



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, July 2, 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 June 18, 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 3.11 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163rd Avenue and Happy Valley Road. Case FS25-0001 Leslie Carnie Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Call To The Public

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

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

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

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

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

(A.R.S. §38-431.03(A)(2));

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

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

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

J. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, June 25th 2026 @ 2:00 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: July 2, 2026 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the June 18, 2026, Planning and Zoning Commission Meeting Minutes.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 6-18-2026 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 18, 2026 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Spata called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 18, 2026.

A. ROLL CALL

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

B. STAFF PRESENT:

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; Sara Camarillo, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

C. PLEDGE OF ALLEGIANCE

D. CURRENT EVENTS REPORT

- None

E. STAFF REPORT

- None

CONSENT AGENDA:

Item 1 - Consideration and action to approve or disapprove the May 21, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Perry made a motion to approve the May 21, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Chair Chapman and Commissioner Holland had excused absences.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - 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.

Trever Fleetham, Interim Assistant Director of Community Development, presented item 2 to the Commission.

Vice Chair Spata opened the public hearing.

- Rich Stutzman, Surprise, AZ – Expressed concerns regarding traffic and safety.
- Jeff Blilie, Attorney and representative for the applicant – Addressed concerns of traffic plans, connectivity of roads, and well site.

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

The Commission discussed the following:

- Timeframe for road upgrades
- Timeframe for building to commence
- Stages of roads and infrastructure

Commissioner Perry moved to recommend approval of the Rezone for Surprise 160, Case FS25-0750, subject to stipulations 'a' and 'b' as outlined in the Staff Report. Commissioner Everett seconded the motion. Motion passed with 5 votes in favor. Chair Chapman and Commissioner Holland had excused absences.

Item 3 - 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.

Trever Fleetham, Interim Assistant Director of Community Development, presented item 3 to the Commission.

Commissioner Everett shared concerns from Surprise resident Kimberly Virostek including, security of well and mailboxes, traffic, and livestock/equestrian-vehicle roadway safety laws.

Vice Chair Spata opened the public hearing.

- Rich Stutzman, Surprise, AZ – Expressed concerns of single point of entry/exit, requested more access.
- Mahalia Munalem, Glendale, AZ – Shared support of more affordable housing and growth in Surprise.
- Jeff Blilie, Attorney and representative for the applicant – Addressed concerns of traffic and shared new proposed plan including open space, school site and additional well site.

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

The Commission discussed the following:

- Equestrian-vehicle roadway safety law
- Campaign to educate on equestrian-vehicle traffic laws

Commissioner Perry moved 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. Commissioner Everett

seconded the motion. Motion passed with 5 votes in favor. Chair Chapman and Commissioner Holland had excused absences.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Commissioner Perry inquired about information regarding data centers.
- Trever Fleetham, Interim Assistant Director of Community Development, gave a brief overview of code and development standards as it relates to data centers.

CALL TO THE PUBLIC:

- Acknowledgement of email received from Mike Johnson via the Planning and Zoning Comments email, in support of battery energy storage systems. Emails have been passed on to management and the commission.

ADJOURNMENT:

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

Meeting adjourned at 6:46 pm.

 Anthony Spata
 Planning and Zoning Commission Vice Chair

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

ATTEST BY: _____
 Sara Camarillo, Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: July 2, 2026 Contact Person: Leslie Carnie
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 3.11 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163rd Avenue and Happy Valley Road. Case FS25-0001

Motion:

I move to recommend approval of the rezone of approximately 3.11 acres generally located at 163rd Avenue and Happy Valley Road, Case FS25-0001, subject to stipulations 'a' and 'b' as outlined in the Staff Report.

I move to recommend denial of the rezone of approximately 3.11 acres generally located at 163rd Avenue and Happy Valley Road. Case FS25-0001, because insert reason.

Background:

Kathi Walp of JMC Engineering, PLLC, on behalf of 163 Surprise, LLC, requests a rezone of approximately 3.11 acres from Residential Rural (RR) to Community Commercial (C-2) to accommodate commercial development, currently proposed to include a convenience store and gas station, quick service restaurant, and retail building on a property generally located at the southeast corner of 163rd Avenue and Happy Valley Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 0-FS25-0001 163rd Ave. & Happy Valley Rd. - Rezone - Staff Report PZ 7.02.26
 2. 01 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Vicinity Map
 3. 02 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Zoning Map
 4. 03 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Proposed Zoning Map
 5. 04 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Conceptual Site Plan
 6. 05 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Rezone Narrative
 7. 06 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Citizen Participaton Report
 8. 07 - FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Affidavit of Site Posting
 9. FS25-0001 163rd Ave. & Happy Valley Rd. Rezone - Presentation
-

Rezone

Report to the Planning and Zoning Commission

Case:	FS25-0001
Project Name:	163 rd Avenue and Happy Valley Road Rezone
Council District:	1 - Acacia
Meeting Date:	July 02, 2026
Planner:	Leslie Carnie, Planner II
Owner:	163 SURPRISE, LLC
Applicant:	Kathi Walp with JMC Engineering PLLC
Request:	Rezone of approximately 3.11 acres from Rural Residential (RR) to Community Commercial (C-2)
Site Location:	Generally located at the southeast corner of 163 rd Avenue and Happy Valley Road
Site Size:	3.11 Acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040
Support/Opposition:	Refer to the attached Citizen Participation Report
Staff Recommendation:	If the Commission wishes to recommend approval of the proposed Rezone, Case FS25-0001, to the Mayor and City Council, staff recommends the Commission recommend approval subject to stipulations (a) and (b).

PROJECT DESCRIPTION:

Kathy Walp of JMC Engineering, PLLC, on behalf of 163 Surprise, LLC, requests a rezone of approximately 3.11 acres from Residential Rural (RR) to Community Commercial (C-2) to accommodate commercial development, currently proposed to include a convenience store and gas station, quick service restaurant, and retail building on a property generally located at the southeast corner of 163rd Avenue and Happy Valley Road.

BACKGROUND:

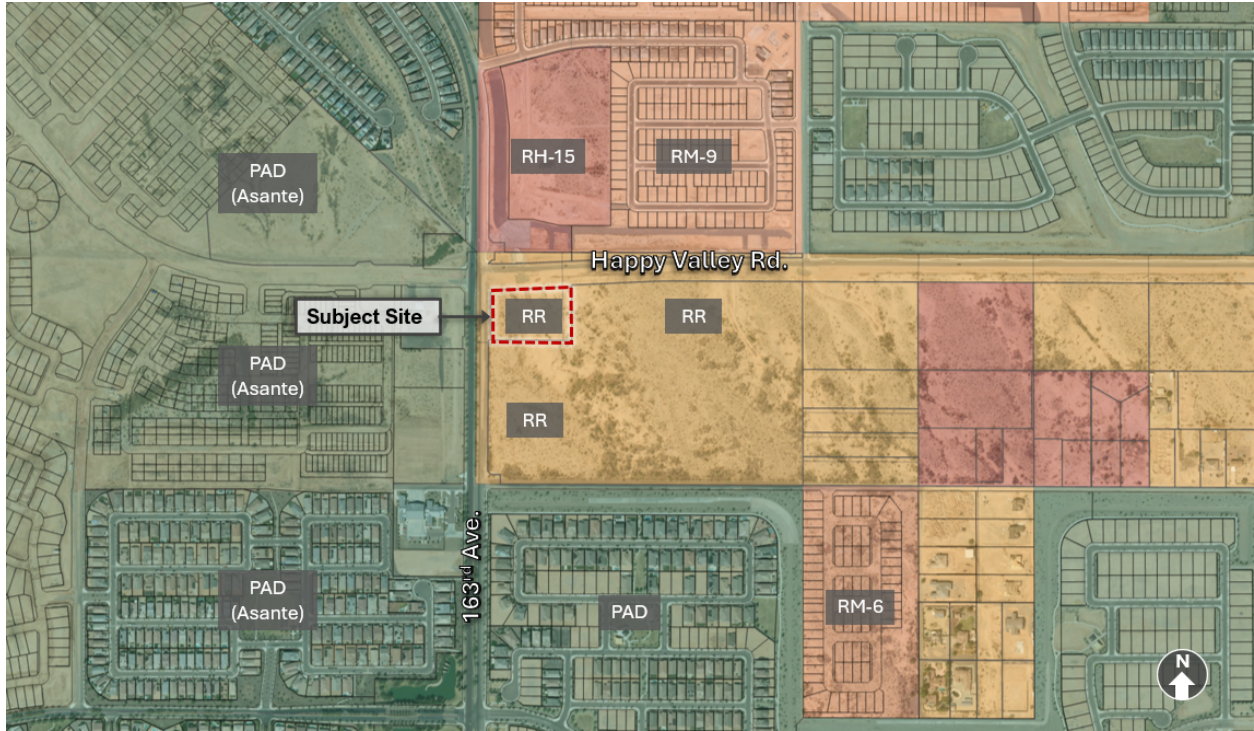
January 01, 2006: The subject parcel was annexed into the City of Surprise under Ordinance 05-60.

April 04, 2024: Staff met with the Applicant to discuss the subject property during a regularly scheduled Concept Review meeting under CR24-0251.

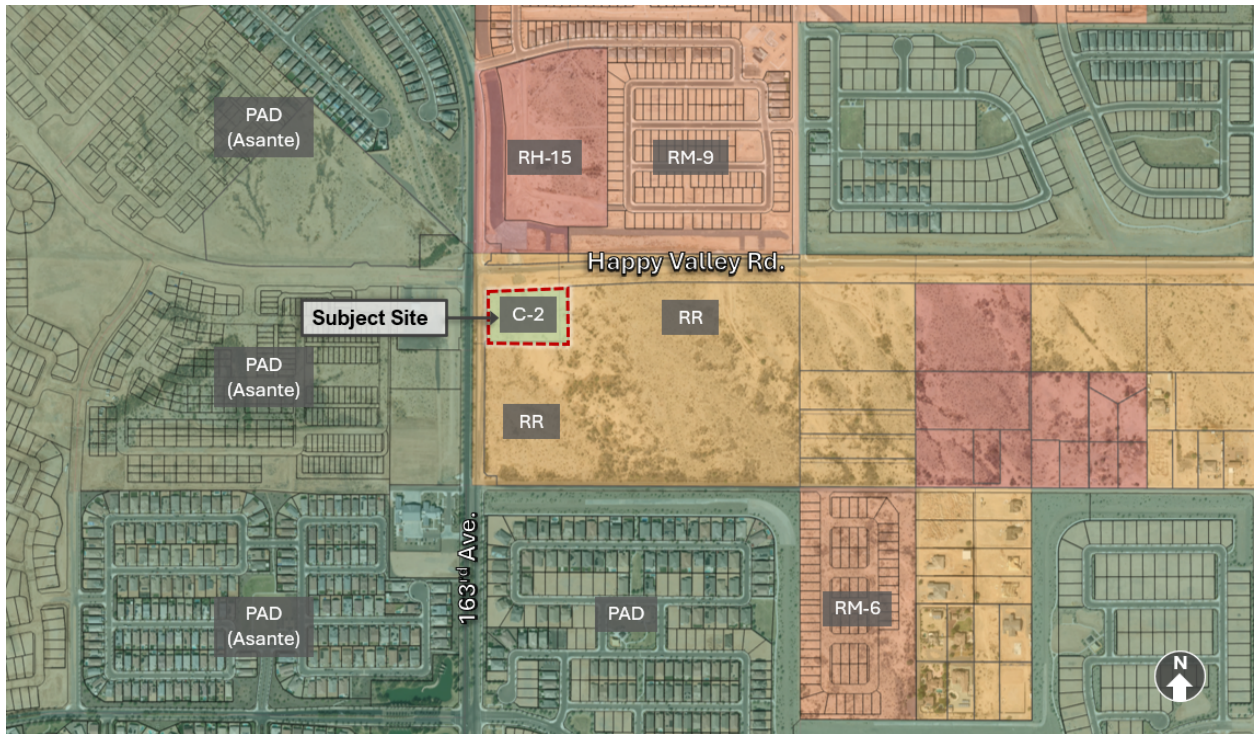
January 02, 2025: The Applicant filed the Rezone, Final Plat, and Site Plan request under case, FS25-0001, the subject case.

April 01, 2026: The Applicant held a neighborhood outreach meeting to discuss the project.

