parkway as primary access per Surprise EDS Detail 3-02. This development will contribute to the future traffic signal at Sun Valley Parkway and 227th Avenue.

225th Avenue: 225th is a local street alignment that currently exists as a paved private road with no dedicated right-of-way from Deer Valley to Williams Road, and continues north for an eighth mile as a dirt road within a 40' eastern half street right-of-way. The Surprise 120 project will dedicate a 27.5' half street along the east edge of the property if required by the city, but will not be responsible for constructing any roadway improvements, and will not be providing any connections from the new development onto 225th.

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 timing between the various projects entitled in this region of Surprise, 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 Surprise 120 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 Surprise 120's development, providing additional access options from the east.

Since it is unknown what surrounding roadway improvements will exist at the time of Surprise 120's development, the applicant requests the right to explore additional alternatives to the geographically separated secondary access points, and will coordinate with City staff on an acceptable route.

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.

Utilities & Services

Drainage: The Project will be developed to provide onsite retention for the 100-year, 2-hour storm event, including the adjacent portions of Deer Valley Road and 227th Avenue. Offsite flows that impact the site will be routed through the site to historical points of discharge such that no adjacent properties will experience adverse impacts due to the development.

Water & Sewer: Preliminary Water and Sewer Reports have been prepared and are included with the rezoning submittal package as a separate attachment.

Environmental Inventory Plan

Class 1 cultural and biological reports have been completed and included in the rezoning package as a separate attachment. A Native Plant Inventory will be provided in the Preliminary Plat stage as agreed to by Surprise staff.

4. CONCLUSION

The proposed rezoning application seeks to encourage future development consistent with the City's 2040 General Plan, current market demands for the area, and surrounding developments. The project shall establish appropriate buffers to ensure compatibility with existing residences, including a 150' perimeter buffer from the neighboring Rural Residential Overlay. The project team has coordinated with City staff regarding the regional transportation system in a rapidly growing area of the City of Surprise. The proposed development plan and zoning is designed to offer multiple lot sizes at a density permitted within the neighborhoods land use designation. The proposed project evaluated all the existing and proposed conditions of the site and surround area to ensure compatibility within this growing area of Surprise.

