



**CITY OF SURPRISE**  
**Planning and Zoning Commission**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
 Thursday, June 18, 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 May 21, 2026, Planning and Zoning Commission Meeting Minutes. Community Development

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- 2. District 1  
 Consideration and action pertaining to a rezone of approximately 160 acres from Rural Residential (RR) to Residential Medium Density (R-2) for property generally located along the southwest corner of Deer Valley Road and 231st Avenue alignments. Case FS25-0750. Chris Sexton  
Community Development
- 3. District 1  
 Consideration and action pertaining to a rezone of approximately 422 acres from the Buena Vista Ranch Planned Area Development (PAD) and Rural Residential (RR) zoning districts to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2) zoning districts. Case FS24-1191. Chris Sexton  
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

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KRISTI PASSARELLI, CITY CLERK

POSTED: Friday, June 12 2026 @ 8:30 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**

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Council Meeting Date: June 18, 2026                      Contact Person:  
Submitting Department: Community Development    District: Internal  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action to approve or disapprove the May 21, 2026, Planning and Zoning Commission Meeting Minutes.

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**Motion:**

I move to approve the May 21, 2026, Planning and Zoning Commission Regular Meeting Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 5-21-2026 MINS
-

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**May 21, 2026 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on May 21, 2026.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Jeffrey Murray, City Attorney; Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Steven Faracias, Fire Inspector III; Chris Sexton, Senior Planner; Aslesha Basnet, Planner I; Sara Camarillo, Administrative Specialist, Sr. and Michelle Espie, Administrative Specialist.

**COUNCIL MEMBERS PRESENT:**

- Councilmember Johnny V. Melton - District 4
- Councilmember Jack Hastings - District 5

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- None

**D. STAFF REPORT**

- Trever Fleetham, Interim Assistant Director of Community Development, gave an updated target date of second meeting in June for the presentation of data centers and introduced Aslesha Basnet, Planner I, to the commission.

**CONSENT AGENDA:**

**Item 1 – Consideration and action to approve or disapprove the May 7, 2026, Planning and Zoning Commission Meeting Minutes.**

Commissioner Bash made a motion to approve the May 7, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

#### **REGULAR AGENDA ITEM – PUBLIC HEARING:**

#### **Item 2 – Consideration and action regarding a Conditional Use Permit with Site Plan for ‘vehicle service: minor repair’ use for a Brake Masters facility on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case #FS25-1012.**

Aslesha Basnet, Planner I, presented item 2 to the Commission.

Chair Chapman opened the public hearing.

- None

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

The Commission discussed the following:

- None

Commissioner Perry moved to approve the Conditional Use Permit with Site Plan for vehicle service: minor repair use for a Brake Masters facility, Case# FS25-1012, subject to stipulations ‘a’ through ‘e’ as outlined in the Staff Report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

#### **REGULAR AGENDA ITEM – NON-PUBLIC HEARING:**

#### **Item 3 – Presentation and discussion pertaining to a proposed Zoning Text Amendment ("ZTA") to the Surprise Land Development Ordinances ("LDO") to establish a new Battery (B) overlay zone related to Battery Energy Storage Systems ("BESS"). Case FS23-1041.**

Chris Sexton, Senior Planner, presented item 3 to the Commission.

Chair Chapman opened the non-public hearing to members of the community.

- Jeremy Akin, Development Manager with BayWa – expressed support for current zoning text and supports the city moving forward promptly with project.
- James Caulfield, Fire Risk Alliance – gave a brief overview of battery energy storage systems and willingness to provide facts and data if requested.
- Mathew Ragsdale, Key Capture Energy – spoke in opposition to the 1500 feet setback, as outlined in the draft.
- Mike Johnson, landowner in Surprise – recommended a 150-foot setback from residential and 50-foot setback from property lines.
- Autumn Johnson, Arizona Solar Energy Industries Association – expressed concerns regarding the draft ordinance’s lack of clearly defined scope and the restrictive nature of 1500 foot setback. She also recommended noise standard should be revised.
- James Jackson, NextEra Energy Resources – shared that the proposed setback is larger than industry standards.

- Sarah Noe, attorney representing NextEra Energy Resources (NEER) – addressed the approval process proposed.
- Cepand Alizadeh, Arizona Technology Council – expressed support for BESS and addressed the improved efficiency and safety. He requested reconsideration of 1500 foot setback.
- Kristiana Faddoul, Buckeye resident – shared support for BESS, requesting the lowering of the setback proposed, and addressed the potential for increased revenue and jobs within the city.

The Commission discussed the following:

- Acknowledgement of McMicken/ APS facility event
- Improvement of technology since the McMicken/ APS facility event
- Property values
- Overall safety concerns
- Economic impact/tax revenue
- Noise study/noise ordinance
- Lead versus lithium batteries
- Emergency response/evacuation plan
- UL testing of batteries
- Suppression activity/temperature control
- Setback suggestions
- Subjectivity of ordinance
- Industrial/standalone restrictions
- Plume analysis/air monitoring

The Commission’s consensus and direction to staff was to consider a 100-foot separation to existing dwellings in lieu of the presented 1,500 foot.

**CALL TO THE PUBLIC:**

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

- None

Chair Chapman closed the call to the public.

**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

- None

**ADJOURNMENT:**

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

Meeting adjourned at 7:37pm.

\_\_\_\_\_  
Ken Chapman  
Planning and Zoning Commission Chair

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

ATTEST BY: \_\_\_\_\_  
Sara Camarillo, Secretary

DATE: \_\_\_\_\_



**CITY OF SURPRISE**  
**Planning and Zoning Commission**

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Council Meeting Date: June 18, 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 160 acres from Rural Residential (RR) to Residential Medium Density (R-2) for property generally located along the southwest corner of Deer Valley Road and 231st Avenue alignments. Case FS25-0750.

---

**Motion:**

I move to recommend approval of the Rezone for Surprise 160, Case FS25-0750, subject to stipulations 'a' and 'b' as outlined in the Staff Report.  
I move to recommend denial of the Rezone for Surprise 160, Case FS25-0750, because insert reason.

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**Background:**

RVi Planning and Landscaping Architecture, LLC, requests a rezone of approximately 160 acres from Residential Rural (RR) to Residential Medium Density (R-2). The project is located along the southwest corner of Deer Valley Road and 231st Avenue alignments.

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 00-FS25-0750 Surprise 160-Rezone-revised Staff report
  2. 01-FS25-0750 Surprise 160 Rezone-Vicinity Map
  3. 02-FS25-0750 Surprise 160 Rezone-Existing Zoning Map
  4. 03-FS25-0750 Surprise 160 Rezone-Proposed Zoning Map
  5. 04-FS25-0750 Surprise 160 Rezone-Zoning Narrative
  6. 05-FS25-0750 Surprise 160 Rezone-Luke AFB Comments
  7. 06-FS25-0750 Surprise 160 Rezone-Citizen Participation Report
  8. 07-FS25-0750 Surprise 160 Rezone - Affidavit of Posting
  9. FS25-0750 Surprise 160 Rezone-PZ PowerPoint
-

# Rezone

## Report to the Planning and Zoning Commission

<b>Case:</b>	<b>FS25-0750</b>
<b>Project Name:</b>	Surprise 160 - Rezone
<b>Council District:</b>	1- Acacia
<b>Meeting Date:</b>	<b>June 18, 2026</b>
<b>Planner:</b>	Chris Sexton, Senior Planner
<b>Owner:</b>	Jewel Investment Company LP/ET AL
<b>Applicant:</b>	RVi Planning + Landscaping Architecture
<b>Request:</b>	Rezone of approximately 160 acres from Rural Residential (RR) to Residential Medium Density (R-2)
<b>Site Location:</b>	Generally located at the southwest corner of 231st Avenue and Deer Valley Road alignments
<b>Site Size:</b>	160 gross acres (approx.)
<b>General Plan Conformance:</b>	The proposal is consistent with the Surprise General Plan 2040
<b>Support/Opposition:</b>	Refer to the attached Citizen Participation Report
<b>Staff Recommendation:</b>	If the Commission wishes to recommend approval of the proposed Rezone, Case FS25-0750, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

### **Project Description:**

RVi Planning and Landscape Architecture (the “Applicant”) requests a rezone of approximately 160 acres from Rural Residential (RR) to Residential Medium Density (R-2) (the “Project”). The Project is located along the southwest corner of Deer Valley Road and 231st Avenue alignments.

**Background:**

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

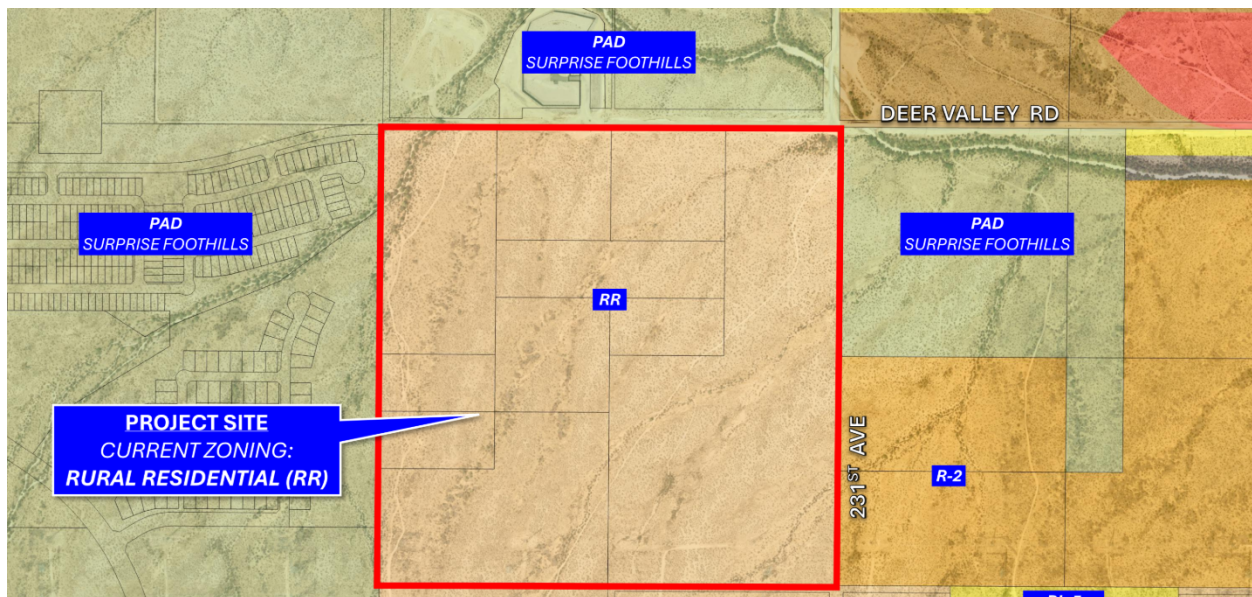
**June 26, 2025:** A concept review meeting was held with the Applicant under case CR25-0469.

**September 2, 2025:** The Applicant filed the rezone request under case, FS25-0750, the subject case.

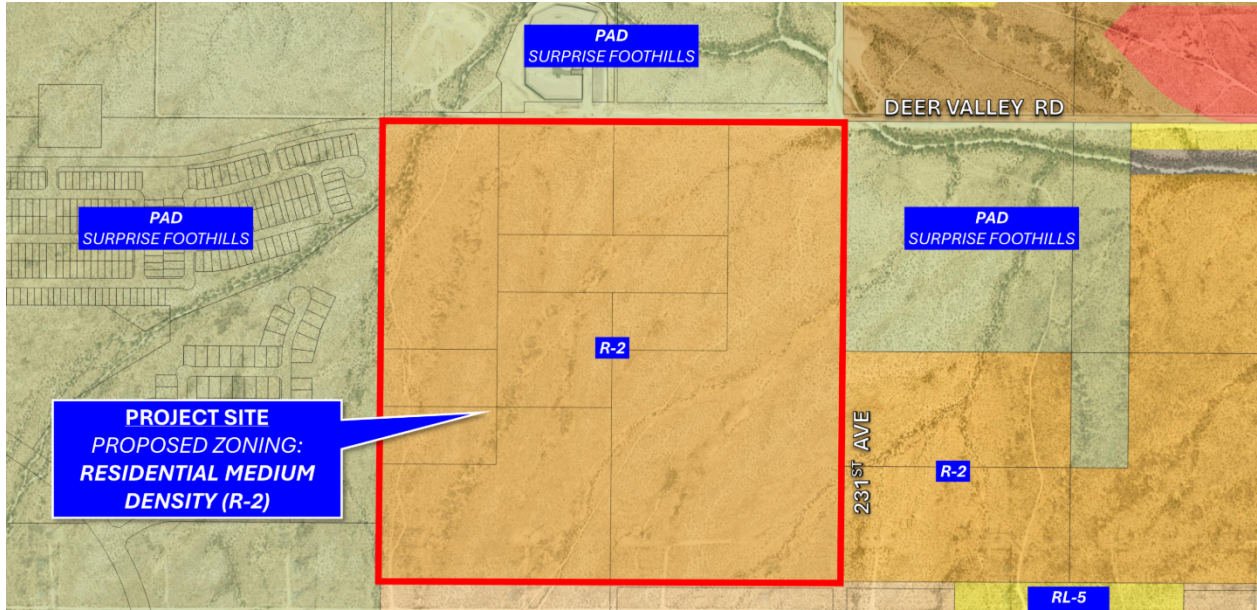
**January 14, 2026:** The Applicant held a neighborhood outreach meeting to discuss the Project.

**Analysis and Discussion:**

The subject request is for a rezone of approximately 160 acres on ten (10) undeveloped parcels from Rural Residential (RR) to Residential Medium Density (R-2).



**Existing Zoning**



***Proposed Zoning***

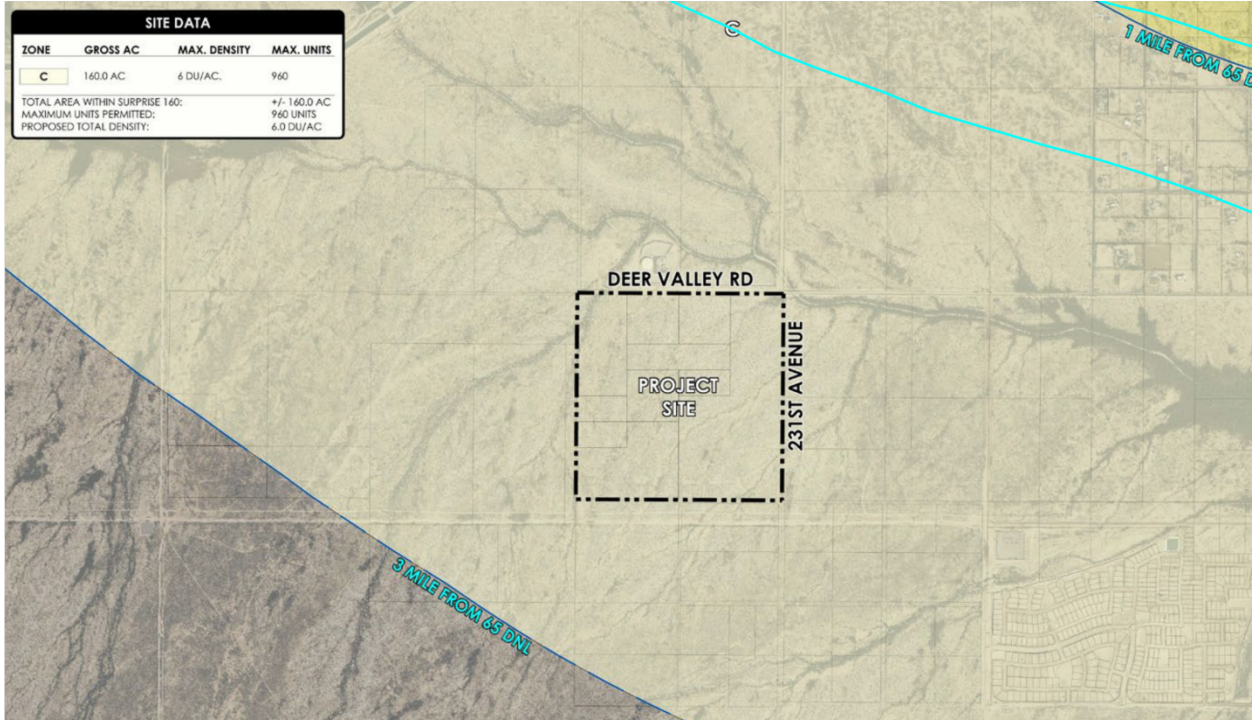
The Project proposes a rezoning from Rural Residential (RR) to Residential Medium Density (R-2). The future development of the subject property will adhere to the applicable development standards of the R-2 zoning district, as outlined in Section 106-2.4 of the City of Surprise Land Development Ordinance (“LDO”), at the time of development. The following table shows the current development standards of the R-2 zoning district.

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

Lot Categories	A <sup>4</sup>		B <sup>4</sup>	C	D
General Plan Compatibility	Urban		Suburban	Suburban	Suburban
Lot area <sup>1</sup> (sf)	Single-family & Townhouse: 800-4,949	Duplex & Triplex: 4,000 – 4,949	4,950 – 7,999	8,000 – 11,999	≥ 12,000
Min. lot width (sf)	35		45	70	80
Min. front setback <sup>2</sup> (ft)	10		12	12	15
Max. front setback (ft)	25		25	25	30
Min. rear setback <sup>2</sup> (ft)	10		15	20	20
Min. side setback <sup>2</sup> (ft)	5 <sup>3</sup>		5 & 8 <sup>2,3</sup>	5 & 10	10
Min. street side setback <sup>2,6</sup> (ft)	10		10	10	10
Max. bldg. height (ft)	35		35	35	35
Open space (% of gross acres of residential development) <sup>4</sup>	25%		20%	20%	20%
Notes:					
1.	At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category's respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800 sf.				
2.	Grage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback three (3) feet from alley edge line. Any portion of the 3-foot setback that is not a part of a driveway or walkway shall be fully landscaped. Walkways providing access to dwelling entryways may be located within the landscaped area.				
3.	May be reduced to zero feet setback from single-family dwellings as attached building and separated by a common wall along the property line, and townhouses. End units must maintain the larger setback.				
4.	The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.				
5.	Residential development projects exceeding 150 total lots (including those with separate development parcels) shall contain no more than fifty (50) percent of lots that are less than forty (40) feet wide as calculated across whole subdivisions or preliminary plats and will include mitigating designs outlined in Chapter 108 of this ordinance.				
6.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.				

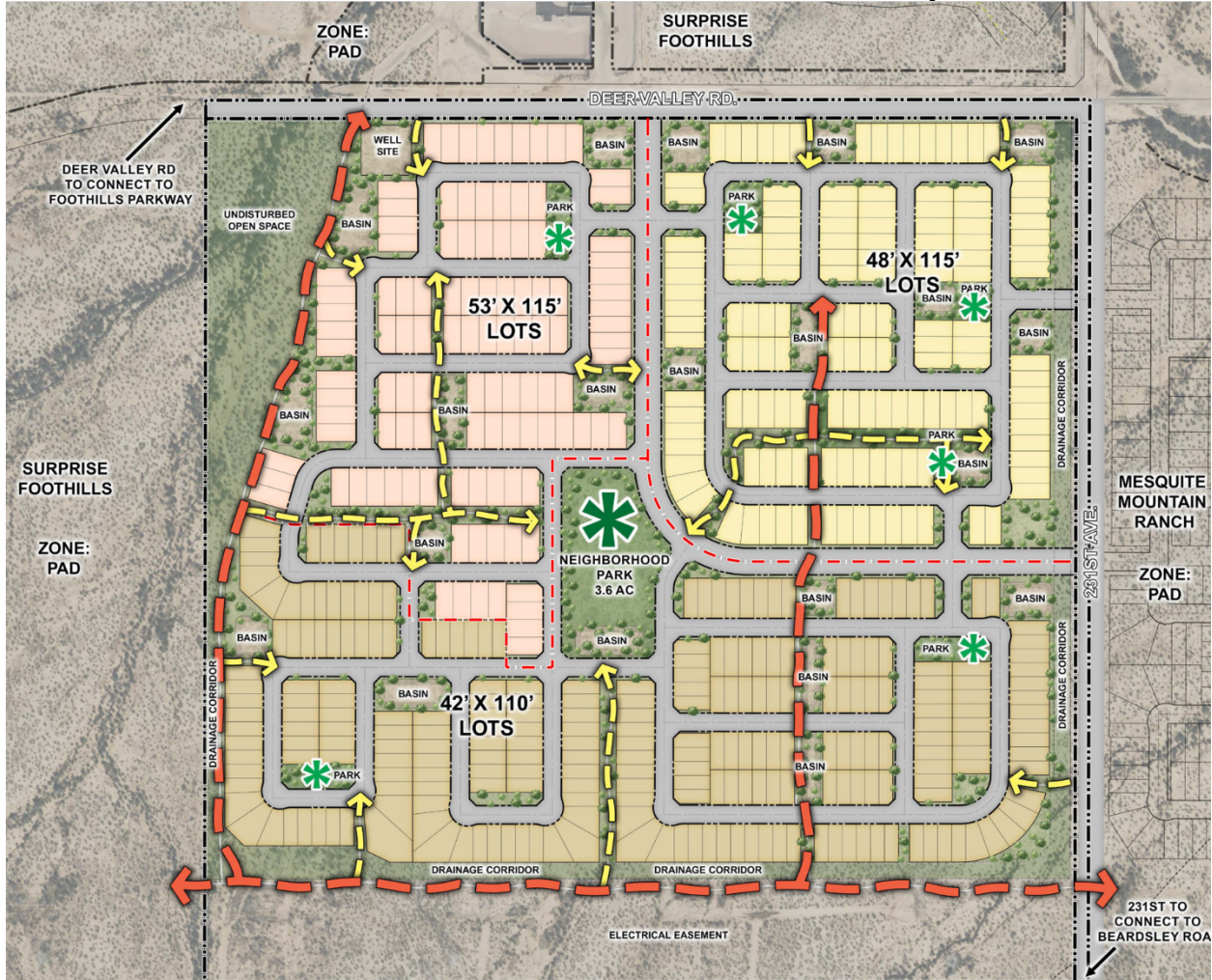
**Density:**

Due to the Project's proximity to the Luke Air Force Base Auxiliary 1 Field, this Project is subject to the Luke Air Force Base Graduated Density Concept (GDC). The site is entirely located within the 0-6 dwelling units per acre (DU/AC) density band. The maximum unit count allowed is 960 dwelling units however this will not take into account the physical constraints of the site including floodplain or floodways, open space requirements and right-of-way dedications. The actual lot count will be determined during the preliminary and final platting process.



**Open Space and Amenities:**

The conceptual open space plan depicts open space and amenities for the proposed Project. The future development shall adhere to the open space and amenity requirements of the LDO, PEDS, the Parks and Recreation Master Plan, and the General Plan 2040 regarding open space minimums, required trails, landscaping, and amenities. These elements will be reviewed in detail at the time of Preliminary Plat review.



**Roadways:**

This Project is bordered by the future alignments of Deer Valley Road to the north and 231st Avenue to the east. At the request of the City’s Transportation Department, the Applicant submitted a Traffic Impact Analysis (“TIA”) with the Rezone application. The TIA was reviewed by Transportation staff. During preliminary plat stage, the developer will be responsible for submitting a Master Street Plan identifying turn lanes, medians, and street widths, along with a site circulation plan addressing vehicular, pedestrian, and emergency access. These plans will demonstrate a minimum of two vehicular access points connecting the site to the existing roadway network.

The developer will ensure adequate primary and secondary access for the development. The developer will be responsible for the design, acquisition of right-of-way, and construction of a minimum two-way roadway with shoulders for each of the following roadways, in the event such improvements have not already been constructed: 231st Avenue from Beardsley Road to Deer Valley Road; Deer Valley Road to Foothills Parkway; and Foothills Parkway to Sun Valley Parkway.

**Utility and Services Table:**

<b>Electric:</b>	Arizona Public Service
<b>Water:</b>	City of Surprise
<b>School District</b>	Wickenburg School District

**Conformance with Adopted Plans:**

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

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

This Project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the residential development pattern established in the vicinity of the parcel.

**Reviewing Agencies:**

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

**Citizen Outreach:**

An outreach meeting was scheduled and held on January 14, 2026, at Willow Canyon High School. The meeting was advertised with both City and State requirements. There

was one (1) attendee with staff present. The concerns and questions that were expressed for the overall area were the proposed zoning, zoning for surrounding developments, growth in the area, transportation, and drainage.

**Summary:**

The proposed Rezone request is for the development of future medium density residential. The Project is consistent with the manner and intent of the Surprise Municipal Code and the General Plan 2040. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

**Findings:**

- The proposed Rezone is consistent with and will advance the goals of the Surprise General Plan 2040.
- The proposed Rezone is consistent with the LDO.
- The reviewing agencies have indicated no objections.

**Staff's Recommendation:**

Based on the findings noted above, if the Commission wishes to recommend approval of the proposed Rezone, Case FS25-0750, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations 'a' and 'b' as outlined below:

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Surprise 160," prepared by RVi Planning + Landscape Architecture, and received May 4, 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.

Should the Commission wish to recommend **Denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

*Recommended motions:*

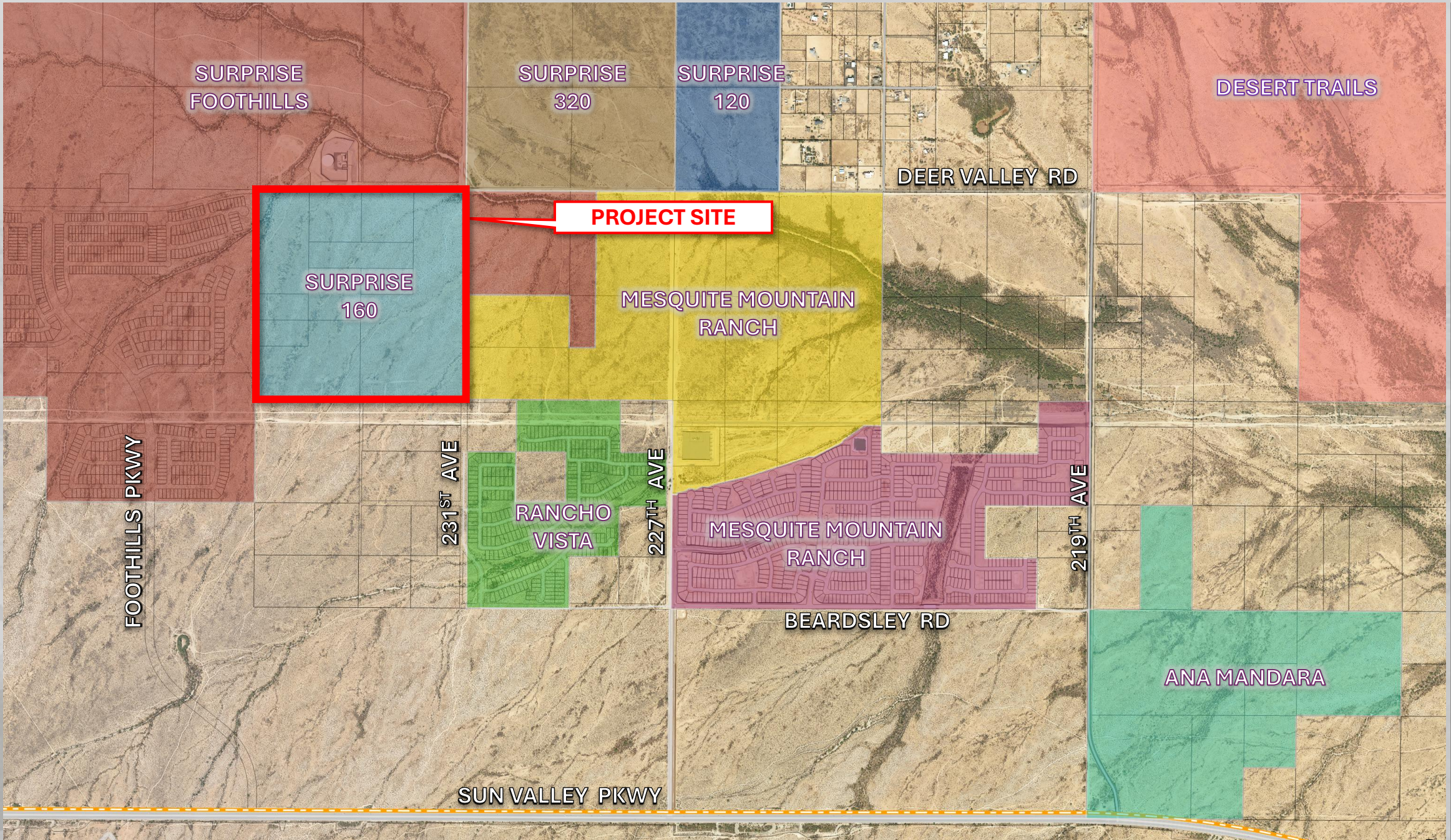
I move to recommend approval of the Rezone for Surprise 160, Case FS25-0750, subject to stipulations (a) and (b) as outlined above in this Staff Report.

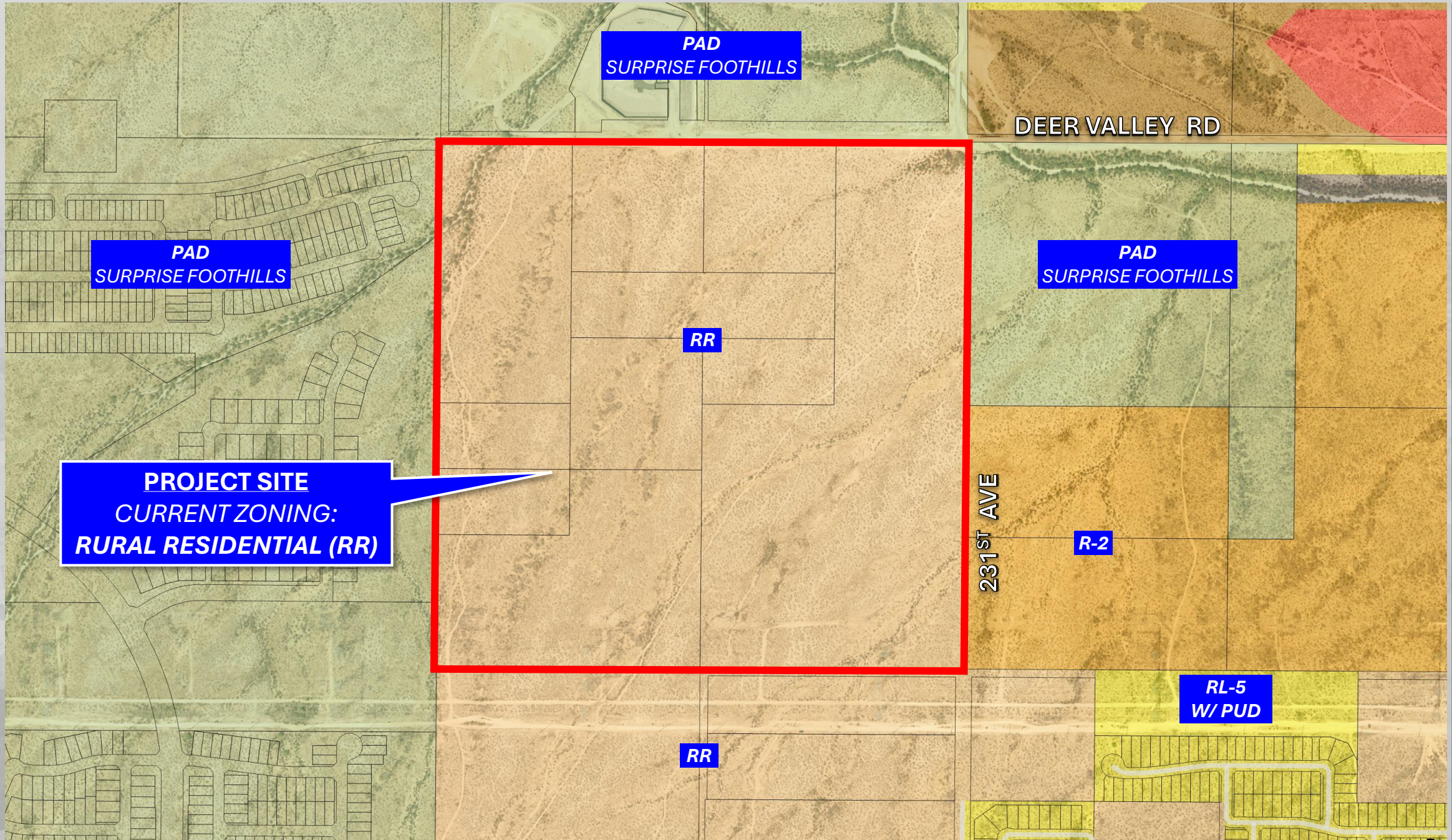
I move to recommend denial of the Rezone for Surprise 160, Case FS25-0750, because insert reason.