PROJECT ZONING:



Existing Zoning

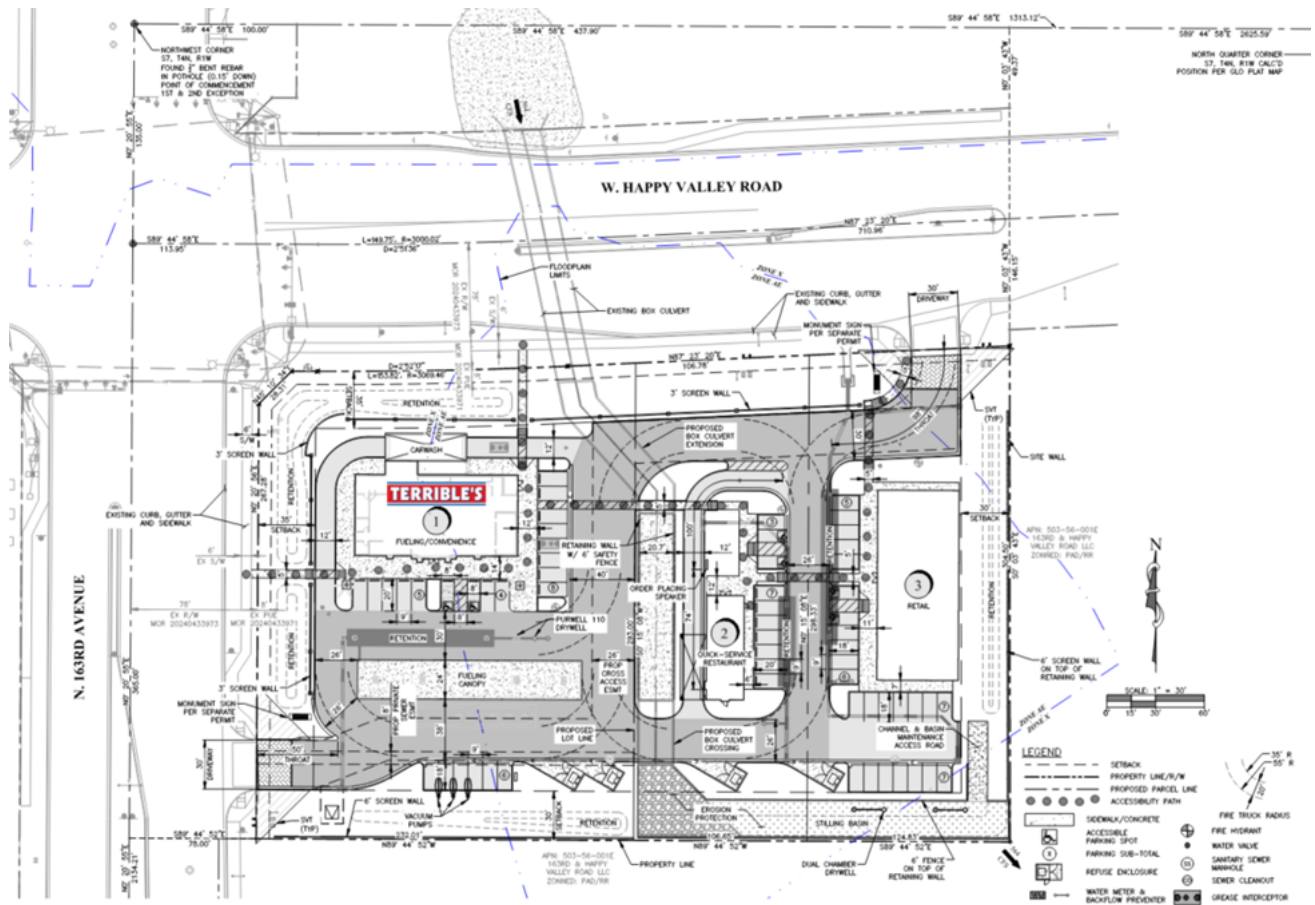


Proposed Zoning

ANALYSIS AND DISCUSSION:

The subject property is a vacant, approximately 3.11-acre parcel. A Final Plat application to subdivide the parcel into three parcels and a Master Site Plan have been submitted with the subject Rezone application to be reviewed concurrently and subsequently approved administratively.

The first phase of this commerce center is proposed to be the construction of a Terrible's convenience store and gas station with an automated car wash tunnel. Future phases for the remainder of the site to the east are proposed to include a quick service restaurant and retail building. However, end users of these two (2) other parcels are unknown at this time.



Proposed Site Plan

Access and Roadways:

Access to the subject property is provided via existing right-in right-out driveways; one (1) located on 163rd Avenue and one (1) located on Happy Valley Road. A Traffic Impact Statement (“TIS”) and Queuing Analysis was submitted as part of this rezone application and has been reviewed and approved by the City’s Transportation Department.

Development Standards:

The development of the project site is subject to review and approval of a comprehensive Site Plan review, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the City’s Land Development Ordinance (“LDO”) and the City’s adopted Planning and Engineering Design Standards (“PEDS”). The table below reflects the current LDO development standards for the C-2 zoning district.

Table 106-6a—Commercial Zoning Districts

	C-2
Minimum <i>lot area</i> (sf)	18,000
Min. <i>setback</i> to arterial <i>ROW</i>	35 ^{5, 6}
Min. <i>setback</i> to collector and local <i>ROW</i> (ft)	20 ^{5, 6}
Min. <i>setback adjacent</i> to residential <i>zoning</i> (ft)	30 ^{5, 6}
Min. <i>setback adjacent</i> to non-residential <i>zoning</i> (ft)	15 ^{5, 6}
Max. <i>bldg. height</i> (ft)	40 ²
Max. size per <i>use/tenant</i> (sf) ³	45,000
Max size per <i>commerce center</i> (ac) ⁴	20

Notes:

2. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to rural residential (RR), residential low density (R-1), and residential medium density (R-2) *zoning*. The *height* increases at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning district*.
5. Projects designed as *commerce center* will comply with overall development standards regarding perimeter *setbacks* from *abutting* developments.
6. *Pad sites* within a *commerce center* may have reduced *setbacks* along boundaries internal to the master *site plan* if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.

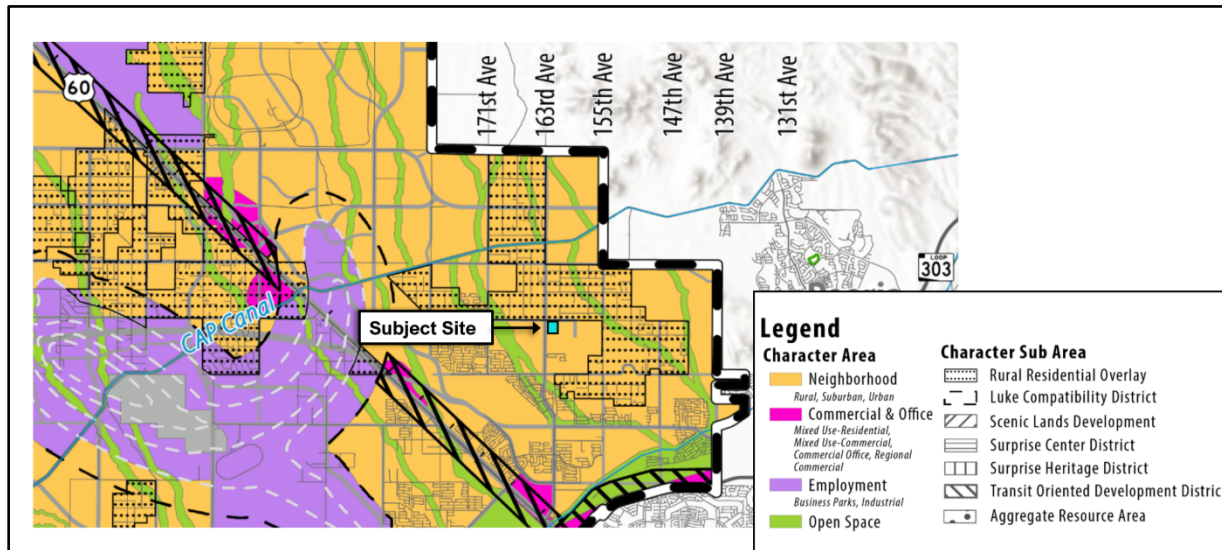
Utility and Services Table:

Electric:	APS
Water:	CITY OF SURPRISE
School District	DYSART UNIFIED

CONFORMANCE WITH ADOPTED PLANS:

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

The subject site is designated in Neighborhood Character Area, which supports the development of locally orientated commercial uses. The proposed development will provide neighborhood scale retail commercial uses that are strategically located at the intersection of two arterial corridors.



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 proposed Rezone.

CITIZEN OUTREACH:

An outreach meeting was held on April 01, 2026, at the Asante Preparatory Academy located at 23251 N. 166th Drive. Four members of the public were in attendance. There were general questions regarding business operations and future end users as well as concerns regarding traffic and circulation. The Citizen Participation Report is attached.

SUMMARY:

The proposed rezone is for the development of future commercial uses. The proposed rezone is consistent with the manner and intent of the Surprise Municipal Code and the General Plan. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed rezone is consistent with the Surprise General Plan 2040.
- The proposed rezone demonstrates compliance with the criteria set forth in the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the proposed rezone.

STAFF RECOMMENDATION:

Based on the findings noted above, if the Commission recommends approval of the proposed rezone, Case FS25-0001, 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 "163rd Avenue & Happy Valley Road Rezoning Narrative", prepared by *JMC Engineering*, and received by the City, *April 24, 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.

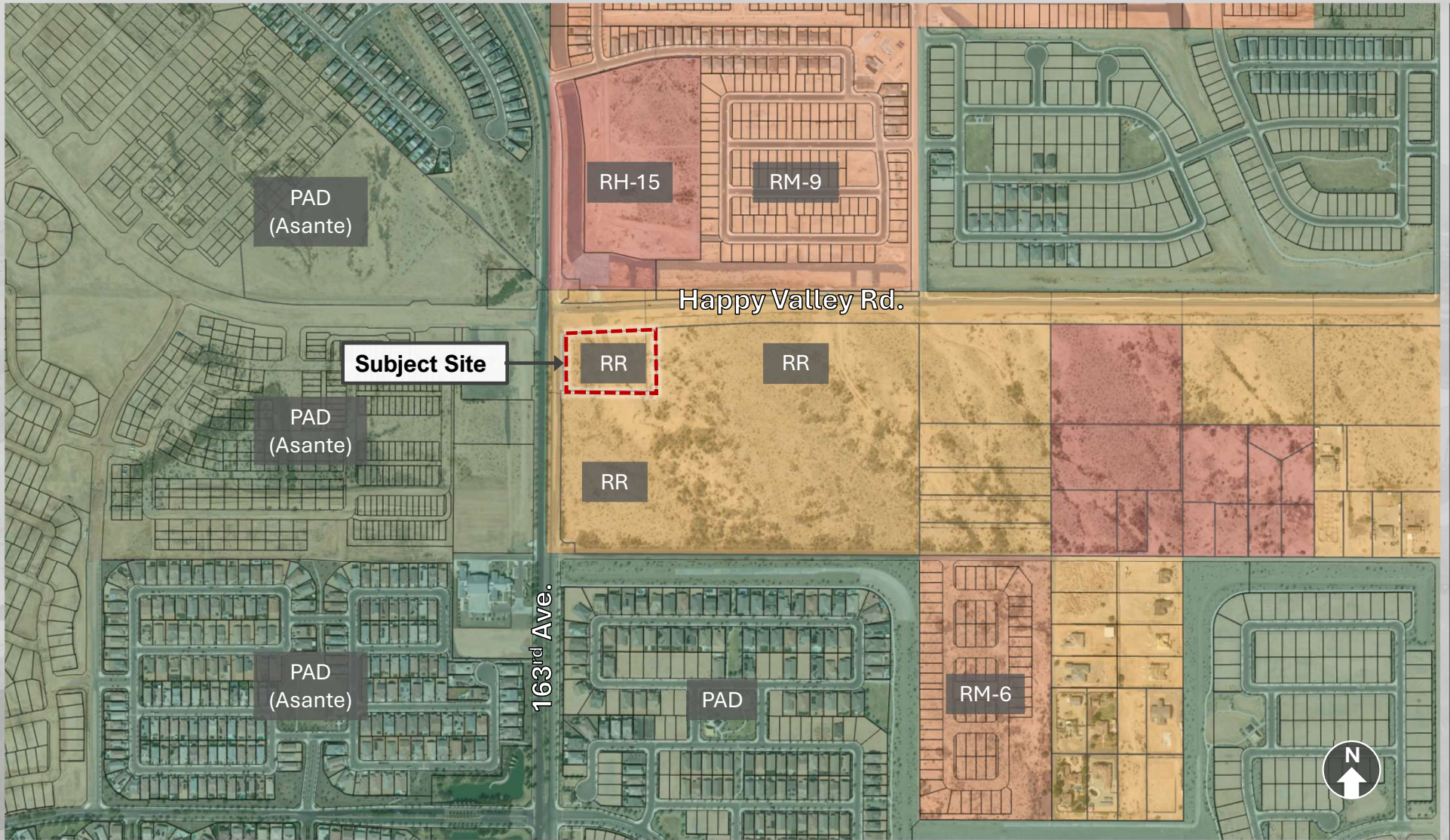
However, should the Commission wish to recommend **denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