FIGURE 1: REGIONAL VICINITY MAP

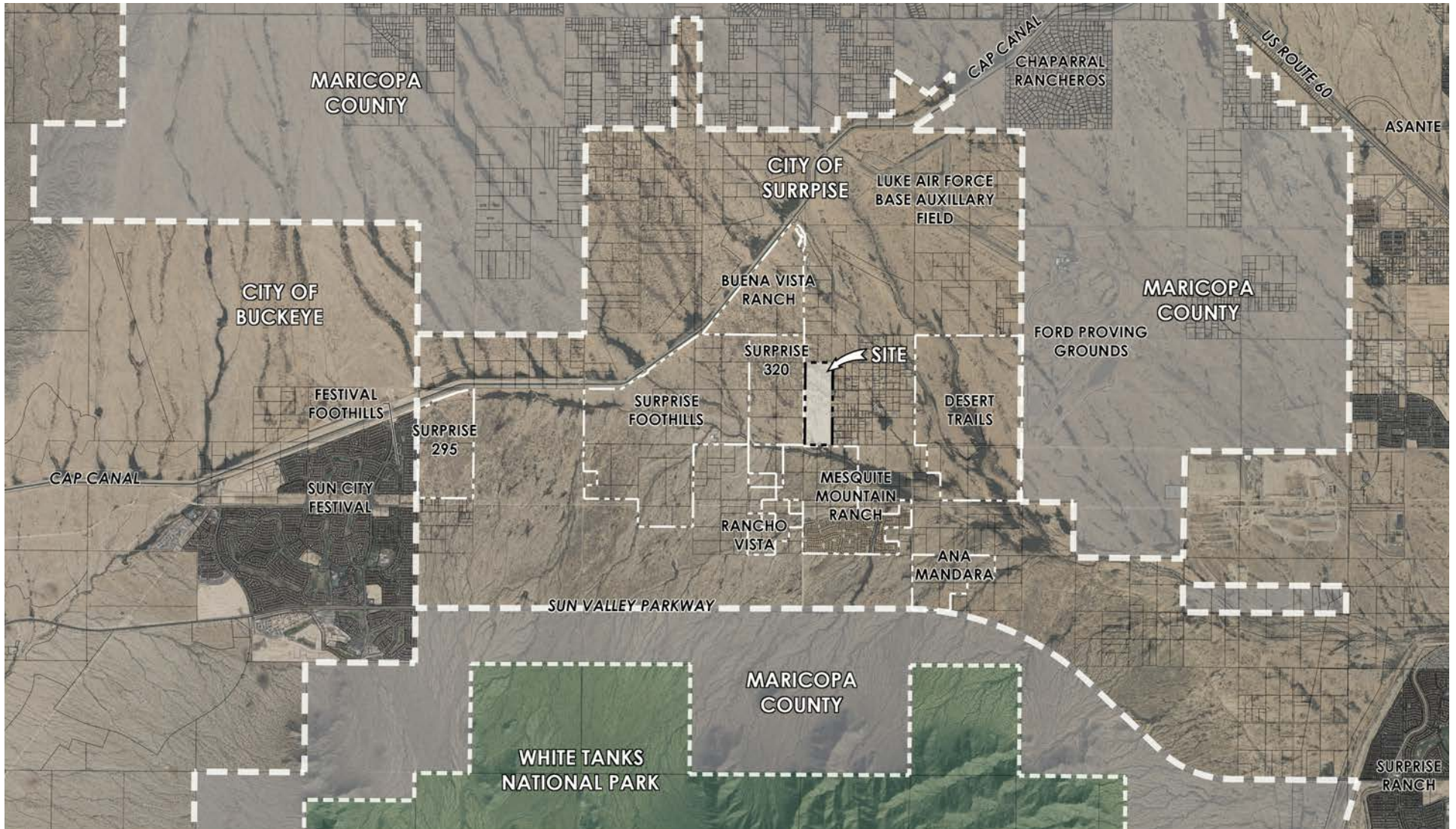


FIGURE 2: AERIAL PHOTOGRAPH OF SITE

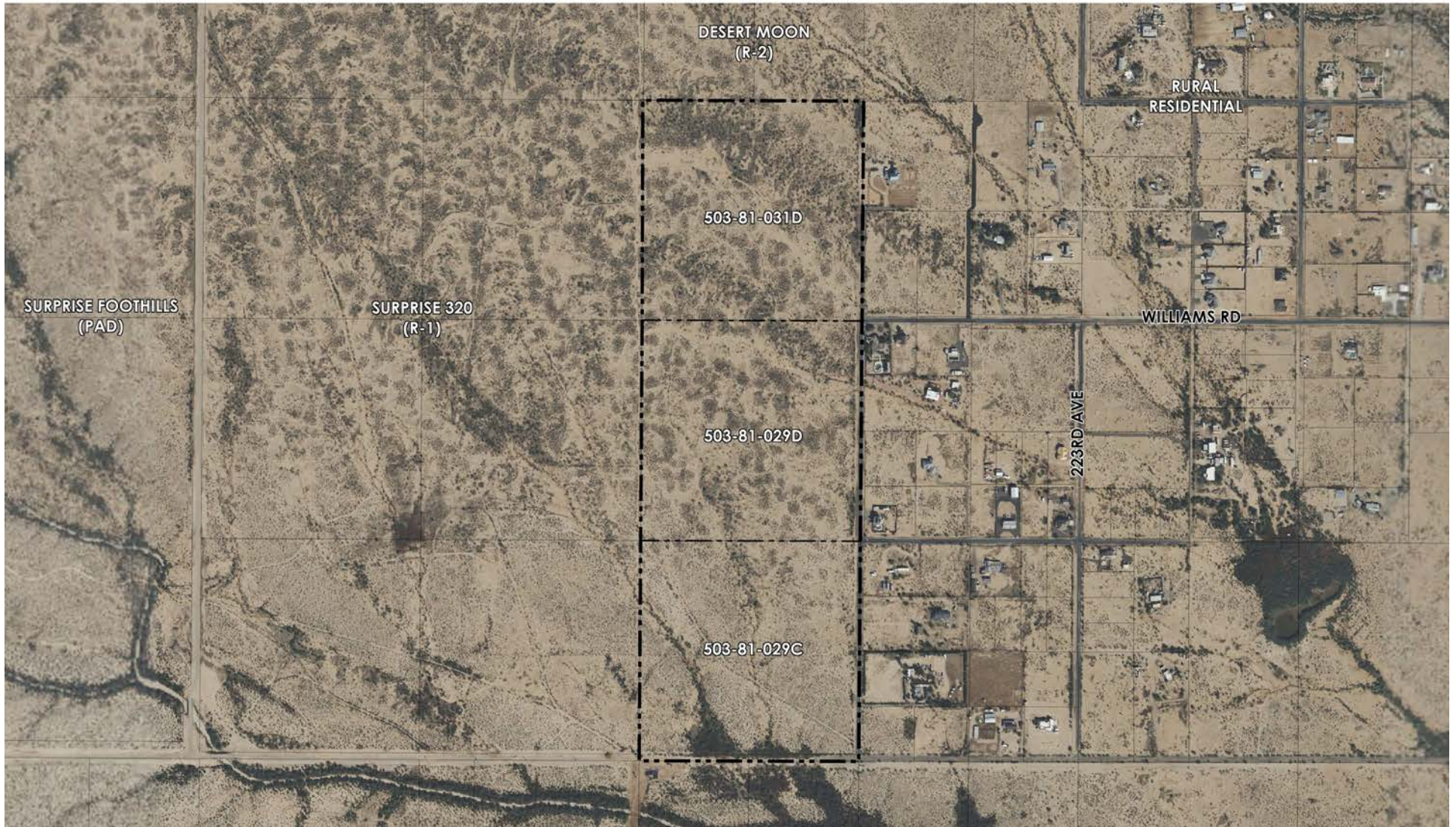


FIGURE 3: EXISTING ZONING MAP

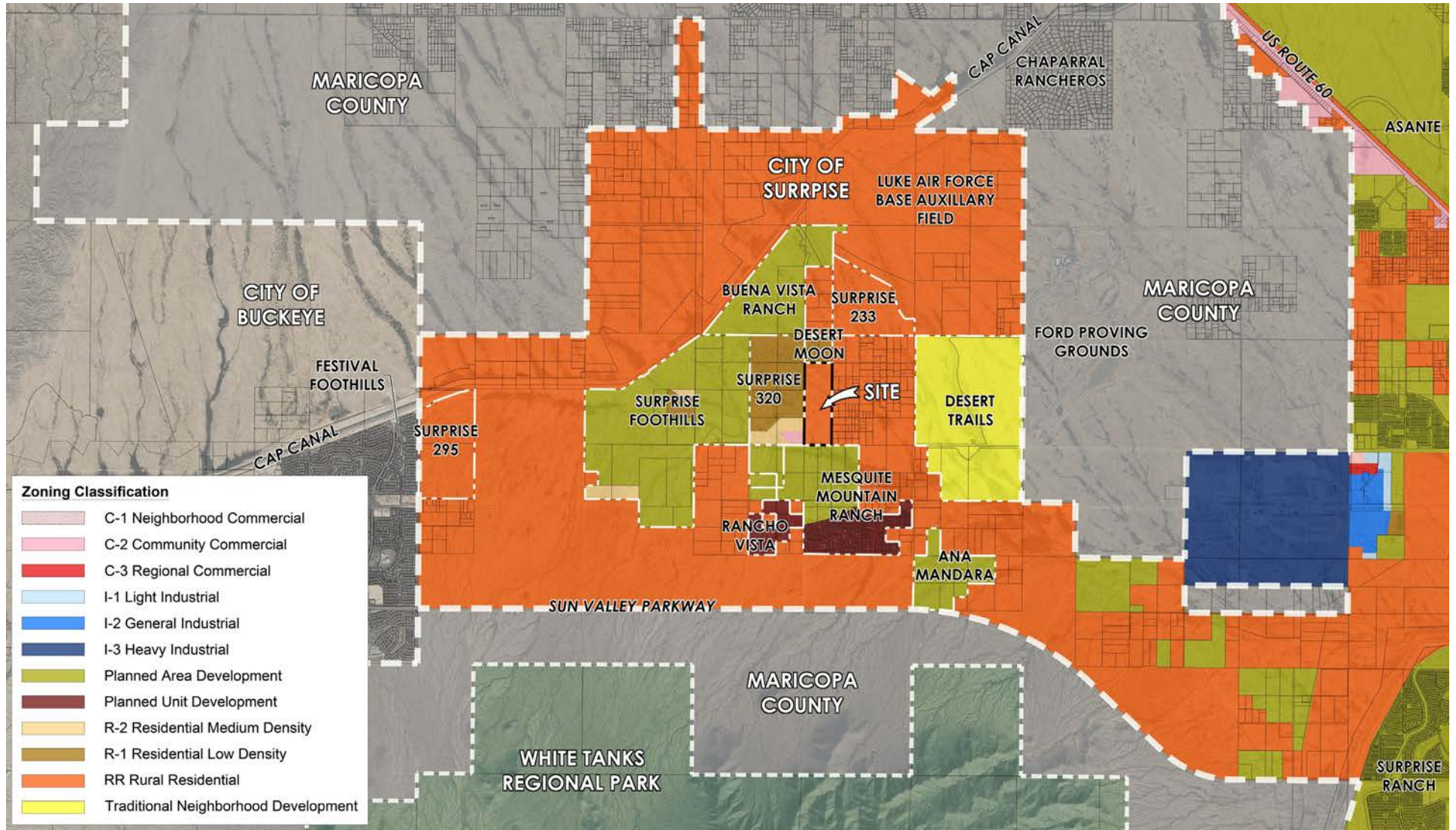


FIGURE 4: 2040 GENERAL PLAN LAND USE MAP

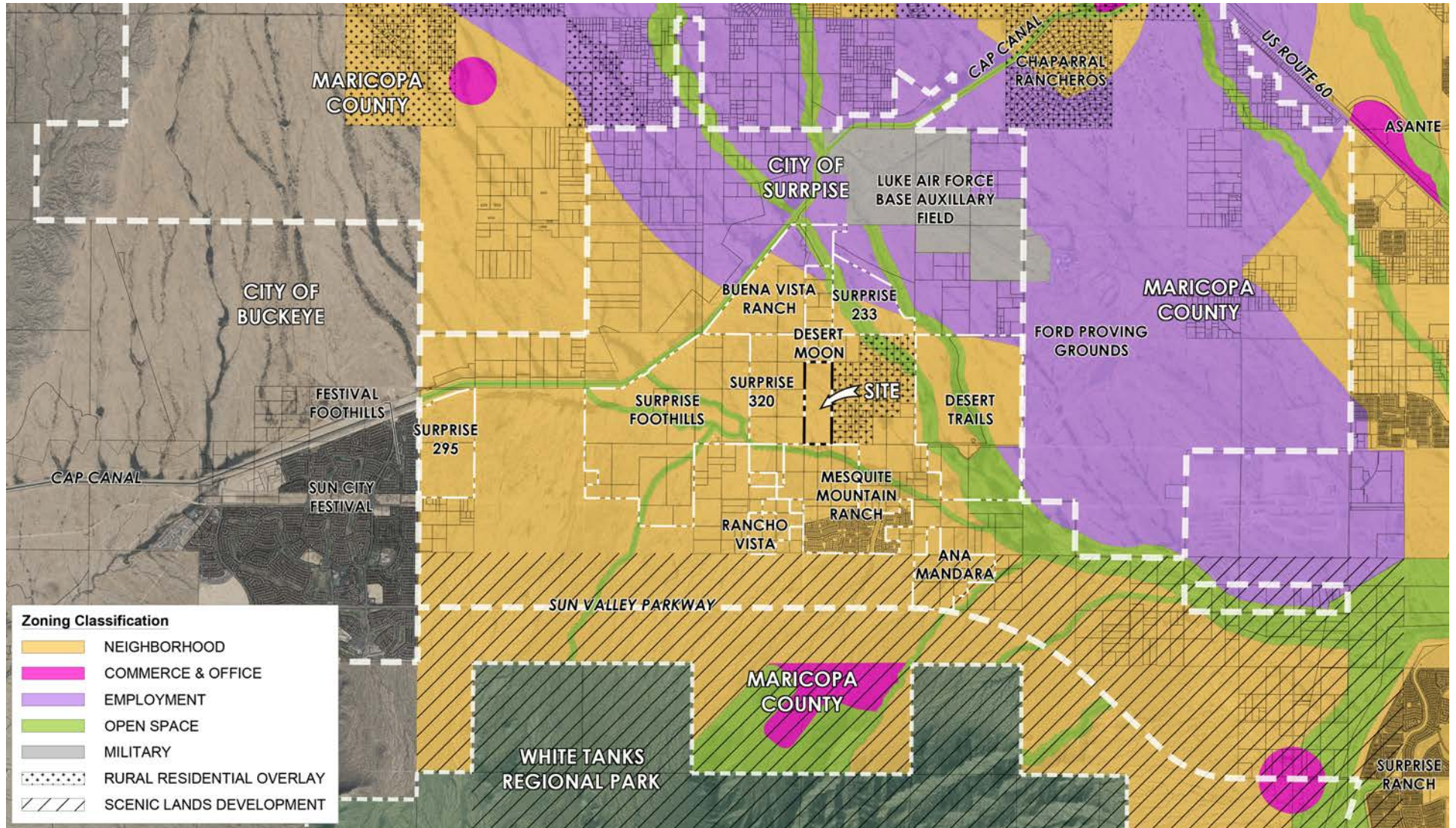


FIGURE 5: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

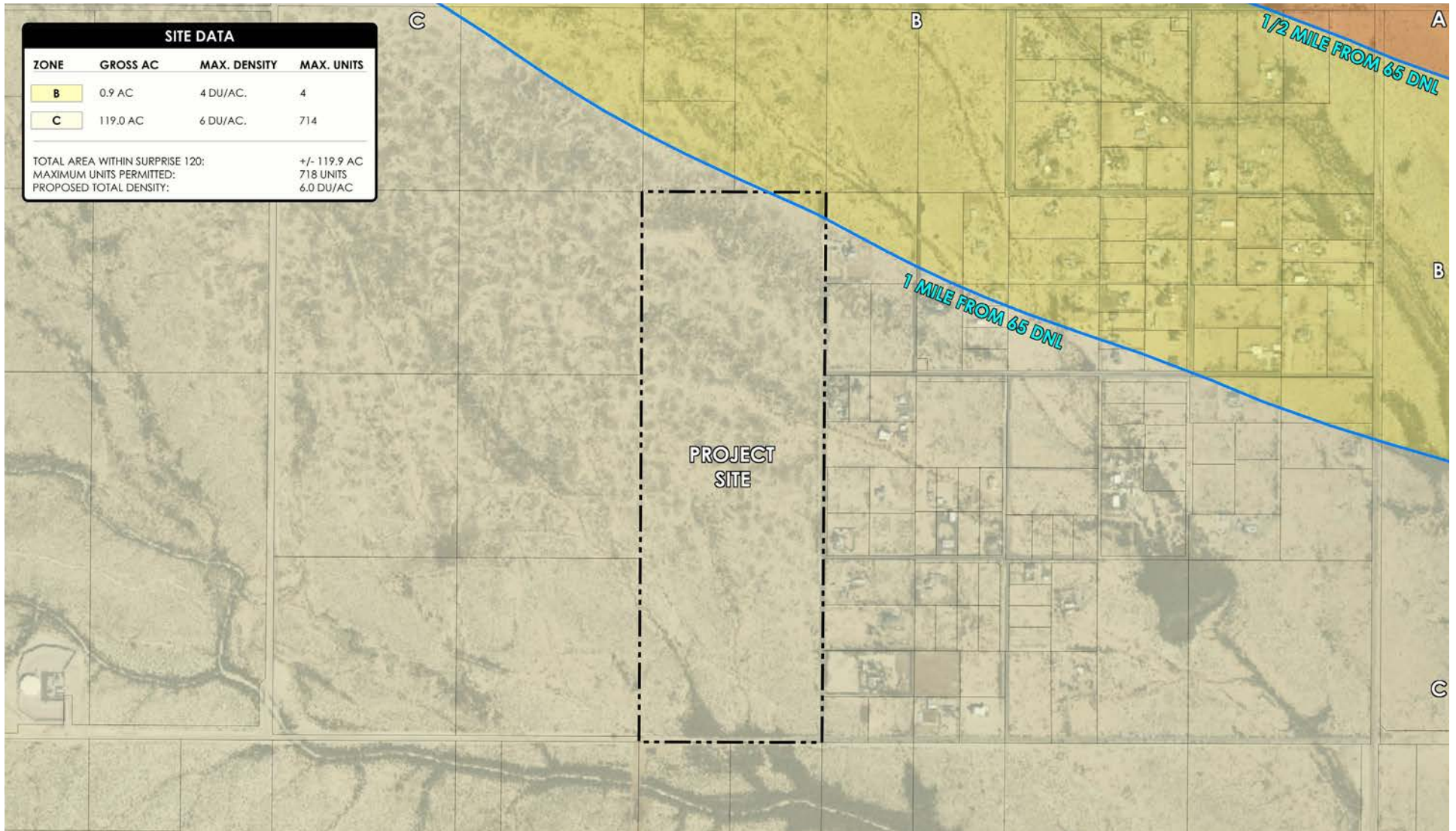


FIGURE 6: DEVELOPMENT & OPEN SPACE PLAN

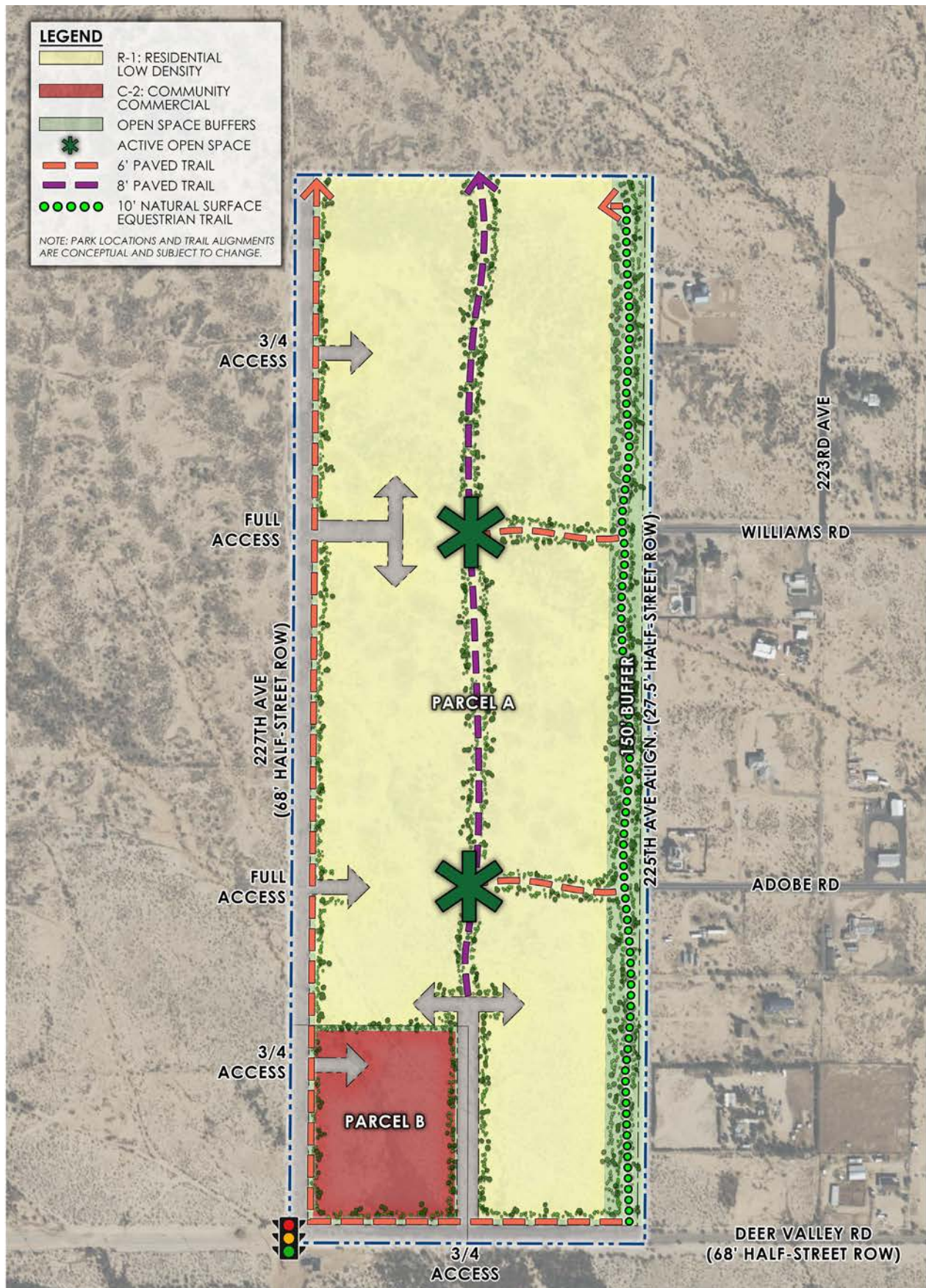


FIGURE 7: PROPOSED ZONING MAP

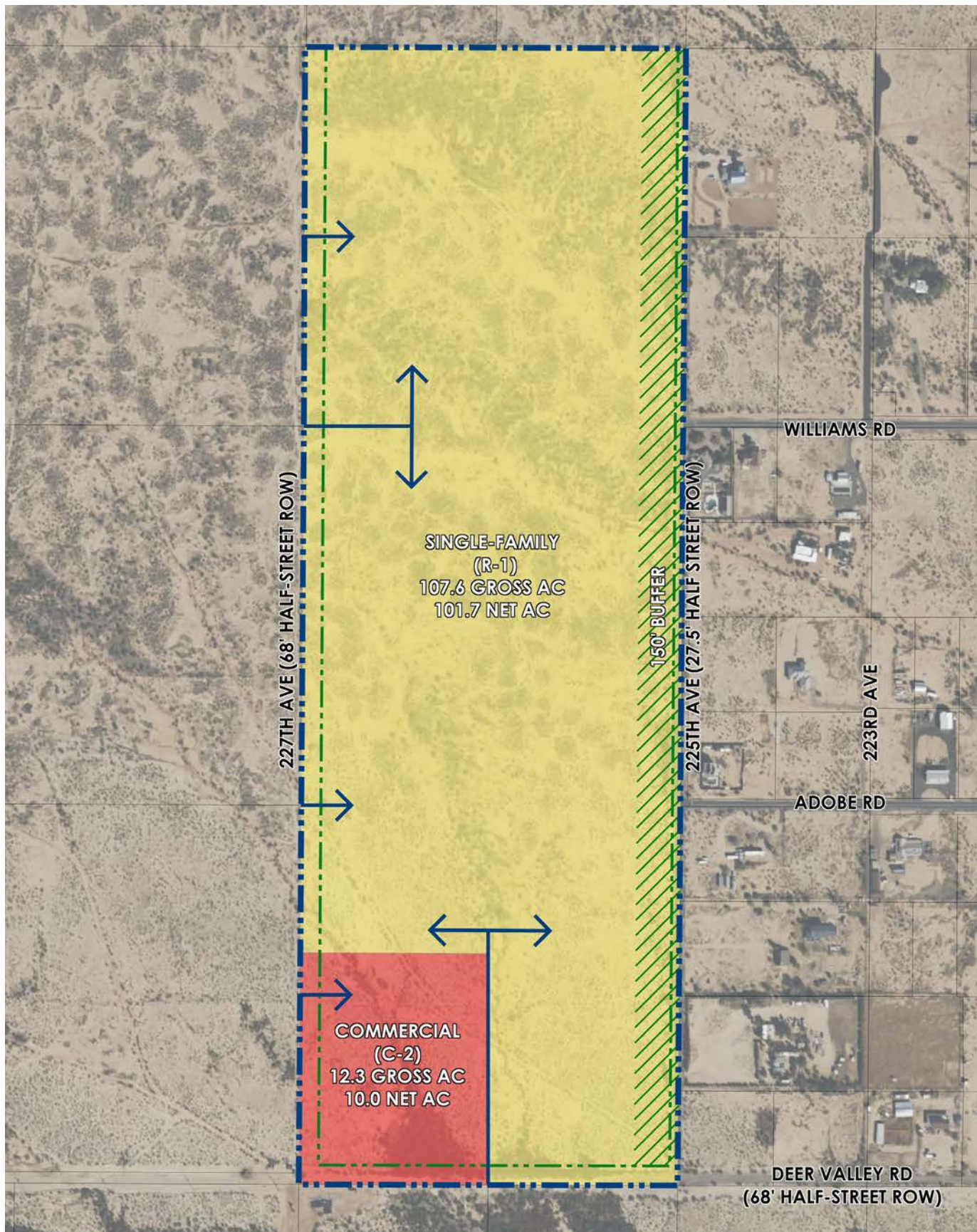
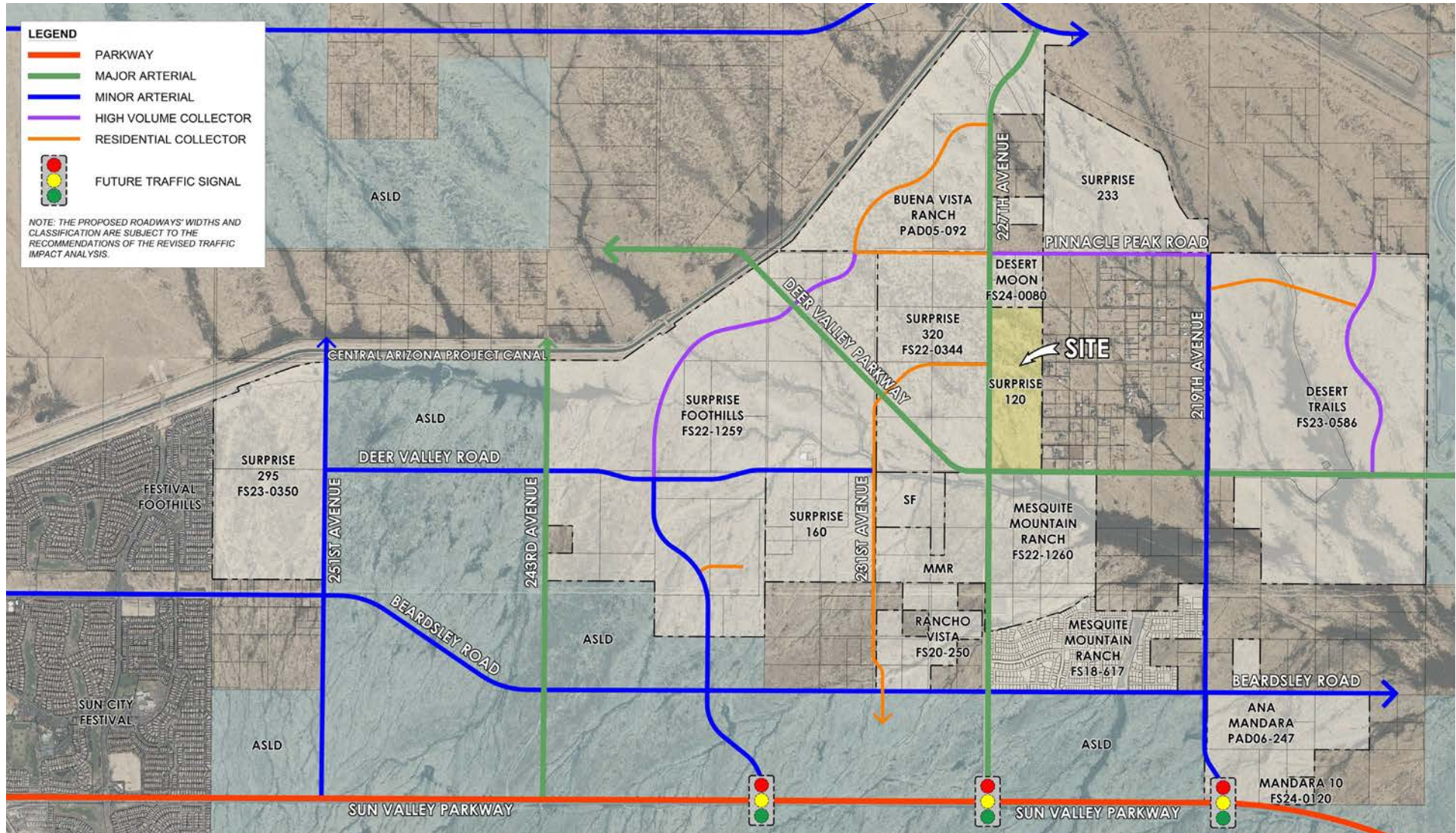


FIGURE 8: REGIONAL TRANSPORTATION PLAN





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

20 June 2024

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

Ms. Alyssa Carpenter
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: CR24-0756; Surprise 120 (APNs: 503-81-031D, 503-81-029D, 503-81-029C)

Dear Ms. Carpenter

Thank you for the opportunity to provide comments on the concept review for Surprise 120. The request is to rezone 120 acres of vacant rural residential land to 12.3 acres of commercial property and 107.7 acres of R-1 residential lots. The project narrative proposes the development of 719 homes. The site is located at the northeast corner of 227th Avenue and Deer Valley Road in Surprise, AZ. The site is approximately 1-mile outside the Luke AFB Aux-1 2004 JLUS 65 Ldn, “high noise or accident potential zone” as identified by A.R.S. § 28-8461 and is within 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 applicant has calculated the density across the full 120 acres. However, when applied to only the residential acreage, this results in a density of 6.68 du/ac. This density above 6 du/ac will negatively impact the flying operations of Luke AFB. A density of 6 du/ac across 107.7 acres of proposed residential land resulting in 646 homes would not negatively impact the flying operations of Luke AFB.

We respectfully request the opportunity to review future development applications. Since the site will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 over flights per day. We recommend a strong notification

program on the part of the applicant to inform any potential occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

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



Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2024.06.20 12:58:45 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing



CITIZEN PARTICIPATION REPORT

Surprise 120 Rezoning

Surprise, AZ
March, 2025
FS24-1433



Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to Surprise 120, case number FS24-1433.

Public Outreach

One neighborhood meeting was held for this project on February 27th, 2025 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below. Additionally, two on-site signs were posted on the property in accordance with the sign posting requirements.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Thursday February 27th, 2025 – 6:00 PM

The following exhibits are included as part of the Citizen Participation Report:

- Sign-in sheet as **Exhibit A: Neighborhood Meeting Sign in Sheet**
- Citizen Comment Cards as **Exhibit B: Comment Cards & Responses**
- Site posting affidavit and photos as **Exhibit C: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit D: Meeting Presentation Exhibits**

Summary of Neighborhood Outreach Efforts

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. The project attorney gave a presentation and answered questions from the attendees throughout. The following section highlights the questions asked and the responses from the applicant.

Meeting Documentation

The meeting officially began at 6:00 PM. There were 6 people in attendance at the start of the meeting, and 7 more attendees joined during the presentation. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

Question: What are the cross streets of this project?

Response: Deer Valley Road and 227th Avenue.

Question: How big is the existing commercial parcel caddy corner to this site?

Response: About 14-acres, about big enough for a grocery store.

Question: How big is the commercial site you are proposing with this project?

Response: 10-acres for local commercial like shops or convenience stores. Its not big enough for a big box store.

Question: Why do we need more commercial?

Response: The amount of homes going into this area supports the commercial use and also it is the intersection of two major arterials.

Question: Isn't Ana Mandara supposed to have a bunch of commercial? Why do we need it all up here?

Response: Ana Mandara has over 30-acres of commercial which is a completely different scale of commercial development that attracts different users.

Question: Can you clarify which R-1 category you're proposing.

Response: Per the city's zoning ordinance, any R-1 lot category will be allowed. The lot sizes will be determined at platting.

Question: Where is your access?

Response: We have one $\frac{3}{4}$ access off of Deer Valley shared between the commercial and residential parcels. There are three access points off of 227th, two full access and one $\frac{3}{4}$ access. There is one $\frac{3}{4}$ access point to the commercial off of 227th. While right-of-way will be dedicated for 225th Avenue, there will be no vehicular access and no roadway improvements with this project.

Question: When was the zoning approved?

Response: The zoning we are proposing has not yet been approved. The existing zoning is RR which was the default when the City of Surprise originally annexed the property.

Question: How many houses per acre is R-1?

Response: Probably around 3-3.5 du/ac. We haven't lotted the site yet but we will provide a conceptual lotting plan for zoning commission.

Question: Are you just going to dump these people out onto Sun Valley Parkway? Its going to end up just like 163rd.

Response: Our primary access will be 227th Avenue, which will ultimately be a major arterial. It's interim stage built with this project will be 4 lanes. Sun Valley Parkway is a county road that will be improved to a 6-lane parkway. Deer Valley will be extended east with the development of Desert Trails, and will be connected from 1219th to 227th with the development of Mesquite Mountain Ranch.

The big difference between this area and 163rd is that 163rd is the only access onto the US60 for Asante. There are other access points planned, but because they have to cross the railroad they are very expensive and complicated to construct. We have done extensive planning in conjunction with City staff to ensure there will be multiple access points down to Sun Valley Parkway with the development of the projects in this region. The City is requiring development agreements with all of these projects to lock in

the responsibility and funding for these roadways before approval. By providing lit intersections at 219th, 227th, Foothills Boulevard, 243rd, and 251st we will prevent the type of congestion that exists at 163rd today.

Question: How are you going to get across the wash?

Response: We are going to build a bridge- it is required to be a dry crossing. Mesquite Mountain Ranch will likely extend 227th up to Deer Valley first.

Question: Are all of these roads going to be four lanes?

Response: Deer Valley Parkway, 227th Avenue, and 243rd Avenue will be 6-lane major arterials. Deer Valley Road to the west, 219th Avenue, 251st Avenue, and Beardsley Road will be 4-lane minor arterials.

Question: Will 227th or 219th cross the CAP?

Response: No, 227th will connect up to Happy Valley which crosses the CAP, and 219th dead ends at the Luke Airfield.

Question: Why is 227th a major arterial if it dead ends?

Response: We are just following the City's regional transportation plan.

Question: Can the perimeter trail include equestrian access?

Response: We can take a look at adding that.

Question: How will the buffer be landscaped?

Response: We aren't at the design stage yet and it will probably be designed by whoever buys the property after zoning but I'm sure the builders will work with you.

Question: This project hasn't been zoned before so why can't it be zoned to a transitional density like 2 du/ac?

Response: The infrastructure is funded by the sale of homes. 2 du/ac wouldn't make enough money to build the infrastructure this region needs.

Question: What's the plan for water and sewer?

Response: The regional plans are being updated and the builders will have to buy into to the water campus.

Question: They keep telling us we don't have water but you guys keep coming in building all these new things.

Response: I'm not a water expert, so I cant explain the science, but the City is an assured water provider. We have to build the infrastructure to access said water but the water is available.

Question: Where is the big rail semi development be?

Response: The BNSF rail park is a lot further north, around 211th and the US60.

Question: How do we vote no on this project?

Response: Speak to your council members and show up to speak at planning & zoning commission and city council hearings.

Question: We voted to preserve rural residential and the city is ignoring it. How are you even allowed to rezone this property?

Response: The buffering required with this project is a direct result of the rural residential overlay. However, the overlay only covers the property of those who opted into it. If the overlay doesn't cover the property, its because that landowner did not agree to its implementation on their land. Every property had the right to request a rezone and it's done at the discretion of the City Council.

Question: What school will the children who live here be attending?

Response: There are two K-8 Wickenburg District schools being built with Surprise Foothills, and one in Desert Trails. There is one K-8 Nadaburg District school being built with Buena Vista Ranch.

Question: But no high schools?

Response: High schools have different funding sources and are negotiated differently.

The following questions were asked about the adjacent project Mesquite Mountain Ranch.

Question: Where is Mesquite Mountain Ranch at in the rezoning process?

Response: Our third submittal is going in next week and we have already had our neighborhood meeting so Planning & Zoning Commission will probably be in April or May.

Question: Who is the city planner?

Response: Tanner Wessel

Question: How will Deer Valley be constructed?

Response: Mesquite Mountain Ranch has agreed to shift Deer Valley south and take 110' of the right-of-way onto their property, with only 26' of right-of-way being taken from the rural lots fronting Deer Valley- which is where the road currently exists today.

Question: How will the rural lots fronting Deer Valley be able to access their lots?

Response: The road hasn't been designed yet so I'm not sure, but we will have to coordinate with the city.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit A: Sign-In Sheets from February 27th Neighborhood Meeting

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
DAVID LEE	[REDACTED]	[REDACTED]	[REDACTED]
Kimberly Virostek	[REDACTED]	[REDACTED]	[REDACTED]
Michele Staples	[REDACTED]		
Jackie Varady	[REDACTED]	[REDACTED]	[REDACTED]
Stan & Karen Bohustedt	[REDACTED]	[REDACTED]	[REDACTED]
Rich & Kym Stutzman	[REDACTED]		[REDACTED]
Donna Lundberg	[REDACTED]		[REDACTED]

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Ridwan Egly	[REDACTED]	[REDACTED]	[REDACTED]
Lynne Olson	[REDACTED]	[REDACTED]	[REDACTED]
Bryan Lundberg	[REDACTED]	[REDACTED]	
Amy Martin			

Exhibit B: Comment Cards & Responses

Neighborhood Meeting – Comment Card

NAME: Kimberly Vreoster

CONTACT INFO: [REDACTED]

COMMENTS:

- * need to grant space for sidewalks for DVP so not into private property
- * Need to have a frontage road w/ Deer Valley b/c of homes w/o access other than Deer Valley only
- * commercial is being added to all of these developments winding up in too much too close to us
- * has commercial ~1/4 acres next door to the west, does not need another commercial ~10 acres ^{this is unnecessary b/c}
- * would like to see R1 D-F as max DU/ACRE as this is within the Rural overlay and right next door to one of the ~~the~~ few Rural communities left in surprise we don't need another 300-400 DU squeezed into 120 acres next to a horse/livestock community

* ongoing issues with traffic, all of these cars will cause challenges with ingress/egress, backups ~~into~~ the city via Bell & 60, thousands of add'l cars with also emergency services challenges

* pedestrian trail access

* Please also send me details/drawings of changes to Deer Valley shift / build out next to community

Jessica Miller

From: Jessica Miller
Sent: Thursday, March 6, 2025 2:08 PM
To: [REDACTED]
Cc: Kristine Gay
Subject: Surprise 120 Neighborhood Meeting
Attachments: 2025.03.06 DEER VALLEY SHIFT EXHIBIT.pdf

Good afternoon,

You can download our most recent submittal materials through this link:

<https://rviplanning.sharefile.com/public/share/web-s906511593ee249768f3ff5b00fcd0e3>

All of the exhibits shared at are meeting can be found within the project narrative.

Your comment card also included questions about the Mesquite Mountain Ranch project and the associated Deer Valley Road improvements. Our team is still in the entitlements stage of this project, and the shift in Deer Valley has not been fully designed by engineering. I have attached an exhibit showing the shift in the right of way, but since RVi will not be the ones designing this road, I recommend contacting the project's planner with the city requesting information when it occurs further down the line. Tanner Wessel is the planner for Mesquite Mountain Ranch, his email is tanner.wessel@surpriseaz.gov.

Please let me know if you have any additional questions about the Surprise 120 project. If you wanted to know anything else about the Mesquite Mountain Ranch entitlements, you can direct those to Kristine Gay from my office who is managing that project, cc'd in this email.

Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com

Neighborhood Meeting – Comment Card

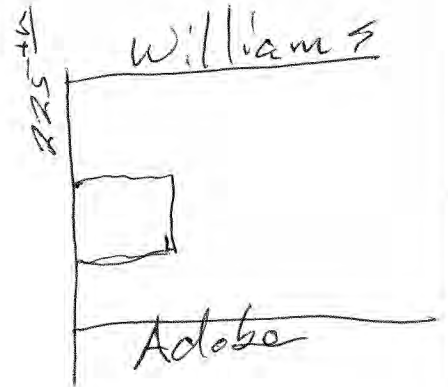
NAME: Stan Bohstedt

CONTACT INFO:



COMMENTS:

I own property adjacent to your project on 225th.
Can I buy in to water & sewer from your development?



Jessica Miller

From: [REDACTED]
Sent: Wednesday, March 26, 2025 3:46 PM
To: Jessica Miller
Subject: FW: Surprise 120 Neighborhood Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Sent: Wednesday, March 26, 2025 3:25 PM
To: [REDACTED]
Subject: RE: Surprise 120 Neighborhood Meeting

Hi Stan,

Hans is able to sell capacity credits from the allocation that Courtland owns, but has not committed to a property yet.

In terms of water, both parcels are located in the benefited area of the Surprise Foothills Development Agreement (MCR # 20230150088), which outlines the buy-in fee requirements for accessing the water system.

The nearest water line to the properties is located at the intersection of Deer Valley Rd and 227th Ave. Water and sewer line extensions are a requirement of development, so coordination with Surprise 120 is highly recommended if you are relying on extensions of the existing system to make service available for your parcels.

Best,

Amy Peterson

Environmental & Resources Manager

Water Resource Management

Phone: (623) 222-7033

Cell: (206) 356-2391

Surpriseaz.gov/waterconservation



From: [REDACTED]
Sent: Wednesday, March 26, 2025 1:45 PM
To: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Subject: RE: Surprise 120 Neighborhood Meeting

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

Good afternoon Amy,

Thank you for your response. What about fresh water? As far as sewer is concerned, if wastewater capacity has been fully allocated, what exactly could Hans do?

Thanks,
Stan

From: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Sent: Monday, March 24, 2025 7:48 AM
To: [REDACTED]
Subject: RE: Surprise 120 Neighborhood Meeting

Good morning Stan,

The current Phase 1 wastewater capacity has been fully allocated per the Austin Ranch Turnover and Shortfall Agreement (MCR# 20201043900). To secure capacity in this treatment plant, please contact the Owner's Representative:

Hans Koppenhoefer
Director of Land Operations
Courtland Homes, Inc.

[REDACTED]
[REDACTED]
[REDACTED]
Email: [REDACTED]

Best,

Amy Peterson
Environmental & Resources Manager
Water Resource Management
Phone: (623) 222-7033
Cell: (206) 356-2391
Surpriseaz.gov/waterconservation



From: Jeffrey Blilie <jblilie@gilbertblilie.com>
Sent: Friday, March 21, 2025 2:55 PM
To: [REDACTED]
Cc: Amy Peterson <Amy.Peterson@surpriseaz.gov>
Subject: RE: Surprise 120 Neighborhood Meeting

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

Stan,

I don't have any water or sewer capacity to sell. I suggest that you contact the City of Surprise and I have cc'd Amy Peterson on this email, who works in the water department.



Jeffrey M. Blilie

Partner

GILBERT BLILIE PLLC

701 N. 44th Street | Phoenix, AZ 85008

Direct: 480.429.3030 | Main: 480.429.3000 | Cell: 623.606.0532

Email: jblilie@gilbertblilie.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: [REDACTED]

Sent: Wednesday, March 19, 2025 2:25 PM

To: Jeffrey Blilie <jblilie@gilbertblilie.com>

Subject: FW: Surprise 120 Neighborhood Meeting

Good afternoon Jeff,

I own two lots on 225th in Surprise that are adjacent to the Surprise 120 project you are working on. Parcel 503-81-968 (Adobe 1a) and Parcel 503-81-969 (Adobe 1b). I am interested in buying into both water and sewer from the Surprise 120 project. I would also be interested in acquiring underground electrical service if possible. Please let me know what I need to do to pursue these options.

Thanks,
Stan Bohnstedt

[REDACTED]

From: Jessica Miller <jmiller@rviplanning.com>

Sent: Thursday, March 6, 2025 1:34 PM

To: [REDACTED]

Subject: Surprise 120 Neighborhood Meeting

Good afternoon,

In response to your comment card from last week's meeting- yes, you are able to buy in to both water and sewer connecting to Surprise 120. Jeff Blilie is the attorney coordinating a lot of the infrastructure in this region and would be to one to reach out to for more details. His email is: jblilie@gilbertblilie.com.

Please let me know if you have any further questions regarding the Surprise 120 rezone.

Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com (-> secure-web.cisco.com)

Gilbert Blilie Legal Notice:

Please note that my email has changed. Please update your contact information for me to include my new email address listed in my signature above.

This electronic message (including any attachment) is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521, is confidential, and may be legally privileged. Also, email is not a secure form of communication and as such can be intercepted by entities not connected with either party included on the email. If this email has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

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

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

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

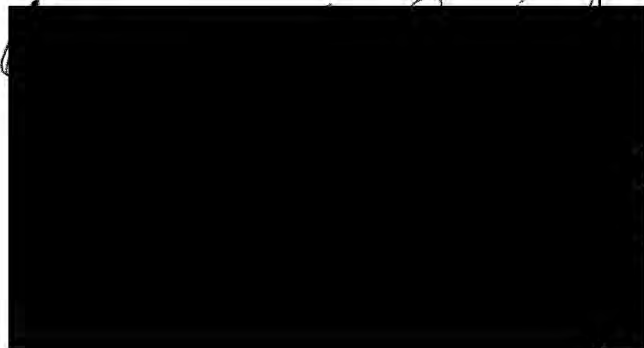
External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Neighborhood Meeting – Comment Card

NAME:

Donna Lundberg

CONTACT INFO:



COMMENTS:

Please send docs
from this presentation
and Buena Vista please.

Jessica Miller

From: Jessica Miller
Sent: Wednesday, March 5, 2025 5:12 PM
To: [REDACTED]
Subject: Surprise 120 Neighborhood Meeting

Hello,

Please use the following link to download the most recent submittal documents and exhibits for both the Surprise 120 project and Buena Vista Ranch: <https://rviplanning.sharefile.com/public/share/web-sbdaa4828bf134b2598b48fc8d4522f98>

Let us know if you have any additional questions.

Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com

295ft
913ft

Neighborhood Meeting – Comment Card

02Bki

269,335

NAME:

CONTACT INFO:

COMMENTS:

PLEASE SEND ME ALL THE
PRESENTATION GRAPHICS



9

Jessica Miller

From: Jessica Miller
Sent: Wednesday, March 5, 2025 5:36 PM
To: [REDACTED]
Subject: Surprise 120 Neighborhood Meeting
Attachments: RVi-7326-FIGURE 8 - REGIONAL TRANSPORTATION PLAN.pdf; RVi-7326-FIGURE 1 - REGIONAL VICINITY MAP - reduced.pdf; RVi-7326-FIGURE 3 - EXISTING ZONING MAP.pdf; RVi-7326-FIGURE 4 - GENERAL PLAN LAND USE MAP - reduced.pdf; RVi-7326-FIGURE 6 - DEVELOPMENT & OPEN SPACE PLAN.pdf; RVi-7326-FIGURE 7 - PROPOSED ZONING MAP.pdf

Hello,

Attached are the presentation graphics from last week's neighborhood meeting. Please let us know if you have any additional questions.

