CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 20, 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:
Approval of the consent agenda may be by one motion and a passing vote by the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests such. The requested item for discussion will be removed from the consent agenda and considered in its normal sequence on the agenda.

1.	Internal	Consideration and action to approve or disapprove the July 16, 2026, Planning and Zoning Commission Meeting Minutes.	Community Development
2.	Internal	Consideration and action to approve or disapprove the August 6, 2026, Planning and Zoning Commission Meeting Minutes.	Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

3.	District 3	Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Clean Freak carwash on a site generally located at the southeast corner of Cactus Road and Sarival Avenue, zoned Greer Ranch Planned Area Development (PAD), case FS24-1579.	Jani Wertin Community Development
4.	District 3	Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Circle K vehicle fueling station located at the southeast corner of Cactus Road and Sarival Avenue, zoned Greer Ranch Planned Area Development (PAD), case # FS24-1580.	Jani Wertin Community Development
5.	District 1	Consideration and action regarding a Comprehensive Sign Program (CSP) Amendment for the Asante Trails development on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard, case #FS25-1042.	Leslie Carnie Community Development
6.	District 1	Consideration and action pertaining to a Minor General Plan Amendment for Happy Valley Biz-Tech Park of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area for property generally located near the southwest corner of Happy Valley Road and 157th Avenue, case FS25-1081.	Chris Sexton Community Development
7.	District 1	Consideration and action pertaining to a Rezone of Happy Valley Biz-Tech Park of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for property generally located near the southeast corner of Happy Valley Road and 157th Avenue, case FS25-1081.	Chris Sexton Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

G. Call To The Public

INSTRUCTIONS:
In order to address the Commission, you will need to fill out a Public Comment Form available at the entrance, and turn it in to the Secretary before the meeting begins.

You may also fill out the Public Comment Form online. If submitting the online form, it must be received at least one hour before the meeting start time.

In accordance with A.R.S. 38-431.01(I) - During this time members of the public may address the "Commission" only on issues within the jurisdiction of the "Commission". At the conclusion of the open call, "Commissioners" may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda.

Commissioners may not discuss or respond to matters raised during the call to the public that are not specifically identified on the agenda.

Each speaker shall be limited to three (3) minutes per item. If several speakers desire to speak regarding a single topic, the Chair may limit the number of speakers or the time given to each group. A maximum time of 30 minutes will be given per topic. However, an equal amount of time will be given to each side of an issue.

H. Other Business and Future Agenda Items

I. Executive Session

Pursuant to A.R.S. § 38-431.03

A. On a public majority vote of the members constituting a quorum, a public body may hold an executive session but only for the following purposes:

2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.

3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.

4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.

7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

J. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Friday, August 14th, 2026 @ 10:00 AM

Council chamber doors will be open at least 30 minutes prior to the start of the meeting.

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: August 20, 2026 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:
Consideration and action to approve or disapprove the July 16, 2026, Planning and Zoning Commission Meeting Minutes.

Motion:
I move to approve the July 16, 2026, Planning and Zoning Commission Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 07-16-2026 MINS

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

July 16, 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 July 16, 2026.

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

B. STAFF PRESENT:
Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Leslie Carnie, Planner II; 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 July 2, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Bash made a motion to approve the July 2, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor. Commissioner Jay Leonard abstained. Commissioner Jared Holland and Commissioner Lisa Everett had excused absences.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Zaxby's restaurant with drive-through facility on a site generally located on the southeast corner of 163rd Avenue and Pinnacle Peak Road. Case #FS25-0733.

Leslie Carnie, Planner II, 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:

- Seating indoors

Ben Breunig, development team for Zaxby's, shared the availability of indoor seating as well as a double drive-through.

Commissioner Leonard moved to approve the Conditional Use Permit with Site Plan for a Zaxby's restaurant with drive-through facility, Case# FS25-0733, subject to stipulations 'a' through 'e' as outlined in the Staff Report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Commissioner Jared Holland and Commissioner Lisa Everett had excused absences.

CALL TO THE PUBLIC:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:09 pm.

_____
Ken Chapman
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Sara Camarillo, Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: August 20, 2026 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:
Consideration and action to approve or disapprove the August 6, 2026, Planning and Zoning Commission Meeting Minutes.

Motion:
I move to approve the August 6, 2026, Planning and Zoning Commission Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. PZ 08-06-2026 MINS

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

August 6, 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 August 6, 2026.

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

B. STAFF PRESENT:
Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Chris Sexton, Senior Planner; Steven Faraclas, Fire Marshal; and 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 July 16, 2026, Planning and Zoning Commission Meeting Minutes.

Chair Chapman moved to consider a motion to table the minutes until the next meeting due to absentees.

Commissioner Holland made a motion to table consideration of the July 16, 2026, Planning and Zoning Commission Regular Meeting Minutes until the next meeting. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor. Commissioner Dennis Bash did not vote. Vice Chair Anthony Spata and Commissioner Jay Leonard had excused absences.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - Consideration and action pertaining to a proposed Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) related to Battery Energy Storage Systems (BESS). Case # FS23-1041

Chris Sexton, Senior Planner, presented item 2 to the Commission.

Chair Chapman opened the public hearing.

- Recognition of four emails received in support of BESS, emails were passed on to management as well as the commission.
- Mike Johnson, landowner in Surprise – expressed support for the 100 foot setback.
- Mathew Ragsdale, Key Capture Energy – shared support for the 100 foot setback and encouraged Planning and Zoning to do their due diligence on the other purposed setbacks.
- Autumn Johnson, Arizona Solar Energy Industries Association – discussed support of 100 foot setback and suggested pathways to reduce setbacks when supported by a plume study.
- Kimberly Faddoul, resident of Glendale – shared support of reliable/clean energy and 100 foot ordinance.
- Kristiana Faddoul Pepper, resident of Buckeye – expressed support for BESS and encouraged commission to support the 100 foot setback.
- Jessica Perry, Public Affairs Manager for APS – conveyed the importance of batteries to serve customers and shared support of the 100 foot setback or the additional recommendation of adjusting setbacks with a plume study.
- Manuel Gutierrez, Veterans Power America – expressed support for reliable energy, economic opportunities for veterans and the 100 foot setback.

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

The Commission discussed the following:

- Economic benefits
- Overall safety concerns
- Property line/Overlay
- EPA evacuation recommendations
- Clarification on text amendment
- Risk of gas station fires versus BESS
- NFPA recommendations
- Timeframe for BESS facilities
- Future grid reliability
- Accessory dwelling on existing properties
- Substation zoning
- Safety versus protection of landowner entitlements

Commissioner Everett moved to recommend approval of the Zoning Text Amendment relating to BESS, Case FS23-1041 to Mayor and City Council to include a separation distance of 100 feet. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Vice Chair Anthony Spata and Commissioner Jay Leonard had excused absences.

CALL TO THE PUBLIC:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 7:11 pm.

Ken Chapman
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Sara Camarillo, Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: August 20, 2026 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Clean Freak carwash on a site generally located at the southeast corner of Cactus Road and Sarival Avenue, zoned Greer Ranch Planned Area Development (PAD), case FS24-1579.

Motion:
I move to approve the Conditional Use Permit with Site Plan for a Clean Freak carwash, Case FS24-1579, subject to stipulations 'a' through 'e' as memorialized in the Staff Report.

I move to deny the Conditional Use Permit for a Clean Freak carwash, Case FS24-1579, because [*insert reason*].

Background:
The subject request involves a Conditional Use Permit with Site Plan for a new 4,886 square foot Clean Freak carwash associated with a proposed gas station with convenience store (Circle K). The proposed Clean Freak carwash will be self-service and will include self-service vacuum stations in addition to the self-serve car wash tunnel. The vacant 1.3-acre (approx.) site is a part of a larger commercial center planned within the Greer Ranch Planned Area Development (PAD), located generally at the southeast corner of Cactus Road and Sarival Avenue.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:

1. 00 - FS24-1579 Circle K Carwash CUP with Site Plan - Staff Report
2. 01 - FS24-1579 Circle K Carwash CUP with Site Plan -Vicinity Map
3. 02 - FS24-1579 Circle K Carwash CUP with Site Plan -Zoning Map
4. 03 - FS24-1579 Circle K Carwash CUP with Site Plan - Site Plan
5. 04 - FS24-1579 Circle K Carwash CUP with Site Plan - Elevations
6. 05 -FS24-1579 Circle K Carwash CUP with Site Plan - Landscape Plan
7. 06 - FS24-1579 Circle K Carwash CUP with Site Plan - Citizen Participation Report
8. 07 - FS24-1579 Circle K Carwash CUP with Site Plan - Affidavit of Site Posting
9. 08 - FS24-1579 Circle K Carwash CUP with Site Plan - Opposition Email
10. 09 - NS1.0 Noise Study
11. FS24-1579 Circle K Carwash CUP with Site Plan - Powerpoint

16000 N. Civic Center Plaza | Surprise, AZ 85374 | Ph 623-222-3000 | Fax 623-222-3002

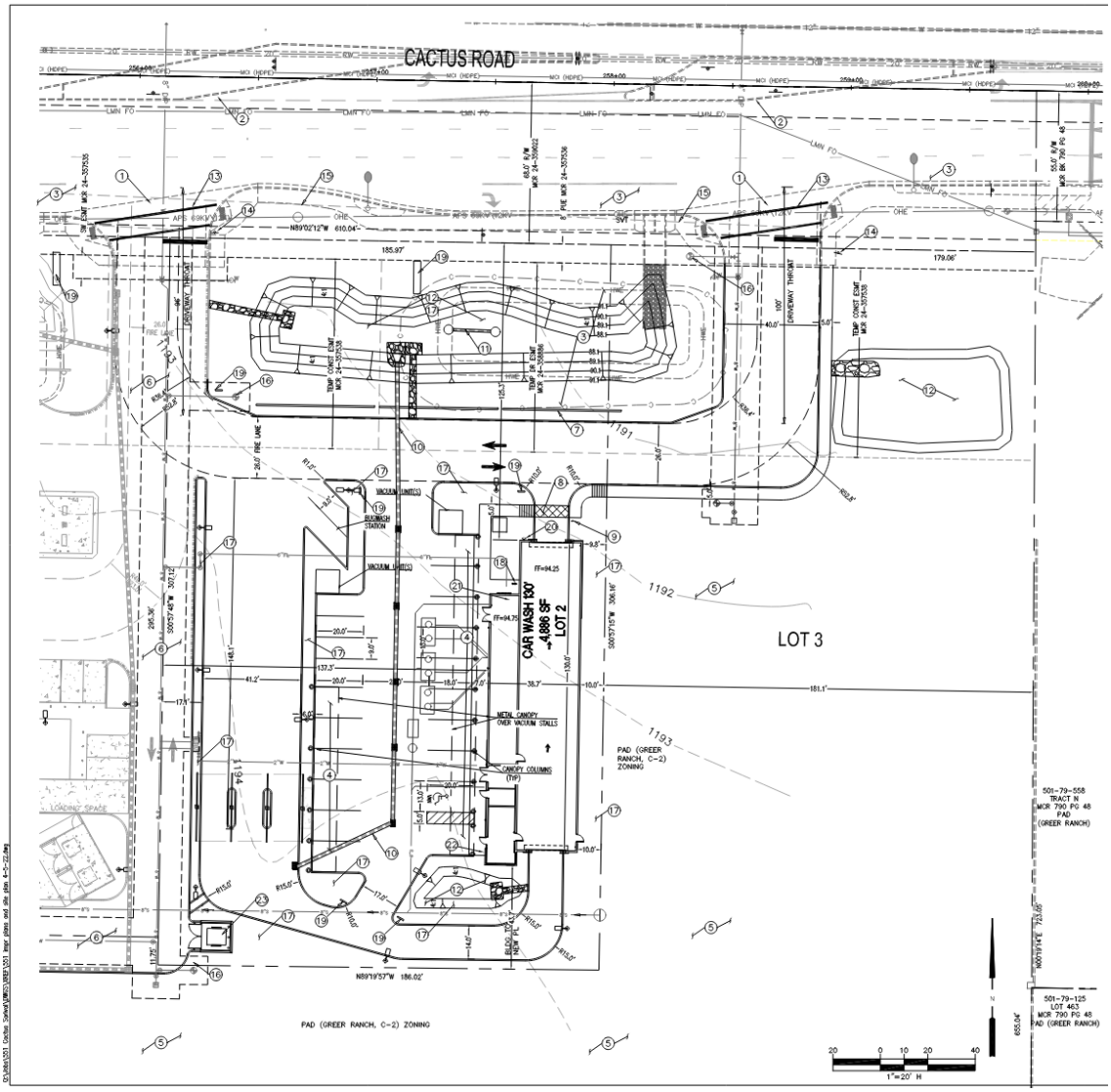
Conditional Use Permit
Report to the Planning and Zoning Commission

Case:	**FS24-1579**
Project Name:	Circle K Carwash CUP with Site Plan
Council District:	3 - Mesquite
Meeting Date:	August 20, 2026
Planner:	Jani Wertin, Planner II
Owner:	Circle K Stores Inc.
Applicant:	Brennan Ray of Ray Law Firm
Request:	Conditional Use Permit with Site Plan
Site Location:	Generally located at the southeast corner of Cactus Road and Sarival Avenue
Site Size:	1.3 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040
Support/Opposition:	Refer to the attached Citizen Participation Report and Opposition Email.
Staff Recommendation:	If the Commission **approves** the CUP with Site Plan, Staff recommends the Commission approve the subject CUP with Site Plan, case **FS24-1579**, subject to stipulations 'a' through 'e.'

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for a new 4,886 square foot carwash (Clean Freak) associated with a proposed gas station with convenience store (Circle K). The proposed carwash will be self-service and will include self-service vacuum stations in addition to the self-serve carwash tunnel. The vacant 1.3-acre (approx.) site is a part of a larger commercial center planned within the Greer Ranch Planned Area Development (PAD), located generally at the southeast corner of Cactus Road and Sarival Avenue. The Greer Ranch PAD refers to a previous iteration of the

City's zoning ordinance, known as Title 17, for use allowances and development standards.



Proposed Site Plan

Access and Circulation:

Access to the overall Greer Ranch Commercial Center, via Cactus Road, is provided by two (2) right in, right out access driveways. Access to the commercial center via Sarival Avenue is taken from one (1) three quarter access driveway. Full access to the subject site is taken from internal drive aisles. Full roadway improvements along Cactus Road and Sarival Avenue have been previously constructed; as such, no further improvements are required with the proposed development.

On-site circulation is designed primarily with a counterclockwise one-way traffic flow. Upon entering the site, clients will have the option of moving towards the carwash pay station lanes or to the self-service vacuum stations. The pay lanes queue along the west side of the property and include queuing space for twenty-one (21) vehicles.

Queuing and parking:

Three (3) drive-through lanes are proposed which provide queueing and stacking room for up to twenty-one (21) vehicles. A pedestrian crossing sign is provided at the pedestrian crossing that traverses the exit of the carwash. This development requires three (3) parking spaces, and twenty (20) have been provided (four (4) standard spaces, fifteen (15) vacuum spaces, one (1) ADA accessible vacuum space). Canopies will shade the proposed vacuum stations.

Noise Study:

In addition to the requirements set forth in Title 17, staff also requested a noise impact study, which the applicant provided. This noise study took into consideration the existing ambient noise level and compared them to the anticipated noise levels during operation of the carwash. The study concluded the following:

“Based on the existing conditions and traffic noise, the site is not expected to have a noise impact on any existing neighbors at the nearest occupied property lines based on the February 2026 updated calculations before accounting for the existing CMU wall to the south and east.

The computer model of noise emissions estimates that the car wash will not create a perceptible increase in noise to the nearest neighbors; 3 decibels (dB) or less compared to existing background noise from traffic. This does not mean the car wash activities will always be inaudible, but that the car wash will not increase the overall average background sound level at this location due to the distance and design of the car wash.”

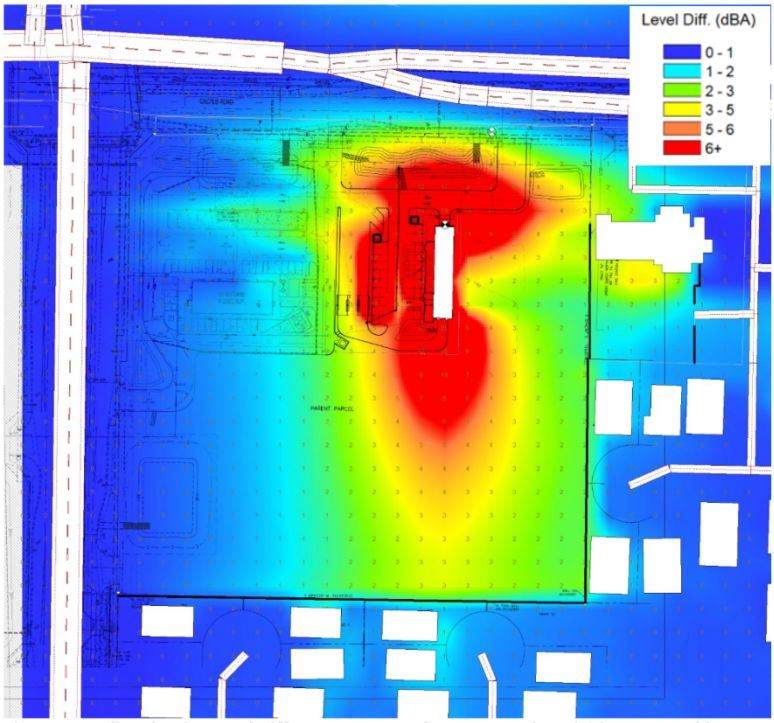


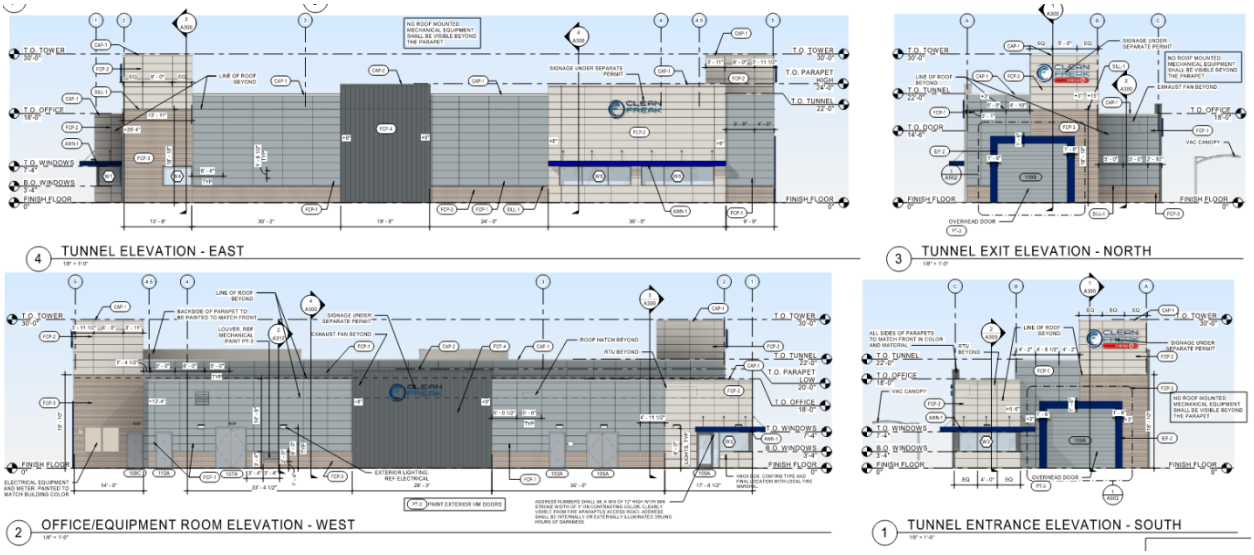
Figure 5: Predicted Noise Level Difference Increase from Car Wash Activities over Ambient
Updated 02-2026

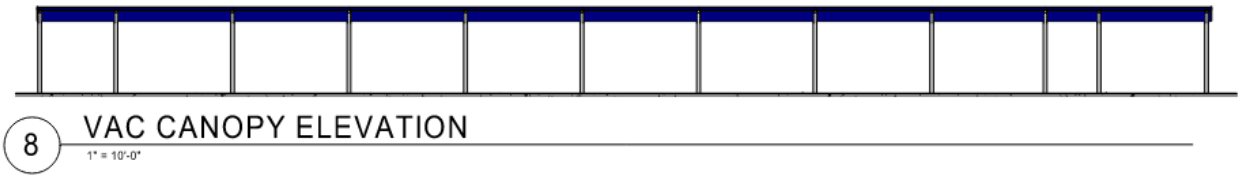
Architecture:

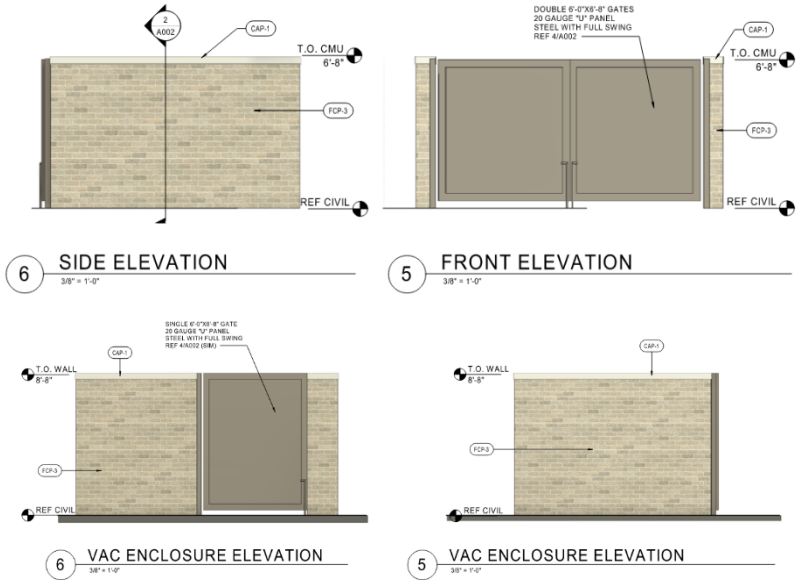
As proposed, the modern architecture for the carwash is consistent with the Clean Freak branding, meets the requirements of the Greer Ranch PAD and Planning and Engineering Design Standards (PEDS), and is compatible with the adjacent residential neighborhood.

The building incorporates pop outs, fiber cement panels with varying patterns, and brick veneer wainscoting to provide variation in color and material to add architectural interest and break up the wall plane. Metal awnings in the Clean Freak branding colors have also been added to three (3) elevations of the building to add additional architectural embellishment and provide contrast to the cool earth tone color palette utilized on rest of the building. In addition to the façade treatments, the building is designed with a flat roof with parapets of various heights and widths added to provide variation in the roof line.

The vacuum station shade structure, vacuum enclosure, and trash enclosure have been designed to be complimentary to the carwash, utilizing the same colors and materials as the carwash. The cool earth tone color palette and materials used on this building are also compatible with the gas station and convenience store (Circle K) proposed by FS24-1580, which was designed to utilize the same or similar colors and materials as the carwash in order to establish a consistent design within the Greer Ranch Commercial Center.



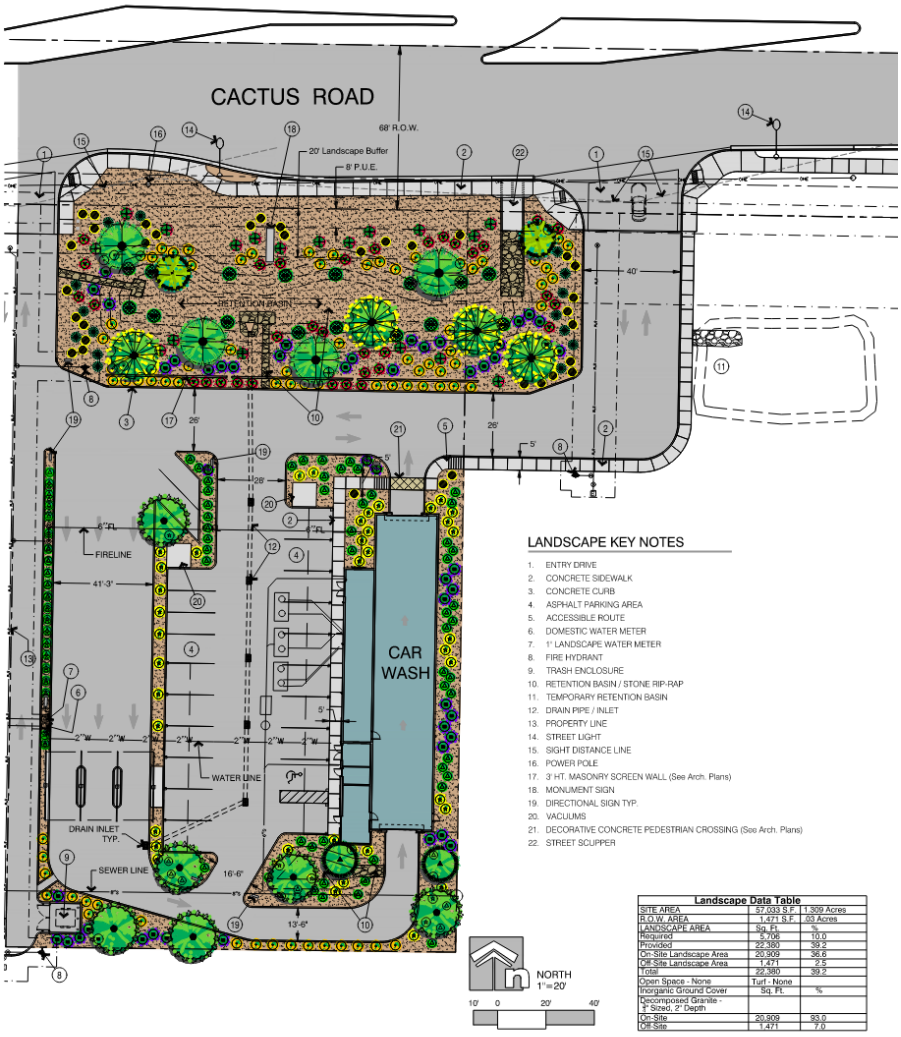




Proposed Elevations

Landscaping:

The proposed landscaping meets the requirements of the Greer Ranch PAD and Title 17. On-site the applicant is proposing thirty-nine percent (39%) of landscape coverage, which meets the minimum requirement. Additionally, a screening wall and landscaping along Cactus Road will screen the parking and wash tunnel exit on the north end of the property. The proposed onsite landscape will match the landscaping of the gas station with convenience store (Circle K) as proposed by FS24-1580 and will set the standard for the rest of the Greer Ranch Commercial Center. Refuse enclosure is proposed to be located at the southwest of the site and will be screened with landscaping.



Proposed Landscape Plan

Lighting:

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the Land Development Ordinance.

EXISTING ZONING:



PAD – Prasada PGV-RC	**PAD – Prasada PUV-POD/PUV-4**	**PAD – Prasada PUV-POD/PUV-2**
PAD – Sycamore Farms C-2	**PAD – Greer Ranch C-2**	**PAD – Greer Ranch R1-5**
PAD – Sycamore Farms HDR/MDR	**PAD – Greer Ranch R1-5**	**PAD – Greer Ranch R1-5**

BACKGROUND

June 13, 2002: The subject property was annexed into the City of Surprise under Ordinance #02-15.

June 13, 2002: The Mayor and City Council approved the Greer Ranch Planned Area Development under case PAD01-117, Ordinance #02-14.

August 29, 2024: The Applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR24-1160.

December 12, 2024: The applicant filed a request for a CUP with Site Plan for a carwash under case FS24-1579, the subject case.

June 18, 2025: The Applicant held a neighborhood outreach meeting at Sonoran Heights Middle School. A summary of this meeting is included in the Citizen Participation Report attached to this Staff Report.

Citizen Participation Meeting:

The Applicant held a Neighborhood Meeting for the subject project at the Sonoran Heights Middle School on June 18, 2025. This was a joint neighborhood meeting held to solicit feedback on FS24-1579, the subject proposal for a carwash, and FS24-1580, a request for a vehicle fueling station. Eight (8) members of the public were in attendance. Questions asked were related to hours of operation and how this site was chosen. Concerns conveyed were related to water pressure and crime. Following this meeting, Staff received one (1) letter of opposition to this project. The outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with State and local requirements. The Public Participation Report and Letter of Opposition have been included as an attachment to this Staff Report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria: The Greer Ranch PAD requires parcels within the PAD that are designated for commercial land uses to be developed following the permitted principal use lists, accessory use lists, and development standards of Community Commercial (C-2) as outlined in the Title 17 zoning ordinance. Per the Title 17 zoning ordinance, automobile washing facilities, or car washes, are required to obtain approval of a CUP. Analysis of any proposed conditionally permitted use is to be based on the use specific standards listed under Section 17.28.080.C.2 of Title 17. These standards include the following:

A. Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (b), (c) and (e) of this section.

    a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.

    Commentary: N/A. This site is abutted by commercial zoning districts on all sides. The closest residential zoning district is 191.1 feet away from the carwash and is separated by Lot 3 of the proposed Greer Ranch Commercial Center.

    b. The total site area shall not be less than twelve thousand square feet.

    Commentary: The project as proposed exceeds this requirement. The area designated for the carwash site is 57,033 square feet.

    c. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any non-street property line and not less than seventy-five feet from any residential zone boundary.

Commentary: N/A. Pump islands are not proposed on this site.

e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

Commentary: The project as proposed meets this requirement.

B. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.

Commentary: The project as proposed exceeds this requirement. Three (3) drive-through lanes are proposed which provide queueing and stacking room for up to twenty-one (21) vehicles.

C. All wash water disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.

Commentary: This project has been reviewed by the City's Engineering Department and Water Resource Management Department and has been deemed by staff to be in conformance with all applicable regulations regarding water and sewer.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to these requirements set under Title 17. All other applicable development standards are found within the Greer Ranch PAD or current code.

In addition to the requirements set in Title 17, staff also requested a noise impact study, which the applicant provided. This noise study takes into consideration the anticipated noise levels at the various adjacent properties. The study shows the noise levels at the closet residential property line as between 57-58 decibels, which is proposed to increase to 59-60 decibels with the establishment of the car wash.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: This project is located within the Neighborhood character area of the Surprise 2040 General Plan in a proposed commercial center located at the southeast corner of Cactus Road and Sarival Avenue. The Neighborhood Character area supports neighborhood and community retail at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial Types.

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

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, Luke Air Force Base, Maricopa County Flood Control District, and the Maricopa Water District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

SUMMARY:

The proposed CUP with Site Plan meets the requirements of the Surprise General Plan 2040, Greer Ranch PAD, Surprise Municipal Code, and all applicable zoning codes.

- The proposed CUP with Site Plan is consistent with the Greer Ranch PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, if the Commission wishes to approve the subject Conditional Use Permit with Site Plan, Case FS24-1579, staff recommends the Commission approve subject to stipulations 'a' through 'e' as outlined below:

a. Development and use of the site shall be consistent with the Site Plan entitled "Site Plan," consisting of three (3) sheets prepared by Helix Engineering and received June 23, 2026.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Clean Freak Car Wash," consisting of two (2) sheets prepared by MLA Associates and received June 25, 2026.

c. Building elevations shall be consistent with the Elevations entitled "Clean Freak Car Wash," consisting of six (6) sheets prepared by HFA and received June 17, 2026.

d. The Applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the Applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

e. 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 deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Recommended motions:

I move to approve the CUP with Site Plan for a Clean Freak carwash, Case FS24-1579, subject to stipulations 'a' through 'e' as outlined in the Staff Report.

I move to deny the CUP with Site Plan for a carwash (Clean Freak), Case FS24-1579, because [*insert reason*].

Attachments:

01 Vicinity Map

02 Zoning Map

03 Site Plan

04 Landscape Plan

05 Elevations

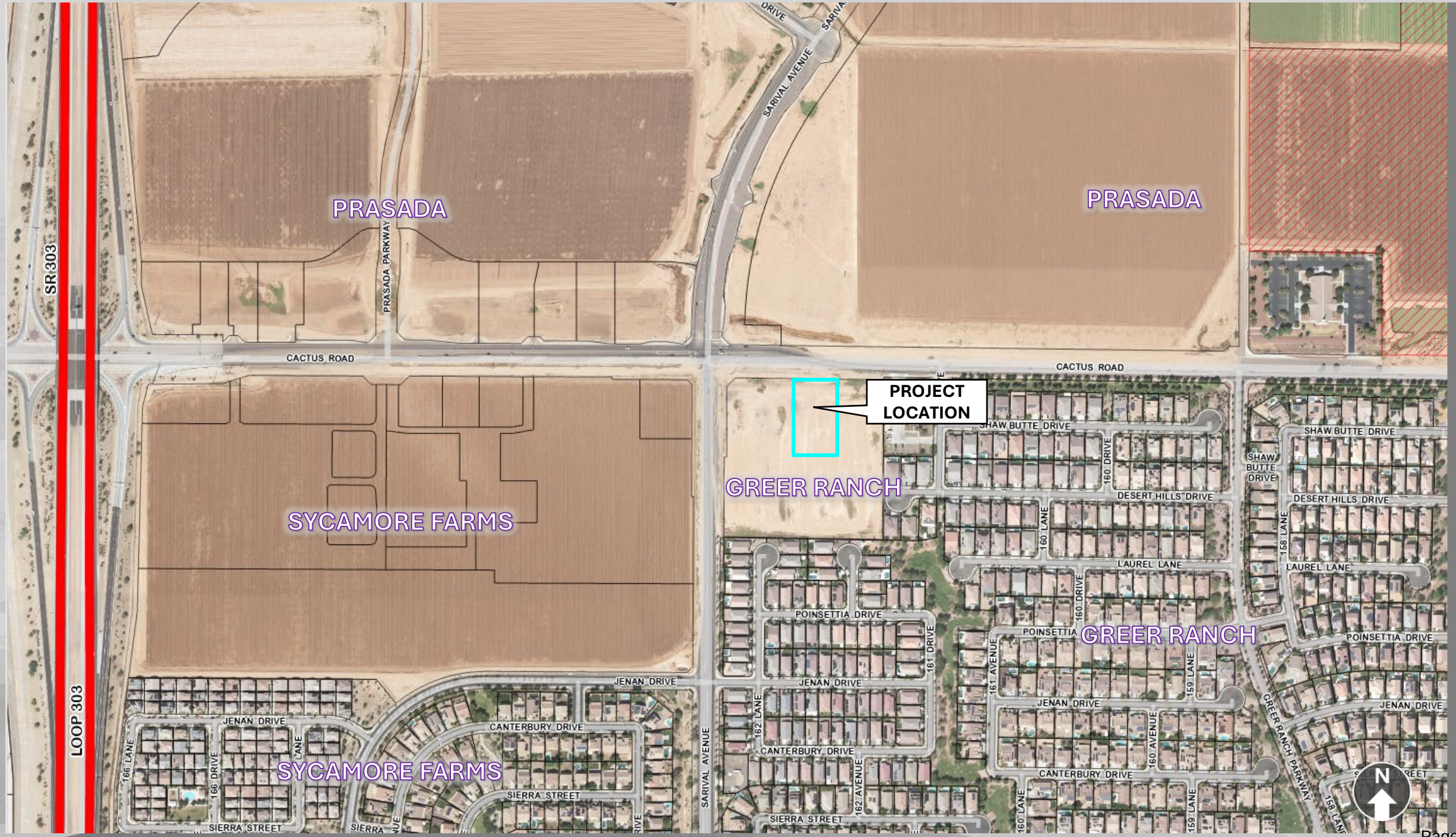
06 Citizen Participation Report

07 Affidavit of Site Posting

08 Opposition Email

09 Noise Study

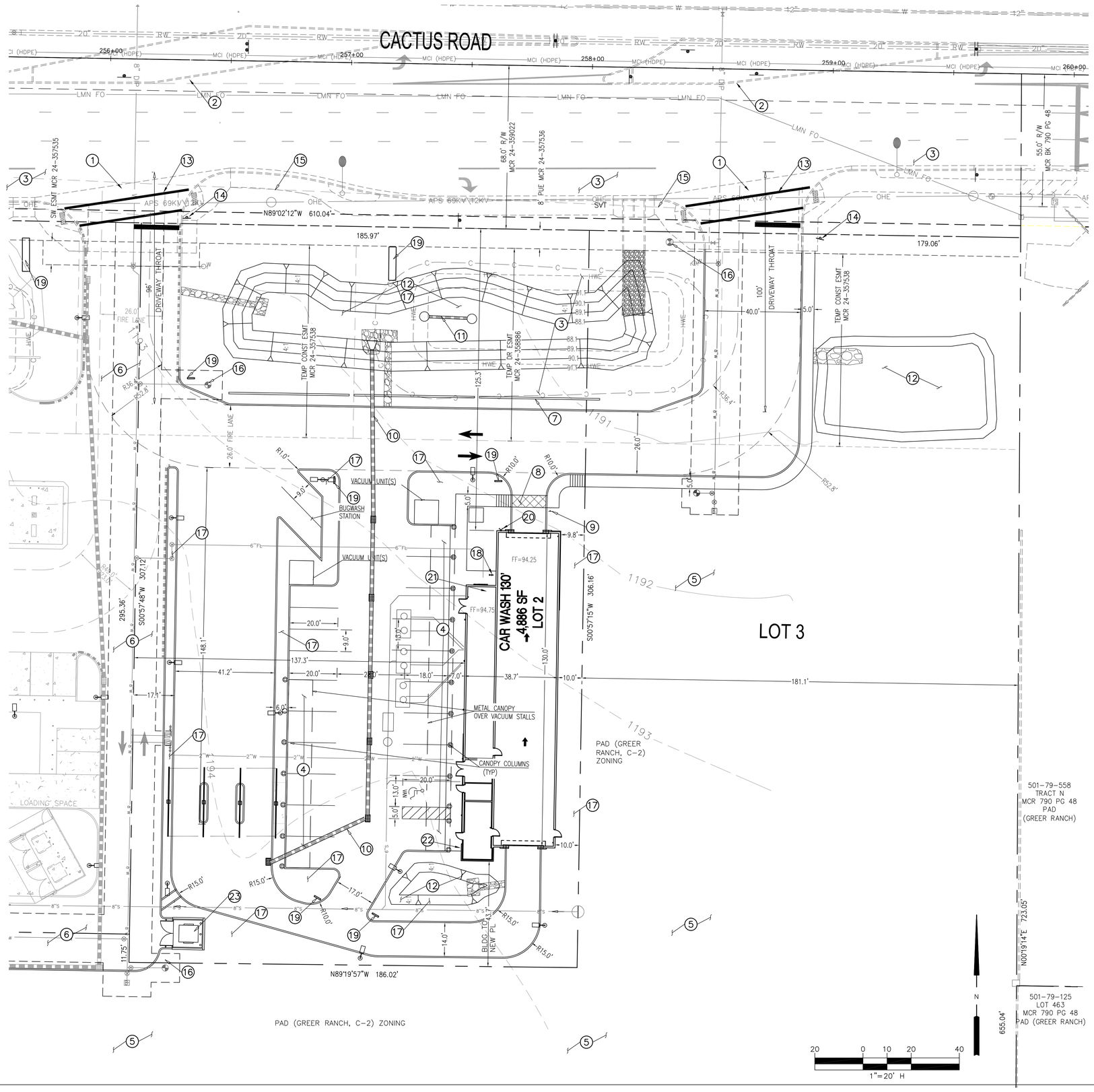
PPT



VICINITY MAP


PAD
PRASADA (PGV-RC)
PAD
PRASADA (PUV-POD/ PUV-4/PUV-2)
PAD
SYCAMORE FARMS
(COMMERCIAL – C-2)
PAD
SYCAMORE FARMS
(HDR/MDR)
PAD
SYCAMORE FARMS
(MDR/LDR)
PAD
GREER RANCH
(C-2)
PAD
GREER RANCH
(R1-5)
PROJECT
LOCATION
SR 303
LOOP 303
PRASADA PARKWAY
SARIVAL AVENUE
CACTUS ROAD
JENAN DRIVE
CANTERBURY DRIVE
SIERRA STREET
POINSETTIA DRIVE
LAUREL LANE
DESERT HILLS DRIVE
SHAW BUTTE DRIVE
GREER RANCH PARKWAY
166 LANE
166 DRIVE
162 LANE
162 AVENUE
161 DRIVE
161 AVENUE
160 DRIVE
160 LANE
160 AVENUE
159 LANE
158 LANE
N

ZONING MAP



SITE DATA

PARCEL NUMBER:	A PORTION OF 501-40-006B
ADDRESS	SOUTHEAST CORNER CACTUS / SARIVAL RD SURPRISE, AZ 85379
EXISTING ZONING:	PAD (GREER RANCH, C-2)
PROPOSED ZONING:	PAD (GREER RANCH ,C-2)
SITE NET AREA:	57,033 (1.309 ACRES)
PROPOSED USE:	AUTO SERVICES
BUILDING HEIGHT:	35' MAX ALLOWED
(GREER RANCH PAD)	30' PROVIDED
SETBACK TO FRONT:	35' MIN ALLOWED
(GREER RANCH PAD)	125' PROVIDED (CAR WASH BLDG)
SETBACK TO SIDE:	15' MIN ALLOWED
(GREER RANCH PAD)	181' PROVIDED (CAR WASH BLDG)
SETBACK TO STREET SIDE	25' MIN ALLOWED
(GREER RANCH PAD)	NA
SETBACK TO REAR	15' MIN ALLOWED
(GREER RANCH PAD)	392' PROVIDED (CAR WASH BLDG)
DISTANCE TO RESIDENTIAL	30' MIN ALLOWED
(GREER RANCH PAD)	181' PROVIDED (CAR WASH BLDG)
LOT COVERAGE:	
SITE NET AREA:	57,033 (1.309 ACRES)
FOOTPRINT AREA	4,886 S.F.
LOT COVERAGE	4,886 / 57,033 = 8.6%
ALLOWED	30% (GREER RANCH PAD)

PARKING:

PARKING REQUIRED:	3 PER PROPERTY
PARKING PROVIDED:	20 STALLS 4 STANDARD 15 VACUUM 1 VACUUM ADA

BIKE PARK - 1 PER 20 AUTO SPACES. 1 PROVIDED

SITE AREA:	57,033 SF
IMPERVIOUS AREA:	35,491 SF (62%)
PERVIOUS AREA:	21,542 SF (38%)

NARRATIVE: PROPOSAL IS FOR ONE SELF SERVE DRIVE THRU CAR WASH AS PART OF LARGER COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF CACTUS ROAD AND SARIVAL AVE

KEY NOTES

1. NEW RIGHT IN / RIGHT OUT SHARED DRIVE
2. NEW MEDIAN
3. CITY CIP CACTUS ROAD WIDENING PROJECT
4. VACUUM STALLS
5. FUTURE DEVELOPMENT BY OTHERS
6. CIRCLE K PROJECT FS24-1580 (SEPARATE PERMIT)
7. 3' MASONRY SCREEN WALL. FINISH SHALL MATCH BUILDING.
8. CONSTRUCT CROSSWALK WITH INTEGRAL COLOR CONCRETE WITH 18X18 TOOL JOINT
9. 12" W11-2 PED SIGN
10. ONSITE STORM DRAIN
11. DRYWELL
12. SURFACE RETENTION BASIN
13. 12" CROSSWALK AND 24" STOP BAR
14. 36" STOP SIGN AND 24" R3-2R
15. SIGHT VISIBILITY LINE
16. FIRE HYDRANT
17. LANDSCAPE ISLAND / AREA
18. BIKE PARKING
19. SIGNAGE - BY SEPARATE APPROVAL AND SEPARATE PERMIT
20. FDC
21. FIRE RISER
22. KNOX BOX
23. REFUSE ENCLOSURE

PROJECT DIRECTORY

OWNER/DEVELOPER:
CIRCLE K STORES INC
1120 W. WARNER ROAD
TEMPE, AZ 85284
602-728-8000
CONTACT: RYAN MOJAHED

ARCHITECT:
RDC
11921 FREEDOM DRIVE SUITE 1110
RESTON, VA 82190
TEL: 703-668-0086
CONTACT: RASHMI MEHADIA

ENGINEER:
HELIX ENGINEERING, LLC
3240 E. UNION HILLS
SUITE 113
PHOENIX, ARIZONA 85050
CONTACT: STEVE BOWSER
PHONE: (602) 788-2616
E-MAIL: sb@hxeng.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
30489
STEVEN R. BOWSER
4-29-26
ARIZONA U.S.A.
Expires 09/30/2026

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

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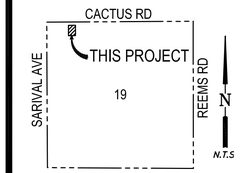


VICINITY MAP
SECTION 19, T3N, R1W, G&SRB & M

TWO WORKING DAYS BEFORE YOU DIG. CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	
8-20-24	DRAFT SP
5-1-25	CITY COMMENTS
8-1-25	CITY COMMENTS
2-5-26	CITY COMMENTS
4-29-26	CITY COMMENTS

REVISIONS		
NO.	DATE	
1	.	.
2	.	.
3	.	.

PROJECT NAME
SEC Cactus / Sarival Car Wash

SEC Cactus / Sarival
Surprise, AZ, 85379
PROJECT

HELIX JOB NUMBER: 551
IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

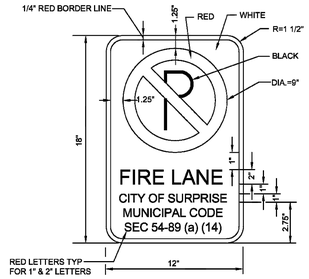
SHEET TITLE
SITE PLAN

SHEET: SP-1.1
PAGE: 1 of 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

FS24-1579

Jun 15, 2026 - 12:29pm
O:\Jobs\551 Cactus Sarival\DWGS\XREF\551 impr plans and site plan 4-5-22.dwg

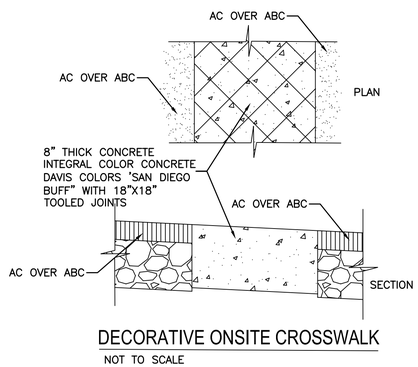


NOTES:

1. FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION
   - A. SIGNS SHALL BE ONE EIGHTH (1/8) OF AN INCH FLAT ALUMINUM SHEET, TWELVE (12) INCHES WIDE, AND EIGHTEEN (18) INCHES LONG.
   - B. THEY SHALL BE MOUNTED ON A STURDY METAL ONE AND THREE-QUARTER (1-3/4) INCH SQUARE TUBE POSTS. SEE DETAIL 4-22 FOR SIGN POST INSTALLATION DETAIL. HEIGHT OF SIGN SHALL CONFORM TO MUTCD STANDARDS.
   - C. SIGNS SHALL BE MOUNTED PERPENDICULAR TO THE ROAD SO THAT THEY ARE VISIBLE FROM THE DIRECTION OF TRAVEL.
   - D. THE SIGN SHALL READ AS FOLLOWS:

     FIRE LANE
     CITY OF SURPRISE
     MUNICIPAL CODE
     SEC 54-89 (a) (14)
2. SIGNS SHALL BE PROVIDED BY AND MAINTAINED BY THE PROPERTY OWNER/OCCUPANT, INCLUDING SIGNS ON PRIVATE PROPERTY.
3. AFTER REQUIRED SIGNS ARE INSTALLED, TRAFFIC ENGINEERING WILL INSPECT AND APPROVE ALL SIGNS.

DATE REVISED: 03/2025	SURPRISE ARIZONA	FIRE LANE SIGN	DETAIL NO: 4-211



DECORATIVE ONSITE CROSSWALK

NOT TO SCALE

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

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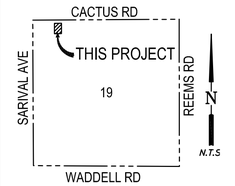

VICINITY MAP

SECTION 19, T3N, R1W, G&SRB & M

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1-800-782-5348
BLUE STAKE CENTER

RELEASE DATE	
8-20-24	DRAFT SP
5-1-25	CITY COMMENTS
8-1-25	CITY COMMENTS
2-5-26	CITY COMMENTS
4-29-26	CITY COMMENTS

REVISIONS NO.	DATE	
1		
2	.	.
3	.	.

PROJECT NAME

SEC Cactus / Sarival Car Wash

SEC Cactus / Sarival
Surprise, AZ, 85379

PROJECT

HELIX JOB NUMBER: 551

IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE

SITE PLAN

SHEET: SP-1.2

PAGE: 2 of 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

FS24-1579

Jun 15, 2026 - 12:29pm
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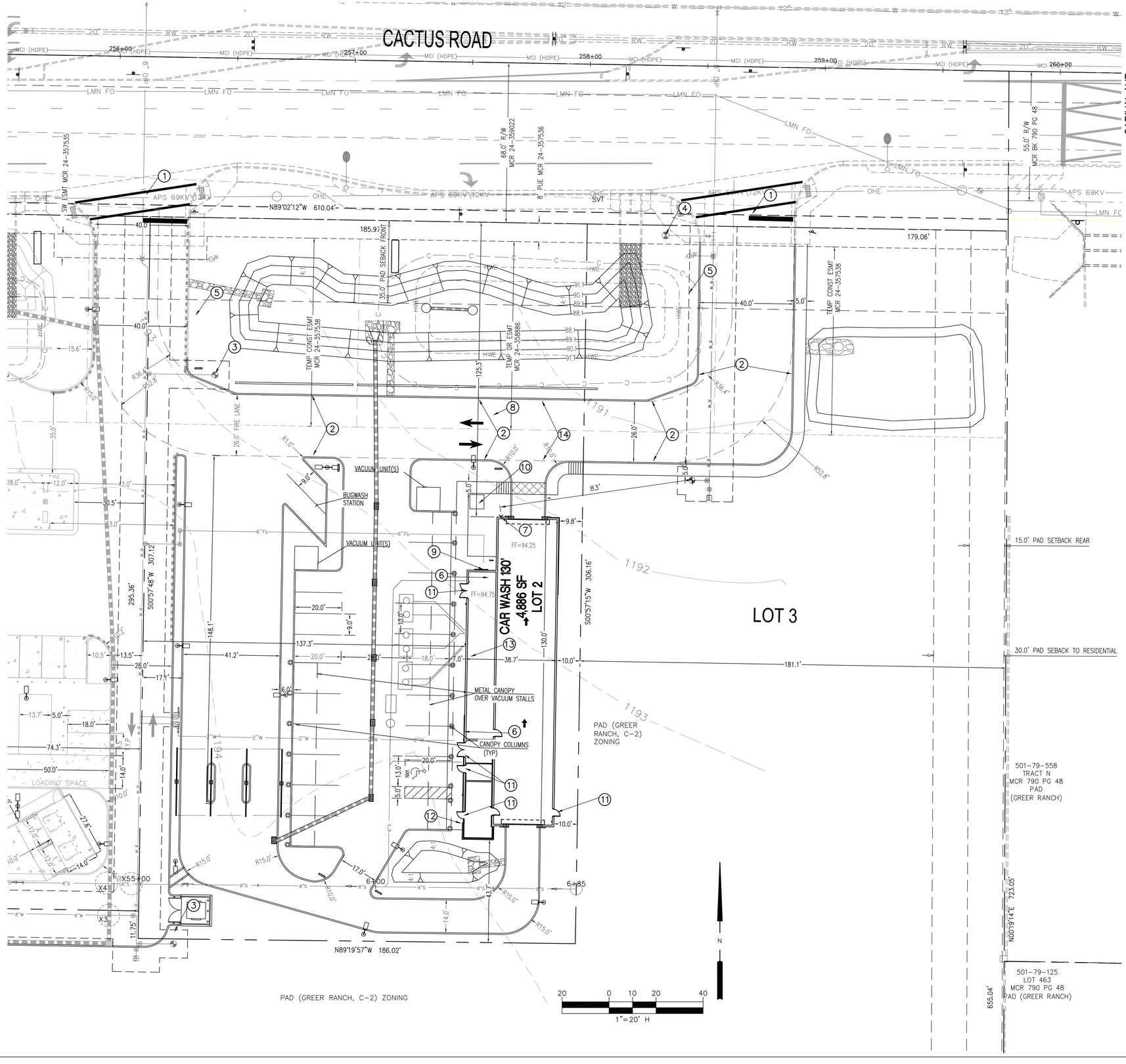

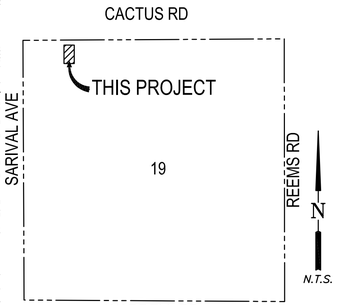

VICINITY MAP

SECTION 19, T3N, R1W, G&SRB & M

BUSINESS NAME: CIRCLE K
ADDRESS: SOUTHEAST CORNER CACTUS / SARIVAL
BUILDING SQUARE FOOTAGE: 4900 SF
BUILDING HEIGHT: 30'
CONSTRUCTION TYPE: V-B
ROOF TYPE: SIP ROOF SYSTEM WITH TPO MEMBRANE
BUILDING OCCUPANCY AND HAZARDS: OCCUPANT LOAD 63, NOT DEFINED HAZARD WITHIN THE BUILDING
PROJECT NOT PLANNED TO USE NATURAL GAS UTILITY

WATER FLOW: MAY 2023 FLOW TEST: 2252 GPM AT 45 PSI, CHARTS TO 9145 GPM AT 20 PSI

(X) SITE KEY NOTES

1. RIGHT IN / OUT ACCESS (MEDIAN TO RESTRICT)
2. NO PARKING / FIRE LANE CURB/SIGNAGE
3. PRIVATE FIRE HYDRANT
4. PUBLIC FIRE HYDRANT
5. FIRELINE DOUBLE CHECK DEVICE
6. FIRE RISER ROOM
7. FDC LOCATION
8. IN GROUND VALVE TO SHUT OFF ONSITE FIRELINE
9. ELECTRICAL SES ROOM
10. APS TRANSFORMER
11. EGRESS DOOR
12. KNOX BOX
13. ROOF ACCESS
14. SU-40 TRUCK PATH

Registered Professional Engineer (Civil)
CERTIFICATE NO.
30489
STEVEN R. BOWSER
ARIZONA U.S.A.
Expires 09/30/2026

Helix Engineering, LLC
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RELEASE	
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4-29-26	CITY COMMENTS

REVISIONS		
NO.	DATE	
1	.	.
2	.	.
3	.	.

PROJECT NAME

SEC Cactus / Sarival Car Wash

SEC Cactus / Sarival
Surprise, AZ, 85379

PROJECT

HELIX JOB NUMBER: 551
IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE

PUBLIC SAFETY PLAN

SHEET: PSSP-1
PAGE: 1 of 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

FS24-1579

Jun 15, 2026 - 12:30pm
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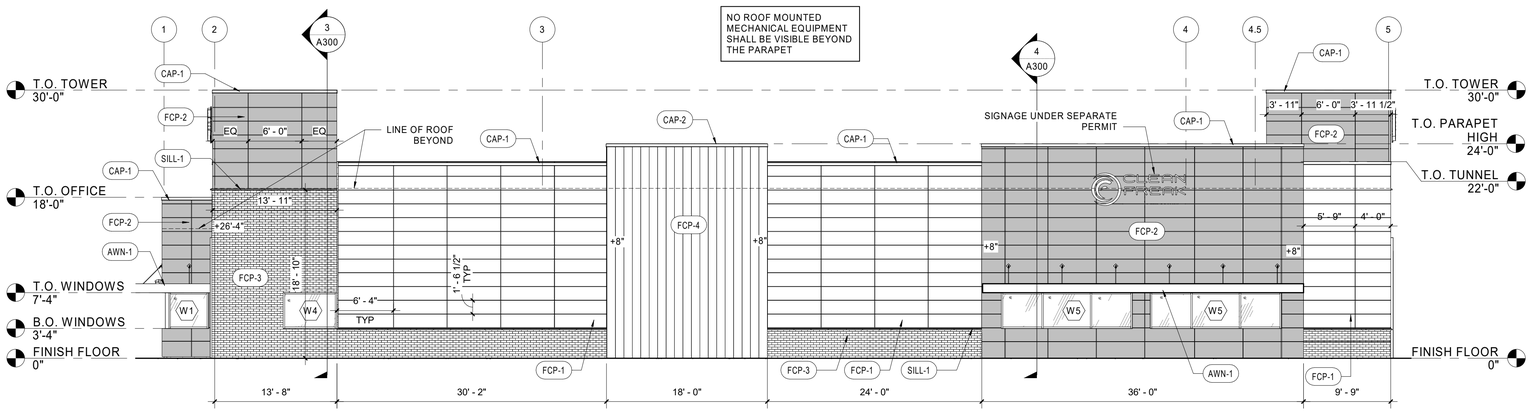
NOTE: THE BUILDING ADDRESS NUMBER SHALL BE CONTRASTING COLOR FROM THE BUILDING AND SHALL BE INTERNALLY ILLUMINATED.

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
AWN-1	ALUM AWNING	VICTORY	COLOR TO MATCH PMS 2757C	DELEGATED DESIGN BY OTHERS
CAP-1	PARAPET CAP		SW 7004 SNOWBOUND	20 GA. METAL
CAP-2	PARAPET CAP		SW 7075 WEB GRAY	20 GA. METAL
CAP-3	STONE CAP	ECHELON	MISSION WHITE	
CMU-3	SPLIT FACE CMU - INTEGRAL COLOR	ECHELON	OPAL	MORTAR - SPEC MIX - SM250 ANTIQUE WHITE - WATER REPELLANT ADMIXTURE
CMU-4	SPLIT FACE CMU - INTEGRAL COLOR	ECHELON	PEPPERCORN	MORTAR - SPEC MIX - SM250 ANTIQUE WHITE - WATER REPELLANT ADMIXTURE
EIF-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH PMS 2757C	ESR-1232 (01/2025)
FCP-1	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 6255 MORNING FOG	
FCP-2	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 9166 DRIFT MIST	
FCP-3	CANYONBRICK	NICHIHA	SHALE BROWN	
FCP-4	RIBBED PANEL	NICHIHA	SW 7075 WEB GRAY	
PT-3	PAINT	SHERWIN WILLIAMS	SW 6255 MORNING FOG	HM DOORS AND OVERHEAD DOORS
SILL-1	CANYONBRICK SILL	NICHIHA	TO MATCH SHALE BROWN	
TP0	MEMBRANE ROOFING	FIRESTONE	ULTRA PLY TPO 60 MIL - WHITE	15 YEAR WARRANTY OR EQUAL.

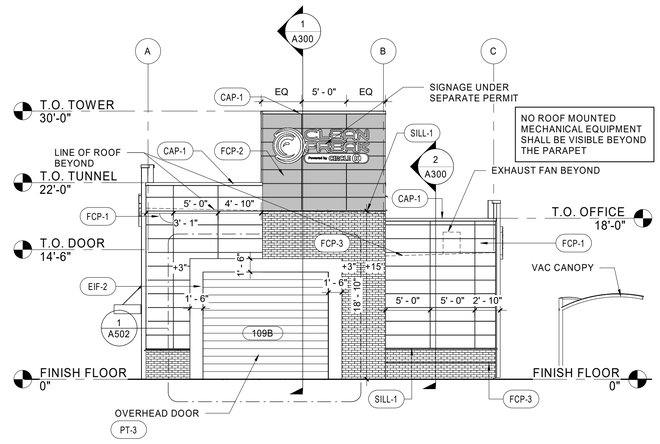
GENERAL NOTES

1. INSTALL CONTROL JOINTS PER MFR RECOMMENDATIONS.
2. ALL SIGNAGE WILL BE PERMITTED SEPARATELY
3. VERIFY WITH LOCAL JURISDICTION AND WIND SPEED REQUIREMENTS TO DETERMINE IF HURRICANE RATED/HIGH IMPACT STOREFRONT OR SIGNAGE IS REQUIRED. FURNISH AS REQUIRED
4. COORDINATE ANY REQUIRED KNOX BOXES WITH AHJ / FIRE MARSHAL FOR TYPE AND LOCATION
5. CMU CONTROL JOINTS AT 16'-0" OC MAX. REF ELEVATIONS FOR RECOMENDED PLACMENT
6. GC SHALL ENSURE THAT CMU SURFACE ARE CLEAN BEFORE INSTALLING EIFS AND STONE FINISHES



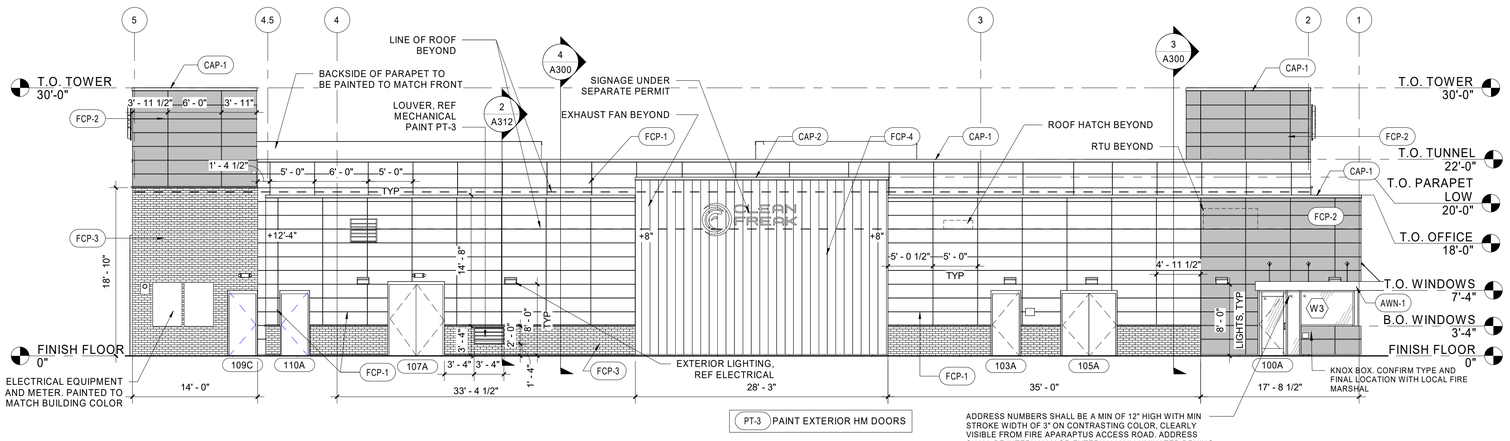
4 TUNNEL ELEVATION - EAST

1/8" = 1'-0"



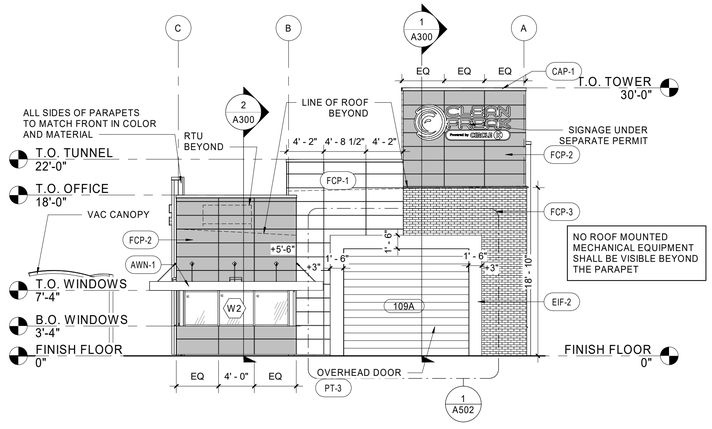
3 TUNNEL EXIT ELEVATION - NORTH

1/8" = 1'-0"



2 OFFICE/EQUIPMENT ROOM ELEVATION - WEST

1/8" = 1'-0"



1 TUNNEL ENTRANCE ELEVATION - SOUTH

1/8" = 1'-0"

HFA
HFA-AE , LTD.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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CLEAN FREAK CAR WASH

CACTUS RD & SARIVAL AVE
SURPRISE, AZ

JOB NUMBER: 06-24-80006

ISSUE BLOCK

	PERMIT	09/03/25

CHECKED BY:	MND
DRAWN BY:	CY / AG
DOCUMENT DATE:	10/21/25

REGISTERED ARCHITECT
CERTIFICATE NO.
66795
JAMI MARIE COOK
ARIZONA, USA

EXTERIOR ELEVATIONS

SHEET:
A200

FS24-1579

5/14/2026 2:55:21 PM
C:\Users\meghan.davis\Documents\2024 Revit Projects\06-24-80006 Clean Freak Carwash - Surprise, AZ - ARCH_v24_MFA.Meghan.Davis.rvt
A200-EXTERIOR ELEVATIONS

NOTE: THE BUILDING ADDRESS NUMBER SHALL BE CONTRASTING COLOR FROM THE BUILDING AND SHALL BE INTERNALLY ILLUMINATED.

EXTERIOR FINISH SCHEDULE

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CAP-3	STONE CAP	ECHELON	MISSION WHITE	
CMU-3	SPLIT FACE CMU - INTEGRAL COLOR	ECHELON	OPAL	MORTAR - SPEC MIX - SM250 ANTIQUE WHITE - WATER REPELLANT ADMIXTURE
CMU-4	SPLIT FACE CMU - INTEGRAL COLOR	ECHELON	PEPPERCORN	MORTAR - SPEC MIX - SM250 ANTIQUE WHITE - WATER REPELLANT ADMIXTURE
EIF-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH PMS 2757C	ESR-1232 (01/2025)
FCP-1	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 6255 MORNING FOG	
FCP-2	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 9166 DRIFT MIST	
FCP-3	CANYONBRICK	NICHIHA	SHALE BROWN	
FCP-4	RIBBED PANEL	NICHIHA	SW 7075 WEB GRAY	
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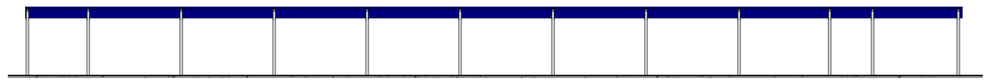
4. COORDINATE ANY REQUIRED KNOX BOXES WITH AHJ / FIRE MARSHAL FOR TYPE AND LOCATION
5. CMU CONTROL JOINTS AT 16'-0" OC MAX. REF ELEVATIONS FOR RECOMENDED PLACMENT
6. GC SHALL ENSURE THAT CMU SURFACE ARE CLEAN BEFORE INSTALLING EIFS AND STONE FINISHES



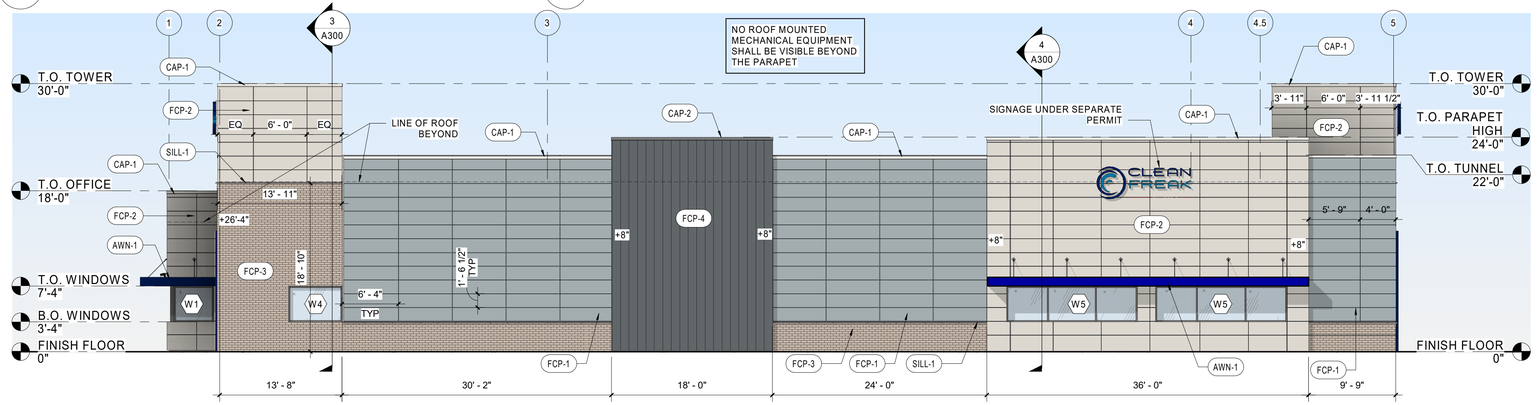
7 EXIT - TUNNEL



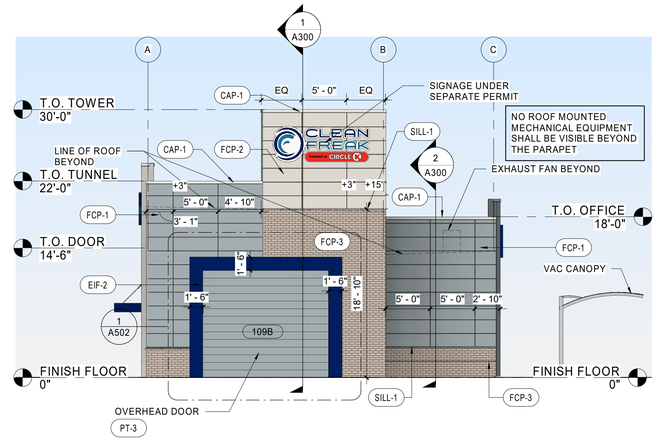
6 ENTRY - TUNNEL



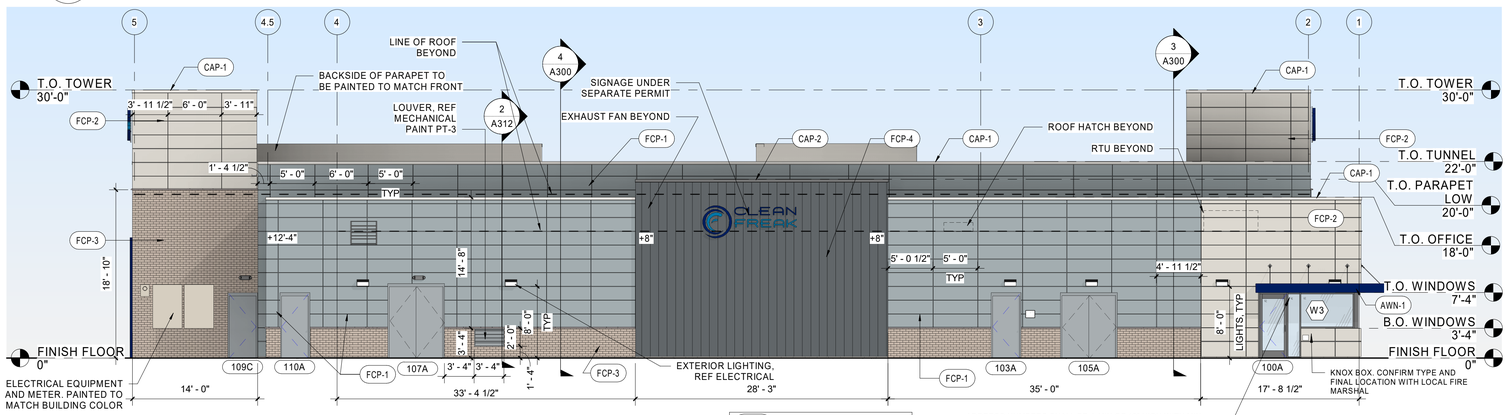
8 VAC CANOPY ELEVATION
1" = 10'-0"



4 TUNNEL ELEVATION - EAST
1/8" = 1'-0"



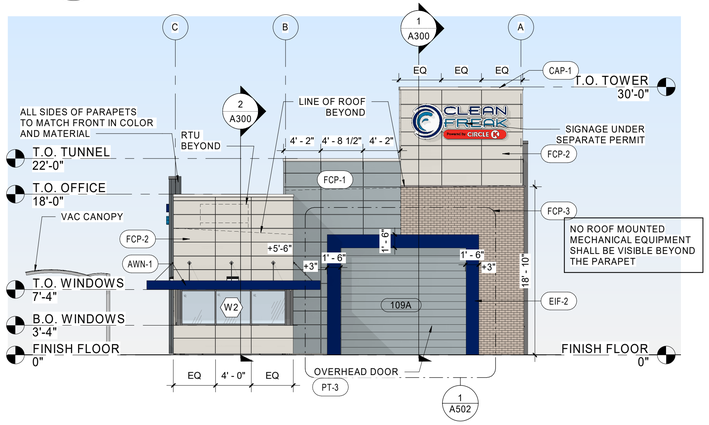
3 TUNNEL EXIT ELEVATION - NORTH
1/8" = 1'-0"



PT-3 PAINT EXTERIOR HM DOORS

ADDRESS NUMBERS SHALL BE A MIN OF 12" HIGH WITH MIN STROKE WIDTH OF 3" ON CONTRASTING COLOR, CLEARLY VISIBLE FROM FIRE APARAPTUS ACCESS ROAD. ADDRESS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED DRUING HOURS OF DARKNESS

2 OFFICE/EQUIPMENT ROOM ELEVATION - WEST
1/8" = 1'-0"



1 TUNNEL ENTRANCE ELEVATION - SOUTH
1/8" = 1'-0"

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CLEAN FREAK CAR WASH

CACTUS RD & SARIVAL AVE
SURPRISE, AZ

JOB NUMBER: 06-24-80006

ISSUE BLOCK

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DOCUMENT DATE:	10/21/25

REGISTERED ARCHITECT
CERTIFICATE NO.
66795
JAMI MARIE COOK
ARIZONA, U.S.A.