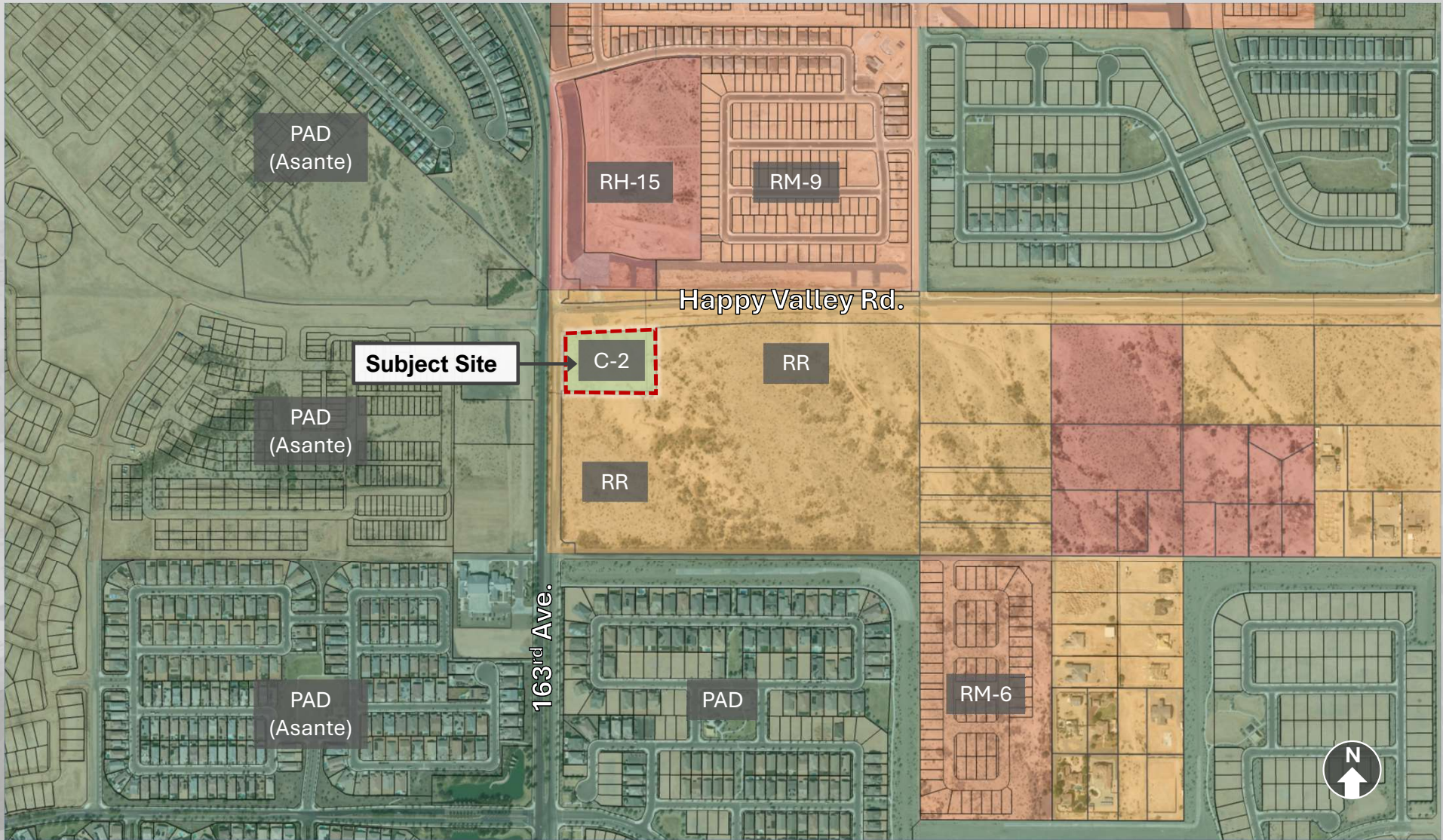
01 Vicinity Map
02 Zoning Map
03 Proposed Zoning Map
04 Conceptual Site Plan
05 Rezone Narrative
06 Citizen Participation Report
07 Affidavit of Site Posting
PPT



VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP

MAXIMUM BUILDING GFA FOR SITES ZONED (C-2) COMMUNITY COMMERCIAL IS 45,000-SF

ALL STANDARD PARKING DIMENSIONS SHALL BE 9' X 18', CLEAR OF OBSTRUCTIONS. STALLS ADJACENT TO SIDEWALKS SHALL HAVE DEPTHS OF 20'. STANDARD FIRE LANE WIDTHS SHALL BE 26' WITH STANDARD DRIVE AISLES BEING 25' IN WIDTH. SEE COS STD DTL 4-03.

ALL ACCESSIBLE PARKING DIMENSIONS SHALL BE 8' X 20' WITH 8' ACCESS AISLE ON EITHER SIDE PER COS STD DTL 4-03.

PARKING SPACES REQUIRED PER COS LAND DEVELOPMENT ORDINANCE - CHAPTER 107 - ARTICLE IV - SECTION 107-4.9 - TABLE 107-4C.

ALL SIGNAGE TO BE APPROVED THROUGH A SEPARATE BUILDING PERMIT REVIEW.

MASTER SITE PLAN FOR 163RD AVE & HAPPY VALLEY RD

SEC OF 163RD AVE & HAPPY VALLEY RD

APN: 503-56-001D

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA
SITE AREA: 147,291 SF (3.38 AC)

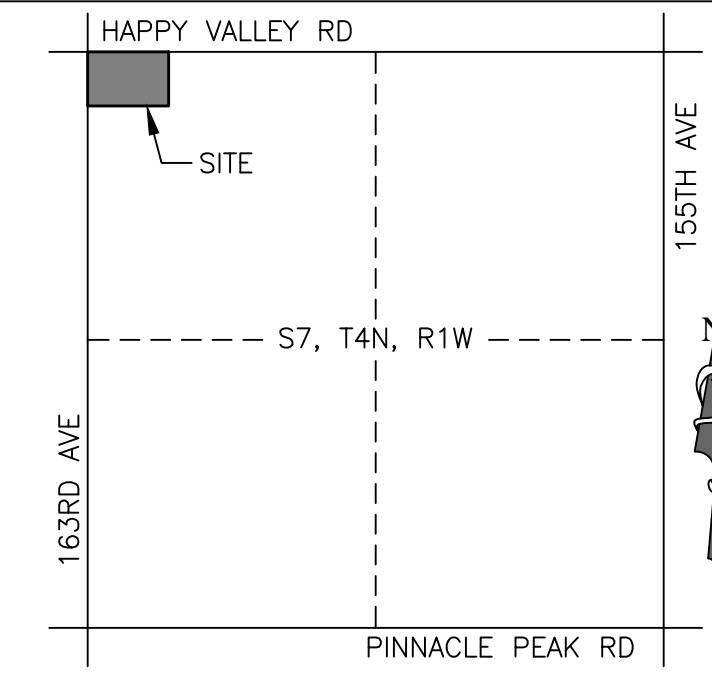
FLOODPLAIN INFORMATION:

FLOOD ZONE: ZONE X | ZONE AE
IN SUPPORT OF THE PROPOSED IMPROVEMENTS, A CLOMR-F (FCP2500794) WILL BE SUBMITTED TO FEMA DURING THE FINAL DESIGN PHASE TO SHOW THAT THE PROPOSED STRUCTURES, IF BUILT AS SHOWN, MEET THE MINIMUM NATIONAL FLOOD INSURANCE PROGRAM STANDARDS.

PER APPROVED LOMR DATED 01/23/26, A PEAK DISCHARGE OF 564 CFS ROUTED THROUGH THE EXISTING BOX CULVERT AT WASH 5 EAST SPLIT 1 ONTO THE EXISTING SITE. A BOX CULVERT EXTENSION AND RECTANGULAR CHANNEL IS PROPOSED TO CONVEY THE SUBJECT FLOW INTO A STILLING BASIN AND IS DESIGNED TO OUTFALL IN THE SAME LOCATION AND MAGNITUDE AS IT DOES TODAY.

A FLOOD PLAIN USE COMMUNITY PERMIT HAS BEEN ISSUED IN SUPPORT OF THE ROUGH GRADING FOR THIS SITE, WHICH INCLUDES EARTHWORK TO RAISE THE SITE AND THE INSTALLATION OF THE CULVERT, CHANNEL, AND STILLING BASIN INFRASTRUCTURE PER FCP2400776. IT IS UNDERSTOOD THAT SEPARATE FLOODPLAIN USE COMMUNITY PERMITS WILL BE REQUIRED FOR THE INDIVIDUAL TENANT IMPROVEMENTS.

PROJECT INFORMATION



VICINITY MAP
SCALE: 3"=1MI

CIVIL ENGINEER:

OWNER:

JMC ENGINEERING
7315 N. 16TH STREET, SUITE 101
PHOENIX, AZ 85020
JOSEPH CIRONE, PE
(602) 374 4148

163 SURPRISE LLC
SEC 163RD AVE & HAPPY VALLEY RD
SURPRISE, AZ 85387
MATT STEVENSON
MATT@STEVENSONBUILDERS.COM

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF 163RD AVENUE ALIGNMENT, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, USING A BEARING OF NORTH 00 DEGREES 20 MINUTES 55 SECONDS EAST, AS PER THE RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" RECORDED IN BOOK 1029 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SURPRISE BENCHMARK, BEING A 1" CITY OF SURPRISE BRASS PIN STAMPED 16-7N, LOCATED AT THE NORTHEAST CORNER OF AN ELECTRIC VAULT APPROXIMATELY 0.22 MILES NORTH OF ASANTE BOULEVARD, ON THE WEST SIDE OF 163RD AVENUE, HAVING AN ELEVATION OF 1381.06', NAVD88

OVERALL SITE DATA TABLE

ZONING:	C-2
GENERAL PLAN CLASSIFICATION:	NEIGHBORHOOD
TOTAL BUILDING GFA:	12,435 SF
BIKE RACKS PROVIDED:	1 PER SITE 4 PER RACK 12 TOTAL
TOTAL SITE AREA (NET):	135,641 SF (3.11 AC)
TOTAL LOT COVERAGE:	9.2%

PARCEL DATA TABLE

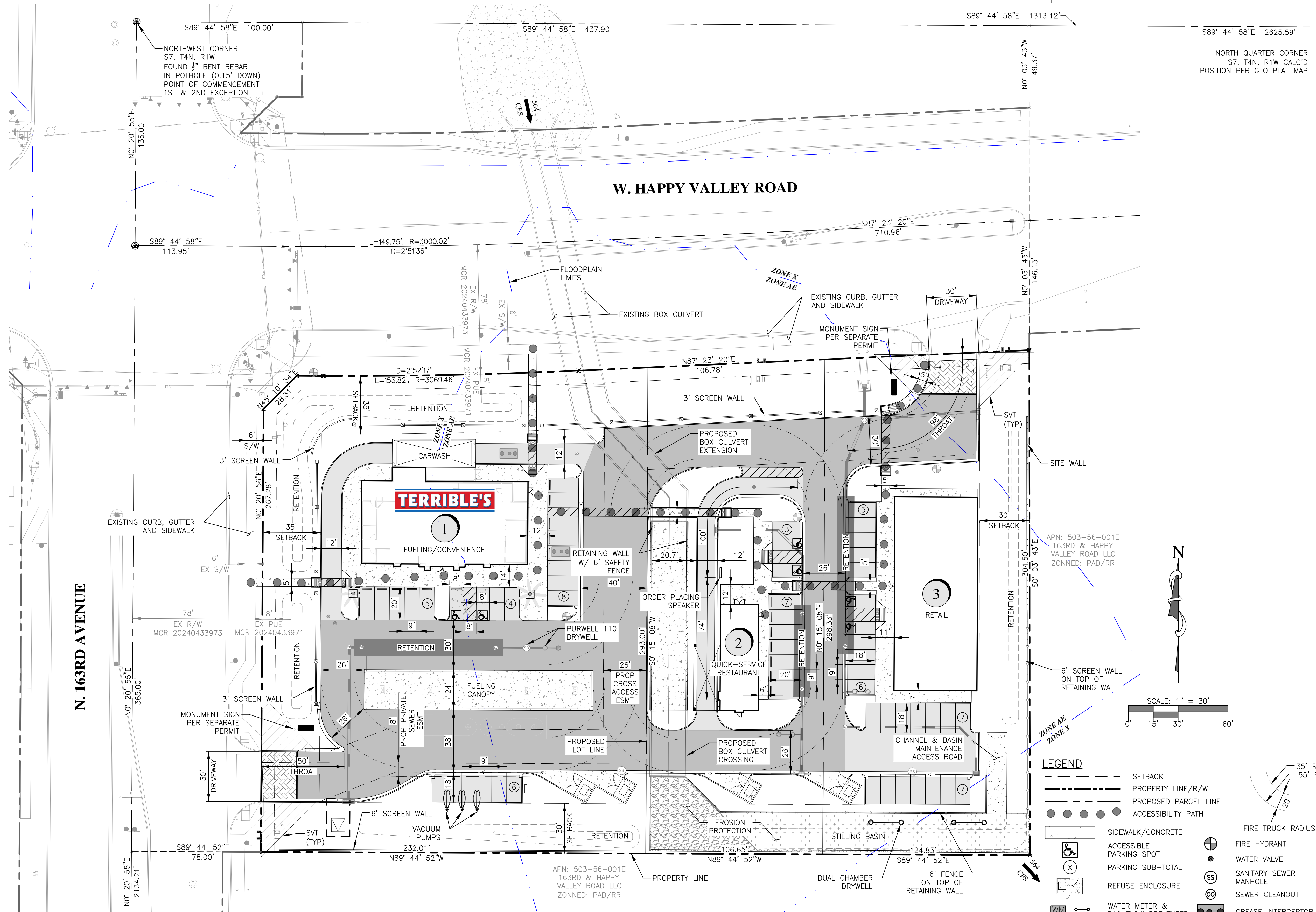
Parcel No.	Parcel Area	Building Area	Lot Coverage	Parking Required	Parking Provided	ADA Parking Provided
1	66,733 SF (1.53 AC)	5,120 SF	5,120 SF/66,733 SF = 7.67%	5,120 SF/300 SF = 17 SPACES	23 SPACES	2 SPACES
2	31,532 SF (0.72 AC)	1,482 SF	1,482 SF/31,532 SF = 4.70%	1,482 SF/150 SF = 10 SPACES	10 SPACES	2 SPACES
3	37,376 SF (0.86 AC)	5,833 SF	5,833 SF/37,376 SF = 15.61%	5,833 SF/400 SF = 15 SPACES	26 SPACES	2 SPACES