Thanks,

Jessica Miller

Project Manager

RVi Planning + Landscape Architecture

4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251

602.516.8523 Mobile • 480.994.0994 Main

www.rviplanning.com

Exhibit C: Sign Posting Affidavit and Photos

AFFIDAVIT OF POSTING

Application No: FS24-1433 Surprise 120
Applicant Name: RVi Planning
Location: NEC 227th Ave and Deer Valley Rd
Date Site Posted: 02/06/25

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

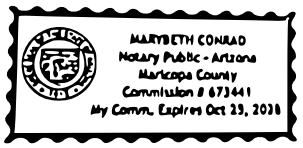
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett _____ Date 2/06/25
Applicant/Representative Signature

This instrument was acknowledged before me on 02/06/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-28
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS24-1433 - Surprise 120

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

For more information, call:
623-222-3011

www.Surpriseaz.gov

VICINITY MAP



February 6, 2025 at 9:56 AM
+33.689611,-112.543387
22898-23198 N 225th Ave
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS24-1433 - Surprise 120

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

For more information, call:
623-222-3011

www.Surpriseaz.gov

VICINITY MAP



February 6, 2025 at 9:57 AM
+33.689611,-112.543387
22898-23198 N 225th Ave
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS24-1433 - Surprise 120

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

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

VICINITY MAP



February 6, 2025 at 10:21 AM
+33.689507, -112.543227
22905-23199 N 225th Ave
Surprise AZ 85387
United States

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Surprise Case Number: FS24-1433 - Surprise 120

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

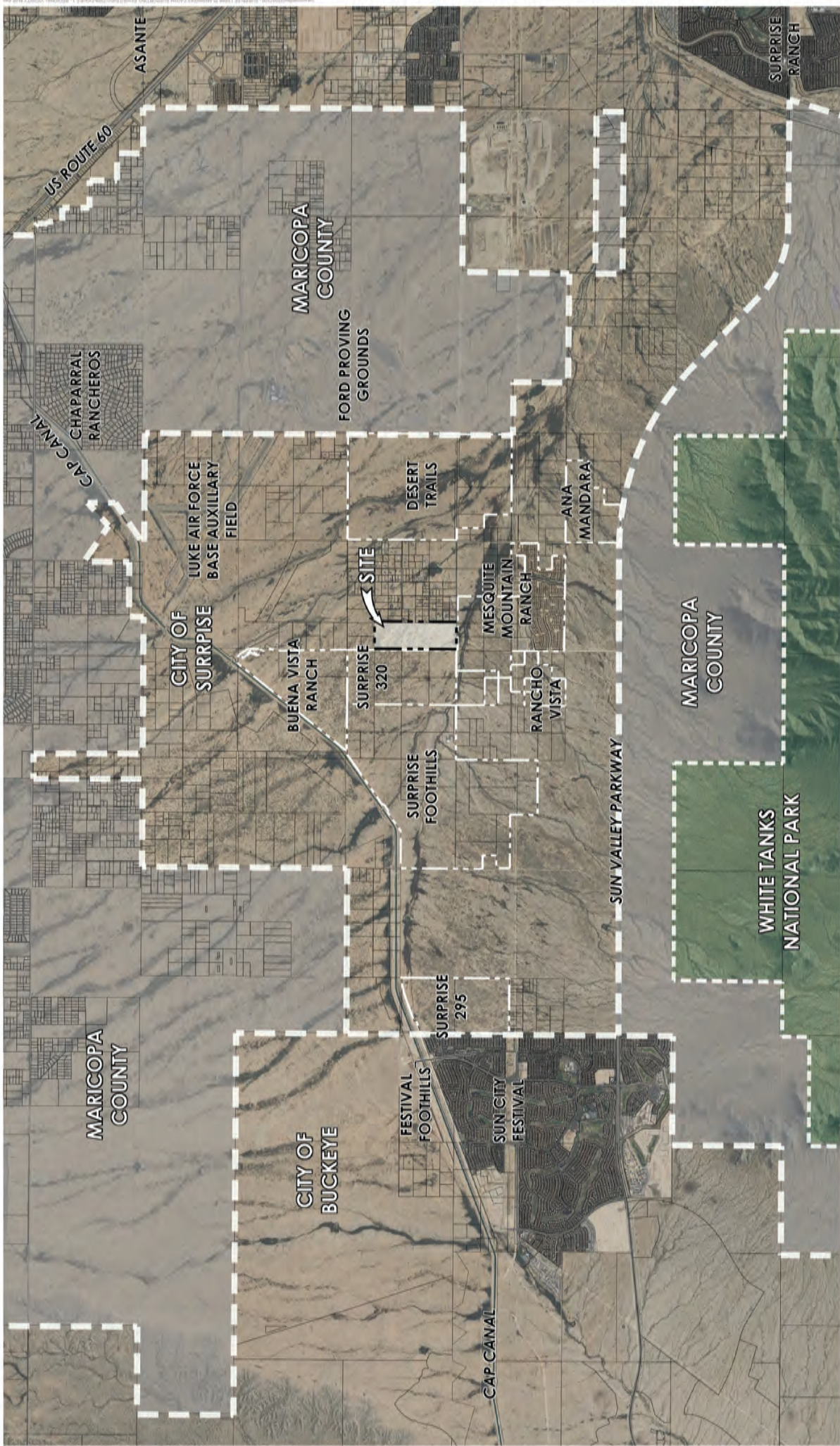
For more information, call:
623-222-3011
www.Surpriseaz.gov

VICINITY MAP



February 6, 2025 at 10:21 AM
+33.682753, -112.543313
21800-21878 N 225th Ave
Surprise AZ 85387
United States

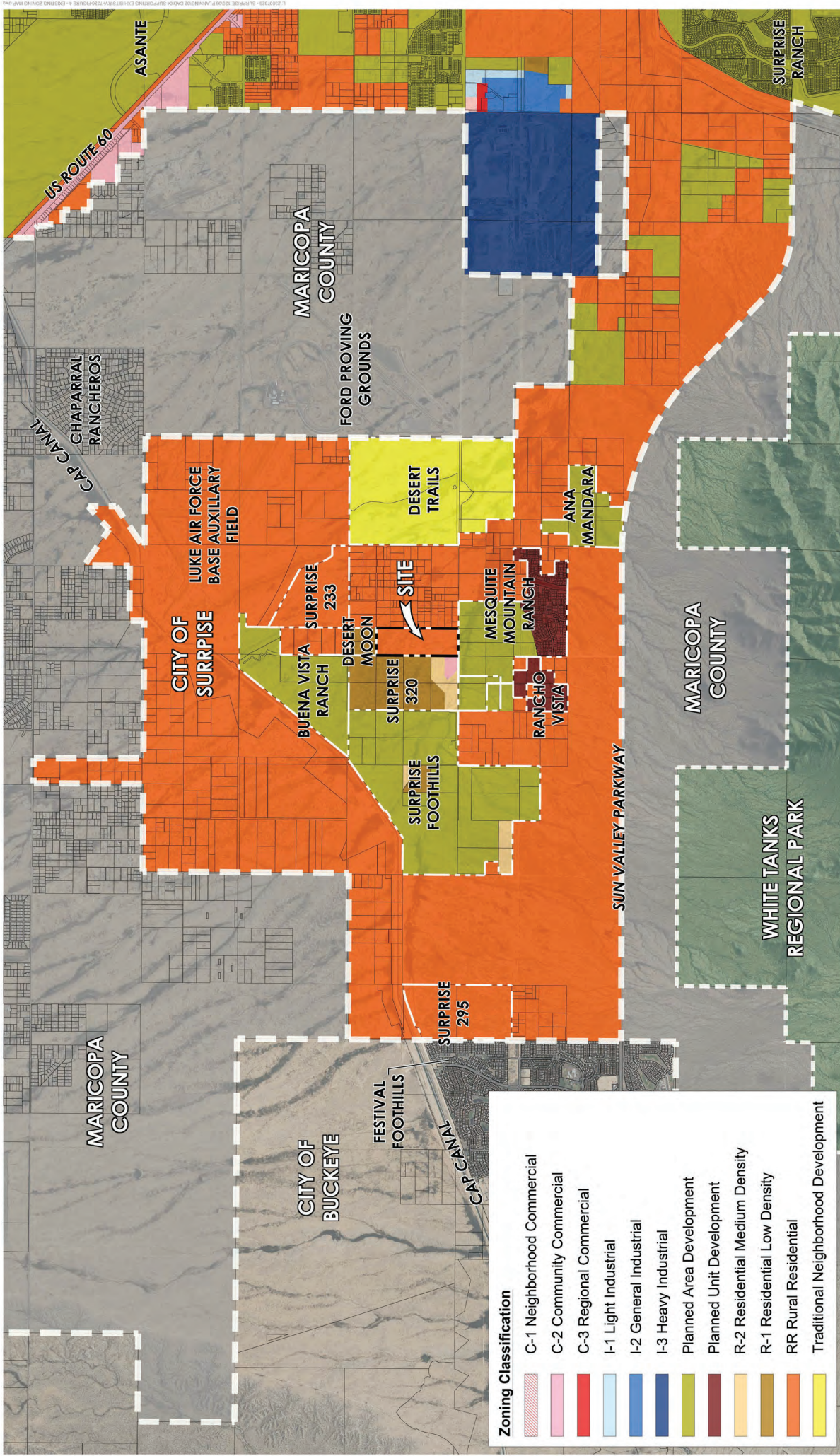
Exhibit D: Meeting Presentation Exhibits



SURPRISE 120 • FIGURE 1: REGIONAL VICINITY MAP

- 📍 SURPRISE, AZ
- 📅 2024-02-01
- 🏠 23007336
- 🏢 AZ REALTY LAND HOLDINGS





Zoning Classification

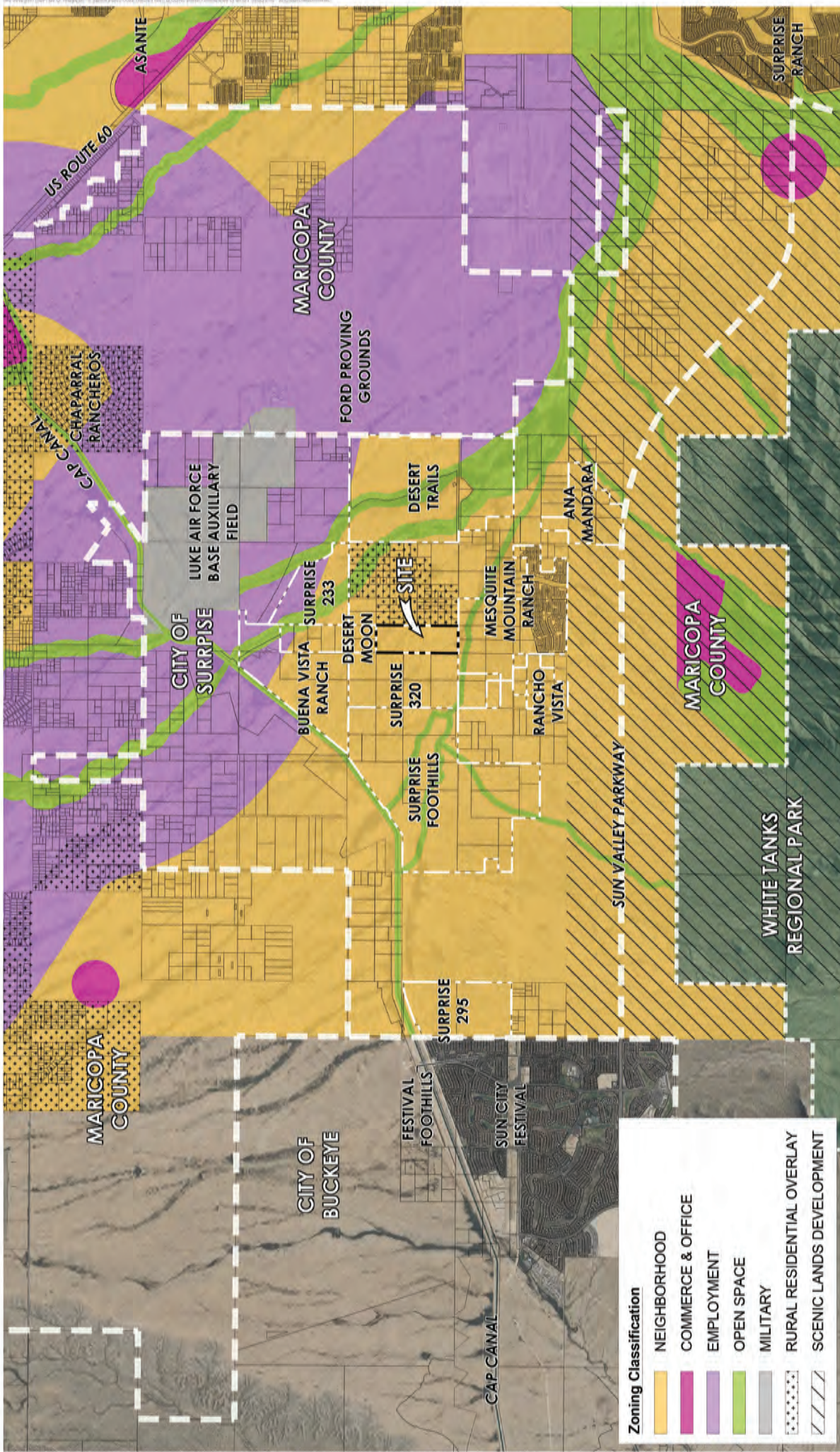
	C-1 Neighborhood Commercial
	C-2 Community Commercial
	C-3 Regional Commercial
	I-1 Light Industrial
	I-2 General Industrial
	I-3 Heavy Industrial
	Planned Area Development
	Planned Unit Development
	R-2 Residential Medium Density
	R-1 Residential Low Density
	RR Rural Residential
	Traditional Neighborhood Development

SCALE: 1" = 2000' 0"

Information furnished by the City of Surprise is from sources deemed reliable. RVI has not conducted a field audit of the information and no warranty is made as to its accuracy or completeness. This plan is intended to provide a general overview and does not represent any regulatory approval.

SURPRISE 120 • FIGURE 4: EXISTING ZONING MAP

SURPRISE, AZ
 2025-01-31
 23007236
 AZ REALTY LAND HOLDINGS



Zoning Classification

	NEIGHBORHOOD
	COMMERCE & OFFICE
	EMPLOYMENT
	OPEN SPACE
	MILITARY
	RURAL RESIDENTIAL OVERLAY
	SCENIC LANDS DEVELOPMENT

SURPRISE 120 • FIGURE 3: GENERAL PLAN LAND USE MAP 2040

SURPRISE, AZ
 2024-05-05
 23007339
 AZ REALTY LAND HOLDINGS

SCALE: 1" = 2000'
 0 1000' 2000' 4000'

LEGEND

- R-1: RESIDENTIAL LOW DENSITY
- C-2: COMMUNITY COMMERCIAL
- OPEN SPACE BUFFERS
- ACTIVE OPEN SPACE
- 8' COMMUNITY TRAIL
- LOCAL PATH/SIDEWALK

NOTE: PARK LOCATIONS AND TRAIL ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

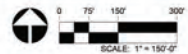


Copyright 2025

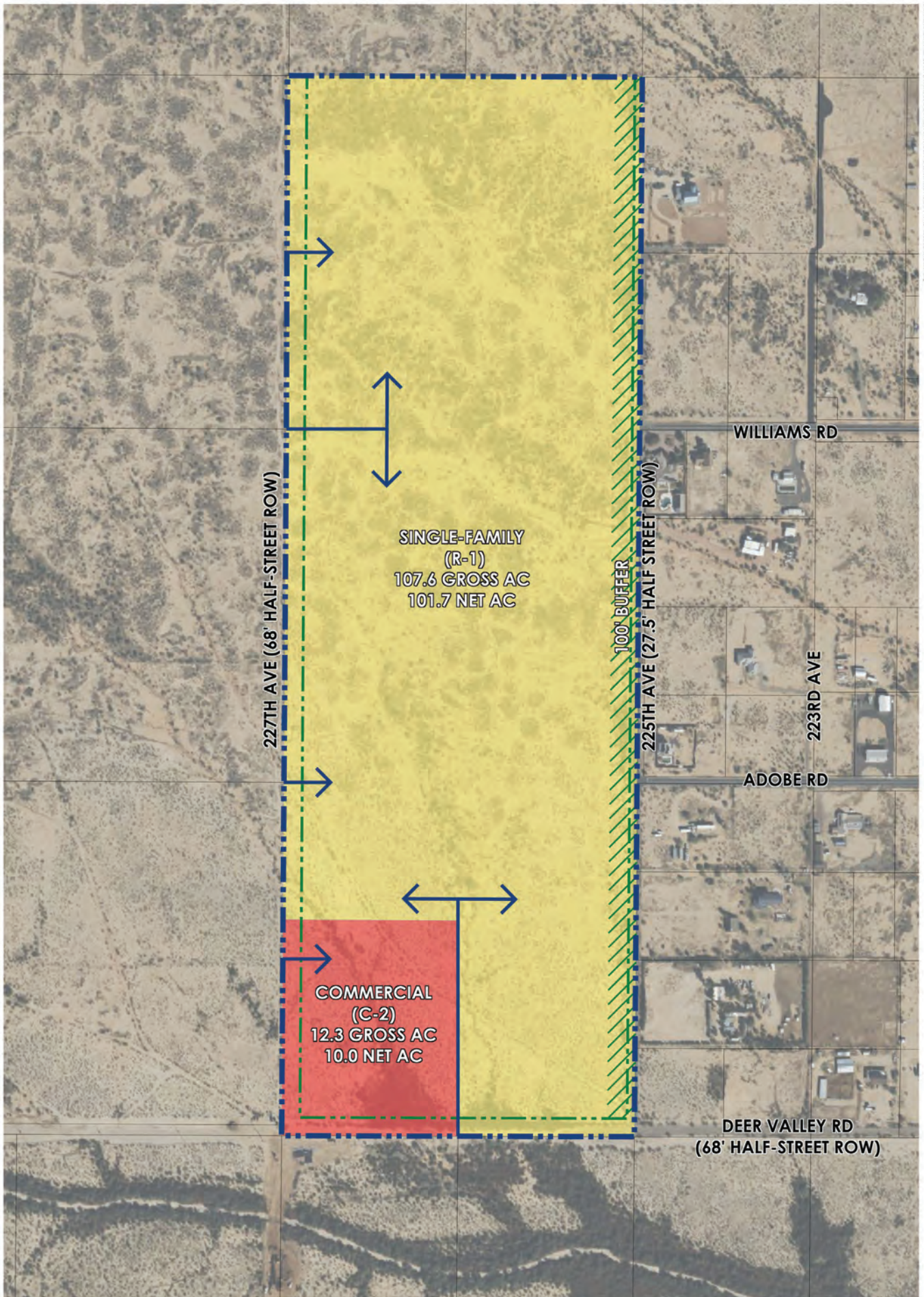


SURPRISE 120 • DEVELOPMENT & OPEN SPACE PLAN

📍 SURPRISE, AZ
 📅 2025-01-31
 # 23007328
 🏠 AZ REALTY LAND HOLDINGS



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conditional, subject to any regulations that may be required.



Copyright 2025

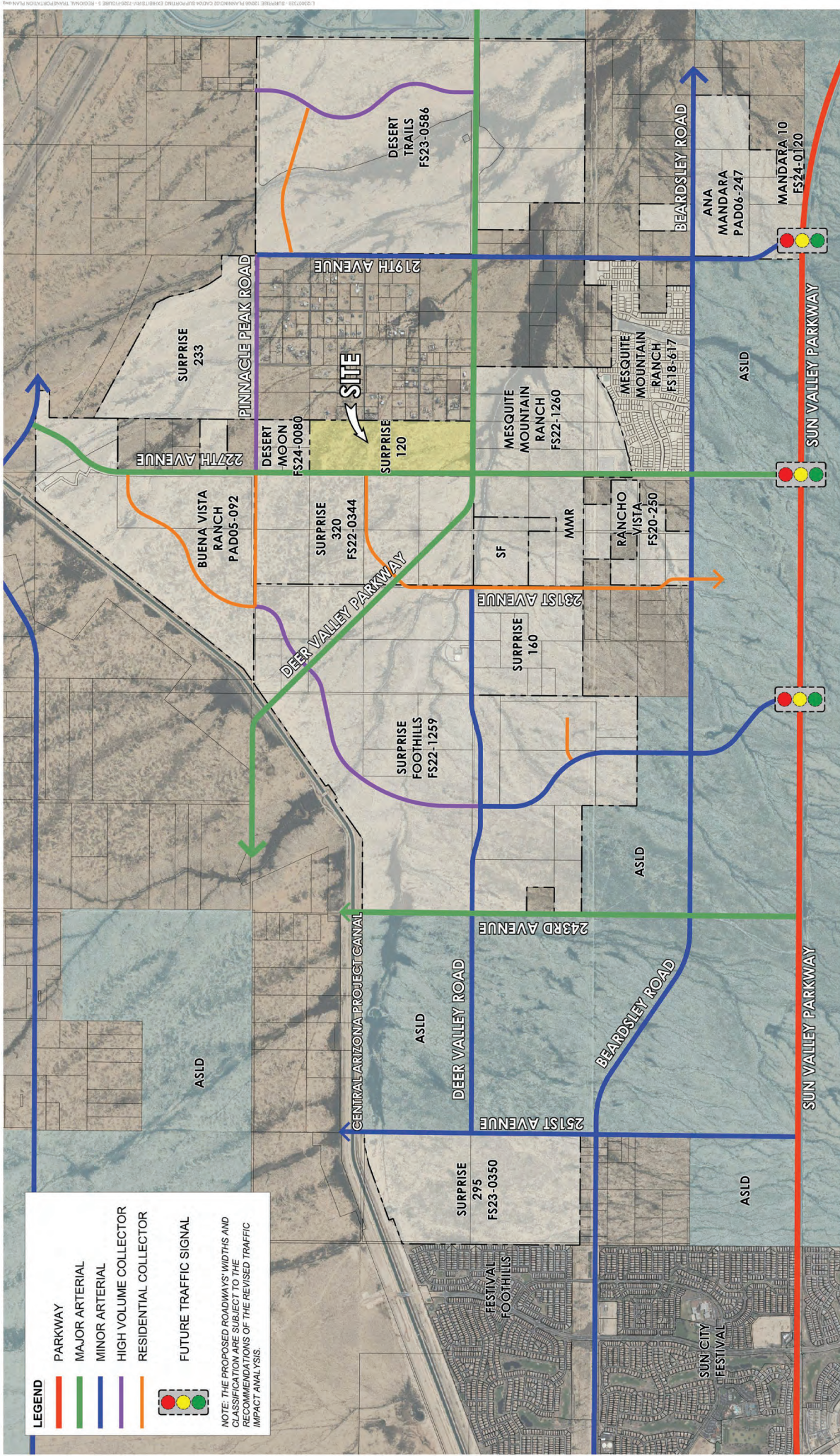


SURPRISE 120 • FIGURE 7: PROPOSED ZONING MAP

SURPRISE, AZ
 2025-01-31
 # 23007328
 AZ REALTY LAND HOLDINGS



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to regulatory review, and does not represent any regulatory approval.



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.

SCALE: 1" = 1000'

Information furnished is from sources deemed reliable. RVI has no responsibility for errors or omissions in these sources and no warranty is made as to their accuracy or completeness. This plan is prepared for the sole use of the client and represents only regulatory approval.

NORTHWEST SURPRISE • REGIONAL TRANSPORTATION PLAN

SURPRISE, AZ
 2025-01-31
 # 24002985
 BUENA VISTA HOLDINGS, LLC

AFFIDAVIT OF POSTING

Application No: FS24-1433 Surprise 120

Applicant Name: RVi Planning

Location: NEC 227th Ave and Deer Valley Rd

Date Site Posted: 01/26/26

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).

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 _____ January 26, 2026
 Applicant/Representative Signature Date

This instrument was acknowledged before me on 01/26/26, 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: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: Thursday, February 19th, 2026

Time: 6:00 P.M.

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

City Council

Date: Tuesday, April 7th, 2026

Time: 6:00 P.M.

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

Surprise Case Number: **FS24-1433 - Surprise 120**

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

For more information, call:
623-222-3011

www.Surpriseaz.gov

VICINITY MAP



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: Thursday, February 19th, 2026

Time: 6:00 P.M.

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

City Council

Date: Tuesday, April 7th, 2026

Time: 6:00 P.M.

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

Surprise Case Number: FS24-1433 - Surprise 120

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

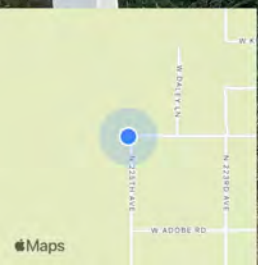
For more information, call:
623-222-3011

www.Surpriseaz.gov

VICINITY MAP



January 26, 2026 at 8:26 AM
+33.689654,-112.543395
22898-23198 N 225th Ave
Surprise AZ 85387



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Thursday, February 27th, 2025

Time: 6:00 pm

Location: Willow Canyon High School
Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Planning & Zoning

Date: Thursday, February 19th, 2026

Time: 6:00 P.M.

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

City Council

Date: Tuesday, April 7th, 2026

Time: 6:00 P.M.

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

Surprise Case Number: **FS24-1433 - Surprise 120**

Request: A rezoning application for Surprise 120 to change the existing zoning from Rural Residential (RR) to a combination of Residential Low Density (R-1), and Community Commercial (C-2) on parcels 503-81-031D, 503-81-029D, and 503-81-029C, comprising approximately 120-gross acres.