EXTERIOR COLOR ELEVATIONS

SHEET:
A201

FS24-1579

5/14/2026 2:51:05 PM
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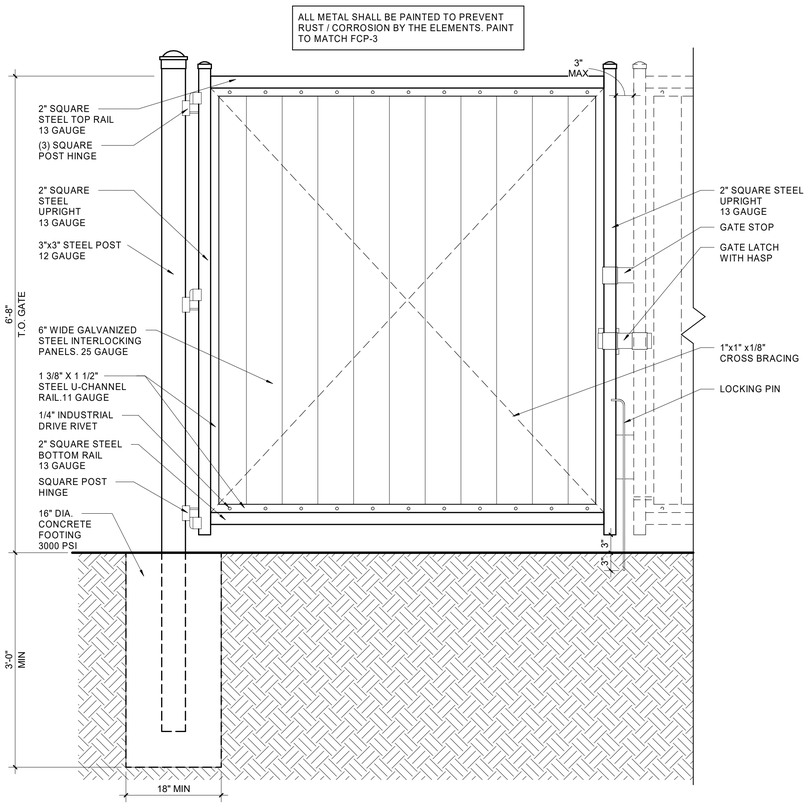
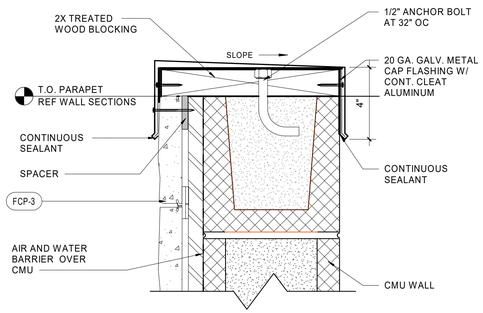
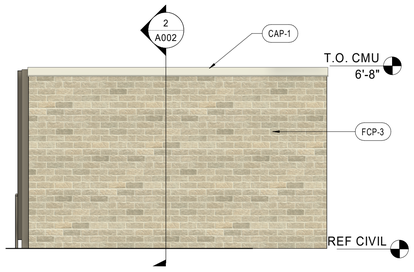
A201-EXTERIOR COLOR ELEVATIONS



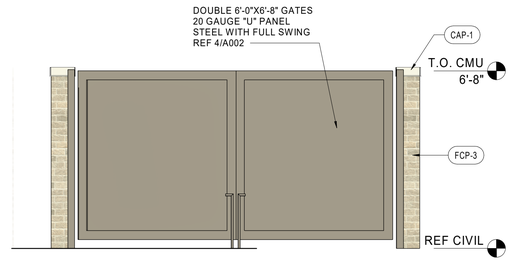
4 METAL GATE DETAIL
1" = 1'-0"



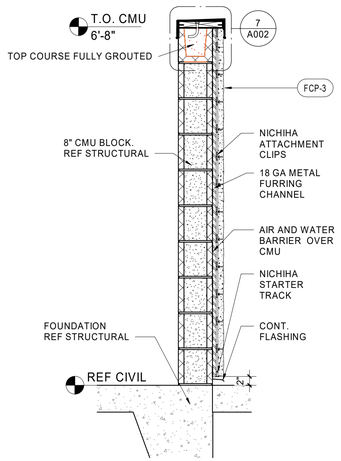
7 PARAPET AT CMU WALL
3" = 1'-0"



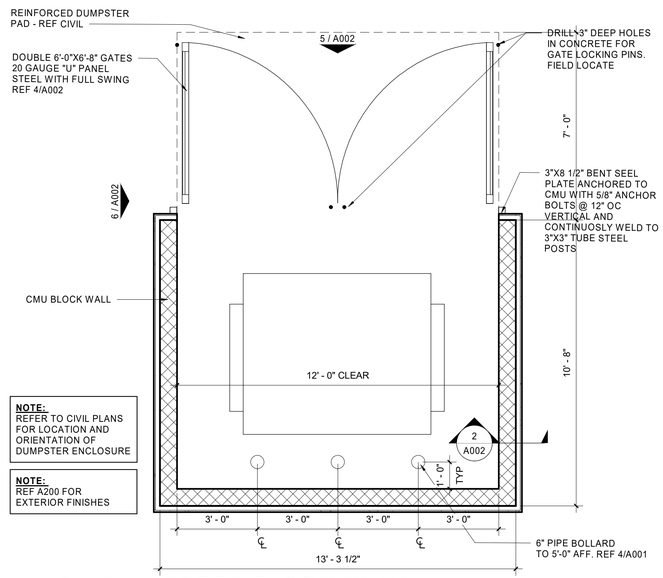
6 SIDE ELEVATION
3/8" = 1'-0"



5 FRONT ELEVATION
3/8" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

FS24-1579

5/14/2026 2:11:01 PM
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A002-DUMPSTER ENCLOSURE PLAN AND DETAILS

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CLEAN FREAK CAR WASH

CACTUS RD & SARIVAL AVE
SURPRISE, AZ

JOB NUMBER: 06-24-80006

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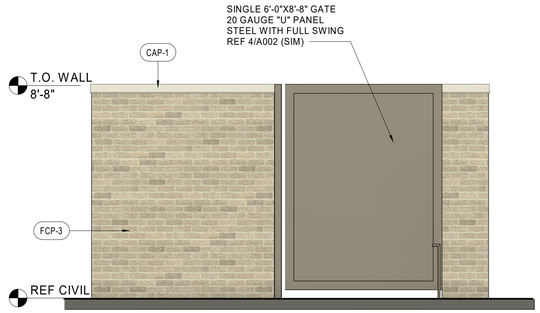
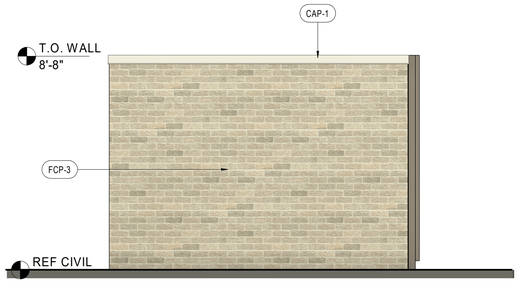
DUMPSTER ENCLOSURE PLAN AND DETAILS

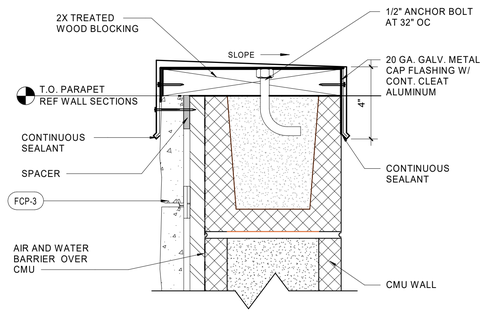
SHEET:
A002



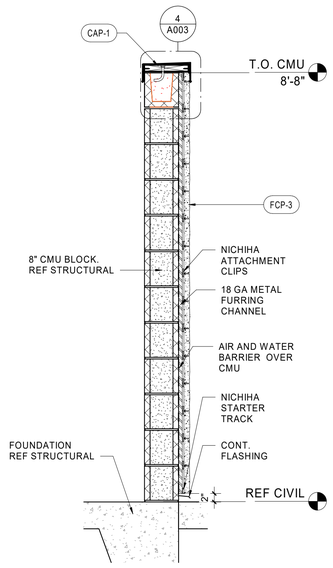
6 VAC ENCLOSURE ELEVATION
3/8" = 1'-0"



5 VAC ENCLOSURE ELEVATION
3/8" = 1'-0"



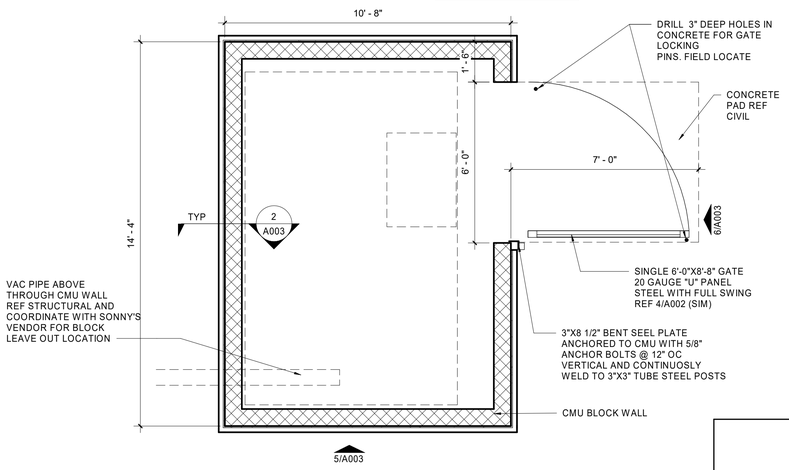
4 PARAPET AT CMU WALL
3" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"

NOTE:
SLOPE CONCRETE TO SHED WATER, REF STRUCTURAL

NOTE:
REF A200 FOR EXTERIOR FINISHES



1 ENLARGED VAC ENCLOSURE
3/8" = 1'-0"

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CLEAN FREAK CAR WASH

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VAC ENCLOSURE PLANS AND DETAILS

SHEET:
A003

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-A003-VAC ENCLOSURE PLANS AND DETAILS



CAP-3, ECHELON STONE CAP SMOOTH FACE

"INTEGRAL COLOR - MISSION WHITE"



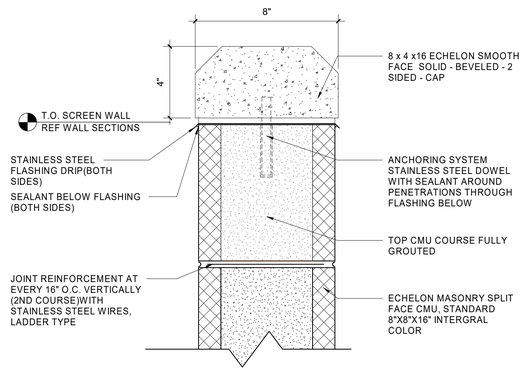
CMU-3 ECHELON SPLIT FACE CMU

"INTEGRAL COLOR - OPAL"



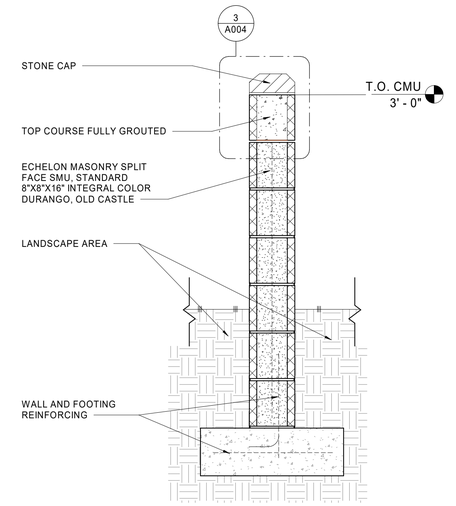
CMU-4 ECHELON SPLIT FACE CMU

"INTEGRAL COLOR - PEPPERCORN"



3 SCREEN WALL PARAPET CAP

3" = 1'-0"



2 SCREEN WALL SECTION

1" = 1'-0"



1 3' SCREEN WALL

1/2" = 1'-0"

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SCREEN WALL AND DETAILS

SHEET:
A004

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-A004-SCREEN WALL AND DETAILS



FCP-1
MANUFACTURER: NICHIHA
PRODUCT: TUFF BLOCK
COLOR: SW 6255 MORNING FOG



FCP-3
MANUFACTURER: NICHIHA
PRODUCT: CANYON BRICK
COLOR: SHALE BROWN



FCP-4
MANUFACTURER: NICHIHA
PRODUCT: RIBBED
COLOR: 7075 WEB GRAY



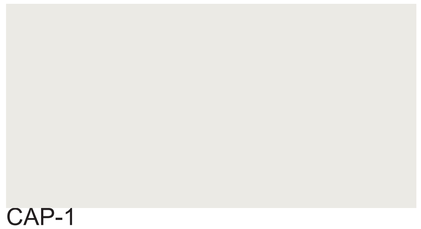
FCP-2
MANUFACTURER: NICHIHA
PRODUCT: TUFF BLOCK
COLOR: 9166 DRIFT MIST



EIF-2
MANUFACTURER: DRYVIT
PRODUCT: EIFS
COLOR: 2757 C



PT-3 (HM DOORS, GATES)
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 6255 MORNING FOG



CAP-1
PRODUCT: PARAPET CAP
COLOR: SW 70004 SNOWBOUND



CAP-2
PRODUCT: PARAPET CAP
COLOR: SW 7075 WEB GRAY



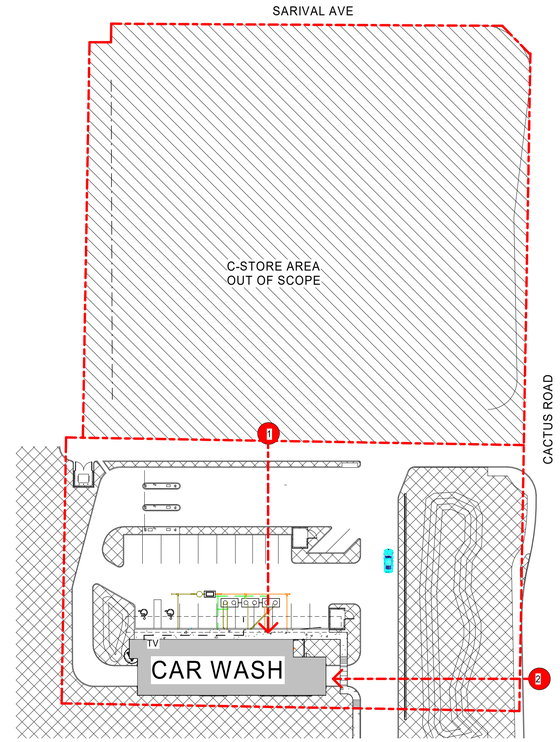
ALUMINUM STOREFRONT:
KAWNEER TRIFAB 451T
GLAZING: OPTIGRAY+SOLARBAN XL 70 LOW E
COLOR: DARK BRONZE



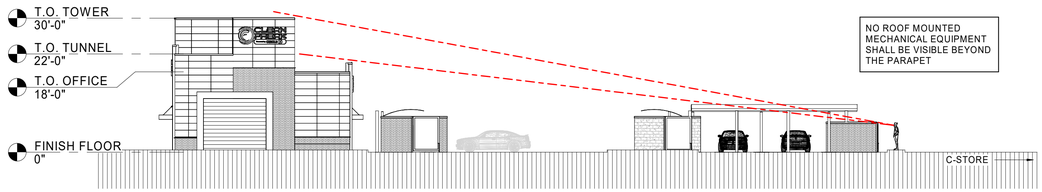
PT-3 (ROLLING STEEL - DOOR)
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 6255 MORNING FOG



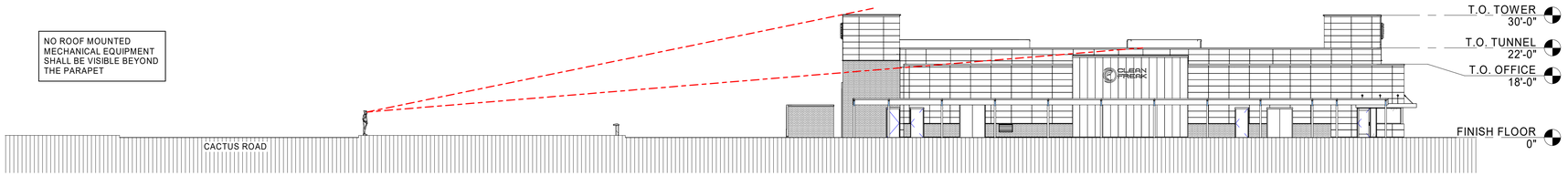
CANOPY
MANUFACTURER: SONNY'S
PRODUCT: FABRIC
COLOR: BLUE



SITE PLAN - SIGHTLINE (FOR REFERENCE)
1" = 50'-0"



2 SIGHTLINE STUDy - SIDE (NORTH) ELEVATION
1/16" = 1'-0"



1 SIGHTLINE STUDY - SIDE (WEST) ELEVATION
1/16" = 1'-0"

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CLEAN FREAK CAR WASH

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SURPRISE, AZ

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SITELINE STUDIES

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A000

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-A000-SITELINE STUDIES



LANDSCAPE KEY NOTES

1. ENTRY DRIVE
2. CONCRETE SIDEWALK
3. CONCRETE CURB
4. ASPHALT PARKING AREA
5. ACCESSIBLE ROUTE
6. DOMESTIC WATER METER
7. 1" LANDSCAPE WATER METER
8. FIRE HYDRANT
9. TRASH ENCLOSURE
10. RETENTION BASIN / STONE RIP-RAP
11. TEMPORARY RETENTION BASIN
12. DRAIN PIPE / INLET
13. PROPERTY LINE
14. STREET LIGHT
15. SIGHT DISTANCE LINE
16. POWER POLE
17. 3' HT. MASONRY SCREEN WALL (See Arch. Plans)
18. MONUMENT SIGN
19. DIRECTIONAL SIGN TYP.
20. VACUUMS
21. DECORATIVE CONCRETE PEDESTRIAN CROSSING (See Arch. Plans)
22. STREET SCUPPER

Landscape Data Table		
SITE AREA	57,033 S.F.	1.309 Acres
R.O.W. AREA	1,471 S.F.	.03 Acres
LANDSCAPE AREA	Sq. Ft.	%
Required	5,706	10.0
Provided	22,380	39.2
On-Site Landscape Area	20,909	36.6
Off-Site Landscape Area	1,471	2.5
Total	22,380	39.2
Open Space - None	Turf - None	
Inorganic Ground Cover	Sq. Ft.	%
Decomposed Granite - ¾" Sized, 2" Depth		
On-Site	20,909	93.0
Off-Site	1,471	7.0

PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / QUAN.	REMARKS
	ACACIA SALICINIA WILLOW ACACIA	24" Box 6	9' Ht., 4' Sp., 1 ½" Cal.
	PARKINSONIA 'Desert Museum' DESERT MUSEUM PALO VERDE	24" Box 4	9' Ht., 5' Sp., 1 ½" Cal.
	ACACIA ANEURA MULGA	24" Box 2	7' Ht., 4' Sp., 1 ½" Cal.
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" Box 4	9' Ht., 4' Sp., 1 ½" Cal.
	PISTACIA LENTISCUS MASTIC TREE	24" Box 2	9' Ht., 4' Sp., 1 ½" Cal.
	LEUCOPHYLLUM L. 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 47	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 80	
	EREMOPHILA MACULATA 'Valentine' VALENTINE BUSH	5 GAL. 33	
	TECOMA STANS YELLOW BELLS	5 GAL. 45	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 80	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 15	
	LANTANA MONTEVIDENSIS 'New Gold' 'NEW GOLD' LANTANA	5 GAL. 33	
	LANTANA MONTEVIDENSIS 'Purple' PURPLE TRAILING LANTANA	5 GAL. 3	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 16	
	BOUGAINVILLEA 'Crimson Jewel' CRIMSON JEWEL BOUGAINVILLEA	5 GAL. 19	

DECOMPOSED GRANITE - ¾" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. "MADISON GOLD" COLOR.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

SEE SHEET L4 FOR LANDSCAPE INSTALLATION DETAILS

NOTE:
Tree root barriers are required per City of Surprise EDS Detail 8-14 when trees are within three (3) feet of sidewalks, curbs, pavement or walls.

The Landscape and Irrigation design will comply with the City of Surprise EDS per Chapter 8.

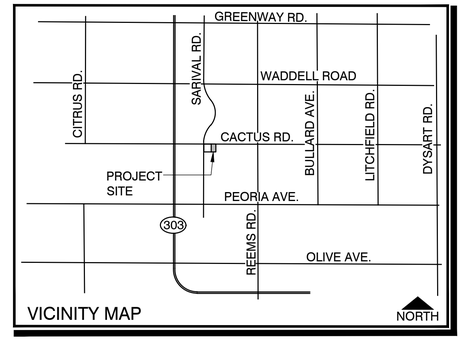
All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter or vault.

NOTE:
Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

NOTE:
In accordance with Sec. 107-2.2.H of the Surprise Municipal Code Plant material shall not be severely pruned but maintained based on the specific plant species such that the neutral growth pattern, flowering cycle, and characteristic form are not significantly altered. Refer to the Arizona Landscape Contractors Association (ALCA) for best practices.
The irrigation system shall be regularly tested and shall be repaired or replaced as necessary to prevent excess water supply to the planted areas, runoff onto curbs and pavement, clogged emitters, and flooding of low-lying areas.
All irrigation systems will be installed with purple pipe.
The following irrigation system components shall be required in permanent irrigation systems for new commercial, industrial, and institutional developments and common areas of residential developments.
Drip irrigation emitters must contain built-in pressure compensation.

U.S. Environmental Protection Agency (EPA) WaterSenseA-labeled, or equivalent, weather-based smart irrigation controllers.
Landscaping, at full growth, shall not impede pedestrian or vehicular traffic.
All landscaping shown on plans shall be shown mature size.



REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 15698
PATRICK C. PAT MORSE
Date signed 8/7/26
ARIZONA U.S.A.

MLA Associates
Landscape Architects, Inc.
500 E. Mary Lane Gilbert, Arizona 85295
480-226-4278 pat@mlalandscape.com

Clean Freak Car Wash

GREER RANCH

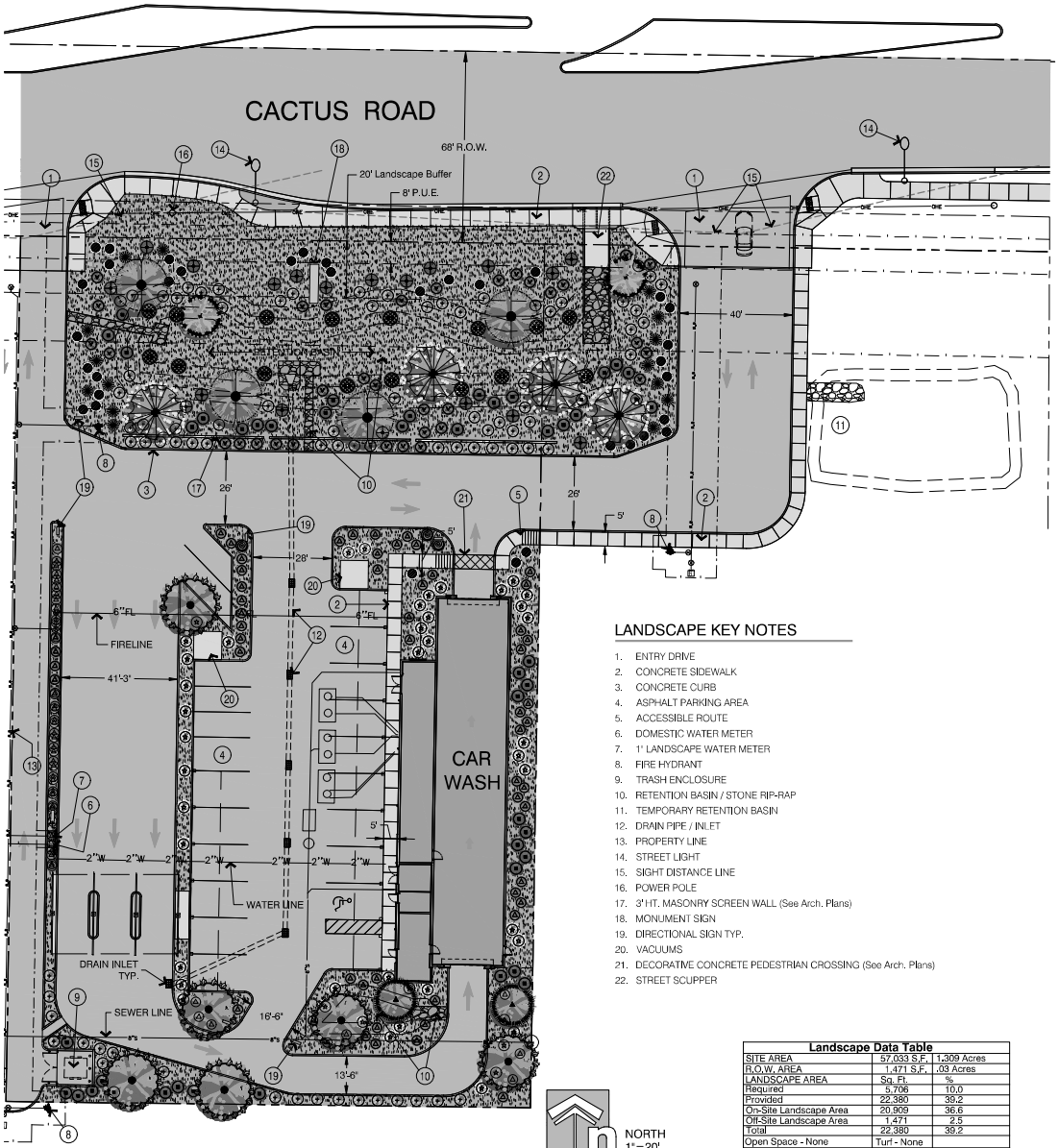
SEC Cactus Road & Sarival Avenue
Surprise, Arizona

PROJECT: 2023-09B
DATE: MAY.7.2026
REVISION: JUNE.24.2026
REVISION:

PLANTING PLAN

L2 of 5

CASE # FS24-1579



LANDSCAPE KEY NOTES

1. ENTRY DRIVE
2. CONCRETE SIDEWALK
3. CONCRETE CURB
4. ASPHALT PARKING AREA
5. ACCESSIBLE ROUTE
6. DOMESTIC WATER METER
7. 1" LANDSCAPE WATER METER
8. FIRE HYDRANT
9. TRASH ENCLOSURE
10. RETENTION BASIN / STONE RIP-RAP
11. TEMPORARY RETENTION BASIN
12. DRAIN PIPE / INLET
13. PROPERTY LINE
14. STREET LIGHT
15. SIGHT DISTANCE LINE
16. POWER POLE
17. 3'HT. MASONRY SCREEN WALL (See Arch. Plans)
18. MONUMENT SIGN
19. DIRECTIONAL SIGN TYP.
20. VACUUMS
21. DECORATIVE CONCRETE PEDESTRIAN CROSSING (See Arch. Plans)
22. STREET SCUPPER

Landscape Data Table		
SITE AREA	57,033 S.F.	1.309 Acres
R.O.W. AREA	1,471 S.F.	.03 Acres
LANDSCAPE AREA	Sq. Ft.	%
Required	5,706	10.0
Provided	22,380	39.2
On-Site Landscape Area	20,909	36.6
Off-Site Landscape Area	1,471	2.5
Total	22,380	39.2
Open Space - None	Turf - None	
Inorganic Ground Cover	Sq. Ft.	%
Decomposed Granite - ¾" Sized, 2" Depth		
On-Site	20,909	93.0
Off-Site	1,471	7.0

PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / QUAN.	REMARKS
	ACACIA SALICINIA WILLOW ACACIA	24" Box 6	9' Ht., 4' Sp., 1 ¾" Cal.
	PARKINSONIA 'Desert Museum' DESERT MUSEUM PALO VERDE	24" Box 4	9' Ht., 5' Sp., 1 ¾" Cal.
	ACACIA ANEURA MULGA	24" Box 2	7' Ht., 4' Sp., 1 ¾" Cal.
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" Box 4	9' Ht., 4' Sp., 1 ¾" Cal.
	PISTACIA LENTISCUS MASTIC TREE	24" Box 2	9' Ht., 4' Sp., 1 ¾" Cal.
	LEUCOPHYLLUM L. 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 47	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 80	
	EREMOPHILA MACULATA 'Valentine' VALENTINE BUSH	5 GAL. 33	
	TECOMA STANS YELLOW BELLS	5 GAL. 45	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 80	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 15	
	LANTANA MONTEVIDENSIS 'New Gold' 'NEW GOLD' LANTANA	5 GAL. 33	
	LANTANA MONTEVIDENSIS 'Purple' PURPLE TRAILING LANTANA	5 GAL. 3	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 16	
	BOUGAINVILLEA 'Crimson Jewel' CRIMSON JEWEL BOUGAINVILLEA	5 GAL. 19	

DECOMPOSED GRANITE - ¾" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. "MADISON GOLD" COLOR.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

SEE SHEET L4 FOR LANDSCAPE INSTALLATION DETAILS

NOTE:
Tree root barriers are required per City of Surprise EDS Detail 8-14 when trees are within three (3) feet of sidewalks, curbs, pavement or walls.

The Landscape and Irrigation design will comply with the City of Surprise EDS per Chapter 8.

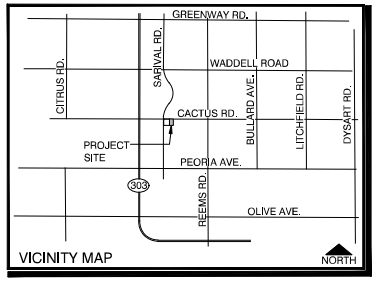
All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter or vault.

NOTE:
Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

NOTE:
In accordance with Sec. 107-2.2.H of the Surprise Municipal Code Plant material shall not be severely pruned but maintained based on the specific plant species such that the neutral growth pattern, flowering cycle, and characteristic form are not significantly altered. Refer to the Arizona Landscape Contractors Association (ALCA) for best practices.
The irrigation system shall be regularly tested and shall be repaired or replaced as necessary to prevent excess water supply to the planted areas, runoff onto curbs and pavement, clogged emitters, and flooding of low-lying areas.
All irrigation systems will be installed with purple pipe.
The following irrigation system components shall be required in permanent irrigation systems for new commercial, industrial, and institutional developments and common areas of residential developments.
Drip irrigation emitters must contain built-in pressure compensation.

U.S. Environmental Protection Agency (EPA) WaterSenseA-labeled, or equivalent, weather-based smart irrigation controllers.
Landscaping, at full growth, shall not impede pedestrian or vehicular traffic.
All landscaping shown on plans shall be shown mature size.



REGISTERED LANDSCAPE ARCHITECT 16686 PATRICK C. MORE Certificate No. Expiration Date ARIZONA U.S.A.

MLA Associates
Landscape Architects, Inc.
500 E. Mary Lane Gilbert, Arizona 85295
480-226-4278 pat@mlalandscape.com

Clean Freak Car Wash

GREER RANCH

SEC Cactus Road & Sarival Avenue
Surprise, Arizona

PROJECT: 2023-09B
DATE: MAY.7.2026
REVISION: JUNE.24.2026
REVISION:

PLANTING PLAN L2 of 5

CASE # FS24-1579

Citizen Participation Report

for



Circle K Convenience Store & Clean Freak Car Wash

SEC Cactus Road and Sarival Avenue

Submitted to:
City of Surprise
Planning Department
16000 N. Civic Center Plz.
Surprise, AZ 85374

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Numbers: FS24-1579, FS24-1580
Submitted: April 28, 2026
Resubmitted: June 2, 2026

Citizen Participation Report
For
Circle K Convenience Store and Clean Freak Car Wash

Overview

Circle K Stores, Inc. ("Circle K") is seeking to develop approximately 3.18 acres located at the southeast corner of Cactus Road and Sarival Avenue (the "Site") in the City of Surprise (the "City") with a full-service Circle K convenience store on 1.87 acres, and ancillary car wash on 1.309 acres. Circle K is seeking Conditional Use Permits to allow a fueling station with convenience store and a car wash. Additionally, Circle K is seeking Site Plan approval for the proposed development plans on this vacant and underutilized site.

Parties Affected by Application

The parties affected by this request included owners within 300' of this site.

Details and Techniques Used to Involve the Public

The neighborhood meeting notice postcards were mailed out by Surprise Staff on May, 28, 2025, 49 total postcards were mailed. The postcard included information about the in-person neighborhood meeting on June 18, 2025.

A newspaper ad ran in the paper on May 28, 2025.

Two signs were posted on the Site on May 27, 2025. The signs included a brief description of the proposal and information about the in-person neighborhood meeting date, time, and place. The Affidavit and photos of the signs can be found at **Exhibit 1**.

Summary of Concerns, Issues and Problems

The neighborhood meeting was held on June 18, 2025. Eight neighbors attended the neighborhood meeting, a summary of the discussion and neighborhood meeting report including concerns of the neighbors can be found at **Exhibit 2.**

Exhibit 1

Exhibit 1

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-1579 & FS24-1580

Applicant Name: Ray Law

Location: SEC Cactus & N Sarival Ave

Date Site Posted: 05/27/25

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

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

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

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

Meghan Liggett — 10-25-28

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 05/27/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
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: FS24-1579, FS24-1580
Request: Conditional Use Permit (CUP) with Site Plan for a carwash (FS24-1579) and a Conditional Use Permit (CUP) with Site Plan for a gas station with convenience store (FS24-1580).
For more information, call:
623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SARIVAL RD.
SITE
501-40-006B
W CACTUS RD
Maps
May 27, 2025 at 9:28 AM
+33.595071,-112.408261
16205–16299 W Cactus Rd
Surprise AZ 85379
United States


Notice of Public Hearing
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In-Person Neighborhood Meeting
Date: June 18, 2025
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CACTUS RD.
SARIVAL RD.
SITE
501-40-006B
W CACTUS RD
N SARIVAL AVE
Maps
May 27, 2025 at 8:57 AM
+33.594223,-112.409303
11813–12115 N Sarival Ave
Surprise AZ 85379
United States


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
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Surprise, AZ 85374
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CACTUS RD.
SITE
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W CACTUS RD
N SARIVAL AVE
Maps
May 27, 2025 at 8:57 AM
+33.594223,-112.409303
11813–12115 N Sarival Ave
Surprise AZ 85379
United States

Exhibit 2

Exhibit 2

Circle K – FS24-1597, FS24-1580
SEC of Cactus Rd. and Sarival Ave.
Neighborhood Meeting Report

June 18, 2025
Neighborhood Meeting
Sonoran Heights Middle School – Media Center
11405 N Greer Ranch Pkwy Surprise, AZ 85379

Attendees:
Ryan Mojahed – Circle K
Lisa Gage – Ray Law Firm
Peyton Basha – Ray Law Firm
Jani Wertin – City of Surprise
Lloyd Abrams – City of Surprise
Kevin Perry – City of Surprise

Overview
Eight members of the community attended the meeting. *See Sign-In Sheet* ***Exhibit A.*** Although the meeting was planned to be open house style, Ms. Gage did a brief informal presentation describing the proposed development. The community members asked questions and shared comments throughout the presentation, with Ms. Gage and Mr. Mojahed responding to all questions and concerns.

Questions and Comments
Answers, if required, are directly below each comment or question in *italics*.

1. Is this Circle K open 24 hours?
   Yes, just as other convenience stores that operate in the area.

2. A community member asked Circle K why this site was chosen?
   The site is zoned C-2 and this is a car wash and gas station is an appropriate use for such site.

3. A concern about water pressure was voiced.
   The carwash will operate on a reclamation system, over 80% of the water is re-used in the carwash.

4. Concerns over type of clientele and crime were voiced.

5. A comment was shared that there are too many gas stations close by.

6. Ryan Mojahed with Circle K talked with neighbors about Circle K's initiative for the "Real Time Crime Center" and how that will help and be available to officers.

7. A concern was shared that people will hop over the walls into neighbors backyards.

8. A concern was shared that local gas stations have crime.

9. It was shared with the neighbors that a noise study will be required.

10. Ryan Mojahed with Circle K explained reclamation water and how the carwash that 80% of the water utilized by will be reclaimed water.

11. Neighbors shared how they would like the gas station to shut down early and not operate 24 hours.

Meeting ended: 7:00pm

Exhibit A

Exhibit A

Wednesday, June 18, 2025 at 6:00pm - Neighborhood Meeting, Sonoran Heights Middle School – Media Center
Case Nos. FS24-1579, FS24-1580 – Circle K – Southeast corner Cactus Road and Sarival Road (Surprise)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Ruth Warnas	[redacted]	[redacted]
Terry & Sue Clark	[redacted]	[redacted]
MICHAEL FINLEY	[redacted]	[redacted]

Wednesday, June 18, 2025 at 6:00pm - Neighborhood Meeting, Sonoran Heights Middle School – Media Center
Case Nos. FS24-1579, FS24-1580 – Circle K – Southeast corner Cactus Road and Sarival Road (Surprise)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Paul + Danielle Frie	[redacted]	[redacted]
Justin Drayer	[redacted]	
Edith Finley	[redacted]	

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-1579 & FS24-1580

Applicant Name: Ray Law

Location: SEC Cactus & N Sarival Ave

Date Site Posted: 07/15/26

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

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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

Applicant/Representative Signature Date

This instrument was acknowledged before me on 07/15/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: N/A
Time: 6:00 P.M.
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623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SARIVAL RD.
SITE
501-40-006B
Jul 15, 2026 at 9:39 AM
+33.594830,
N arival Ave


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
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Time: 6:00 P.M.
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623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SARIVAL RD.
501-40-006B
Jul 15, 2026 at 8:39:27 AM
16171 W Cactus Rd


Notice of Public Hearing
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In-Person Neighborhood Meeting
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11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
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623-222-3011
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CACTUS RD.
SARIVAL RD.
SITE
501-48-006B
Jul 15, 2026
8:36:11 AM
+33.59423
112.409300
Sarival Ave


Notice of Public Hearing
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CACTUS RD.
SITE
SARIVAL RD.

Outlook

Input on Case FS24-1579 & FS24-1780

From [redacted]
Date Wed 6/18/2025 4:43 AM
To Jani Wertin <Jani.Wertin@surpriseaz.gov>; [redacted]

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

As a Greer Ranch North homeowner, I am absolutely opposed to the proposed building of a gas station, carwash, and convenience store in the lot at SE corner of Cactus & Sarival. At present, there are already at least 6 existing & under-construction gas stations within 1-1/2 miles of our home. More importantly, the proposed businesses would constitute significant disruption to a quiet, stable subdivision. I have serious concerns about the 24/7 noise, lights, fumes, and potential crime these outlets may introduce within a few hundred feet of our home.

Ruth Warnas
[redacted]

NOISE IMPACT STUDY

TO:	Sean McCarley, Chris Johnson, Scott Zink, CESO; Jessi Ray, Nimble Consulting
FROM	Drew Lodarek & Erik Miller-Klein, Tenor Engineering
DATE:	March 23, 2026
PROJECT:	Clean Freak by Circle K – Cactus & Sarival
SUBJECT:	Environmental Noise Impact Assessment

02-2026 UPDATE: Modelling for this project was originally completed in May 2025. Tenor Engineering has since completed additional car wash noise testing and refined our models to reflect this additional data. The modeling results in this memo are updated to reflect our accumulated insight and understanding. Specifically, the directivity and spectrum modelling of the car wash entrance has been updated to account for tunnel geometry and equipment location. The updated results predict noise from the car wash tunnel entrance to not impact the property-adjacent residences to the east and south.

This memorandum is a summary of our environmental noise impact assessment for the proposed Clean Freak car wash by Circle K proposed for the project site southeast of the intersection of West Cactus Road and North Sarival Avenue in Surprise, Arizona. Using sound level measurements from existing car washes, data supplied from Sonny's Car Wash Equipment, and on-site sound level measurements, a model was built to predict noise from the proposed car wash to adjacent properties. The predicted noise levels are compared to municipal codes from Surprise, Arizona, and Maricopa County.

Noise Ordinance

Surprise, Arizona Municipal Code – Section 104-1.7 Noise and Vibration Standards

The following noise criteria is directly quoted from Surprise, Arizona's municipal code.

A. Noise restrictions. Land *uses* and/or activities shall not result in or generate any noise perceptible beyond the boundaries of the immediate site in violation of the noise regulations in this Code.

Code Interpretation: In addition to traffic noise on arterial roads and highways, the residential or commercial entities that are initially established set the threshold of baseline/perceptible noise for future businesses and additions to the community.

Maricopa County Noise Ordinance P-23

The following noise criteria is directly quoted from the public disturbances section Maricopa County's noise ordinance.

It shall be unlawful for any person to cause, or for any person in possession of property to allow to originate from property, any noise which disturbs the peace or quiet of any neighborhood if such noise

can be heard from within closed residential structures located within 500 feet of the boundary of the property from which such noise emanates. This subsection shall not apply to noise produced in the normal conduct of business provided that such noise occurs within the normal and customary hours for the conduct of such business, which is based on the normal and customary hours of operation of similar, existing businesses, and the operation is legally conducted within the scope of all ordinances, laws, and statutes of Maricopa County and the State of Arizona.

Noise Emission from Potential Equipment

Our 3D computer model of the sound emission and analysis used sound data provided by the car wash equipment manufacturer, Sonny's, from third-party testing completed in 2018 and our testing of similar systems in 2021 for True Blue Car Wash.

Proposed Equipment & Measured/Published Data	Sound Pressure Level, Leq (dBA)
Centrifugal Blowers *Sonny's Blowers (inside tunnel)*	96 dBA @ 22-feet – tunnel exit
Wash Systems (no blowers)	65 – 70 dBA @ 15-feet from tunnel entrance or exit
Centrifugal Vacuum Producer *AutoVac 40HP Vacuum Producer*	76 dBA @ 15-feet (40 HP with VFD)
Compressed Air Gun/Nozzle	90 dBA @ 1-ft
Vacuum Hoses & Debris Traps	75 dBA @ 2-ft
Cars and Trucks idling in line	< 55 dBA @ 30-feet



Compressed Air Gun



Vacuum Hose


Vacuum Debris Chamber

See Appendix A for descriptors on noise and sound.

Ambient Noise Assessment

Handheld noise measurements were taken during the proposed car wash business hours (7:00 am-7:30 pm) along Cactus Rd. These measurements were used to calibrate the environmental computer model and predict the noise impact to the adjacent properties. Noise from traffic on Cactus Rd ranged from 66 – 69 dBA.





Existing CMU Fence

Computer Noise Impact Model and Prediction

Noise from the car wash is predicted to all adjacent property lines and compared to the predicted daytime average ambient noise level from traffic. The modeled noise sources include the entrance and exit of the car wash with the blowers (inside tunnel), (2) vacuum producer units, and vacuum hoses at each parking stall.

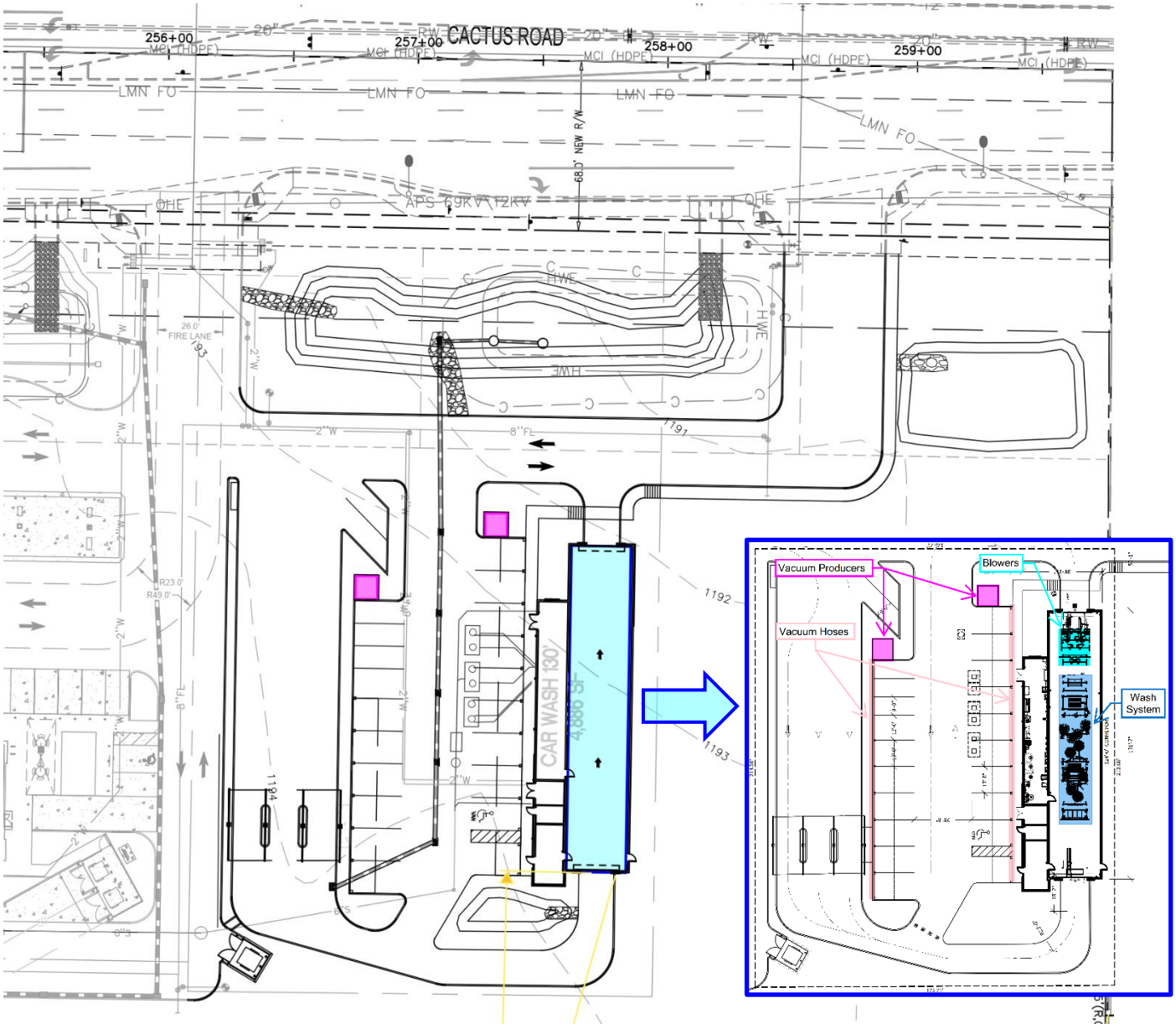

Figure 1: Proposed Car Wash Site Plan Computer Modeled

The current background noise level from automobile traffic was predicted using the DataKustik CadnaA noise modeling software utilizing traffic count data from the Surprise, Arizona, Department of Transportation. Traffic was modeled on Cactus Road and N Sarival Ave. Figure 2 shows the predicted sound pressure levels for the property on a heat map. The predicted background noise level along the east property line ranged from 74 dBA at the northeast corner of the site by Cactus Road, 66 dBA at the southwest corner of the site nearest N Sarival Ave, and 55 dBA at the southeast corner of the site on the Circle K side of the CMU wall.

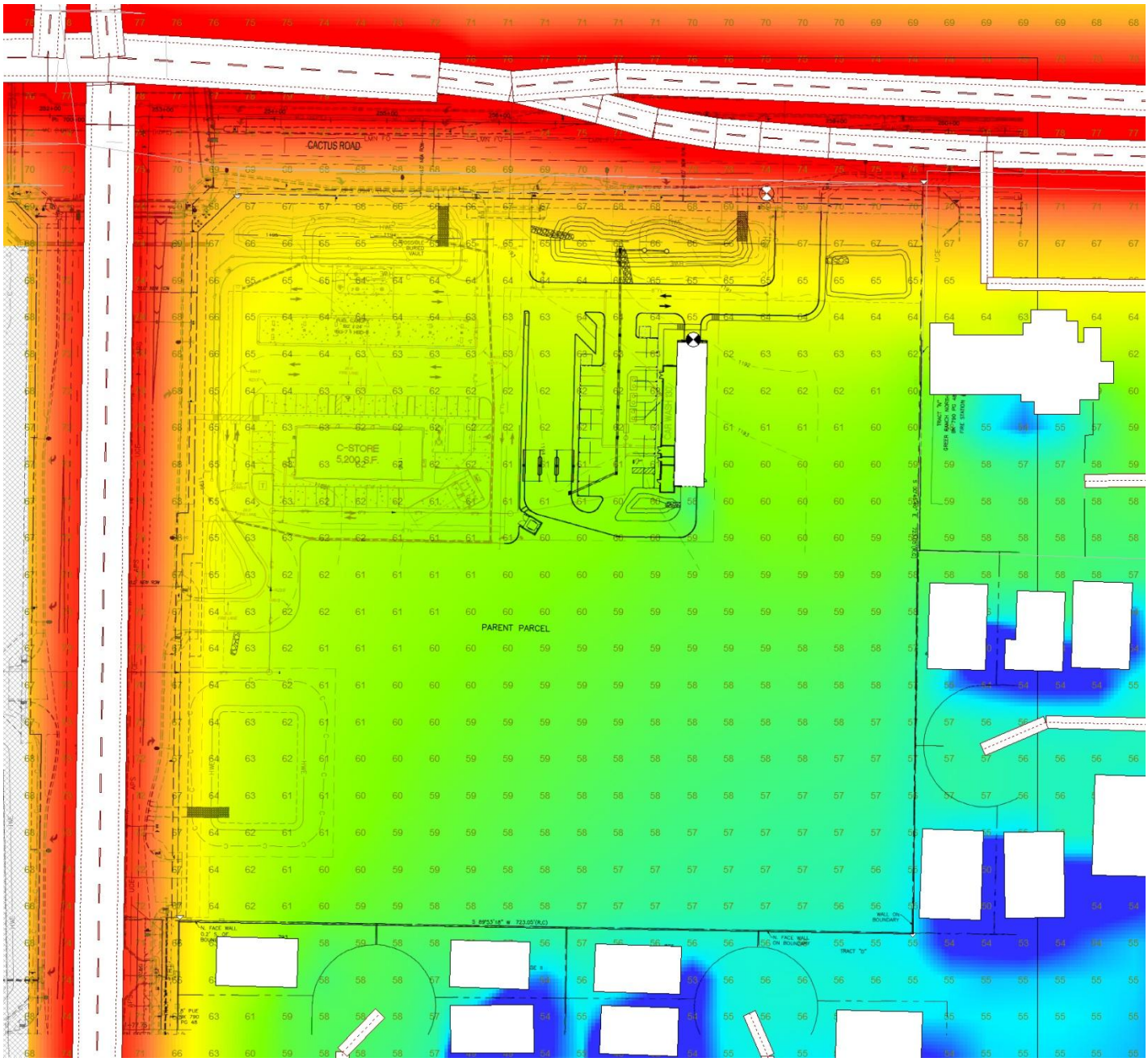

Figure 2: Traffic Noise for Proposed Car Wash Site

The noise emission heat map in Figure 3 (**red** denotes louder and blue denotes quieter) shows the predicted noise emission levels from the proposed car wash systems to the adjacent properties without traffic noise. This model assumes the basis of design Sonny's centrifugal blowers 16'-0" inside the north end of the tunnel (without silencers), two (2) 40-HP vacuum producers with 8'-0" high CMU enclosures, and eighteen (18) vacuum hoses running simultaneously.

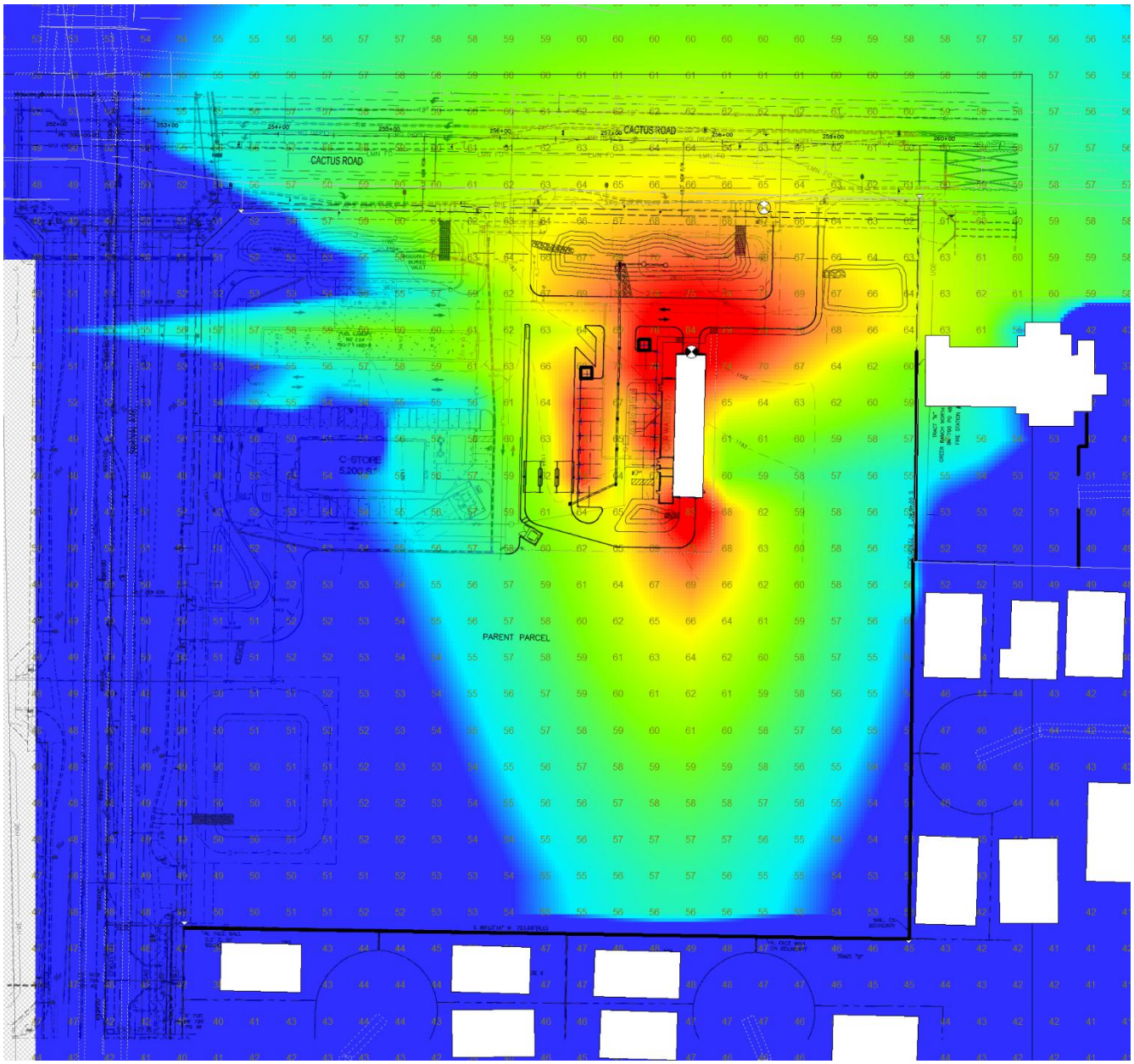

Figure 3: Predicted Noise Impact from Car Wash Activities (not including traffic noise)
Updated 02-2026

Figure 4 shows the noise at the project site and surrounding areas combined with traffic noise.

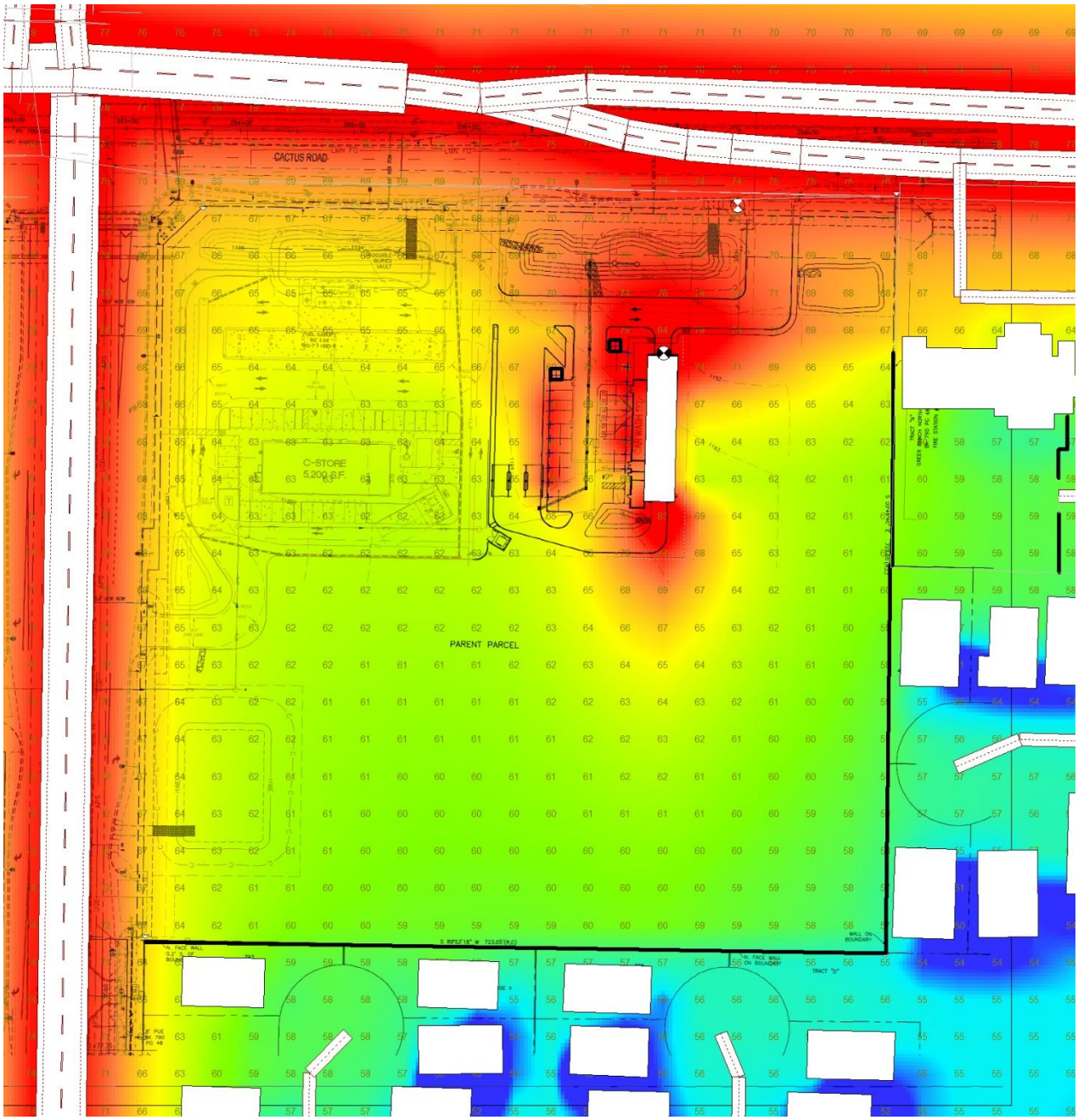

Figure 4: Predicted Noise Impact from Car Wash Activities, including traffic noise
Updated 02-2026

Figure 5 shows the difference between the predicted sound level from the car wash operations and the ambient noise from traffic on Cactus Rd and N Sarival Ave. Based on the language of the Surprise noise ordinance stating that Clean Freak's car wash operations "shall not result in or generate any noise perceptible beyond the boundaries of the immediate site", the noise impact design goal is 3 dB or less difference between traffic noise and car wash operations (**green** or **blues** in the following ***Noise Level Difference*** figures). The distance and the CMU fence along the shared property line to the south and southeast provides enough noise reduction to minimize the impact to these residences.

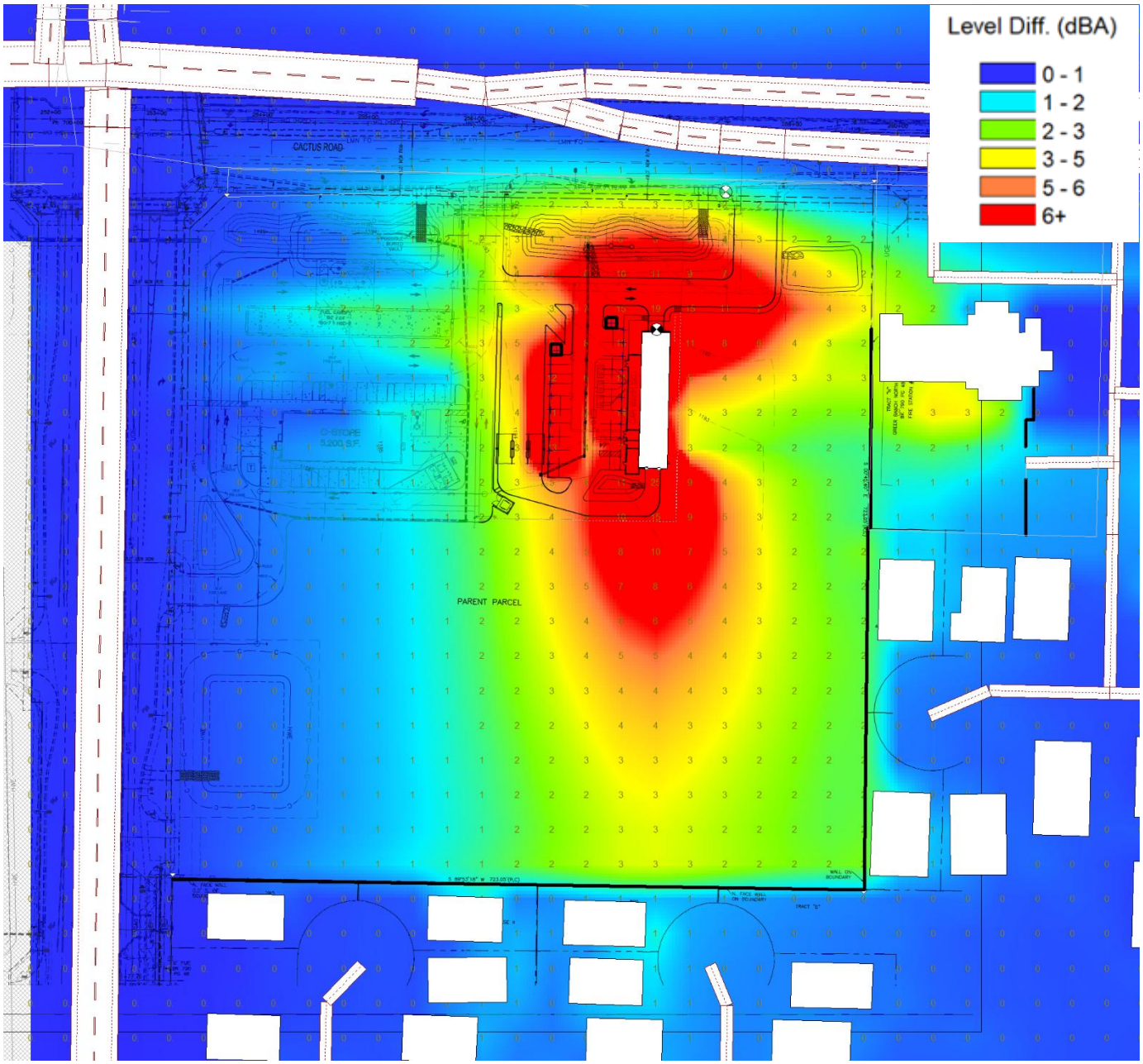

Figure 5: Predicted Noise Level Difference Increase from Car Wash Activities over Ambient
Updated 02-2026

East Property Line

Noise from the car wash is predicted to be 64 dBA near the fire station on the Circle K side of the CMU fence. Noise at the fire station is predicted to increase by no more than 3 dBA, which is a minimally perceptible difference from traffic noise. Noise at the eastern and south-eastern residences is predicted to increase up to 2 dBA on the commercial side of the existing CMU fence and into the residential properties. Car wash activities are predicted to be perceived as equally loud as the ambient traffic noise along the residential facades facing the Circle K car wash.

South Property Line

The loudest locations along the south property line are expected to be within 3 dBA of the current ambient noise levels from traffic, which is a barely noticeable difference, prior to accounting for the existing CMU fence at the residential properties.

North Property Line (across Cactus Rd)

The predicted noise level across is less than the assessed traffic noise at this location.

West Property Line (across N Sarival Ave)

The predicted noise level across N Sarival Ave is less than the assessed traffic noise at this location.

Figure 5 shows that the most significant noise impact beyond the property lines of Clean Freak's compared to ambient noise from traffic would be to any future developments in close proximity to the car wash on the parent parcel to the direct south and east of the car wash, but the impact to the nearest residences due to distance and the noise reduction from the existing CMU fence is not significant; less than 3 dB.

With the level of background noise associated with traffic from N Sarival Ave and Cactus Road, it is not feasible to measure the independent contributing sound from the car wash without stopping traffic. This means the measured sound level at the shared property line will always be a combination of traffic noise and the car wash activity noise (e.g., 59 dBA – traffic + 62 dBA – car wash = 64 dBA measured).

Conclusion

Based on the existing conditions and traffic noise, the site is not expected to have a noise impact on any existing neighbors at the nearest occupied property lines based on the February 2026 updated calculations before accounting for the existing CMU wall to the south and east.

Perceptible Difference

The computer model of noise emissions estimates that the car wash will not create a perceptible increase in noise to the nearest neighbors; 3 dBA or less compared to existing background noise from traffic. This does not mean the car wash activities will always be inaudible, but that the car wash will not increase the overall average background sound level at this location due to the distance and design of the car wash.

Please contact us with any questions or additional coordination.

All the best,

DREW LODAREK
DIRECTOR OF TESTING AND COMMISSIONING

ERIK MILLER-KLEIN, PE, INCE BOARD CERTIFIED
PRINCIPAL OF ACOUSTICAL ENGINEERING

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Appendix A. Descriptors

To better understand acoustics, here is a brief overview regarding sound and vibration properties, descriptors, and terms.

Both Interior and exterior noise, or sound, is often measured as an A-weighted sound level in units of decibels, symbolized as dBA. The A-weighting is a specific weighting filter in a sound level meter that corresponds approximately to the sensitivity of human hearing at the various frequencies for quiet levels near the human threshold of hearing. The terms “noise” and “sound” are more descriptions of perceived quality and are the same fundamental quantity.

Sound levels vary significantly, depending on location and activities. People normally experience sound levels between about 30 and 90 dBA, depending on their activity. For example, a nearby noisy vehicle, loud stereo, or power tool may produce 90 dBA; normal conversation is about 55 to 65 dBA; and a bedroom or quiet office is about 30 to 40 dBA when no one is talking or playing music.

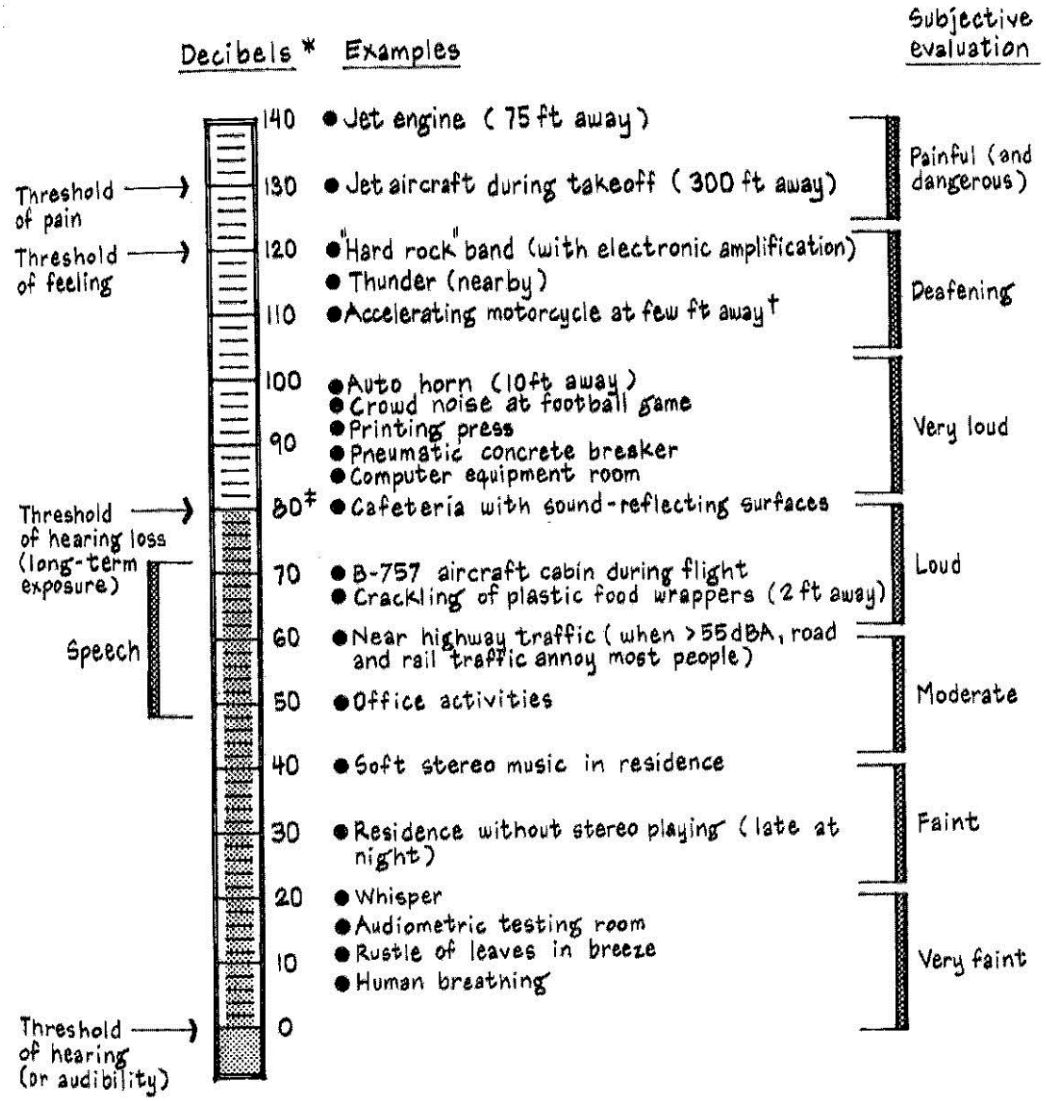


Figure 6: Architectural Acoustics, Egan © 1988

Sound – is vibration in an elastic medium, and the one more commonly measured and perceived is through air. That is defined by both amplitude (pressure change) and frequency (hertz / cycles per second). The term noise often refers to the perception of sound described as disruptive, a nuisance, or potentially harmful to health and well-being.

Decibel (dB) – Logarithmic quantity of sound amplitude proportional to human perception of sound energy. This is the human scale of pressure changes associated with sound and the unit of measurement for sound and noise. The normal human threshold is 20 micro-Pascals, which is equivalent to 0 dB.

A-Weighting (dBA) – is the summed sound level that weighs for the sensitivity of the human ear as a function of frequency for relatively quiet levels of sound. In effect, the A-weighting is based on the 40-phon Fletcher–Munson curves which represented an early determination of the equal-loudness contour for human hearing.

C-Weighting (dBC) – is the summed sound level that weighs for the sensitivity of human hearing for loud sound levels. This weighting follows the inverted shape of the equal-loudness contour passing through 100 dB at 1 kHz. It effectively describes the contribution of low-frequency noise with a single summed value.

Z-Weighting / Unweighted (dBZ) – is the non-weighted summed sound level and is usually used for sound level reporting for one-third and single octave bands.

Sound Pressure Level, L_p – specifies the perceived sound at a receiver or measurement location that is dependent on distance and environmental conditions. This is what a person hears or microphone measures in a location in space, referenced to 20 micro-Pascals.

Sound Power Level, L_w – specifies the sound emission from a source independent of distance and environmental conditions. It is the potential acoustic energy of a source that is calculated and measured based on sound emission and emitting area, referenced to one picowatt.

Average Noise Level (Leq) – is the time-average sound level documented in decibels that is noted with the measured time interval.

Maximum Sound Level (Lmax) – is the highest sound level measured during a single noise event and is documented with the time response (Slow – 1 second, Fast – 0.125 second, Impulse – 0.035 second). Lmin is the quietest sound level measured during a single time interval of measurement.

Sound waves, similar to light wave, from a point source will expand hemispherically above the ground losing 6 dB per doubling of distance; referred to as the inverse square law. Other effects that are considered in the acoustical computer modeling software include ground absorption, air absorption, barrier effects (diffraction, reflection, and diffusion). The amount of these affects are based on the geometry from the source to the listener and the type of materials (i.e., sound reflective vs. sound absorptive).