**Attachments:**

- 01 Vicinity Map
- 02 Existing Zoning Map
- 03 Proposed Zoning Map

- 04 Zoning Document
- 05 Luke AFB comments
- 06 Citizen Outreach Report – REDACTED
- 07 Affidavit of Site Posting  
PPT





**PAD**  
SURPRISE FOOTHILLS

DEER VALLEY RD

**PAD**  
SURPRISE FOOTHILLS

**PAD**  
SURPRISE FOOTHILLS

**RR**

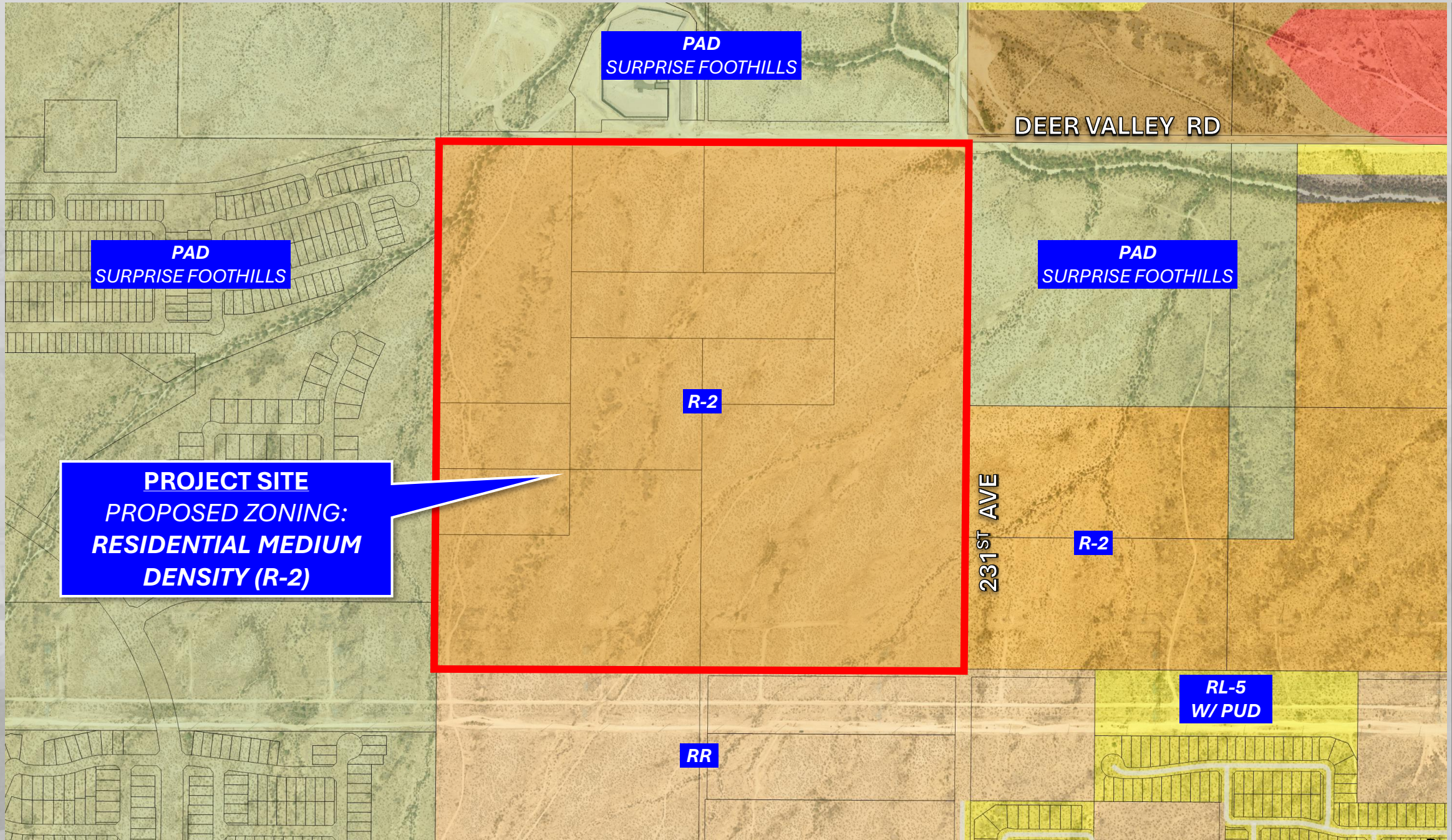
**PROJECT SITE**  
CURRENT ZONING:  
**RURAL RESIDENTIAL (RR)**

231ST AVE

**R-2**

**RL-5**  
W/ PUD

**RR**



# SURPRISE 160

## REZONING NARRATIVE

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

CASE #: FS25-0750

SUBMITTAL: MAY, 2026



PRESENTED BY:



Open the Outdoors



ATWELL



United Civil Group

# APPLICANT TEAM

## PROPERTY OWNER / DEVELOPER

**Lisa Kazan**

Trenton Management Company  
2415 E. Camelback Road, Ste. 700  
Phoenix, Arizona 85016  
Phone: 602-346-5091  
Email: lisakazan@prodigy.net

## LAND PLANNING

**RVi Planning + Landscape Architecture**

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Scottsdale, AZ 85251  
Phone: 480.586.2349  
Email: mreddie@rviplanning.com / jmiller@rviplanning.com

## LEGAL / ZONING ATTORNEY

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

## ENGINEER

**Atwell, LLC**

Mike Park  
4700 E. Southern Avenue  
Mesa, AZ 85206  
Phone: 602.350.0311  
Email: mikepark@atwell-group.com

## TRAFFIC

**United Civil Group**

Keith Winney, P.E.  
2803 N. 7th Avenue  
Phoenix, AZ 85007  
Phone: 602.821.8596  
Email: kwinney@unitedcivilgroup.com

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- Figure 2: Regional Vicinity Map
- Figure 3: 2040 General Plan Land Use Map
- Figure 4: Existing Zoning Map
- Figure 5: Luke Air Force Base Graduated Density Analysis
- Figure 6: Proposed Zoning Map
- Figure 7: Regional Transportation Plan

# 1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of Jewel Investment Company, LP, is pleased to submit this rezoning application for Surprise 160 to change the zoning from Residential Rural (RR) to Residential Medium Density (R-2) in accordance with the City of Surprise Land Development Ordinance. The 160.1 gross-acre subject site is located along the southwest corner of the 231st Avenue and Deer Valley Road alignments.

The APN's associated with this request are:

- 503-80-006E     • 503-80-006M
- 503-80-006H     • 503-80-006N
- 503-80-006V     • 503-80-006P
- 503-80-006W     • 503-80-006U
- 503-80-006G     • 503-80-006T

See **Figure 1: Aerial Photograph of Site** for the property boundary and assessor parcels that comprise the overall project.

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 property Site Analysis, Proposed Zoning Plan, 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 site is currently zoned Rural Residential (RR) and is vacant. Aside from the water campus bordering a portion of the northern property line, the subject site is predominately surrounded by vacant land.

Within the immediate vicinity, the subject site borders two Planned Area Development (PAD) zoned communities, Surprise Foothills to the north and west and Mesquite Mountain Ranch to the east. Phase 1 of Surprise Foothills is located immediately west of

the property and is currently under construction for single-family homes. Mesquite Mountain Ranch is currently in the rezoning process from PAD to R-2 zoning where adjacent to Surprise 160, but at the time of this submittal, has not been approved and is currently zoned PAD with the intent to develop single-family homes. The property along the southern perimeter is zoned R-R. The community to the northeast, Surprise 320, is zoned a combination of Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2) with the R-3 zoning district immediately adjacent at the southwest corner of the property. Additionally, Rancho Vista, while not immediately adjacent, is located to the southeast, is zoned PAD and is currently under construction for single-family homes.

See **Figure 2: Regional Vicinity Map** for the location of the property and surrounding context.

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

The 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. See **Figure 4: Existing Zoning Map** for current zoning on the property and surrounding area.

**TABLE 1: EXISTING AND SURROUNDING LAND USES**

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods	Rural Residential (RR)	Vacant
North	Neighborhoods	Surprise Foothills(PAD)	Vacant
South	Neighborhoods	Rural Residential (RR)	Vacant
West	Neighborhoods	Surprise Foothills (PAD)	Single-Family Residential
East	Neighborhoods	Mesquite Mountain Ranch (PAD)*	Vacant

**Existing Pre-Development Conditions**

The Site is currently native desert range land and is relatively flat with gentle slopes from the southwest to the northeast. Vegetation on site is relatively sparse with slightly heavier vegetation along the far northwest portion of the property adjacent to a wash corridor. There are a couple existing dirt roads on the property, and a 20’ roadway and utility easement along the northern and western perimeter of the property. There is an additional 20’ roadway and utility easement surrounding the south and east perimeter of Parcel 1 (APN #503-90-006H). There are also two electric utility easement along the southern portion of the property, including a 175’ electrical easement north of the southern perimeter and an additional 135’ electrical easement immediately to the north of the 175’ easement for a total of 310’ combined easements along the southern perimeter of the property. Residential development is not permitted within this easement, though drainage, retention, trails, and other uses may be permitted pending approval by the applicable utility companies.

**Drainage and Wash Corridors**

The subject property is located in the City of Surprise, Arizona, at the southwest corner of Deer Valley Road and the 231st Avenue alignment, with an APS electrical corridor to the south. The site generally slopes to the northeast at an average grade of 1.0 percent.

The project is located in Flood Hazard Zones “X-Shaded” and Zone “A”, as defined by the Federal Emergency Management Agency (FEMA).

The site is located in an area with multiple conveyance corridors. A significant corridor is located near the southwest corner (Wash 4 Split) and conveys flows generally in the northerly direction. Multiple minor flow corridors also traverse the site in a northeasterly direction.

A Preliminary Drainage Report has been prepared and is included with the rezoning submittal package as a separate attachment. This Preliminary Drainage Report conceptually estimates channel sizes for each of these flow corridors impacting the site.

**Existing Roads, ROW and Utilities**

The subject site is located at the southwest corner off 231st Avenue and Deer Valley Road. Along the northern perimeter, Deer Valley Road has been partially improved adjacent to the property, primarily for access to the water campus immediately to the north. Various roadway improvements in the general vicinity of the site are in various stages of design and construction, including portions of Deer Valley Road to the north, 227th Avenue, 231st Avenue to the east, Beardsley Road to the south, and Foothills Parkway to the west.

**Water and Sewer Service**

Surprise 160 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.

Water for the Project will be provided by the City of Surprise from the Surprise Foothills Water Campus. A Preliminary Water Report has been prepared and is included with the rezoning submittal package as a separate attachment. The design criteria used in the Preliminary Water Report is based on the City of Surprise Water Master Plan Preparation Guide (Revised February 2010). Total demand, including irrigation water, is estimated to be 569,280 gpd. There are currently several subdivisions in various states of planning and construction surrounding Surprise 160 site. As such, it is anticipated that a 20-inch water line

will be installed and operational along Deer Valley Road. It is also anticipated that this project will install a 12-inch water line in the adjacent portions of 231st Avenue. The water distribution system for the project will consist of a looped system comprised of 8-inch pipe with points of connection to the 20" line in Deer Valley Road and the 12-inch line in 231st Avenue.

Sewer for the Project will be provided by the City of Surprise at SPA3 – Water reclamation Facility (WRF). A Preliminary Sewer Report has also been prepared and included with the rezoning submittal package as a separate attachment. As-builts for Deer Valley Road show an existing 24-inch line from 235th Ave to 227th Ave, enlarging to a 36-inch pipe at 227th Avenue, and then enlarging again to a 42-inch pipe at 203rd Avenue to the WRF.

Both Reports, Preliminary Water and Preliminary Wastewater Reports, conceptually estimate demand for the project based on an approximated number of units in the development (538 units). Everything related to lotting at this point is purely conceptual in nature and will very likely change once a builder gets involved. Reports and Demand will be updated with Final Water and Wastewater Reports prepared with Final Construction Documents.

### **Fire, Police, and Refuse Service**

The Site is within the City of Surprise municipal service area and will receive fire, police, and residential refuse service from the city. The closest existing fire station is Station 303 located approximately 11 miles away. There are three planned fire stations near the Site, one within the adjacent Surprise Foothills development immediately north of the property, a second within the Desert Trails community near 219th & Pinnacle Peak Road, and a third within the Ana Mandara development near 219th Avenue and Beardsley Road.

### **School Districts**

The Surprise 160 community is in the Wickenburg Unified School District #9, which encompasses educational services ranging from elementary to high school. Festival Hills, the closest elementary school within the district, is approximately 3.5 miles from the subject site. However, there are two schools planned within the adjacent Surprise Foothills property and a third within the Desert Trails development to the east. The closest middle and high schools, Vulture

Peak Middle School and Wickenburg High School, are both located in Wickenburg.

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 160 have the option to attend schools within the Dysart and Nadaburg Districts, which may offer closer schools than those within the Wickenburg district.

### **Electricity**

Arizona Public Service (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. 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).

The applicant evaluated the GDC for the project and will follow the policies related to maximum densities within one of the three zones defined above. The Surprise 160 site falls within Zone C, allowing for up to 6 dwelling units per acre residential units or a maximum of 960 residential units are permitted in accordance with the GDC.

**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	0.0	4.0	0
C	160.1	6.0	960
<b>TOTAL</b>	<b>160.1</b>	<b>-</b>	<b>960</b>

See **Figure 5: Luke Air Force Base Graduated Density Analysis** for the location of the various noise contours and density restrictions associated with them overlaid on Surprise 160.

### 3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise Land Development Ordinance (LDO), the proposed project seeks to establish the R-2 residential zoning district for the property consistent with the LDO. No deviations are proposed as part of this application and all development will follow the R-2 district standards of the LDO and Planning and Engineering Design Standards (PEDS) Manual as prescribed.

#### Conceptual Development and Open Space Plan

The subject site will be laid out in consideration of the opportunities and constraints affiliated with the property and surrounding area. The historic wash that cuts through the site on the northwestern edge and flows north will be preserved. There will be three full access points into the site, two off 231st Avenue and one off of Deer Valley Road. The exact location of these access points will be determined at the preliminary plat stage, but will be coordinated to line up with the proposed developments adjacent to minimize conflicts. Landscape buffers will be provided along adjacent roadways in compliance with the LDO.

While this property is adjacent to Rural Residential zoned land along its southern perimeter, there are no existing residences immediately adjacent to the

property. Additionally, there is a 310' utility easement along the southern perimeter, providing a physical buffer to the RR property to the south. The properties to the north, west, and east have PAD zoning with R-1 and R-2 zoning classifications included, so no transitional buffer is necessary along those three sides.

Surprise 160 incorporates a variety of active and passive open space amenities within the community. Residents will enjoy amenities ranging from a central park, smaller local parks, connected trails, other passive and active spaces, and developed landscape areas.

Upon entry at one of the three access points, residents will be greeted with the sight of one of the community's open spaces. Trails will connect residents throughout the development, serving as links to the various amenity spaces connecting in both a north/south and east/west direction through the community. If permitted by the utility companies, this perimeter trail will activate a portion of the 310' wide utility easement and extend an existing trail alignment present along the southern perimeter of Mesquite Mountain Ranch to the east. These amenities will be incorporated and detailed further during the preliminary and final plat process as development occurs.

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

A future well site is planned along the northern perimeter of the property, just south of Deer Valley Road

#### Zoning Base Districts

The Residential Medium Density (R-2) zoning district is proposed for the property, in conformance with the General Plan and LDO. A detailed description of this district is provided below. See **Figure 4 and Figure 6: Existing Zoning Map and Proposed Zoning Map.**

A conceptual development (lotting) plan has been

provided as a separate attachment as an example of how the property may develop, including the variety of lot options, but the final lotting layout, unit count and density will be regulated by the LDO in accordance with the R-2 zoning district requirements. This falls within the Suburban Neighborhood category's allowed density range of 2.0 to 8.0 du/ac.

**Residential – Medium Density**

The residential medium density (R-2) zoning district allows for a variety of housing opportunities including detached and attached buildings, single-family dwellings, two-family dwellings, and three-family dwellings together with schools, parks, and public services necessary for a residential environment. The proposed zoning will allow for the development of all R-2 lot categories, subject to the density restriction per the Luke AFB Graduated Density Policy. The maximum unit count allowed is 960 per the Luke Air Force Base Compatibility Analysis, but the actual lot count will be determined during the preliminary and final platting process.

**General Development Standards**

All general development standards within the Surprise LDO and PEDS will govern the development, and no deviations are proposed for the property.

**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 property *See Figure 7: Regional Transportation Plan.*

**Deer Valley Road:** Deer Valley is designated as a minor arterial with a 110-feet of total ROW along the northern perimeter of the site providing an east-west connection from 231st to Foothills Parkway and beyond. Where the Site has frontage on this alignment, the 55-foot south half street ROW and improvements will be provided, with additional ROW at applicable intersections as required.

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

to the south as needed to make the necessary connection to Beardsley Road. A minimum 26' of pavement will be provided in accordance with requirements.

In summary, the proposed regional transportation network follows the 2040 General Plan Street Transportation Map and as provided above and in **Table 3: Roadway Classification .**

TABLE 3: ROADWAY CLASSIFICATION		
ROADWAY	ROADWAY CLASSIFICATION	PROPOSED 1/2 STREET ROW
Deer Valley Road	Minor Arterial	55'
231st Avenue	Residential Collector	40'

Surprise 160 anticipates two primary access points connecting an internal collector road to public streets. These access points will provide connections to both Deer Valley Road and 231st Avenue.. See the **Conceptual Lotting Plan** for the location of these access points. In addition, the internal collector will enhance access to internal parcels and improve overall circulation within the community.

**Utilities & Services:** Water, sewer, and power are described in different sections in this Narrative. For more details, corresponding reports are being submitted with the rezoning package as separate attachments.

**Drainage:** A Final Drainage Report containing detailed hydraulic analysis of the washes/channels in the project, based upon the proposed grading for the development, will be submitted with final engineering. On-Site drainage for the 100-year, 2 hour storm, will be fully retained on site in retention basins. The drainage design for the community will be in accordance with the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, December 2018 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date December 2018 and the City of Surprise drainage guidelines.

**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, biological and aquatics reports and a native plant inventory have been completed and included in the rezoning package as a separate attachment.

## 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 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 neighborhood 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: AERIAL PHOTOGRAPH OF SITE

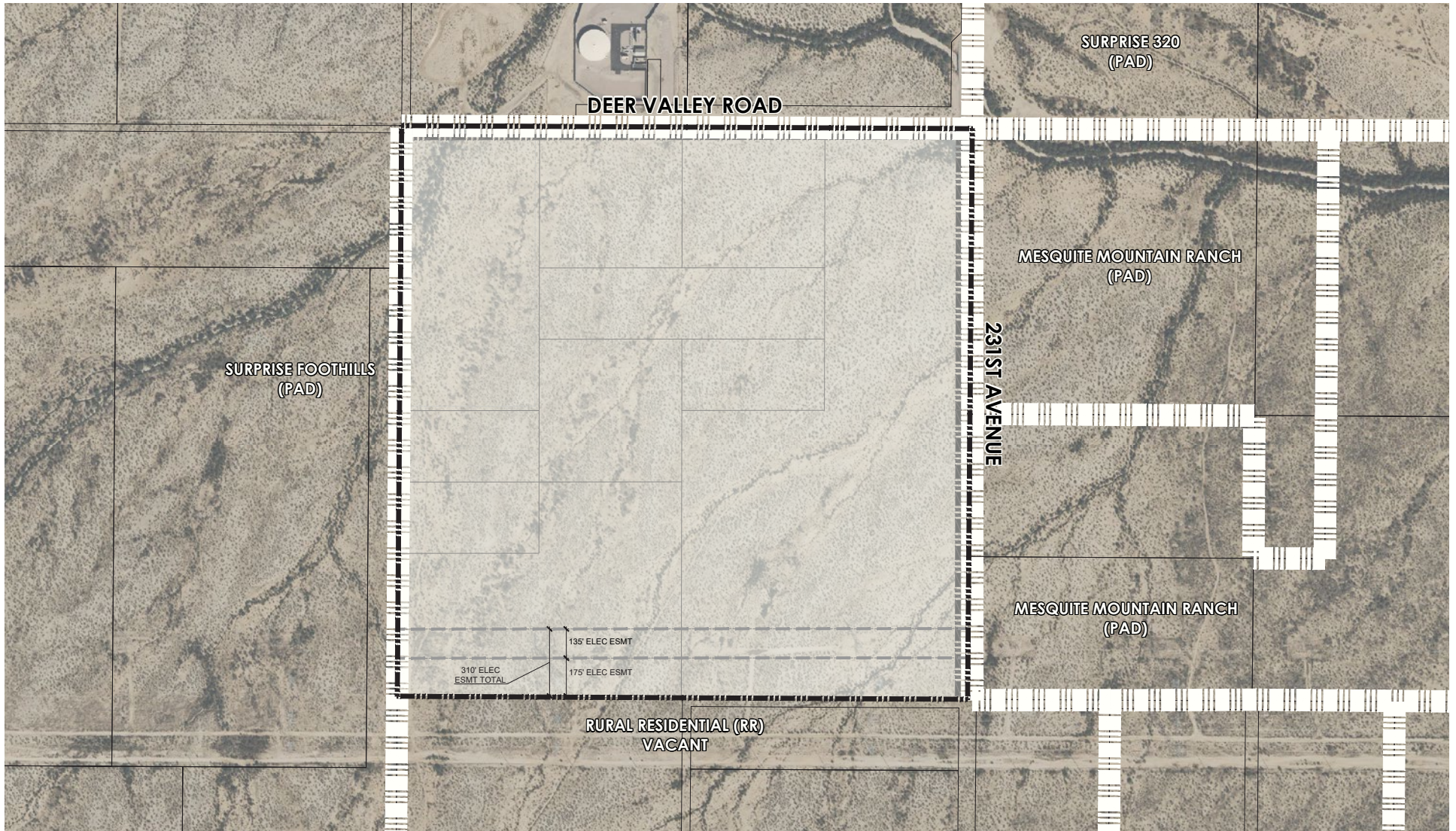


FIGURE 2: REGIONAL VICINITY MAP

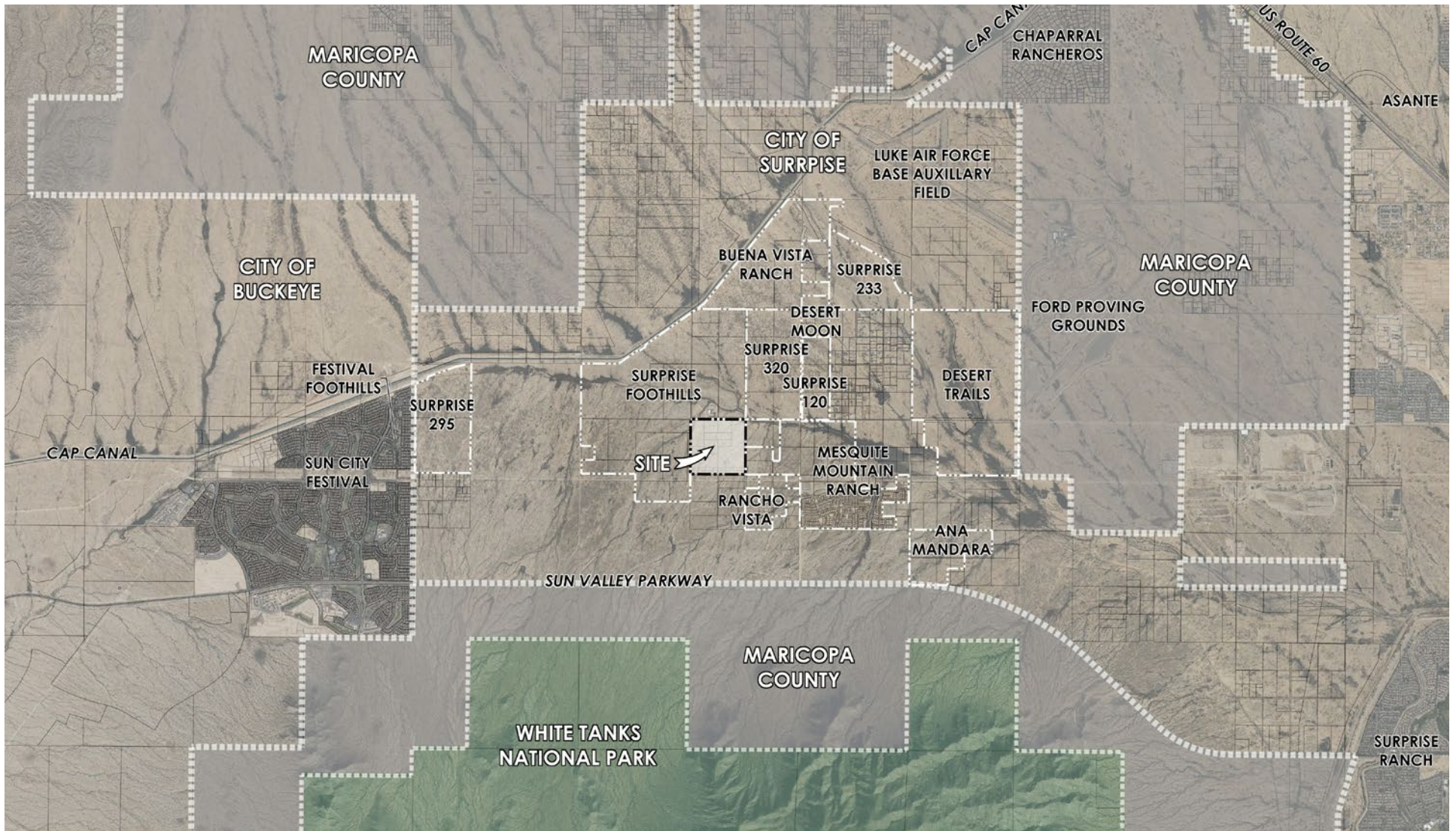


FIGURE 3: 2040 GENERAL PLAN LAND USE MAP

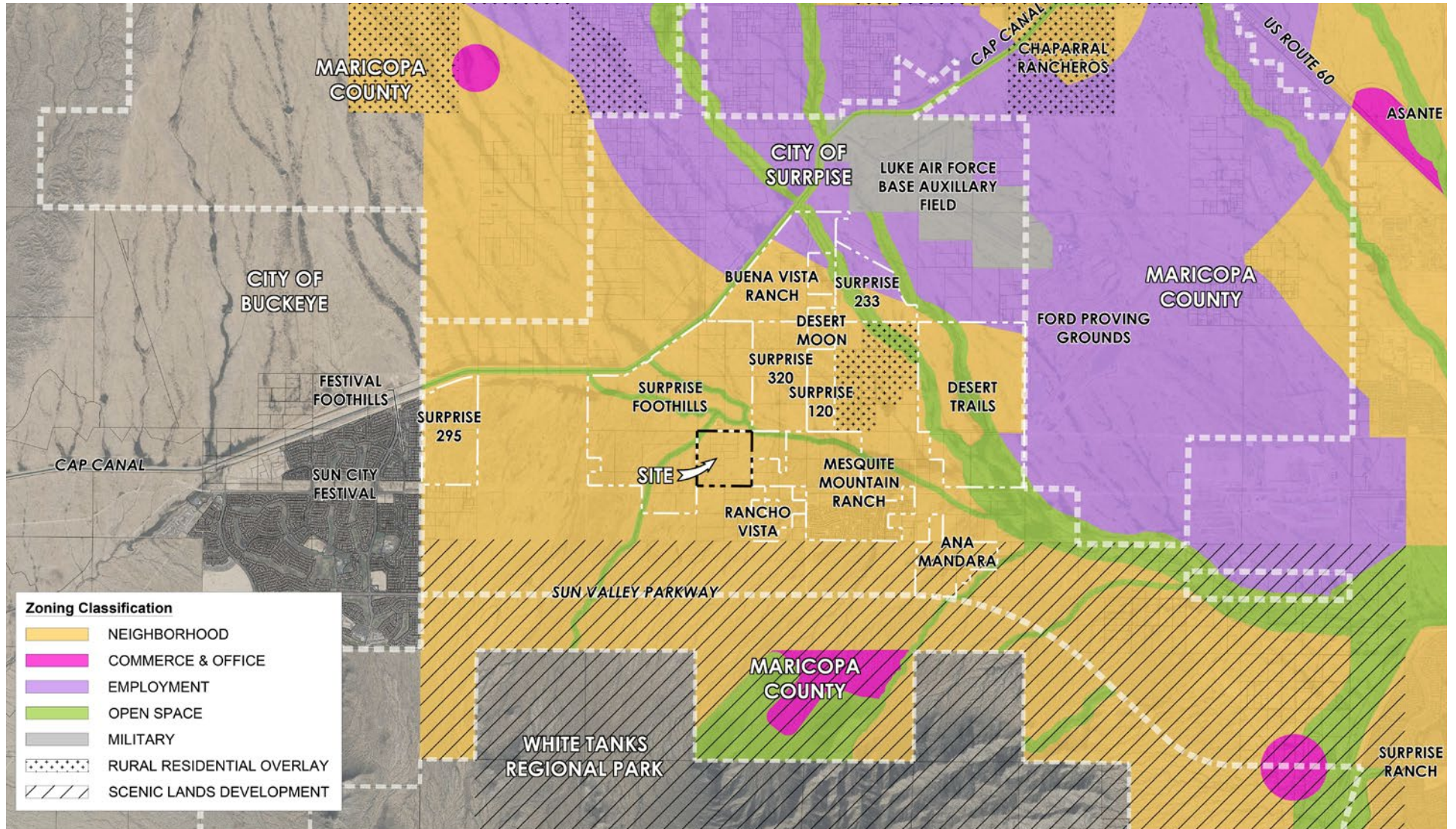


FIGURE 4: EXISTING ZONING MAP

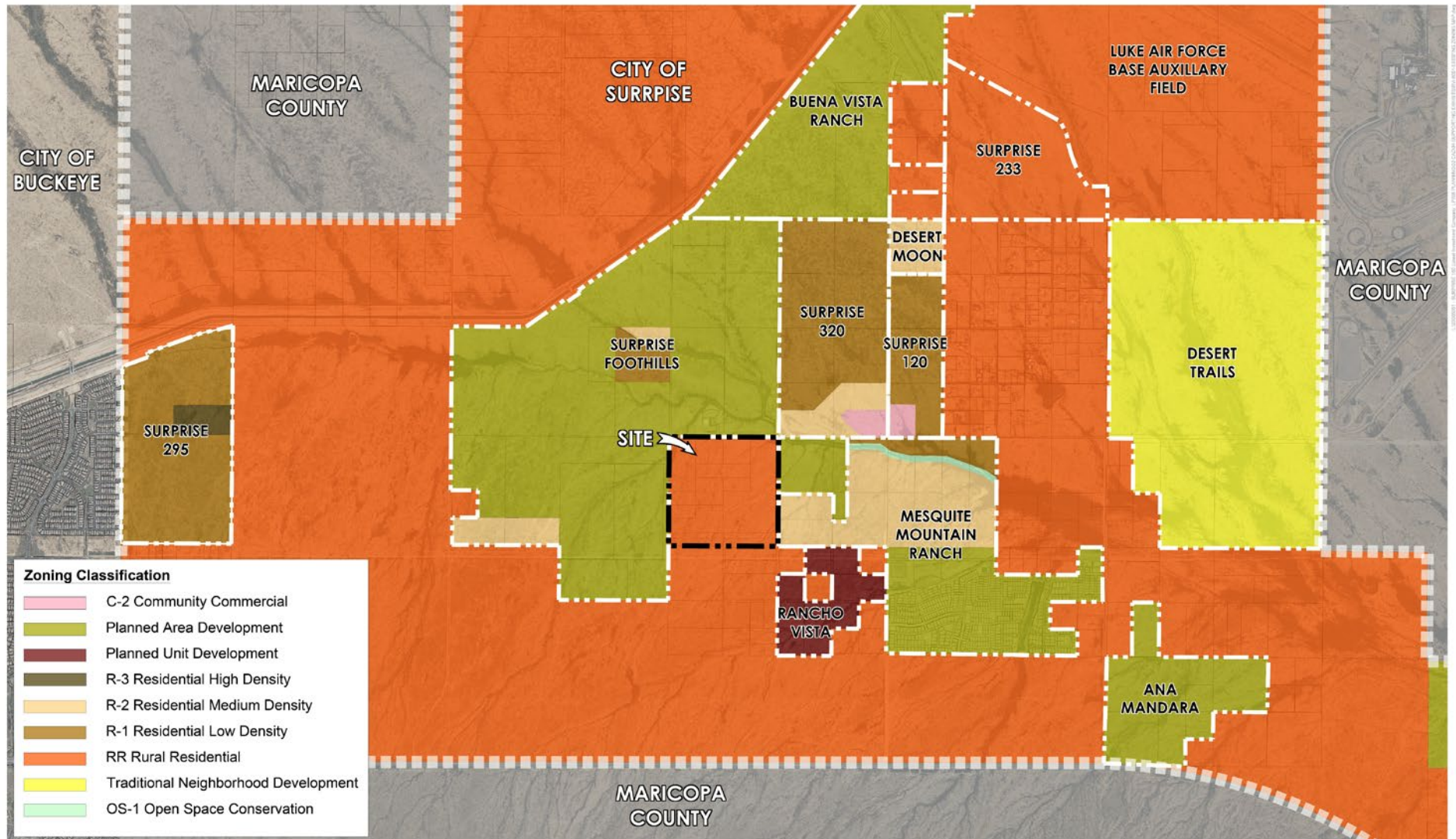


FIGURE 5: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

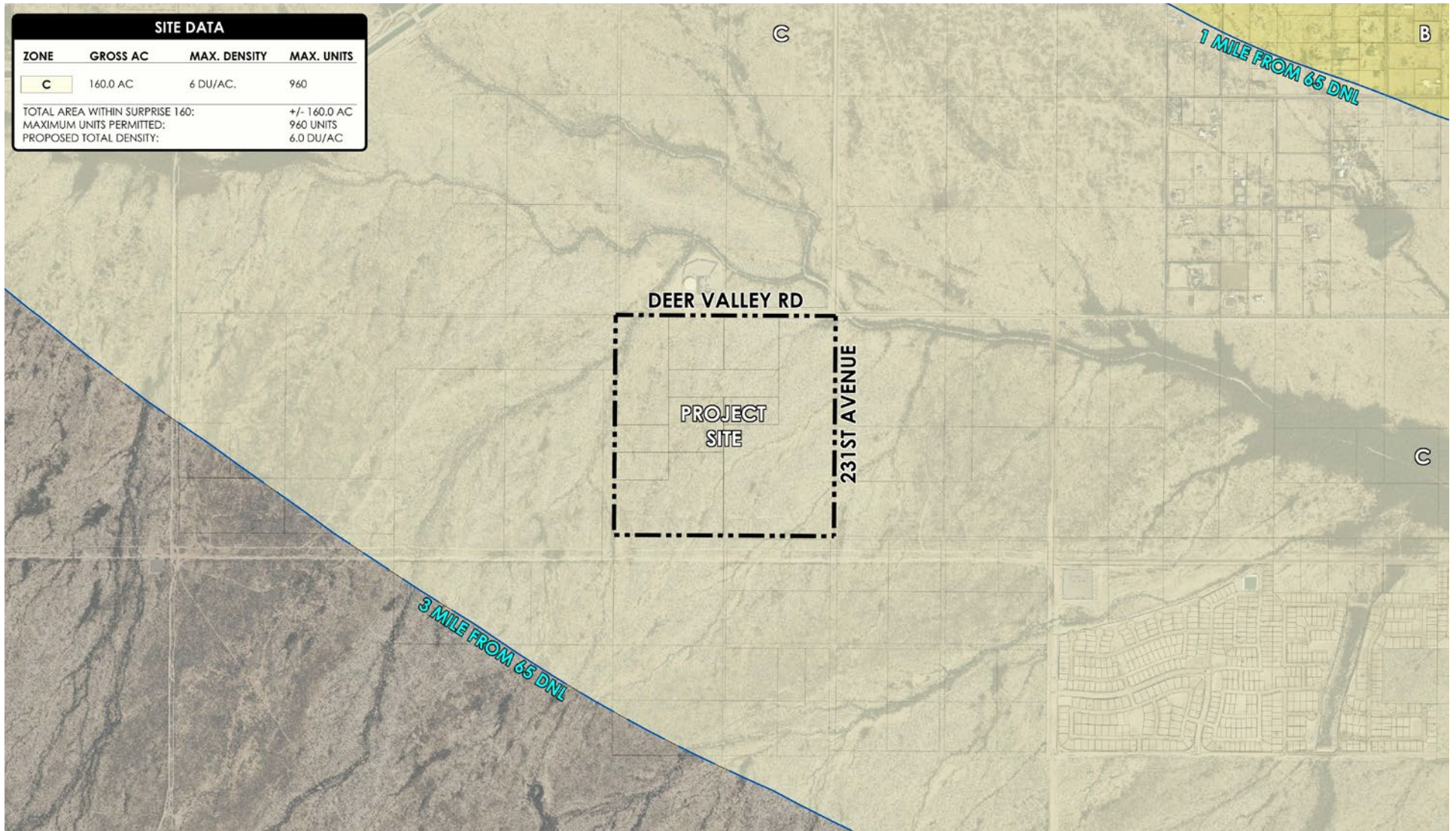
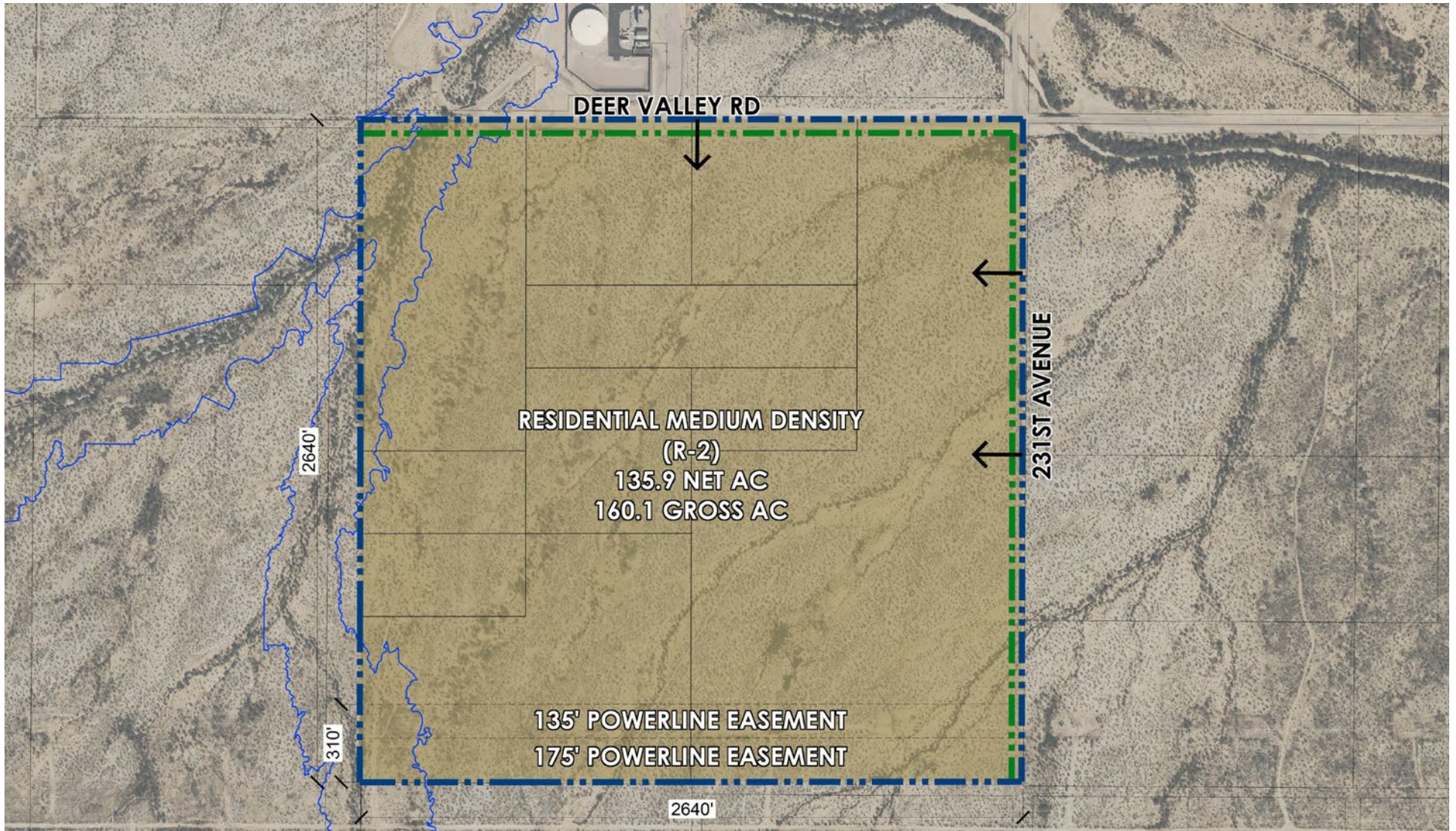


FIGURE 6: PROPOSED ZONING MAP





## Christina Sexton

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**From:** GERARDI, CHRISTINE L CIV USAF AETC 56 FW/CVE <christine.gerardi@us.af.mil>  
**Sent:** Thursday, September 4, 2025 12:44 PM  
**To:** Project Coordinators  
**Cc:** 56 FW/CIT Community Initiative  
**Subject:** CR25-0469 SURPRISE 160

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

Greetings,

Thank you for the opportunity to provide comments on the Concept Review for Surprise 160, located at Deer Valley Rd and 231<sup>st</sup> Ave. The review is to rezone from RR to R2 residential. The entirety of the parcels are located approximately 2.1 miles outside Luke Auxiliary Field #1 1988 JLUS 65LDN, “high noise or accident potential zone” as defined 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). In the absence of a more restrictive state, county, municipal general or comprehensive plan; the GDC proposes 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 current plan for 6 du/ac meets the density requirements. It is recognized that the City of Surprise shall ensure the residential overlay within the area does not exceed the maximum density prescribed.