For more information, call:
623-222-3011

www.Surpriseaz.gov

VICINITY MAP



January 26, 2026 at 8:26 AM
+33.689293, -112.543016
22491 W Williams Rd
Surprise AZ 85387

FS24-1433

Surprise 120

Rezone

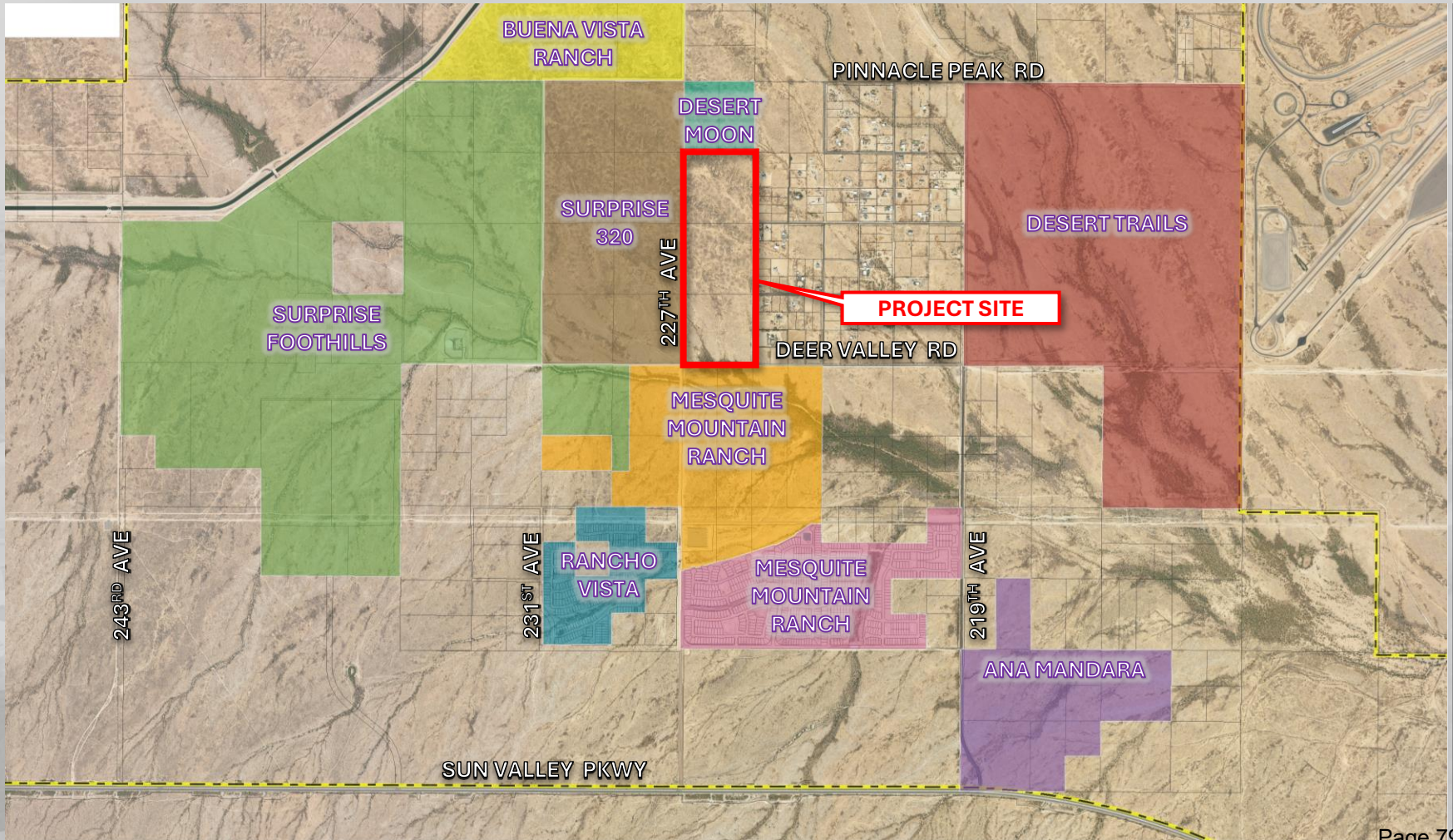
Planning & Zoning Commission

February 19, 2026

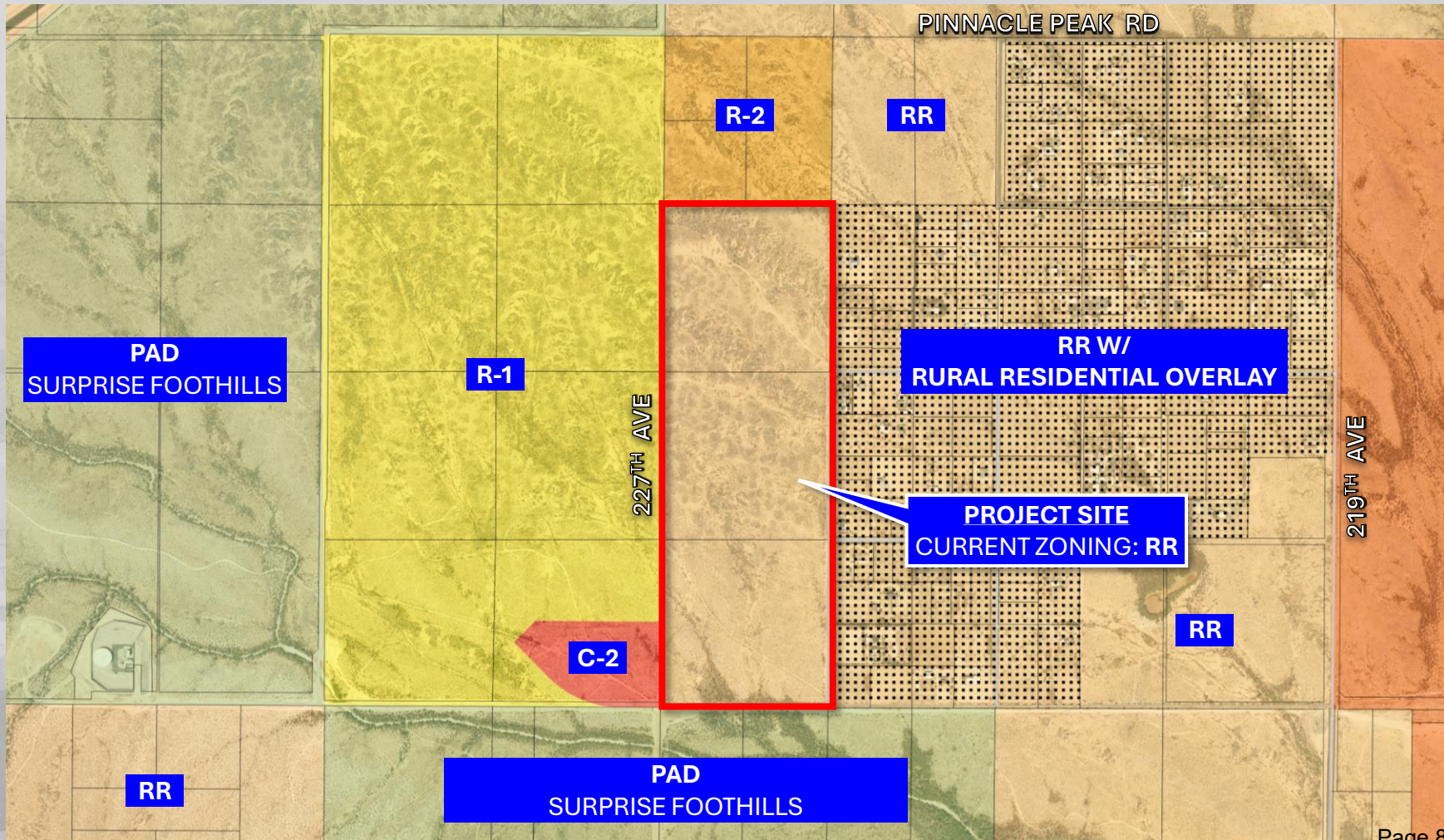


SURPRISE

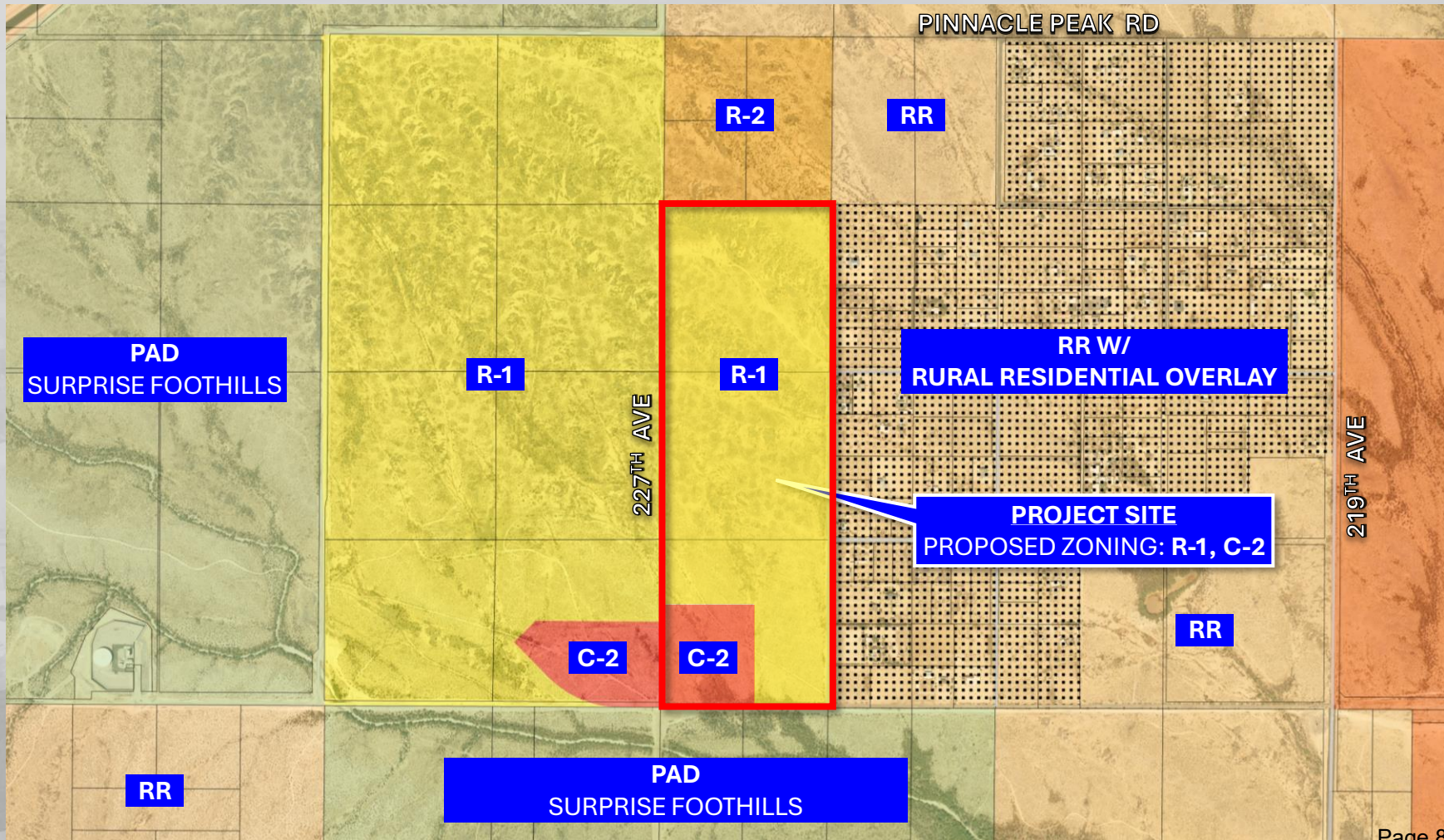
A Page 78 of 131



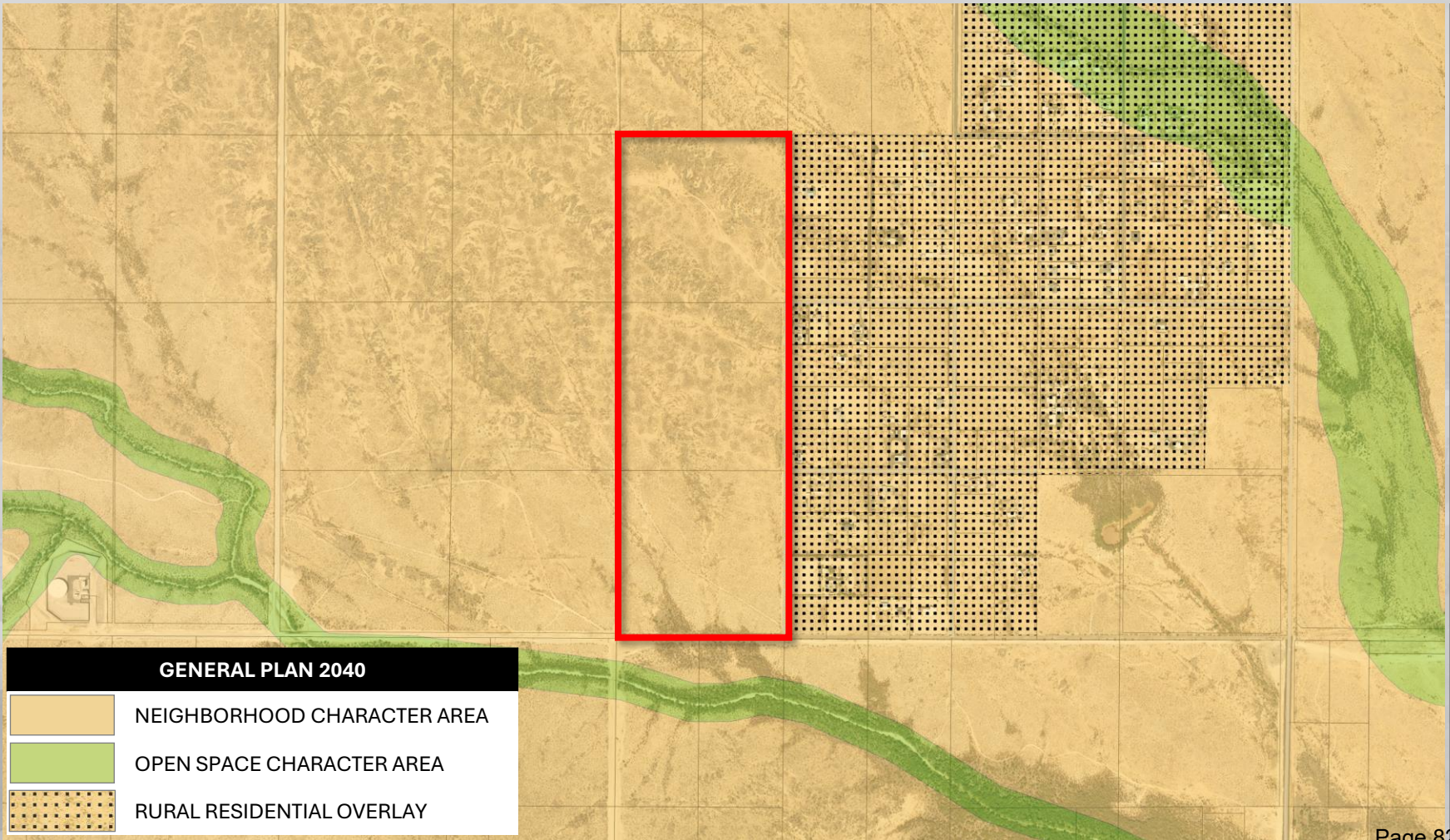
FS24-1433 VICINITY MAP





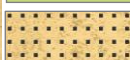
FS24-1433 ZONING MAP



FS24-1433 ZONING MAP



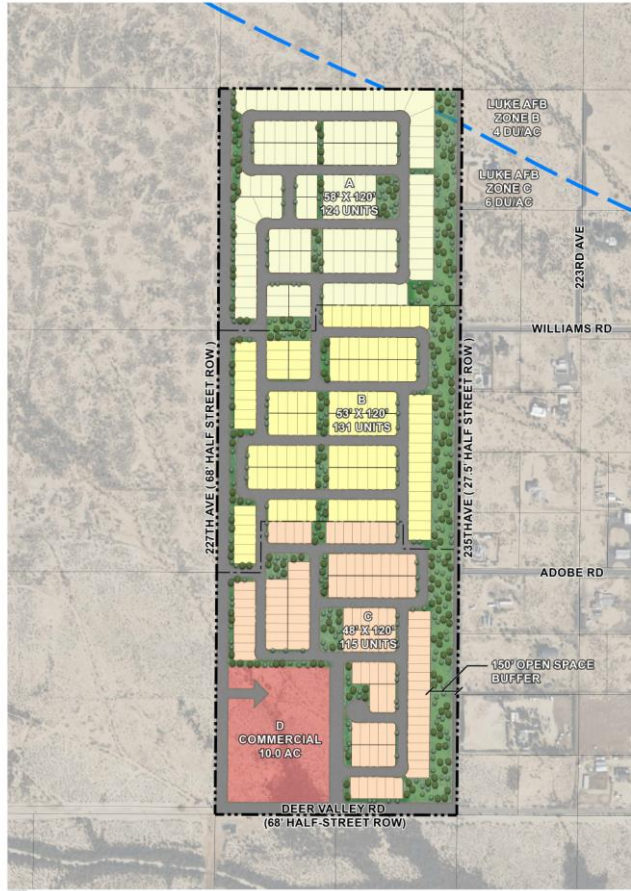
GENERAL PLAN 2040

-  NEIGHBORHOOD CHARACTER AREA
-  OPEN SPACE CHARACTER AREA
-  RURAL RESIDENTIAL OVERLAY

GENERAL PLAN MAP

Background

- June 8, 1989:** The City Council approved the annexation (Ordinance 89-05) of the subject property.
- July 11, 2024:** Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR24-0675.
- October 24, 2024:** The applicant filed the rezone request under case, FS24-1433, the subject case.
- February 2, 2025:** The applicant held the neighborhood outreach meeting.



SURPRISE 120 • CONCEPTUAL LOTTING PLAN

- ▼ SURPRISE, AZ
- 200' ROW
- ▲ 200' ROW
- ▲ 150' OPEN SPACE BUFFER



Parcel A – 58' x 120'

Parcel B – 53' x 120'

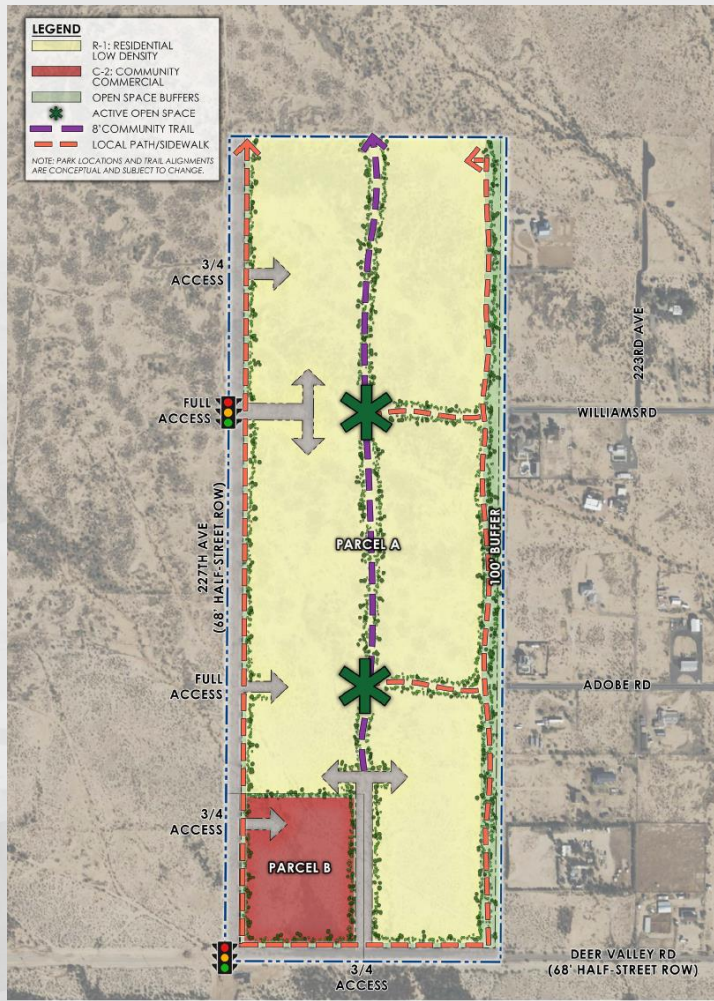
Parcel C – 48' x 120'

Parcel D

108 acres

12 acres

120 acres








Active Open Space

8-ft. wide community trail

Open Space buffer

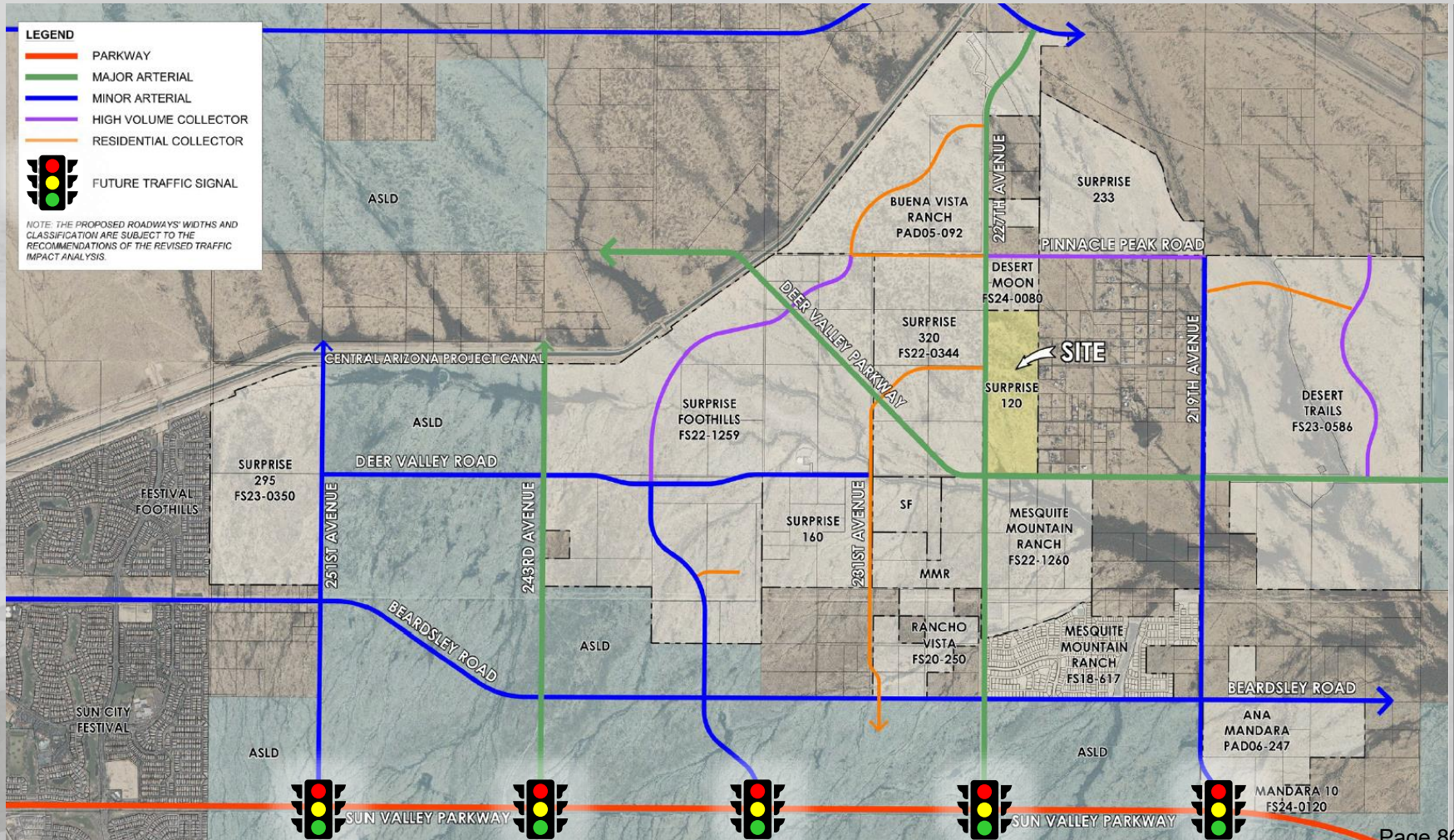
LEGEND

-  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.



ROADWAY NETWORK

Outreach



- **Citizen Participation Meeting**
 - February 2, 2025
 - Willow Canyon High School
 - 13 attendees
- **Questions/Concerns**
 - Commercial site, access and density

Staff Recommendation

If the Planning and Zoning Commission recommends approval to the Mayor and City Council, Staff recommends the Planning & Zoning Commission recommend approval subject to stipulations 'a' through 'c'

Questions or Comments?

THANK YOU



SURPRISE

A Page 89 of 131

Stipulations

- a. Development and use of the site shall be in compliance with Resolution 2026-25, Surprise 120 Development Agreement.
- b. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise 120”, prepared by RVI Planning + Landscape Architecture, and received June 11, 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.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: February 19, 2026 Contact Person: Aslesha Basnet
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the CIP Project 51010 Multi-Generational Community Resource Center Comprehensive Sign Program for the Surprise Community and Resource Center generally located at W. Santa Fe Dr. and N. Hollyhock St. Case FS25-0835.

Motion:

I move to recommend approval of the Comprehensive Sign Program for the Surprise Community and Resource Center, Case FS25-0835, subject to stipulations 'a' and 'b' as memorialized in the Staff Report.

I move to recommend denial of the Comprehensive Sign Program for the Surprise Community and Resource Center, Case FS25-0835, because insert reason.

Background:

Armando Lopez, Engineering Manager, City of Surprise, requests a Comprehensive Sign Program for the Surprise Community and Resource Center, generally located at the northwest corner of W. Santa Fe Dr. and N. Hollyhock St., to create consistency and request deviations.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS25-0835 CIP Project P51010 Multi-Gen CSP - Staff Report
 2. 01 - FS25-0835 CIP Project P51010 Multi-Gen CSP - Vicinity Map
 3. 02 - FS25-0835 CIP Project P51010 Multi-Gen CSP - Zoning Map
 4. 03 - FS25-0835 CIP Project P51010 Multi-Gen CSP - CSP Document
 5. 04 - FS25-0835 CIP Project P51010 Multi-Gen CSP - Citizen Participation Report
 6. 05 - FS25-0835 CIP Project P51010 Multi-Gen CSP - Affidavit of Posting
 7. FS25-0835 CIP Project P51010 Multi-Gen CSP - PZ Presentation
-

Comprehensive Sign Program

REPORT TO THE PLANNING AND ZONING COMMISSION

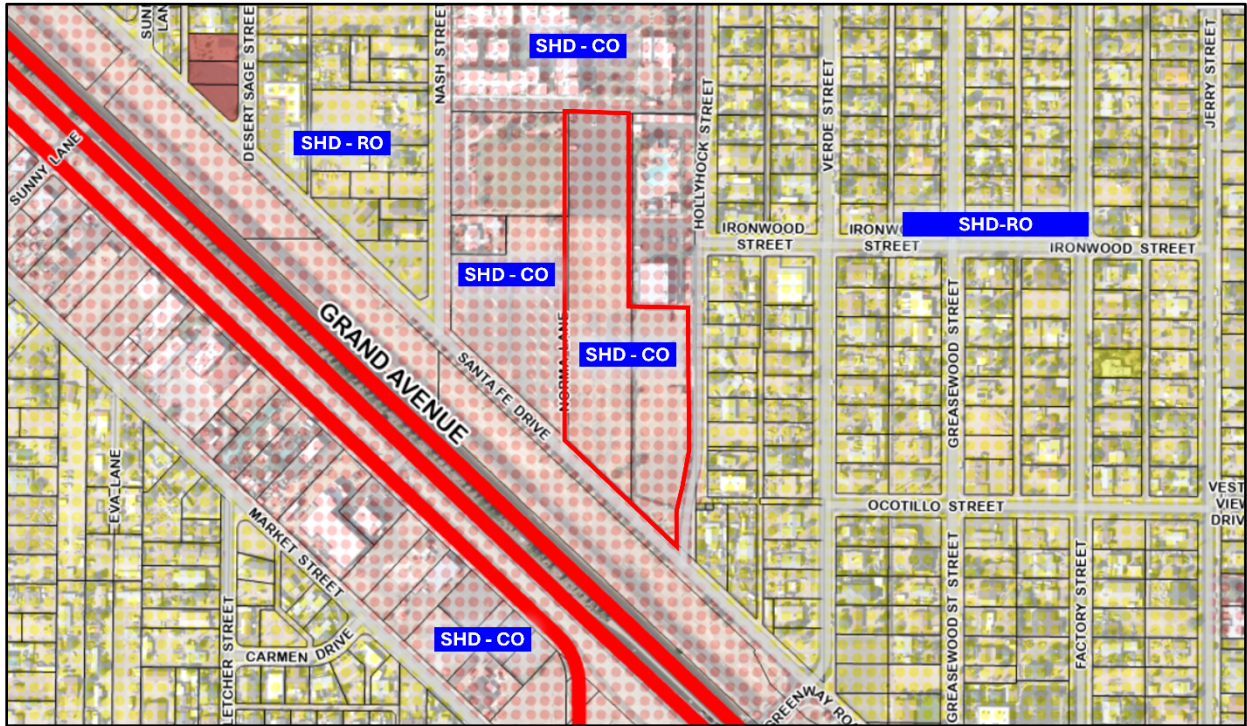
1 **Case:** FS25-0835
2
3 **Project Name:** CIP Project P51010 Multi-Generational Community Resource
4 Center Comprehensive Sign Program
5
6 **Council District:** 4 - Mulberry
7
8 **Planning and Zoning**
9 **Commission Date:** February 19, 2026
10
11 **Planner:** Aslesha Basnet, Planner I
12

13
14 **Owner:** City of Surprise
15 16000 N Civic Center Plaza
16 Surprise, AZ 85374
17
18 **Applicant:** Armando Lopez, Engineering Manager, City of Surprise
19
20 **Request:** Comprehensive Sign Program (CSP) for the Surprise Community
21 and Resource Center
22
23 **Site Location:** Generally located on the Northwest corner of W. Santa Fe Dr. and
24 N. Hollyhock St.
25
26 **Site Size:** 4 acres (approx.)
27
28 **General Plan**
29 **Conformance:** The proposal is consistent with the City of Surprise General Plan
30 2040 (the “General Plan”).
31
32 **Support/Opposition:** None known
33
34 **Staff Recommendation:** If the Commission recommends approval of the proposed
35 Comprehensive Sign Program, Case FS25-0835, to the Mayor and
36 City Council, Staff recommends the Commission recommend
37 approval subject to stipulations ‘a’ and ‘b.’