PARKING INFORMATION

TOTAL PARKING REQUIRED:	37 SPACES
TOTAL PARKING PROVIDED:	46 SPACES
TOTAL ADA PROVIDED:	6 SPACES

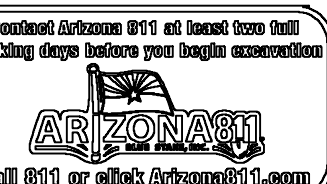
IMPERVIOUS TABLE

TOTAL SITE AREA (NET):	135,641 SF (3.11 AC)
TOTAL IMPERVIOUS AREA:	109,869 SF (2.52 AC)
TOTAL PERVIOUS AREA:	25,772 SF (0.59 AC)
PERCENTAGE OF IMPERVIOUS AREA FOR THE SITE:	81%



LEGEND

- SETBACK
- - - PROPERTY LINE/R/W
- · - · - PROPOSED PARCEL LINE
- ○ ○ ○ ○ ACCESSIBILITY PATH
- SIDEWALK/CONCRETE
- ACCESSIBLE PARKING SPOT
- X ○ PARKING SUB-TOTAL
- REFUSE ENCLOSURE
- W M ○ WATER METER & BACKFLOW PREVENTER
- ⊕ FIRE TRUCK RADIUS
- ⊕ FIRE HYDRANT
- WATER VALVE
- SS ○ SANITARY SEWER MANHOLE
- ○ ○ ○ ○ SEWER CLEANOUT
- ○ ○ ○ ○ GREASE INTERCEPTOR



NO.	DESCRIPTION	DATE

163RD AVE & HAPPY VALLEY RD
APN: 503-56-001D
MASTER SITE PLAN



JMC ENGINEERING
7315 N 16TH STREET
SUITE 101
PHOENIX, AZ 85020
JMC-ENG.COM

COPYRIGHT 2026
JMC ENGINEERING, PLLC

DESIGNED: APD
DRAWN: APD

JMC PROJECT NO: 0175
DATE: 04-24-26

MSP01

SHEET 1 OF 1



163rd AVENUE & HAPPY VALLEY ROAD

CITY OF SURPRISE, ARIZONA

APN: 503-56-001D

REZONING NARRATIVE

JMC ENGINEERING JOB NO. 0175

CASE NUMBER: FS25-0001

APRIL 2026

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I. PROJECT INTRODUCTION

Project Name	163rd Ave & Happy Valley Road
Property Owner	163 Surprise, LLC
Assessor's Parcel Number	503-56-001D
Project Location	Southeast corner W. Happy Valley Road and N. 163 rd Avenue Surprise AZ
Project Area	3.1 acres 135,642 SF
Current Zoning	Rural Residential (RR)
Proposed Zoning	C-2
General Plan	Neighborhood

Owner

163 Surprise, LLC
Contact: Paul Gass
1545 W. El Caminito Dr
Phoenix, AZ 85021
Phone: 623 302 1870
Email: Paul_Gass@yahoo.com

Civil Engineer

JMC Engineering, PLLC
Contact: Joseph Cirone, PE
7315 N. 16th Street, Suite 101
Phoenix, AZ 85020
Phone: 602.374.4148
Email: jcirone@jmc-eng.com

Landscape Architect

Young Design Group
Contact: Joe Young, Principal
7234 E. Shoeman Ln, Suite 8
Scottsdale, AZ 85251
Email: jyoung@youngdg.com

Applicant

JMC Engineering, PLLC
Contact: Joseph Cirone, PE
7315 N. 16th Street, Suite 101
Phoenix, AZ 85020
Phone: 602.374.4148
Email: shared@jmc-eng.com

Site Lighting Engineer

Wright Engineering
Contact: Adam Bowers
165 E. Chilton Drive
Chandler, AZ 85225
Email: abowers@wrightengineering.us

II. REQUEST & PROJECT LOCATION

On behalf of our client, 163 Surprise LLC, we are pleased to submit this Rezoning, Master Site Plan, and Design Review application and supporting materials for an approximately 3.1-acre site, 135,642 SF, located at the southeast corner of West Happy Valley Road and North 163rd Avenue (APN: 503-56-001D). The site is generally bounded by Happy Valley Road to the North, Ellen Ranch Development North of Happy Valley Road, proposed Tierra Verde PAD to the Northeast; Surprise Fire Station 304 to the southeast, Escalante PAD further south and Asante PAD West of 163rd Avenue.

A parcel aerial map has been provided (see Figure 1 – Parcel Aerial Map) to show location of the subject property and contextual reference.

Figure 1 – Aerial Vicinity Map



III. ENTITLEMENTS HISTORY & REZONING PLAN

The property is currently undeveloped natural desert. The proposed rezoning to Community Commercial (C-2) would allow for commercial retail amenities and serve the community and surrounding population. The City of Surprise General Plan 2040 designates the entire 3.1-acre property for Neighborhood Character Area. The development proposal seeks to align with the general plan designation. The property is less than 20 acres and has direct access to Major Arterial roadways, 163rd Avenue and Happy Valley Road.

	Existing Land Use	Existing Zoning
North	Residential Subdivision	PAD
East	Undeveloped	Rural Residential (RR)
South	Undeveloped	Rural Residential (RR)
West	Residential Subdivision/Fire Station	PAD

IV. DEVELOPMENT PLAN

The proposed project consists of approximately 3.1-acre site located at the southeast corner of W. Happy Valley Road and N. 163rd Avenue in Surprise, Arizona. The proposed development will include one (1) 5,000-sf convenience store and fueling station, one (1) 1,500-sf quick service-restaurants, and one (1) 6,000-sf retail building. The development will maintain modest building setbacks (Table 106-6a – Commercial Zoning Districts) and include pleasant characteristics and thoughtful design by including architectural detailing on all exterior elevations (360-degree architecture), screening and landscaping along the road frontages, building diversity and safe pedestrian access throughout the development with pedestrian crossing sign whenever pedestrian path cross drive through lanes. All mechanical equipment and utility devices will be screened from public view.

A Flood Plain Use Permit from Flood Control of Maricopa County will be provided in support of the concurrent permit application(s).

Along with Rezoning, Master Site Plan, and Design Review, a Final Plat and Mass Grading improvements will be submitted for engineering review with City of Surprise.

The landscape palette has been selected with consideration given to low water use, visual screening air quality and long-term maintenance. Arid-regional and low water use plants will be used throughout and accented by decorative plantings to provide shade for walks and partial screening for other areas. A native plant inventory will be provided for this project as per Sec. 104-2.2.

Vehicular access to this project is proposed in two locations (*see Figure 2*):

- One right in / right access out along 163rd Avenue – a minimum of 300 feet from Happy Valley Rd.
- One right in / right out access along Happy Valley Road – a minimum of 300 feet from 163rd Avenue.

V. INFRASTRUCTURE

The City of Surprise is the water service provider for this development. A Master Utility Plan shall be reviewed and approved by City of Surprise with Design Review. Proof of payment of the water buy-in fees is required prior to approval of the Master Site Plan. Proof of payment for sewer buy-in fees is required prior to approval of the Master Site Plan. Proof of payment will be provided for SPA 2 Sewer Interceptor Agreement buy-in fee (MCR# 20090350621).

VI. CONCLUSION

The proposed development will provide compatible uses that implement unique design characteristics that are consistent with the Surprise Zoning and Design Standards and are properly compatible with the surrounding architecture. The intent of the development will result in positive economic impacts for the immediate area and the entire City of Surprise. This request is also highly consistent with the relevant goals and policies in the City of Surprise General Plan. The subject site is within the 163rd Avenue Corridor Residential Growth Area, which is intended for a full range of housing opportunities along with appropriately located commercial areas at major intersection of two arterial roads.

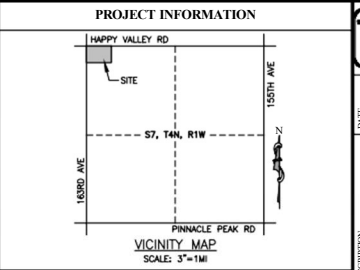
FIGURE 2 – MASTER SITE PLAN

MASTER SITE PLAN
FOR
163RD AVE & HAPPY VALLEY RD

SEC OF 163RD AVE & HAPPY VALLEY RD
APN: 503-56-001D
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 NORTH RANGE 1 WEST OF THE GILA AND SALT
RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA
SITE AREA: 147,291 SF (3.38 AC)

MAXIMUM BUILDING GFA FOR SITES ZONED (C-2) COMMUNITY COMMERCIAL IS 45,000-SF
ALL STANDARD PARKING DIMENSIONS SHALL BE 9' X 18', CLEAR OF OBSTRUCTIONS. STALLS ADJACENT TO SIDEWALKS SHALL HAVE DEPTHS OF 20'. STANDARD FIRE LANE WIDTHS SHALL BE 26' WITH STANDARD DRIVE AISLES BEING 20' IN WIDTH. SEE COS STD DTL. 4-03.
ALL ACCESSIBLE PARKING DIMENSIONS SHALL BE 8' X 20' WITH 8' ACCESS AISLE ON EITHER SIDE PER COS STD DTL. 4-03.
PARKING SPACES REQUIRED PER COS LAND DEVELOPMENT ORDINANCE – CHAPTER 107 – ARTICLE IV – SECTION 107-4.3 – TABLE 107-4C.
ALL SIGNAGE TO BE APPROVED THROUGH A SEPARATE BUILDING PERMIT REVIEW.

FLOODPLAIN INFORMATION:
FLOOD ZONE: ZONE X | ZONE AE
IN SUPPORT OF THE PROPOSED IMPROVEMENTS, A CLAM-F (FCP2500784) WILL BE SUBMITTED TO FEMA DURING THE FINAL DESIGN PHASE TO SHOW THAT THE PROPOSED STRUCTURES, IF BUILT AS SHOWN, MEET THE MINIMUM NATIONAL FLOOD INSURANCE PROGRAM STANDARDS.
PER APPROVED LOMR DATED 01/23/26, A PEAK DISCHARGE OF 564 CFS ROUTED THROUGH THE EXISTING BOX CULVERT AT WASH 5 EAST SPLIT 1 ONTO THE EXISTING SITE. A BOX CULVERT EXTENSION AND RECTANGULAR CHANNEL IS PROPOSED TO CONVEY THE SUBJECT FLOW INTO A STILLING BASIN AND IS DESIGNED TO OUTFALL IN THE SAME LOCATION AND MAGNITUDE AS IT DOES TODAY.
A FLOOD PLAN USE COMMUNITY PERMIT HAS BEEN ISSUED IN SUPPORT OF THE ROUGH GRADING FOR THIS SITE, WHICH INCLUDES EARTHWORK TO RAISE THE SITE AND THE INSTALLATION OF THE CULVERT, CHANNEL, AND STILLING BASIN INFRASTRUCTURE PER FCP2400776. IT IS UNDERSTOOD THAT SEPARATE FLOODPLAN USE COMMUNITY PERMITS WILL BE REQUIRED FOR THE INDIVIDUAL TENANT IMPROVEMENTS.