FS24-1579

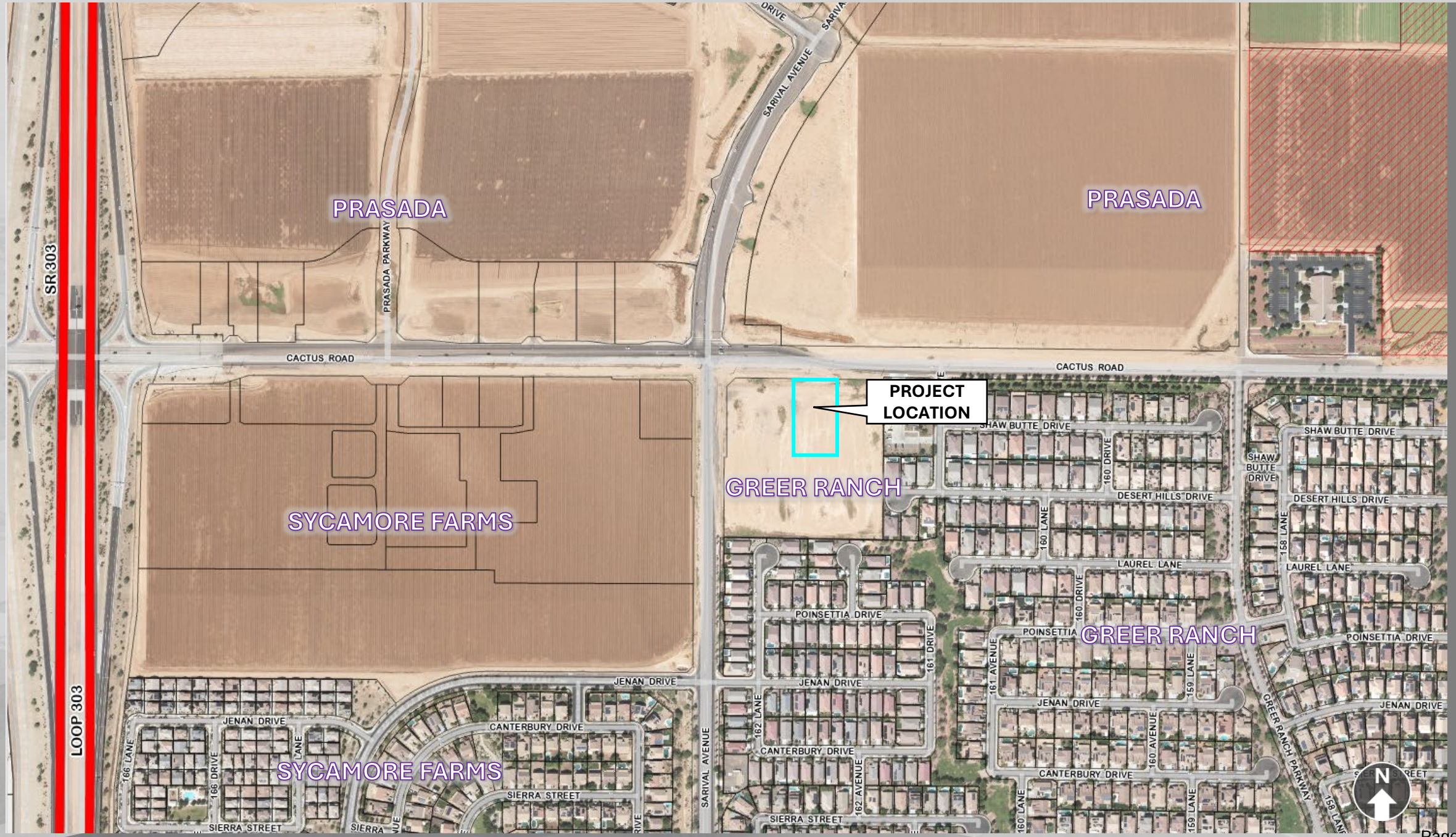
Circle K Carwash

CONDITIONAL USE PERMIT

Planning & Zoning Commission

August 20, 2026

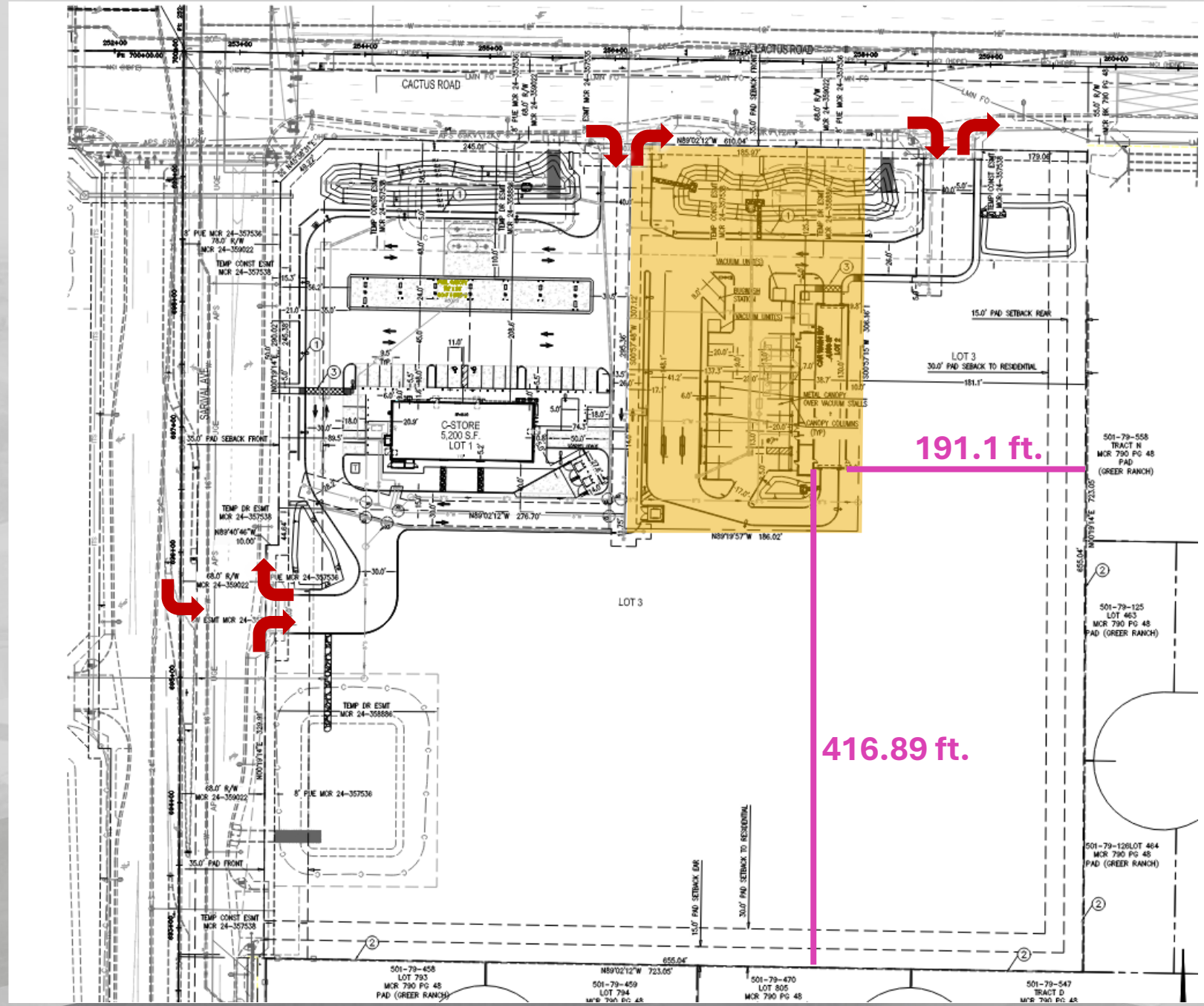
SURPRISE
ARIZONA



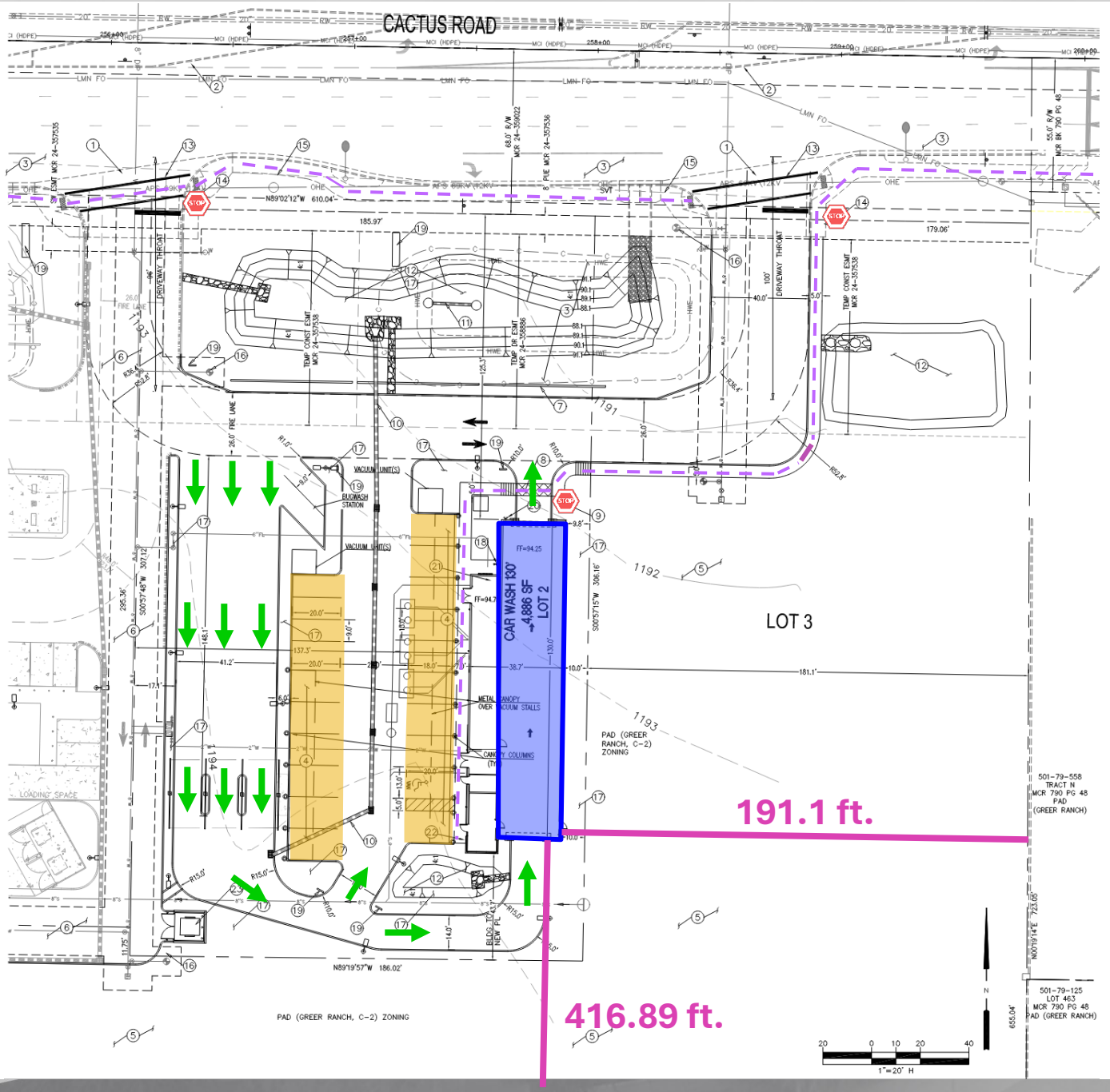
VICINITY MAP


PAD
PRASADA (PGV-RC)
PAD
PRASADA (PUV-POD/ PUV-4/PUV-2)
PAD
SYCAMORE FARMS
(COMMERCIAL – C-2)
PAD
SYCAMORE FARMS
(HDR/MDR)
PAD
SYCAMORE FARMS
(MDR/LDR)
PAD
GREER RANCH
(C-2)
PAD
GREER RANCH
(R1-5)
PROJECT
LOCATION
SR 303
LOOP 303
PRASADA PARKWAY
SARIVAL AVENUE
CACTUS ROAD
JENAN DRIVE
CANTERBURY DRIVE
SIERRA STREET
POINSETTIA DRIVE
LAUREL LANE
DESERT HILLS DRIVE
SHAW BUTTE DRIVE
GREER RANCH PARKWAY
166 LANE
166 DRIVE
162 LANE
162 AVENUE
161 DRIVE
161 AVENUE
160 DRIVE
160 LANE
160 AVENUE
159 LANE
158 LANE
N

ZONING MAP



MASTER SITE PLAN



4,886 square foot proposed car wash

Parking Required = 3 Spaces
Parking Provided = 20 Spaces

Setbacks
From Right-of-Way (ROW) = Approx. 125.3 feet

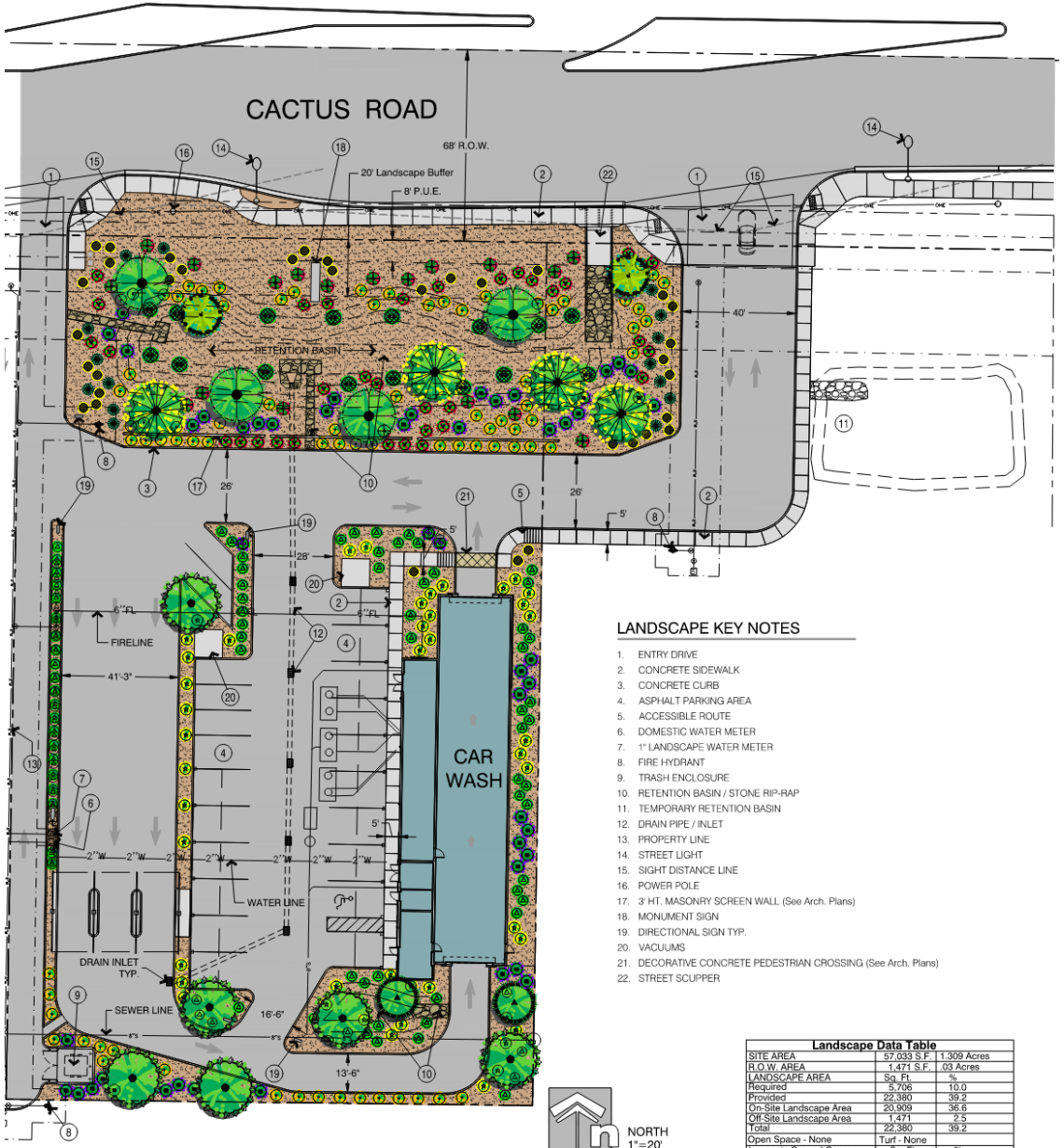
From Closest Abutting Residential =
East = Approx. 191.1 feet
West = Approx. 416.89 feet

Queuing Lane
Queuing Capacity - 21 vehicles

KEY NOTES

1. NEW RIGHT IN / RIGHT OUT SHARED DRIVE
2. NEW MEDIAN
3. CITY CIP CACTUS ROAD WIDENING PROJECT
4. VACUUM STALLS
5. FUTURE DEVELOPMENT BY OTHERS
6. CIRCLE K PROJECT FS24-1580 (SEPARATE PERMIT)
7. 3' MASONRY SCREEN WALL. FINISH SHALL MATCH BUILDING.
8. CONSTRUCT CROSSWALK WITH INTEGRAL COLOR CONCRETE WITH 18X18 TOOL JOINT
9. 12" W11-2 PED SIGN
10. ONSITE STORM DRAIN
11. DRYWELL
12. SURFACE RETENTION BASIN
13. 12" CROSSWALK AND 24" STOP BAR
14. 36" STOP SIGN AND 24" R3-2R
15. SIGHT VISIBILITY LINE
16. FIRE HYDRANT
17. LANDSCAPE ISLAND / AREA
18. BIKE PARKING
19. SIGNAGE - BY SEPARATE APPROVAL AND SEPARATE PERMIT
20. FDC
21. FIRE RISER
22. KNOX BOX
23. REFUSE ENCLOSURE

SITE PLAN



LANDSCAPE KEY NOTES

1. ENTRY DRIVE
2. CONCRETE SIDEWALK
3. CONCRETE CURB
4. ASPHALT PARKING AREA
5. ACCESSIBLE ROUTE
6. DOMESTIC WATER METER
7. 1" LANDSCAPE WATER METER
8. FIRE HYDRANT
9. TRASH ENCLOSURE
10. RETENTION BASIN / STONE RIP-RAP
11. TEMPORARY RETENTION BASIN
12. DRAIN PIPE / INLET
13. PROPERTY LINE
14. STREET LIGHT
15. SIGHT DISTANCE LINE
16. POWER POLE
17. 3' HT. MASONRY SCREEN WALL (See Arch. Plans)
18. MONUMENT SIGN
19. DIRECTIONAL SIGN TYP.
20. VACUUMS
21. DECORATIVE CONCRETE PEDESTRIAN CROSSING (See Arch. Plans)
22. STREET SCUPPER

Landscape Data Table

SITE AREA	57,033 S.F.	1.309 Acres
R.O.W. AREA	1,471 S.F.	.03 Acres
LANDSCAPE AREA	Sq. Ft.	%
Required	5,706	10.0
Provided	22,380	39.2
On-Site Landscape Area	20,909	36.6
Off-Site Landscape Area	1,471	2.5
Total	22,380	39.2
Open Space - None	Turf - None	
Inorganic Ground Cover	Sq. Ft.	%
Decomposed Granite - ¾" Sized, 2" Depth		
On-Site	20,909	93.0
Off-Site	1,471	7.0

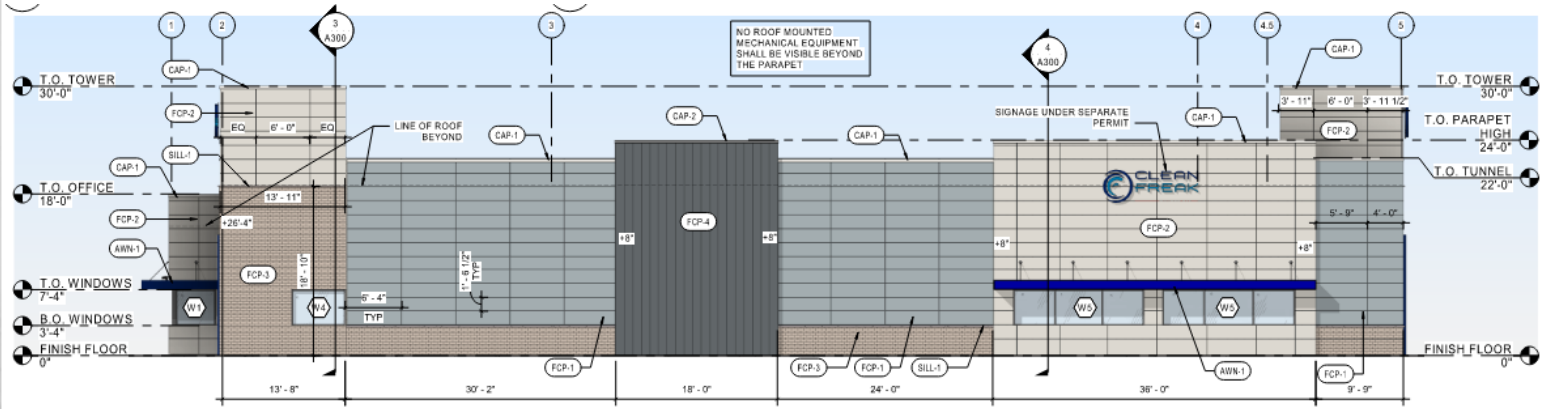
PLANT LIST

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / QUAN.	REMARKS
	ACACIA SALICINIA WILLOW ACACIA	24" Box 6	9' Ht., 4' Sp., 1 ½" Cal.
	PARKINSONIA 'Desert Museum' DESERT MUSEUM PALO VERDE	24" Box 4	9' Ht., 5' Sp., 1 ½" Cal.
	ACACIA ANEURA MULGA	24" Box 2	7' Ht., 4' Sp., 1 ½" Cal.
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" Box 4	9' Ht., 4' Sp., 1 ½" Cal.
	PISTACIA LENTISCUS MASTIC TREE	24" Box 2	9' Ht., 4' Sp., 1 ½" Cal.
	LEUCOPHYLLUM L. 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 47	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 80	
	EREMOPHILA MACULATA 'Valentine' VALENTINE BUSH	5 GAL. 33	
	TECOMA STANS YELLOW BELLS	5 GAL. 45	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 80	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 15	
	LANTANA MONTEVIDENSIS 'New Gold' 'NEW GOLD' LANTANA	5 GAL. 33	
	LANTANA MONTEVIDENSIS 'Purple' PURPLE TRAILING LANTANA	5 GAL. 3	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 16	
	BOUGAINVILLEA 'Crimson Jewel' CRIMSON JEWEL BOUGAINVILLEA	5 GAL. 19	

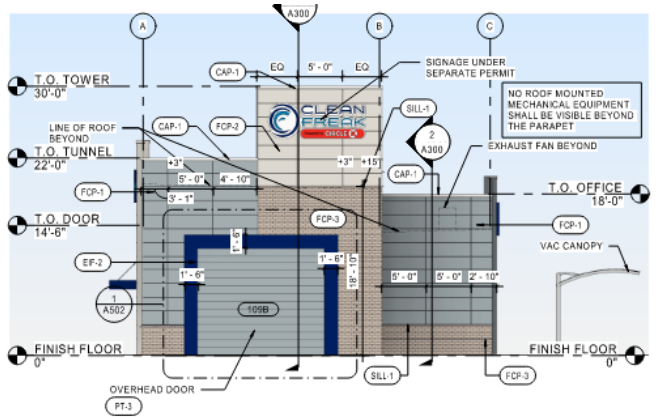
DECOMPOSED GRANITE - ¾" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. "MADISON GOLD" COLOR.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

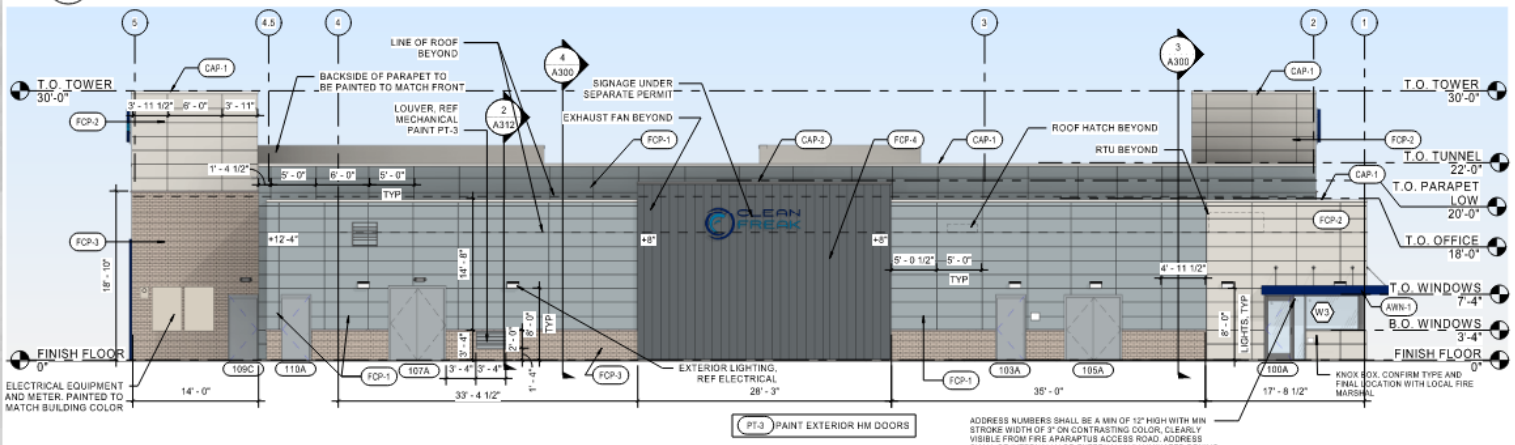
LANDSCAPE PLAN



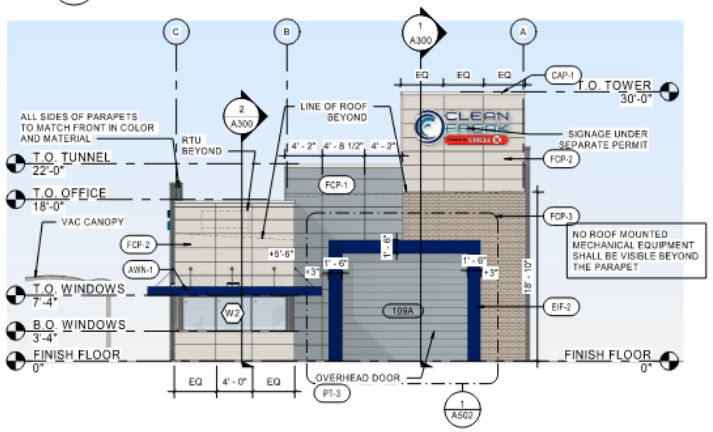
4 TUNNEL ELEVATION - EAST
1/8" = 1'-0"



3 TUNNEL EXIT ELEVATION - NORTH
1/8" = 1'-0"



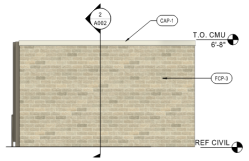
2 OFFICE/EQUIPMENT ROOM ELEVATION - WEST
1/8" = 1'-0"



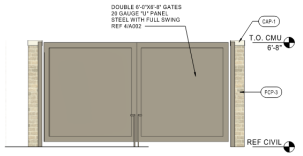
1 TUNNEL ENTRANCE ELEVATION - SOUTH
1/8" = 1'-0"



8 VAC CANOPY ELEVATION
1" = 10'-0"



6 SIDE ELEVATION
3/8" = 1'-0"



5 FRONT ELEVATION
3/8" = 1'-0"

ELEVATIONS

Predicted Noise Level Increase

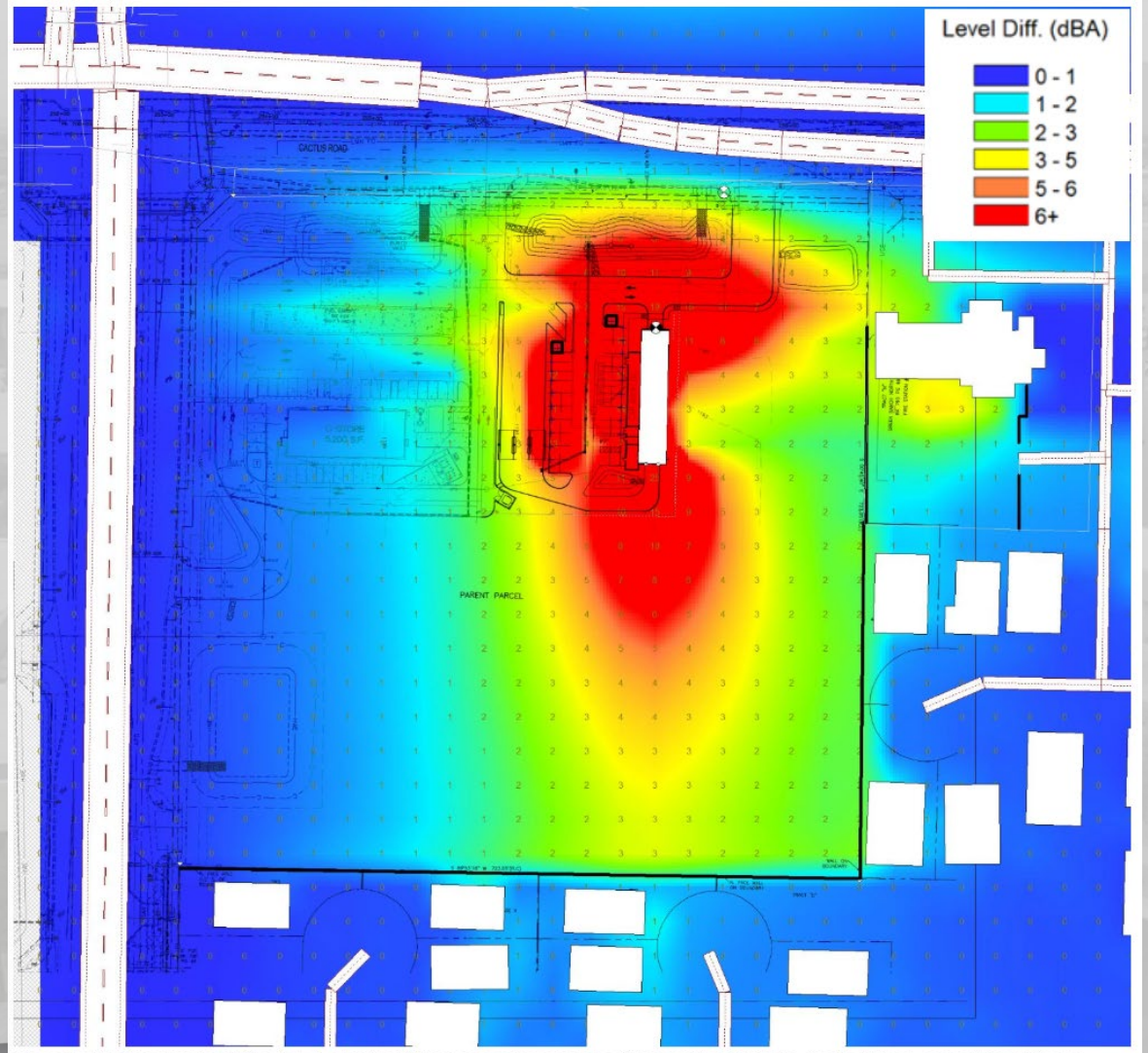


Figure 5: Predicted Noise Level Difference Increase from Car Wash Activities over Ambient
Updated 02-2026

EVALUATION CRITERIA

Title 17, Section 17.28.080.C.2

- ✓ Structures 50’ from any residential zone (191.1’)
- ✓ Parking areas 15’ from any residential zone (236.8’)
- ✓ Site area no less than 12,000 sf (57,033 sf)
- ✓ Interior curbs of not less than six inches in height constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.
- ✓ Queuing for at least 10 automobiles (21 automobiles)
- ✓ Wash water disposal facilities in conformance with all applicable water and sewer regulations.

OUTREACH

Neighborhood Meeting

- Date: June 18, 2025
- Location: Sonoran Heights Middle School
- Attendance: 8

- General questions regarding hours of operation and how this site was chosen. Concerns conveyed regarding water pressure and crime.
- Following this meeting, Staff received one (1) letter of opposition to this project.

RECOMMENDATION

Should the Commission wish to **approve** the subject Conditional Use Permit with Site Plan, **Case FS24-1579**, **staff recommends the Commission approve subject to stipulations 'a' through 'e'**.

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

STIPULATIONS

a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan” consisting of three (3) sheets prepared by Helix Engineering and received June 23, 2026.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Clean Freak Car Wash,” consisting of two (2) sheets prepared by MLA Associates and received June 25, 2026.

c. Building elevations shall be consistent with the Elevations entitled “Clean Freak Car Wash,” consisting of six (6) sheets prepared by HFA and received June 17, 2026.

d. The Applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the Applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

e. 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: August 20, 2026 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Circle K vehicle fueling station located at the southeast corner of Cactus Road and Sarival Avenue, zoned Greer Ranch Planned Area Development (PAD), case # FS24-1580.

Motion:
I move to approve the Conditional Use Permit for a Circle K Gas Station and Convenience Store, Case # FS24-1580, subject to stipulations 'a' through 'e' as memorialized in the Staff Report.
I move to deny the Conditional Use Permit for Circle K Gas Station and Convenience Store, Case # FS24-1580, because [*insert reason*].

Background:
The subject request involves a Conditional Use Permit with Site Plan for a new Circle K 4,608 square foot gas station with a 5,200 square foot convenience store associated with a proposed CleanFreak carwash. The vacant 1.87-acre (approx.) parcel is a part of a larger commercial center planned within the Greer Ranch Planned Area Development (PAD), located generally at the southeast corner of Cactus Road and Sarival Avenue.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:

1. 00 - FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Staff Report
2. 01 -FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Vicinity Map
3. 02 -FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Zoning Map
4. 03 -FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Site Plan
5. 04 -FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Elevations
6. 05 -FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Landscape Plan
7. 06 -FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Citizen Participation Report
8. 07 - FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Affidavit of Posting
9. 08 - FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Opposition Email
10. FS24-1580 Circle K Gas Station and C Store CUP with Site Plan - Powerpoint

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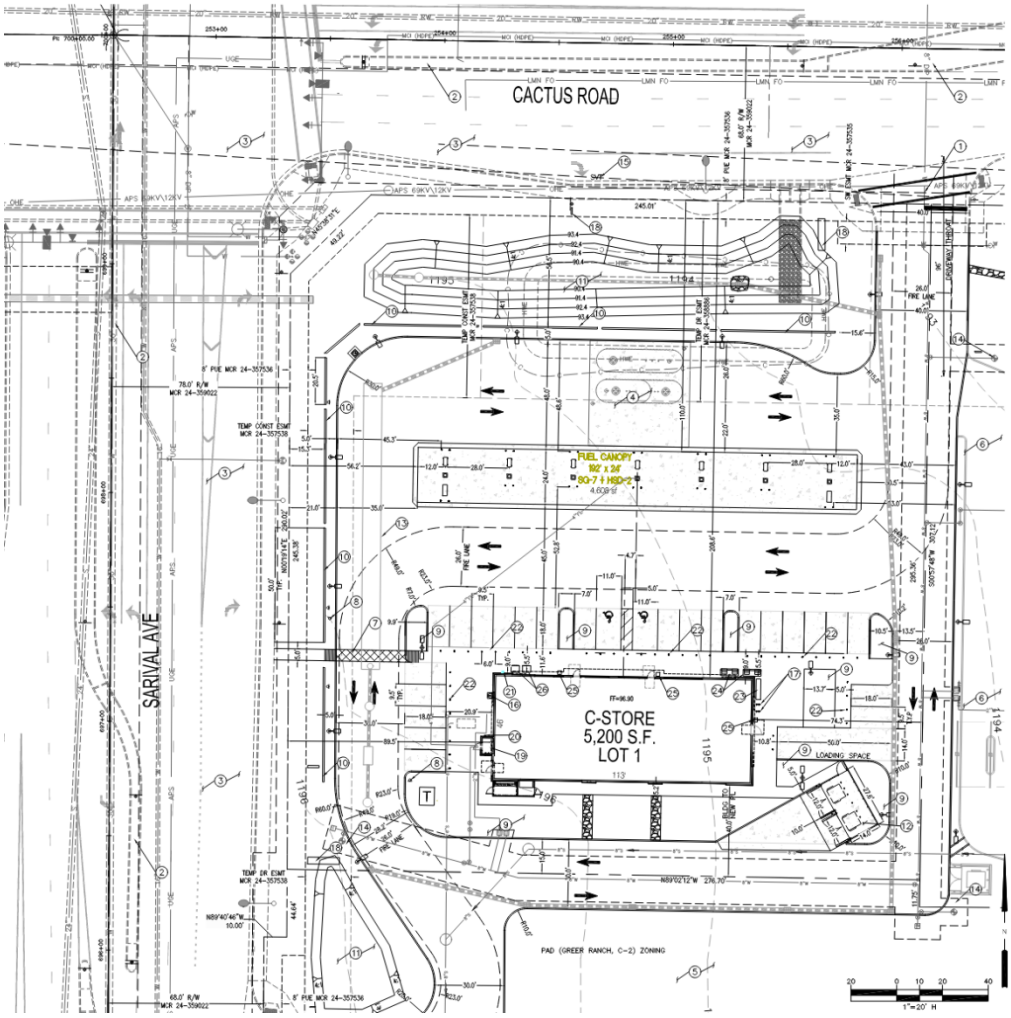
16000 N. Civic Center Plaza | Surprise, AZ 85374 | Ph 623-222-3000 | Fax 623-222-3002

Conditional Use Permit
Report to the Planning and Zoning Commission

Case:	**FS24-1580**
Project Name:	Circle K Gas Station and C Store CUP with Site Plan
Council District:	3 - Mesquite
Meeting Date:	August 20, 2026
Planner:	Jani Wertin, Planner II
Owner:	Circle K Stores Inc.
Applicant:	Brennan Ray of Ray Law Firm
Request:	Conditional Use Permit with Site Plan
Site Location:	Generally located at the southeast corner of Cactus Road and Sarival Avenue
Site Size:	1.87 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040
Support/Opposition:	Refer to the attached Citizen Participation Report and Opposition Email.
Staff Recommendation:	If the Commission **approves** the CUP with Site Plan, Staff recommends the Commission approve the subject CUP with Site Plan, case **FS24-1580**, subject to stipulations 'a' through 'e.'

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for a new 4,608 square foot gas station with a 5,200 square foot convenience store (Circle K) associated with a proposed carwash (Clean Freak). The vacant 1.87-acre (approx.) parcel is a part of a larger commercial center planned within the Greer Ranch Planned Area Development (PAD), located generally at the southeast corner of Cactus Road and Sarival Avenue. The Green Ranch PAD refers to a previous iteration of the City's zoning ordinance, known as Title 17, for use allowances and development standards.



Proposed Site Plan

Access and Circulation:

Access to the overall Greer Ranch Commercial Center, via Cactus Road, is provided by two (2) right in, right out access driveways. Access to the commercial center via Sarival Avenue is taken from one (1) three quarter access driveway. Full access to the subject site is taken from internal drive aisles. Full roadway improvements along Cactus Road and Sarival Avenue have been previously constructed; as such, no further improvements are required with the proposed development.

On-site circulation is designed to allow two-way traffic flow throughout the site.

Parking:

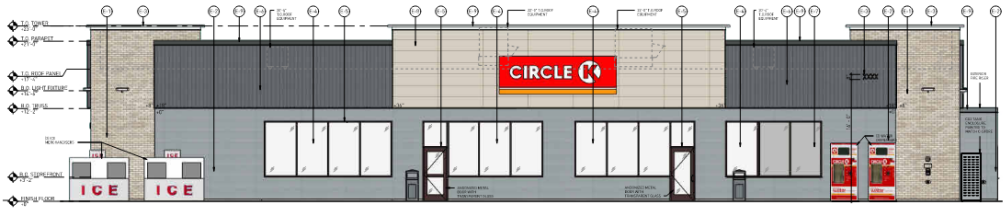
A pedestrian crossing sign is provided at the pedestrian crossing that traverses through the drive aisle on the western side of the site. This development requires 18 parking spaces, and 25 have been provided (23 standard spaces, 2 ADA accessible spaces).

Architecture:

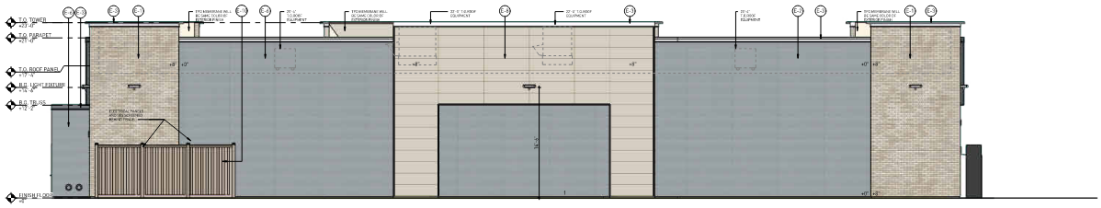
As proposed, the modern architecture for the carwash is consistent with the Circle K branding, meets the requirements of the Greer Ranch PAD and Planning and Engineering Design Standards (PEDS), and is compatible with the adjacent residential neighborhood.

The building incorporates pop outs, fiber cement panels with varying patterns, and brick veneer to provide variation in color and material to add architectural interest and break up the wall plane. In addition to the façade treatments, the building is designed with a flat roof with parapets of various heights and widths added to provide variation in the roof line.

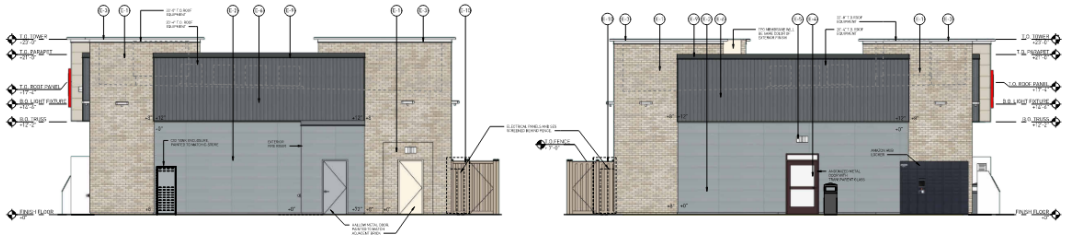
The trash enclosure and fueling canopy have been designed to be complimentary to the convenience store, utilizing the same colors and materials as the convenience store. The cool earth tone color palette and materials used on this building are also compatible with the carwash (Clean Freak) proposed by FS24-1579, which was designed to utilize the same or similar colors and materials as the gas station in order to establish a consistent design within the Greer Ranch Commercial Center.



FRONT ELEVATION (SOUTH) Copy 1 | 1

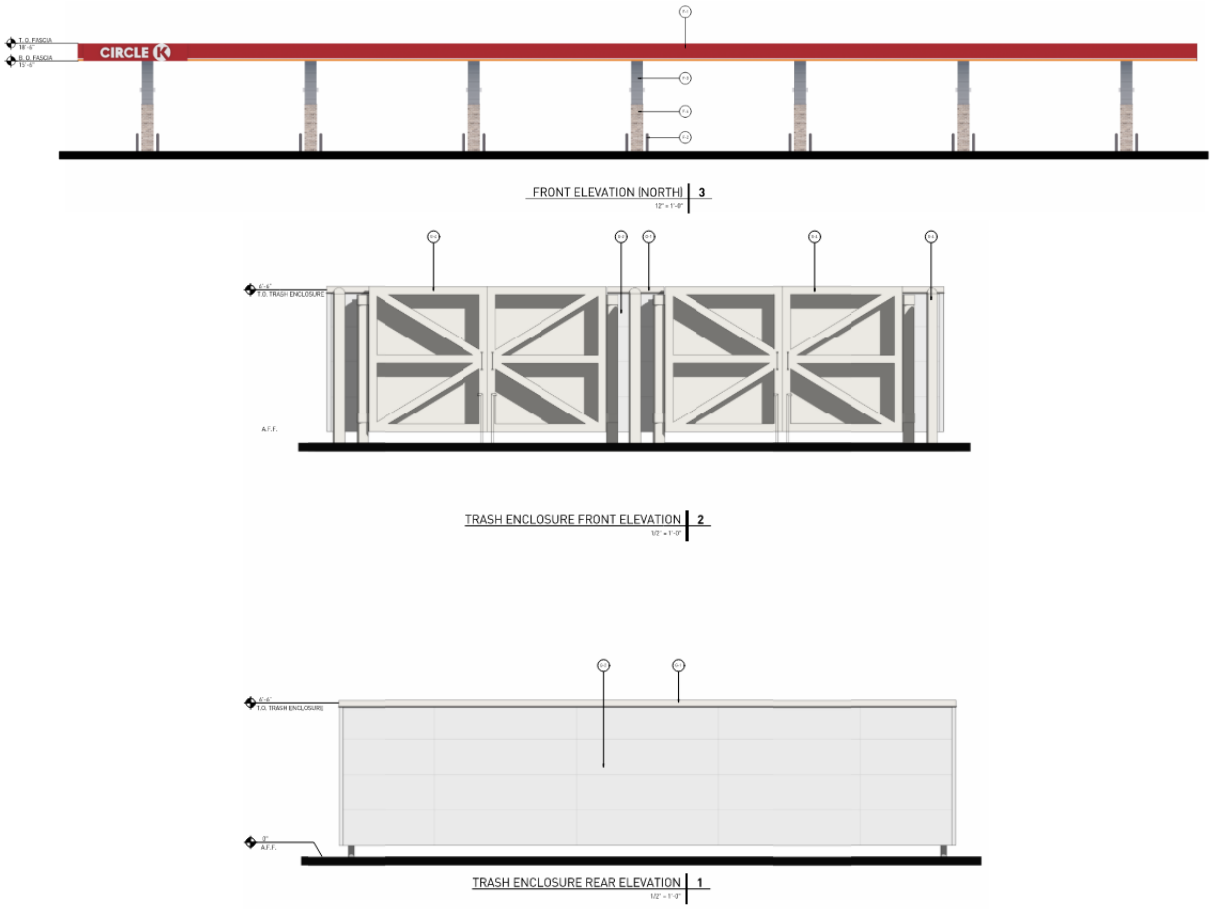


REAR ELEVATION (NORTH) Copy 1 | 4



SIDE ELEVATION (EAST) Copy 1 | 2

SIDE ELEVATION (WEST) Copy 1 | 3



Proposed Elevations

Landscaping:

The proposed landscaping meets the requirements of the Greer Ranch PAD and Title 17. On-site the applicant is proposing 33.6% landscape coverage, which meets the minimum requirement. Additionally, a screening wall and landscaping along Cactus Road and Sarival Avenue will screen the parking on the north and west ends of the site. The proposed onsite landscape will match the landscaping of the carwash (Clean Freak) as proposed by FS24-1579 and will set the standard for the rest of the Greer Ranch Commercial Center. Refuse enclosure is proposed to be located at the southeast corner of the site and will be screened with landscape.



Proposed Landscape Plan

Lighting:

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the Land Development Ordinance.

EXISTING ZONING:



PAD – Prasada PGV-RC	**PAD – Prasada PUV-POD/PUV-4**	**PAD – Prasada PUV-POD/PUV-2**
PAD – Sycamore Farms C-2	**PAD – Greer Ranch C-2**	**PAD – Greer Ranch R1-5**
PAD – Sycamore Farms HDR/MDR	**PAD – Greer Ranch R1-5**	**PAD – Greer Ranch R1-5**

BACKGROUND

June 13, 2002: The subject property was annexed into the City of Surprise under Ordinance #02-15.

June 13, 2002: The Mayor and City Council approved the Greer Ranch Planned Area Development under case PAD01-117, Ordinance #02-14.

August 29, 2024: The Applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR24-1160.

December 12, 2024: The applicant filed a request for a CUP with Site Plan for a carwash under case FS24-1579, the subject case.

June 18, 2025: The Applicant held a neighborhood outreach meeting at Sonoran Heights Middle School. A summary of this meeting is included in the Citizen Participation Report attached to this Staff Report.

Citizen Participation Meeting:

The Applicant held a Neighborhood Meeting for the subject project at the Sonoran Heights Middle School on June 18, 2025. This was a joint neighborhood meeting held to solicit feedback on FS24-1579, a request for a carwash, and FS24-1580, the subject proposal for a vehicle fueling station. Eight (8) members of the public were in attendance. Questions asked were related to hours of operation and how this site was chosen. Concerns conveyed were related to water pressure and crime. Following this meeting, Staff received one (1) letter of opposition to this project. The outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with State and local requirements. The Public Participation Report and Letter of Opposition have been included as an attachment to this Staff Report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria: The Greer Ranch PAD requires parcels within the PAD that are designated for commercial land uses to be developed following the permitted principal use lists, accessory use lists, and development standards of Community Commercial (C-2) as outlined in Title 17 zoning ordinance. Per the Title 17 zoning ordinance, automobile service stations, or gas stations, are required to obtain approval of a CUP. Analysis of any proposed conditionally permitted use is to be based on the use specific standards listed under Section 17.28.080.C.1 of Title 17. These standards include the following:

A. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.

Commentary: N/A. This site is abutted by commercial zoning districts on all sides.

B. The total site area shall not be less than twelve thousand square feet.

Commentary: The project as proposed exceeds this requirement. The area designated for the carwash site is 81,604 square feet.

C. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any non-street property line and not less than seventy-five feet from any residential zone boundary.

Commentary: The project as proposed exceeds this requirement. The pump islands are setback 110 feet from the Right-of-Way and 42.5 feet from the closest shared property line. As there are no residential zoning districts abutting this property, the setback from residential zoning districts do not apply.

D. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

Commentary: None of the above-mentioned equipment is proposed to be stored on site.

E. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

Commentary: The project as proposed meets this requirement.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to these requirements set under Title 17. All other applicable development standards are found within the Greer Ranch PAD or current code.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: This project is located within the Neighborhood character area of the Surprise 2040 General Plan in a proposed commercial center located at the southeast corner of Cactus Road and Sarival Avenue. The Neighborhood Character area supports neighborhood and community retail at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial Types.

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

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, Luke Air Force Base, Maricopa County Flood Control District, and the Maricopa Water District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

SUMMARY:

The proposed CUP with Site Plan meets the requirements of the Surprise General Plan 2040, Greer Ranch PAD, Surprise Municipal Code, and all applicable zoning codes.

- The proposed CUP with Site Plan is consistent with the Greer Ranch PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, if the Commission wishes to approve the subject Conditional Use Permit with Site Plan, Case FS24-1580, staff recommends the Commission approve subject to stipulations ‘a’ through ‘e’ as outlined below:

a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan,” consisting of three (3) sheets prepared by Helix Engineering and received June 17, 2026.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Circle K,” consisting of two (2) sheets prepared by MLA Associates and received June 25, 2026.

c. Building elevations shall be consistent with the Elevations entitled “Circle K,” consisting of twelve (12) sheets prepared by RDC and received June 17, 2026.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

e. 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 deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Recommended motions:

I move to approve the Conditional Use Permit for Circle K Gas Station and Convenience Store, Case # FS24-1580, subject to stipulations ‘a’ through ‘e’ as memorialized in the staff report.

I move to deny the Conditional Use Permit for Circle K Gas Station and Convenience Store, Case # FS24-1580, because insert reason.

Attachments:

01 Vicinity Map

02 Zoning Map

03 Site Plan

04 Elevations

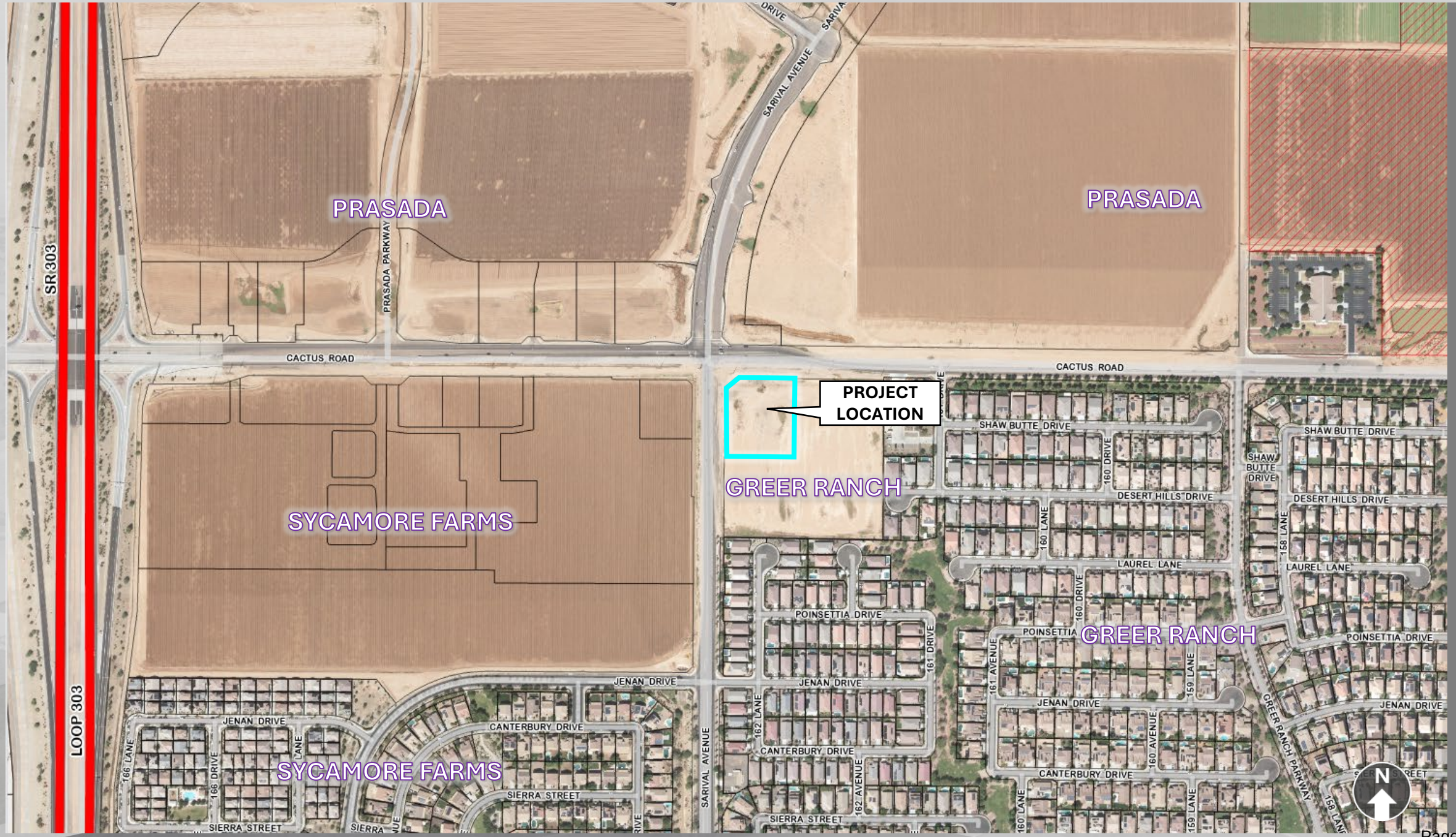
05 Landscape Plan

06 Citizen Participation Report

07 Affidavit of Site Posting

08 Opposition Email

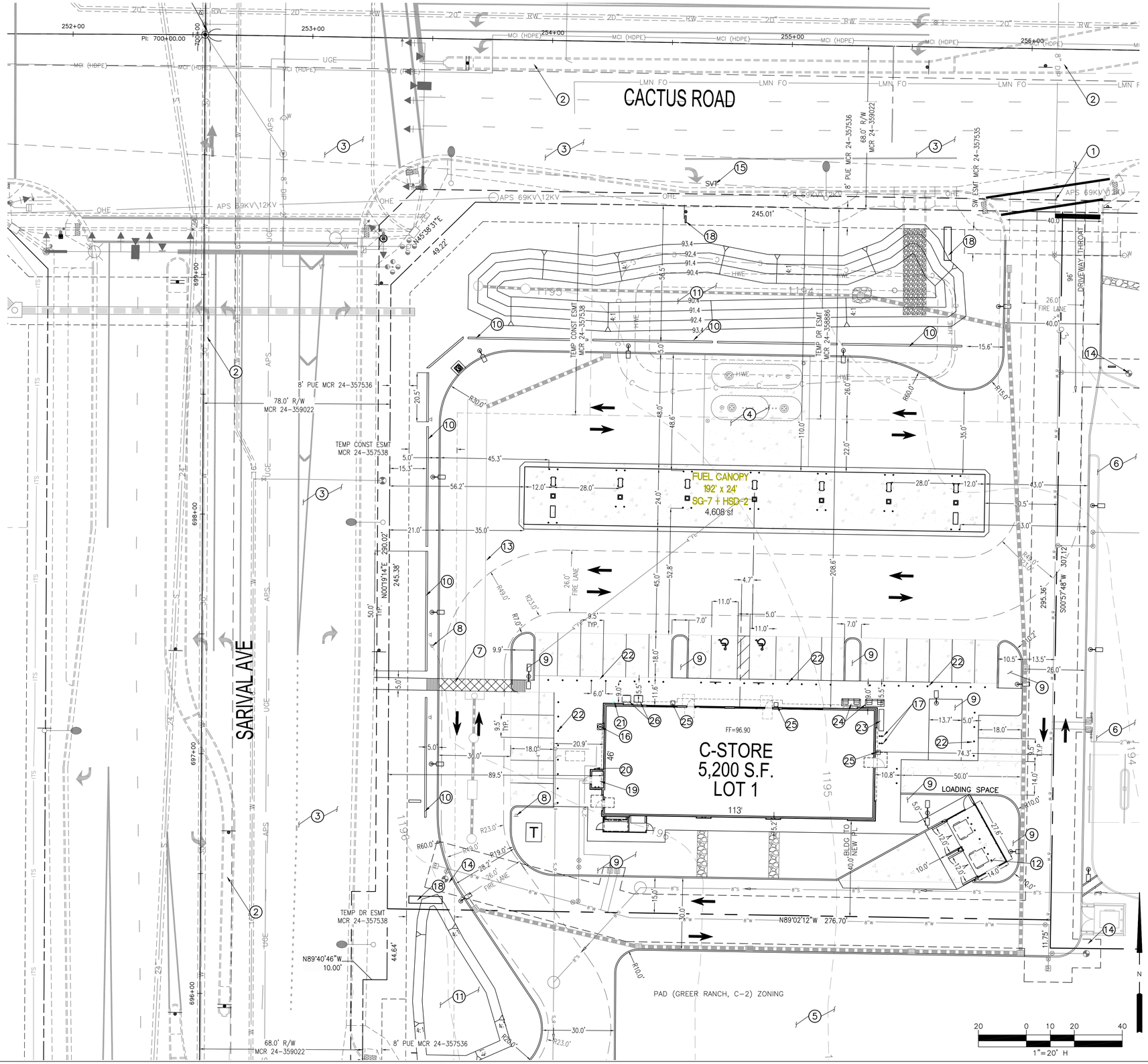
PPT



VICINITY MAP


PAD
PRASADA (PGV-RC)
PAD
PRASADA (PUV-POD/ PUV-4/PUV-2)
PAD
SYCAMORE FARMS
(COMMERCIAL – C-2)
PAD
SYCAMORE FARMS
(HDR/MDR)
PAD
SYCAMORE FARMS
(MDR/LDR)
PAD
GREER RANCH
(C-2)
PAD
GREER RANCH
(R1-5)
PROJECT LOCATION
SR 303
LOOP 303
PRASADA PARKWAY
SARIVAL AVENUE
CACTUS ROAD
SHAW BUTTE DRIVE
DESERT HILLS DRIVE
LAUREL LANE
POINSETTIA DRIVE
JENAN DRIVE
CANTERBURY DRIVE
SIERRA STREET
GREER RANCH PARKWAY
161 DRIVE
160 DRIVE
160 LANE
161 AVENUE
162 LANE
162 AVENUE
166 LANE
166 DRIVE
158 LANE
159 LANE
160 AVENUE
N

ZONING MAP



Jun 04, 2026 - 5:28pm
Q:\Jobs\551 Cactus Sarival\DWGS\XREF\551 impr plans and site plan 4-5-22.dwg

SITE DATA

PARCEL NUMBER:	A PORTION OF 501-40-006B
LOCATION	SOUTHEAST CORNER CACTUS / SARIVAL
EXISTING ZONING:	PAD (GREER RANCH, C-2)
PROPOSED ZONING:	PAD (GREER RANCH, C-2)
SITE NET AREA:	81,604 (1.87 ACRES)
PROPOSED USE:	CONVENIENCE STORE
BUILDING HEIGHT:	35' MAX ALLOWED
(GREER RANCH PAD)	23' PROVIDED
SETBACK TO FRONT:	35' MIN ALLOWED
(GREER RANCH PAD)	110' PROVIDED (CK FUEL CANOPY)
SETBACK TO SIDE:	15' MIN ALLOWED
(GREER RANCH PAD)	441' PROVIDED (CK BLDG)
SETBACK TO STREET SIDE	25' MIN ALLOWED
(GREER RANCH PAD)	89' PROVIDED (CK BLDG)
SETBACK TO REAR	15' MIN ALLOWED
(GREER RANCH PAD)	399' PROVIDED (CK BLDG)
DISTANCE TO RESIDENTIAL	30' MIN ALLOWED
(GREER RANCH PAD)	399' PROVIDED (CK BLDG)
LOT COVERAGE:	
NET SITE AREA	81,604 SF
FOOTPRINT AREA	9808 SF
LOT COVERAGE	9808 / 81,604 = 12.0%
ALLOWED	30% (GREER RANCH PAD)

PARKING:

PARKING REQUIRED:	1 PER 300 (retail areas) 5200 / 300 = 18 SPACES
PARKING PROVIDED:	25 STALLS 23 STANDARD 2 ADA

BIKE PARK - 1 PER 20 AUTO SPACES. 2 PROVIDED

SITE AREA:	81,604 SF
IMPERVIOUS AREA:	59,807 SF (73%)
PERVIOUS AREA:	21,797 SF (27%)

NARRATIVE: PROPOSAL IS FOR ONE CONVENIENCE STORE WITH RETAIL FUEL ISLAND. DEVELOPMENT IS PART OF LARGER COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF CACTUS ROAD AND SARIVAL AVE

KEY NOTES

1. NEW RIGHT IN / RIGHT OUT SHARED DRIVE
2. NEW MEDIAN
3. CITY CIP CACTUS ROAD WIDENING PROJECT
4. UNDERGROUND FUEL STORAGE TANKS
5. FUTURE DEVELOPMENT BY OTHERS
6. CAR WASH PROJECT (BY SEPARATE PERMIT)
7. PED CROSSING - INTEGRAL COLOR CONCRETE WITH 18" JOINT PATTERN AT 45°. SEE DETAIL ON SHEET SP-1.2.
8. 18" PED SIGN W11-2
9. LANDSCAPE ISLAND
10. 3' MASONRY SCREEN WALLS. FINISH AND COLOR PER ARCH ELEVATIONS
11. SURFACE RETENTION BASIN
12. DOUBLE REFUSE ENCLOSURE
13. UNDERGROUND STORM WATER STORAGE TANK
14. NEW PRIVATE FH
15. SIGHT VISIBILITY LINE
16. CO2 STORAGE. CO2 MONITORING REUIQRED FOR BULK INSTALLATION OVER 50# 2018 LOCAL AMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON SITTING AREA. CO2 EXHAUST SYSTEM REQURIED FOR INSIDE STORAGE OF BULK CO2
17. BIK E PARKING
18. SIGNAGE - BY SEPARATE APPROVAL AND SEPARATE PERMIT
19. FIRE RISER ROOM
20. FDC
21. KNOX BOX
22. FLUSH CURB WITH BOLLARDS
23. AMAZON HUB
24. ICE MERCHANDISER
25. TRASH
26. WATER DISPENSER

PROJECT DIRECTORY

OWNER/DEVELOPER:
CIRCLE K STORES INC
1120 W. WARNER ROAD
TEMPE, AZ 85284
602-728-8000
CONTACT: RYAN MOJAHED

ARCHITECT:
RDC
20365 EXCHANGE STREET, SUITE 220
ASHBURN, VA 20147
TEL: 703-668-0086
CONTACT: RASHMI MEHADIA

ENGINEER:
HELIX ENGINEERING, LLC
3240 E. UNION HILLS
SUITE 113
PHOENIX, ARIZONA 85050
CONTACT: STEVE BOWSER
PHONE: (602) 788-2616
E-MAIL: sb@hxeng.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
30489
STEVEN R. BOWSER
ARIZONA U.S.A.
Expires 09/30/2026

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

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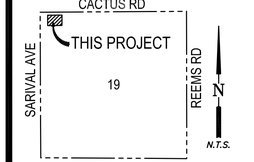


VICINITY MAP
SECTION 19, T3N, R1W, G&SRB & M

TWO WORKING DAYS BEFORE YOU DIG. CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

RELEASE	
DATE	
8-20-24	DRAFT SP
4-10-25	CITY SP COMMENTS
5-15-25	REV FOOTPRINT
8-1-25	CITY COMMENTS
2-5-26	CITY COMMENTS
4-29-26	CITY COMMENTS
6-2-26	SITE PLAN CHANGES
6-4-26	SITE PLAN CHANGES

REVISIONS		
NO.	DATE	
1	.	.
2	.	.
3	.	.

PROJECT NAME

SEC Cactus / Sarival Circle K

HELIX JOB NUMBER	IN HOUSE
551	DRAWN BY: HXE CHECKED BY: SB

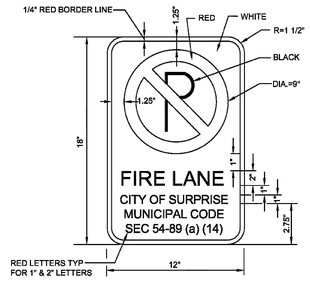
SHEET TITLE

SITE PLAN

SHEET	PAGE
SP-1.1	1 of 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

FS24-1580



NOTES:

1. FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION
   A. SIGNS SHALL BE ONE EIGHTH (1/8) OF AN INCH FLAT ALUMINUM SHEET, TWELVE (12) INCHES WIDE, AND EIGHTEEN (18) INCHES LONG.
   B. THEY SHALL BE MOUNTED ON A STURDY METAL ONE AND THREE-QUARTER (1-3/4) INCH SQUARE TUBE POSTS. SEE DETAIL 4-22 FOR SIGN POST INSTALLATION DETAIL. HEIGHT OF SIGN SHALL CONFORM TO MUTCD STANDARDS.
   C. SIGNS SHALL BE MOUNTED PERPENDICULAR TO THE ROAD SO THAT THEY ARE VISIBLE FROM THE DIRECTION OF TRAVEL.
   D. THE SIGN SHALL READ AS FOLLOWS:
      FIRE LANE
      CITY OF SURPRISE
      MUNICIPAL CODE
      SEC 54-89 (a) (14)
2. SIGNS SHALL BE PROVIDED BY AND MAINTAINED BY THE PROPERTY OWNER/OCCUPANT, INCLUDING SIGNS ON PRIVATE PROPERTY.
3. AFTER REQUIRED SIGNS ARE INSTALLED, TRAFFIC ENGINEERING WILL INSPECT AND APPROVE ALL SIGNS.

DATE REVISED: 03/2025	SURPRISE ARIZONA	FIRE LANE SIGN	DETAIL NO: 4-21I

DECORATIVE ONSITE CROSSWALK

NOT TO SCALE

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
ph 602-788-2616
www.hxeng.com

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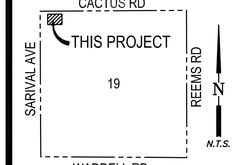

VICINITY MAP

SECTION 19, T3N, R1W, G&SRB & M

TWO WORKING DAYS BEFORE YOU DIG.
CALL FOR THE BLUE STAKES
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BLUE STAKE CENTER

RELEASE	
DATE	
8-20-24	DRAFT SP
4-10-25	CITY SP COMMENTS
5-15-25	REV FOOTPRINT
8-1-25	CITY COMMENTS
2-5-26	CITY COMMENTS
4-29-26	CITY COMMENTS
6-2-26	SITE PLAN CHANGES
6-4-26	SITE PLAN CHANGES

REVISIONS		
NO.	DATE	
1		
2	.	.
3	.	.

PROJECT NAME

SEC Cactus / Sarival Circle K

HELIX JOB NUMBER: 551

IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE

SITE PLAN DETAILS

SHEET: SP-1.2

PAGE: 2 of 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

FS24-1580

Jun 04, 2026 - 5:24pm
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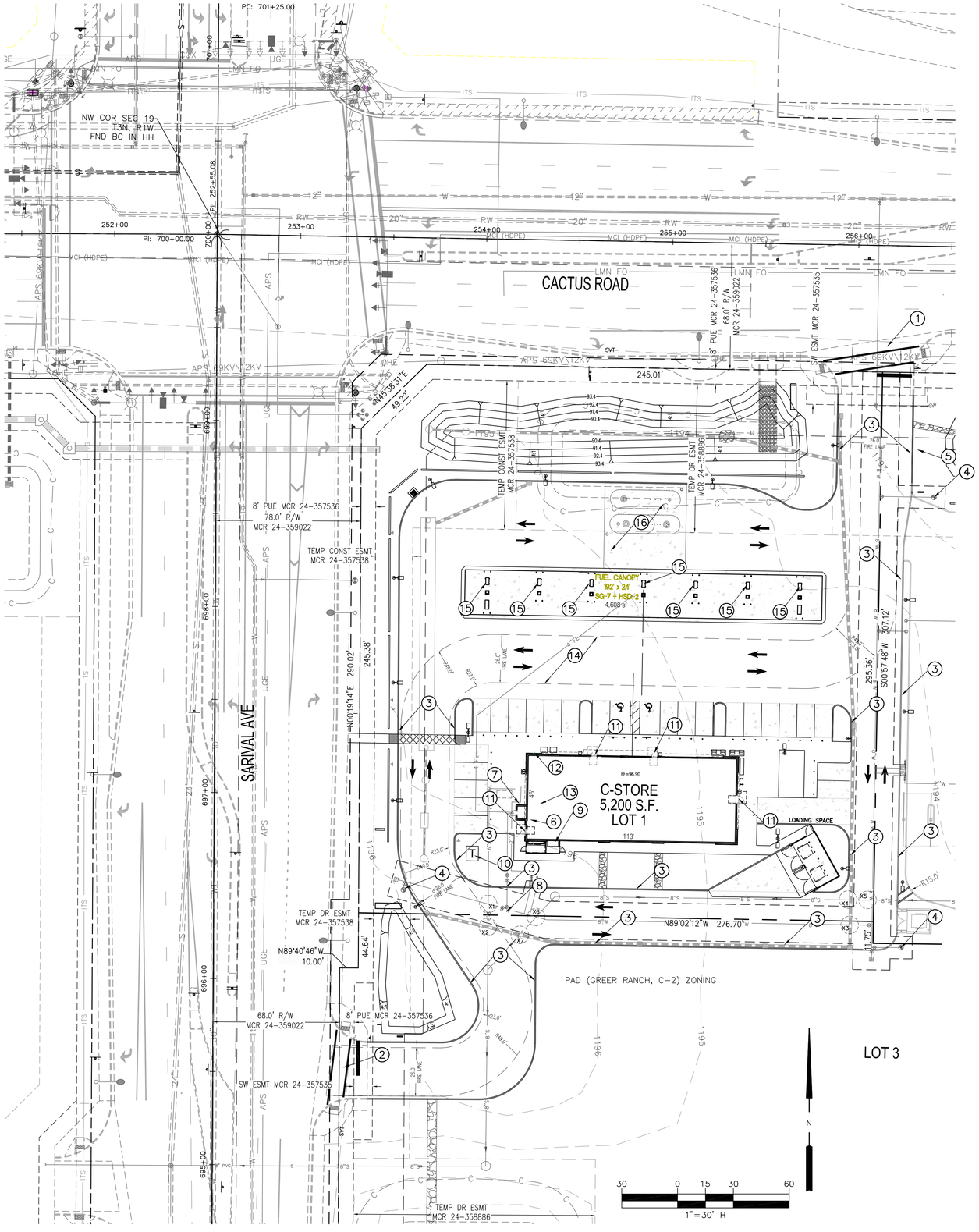

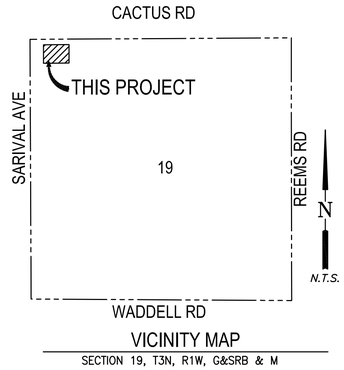

VICINITY MAP

SECTION 19, T3N, R1W, G&SRB & M

ⓧ SITE KEY NOTES

1. RIGHT IN / OUT ACCESS (MEDIAN TO RESTRICT)
2. RIGHT IN / OUT AND LEFT IN ACCESS
3. NO PARKING / FIRE LANE CURB/SIGNAGE. SEE SITE PLAN.
4. PRIVATE FIRE HYDRANT
5. FIRELINE DOUBLE CHECK DEVICE
6. FIRE RISER ROOM
7. FDC LOCATION
8. IN GROUND VALVE TO SHUT OFF ONSITE FIRELINE
9. ELECTRICAL SES ROOM
10. APS TRANSFORMER
11. EGRESS DOOR
12. KNOX BOX
13. ROOF ACCESS
14. SU-40 TRUCK PATH
15. FUEL DISPENSER
16. UNDERGROUND FUEL STORAGE TANKS

BUSINESS NAME: CIRCLE K
ADDRESS: SOUTHEAST CORNER CACTUS / SARIVAL
BUILDING SQUARE FOOTAGE: 5200 SF
BUILDING HEIGHT: 30'
CONSTRUCTION TYPE: V-B
ROOF TYPE: SIP ROOF SYSTEM WITH TPO MEMBRANE
BUILDING OCCUPANCY AND HAZARDS: OCCUPANT LOAD 63, NOT DEFINED HAZARD WITHIN THE BUILDING
PROJECT NOT PLANNED TO USE NATURAL GAS UTILITY

WATER FLOW: MAY 2023 FLOW TEST: 2252 GPM AT 45 PSI, CHARTS TO 9145 GPM AT 20 PSI

Registered Professional Engineer (Civil)
CERTIFICATE NO.
30489
STEVEN R. BOWSER
ARIZONA U.S.A.
Expires 09/30/2026

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 113
Phoenix AZ 85050
ph) 602-788-2616
www.hxeng.com

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BLUE STAKE CENTER

RELEASE	
DATE	
8-20-24	DRAFT SP
4-10-25	CITY SP COMMENTS
5-15-25	REV FOOTPRINT
8-1-25	CITY COMMENTS
2-5-26	CITY COMMENTS
4-29-26	CITY COMMENTS
6-2-26	SITE PLAN CHANGES
6-4-26	SITE PLAN CHANGES
6-12-26	MCESD COMMENTS

REVISIONS		
NO.	DATE	
1		
2	.	.
3	.	.

PROJECT NAME

SEC Cactus / Sarival Circle K

HELIX JOB NUMBER: 551

IN HOUSE
DRAWN BY: HXE
CHECKED BY: SB

SHEET TITLE

PUBLIC SAFETY PLAN

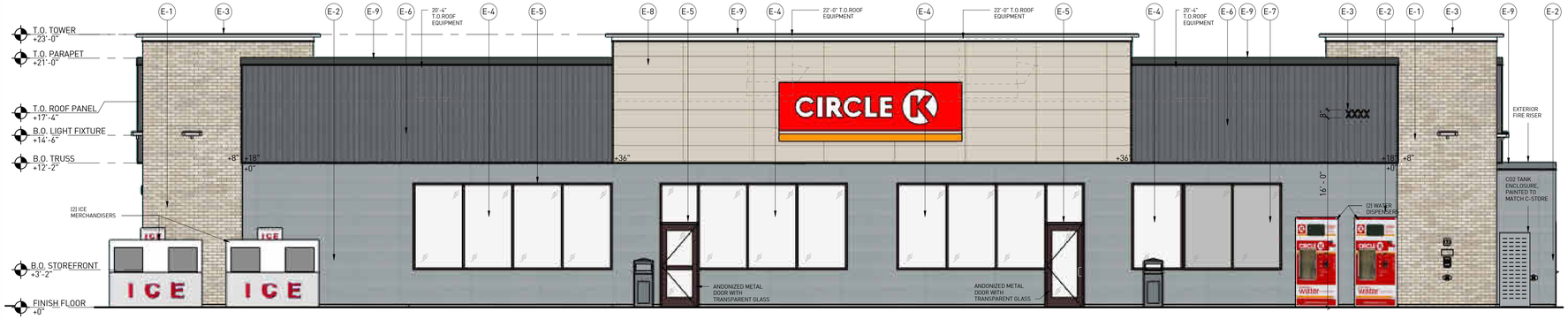
SHEET: PSSP-1

PAGE: 1 of 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

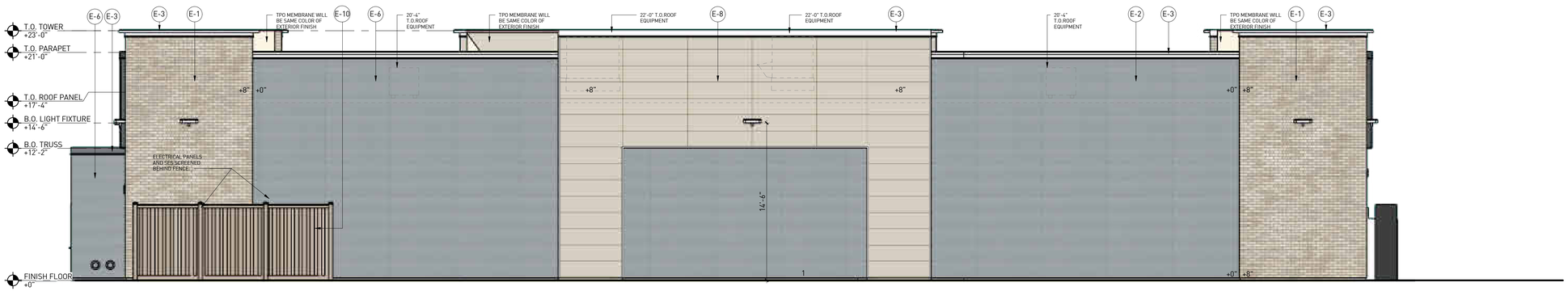
FS24-1580

Jun 17, 2026 - 12:49pm
Q:\Jobs\551 Cactus Sarival\DWGS\XREF\551 impr plans and site plan 4-5-22.dwg



FRONT ELEVATION (SOUTH) Copy 1 | 1

3/16" = 1'-0"



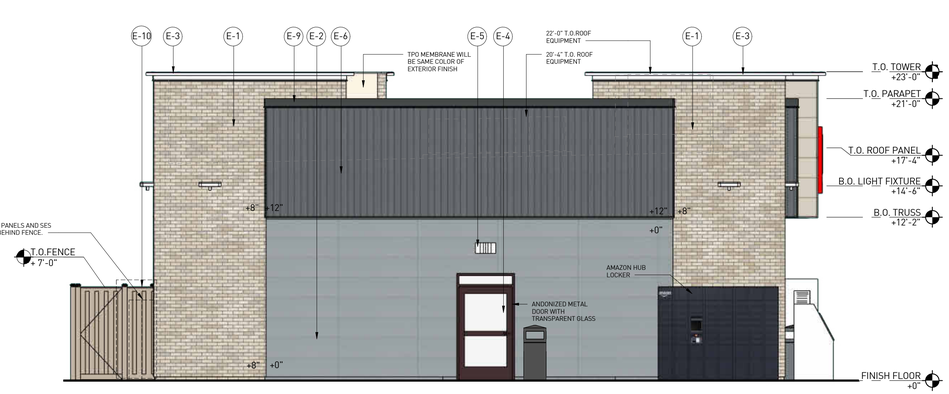
REAR ELEVATION (NORTH) Copy 1 | 4

3/16" = 1'-0"



SIDE ELEVATION (EAST) Copy 1 | 2

3/16" = 1'-0"



SIDE ELEVATION (WEST) Copy 1 | 3

3/16" = 1'-0"

NOTES:
NO ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE VISIBLE BEYOND THE PARAPET.

E-10. TREX - HIGH SOLID COMPOSITE FENCE
WINCHESTER GREY

E-9. METAL COPING, CORNICE AND GUTTER
ELEVATE IRON ORE

E-8. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 9166 "DRIFT OF MIST"

E-7. SPANDREL GLASS

E-6. NICHIHA RIBBED
SHERWIN WILLIAMS 7076 "WEB GRAY"

E-5. ANODIZED WINDOW AND DOOR FRAMING
COLOR: DARK BRONZE

E-4. 1" INSULATED CLEAR GLASS

E-3. METAL COPING, CORNICE AND GUTTER
ELEVATE BONE WHITE

E-2. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 6295 " MORNING FOG"

E-1. NICHIHA CANYONBRICK
"SABLE BROWN"

MATERIAL LEGEND

N.T.S.

CASE# FS24-1580

rdc.

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BRADLEY WILLIAMS
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REVISIONS

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	EXHIBIT RESPONSE #5	05/04/26
	EXHIBIT RESPONSE #6	05/28/26
	ADDED EXTERIOR EQUIP.	06/04/26

NOT FOR CONSTRUCTION

PROFESSIONAL IN CHARGE
RW
PROJECT MANAGER
RM
QUALITY CONTROL
JS
DRAWN BY
YN

PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

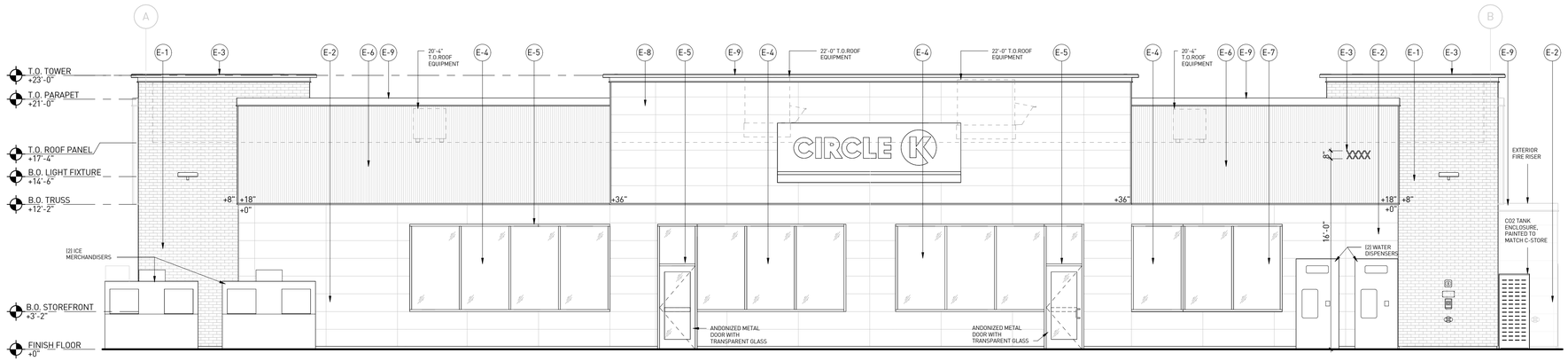
PROTOCYCLE # R0 03/07/25

CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

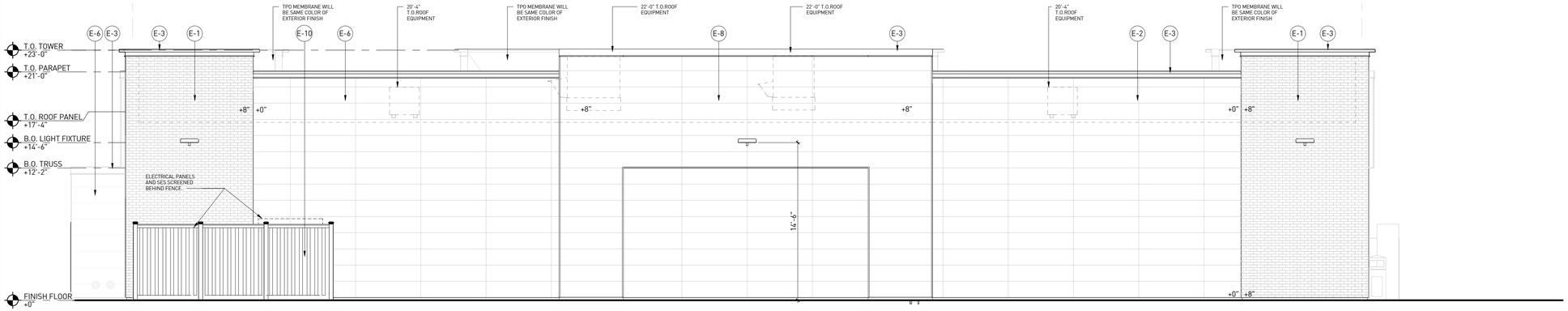
EXTERIOR ELEVATIONS - MATERIALS AND COLORS

A0.4



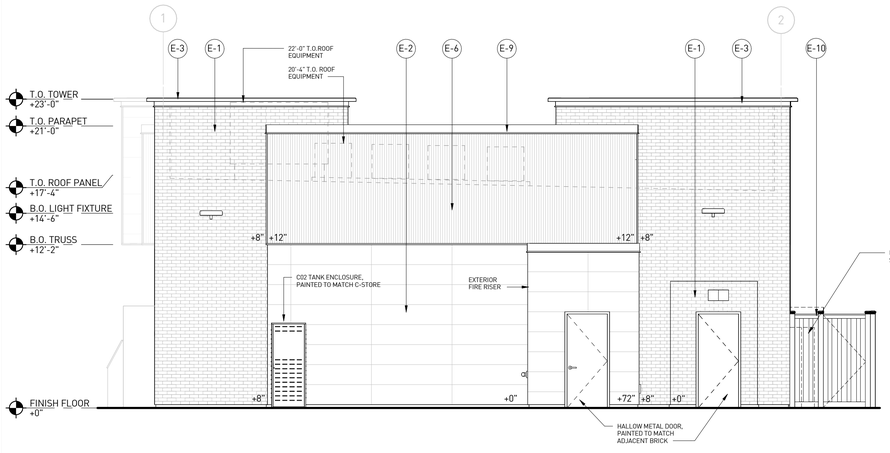
FRONT ELEVATION (SOUTH) | 1

3/16" = 1'-0"



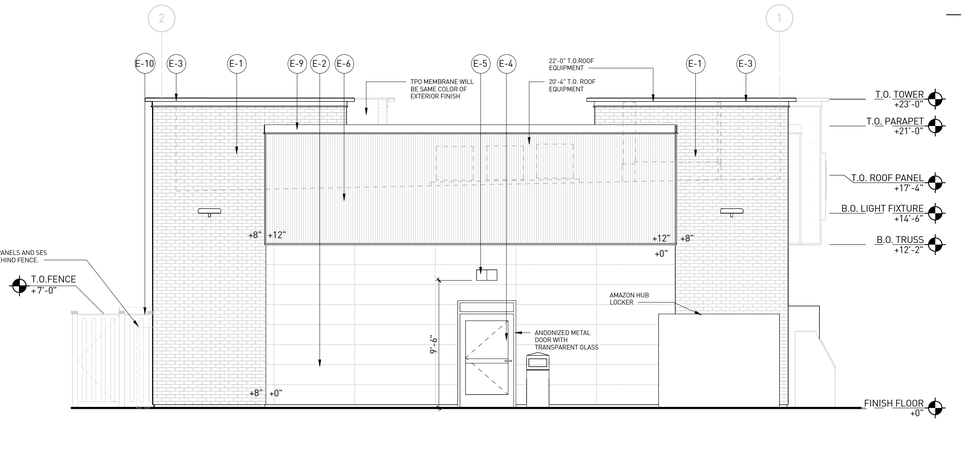
REAR ELEVATION (NORTH) | 2

3/16" = 1'-0"



SIDE ELEVATION (EAST) | 3

3/16" = 1'-0"



SIDE ELEVATION (WEST) | 4

3/16" = 1'-0"

NOTES:
NO ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE VISIBLE BEYOND THE PARAPET.