At this time, the request to rezone will not negatively impact the flight operations of Luke AFB. This site is located within the “territory in the vicinity of a military airport” and it may be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform future tenant(s) about Luke AFB operations.

If applicable, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury’s website: <http://www.treasury.gov/cfius>.

*Christy Gerardi*

Encroachment Specialist  
Community Initiatives Team  
Luke AFB, Arizona  
Office: (623) 856-7811  
Cell: (801) 529-5254

-----Original Appointment-----

**From:** Alyssa Lester <Alyssa.Lester@Surpriseaz.gov>

**Sent:** Wednesday, May 28, 2025 12:42 PM

**To:** Albert Garcia; Alex Ferruccio; Amanda Lacey; Amy Peterson; Armando Lopez; Aslesha Basnet; Bianca Cortez; Brad Mecham; Bradley Atwood; Carl Montgomery; Chris Tovar; Christina Sexton; Christine DeSanti; Daniel Parker; Deacon

White; Emily Diver; Eric Boyles; Gregory Arme; Hip Terrazas; Hobie Wingard; Ivan Lopez; Jacob Moreno; James Stewart; Jamie Lopez; Jamie Sullivan; Jani Wertin; Jeffrey Murray; Jennifer Sandusky; Jesus Galaz; John Lawrence; Johnathan Futch; Jonathan Stroup; Joseph Young; Joseph Zak; Joshua Vig; Justin Williams; Keith Tanner; Kevin Hughes; Kiran Guntupalli; Kirsten Hall; Kristen Taylor; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Leslie Carnie; Leticia Hodnett; Linsey Carlos; Lloyd Abrams; Luis Lopez; Luis Vera; Maolin Zheng; Marcia Sorensen; Mark Ortega; Michael Boule; Michael Knihnisky; Michael Robbins; Michelle Moy; Nuning Lemka; Paul Frie; Randy De La Garza; Ravi Sharma; Renee Puighink; Robert Fields; Ron Dry; Russell Baker; Shirley Phan; Sophie Cole; Stephen Chang; Steven Faraclas; Tanner Wessel; Tiffany Copp; Tito Solis; Todd Halverson; Tracie Busby; Tracy Mills; Trever Fleetham; Zacharia Scott  
**Cc:** 56 FW/CIT Community Initiative; Arizona Game & Fish Department; Aspasia Angelou (Nadaburg School District); Barbara J Remondini, Ph.D. (Wickenburg School District); Bryce Christo (bchristo@cityofelmirage.org); Chris Cain (Maricopa Water District); Darren V Gerard (Maricopa County Planning); Debbie Trasancos (Maricopa Water District); Douglas Kirkland (Epcor); Ernest (USPS); Eva Pierce; Jerome Choy (ADOT); John Willett (City of Buckeye); Jorge Gastelum (City of El Mirage); Judy Lopez - Beardsley Water Company; Kaitlin Mckibben (FCD); Kevin Shipman; klaabs@nadaburgsd.org; Leslie - MWD; JAMES, MARK C CIV USAF AETC 56 FW/CVE; Mary Orta - Surprise Chamber; MCDOT (MCDOTPlanning@maricopa.gov); Michael Norris; Raoul Sada - Surprise Chamber; Rovell Foggy (Liberty Utilities); Shelby Rios (MWD); Stacey.Lapp@Maricopa.Gov; tfarrington@nadaburgsd.org; Victor.Schaum; Yvonne Aguirre  
**Subject:** [Non-DoD Source] CR25-0469 SURPRISE 160  
**When:** Thursday, June 26, 2025 10:15 AM-11:00 AM (UTC-07:00) Arizona.  
**Where:** #Conference Room - CH 1F N1-150 Lobby / Teams Meeting

**PLEASE DO NOT REPLY TO THIS EMAIL WITH COMMENTS. EMAIL  
[PROJECT.COORDINATORS@SURPRISEAZ.GOV](mailto:PROJECT.COORDINATORS@SURPRISEAZ.GOV)**

PLANNER: CHRIS  
ENTITLEMENT: REZONE



# CITIZEN PARTICIPATION REPORT

Surprise 160 Rezoning

Surprise, AZ  
January, 2026  
FS25-0750



## 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 160, case number FS25-0750.

## Public Outreach

One neighborhood meeting was held for this project on January 14<sup>th</sup>, 2026, 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: Wednesday January 14<sup>th</sup>, 2026 – 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**
- Site posting affidavit and photos as **Exhibit B: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit C: 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 representatives provided exhibits and discussed the project, answered resident questions, and discussed concerns within the greater area. The following section highlights the questions asked and the responses from the applicant.

## Meeting Documentation

The meeting officially began at 6:00 PM. There was one attendee in attendance during the meeting. Comment cards were made available during the meeting. No comment cards were filled out. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

**Question: What transportation infrastructure is being provided by the Surprise 160 development?**

Response: The Surprise 160 development providing both vehicular and non-vehicular improvements including half-street improvements along Deery Valley Road and 231<sup>st</sup> Avenue and trail connections.

**Questions: How will Surprise 160 help the overall area?**

Response: Surprise 160 will provide roadway improvements along Deer Valley Road and 231<sup>st</sup> Avenue which will contribute towards completing roadway connections to the greater transportation network within this area. Additionally, multiple trails are being built and will connect to other existing and planned trail networks in the area, including a regional trail.

**Question: What is the existing zoning for Surprise 160 and what is being proposed?**

Response: The existing zoning is Residential Rural (RR) and Residential Medium Density (R-2) is being proposed.

**Question: Where is Surprise 160 at in the rezoning process?**

Response: The project is in the formal review process. Once the City completes their review and all comments are properly address, Surprise 160 will be scheduled for Planning & Zoning and City Council hearings.

**Question: What is the zoning and upcoming hearing status for the surrounding developments?**

Response: Applicant discusses the various projects in the area that are in different stages of planning, design and construction.

**Question: Why is growth occurring in this area if the original zoning was Residential Rural?**

Response: The applicant and staff member discussed the difference between zoning and the General Plan. The General Plan provides appropriate land uses that guide zoning decisions. The land use designation on the property is Neighborhoods, which is consistent with the requested zoning.

**Question: What transportation infrastructure is being provided by the city or surrounding developments? Currently there is only one way in and one way out of this general area on Sun Valley Parkway.**

Response: In addition to Sun Valley Parkway, improvements are being made to Deer Valley Road east, connecting existing improvements and ultimately to Grand Avenue, providing a second major point of access for the area. Staff also indicated they are working on a master Transportation Plan, which is going through a public process and encouraged the resident to participate in the process.

**Question: Resident expressed concern about drainage in the area and asked what is being done to address flooding concerns in the area.**

Response: The project requires a drainage report to be reviewed and approved as part of the rezoning process. This report requires documentation that upstream and downstream properties will not be negatively impacted by the development.

## 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 emails have been received by the applicant.

Exhibit A: Sign-In Sheets from February 27<sup>th</sup> Neighborhood Meeting

# Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
<i>Richard Stateman</i>	[REDACTED]	[REDACTED]	[REDACTED]

Exhibit B: Sign Posting Affidavit and Photos

**AFFIDAVIT OF POSTING**

Application No: FS25-0750  
Applicant Name: RVI Planning  
Location: SWC Deer Valley & 231st Ave  
Date Site Posted: 12/15/25

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).

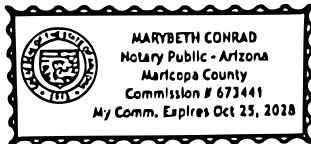
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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* 12/15/25  
Applicant Representative Signature Date

This instrument was acknowledged before me on 12/15/25, 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: January 14, 2026

Time: 6:00 P.M.

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

## Planning & Zoning

Date: TBD

Time: TBD

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

## City Council

Date: TBD

Time: TBD

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

Surprise Case Number: FS25-0750

Request: A rezoning application for Surprise 160 to change the existing zoning Rural Residential (RR) to Residential Medium Density (R-2) on multiple parcels comprising approximately 160.1 gross acres.

For more information, call:  
**623-222-3011**  
[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



December 15, 2025 at 10:01 AM  
+33.682358,-112.556686  
W Deer Valley Rd  
Surprise AZ 85387



# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: January 14, 2026

Time: 6:00 P.M.

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

## Planning & Zoning

Date: TBD

Time: TBD

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

## City Council

Date: TBD

Time: TBD

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

Surprise Case Number: FS25-0750

Request: A rezoning application for Surprise 160 to change the existing zoning Rural Residential (RR) to Residential Medium Density (R-2) on multiple parcels comprising approximately 160.1 gross acres.

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W DEER VALLEY RD

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December 15, 2025 at 9:33 AM

+33.674673 -112.556338

Page 49 of 150  
Surprise AZ 85387

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## Neighborhood Meeting

Date: January 14, 2026

Time: 6:00 P.M.

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December 15, 2025 at 9:33 AM

+33.674673.-112.556338

Page 50 of 150






Surprise AZ 85387



## Exhibit C: Meeting Presentation Exhibits



**LEGEND:**

-  8' COMMUNITY TRAIL
-  \*\*SOUTHERN COMMUNITY TRAIL SUBJECT TO UTILITY COMPANY APPROVAL
-  6' LOCAL TRAIL
-  MAJOR AMENITY NODE
-  MINOR AMENITY

NOTE: LOTTING IS FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LOTTING DESIGN WILL BE DETERMINED AT PLATTING.



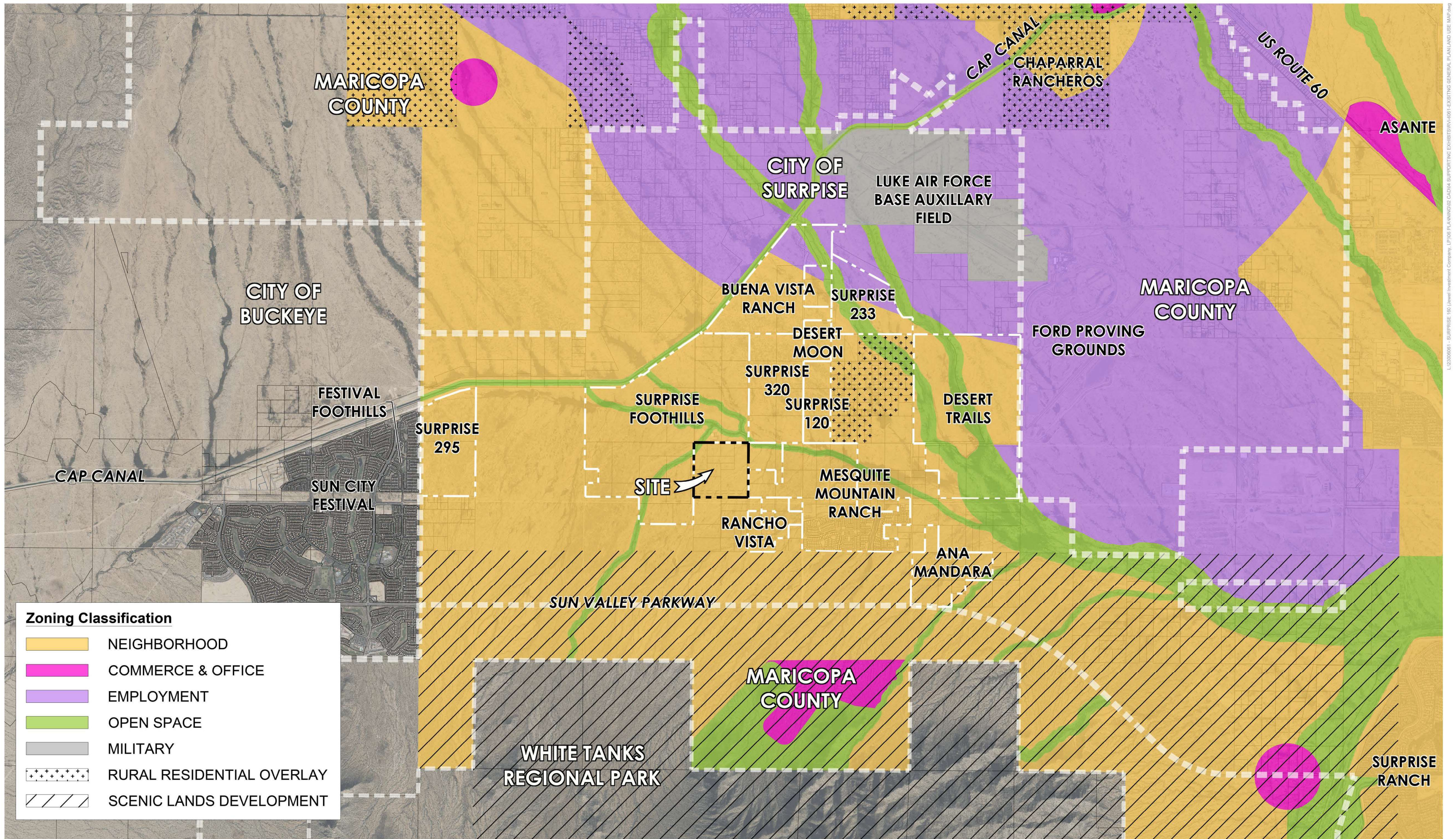
4900 N. Scottsdale Rd. Suite 1200  
Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rviplanning.com

**SURPRISE 160 • CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN**

-  SURPRISE, AZ
-  2025-12-16
-  # 23006061
-  JEWEL INVESTMENT COMPANY

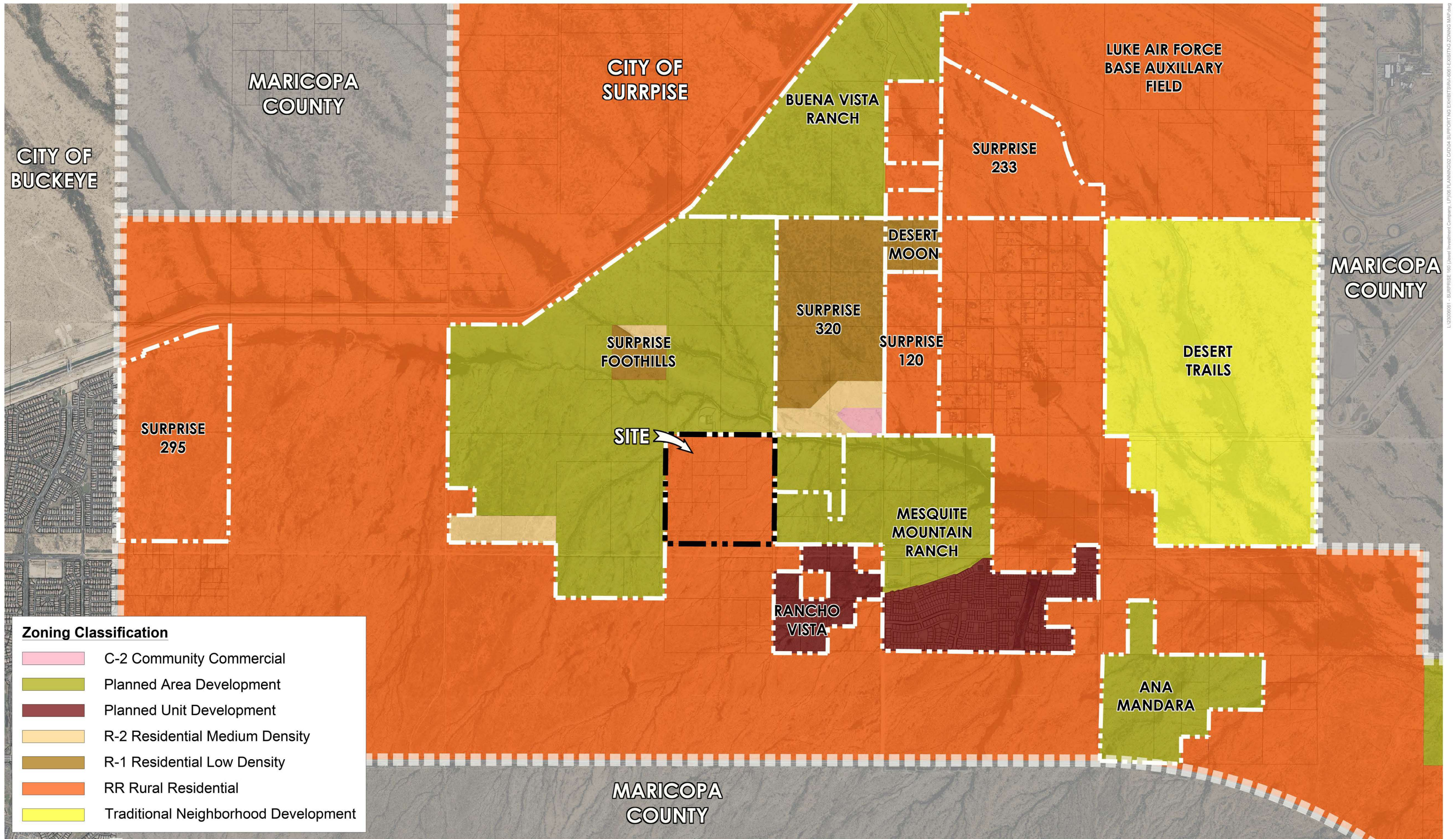


Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



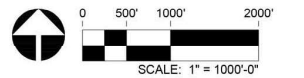
**Zoning Classification**

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

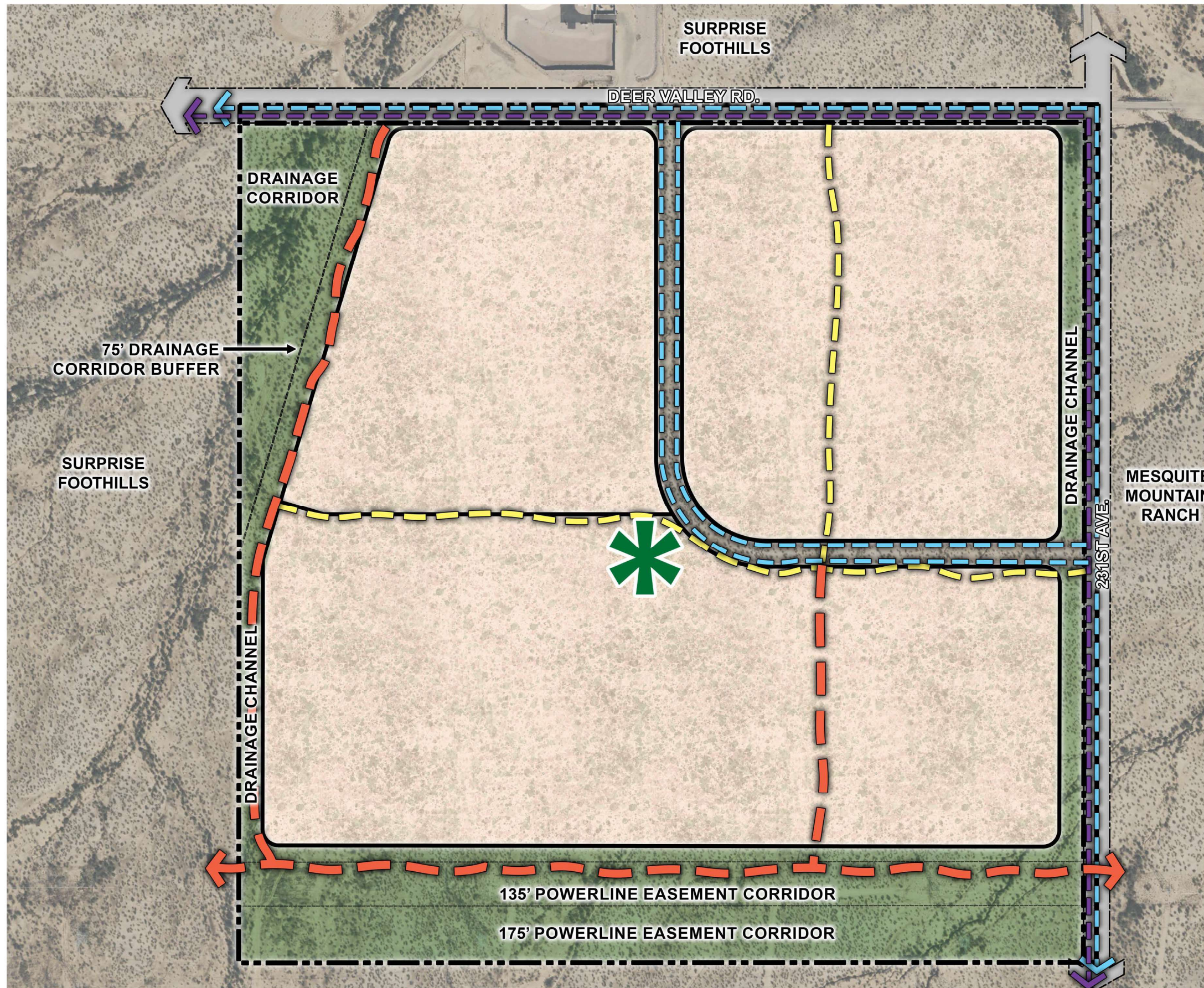


**Zoning Classification**


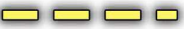

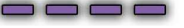

	C-2 Community Commercial
	Planned Area Development
	Planned Unit Development
	R-2 Residential Medium Density
	R-1 Residential Low Density
	RR Rural Residential
	Traditional Neighborhood Development



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**LEGEND:**

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\*\*SOUTHERN COMMUNITY TRAIL SUBJECT TO UTILITY COMPANY APPROVAL
-  6' LOCAL TRAIL
-  MAJOR AMENITY NODE
-  6' SIDEWALK
-  BICYCLE LANE

NOTE: PROPOSED TRAIL SYSTEM SHALL BE CONSTRUCTED AS CONCRETE TRAILS.

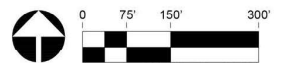
\*TRAIL ALIGNMENTS AND OPEN SPACE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE PLATTING PROCESS.

Copyright RVi

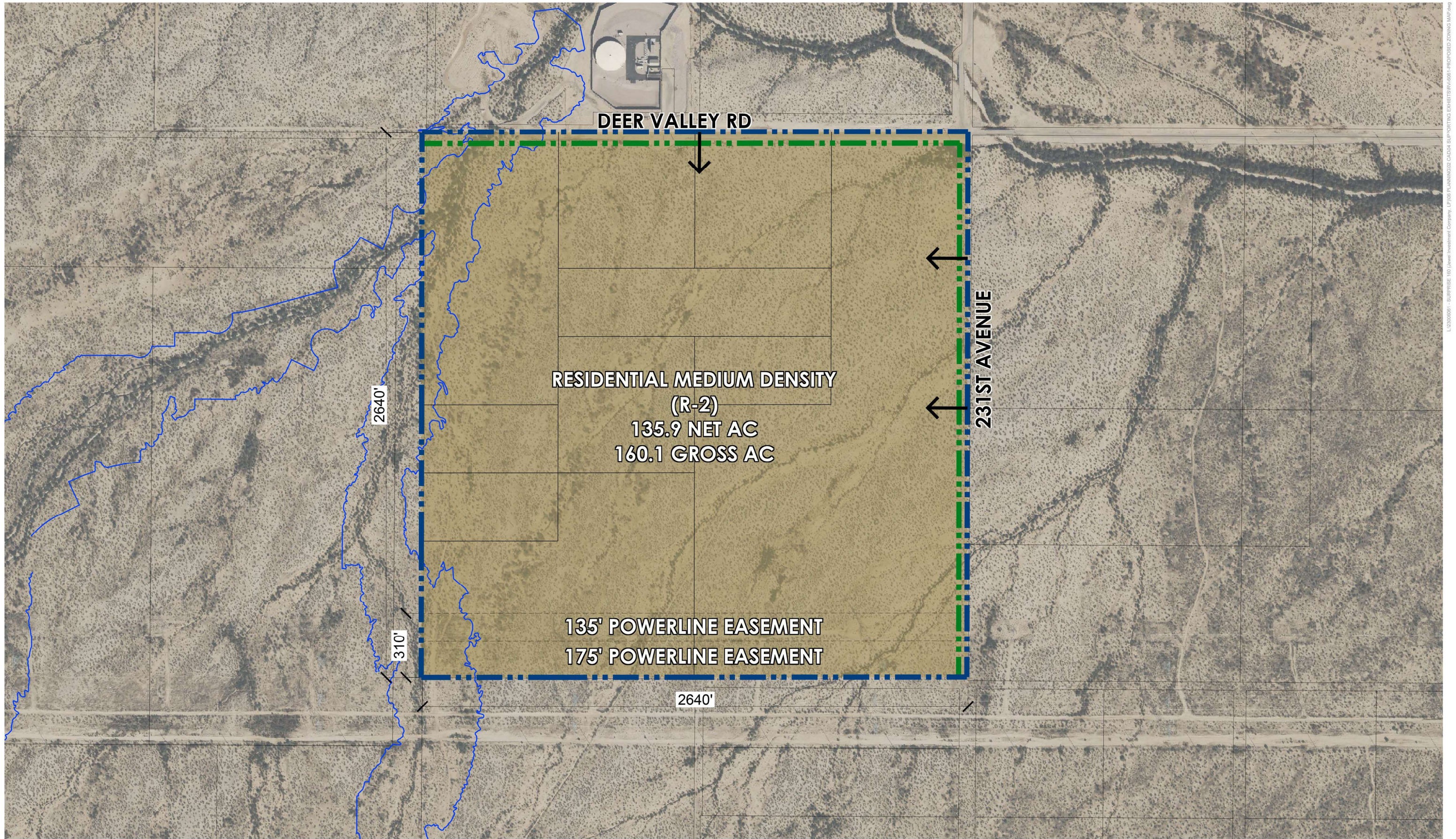


**SURPRISE 160 • PEDESTRIAN AND BICYCLE CIRCULATION PLAN**

-  SURPRISE, AZ
-  2025-12-16
-  # 23006061
-  JEWEL INVESTMENT COMPANY



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 change, and does not represent any regulatory approval.

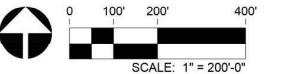


Copyright RVI



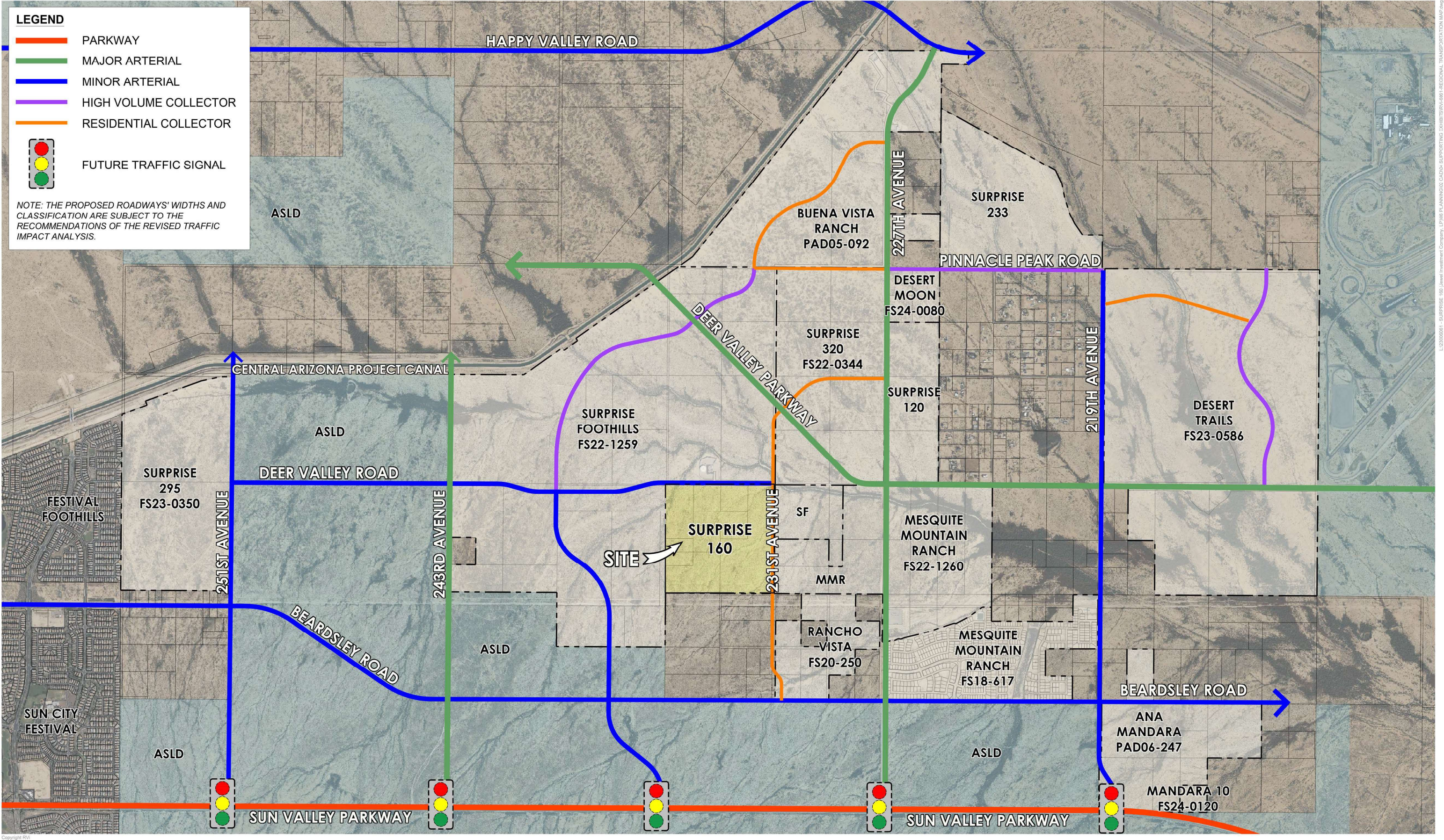
**SURPRISE 160 • PROPOSED ZONING MAP**

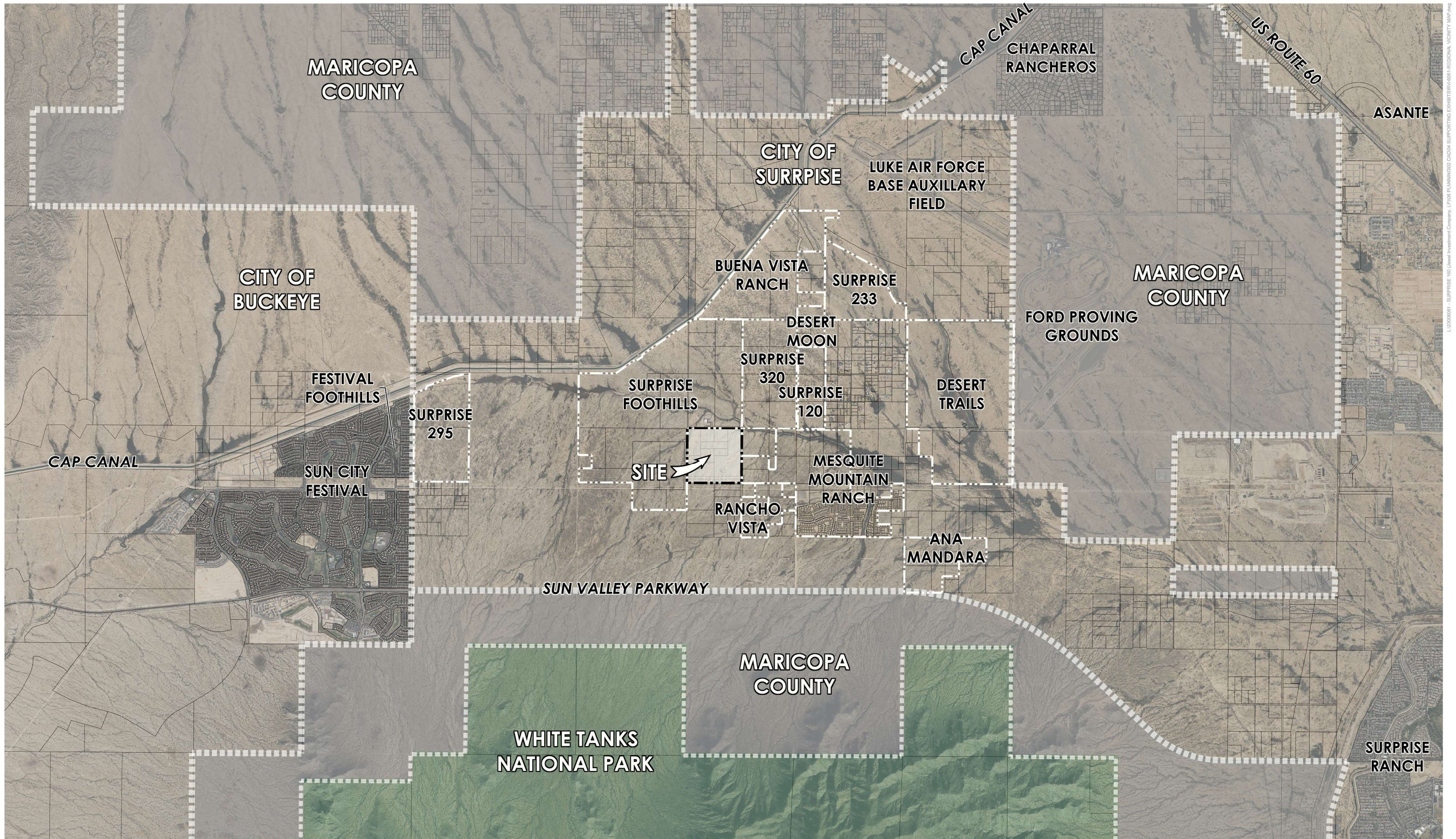
- 📍 SURPRISE, AZ
- 📅 2025-05-15
- # 23006061
- 👤 JEWEL INVESTMENT COMPANY



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L:\23006061 - SURPRISE 160 - Jewel Investment Company, LP\105 PLANNING\02 CAD\04 SUPPORTING EXHIBITS\RV16061-PROPOSED ZONING MAP.png



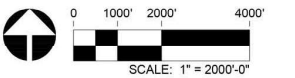


Copyright RVI



**SURPRISE 160 • REGIONAL VICINITY MAP**

- 📍 SURPRISE, AZ
- 📅 2025-05-15
- # 23006061
- 👤 JEWEL INVESTMENT COMPANY



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 change, and does not represent any regulatory approval.