38 **Project Description:**

39 Armando Lopez with City of Surprise requests a Comprehensive Sign Program for the Surprise
 40 Community and Resource Center, a project generally located at the northwest corner of W.
 41 Santa Fe Dr. and N. Hollyhock St.

42
 43 **EXISTING ZONING:**



Surprise Heritage District (Commercial Overlay)	Surprise Heritage District (Commercial Overlay)	Surprise Heritage District (Residential Overlay)
Surprise Heritage District (Commercial Overlay)	Surprise Heritage District (Commercial Overlay)	Surprise Heritage District (Residential Overlay)
Surprise Heritage District (Commercial Overlay)	Surprise Heritage District (Commercial Overlay)	Surprise Heritage District (Residential Overlay)

45
 46 **History:**

47 **December 06, 1960:** The subject property was incorporated as part of the original townsite.
 48
 49 **May 23, 2002:** The City Council adopted “Specific Plan for the Revitalization of the Original
 50 Townsite” under Resolution No. 02-104.
 51

52 **January 16, 2025:** The Site Plan for the subject site, case number FS24-0631, was
53 administratively approved.

54
55 **July 14, 2025:** The Site Plan Amendment for the subject site, case number FS25-0181, was
56 administratively approved.

57
58 **August 7, 2025:** A Concept Review Waiver for the subject application, case number CR25-
59 0657, was administratively approved.

60
61 **September 30, 2025:** The applicant submitted the Comprehensive Sign Program (“CSP”) for
62 the Surprise Community and Resource Center application for the subject case.

63
64 **November 12, 2025:** The applicant held a neighborhood outreach meeting at Villanueva
65 Community Center. A summary of this meeting is included in the Citizen Participation Report
66 attached to this Staff Report.

67
68 **Analysis and Discussion:**
69 Armando Lopez, Engineering Manager, City of Surprise, requests approval of the CSP for the
70 Surprise Community and Resource Center, encompassing approximately 4 acres generally
71 bounded by W. Rimrock St to the north, W. Santa Fe Dr. to the South, N. Nash St. to the west
72 and N. Hollyhock St. to the east. The CSP is developed pursuant to the Surprise Municipal Code
73 to provide clear, effective, and appropriately scaled identification suitable for a civic facility;
74 maintain aesthetic and material consistency with the Surprise Community and Resource
75 Center’s architecture; contribute to a safe and attractive visual environment for pedestrians,
76 drivers, and surrounding public spaces within the Original Townsite community; and ensure
77 durability, legibility, and long-term maintainability.

78
79 The proposed CSP requests deviations in height and area to the primary monument sign at
80 W. Santa Fe Dr., which runs parallel and adjacent to Grand Avenue and is classified as a
81 local road. While Class V monument signs are permitted on local roads, Class V signs have
82 a maximum allowable height of eight feet (8’) as measured from the edge of pavement of the
83 street being served by the sign, and a maximum sign area of 32 square feet.

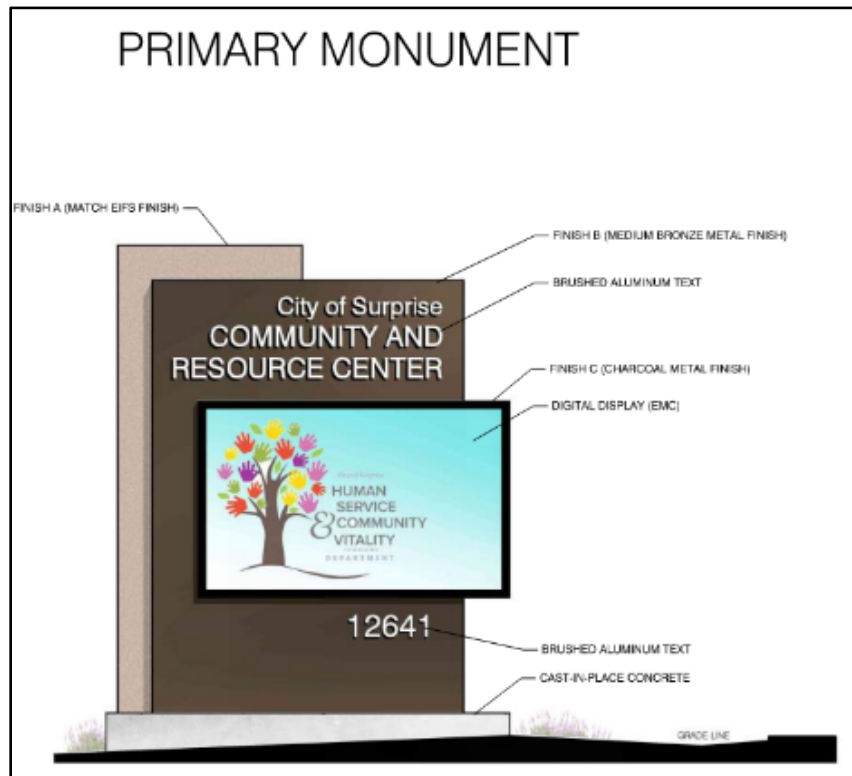
84
85 This CSP proposes a Class VI monument sign to increase the height and area allowances to
86 ensure sufficient visibility. The Class VI monument sign type is permitted within non-
87 residential zoning, but not on local roads. Because Grand Avenue is located directly behind
88 W. Santa Fe Dr., the applicant believes a Class VI monument is warranted. With a height of
89 fourteen feet and two inches (14’-2”) and a maximum sign area of 56 square feet, the
90 proposed sign otherwise meets all requirements of a Class VI monument sign.

91
92 ***Summary of Comprehensive Sign Program***

94 The details of this CSP were evaluated against, and found to be in compliance with, the City
95 of Surprise Land Development Ordinance (“LDO”).

96
97 ***This CSP proposes three (3) permanent signs on the site. Each sign type is described below:***

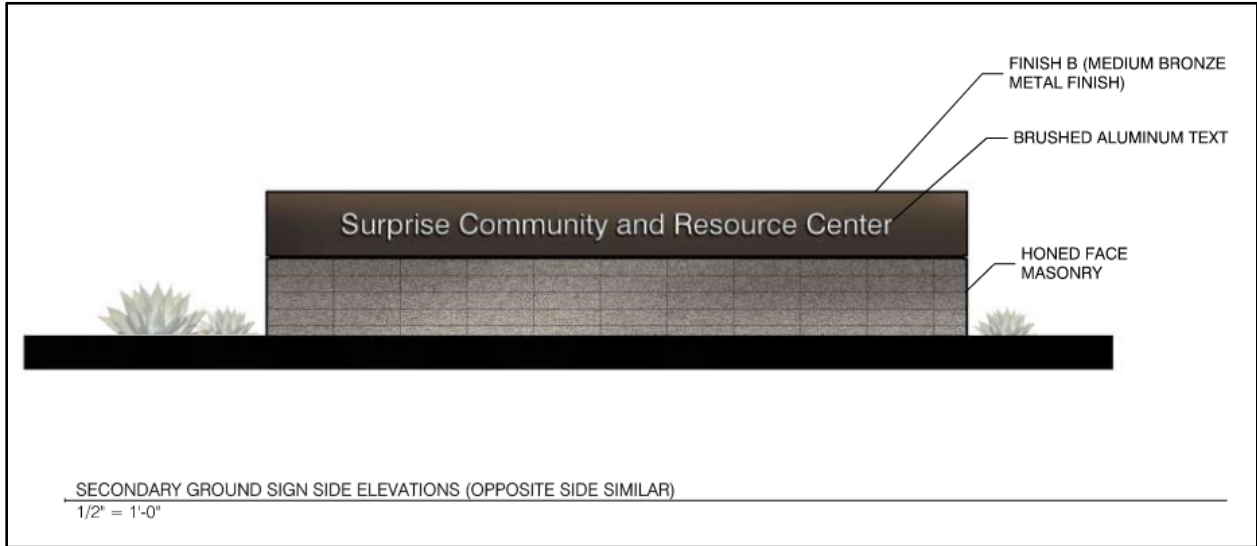
- 98 a. Primary Monument Sign (W. Santa Fe Dr.)
- 99 i. Location: South edge of the site, adjacent to W. Santa Fe Dr.
 - 100 ii. Function: Primary identification for the Surprise Community and Resource
101 Center; enhances visibility from the major approach road.
 - 102 iii. Characteristics: Monument-scale, internally illuminated lettering, level 2
103 EMC, low-profile base integrated with site grading and landscape.
 - 104 iv. Classification: The code classification of the proposed Primary Monument
105 Sign is monument, class VI.
 - 106 v. EMC (Electronic Messaging Center): The EMC is located at the south edge of
107 the site, adjacent to W. Santa Fe Dr. The proposed sign measures 14-feet and 2-
108 inches in total height, and 11-feet and 4-inches in total width. The sign is
109 comprised of aluminum, bronze metal, and charcoal metal finishes set atop a
110 light sandblast finish cast-in-place concrete base. The sign uses a reverse pan
111 channel letter, 1.25-inch returns brushed aluminum. The reverse pan channel
112 letters are proposed to be halo illuminated with white LED modules stud
113 mounted 1.0 inches off face of cabinet.



- b. Secondary Ground Sign (N. Hollyhock St.)
- i. Location: Interior of development east of the Surprise Community and Resource Center.

118
119
120
121
122
123

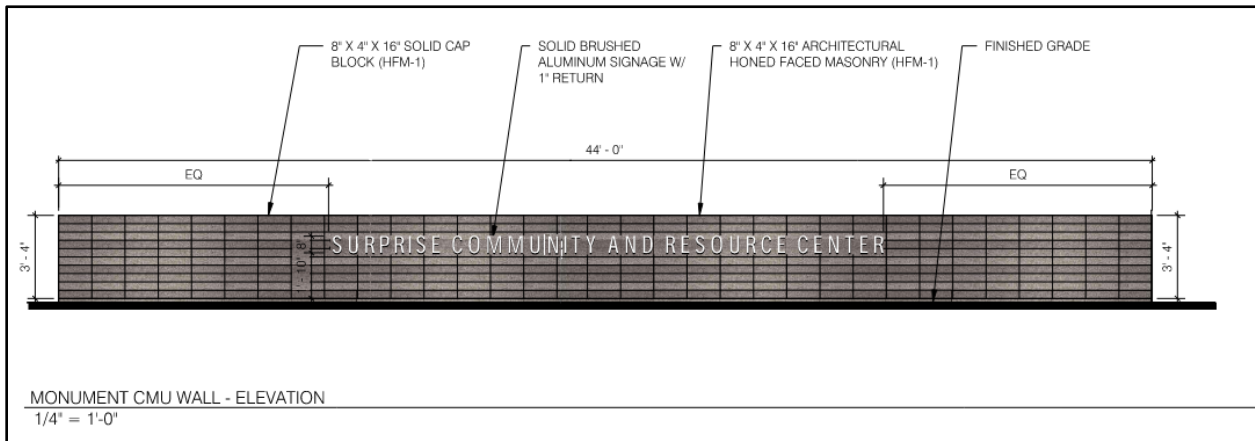
- ii. Function: Supplemental facility identification for vehicles and pedestrians approaching from the east and from nearby civic facilities.
- iii. Characteristics: Smaller ground-mounted sign illuminated by ground lighting.
- iv. Classification: The code classification of the proposed Secondary Ground sign is monument, class V.



124
125
126
127
128
129
130
131
132

c. Tertiary Ground Sign (Building Entry Area)

- i. Location: Near the primary pedestrian entry to the building.
- ii. Function: Close-range identification approaching building and confirmation of arrival for campus users.
- iii. Characteristics: Human-scale, architecturally integrated sign consistent with building materials and entry design, illuminated by ground lighting.
- iv. Classification: The code classification of the Tertiary Ground sign is monument, Class IV.



133
134

- 135 d. Materials
- 136 i. All proposed signage utilizes materials that are intentionally drawn from the
- 137 building’s exterior palette, including honed-faced masonry, EIFS, metal
- 138 accent panels and coordinated color finishes. Lettering, bases, and frames
- 139 will employ durable, exterior-grade metals consistent with the building
- 140 architectural vocabulary.
- 141 ii. This approach ensures that the signage reads as an extension of the building,
- 142 reinforcing the civic character of the campus and creating a consistent visual
- 143 identity throughout the site.
- 144

145 **Conformance with Adopted Plans:**

146 **General Plan:** The General Plan shows the subject property as lying within the Surprise

147 Heritage District, as well as the Commercial Overlay, which support a variety of land uses,

148 including commercial. The proposed CSP supports the commercial development within its

149 area while acting as an aesthetic enhancement to the area. In that regard, the proposal is

150 consistent with the General Plan.

151

152 **Summary:**

153 The proposed CSP provides a cohesive signage package that enhances the identity,

154 wayfinding, and visibility of the Surprise Community and Resource Center. The proposed

155 CSP integrates seamlessly with the architectural character of the building and the larger

156 campus while conforming to City standards.

157

158 The proposed signage meets the requirements of Surprise Municipal Code § 109-1.15 with

159 respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise

160 prohibited. The applicant’s purpose to create a CSP for this development is to improve public

161 accessibility and facilitate effective wayfinding for the Surprise Community and Resource

162 Center campus, thereby supporting its function as a multi-service civic facility.

163

164 **Citizen Outreach:**

165 The applicant held a Neighborhood Outreach Meeting on November 12, 2025, at the Villanueva

166 Community Center located at 15660 N. Hollyhock St., Surprise, AZ 85378. The meeting was

167 posted and advertised in accordance with Surprise Municipal Code and State statute. There

168 was one (1) resident in attendance; however, there were no questions related to signage. Staff

169 has not received any support or opposition to the CSP request.

170

171 **Findings:**

- 172 • The proposed CSP is consistent with the General Plan.
- 173 • The proposed CSP is consistent with the applicable Surprise Municipal Code
- 174 provisions.

175

176 **Recommendation:**

177 Based on the findings noted above, if the Commission recommends approval of the proposed
178 CSP, case number FS25-0835, Staff recommends the Commission recommend approval
179 subject to stipulations 'a' and 'b' as follows:

- 180
- 181 a. Development and use of the site shall be consistent with the CSP entitled "Surprise
182 Community and Resource Center Comprehensive Sign Program" prepared by Gabor
183 Lorant Architects Inc., dated January 1, 2026.
 - 184
 - 185 b. Non-compliance with the stipulations of approval of this case will be treated as a
186 violation in accordance with the applicable provisions of the Surprise Municipal Code.
187

188 However, should the Commission wish to recommend denial of the request, the Commission
189 should make its own findings and base its decision on those alternative findings.

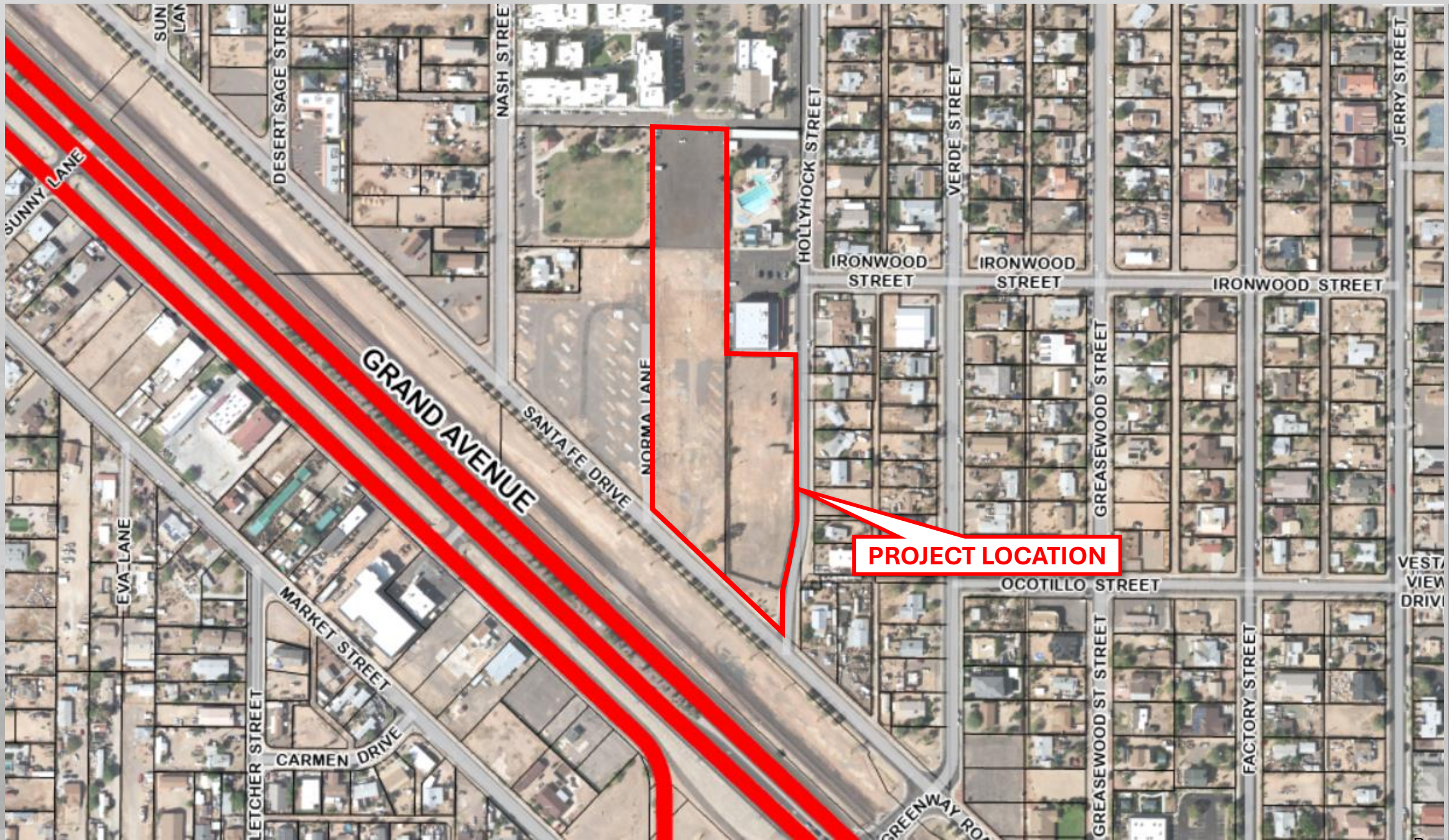
190
191 *Recommended Motions:*

192
193 I move to recommend approval of the Comprehensive Sign Program (CSP) for the Surprise
194 Community and Resource Center, Case FS25-835, subject to stipulations 'a' and 'b' as
195 outlined in the Staff Report.

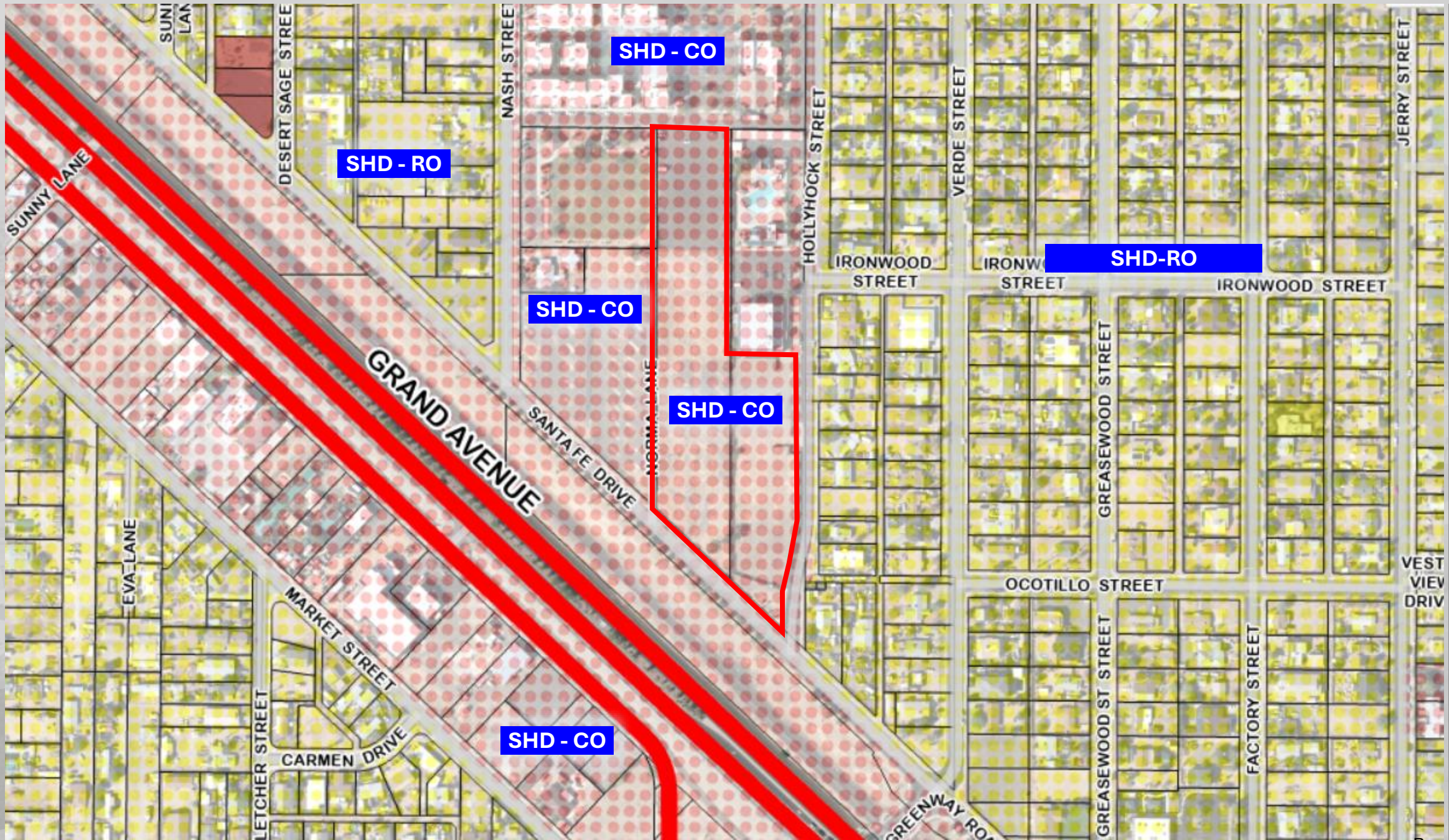
196
197 I move to recommend denial of the Comprehensive Sign Program (CSP) for the Surprise
198 Community and Resource Center, Case FS25-0835, because insert reason.

199
200 **Attachments:**

- 201 01 Vicinity Map
- 202 02 Zoning Map
- 203 03 Comprehensive Sign Program Document
- 204 04 Citizen Participation Report
- 205 05 Affidavit of Posting
- 206 PPT



FS25-0835 VICINITY MAP



FS25-0835 ZONING MAP

SURPRISE COMMUNITY AND RESOURCE CENTER

COMPREHENSIVE SIGN PROGRAM

FS25-0835 MULTIGENERATIONAL COMMUNITY RESOURCE CENTER



01 Jan. 2026
FS25-0835



PROJECT

Surprise Community and Resource Center
12641 West Santa Fe Drive
Surprise, AZ 85378
A.P.N. 501-80-038A

PROJECT OWNER

City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

SIGN VENDOR

Summit West Signs
4049 E. Presidio
St., Ste 101,
Mesa, AZ 85215

CONTENTS

Project Information

Contents

Introduction

Project Background

Sign Location Site Plan

Project Materials and Finishes

Primary Monument Sign

Secondary Ground Sign

Tertiary Ground Sign

INTRODUCTION

The Surprise Community and Resource Center is located within the SHD-CO zoning district and when completed, will serve as a central civic facility for the City of Surprise. As part of the facility development, a coordinated signage program is proposed to support wayfinding, public visibility, and site identity for this important community asset.

This Comprehensive Sign Program (CSP) establishes the standards and design intent for all proposed monument and ground signs located on the Community and Resource Center site. The CSP is intended to provide a unified and architecturally cohesive signage package that aligns with the buildings material palette, enhances campus wayfinding, and maintains compatibility with the surrounding civic environment.