CIVIL ENGINEER:
JMC ENGINEERING
7315 N. 16TH STREET, SUITE 101
PHOENIX, AZ 85020
JOSEPH CRONE, PE
(602) 374 4148

OWNER:
163 SURPRISE LLC
SEC 163RD AVE & HAPPY VALLEY RD
SURPRISE, AZ 85387
MATT STEVENSON
MATT@STEVENSONBUILDERS.COM

BASIS OF BEARING
THE BASIS OF BEARING IS THE MONUMENT LINE OF 163RD AVENUE ALIGNMENT, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, USING A BEARING OF NORTH 60 DEGREES 23 MINUTES 55 SECONDS EAST, AS PER THE RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" RECORDED IN BOOK 1029 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK
THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SURPRISE BENCHMARK, BEING A 1" CITY OF SURPRISE BRASS PIN STAMPED 16-7N, LOCATED AT THE NORTHEAST CORNER OF AN ELECTRIC VALLEY APPROXIMATELY 0.22 MILES NORTH OF ASANTE BOULEVARD, ON THE WEST SIDE OF 163RD AVENUE, HAVING AN ELEVATION OF 1381.06', NAVD88

OVERALL SITE DATA TABLE

ZONING:	C-2
GENERAL PLAN CLASSIFICATION:	NEIGHBORHOOD
TOTAL BUILDING GFA:	12,435 SF
BIKE RACKS PROVIDED:	1 PER SITE 4 PER RACK 12 TOTAL
TOTAL SITE AREA (NET):	135,641 SF (3.11 AC)
TOTAL LOT COVERAGE:	9.2%

PARCEL DATA TABLE

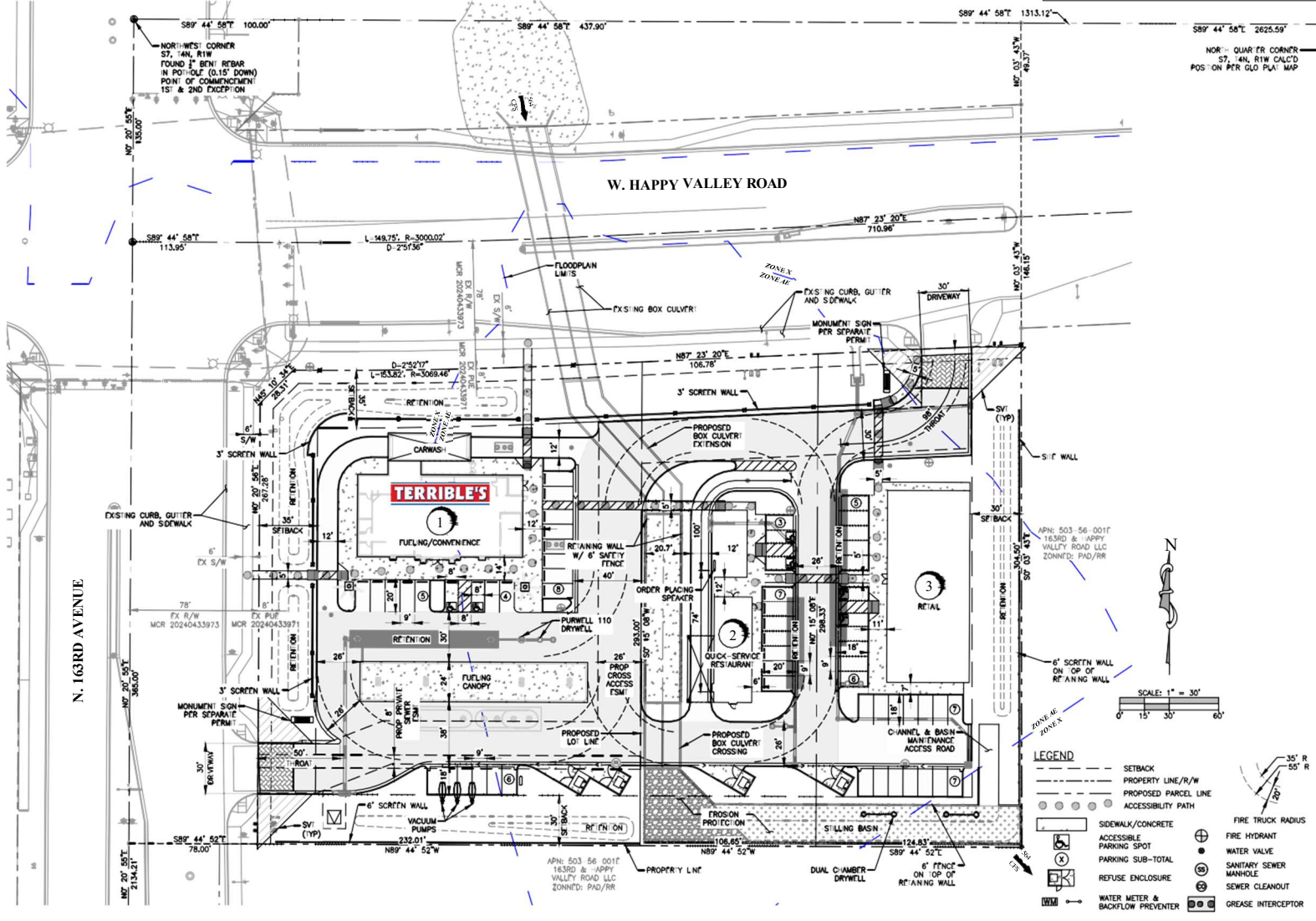
Parcel #	Parcel Area	Building Area	Lot Coverage	Parking Required	Parking Provided	ADA Parking Provided
1	66,733 SF (1.53 AC)	5,120 SF	5,120 SF/66,733 SF = 7.62%	5,120 SF/300 SF = 17 SPACES	23 SPACES	2 SPACES
2	31,532 SF (0.72 AC)	1,482 SF	1,482 SF/31,532 SF = 4.70%	1,482 SF/150 SF = 10 SPACES	10 SPACES	2 SPACES
3	37,376 SF (0.86 AC)	5,833 SF	5,833 SF/37,376 SF = 15.61%	5,833 SF/400 SF = 15 SPACES	25 SPACES	2 SPACES

PARKING INFORMATION

TOTAL PARKING REQUIRED:	37 SPACES
TOTAL PARKING PROVIDED:	46 SPACES
TOTAL ADA PROVIDED:	6 SPACES

IMPERVIOUS TABLE

TOTAL SITE AREA (NET):	135,641 SF (3.11 AC)
TOTAL IMPERVIOUS AREA:	109,869 SF (2.52 AC)
TOTAL PERVIOUS AREA:	25,772 SF (0.59 AC)
PERCENTAGE OF IMPERVIOUS AREA FOR THE SITE:	81%



163RD AVE & HAPPY VALLEY RD
APN: 503-56-001D
MASTER SITE PLAN

DATE: _____
NO. DISSEMINATED: _____

DESIGNED BY: _____
DRAWN BY: _____
DATE: 04-24-26

JMC ENGINEERING
7315 N. 16TH STREET
PHOENIX, AZ 85020
JMC@JMC.COM
EXPIRES: 6-30-2028

MSP01
SHEET 1 OF 1

C:\Users\Andrew.Doolan\Desktop\01-15-163rd Ave & Happy Valley Project Files\Civil\Design Review\01-15-Master Site Plan.dwg