E-10. TREX - HIGH SOLID COMPOSITE FENCE
WINCHESTER GREY



E-9. METAL COPING, CORNICE AND GUTTER
ELEVATE IRON ORE



E-8. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 9144 "DRIFT OF MIST"



E-7. SPANDREL GLASS



E-6. NICHIHA RIBBED
SHERWIN WILLIAMS 7075 "WEB GRAY"



E-5. ANODIZED WINDOW AND DOOR FRAMING
COLOR: DARK BRONZE



E-4. 1" INSULATED CLEAR GLASS

E-3. METAL COPING, CORNICE AND GUTTER
ELEVATE BONE WHITE



E-2. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 6255 " MORNING FOG"



E-1. NICHIHA CANYONBRICK
"SHALE BROWN"

MATERIAL LEGEND

N.T.S.

rdc.

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BRADLEY WILLIAMS
Digitally signed by details
ARIZONA U.S.A.

EXPIRES: 3/31/27

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EXHIBIT RESPONSE #5	05/04/26
EXHIBIT RESPONSE #6	05/28/26
ADDED EXTERIOR EQUIP.	06/04/26

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PROFESSIONAL IN CHARGE
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RM
QUALITY CONTROL
JS
DRAWN BY
YN

PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

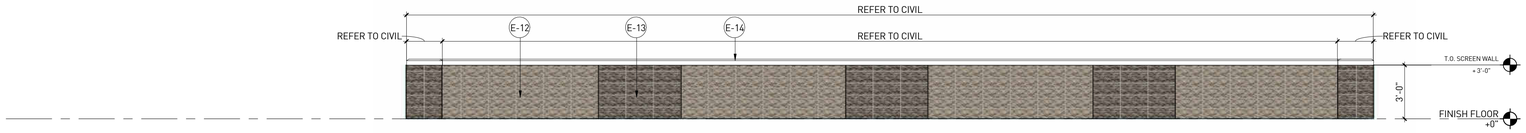
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

EXTERIOR ELEVATIONS - BLACK AND WHITE

CASE# FS24-1580

A0.5



3' SCREEN WALL | 2

1/4" = 1'-0"

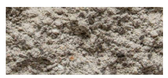
E-14. ECHELON STONE CAP SMOOTH FACE

"INTEGRAL COLOR - MISSION WHITE"



E-13. ECHELON SPLIT FACE CMU

"INTEGRAL COLOR - OPAL"

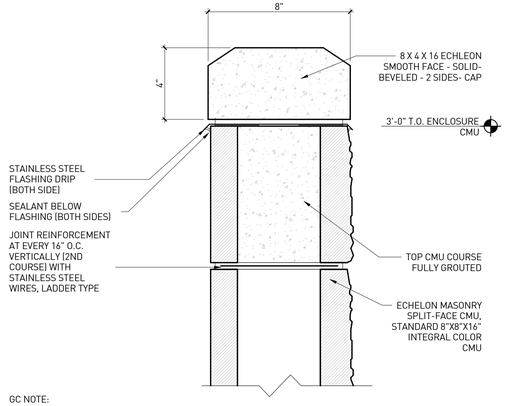


E-12. ECHELON SPLIT FACE CMU

"INTEGRAL COLOR - PEPPERCORN"

TE MATERIAL LEGEND

1 : 74

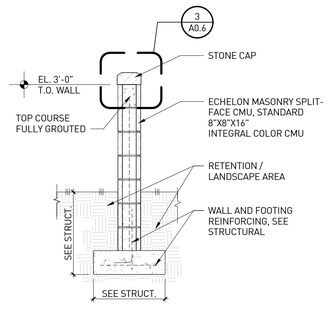


GC NOTE:

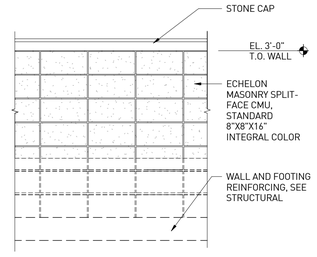
ANCHOR PRECAST CONCRETE CAP WITH STAINLESS STEEL DOWELS TO BE EMBEDDED INTO FULLY GROUTED TOP CMU COURSE. DOWEL TO PENETRATE THROUGH FLASHING LAYER.
PROVIDE FULL SEALANT COVER AT ALL PENETRATIONS TO MAINTAIN WATERPROOFING INTEGRITY. COORDINATE DOWEL SIZE, SPACING, AND EMBEDMENT WITH STRUCTURAL AND WATERPROOFING REQUIREMENTS.
ALL MATERIALS IN CONTACT WITH DOWEL TO BE COMPATIBLE AND CORROSION-RESISTANT.

SCREEN WALL PRECAST CAP | 3

3" = 1'-0"



SCREEN WALL SECTION



SCREEN WALL ELEVATION

SCREEN WALL | 1

1/2" = 1'-0"

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REGISTERED ARCHITECT
CERTIFICATE NO.
65795
BRADLEY WILLIAMS
Date Signed 02.19.26
ARIZONA U.S.A.

EXPIRES: 3/31/27

REVISIONS

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EXHIBIT RESPONSE #5	05/04/26

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PROJECT MANAGER
RM
QUALITY CONTROL
JS
DRAWN BY
YN

PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

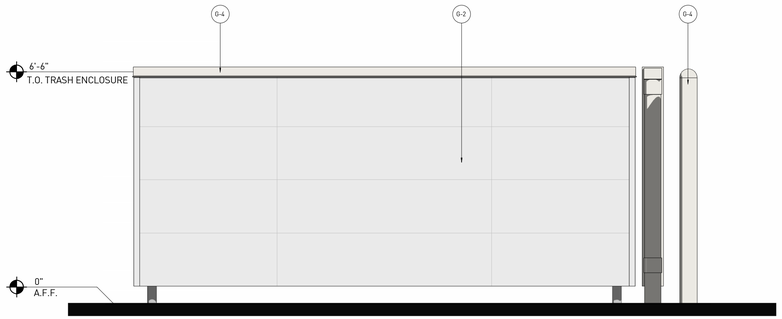
PROTOCYCLE # R0 03/07/25

CIRCLE K STORES, INC.

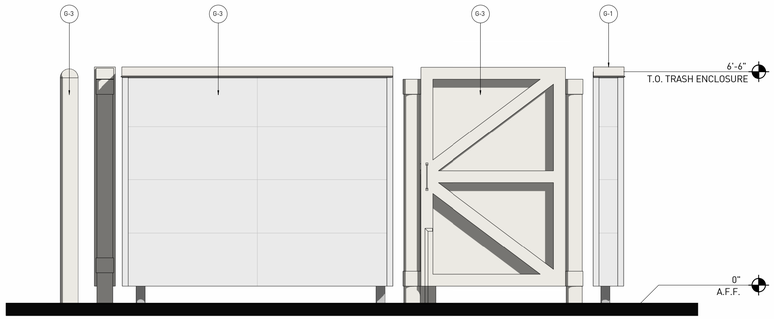
PROJECT NUMBER: 24237

SCREEN WALL AND DETAILS

A0.6



TRASH ENCLOSURE SIDE ELEVATION | 4
1/2" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION | 3
1/2" = 1'-0"

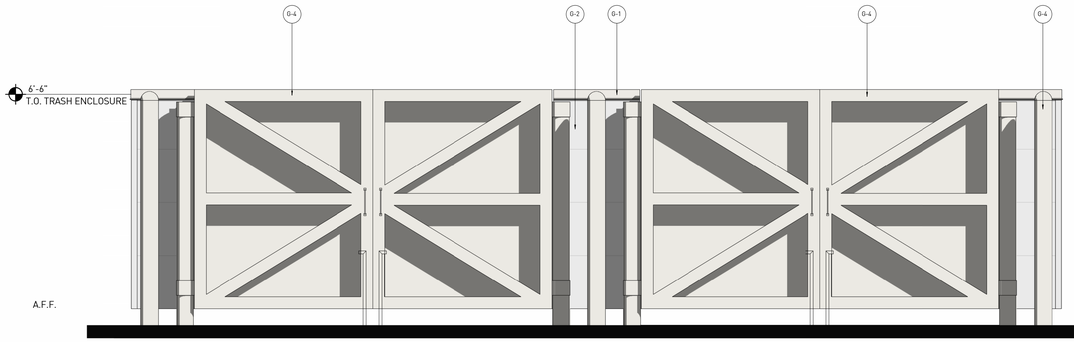
G-4. BOLLARDS
SHERWIN WILLIAMS 7004 " SNOWBOUND"

G-3. MUELLER URETHANE GATES
SHERWIN WILLIAMS 7004 " SNOWBOUND"

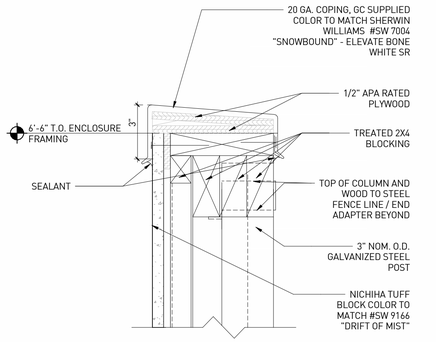
G-2. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 9166 "DRIFT OF MIST"

G-1. PRE FINISHED FLASHING
SHERWIN WILLIAMS 7004 " SNOWBOUND"

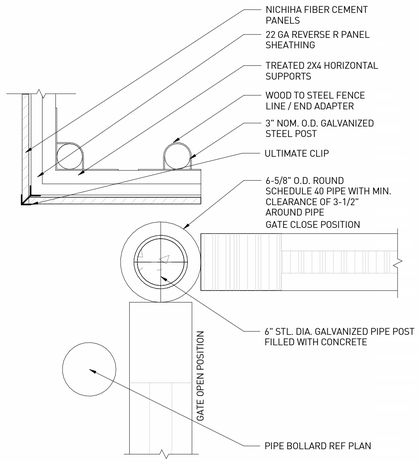
MATERIAL LEGEND.
1 : 74



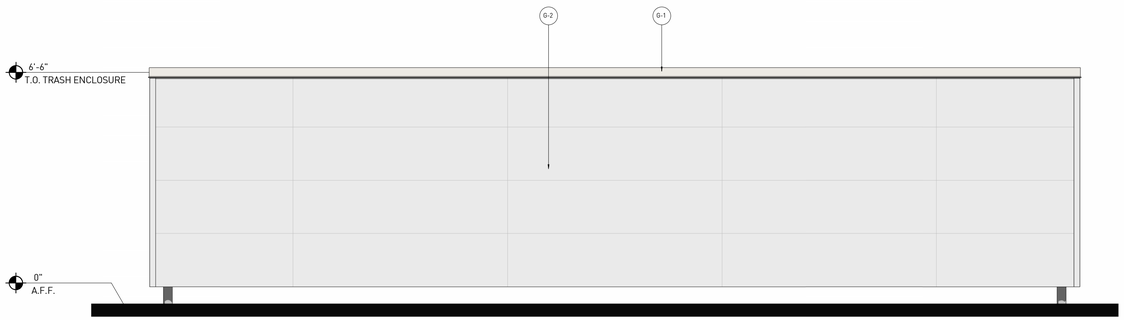
TRASH ENCLOSURE FRONT ELEVATION | 2
1/2" = 1'-0"



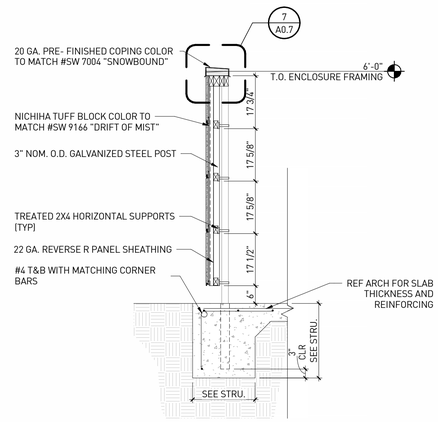
DETAIL COPING | 7
3" = 1'-0"



ENCLOSURE GATE HINGE | 6
1 1/2" = 1'-0"



TRASH ENCLOSURE REAR ELEVATION | 1
1/2" = 1'-0"



TRASH ENCLOSURE WALL SECTION | 5
1/2" = 1'-0"

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CERTIFICATE NO.
65795
BRADLEY WILLIAMS
Expires 03.31.26
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EXPIRES: 3/31/27

REVISIONS

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	EXHIBIT RESPONSE #5	05/04/26

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PROFESSIONAL IN CHARGE
RW

PROJECT MANAGER
RM

QUALITY CONTROL
JS

DRAWN BY
YN

PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

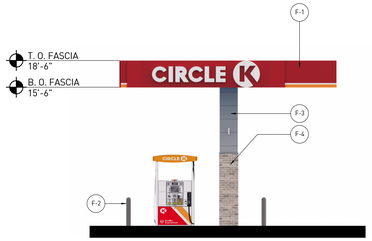
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

TRASH ENCLOSURE ELEVATIONS - MATERIALS AND COLORS

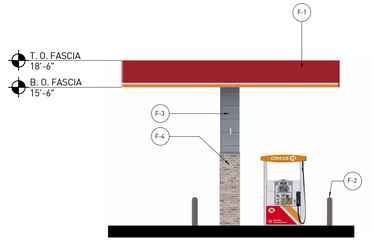
A0.7

CASE# FS24-1580



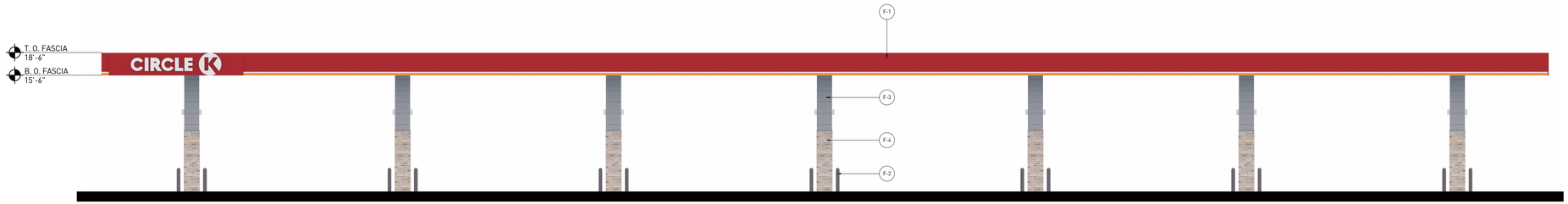
SIDE ELEVATION (EAST) | 1

12" = 1'-0"



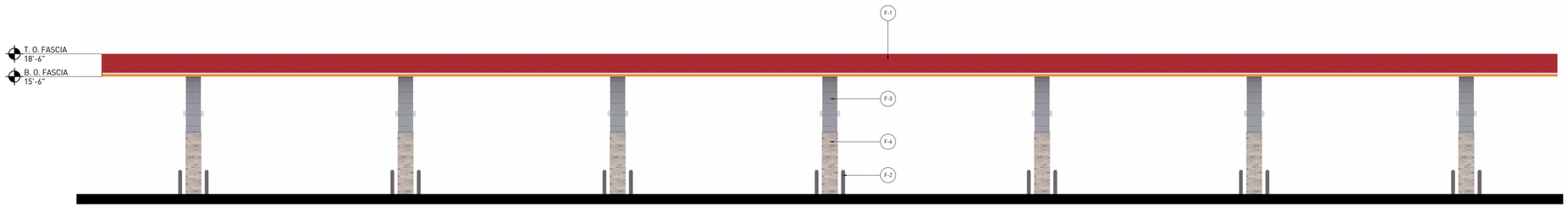
SIDE ELEVATION (WEST) | 2

12" = 1'-0"



FRONT ELEVATION (NORTH) | 3

12" = 1'-0"



BACK ELEVATION (SOUTH) | 4

12" = 1'-0"



F-4. NICHIHA CANYON BRICK
"SHALE BROWN"



F-3.NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 6255 " MORNING FOG"



F-2 PVC BOLLARD SLEEVE
DARK GRAY/ SHERWIN WILLIAMS
6236 "GRAYS HARBOUR"



F-1. ACM PANEL "TEX-COTE"
CIRCLE K RED #PMS 485
CIRCLE K WHITE
CIRCLE K ORANGE #PMS 144

MATERIAL LEGEND

NOTES :

1. COLORS SHOWN ON THESE ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL COLORS, REFER TO MANUFACTUREER'S SAMPLES.

2. THE FASCIA PANELS ARE PRE-FINISHED BY SIGNAGE VENDOR.

3. ALL SIGNS REQUIRE A SEPERATE SUBMITTAL.

4. ALL LIGHTING ON CANOPY TO BE FLUSH MOUNTED WITH FASCIA.

rdc.

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PROFESSIONAL IN CHARGE
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YN

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SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

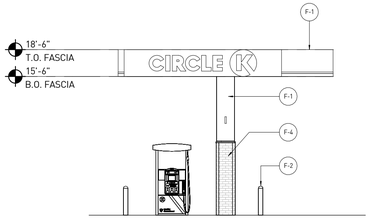
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

FUEL CANOPY ELEVATIONS - MATERIALS AND COLORS

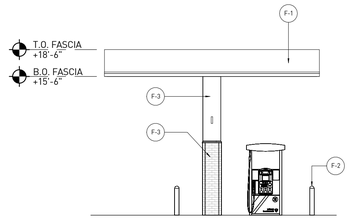
A0.6

CASE# FS24-1580



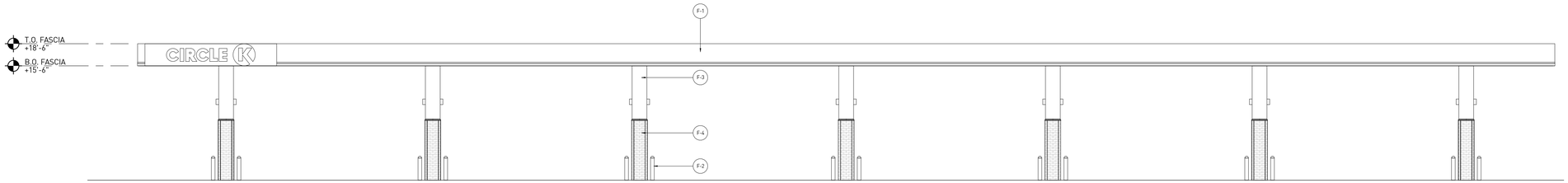
SIDE ELEVATION (EAST) | 3

1/8" = 1'-0"



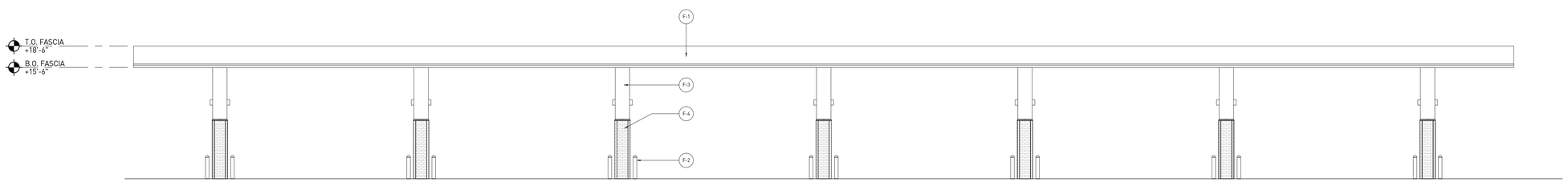
SIDE ELEVATION (WEST) | 4

1/8" = 1'-0"



FRONT ELEVATION (NORTH) | 2

1/8" = 1'-0"



REAR ELEVATION (SOUTH) | 1

1/8" = 1'-0"

CLASS C COLUMN FINISH



F-4. NICHIHA CANYON BRICK

"SHALE BROWN"



F-3.NICHIHA TUFFBLOCK

SHERWIN WILLIAMS 6255 " MORNING FOG"



F-2 BOLLARD /
TRUCK ISLAND PYRAMID BOLLARD

DARK GRAY/ SHERWIN WILLIAMS 6236 "GRAYS HARBOUR"



F-1. ACM PANEL "TEX-COTE"

CIRCLE K RED #PMS 485
CIRCLE K WHITE
CIRCLE K ORANGE #PMS 144

MATERIAL LEGEND

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	EXHIBIT RESPONSE #5	05/04/26

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PROJECT MANAGER
RM
QUALITY CONTROL
JS
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YN

PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

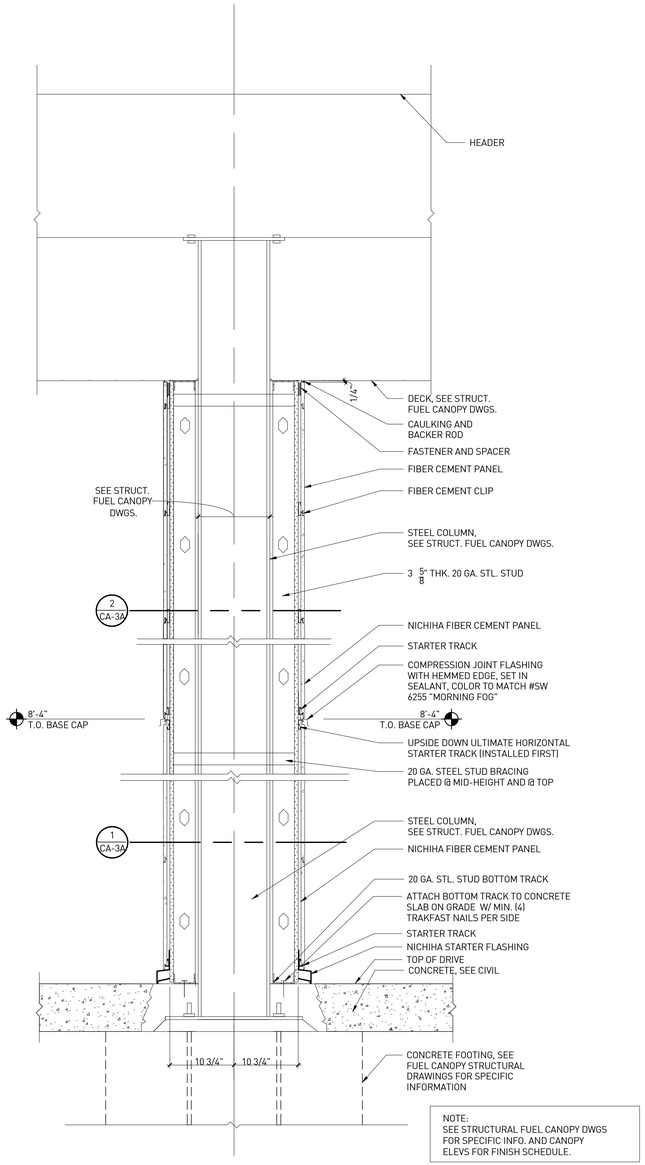
FUEL CANOPY ELEVATIONS - BLACK AND WHITE

A0.8

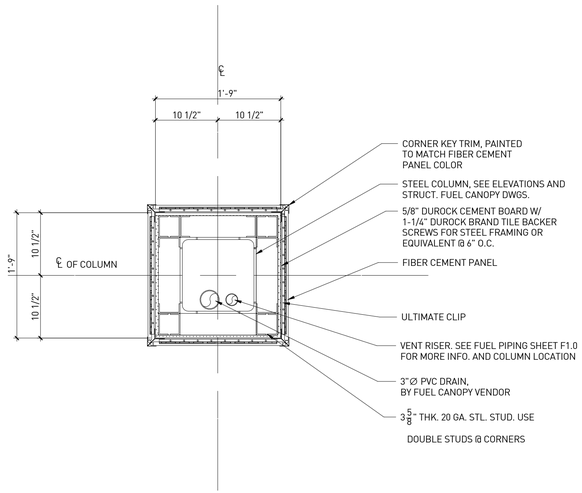
CASE# FS24-1580

GENERAL NOTES

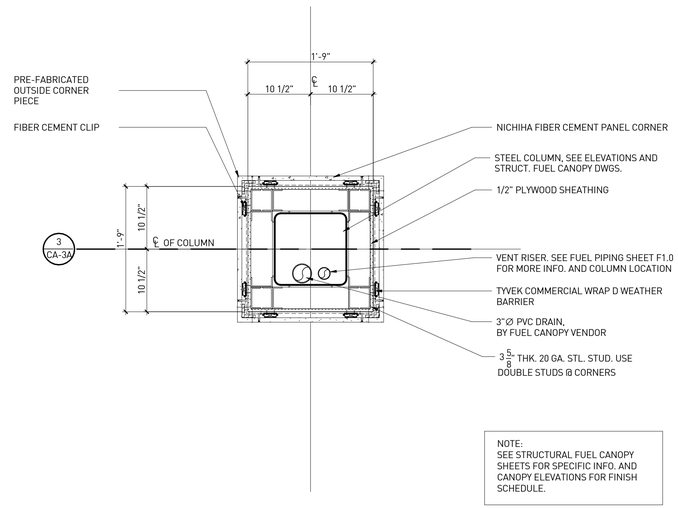
1. SEE STRUCTURAL FUEL CANOPY DWGS FOR MORE INFORMATION.
2. SEE EXTERIOR CANOPY ELEVATIONS FOR FINISH.



COLUMN SECTION @ FUEL CANOPY - TYP. **3**
1" = 1'-0"



FUEL CANOPY COLUMN PLAN - TYP. **2**
1" = 1'-0"



FUEL CANOPY COLUMN PLAN - TYP. **1**
1" = 1'-0"

CLASS A COLUMN FINISH

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EXHIBIT RESPONSE #5	05/04/26

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PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

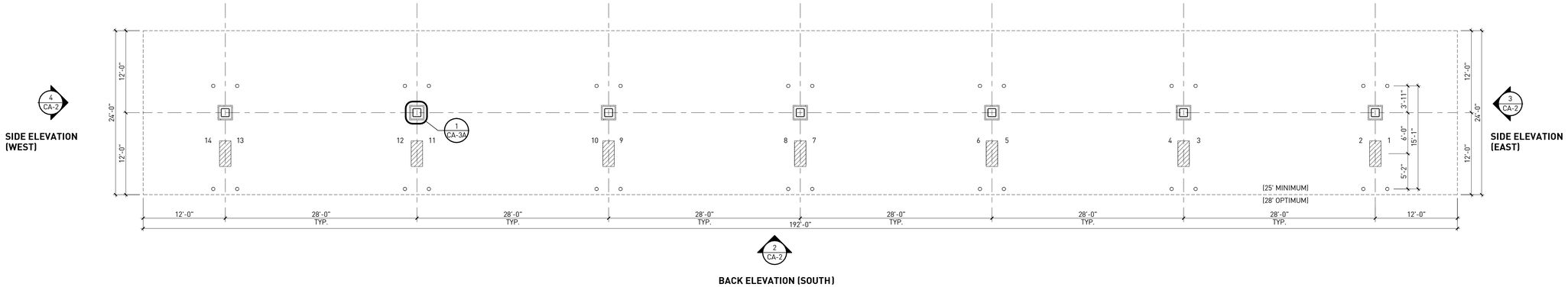
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

FUEL CANOPY - COLUMN DETAILS

A0.9

CASE# FS24-1580



FUEL CANOPY PLAN | 1

1/8" = 1'-0"

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PROJECT NAME

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SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

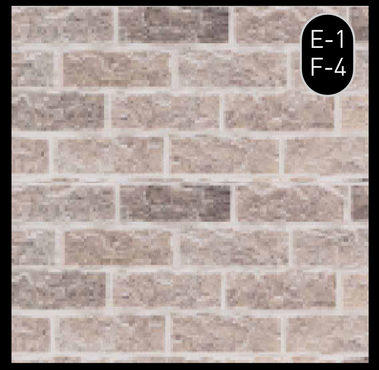
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

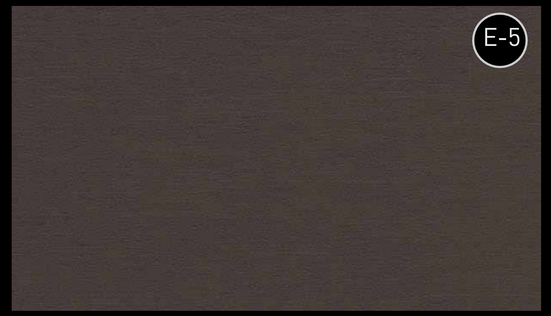
FUEL CANOPY PLAN

CASE# FS24-1580

A0.10

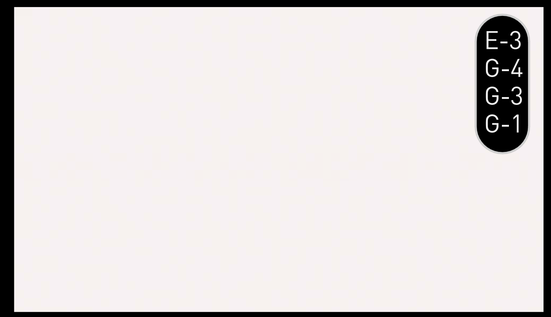








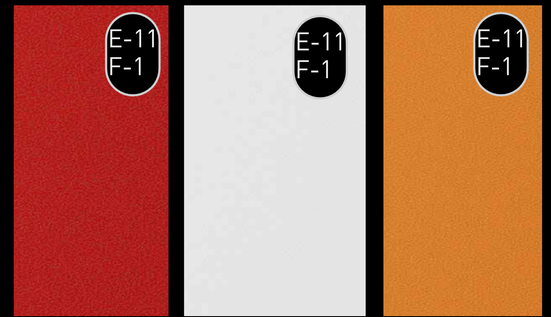


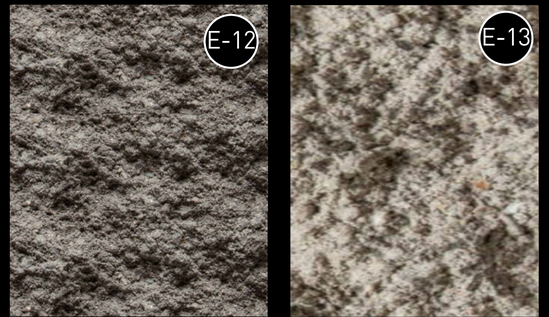


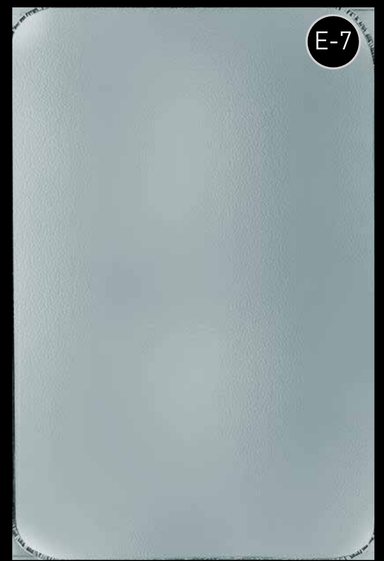




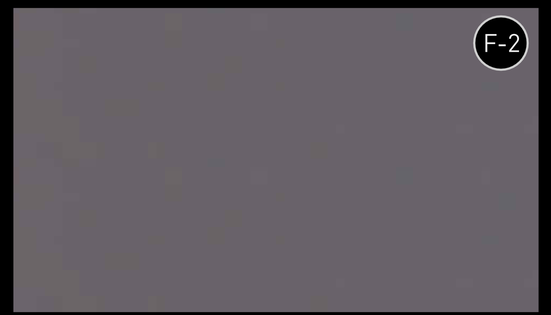












MATERIAL LEGEND

E-1. NICHIHA CANYONBRICK
F-4. NICHIHA CANYONBRICK
"SHALE BROWN"

E-2. NICHIHA TUFF BLOCK
F-3. NICHIHA TUFF BLOCK
SHERWIN WILLIAMS 6255 "MORNING FOG"

E-3. METAL COPING, ALUMINUM AWNING, CORNICE AND GUTTER
G-4. BOLLARDS
G-3. MUELLER URETHANE GATES
G-1. PRE FINISHED FLASHING
ELEVATE BONE WHITE
SHERMWIN WILLIAMS 7004 "SNOWBOUND"

E-4. 1" INSULATED CLEAR GLASS

E-5. ANDONIZED WINDOW, DOOR FRAMING AND CEMENTITIOUS FENCE
COLOR: DARK BRONZE

E-6. NICHIHA RIBBED
SHERWIN WILLIAMS 7075 "WEB GRAY"

E-7. SPANDREL GLASS

E-8. NICHIHA TUFFBLOCK
G-2. NICHIHA TUFF BLOCK
SHERWIN WILLIAMS 9166 "DRIFT OF MIST"

E-9. METAL COPING, CORNICE AND GUTTER
ELEVATE IRON ORE

E-10. TREX COMPOSITE HIGH FENCE
WINCHESTER GREY

E-11. INTERNALLY ILLUMINATED SIGNAGE
F-1. ACM PANEL "TEX-COTE"
CIRCLE K RED #PMS 485
CIRCLE K WHITE
CIRCLE K ORANGE #PMS 144

F-2. PVC BOLLARD SLEEVE
DARK GRAY/ SHERWIN WILLIAMS 6236 "GRAYS HARBOUR"

E-12. ECHELON - SPLIT FACE, INTEGRAL COLOR-CMU - OPAL

E-13 ECHELON - SPLIT FACE, INTEGRAL COLOR-CMU - PEPPERCORN

E-14 ECHELON CAP - VENEER -SMOOTH FACE - MISSION WHITE

CASE# FS24-1580

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	EXHIBIT RESPONSE #6	05/28/26

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PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

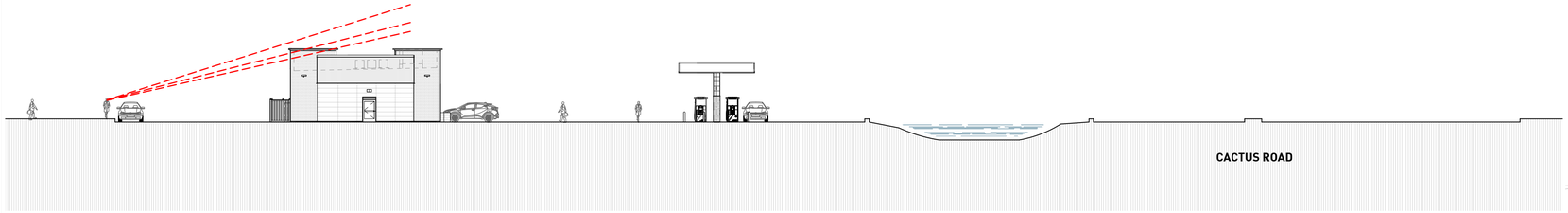
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

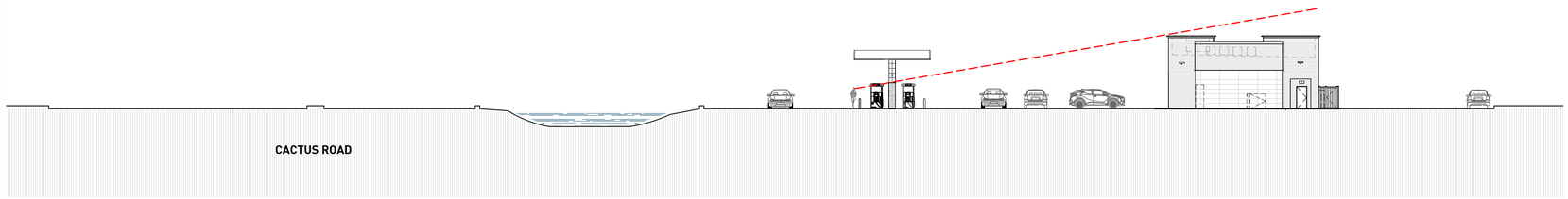
COLOR AND MATERIAL BOARD

A0.8

FS24-1580

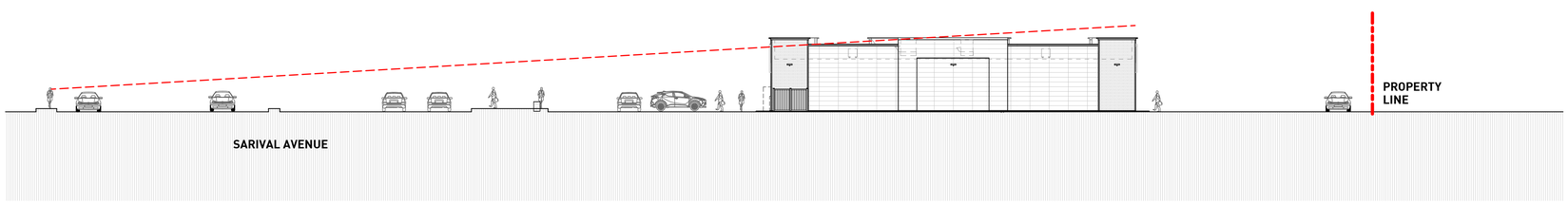


SIGHTLINE STUDY - SIDE (EAST) ELEVATION | 4
3/64" = 1'-0"



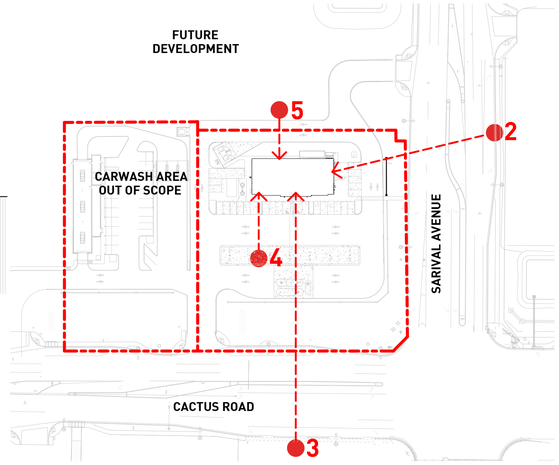
SIDE ELEVATION (EAST) Copy 1 Copy 1 | 3
3/64" = 1'-0"

SIDE ELEVATION (EAST) Copy 1 Copy 1 Copy 1 | 5
3/64" = 1'-0"

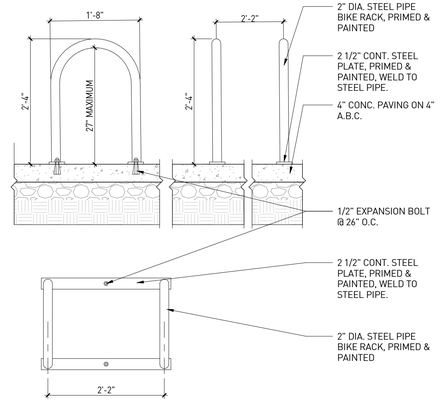


REAR ELEVATION (NORTH) Copy 1 Copy 1 | 8
3/64" = 1'-0"

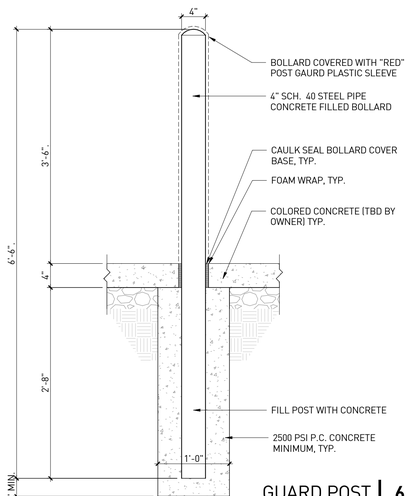
NOTES:
NO ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE VISIBLE BEYOND THE PARAPET.



SITE PLAN | 2
1" = 100'-0"



BIKE RACK DETAIL (TYPICAL OF 2) | 7
3/4" = 1'-0"



GUARD POST | 6
1" = 1'-0"

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BRADLEY WILLIAMS
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EXHIBIT RESPONSE #5	05/04/26

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PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

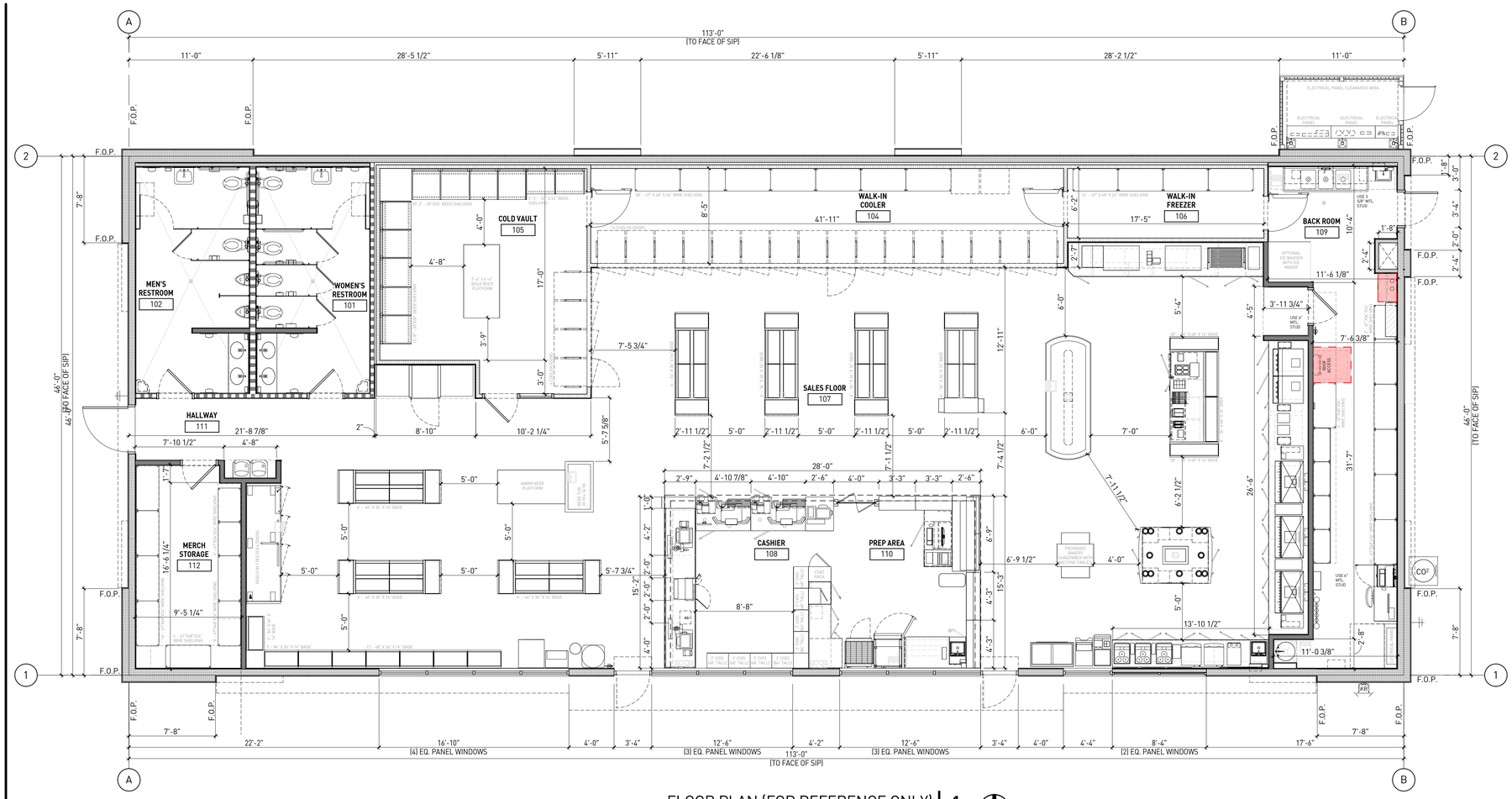
PROTOCYCLE # R0 03/07/25

CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

SIGHTLINE STUDIES AND SITE DETAILS

A0.1



FLOOR PLAN (FOR REFERENCE ONLY) | 1

3/16" = 1'-0"

LEGEND

- 6 5/8" SIP WALL PANEL. SEE SIP VENDOR SHEETS
- 6" 20ga. METAL STUD AT 16" O.C. WITH BATT INSULATION. SEE SHEET A1.3 FOR WALL TYPES
- 3 5/8" 20ga. METAL STUD AT 16" O.C. (WITH BATT INSULATION IF APPLICABLE) SEE SHEET A1.3 FOR WALL TYPES
- 4" 20ga. METAL STUD AT 16" O.C. TO DECK. SEE SHEET A1.3 FOR WALL TYPES
- 3-5/8" METAL STUD FURRED WALL (WHERE OCCURS) AT 16" O.C.
- PRE-MANUFACTURED FREEZER/COOLER WALL
- SIP PANEL WALL W/ F.R.P. PANELING, SEE KEYNOTES & SHT. A3.2
- 3/4" PLYWOOD W/ F.R.P. PANELING, SEE KEYNOTES 37 & SHT. A3.2
- (X) WINDOW TYPE; SEE WINDOWS SCHEDULE SHEET A6.0
- (X) DOOR TYPE; SEE DOOR SCHEDULE SHEET A6.0

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PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

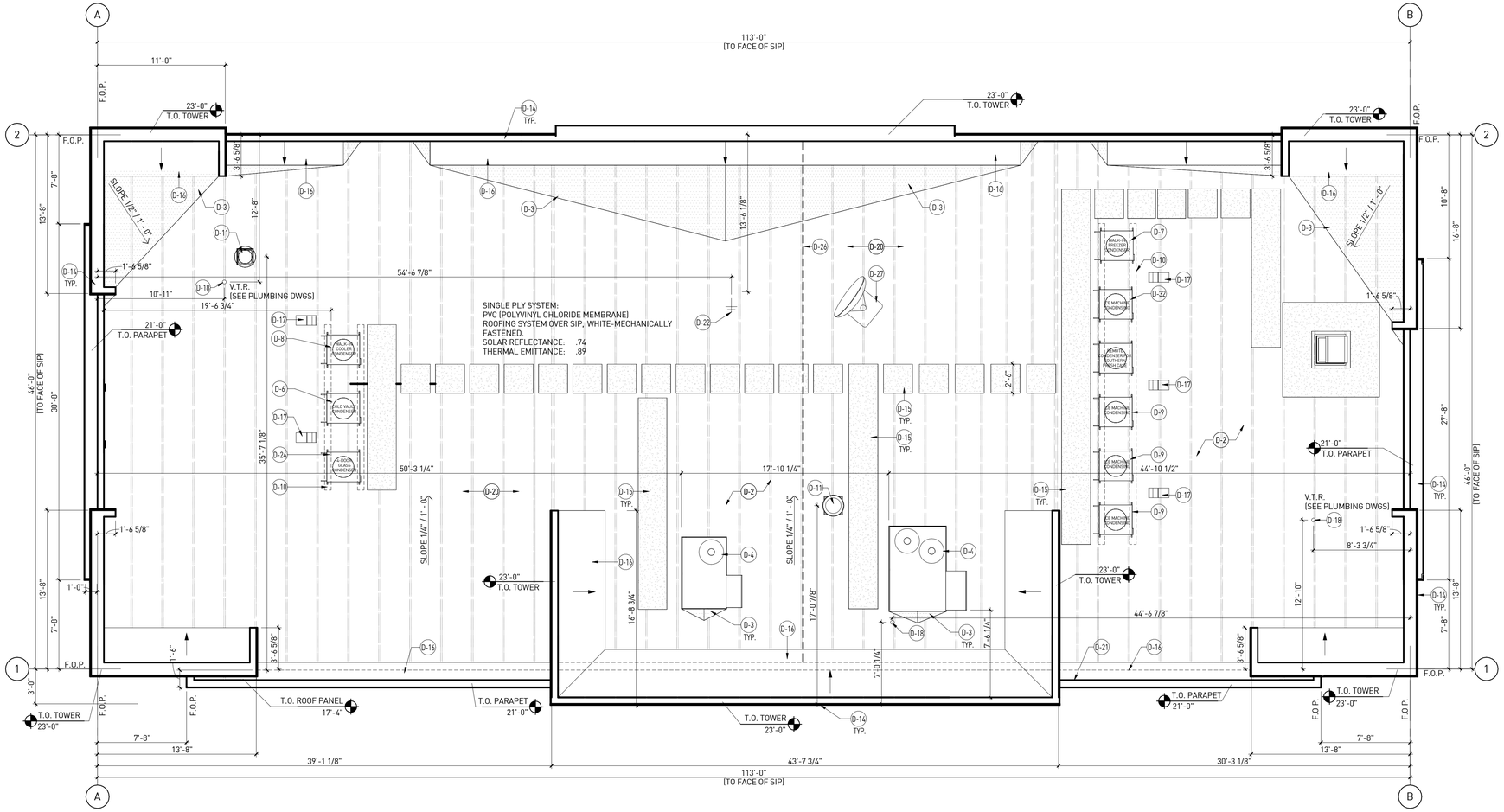
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

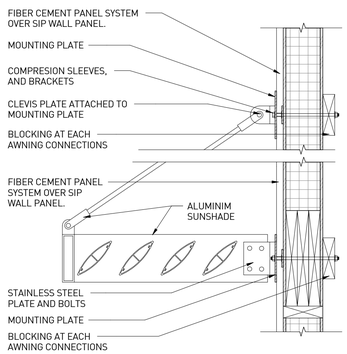
FLOOR PLAN

CASE# FS24-1580

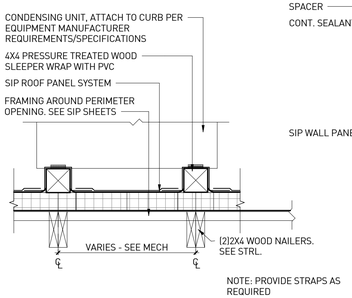
A0.2



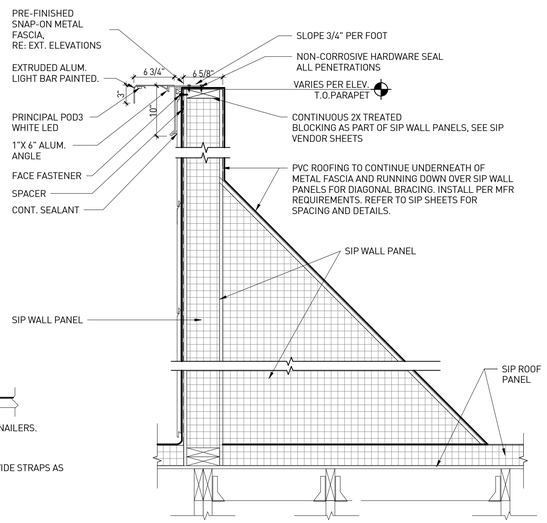
ROOF PLAN | 1
3/16" = 1'-0"



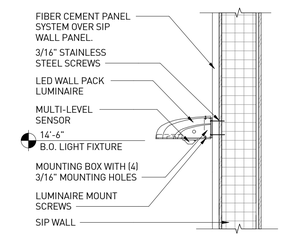
AWNING SECTION DETAIL | 5
1" = 1'-0"



SLEEPER DETAIL - CONDENSERS | 4
1" = 1'-0"



PARAPET BRACING DETAIL | 3
1" = 1'-0"



WALL PACK MOUNTING DETAIL | 2
1" = 1'-0"

KEYNOTES

NUMBER	DESCRIPTION
D-2	PVC (POLYVINYL CHLORIDE MEMBRANE) ROOFING SYSTEM SIP ROOF PANEL, WHITE-MECHANICALLY FASTENED.
D-3	TAPERED INSULATION DRAINAGE VALLEY CRICKET, MINIMUM SLOPE 1/4" PER FOOT. SEE DETAIL 4/A8.3
D-4	ROOF TOP HVAC UNIT, SEE MECHANICAL AND SIP DRAWINGS.
D-6	COLD VAULT CONDENSING UNIT, SEE MECHANICAL DRAWINGS.
D-7	WALK-IN FREEZER CONDENSING UNIT, SEE MECHANICAL DRAWINGS.
D-8	WALK-IN COOLER CONDENSING UNIT, SEE MECHANICAL DRAWINGS.
D-9	ICE MACHINE CONDENSING UNIT(ITEM 16A), SEE MECHNANICAL DRAWINGS.
D-10	4"x4" PRE-TREATED WOOD SLEEPER CONDENSER SUPPORT WITH PROTECTION.
D-11	EXHAUST FAN UNITS, SEE MECHANICAL DRAWINGS.
D-14	PRE-FINISHED GALVANIZED METAL FASCIA, SEE EXTERIOR ELEVATIONS AND DETAIL 3/A8.3
D-15	30" WIDE WALKING PATH FOR EQUIPMENT ACCESS. "ULTRA PLY PVC" WALKWAY PAD BY DURO-LAST OR EQUAL. INSTALL PER MANUFACTURER INSTRUCTIONS. VERIFY PATH LOCATION WITH CIRCLE K PROJECT MANAGER.
D-16	PARAPET BRACING AS REQUIRED, SEE DETAIL 5/A1.7, 6/A1.7 AND SIP VENDOR SHEETS.
D-17	ROOF JACK FOR REFRIGERANT LINE. SEE DETAIL 2/M1.2.1. MECHANICAL AND ELECTRICAL
D-18	VTR LOCATION, SEE PLUMBING DRAWINGS.
D-20	PRE-FAB WOOD TRUSSES, SEE SIP SHEETS.
D-21	PVC ROOF AT PARAPET TYP. SEE DETAIL 9 A/8.3
D-22	FREEZELESS ROOF HYDRANT, SEE PLUMBING DRAWINGS
D-24	ZERO ZONE FREEZER CONDENSING UNIT
D-26	DRAFT STOP, SEE DETAIL 1/A8.3.
D-27	SATELLITE DISH FOR LOTTERY MACHINE. GC TO COORDINATE WITH CK CONSTRUCTION MANAGER FOR FINAL LOCATION
D-32	PARAPET BRACING AS REQUIRED, SEE DETAIL 3/A1.7 AND SIP VENDOR SHEETS.L

GENERAL NOTES

1. SEE DETAIL 8/A8.3 FOR FLASHING AT PIPE PENETRATIONS.
2. SEE BUILDING ELEVATIONS FOR PARAPET HEIGHTS.

SINGLE PLY ROOFING SPECIFICATION

SINGLE PLY ROOFING SPECIFICATION
DURO-LAST
PVC-60MIL (POLYVINYL CHLORIDE) MECHANICALLY FASTENED WHITE ASTM D4434
-45 PSF DESIGN
MAX. SLOPE 1"
DECK: COMBUSTIBLE
INSULATION: 8 3/8" ROOF SIP PANEL W/ RIGID INSULATION. R VALUE R-33

TAPERED INSULATION: FACTORY TAPERED BOARDS FABRICATED TO PRODUCE SLOPE OF 1/4" PER FOOT. SLOPE TOWARDS DRAIN.

CRICKETS: PROVIDE CRICKETS TAPERED. EDGE STRIPS WHERE INDICATED.

AUXILIARY MATERIALS
SHEET FLASHING: SAME SHEET AS FIELD SHEET

BONDING ADHESIVE: MANUFACTURERS STANDARD BONDING ADHESIVE

METAL TERMINATION BARS: PRE-DRILLED STAINLESS STEEL OR ALUMINUM BARS

FASTENERS: FACTORY-COATED STEEL FASTENERS AND METAL PLATES MEETING CORROSION-RESISTANCE PROVISIONS OF FMG 4470

MISCELLANEOUS: PROVIDE POURABLE SEALER, PREFORMED CONES, PREFORMED INSIDE AND OUTSIDE CORNER FLASHING, T-JOINT COVERS, TERMINATION REGLETS, AND COVER STRIPS.

WALK-WAY PADS: FACTORY FORMED, NON-POUROUS, HEAVY-DUTY SLIP RESISTANT PADS OR ROLLS ACCEPTABLE TO MEMBRANE ROOFING SYSTEM MANUFACTURER.

ROOF ASSEMBLY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

PROVIDE PATCH OVER ALL 'T'-LAP JOINTS IN THE ROOF.

ROOFING WARRANTY - FULL SYSTEM WARRANTY +/- 20-YEAR LIMITED WARRANTY COVERING MEMBRANE AND MEMBRANE ACCESSORIES.

rdc.

11921 Freedom Drive #1110
Reston, Va 20190
t 703.668.0086
rdcollaborative.com

COPYRIGHT NOTICE

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PROFESSIONAL SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
65795
BRADLEY WILLIAMS
Digitally signed 02.28.26
ARIZONA U.S.A.

EXPIRES: 3/31/27

REVISIONS

△ ISSUE	DATE
EXHIBIT	10/08/24
EXHIBIT RESPONSE #2	04/02/25
EXHIBIT RESPONSE #3	10/14/25
EXHIBIT RESPONSE #4	02/05/26
EXHIBIT RESPONSE #5	05/04/26

NOT FOR CONSTRUCTION

PROFESSIONAL IN CHARGE
RW
PROJECT MANAGER
RM
QUALITY CONTROL
JS
DRAWN BY
YN

PROJECT NAME

CIRCLE K STORES, INC.

SURPRISE, AZ

CACTUS & SARIVAL,
SURPRISE, AZ

PROTOCYCLE # R0 03/07/25

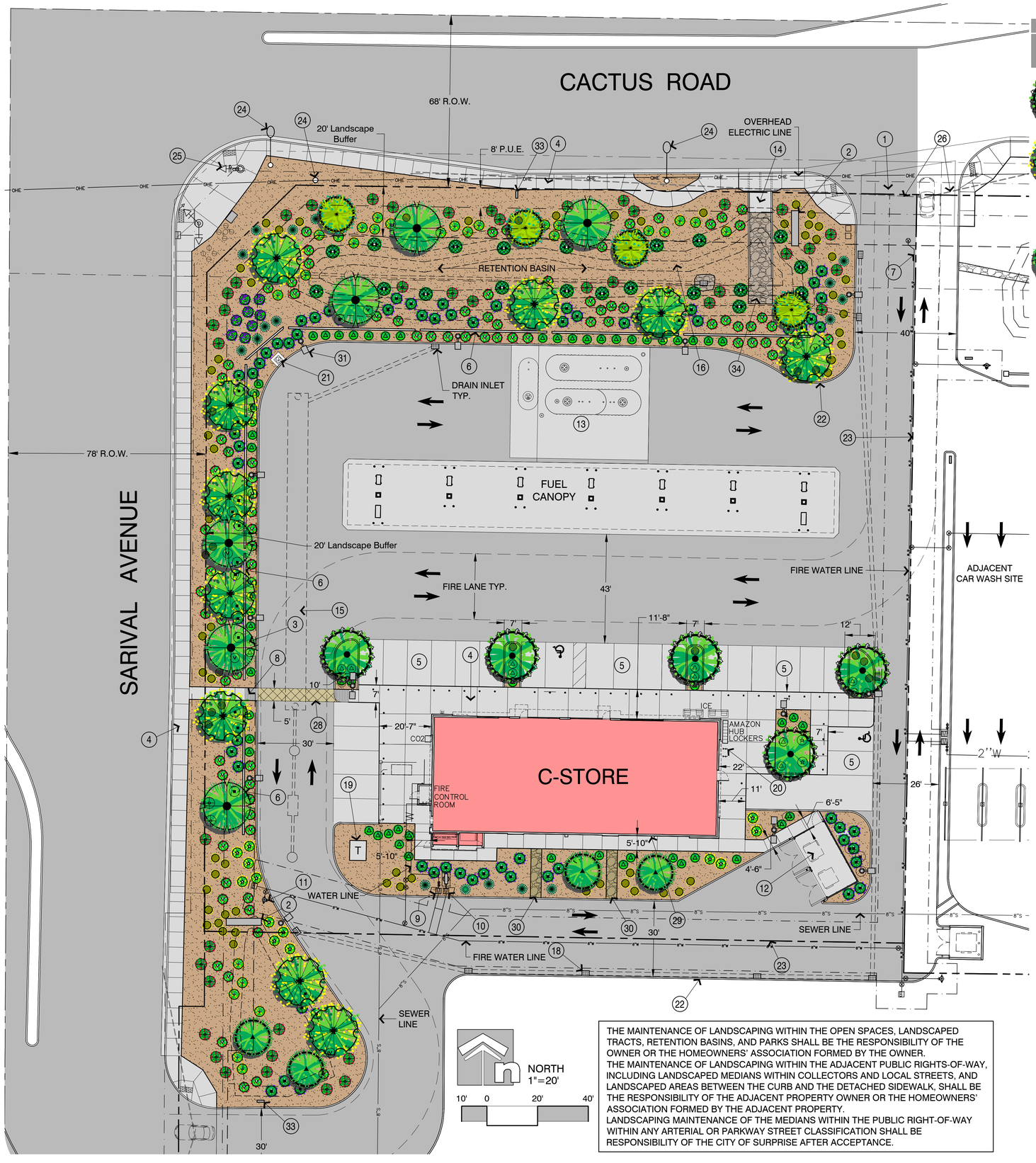
CIRCLE K STORES, INC.

PROJECT NUMBER: 24237

ROOF PLAN AND DETAILS

CASE# FS24-1580

A0.3



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SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / QUAN.	REMARKS
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	EREMOPHILA MACULATA 'Valentine' VALENTINE BUSH	5 GAL. 96	
	TECOMA STANS YELLOW BELLS	5 GAL. 15	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 71	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 17	
	LANTANA MONTEVIDENSIS 'New Gold' 'NEW GOLD' LANTANA	5 GAL. 74	
	LANTANA MONTEVIDENSIS 'Purple' PURPLE TRAILING LANTANA	5 GAL. 8	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 20	
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DECOMPOSED GRANITE - ¾" SIZED, 2" DEPTH IN ALL AREAS OF PLANTING. "MADISON GOLD" COLOR.

SEE SHEET L4 FOR LANDSCAPE INSTALLATION DETAILS

LANDSCAPE KEY NOTES

1. ENTRY DRIVE
2. MONUMENT SIGN
3. SIGN
4. CONCRETE SIDEWALK
5. ASPHALT PARKING AREA
6. 3' HT. MASONRY SCREEN WALL (See Arch. Plan)
7. WATER LINE
8. ACCESSIBLE ROUTE
9. DOMESTIC WATER METER
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SITE AREA	81,604 S.F.	1.873 Acres
R.O.W. AREA	2,816 S.F.	.06 Acres
LANDSCAPE AREA	Sq. Ft.	%
Required	8,150	10
Provided	27,415	33.6
On-Site Landscape Area	24,599	30.2
Off-Site Landscape Area	2,816	3.4
Total	27,415	33.6
Open Space - None	Turf - None	
Inorganic Ground Cover	Sq. Ft.	%
Decomposed Granite - ¾" Sized, 2" Depth		
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NOTE:
In accordance with Sec. 107-2.2.H of the Surprise Municipal Code Plant material shall not be severely pruned but maintained based on the specific plant species such that the neutral growth pattern, flowering cycle, and characteristic form are not significantly altered. Refer to the Arizona Landscape Contractors Association (ALCA) for best practices.

The irrigation system shall be regularly tested and shall be repaired or replaced as necessary to prevent excess water supply to the planted areas, runoff onto curbs and pavement, clogged emitters, and flooding of low-lying areas.

All irrigation systems will be installed with purple pipe.
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U.S. Environmental Protection Agency (EPA) WaterSenseA-labeled, or equivalent, weather-based smart irrigation controllers.

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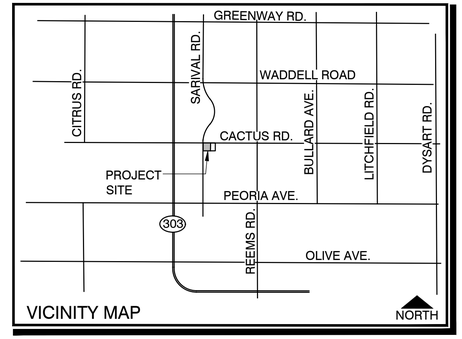
All landscaping shown on plans shall be shown mature size.



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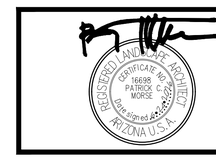


MLA Associates
Landscape Architects, Inc.
500 E. Mary Lane Gilbert, Arizona 85295
480-226-4278 pat@mlalandscape.com

CIRCLE K

GREER RANCH

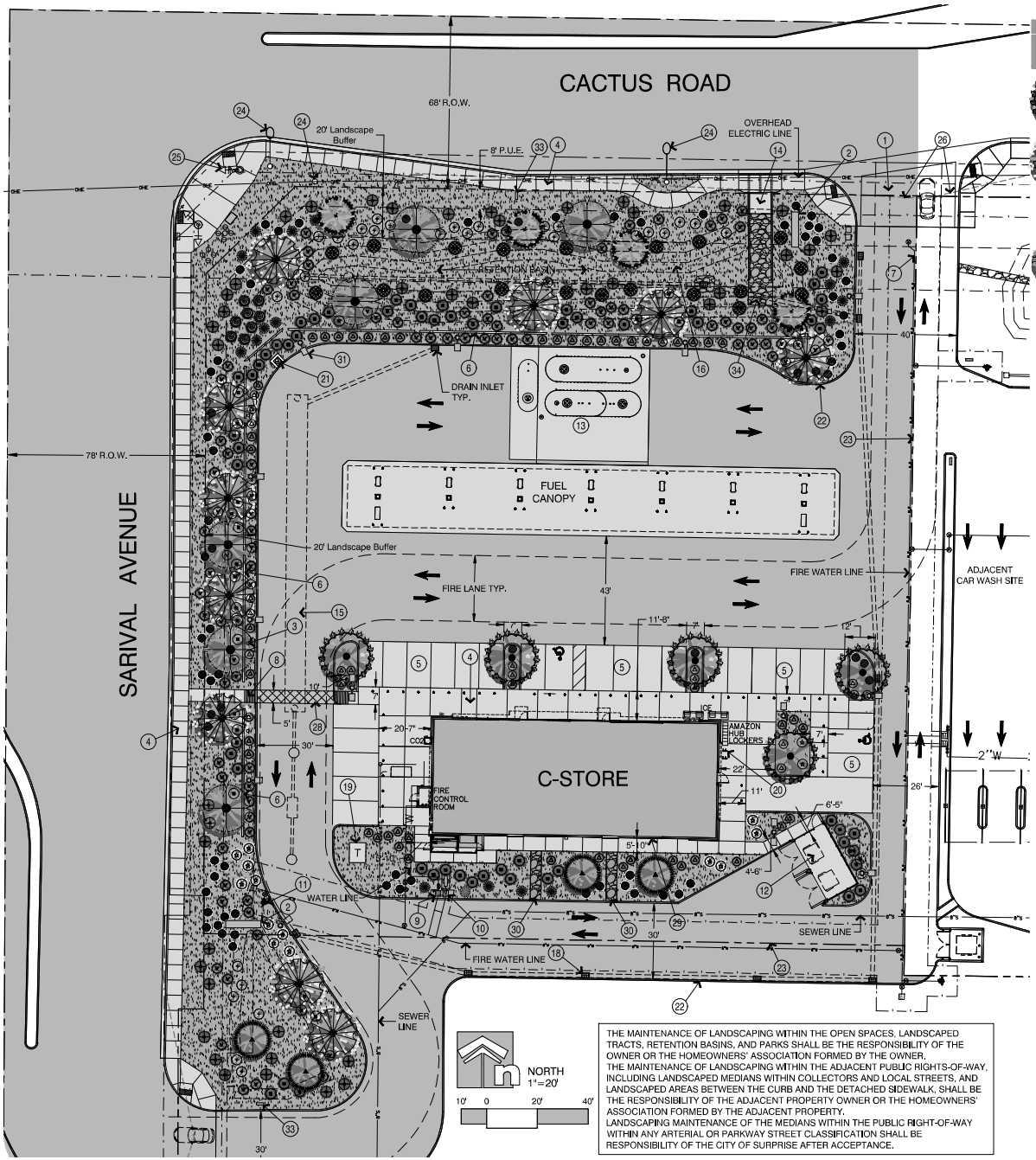
Cactus Road & Sarival Avenue
Surprise, Arizona

PROJECT: 2023-09A
DATE: MAY.7.2026
REVISION: JUNE.24.2026
REVISION:

PLANTING PLAN

L2 of 5

CASE # FS24-1580



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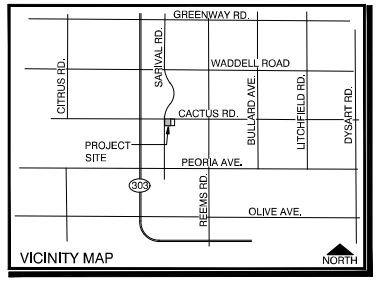

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CIRCLE K

GREER RANCH
Cactus Road & Sarival Avenue
Surprise, Arizona

PROJECT: 2023-09A
DATE: MAY.7.2026
REVISION: JUNE.24.2026
REVISION:

PLANTING PLAN L2 of 5

CASE # FS24-1580

Citizen Participation Report

for



Circle K Convenience Store & Clean Freak Car Wash

SEC Cactus Road and Sarival Avenue

Submitted to:
City of Surprise
Planning Department
16000 N. Civic Center Plz.
Surprise, AZ 85374

Prepared by:
Ray Law Firm
Brennan Ray
2325 E. Camelback Rd, Ste 400
Phoenix, AZ 85016

Case Numbers: FS24-1579, FS24-1580
Submitted: April 28, 2026
Resubmitted: June 2, 2026

Citizen Participation Report
For
Circle K Convenience Store and Clean Freak
Car Wash

Overview

Circle K Stores, Inc. ("Circle K") is seeking to develop approximately 3.18 acres located at the southeast corner of Cactus Road and Sarival Avenue (the "Site") in the City of Surprise (the "City") with a full-service Circle K convenience store on 1.87 acres, and ancillary car wash on 1.309 acres. Circle K is seeking Conditional Use Permits to allow a fueling station with convenience store and a car wash. Additionally, Circle K is seeking Site Plan approval for the proposed development plans on this vacant and underutilized site.

Parties Affected by Application

The parties affected by this request included owners within 300' of this site.

Details and Techniques Used to Involve the Public

The neighborhood meeting notice postcards were mailed out by Surprise Staff on May, 28, 2025, 49 total postcards were mailed. The postcard included information about the in-person neighborhood meeting on June 18, 2025.

A newspaper ad ran in the paper on May 28, 2025.

Two signs were posted on the Site on May 27, 2025. The signs included a brief description of the proposal and information about the in-person neighborhood meeting date, time, and place. The Affidavit and photos of the signs can be found at **Exhibit 1**.

Summary of Concerns, Issues and Problems

The neighborhood meeting was held on June 18, 2025. Eight neighbors attended the neighborhood meeting, a summary of the discussion and neighborhood meeting report including concerns of the neighbors can be found at **Exhibit 2.**

Exhibit 1

Exhibit 1

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-1579 & FS24-1580

Applicant Name: Ray Law

Location: SEC Cactus & N Sarival Ave

Date Site Posted: 05/27/25

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

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

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

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

Meghan Liggett — 10-25-28

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 05/27/25, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
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: FS24-1579, FS24-1580
Request: Conditional Use Permit (CUP) with Site Plan for a carwash (FS24-1579) and a Conditional Use Permit (CUP) with Site Plan for a gas station with convenience store (FS24-1580).
For more information, call:
623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SITE
501-40-006B
SARIVAL RD.
W CACTUS RD
Maps
May 27, 2025 at 9:28 AM
+33.595071,-112.408261
16205–16299 W Cactus Rd
Surprise AZ 85379
United States


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CACTUS RD.
SITE
501-40-006B
SARIVAL RD.
W CACTUS RD
N SARIVAL AVE
Maps
May 27, 2025 at 8:57 AM
+33.594223,-112.409303
11813–12115 N Sarival Ave
Surprise AZ 85378
United States

Exhibit 2

Exhibit 2

Circle K – FS24-1597, FS24-1580
SEC of Cactus Rd. and Sarival Ave.
Neighborhood Meeting Report

June 18, 2025
Neighborhood Meeting
Sonoran Heights Middle School – Media Center
11405 N Greer Ranch Pkwy Surprise, AZ 85379

Attendees:
Ryan Mojahed – Circle K
Lisa Gage – Ray Law Firm
Peyton Basha – Ray Law Firm
Jani Wertin – City of Surprise
Lloyd Abrams – City of Surprise
Kevin Perry – City of Surprise

Overview
Eight members of the community attended the meeting. *See Sign-In Sheet* ***Exhibit A.*** Although the meeting was planned to be open house style, Ms. Gage did a brief informal presentation describing the proposed development. The community members asked questions and shared comments throughout the presentation, with Ms. Gage and Mr. Mojahed responding to all questions and concerns.

Questions and Comments
Answers, if required, are directly below each comment or question in *italics*.

1. Is this Circle K open 24 hours?
   Yes, just as other convenience stores that operate in the area.

2. A community member asked Circle K why this site was chosen?
   The site is zoned C-2 and this is a car wash and gas station is an appropriate use for such site.

3. A concern about water pressure was voiced.
   The carwash will operate on a reclamation system, over 80% of the water is re-used in the carwash.

4. Concerns over type of clientele and crime were voiced.

5. A comment was shared that there are too many gas stations close by.

6. Ryan Mojahed with Circle K talked with neighbors about Circle K's initiative for the "Real Time Crime Center" and how that will help and be available to officers.

7. A concern was shared that people will hop over the walls into neighbors backyards.

8. A concern was shared that local gas stations have crime.

9. It was shared with the neighbors that a noise study will be required.

10. Ryan Mojahed with Circle K explained reclamation water and how the carwash that 80% of the water utilized by will be reclaimed water.

11. Neighbors shared how they would like the gas station to shut down early and not operate 24 hours.

Meeting ended: 7:00pm

Exhibit A

Exhibit A

Wednesday, June 18, 2025 at 6:00pm - Neighborhood Meeting, Sonoran Heights Middle School – Media Center
Case Nos. FS24-1579, FS24-1580 – Circle K – Southeast corner Cactus Road and Sarival Road (Surprise)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Ruth Warnas	[redacted]	[redacted]
Terry & Sue Clark	[redacted]	[redacted]
MICHAEL FINLEY	[redacted]	[redacted]

Wednesday, June 18, 2025 at 6:00pm - Neighborhood Meeting, Sonoran Heights Middle School – Media Center
Case Nos. FS24-1579, FS24-1580 – Circle K – Southeast corner Cactus Road and Sarival Road (Surprise)

SIGN-IN SHEET (PLEASE PRINT)

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Paul + Danielle Frie	[redacted]	[redacted]
Justin Drayer	[redacted]	
Edith Finley	[redacted]	

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS24-1579 & FS24-1580

Applicant Name: Ray Law

Location: SEC Cactus & N Sarival Ave

Date Site Posted: 07/15/26

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

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

Applicant/Representative Signature Date

This instrument was acknowledged before me on 07/15/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: N/A
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS24-1579, FS24-1580
Request: Conditional Use Permit (CUP) with Site Plan for a carwash (FS24-1579) and a Conditional Use Permit (CUP) with Site Plan for a gas station with convenience store (FS24-1580).
For more information, call:
623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SARIVAL RD.
SITE
501-40-006B
Jul 15, 2026 at 9:39 AM
+33.594830,
N arival Ave


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
Date: August 20, 2026
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For more information, call:
623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SARIVAL RD.
501-40-006B
Jul 15, 2026 at 8:39:27 AM
112.409272
16171 W Cactus Rd


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
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For more information, call:
623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SARIVAL RD.
SITE
501-48-006B
Jul 15, 2026
8:36:11 AM
112.409300
Sarival Ave


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 18, 2025
Time: 6:00 P.M.
Location: Sonoran Heights Middle School - Media Center
11405 N Greer Ranch Pkwy
Surprise, AZ 8537
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: N/A
Time: 6:00 P.M.
Location: Council Chambers
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For more information, call:
623-222-3011
www.Surpriseaz.gov
CACTUS RD.
SITE
SARIVAL RD.
Jul 15, 2026 at 8:36:01 AM
+33.594218, -112.409283
16329 W Cactus Rd

Outlook

Input on Case FS24-1579 & FS24-1780

From [redacted]
Date Wed 6/18/2025 4:43 AM
To Jani Wertin <Jani.Wertin@surpriseaz.gov>; [redacted]

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

As a Greer Ranch North homeowner, I am absolutely opposed to the proposed building of a gas station, carwash, and convenience store in the lot at SE corner of Cactus & Sarival. At present, there are already at least 6 existing & under-construction gas stations within 1-1/2 miles of our home. More importantly, the proposed businesses would constitute significant disruption to a quiet, stable subdivision. I have serious concerns about the 24/7 noise, lights, fumes, and potential crime these outlets may introduce within a few hundred feet of our home.