**AFFIDAVIT OF POSTING**

Application No: FS25-0750

Applicant Name: RVI Planning

Location: SWC Deer Valley & 231st Ave

Date Site Posted: 06/01/26

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).

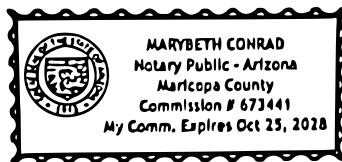
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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* \_\_\_\_\_ June 1, 2026  
 Applicant Representative Signature Date

This instrument was acknowledged before me on 06/01/26, 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

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Time: 6:00 P.M.

Location: Willow Canyon High School  
Collaborative Commons  
17901 W Lundberg St.  
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## Planning & Zoning

Date: Thursday, June 18, 2026

Time: 6:00 P.M.

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

## City Council

Date: Tuesday, September 1, 2026

Time: 6:00 P.M.

Location: Council Chambers  
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[www.Surpriseaz.gov](http://www.Surpriseaz.gov)

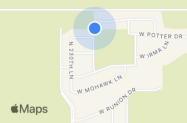


Jun 1, 2026 at 10:40:11 AM

+33.674346, -112.555734

22987 W Monona Ln

Surprise AZ 85387



# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: January 14, 2026

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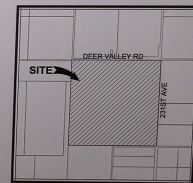
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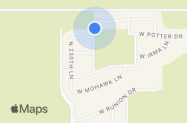


Jun 1, 2026 at 10:39:58 AM

+33.673294, -112.554272

22987 W Monona

Surprise AZ 85387



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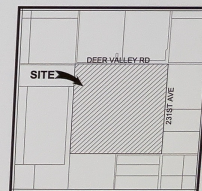
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[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



Jun 1, 2026 at 10:20:52 AM

+33.682334,-112.556575

W Deer Valley Rd

Surprise AZ 85387

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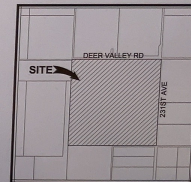
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# FS25-0750

## Surprise 160

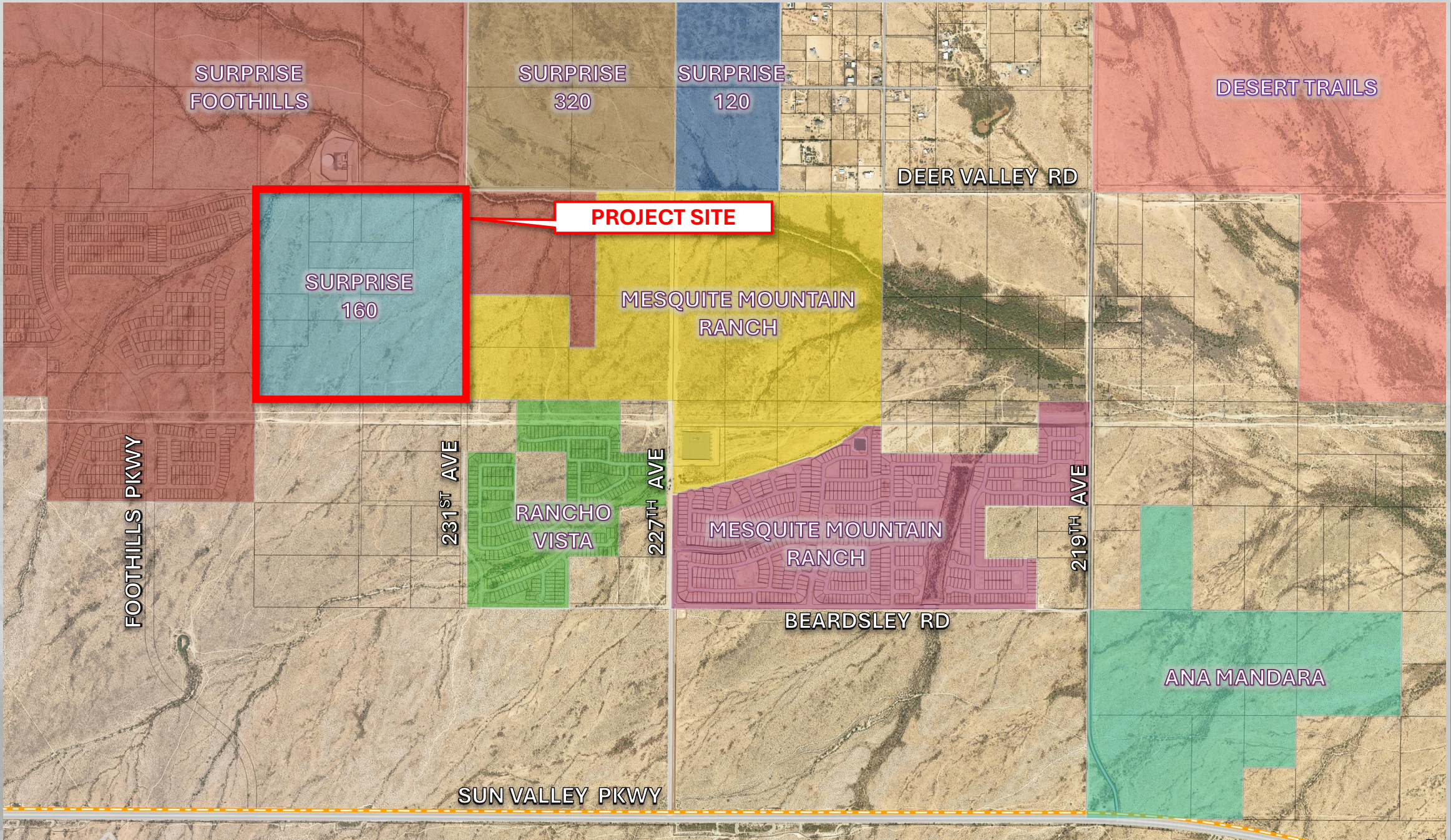
Rezone

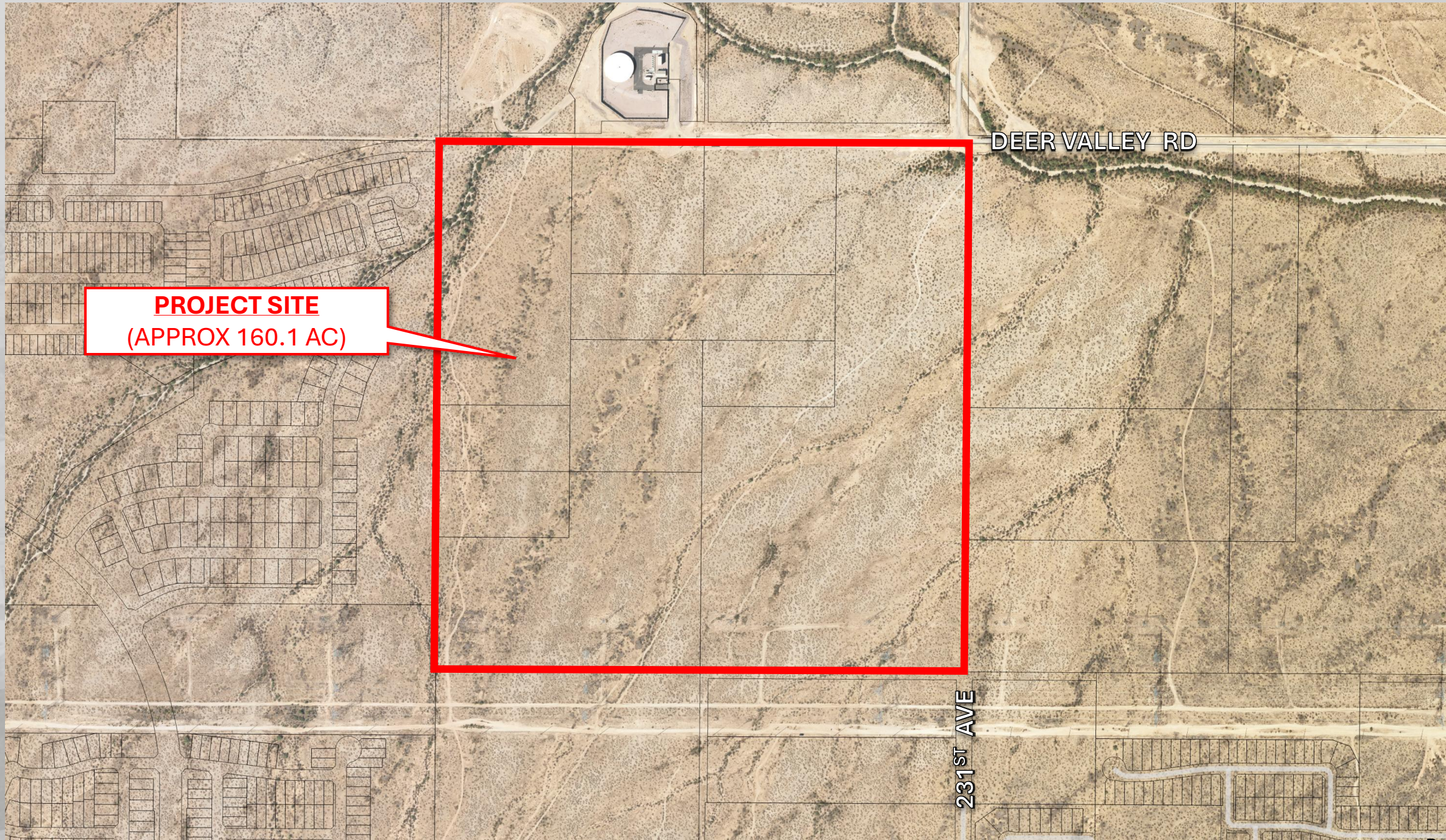
Planning & Zoning Commission

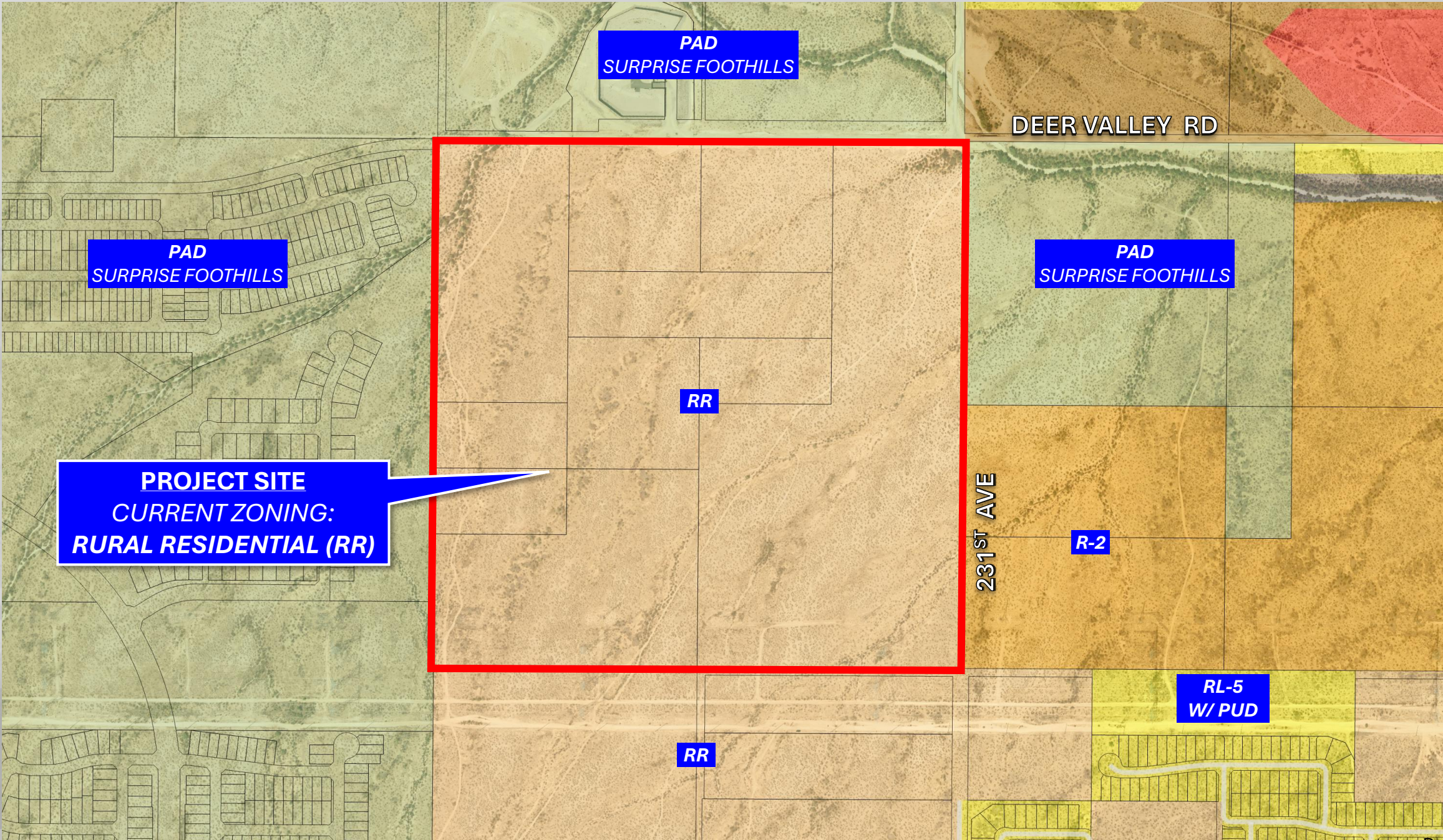
June 18, 2026

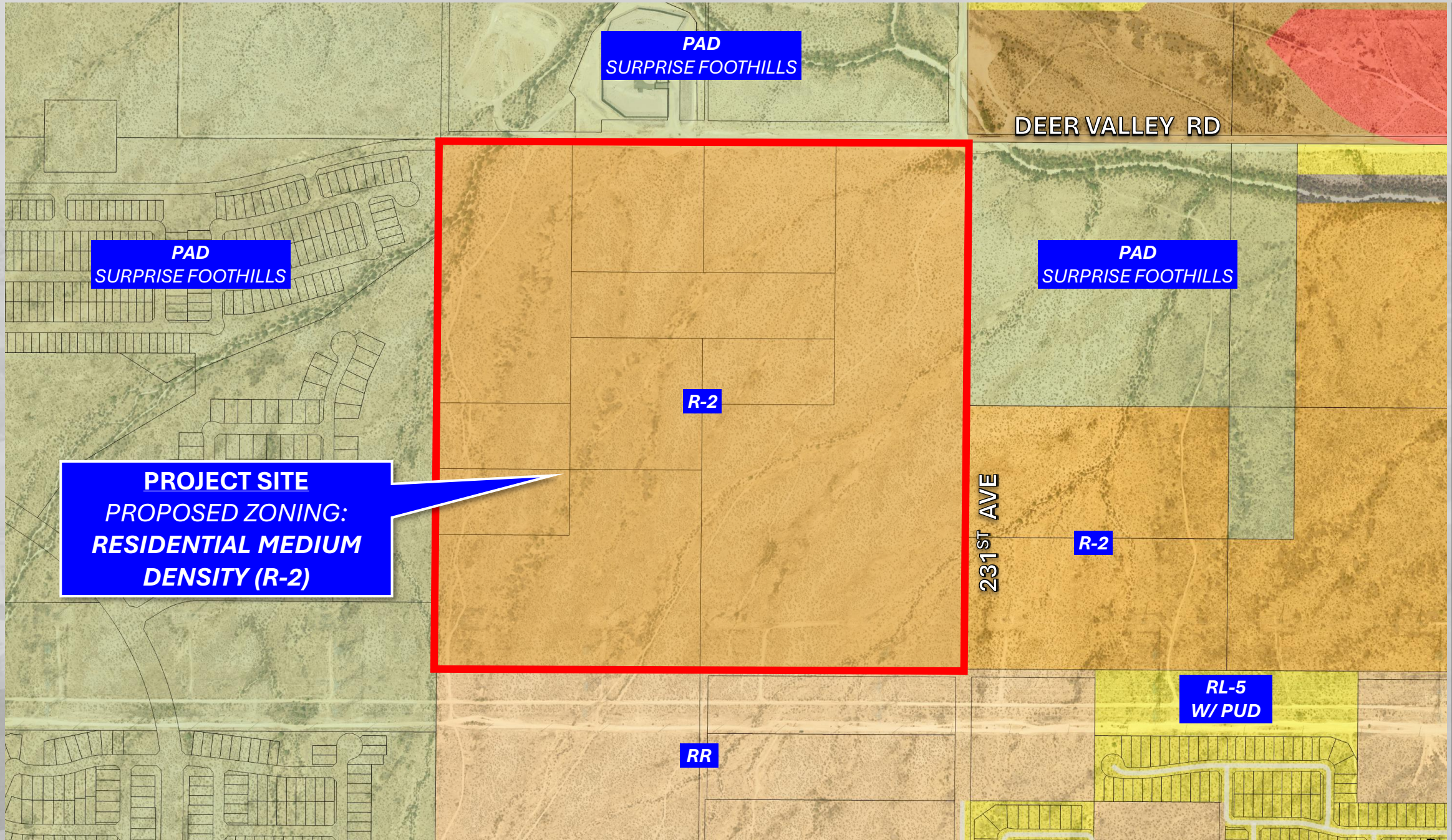


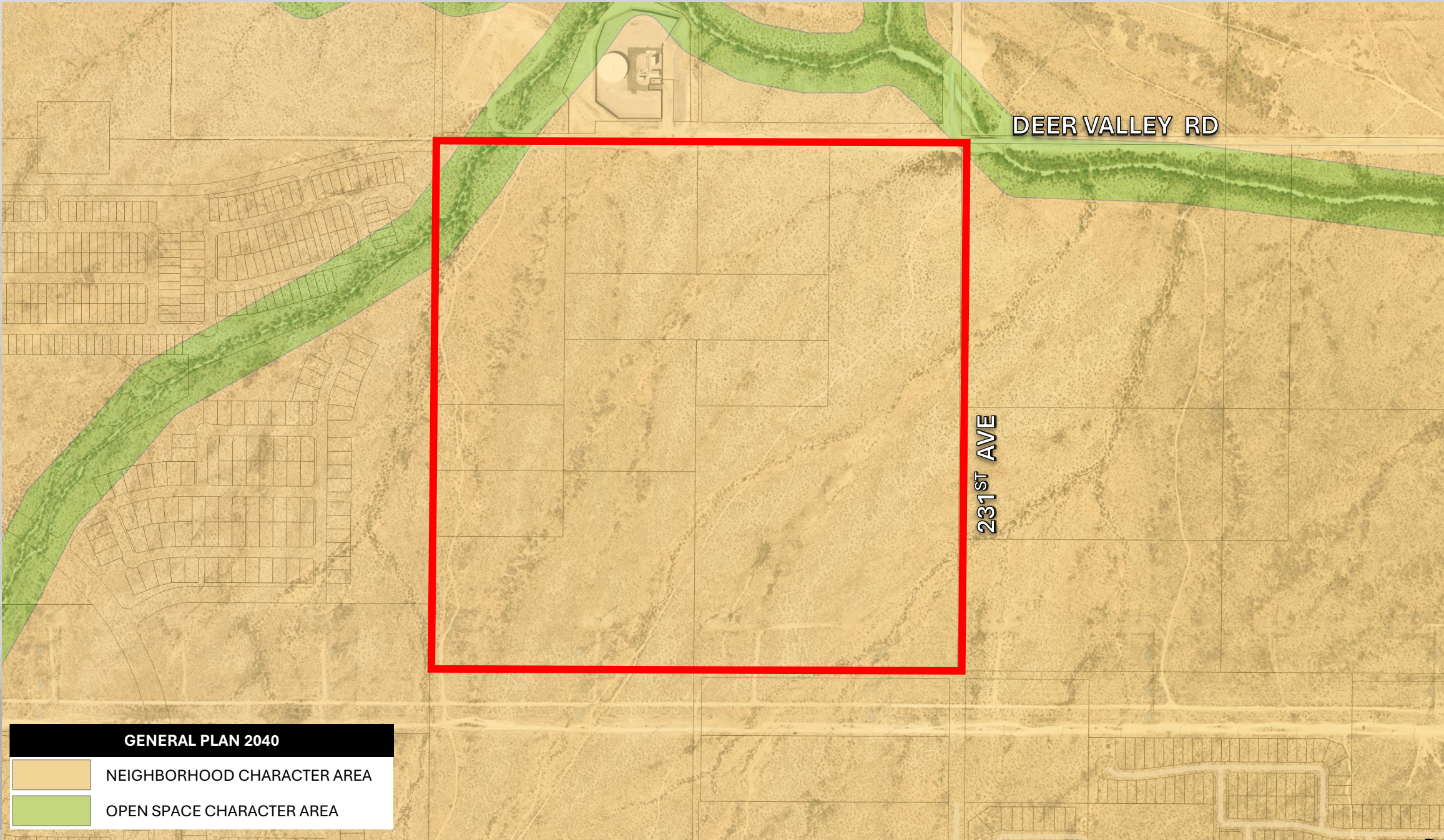
**SURPRISE**  
ARIZONA











**SITE DATA**

ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS
<b>C</b>	160.0 AC	6 DU/AC.	960
TOTAL AREA WITHIN SURPRISE 160:			+/- 160.0 AC
MAXIMUM UNITS PERMITTED:			960 UNITS
PROPOSED TOTAL DENSITY:			6.0 DU/AC

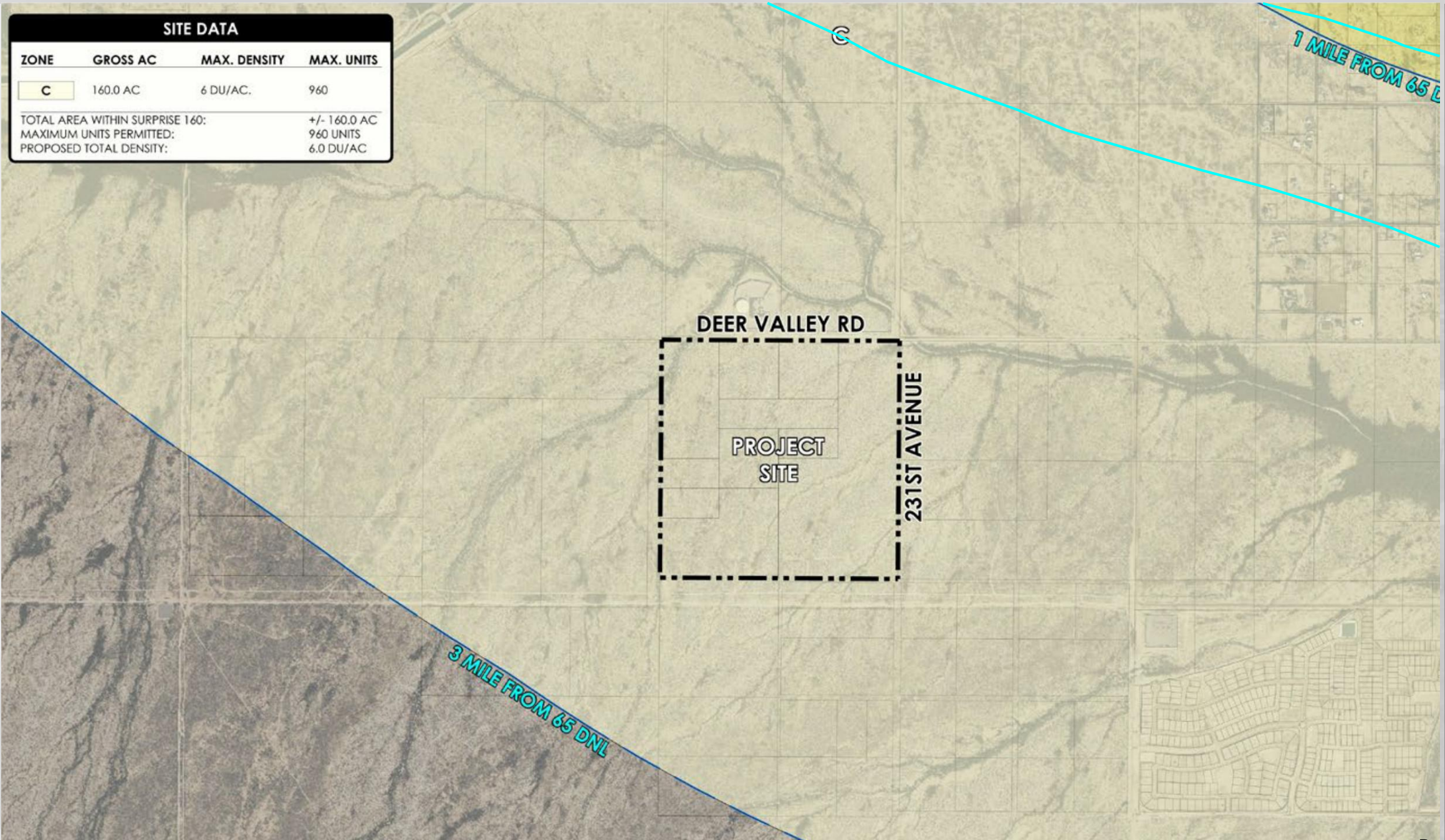
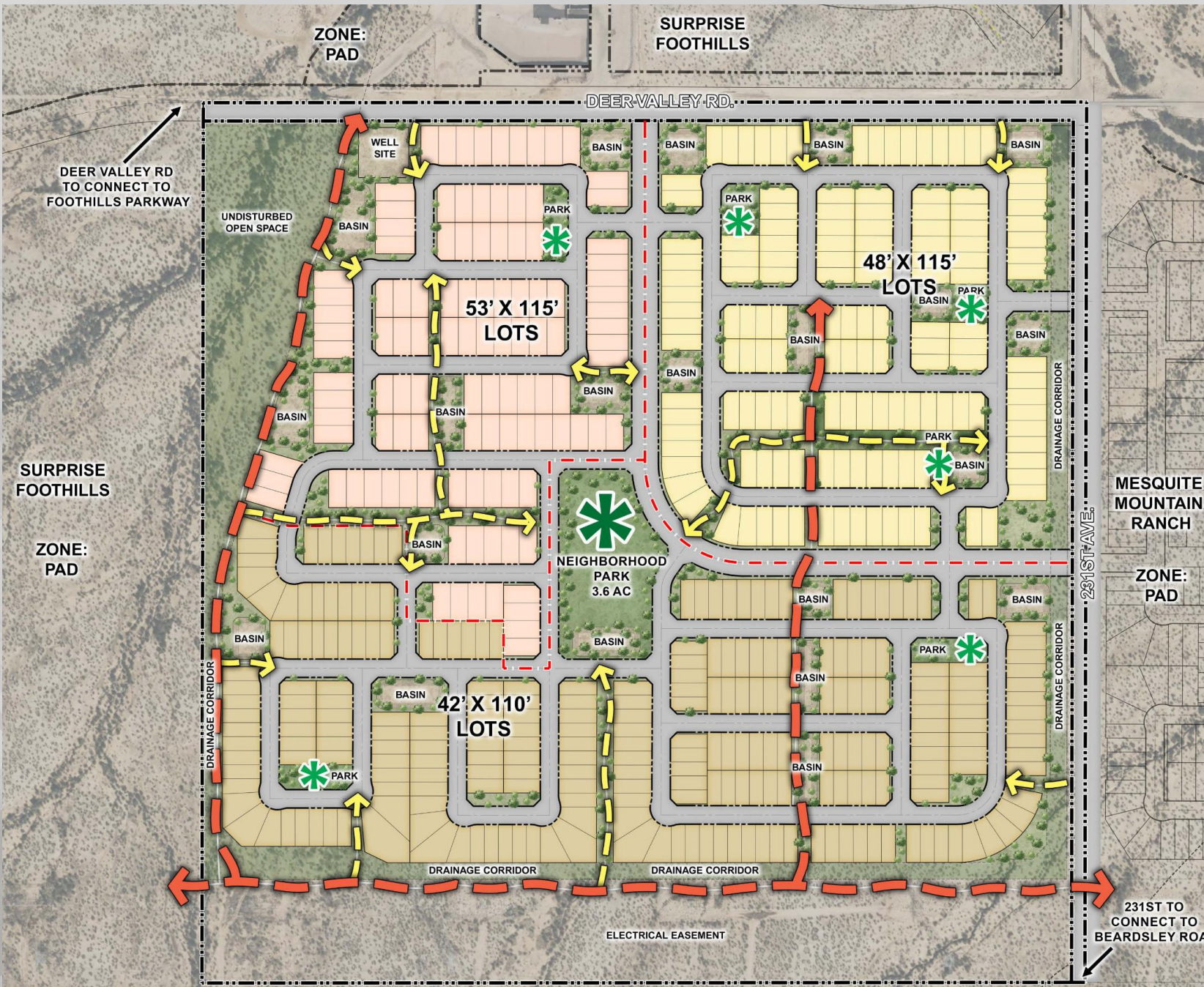






Table 106-2d – Residential Medium Density (R-2) Zoning District					
Lot Categories	A <sup>4</sup>		B <sup>4</sup>	C	D
General Plan Compatibility	Urban		Suburban	Suburban	Suburban
Lot area <sup>1</sup> (sf)	Single-family & Townhouse: 800-4,949	Duplex & Triplex: 4,000 – 4,949	4,950 – 7,999	8,000 – 11,999	≥ 12,000
Min. lot width (sf)	35		45	70	80
Min. front setback <sup>2</sup> (ft)	10		12	12	15
Max. front setback (ft)	25		25	25	30
Min. rear setback <sup>2</sup> (ft)	10		15	20	20
Min. side setback <sup>2</sup> (ft)	5 <sup>3</sup>		5 & 8 <sup>2,3</sup>	5 & 10	10
Min. street side setback <sup>2,6</sup> (ft)	10		10	10	10
Max. bldg. height (ft)	35		35	35	35
Open space (% of gross acres of residential development) <sup>4</sup>	25%		20%	20%	20%
<b>Notes:</b>					
1.	At the sole discretion of the City, up to 5% of the total lots of a development may vary up to 5% in lot area to accommodate discrepancies in the lot category's respective lot area range, but in no case shall a lot in Lot Category A be less than 2,800 sf.				
2.	Grage face and embellishments shall be setback a minimum of 18.5 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback three (3) feet from alley edge line. Any portion of the 3-foot setback that is not a part of a driveway or walkway shall be fully landscaped. Walkways providing access to dwelling entryways may be located within the landscaped area.				
3.	May be reduced to zero feet setback from single-family dwellings as attached building and separated by a common wall along the property line, and townhouses. End units must maintain the larger setback.				
4.	The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.				
5.	Residential development projects exceeding 150 total lots (including those with separate development parcels) shall contain no more than fifty (50) percent of lots that are less than forty (40) feet wide as calculated across whole subdivisions or preliminary plats and will include mitigating designs outlined in Chapter 108 of this ordinance.				
6.	Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.				



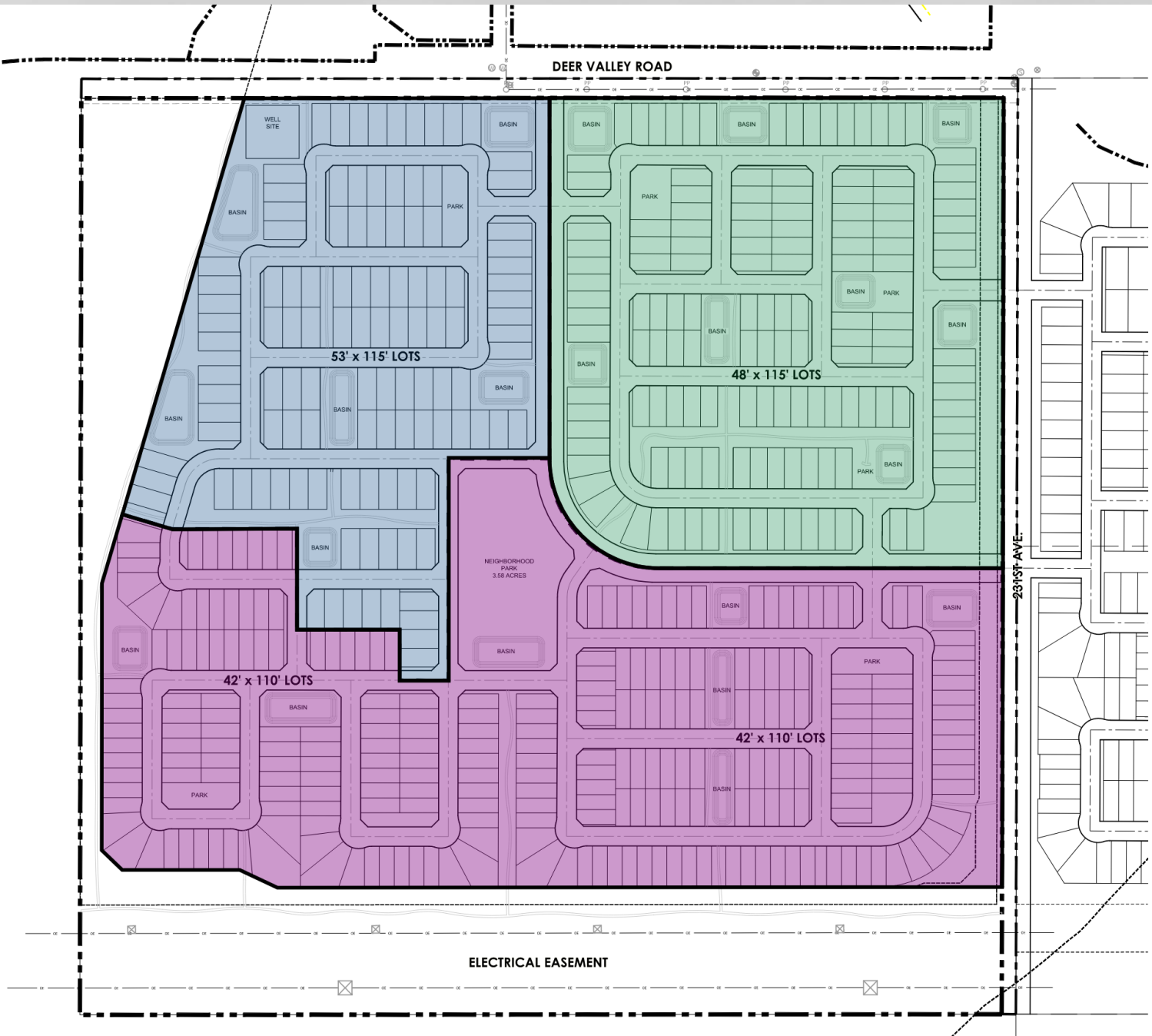
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-  MINOR AMENITY

NOTE: LOTTING IS FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LOTTING DESIGN WILL BE DETERMINED AT PLATTING.