1. General Permit Requirements

All permanent signage included in this CSP shall be submitted to the City of Surprise for review and approval, and a sign permit must be obtained prior to fabrication or installation of any sign. All signage shall comply with the City of Surprise Sign Code in effect at the time of sign-permit submittal, unless a specific deviation is identified and approved through this CSP.

2. Project Background and Existing Conditions

The Community and Resource Center will function as a multi-service civic building providing community programs, social services, and recreation facilities. The site fronts two public rights-of-way, Santa Fe Drive to the north and Hollyhock Street to the west, creating multiple approach paths for both vehicles and pedestrians.

There are no existing permanent monument signs serving the facility. This CSP establishes three new monument/ground signs at key campus locations to improve navigation and reinforce civic identity.

3. Proposed On-Site Signage

The CSP proposes three (3) permanent signs on the site. Each sign type is described below:

3.1 Primary Monument Sign (Santa Fe Drive)

- **Location:** South edge of the site, adjacent to Santa Fe Drive.
- **Function:** Primary identification for the Community and Resource Center; enhances visibility from the major approach road.
- **Characteristics:** Monument-scale, internally illuminated lettering, level 2 EMC, low-profile base integrated with site grading and landscape.
- **Classification:** The code classification of the proposed Primary Monument Sign is monument, class VI.

3.2 Secondary Ground Sign (Hollyhock Street)

- **Location:** Interior of development east of the Community and Resource Center.
- **Function:** Supplemental facility identification for vehicles and pedestrians approaching from the east and from nearby civic facilities.
- **Characteristics:** Smaller ground-mounted sign illuminated by ground lighting.
- **Classification:** The code classification of the proposed Secondary Ground Sign is monument, class IV.

3.3 Tertiary Ground Sign (Building Entry Area)

- **Location:** Near the primary pedestrian entry to the building.
- **Function:** Close-range identification approaching building and confirmation of arrival for campus users.
- **Characteristics:** Human-scale, architecturally integrated sign consistent with building materials and entry design, illuminated by ground lighting.
- **Classification:** The code classification of the Tertiary Ground Sign is monument, class IV.

4. Materials, Colors, and Architectural Integration

All proposed signage utilizes materials that are intentionally drawn from the buildings exterior palette, including honed-face masonry, EIFS, metal accent panels and coordinated color finishes. Lettering, bases, and frames will employ durable, exterior-grade metals consistent with the buildings architectural vocabulary.

This approach ensures that the signage reads as an extension of the building, reinforcing the civic character of the campus and creating a consistent visual identity throughout the site.

5. Compliance, Compatibility, and General Criteria

The proposed signage program is designed to:

- Comply with the City of Surprise Sign Code unless otherwise specified in this CSP.
- Provide clear, effective, and appropriately scaled identification suitable for a civic facility.
- Maintain aesthetic and material consistency with the Community and Resource Centers architecture.
- Contribute to a safe and attractive visual environment for pedestrians, drivers, and surrounding public spaces within the OTS community.
- Ensure durability, legibility, and long-term maintainability.
- A statement is hereby included that: All signs shall comply with the City of Surprise Sign Code in effect at the time of permit submittal, unless a deviation included in this CSP is specifically approved by City Council.

6. Proposed Deviation

The CSP requests the following deviation from the SHD-CO district and/or Surprise Sign Code: Height Adjustment to the primary monument sign at Santa Fe Drive.

6.1 Existing Allowed Standard

Santa Fe Drive, which runs parallel to and adjacent to Grand Avenue, is classified by the City of Surprise as a local road. The Sign Code permits a Class V monument sign on local roads. Class V signs have a maximum allowable height of eight feet as measured from the edge of pavement of the street being served by the sign and a maximum sign area of 32 square feet (109-1.6.4).

6.2 Proposed Alternative Standards

The CSP proposes to increase the height of the proposed primary monument sign to fourteen feet eight inches. This height falls within the design limitations of a class VI sign as permitted within non-residential SHD-CO zoning (109-1.9(c)(5)). In addition, CSP proposes to increase the sign area to 56 square feet (including EMC). For Class VI signs, the Code permits 36 square feet at 8'-0" in height, increasing by 12 square feet per each additional foot of overall height, up to 120 square feet. At 14'-2", the allowable sign area is greater than 100 square feet. The proposed sign area of 45.96 sq. ft. per side (including EMC) complies (109-1.9(c)(5)).

6.3 Rationale for Deviations

Given that the sole development separating Santa Fe Drive from Grand Avenue is the existing railroad line, and in consideration of the primary monument signs intended orientation toward Grand Avenue and its significant distance from the nearest residential use, Applicant believes the proposed increase in sign height and sign area is reasonable. The additional height and area will enhance visibility, improve public accessibility, and facilitate effective wayfinding for the Community and Resource Center campus, thereby supporting its function as a multi-service civic facility.

7. Summary

This Comprehensive Sign Program provides a cohesive signage package that enhances the identity, wayfinding, and visibility of the Surprise Community and Resource Center. The proposed signs integrate seamlessly with the architectural character of the building and the larger campus while conforming to City standards or seeking limited deviations for improved function.



Surprise Community and Resource Center - South Elevation

PROJECT BACKGROUND

The City of Surprise is partnering with Maricopa County to construct a state of the art 35,000 sq. ft. multi-generational community and resource center to serve the Northwest Valley.

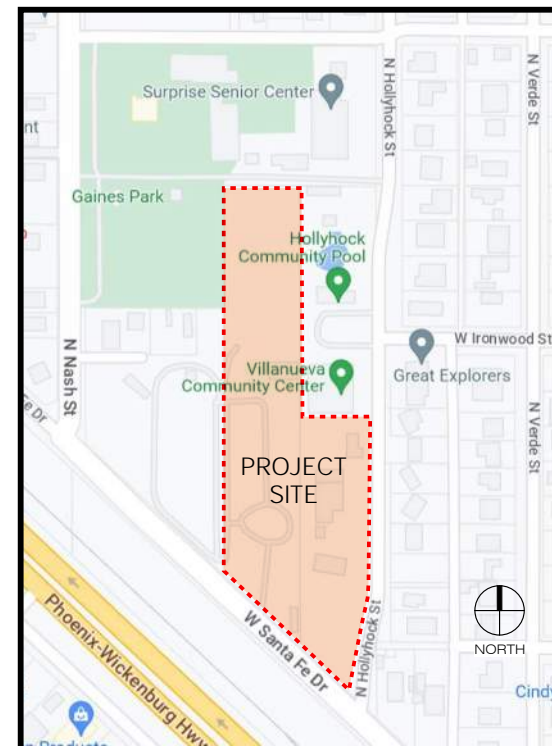
The new Surprise Community and Resource Center will serve as a long-term investment into Surprise’s economic resiliency and community well-being, increasing opportunities for prevention and mitigation programs and services.

This new center at Hollyhock Street and Santa Fe Drive, in the heart of the Original Town Site of Surprise, will serve the entire Northwest Valley by bringing an array of community services under one roof.

Visitors will have access to health and wellness programs, Head Start classrooms, workforce development, housing and homeless assistance, benefits assistance, veteran services, senior services, after school youth programs, summer youth programs and expanded library services.

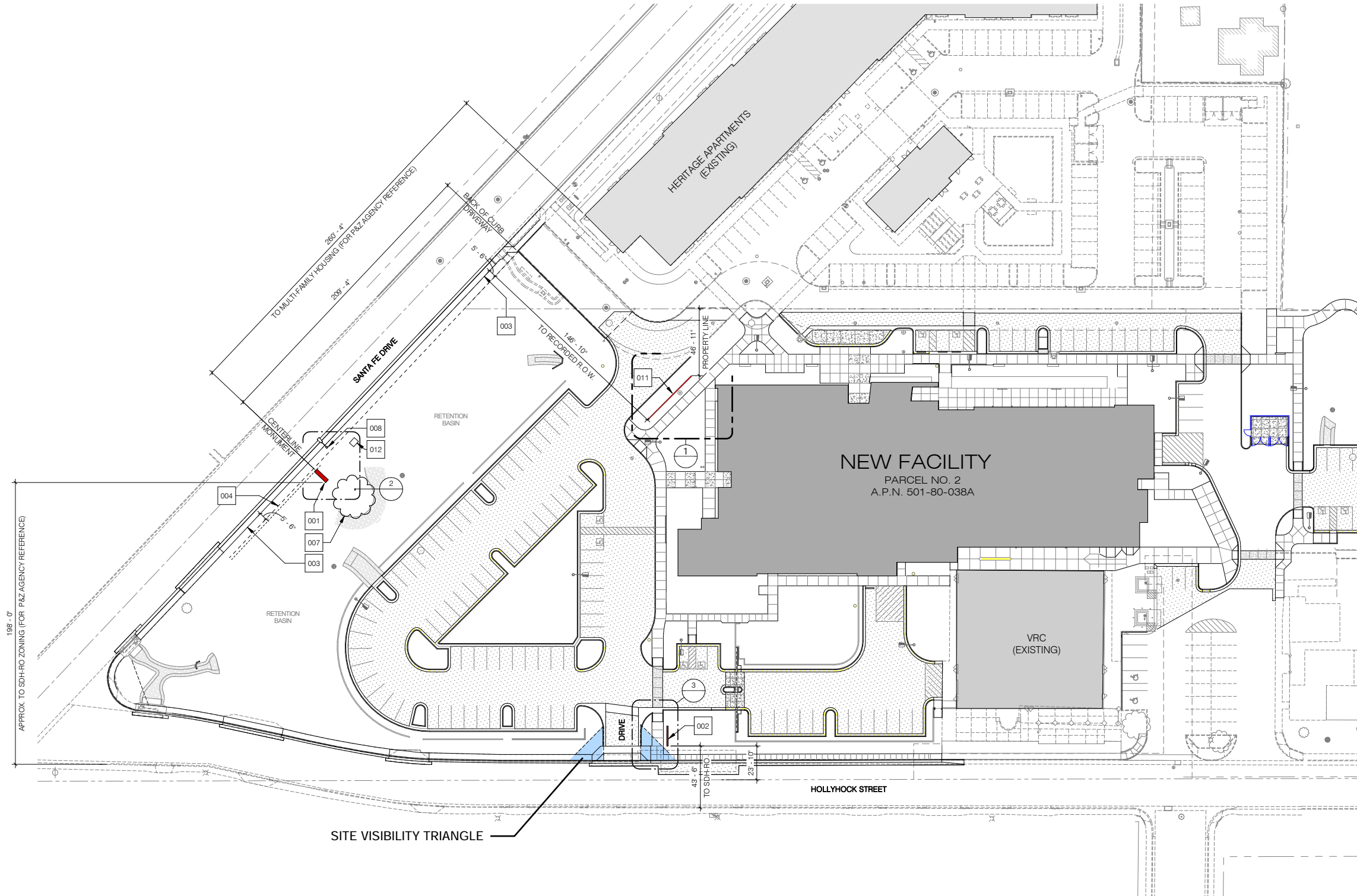
The Surprise Community & Resource Center is being made possible through an intergovernmental agreement between the City of Surprise and Maricopa County. The county is dedicating \$18 million of its federal American Rescue Plan Act (ARPA) funding to the project and the City is committing \$8 million from a combination of the City’s federal ARPA and Health Resources and Services Administration funds, as well as City General Fund dollars.

The new Surprise Community and Resource Center is being constructed on, City-owned land in our historic Original Town Site. The center will be visible from Grand Avenue and is just west of the Hollyhock Pool and the Villanueva Recreation Center.



LOCATION MAP
Not To Scale

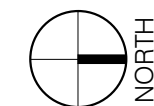




KEYNOTES - NEW WORK	
001	PRIMARY MONUMENT SIGN
002	SECONDARY GROUND SIGN
003	BACK OF EXISTING SIDEWALK
004	LINE OF EXISTING RECORDED RIGHT-OF-WAY
007	EXISTING TREE TO REMAIN
008	EXISTING STREET LIGHT TO REMAIN
011	TERTIARY GROUND SIGN
012	PROPOSED 10 KVA GROUND TRANSFORMER ON CONCRETE PAD

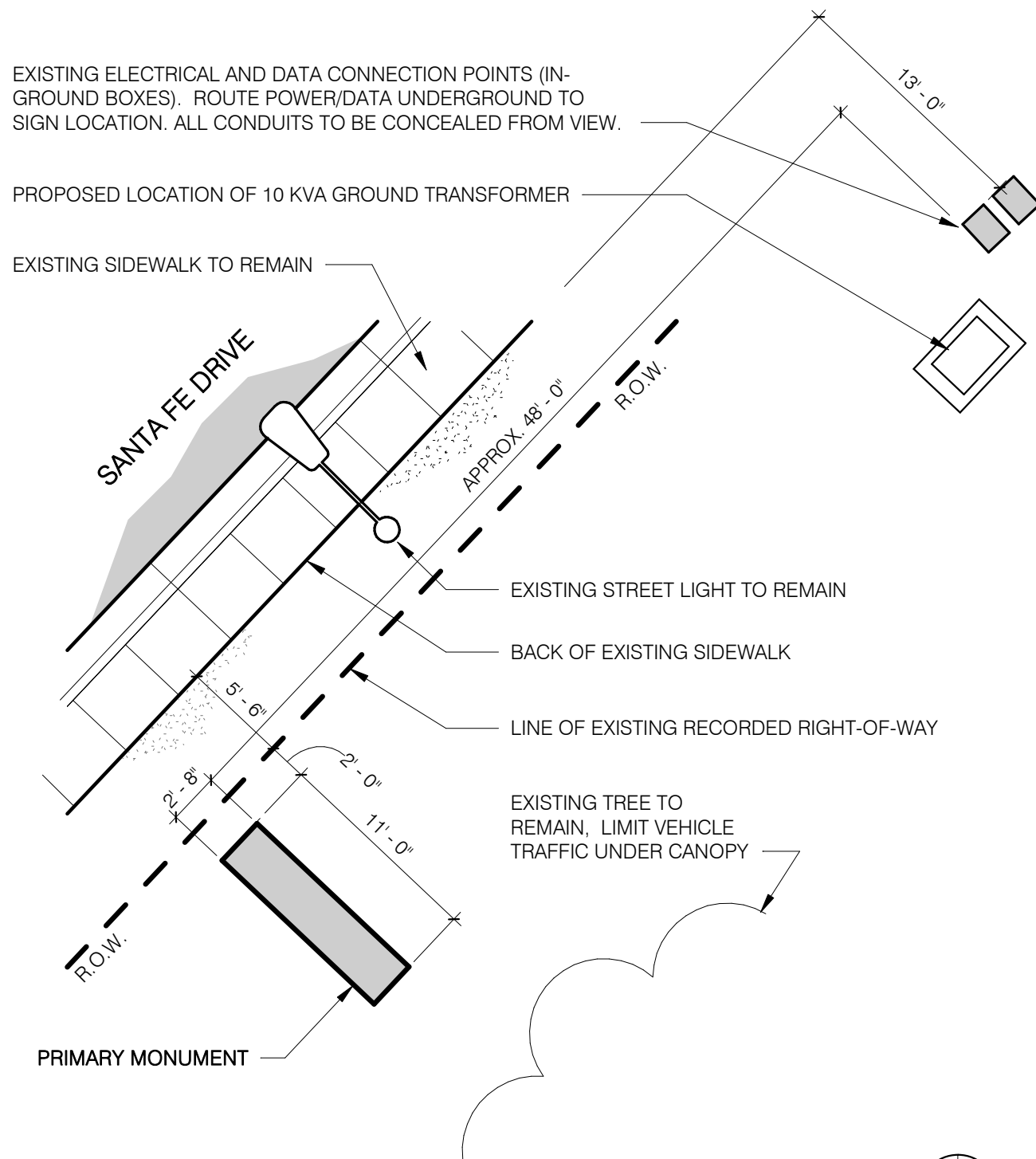
SIGN LOCATION SITE PLAN

1" = 80'

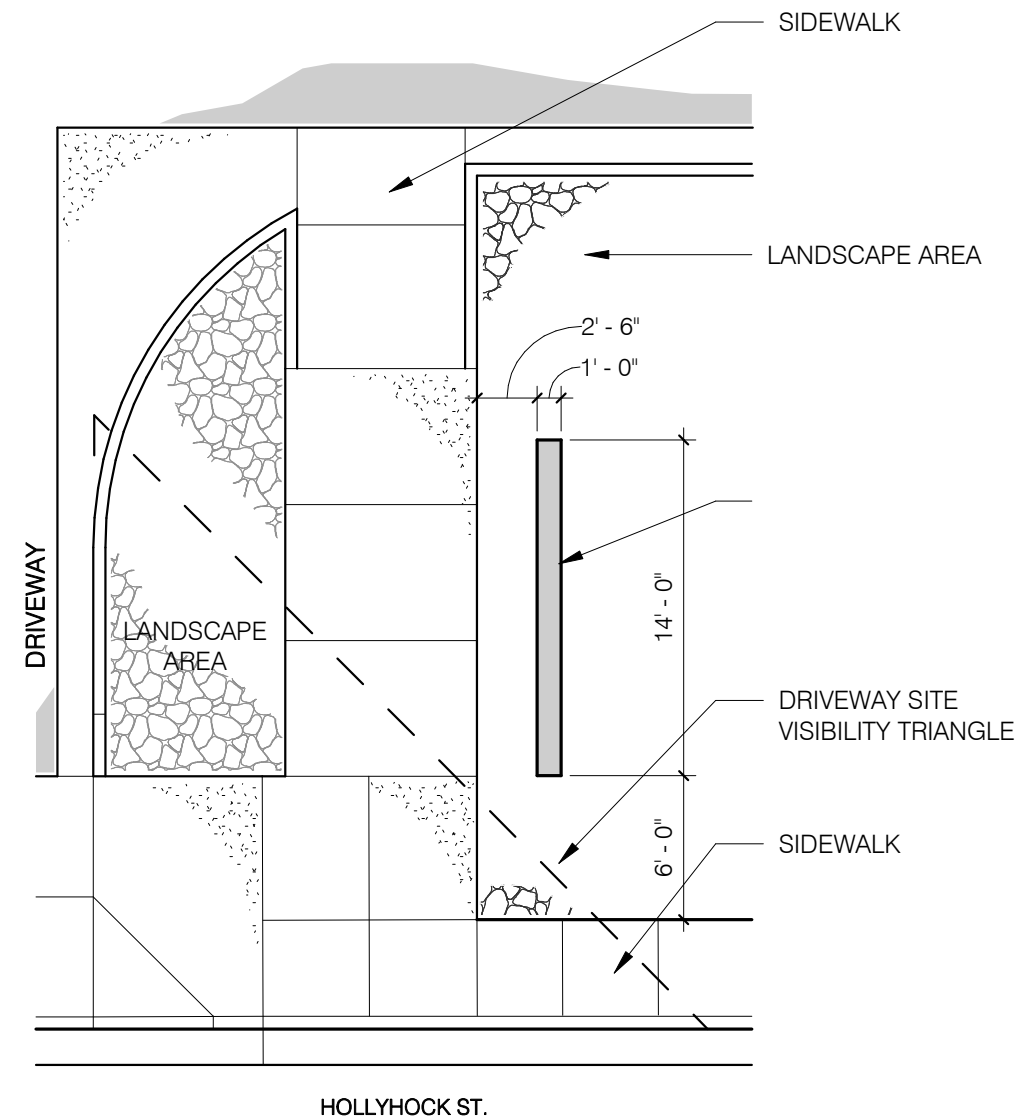


01 Jan. 2026
FS25-0835

ENLARGED PLANS



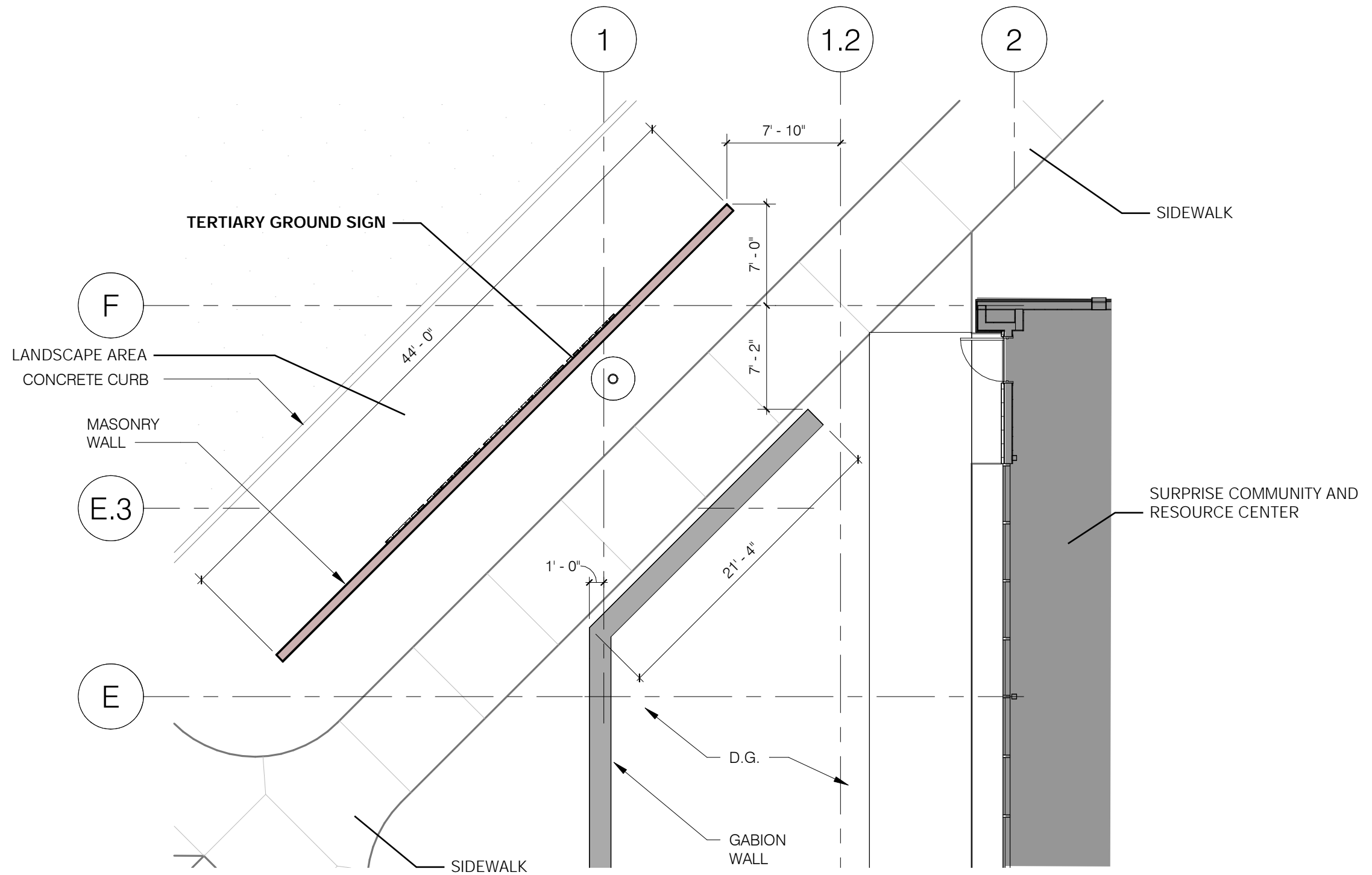
2 Primary Monument - Site
1/8" = 1'-0"



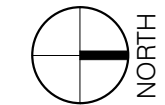
3 Secondary Ground Sign - Site
1/8" = 1'-0"



ENLARGED PLANS



1 Tertiary Ground Sign - Site
1/8" = 1'-0"



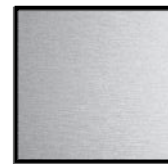
PROJECT MATERIALS AND FINISHES

Materials and Colors

All materials and finishes selected for the signage are drawn directly from the building's exterior material palette, including complementary stone, metal, and color finishes. This integration ensures the signage presents as an extension of the building design, creating a cohesive architectural identity across the site.