FIGURE 3 - EXISTING ZONING

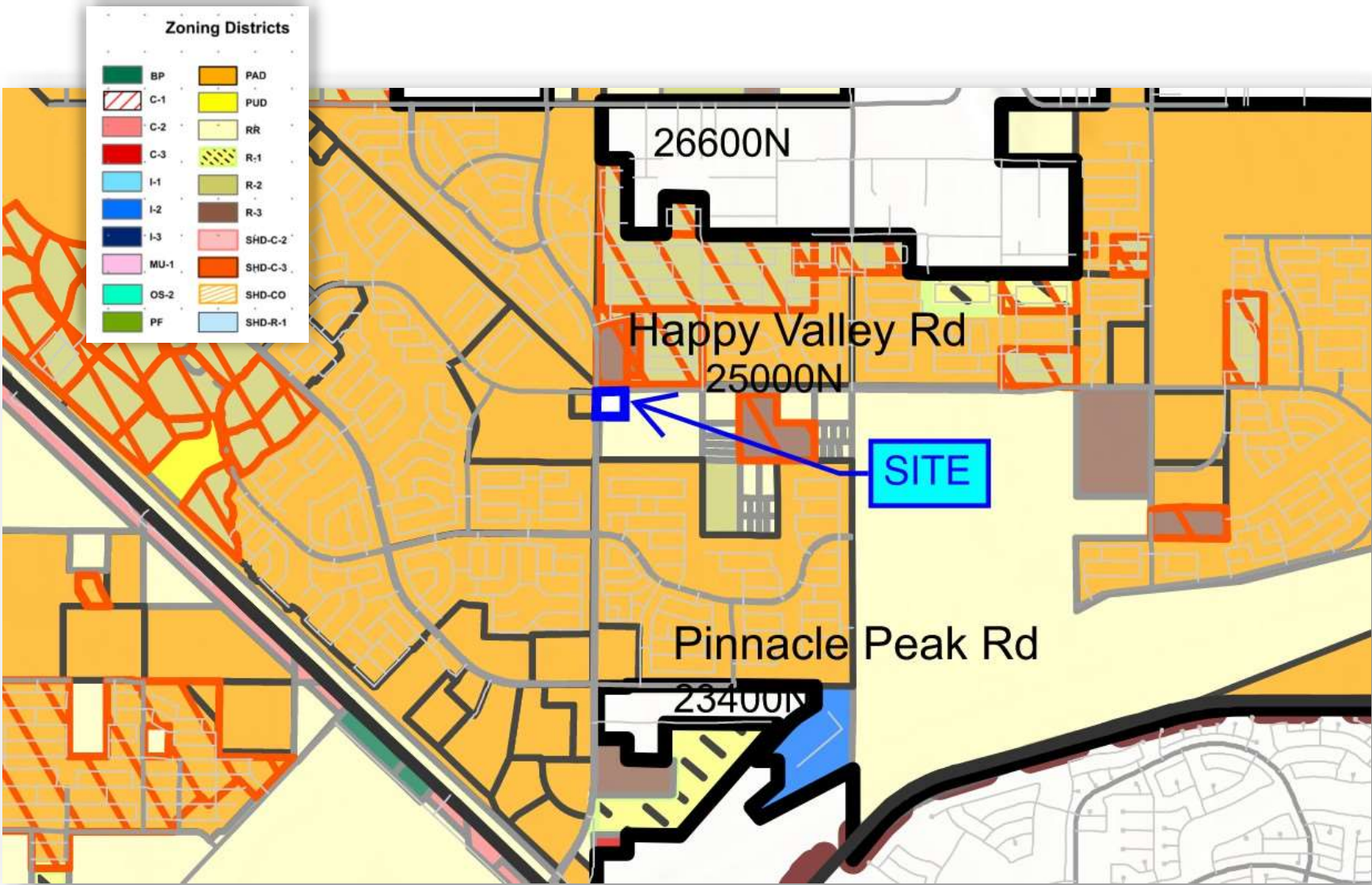


FIGURE 4 - PROPOSED ZONING

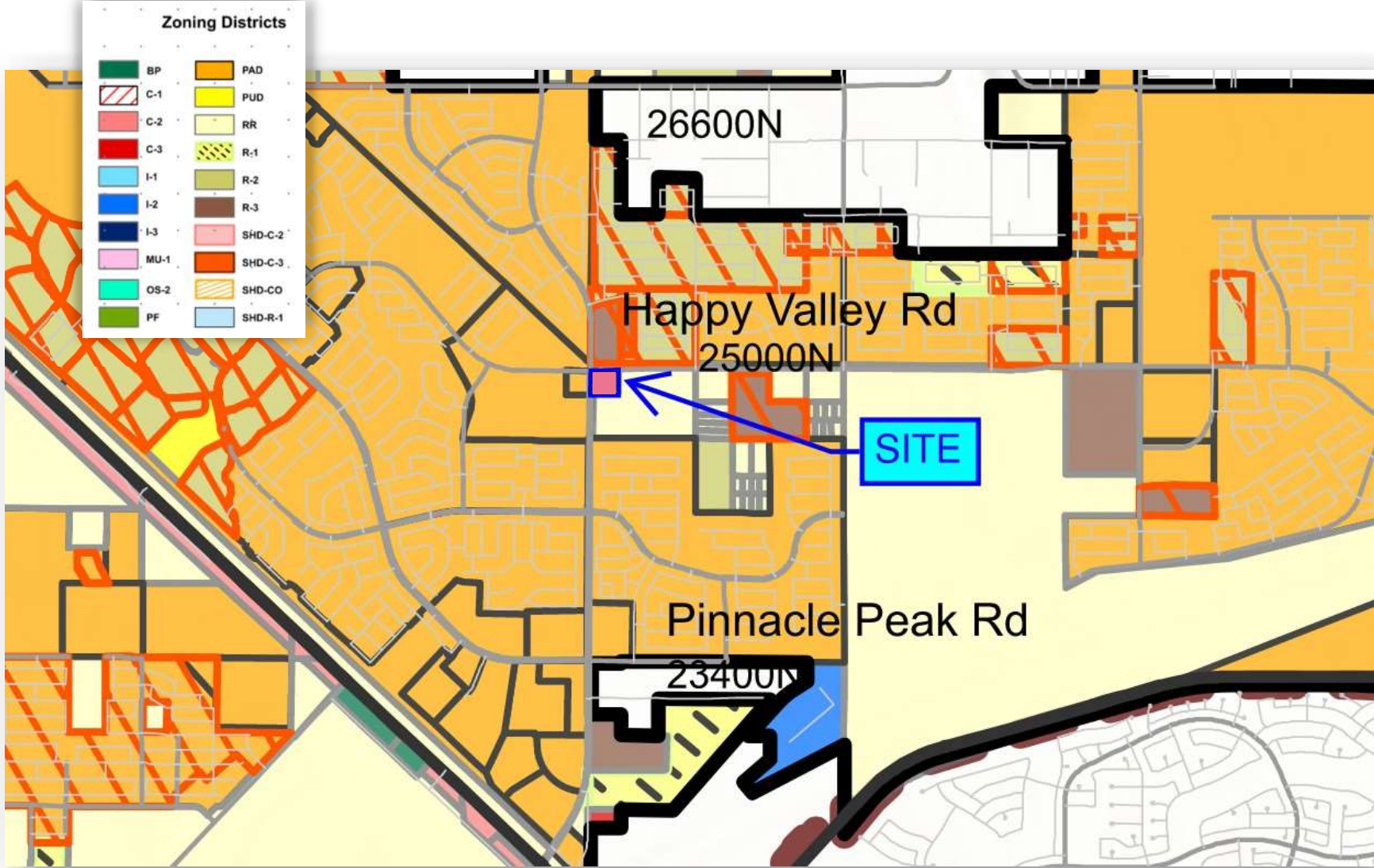
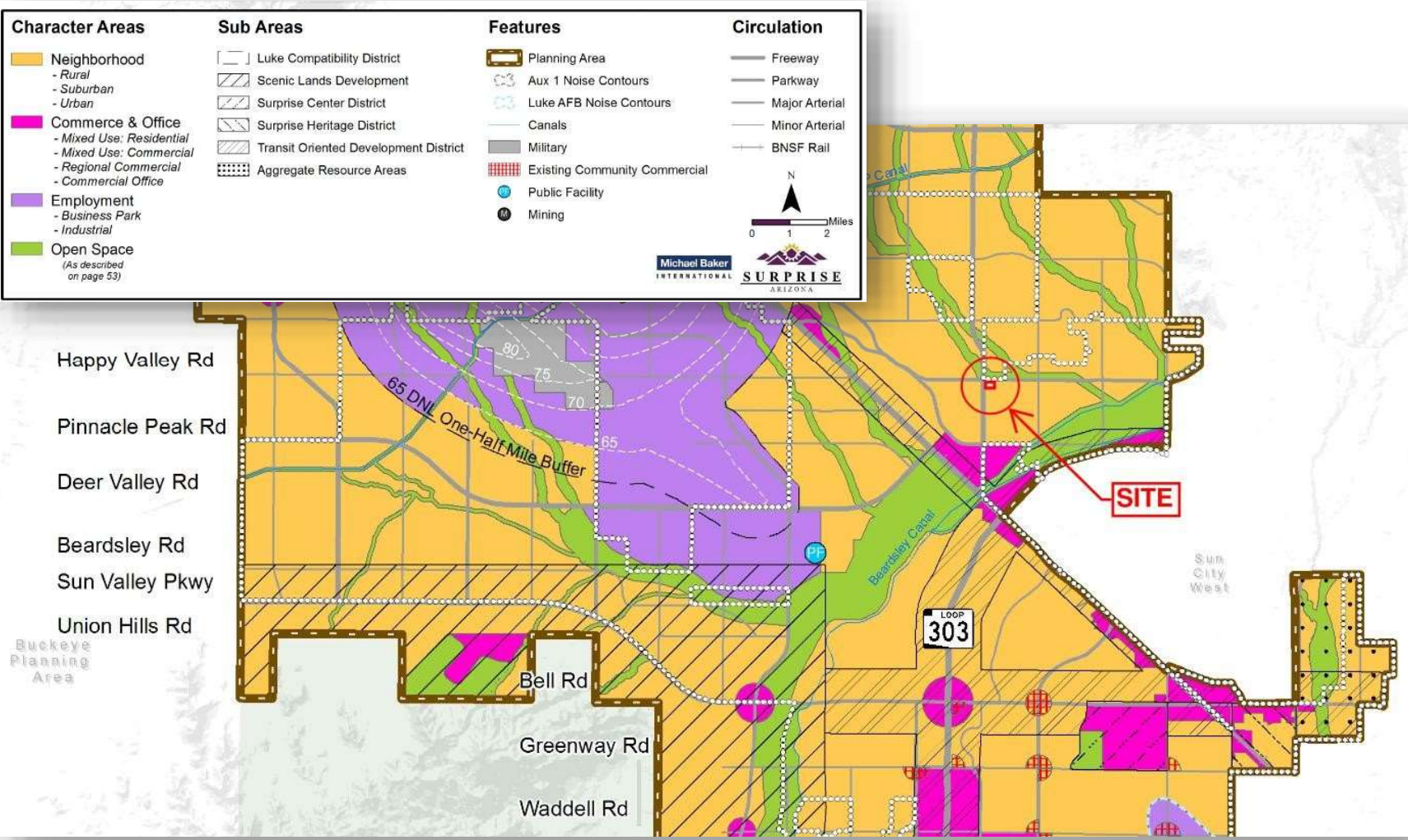


FIGURE 5 – GENERAL PLAN LANE USE MAP





163rd AVENUE & HAPPY VALLEY ROAD

CITY OF SURPRISE, ARIZONA

APN: 503-56-001G

CITIZEN PARTICIPATION REPORT

COS# FS25-0001

JMC ENGINEERING JOB NO. 0175

APRIL 2026

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300-ft Buffer Map A-2
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Notification Letters A-4
Affidavit of Sign Posting A-5
Site Posting Map A-6



1.0 METHODS OF PUBLIC OUTREACH

Upon receipt of 2nd review comments for project number COS #FS25-0001, JMC Engineering (applicant) received approval to schedule the Neighborhood Meeting in support of the subject rezone case. The Neighborhood Meeting was held at Asante Preparatory Academy on Wednesday April 1st, 2026 at 6pm. Community members within the project vicinity were invited to review and discuss the proposed rezoning and proposed improvements with the project stakeholders and rezone applicant.

2.0 OUTREACH CONTENT

In accordance with Table 102-2a of the City of Surprise Municipal Code, Part II – Land Development Ordinance, this rezoning request is classified as a Type 3 application; therefore, the following procedures were required prior to the Neighborhood Meeting:

- Legal Advertisement
- Mail-Out by First Class Mail
- Site Posting

The City of Surprise posted the required legal ad and mailed the property owners within 300-ft on March 10th, 2026. The Affidavit of Sign Posting was provided to City of Surprise on March 17th, 2026.

3.0 NEIGHBORHOOD MEETING MINUTES

The following is a list of total attendees for the Neighborhood Meeting held on April 1st, 2026:

City Staff:

- Leslie Carnie (City Planner)
- Ken Chapman (P&Z Commission Chair)

Project Stakeholders:

- Joseph Cirone (Applicant)
- Andy Dooley (Applicant)
- Matthew Stevenson (Master Developer)
- Tom Witt (Master Developer)
- Brett Griffin (Terrible's Representative)

Community Members:

- Lisa Everett [REDACTED]
- Marvin McCormick [REDACTED]
- Dan Stockel [REDACTED]
- John Hobson [REDACTED]

3.1. COMMENTS & CONCERNS

- 1) A community member expressed a desire to be able to see the existing and proposed uses for the parcel(s) surrounding the project.
- 2) A community member expressed interest in knowing the impact on traffic circulation at the adjacent intersection from the proposed improvements.
- 3) A community member expressed concern for providing diesel fueling at the proposed Terrible's fueling station.

3.2. ADDRESSABLE CONCERNS

- 1) JMC Engineering recommends that City of Surprise provide resources that allow community members to contextualize the existing and proposed land uses for parcels within the project vicinity for future hearings.
- 2) Members from JMC Engineering (Applicant) coordinated with the City of Surprise Public Works Department during the design phase of the 163rd Avenue and Happy Valley Road intersection improvement plans. The coordination efforts took into consideration the traffic impacts on 163rd Avenue and Happy Valley Road. The existing driveway and turn lane locations were designed and constructed with this site laid out as proposed.

The right-in/right-out only access on 163rd Avenue has a continuous right turn lane to provide commuters ample queuing storage for both the commercial use and right turn onto Happy Valley Road.

- 3) Brett Griffin (Terrible's Representative) assured the community member(s) that diesel fuel would be provided at this fueling station.

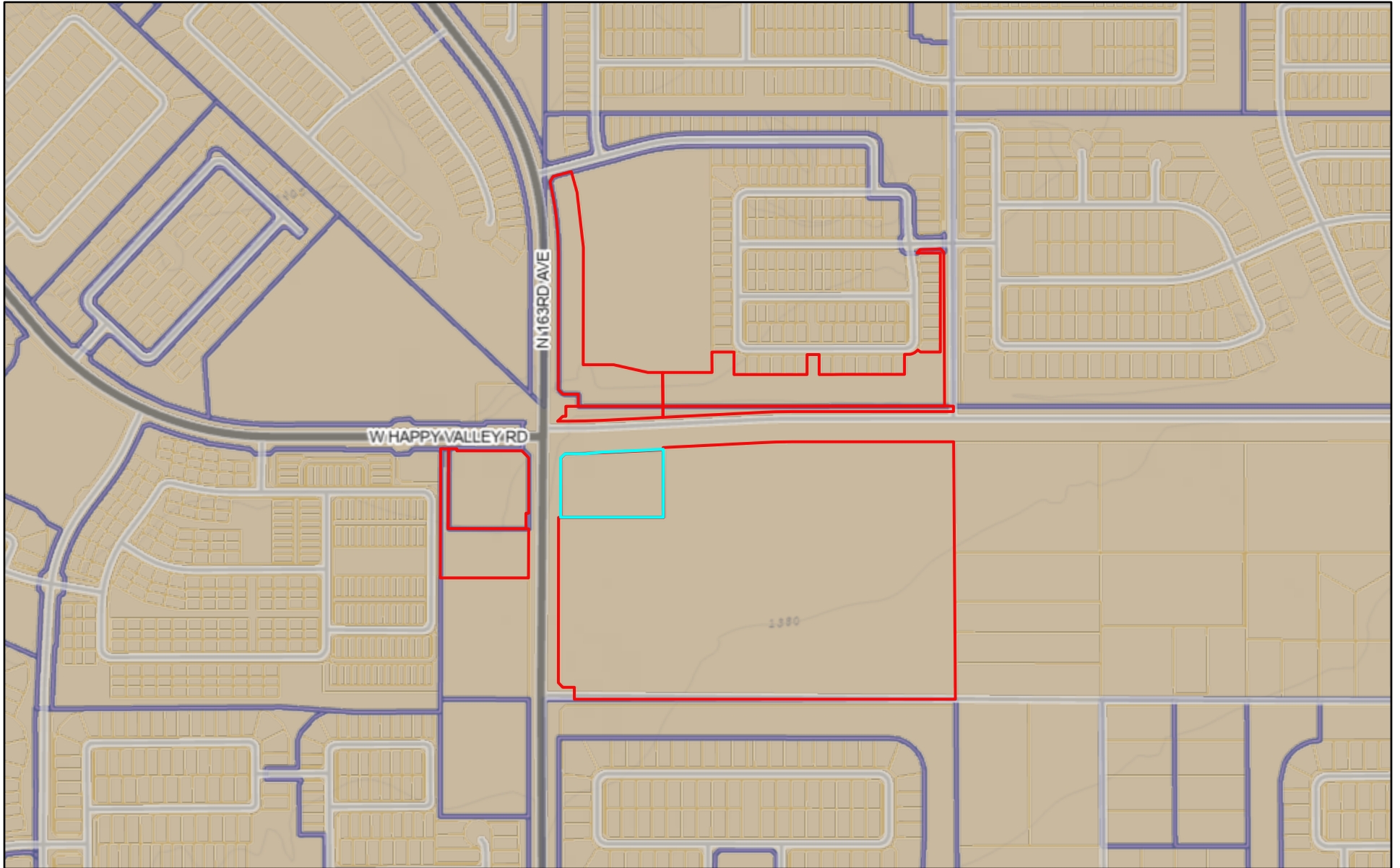
4.0 PLANNING & ZONING COMMISSION

A Planning & Zoning Commission meeting will be held on Thursday, May 7th, 2026 at 6pm. Notification letters will be sent to all property owners within 300-ft of the subject property and a Legal Ad will be posted by the City of Surprise at least 15 days prior to the P&Z Commission meeting.