**OPEN SPACE**

**\*FOR VISUALIZATION PURPOSES ONLY\*  
NO DEVELOPMENT PLANS AT THIS TIME**



Note: Deer Valley Road shall connect out to Foothills Parkway.  
Note: 231st Avenue shall connect out to Beardsley Road.  
Note: If at the time of platting, lots are 42-feet or less in width a solid waste plan exhibit shall be provided that depicts adherence to solid waste requirements.

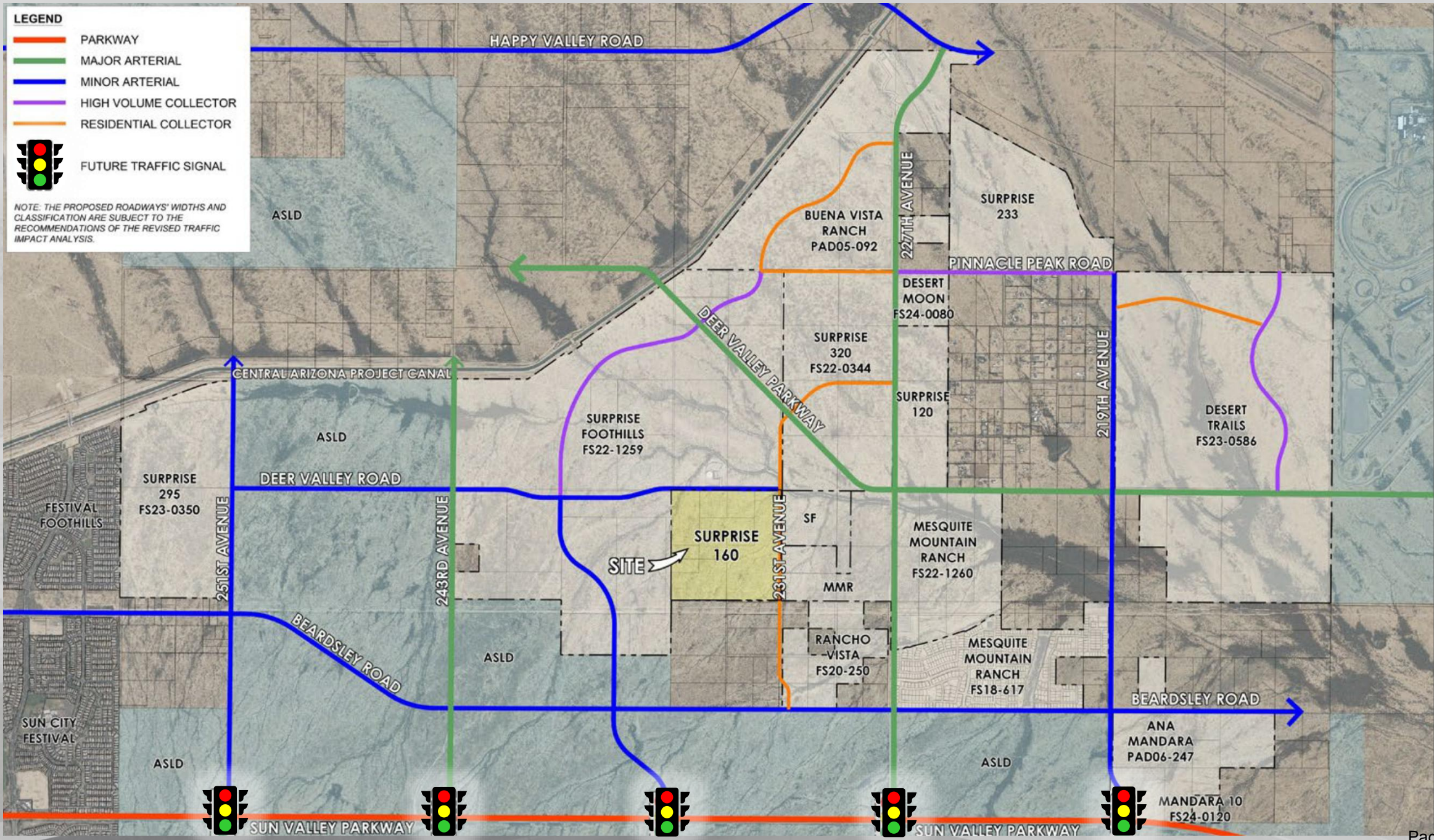
# CONCEPTUAL LOT PLAN

**LEGEND**

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

 FUTURE TRAFFIC SIGNAL

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



# REGIONAL TRAFFIC

# Outreach



- **Citizen Participation Meeting (In-Person)**
  - January 14, 2026
  - Willow Canyon High School
  - 1 attendee
- **Advertised according to the Surprise Land Development Ordinance (LDO)**
- **Questions/Concerns**
  - Surrounding areas, transportation infrastructure, drainage, growth, zoning of the current property

# Commission Recommendation

---

If the Commission wishes to recommend approval of the proposed Rezone, Case FS25-0750, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

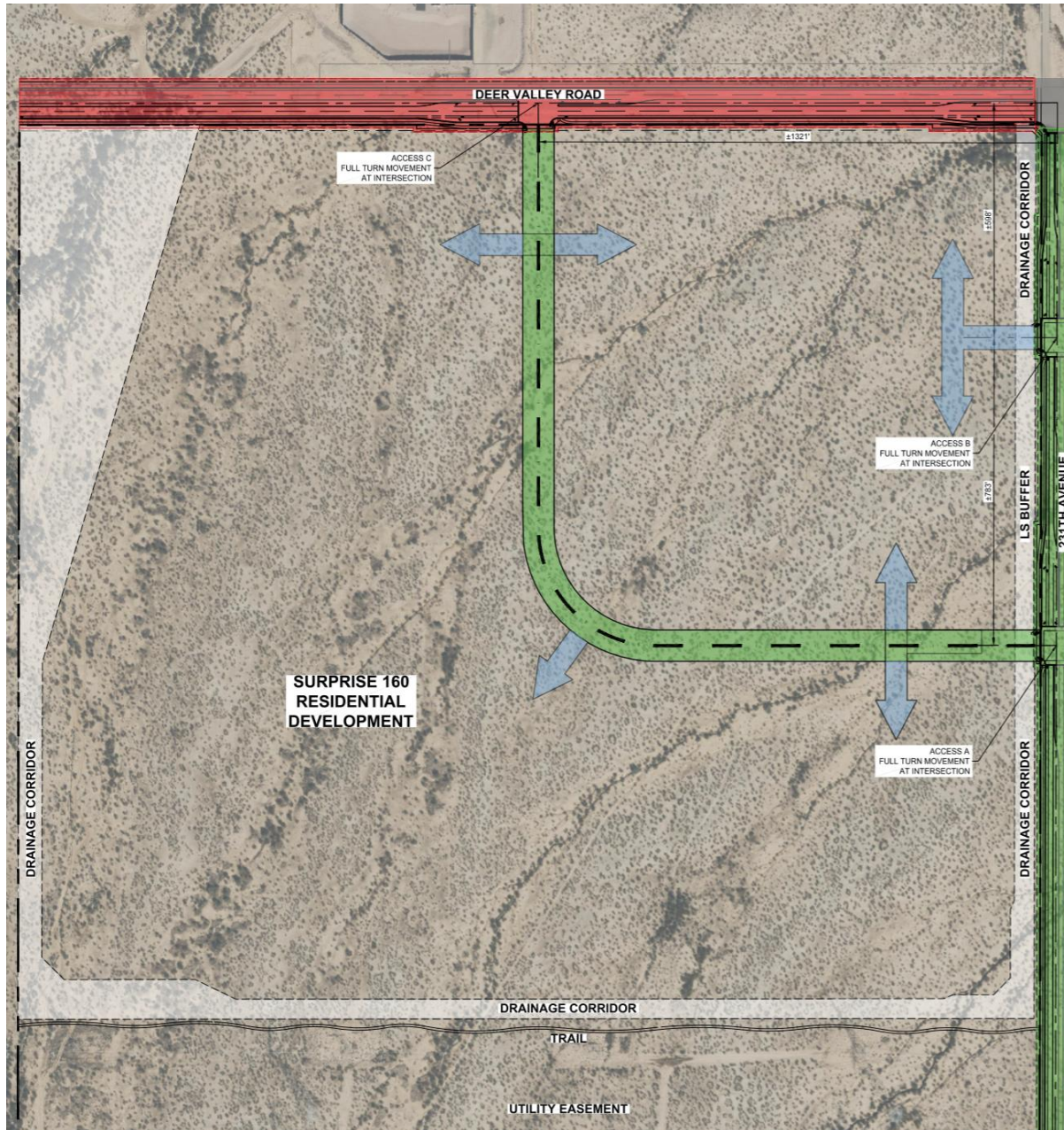
# Questions or Comments?

THANK YOU



**SURPRISE**

ARIZONA



## LEGEND

LOCAL STREET	
RESIDENTIAL COLLECTOR STREET	
MINOR ARTERIAL STREET	
BOUNDARY LINE	
CENTER LINE	

## NOTES:

1. EXISTING RIGHT-OF-WAY INFORMATION WAS OBTAINED FOR MARICOPA COUNTY ASSESSOR' OFFICE.
2. THE STREET DESIGN IS FOLLOWING C.O.S. STANDARD DETAIL 3-03, "STANDARD STREET CROSS-SECTION AND UTILITY LOCATIONS – MINOR ARTERIAL STREET," FOR DEER VALLEY ROAD, AND C.O.S. STANDARD DETAIL 3-05, "STANDARD STREET CROSS-SECTION AND UTILITY LOCATIONS – RESIDENTIAL COLLECTOR STREET," FOR 231ST AVENUE.

# Stipulations



- a. Development and use of the site shall be consistent with the Rezone Narrative entitled “Surprise 160”, prepared by RVI Planning + Landscape Architecture, and received May 4, 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.



**CITY OF SURPRISE**  
**Planning and Zoning Commission**

---

Council Meeting Date: June 18, 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 422 acres from the Buena Vista Ranch Planned Area Development (PAD) and Rural Residential (RR) zoning districts to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2) zoning districts. Case FS24-1191.

---

**Motion:**

I move to recommend approval of the Rezone for Buena Vista Ranch, Case FS24-1191, subject to stipulations (a) and (b) as outlined in the Staff Report.

I move to recommend denial of the Rezone for Buena Vista Ranch, Case FS24-1191, because insert reason.

---

**Background:**

RVi Planning and Landscaping Architecture, LLC requests a rezone of approximately 422 acres from the Buena Vista Ranch PAD and Residential Rural (RR) zoning districts to a combination of Residential Low Medium (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2) zoning. The project is bounded by the CAP canal to the west, Pinnacle Peak to the south, and the Happy Valley Road alignment to the north.

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 00-FS24-1191 Buena Vista Ranch Rezone-revised Staff Report
  2. 01-FS24-1191 Buena Vista Ranch Rezone - Vicinity Map
  3. 02-FS24-1191 Buena Vista Ranch Rezone - Existing Zoning Map
  4. 03-FS24-1191 Buena Vista Ranch Rezone - Proposed Zoning Map
  5. 04-FS24-1191 Buena Vista Ranch Rezone - Rezone Document
  6. 05-FS24-1191 Buena Vista Ranch Rezone - Luke AFB Letter
  7. 06-FS24-1191 Buena Vista Ranch Rezone - Citizen Participation Plan
  8. 07-FS24-1191 Buena Vista Ranch Rezone - Affidavit of Site Posting
  9. FS24-1191 Buena Vista Ranch Rezone - PZ PowerPoint
-

# Rezone

## Report to the Planning and Zoning Commission

<b>Case:</b>	<b>FS24-1191</b>
<b>Project Name:</b>	Buena Vista Ranch PAD - Rezone
<b>Council District:</b>	1- Acacia
<b>Meeting Date:</b>	<b>June 18, 2026</b>
<b>Planner:</b>	Chris Sexton, Senior Planner
<b>Owner:</b>	Buena Vista Holdings, LLC/100 Acres Partners LLC/TMP Investment Properties, LLC
<b>Applicant:</b>	RVi Planning + Landscaping Architecture
<b>Request:</b>	Rezone of approximately 422 acres from Buena Vista Ranch Planned Area Development (PAD) and Rural Residential (RR) to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2).
<b>Site Location:</b>	Generally bounded by the CAP canal to the west, Pinnacle Peak to the south and the Happy Valley Road alignment to the north. The eastern boundary varies but generally follows the 227th Avenue alignment.
<b>Site Size:</b>	422 gross acres (approx.)
<b>General Plan Conformance:</b>	The proposal is consistent with the Surprise General Plan 2040.
<b>Support/Opposition:</b>	Refer to the attached Citizen Participation Report.
<b>Staff Recommendation:</b>	If the Commission wishes to recommend approval of the proposed Rezone, Case FS24-1191, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

**Project Description:**

RVi Planning and Landscape Architecture (the “Applicant”) requests a rezone of approximately 422 acres from Buena Vista Ranch Planned Area Development (PAD) and Rural Residential (RR) to a combination of Residential Low Medium (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2) (the “Project”). The Project is generally bounded by the CAP canal to the west, Pinnacle Peak to the south and the Happy Valley Road alignment to the north. The eastern boundary varies but generally follows the 227th Avenue alignment.

**Background:**

**June 8, 1989:** The subject parcels were annexed into the City of Surprise under Ordinance 89-05.

**September 29, 2005:** The City Council approved a rezone for a portion of the property to PAD, pursuant to Ordinance No. 05-37.

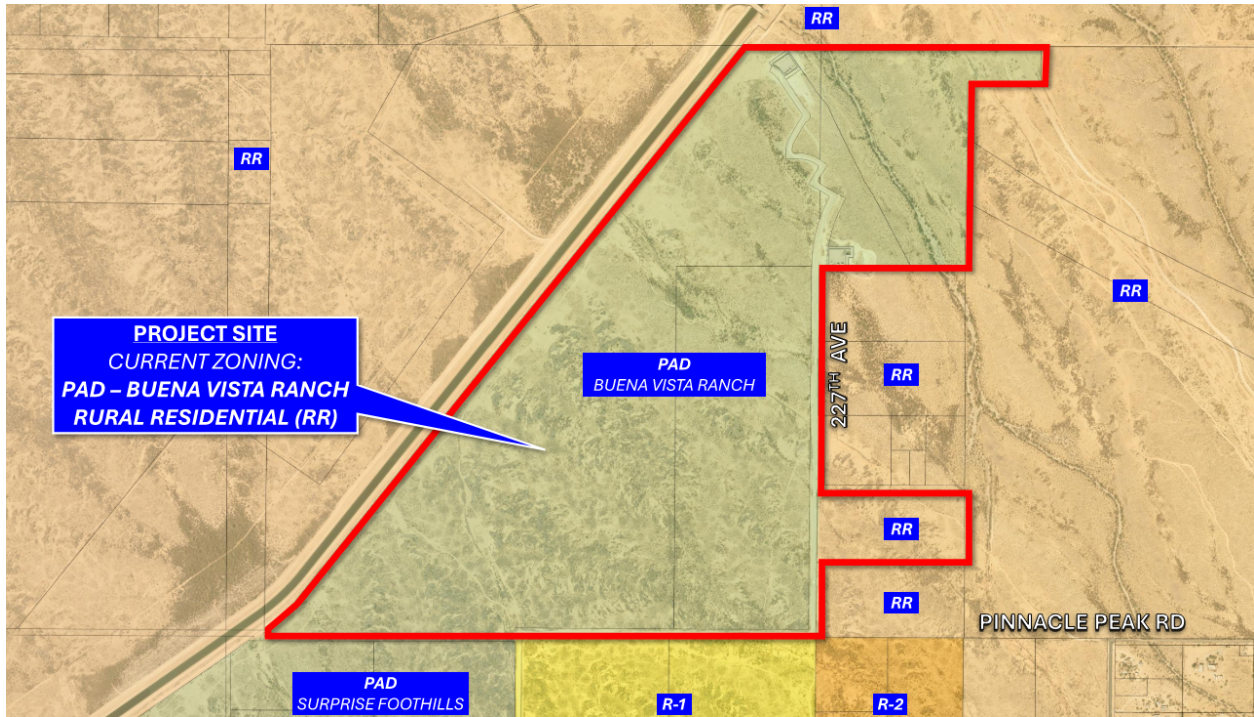
**June 6, 2024:** A concept review meeting was held with the Applicant to discuss the subject proposal under case CR24-0655.

**August 28, 2024:** The Applicant filed the subject rezone request under case FS24-1191.

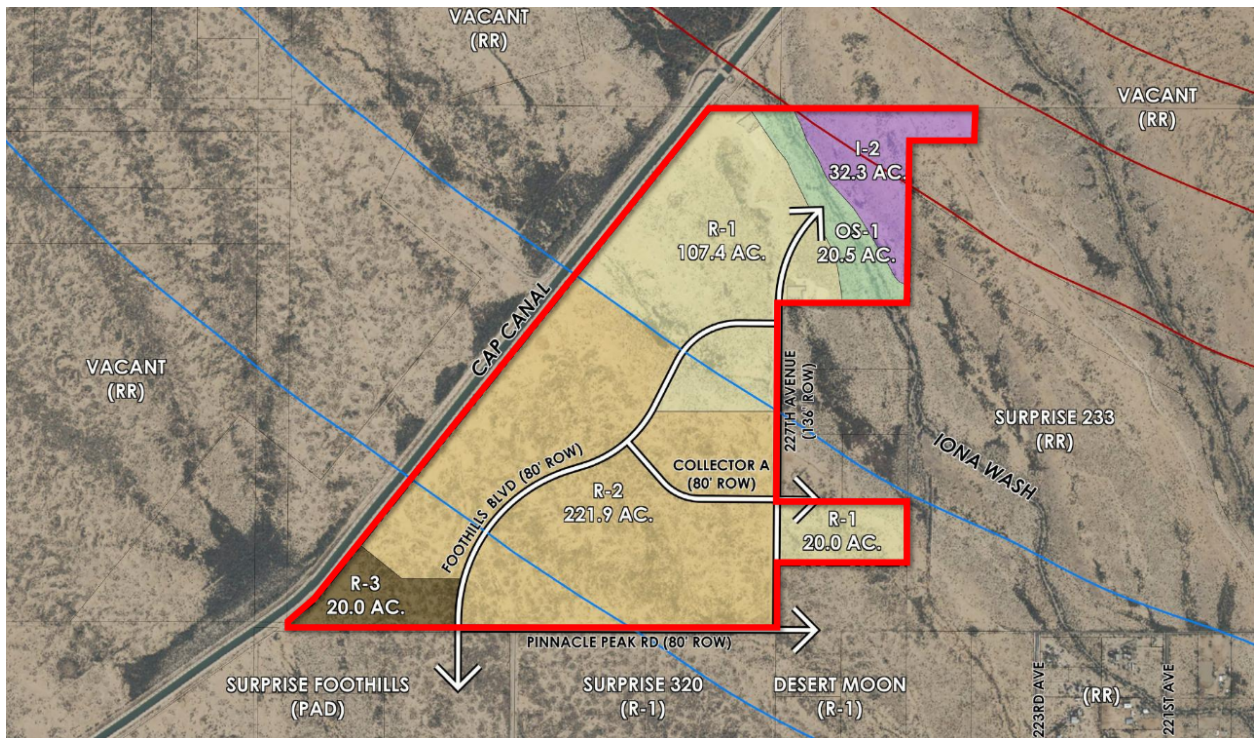
**January 28, 2025:** The Applicant held a neighborhood outreach meeting to discuss the proposed rezone.

**Analysis and Discussion:**

The subject request is for a rezone of approximately 422 acres parcels from Buena Vista Ranch Planned Area Development (PAD) and Rural Residential (RR) to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1), and General Industrial (I-2).



**Existing Zoning**



**Proposed Zoning**

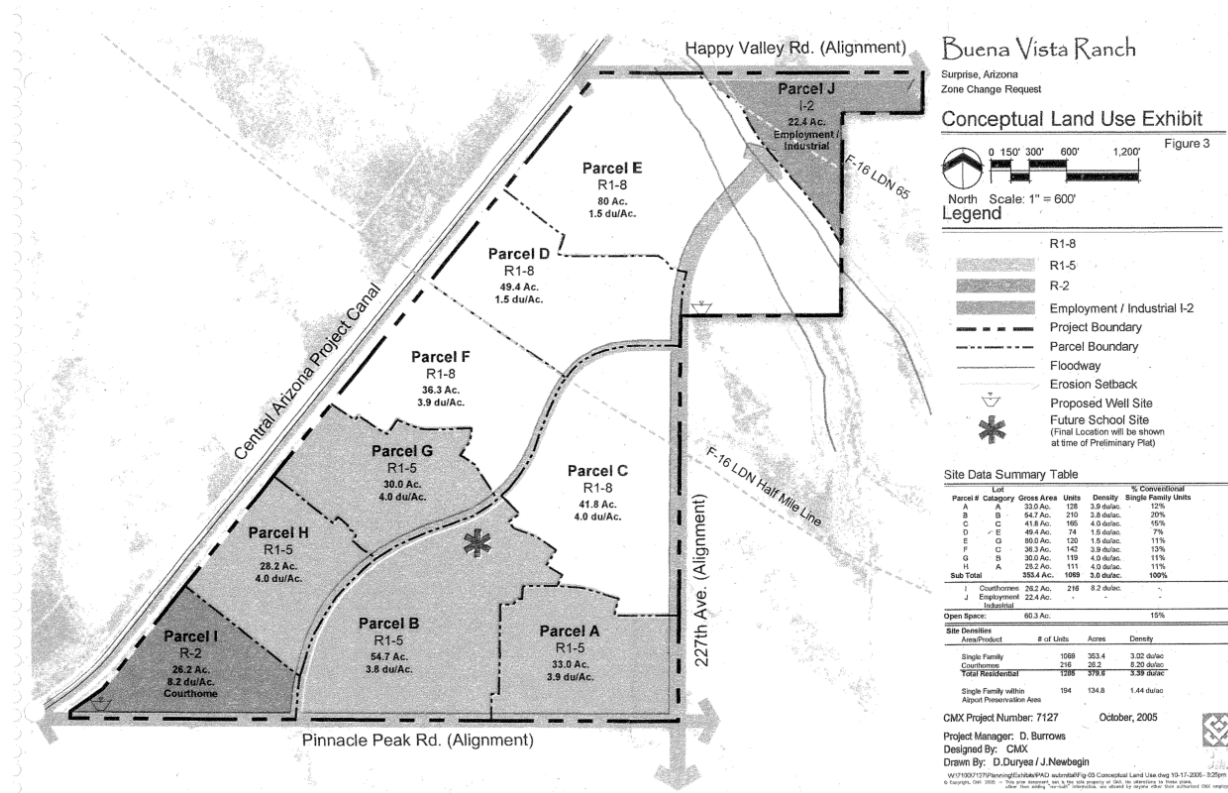
**Development Plan & Development Standards:**

The residential portion of the Project encompasses approximately 370 acres, the employment portion encompasses approximately 32 acres, and the open space area encompasses approximately 12 acres, for a total of approximately 422 acres. A majority of the Project is residential while the open space and employment portion of the site are located in the northeasterly portion of the overall Project area.

The Applicant is not requesting any deviations from the development standards of the Land Development Ordinance (LDO), Planning and Engineering Design Standards (PEDS), or City Code to facilitate the Rezone.

The future development of the subject property will adhere to the applicable development standards of the R-1, R-2, R-3, I-2, and OS-1 zoning districts, as outlined in Sections 106-2.3, 106-2.4, 106-2.5, 106-7.3 and 106-8.2 of the LDO, at the time of development.

In comparison, below is the land use map for the existing Buena Vista Ranch PAD.



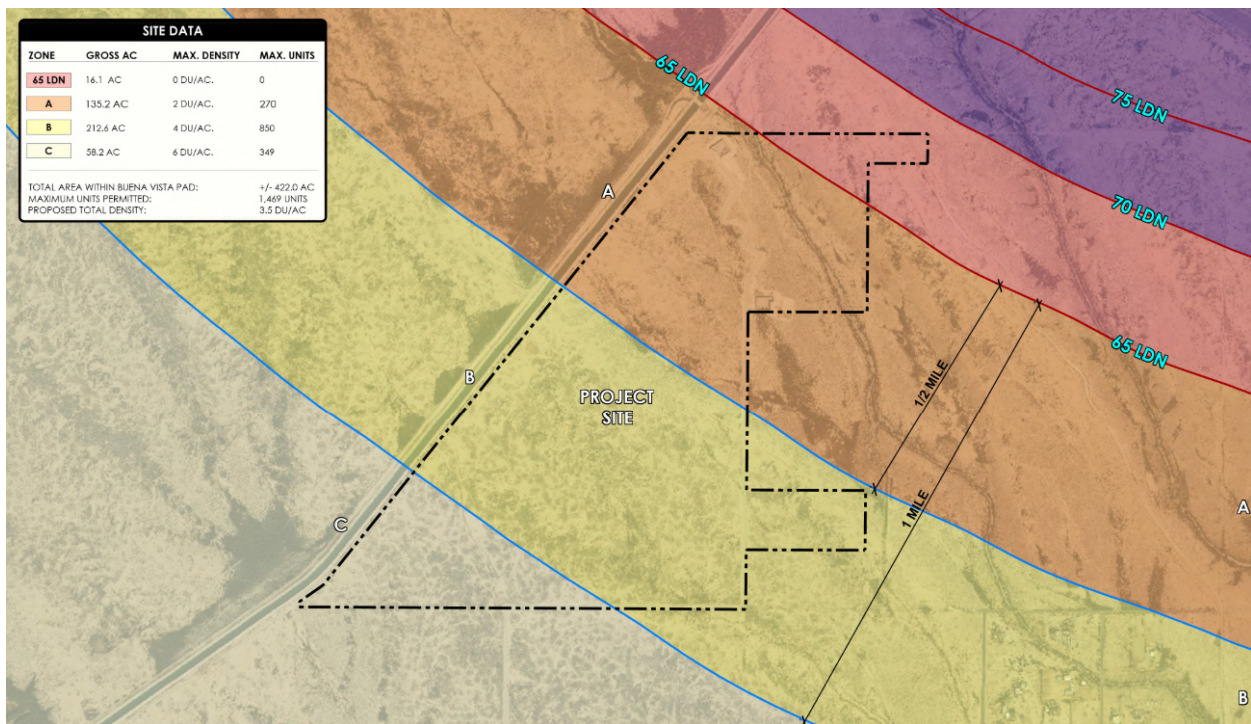
The Rezone proposal maintains a similar development pattern overall with the highest density residential located at the southwest corner, transitioning to lower density to the northeast.

**Density:**

Due to the Project's proximity to the Luke Air Force Base Auxiliary 1 Field, this Project is subject to the Luke Air Force Base Graduated Density Concept (GDC). The site is entirely located within all three density-restricted areas and the 65 LDN noise contour area. A breakdown of the maximum units per acre is provided below. The GDC provides a guide for the maximum allowed dwelling units and densities of the proposed development. The specifics of the development, including the actual number of dwelling units and density, will be fully reviewed during the site plan or preliminary and final platting processes.

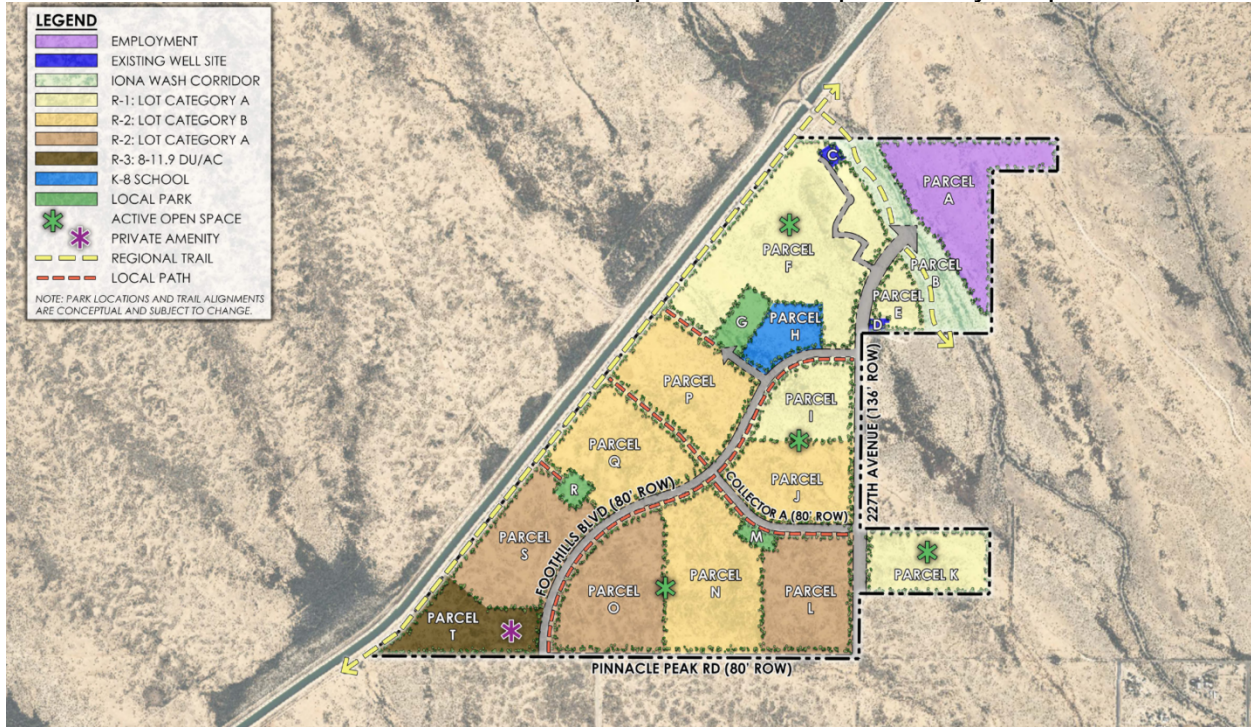
**65 LDN:**

A portion of the Project is located within the 65 LDN noise contour associated with Luke Air Force Base. To support and protect the mission of Luke AFB, residential development is restricted within this area. As a result, only employment-related land uses are permitted within the 65 LDN contour. As such, this portion of the Project is proposed to be rezoned to I-2.



**Open Space and Amenities:**

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



**Roadways:**

At the request of the City’s Transportation Department, the Applicant submitted a Traffic Impact Analysis (“TIA”) with the Rezone application, which was reviewed by Transportation staff. During the preliminary plat stage, the developer will be responsible for submitting a Master Street Plan identifying turn lanes, medians, and street widths, along with a site circulation plan addressing vehicular, pedestrian, and emergency access. These plans will demonstrate a minimum of two vehicular access points connecting the site to the existing roadway network.

The developer will ensure adequate primary and secondary access for the development. The developer will be responsible for the design, acquisition of right-of-way, and construction of a minimum two-way roadway with shoulders for each of the following roadways, in the event such improvements have not already been constructed for Foothills Boulevard and 227th Avenue.

**Utility and Services Table:**

<b>Electric:</b>	Arizona Public Service
<b>Water:</b>	City of Surprise
<b>School District</b>	Wickenburg School District

**Conformance with Adopted Plans:**

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

This project is located within the Neighborhood, Employment, and Open Space Character Areas of the General Plan.

The proposed Rezone adheres to the design guidelines of the Neighborhood Character Area which allows for residential development. This Project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the residential development pattern established in the vicinity of the parcel.

Additionally, the proposed Rezone aligns with the Employment Character Area designation, as a portion of the Project site lies within the 65 LDN contour line, which is intended to support and protect the mission of Luke Air Force Base by accommodating employment-related uses.

Lastly, the proposed Rezone aligns with the Open Space Character Area as the wash will be preserved with future regional trails connections to the north and south to Surprise Foothills.

### **Reviewing Agencies:**

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

### **Citizen Outreach:**

An outreach meeting was scheduled and held on January 28, 2025, at Willow Canyon High School. The meeting was advertised with both City and State requirements. There were 10 attendees with staff present. The concerns and questions that were expressed for the overall area were the proposed zoning, density, access, trails, and infrastructure.

### **Summary:**

The proposed Rezone request is for the development of future residential and industrial. The Project is consistent with the manner and intent of the Surprise Municipal Code and the General Plan 2040. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

### **Findings:**

- The proposed Rezone is consistent with and will advance the goals of the Surprise General Plan 2040.
- The proposed Rezone is consistent with the LDO.
- The reviewing agencies have indicated no objections.

### **Staff's Recommendation:**

Based on the findings noted above, if the Commission wishes to recommend approval of the proposed Rezone, Case FS24-1191, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations 'a' and 'b.'

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "Buena Vista Ranch," prepared by RVi Planning + Landscape Architecture, and received May 13, 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.

Should the Commission wish to recommend **Denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

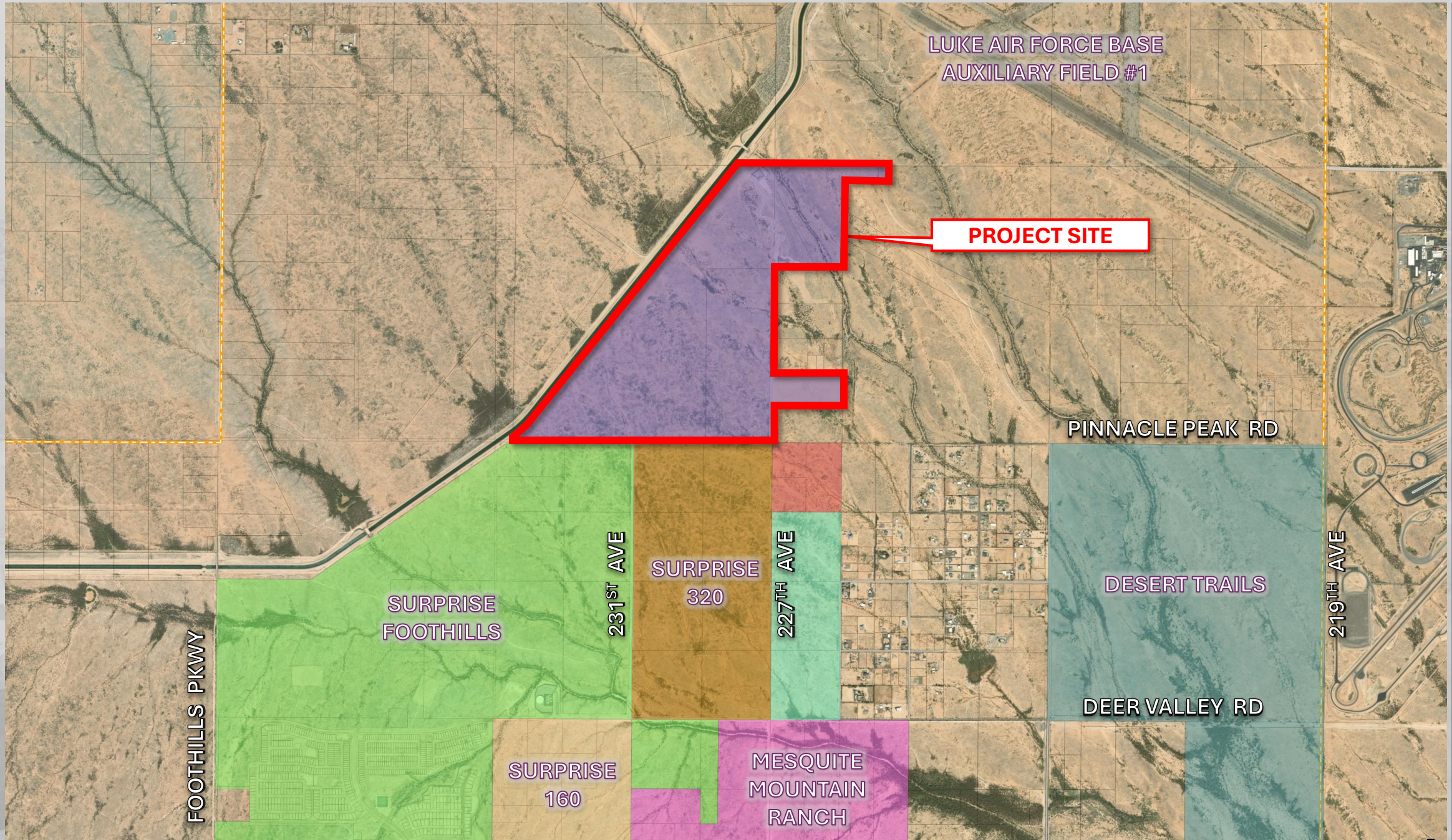
### *Recommended motions:*

I move to recommend approval of the Rezone for Buena Vista Ranch, Case FS24-1191, subject to stipulations (a) and (b) as outlined above in this Staff Report.