EIFS Dryvit 105 Suede
(Exterior Walls)



Anodized Aluminum
(Window Frames)



Honed Face Masonry
Echelon honed (ground) face
color: peppercorn to match existing



Medium Bronze Metal Finish
(Panels above building entries)



Cast-in-place Concrete
(Site Benches)

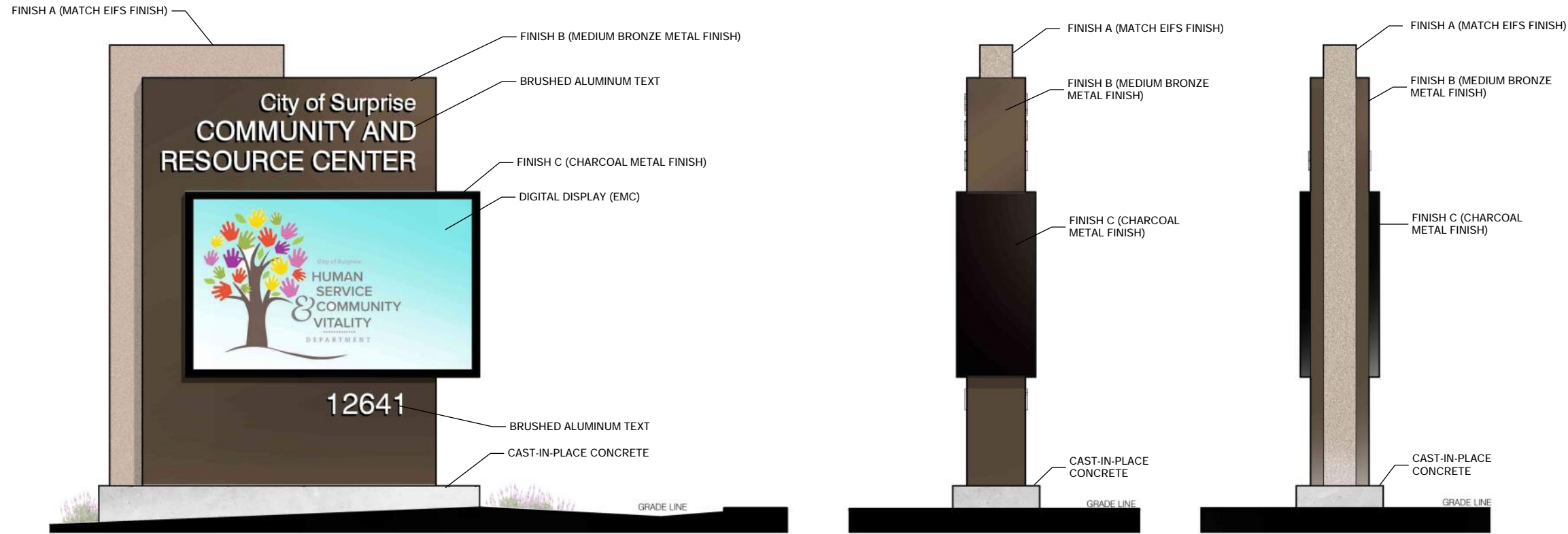


Cor-Ten AZP Raw
(Metal wall panels)

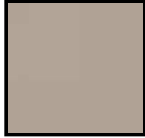




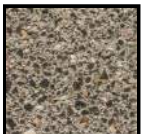


Java SW 6090
(Painted Metal)

PRIMARY MONUMENT



PROJECT FINISHES

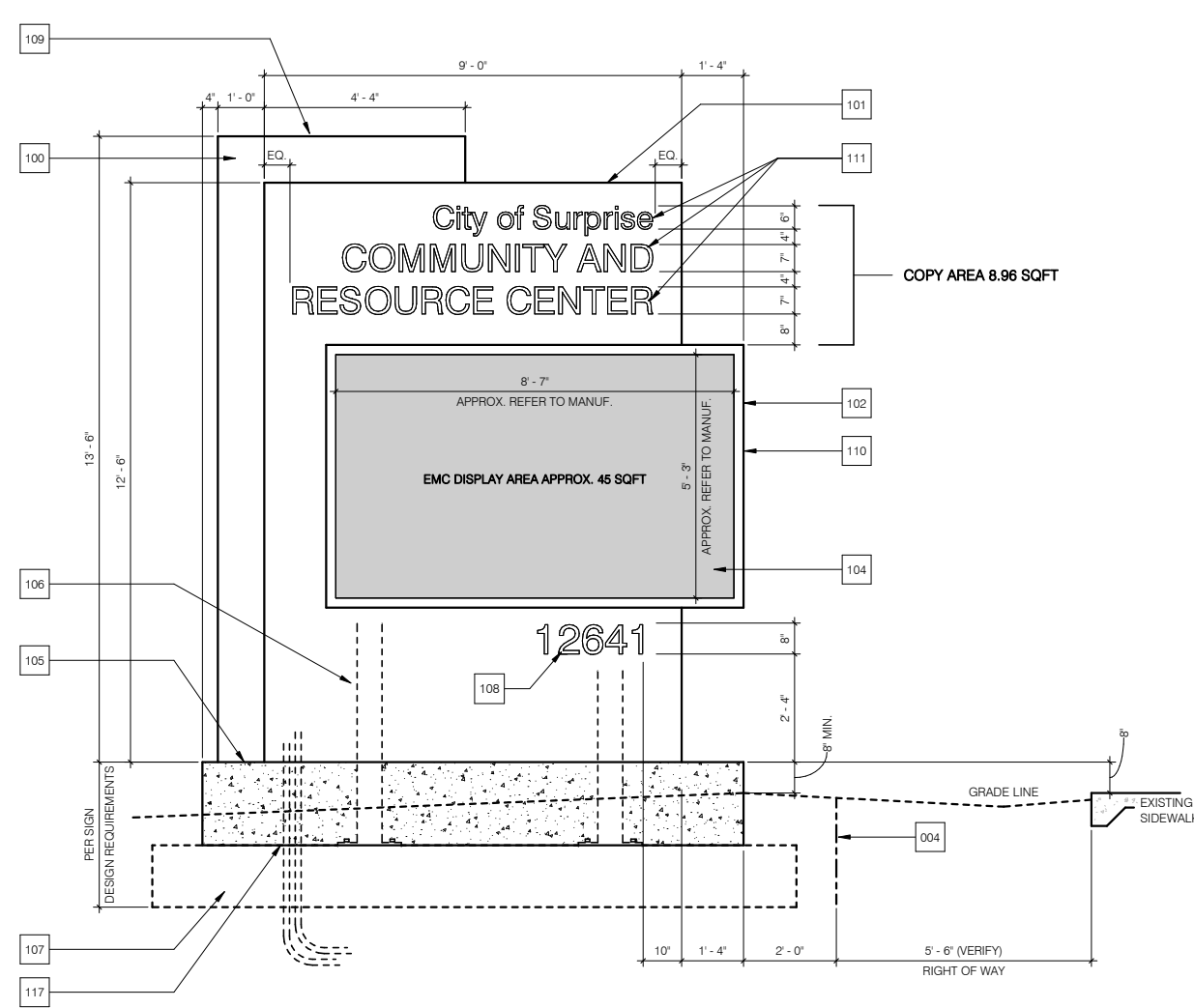
-  **Sign Cabinet Finish A**
Match Dryvit EIFS 105 Suede
-  **Sign Cabinet Finish B**
Medium Bronze Metal Finish
-  **Sign Cabinet Finish C**
Charcoal Metal Finish
-  **Brush Aluminum Text**
-  **Cast-in-place Concrete**
-  **Honed Face Masonry**
Echelon honed (ground) face
color: peppercorn to match existing

The proposed primary monument sign is located in SHD-CO zoning approximately 198 feet from the nearest single-family residential zoning and 2 feet from the right-of-way line, in compliance with the setback requirements of the applicable code.

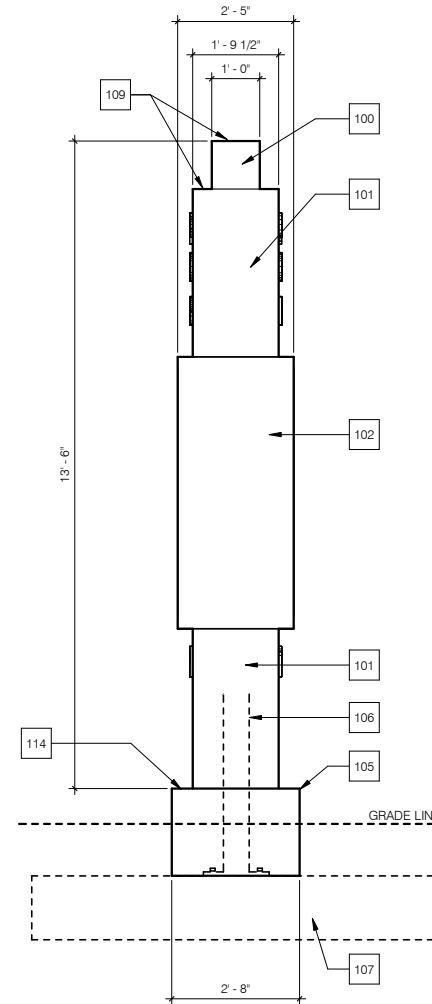
- Applicant notes that Class VI monument signs are permitted within non-residential SHD-CO zoning (109-1.9(c)(5)).
- Height: For Class VI signs, the Code permits 8'-0" at 80 feet from residential zoning, increasing 1'-6" per additional 10 feet, up to 17'-0" (with architectural elements above 15'-0"). At 198 feet, the allowable height is greater than 14'-2". The proposed sign height of 14'-2" is compliant for Class VI signs (109-1.9(c)(5)).
- Sign Area: For Class VI signs, the Code permits 36sq. ft. at 8'-0" in height, increasing by 12 sq. ft. per each additional foot of overall height, up to 120 sq. ft. At 14'-2", the maximum allowable sign area is greater than 100 sq. ft. The proposed sign area of 56 sq. ft. per side (including EMC) complies (109-1.9(c)(5)).
- Setback: The proposed sign is located 2 feet from the right-of-way line, meeting the minimum required setback. No conflict with public utility easements has been identified (109-1.9(c)(5)).
- Electronic Messaging Center (EMC): A Level 2 EMC is permitted in SHD-CO zoning and is included as part of the proposed sign (109-1.11).

01 Jan. 2026
FS25-0835

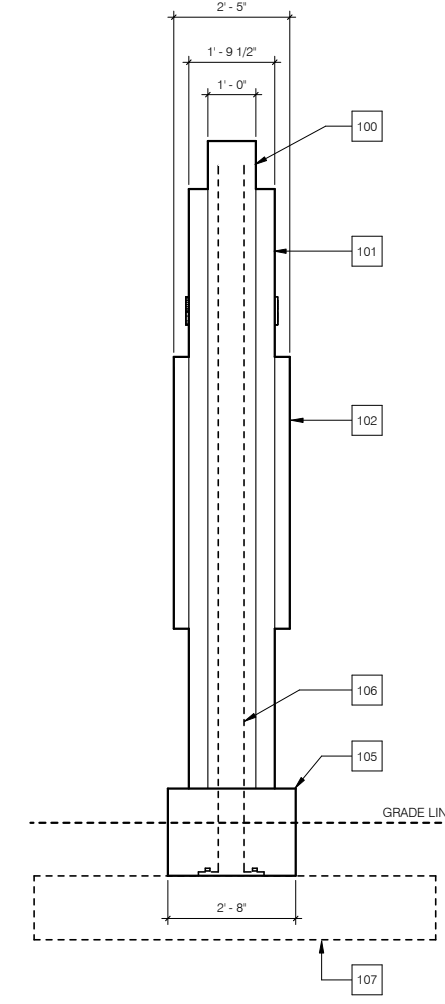
PRIMARY MONUMENT



1 PRIMARY MONUMENT SIDE ELEVATION (OPPOSING SIDE SIMILAR)
1/4" = 1'-0"

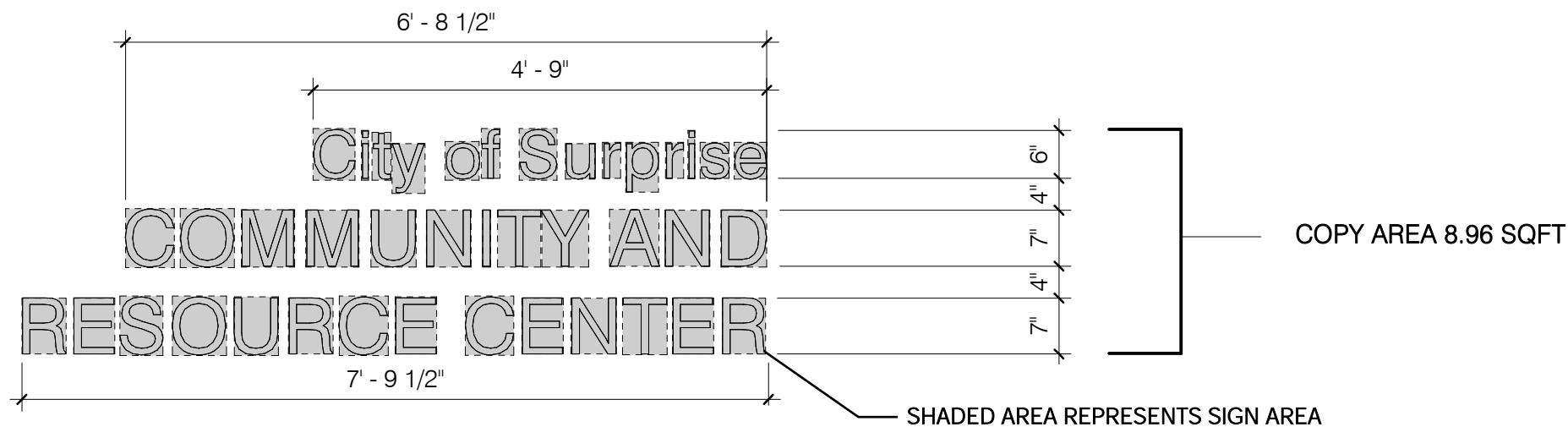


2 PRIMARY MONUMENT FRONT ELEVATION
1/4" = 1'-0"



3 PRIMARY MONUMENT REAR ELEVATION
1/4" = 1'-0"

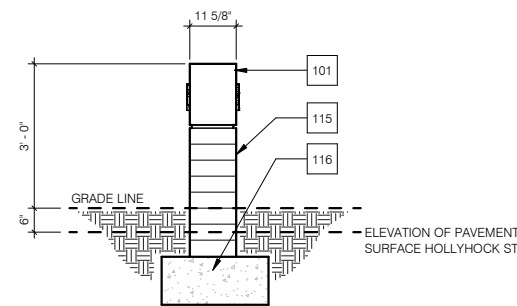
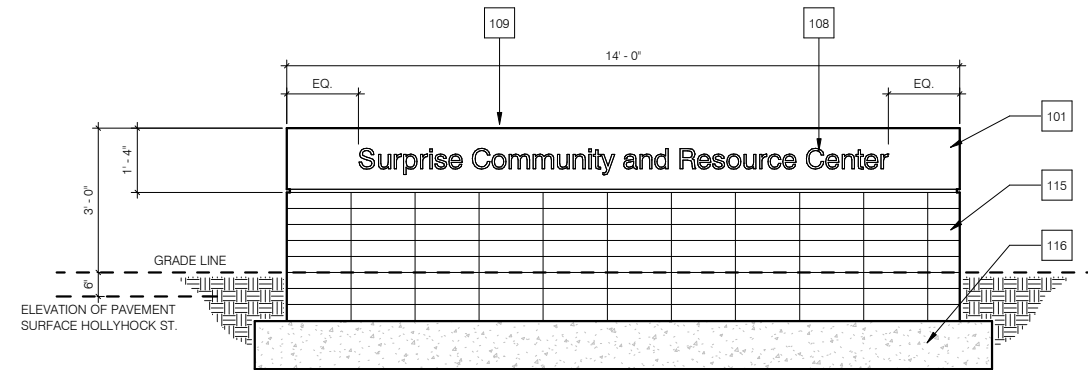
KEYNOTES	
004	LINE OF EXISTING RECORDED RIGHT-OF-WAY
100	DOUBLE-SIDED ALUMINUM SIGN CABINET - FINISH A
101	DOUBLE-SIDED ALUMINUM SIGN CABINET - FINISH B
102	DOUBLE-SIDED ALUMINUM SIGN CABINET AT ELECTRONIC DISPLAY - FINISH C
104	ELECTRONIC DISPLAY - CABINET TO INCLUDE MOUNTING SUPPORTS, TRIMS, VENTS, POWER/DATA CONNECTIONS, ETC. SEE SPECIFICATIONS FOR DISPLAY UNIT INFORMATION.
105	CAST-IN-PLACE CONCRETE BASE WITH LIGHT SANDBLAST FINISH - SLOPE UPPER SURFACE OF CONCRETE TO DRAIN 1/8-INCH PER FOOT
106	TUBE STEEL SUPPORT AND FOUNDATION BY SIGN PROVIDER
107	CONCRETE FOUNDATION BY SIGN PROVIDER
108	1/4-INCH THICK FCO ALUMINUM NUMBERS - BRUSHED ALUMINUM FINISH
109	TOP OF CABINETS SHALL BE WATER-SHEDDING & WEATHERTIGHT - TYP.
110	DESIGN SIGN CABINET TO PROVIDE ADEQUATE VENTILATION FOR DIGITAL DISPLAY AND LIGHTING COMPONENTS. LOCATE CABINET VENTS CONCEALED FROM VIEW TO GREATEST EXTENT POSSIBLE - ALL VENTS SHALL MATCH FINISH OF CABINET PANEL RECEIVING VENT
111	REVERSE PAN CHANNEL LOGO 1.25-INCH RETURNS BRUSHED ALUMINUM HALO ILLUMINATED WITH WHITE LED MODULES STUD MOUNTED 1.0 INCHES OFF FACE OF CABINET
114	SLOPE TOP OF CONCRETE TO DRAIN 1/8-INCH FOOT
115	12 X 4 X 16 STACKED BOND MASONRY - ECHELON HONED (GROUND) FACE / COLOR: PEPPERCORN TO MATCH EXISTING
116	FOOTING AND STEM WALL PER STRUCTURAL DETAIL 17/S302
117	ROUTE POWER/DATA CONDUITS UNDERGROUND TO INTERIOR OF SIGN CABINET(S). ALL CONDUITS TO BE CONCEALED FROM VIEW. EXTEND POWER CONDUIT FROM EXISTING IN-GROUND ELECTRICAL BOX. SEE SPECIFICATIONS FOR FULL ELECTRICAL SCOPE OF WORK. PROVIDE 1-1/2" EMPTY CONDUIT WITH PULL STRING FROM IN-GROUND DATA BOX TO SIGN INTERIOR FOR FUTURE DATA CONNECTION



Sign Area Method of Measurement:

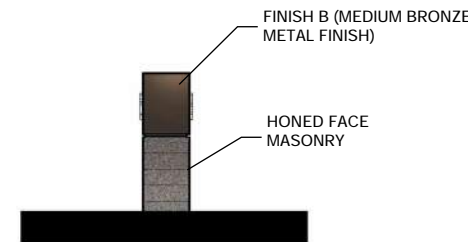
Individual letters of unframed sign are mounted directly to the sign structure; thus, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

SECONDARY GROUND SIGN



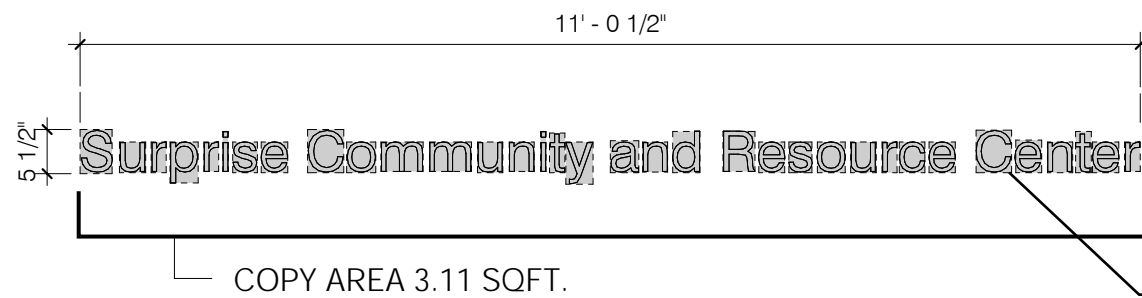
4 SECONDARY GROUND SIGN SIDE ELEVATIONS (OPPOSITE SIDE SIMILAR)
1/4" = 1'-0"

5 SECONDARY GROUND SIGN END ELEVATIONS (OPPOSITE END SIMILAR)
1/4" = 1'-0"



SECONDARY GROUND SIGN SIDE ELEVATIONS (OPPOSITE SIDE SIMILAR)
1/2" = 1'-0"

SECONDARY GROUND SIGN END ELEVATIONS (OPPOSITE END SIMILAR)
1/2" = 1'-0"



Sign Area Method of Measurement:

Individual letters of unframed sign are mounted directly to the sign structure; thus, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

PROJECT FINISHES



Sign Cabinet Finish A
Match Dryvit EIFS 105 Suede



Sign Cabinet Finish B
Medium Bronze Metal Finish



Sign Cabinet Finish C
Charcoal Metal Finish



Brush Aluminum Text

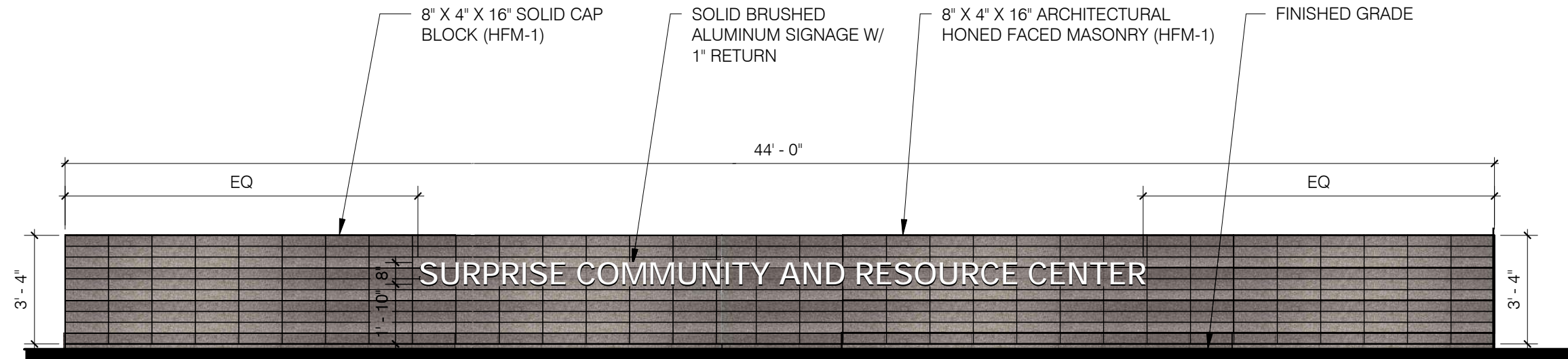


Cast-in-place Concrete



Honed Face Masonry
Echelon honed (ground) face
color: peppercorn to match existing

TERTIARY GROUND SIGN



MONUMENT CMU WALL - ELEVATION
1/4" = 1'-0"



Sign Area Method of Measurement:

Individual letters of unframed sign are mounted directly to the sign structure; thus, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

SHADED AREA REPRESENTS SIGN AREA

Citizen Participation Report

FS25-0835

Comprehensive Sign Program
Surprise Community & Resource Center

CIP P51010

Project Owner

City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Location

Surprise Community and Resource Center
12641 West Santa Fe Drive
Surprise, AZ 85378

Contacts

Human Service & Community Vitality – Seth Dyson and Deb Perry
CIP – Armando Lopez

Meeting Details

The Citizen Outreach Meeting took place on Wednesday, November 12, 2025 at the Villanueva Recreation Center at 6 p.m.

Twenty-two mailings went out to the residents located within 300 feet of the project site. Names and addresses are on file with the Community Development Department, Planning Division.

Public notice signage was posted on the site on October 28th notifying the neighborhood of the upcoming meeting. One sign was placed on the corner of Hollyhock Street and Santa Fe Drive. The other sign is located on Santa Fe Drive. (Affidavit and photos attached)

In addition, the Planning Division placed an ad in the newspaper 15 days prior to the Outreach Meeting.

One resident attended the meeting; however, there were no questions related to signage, only to the services that will be provided at the new center.

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0835
Project Name: Multi-generational Community + Resource
Project Location: 12641 W. Santa Fe Dr. Center
Date Removed: _____

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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

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

Deborah Perry _____ 10-28-25
Owner / Application Signature Date

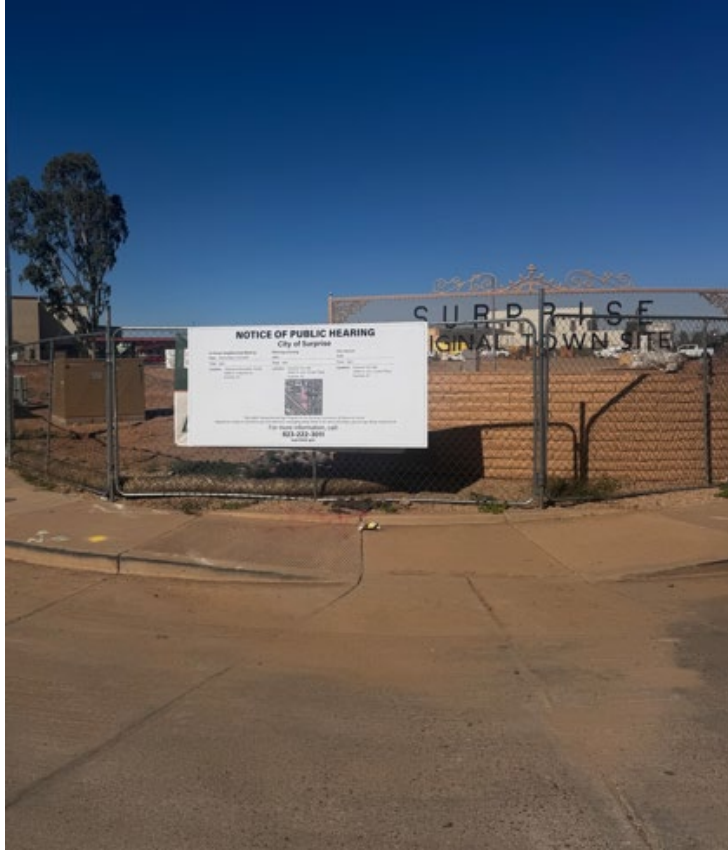
This instrument was acknowledged before me this 28th day of October,

20 25 by Deborah Perry _____



Danielle Osborne
Notary Public

My Commission Expires: November 17, 2027



AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0835
Project Name: Multi-generational Community + Resource Center
Project Location: 12641 W. Santa Fe Dr.
Date Posted: 1/20/26

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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

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

Debra Sperry 1/27/26
Owner / Application Signature Date

This instrument was acknowledged before me this 22nd day of January 2026 by Sharla Sanders

Sh Sanders
Notary Public



My Commission Expires: 4/7/2028

NOTICE OF PUBLIC HEARING

City of Surprise

In-Person Neighborhood Meeting

Date: Wednesday, 11/12/2025

Time: 6pm

Location: Villanueva Recreation Center
15660 N. Hollyhock St.
Surprise, AZ

Planning & Zoning

Date: 02/19/2026

Time: 6pm

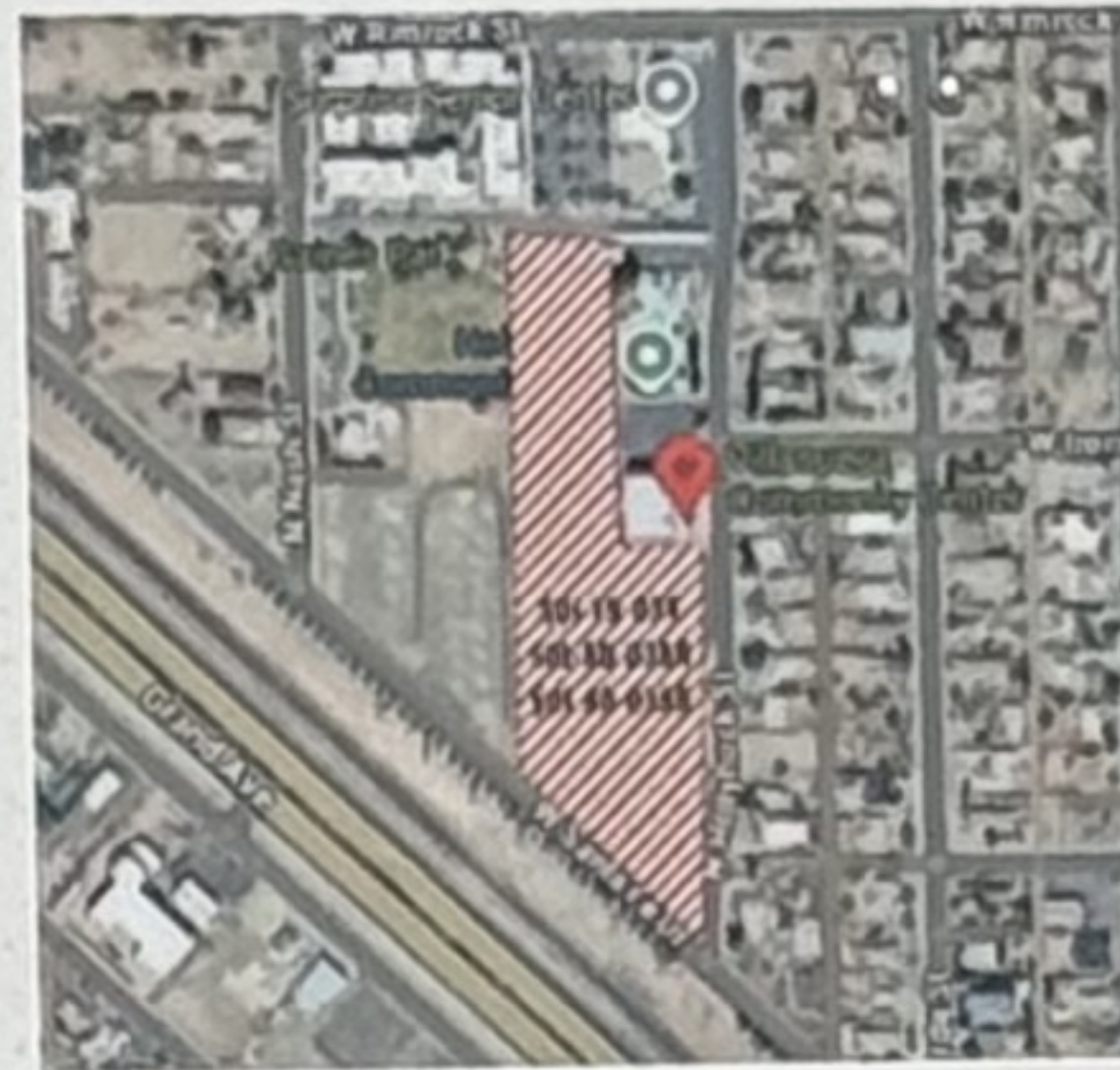
Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ

City Council

Date: 03/03/2026

Time: ~~6pm~~ 5pm

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ



FS25-0835 Comprehensive Sign Program for the Surprise Community & Resource Center.
Request for a Class VI monument sign with electronic messaging along Santa Fe Dr. and a secondary ground sign along Hollyhock St.