APPENDIX A: Figures & Exhibits

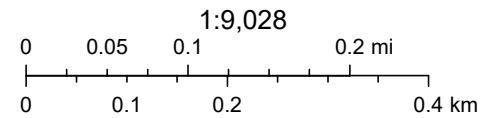
1. *300-ft Buffer Map*
2. *Mailing Labels*
3. *Notification Letters*
4. *Affidavit of Posting*
5. *Site Posting Map*

300-FT BUFFER Map



October 7, 2025

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office

163 SURPRISE LLC
1545 W EL CAMINITO DR
PHOENIX, AZ 85021

163RD & HAPPY VALLEY ROAD LLC
6721 W REDFIELD RD
PEORIA, AZ 85381

ASANTE DEVELOPMENT PARTNERS LLC
3260 N HAYDEN RD STE 210
SCOTTSDALE, AZ 85251

ASANTE DEVELOPMENT PARTNERS LLC
1665 W ALAMEDA DR STE 130
TEMPE, AZ 85282

PALOMA CREEK COMMUNITY ASSOCIATION INC
450 N DOBSON RD STE 201
MESA, AZ 85201



Date

**RE: PUBLIC NOTICE- NEIGHBORHOOD MEETING | REZONE | FS25-0001
SEC 163RD AVE & HAPPEY VALLEY, SURPRISE, AZ | APN: 503-56-001G**

Property Owner or Homeowners Association President:

Please be advised that a formal application has been submitted to the City of Surprise seeking approval of a Rezone for the following described property:

The property will be subdivided into three (3) parcels with a total gross area of approximately 147,291 square feet (3.38 acres). The property is presently zoned Rural Residential (RR) and is proposed to be rezoned to Community Commercial (C-2), #FS25-0001.

The petitioner is asking the City of Surprise to approve this application to allow development of SEC of 163rd Avenue & Happy Valley on the subject property.

In compliance with the Land Development Code requirements, a neighborhood information meeting will be held to provide you with information regarding the development including the rezone and public hearing process. The neighborhood information meeting will be held on _____ from 6pm to 8pm at _____. At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions.

If you are unable to attend, please do not hesitate to contact our representative, Andy Dooley, with any questions you may have at 602.374.4148 or adooley@jmc-eng.com. You may also contact the project's City of Surprise planner, Leslie Carnie, at 623.222.3153 or leslie.carnie@supriseaz.com. Please refer to the case number FS25-0001. Thank you for your time regarding this matter.

Sincerely,

JMC Engineering, PLLC

A handwritten signature in blue ink, appearing to read 'Joe Cirone', is written over the printed name.

Joseph M. Cirone
Principal



Date

**RE: PUBLIC NOTICE- PLANNING & ZONING COMMISSION | REZONE | FS25-0001
SEC 163RD AVE & HAPPEY VALLEY, SURPRISE, AZ | APN: 503-56-001G**

Property Owner or Homeowners Association President:

Please be advised that a formal application has been submitted to the City of Surprise seeking approval of a Rezone for the following described property:

The property will be subdivided into three (3) parcels with a total gross area of approximately 147,291 square feet (3.38 acres). The property is presently zoned Rural Residential (RR) and is proposed to be rezoned to Community Commercial (C-2), #FS25-0001.

The petitioner is asking the City of Surprise to approve this application to allow development of SEC of 163rd Avenue & Happy Valley on the subject property.

In compliance with the Development Code requirements, a Planning and Zoning Commission Public Hearing will be held to take into consideration staff presentation, owner/applicant representative presentation, and public testimony to recommend approval, approval with modifications and/or stipulations, or denial of the rezone request to the City Council.

The Planning and Zoning Commission Public Hearing will be held on _____ for the purposes of hearing all persons for or against the abovementioned request:

Please do not hesitate to contact our representative, Andy Dooley, with any questions you may have at 602.374.4148 or adooley@jmc-eng.com. You may also contact the project's City of Surprise planner, Leslie Carnie, at 623.222.3153 or leslie.carnie@supriseaz.com. Please refer to the case number FS25-0001. Thank you for your time regarding this matter.

Sincerely,

JMC Engineering, PLLC

A handwritten signature in blue ink, appearing to read 'Joe Cirone', is written over the printed name and title.

Joseph M. Cirone
Principal



Date

**RE: PUBLIC NOTICE-CITY COUNCIL HEARING | REZONE | FS25-0001
SEC 163RD AVE & HAPPEY VALLEY, SURPRISE, AZ | APN: 503-56-001G**

Property Owner or Homeowners Association President:

Please be advised that a formal application has been submitted to the City of Surprise seeking approval of a Rezone for the following described property:

The property will be subdivided into three (3) parcels with a total gross area of approximately 147,291 square feet (3.38 acres). The property is presently zoned Rural Residential (RR) and is proposed to be rezoned to Community Commercial (C-2), #FS25-0001.

The petitioner is asking the City of Surprise to approve this application to allow development of SEC of 163rd Avenue & Happy Valley on the subject property.

In compliance with the Development Code requirements, the Planning and Zoning Commission approved the project on _____, for recommendation to the City Council subject to conditions _____ - _____.

- a. COPY OF STIPULATIONS
- b. COPY OF STIPULATIONS
- c. COPY OF STIPULATIONS

The City Council Public Hearing will be held on _____ for the purposes of hearing all persons for or against the abovementioned request.

please do not hesitate to contact our representative, Andy Dooley, with any questions you may have at 602.374.4148 or adooley@jmc-eng.com. You may also contact the project's City of Surprise planner, Leslie Carnie, at 623.222.3153 or leslie.carnie@supriseaz.com. Please refer to the case number FS25-0001. Thank you for your time regarding this matter.

Sincerely,

JMC Engineering, PLLC

A handwritten signature in blue ink, appearing to read 'Joe Cirone', is written over the typed name and title.

Joseph M. Cirone
Principal

W. HAPPY VALLEY ROAD

N. 163RD AVENUE



503-56-001G

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0001
Project Name: 163 + Happy Valley (163 LLC)
Project Location: 163rd Ave and Happy Valley (SE corner)
Date Removed: _____

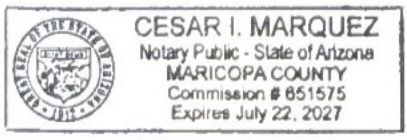
In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date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

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

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

[Signature] 3/17/26
Owner / Application Signature Date

This instrument was acknowledged before me this 17 day of March,
20 26 by Matthew F Stevenson



[Signature]
Notary Public
My Commission Expires: July 22 2027

Notice of Public Hearing
City of Surprise

Authorizing Resolution/Ordinance	Planning & Zoning	City Council
Item: 04/11/2020	Item:	Item:
Time: 8:00 PM	Time:	Time:
Location: South Regional Library, 84th Street	Location:	Location:

CAMP PLAN-101 - REQUEST FOR REZONING FROM PUD TO PD-C-10
For more information, call:
623-222-3011
surpriseaz.gov





Notice of Public Hearing City of Surprise

<p><small>In-Person Neighborhood Meeting</small></p> <p>Date: 04/01/2026</p> <p>Time: 6:00 PM</p> <p><small>Location: Asante Preparatory Academy, Media Center</small></p>	<p><small>Planning & Zoning</small></p> <p>Date:</p> <p>Time:</p> <p>Location:</p>	<p><small>City Council</small></p> <p>Date:</p> <p>Time:</p> <p>Location:</p>
--	---	--



CASE# F525-0001 | REQUEST FOR REZONING FROM PAD (R-R) TO PAD (C-2)

For more information, call:
623-222-3011

surpriseaz.gov



COMMUNITY DEVELOPMENT
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

T. 623-222-3000

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-0001
Project Name: 163 / Happy Valley
Project Location: SE corner 163rd Ave / Happy Valley
Date Posted: May 21, 2026

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

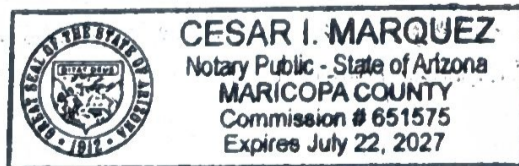
Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until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

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

[Signature] June 3rd 2026
Owner / Application Signature Date

This instrument was acknowledged before me this 3rd day of June,

20 26 by Matthew F. Stevenson



[Signature]
Notary Public

My Commission Expires: July 22 2027

Notice of Public Hearing City of Surprise

In-Person Neighborhood Meeting

Date: **04/01/2026**

Time: **6:00 PM**

Location: **Asante Preparatory Academy, Media Center**

Planning & Zoning

Date: **07/02/2026**

Time: **6:00 PM**

Location: **City Hall**

City Council

Date: **08/03/2026**

Time: **6:00 PM**

Location: **City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374**



CASE# FS25-0001 | REQUEST FOR REZONING FROM PAD (R-R) TO PAD (C-2)

For more information, call:

623-222-3011

surpriseaz.gov

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: **04/01/2026**

Time: **6:00 PM**

Location: **Asante Preparatory Academy, Media Center**

Planning & Zoning

Date: **07/02/2026**

Time: **6:00 PM**

Location: **City Hall**

City Council

Date: **08/03/2026**

Time: **6:00 PM**

Location: **City Hall**

**16000 N. Civic Center Plaza
Surprise, AZ 85374**



CASE# FS25-0001 | REQUEST FOR REZONING FROM PAD (R-R) TO PAD (C-2)

For more information, call:

623-222-3011

surpriseaz.gov

FS25-0001

163rd Ave. & Happy Valley

REZONE

Planning & Zoning Commission

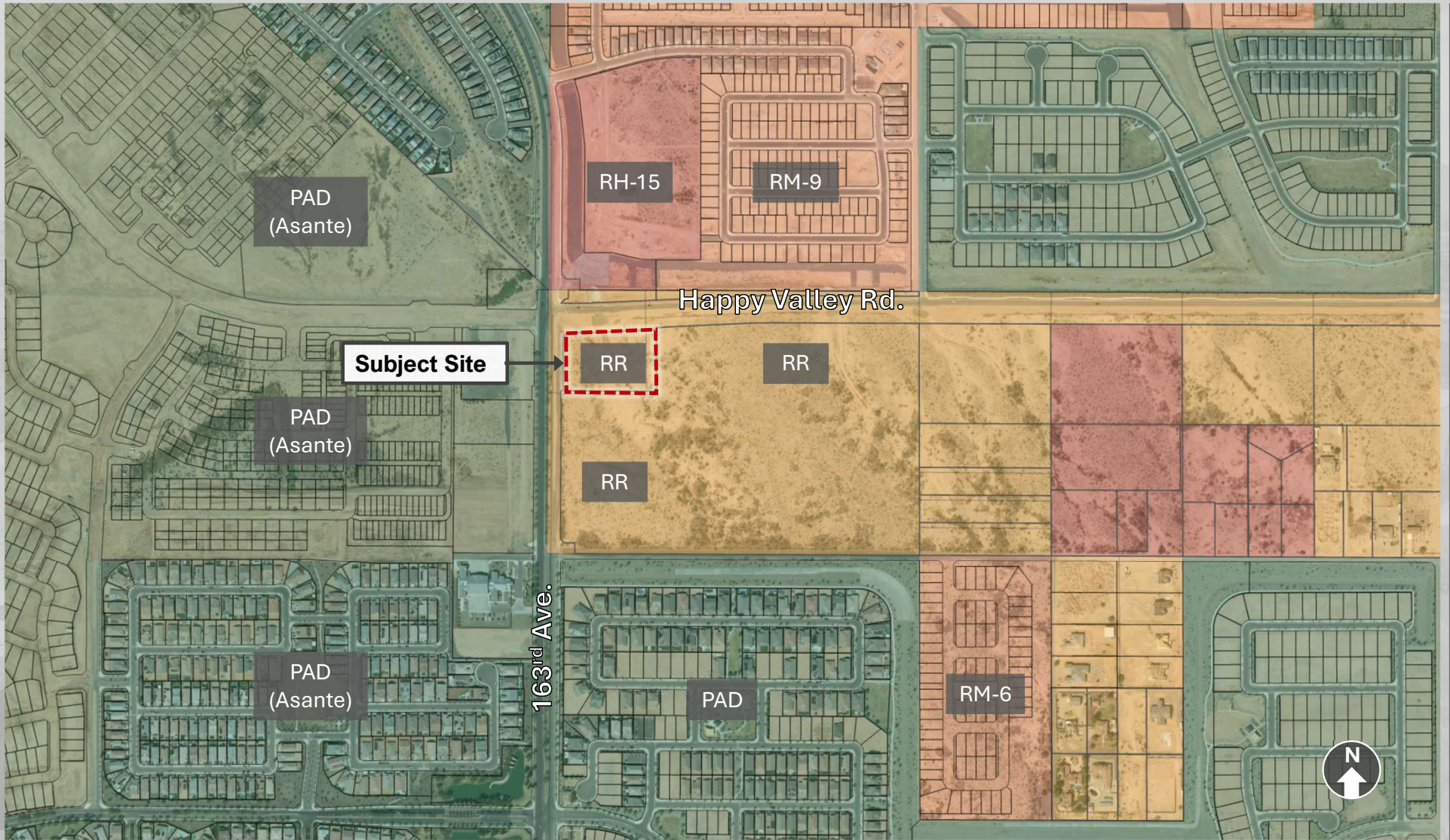
July 02, 2026



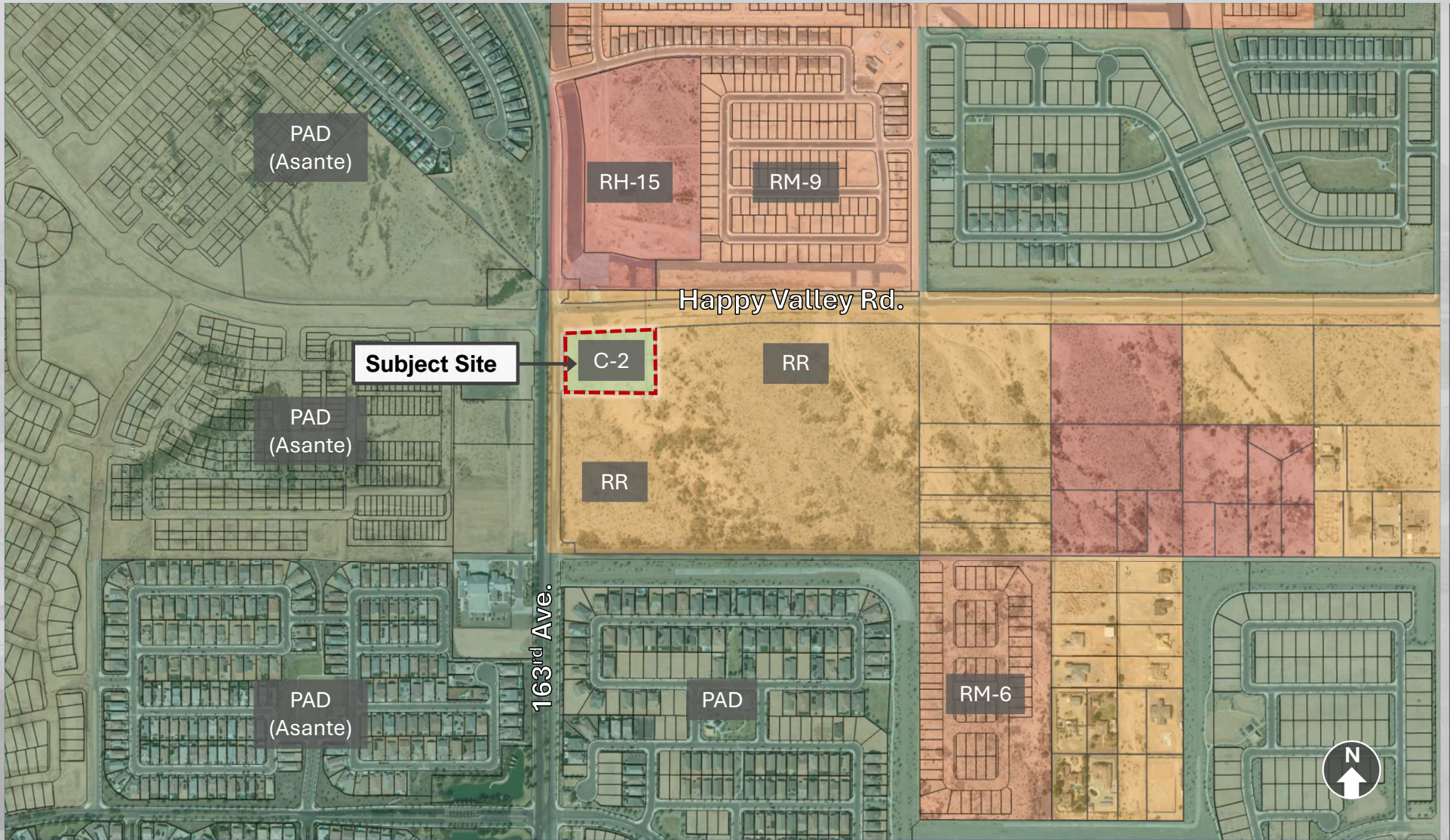
SURPRISE
ARIZONA



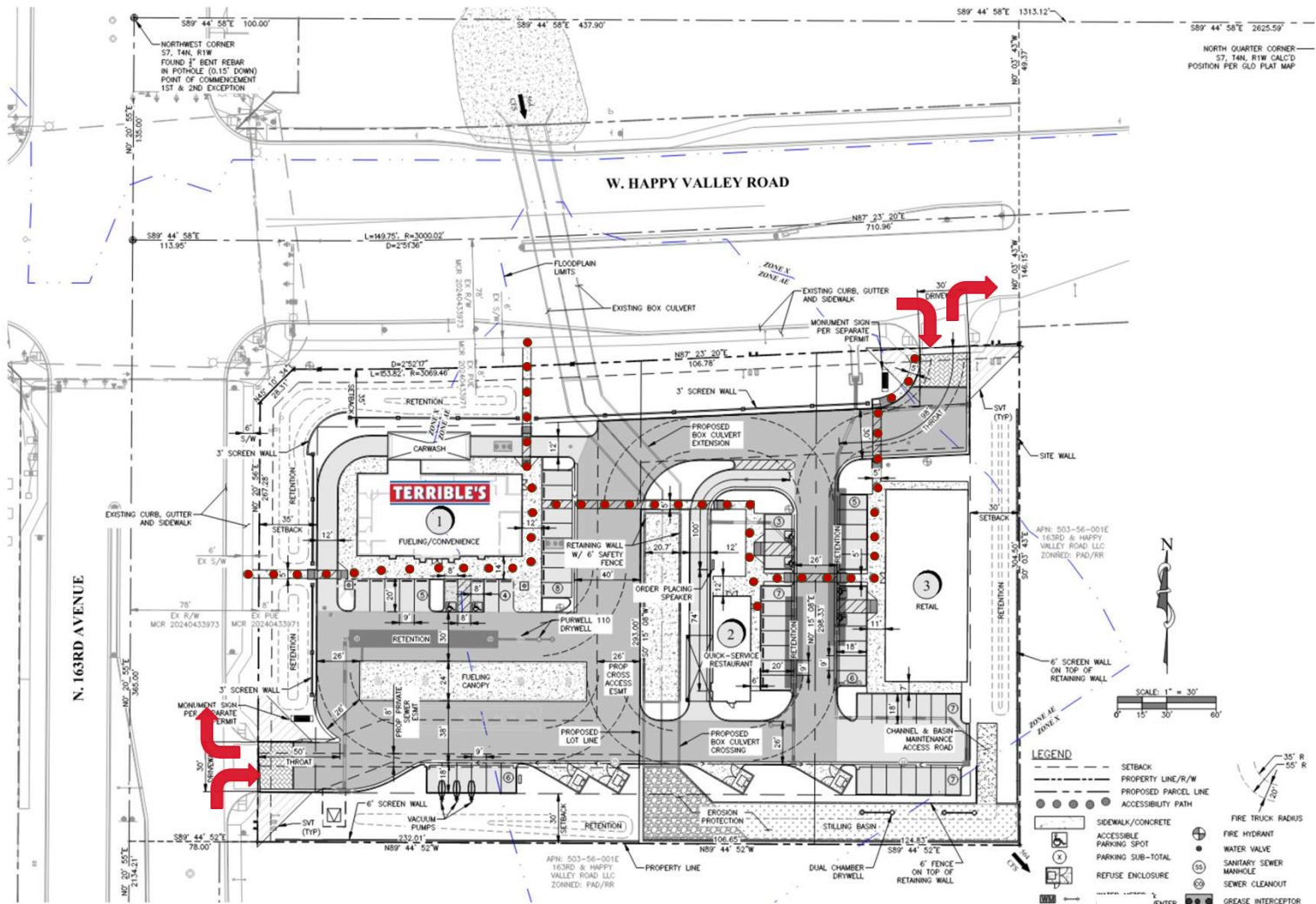
VICINITY MAP



ZONING MAP



PROPOSED ZONING MAP

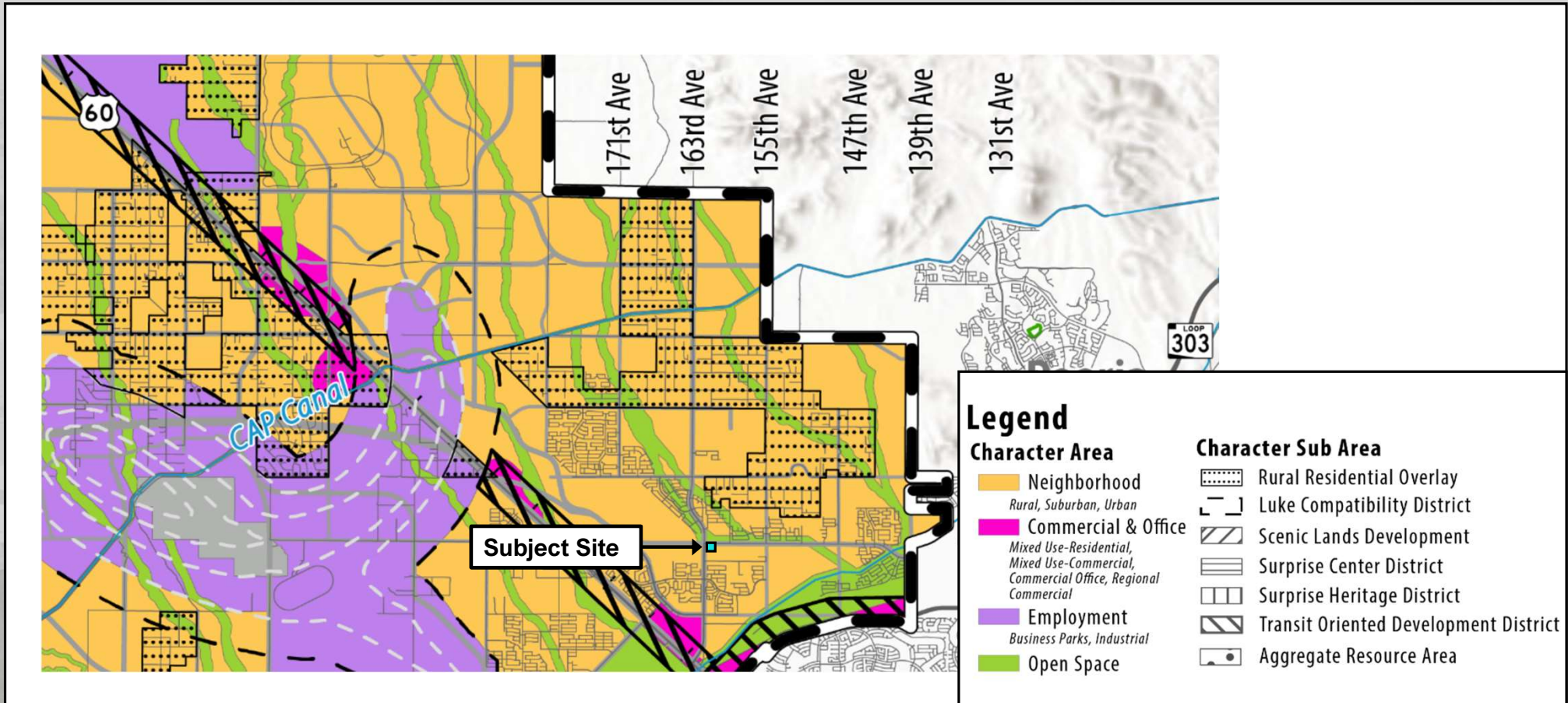


CONCEPTUAL SITE PLAN

DEVELOPMENT STANDARDS

Table 106-6a—Commercial Zoning Districts	
	C-2
Minimum <i>lot area</i> (sf)	18,000
Min. <i>setback</i> to arterial <i>ROW</i>	35 ^{5, 6}
Min. <i>setback</i> to collector and local <i>ROW</i> (ft)	20 ^{5, 6}
Min. <i>setback adjacent</i> to residential <i>zoning</i> (ft)	30 ^{5, 6}
Min. <i>setback adjacent</i> to non-residential <i>zoning</i> (ft)	15 ^{5, 6}
Max. <i>bldg. height</i> (ft)	40 ²
Max. <i>size per use/tenant</i> (sf) ³	45,000
Max <i>size per commerce center</i> (ac) ⁴	20
<p>Notes:</p> <p>2. The <i>height</i> of any <i>structure</i>, or portions thereof, shall not exceed 30 feet in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to rural residential (RR), residential low density (R-1), and residential medium density (R-2) <i>zoning</i>. The <i>height</i> increases at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning district</i>.</p> <p>5. Projects designed as <i>commerce center</i> will comply with overall development standards regarding perimeter <i>setbacks</i> from <i>abutting</i> developments.</p> <p>6. <i>Pad sites</i> within a <i>commerce center</i> may have reduced <i>setbacks</i> along boundaries internal to the master <i>site plan</i> if the whole development complies with parking and landscaping regulations. Approval by the community development director or designee is required.</p>	

GENERAL PLAN



OUTREACH

Neighborhood Meeting

- April 01, 2026
- **Asante Preparatory Academy**
23251 N. 166th Dr.
- 4 residents in attendance
 - Traffic & Circulation

RECOMMENDATION

If the Commission wishes to recommend approval of the proposed Rezone, Case FS25-0001, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

Questions or Comments?

THANK YOU



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STIPULATIONS

- a) Development and use of the site shall be consistent with the Rezone Narrative entitled “163rd Avenue & Happy Valley Road Rezoning Narrative”, prepared by *JMC Engineering*, and received by the City, *April 24, 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.