Ruth Warnas
[redacted]

FS24-1580

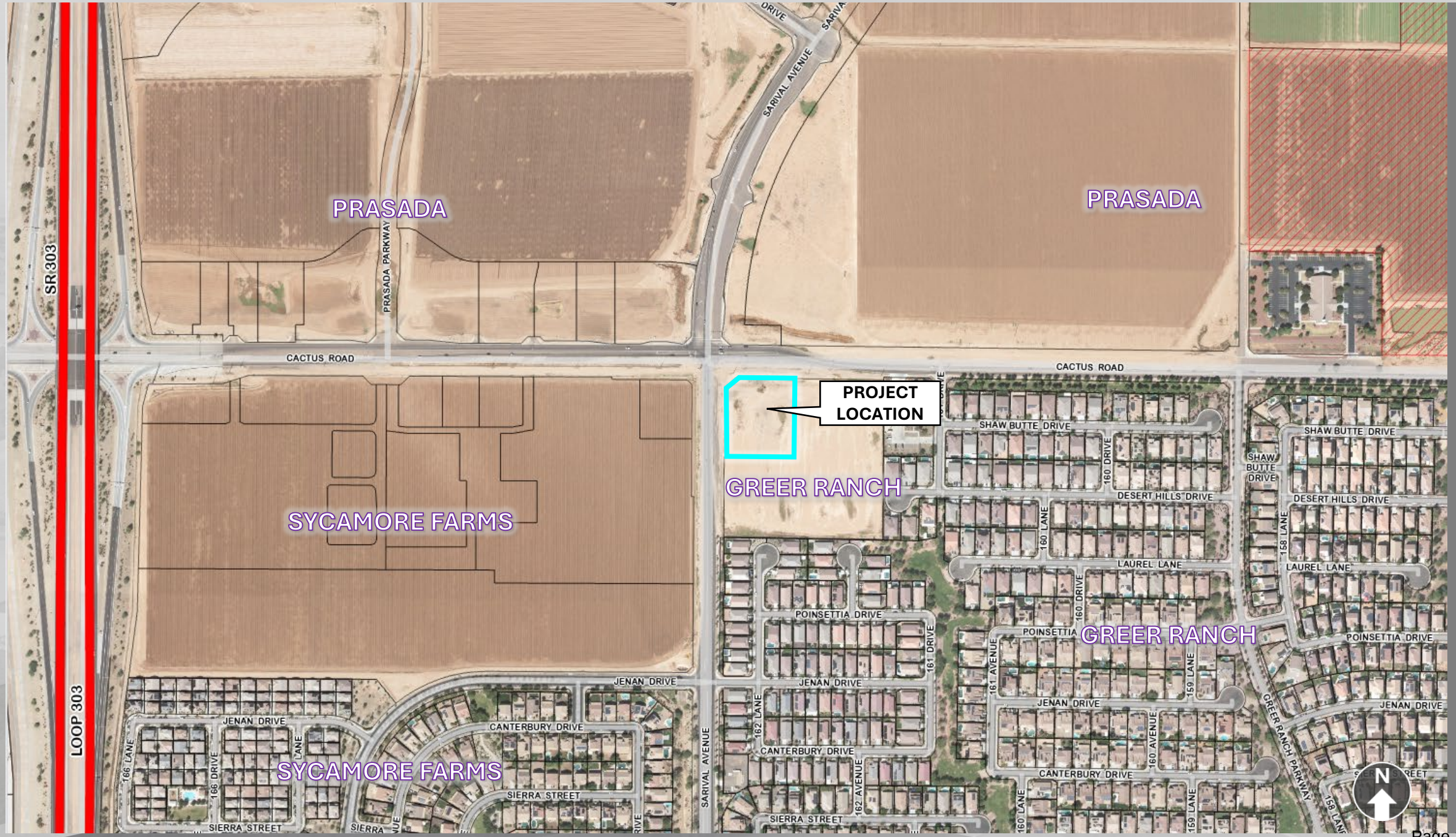
Circle K Gas Station and C Store

CONDITIONAL USE PERMIT

Planning & Zoning Commission

August 20, 2026

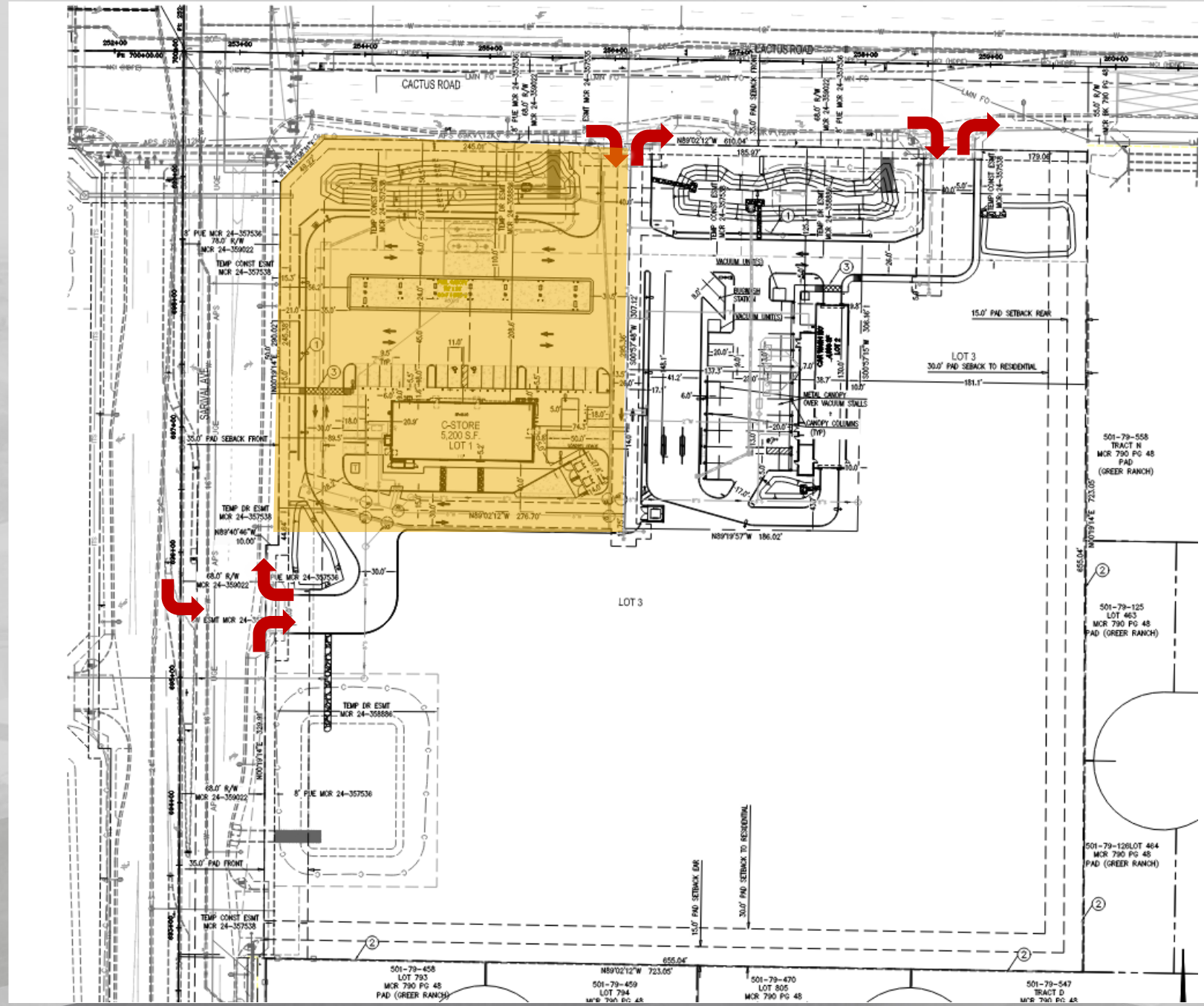
SURPRISE
ARIZONA



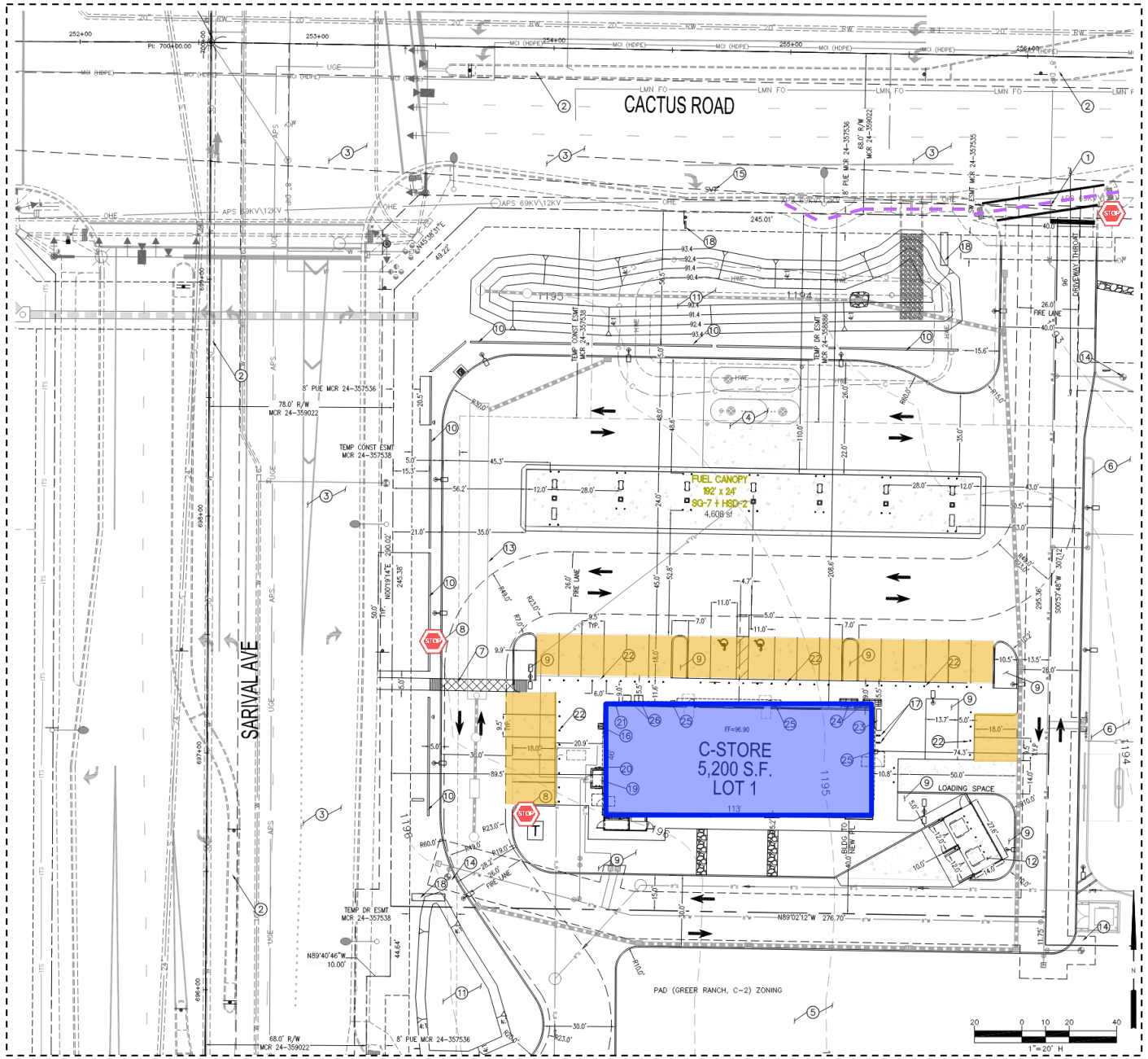
VICINITY MAP


PAD
PRASADA (PGV-RC)
PAD
PRASADA (PUV-POD/ PUV-4/PUV-2)
PAD
SYCAMORE FARMS
(COMMERCIAL – C-2)
PAD
SYCAMORE FARMS
(HDR/MDR)
PAD
SYCAMORE FARMS
(MDR/LDR)
PAD
GREER RANCH
(C-2)
PAD
GREER RANCH
(R1-5)
PROJECT LOCATION
SR 303
LOOP 303
PRASADA PARKWAY
SARIVAL AVENUE
CACTUS ROAD
SHAW BUTTE DRIVE
DESERT HILLS DRIVE
LAUREL LANE
POINSETTIA DRIVE
JENAN DRIVE
CANTERBURY DRIVE
SIERRA STREET
GREER RANCH PARKWAY
161 DRIVE
160 DRIVE
160 LANE
158 LANE
161 AVENUE
160 AVENUE
162 LANE
162 AVENUE
166 LANE
166 DRIVE
N

ZONING MAP



MASTER SITE PLAN



9,808 sf Proposed Gas Station
5,200 sf Convenience store
4,608 sf Fuel Canopy

Parking Required = 18 Spaces
Parking Provided = 25 Spaces

Setbacks
From Right-of-Way (ROW) = Approx. 125.3 feet

From Abutting Residential = Approx. 191.1 feet

KEY NOTES

1. NEW RIGHT IN / RIGHT OUT SHARED DRIVE
2. NEW MEDIAN
3. CITY CIP CACTUS ROAD WIDENING PROJECT
4. UNDERGROUND FUEL STORAGE TANKS
5. FUTURE DEVELOPMENT BY OTHERS
6. CAR WASH PROJECT (BY SEPARATE PERMIT)
7. PED CROSSING - INTEGRAL COLOR CONCRETE WITH 18" JOINT PATTERN AT 45°. SEE DETAIL ON SHEET SP-1.2.
8. 18" PED SIGN W11-2
9. LANDSCAPE ISLAND
10. 3' MASONRY SCREEN WALLS. FINISH AND COLOR PER ARCH ELEVATIONS
11. SURFACE RETENTION BASIN
12. DOUBLE REFUSE ENCLOSURE
13. UNDERGROUND STORM WATER STORAGE TANK
14. NEW PRIVATE FH
15. SIGHT VISIBILITY LINE
16. CO2 STORAGE. CO2 MONITORING REUIQRED FOR BULK INSTALLATION OVER 50# 2018 LOCAL AMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON SITTING AREA. CO2 EXHAUST SYSTEM REQURIED FOR INSIDE STORAGE OF BULK C02
17. BIK E PARKING
18. SIGNAGE - BY SEPARATE APPROVAL AND SEPARATE PERMIT
19. FIRE RISER ROOM
20. FDC
21. KNOX BOX
22. FLUSH CURB WITH BOLLARDS
23. AMAZON HUB
24. ICE MERCHANDISER
25. TRASH
26. WATER DISPENSER

SITE PLAN

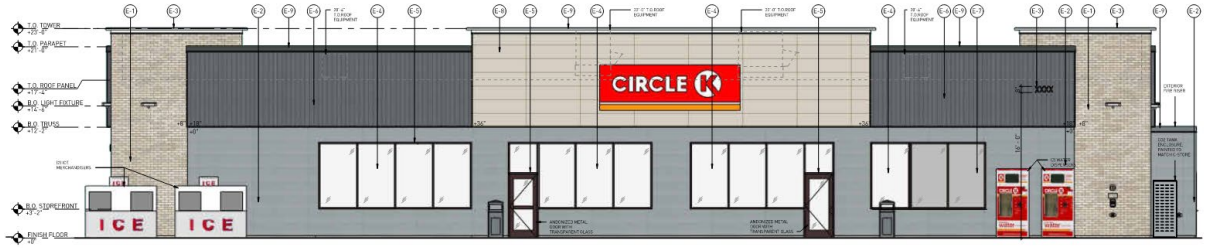


PLANT LIST

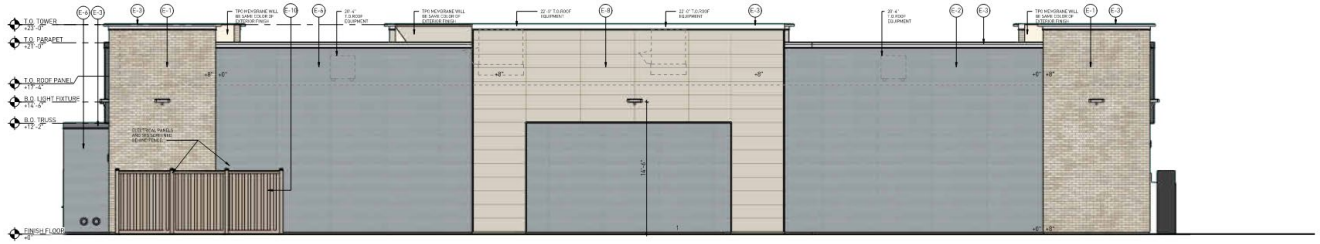
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	ACACIA SALICINIA WILLOW ACACIA	24" Box 5	9' Ht., 4' Sp., 1 ½" Cal.
	PARKINSONIA 'Desert Museum' DESERT MUSEUM PALO VERDE	24" Box 10	10' Ht., 5' Sp., 2" Cal.
	ACACIA ANEURA MULGA	24" Box 4	7' Ht., 4' Sp., 1 ½" Cal.
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" Box 6	9' Ht., 4' Sp., 2" Cal.
	PISTACIA LENTISCUS MASTIC TREE	24" Box 4	7' Ht., 4' Sp., 1 ½" Cal.
	LEUCOPHYLLUM L. 'Rio Bravo' RIO BRAVO SAGE	5 GAL. 79	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 28	
	EREMOPHILA MACULATA 'Valentine' VALENTINE BUSH	5 GAL. 96	
	TECOMA STANS YELLOW BELLS	5 GAL. 15	
	MYRTUS COMMUNIS 'Compacta' COMPACT MYRTLE	5 GAL. 71	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 17	
	LANTANA MONTEVIDENSIS 'New Gold' 'NEW GOLD' LANTANA	5 GAL. 74	
	LANTANA MONTEVIDENSIS 'Purple' PURPLE TRAILING LANTANA	5 GAL. 8	
	ACACIA REDOLENS 'Desert Carpet' DESERT CARPET ACACIA	5 GAL. 20	
	BOUGAINVILLEA 'Crimson Jewel' CRIMSON JEWEL BOUGAINVILLEA	5 GAL. 44	

DECOMPOSED GRANITE - ¾" SIZED, 2" DEPTH IN ALL AREAS OF PLANTING. "MADISON GOLD" COLOR.

LANDSCAPE PLAN



FRONT ELEVATION (SOUTH) Copy 1 | 1



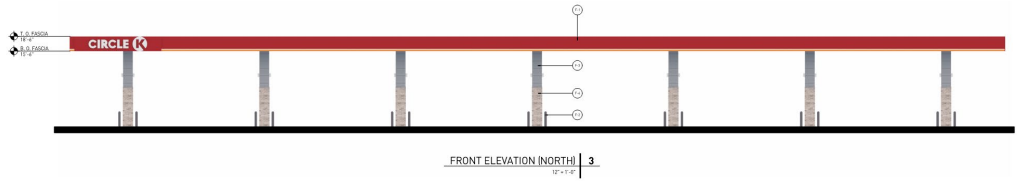
REAR ELEVATION (NORTH) Copy 1 | 4



SIDE ELEVATION (EAST) Copy 1 | 2



SIDE ELEVATION (WEST) Copy 1 | 3



FRONT ELEVATION (NORTH) | 3



E-10. TREX - HIGH SOLID COMPOSITE FENCE
WINCHESTER GREY



E-9. METAL COPING, CORNICE AND GUTTER
ELEVATE IRON ORE



E-8. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 9166 "DRIFT OF MIST"



E-7. SPANDREL GLASS



E-6. NICHIHA RIBBED
SHERWIN WILLIAMS 7075 "WEB GRAY"



E-5. ANODIZED WINDOW AND DOOR FRAMING
COLOR: DARK BRONZE



E-4. 1" INSULATED CLEAR GLASS

E-3. METAL COPING, CORNICE AND GUTTER
ELEVATE BONE WHITE



E-2. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 6255 " MORNING FOG"



E-1. NICHIHA CANYONBRICK
"SHALE BROWN"

MATERIAL LEGEND
N.T.S.

ELEVATIONS

EVALUATION CRITERIA

Title 17, Section 17.28.080.C.1

- ✓ Structures 50’ from any residential zone (N/A)
- ✓ Parking areas 15’ from any residential zone (N/A)
- ✓ Site area no less than 12,000 sf (81,604 sf)
- ✓ Pump Island:
  - ✓ 25’ from public ROW (110’)
  - ✓ 40’ from non-ROW property line (42.5’)
  - ✓ 75’ from residential zone (N/A)
- ✓ No hydraulic hoists, pits, lubrication, greasing, washing, or repair and diagnostic equipment stored onsite.
- ✓ Interior curbs of not less than six inches in height constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

OUTREACH

Neighborhood Meeting

- Date: June 18, 2025
- Location: Sonoran Heights Middle School
- Attendance: 8

- General questions regarding hours of operation and how this site was chosen. Concerns conveyed regarding water pressure and crime.
- Following this meeting, Staff received one (1) letter of opposition to this project.

RECOMMENDATION

Should the Commission wish to **approve** the subject Conditional Use Permit with Site Plan, **Case FS24-1580**, **staff recommends the Commission approve subject to stipulations 'a' through 'e'**.

Questions or Comments?

THANK YOU

SURPRISE
ARIZONA

STIPULATIONS

a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan” consisting of three (3) sheets prepared by Helix Engineering and received June 17, 2026.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Circle K,” consisting of two (2) sheets prepared by MLA Associates and received June 25, 2026.

c. Building elevations shall be consistent with the Elevations entitled “Circle K,” consisting of twelve (12) sheets prepared by RDC and received June 17, 2026.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

e. 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: August 20, 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 regarding a Comprehensive Sign Program (CSP) Amendment for the Asante Trails development on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard, case #FS25-1042.

Motion:
I move to recommend approval of the Comprehensive Sign Program (CSP) Amendment for Asante Trails, Case FS25-1042, subject to stipulations 'a' and 'b' as outlined in the Staff Report.
I move to recommend denial of the Comprehensive Sign Program (CSP) Amendment for Asante Trails, Case FS25-1042, because [*insert reason*].

Background:
Kimberly Euers of YESCO, LLC, on behalf of SimonCRE Asante, LLC, requests approval of a Comprehensive Sign Program (CSP) Amendment for the Asante Trails commerce center and Tavalo multi-family residential development. The proposed amendment will increase the CSP boundaries to add Lot 3 of Asante Trails and include associated sign design standards. The Asante Trails CSP was originally approved by City Council on September 16, 2025, under Case #FS24-1519. The site is generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.

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 - FS25-1042 Asante Trails CSP Amendment - Staff Report PZ 8.20.26
2. 01 - FS25-1042 Asante Trails CSP Amendment - Vicinity Map
3. 02- FS25-1042 Asante Trails CSP Amendment - Zoning Map
4. 03- FS25-1042 Asante Trails CSP Amendment - Comprehensive Sign Program Amendment
5. 04 - FS25-1042 Asante Trails CSP Amendment - Citizen Participation Report
6. 05 - FS25-1042 Asante Trails CSP Amendment - Affidavit of Sign Posting
7. FS25-1042 Asante Tails CSP Amendment - PZ Presentation

16000 N. Civic Center Plaza | Surprise, AZ 85374 | Ph 623-222-3000 | Fax 623-222-3002

Comprehensive Sign Program

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS25-1042**
Project Name:	Asante Trails CSP Amendment
Council District:	1 – Acacia
Meeting Date:	August 20, 2026
Planner:	Leslie Carnie, Planner II
Owner:	SimonCRE Asante, LLC
Applicant:	Kimberly Euers of YESCO, LLC
Request:	Comprehensive Sign Program Amendment
Site Location:	Generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard
Site Size:	52.96 gross acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2040
Support/Opposition:	None known
Staff Recommendation:	If the Commission wishes to recommend approval of the proposed Comprehensive Sign Program Amendment, Case FS25-1042, to the Mayor and City Council, staff recommends the Commission recommend approval subject to stipulations (a) and (b).

PROJECT DESCRIPTION:

Kimberly Euers of YESCO, LLC, on behalf of SimonCRE Asante, LLC, requests approval of a Comprehensive Sign Program (CSP) Amendment for the Asante Trails commerce center and Tavalo multi-family residential development. The proposed amendment will increase the CSP boundaries to add Lot 3 of Asante Trails and include associated sign design standards. The Asante Trails CSP was originally approved by City Council on September 16, 2025, under Case #FS24-1519. The site is generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard.

EXISTING ZONING:



PAD – Asante R-2	PAD – Asante C-2	C-2
PAD – Asante Residential High Density	PAD – Asante R-3, C-2, C-3	R-3
PAD – Asante C-3	PAD – Asante C-3	C-2

BACKGROUND

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

August 15, 2023: The Mayor and City Council approved a Major PAD Amendment to the Asante PAD to change the land use designation for the subject property under case FS22-0517, Ordinance #2023-03.

December 08, 2023: A Site Plan for the Asante Trails multi-family residential development, on the subject property, was approved administratively under case FS22-0517.

January 15, 2025: A Master Site Plan for the Asante Trails Lot 2 commercial development, on the subject property, was approved administratively under case FS24-0522.

September 16, 2025: The Mayor and City Council approved the Asante Trails Comprehensive Sign Program under case FS24-1519.

October 30, 2025: The applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR25-0875.

December 05, 2025: A Master Site Plan for the Asante Trails Lot 3 commercial development, on the subject property, was approved administratively under case FS25-0497.

December 10, 2025: The applicant submitted an application for a Comprehensive Sign Program for the Asante Trails development under case FS25-1042, the subject case.

July 27, 2026: A neighborhood outreach meeting was held at Asante Public Library to discuss the subject CSP Amendment. A summary of this meeting will be included in the Citizen Participation Report attached to the staff report.

CITIZEN PARTICIPATION MEETING:

The applicant held a Neighborhood Meeting on May 28, 2026 at the Asante Preparatory Academy. The meeting was not advertised in accordance with State and local requirements, therefore, an additional Neighborhood Meeting was held at the Asante Library on July 27, 2026. One member of the public attended the meeting and was interested in learning more about the monument signs proposed. No concerns were expressed at the meeting and the City has received no correspondence in support of or opposition to the subject project. The outreach meeting, along with the subject Planning and Zoning Commission hearing, has been advertised in accordance with State and local requirements. The Public Participation Report will be included as an attachment to this Staff Report.

ANALYSIS AND DISCUSSION:

The purpose of the Asante Trails CSP is to provide signage design requirements that are appropriate to the character of the development and ensure the continuity of design perspective, quality of production, and uniformity of installation for signage throughout the commerce center and Tavalo multi-family residential developments. The proposed amendment incorporates the approximate 15.06-acre Lot 3 into the Asante Trails CSP boundaries. No changes have been made to the existing Asante Trails CSP development standards, however, a new monument sign detail and building signage specific to the major grocery store tenant have been added.

PROPOSED SIGNS:

The Asante Trails CSP provides sign design guidelines for all on-site signage. The colors and materials selected complement the architecture of the approved Asante Trails buildings. The proposed CSP amendment introduces two new monument signs and wall sign standards for the major grocery store tenant.

Monument Signs

Two new monument signs are proposed along the 163rd Avenue frontage for Asante Trails Lot 3. The split-face block and the neutral color palette proposed for various monument signs throughout the property are consistent with the building materials utilized in the approved Asante Trails Master Site Plan. The proposed monument signs are in conformance with the Type VI monument sign development standards found in LDO Section 109.1.9.5. The 10' 3" overall sign height is under the 17' permitted. The 49.56 SF sign area is also less than the maximum 120 SF allowed in LDO. A deviation to Section 109-1.9.C.5 is being requested to reduce 150' monument sign separation to 100' from monument sign 3A.1 to the Tavalo monument sign H. This will allow the two signs to flank the entry driveway that runs along the northern boundary of lot 3.

LOT 3 MONUMENT:

MULTI-TENANT DOUBLE SIDED ILLUMINATED MONUMENT SIGNS - QTY: 2 | SF: 49.56 EACH | SCALE: 1/2" = 1'-0" (11X17)

SIGNS: 3A.1 3A.2

FABRICATION DETAILS:		
1	CABINET:	MAIN CENTER CABINET TO BE 18" DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4. ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	CAP OF SIGN:	2 1/2" TALL X 22" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	TENANT CABINET:	ALUMINUM TENANT CABINET, 1 1/2" RETAINERS PAINTED P3, 1" DIVIDER BARS PAINTED P3, WHITE LEXAN TENANT PANELS WITH V1 OVERLAY AND TENANT COPY TO REVERSE OUT TO SHOW THRU WHITE, WHITE INTERNAL LED ILLUMINATION
4	CAP OF BASE:	5" TALL X 26" DEEP X 7'-7" WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	BASE:	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	ADDRESS:	FCO 1/4" ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044

VINYL:

- V1 3M OPAQUE VINYL SANDSTONE 89
- WHITE VINYL YESCO LOGO

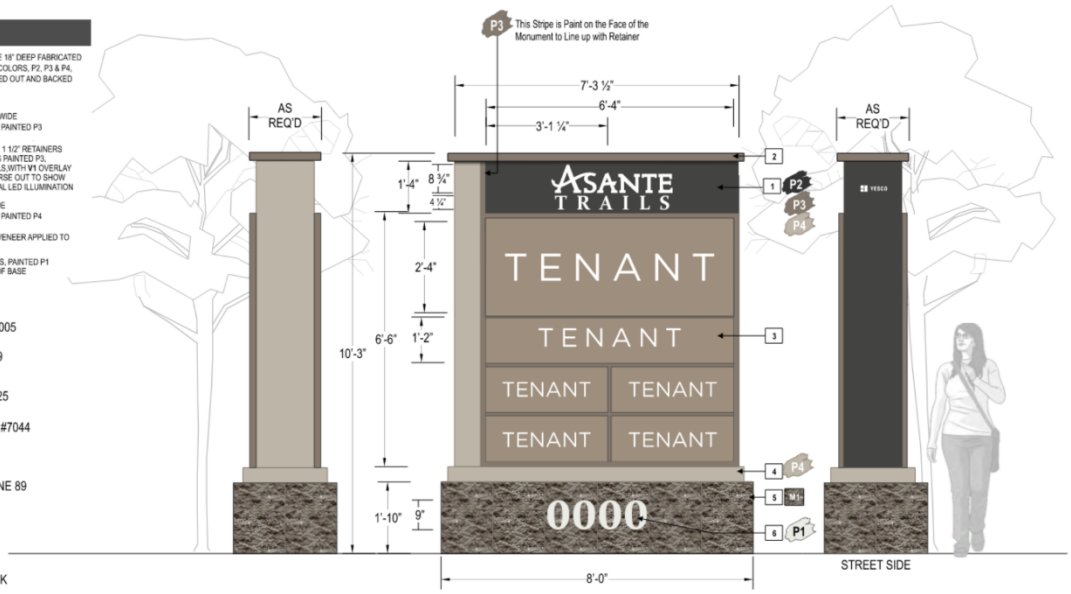
MATERIAL:

- M1 ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:

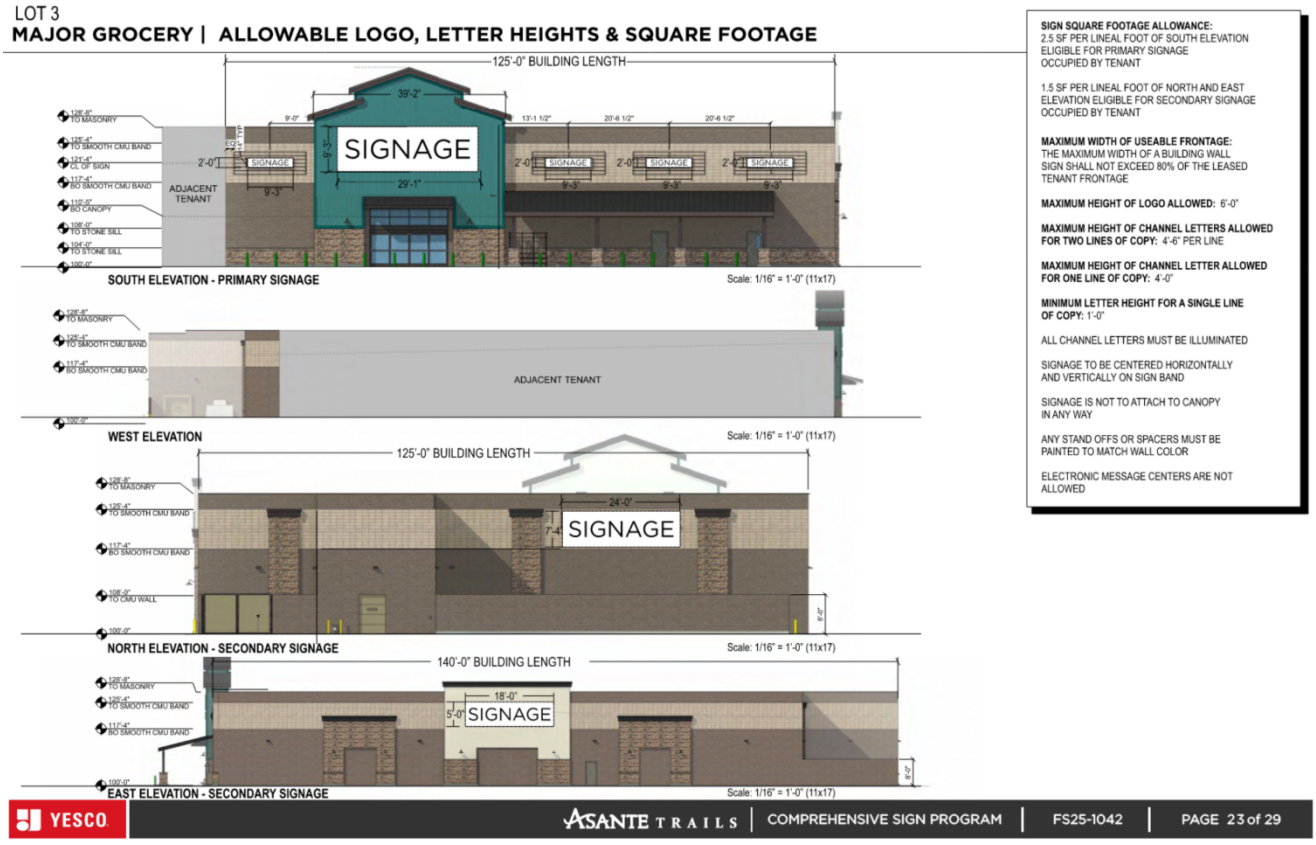
CONSTANTINA

GOTHAM BOOK



Wall Signs

Except for the major grocery store tenant, all single and multi-tenant buildings included in the Asante Trails Lot 3 development will be subject to the existing Building Wall Signage standards outlined in the Asante Trails CSP. These standards mirror those found in the LDO and require no deviations. The major grocery store tenant will require a deviation from the LDO's wall mount building sign area allowance of 1.5 SF of sign area per 1 LF of building frontage. To remain consistent with store branding, the major grocery store tenant will require 2.5 SF of sign area per 1 LF of building frontage on the south elevation.



REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, Luke Air Force Base, the Maricopa Water District, and Maricopa Flood District were included in the routing of this request. None of the reviewing agencies indicated any concerns with the request.

SUMMARY:

The CSP process provides a mechanism whereby the applicant may create signage that is consistent with the architecture and design of Asante Trails development. LDO Section 109-1.15.B permits the CSP to introduce a unique or creative sign type no listed as a permitted sign in the code and/or request deviations from requirements applicable to a particular sign class or type. The subject CSP Amendment requests a minor deviation to Section 109-1.9.B.1. for the major grocery tenant wall signs and Section 109-1.9.C.5 to reduce the 150' monument sign separation requirement to 100' for sign 3A.1. The proposed signage meets the requirements of Section 109-1.15 with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

RECOMMENDATION:

Based on the findings noted above, if the Commission wishes to recommend approval of the proposed CSP Amendment, Case FS25-1042, 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 "*Asante Trails Comprehensive Sign Program Amendment"*, prepared by *Yesco*, and received by the City *April 17, 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 deny the request, the Commission should make its own findings and base its decision on those alternative findings.

RECOMMENDED MOTIONS:

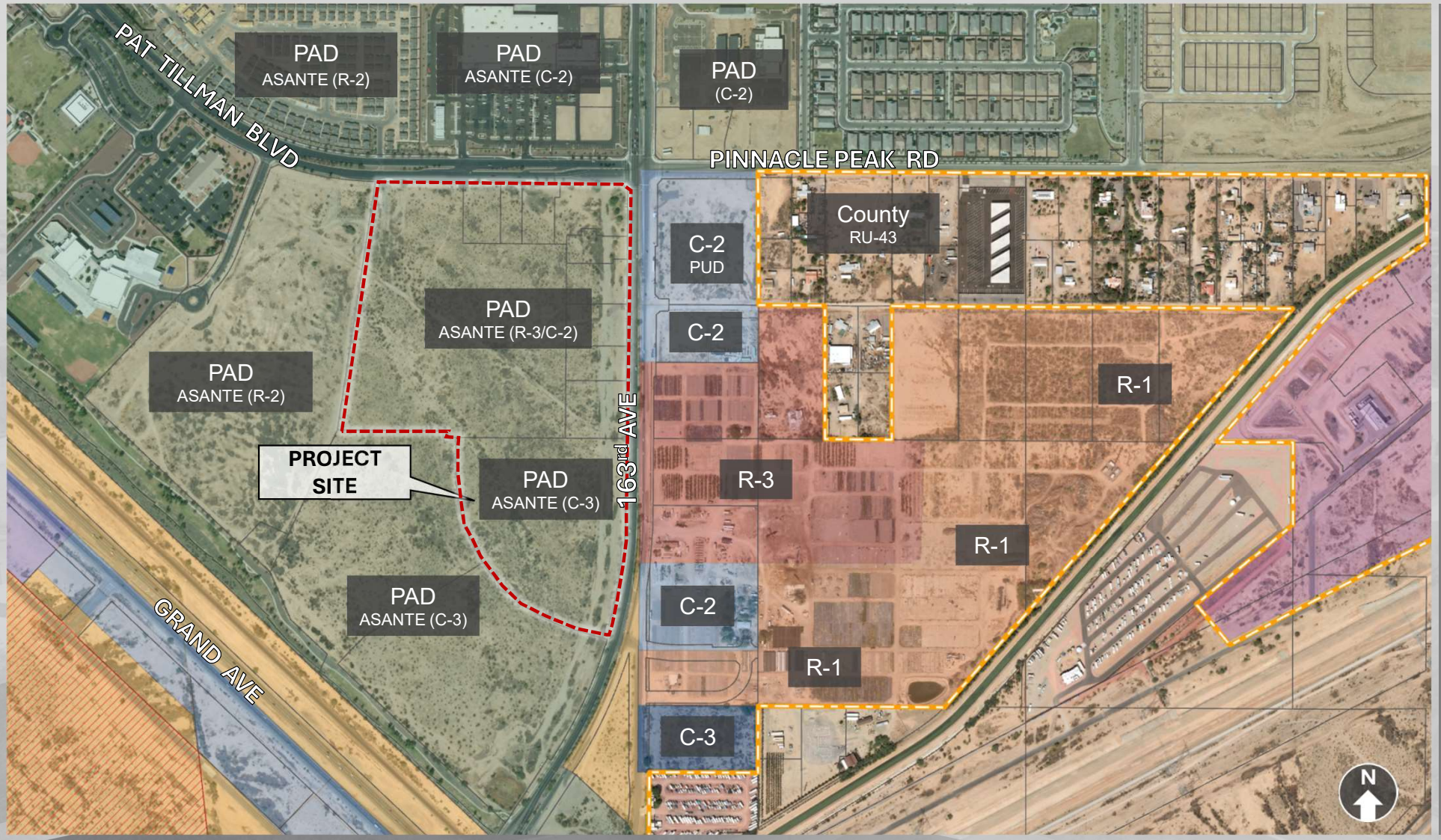
I move to recommend approval of the Comprehensive Sign Program Amendment for Asante Trails, Case FS25-1042, subject to stipulations 'a' and 'b' as outlined in the Staff Report.

I move to recommend denial of the Comprehensive Sign Program for Asante Trails, Case FS25-1042, because [*insert reason*].

Attachments:

00 Staff Report
01 Vicinity Map
02 Zoning Map
03 Comprehensive Sign Program Document
04 Citizen Participation Report – REDACTED
05 Affidavit of Sign Posting
PPT


VICINITY MAP
PAT TILLMAN BLVD
ASANTE
ASANTE
ESCALANTE
PINNACLE PEAK RD
PROJECT SITE
ASANTE
LOT 3
(15.06 Acre)
163rd AVE
GRAND AVE
N


PAT TILLMAN BLVD
PAD
ASANTE (R-2)
PAD
ASANTE (C-2)
PAD
(C-2)
PINNACLE PEAK RD
County
RU-43
C-2
PUD
C-2
PAD
ASANTE (R-3/C-2)
PAD
ASANTE (R-2)
PROJECT
SITE
PAD
ASANTE (C-3)
163rd AVE
R-1
R-3
R-1
PAD
ASANTE (C-3)
C-2
R-1
GRAND AVE
C-3
N
ZONING MAP



ASANTE
TRAILS

SWC PAT TILLMAN BLVD & N. 163RD AVE • SURPRISE, AZ 85387

COMPREHENSIVE SIGN PROGRAM | APRIL 2026

CASE # FS25-1042

YESCO®
Custom Electric Signs℠
Phoenix Division
6725 West Chicago Street
Chandler, AZ 85226
480.449.3726
www.yesco.com

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PROPERTY INFORMATION: ASANTE TRAILS - LOT 2

PARCEL NUMBER: 503-76-981

GROSS SITE ACREAGE: 12 ACRE

PROPOSED USE: RETAIL

ZONING: PAD ZONING WITH A BASE ZONE OF C-2

PROPERTY OWNER

SIMONCRE ASANTE, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

LANDLORD CONTACT INFORMATION

SIMONCRE
NATALYA UPSHUR, DEVELOPMENT ASSOCIATE
6900 E. 2ND STREET, SCOTTSDALE, AZ 85251
Phone: 480-745-1956
Email: Natalya.upshur@simoncre.com

SIGNAGE CONSULTANT

YESCO
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PHOENIX DIVISION
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CHANDLER, AZ 85226
480-449-3726
WWW.YESCO.COM

CONTACT:
Crystal Helgeson
Email: chelgeson@yesco.com

ENGINEER

YESCO
Custom Electric Signs

1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:
CARL MEYERS, PE
Engineering Manager
PH: 801-487-8481

PROPERTY INFORMATION: ASANTE TRAILS - LOT 3

PARCEL NUMBER: 503-76-982A

GROSS SITE ACREAGE: 15.06 ACRES

PROPOSED USE: RETAIL/FITNESS/RESTAURANT W/ DRIVE THRU

ZONING: PAD C-3

PROPERTY OWNER

SIMONCRE SCOUT V, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

PROPERTY PAINT COLORS

Sherwin Williams Pure White #7005

Sherwin Williams Iron Ore #7069

Sherwin Williams Backdrop #7025

Sherwin Williams Amazing Gray #7044

FONT

GOTHAM BOLD
GOTHAM BOOK
CONSTANTINA

PROPERTY INFORMATION: TAVALO

PARCEL NUMBER: 503-76-980 | LOT #2

GROSS SITE ACREAGE: 25.9 ACRE

PROPOSED USE: MULTI-RESIDENTIAL

ZONING: PAD ZONING WITH A BASE ZONE OF R-3

PROPERTY OWNER

SIMONCRE ASANTE, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

LANDLORD CONTACT INFORMATION

SIMONCRE
KYLE DUANE, SENIOR DEVELOPMENT ASSOCIATE
6900 E. 2ND STREET, SCOTTSDALE, AZ 85251
Phone: 480-739-0066
Email: kyle.duane@simoncre.com

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WWW.YESCO.COM

CONTACT:
Crystal Helgeson
Email: chelgeson@yesco.com

ENGINEER

YESCO
Custom Electric Signs

1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:
CARL MEYERS, PE
Engineering Manager
PH: 801-487-8481

PROPERTY PAINT COLORS

Sherwin Williams Pure White #7005

Sherwin Williams Iron Ore #7069

Sherwin Williams Backdrop #7025

Sherwin Williams Amazing Gray #7044

GTIS Logo Letter Paint (To match GTIS Tavalo Queen Creek)

FONT

GOTHAM BOLD

VICINITY MAP



LEGAL DESCRIPTION

LOT 2 OF ASANTE TRAILS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1770 OF MAPS, PAGE 4.

L0T 3 OF ASANTE TRAILS MCR 1770-04 EX POR LT 3 ASANTE TRAILS MCR 1770-04 DAF COM E4 COR SEC 13 TH N 323.89F TH W 154.03F TO POB TH N 73D 55M W 26.95F TH N 16D 14M E 63.34F TH S 75D 26M E 14.50F TO BEG N/TAN CUR CONC NWLY TH NLY ALG CUR 307.81F TH S 83D 24M E 11.50F TO PNT N/TAN CUR CONC NWLY TH SLY ALG CUR 373.45F TO POB P/F 20240687523 PER VESTING 20230638160

INTRODUCTION

The purpose of this Comprehensive Sign Program (CSP) is to ensure the design and production of quality signage which reflects the integrity of the architecture, the beauty of the city and the intent of the Landlord and the City of Surprise.

This sign program establishes maximum and minimum letter sizes, sign area allowances, locations and fabrication standards, all of which are subject to the sole discretionary approval of the Landlord within the context of this sign program and the lease.

Any issue or stipulation not addressed within this sign program must comply with the City of Surprise Sign Ordinance and be approved in writing in advance by the Landlord.

SUBMITTALS AND APPROVALS

All Tenant signs are subject to the Landlord's written approval. The Landlord's approval shall be based on the following criteria:

Design, fabrication and method of installation of all signs shall conform to this sign criteria.

The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord's approval:

Submit one (1) set of detailed sign design, shop drawings to the Landlord. This drawing to include: all building signage, window signage, and tenant panels (if necessary). You must also include the signature page of this CSP verifying that you have read all requirements and prohibited signage and that you understand and will comply with all items set forth in this CSP. Signature page can be found on page 7 of this document.

Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by local authorities.

Sign drawings must include a scaled storefront drawing illustrating the proposed sign design, the overall suite frontage and the sign placement dimensions on the building. All sizes are to be provided in US dimensions.

Sign drawings must also include a scaled sign elevation and section detail indicating construction and attachment methods and illumination details. All sizes are to be provided in US dimensions.

Letters must be accurately dimensioned and spaced.

SUBMITTALS AND APPROVALS - CONT.

Sign external finishes and types of materials must be included on the sign drawings.

Unless the Landlord has received the above described drawings and information in the quantities set forth above, the Landlord will not approve the Tenant's exterior sign.

Revisions and Approval:

All drawings marked "Revise and Resubmit" must be resubmitted with the required corrections prior to fabrication.

Only after all drawings have been marked "Approved" or "Approved as Noted" and after permit is obtained, may the fabricator proceed with fabrication per approved drawings.

FABRICATION AND INSTALLATION REQUIREMENTS

The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:

A stamped set of final drawings reflecting the Landlord's approval shall be on file in the Landlord's office.

All applicable city sign permits required by the local authorities have been obtained.

The Landlord must be notified 48 hours in advance prior to the sign being installed.

The Landlord must receive a Certificate of Insurance from the Sign Contractor actually performing the installation.

The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-Box and any secondary J-Box required) and all other labor, materials, and future maintenance.

The Tenant and their Sign Contractor are responsible for understanding this Criteria and conforming to its requirements.

The Tenant shall ultimately be responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.

All signs must be attached to wall as shown in detailed exhibits.

Spacers must be painted to match wall sign is mounted to.

FABRICATION & INSTALLATION CONTINUED

Ladders, installation equipment and installation crews are not permitted to lean on building, all installation equipment must be freestanding to avoid contact or damage to building or storefront.

All penetrations of the building structure required for sign installation shall be sealed to create a watertight condition and patched to match adjacent finish.

Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by installation of said Tenant's sign.

The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete.

Each Tenant shall be responsible for the performance of its Sign Contractor.

Each Tenant shall be responsible for the removal of its sign within (10) days of vacating the site. Removal of the sign shall include the repair of the wall surface back to its original condition and finish painting to nearest panel edge if color difference is visible. If the Tenant does not repair wall surface to Landlord's satisfaction, Landlord will perform repairs at Tenant's expense.

Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall effect said maintenance or repair to Landlord's satisfaction, at Tenant's expense.

Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within 15 days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said 15 days, then the Landlord shall have the option to correct non-conformins sign at Tenant's expense.

In no case will there be any exposed: conduit, transformers, junction boxes, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication and installation practices.

STOREFRONT SIGNAGE

All Tenants to have a storefront sign. Sign shall be located only in the spaces specifically outlined in this criteria for each building elevation. Signage type and size shall conform to guidelines outlined for each Pad in the following exhibits.

Signs shall be limited to letters designating the store name as set forth in the signed lease agreerement between Tenant and Landlord. Trademark logo symbol may be considered upon written approval by the Landlord.

PROHIBITED SIGNS

A. Abandoned Signs

B. No Street or Building Banners, pennants, inflatable signs, tethered balloons, searchlights, and similar attention-getting devices.
NOTE: Temporary Banners are allowed for Grand Openings or Special Events, for a maximum of 15 days and are not to interfere with any other signage.

C. Signs that imitate, resemble or may be confused with any official emergency vehicle, traffic control sign, signal or device.

D. Signs attached to trees, telephone poles, public seating, streetlights or placed on any public right of way without government approval.

E. Vehicle signs and portable signs.

F. Roof mounted signs and signs projecting above paraptet.

G. Weekend directional signs.

H. Awnings of any kind

I. Signs made of plywood, pressed board or other non-exterior grade wood products.

J. Painted on wall signs and murals

K. Blinking or Flashing Signs

l. Other signs not expressly outlined as acceptable in this criteria.

TENANT ACKNOWLEDGMENT AND COMPLIANCE WITH COMPREHENSIVE SIGN PROGRAM

I _____ acknowledge have I have received and read the CSP (Comprehensive Sign Program) in full and will adhere to all policies and procedures set forth in this document.
(PRINT FULL NAME HERE)

BUSINESS NAME: _____ SIGNATURE: _____ TITLE: _____ DATE: _____

PLEASE FILL THIS OUT AND SUBMIT THIS PAGE TO THE LANDLORD WITH A COPY OF YOUR SIGNAGE SUBMITTAL.

SIGN MATRIX: ASANTE TRAILS - LOTS 2 & 3

*REFER TO NARRATIVE FOR FURTHER INFORMATION REGARDING DEVIATIONS FROM THE LDO CHAPTER 109 DEVELOPMENT STANDARDS

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
2A FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH INDIVIDUAL TENANT PANEL SIGNAGE	IDENTIFY TENANTS IN THE COMPLEX	**THREE (3) LOCATED ON:** N. 163RD AVENUE **ONE (1) LOCATED ON:** W. PAT TILLMAN BLVD.	**Multi-Tenant Monument** Two(2) **Pad Monument** Two(2)	9'-10 ½" X 7'-7"	ALUMINUM ACRYLIC CMU STONE VENEER	INTERNALLY ILLUMINATED WITH WHITE LEDS
3A FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH INDIVIDUAL TENANT PANEL SIGNAGE	IDENTIFY TENANTS IN THE COMPLEX	**TWO (2) LOCATED ON:** N. 163RD AVENUE	**Multi-Tenant Monument** Two(2)	10'-3" x 7'-3 ½"	ALUMINUM ACRYLIC CMU STONE VENEER **SEE PAGE 12 FOR ADDITIONAL DETAILS**	INTERNALLY ILLUMINATED WITH WHITE LEDS
B DIRECTIONAL SIGNAGE CLASS III MONUMENT	FREESTANDING NON-ILLUMINATED SINGLE FACE OR DOUBLE FACE DIRECTIONAL SIGNAGE	TO DIRECT TRAFFIC TO BUSINESS ENTRIES OR DRIVE THRUS OR EXISTS	PERMITTED ALONG STREET FRONTAGE IN CONJUNCTION WITH A DRIVEWAY, NOT TO EXCEED 30" IN HEIGHT OR 36" FROM ADJACENT PAVEMENT	NUMBER TO BE DETERMINED	NOT TO EXCEED 30" IN HEIGHT AND NOT TO EXCEED 6 SQUARE FEET	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
C SIGNAGE CLASS I	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE MENU SIGNS	PROVIDE MENU AND ORDERING FOR BUSINESS WITH A DRIVE THRU	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
D DRIVE THRU SIGNAGE CLASS II	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE PREVIEW SIGNS	PROVIDE A PREVIEW MENU TO PREPARE FOR ORDERING	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS

SIGN TYPE	BUILDING / TENANT TYPE	LOCATION	QTY / SIGN AREA	MAX. LETTER / LOGO HEIGHTS	MATERIALS	ILLUMINATION
E MAJOR GROCERY TENANT BUILDINGS WALL SIGNAGE	**MAIN ID** REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL,FRONT & REAR LIT PAN CHANNEL **SECONDARY COPY** NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	2.5 SF PER LINEAL FOOT OF SOUTH ELEVATION ELIGIBLE FOR PRIMARY SIGNAGE OCCUPIED BY TENANT 1.5 SF PER LINEAL FOOT OF NORTH AND EAST ELEVATION ELIGIBLE FOR SECONDARY SIGNAGE OCCUPIED BY TENANT **SEE PAGE 23 FOR ADDITIONAL INFORMATION**	**LOGO HEIGHT:** NTE 72" **LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY:** NTE 54" PER LINE **LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY:** NTE 48" **MINIMUM LETTER HEIGHT:** 12" **NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON**	**MAIN ID AND SECONDARY SIGNS / LOGO SIGNS** FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL, FCO LETTERS OR PUSH THRU ILLUMINATED CABINET	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE ILLUMINATED OR NON-ILLUMINATED **ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED**
F MULTI TENANT BUILDINGS WALL SIGNAGE	**MAIN ID** REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL,FRONT & REAR LIT PAN CHANNEL **SECONDARY COPY** NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF EACH ELIGIBLE ELEVATION OCCUPIED BY TENANT **SEE PAGE 19 FOR ADDITIONAL INFORMATION**	**LOGO HEIGHT:** NTE 48" **LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY:** NTE 24" PER LINE **LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY:** NTE 36" **MINIMUM LETTER HEIGHT:** 18" **NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON**	**MAIN ID SIGNS / LOGO SIGNS** FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL **SECONDARY SIGNAGE** FCO LETTERS OR PUSH THRU ILLUMINATED CABINET	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED **ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED**
G PAD BUILDINGS WALL SIGNAGE	**MAIN ID** REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL,FRONT & REAR LIT PAN CHANNEL **SECONDARY COPY** NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF ELIGIBLE ELEVATION OCCUPIED BY TENANT **SEE PAGE 19 FOR ADDITIONAL INFORMATION**	**LOGO HEIGHT:** NTE 72" **LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY:** NTE 36" PER LINE **LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY:** NTE 48" **MINIMUM LETTER HEIGHT:** 24" **NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON**	**MAIN ID SIGNS / LOGO SIGNS** FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL **SECONDARY SIGNAGE** FCO LETTERS OR PUSH THRU ILLUMINATED CABINET	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED **ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED**

FREESTANDING SIGNS	Deviation from LDO	
2a Freestanding monument	None	
3a Freestanding monument	Monument separation distance to Tavalo's Sign H reduced to 100'	
B Directional signage	None	
C Signage Class I	None	
D Drive Thru Signage	None	
WALL SIGNAGE		
E Major Grocery Tenant	LDO standard allows 1.5 SF to 1 LF. We are requesting 2.5 SF per 1 LF on South elevation ONLY.	Per code: The sign area of any building wall sign serving an arterial street may be increased by 25 percent when the building is setback at least 600 feet from the public right-of-way and may be further increased an additional 25 percent for each additional 200 feet of setback, up to a maximum of 100 percent, provided the increase in sign area does not cause the sign to be in violation with the other provisions of this section.
F Multi Tenant Buildings	None	
G Pad Buildings	None	

LOT 2 MONUMENTS:

MULTI-TENANT DOUBLE SIDED ILLUMINATED MONUMENT SIGNS - QTY: 2 | SF: 85.92 EACH | SCALE: 1/2” = 1’-0” (11X17)

SIGNS: 2A.1 2A.2

FABRICATION DETAILS:		
1	CABINET:	MAIN CENTER CABINET TO BE 18” DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	CAP OF SIGN:	2 1/2” TALL X 22” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	TENANT CABINET:	ALUMINUM TENANT CABINET, 1 1/2” RETAINERS PAINTED P3, 1” DIVIDER BARS PAINTED P3, WHITE LEXAN TENANT PANELS,WITH **V1** OVERLAY AND TENANT COPY TO REVERSE OUT TO SHOW THRU WHITE, WHITE INTERNAL LED ILLUMINATION
4	CAP OF BASE:	5” TALL X 26” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	BASE:	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	ADDRESS:	FCO 1/4” ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044

VINYL:

- V1 3M OPAQUE VINYL SANDSTONE 89

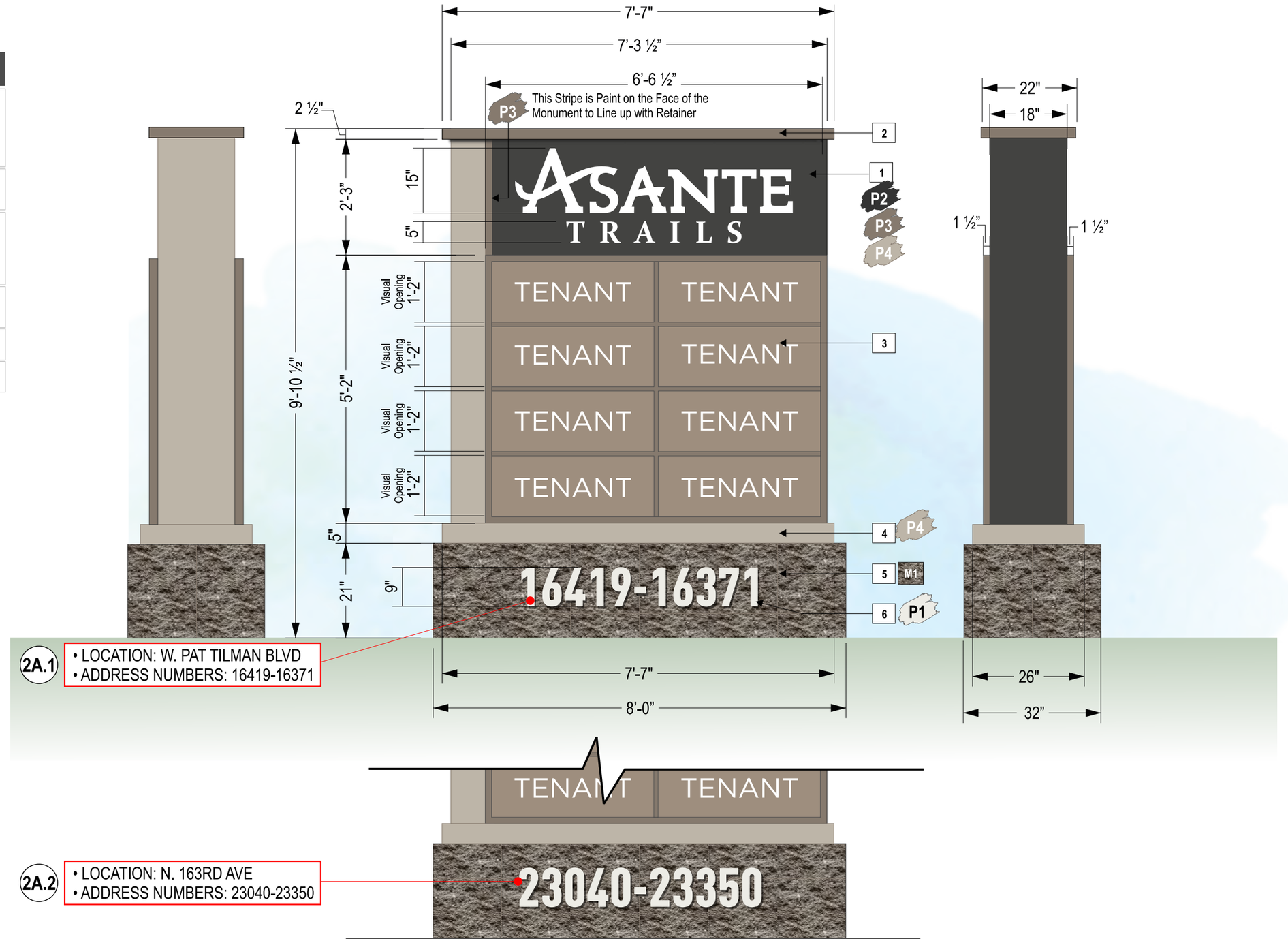
MATERIAL:

- M1 ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:

CONSTANTINA

GOTHAM BOOK



LOT 2 MONUMENT:

PAD TENANT - DOUBLE SIDED ILLUMINATED MONUMENT SIGNS - QTY: 1 | SF: 85.92 EACH | SCALE: 1/2” = 1’-0” (11X17)

SIGNS: 2A.3

FABRICATION DETAILS:

1	**CABINET:**	MAIN CENTER CABINET TO BE 18” DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	**CAP OF SIGN:**	2 1/2” TALL X 22” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	**TENANT CABINET:**	-“K” LOGO FACES AND “NON-ETHANOL” FACES ARE FORMED AND EMBOSSED W/ 2.25" PAN DEPTH ,177 CLEAR POLYCARBONATE WITH SECOND SURFACE APPLIED DECORATION. - PRICERS WILL BE ONE LARGE REVERSE PAN WITH ROUTED OUT COPY MOUNTED BEHIND FLAT LEXAN CLEAR PANEL AND BOLTED WITH COUNTERSUNK SCREW. REVERSE PANEL PAINTED TO BE SW AMAZING GRAY #7044. *(2) TWO 12" CHARACTER HEIGHT RED & GREEN AND ABLE ELECTRONIC LED PRICE UNITS PER ELEVATION. UNLEADED TO INCLUDE 4" MESSAGE TOGGLE AND 1 1/4" MULLIONS BETWEEN PRICERS*
4	**CAP OF BASE:**	5” TALL X 26” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	**BASE:**	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	**ADDRESS:**	FCO 1/4” ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044

VINYL:

- V1 3M OPAQUE VINYL SANDSTONE 89

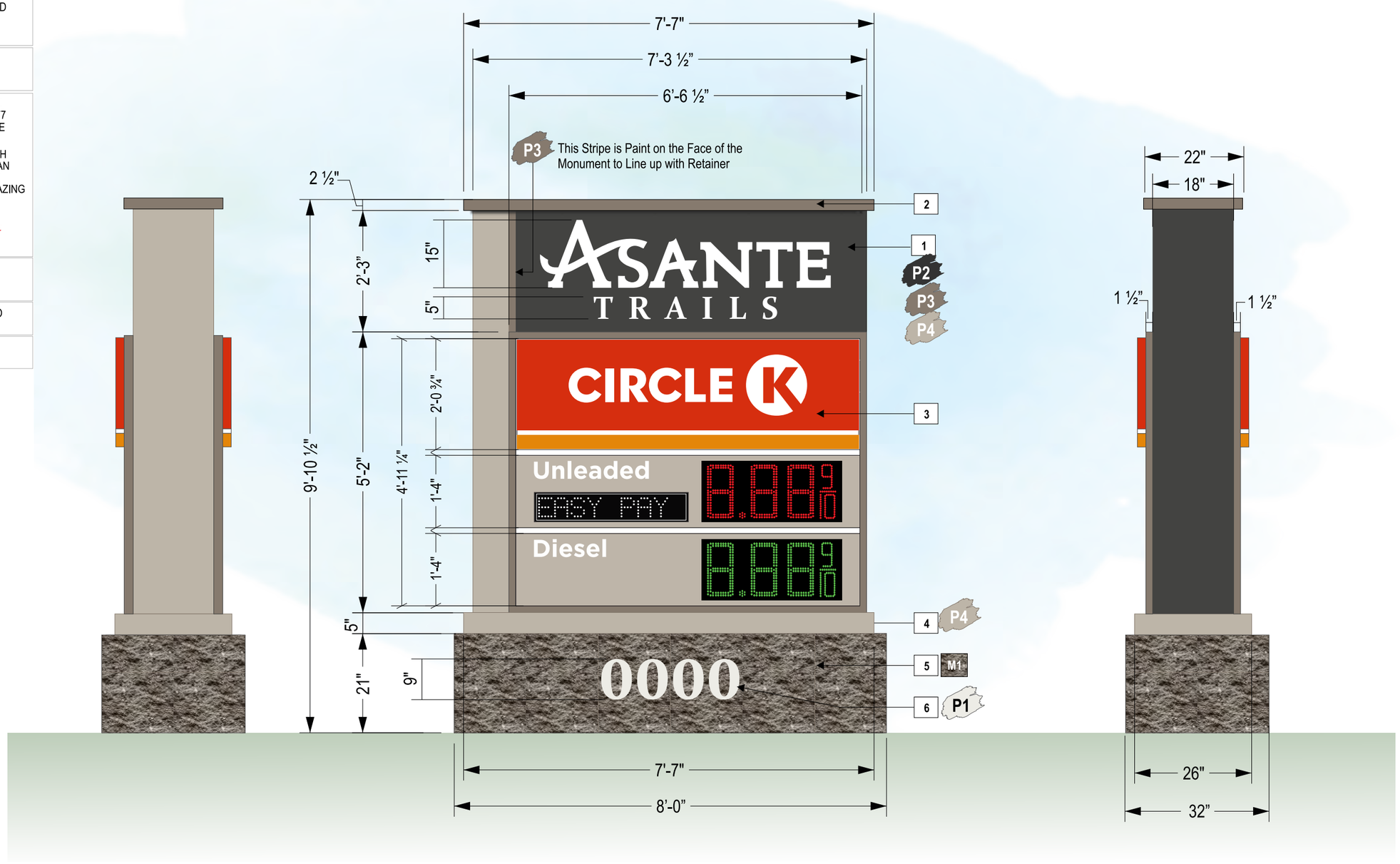
MATERIAL:

- M1 ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:

CONSTANTINA

GOTHAM BOOK



LOT 2 MONUMENT:

PAD TENANT - DOUBLE SIDED ILLUMINATED MONUMENT SIGN - QTY: 1 | SF: 85.92 EACH | SCALE: 1/2” = 1’-0” (11X17)

SIGNS: 2A.4

FABRICATION DETAILS:

1	**CABINET:**	MAIN CENTER CABINET TO BE 18” DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	**CAP OF SIGN:**	2 1/2” TALL X 22” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	**TENANT CABINET:**	ALUMINUM TENANT CABINET, 1 1/2" RETAINERS PAINTED SW BACKDROP #7025, REVERSE PAN FACE PAINTED TO BE SW #7044 AMAZING GRAY .150" WHITE PLEX BACKUPS WITH FIRST SURFACE APPLIED VINYL
4	**CAP OF BASE:**	5” TALL X 26” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	**BASE:**	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	**ADDRESS:**	FCO 1/4” ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044

VINYL:

- V1 3M OPAQUE VINYL SANDSTONE 89

MATERIAL:

- M1 ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:

CONSTANTINA

GOTHAM BOOK



LOT 3 MONUMENT:

MULTI-TENANT DOUBLE SIDED ILLUMINATED MONUMENT SIGNS - QTY: 2 | SF: 49.56 EACH | SCALE: 1/2” = 1’-0” (11X17)

SIGNS: 3A.1 3A.2

FABRICATION DETAILS:

1	**CABINET:**	MAIN CENTER CABINET TO BE 18” DEEP FABRICATED ALUMINUM, PAINTED THREE COLORS, P2, P3 & P4, ASANTE TRAILS TO BE ROUTED OUT AND BACKED WITH WHITE ACRYLIC
2	**CAP OF SIGN:**	2 1/2” TALL X 22” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	**TENANT CABINET:**	ALUMINUM TENANT CABINET, 1 1/2” RETAINERS PAINTED P3, 1” DIVIDER BARS PAINTED P3, WHITE LEXAN TENANT PANELS,WITH **V1** OVERLAY AND TENANT COPY TO REVERSE OUT TO SHOW THRU WHITE, WHITE INTERNAL LED ILLUMINATION
4	**CAP OF BASE:**	5” TALL X 26” DEEP X 7’-7” WIDE ALUMINUM FABRICATED CAP, PAINTED P4
5	**BASE:**	FABRICATED BASE WITH M1 VENEER APPLIED TO ALL SIDES
6	**ADDRESS:**	FCO 1/4” ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE

PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044

VINYL:

- V1 3M OPAQUE VINYL SANDSTONE 89
- WHITE VINYL YESCO LOGO

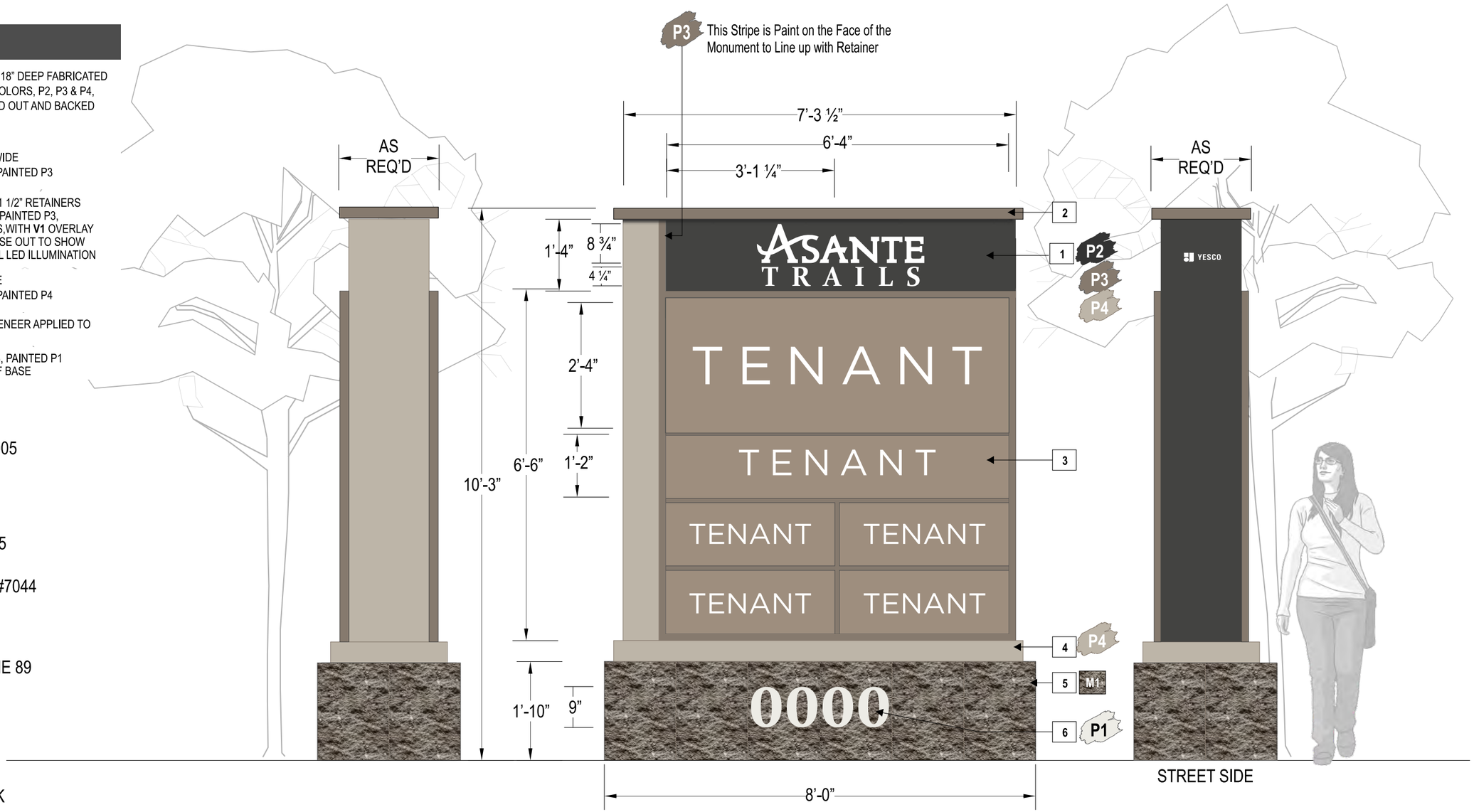
MATERIAL:

- M1 ECHELON SPLIT FACE BLOCK 1X8X16 COLOR: OPAL

FONTS:

CONSTANTINA

GOTHAM BOOK



SINGLE/DOUBLE SIDED NON-ILLUMINATED DIRECTIONAL SIGNS - QTY: TBD | SF: 3.125 EACH | SCALE: 3/4” = 1’-0” (11X17)

SIGNS: (B)

FABRICATION DETAILS:		
1	**MAIN PANEL:**	1/8" ALUMINUM CONSTRUCTION MAIN PANEL WITH WHITE REFLECTIVE VINYL OVERLAID ON SURFACE. PANELS TO BE PAINTED P3 ‘BACKDROP’
2	**POST:**	4" SQUARE ALUMINUM POST; PAINTED P4 ‘AMAZING GREY’
3	**BORDER / COPY:**	V2 - WHITE REFLECTIVE VINYL

PAINT:

P3 Sherwin Williams Backdrop #7025

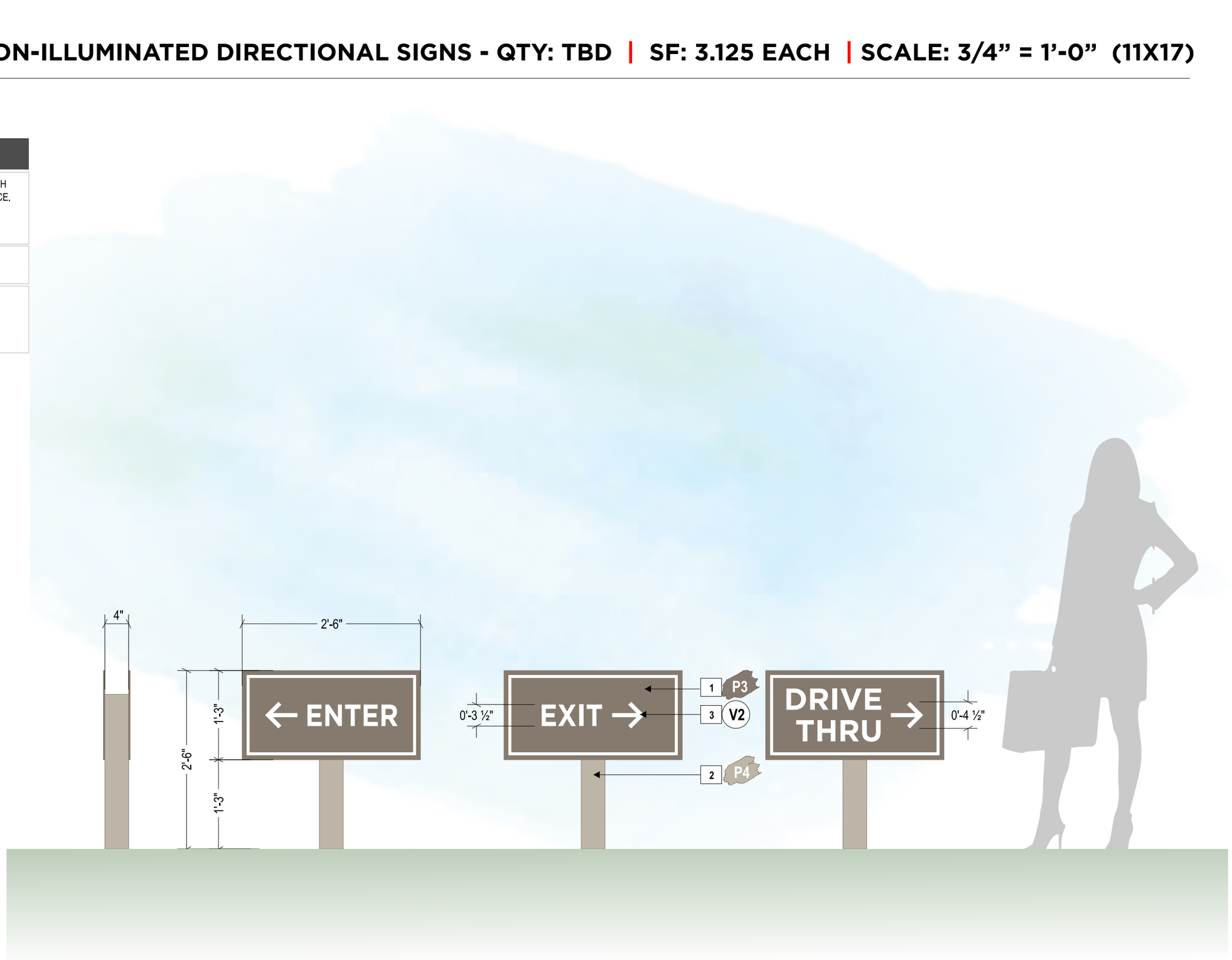
P4 Sherwin Williams Amazing Gray #7044

VINYL:

V2 3M REFLECTIVE WHITE VINYL

FONTS:

GOTHAM BOOK



MONUMENT SIGN LOCATIONS

PROPERTY OWNER
SIMONCRE ASANTE, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

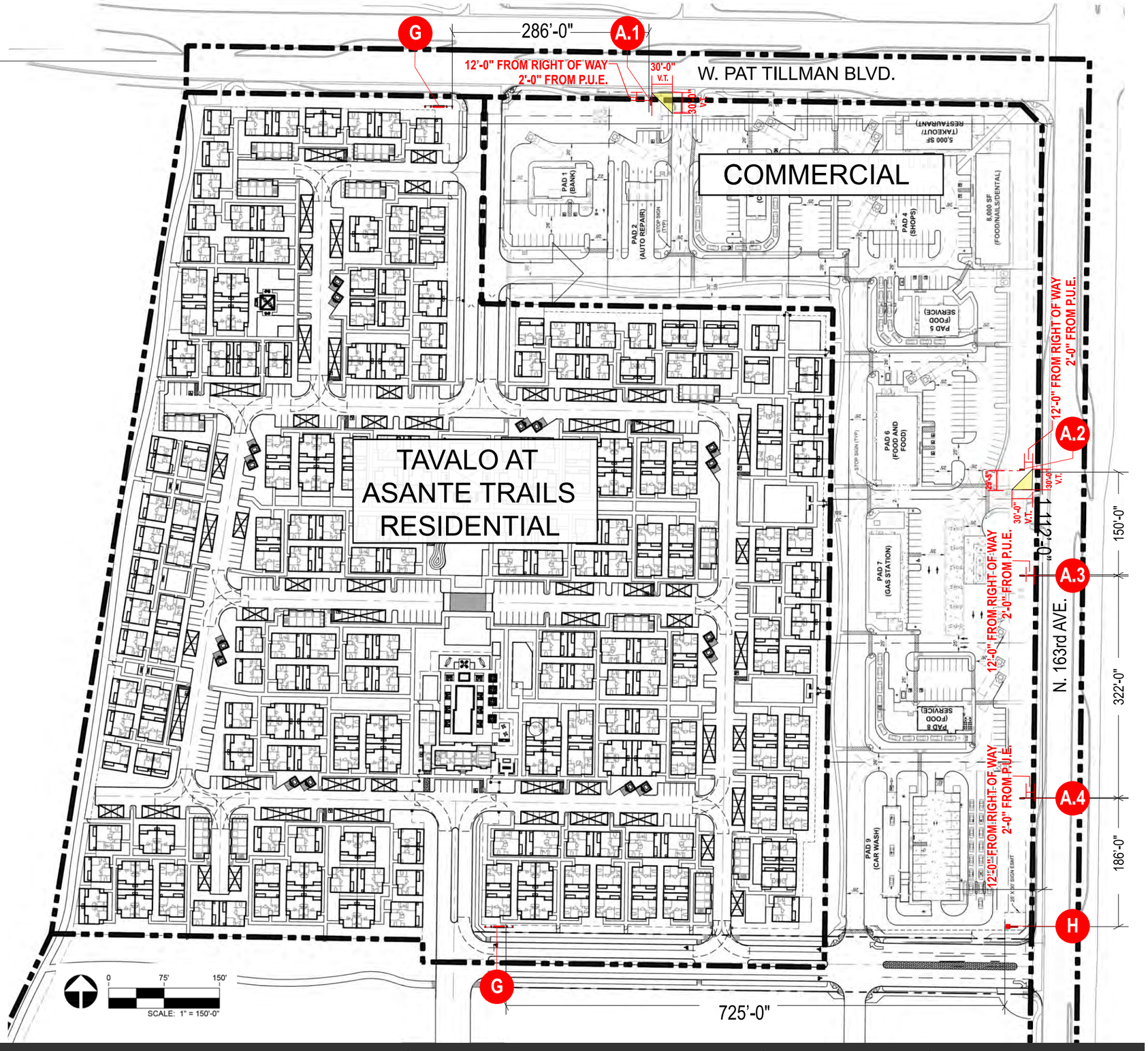
LANDLORD CONTACT INFORMATION
SIMONCRE
KYLE DUANE, SENIOR DEVELOPMENT ASSOCIATE
6900 E. 2ND STREET, SCOTTSDALE, AZ 85251
Phone: 480-739-0066
Email: kyle.duane@simoncre.com

ENGINEER
YESCO
Custom Electric Signs.
1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:
CARL MEYERS, PE
Engineering Manager
PH: 801-487-8481

SITE DATA

JURISDICTION:	SURPRISE, ARIZONA
APN #:	503-76-981
GROSS AREA:	15.44 AC.
NET AREA:	12.13 AC.