For more information, call:

623-222-3011

surpriseaz.gov

NOTICE OF PUBLIC HEARING

City of Surprise

In-Person Neighborhood Meeting

Date: Wednesday, 11/12/2025

Time: 6pm

Location: Villanueva Recreation Center
15660 N. Hollyhock St.
Surprise, AZ

Planning & Zoning

Date: 02/19/2026

Time: 6pm

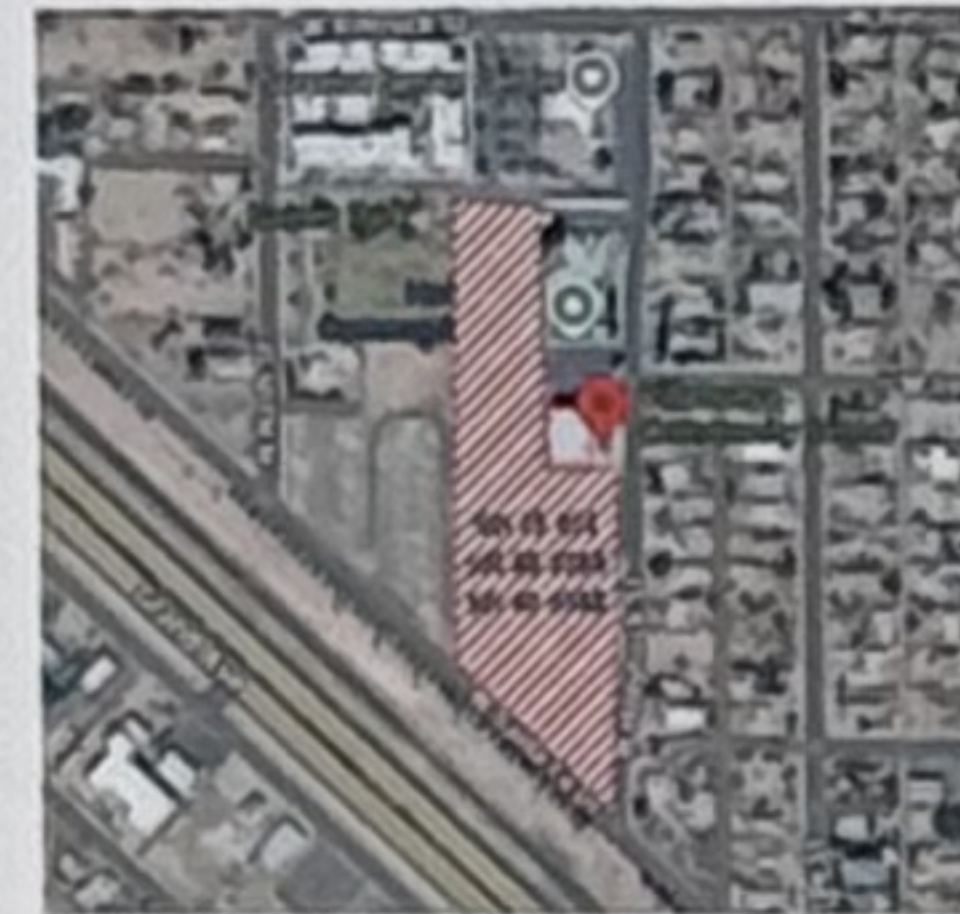
Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ

City Council

Date: 03/03/2026

Time: 5 pm

Location: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ



FS25-0835 Comprehensive Sign Program for the Surprise Community & Resource Center.
Request for a Class VI monument sign with electronic messaging along Santa Fe Dr. and a secondary ground sign along Hollyhock St.

For more information, call:

623-222-3011

surpriseaz.gov

FS25-0835

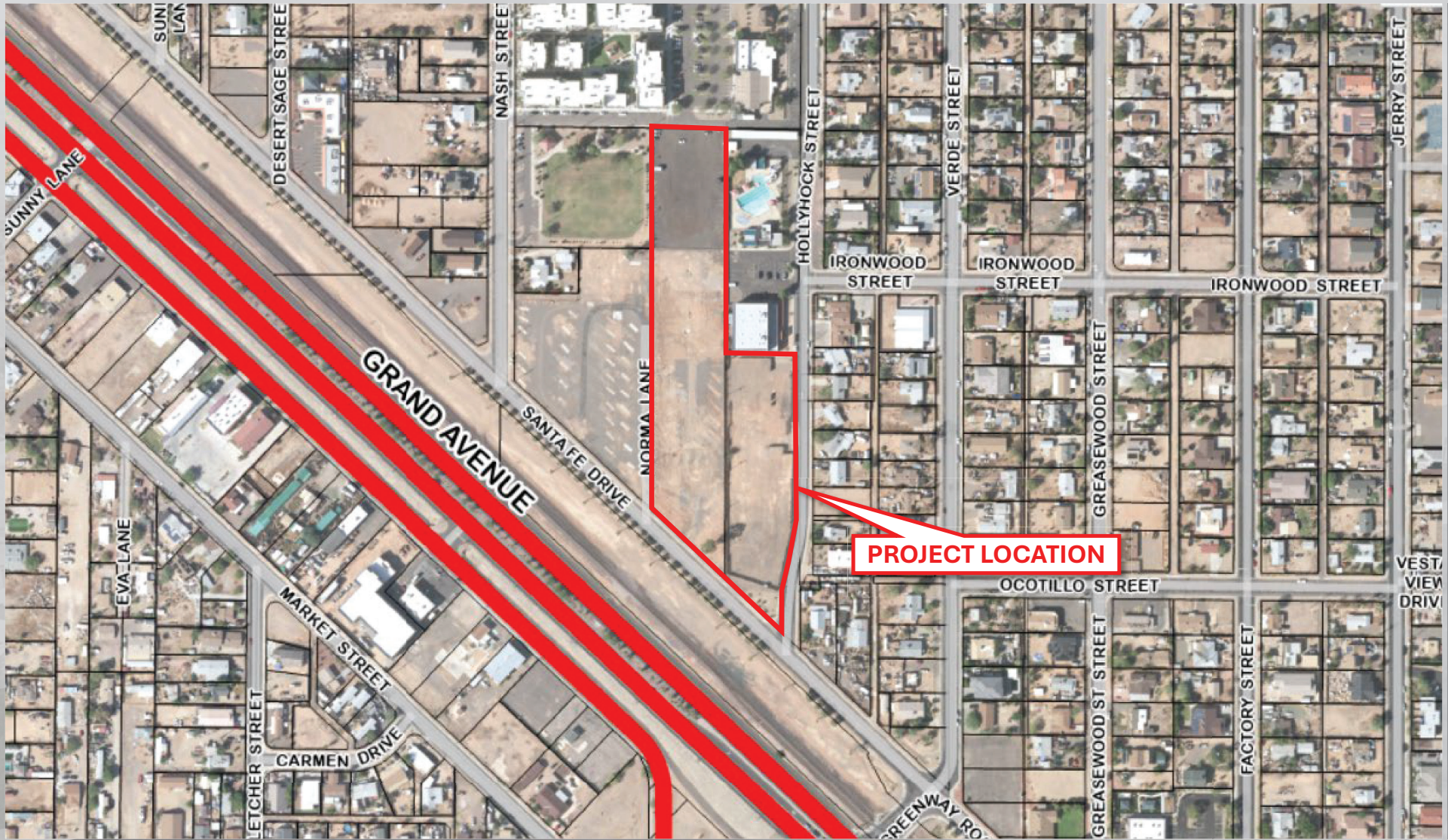
CIP Project P51010 Multi-Gen

Comprehensive Sign Program

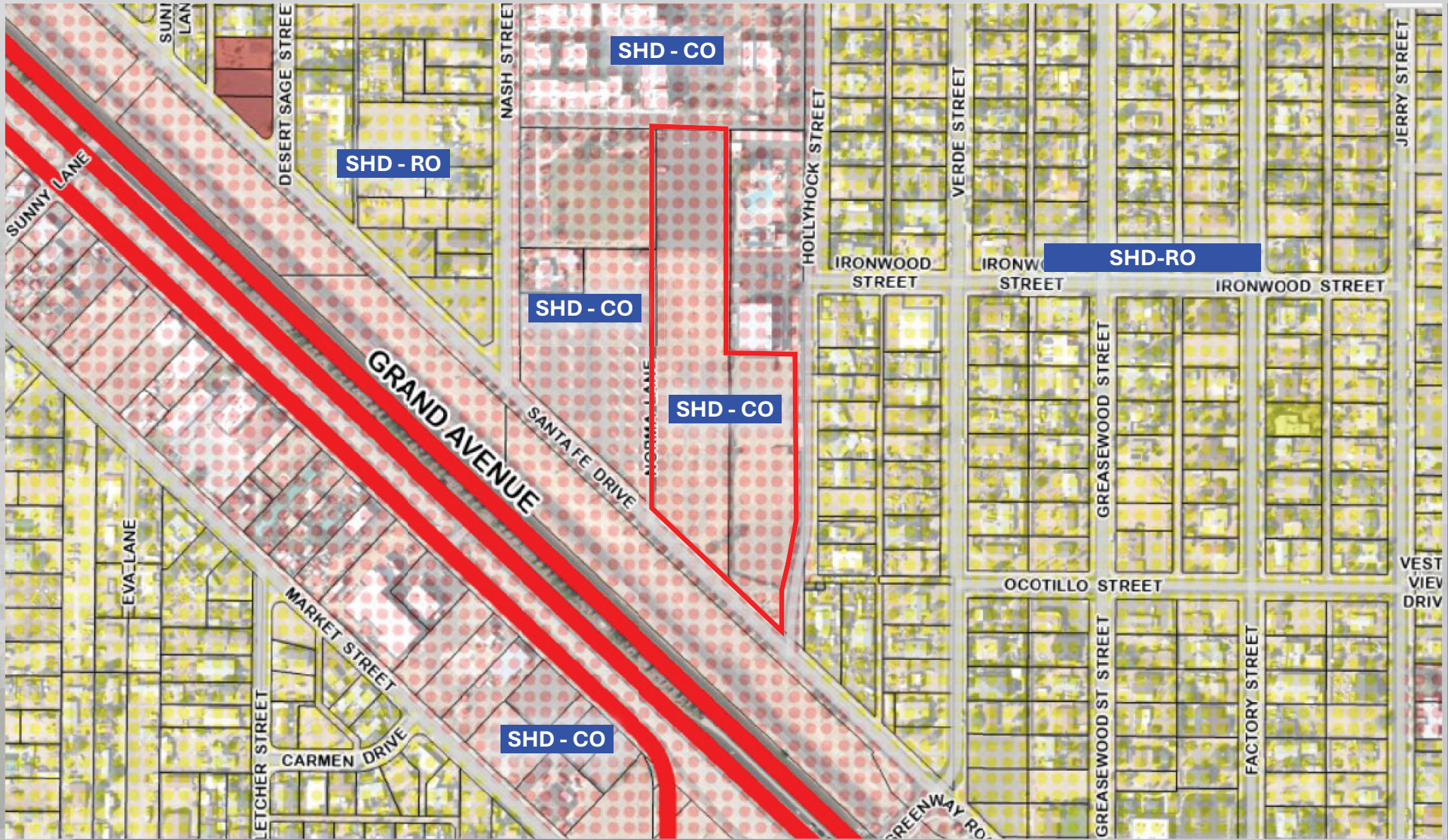
Planning & Zoning Commission

February 19, 2026

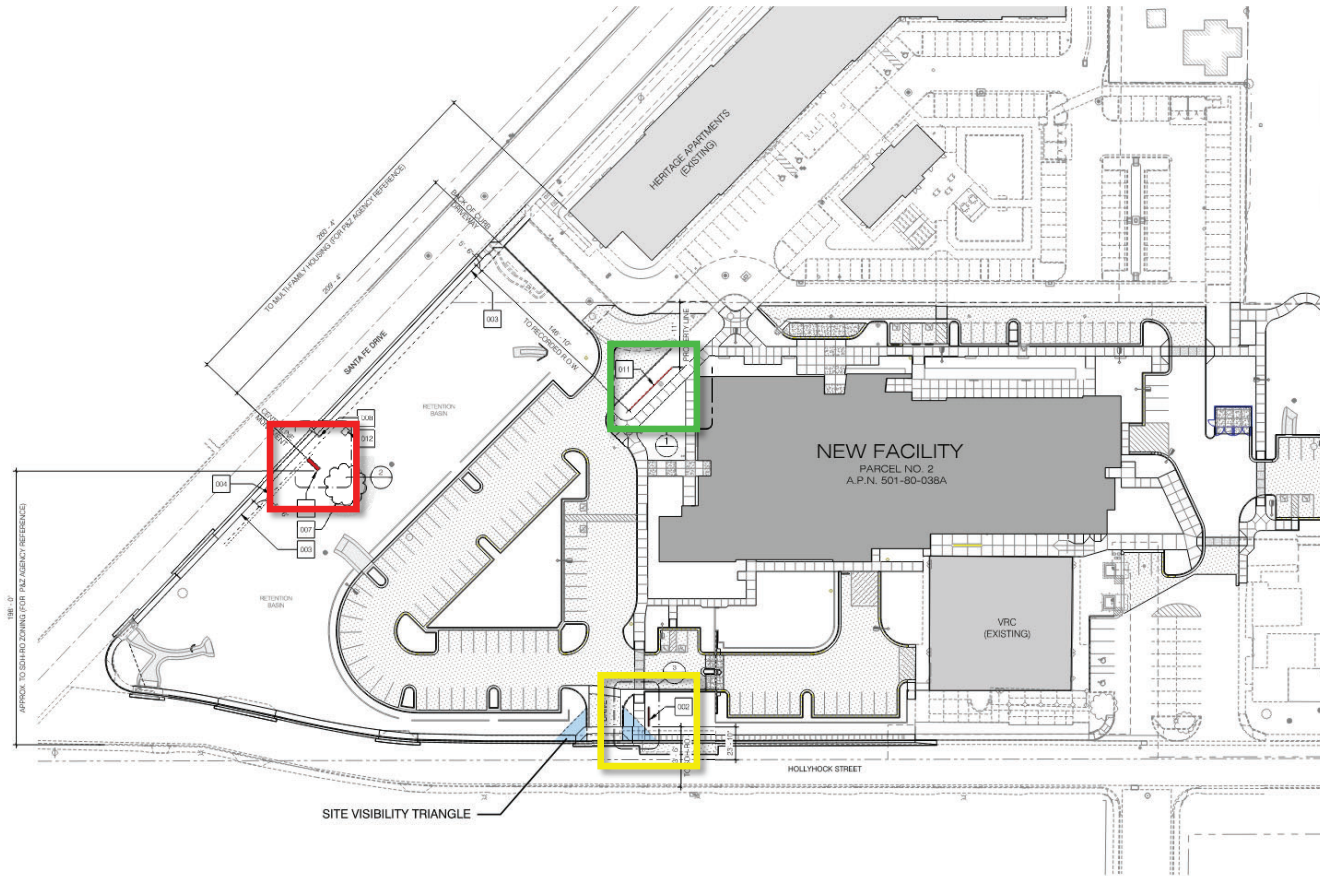




FS25-0835 VICINITY MAP



FS25-0835 ZONING MAP



KEYNOTES - NEW WORK	
001	PRIMARY MONUMENT SIGN
002	SECONDARY GROUND SIGN
003	BACK OF EXISTING SIDEWALK
004	LINE OF EXISTING RECORDED RIGHT-OF-WAY
007	EXISTING TREE TO REMAIN
008	EXISTING STREET LIGHT TO REMAIN
011	TERTIARY GROUND SIGN
012	PROPOSED 10 KVA GROUND TRANSFORMER ON CONCRETE PAD

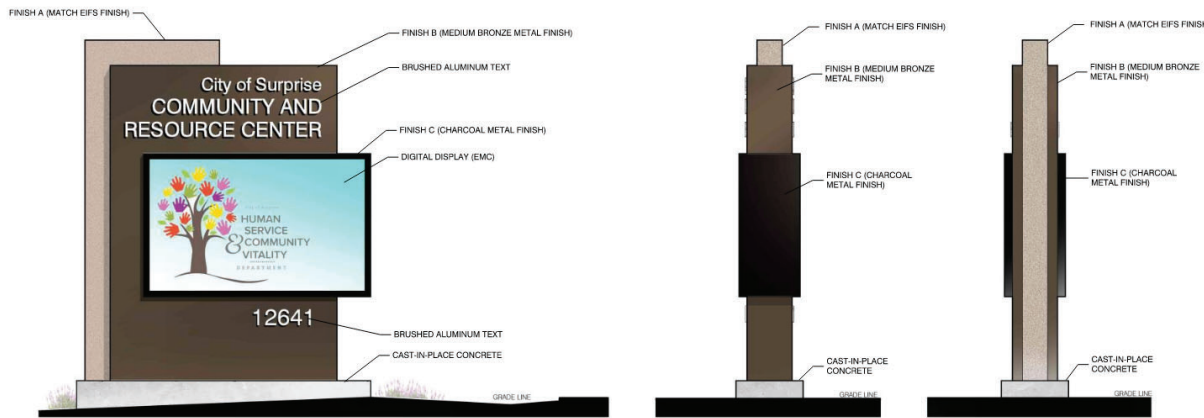
SIGN LOCATION SITE PLAN

1" = 80'



01 Jan. 2026
FS25-0835

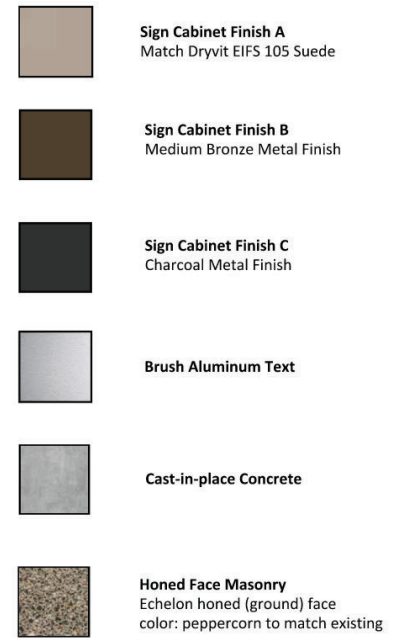
PRIMARY MONUMENT



The proposed primary monument sign is located in SHD-CO zoning approximately 198 feet from the nearest single-family residential zoning and 2 feet from the right-of-way line, in compliance with the setback requirements of the applicable code.

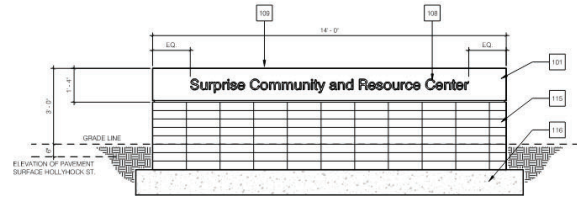
- Applicant notes that Class VI monument signs are permitted within non-residential SHD-CO zoning (109-1.9(c)(5)).
- Height: For Class VI signs, the Code permits 8'-0" at 80 feet from residential zoning, increasing 1'-6" per additional 10 feet, up to 17'-0" (with architectural elements above 15'-0"). At 198 feet, the allowable height is greater than 14'-2". The proposed sign height of 14'-2" is compliant for Class VI signs (109-1.9(c)(5)).
- Sign Area: For Class VI signs, the Code permits 36sq. ft. at 8'-0" in height, increasing by 12 sq. ft. per each additional foot of overall height, up to 120 sq. ft. At 14'-2", the maximum allowable sign area is greater than 100 sq. ft. The proposed sign area of 56 sq. ft. per side (including EMC) complies (109-1.9(c)(5)).
- Setback: The proposed sign is located 2 feet from the right-of-way line, meeting the minimum required setback. No conflict with public utility easements has been identified (109-1.9(c)(5)).
- Electronic Messaging Center (EMC): A Level 2 EMC is permitted in SHD-CO zoning and is included as part of the proposed sign (109-1.11).

PROJECT FINISHES

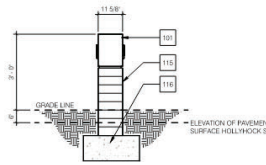


LDO	CSP
Max Height: 8' Allowed Sign Area: 32 sq. ft.	Height: 14' 8" Sign Area: 45.96 sq. ft.

SECONDARY GROUND SIGN



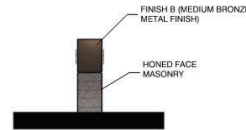
4 SECONDARY GROUND SIGN SIDE ELEVATIONS (OPPOSITE SIDE SIMILAR)
1/4" = 1'-0"



5 SECONDARY GROUND SIGN END ELEVATIONS (OPPOSITE END SIMILAR)
1/4" = 1'-0"



SECONDARY GROUND SIGN SIDE ELEVATIONS (OPPOSITE SIDE SIMILAR)
1/2" = 1'-0"



SECONDARY GROUND SIGN END ELEVATIONS (OPPOSITE END SIMILAR)
1/2" = 1'-0"









Sign Area Method of Measurement:

Individual letters of unframed sign are mounted directly to the sign structure; thus, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

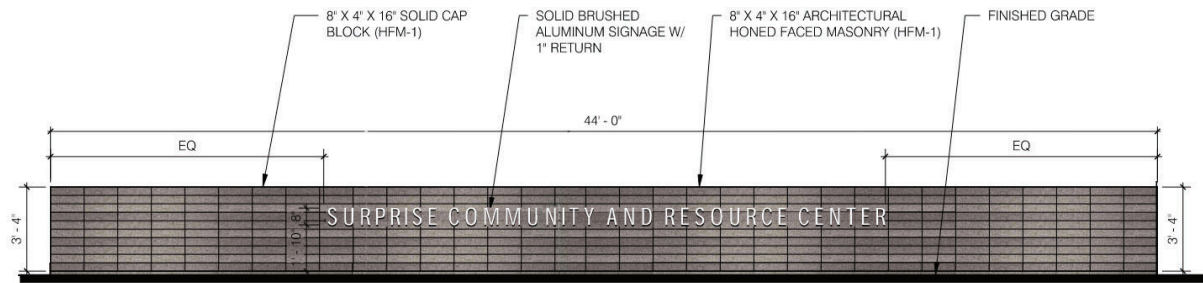
SHADED AREA REPRESENTS SIGN AREA

PROJECT FINISHES

-  **Sign Cabinet Finish A**
Match Dryvit EIFS 105 Suede
-  **Sign Cabinet Finish B**
Medium Bronze Metal Finish
-  **Sign Cabinet Finish C**
Charcoal Metal Finish
-  **Brush Aluminum Text**
-  **Cast-in-place Concrete**
-  **Honed Face Masonry**
Echelon honed (ground) face
color: peppercorn to match existing

LDO	CSP
Max Height: 6' Allowed Sign Area: 12 sq. ft.	Height: 3' Sign Area: 3.11 sq. ft.

TERTIARY GROUND SIGN



MONUMENT CMU WALL - ELEVATION
1/4" = 1'-0"



Sign Area Method of Measurement:

Individual letters of unframed sign are mounted directly to the sign structure; thus, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

LDO	CSP
Max Height: 6' Allowed Sign Area: 12 sq. ft.	Height: 3'-4" Sign Area: 12 sq. ft.

OUTREACH



Neighborhood Meeting

- November 12, 2025
- Villanueva Recreation Center
- 1 attendee

Recommendation

If the Commission recommends approval of the proposed CSP, case number FS25-0835, Staff recommends the Commission recommend approval subject to stipulations 'a' and 'b.'



Questions or Comments?

THANK YOU



SURPRISE
ARIZONA

STIPULATIONS

- a. Development and use of the site shall be consistent with the Comprehensive Sign Program entitled “Surprise Community Resource Center Comprehensive Sign Program”, prepared by Gabor Lorant Architects inc. dated January 1, 2026.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.