I move to recommend denial of the Rezone for Buena Vista Ranch, Case FS24-1191, because insert reason.

Attachments:

- 01 Vicinity Map
- 02 Existing Zoning Map
- 03 Proposed Zoning Map
- 04 Zoning Document
- 05 Luke AFB comments
- 06 Citizen Outreach Report – REDACTED
- 07 Affidavit of Site Posting  
PPT



LUKE AIR FORCE BASE  
AUXILIARY FIELD #1

**PROJECT SITE**

PINNACLE PEAK RD

SURPRISE  
FOOTHILLS

SURPRISE  
320

DESERT TRAILS

FOOTHILLS PKWY

231ST AVE

227TH AVE

219TH AVE

DEER VALLEY RD

SURPRISE  
160

MESQUITE  
MOUNTAIN  
RANCH

FS24-1191 VICINITY MAP

**PROJECT SITE**  
*CURRENT ZONING:*  
**PAD – BUENA VISTA RANCH**  
**RURAL RESIDENTIAL (RR)**

**PAD**  
**BUENA VISTA RANCH**

**PAD**  
**SURPRISE FOOTHILLS**

**R-1**

**R-2**

**RR**

**RR**

**RR**

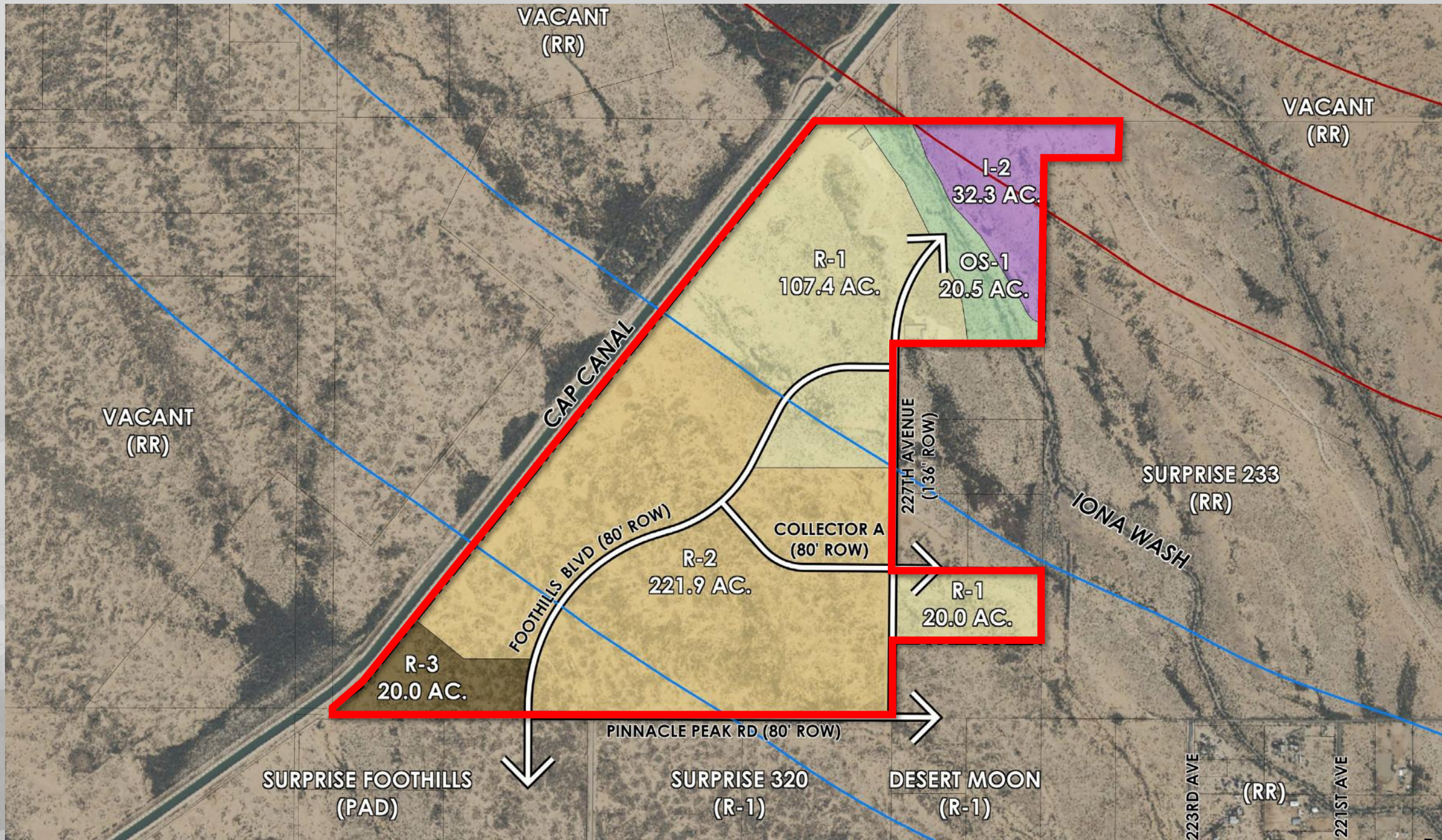
**RR**

**RR**

**RR**

227TH AVE

PINNACLE PEAK RD



FS24-1191 ZONING MAP

# BUENA VISTA RANCH

## REZONING NARRATIVE

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

CASE #: FS24-1191

1ST SUBMITTAL: AUGUST 29, 2024

2ND SUBMITTAL: FEBRUARY 14, 2025

FINAL SUBMITTAL: MAY 13, 2026



PRESENTED BY:



# APPLICANT TEAM

## PROPERTY OWNER / DEVELOPER

**Buena Vista Holdings, LLC**

**100 Acres Partners, LLC**

**TMP Investment Properties, LLC**

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Email: fkoo@WoodPatel.com

## ENVIRONMENTAL PLANNING

**SWCA Environmental Consultants**

Victoria Casteel

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Phone: 480-581-5268

Email: victoria.casteel@swca.com

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- Figure 5: Luke Air Force Base Graduated Density Analysis
- Figure 6: Proposed Zoning Map
- Figure 7: Conceptual Development & Open Space Plan
- Figure 8: Regional Transportation Plan

# 1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of Buena Vista Holdings, LLC, is pleased to submit this rezoning application for the existing 402.0-acre Buena Vista Ranch Planned Area Development (PAD) and an adjacent 20.0-acre Rural Residential (RR) site to change the zoning to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1) and General Industrial (I-2) in accordance with the City of Surprise Land Development Ordinance.

## Purpose

The purpose of this rezoning is to:

1. Update the zoning entitlements to be in line with the newly adopted Surprise Land Development Ordinance to ensure seamless implementation of the project as it develops over time;
2. Modify and update the land uses, circulation plan and development standards to conform to the City's current regulations and today's market conditions, particularly related to housing demand and product types, and;
3. Add an adjacent 20.0-acre parcel to the Buena Vista Ranch zoning case for a total of 422.0-acres.

## 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 422.0-acres and is generally bounded by the CAP canal to the west, Pinnacle Peak Road to the south, and the Happy Valley Road alignment to the north. The eastern boundary varies but generally follows the 227th Avenue alignment, straddling 227th near the middle and the north end of the site. See **Figure 1: Regional Vicinity Map** for the property location and regional context.

The Assessor Parcel numbers affiliated with the property include APN#'s 503-81-018G, 018H, 018K, 018J, 503-18-020G, 020N, 020P, and 020Q. 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, except for two well sites that supply the water for the Surprise Foothills Water Campus, and a dedicated roadway to access the parcels. See **Figure 2: Existing Conditions Map**.

402.0-acres of the property was subject to a zoning case with the City of Surprise in 2005, Case #PAD05-092 to change the zoning from R1-43 Single-Family Residential to Planned Area Development (PAD). The rezoning was approved via Ordinance # 05-37. The underlying zoning districts within the PAD were R1-8, R1-5, R-2, and I-2. The 20.0-acre addition included as part of this application is currently zoned Rural Residential (RR).

The subject site is surrounded by vacant land. To the south lies the Surprise Foothills PAD, and the recently approved Surprise 320 property, rezoned Residential Low Density (R-1) where adjacent to the subject site. The remaining adjacent property is zoned Rural Residential (RR) to the north, east, and west. The CAP canal follows the western border of the site. See **Figure 3: Existing Zoning Map**.

## General Plan Land Use Designations

The City of Surprise 2040 General Plan Map designates the property as a mix of Neighborhood, Employment, and Open Space land use designations as depicted in **Figure 4: 2040 General Plan Land Use Map**. The Open Space designation generally follows the Iona Wash corridor and the CAP canal, with the employment in the northeast corner, and the Neighborhood land use covering the remainder of the property.

Portions of the subject site within the Employment Character Area of the General Plan were granted residential entitlements with the Buena Vista Ranch PAD before that version of the General Plan was adopted. As such, the subject rezone request will not be required to include employment zoning districts within this area. Therefore, 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 portions of the subject property adjacent to the CAP canal and Iona Wash corridor are underneath the City's Wildlife Linkages Corridor Overlay. In conformance with the Conservation Element of the City's General Plan, this property will develop with wildlife friendly regulations and ensure that identified wildlife corridors are protected as described in Section 104-2 of the LDO. An Environmental Inventory Plan will be provided in the Preliminary Plat stage to identify the extent of environmentally sensitive features present on the site that are to be protected.

## Existing Pre-Development Conditions

The site is currently native desert range land and is relatively flat with gentle slopes from the northwest to the southeast. The Iona wash bisects the site in the northwest corner.

**Drainage:** Portions of the property are located within Iona Wash East and Iona Wash West FEMA Special Flood Hazard Areas (SFHA) "Zone AE" as shown on the FEMA Flood Insurance Rate maps (FIRM) panels 04013C1180M and 04013C1185L. Any development within the FEMA SFHA will require a Floodplain Use Permit. Any changes to the proposed floodplain of Iona Wash West and Iona Wash East will require that a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) applications will be completed and submitted to FEMA and the local review agencies for approval.

**Sewer Service:** Buena Vista Ranch has an allocation of sewer capacity in the SPA-3 Developer Phase, and it is understood that additional capacity will need to be acquired in order to fully develop the project.

**Water Service:** Buena Vista Ranch is located within the water service area of the Surprise Foothills Water Campus and is already identified as a project receiving water service pursuant to the Surprise Foothills Water Supply Facility Development Agreement. There are two existing wells on-site that support the Surprise Foothills Water Campus, which will provide water to the project.

**Electricity:** Electrical service for this project will be provided by Arizona Public Service (APS).

**TABLE 1: EXISTING AND SURROUNDING LAND USES**

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods, Employment, Open Space	PAD, Rural Residential (RR)	Vacant
North	Employment	Rural Residential (RR),	Vacant,
South	Neighborhoods	Surprise Foothills (PAD), Surprise 320 (R-1)	Vacant
West	Neighborhoods, Employment, Open Space	Rural Residential (RR),	CAP Canal, Vacant
East	Neighborhoods, Employment	Rural Residential (RR)	Vacant

**Existing Roads and Right-of-Way:** The subject site is generally located at the northwest corner of the future Pinnacle Peak Road and 227th Avenue. The existing arterial right-of-way adjacent to the Subject Site is limited to 68' for the north half-street of Pinnacle Peak and east half street of 227th Ave, with a full 136' for 1/8th of a mile where 227th enters the northern portion of the project. However, Pinnacle Peak Road is designated as a collector, so some of the existing dedicated right-of-way may not be needed for the future road. Additionally, there are portions of local streets dedicated that currently provide access to the two existing wells on-site.

**Fire, Police, and Refuse Service:** Buena Vista Ranch 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 1.5 +/- miles to the southwest, a fire station planned as part of the recently approved Desert Trails (FS23-0586) approximately 1 +/- mile to the east, and a fire station is planned as part of the Ana Mandara development approximately 3 +/- miles to the southeast.

**School Districts:** The Subject Site is in the Nadaburg Unified School District. The closest public K-8 school within the Nadaburg Unified School District is Desert Oasis Elementary School located at 17161 W. Bajada Road Surprise, AZ 85387 approximately 12 miles from the site. The closest high school is Mountainside High School located at 32919 Center Street Wittmann, AZ 85361 approximately 13 miles from 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 Buena Vista Ranch have the option to attend schools within either the Dysart or Wickenburg Districts, which may be closer than Nadaburg district schools.

The applicant is coordinating with the Nadaburg school district to locate a 10-acre school site and adjacent 5-acre shared park site within the overall Buena Vista Ranch project. These parcels will be donated to the school district at time of platting.

Additionally, there are two Wickenburg district K-8 schools planned within the Surprise Foothills community less than 2-miles south of the site, and another school planned within the Desert Trails community 2 +/- mile east of the site.

**Luke Air Force Base Auxiliary Field 1 Review**

The Graduated Density Concept for Luke Air Force Base is best described as providing guidelines for development up to and surrounding the “high noise or accident potential zone,” commonly referred to the 65 LDN line, as defined in A.R.S. § 28-8461, which may limit future operations of the U.S. This Graduated Density Concept proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 LDN as follows:

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

Based on the noise contours published by Luke AFB, the property is located within all three density-restricted areas. A breakdown of the maximum units permitted per the GDC policy is provided in **Table 2: Luke AFB GDC Maximum Density & Unit Count Analysis** below.

City Staff received an e-mail from Christopher Toale, Director with Luke Air Force Base Community Initiatives dated June 3rd, 2024, based on a review of

TABLE 2: LUKE AFB GDC MAXIMUM DENSITY & UNIT COUNT ANALYSIS			
LAFB ZONE	GROSS AC.	LUKE MAX DENSITY	LUKE MAX UNITS
65 LDN	16.1	0.0	0
A	135.2	2.0	270
B	212.6	4.0	850
C	58.2	6.0	349
<b>TOTAL</b>	<b>422.0</b>		<b>1,469</b>

the proposed development. The e-mail indicates that the proposed development complies with the GDC.

See **Figure 5: Luke Air Force Base Graduated Density Analysis** for the location of the various noise contours and density restrictions associated with them overlaid on Buena Vista Ranch.

### 3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish residential zoning districts throughout the site to be 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 with the natural drainage constraints and roadway network proposed throughout the site, as well as the density restrictions associated with the Luke Air Force Base. The R-3 parcel is located at the terminus of Pinnacle Peak at Foothills Boulevard, adjacent to a Medium-Density Residential designated parcel within the Surprise Foothills community. The R-1 parcels are located at the north end of the site, in the most restrictive Luke density zone, and east of 227th Avenue where adjacent to rural residential zoned property. Between these districts is zoned R-2 which offers an appropriate transition between residential densities. The Iona wash is to be preserved under OS-1 zoning, which also offers a significant buffer to

the proposed I-2 uses in the far northeast corner of the site. Landscape buffers will be provided along the boundaries of each specific zoning district and along adjacent roadways in compliance with the LDO. Additionally, a 75' buffer area will be provided along the perimeter of the Iona Wash floodway as required by section 5.4.A of the PEDs. See **Table 3: Proposed Zoning Districts** and **Figure 6: Proposed Zoning Map**.

The Subject Site includes numerous opportunities for active and passive recreation through natural open space/wash corridors, developed parks and trails throughout the community which will be incorporated and detailed further during the preliminary and final plat process as development occurs. In addition to the 5-acre park site shared with the school district, the open space program will include two additional local parks integrated within the residential subdivisions. These parks are envisioned to be tied together by an open space corridor providing a distinguishing usable open space area that serves the entire development and connects to the proposed trail corridor along the CAP canal. Several smaller local parks/active open space areas that are integrated into each neighborhood and generally within a ¼ - ½ mile walking distance to all residents within the community will also be provided. Pedestrian connections to the collection of parks and usable open spaces will be evaluated in future phases of development.

Two trail types in conformance with the City of Surprise Park and Recreation Master Plan are proposed for the development, including Regional Paths and Local Paths. A Regional Path is located along the CAP canal, providing future regional trail connections to the north and south to Surprise Foothills. There is also a Regional Path proposed along the west edge of the Iona Wash corridor. The Local Paths are provided to connect from the Regional Path to the various residential parcels and parks within the development, and along the east side of Foothills Boulevard, connecting to the local path proposed with the Surprise Foothills development. See **Figure 7: Conceptual Development & Open Space Plan** for a graphic depiction of the overall open space and trail system.

TABLE 3: PROPOSED ZONING DISTRICTS			
PARCEL	ZONING DISTRICT	GROSS ACRES	LAND USE %
1	I-2	32.3	8%
2	OS-1	20.5	5%
3	R-1	127.4	30%
4	R-2	221.9	52%
5	R-3	20.0	5%
<b>TOTAL</b>		<b>422.0</b>	

## General Development Standards

All general development standards within the Surprise LDO will shall govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1. All open space requirements will be met, which includes a minimum of 20% open space for the overall development despite the differing lot categories provided. The articles within the PEDS shall apply where applicable, based on the specific zoning and land use, 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.

### 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.

### Residential – Medium Density (R-2)

The Residential Medium Density (R-2) zoning district allows for a variety of housing opportunities including detached and attached buildings, single-family dwellings, two-family dwellings, and three-family dwellings. The proposed zoning will allow for the development of all R-2 lot categories.

### Residential – High Density (R-3)

The residential high density (R-3) zoning district is to provide for the development of high-density residential uses. The proposed zoning will allow for the development of all R-3 density categories.

### General Industrial (I-2)

The general industrial zoning district provides for a mix of industrial activities requiring large land areas unencumbered by nearby residential or commercial development. Typical industrial uses have limited retail or on-site consumer interaction.

### Open Space Conservation (OS-1)

The OS-1 (Open Space Conservation) land use category is intended to conserve, protect and enhance natural

open spaces such as desert washes, wildlife corridors, etc. While these areas general remain undeveloped, limited passive recreational uses such as hiking and biking are permitted. The OS-1 category will follow the uses and development standards as defined in Section 106-8.3 of the LDO.

## Proposed Regional Transportation Improvements

In discussion with the City of Surprise and in conformance with the City's 2035 General Plan, the following is a summary of the regional roadways within or adjacent to the Subject Site. See **Figure 8: Regional Transportation Plan**.

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 and that detailed description of how and when this will be accomplished will be required at the platting stage along with a Construction Sequencing and Maintenance of Traffic Plan.

**Pinnacle Peak Road** is designated as a residential collector road with 80-feet of total ROW (40' north half-street) along the southern perimeter of the site, providing an east/west connection from Foothills Boulevard to 227th Avenue. It is not anticipated that Pinnacle Peak Road will cross the Central Arizona Project Aqueduct.

**227th Avenue** is designated as a major arterial with 136-foot of total ROW (68' half street), connecting Sun Valley Parkway to the property.

**Foothills Boulevard** is planned as a residential collector road with 80-feet of total ROW through Buena Vista Ranch, transitioning to a high-volume collector within the Surprise Foothills development, and then to a minor arterial connecting down to Sun Valley Parkway.

**Collector A** is planned as a residential collector with 80' of total ROW providing an additional connection from 227th to Foothills Boulevard.

**Happy Valley Road** is planned as a minor arterial with 110-feet of total ROW. Due to the engineering constraints impacting the planned alignment along the property's northern edge, the required dedications adjacent to the subject site shall be determined during the platting stage.

## 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. As this project is an extension of the Surprise Foothills PAD, the main access will be provided from the shared collector between the two developments, Foothills Boulevard, going south to Sun Valley Parkway. Secondary geographically separated access will partially depend on timing between the various projects entitled in this region of Surprise, but will include 227th Avenue either from Sun Valley Parkway or Deer Valley Road.

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

## Utilities & Services

### Drainage:

The design of stormwater management systems will follow the criteria outlined in the City of Surprise Engineering Development Standards (2021). The Conceptual Drainage Report for Buena Vista Ranch has been prepared that outlines the minimum drainage requirements for the site. Future drainage studies shall be required as the development of the site progress to preliminary and final design.

## Water & Sewer:

Offset water will need to be extended from the intersection of 231st Avenue and Deer Valley Road along 231st Avenue. The 16-inch waterline constructed as a part of the nearby Surprise Foothills development will be extended to the future Deer Valley Pkwy. alignment, then reduce to a 12-in. waterline. The site will also construct 16-in. waterlines along the south and east perimeter of the site. Onsite water will consist of 6- to 12-in. waterlines. A third well site will be provided on the property, the location of which will be determined at the time of platting.

Offsite Sewer will be extended from the existing 30-in and 36-in. sewer within Deer Valley Pkwy. and 227th Avenue to the development. Onsite sewers will consist of 8-in. to 12-in. sewers. Wastewater flows will ultimately be conveyed to the treatment facility at Beardsley and 187th Avenue.

## Environmental Inventory Plan

Class 1 cultural and biological reports have been completed and included in the rezoning package as a separate attachment. A Class III cultural resources report is being provided for the 20-acre parcel that was not part of the previous Buena Vista PAD since a full survey was not previously completed on this portion of the property. Additionally, an aquatics resource review is provided with this application. 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 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