MONUMENT SIGN LOCATIONS

PROPERTY OWNER

SIMONCRE SCOUT V, LLC
6900 E 2ND ST
SCOTTSDALE AZ 85251

LANDLORD CONTACT INFORMATION

SIMONCRE
NATALYA UPSHUR, DEVELOPMENT ASSOCIATE
6900 E. 2ND STREET, SCOTTSDALE, AZ 85251
Phone: 480-745-1956
Email: Natalya.upshur@simoncre.com

ENGINEER

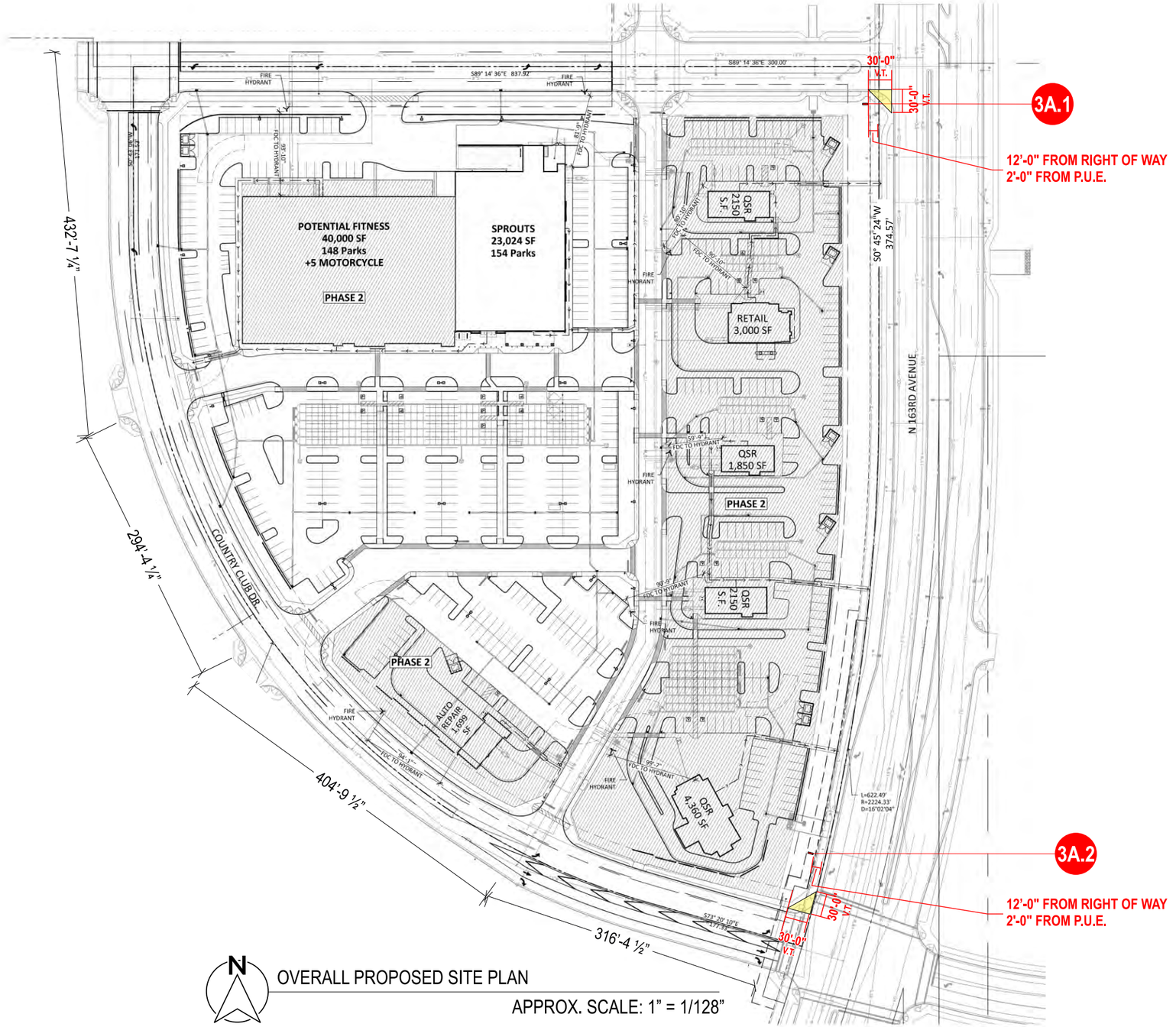
YESCO
Custom Electric Signs.

1605 S. GRAMERCY ROAD
SLAT LAKE CITY, UT 84104

CONTACT:
CARL MEYERS, PE
Engineering Manager
Email: cmeyers@yesco.com
PH: 801-487-8481

SITE DATA

JURISDICTION:	SURPRISE, ARIZONA
APN #:	503-76-982A
GROSS AREA:	15.06 AC.



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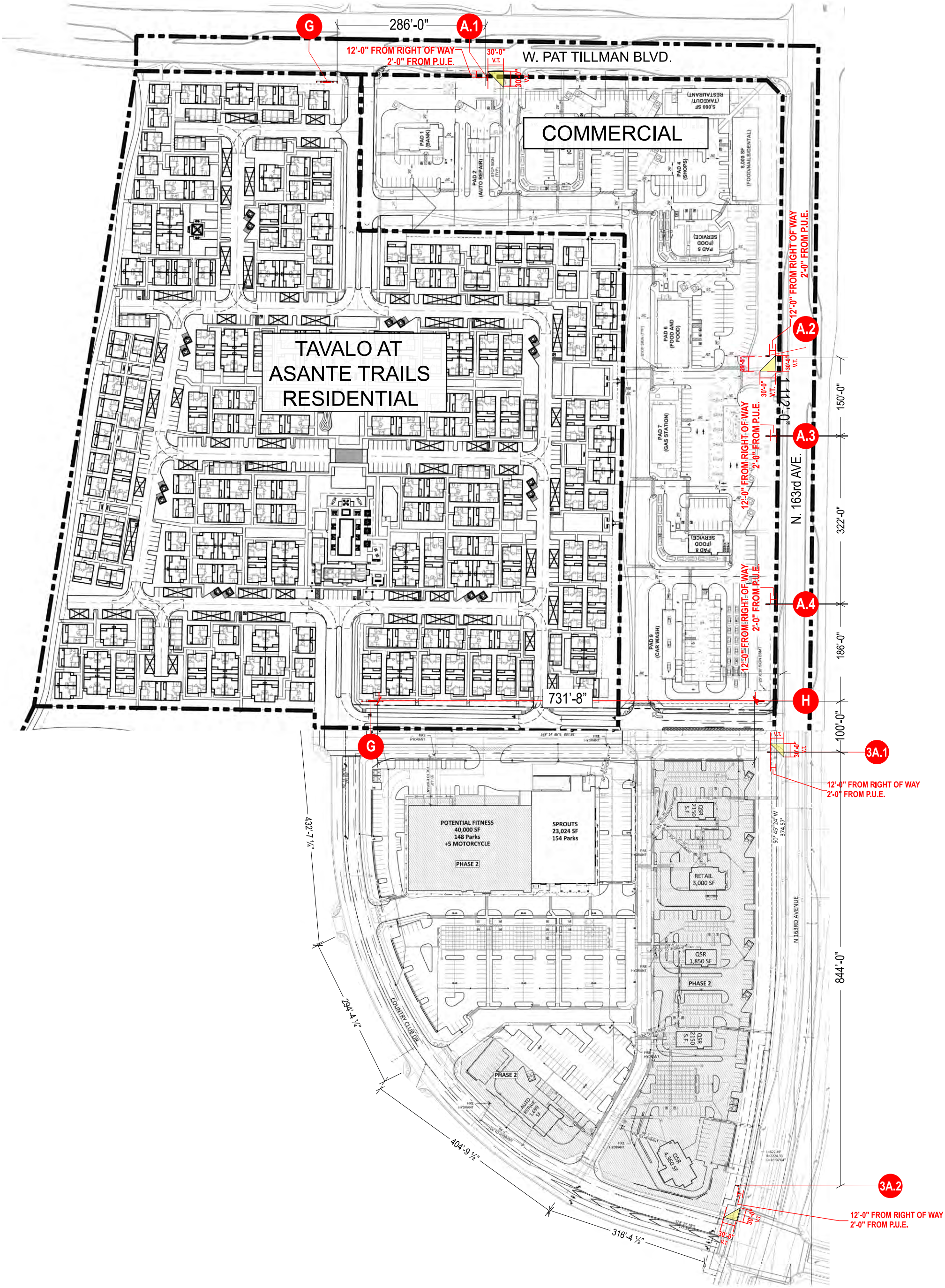
OVERALL PROPOSED SITE PLAN

APPROX. SCALE: 1" = 1/128"

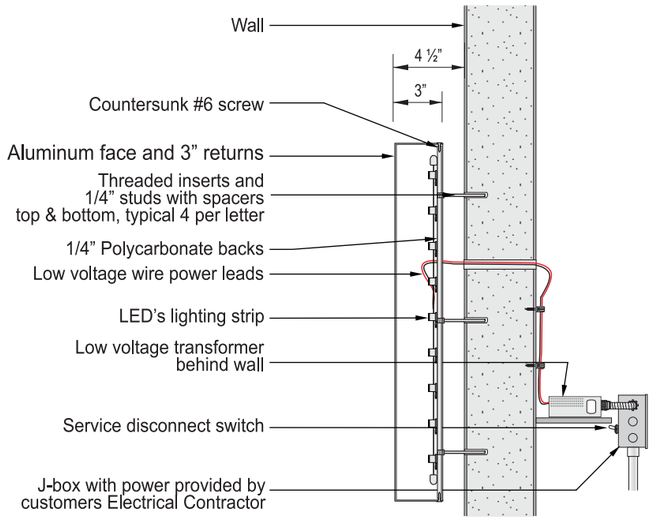


ENTIRE DEVELOPMENT SITE PLAN

APPROX. SCALE: 1:2100

PERMITTED CHANNEL LETTER STYLES

HALO ILLUMINATED CHANNEL LETTERS

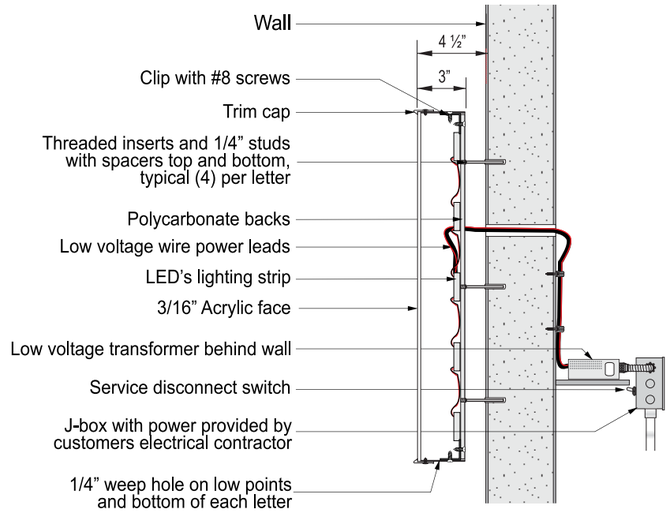


HALO ILLUMINATED EXAMPLES





FACE AND HALO ILLUMINATED CHANNEL LETTERS

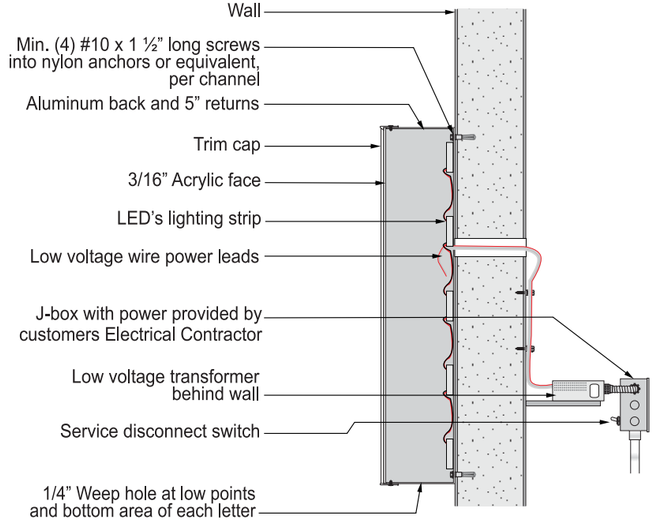


FACE & HALO ILLUMINATED EXAMPLES





FACE LIT CHANNEL LETTERS



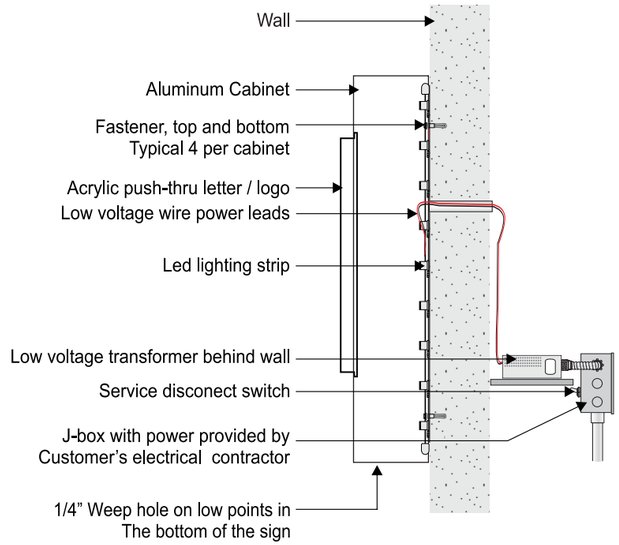
FACE ILLUMINATED EXAMPLES



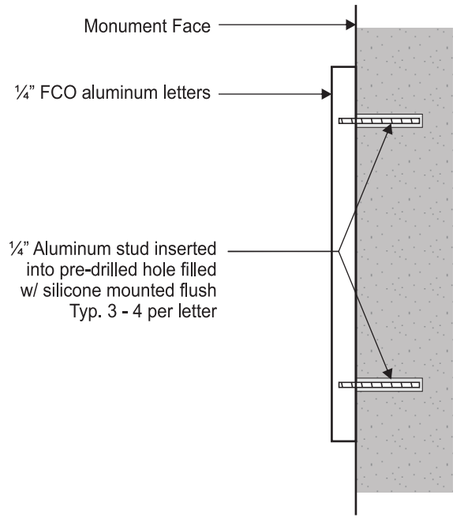


CHANNEL LETTERS ARE TO BE USED FOR PRIMARY SIGNAGE / FCOS OR PUSH THRU ILLUMINATED CABINETS CAN BE USED FOR SECONDARY COPY

SIGN CABINET WITH ROUTED PUSH THRU GRAPHICS



FLAT CUT OUT LETTERS - STUD MOUNTED FLUSH



EXAMPLE:
CHANNEL LETTERS WITH FCO SECONDARY COPY





ILLUMINATED PUSH THRU CABINET EXAMPLES





FLAT CUT OUT LETTER EXAMPLES



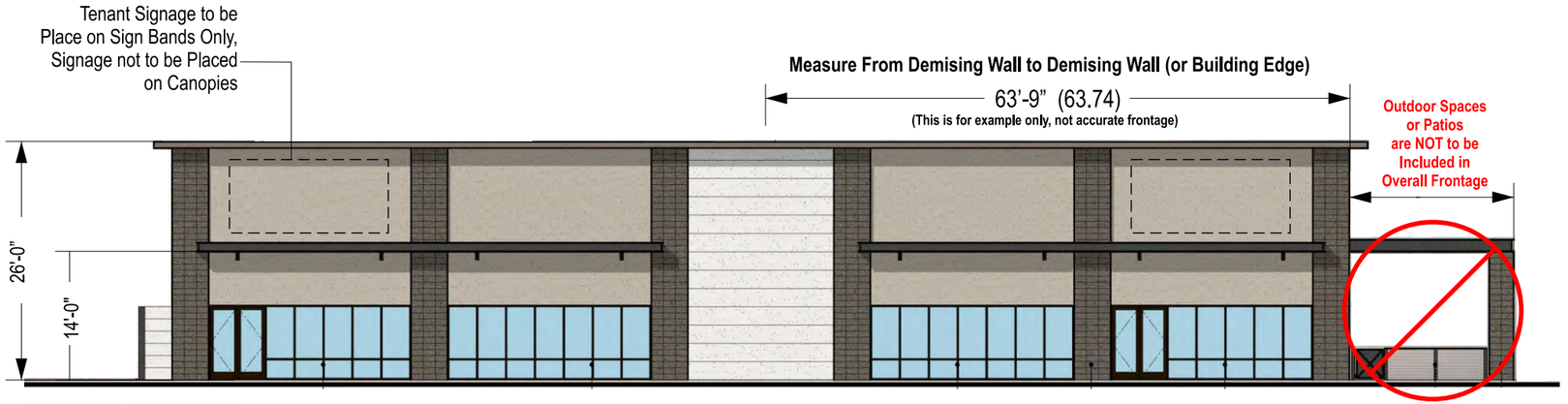


EXAMPLES:
CHANNEL LETTERS WITH PUSH THRU CABINET FOR SECONDARY COPY





CALCULATING ALLOWABLE SQUARE FOOTAGE



EXAMPLE ELEVATION
Scale: 1/16" = 1'-0"

IN THIS EXAMPLE YOU WOULD BE ALLOWED:
1.5 X 63.74 = 95.61 TOTAL SQUARE FEET ALLOWED

CALCULATING SF OF SIGNAGE

Unframed signs. Where the individual letters, logos and graphics of a sign are mounted directly to a wall or sign structure, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.

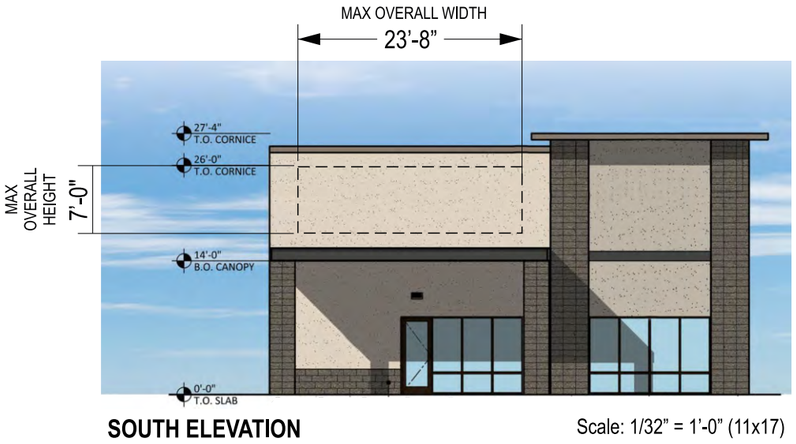


Framed signs. Where the individual letters, logos and graphics are integral to a sign panel, or are framed in by an architectural element or contrasting color apart from the color of the wall or sign structure, the sign area shall be the area of the panel or frame.



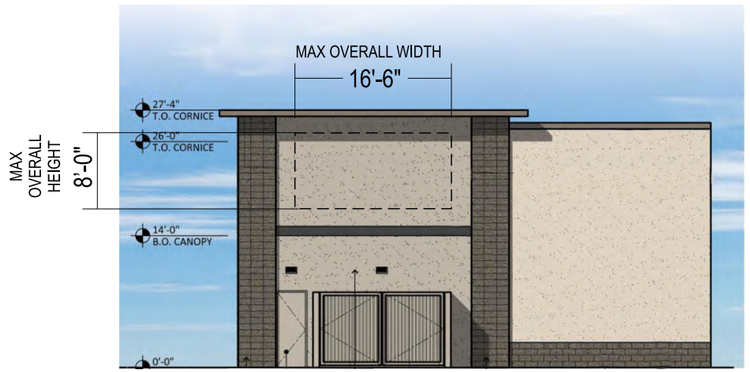
LOT 2

PAD 4 | BUILDING 1 | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE



SOUTH ELEVATION

Scale: 1/32" = 1'-0" (11x17)



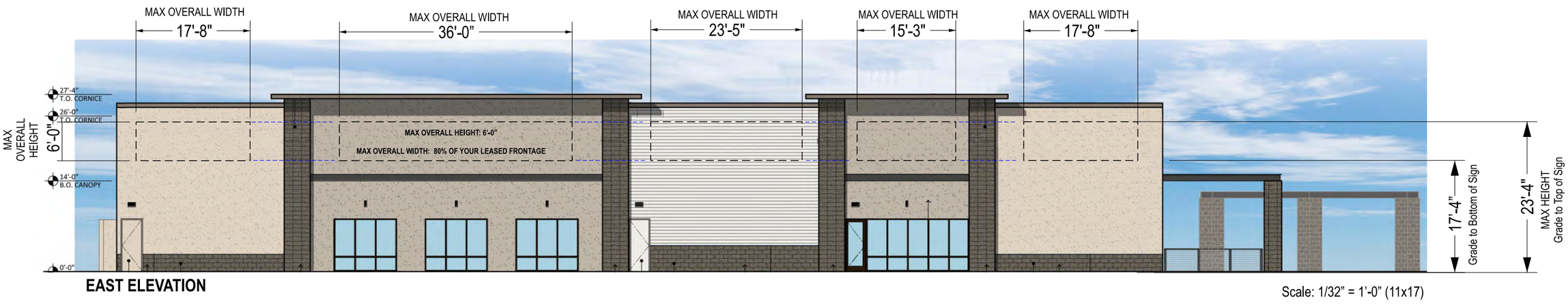
NORTH ELEVATION

Scale: 1/32" = 1'-0" (11x17)



WEST ELEVATION

Scale: 1/32" = 1'-0" (11x17)



EAST ELEVATION

Scale: 1/32" = 1'-0" (11x17)

SIGN SQUARE FOOTAGE ALLOWANCE:
1.5 SF PER LINEAL FOOT OF ELIGIBLE ELEVATION OCCUPIED BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL SIGN SHALL NOT EXCEED 80% OF THE LEASED TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 4'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR TWO LINES OF COPY: 2'-0" PER LINE

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 3'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS OUTLINED WITH BLACK DOTTED LINE

ALL CHANNEL LETTERS MUST BE ILLUMINATED

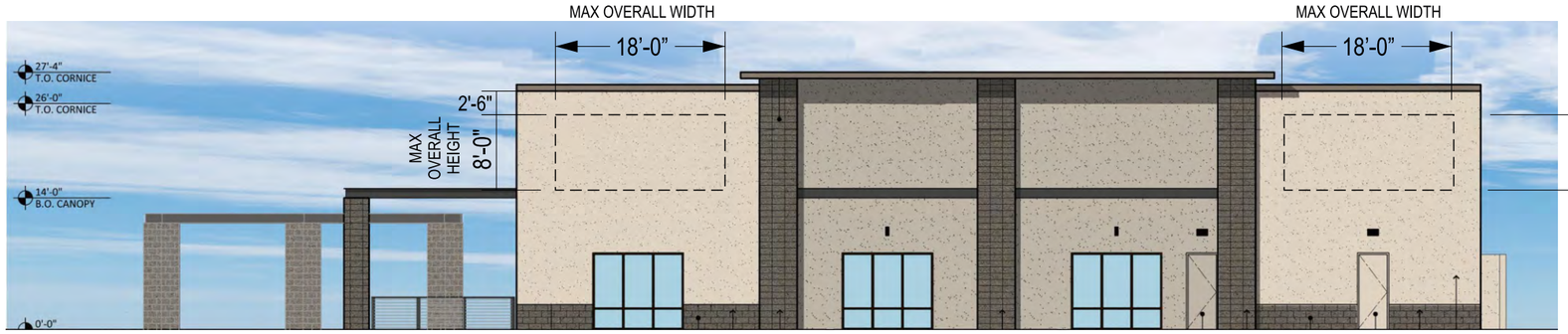
SIGNAGE TO BE CENTERED HORIZONTALLY AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY IN ANY WAY

ANY STAND OFFS OR SPACERS MUST BE PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT ALLOWED

PAD 4 | BUILDING 2 | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE



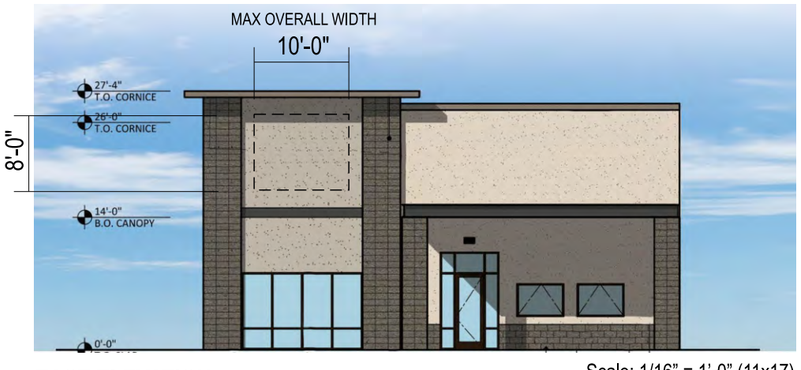
NORTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)



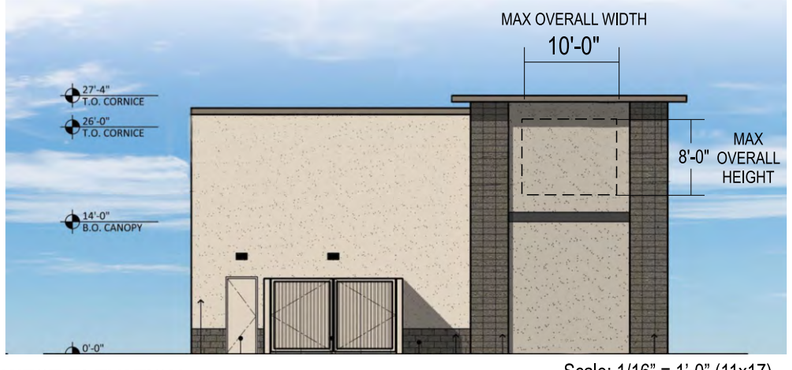
SOUTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)



EAST ELEVATION

Scale: 1/16" = 1'-0" (11x17)



WEST ELEVATION

Scale: 1/16" = 1'-0" (11x17)

SIGN SQUARE FOOTAGE ALLOWANCE:
1.5 SF PER LINEAL FOOT OF
ELIGIBLE ELEVATION OCCUPIED
BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL
SIGN SHALL NOT EXCEED 80% OF THE LEASED
TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 4'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR TWO LINES OF COPY: 2'-0" PER LINE

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 3'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS
OUTLINED WITH BLACK DOTTED LINE

ALL CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY
AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY
IN ANY WAY

ANY STAND OFFS OR SPACERS MUST BE
PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT
ALLOWED

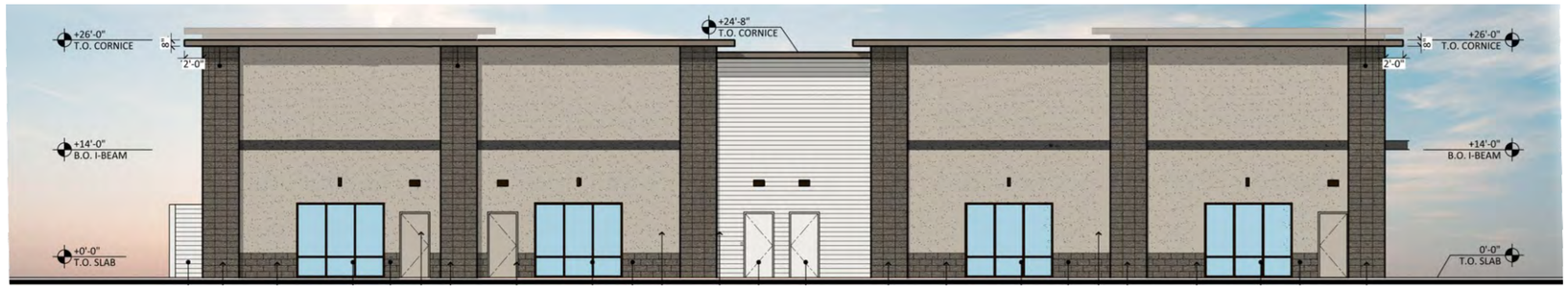
LOT 2

PAD 6 | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE



EAST ELEVATION

Scale: 1/16" = 1'-0" (11x17)



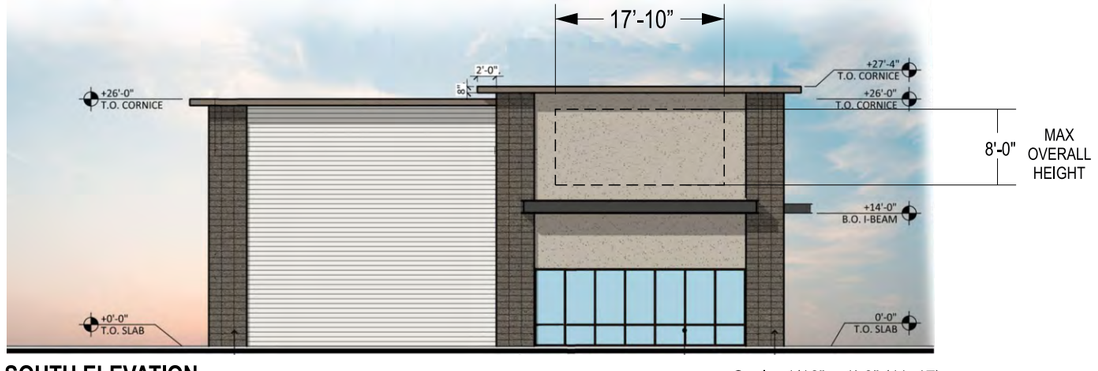
WEST ELEVATION - NO SIGNAGE PERMITTED ON REAR ELEVATION

Scale: 1/16" = 1'-0" (11x17)



NORTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)



SOUTH ELEVATION

Scale: 1/16" = 1'-0" (11x17)

SIGN SQUARE FOOTAGE ALLOWANCE:
1.5 SF PER LINEAL FOOT OF
ELIGIBLE ELEVATION OCCUPIED
BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL
SIGN SHALL NOT EXCEED 80% OF THE LEASED
TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 4'-0"

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR TWO LINES OF COPY: 2'-0" PER LINE

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 3'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-6"

SIGNAGE IS ONLY ALLOWED IN AREAS
OUTLINED WITH BLACK DOTTED LINE

ALL CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY
AND VERTICALLY ON SIGN BAND

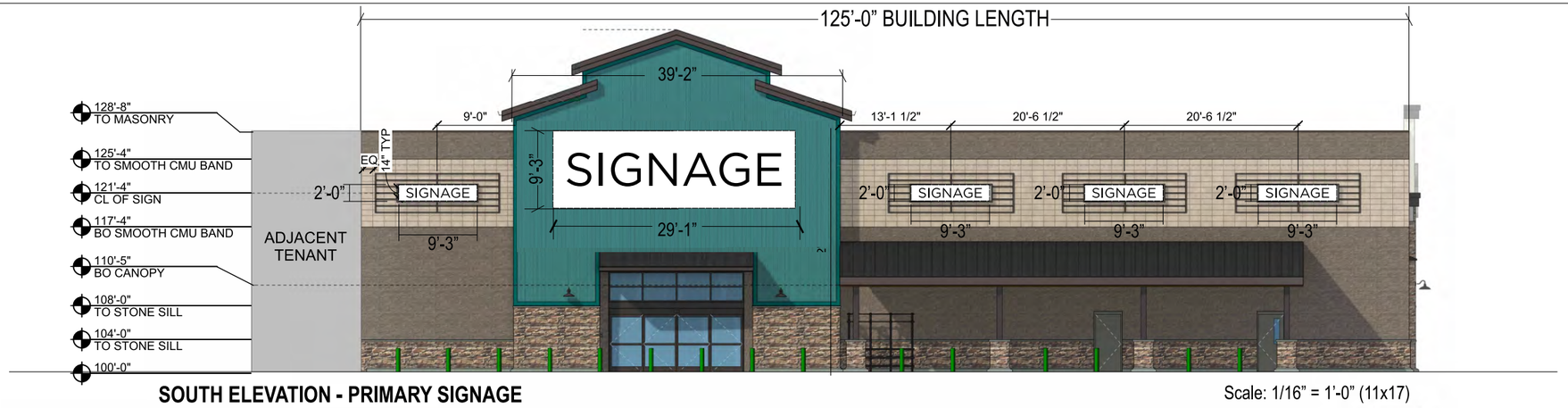
SIGNAGE IS NOT TO ATTACH TO CANOPY
IN ANY WAY

ANY STAND OFFS OR SPACERS MUST BE
PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT
ALLOWED

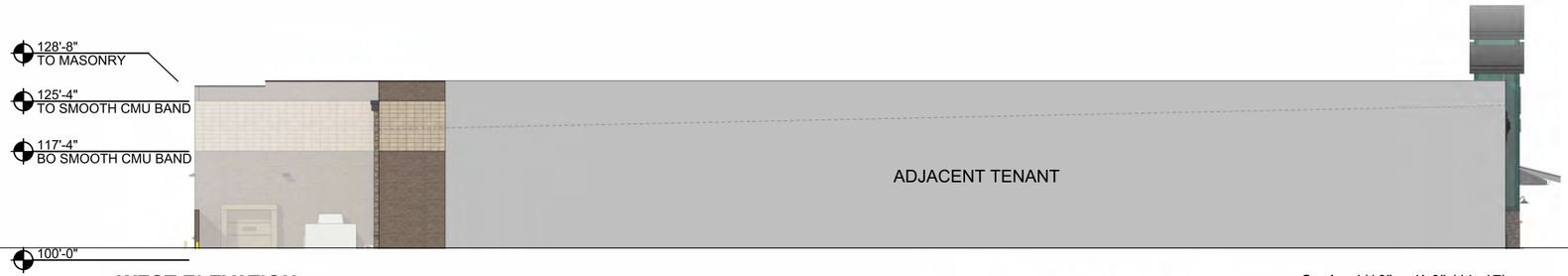
LOT 3

MAJOR GROCERY | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE



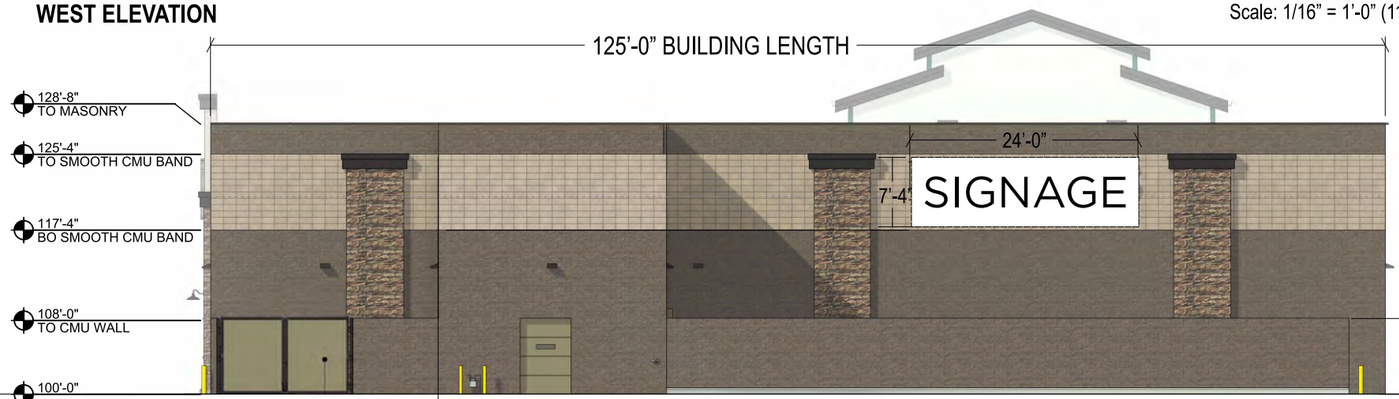
SOUTH ELEVATION - PRIMARY SIGNAGE

Scale: 1/16" = 1'-0" (11x17)



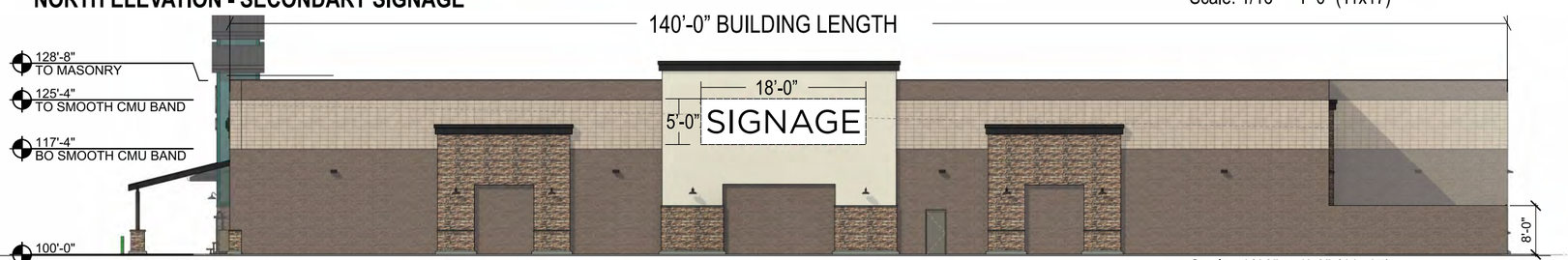
WEST ELEVATION

Scale: 1/16" = 1'-0" (11x17)



NORTH ELEVATION - SECONDARY SIGNAGE

Scale: 1/16" = 1'-0" (11x17)



EAST ELEVATION - SECONDARY SIGNAGE

Scale: 1/16" = 1'-0" (11x17)

SIGN SQUARE FOOTAGE ALLOWANCE:
2.5 SF PER LINEAL FOOT OF SOUTH ELEVATION ELIGIBLE FOR PRIMARY SIGNAGE OCCUPIED BY TENANT

1.5 SF PER LINEAL FOOT OF NORTH AND EAST ELEVATION ELIGIBLE FOR SECONDARY SIGNAGE OCCUPIED BY TENANT

MAXIMUM WIDTH OF USEABLE FRONTAGE:
THE MAXIMUM WIDTH OF A BUILDING WALL SIGN SHALL NOT EXCEED 80% OF THE LEASED TENANT FRONTAGE

MAXIMUM HEIGHT OF LOGO ALLOWED: 6'-0"

MAXIMUM HEIGHT OF CHANNEL LETTERS ALLOWED FOR TWO LINES OF COPY: 4'-6" PER LINE

MAXIMUM HEIGHT OF CHANNEL LETTER ALLOWED FOR ONE LINE OF COPY: 4'-0"

MINIMUM LETTER HEIGHT FOR A SINGLE LINE OF COPY: 1'-0"

ALL CHANNEL LETTERS MUST BE ILLUMINATED

SIGNAGE TO BE CENTERED HORIZONTALLY AND VERTICALLY ON SIGN BAND

SIGNAGE IS NOT TO ATTACH TO CANOPY IN ANY WAY

ANY STAND OFFS OR SPACERS MUST BE PAINTED TO MATCH WALL COLOR

ELECTRONIC MESSAGE CENTERS ARE NOT ALLOWED

WINDOW GRAPHICS DETAILS

WINDOW GRAPHICS:

WINDOW GRAPHICS ARE PERMITTED BUT MAY NOT COVER MORE THAN 15% OF EACH WINDOW SURFACE LOCATED A THE FRONT OF A BUILDING.

WINDOW GRAPHICS TO BE SET 4'-0" ABOVE GRADE AT EYE LEVEL TO ACCOMMODATE PEDESTRIANS.

WINDOW GRAPHICS TO BE DIE CUT VINYL ONLY, NO DIGITALLY PRINTED GRAPHICS ALLOWED.

WINDOW VINYL TO BE PLACE ON THE INTERIOR OF THE WINDOW (2ND SURFACE)

WINDOW VINYL PREFERRED COLOR IS WHITE

NO PAINTING ON WINDOWS IS PERMITTED

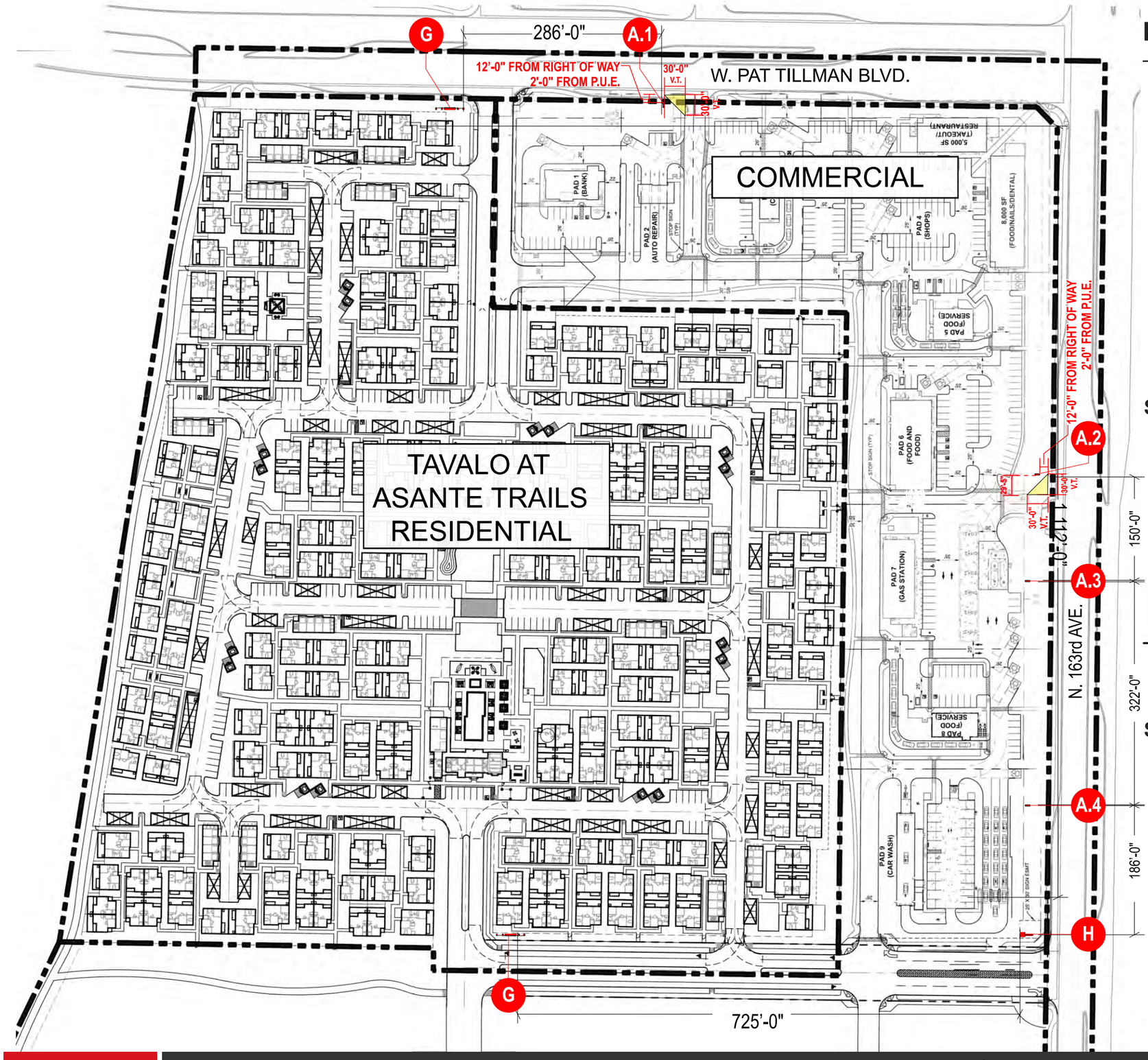
NO LED (OR ANY TYPE) OF LIGHTING PERMITTED IN WINDOW AREAS AT ALL



STANDARD ELEVATION

Scale: 1/16" = 1'-0" (11x17)

RESIDENTIAL MONUMENT SIGN LOCATIONS



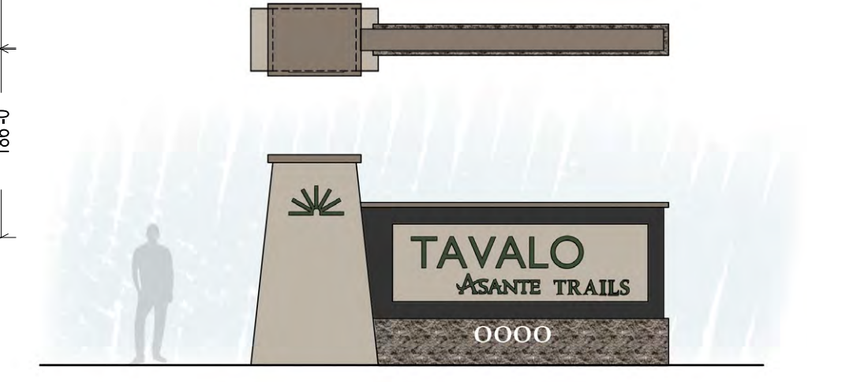
SITE DATA

JURISDICTION: SURPRISE, ARIZONA
APN#: 503-76-980
LOT 2
GROSS AREA: 25.9 AC

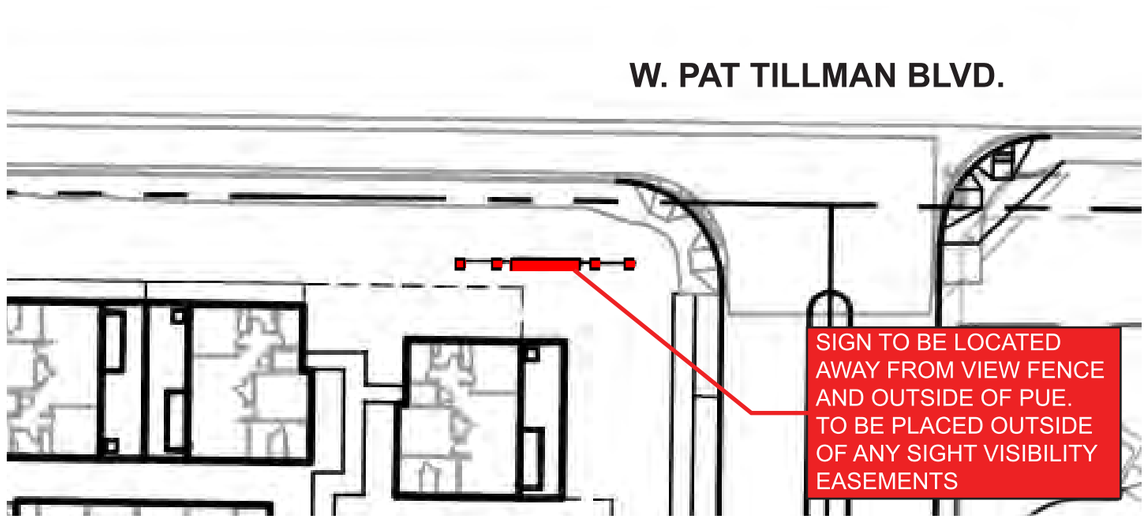
SIGN TYPE "G": TAVALO ENTRY MONUMENT



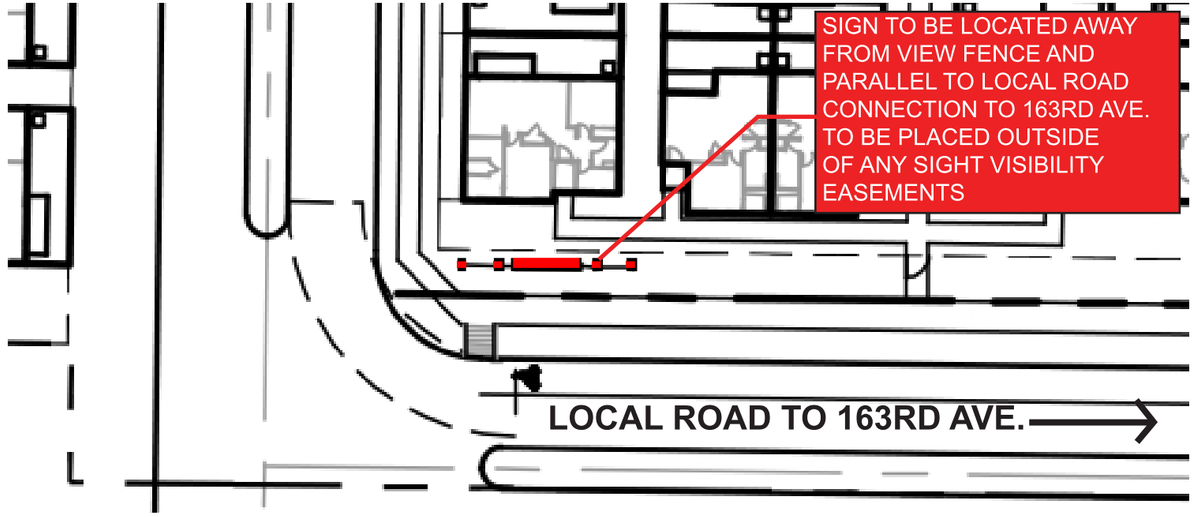
SIGN TYPE "H": ENTRY MONUMENT @ 163RD AVE.



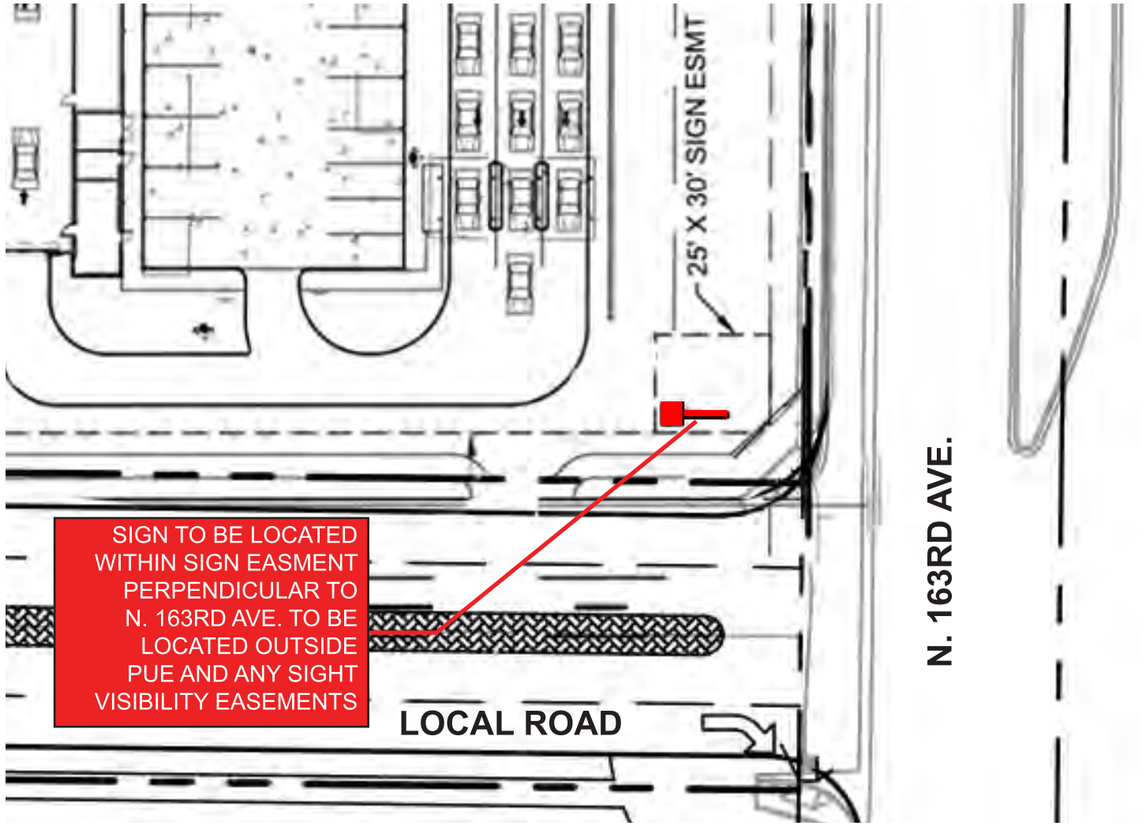
RESIDENTIAL ENTRY MONUMENT (G) AT W PAT TILLMAN BLVD.



RESIDENTIAL ENTRY MONUMENT (G) AT INTERNAL ENTRANCE



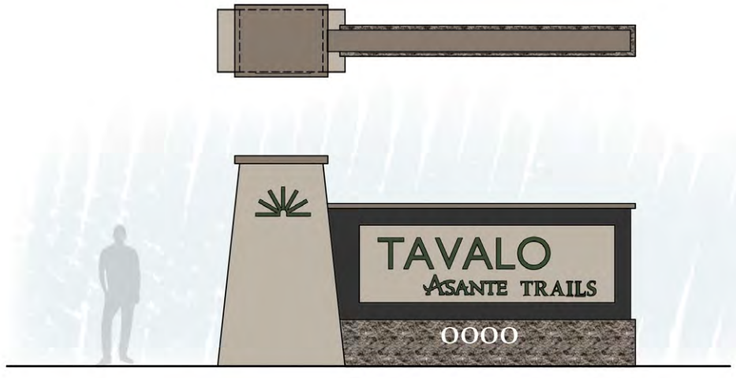
ENTRY MONUMENT (H) AT 163RD AVE



SIGN TYPE “G”: TAVALO ENTRY MONUMENT



SIGN TYPE “H”: ENTRY MONUMENT @ 163RD AVE.



RESIDENTIAL ENTRY MONUMENT - SINGLE SIDED - QTY: 2 | SCALE: 1/4” = 1’-0” (11x17)

SIGN: (G)

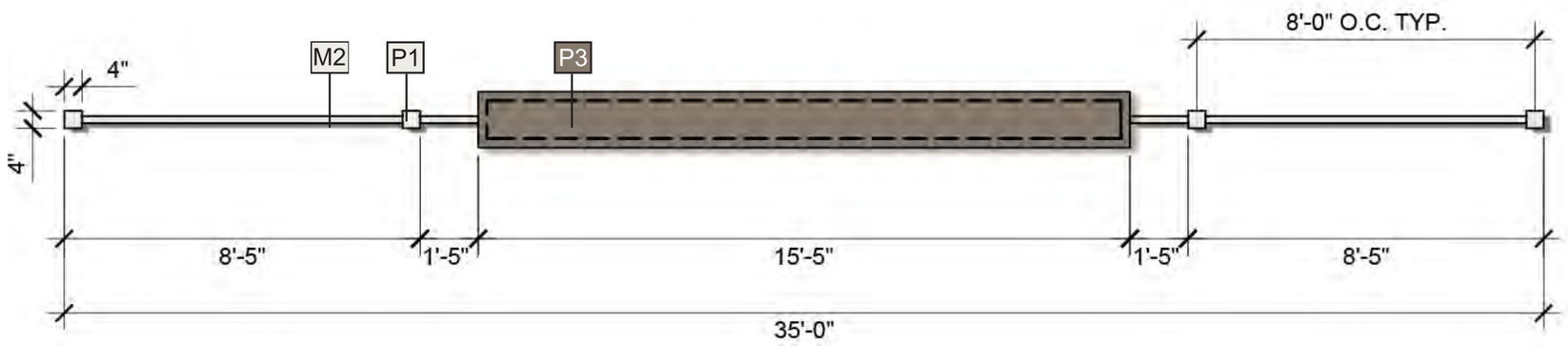
FABRICATION DETAILS		
1	CABINET:	PAINTED ALUMINUM COLOR P2
2	CAP:	3” TALL X 8” DEEP X 15’-0” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	BASE:	8”X8”X16” SPLIT FACE CMU, COLOR OPAL
4	CAP OF BASE:	5” TALL X 6” DEEP X 15’-0” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
5	LETTERING AND LOGO:	REVERSE PAN CHANNEL LETTERS, WITH CLEAR LEXAN BACK. ALL LETTERS & LOGO TO BE GREEN (38NP-349) WITH INTERNAL BACKLIGHT
6	ADDRESS:	FCO 1/4” ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE. FONT: CONSTANTINA
7	LETTER BACK PLATE	2’-8” TALL X 11’ L, ALUMINUM @ 3/16” THICK, PLATE CENTERED ON CABINET, PAINTED P4
8	FENCE	3’-8” TALL X 8’ O.C. TYP FENCE WITH 4” SQ. TUBULAR POSTS & 3” SQ. STEEL RAILS. 2” SQ. STEEL CROSSMEMBERS

PAINT:

- P1 Sherwin Williams Pure White #7005
- P2 Sherwin Williams Iron Ore #7069
- P3 Sherwin Williams Backdrop #7025
- P4 Sherwin Williams Amazing Gray #7044
- P5 GTIS Logo Letter Paint (To match GTIS Tavalo Queen Creek)

MATERIALS:

- M1 ECHELON Split Face Block: Color: Opal
- M2 RAILING, Tube Steel, Painted P1

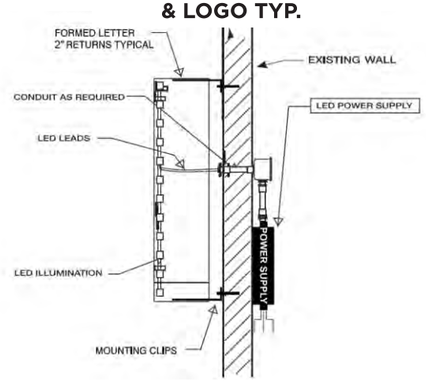


PLAN VIEW



ELEVATION

BACKLIGHT LETTERING & LOGO TYP.



The landscape design associated with these signs will be integrated into the overall specific landscape design of the community.

ENTRY MONUMENT AT 163RD AVE - DOUBLE SIDED - QTY: 1 | SCALE: 3/8” = 1’-0” (11x17)

SIGN: (H)

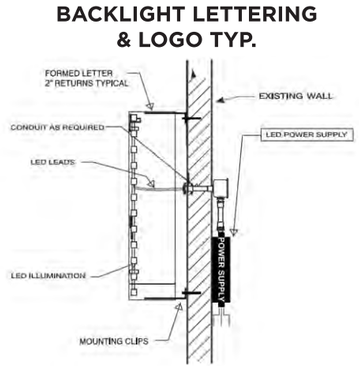
FABRICATION DETAILS		
1	CABINET:	PAINTED ALUMINUM COLOR P2
2	CAP:	3” TALL X 8” DEEP X 15’-0” WIDE ALUMINUM FABRICATED CAP, PAINTED P3
3	BASE:	8”X8”X16” SPLIT FACE CMU, COLOR: OPAL
4	LETTERING AND LOGO:	REVERSE PAN CHANNEL LETTERS, WITH CLEAR LEXAN BACK. ALL LETTERS & LOGO TO BE GREEN (38NP-349) WITH INTERNAL BACKLIGHT
5	ADDRESS:	FCO 1/4” ALUMINUM NUMBERS, PAINTED P1 INSTALLED FLUSH TO FACE OF BASE. FONT: CONSTANTINA
6	COLUMN	8”X8”X16” CMU COLUMN WITH STUCCO FINISH, COLOR: P4
7	COLUMN CAP	4” PRE-CAST CONCRETE CAP, COLOR: P3
8	LETTER BACK PLATE	3’-4” TALL X 11’ L, ALUMINUM @ 3/16” THICK, PLATE CENTERED ON CABINET, PAINTED P4

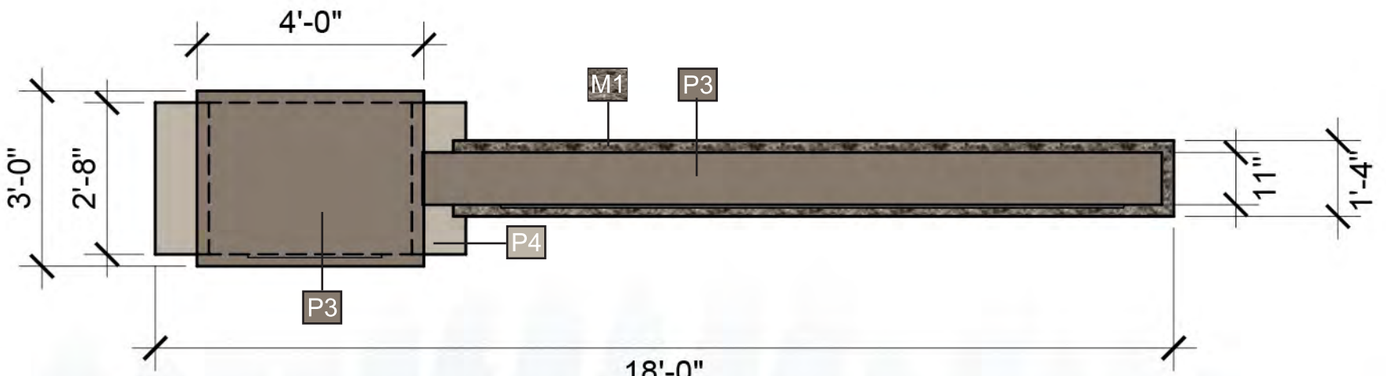
PAINT:

- P1 Sherwin Williams Pure White #7005
- P3 Sherwin Williams Iron Ore #7069
- P4 Sherwin Williams Backdrop #7025
- P5 Sherwin Williams Amazing Gray #7044
- P2 GTIS Logo Letter Paint (To match GTIS Tavalo Queen Creek)

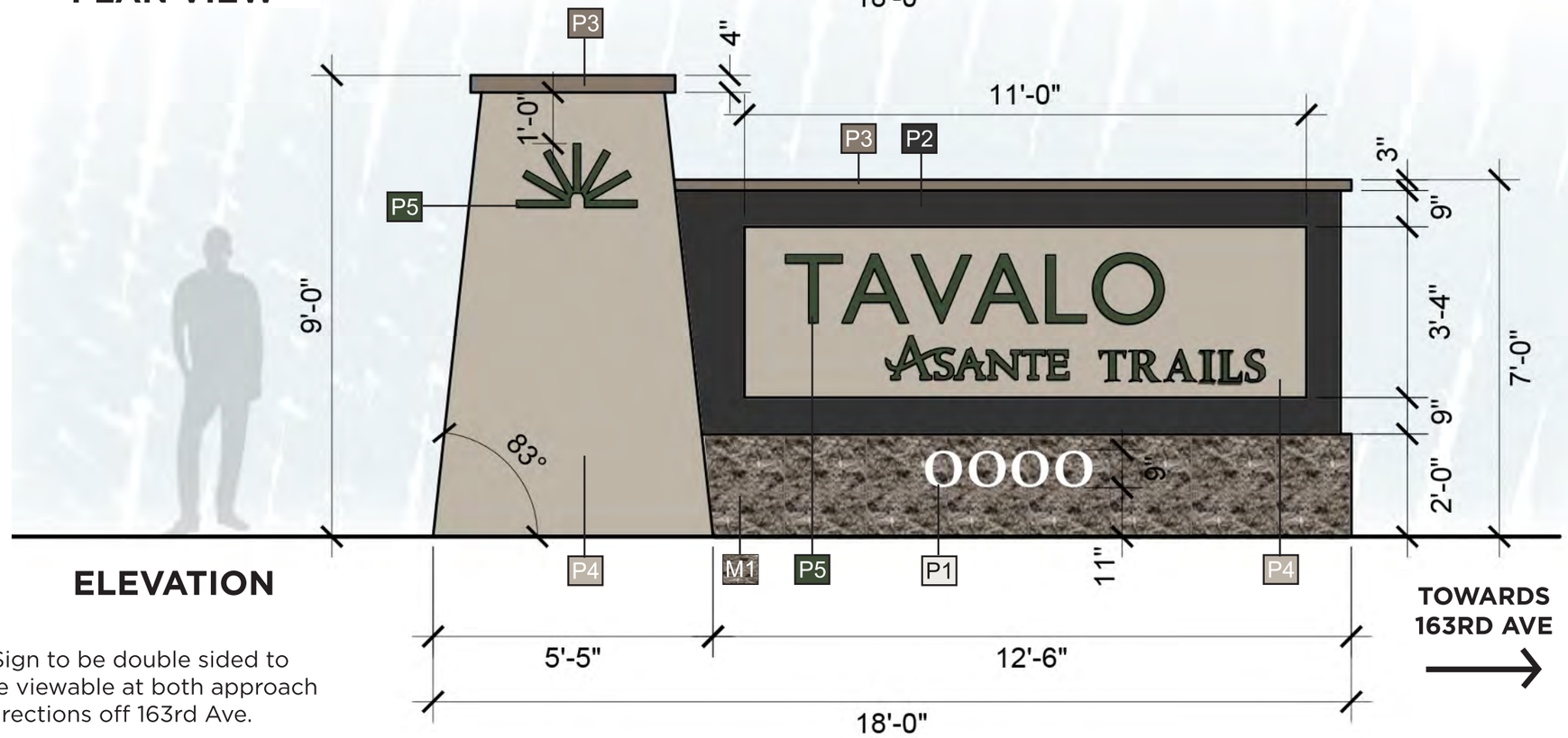
MATERIALS:

- M1 ECHELON Split Face Block: Color: Opal
- M2 STUCCO finish, Paint color: P4





PLAN VIEW



ELEVATION

*Sign to be double sided to be viewable at both approach directions off 163rd Ave.

The landscape design associated with these signs will be integrated into the overall specific landscape design of the community.

RESIDENTIAL SIGN MATRIX: TAVALO

*REFER TO NARRATIVE FOR FURTHER INFORMATION REGARDING DEVIATIONS FROM THE LDO CHAPTER 109 DEVELOPMENT STANDARDS

G FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH COMMUNITY ID SIGN AND LOGO	COMMUNITY ID SIGN	**ONE LOCATED ON:** N. PAT TILLMAN BLVD AT NORTH ENTRY **ONE LOCATED ON:** LOCAL STREET AT SOUTH ENTRY	TWO (2)	35’ L (WITH FENCES) X 6’ H	ALUMINUM ACRYLIC CMU W/ STACKED SPLITFACE	INTERNALLY ILLUMINATED LETTERS WITH WHITE LEDS
H FREESTANDING MONUMENT SIGN	FREESTANDING SIGN FOR ARTERIAL STREET	WAYFINDING AND COMMUNITY ID SIGN	**ONE LOCATED ON:** NORTH SIDE OF LOCAL ROAD ENTRANCE ALONG ENTRANCE OFF 163RD AVE.	ONE (1)	18’ L X 9’ H	ALUMINUM ACRYLIC CMU W/ STACKED SPLITFACE	INTERNALLY ILLUMINATED LETTERS WITH WHITE LEDS

YESCO Custom Electric Signs℠

CITIZEN'S PARTICIPATION REPORT
ASANTE TRAILS COMPREHENSIVE SIGN PLAN AMENDMENT
FS25-1042

The Citizen's Participation Meeting for the Asante Trails Comprehensive Sign Plan Amendment proposal took place on July 27, 2026 at 6:00 p.m. at the Asante Public Library, 16755 W Vereda Solana Dr., Surprise, AZ 85387. In attendance were Kimberly Euers and Crystal Helgeson of YESCO, LLC; Natalya Upshur of SimonCRE; Leslie Carnie of the City of Surprise Planning Department; and two interested citizens. This meeting was rescheduled following flaws noted in the original meeting notifications from May of 2026.

Post and panel signs notifying the public of said meeting were installed at two locations on the Asante Trails Lot 3 property on July 12. I was notified on July 8 by Leslie Carnie of the City of Surprise that legal ads had been placed, following which mailers were sent.

The attendees were provided copies of the amended Comprehensive Sign Plan and given the opportunity to ask questions. No concerns were raised regarding the two newly-proposed freestanding signs or the wall signs, which were reviewed on request as to size, design and placement. One participant was interested to know more about the monument designs, which questions were answered to his satisfaction.

There were no issues raised that the applicant was unable or unwilling to address. Comment sheets were available but were not utilized.

Please accept this report as a factual summary of the evening's events.

Kimberly W. Euers

Kimberly W. Euers
Director of Government Relations
Southwest Division
keuers@yesco.com
(480) 403-7707

Asante Trails Comprehensive Sign Plan Amendment
Neighborhood Presentation

Welcome!

Please Sign In*

Date July 27, 2026

Name	Email Address	Phone Number
KENT VONHOF	[redacted]	

* Providing contact information is not required, and the purpose is to provide updates regarding the project. However, please be aware that any information provided on this sheet will become part of the public record.


Notice of Public Hearing - City of Surprise
In-Person Neighborhood Meeting
Date: July 27th, 2026
Time: 6:00p.m.
Location: Asante Public Library
16755 W. Vereda Solana Dr.
Surprise, AZ 85387
Planning & Zoning
Date: August 20th, 2026
Time: 6:00 p.m.
Location: City Hall Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: Sept. 15th, 2026
Time: 6:00 p.m.
Location: City Hall
Council Chambers
16000 N. Civic Center
Plaza Surprise, AZ 85374
Case Number: FS25-1042
Request: To approve an amendment to the Asante Trails Comprehensive Sign Plan
For More Information, Call: 623-222-3011 * surpriseaz.gov

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-3000

AFFIDAVIT OF SIGN POSTING

Case Number: FS25-1042

Project Name: Asante Trails Comprehensive Sign Plan Modification

Project Location: SWC W. Pat Tillman Blvd. and N. 163rd Ave.