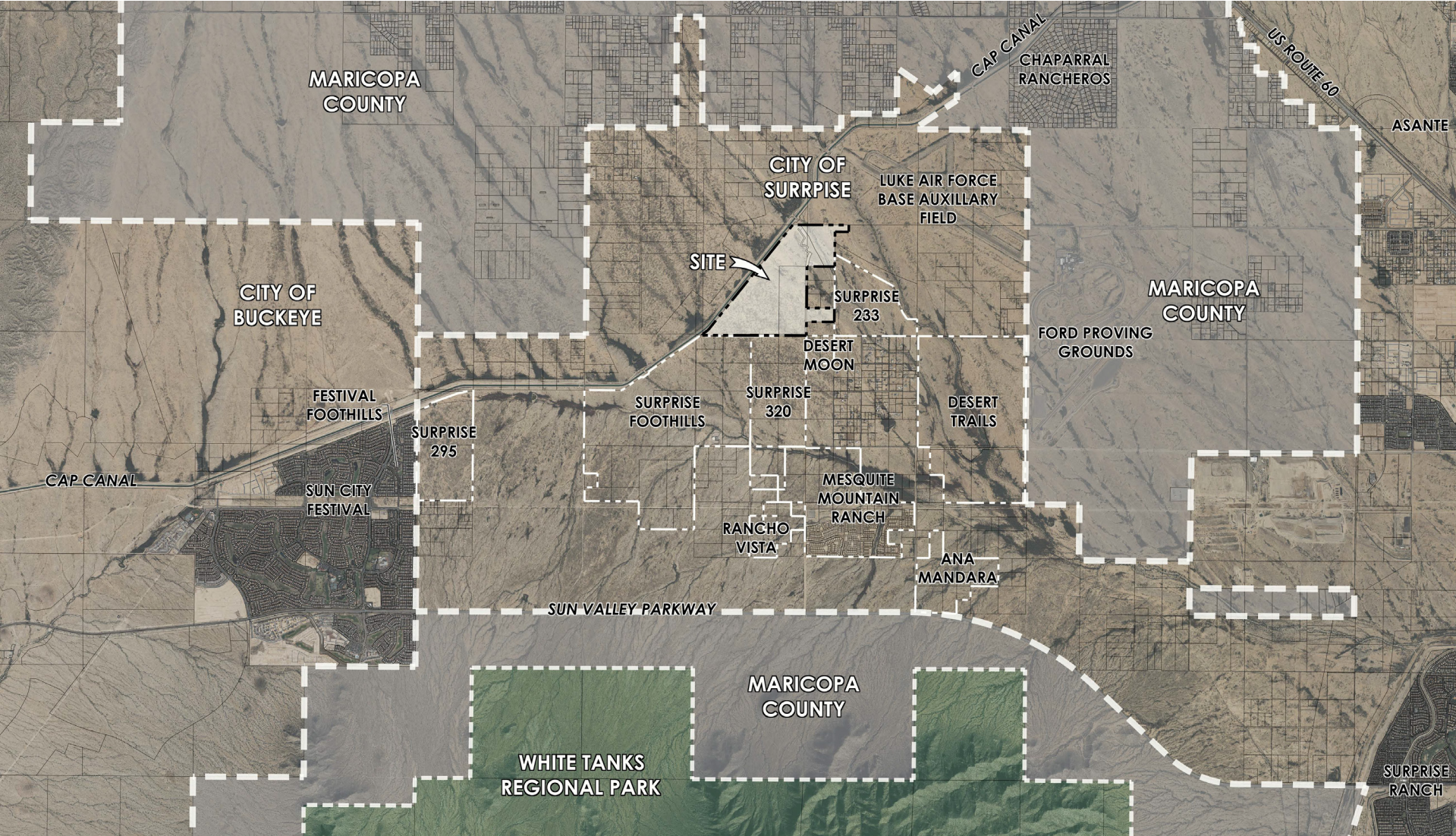


FIGURE 2: EXISTING CONDITIONS MAP

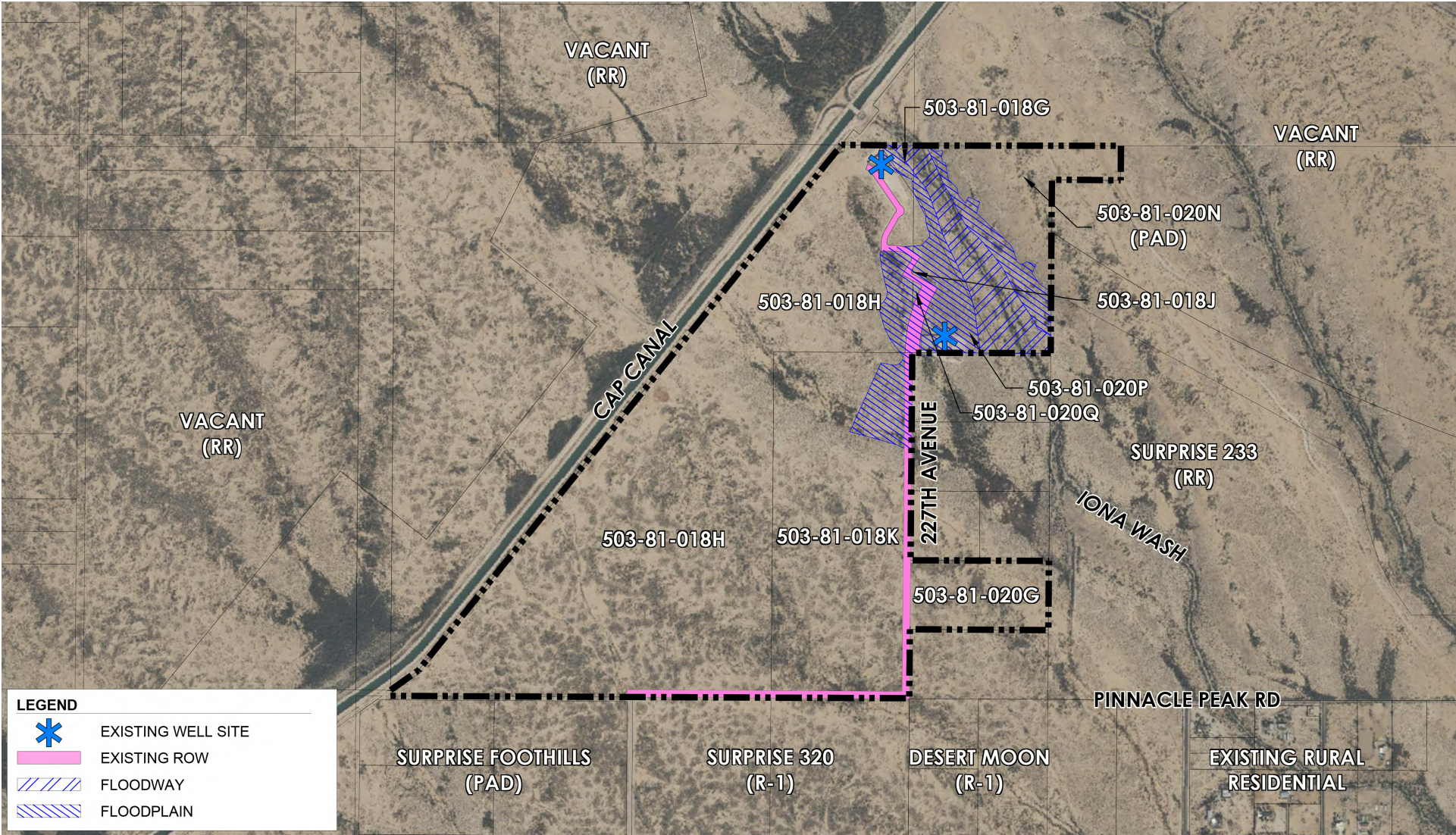


FIGURE 3: EXISTING ZONING MAP

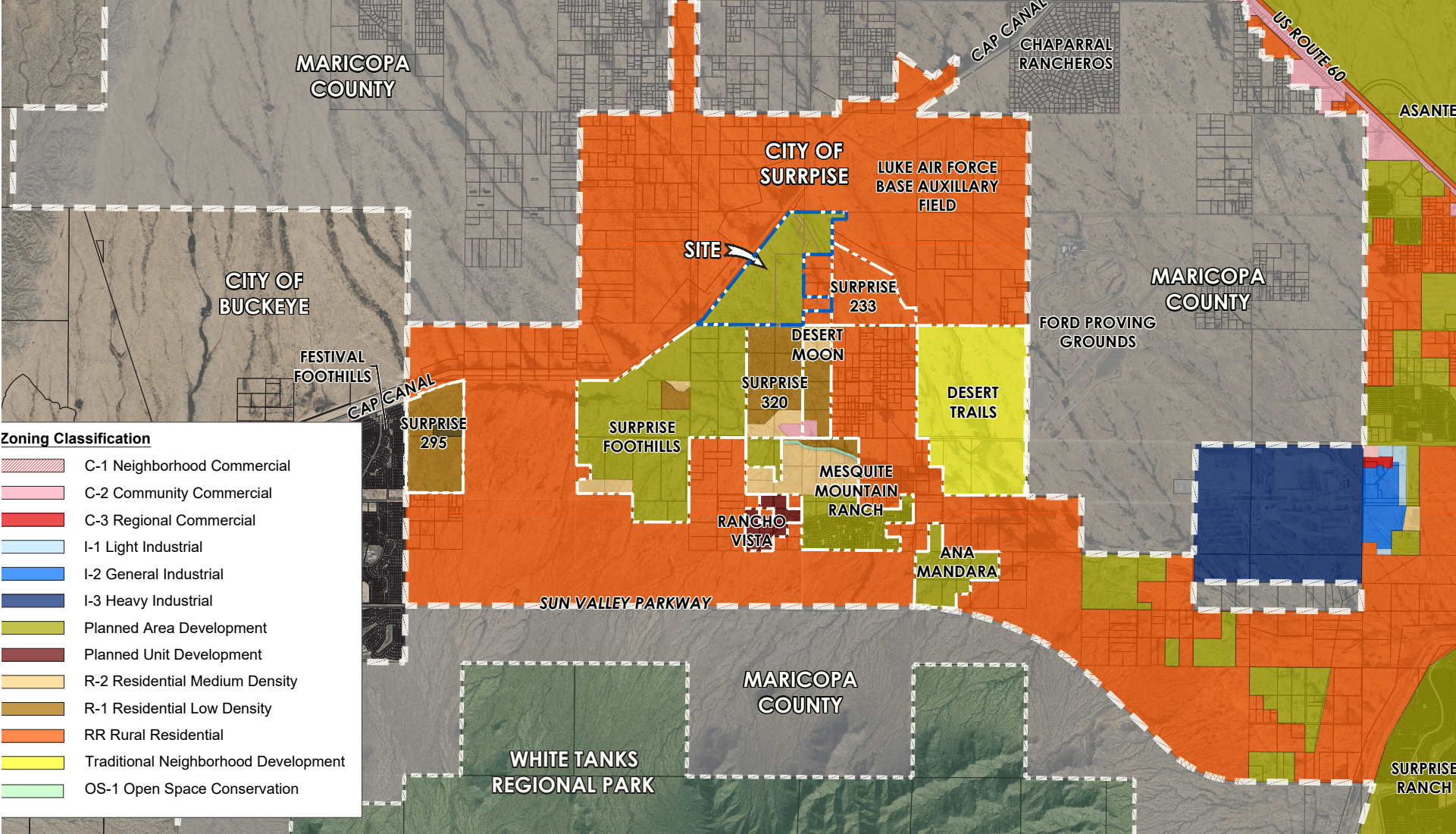


FIGURE 4: 2040 GENERAL PLAN LAND USE MAP

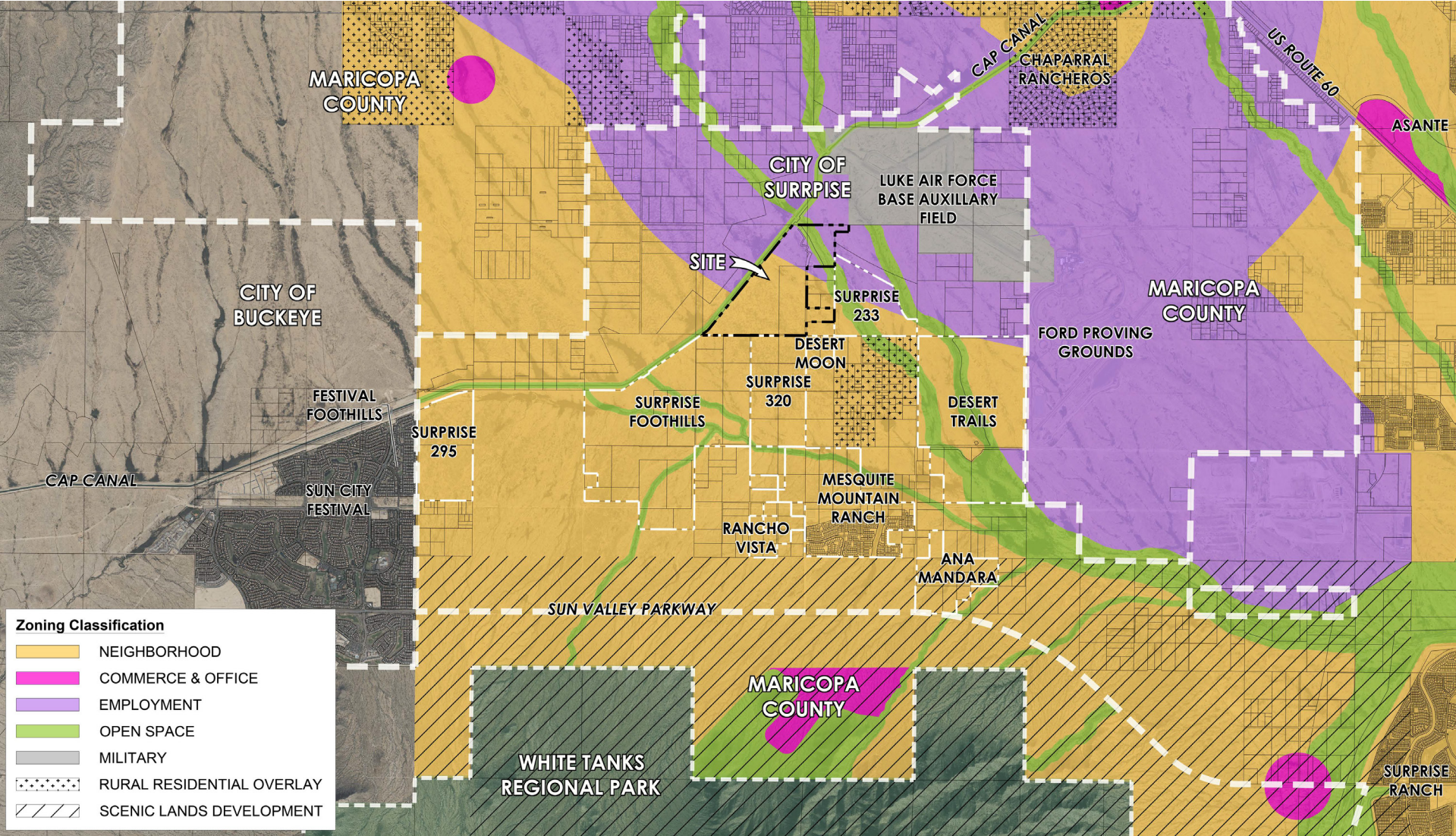


FIGURE 5: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

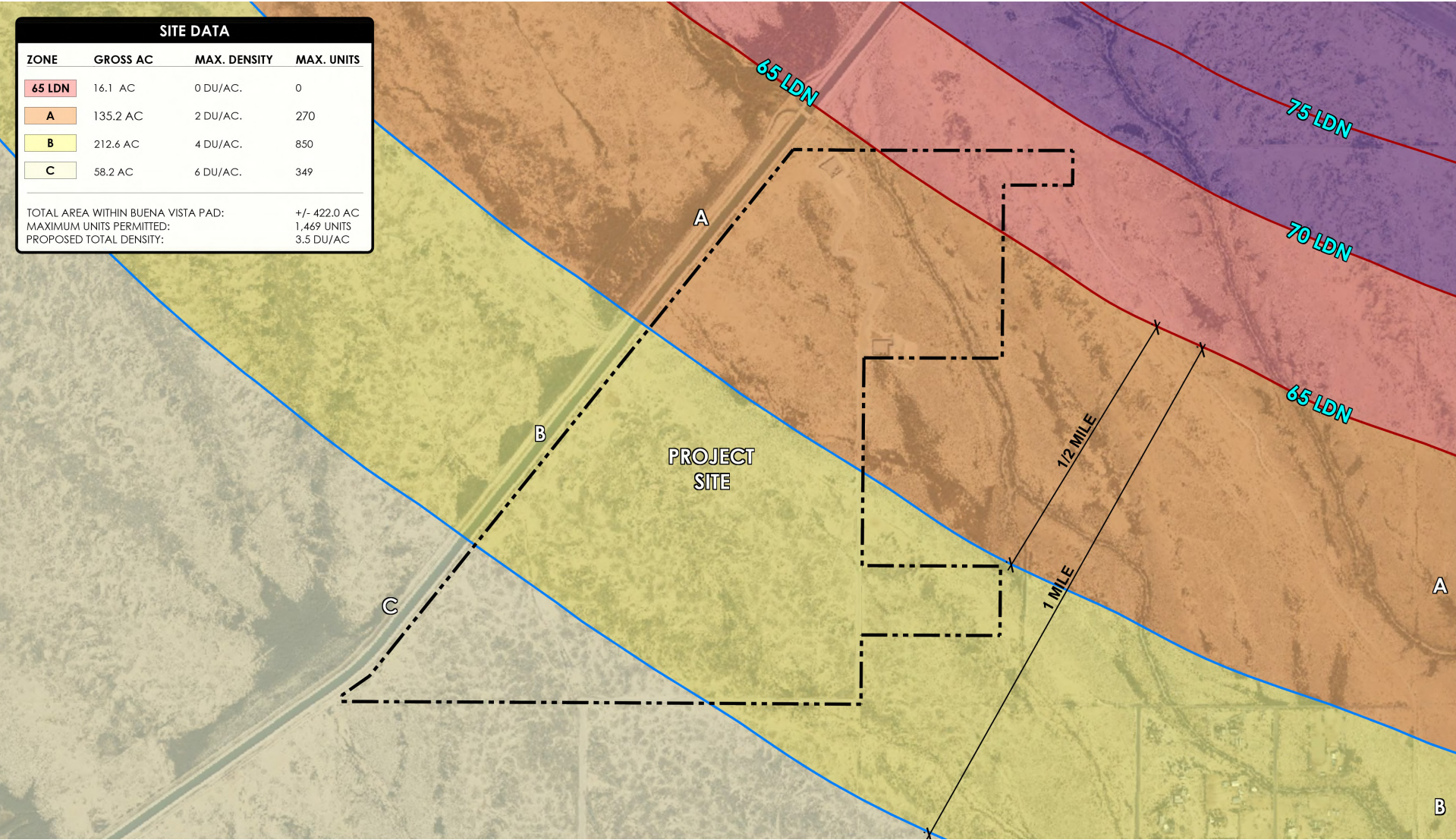


FIGURE 6: PROPOSED ZONING MAP

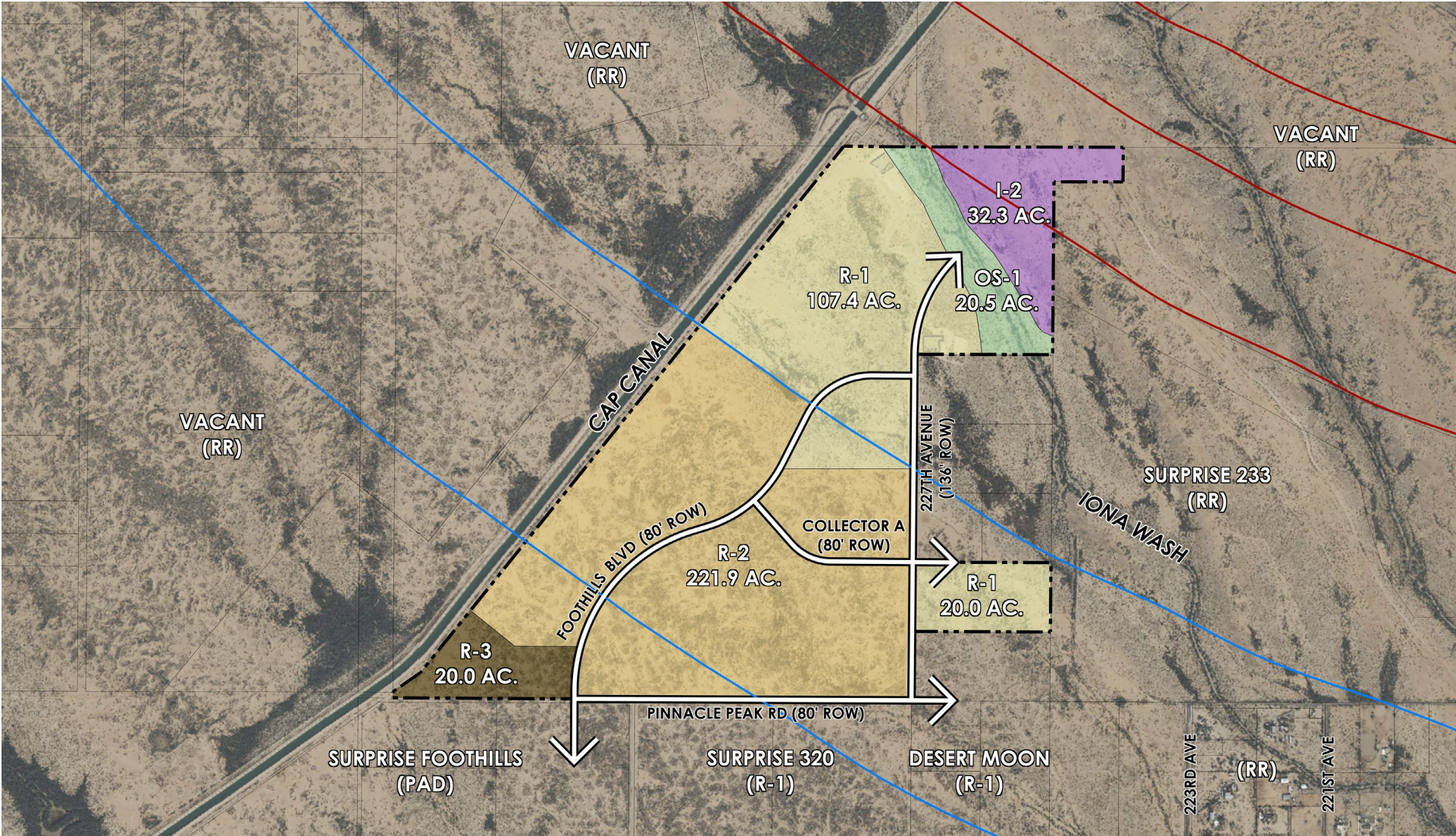
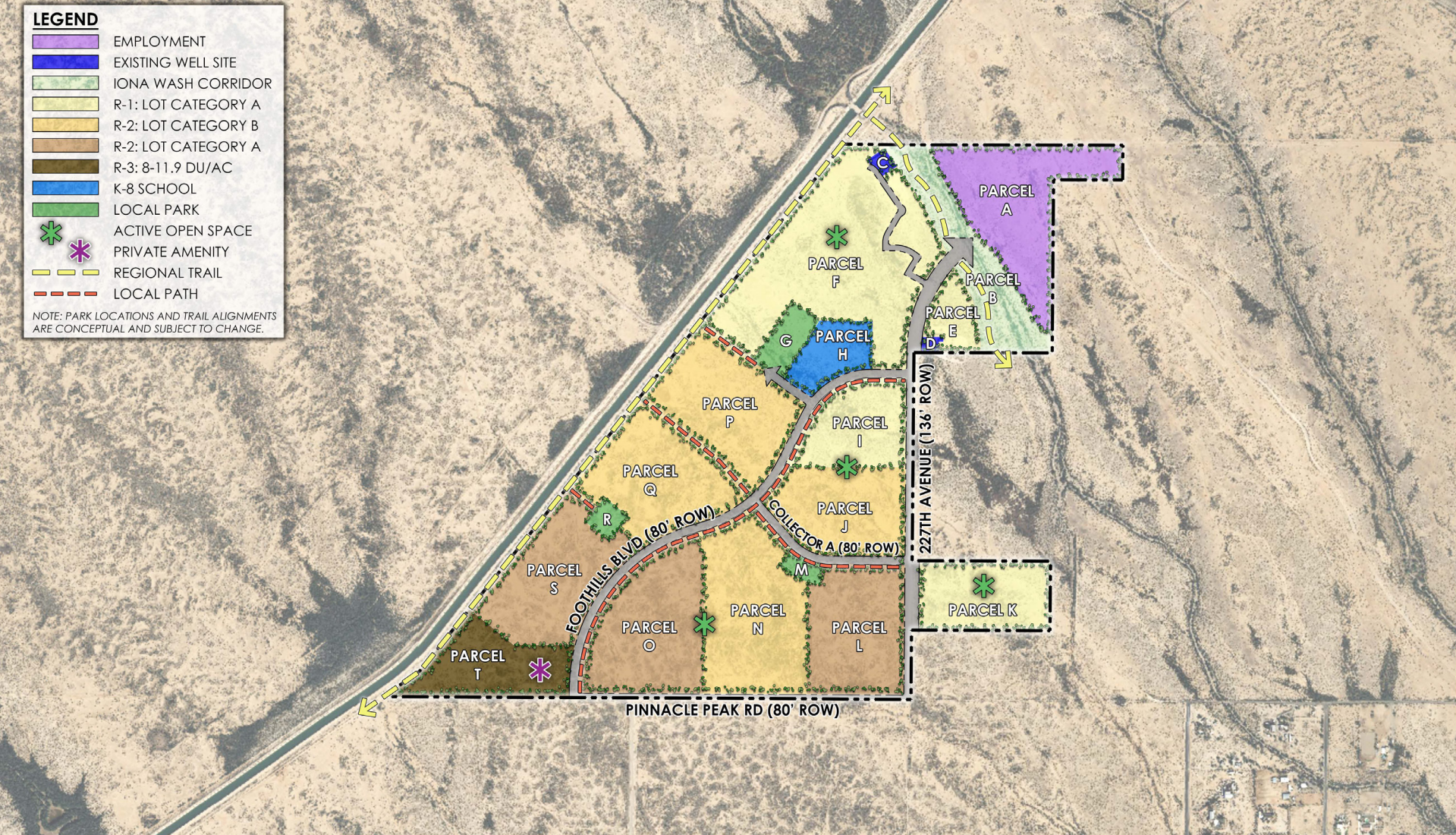


FIGURE 7: CONCEPTUAL DEVELOPMENT & OPEN SPACE PLAN







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

3 June 2024

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

Ms. Nichole Flores  
Planning Project Coordinator  
City of Surprise – Community Development  
16000 N Civic Center Plaza  
Surprise, AZ 85374

RE: CR24-0655; Buena Vista Ranch (APNs: 503-81-018H, -018K, -020G, -020P, -020Q)

Dear Ms. Flores

Thank you for the opportunity to comment on the concept review application for Buena Vista Ranch. The site sits on approximately 372 acres and is located at the northwest corner of Pinnacle Peak Road and 227<sup>th</sup> Avenue in Surprise, AZ. The request is to rezone portions of an existing Planned Area Development (PAD), add 20 acres, and increase the number of proposed dwelling units from 1,285 to 1,401. The applicant is seeking a rezone from PAD and Rural Residential (20 acres) to R-1, R-2, and R-3. The new zoning will graduate the density of housing across the parcels. The northern most parcel is located approximately 0.04 miles outside the Luke AFB Aux-1 2004 65 Ldn, “high noise or accident potential zone”, as identified by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

This request for 1,401 units with a proposed overall density of 2.76 du/ac meets the GDC due to feathered densities across the five parcels identified on the site plan submission. The conceptual site plan includes three zones spanning from the 65 Ldn; A (1/2 mile), B (1 mile), & C (> 1 mile). A preliminary plat is not available at this stage of the application process. Luke AFB respectfully requests the opportunity to comment as future submissions are made.

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

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

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing

Mr. Paul Ferguson, Attorney-Advisor, 56th Fighter Wing



# CITIZEN PARTICIPATION REPORT

Buena Vista Ranch Rezoning

Surprise, AZ  
March, 2025  
FS24-1191



## 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 Buena Vista Ranch, case number FS24-1191.

## Public Outreach

One neighborhood meeting was held for this project on January 28<sup>th</sup>, 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: Tuesday January 28<sup>th</sup>, 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**
- Site posting affidavit and photos as **Exhibit B: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit C: 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 10 people in attendance. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

**Question: What does “R-1” and “R-2” mean?**

Response: Both of these are single-family residential zoning categories in the city of Surprise.

**Question: What is the density of those zoning districts?**

Response: Around 3-4 du/ac.

**Question: Is the high-density you’re showing going to be apartments?**

Response: It could be any high-density residential use. Apartments, build to rent, etc.

**Question: Why are you rezoning it if it is already entitled?**

Response: This property was zoned PAD back in 2005 and we are making a few changes regarding land use and roadway connectivity while also bringing the project's development standards up to the City's current code.

**Question: What is PAD?**

Response: PAD stands for Planned Area Development, which is an outdated zoning category the City no longer supports. Many large projects were entitled as PAD in this area of Surprise because the developer could create their own development standards.

**Question: I live on the corner of Pinnacle Peak and 223<sup>rd</sup>. Is this going to be a major road?**

Response: The city does plan on Pinnacle Peak being a collector, but we are not building that as part of this project.

**Question: Where is the main access to this project?**

Response: Foothills boulevard. This property is owned by the same ownership group as Surprise Foothills, and they intend to develop from the south up, with Buena Vista being the final phase of the overall development. Secondary access will be off of 227<sup>th</sup>, which is currently under construction.

**Question: How will these new residents be getting into town?**

Response: Sun Valley Parkway.

**Question: So all of that traffic will go onto Bell Road? Isn't this creating another situation like 163<sup>rd</sup>?**

Response: There will be multiple arterial connections to Sun Valley, which will prevent insane build up of traffic at a single intersection like at 163<sup>rd</sup>. Also, Deer Valley Road is going to be connected to the east over to the 60.

**Question: What is the difference between the old zoning and new zoning on this property.**

Response: We are changing very little on the property that is being changed from PAD to hard zoning. We reduced the size of the high-density parcel. There is 20 acres owned by the same group that we are rezoning to R-2 or R-1. A lot of the differences between the city's old and new zoning code are related to technical development standards like lot sizes and setbacks and open space requirements.

**Question: Why are you proposing industrial on this site? We don't want all these trucks going through our neighborhood and contributing to traffic.**

Response: That portion of the property is under the Luke Air Force Base 65 LDN noise contour, which prohibits all uses other than employment. To be honest, its not a great location for industrial, and we imagine this will remain vacant for a long time until road networks to the north are improved. This part of the property is also owned by a different ownership group than the rest of the property. It was not originally part of this application, but the City asked us to include it to get rid of the PAD designation.

**Question: Our lifestyle is very different out here than in the suburbs. How far do we have to move to get away from you people?**

Response: The city is doing what it can with the introduction of the Rural Overlay to protect your neighborhood.

**Question: [To city staff] Why would the city allow more houses to be built with all of the transportation issues that currently exist?**

Response: [Lloyd Abrams] Under state statute since this property is already entitled the city can't stop them from building. Historically roadways and infrastructure are built by developers and the reason circulation is so bad right now is because of leapfrog development in the early 2000's. Now, any new developments that go in are required to make these missing roadway connections. The city is working with ADOT on the US60 and Loop 303. Since Prop 400 passed, there is new money available to help fix 163rd and add another interchange on the 303. The transportation director and department are aware of these issues and are working behind the scenes to fix them. We can't stop growth from happening.

**Question: Will you be improving the canal road up to Crozier?**

Response: No, that is not a planned alignment. However, the city intends to have 251<sup>st</sup>, 243<sup>rd</sup>, Deer Valley Parkway, and Happy Valley Road cross the canal.

**Question: When will 219<sup>th</sup> be resurfaced?**

Response: With the development of Mesquite Mountain Ranch and Ana Mandara. There are also several individuals who own property in the future right-of-way that the city will need to acquire.

**Question: Where will people be able to ride their horses after all of this development goes in?**

Response: The city has a Master Trails plan that includes multiple regional trails that include a horse path. With this project, we will be continuing the routes along the CAP and through the Iona Wash corridor.

**Question: How will we be able to get to those trails from our neighborhood?**

Response: Its possible that a grade separated crossing will be built with Pinnacle Peak, but not guaranteed. Until then, you will probably have to cross an existing road or drive to a trailhead.

**Question: What are all those empty spots surrounding the additional 20 ac parcel?**

Response: Those are Rural Residential zoned parcels under various ownership. It is very likely that these parcels will also be rezoned in the future. The owner of Surprise 233 as labelled on our maps has indicated they are interested in rezoning.

**Question: What school will these new residents attend?**

Response: This property is within the Nadaburg school district, and we are proposing a new K-8 school for Nadaburg on the site. The can go to a Nadaburg High School, but in Arizona you are allowed to go to school in any district, so they may choose to go to a school that is closer.

**Question: When is this development going to start being built?**

Response: This project is essentially another phase of Surprise Foothills. Right now Lennar is developing the first phase of Surprise Foothills, which you will start to see in the next couple of years. There are 4 more phases in Surprise Foothills proper before you will see development on the Buena Vista property.

[Lloyd Abrams] To put it into perspective, in the last 5 years there have been 14,000 homes built across the City of Surprise. SPA3 is entitled for less than that, so you will likely see a lot of progress in the 5 years following the construction of some major infrastructure.

## 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 January 28<sup>th</sup> Neighborhood Meeting

## Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Shawn Packham	[REDACTED]		[REDACTED]
Michele Staples	[REDACTED]		
Roh Stutzman	[REDACTED]		[REDACTED]
Joe Stern	[REDACTED]		
Sandra Ancell	[REDACTED]		[REDACTED]
Thomas Ancell	[REDACTED]		[REDACTED]
Jerry + JuAnne Stern	[REDACTED]		

Exhibit B: Sign Posting Affidavit and Photos

**AFFIDAVIT OF POSTING**

Application No: FS24-1191 Buena Vista Ranch  
Applicant Name: RVI Planning  
Location: 231st Ave and Pinnacle Peak Dr  
Date Site Posted: 01/08/25

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).

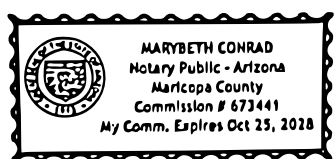
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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* \_\_\_\_\_ 1/08/25  
Applicant/Representative Signature Date

This instrument was acknowledged before me on 01/08/25, 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: Tuesday, January 28, 2025

Time: 6:00 P.M.

Location: Willow Canyon High School  
Library- 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: FS24-1191 - Buena Vista Ranch

Request: Rezoning from the Buena Vista Ranch PAD and Rural Residential (RR) Districts to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1) and General Industrial (I-2) Districts.

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

[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



January 8, 2025 at 8:54 AM  
+33.702059, -112.547782  
Surprise AZ 85387  
United States

# Notice of Public Hearing City of Surprise

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Date: Tuesday, January 28, 2025

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

[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



January 8, 2025 at 8:53 AM  
+33.702059, -112.547782  
Surprise AZ 85387  
United States

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: Tuesday, January 28, 2025

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

[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



January 8, 2025 at 8:33 AM  
+33.697045, -112.556138  
Surprise, AZ 85387  
United States

# Notice of Public Hearing City of Surprise

## Neighborhood Meeting

Date: Tuesday, January 28, 2025

Time: 6:00 P.M.

Location: Willow Canyon High School  
Library- 17901 W Lundberg St  
Surprise, AZ 85388

## Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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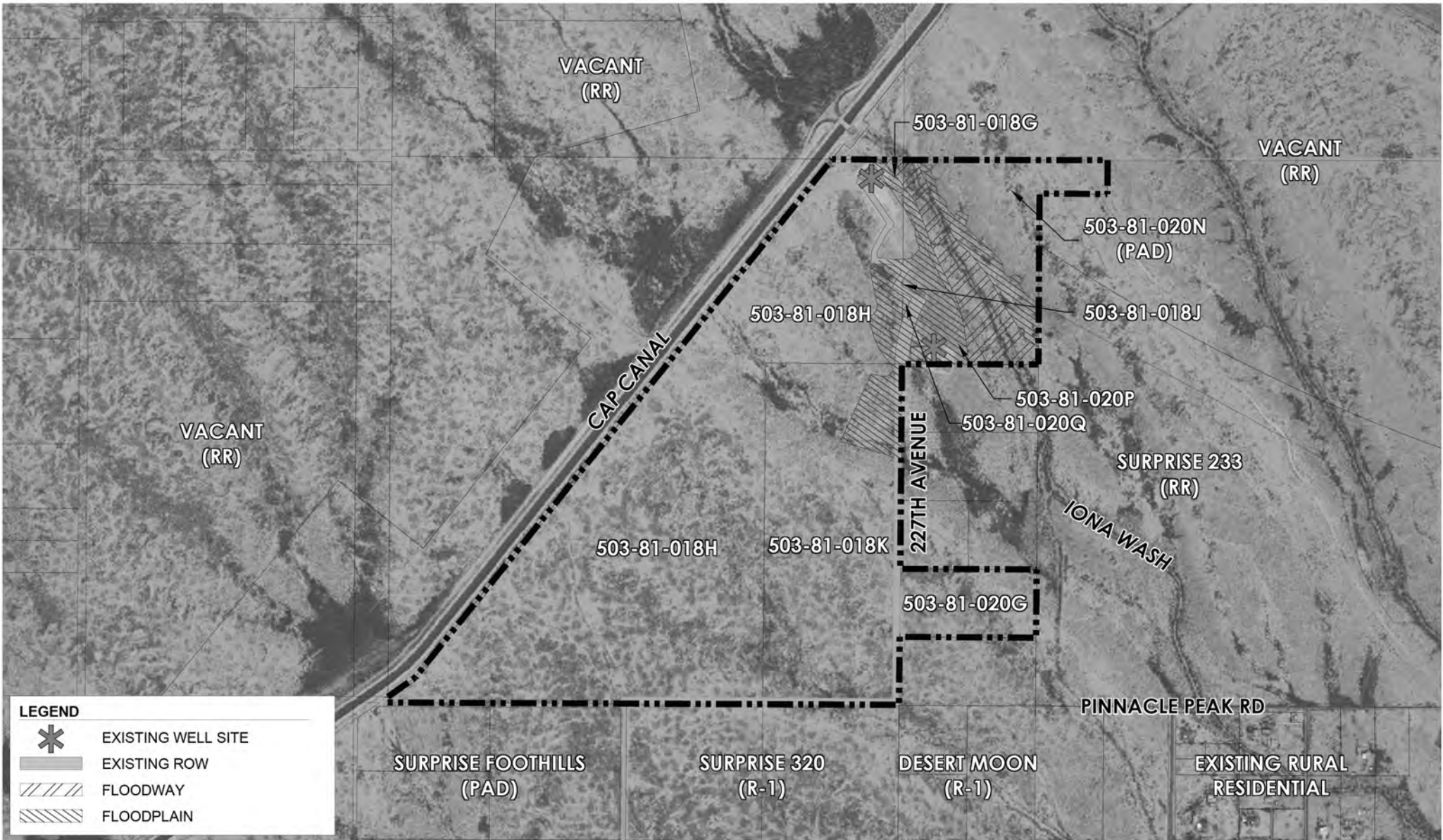
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January 8, 2025 at 8:33 AM  
+33.697045, -112.556138  
Surprise, AZ 85387  
United States

## Exhibit C: Meeting Presentation Exhibits



**LEGEND**

- EXISTING WELL SITE
- EXISTING ROW
- FLOODWAY
- FLOODPLAIN

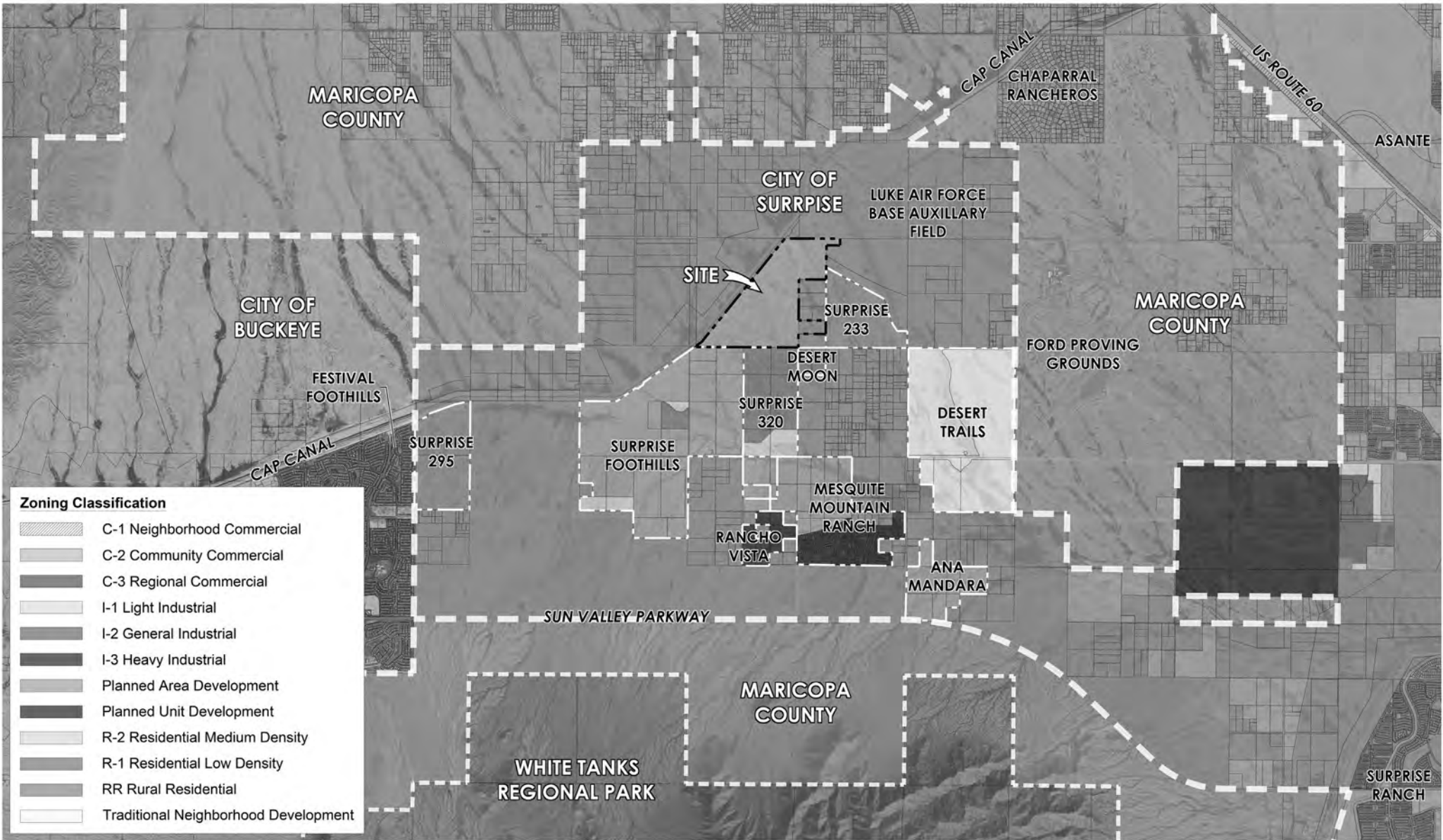


**BUENA VISTA RANCH • EXISTING CONDITIONS MAP**

📍 SURPRISE, AZ  
 📅 2024-07-22  
 # 24002985  
 🏢 BUENA VISTA HOLDINGS, LLC

SCALE: 1" = 400'

Information furnished regarding this property is from sources deemed reliable. RVI has not conducted a professional inspection of these features and is not responsible for their accuracy or completeness. This plan is intended solely as a reference and does not represent any regulatory approval.

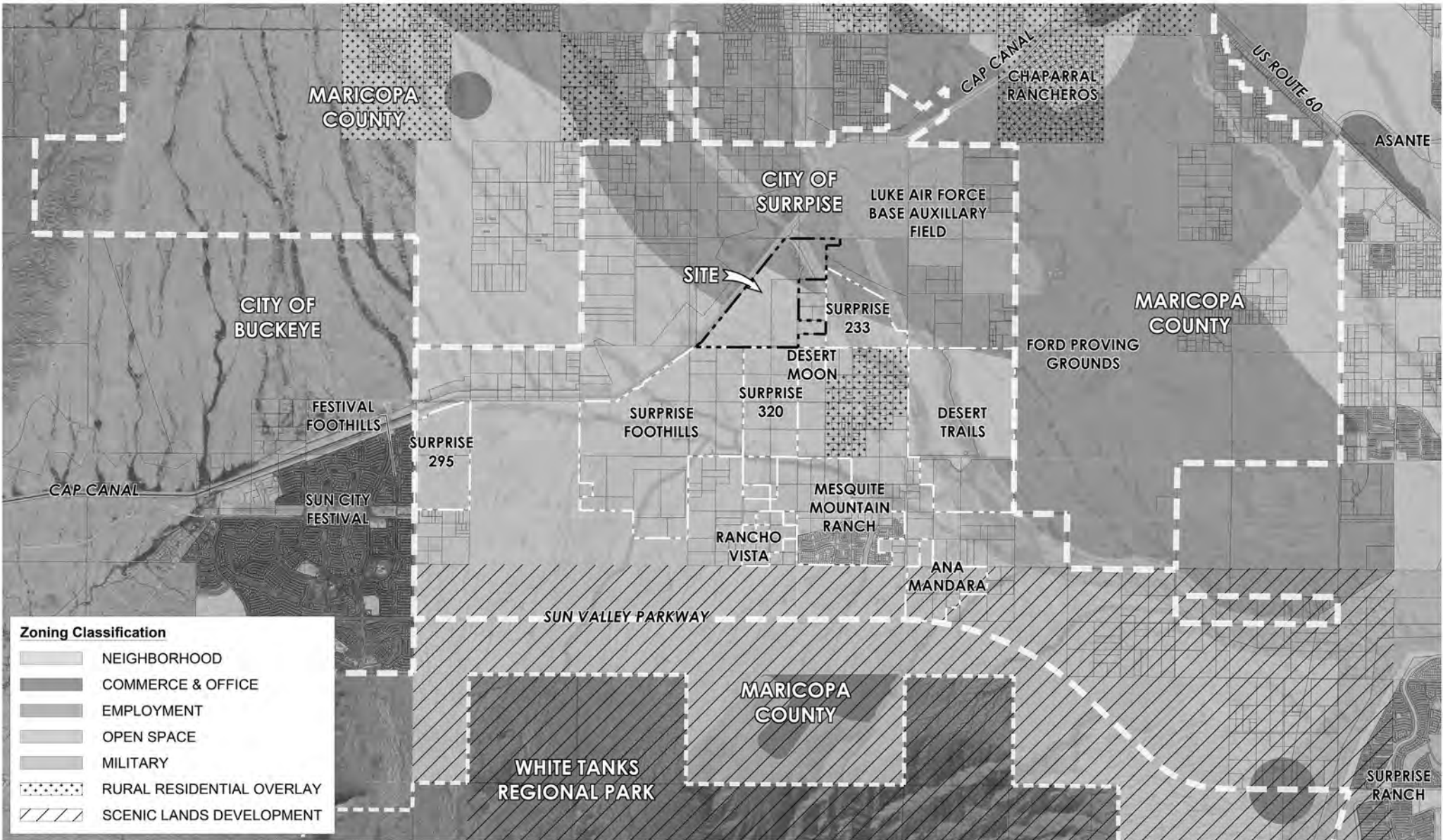


**BUENA VISTA RANCH • EXISTING ZONING MAP**

📍 SURPRISE, AZ  
 📅 2025-01-10  
 # 24002985  
 🏢 BUENA VISTA HOLDINGS, LLC



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 considered, subject to change, and does not represent any regulatory approval.