Date Posted: 7/21/2026

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.**

Owner / Application Signature

7/21/26
Date

This instrument was acknowledged before me this 21 day of July,

20 26 by Crystal Helgeson

KRISTEN ELLIS
Notary Public
Commission Number 650138
Expires: May 22, 2027
Maricopa County

Kristen Ellis
Notary Public

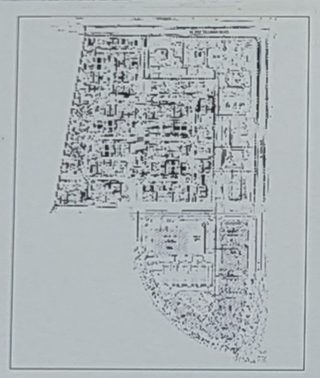
My Commission Expires:
May 22, 2027

Notice of Public Hearing - City of Surprise

In-Person Neighborhood Meeting
Date: July 27th, 2026
Time: 6:00p.m.
Location: Asante Public Library
16755 W. Vereda Solana Dr.
Surprise, AZ 85387

Planning & Zoning
Date: August 20th, 2026
Time: 6:00 p.m.
Location: City Hall Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council
Date: Sept. 15th, 2026
Time: 6:00 p.m.
Location: City Hall Council Chambers
16000 N. Civic Center Plaza Surprise, AZ 85374



Case Number: FS25-1042
Request: To approve an amendment to the Asante Trails Comprehensive Sign Plan

For More Information, Call: 623-222-3011 * surpriseaz.gov

R

Notice of Public Hearing - City of Surprise

In-Person Neighborhood Meeting
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Time: 6:00p.m.
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Date: August 20th, 2026
Time: 6:00 p.m.
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Surprise, AZ 85374

City Council
Date: Sept. 15th, 2026
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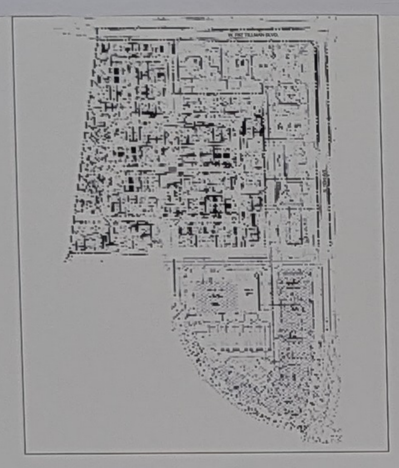
Location: City Hall Council Chambers
16000 N. Civic Center Plaza Surprise, AZ 85374



Case Number: FS25-1042
Request: To approve an amendment to the Asante Trails Comprehensive Sign Plan

For More Information, Call: 623-222-3011 * surpriseaz.gov

FS25-1042

Asante Trails

COMPREHENSIVE SIGN PROGRAM AMENDMENT

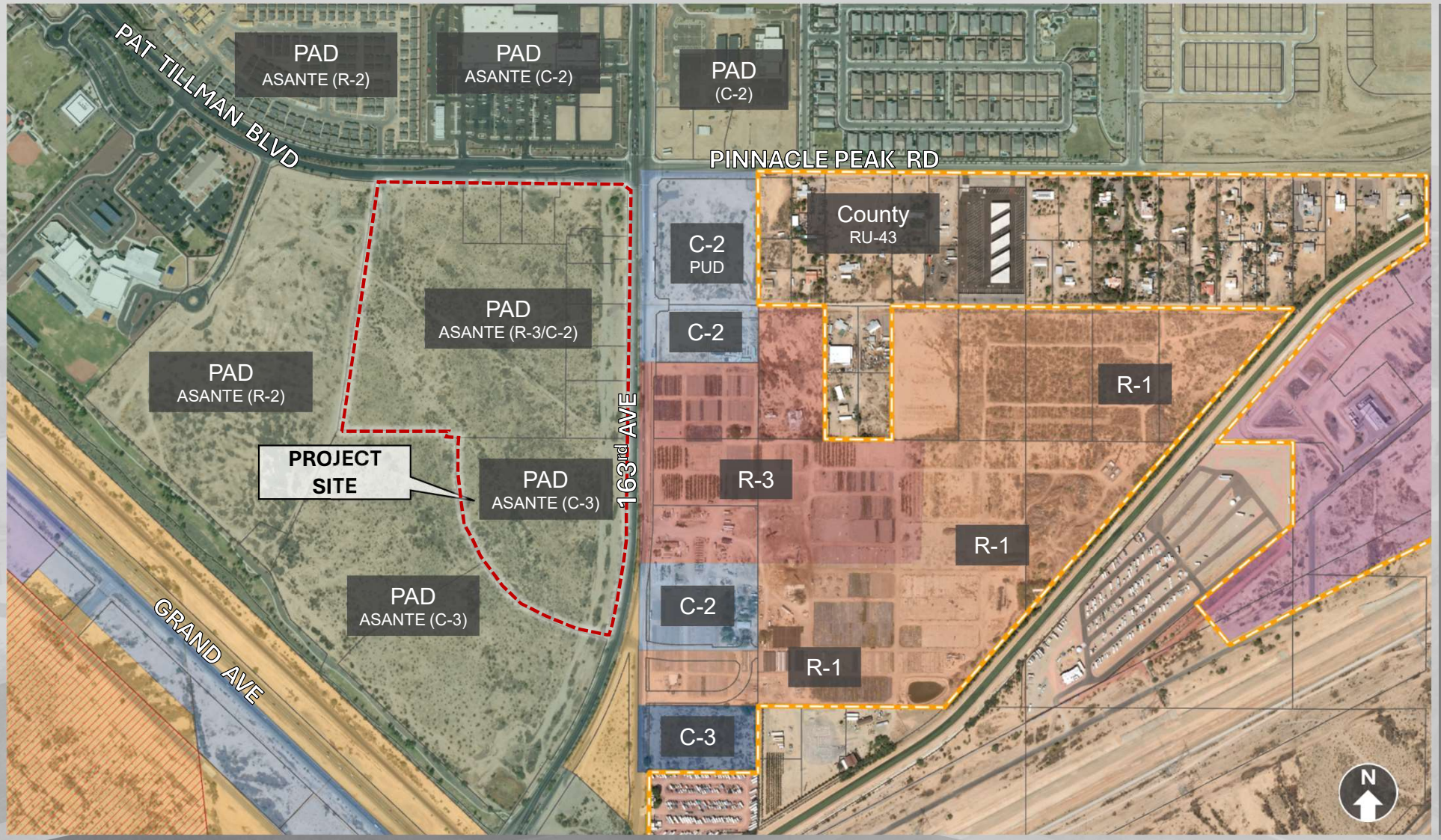
Planning & Zoning Commission

August 20, 2026

SURPRISE
ARIZONA



VICINITY MAP


PAT TILLMAN BLVD
PAD
ASANTE (R-2)
PAD
ASANTE (C-2)
PAD
(C-2)
PINNACLE PEAK RD
County
RU-43
C-2
PUD
C-2
PAD
ASANTE (R-3/C-2)
PAD
ASANTE (R-2)
PROJECT
SITE
PAD
ASANTE (C-3)
163rd AVE
R-1
R-3
R-1
C-2
R-1
C-3
PAD
ASANTE (C-3)
GRAND AVE
N

ZONING MAP

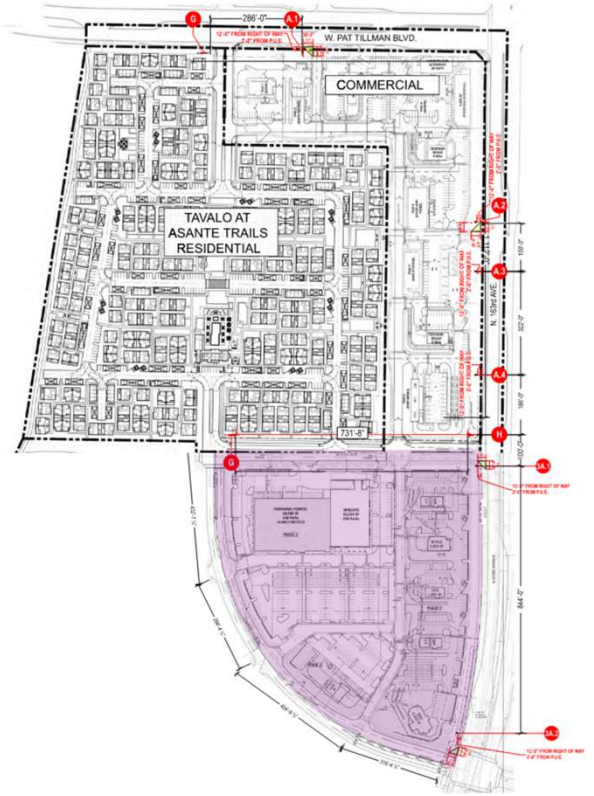
ASANTE TRAILS SIGN MATRIX

SIGN MATRIX: ASANTE TRAILS - LOTS 2 & 3

*REFER TO NARRATIVE FOR FURTHER INFORMATION REGARDING DEVIATIONS FROM THE LDO CHAPTER 109 DEVELOPMENT STANDARDS

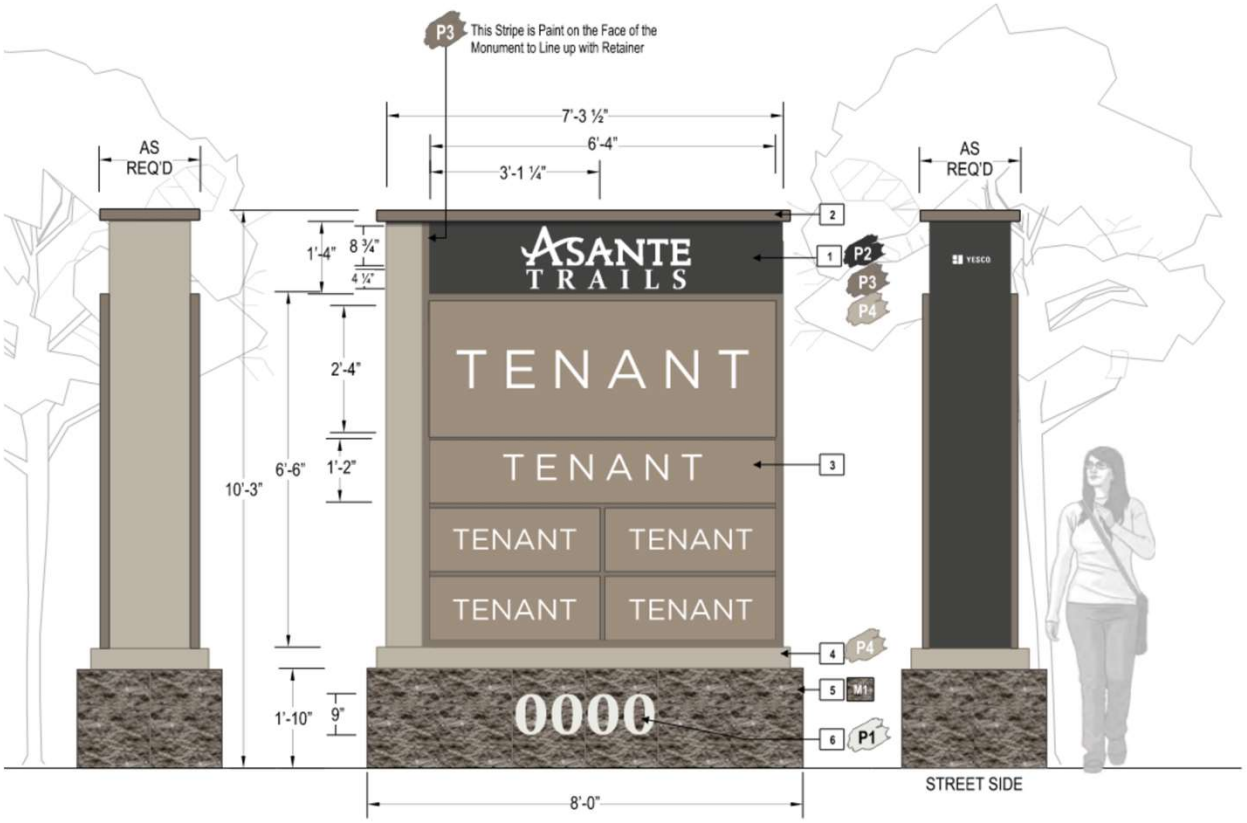
SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
2A FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH INDIVIDUAL TENANT PANEL SIGNAGE	IDENTIFY TENANTS IN THE COMPLEX	**THREE (3) LOCATED ON:** N. 163RD AVENUE **ONE (1) LOCATED ON:** W. PAT TILLMAN BLVD.	**Multi-Tenant Monument** Two(2) **Pad Monument** Two(2)	9'-10 ½" X 7'-7"	ALUMINUM ACRYLIC CMU STONE VENEER	INTERNALLY ILLUMINATED WITH WHITE LEDS
3A FREESTANDING MONUMENT SIGN	FREESTANDING SIGN WITH INDIVIDUAL TENANT PANEL SIGNAGE	IDENTIFY TENANTS IN THE COMPLEX	**TWO (2) LOCATED ON:** N. 163RD AVENUE	**Multi-Tenant Monument** Two(2)	10'-3" x 7'-3 ½"	ALUMINUM ACRYLIC CMU STONE VENEER **SEE PAGE 12 FOR ADDITIONAL DETAILS**	INTERNALLY ILLUMINATED WITH WHITE LEDS
B DIRECTIONAL SIGNAGE CLASS III MONUMENT	FREESTANDING NON-ILLUMINATED SINGLE FACE OR DOUBLE FACE DIRECTIONAL SIGNAGE	TO DIRECT TRAFFIC TO BUSINESS ENTRIES OR DRIVE THRUS OR EXISTS	PERMITTED ALONG STREET FRONTAGE IN CONJUNCTION WITH A DRIVEWAY, NOT TO EXCEED 30" IN HEIGHT OR 36" FROM ADJACENT PAVEMENT	NUMBER TO BE DETERMINED	NOT TO EXCEED 30" IN HEIGHT AND NOT TO EXCEED 6 SQUARE FEET	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
C SIGNAGE CLASS I	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE MENU SIGNS	PROVIDE MENU AND ORDERING FOR BUSINESS WITH A DRIVE THRU	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS
D DRIVE THRU SIGNAGE CLASS II	FREESTANDING ILLUMINATED or NON-ILLUMINATED SINGLE FACE PREVIEW SIGNS	PROVIDE A PREVIEW MENU TO PREPARE FOR ORDERING	EXACT LOCATION TO BE DETERMINED	1 PER BUSINESS	BOTTOM OF SIGN NTE 2'-0" FROM GRADE NO MORE THAN 8'-0" TALL FROM GRADE TO TOP OF SIGN NO MORE THAN 50 SF	ALUMINUM VINYL ACRYLIC STONE VENEER	NON-ILLUMINATED OR INTERNALLY ILLUMINATED WITH WHITE LEDS

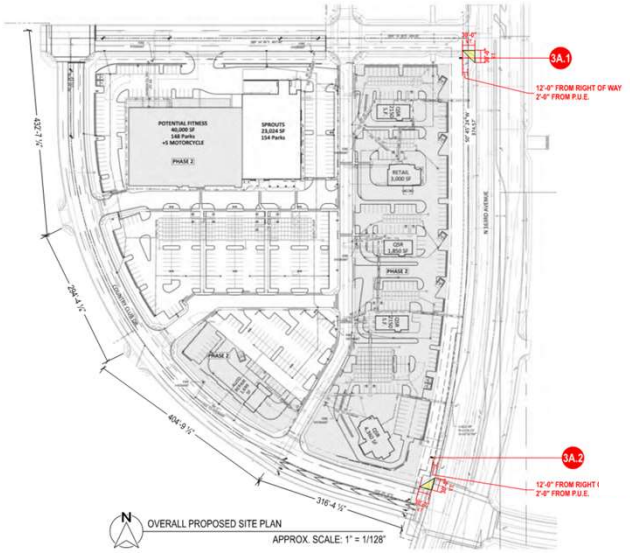
SIGN TYPE	BUILDING / TENANT TYPE	LOCATION	QTY / SIGN AREA	MAX. LETTER / LOGO HEIGHTS	MATERIALS	ILLUMINATION
E MAJOR GROCERY TENANT BUILDINGS WALL SIGNAGE	**MAIN ID** REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL,FRONT & REAR LIT PAN CHANNEL **SECONDARY COPY** NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	2.5 SF PER LINEAL FOOT OF SOUTH ELEVATION ELIGIBLE FOR PRIMARY SIGNAGE OCCUPIED BY TENANT 1.5 SF PER LINEAL FOOT OF NORTH AND EAST ELEVATION ELIGIBLE FOR SECONDARY SIGNAGE OCCUPIED BY TENANT **SEE PAGE 23 FOR ADDITIONAL INFORMATION**	**LOGO HEIGHT:** NTE 72" **LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY:** NTE 54" PER LINE **LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY:** NTE 48" **MINIMUM LETTER HEIGHT:** 12" **NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON**	**MAIN ID AND SECONDARY SIGNS / LOGO SIGNS** FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL, FCO LETTERS OR PUSH THRU ILLUMINATED CABINET	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE ILLUMINATED OR NON-ILLUMINATED **ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED**
F MULTI TENANT BUILDINGS WALL SIGNAGE	**MAIN ID** REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL,FRONT & REAR LIT PAN CHANNEL **SECONDARY COPY** NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF EACH ELIGIBLE ELEVATION OCCUPIED BY TENANT **SEE PAGE 19 FOR ADDITIONAL INFORMATION**	**LOGO HEIGHT:** NTE 48" **LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY:** NTE 24" PER LINE **LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY:** NTE 36" **MINIMUM LETTER HEIGHT:** 18" **NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON**	**MAIN ID SIGNS / LOGO SIGNS** FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL **SECONDARY SIGNAGE** FCO LETTERS OR PUSH THRU ILLUMINATED CABINET	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED **ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED**
G PAD BUILDINGS WALL SIGNAGE	**MAIN ID** REVERSE PAN CHANNEL, FACE LIT PAN CHANNEL,FRONT & REAR LIT PAN CHANNEL **SECONDARY COPY** NON-ILLUMINATED FCO ILLUMINATED OR NON-ILLUMINATED PUSH THRU CABINET	SIGNAGE MAY BE PLACED ON ANY LEASED TENANT ELEVATION FACING A MAIN STREET OR PRIMARY PARKING AREA	1.5 SF PER LINEAL FOOT OF ELIGIBLE ELEVATION OCCUPIED BY TENANT **SEE PAGE 19 FOR ADDITIONAL INFORMATION**	**LOGO HEIGHT:** NTE 72" **LETTER HEIGHT IF SIGN HAS TWO LINES OF COPY:** NTE 36" PER LINE **LETTER HEIGHT IF SIGN HAS SINGLE LINE OF COPY:** NTE 48" **MINIMUM LETTER HEIGHT:** 24" **NO WALL SIGNAGE TO PROJECT MORE THAN 16" FROM WALL IT'S MOUNTED ON**	**MAIN ID SIGNS / LOGO SIGNS** FRONT LIT PAN CHANNEL, REVERSE LIT PAN CHANNEL, FRONT & REAR ILLUMINATED PAN CHANNEL **SECONDARY SIGNAGE** FCO LETTERS OR PUSH THRU ILLUMINATED CABINET	ALL MAIN ID CHANNEL LETTERS MUST BE ILLUMINATED, SECONDARY SIGNAGE MAY BE NON-ILLUMINATED **ELECTRONIC MESSAGE CENTERS ARE NOT PERMITTED**



COMMERCIAL MAJOR MONUMENT SIGNS

SIGNS 3A-1 & 3A-4



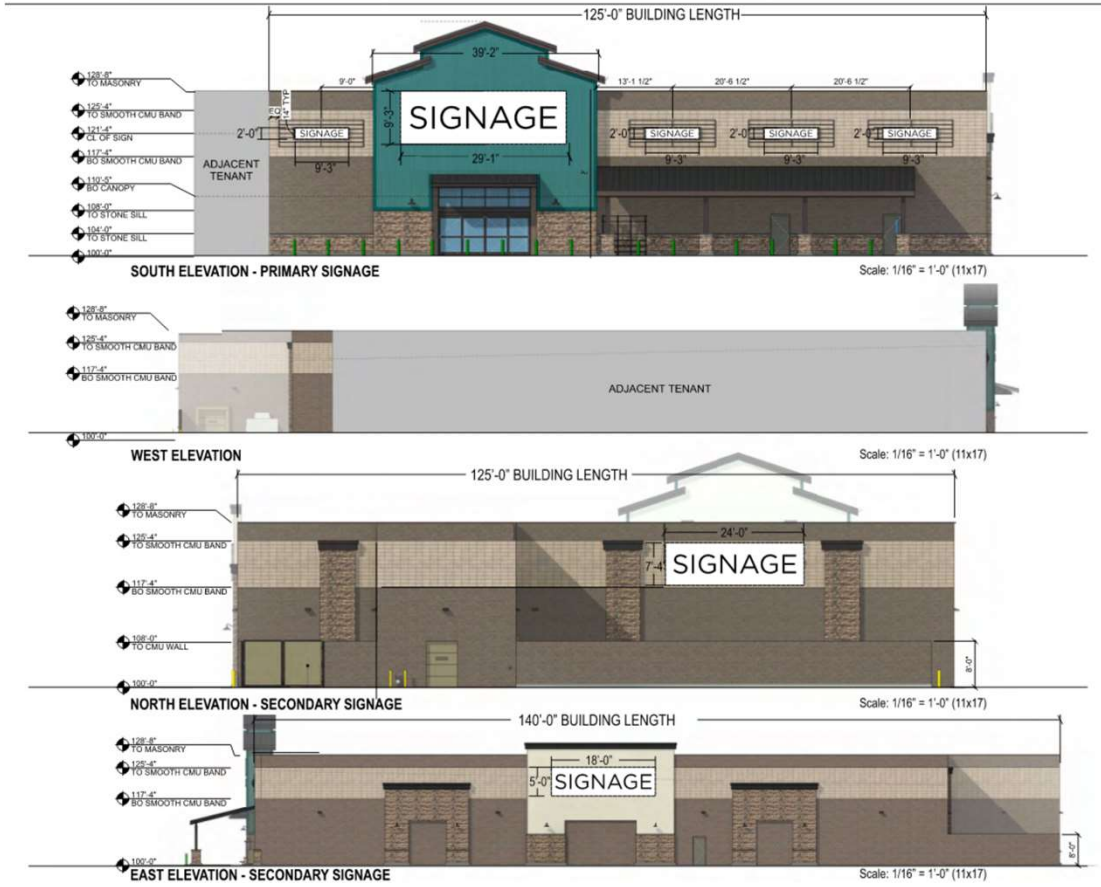


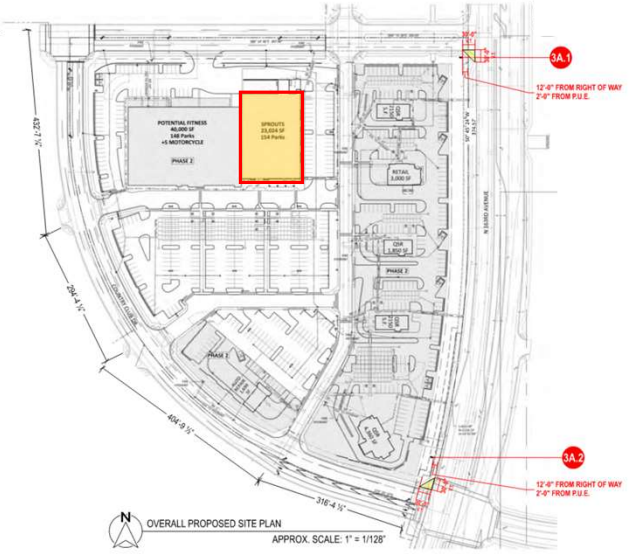
CLASS VI MONUMENT	LDO STANDARD	PROPOSED CSP
Number of Signs	1 sign per 150'	1 sign per 150'*
** Deviation Requested for Sign 3A-1: Reduce separation to 100' from Tavalo Drive Aisle Sign (H).*		
Max. Height	15'- 0" *	10'-3"
** 17' for architectural embellishments*		
Max. Sign Area	120 SQ. FT.	49.56 SQ. FT.

ASANTE TRAILS WALL SIGNS

LOT 3

MAJOR GROCERY | ALLOWABLE LOGO, LETTER HEIGHTS & SQUARE FOOTAGE





CLASS VI MONUMENT	LDO STANDARD	PROPOSED CSP
South Elevation	1.5 SF per 1 LF Building Frontage	2.5 SF per 1 LF Building Frontage
North and East Elevations	1.5 SF per 1 LF Building Frontage	1.5 SF per 1 LF Building Frontage

OUTREACH

Neighborhood Meeting

- July 27, 2026
- Asante Public Library
- One (1) Resident in Attendance

RECOMMENDATION

If the Commission wishes to recommend approval of the proposed Comprehensive Sign Program Amendment, Case FS25-1042, 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 "*Asante Trails Comprehensive Sign Program Amendment"*, prepared by *Yesco*, and received by the City *April 17, 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: August 20, 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 Minor General Plan Amendment for Happy Valley Biz-Tech Park of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area for property generally located near the southwest corner of Happy Valley Road and 157th Avenue, case FS25-1081.

Motion:
I move to recommend approval of the Minor General Plan Amendment for Happy Valley Biz-Tech Park, Case FS25-1081.
I move to recommend denial of the Minor General Plan Amendment for Happy Valley Biz-Tech Park, Case FS25-1081, because insert reason.

Background:
Withey Morris Baugh, PLC, requests a Minor General Plan Amendment of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area to accommodate an associated rezone request from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay under the same subject case. The project is located near the southeast corner of Happy Valley Road and 157th Avenue.

Objective Analysis:

Policy Compliant:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Staff Report
2. 01-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Vicinity Map
3. 02-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Existing General Plan Land Use
4. 03-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Proposed General Plan Land Use
5. 04-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Minor GPA Narrative
6. 05-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Citizen Participation Report
7. 06-FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA - Affidavit of Posting
8. 07-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Letters of Opposition and Support
9. FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA and Rezone - combined PZ_PowerPoint

SURPRISE
ARIZONA

16000 N. Civic Center Plaza | Surprise, AZ 85374 | Ph 623-222-3000 | Fax 623-222-3002

Minor General Plan Amendment

Report to the Planning and Zoning Commission

Case:	**FS25-1081**
Project Name:	Happy Valley Road Biz-Tech Park – Minor General Plan Amendment
Council District:	1- Acacia
Meeting Date:	**August 20, 2026**
Planner:	Chris Sexton, Senior Planner
Owner:	Happy Valley Rd LLC
Applicant:	Withey Morris Baugh, PLC
Request:	Minor General Plan Amendment to change the land use designation of 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area.
Site Location:	Generally located near the southeast corner of Happy Valley Road and 157th Avenue.
Site Size:	7.52 gross 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:	The Commission may move to recommend approval or denial to the Mayor and City Council, Case FS25-1081.

Project Description:

Withey Morris Baugh, PLC (the "Applicant") requests a Minor General Plan Amendment of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area (the "Project"). The area proposed to be modified is approximately 7.52 acres and is located near the southeast corner of Happy Valley Road and 157th Avenue. The general plan requires that any change in the character area land use designation from Neighborhood to Commerce and Office on less than 640 acres be processed as a minor amendment. Per Arizona Revised Statutes (ARS) § 9-461.06, the City may consider a Minor General Plan Amendment to the Surprise General Plan 2040 at any time during a calendar year.

Background:

January 12, 2006: The subject parcel was annexed into the City of Surprise under Ordinance 05-60.

September 25, 2025: A concept review meeting was held with the Applicant under case CR25-0780.

December 26, 2025: The Applicant filed the Minor General Plan Amendment request under case, FS25-1081, the subject case.

March 4, 2026: The Applicant held a neighborhood outreach meeting to discuss the Project.

June 22, 2026: The Applicant held a second neighborhood outreach meeting to discuss the Project as there were changes to the project which warranted another outreach meeting.

Analysis and Discussion:

The subject request is for a Minor General Plan Amendment of approximately 7.52 acres from Neighborhood Character Area to Office and Commerce Character Area. The Project area consists entirely of vacant land. Surrounding properties are also predominantly vacant, with the exception of existing single-family residential development located north of Happy Valley Road. The request is to allow the development of the proposed flex-business-tech park with outdoor storage and use areas, which requires a rezone to Regional Commercial (C-3). The current General Plan land use designation of Neighborhood Character Area does not support the C-3 zoning district, whereas the requested Commerce and Office land use designation does. As detailed in Sections D and E of the Minor General Plan Amendment Narrative provided by the applicant, the requested Minor General Plan Amendment and its supporting justification are presented below, followed by the General Plan Compliance Statement.

Minor General Plan Amendment Request and Justification

As described by the City of Surprise 2040 General Plan, “The Commerce and Office Land Use Character Area defines those unique areas within the City that, because of their broad development potential, can comfortably accommodate a variety of land uses.” The Commerce and Office Character Area intends to create employment opportunities and foster economic sustainability, and includes uses proposed by the Project such as flex industrial, business parks, and hi-tech parks.

The Project meets and exceeds the following development guidelines for the Commerce and Office Character Area as contemplated in the City of Surprise 2040 General Plan:

Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding areas.

Response: Considering that neighboring properties to the east, south, and west are currently vacant, this Project will set the precedence for thoughtfully designed development in the area. The site plan includes enhanced landscape buffers and increased setbacks that go beyond requirements to provide clear transitions between uses. These measures support future connectivity and integration with adjacent properties as the area develops.

Commercial, professional office or civic uses should be located along and oriented toward ease of access from collector or arterial corridors where direct access to transit is available or will be provided over time.

Response: The property is located near the intersection of Happy Valley Road and 155th Avenue, an intersection contemplated to become a major intersection. This contributes to a unique area with broad development potential, and an opportunity for a mixture of office and employment, consistent with the intent to locate such uses where access and visibility are maximized.

Buildings should be articulated with varied massing and include architecturally interesting elements, pedestrian friendly entrances, outdoor dining areas, transparent windows or other means that emphasize human-scaled design features, particularly at the street level.

Response: The conceptual site plan features five (5) buildings of varied massing and is intended to include architecturally interesting features, such as canopies, to create a sense of place. Pedestrians can enjoy the planned walking path that spans the entire east and south boundaries, while bicyclists will also be accommodated with designated on-site parking, promoting an active, human-scale environment.

Where appropriate, all mixed-use developments should include active and passive open space areas designed, located and oriented to provide high pedestrian accessibility to adjacent development.

Response: The site plan provides both active and passive open spaces through three outdoor amenity areas and integrated stormwater management features along the east, west, and north boundaries. These spaces are designed and located to be easily accessible to pedestrians and to connect with adjacent future development.

General Plan Compliance Statement

The Project and the proposed Minor General Plan Amendment to the Commerce and Office Character Area would be consistent with the following goals and policies set forth by the City of Surprise 2040 General Plan.

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

> ***Policy 1****. Guide the design, pattern, and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and respects desirable community character and context for both existing and future residents.*
>
> **Response:** The Project incorporates best practices such as varied building sizes and enhanced landscaping for visual diversity, while the pedestrian trail and outdoor amenities promote opportunities for social interaction. The combination of flexibility and the high-quality nature of the development contributes to a well-managed community forum for both existing and future residents.

Goal 4.2 *Be a home for everyone.*

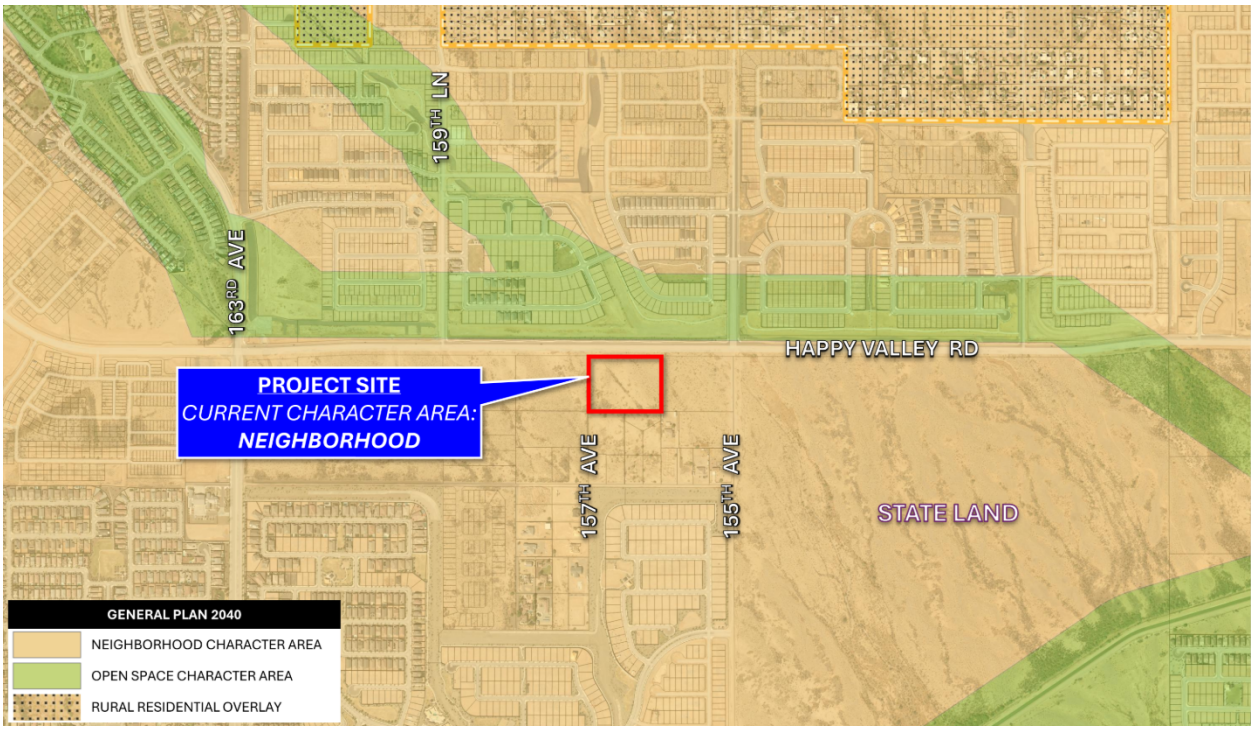
> **Policy 7.** *Accommodate medium and high-density development/redevelopment in appropriate areas of the City and that are good neighbors to existing development.*
>
> **Response:** The Project is intended to provide service and employment opportunities for Surprise residents while encouraging local business growth that compliments the area. The development pattern will be context-sensitive, considering the existing residential nature of the area while acknowledging the expected continued growth along Happy Valley Road.

Goal 8.1 *Support economic competitiveness.*

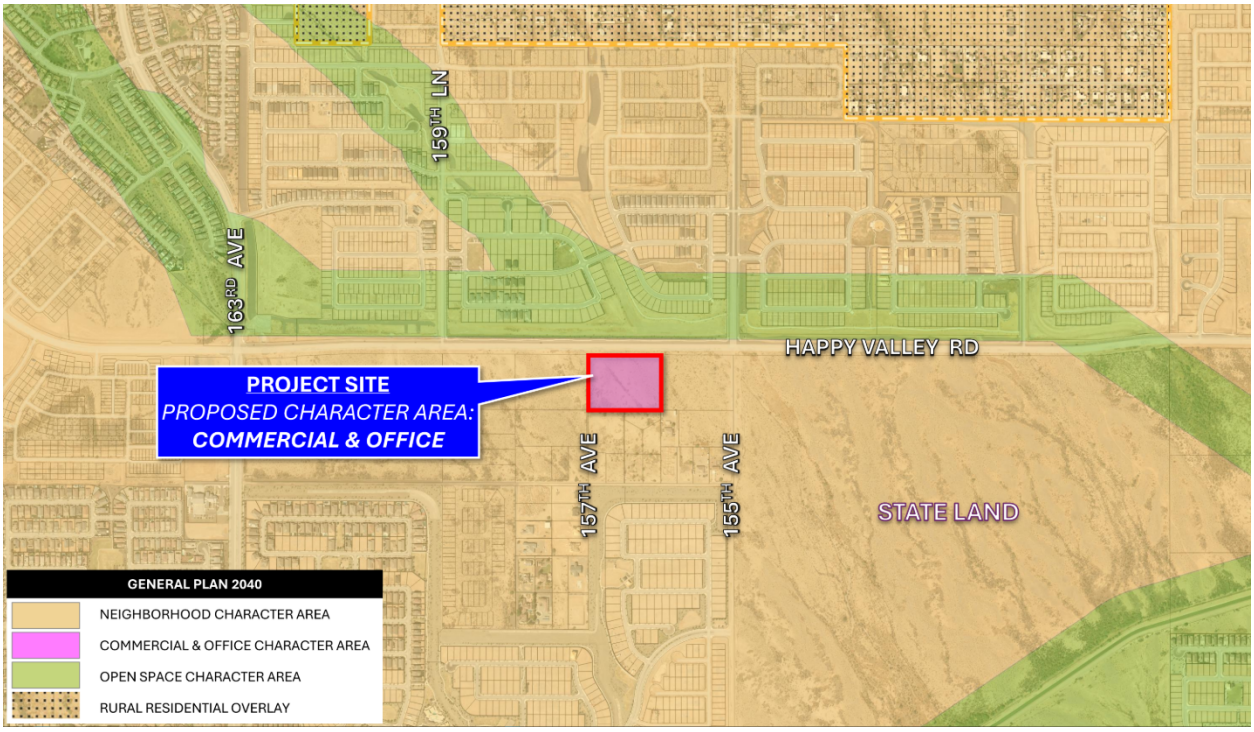
> ***Policy 3.*** *Support small business enterprise with access to professional resources that will assist in all stages of a business life cycle.*
>
> **Response:** The Project provides spaces to allow for small businesses to establish and grow within the City of Surprise, fostering a stronger local economy that enhances long-term competitiveness. The flexibility of the spaces allows for business growth to occur in place, limiting the need to relocate outside of the City of Surprise.
>
> ***Policy 8.*** *Encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs.*

Response: The Project directly contributes to this policy by both accommodating new industry and providing adaptable building configurations that allow for a quick response to changing economic conditions and future industry needs. This helps establish a functional and resilient employment center for the community for many years to come.

In conjunction with this Minor General Plan Amendment, the applicant is requesting a Rezone (under the same case number, FS25-1081) on 7.52 acres of Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay to allow for the development of a business tech park. By aligning these goals and policies, the Happy Valley Road Biz-Tech Minor General Plan Amendment proposal supports the City's vision for a livable community, a connected city, and a competing economy.



Existing General Plan Land Use



Proposed General Plan Land Use

Conformance with Adopted Plans:

The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area. The application is requesting approval of a Minor General Plan Amendment to change the land use designation of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area. The proposed amendment complies with the requirements of the general plan for a minor amendment. The planned connection of 155th Avenue to Loop 303 to the south will make the intersection of Happy Valley Road and 155th Avenue a major arterial intersection. Staff believes that these roadway improvements could intensify the area and facilitate commercial development. In addition to the subject application, staff is aware of a proposed potential commercial development directly east of the subject property, at the southwest corner of 155th Avenue and Happy Valley Road. East of 155th Avenue lies State Trust Land, which has yet to be sold or leased for a highest and best use. Due to the activity in the area, staff suggested that the applicant consider expanding the boundaries of their Minor General Plan Amendment application to include additional property to the east. This could facilitate additional commercial development around the intersection and better reflect the anticipated intensification of the area. The applicant, however, elected to keep the scope of their application to be limited to the subject project and 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:

Two neighborhood outreach meetings were held on March 4, 2026, and June 22, 2026, at Asante Preparatory Academy. Both meetings were noticed in accordance with applicable City and State public notification requirements.

The first neighborhood outreach meeting, held on March 4, 2026, was attended by four (4) members of the public. Questions and comments focused primarily on transportation and the proposed land uses. The second neighborhood outreach meeting, held on June 22, 2026, was attended by two (2) members of the public. Discussion centered on the overall development area, including transportation infrastructure, the development review process, land use designations, and proposed community amenities.

Summary:

The proposed Minor General Plan Amendment will allow the project to move forward with the rezone case under the same case number, FS25-1081.

Findings:

- The proposed Minor General Plan Amendment complies with the requirements under ARS § 9-461.06.

Possible Motions:

I move to recommend approval of the Minor General Plan Amendment for Happy Valley Road Biz-Tech Park, Case FS25-1081.

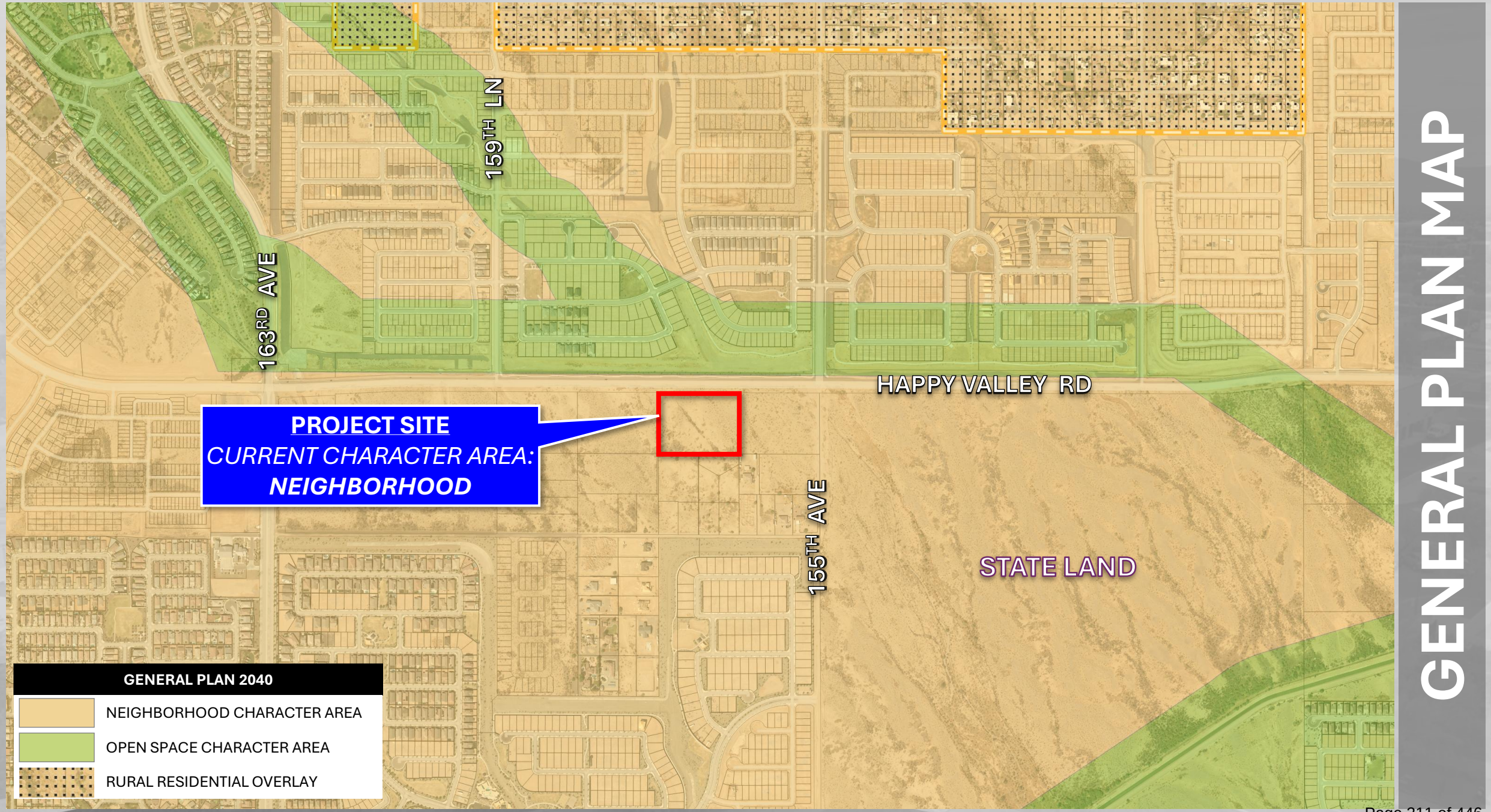
I move to recommend denial of the Minor General Plan Amendment for Happy Valley Biz-Tech Park, Case FS25-1081, because insert reason.

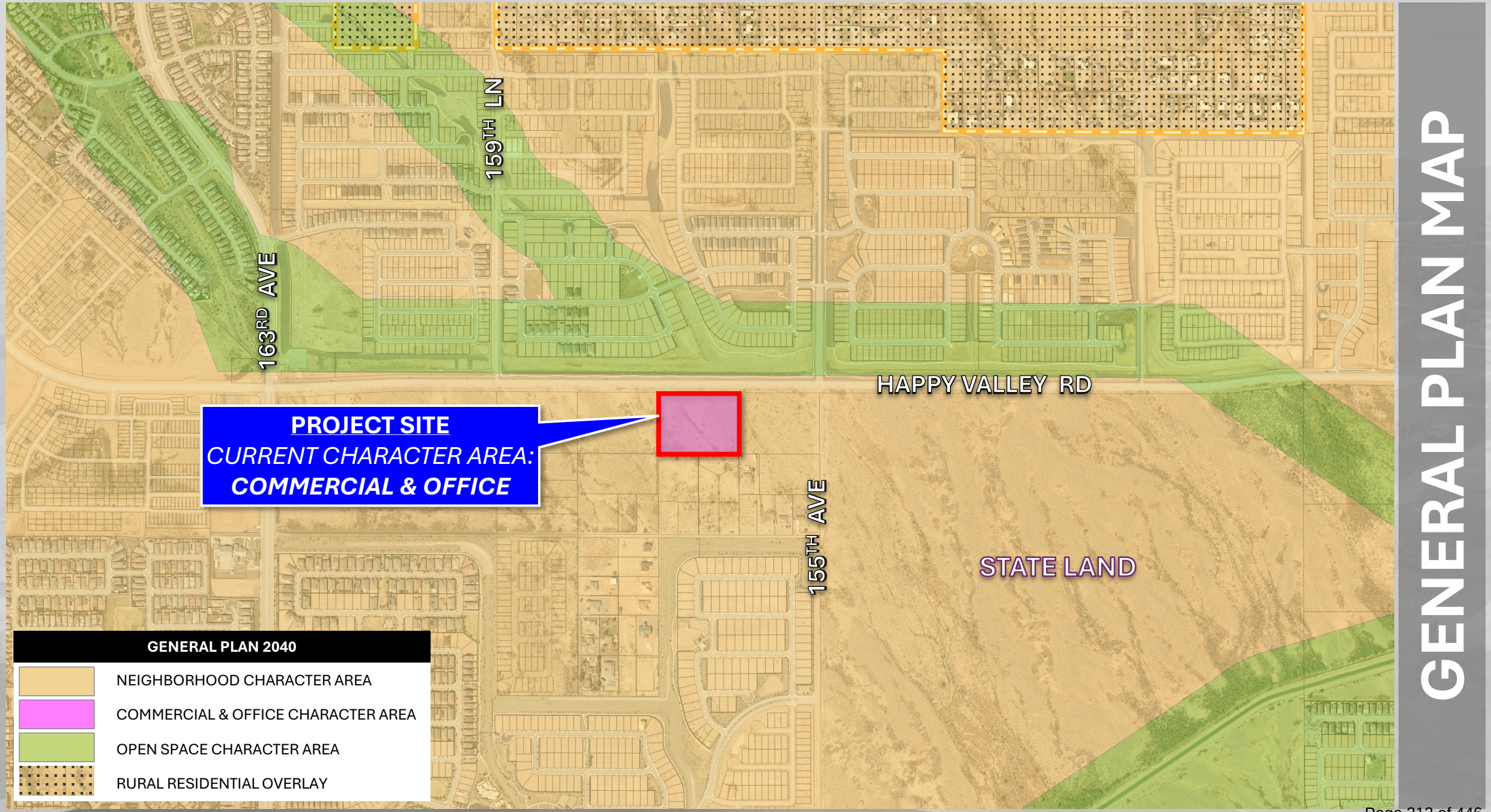
Attachments:

01 Vicinity Map
02 Existing General Plan Land Use Map
03 Proposed General Plan Land Use Map
04 General Plan Amendment Document
05 Citizen Outreach Report – REDACTED
06 Affidavit of Site Posting
07 Letters of Opposition/Support
PPT



FS25-1081 VICINITY MAP


GENERAL PLAN MAP
PROJECT SITE
CURRENT CHARACTER AREA:
NEIGHBORHOOD
HAPPY VALLEY RD
163RD AVE
159TH LN
155TH AVE
STATE LAND
GENERAL PLAN 2040
NEIGHBORHOOD CHARACTER AREA
OPEN SPACE CHARACTER AREA
RURAL RESIDENTIAL OVERLAY


GENERAL PLAN MAP
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STATE LAND
GENERAL PLAN 2040
NEIGHBORHOOD CHARACTER AREA
COMMERCIAL & OFFICE CHARACTER AREA
OPEN SPACE CHARACTER AREA
RURAL RESIDENTIAL OVERLAY

Happy Valley Road Biz-Tech Park

Case No. FS25-1081

Minor General Plan Amendment Project Narrative

SEC of the Happy Valley Road and 157th Avenue Future Alignments

1st Submittal: December 29, 2025
2nd Submittal: March 26, 2026
3rd Submittal: May 22, 2026
4th Submittal: June 29, 2026

WITHEY MORRIS BAUGH

Development Team

Property Owner/ Developer
Happy Valley Road, LLC
1733 N. Greenfield Street, Ste. 101
Mesa, AZ 85205

Representative
Withey Morris Baugh, PLC
2121 E. Highland Ave.
Phoenix, AZ 85016
Adam Baugh | adam@wmbattorneys.com

Architect
Ware Malcomb
2777 E. Camelback Road, Suite 325
Phoenix, AZ 85016

Table of Contents

Purpose 1
Property and Context 1
Project Overview 1
Minor General Plan Amendment Request and Justification 3
General Plan Compliance Statement 4
Conclusion 5

List of Exhibits

Aerial Map
Existing General Plan Land Use Map
Proposed General Plan Land Use Map
Conceptual Site Plan

A. Purpose

This application is being submitted on behalf of Happy Valley Road, LLC, the proposed developer of approximately 7.52-acre property located at the southeast corner of Happy Valley Road and 157th Avenue future alignment (the "Property"), which is also known commonly as Maricopa County Assessor's Parcel Number (APN) 503-58-975. See Aerial Map at **Tab 1**. As the City of Surprise continues to experience strong growth, our client envisions development of the Property as a flex business-tech park ("the Project"). The development is intended to support the growing community by providing new services, employment opportunities and space for small businesses to establish a local presence where they currently live and, in theory, reduce the overall commute times since local trips stay local. Beyond local small business ownership, other potential uses could include technology, research and development, flex-industrial, medical, and office uses.

To develop the Property as intended, a minor General Plan Amendment and a Rezoning are being pursued concurrently at this time. Additional applications for a Conditional Use Permit with Site Plan and a Final Plat are to be submitted at a later date.

B. Property and Context

The Property is currently undeveloped vacant land with a General Plan land use designation of 'Neighborhood' and a Zoning designation of 'Rural Residential.' See **Tab 2,** Existing General Plan Land Use Map, and **Tab 3**, Proposed General Plan Land Use Map. The table below further details the general plan designations, zoning designations, and uses of parcels immediately surrounding the Property.

	General Plan Designation	**Zoning Designation**	**Current Use**
North	Neighborhood/Open Space	Tierra Verde West PAD	Happy Valley Road; Beyond Street: Common Area for Single Family Residential Development
South	Neighborhood	R-3 PUD	Vacant
East	Neighborhood	RR (pending commercial rezone)	Vacant
West	Neighborhood	R-3 PUD	Vacant

C. Project Overview

The applicant proposes a flex business-tech park that provides new opportunities for commercial, employment and community business services. The key planning emphasis is integration between the commercial employment buildings, arterial street, and adjacent

uses. The site plan creates new employment opportunities that provide economic prospects, social vitality and flexibility in the attraction of new commercial employment uses.

It is our intent to deliver commercial and employment services that are long desired in this area. The concept plan shows a range of building types and employment uses focused on meeting the daily needs of the area residents while being compatible with and integrated into a village concept. See **Tab 4**, Conceptual Site Plan.

Given the Project's intentional flexibility, the site plan reflects this theme with five (5) buildings of varying dimensions. Proposed sizes range from 13,870 square feet to 22,710 square feet and can be further divided to accommodate tenant needs as necessary. Consistent with the proposed zoning, maximum 32' tall building heights are proposed. The buildings have been thoughtfully oriented to allow ample on-site access, create a cohesive development, and consider future neighboring uses.

The buildings on the south side are oriented so that store front and customer parking face the south side and the rear doors are oriented internal to the project. The buildings are also setback 99 feet, almost double the minimum code standard (50').

The conceptual site plan features a central outdoor amenity area. The larger outdoor amenity area is located south of Building 1 and is approximately 13,000 square feet. The amenity area will be shared between all the condo owners and onsite employees and provide a pleasant gathering spot for the campus. The amenity area may include, but is not limited to; landscaping, seating, outdoor tables, outdoor games, canopies, pavilions, and more. The purpose of the amenity areas is to give customers and employees a place to recreate, community gatherings, and convening spaces.

Access to the property is via one (1) right-in, right-out driveway on Happy Valley Road and one (1) full-access drive along the western boundary onto 157th Avenue. Onsite circulation has been carefully designed to accommodate a variety of users, with looped internal circulation that considers a variety of vehicles.

157th along Happy Valley Road is the quarter mile location for the future signals along the corridor. While a signal is not warranted based on the proposed traffic volumes, it is recommended that the City of Surprise monitor this location as traffic volumes become actualized and evaluate the need for a potential future signal. At a minimum, conduit and underground shall be installed with the half street construction.

Happy Valley Road is a major arterial requiring 3 lanes of travel with a 4' wide bike lane, curbing, gutter, and sidewalk. 157th Ave is a local roadway (per COS STD DTL 3-07) requiring a minimum of 26'.

Parking is integrated across the Property and provides 163 vehicle parking spaces and 10 bicycle parking spaces. Additionally, a shared gated truck court is located between Buildings 2 and 3 for convenient loading.

Ample landscape setbacks are provided along the street frontage, southern and western perimeters. Additionally, a pedestrian trail is located along the Property's full perimeter.

D. Minor General Plan Amendment Request and Justification

A Minor General Plan Amendment is requested to allow the development of the proposed flex business-tech park. The designated General Plan Character Area for the Property is Neighborhood, which does not allow for the proposed employment uses. The requested General Plan Character area is to be Commerce and Office, which will support the desired development. See **Tab 3,** Proposed General Plan land use map.

As described by the City of Surprise 2040 General Plan, "*The Commerce & Office Land Use Character Area defines those unique areas within the City that, because of their broad development potential, can comfortably accommodate a variety of land uses*." (Commerce and Office Character Area, Pg. 68) The Commerce and Office Character Area intends to create employment opportunities and foster economic sustainability, and includes uses proposed by the Project such as flex industrial, business parks, and hi-tech parks.

The Project meets and exceeds the following development guidelines for the Commerce & Office Land Use Character Area as contemplated by the City of Surprise 2040 General Plan:

"Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding uses." (Compatibility and Transition Measures, Pg. 69)

Response: Considering that neighboring properties to the east, south, and west are currently vacant, this Project will set the precedence for thoughtfully designed development in the area. The site plan includes enhanced landscape buffers and increased setbacks that go beyond requirements to provide clear transitions between uses. These measures support future connectivity and integration with adjacent properties as the area develops.

"Commercial, professional office or civic uses should be located along and oriented toward ease of access from collector or arterial corridors where direct access to transit is available or will be provided over time." (Aesthetics and Built Form, Pg. 69)

Response: The Property is located near the intersection of Happy Valley Road and 155th Avenue, an intersection contemplated to become a major intersection. This contributes to a unique area with broad development potential, and an opportunity for a mixture of office and employment, consistent with the intent to locate such uses where access and visibility are maximized.

"Buildings should be articulated with varied massing and include architecturally interesting elements, pedestrian friendly entrances, outdoor dining areas, transparent windows, or other means that emphasize human-scaled design features, particularly at the street level." (Aesthetics and Built Form, Pg. 69)

Response: The conceptual site plan features five (5) buildings of varied massing and is intended to include architecturally interesting features, such as canopies, to create a sense of place. Pedestrians can enjoy the planned walking path that spans the entire east and south boundaries, while bicyclists will also be accommodated with designated on-site parking, promoting an active, human-scale environment.

"Where appropriate, all mixed-use developments should include active and passive open space areas designed, located and oriented to provide; high pedestrian accessibility to adjacent development." (Aesthetics and Built Form, Pg. 70)

Response: The site plan provides both active and passive open spaces through three outdoor amenity areas and integrated stormwater management features along the east, west, and north boundaries. These spaces are designed and located to be easily accessible to pedestrians and to connect with adjacent future development.

E. General Plan Compliance Statement

The Project and the proposed minor General Plan Amendment to the Commerce and Office Character area would be consistent with the following goals and policies set forth by the City of Surprise 2040 General Plan.

Goal 4.1 *Maintain a well-managed community form*

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

Response: The Project incorporates best practices such as varied building sizes and enhanced landscaping for visual diversity, while the pedestrian trail and outdoor amenities promote opportunities for social interaction. The combination of flexibility and the high-quality nature of the development contributes to a well-managed community form for both existing and future residents.

Goal 4.2 *Be a home for everyone*

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

Response: The Project is intended to provide service and employment opportunities for Surprise residents while encouraging local business growth that compliments the area. The development pattern will be context-sensitive,

considering the existing residential nature of the area while acknowledging the expected continued growth along Happy Valley Road.

Goal 8.1 *Support economic competitiveness*

Policy 3. *Support small business enterprise with access to professional resources that will assist in all stages of a business life cycle.*

Response: The Project provides space to allow small businesses to establish and grow within the City of Surprise, fostering a stronger local economy that enhances long-term competitiveness. The flexibility of the spaces allows for business growth to occur in place, limiting the need to relocate outside of the City of Surprise.

Policy 8. *Encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs.*

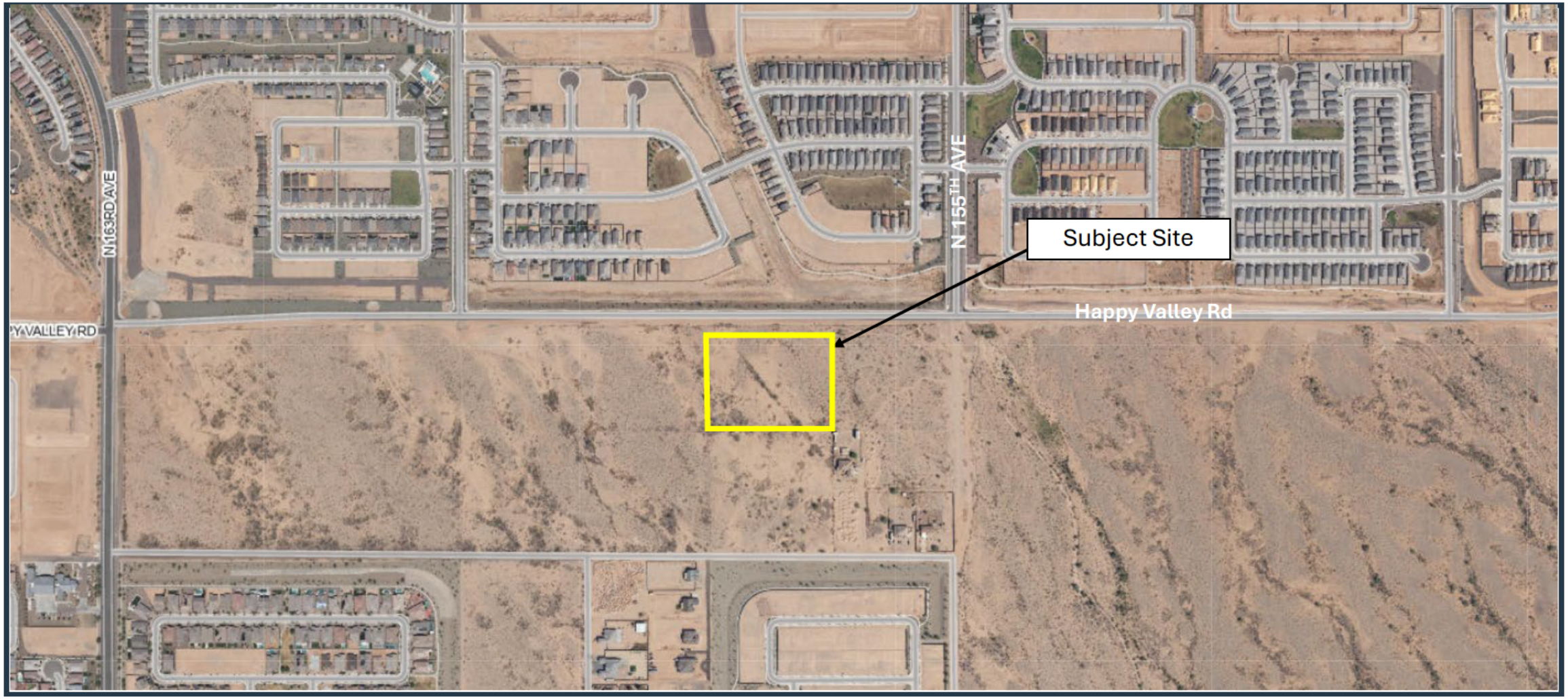
Response: The Project directly contributes to this policy by both accommodating new industry and providing adaptable building configurations that allow for a quick response to changing economic conditions and future industry needs. This helps establish a functional and resilient employment center for the community for many years to come.

By aligning with these goals and policies, the Happy Valley Road Biz-Tech Park Minor General Plan Amendment proposal supports the City's vision for a livable community, a connected city, and a competing economy.

F. Conclusion

The proposed Minor General Plan Amendment will provide the framework for the development of a high-quality flex business-tech park that supports the City of Surprise's goals for balanced growth, economic vitality, and local employment opportunities. The Project will closely align with the intent of the Commerce and Office Character Area by promoting a mix of compatible commercial, office, and light industrial uses designed at an appropriate scale and intensity for the area. Through thoughtful site planning, enhanced landscaping, and attention to pedestrian and vehicular circulation, the Project will set a strong example for future development in the area.

Tab 1

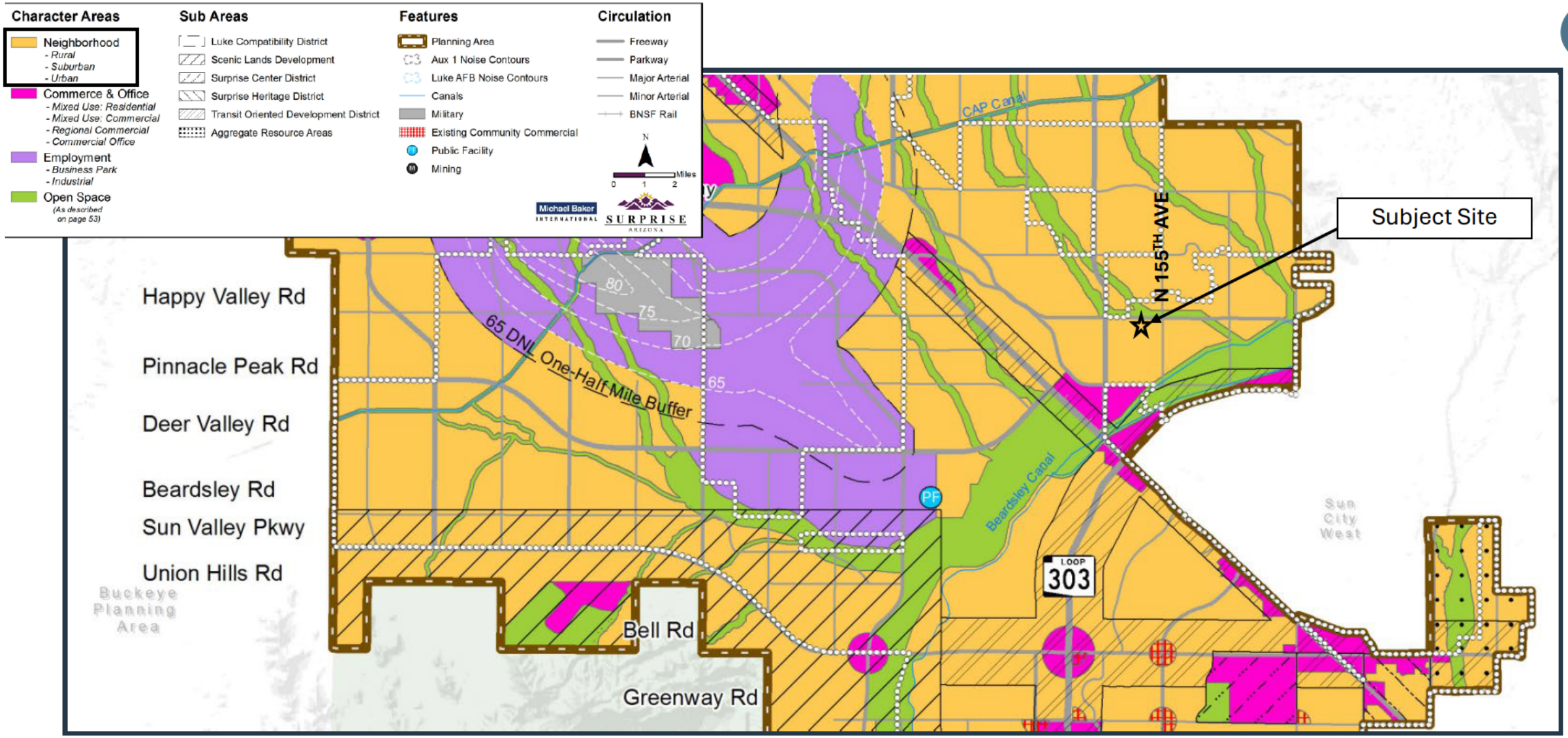


Site Aerial Map

WITHEY MORRIS BAUGH

N

Tab 2



General Plan Map

WITHEY MORRIS BAUGH

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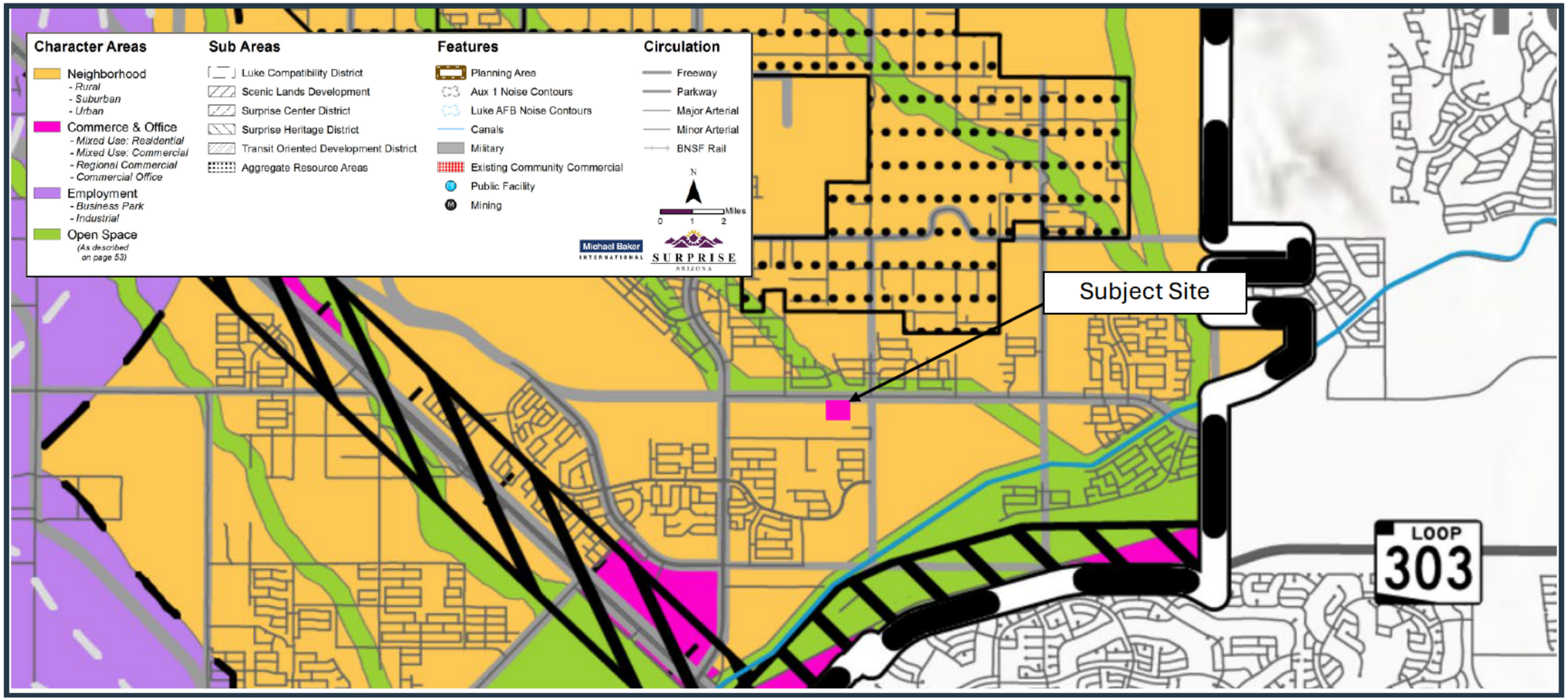
Tab 3

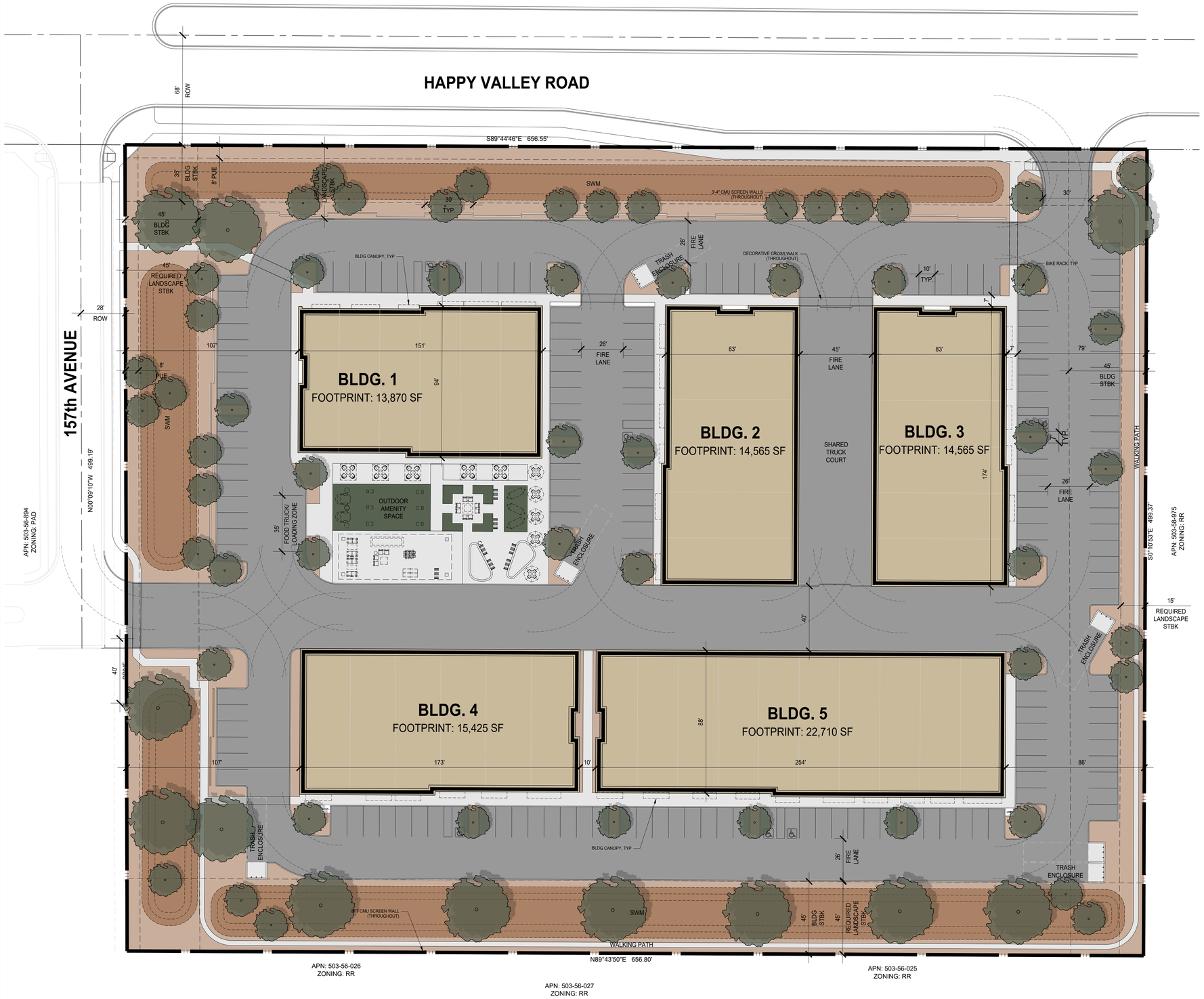


Proposed General Plan Map

WITHEY MORRIS BAUGH

Tab 4

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



CONCEPTUAL SITE PLAN

SCALE: 1" = 30"

1

N

DEVELOPMENT STANDARDS

Zoning

Jurisdiction		Surprise, AZ
APN		503-58-975
Current Zoning		RR
Proposed Zoning		C-3 (REGIONAL COMMERCIAL)
Max Building Height		45 FT
Lot Coverage		N/A
Open Space		N/A
Building Setbacks		
Front	(Arterial ROW)	35 FT
	(Collector & Local ROW)	20 FT
Side	(Non-Residential)	15 FT
	(Residential)	45 FT
Rear	(Non-Residential)	15 FT
	(Residential)	45 FT
Landscape Setbacks		
	Front	15 FT
	Side	10 FT [1]
	Rear	10 FT
Parking Standards		
	Min Stall Size	10' x 19'
	Drive Aisle	25 FT
	Fire Lane	26 FT
Parking Minimums [2]		
	Commercial	1/500 SF

PROJECT DATA

Site Summary

Gross Site Area	374,590 SF		8.60 AC
Stormwater Management	23,660 SF		@ 6%
Net Site Area	327,771 SF		7.52 AC
Total Building Area(s)	GFA	81,135 SF	
Onsite Landscape Area	129,711 SF		@ 35%
ROW Landscape Area	7,609 SF		@ 2%
Total Landscape Area	137,320 SF		@ 37%

Building Areas - Parking

Buildings	S.F.	Parking
Building 1	13,870 SF	28 Stalls
Building 2	14,565 SF	29 Stalls
Building 3	14,565 SF	29 Stalls
Building 4	15,425 SF	31 Stalls
Building 5	22,710 SF	45 Stalls
Gross Floor Area	**81,135 SF**	**162 Stalls**

Parking Data

Stalls Required	81135 / 500 =	162 Stalls
Standard Provided		157 Stalls
Standard Accessible Provided		5 Stalls
Van Accessible Provided [3]		1 Stalls
Total Stalls Provided		163 Stalls
Bicycle Parking Provided [4]		10 Stalls

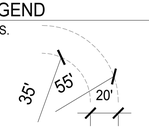
Notes

1 Only applies when adjacent to a Residential Zone boundary. No minimum otherwise.

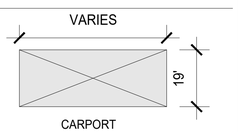
2 Per code section Table 107-4b.

LEGEND

N.T.S.

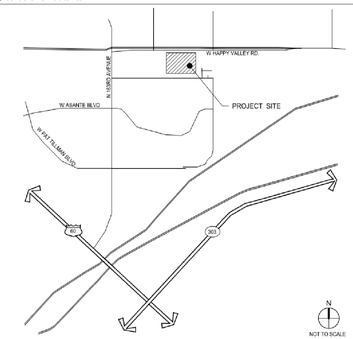


FIRE TRUCK TURNING RADII



CARPORT

VICINITY MAP



WARE MALCOMB
2777 E. Camelback Rd, Suite 325
Phoenix, Arizona 85016
p 480.767.1001 f 480.907.2288

NOT FOR CONSTRUCTION OR RECORDING

HAPPY VALLEY BiZ-TECH PARK

NEAR N 164TH RD & W HAPPY VALLEY RD
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

DATE	REMARKS
8.27.2025	CONCEPT REVIEW
11.4.2025	CONCEPT REVIEW

PA / PM:	MR
DRAWN BY:	CA/AA
JOB NO.:	PHX25-0067-00

SHEET

A1.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

Happy Valley Road Biz-Tech Park

SEC of Happy Valley Road and 157th Avenue Future Alignment

Citizen Participation Report
Case No. FS25-1081
Submitted: June 29, 2026

WITHEY MORRIS BAUGH

1. Project Description/Request

This Citizen Participation Report is for the approximately 7.52-acre property located at the southeast corner of Happy Valley Road and 157th Avenue future alignment (the "Property"), which is also known commonly as Maricopa County Assessor's Parcel Number (APN) 503-58-975. See Site Aerial Map at **Tab 1**.

As background, on December 23, 2025, formal applications were filed with the City of Surprise for the Property, including a rezoning to C-3 with a PUD overlay and minor general plan amendment application to "Commercial". This application is proposed to allow for the development of the Property as a flex business-tech park that is envisioned to allow small businesses to locate in this area of Surprise and provide a variety of commercial and employment services (the "Project").

The purpose of this report is to summarize the applicant's outreach efforts and community feedback.

2. Outreach/Notification Timeline Overview

- **February 2026:** Neighborhood meeting notice letters mailed to all property owners within 300 feet of the Property and all applicable interested parties, by city staff.
- **February 2026:** Public notice posted in the Fountian Hills Times with details regarding the neighborhood meeting, by city staff.
- **February 16, 2026:** The Property was posted with an informational sign with details regarding the neighborhood meeting by the applicant.
- **March 4, 2026:** An in-person neighborhood meeting was hosted at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 7:00 p.m.
- **June 2026:** Neighborhood meeting notice letters mailed to all property owners within 300 feet of the Property and all applicable interested parties, by city staff.
- **June 2026:** Public notice posted in the Fountian Hills Times with details regarding the neighborhood meeting, by city staff.
- **June 1, 2026:** The informational sign posted on the Property was updated with information regarding a follow-up neighborhood meeting by the applicant.
- **June 22, 2026:** A second in-person neighborhood meeting was hosted at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 6:30 p.m.

3. Notification Affidavits, Letters, and Mailing Lists

See **Tab 2** for sign posting affidavits and **Tab 3** for staff-provided copies of the mailed notice and newspaper ads.

4. Notification List

The City of Surprise notification requirements for neighborhood meetings include property owners and Homeowners' Associations within 300 feet of the Property, and any other potentially affected citizens as determined by the community development director.

5. Public Meeting Dates and Locations

- **March 4, 2026:** An in-person neighborhood meeting was hosted by the applicant at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 7:00 p.m.

- **June 22, 2026:** A second in-person neighborhood meeting was hosted at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 6:30 p.m.

6. First Neighborhood Meeting Summary

A neighborhood meeting for the Project was held on Wednesday, March 4, 2026, at 6:00 PM at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The neighborhood meeting was noticed in accordance with the City's land development ordinance requirements. The neighborhood meeting lasted approximately one (1) hour.

In addition to the development team, four (4) interested people attended the neighborhood meeting as well as members of city staff. See **Tab 4**, First Neighborhood Sign-in Sheet. One (1) of the attendees owns the Property zoned R-3 PAD to the south and west of the subject Property.

The applicant provided an overview of the application request to the attendees, and shared exhibits to illustrate the proposal. The development team then responded to question topics below, as follows:

a) <u>Traffic Improvements and Area Trends</u>

After the presentation, one attendee asked about the status of general traffic improvements in the area and stated that area has been badly affected by traffic and in need of infrastructure improvements.

The development team explained that traffic improvements are anticipated to be incoming based on the City of Surprise's capital improvement plan. These improvements would be along Happy Valley Road and would create signalized intersections at both 159th Avenue and 155th Avenue. While these improvements may take some time to complete, the development team is anticipating a contribution requirement.

b) Proposed Uses

One attendee shared that they were in attendance to only to learn more about the proposed development, and upon hearing the development team's presentation, stated that they believe this is a desirable use for the area.

Another attendee, the owner of the land south and west of the Property, shared that they believed the proposed uses to be incompatible with the area and the goals of the General Plan. The opposing attendee also shared their assumption that the future development of the Property would not be consistent with the Project and demanded larger buffers, the elimination of roll-up doors, and a more traditional 'business park' development. This attendee also expressed opposition toward future Conditional Use Permits.

The applicant explained that the growth trends in the area have largely been residential to date, and best land-use practices indicate demand for employment opportunities, services, and space for local businesses. The proposed uses are necessary to support the growing community, with flexibility built into the Project to allow a variety of tenants to locate. The applicant shared that the development team would review the requests for changes to the Project along the southern property boundary, and that a Conditional Use Permit could only be provided if the uses are determined to be compatible by the City.

The meeting concluded at approximately 7:00 p.m.

7. Second Neighborhood Meeting Summary

A follow-up neighborhood meeting for the Project was held on Monday, June 22, 2026, at 6:00 PM at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387 to share updates to the Project. The neighborhood meeting was noticed in accordance with the City's land development ordinance requirements. The neighborhood meeting lasted approximately 30 minutes.

In addition to the development team, a Planning Commissioner, members of city staff, and two (2) interested party attended the neighborhood meeting. See **Tab 5**, Second Neighborhood Meeting Sign-in Sheet.

The applicant provided an overview of the updated application request to the attendee, which includes a PUD Overlay and changes to the site plan, and shared exhibits to illustrate the proposal. The development team then responded to question topics below, as follows:

a) Traffic Infrastructure

Traffic infrastructure was indicated to be the primary concern by the attendee, who asked questions regarding the construction of 157th Avenue, traffic signal contribution, and upcoming infrastructure improvement projects.

The applicant shared that 157th Avenue is required to be constructed by the developer to support the Project, and that a 25% contribution will be required for a future traffic signal. City staff and the Commissioner in attendance explained the anticipated improvement timeline for the area and detailed the improvements to Happy Valley Road and 163rd Avenue.

b) Process

One attendee asked what the development process includes and asked for an estimated completion date.

The applicant explained that public hearings before the Planning Commission and City Council are anticipated to be scheduled in August and September, respectively. If these hearing result in approval of the desired zoning designation, the development team is hopeful to get the Project completed as soon as possible, potentially early 2027.

c) Land Use Designations

One attendee inquired about the necessity of C-3 zoning.

The applicant explained that the zoning designations pursued are intended to create a more cohesive land use pattern along Happy Valley Road, as neighboring property is anticipated to develop with commercial uses similar to the development at 163rd Avenue. The C-3 zoning designation is intended to allow a variety of uses to locate at the Property, while the PUD is intended to provide some relief from the required development standards. The C-3 zoning designation will also allow a framework to develop an outdoor storage yard.

d) Project Amenities

The Commissioner in attendance indicated that he felt there was value added for the community with the Project's proposed amenity area and asked if there has been discussion about allowing the community to rent meeting space.

The applicant shared that the amenity areas are intended to increase the value of the development and attract quality businesses to this area of Surprise. Regarding community rental, the development team will have conference room space available for the community to rent.

The meeting concluded at approximately 6:30 p.m.

8. Written Correspondence

To date, the applicant has received written correspondence from one (1) community member requesting information regarding the desired land use and open space.

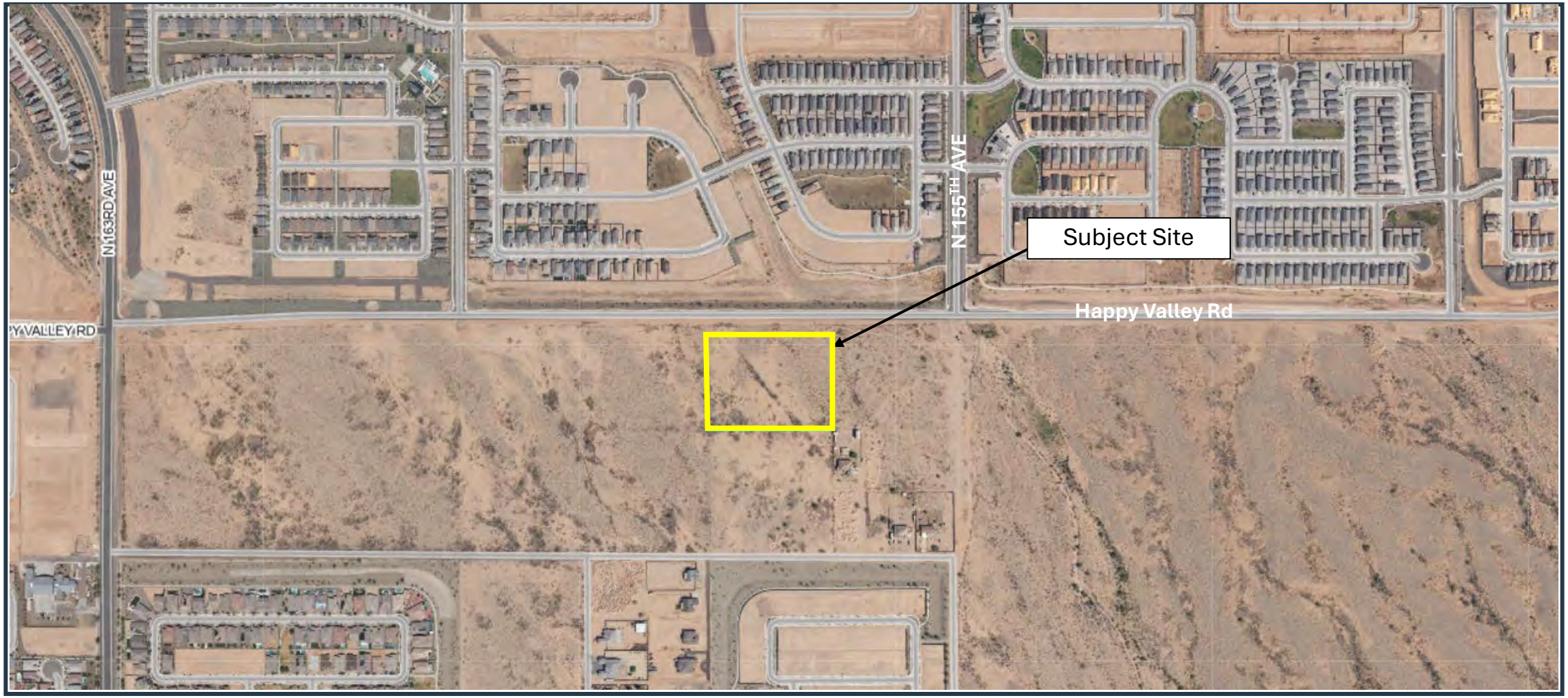
9. Community Concerns the Applicant will not Address

The applicant will continue to be available to respond to community members and is open to constructive discussions on how to improve upon the proposed land use plan.

10. Community Concerns & Response

Previously, the adjacent Bonita Place landowner submitted a legal protest petition. The applicant has been working closely with the petitioner on desired site plan changes, and the parties are negotiating a purchase of the Property, and the petitioner is withdrawing his legal protest.