**Zoning Classification**

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



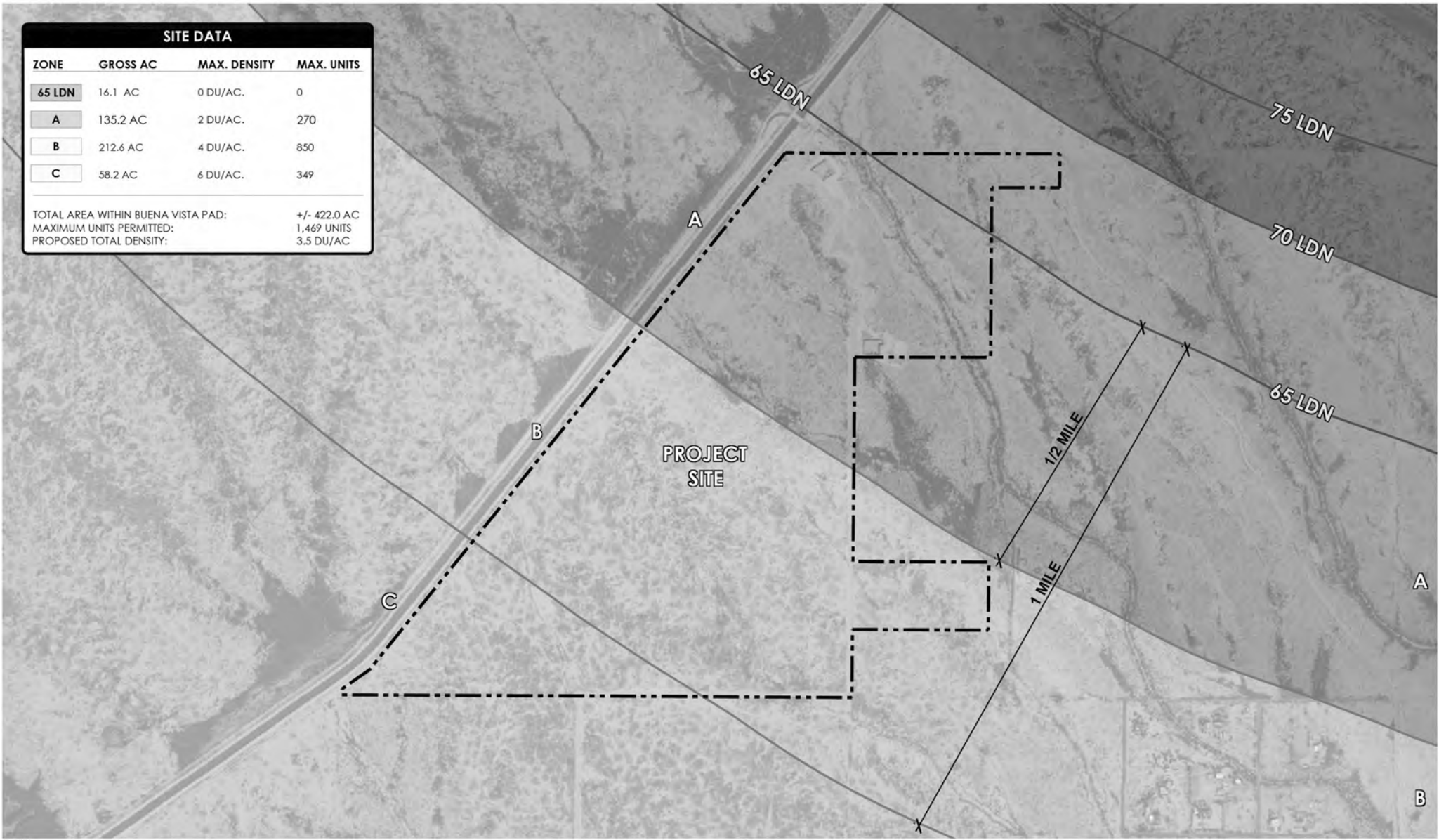
**BUENA VISTA RANCH • GENERAL PLAN LAND USE MAP 2040**

📍 SURPRISE, AZ  
 📅 2024-06-14  
 # 24002985  
 🏢 BUENA VISTA HOLDINGS, LLC



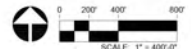
RVI is not responsible for the accuracy of the information provided in this map. The map is for informational purposes only and should not be used for any legal or financial decisions. The plan is subject to change without notice.

SITE DATA			
ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS
65 LDN	16.1 AC	0 DU/AC.	0
A	135.2 AC	2 DU/AC.	270
B	212.6 AC	4 DU/AC.	850
C	58.2 AC	6 DU/AC.	349
TOTAL AREA WITHIN BUENA VISTA PAD:			+/- 422.0 AC
MAXIMUM UNITS PERMITTED:			1,469 UNITS
PROPOSED TOTAL DENSITY:			3.5 DU/AC



**BUENA VISTA RANCH • LUKE AIR FORCE BASE DENSITY ZONES MAP**

SURPRISE, AZ  
 2024-07-22  
 # 24002985  
 BUENA VISTA HOLDINGS, LLC



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 change, and does not represent any regulatory approval.



**BUENA VISTA RANCH • PROPOSED ZONING MAP**

- 📍 SURPRISE, AZ
- 📅 2024-08-19
- # 24002985
- 🏢 BUENA VISTA HOLDINGS, LLC



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 change, and does not represent any regulatory approval.

**LEGEND**

-  EMPLOYMENT
-  EXISTING WELL SITE
-  IONA WASH CORRIDOR
-  R-1: LOT CATEGORY A
-  R-2: LOT CATEGORY B
-  R-2: LOT CATEGORY A
-  R-3: 8-11.9 DU/AC
-  K-8 SCHOOL
-  LOCAL PARK
-  ACTIVE OPEN SPACE
-  PRIVATE AMENITY
-  REGIONAL TRAIL
-  LOCAL PATH



**RVI** BUENA VISTA RANCH • DEVELOPMENT & OPEN SPACE PLAN

📍 SURPRISE, AZ  
 📅 2024-08-19  
 # 24002985  
 🏢 BUENA VISTA HOLDINGS, LLC


  
 SCALE: 1" = 400'-0"

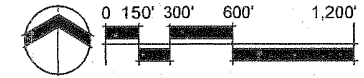
Information furnished regarding this property is from sources deemed reliable. RVI has the right to discontinue or suspend this plan at any time without notice. This plan is preliminary and subject to change, and does not constitute a representation or warranty.

# Buena Vista Ranch






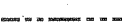




Surprise, Arizona  
Zone Change Request

## Conceptual Land Use Exhibit

Figure 3



North Scale: 1" = 600'  
**Legend**

-  R1-8
-  R1-5
-  R-2
-  Employment / Industrial I-2
-  Project Boundary
-  Parcel Boundary
-  Floodway
-  Erosion Setback
-  Proposed Well Site
-  Future School Site  
(Final Location will be shown at time of Preliminary Plat)

### Site Data Summary Table

Parcel #	Lot Category	Gross Area	Units	Density	% Conventional Single Family Units
A	A	33.0 Ac.	128	3.9 du/ac.	12%
B	B	54.7 Ac.	210	3.8 du/ac.	20%
C	C	41.8 Ac.	165	4.0 du/ac.	15%
D	E	49.4 Ac.	74	1.5 du/ac.	7%
E	G	80.0 Ac.	120	1.5 du/ac.	11%
F	C	36.3 Ac.	142	3.9 du/ac.	13%
G	B	30.0 Ac.	119	4.0 du/ac.	11%
H	A	28.2 Ac.	111	4.0 du/ac.	11%
<b>Sub Total</b>		<b>353.4 Ac.</b>	<b>1069</b>	<b>3.0 du/ac.</b>	<b>100%</b>
I	Courthomes	26.2 Ac.	216	8.2 du/ac.	
J	Employment Industrial	22.4 Ac.			
<b>Open Space:</b>		60.3 Ac.			15%

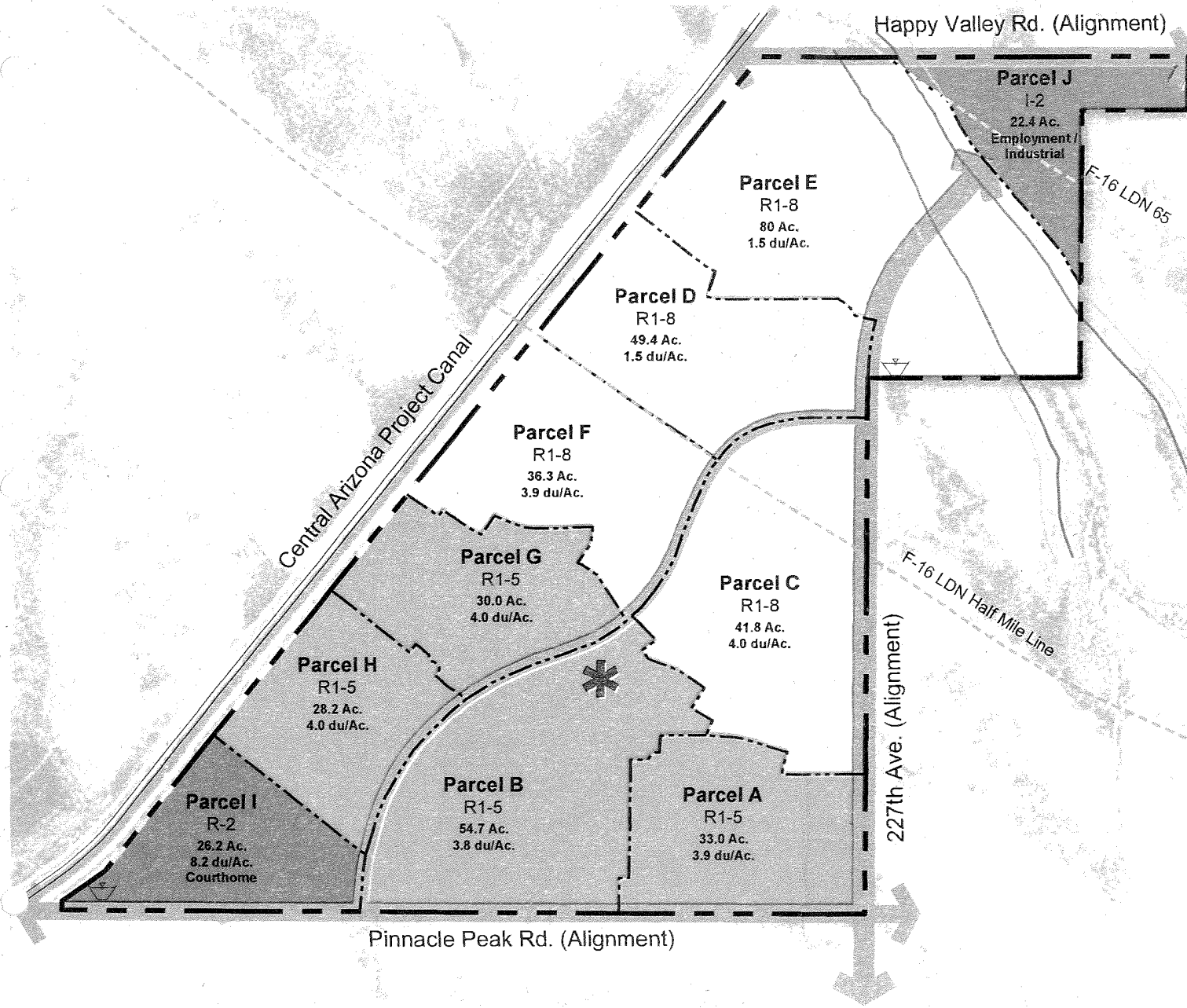
Site Densities Area/Product	# of Units	Acres	Density
Single Family	1069	353.4	3.02 du/ac
Courthomes	216	26.2	8.20 du/ac
<b>Total Residential</b>	<b>1285</b>	<b>379.6</b>	<b>3.39 du/ac</b>
Single Family within Airport Preservation Area	194	134.8	1.44 du/ac

CMX Project Number: 7127 October, 2005

Project Manager: D. Burrows  
Designed By: CMX  
Drawn By: D. Duryea / J. Newbegin



W:\7100\7127\Planning\Exhibits\PAD\_submittal\Fig-03-Conceptual Land Use.dwg 10-17-2005 - 3:25pm  
© Copyright, CMX 2005 - This plan document, set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.





**AFFIDAVIT OF POSTING**

Application No: FS24-1191 Buena Vista Ranch

Applicant Name: RVI Planning

Location: 231st Ave and Pinnacle Peak Dr

Date Site Posted: 06/01/26

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).

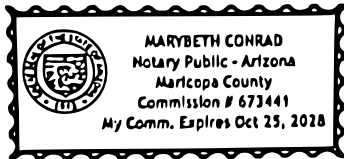
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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* \_\_\_\_\_ June 1, 2026  
 Applicant/Representative Signature Date

This instrument was acknowledged before me on 06/01/26, 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: Tuesday, January 28, 2025

Time: 6:00 P.M.

Location: Willow Canyon High School  
Library- 17901 W Lundberg St  
Surprise, AZ 85388

## Planning & Zoning

Date: Thursday, June 18, 2026

Time: 6:00 P.M.

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

## City Council

Date: Tuesday, September 1, 2026

Time: 6:00 P.M.

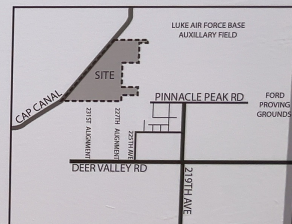
Location: Council Chambers  
16000 N. Civic Center Plaza  
Surprise, AZ 85374

Surprise Case Number: **FS24-1191 - Buena Vista Ranch**

Request: Rezoning from the Buena Vista Ranch PAD and Rural Residential (RR) Districts to a combination of Residential Low Density (R-1), Residential Medium Density (R-2), Residential High Density (R-3), Open Space Conservation (OS-1) and General Industrial (I-2) Districts.

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

[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



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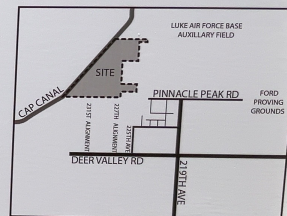
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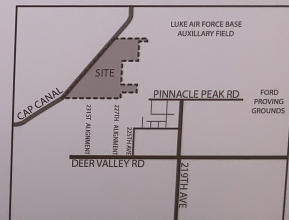
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[www.Surpriseaz.gov](http://www.Surpriseaz.gov)



# FS24-1191

## Buena Vista Ranch

Rezone

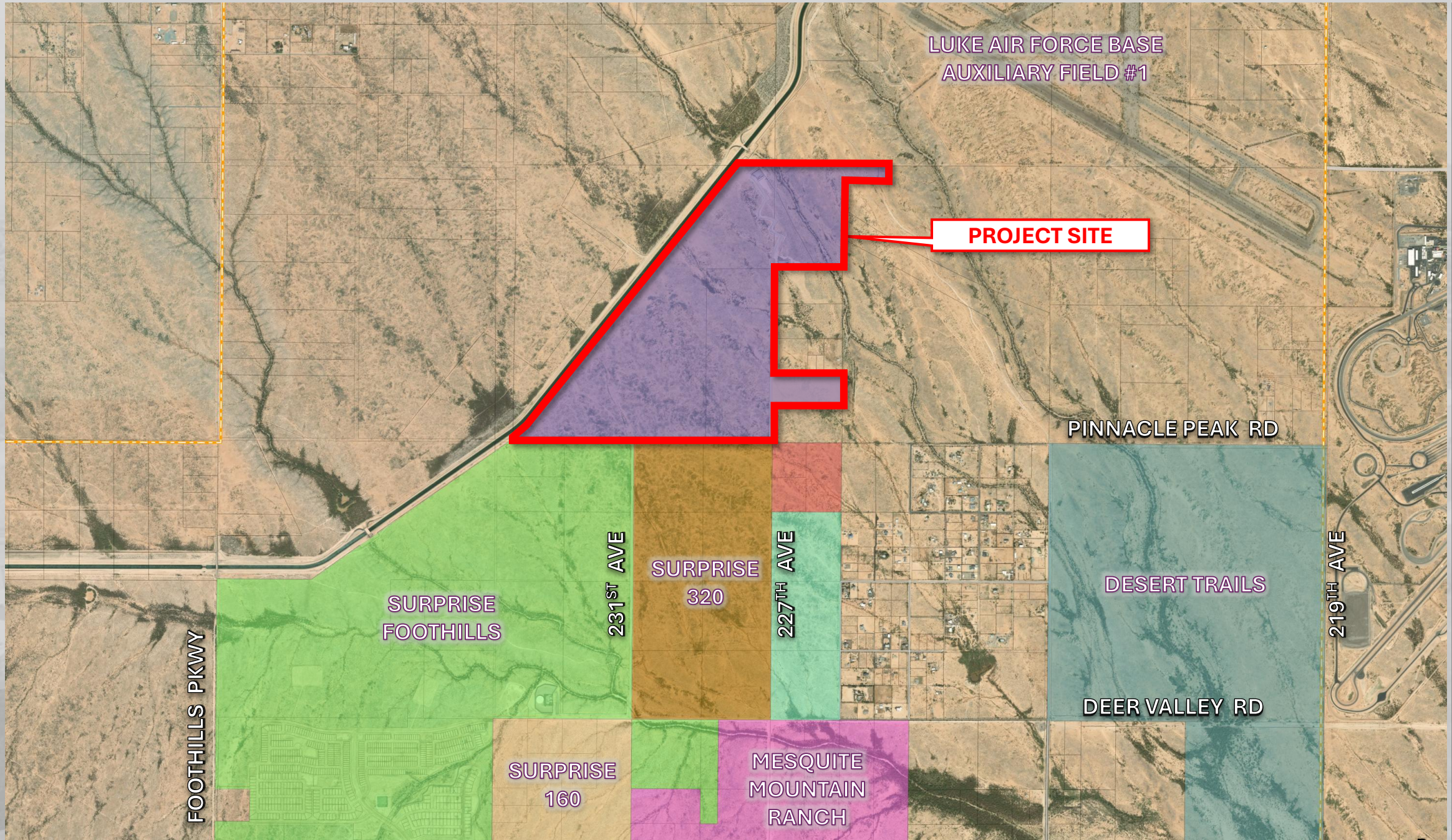
Planning & Zoning Commission

June 18, 2026



**SURPRISE**

ARIZONA



LUKE AIR FORCE BASE  
AUXILIARY FIELD #1

**PROJECT SITE**

PINNACLE PEAK RD

SURPRISE  
FOOTHILLS

SURPRISE  
320

DESERT TRAILS

DEER VALLEY RD

SURPRISE  
160

MESQUITE  
MOUNTAIN  
RANCH

FOOTHILLS PKWY

231ST AVE

227TH AVE

219TH AVE

FS24-1191 VICINITY MAP

**PROJECT SITE**  
(APPROX 422.0 AC)

227TH AVE

PINNACLE PEAK RD

**PROJECT SITE**  
*CURRENT ZONING:*  
**PAD – BUENA VISTA RANCH**  
**RURAL RESIDENTIAL (RR)**

**PAD**  
**BUENA VISTA RANCH**

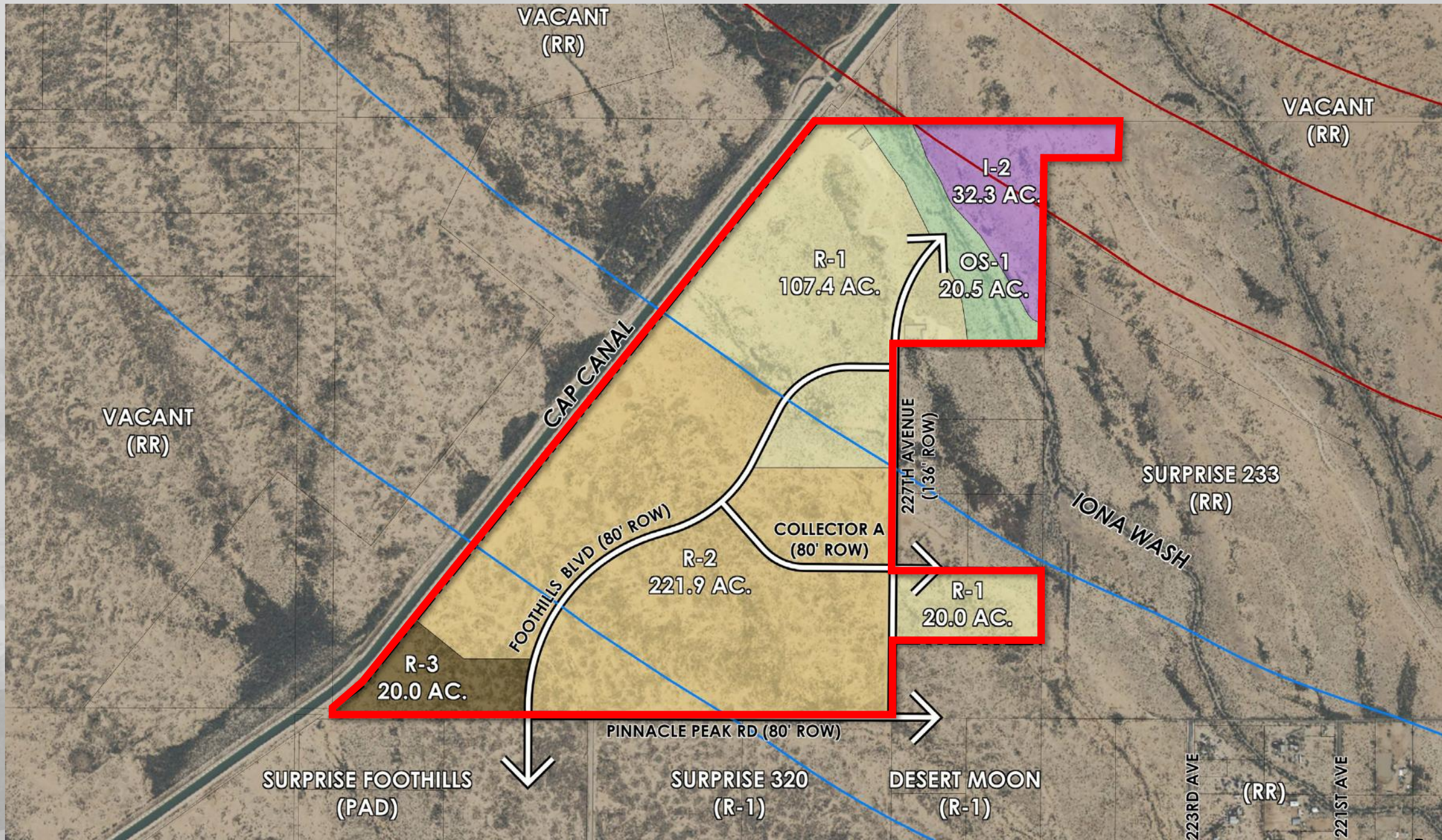
**PAD**  
**SURPRISE FOOTHILLS**

**R-1**

**R-2**

227TH AVE

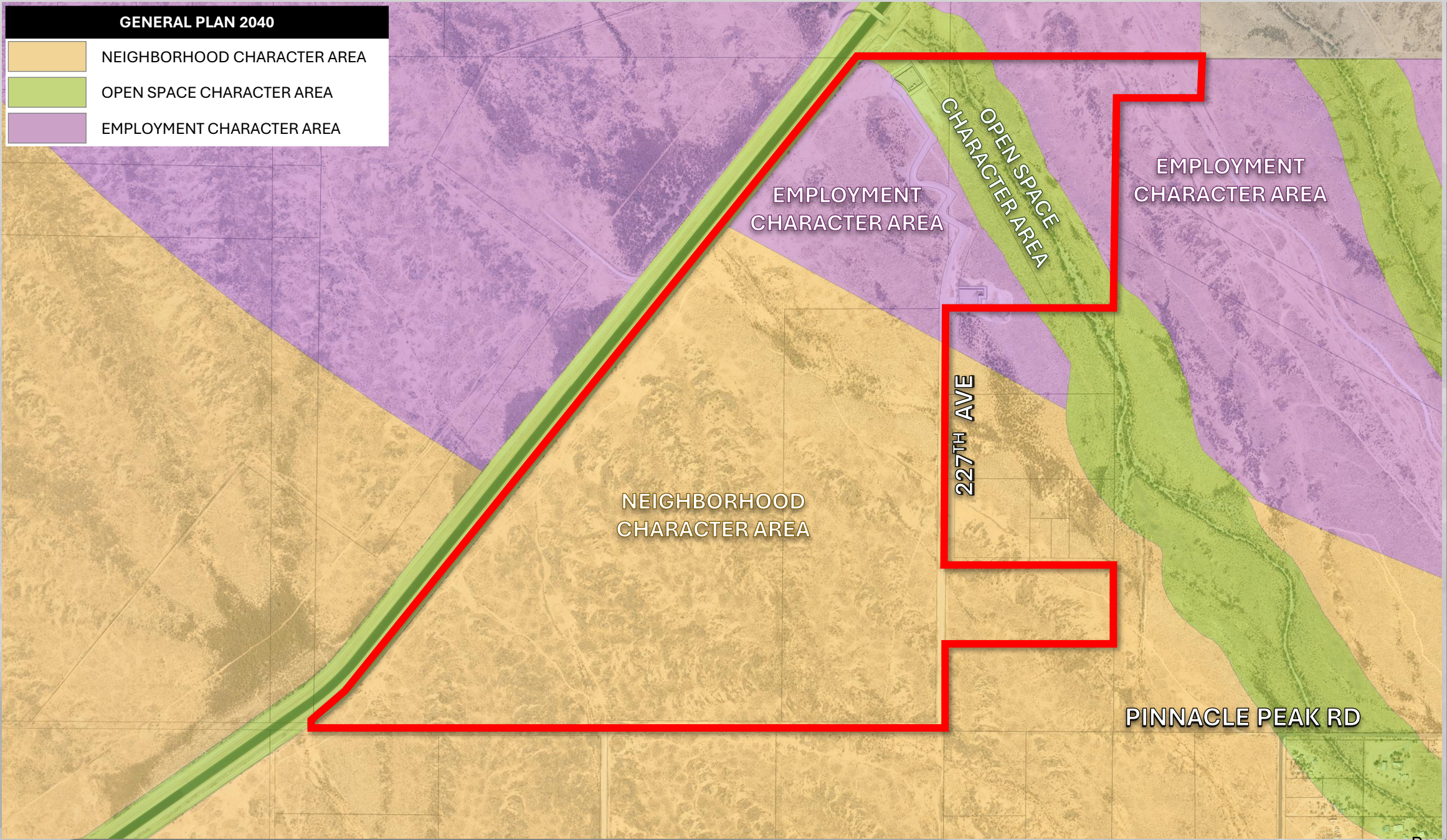
PINNACLE PEAK RD



FS24-1191 ZONING MAP

GENERAL PLAN 2040

- NEIGHBORHOOD CHARACTER AREA
- OPEN SPACE CHARACTER AREA
- EMPLOYMENT CHARACTER AREA



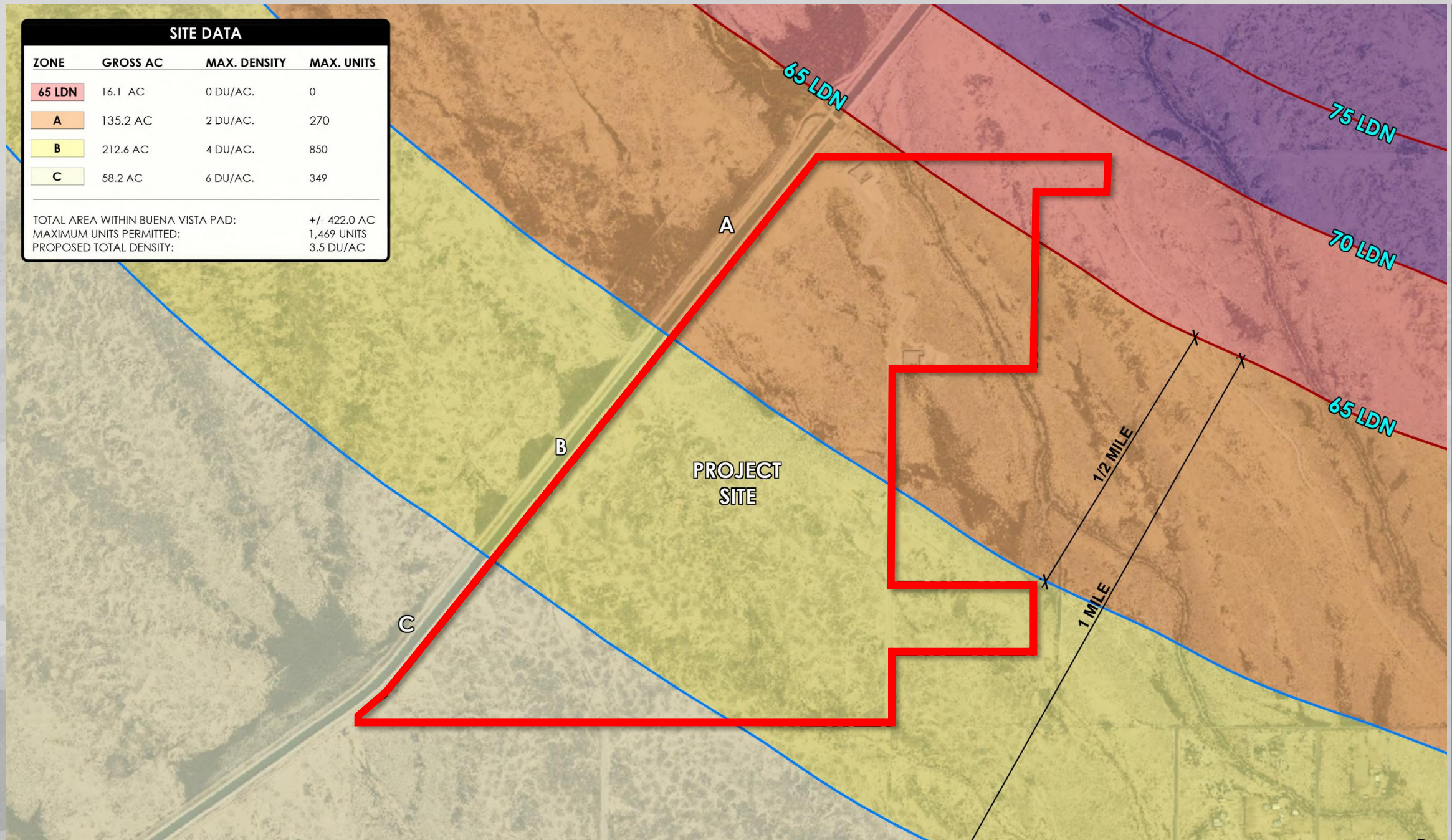
GENERAL PLAN MAP

**SITE DATA**

ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS
65 LDN	16.1 AC	0 DU/AC.	0
A	135.2 AC	2 DU/AC.	270
B	212.6 AC	4 DU/AC.	850
C	58.2 AC	6 DU/AC.	349

TOTAL AREA WITHIN BUENA VISTA PAD:	+/- 422.0 AC
MAXIMUM UNITS PERMITTED:	1,469 UNITS
PROPOSED TOTAL DENSITY:	3.5 DU/AC



**LUKE AFB**

**LEGEND**






-  EMPLOYMENT
-  EXISTING WELL SITE
-  IONA WASH CORRIDOR
-  R-1: LOT CATEGORY A
-  R-2: LOT CATEGORY B
-  R-2: LOT CATEGORY A
-  R-3: 8-11.9 DU/AC
-  K-8 SCHOOL
-  LOCAL PARK
-  ACTIVE OPEN SPACE
-  PRIVATE AMENITY
-  REGIONAL TRAIL
-  LOCAL PATH

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



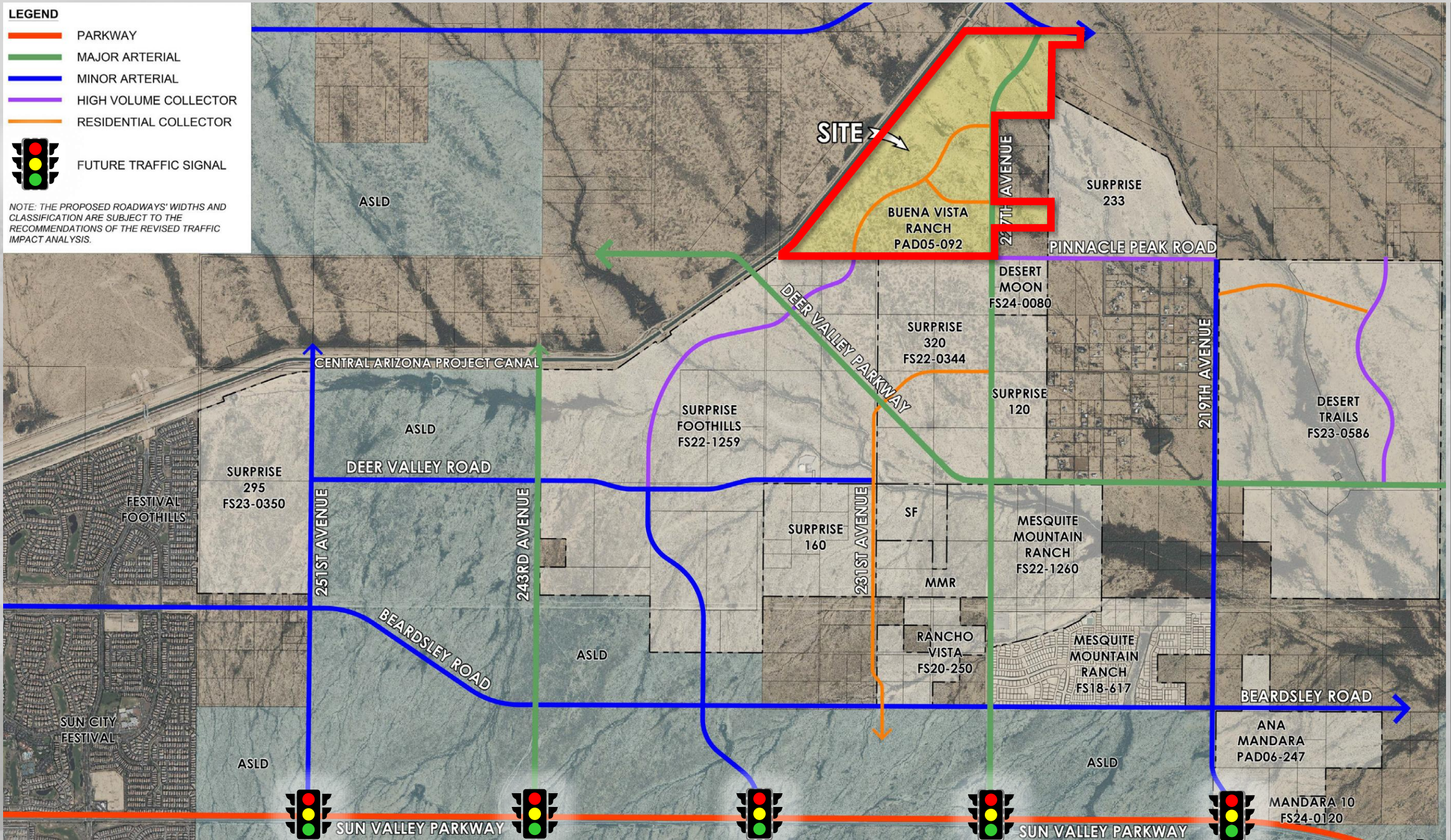
**OPEN SPACE PLAN**

**LEGEND**

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



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



**REGIONAL TRAFFIC**

# Outreach



- **Citizen Participation Meeting (In-Person)**
  - January 28 , 2025
  - Willow Canyon High School
  - 10 attendees
- **Advertised according to the Surprise Land Development Ordinance (LDO)**
- **Questions/Concerns**
  - Zoning, density, access, trails, infrastructure

# Recommendation

---

If the Commission wishes to recommend approval of the proposed Rezone, Case FS24-1191, to the Mayor and City Council, 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 Rezone Narrative entitled “Buena Vista Ranch”, prepared by RVI Planning + Landscape Architecture, and received May 13, 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.