Tab 1



Site Aerial Map

WITHEY MORRIS BAUGH

N

Tab 2

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS25-1081

Applicant Name: Withey Morris Baugh

Location: SWC Happy Valley & 157th Ave

Date Site Posted: 02/16/26

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 — February 16, 2026
Applicant/Representative Signature — Date

This instrument was acknowledged before me on 02/16/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
February 16, 2026 at 8:57 AM
+33.710963,-112.396825
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
HAPPY VALLEY ROAD
N. 157TH LANE
N. 157TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
W HACKAMORE DR
HAPPY VALLEY RD
Maps
February 16, 2026 at 8:56 AM
+33.710963,-112.396825
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
HAPPY VALLEY ROAD
N. 156TH LANE
N. 156TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
W HACKAMORE DR
W HAPPY VALLEY
Maps
February 16, 2026 at 8:35 AM
+33.710944,-112.398920
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
HAPPY VALLEY ROAD
N. 157th AVENUE
W. SAN YSIDRO
SITE
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
W HACKAMORE DR
W HAPPY VALLEY
Maps
February 16, 2026 at 8:34 AM
+33.710944,-112.398920
W Happy Valley Rd
Surprise AZ 85387

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS25-1081

Applicant Name: Withey Morris Baugh

Location: SWC Happy Valley & 157th 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).

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

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

Meghan Liggett — 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 - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Jun 1, 2026 at 9:43:38 AM
+33.710944,-112.396746
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Maps
Jun 1, 2026 at 9:43:27 AM
+33.710951,-112.396820
25130 N 156th Ln
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Jun 1, 2026 at 9:32:07 AM
+33.710925 -112.398860
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Jun 1, 2026 at 9:31:54 AM
+33.710995,-112.398949
W Happy Valley Rd
Surprise AZ 85387

Tab 3

NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input on Case FS25-1081, a request by Kirsten Sinelli with Withey Morris Baugh for a General Plan Amendment and Rezone.

The project requests a minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezone from Rural Residential (RR) to Regional Commercial (C-3). The request is to allow a flex business-tech park on a 7.52 acre site.

The project is located at the southwest corner of the Happy Valley Road and 157th Avenue future alignments.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

PROJECT LOCATION



To learn more or provide input, please contact:
Chris Sexton at 623.222.3134 or
christina.sexton@surpriseaz.gov

SURPRISE
ARIZONA

SET A REMINDER

WHEN:

Wednesday, March 4, 2026 | 6:00 PM

Location: Asante Prep Academy
23251 N 166th Drive
Surprise, AZ 85388



DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING

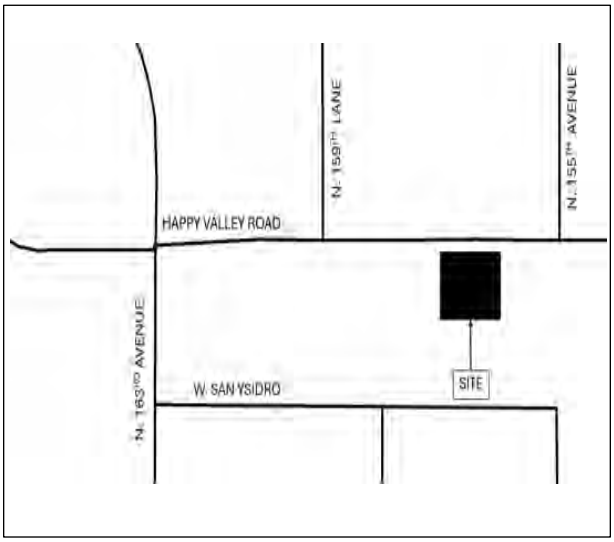
Please be advised, Kirsten Sinelli with Withey Morris Baugh on behalf of Happy Valley Road, LLC will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the information provided under Neighborhood Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Kirsten Sinelli, (602) 230-0600, kirsten@wmbattorneys.com
City of Surprise: Chris Sexton, (623) 222-3134, christina.sexton@surpriseaz.gov

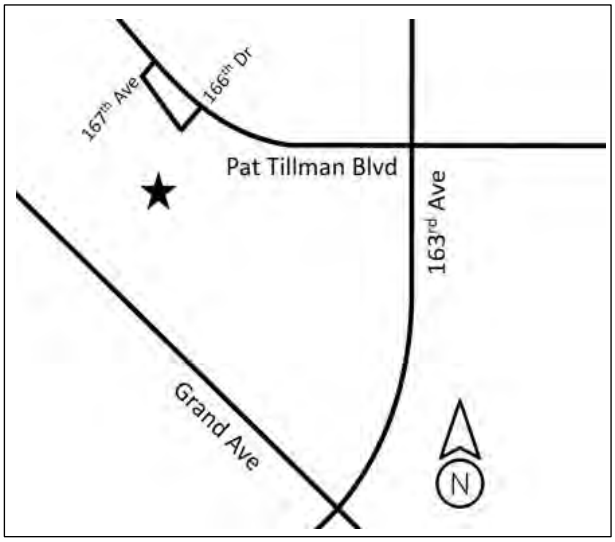
NEIGHBORHOOD MEETING DETAILS

DATE:	**Wednesday March 4, 2026**
TIME:	6:00 PM
PHYSICAL LOCATION:	Asante Preparatory Academy 23251 N 166th Dr. Surprise, AZ, 85388

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTION:

The project requests a minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezone from Rural Residential (RR) to Regional Commercial (C-3). The request is to allow a flex business-tech park on a 7.52-acre vacant site generally located at the southwest corner of the Happy Valley Road and 157th Avenue future alignments. Surprise Planning Case FS25-1081.

NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input on Case FS25-1081, a request by Adam Baugh with Withey Morris Baugh for a General Plan Amendment and Rezone.

The project requests a minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezone from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay. The request is to allow a flex business-tech park on a 7.52 acre site.

The project is located at the southeast corner of the Happy Valley Road and 157th Avenue future alignments.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

PROJECT LOCATION



To learn more or provide input, please contact:
Chris Sexton at 623.222.3134 or christina.sexton@surpriseaz.gov

SURPRISE
ARIZONA

SET A REMINDER

WHEN:

Monday, June 22, 2026 | 6:00 PM

Location: Asante Prep Academy
(Media Center)
23251 N 166th Drive
Surprise, AZ 85388



NEIGHBORHOOD MEETING

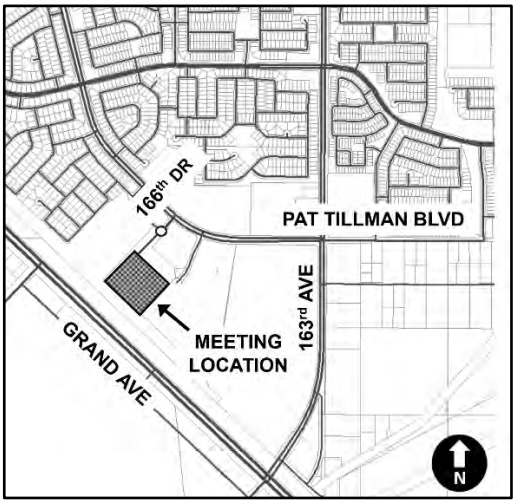
Please be advised, Adam Baugh with Withey Morris Baugh, PLLC. will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents

Applicant:	Adam Baugh; (602) 346-4603; adam@wmbattorneys.com
City of Surprise:	Chris Sexton; 623-222-3134; christina.sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE:	Monday, June 22, 2026
TIME:	6:00 PM
PHYSICAL LOCATION:	Asante Preparatory Academy 23251 N 166th Dr. Media Room Surprise, AZ 85387

MEETING LOCATION



PROJECT LOCATION



PROJECT DESCRIPTION:

The project requests a minor General Plan Amendment from Neighborhood Character Area to Commerce and Office Character Area, and a Rezone from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay zone. The request is to allow a flex business-tech park on a 7.52-acre vacant site generally located at the southeast corner of Happy Valley Road and 157th Avenue. Surprise Planning Case FS25-1081.

Tab 4

SIGN-IN

HAPPY VALLEY ROAD, LLC

LOCATED AT THE SOUTHWEST CORNER OF HAPPY VALLEY ROAD AND 157TH AVENUE FUTURE ALIGNMENT, SURPRISE

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 4, 2026 – 6:00 PM – ASANTE PREPARATORY ACADEMY – MEDIA CENTER – 23251 N. 166TH DRIVE, SURPRISE, AZ 85388

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
MARVIN MCCORMICK	[redacted]		
Kim Gullo			
Douglas Gullo			
Kent Xander			

Tab 5

SIGN-IN

HAPPY VALLEY ROAD, LLC

SOUTHWEST CORNER OF HAPPY VALLEY ROAD AND NORTH 157TH AVENUE, SURPRISE, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 22, 2026 – 6:00 PM – ASANTE PREPARATORY ACADEMY– MEDIA CENTER – 23251 N. 166TH DRIVE, SURPRISE, AZ 85387

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Amanda Capra	[redacted]		

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS25-1081

Applicant Name: Withey Morris Baugh

Location: SEC Happy Valley & 157th Ave

Date Site Posted: 08/03/26

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 — **August 3, 2026**

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 08/03/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: September 15, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southeast corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
HAPPY VALLEY ROAD
N. 156TH LANE
N. 156TH AVENUE
N. 158TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
Maps
Aug 3, 2026 at 11:10:38 AM
+33.710984,-112.396775
15579 W Hackamore Dr
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: September 15, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
HAPPY VALLEY ROAD
N. 160TH LANE
N. 160TH AVENUE
N. 157TH AVENUE
W. SAN YSIDRO
SITE
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southeast corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Maps
Aug 3, 2026 at 11:10:26 AM
+33.711235,-112.396038
15579 W Hackamore Dr
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: September 15, 2026
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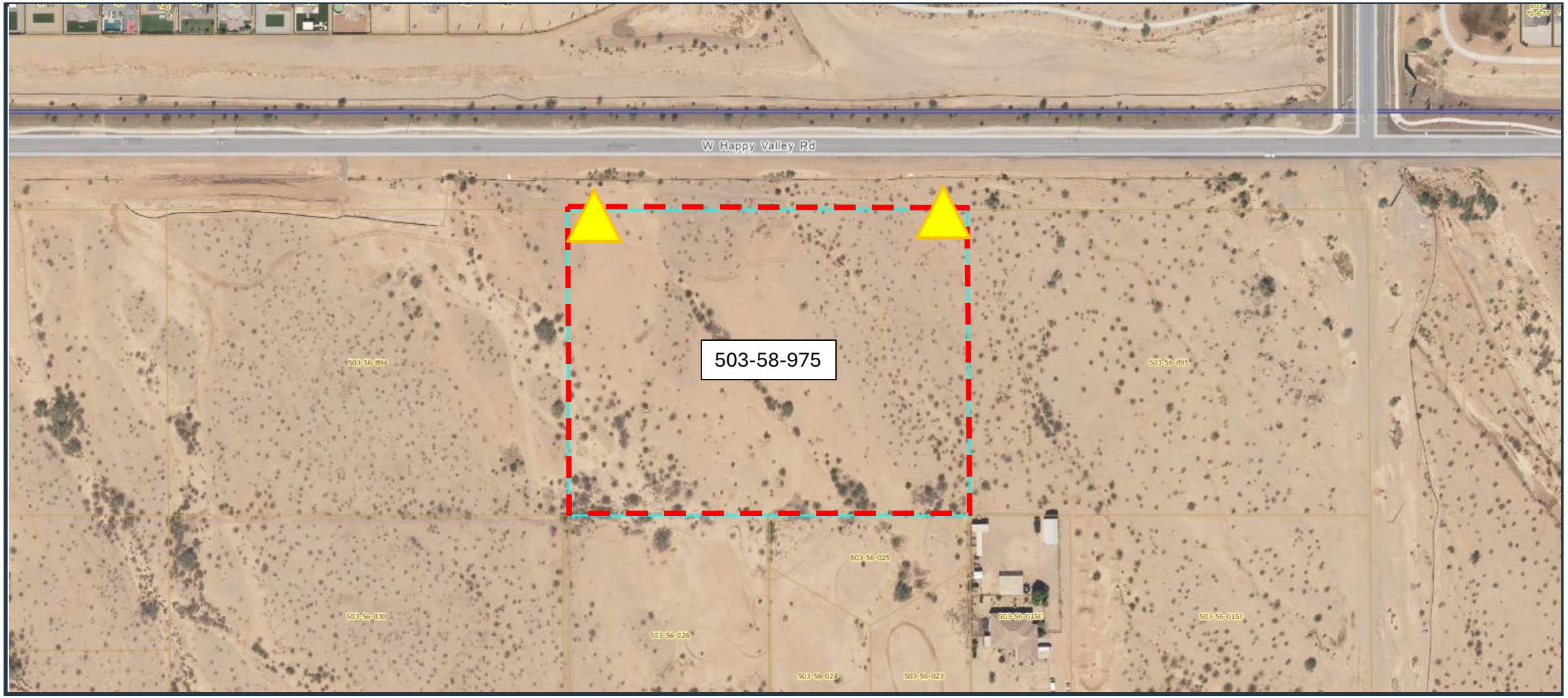
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southeast corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
HAPPY VALLEY ROAD
N. 157TH AVENUE
N. 160TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
Aug 3, 2026 at 11:07:29 AM
+33.710970,-112.398873
W Happy Valley Rd
Surprise AZ 85387



Aug 3, 2026 at 11:07:15 AM
+33.711392,-112.400329
15797 W Hackamore Dr
Surprise AZ 85387



Broadcast Sign Placement Map

WITHEY MORRIS BAUGH

Christina Sexton

From:	Kent Xander [redacted]
Sent:	Friday, April 17, 2026 4:44 PM
To:	Trever Fleetham
Cc:	Christina Sexton; Danny Perkinson; adam@witheymorris.com
Subject:	RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning
Attachments:	4 Statutory Written Protest Letters and Map for Rezoning Case No. FS25-1081.pdf

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

Trevor/City of Surprise Planning & Development Services,

Please accept this email correspondence as the formal submittal of **Statutory Written Protest letters** for **Case No. FS25-1081 (Minor General Plan Amendment and Rezoning)**, submitted pursuant to Arizona Revised Statutes § 9-462.04.

Attached for inclusion in the official record are:

- **4** Individually executed protest letters from adjacent property owners
- Protest area/buffer map identifying the subject site and surrounding APN parcels with calculation summary (area and tract totals)

The protesting property owners are located within the applicable protest area and have submitted written objections in accordance with Arizona law. Based on the attached materials, the statutory threshold is met, and the proposed rezoning is therefore subject to the required **three-fourths (¾) vote** of the governing body.

Please confirm receipt of this submittal and that all materials will be included in the case file and staff report.

If there are any questions regarding the attachments or ownership documentation, please advise promptly.

Thank you,

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Sent: Thursday, April 16, 2026 8:57 AM

To: Kent Xander [redacted]
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Kent,

Whatever format you provide us we will include in the case file and the eventual packets that go to Commission and Council.

Regards,

Trever Fleetham, AICP | Acting Assistant Director
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3156| Main: 623.222.3000

SURPRISE
ARIZONA

NOTICE: By participating in any correspondence, telephone conversation, discussion, meeting, or any other communication with a City employee, you agree and acknowledge that: (1) any information provided in a format other than a formal written determination by the designated Zoning Administrator is preliminary in nature and shall not be relied upon for any purpose by the recipient or any other person or entity; (2) any information provided by a City employee is not the equivalent of a title report or a real estate survey; (3) you are responsible for independently researching and verifying the information; (4) a City employee is not authorized to bind the City in any manner, except by formal Zoning Administrator determination; and (5) any error, omission, incorrect information, or false information provided by a City employee shall not give rise to any liability on behalf of the City.

From: Kent Xander [redacted]
Sent: Wednesday, April 15, 2026 3:01 PM
To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

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

Trevor,

Regarding Case No. FS25-1081 (Minor General Plan Amendment and Rezoning): For purposes of submitting opposition letters by adjacent property owners to the City of Surprise, please confirm whether electronic signatures (including DocuSign) satisfy all submission and validity requirements.

Thanks,

Kent A. Xander

Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Kent Xander
Sent: Wednesday, March 25, 2026 7:57 AM
To: 'Trever Fleetham' <Trever.Fleetham@surpriseaz.gov>
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Thanks Trevor.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Sent: Wednesday, March 25, 2026 7:56 AM
To: Kent Xander [redacted]
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Good Morning,

It has not. This project is still in the staff review process.

Regards,

Trever Fleetham, AICP | Acting Assistant Director
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3156| Main: 623.222.3000

SURPRISE
ARIZONA

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From: Kent Xander [redacted]
Sent: Tuesday, March 24, 2026 12:05 PM
To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Cc: [redacted] john wittrock [redacted]
Subject: Case No. FS25-1081 - Minor GP Amendment and Rezoning

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

Trevor,

I am checking in with you to see if Case No. FS25-1081 - Minor GP Amendment and Rezoning has been scheduled for Planning Commission hearing.

Thank you,

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

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0.1

Docusign Envelope ID: 66C5D7EC-5D95-8384-8366-9A421CB5D05D

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
SEC Happy Valley Road and 157th Avenue, Surprise, AZ 85387
APN # 503-58-975

This document constitutes a Statutory Written Protest pursuant to A.R.S. § 9-462.04 regarding the proposed Rezoning Case No. FS25-1081 identified above.

I am the owner of Real Property located within the statutory protest area of the proposed rezoning. The Real Property identified below, owned by the undersigned, is located within 150 feet of the Rezoning Case FS25-1081 and therefore qualifies to submit a protest pursuant to Arizona law.

Arizona law provides that when owners of twenty percent (20%) or more of the property by area and by number of lots, tracts, or condominium units within the zoning area file a written protest, the proposed zoning change shall not become effective except by the favorable vote of three-fourths (¾) of all members of the governing body of the municipality.

Real Property:

Owner Name: Pensco Trust Company Custodian FBO Kent A. Xander IRA
Property Address: [redacted]

Assessor Parcel Number: [redacted]

Pensco Trust Company Custodian FBO Kent A. Xander IRA

By: DocuSigned by: Kent A. Xander 96621F7B536143B...

Kent A. Xander, its Authorized Signer

Docusign Envelope ID: 5240A9A1-67DE-8F14-808B-977EF6F595D3

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
SEC Happy Valley Road and 157th Avenue, Surprise, AZ 85387
APN # 503-58-975

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Real Property:

Owner Name: Rolfe Properties, LLC, an Arizona limited company
Property Address: [redacted]

Assessor Parcel Numbers: [redacted]

By: DocuSigned by: Mc Rolfe 841B6E008D0243E...
Nicholas Rolfe, Member

Docusign Envelope ID: E0FDF00F-BAFC-8EF6-839C-92093D67880F

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
SEC Happy Valley Road and 157th Avenue, Surprise, AZ 85387
APN # 503-58-975

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Arizona law provides that when owners of twenty percent (20%) or more of the property by area and by number of lots, tracts, or condominium units within the zoning area file a written protest, the proposed zoning change shall not become effective except by the favorable vote of three-fourths (¾) of all members of the governing body of the municipality.

Real Property:

Owner Name: Micah Darrel Rolfe and Marie Childs Rolfe, Trustees, or their successors in trust, under the Rolfe Revocable Living Trust, dated January 28, 2011

Property Address: [redacted]

Assessor Parcel Number: [redacted]

By: Signed by: Micah Rolfe F1568AFC2F284B7... Micah Darrel Rolfe, Trustee

By: Signed by: Marie Rolfe ECAE53D368874C5... Marie Childes Rolfe, Trustee

Docusign Envelope ID: 850B0EDD-28F3-847A-834C-63EB0479D919

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
SEC Happy Valley Road and 157th Avenue, Surprise, AZ 85387
APN # 503-58-975

This document constitutes a Statutory Written Protest pursuant to A.R.S. § 9-462.04 regarding the proposed Rezoning Case No. FS25-1081 identified above.

I am the owner of Real Property located within the statutory protest area of the proposed rezoning. The Real Property identified below, owned by the undersigned, is located within 150 feet of the Rezoning Case FS25-1081 and therefore qualifies to submit a protest pursuant to Arizona law.

Arizona law provides that when owners of twenty percent (20%) or more of the property by area and by number of lots, tracts, or condominium units within the zoning area file a written protest, the proposed zoning change shall not become effective except by the favorable vote of three-fourths (¾) of all members of the governing body of the municipality.

Real Property:

Owner Name: Kent Xander, a married man dealing with his sole and separate property, as to an undivided 50% interest, and Wittrock Land 4, LLC, an Arizona limited liability company, as to an undivided 50% interest

Property Address: [redacted]

Assessor Parcel Numbers:

DocuSigned by:
Kent A. Xander
96621F7B536143B...
Kent A. Xander

WITTROCK LAND 4, LLC, an Arizona limited liability company

By: Taproot, LLC, an Arizona limited liability company, Manager

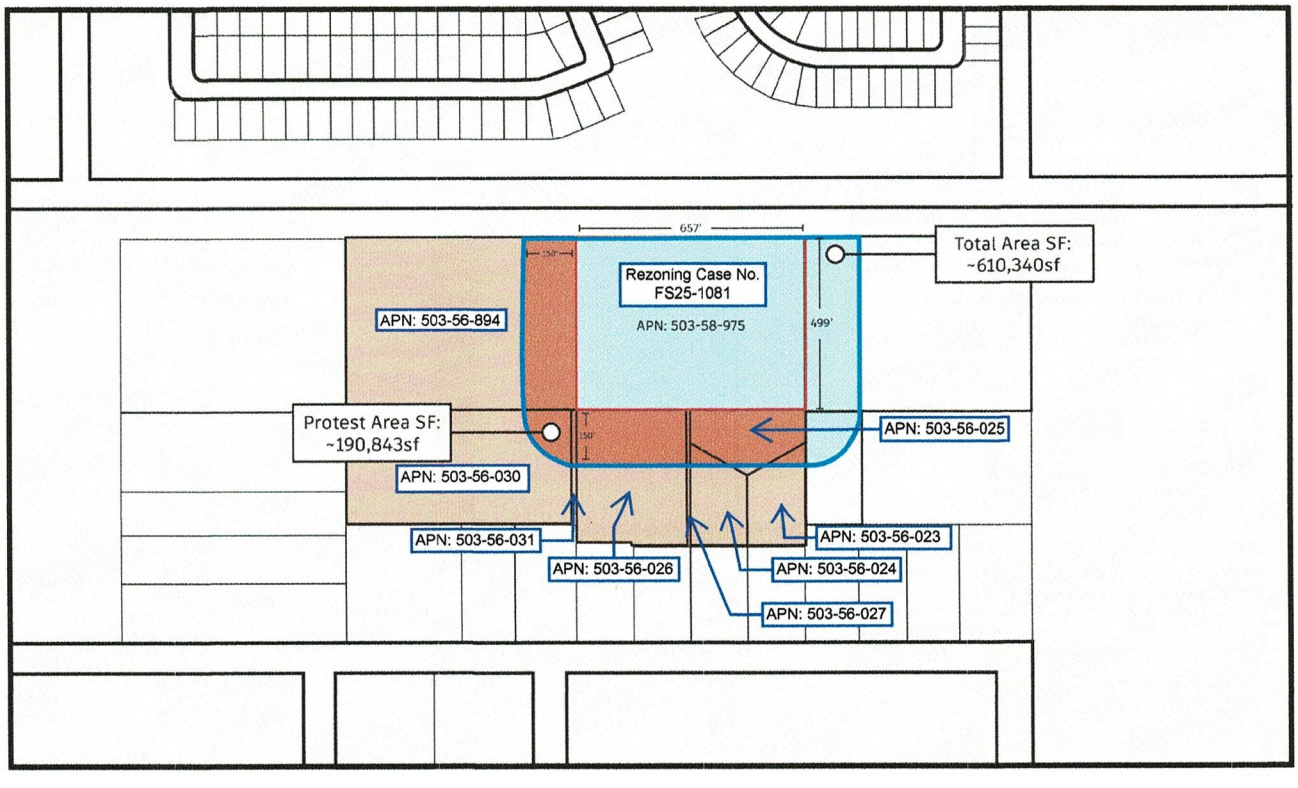
Signed by:
By: John Wittrock
20BFC4A4329F4C8...
John Wittrock, Manager

3/4 VOTE REQUIRED

APN: 503-58-975

LEGEND	
	Zoning Petition Area
	Signed Petitions
	Lots, Tracts and Condominium Units

Parcels Surrounding Potential Rezone	
# of lots in opposition: 8/11 11 (Lots) x .2 = 2.2 lots or tracts needed in petition ~610,340 sf x .2 (minimum area for petition) = ~122,068sf Current Protest Area: ~190,834sf (~31% Opposition)	**3/4 Vote Required**



Christina Sexton

From:	Kent Xander [redacted]
Sent:	Thursday, April 23, 2026 5:49 PM
To:	adam@wmbattorneys.com; Danny Perkinson
Cc:	Trever Fleetham; Christina Sexton; Lloyd Abrams
Subject:	RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning
Attachments:	Letter to Danny Perkinson January 29, 2026.pdf; General Plan Opposition and Consistency Analysis - Case No. FS25-1081 Happy Valley Road Biz-Tech Park.pdf; Rezoning Opposition and Consistency Analysis for Case No. FS25-1081 Happy Valley Road Biz-Tech Park.pdf

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

Adam,

In response to your question below, the following outlines the basis for our opposition.

Bonita Place ownership and I have been actively engaged and concerned regarding the Happy Valley Road Biz-Tech Park (Case No. FS25-1081 General Plan Amendment and Rezoning) since January of this year.

On January 29, 2026, I sent an email to Danny Perkison, the property owner, outlining my concerns and indicating that I was open to discussing the project further—potentially with both ownership and Planning staff—to explore options that could work for both properties and reduce entitlement risk. To date, I have not received any response or follow-up communication from Danny Perkison.

Prior to the neighborhood meeting, I also spoke with you by phone and expressed my concerns regarding the introduction of industrial-type uses adjacent to Bonita Place, which is zoned R-3. During that conversation, you indicated surprise that I would not support industrial uses next to residential development.

I attended the neighborhood meeting on March 4, 2026, at Asante Preparatory Academy, where I again stated my concerns on the record. Specifically, I noted that the proposed use is operationally industrial in nature and not compatible with the Suburban Neighborhood Character Area designation. I also stated that pursuing C-3 zoning in this context effectively introduces industrial-type uses, and that recharacterizing such uses as "employment" or a "Business Tech Park" does not change their underlying land-use impacts or compatibility.

Other than your email below, sent after I submitted the Statutory Written Protest letters to Planning Staff, there has been no follow-up outreach to me to discuss these concerns or explore potential alternatives.

For your reference and in response to your inquiry below, I have attached both the General Plan Opposition and Consistency Analysis and the Rezoning Opposition and Consistency Analysis for Case No. FS25-1081.

Please feel free to contact me if you would like to discuss further.

Thank you,

Kent A. Xander
[redacted]

From: Adam Baugh [redacted]
Sent: Saturday, April 18, 2026 5:27 PM
To: Kent Xander [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Can you provide the reasons for your opposition and legal protest?

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
2121 E. Highland Avenue
Phoenix, AZ 85016
602-230-0600 Main
602-346-4603 Direct

WITHEY MORRIS BAUGH

BEST LAW FIRMS U.S.News

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From: Kent Xander [redacted]
Sent: Saturday, April 18, 2026 8:29 AM
To: Adam Baugh [redacted]
Subject: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Adam, I had your wrong email when I sent this to Trevor yesterday.

Kent Xander

From: Kent Xander
Sent: Thursday, January 29, 2026 11:53 AM
To: [redacted]
Subject: SEC HVR and 157th Avenue Zoning Compatibility Considerations – Adjacent Parcel

Danny,

I see that you have submitted a **Neighborhood Concept Plan application** to rezone your 7.5-acre site to **I-1 (Light Industrial)** with the below site plan. My partners and I have had a chance to review the proposal.

I wanted to share a few thoughts as you explore this rezoning. As you know, our property immediately south and west is zoned **R-3** and is planned for residential use, and the surrounding area carries a **residential designation under the City's General Plan**. As a result, we've been reviewing the request through a **long-term General Plan consistency and land-use compatibility** lens.

Our concern isn't with redevelopment generally, but with the **potential land-use conflicts** that can arise when industrial zoning directly abuts high-density residential — particularly related to truck circulation, hours of operation, noise, lighting, and buffering requirements. These issues often become material during entitlement review and can create challenges for both properties over time.

From a planning standpoint, these interface issues are typically best addressed at the **zoning stage**, rather than deferred to site plan or operational review, to ensure consistency with the General Plan's intent for compatible land-use transitions.

There may be **more compatible alternatives** worth discussing — such as **C-2, residential, or employment-oriented zoning concepts with transitional standards** — that could preserve your development flexibility while aligning more cleanly with the surrounding residential framework.

I'd be open to a conversation with you (and potentially with Planning staff) to explore options that work for both sites and help reduce entitlement risk.

Best regards,

Kent A. Xander
[redacted]


BLDG. 1
13,043 SF
CLR HGT 24'
BLDG. 2
BLDG. 3
13,043 SF
CLR HGT 20'
BLDG. 5
21,252 SF
CLR HGT 24
BLDG. 4
13,043 SF

General Plan Opposition and Consistency Analysis
Happy Valley Road Biz-Tech Park
Case No. FS25-1081
Request: General Plan Amendment

Submitted by:
Kent A. Xander
Owner – Bonita Place (±27 Acres)
Suburban Neighborhood Character Area
Zoned R-3 (Multi-Family Residential)

I. PURPOSE OF THIS STATEMENT

This document is submitted as a formal **Opposition and Consistency Analysis** regarding the proposed General Plan Amendment for the Happy Valley Road Biz-Tech Park - Case No. FS25-1081.

As the owner of approximately 27 acres immediately adjacent to the subject site, designated Suburban Neighborhood Character Area, this statement evaluates the proposed amendment against the **Surprise 2040 General Plan** and demonstrates that the request is inconsistent with the City's adopted land-use framework.

II. THE REQUEST IS PROJECT-DRIVEN, NOT POLICY-DRIVEN

The Surprise 2040 General Plan (see page 7 below) establishes that it serves as the **foundation for land use regulation and development decisions**.

The applicant's request does not demonstrate:

- that the existing Suburban Neighborhood designation was applied in error
- that surrounding land use conditions have materially changed
- that infrastructure assumptions have shifted
- that a broader planning effort supports reclassification

Instead, the amendment is requested to accommodate a specific development concept.

General Plan amendments should reflect **evolving policy conditions**, not facilitate individual development proposals.

III. NEIGHBORHOOD CHARACTER AREA FRAMEWORK

The General Plan uses a **Character Area framework** to guide land use based on intensity, operational impacts, and compatibility.

Neighborhood Character Areas are intended to:

- preserve residential neighborhoods
- protect long-term housing investment
- limit non-residential uses to low-intensity, neighborhood-serving functions
- avoid uses that generate truck traffic, noise, or incompatible operations

Industrial, business park, warehouse, flex, and "light industrial" uses are all **classified as industrial** and remain prohibited regardless of branding or terminology.

Recharacterizing an industrial use as "employment" or Business Tech Park does **not override** the Character Area designation.

IV. CHARACTER AREA COMPATIBILITY – TABLE 4.1

The Surprise 2040 General Plan includes **Table 4.1: Character Area Compatibility**, which provides the City's formal guidance on adjacency relationships.

The subject site is currently Suburban Neighborhood Character Area. The applicant proposes Commercial & Office designation with C-3 Regional Commercial zoning.

Under Table 4.1:

- Regional Commercial uses adjacent to Suburban Neighborhood areas are **discouraged**
- Industrial uses adjacent to Neighborhood Character Areas are **discouraged**

As shown in the compatibility matrix (see page 8 below), the relationship between Suburban Neighborhood and higher-intensity employment or industrial uses is discouraged.

This is not a discretionary interpretation — it is **explicit General Plan guidance**.

Approving the amendment would override the City's own adopted compatibility framework.

V. PROJECT CHARACTERISTICS AND OPERATIONAL REALITY

The proposal introduces buildings with:

- roll-up loading doors
- flexible warehouse-style tenant spaces
- internal circulation designed for service and delivery activity

These characteristics are operationally consistent with **flex-industrial or service-oriented uses**, which commonly generate:

- truck and service vehicle traffic
- loading and unloading activity
- extended operational hours
- higher site intensity

These operational characteristics are fundamentally different from residential or neighborhood-scale commercial uses.

The project layout (see page 9 below) clearly reflects a **multi-building flex-industrial configuration**, **with no landscape buffer adjacent to Bonita Place**, not a traditional office or neighborhood-serving commercial environment.

VI. INCOMPATIBILITY WITH SURROUNDING RESIDENTIAL CONTEXT

The Bonita Place property (±27 acres) and surrounding land remain designated Suburban Neighborhood Character Area.

Introducing employment-scale or industrial-type uses at this location:

- creates a direct edge conflict with residential planning areas
- disrupts neighborhood continuity
- introduces incompatible operational activity

Additionally, the project would introduce commercial and service traffic onto **157th Avenue**, (see page 10 below) which serves as a shared access corridor for residential development.

This creates a direct conflict between:

- residential circulation
- service and delivery traffic

which is inconsistent with sound land-use planning principles.

VII. "VACANT LAND" DOES NOT JUSTIFY RECLASSIFICATION

The applicant references surrounding vacant land as justification for flexibility.

However, vacant land within a Suburban Neighborhood Character Area represents:

- planned residential buildout
- future neighborhood development
- long-term land use commitments

Vacancy does not negate adopted land-use designations.

If vacancy were justification for reclassification, the General Plan framework would be destabilized citywide.

VIII. ARTERIAL LOCATION DOES NOT JUSTIFY INTENSITY ESCALATION

The presence of Happy Valley Road as a major arterial does not automatically justify higher-intensity land uses.

If arterial adjacency alone justified commercial or employment designation, the General Plan map would reflect that condition consistently across the City.

It does not.

The Aerial map (see page 11 below) reflects **intentional planning decisions**, not incidental conditions.

IX. ECONOMIC DEVELOPMENT DOES NOT OVERRIDE COMPATIBILITY

The applicant emphasizes economic development and employment generation.

While these are valid General Plan goals, they must be implemented within **appropriate land-use designations**.

The General Plan provides designated **Employment Character Areas** for these uses.

Economic development objectives do not justify introducing incompatible land uses into residential character areas.

X. FAILURE TO MEET GENERAL PLAN AMENDMENT STANDARD

A General Plan Amendment should only be considered when:

- the existing designation is no longer appropriate
- conditions have materially changed
- a broader planning need exists

None of these conditions have been demonstrated.

The amendment appears to be requested solely to accommodate a specific development proposal.

Approving such a request would weaken the reliability of the City's adopted planning framework.

XI. PRECEDENT AND PLAN INTEGRITY

Approval would establish a precedent that:

- parcel-level amendments can override adopted policy
- residential edges may be incrementally intensified
- project-driven changes take priority over long-term planning

This erodes:

- predictability for property owners
- stability of residential planning areas
- public confidence in the planning process

XII. CONCLUSION

The proposed General Plan Amendment:

- is inconsistent with the Suburban Neighborhood Character Area designation
- conflicts with Table 4.1 compatibility guidance
- introduces operational characteristics incompatible with residential use
- relies on vacancy and arterial proximity rather than policy justification
- fails to meet the standard required for General Plan modification
- establishes a destabilizing precedent

For these reasons, the General Plan Amendment request should be **denied**.

Respectfully submitted,
Kent A. Xander
Bonita Place

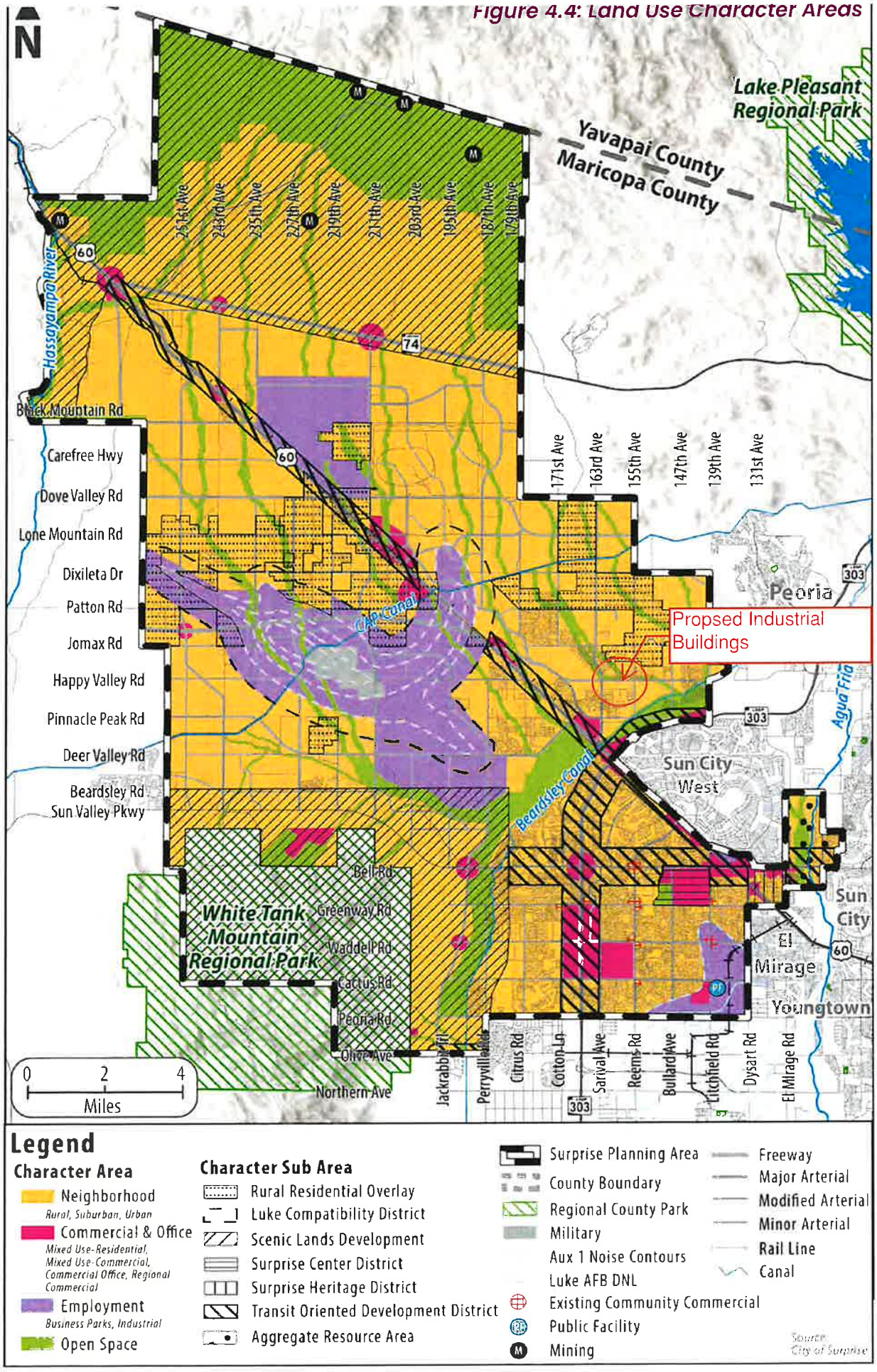


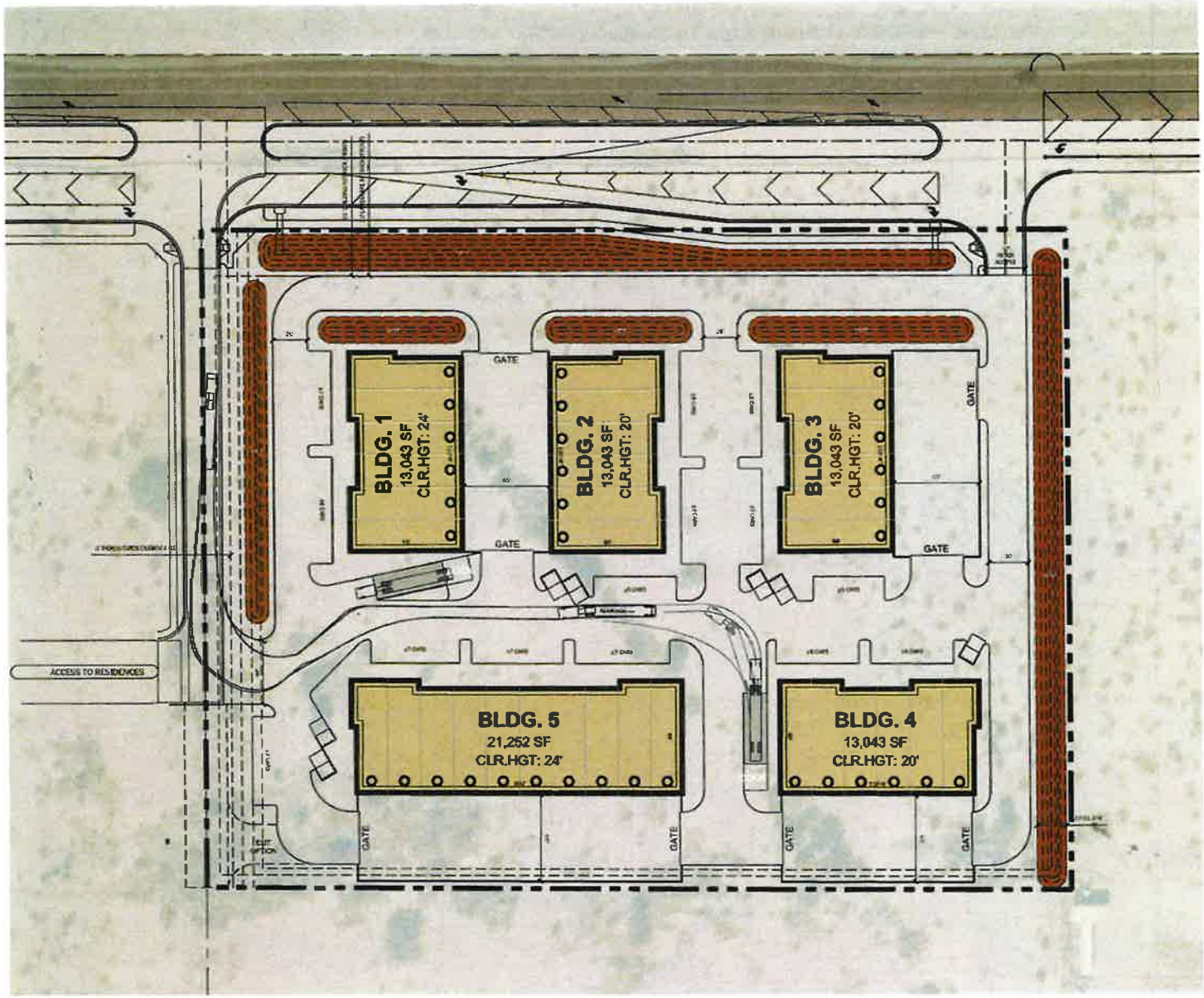
Figure 4.4: Land Use Character Areas
N
Lake Pleasant Regional Park
Yavapai County
Maricopa County
Hassayampa River
Black Mountain Rd
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Dr
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
251st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
179th Ave
171st Ave
163rd Ave
155th Ave
147th Ave
139th Ave
131st Ave
CAP Canal
Beardsley Canal
Agua Fria
Peoria
Propsed Industrial Buildings
Sun City West
Sun City
El Mirage
Youngtown
White Tank Mountain Regional Park
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Rd
Olive Ave
Northern Ave
Jackrabbit Trl
Perryville Rd
Citrus Rd
Cotton Ln
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
Dysart Rd
El Mirage Rd
0 2 4
Miles
Legend
Character Area
Neighborhood
Rural, Suburban, Urban
Commercial & Office
Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial
Employment
Business Parks, Industrial
Open Space
Character Sub Area
Rural Residential Overlay
Luke Compatibility District
Scenic Lands Development
Surprise Center District
Surprise Heritage District
Transit Oriented Development District
Aggregate Resource Area
Surprise Planning Area
County Boundary
Regional County Park
Military
Aux 1 Noise Contours
Luke AFB DNL
Existing Community Commercial
Public Facility
Mining
Freeway
Major Arterial
Modified Arterial
Minor Arterial
Rail Line
Canal
Source: City of Surprise

Table 4.1: Character Area Compatibility

● Encouraged

● Discouraged

Proposed Use			Adjacent Use: Neighborhood Character Area – Dev. Type: Rural	Neighborhood Character Area – Dev. Type: Suburban	Neighborhood Character Area – Dev. Type: Urban	Commercial & Office Character Area – Dev. Type: Mixed Use: Residential	Commercial & Office Character Area – Dev. Type: Mixed Use: Commercial	Commercial & Office Character Area – Dev. Type: Regional Commercial	Commercial & Office Character Area – Dev. Type: Commercial Office	Employment Character Area – Dev. Type: Business Park	Employment Character Area – Dev. Type: Industrial	Open Space Character Area	Community Commercial Development Type	Public Facility Development Type
Neighborhood Character Area	Dev. Type: Rural		●	●	●	●	●	●	●	●	●	●	●	●
	Dev. Type: Suburban		●	●	●	●	●	●	●	●	●	●	●	●
	Dev. Type: Urban		●	●	●	●	●	●	●	●	●	●	●	●
Commercial & Office Character Area	Dev. Type: Mixed Use: Residential		●	●	●	●	●	●	●	●	●	●	●	●
	Dev. Type: Mixed Use: Commercial		●	●	●	●	●	●	●	●	●	●	●	●
	Dev. Type: Regional Commercial		●	●	●	●	●	●	●	●	●	●	●	●
	Dev. Type: Commercial Office		●	●	●	●	●	●	●	●	●	●	●	●
Employment Character Area	Dev. Type: Business Park		●	●	●	●	●	●	●	●	●	●	●	●
	Dev. Type: Industrial		●	●	●	●	●	●	●	●	●	●	●	●
Open Space Character Area			●	●	●	●	●	●	●	●	●	●	●	●
Community Commercial Development Type			●	●	●	●	●	●	●	●	●	●	●	●
Public Facility Development Type			●	●	●	●	●	●	●	●	●	●	●	●

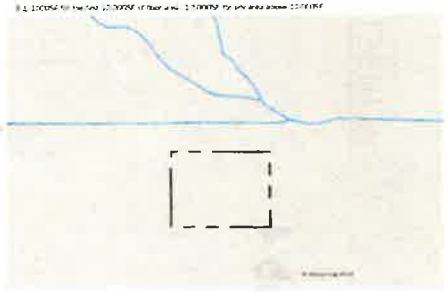


DEVELOPMENT STANDARDS

Zoning		
Jurisdiction		Surprise, AZ
Zoning Designation		I-1
Max Building Coverage		TBD
Max F.A.R		TBD
Max Height		40 FT
Building Setbacks		
	Front	35 FT
	Side	15 FT
	Rear	15 FT
Landscape Setbacks		
	Front	35 FT
	Side	TBD
	Rear	TBD
Parking Standards		
	Min Stall Size	9ft x 18
	Drive Aisle	TBD
	Fire Lane	26 FT
Required Parking		
	Office	1/250 SF
	Manufacturing	1/1500 SF
	Warehouse	1/1000 SF

PROJECT DATA		
Site Summary		APN(s): 503-89-915
Gross Site Area	327,858 SF	7.53 AC
Stormwater Management	33,838 SF	@ 10%
Net Site Area	294,018 SF	6.75 AC
Total Building Area(s)	Gross Floor Area	73,424 SF
	Footprint	73,424 SF
Coverage	Gross	22%
	Net	25%
FAR	Gross	0.22
	Net	0.25
Building 1		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	15 Stalls
Cars Provided	@1.15/1,000 SF	15 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Docks	@1/13,043 SF	1
Building 2		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	18 Stalls
Cars Provided	@1.65/1,000 SF	21 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Building 3		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	15 Stalls
Cars Provided	@1.15/1,000 SF	15 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Building 4		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	15 Stalls
Cars Provided	@1.3/1,000 SF	17 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Docks	@1/13,043 SF	1
Building 5		
Building Area(s)	Footprint	21,552 SF
Cars Required	@5% Office	24 Stalls
Cars Provided	@1.32/1,000 SF	28 Stalls
	Req. Accessible	2 Stalls
Drive-in Doors		10

Notes





This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.	Boundary Source: PDF ALTA SURVEY
	Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

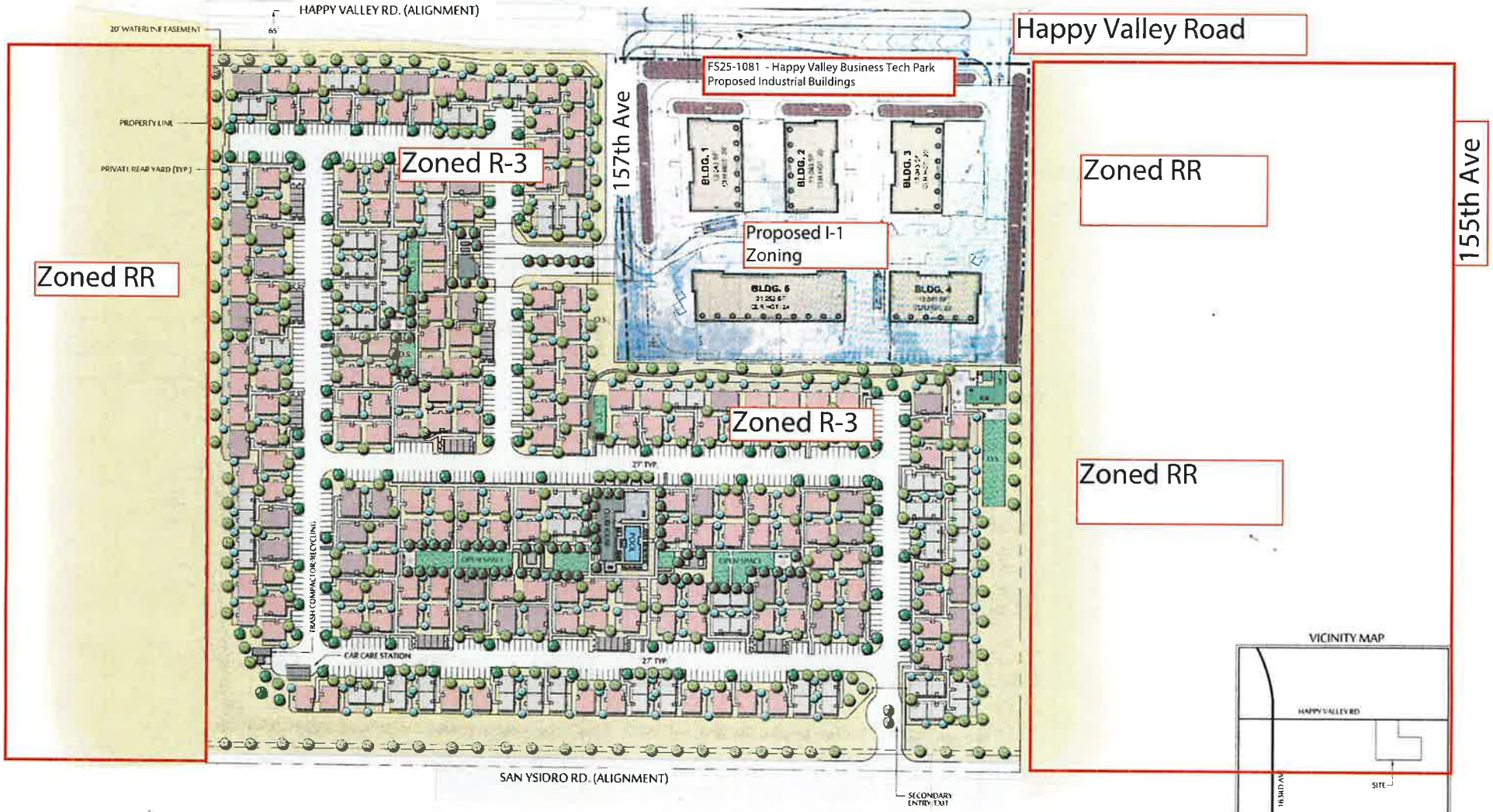
SCHEME: 05

Conceptual Site Plan
Happy Valley Industrial
W Happy Valley Rd, Surprise, AZ 85387

WARE MALCOMB

01

Single-Family on the north side of Happy Valley Road

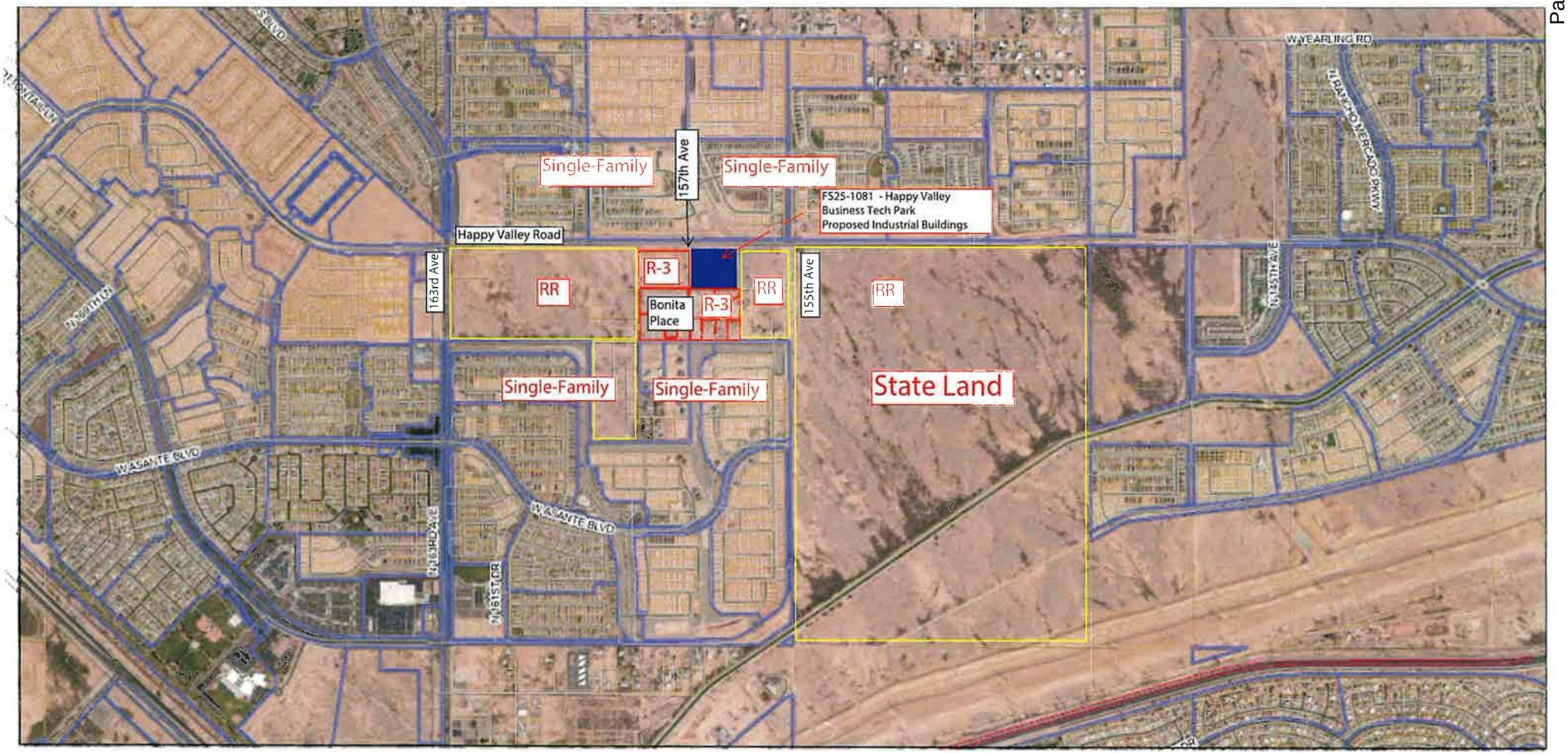


VILLAGE AT BONITA PLACE
CONCEPTUAL LAND PLAN

NEC OF SAN YSIDRO RD. AND 158TH AVE. (ALIGNMENTS) - SURPRISE, AZ

MAY 9, 2024

Map of Bonita Place and Adjacent Land Zoning in relation to Happy Valley Business Tech Park Proposed Industrial Buildings



February 10, 2026

Rezone Opposition and Consistency Analysis
Happy Valley Road Biz-Tech Park
Case No. FS25-1081
Request: Rezoning from Rural Residential (RR) to C-3 (Regional Commercial)

Submitted by:
Kent A. Xander
Owner – Bonita Place (±27 Acres)
Suburban Neighborhood Character Area
Zoned R-3 (Multi-Family Residential)

I. PURPOSE OF THIS STATEMENT

This document is submitted as a formal **Opposition and Consistency Analysis** regarding the proposed rezoning of approximately 7.5 acres from Rural Residential (RR) to C-3 (Regional Commercial) for the Happy Valley Road Biz-Tech Park.

As the owner of approximately 27 acres immediately adjacent to the subject site, designated Suburban Neighborhood Character Area and zoned R-3, this statement evaluates the requested zoning and demonstrates that the proposed **C-3 zoning** is incompatible with the surrounding residential planning framework.

II. C-3 ZONING REPRESENTS REGIONAL-LEVEL INTENSITY

The requested C-3 (Regional Commercial) zoning district is among the most permissive commercial designations within the City and is intended to accommodate regional-serving uses.

C-3 zoning allows for:

- broad retail and commercial service uses
- office and service-oriented commercial activity
- contractor and equipment-related uses
- industrial uses and accessory outdoor storage
- a wide range of operational flexibility

These uses are inherently higher in intensity than residential or neighborhood-scale commercial uses.

The requested zoning represents a **regional-level entitlement** that is not consistent with the surrounding residential context and is not intended as a transitional zoning district.

III. ZONING ENTITLEMENTS ARE NOT LIMITED BY THE CONCEPT PLAN

The applicant presents a conceptual site plan consisting of:

- multiple flex-style buildings
- approximately 45,000 square feet of development
- parking and internal circulation
- building heights up to 45 feet

While the narrative emphasizes design features and compatibility, the conceptual site plan is **illustrative only and not binding**.

Approval of C-3 zoning establishes:

- the full range of permitted uses within the district
- the maximum operational intensity allowed by code
- long-term entitlement rights that run with the land

Future tenants, uses, and operational characteristics may differ substantially from the conceptual plan presented.

Compatibility cannot be evaluated based solely on a preliminary development concept.

IV. INCOMPATIBILITY WITH ADJACENT RESIDENTIAL LAND USES

The Bonita Place property (±27 acres) to the west and south is:

- designated Suburban Neighborhood Character Area
- zoned R-3 (Multi-Family Residential)
- planned for residential development

C-3 zoning introduces uses that may include:

- higher traffic volumes
- service and delivery vehicle activity
- extended hours of operation
- increased lighting and signage
- higher parking intensity

These operational characteristics are not consistent with residential land-use patterns and create a direct compatibility conflict at the neighborhood edge.

Landscaping and buffering do not resolve differences in **use intensity and operational activity**.

V. TRAFFIC AND CIRCULATION IMPACTS

The applicant indicates that access will be provided via Happy Valley Road with internal circulation.

However, C-3 zoning allows uses that generate significantly higher traffic volumes than Rural Residential or neighborhood-scale zoning.

Potential impacts include:

- increased turning movements at the intersection
- higher peak-hour traffic volumes
- service and delivery vehicle circulation
- potential spillover impacts to adjacent residential access points

The long-term traffic impacts are determined by the **zoning district**, not the initial tenant mix.

VI. INCONSISTENT WITH SURROUNDING ZONING PATTERN

The surrounding zoning context includes:

- PAD zoning to the north
- R-3 PUD to the south and west
- Rural Residential (RR) to the east

There is no existing C-3 zoning directly adjacent to the Bonita Place property.

The proposed rezoning would create:

- a zoning island of regional commercial intensity
- a direct interface between C-3 and residential zoning

Appropriate land-use transitions typically follow a progression:

Residential → Neighborhood Commercial → Office → Regional Commercial

The proposed rezoning bypasses transitional zoning and introduces a **step-change in intensity**.

VII. FLEXIBILITY INCREASES LONG-TERM UNCERTAINTY

The applicant emphasizes flexibility in tenant use and future adaptability.

Within a C-3 zoning district, flexibility results in:

- broader permitted uses
- increased operational variability
- reduced predictability for adjacent properties

While flexibility benefits the property owner, it introduces **long-term uncertainty** for adjacent residential land uses.

Zoning decisions must prioritize compatibility and predictability, not solely market adaptability.

VIII. ECONOMIC BENEFITS DO NOT ESTABLISH ZONING COMPATIBILITY

The applicant asserts that the project will:

- support economic growth
- provide employment opportunities
- enhance local business activity

While economic development is an important objective, it is not a substitute for proper land-use planning.

Zoning decisions must be based on:

- compatibility with surrounding uses
- appropriate intensity of development
- consistency with adopted planning policy

The City has designated areas specifically intended for regional commercial development.

Economic potential does not justify introducing C-3 zoning at a residential interface.

IX. PRECEDENT AND LONG-TERM PLANNING IMPACTS

Approval of the requested rezoning would establish precedent that:

- residential-edge parcels may be escalated to regional commercial intensity
- conceptual site plans may be used to justify broader zoning entitlements
- long-term zoning compatibility standards may be relaxed

This erodes:

- predictability for property owners
- stability of residential planning areas
- integrity of the City's zoning framework

X. CONCLUSION

The requested rezoning to C-3:

- introduces regional commercial intensity adjacent to residential land
- relies on a conceptual plan that does not limit zoning entitlements
- bypasses appropriate transitional zoning
- creates long-term uncertainty for adjacent residential development
- establishes a precedent inconsistent with sound planning practice

For these reasons, the proposed rezoning should be **denied**.

Respectfully submitted,
Kent A. Xander
Bonita Place

Christina Sexton

From: Kent Xander [redacted]
Sent: Tuesday, May 5, 2026 12:38 PM
To: Adam Baugh; Danny Perkinson; Brad Gorman
Cc: Trever Fleetham; Christina Sexton; Lloyd Abrams; john wittrock
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Importance: High

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

Adam, Danny, and Brad,

Thank you again for taking the time to meet.

As discussed, Bonita Place ownership is not able to support the proposed C-3 zoning given the level of intensity and long-term flexibility it introduces adjacent to Bonita Place, including the potential for uses that are inconsistent or incompatible with the surrounding residential development.

During our conversation, Bonita Place ownership indicated a willingness to support a C-2 zoning framework, provided the project meaningfully addressed edge compatibility—specifically that no roll-up or garage doors face Bonita Place to the west and south.

Under General Plan Table 4.1, C-2 zoning aligns with a Commercial & Office Character Area designation, which is generally intended to provide compatibility with adjacent Suburban Neighborhood areas. Based on the current site design, which orients roll-up doors and loading activity toward Bonita Place, Bonita Place ownership does not believe the project achieves that level of compatibility or that the City can make the required General Plan compatibility findings for approval.

The current layout continues to orient roll-up doors and associated loading activity directly toward Bonita Place. This raises a fundamental compatibility concern, as the Land Development Ordinance requires effective screening of loading and service areas adjacent to residential uses. While screening elements may reduce visibility, they do not fully address the visual and operational impacts created by this orientation.

A practical alternative was suggested by reorienting the two southern buildings so that their fronts face Bonita Place, thereby internalizing service and loading functions and reducing direct impacts to the residential edge. This remains a reasonable and achievable solution that would better align the project with both the intent of the code and the General Plan.

Since that approach was not acceptable, and the project as currently configured continues to present the same concerns, Bonita Place ownership is not in a position to support C-2 zoning.

If there is a revised plan that materially addresses these issues—particularly by internalizing loading and service functions—Bonita Place ownership would be open to reviewing it and reconsidering its position.

Thank you again for the discussion.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Adam Baugh [redacted]
Sent: Tuesday, April 28, 2026 10:07 AM
To: Kent Xander [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Are you available to meet Monday May 4? I'm wide open until 4 pm.

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
[redacted]





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From: Kent Xander [redacted]
Sent: Monday, April 27, 2026 11:52 AM
To: Adam Baugh [redacted]; Danny Perkinson [redacted]

Cc: trever.fleetham@surpriseaz.gov; Christina Sexton <christina.sexton@surpriseaz.gov>; lloyd.abrams@surpriseaz.gov
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Yes.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Adam Baugh [redacted]
Sent: Monday, April 27, 2026 11:35 AM
To: Kent Xander [redacted]; Danny Perkinson [redacted]
Cc: trever.fleetham@surpriseaz.gov; Christina Sexton <christina.sexton@surpriseaz.gov>; lloyd.abrams@surpriseaz.gov
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Thanks for the email Kent. I understand you are concerned with industrial uses next to your property. Would you be open to meeting me at my office?

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
[redacted]

WITHEY MORRIS BAUGH

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DIRT TO DEVELOPMENT

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From: Kent Xander [redacted]
Sent: Thursday, April 23, 2026 5:49 PM
To: Adam Baugh [redacted]; Danny Perkinson [redacted]
Cc: trever.fleetham@surpriseaz.gov; Christina Sexton <christina.sexton@surpriseaz.gov>; lloyd.abrams@surpriseaz.gov
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Adam,

In response to your question below, the following outlines the basis for our opposition.

Bonita Place ownership and I have been actively engaged and concerned regarding the Happy Valley Road Biz-Tech Park (Case No. FS25-1081 General Plan Amendment and Rezoning) since January of this year.

On January 29, 2026, I sent an email to Danny Perkison, the property owner, outlining my concerns and indicating that I was open to discussing the project further—potentially with both ownership and Planning staff—to explore options that could work for both properties and reduce entitlement risk. To date, I have not received any response or follow-up communication from Danny Perkison.

Prior to the neighborhood meeting, I also spoke with you by phone and expressed my concerns regarding the introduction of industrial-type uses adjacent to Bonita Place, which is zoned R-3. During that conversation, you indicated surprise that I would not support industrial uses next to residential development.

I attended the neighborhood meeting on March 4, 2026, at Asante Preparatory Academy, where I again stated my concerns on the record. Specifically, I noted that the proposed use is operationally industrial in nature and not compatible with the Suburban Neighborhood Character Area designation. I also stated that pursuing C-3 zoning in this context effectively introduces industrial-type uses, and that recharacterizing such uses as "employment" or a "Business Tech Park" does not change their underlying land-use impacts or compatibility.

Other than your email below, sent after I submitted the Statutory Written Protest letters to Planning Staff, there has been no follow-up outreach to me to discuss these concerns or explore potential alternatives.

For your reference and in response to your inquiry below, I have attached both the General Plan Opposition and Consistency Analysis and the Rezoning Opposition and Consistency Analysis for Case No. FS25-1081.

Please feel free to contact me if you would like to discuss further.

Thank you,

Kent A. Xander
[redacted]

From: Adam Baugh [redacted]
Sent: Saturday, April 18, 2026 5:27 PM
To: Kent Xander [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Can you provide the reasons for your opposition and legal protest?

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
[redacted]

Check out our podcast: Dirt to Development

Please be advised that this e-mail and any files transmitted with it are confidential attorney-client communication or may otherwise be privileged or confidential and are intended solely for the individual or entity to whom they are addressed. If you are not the intended recipient, please do not read, copy or retransmit this communication, but destroy it immediately. Any unauthorized dissemination, distribution or copying of this communication is strictly prohibited.

From: Kent Xander [redacted]
Sent: Saturday, April 18, 2026 8:29 AM
To: Adam Baugh [redacted]
Subject: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Adam, I had your wrong email when I sent this to Trevor yesterday.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Kent Xander
Sent: Friday, April 17, 2026 4:44 PM
To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Cc: Christina Sexton <Christina.Sexton@surpriseaz.gov>; Danny Perkinson [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Trevor/City of Surprise Planning & Development Services,

Please accept this email correspondence as the formal submittal of **Statutory Written Protest letters** for **Case No. FS25-1081 (Minor General Plan Amendment and Rezoning)**, submitted pursuant to Arizona Revised Statutes § 9-462.04.

Attached for inclusion in the official record are:

- **4** Individually executed protest letters from adjacent property owners
- Protest area/buffer map identifying the subject site and surrounding APN parcels with calculation summary (area and tract totals)

The protesting property owners are located within the applicable protest area and have submitted written objections in accordance with Arizona law. Based on the attached materials, the statutory threshold is met, and the proposed rezoning is therefore subject to the required **three-fourths (¾) vote** of the governing body.

Please confirm receipt of this submittal and that all materials will be included in the case file and staff report.

If there are any questions regarding the attachments or ownership documentation, please advise promptly.

Thank you,

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Sent: Thursday, April 16, 2026 8:57 AM
To: Kent Xander [redacted]
Cc: [redacted]; john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Kent,

Whatever format you provide us we will include in the case file and the eventual packets that go to Commission and Council.

Regards,

Trever Fleetham, AICP | Acting Assistant Director
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3156| Main: 623.222.3000

July 30, 2026

City of Surprise Planning & Development Services
16000 N Civic Center Plaza
Surprise, Arizona 85374

Attn: Trevor

Re: Case No. FS25-1081 - Happy Valley Road Biz-Tech Park (Minor General Plan Amendment and Rezoning) - Clarification of Scope of Statutory Written Protest and Revocation/Withdrawal

This memorandum is submitted to clarify the scope of the four Statutory Written Protest letters dated April 16, 2026, submitted in connection with Case No. FS25-1081, and the subsequent signed revocation and withdrawal of those protests.

The protest letters identify the case as a "Rezoning" and cite A.R.S. § 9-462.04, which is the statutory mechanism specific to zoning ordinance protests and the three-fourths vote threshold. That citation reflects the statutory basis for the protest right itself; it was not intended to limit the scope of the underlying protests, or the subsequent revocation and withdrawal, to the rezoning component of Case No. FS25-1081. Both the original protests and the revocation and withdrawal are intended to apply to Case No. FS25-1081 in its entirety, including the Minor General Plan Amendment and the Rezoning.

This memorandum is submitted on behalf of the property owners identified in the four protest letters, as follows:

- Pensco Trust Company Custodian FBO Kent A. Xander IRA [redacted]
- Rolfe Properties, LLC – [redacted]
- Micah Darrel Rolfe and Marie Childs Rolfe, Trustees, Rolfe Revocable Living Trust [redacted]
- Kent Xander and Wittrock Land 4, LLC – [redacted]

Please include this memorandum in the case file and staff report for Case No. FS25-1081, alongside the original protest letters and the executed revocation and withdrawal, so that the record reflects that both filings pertain to the full scope of the case.

Sincerely,

Kent A. Xander
On behalf of the property owners listed above

FS25-1081

Happy Valley Road Biz-Tech Park

Minor General Plan Amendment and Rezone

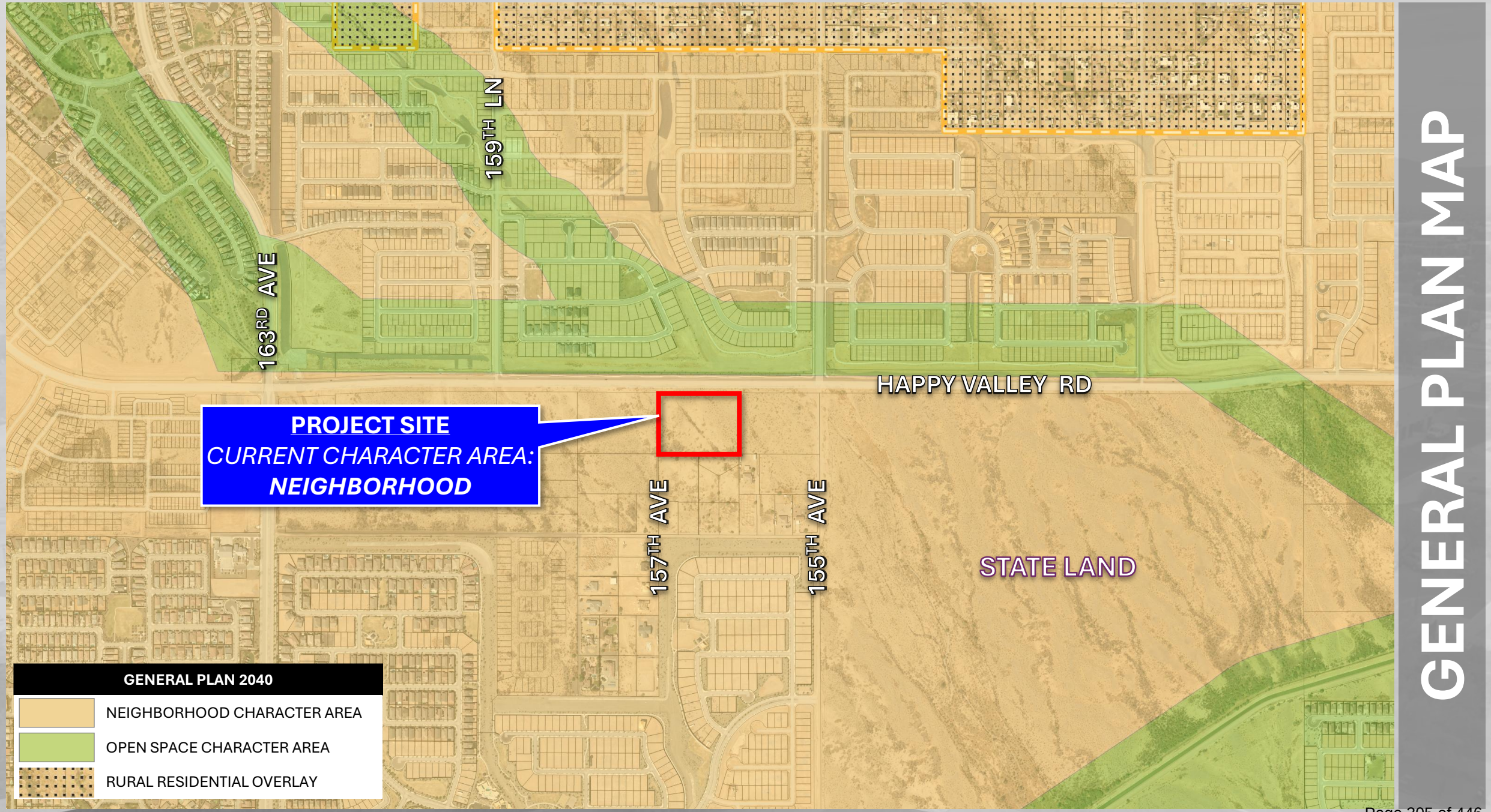
Planning & Zoning Commission

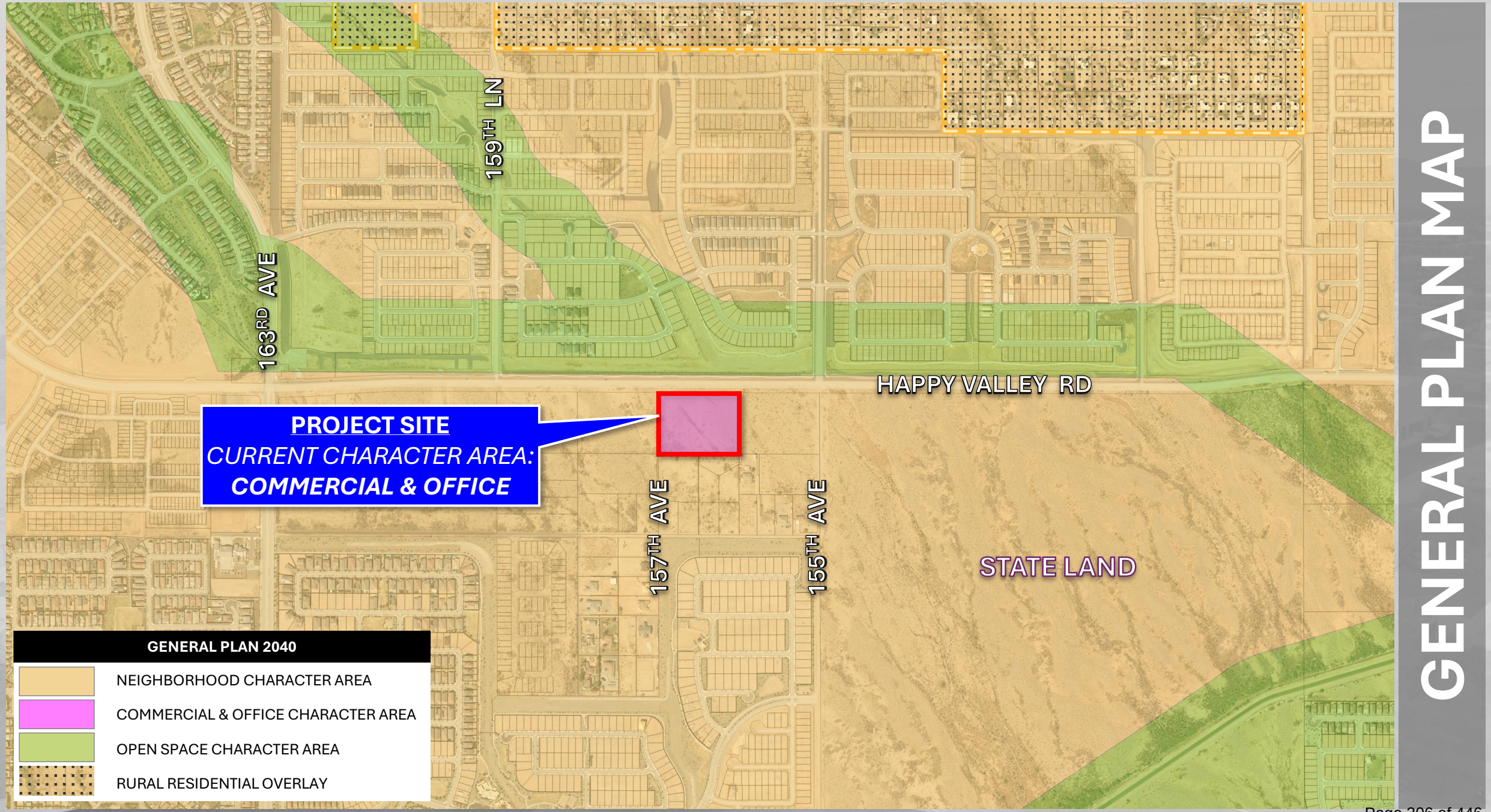
August 20, 2026

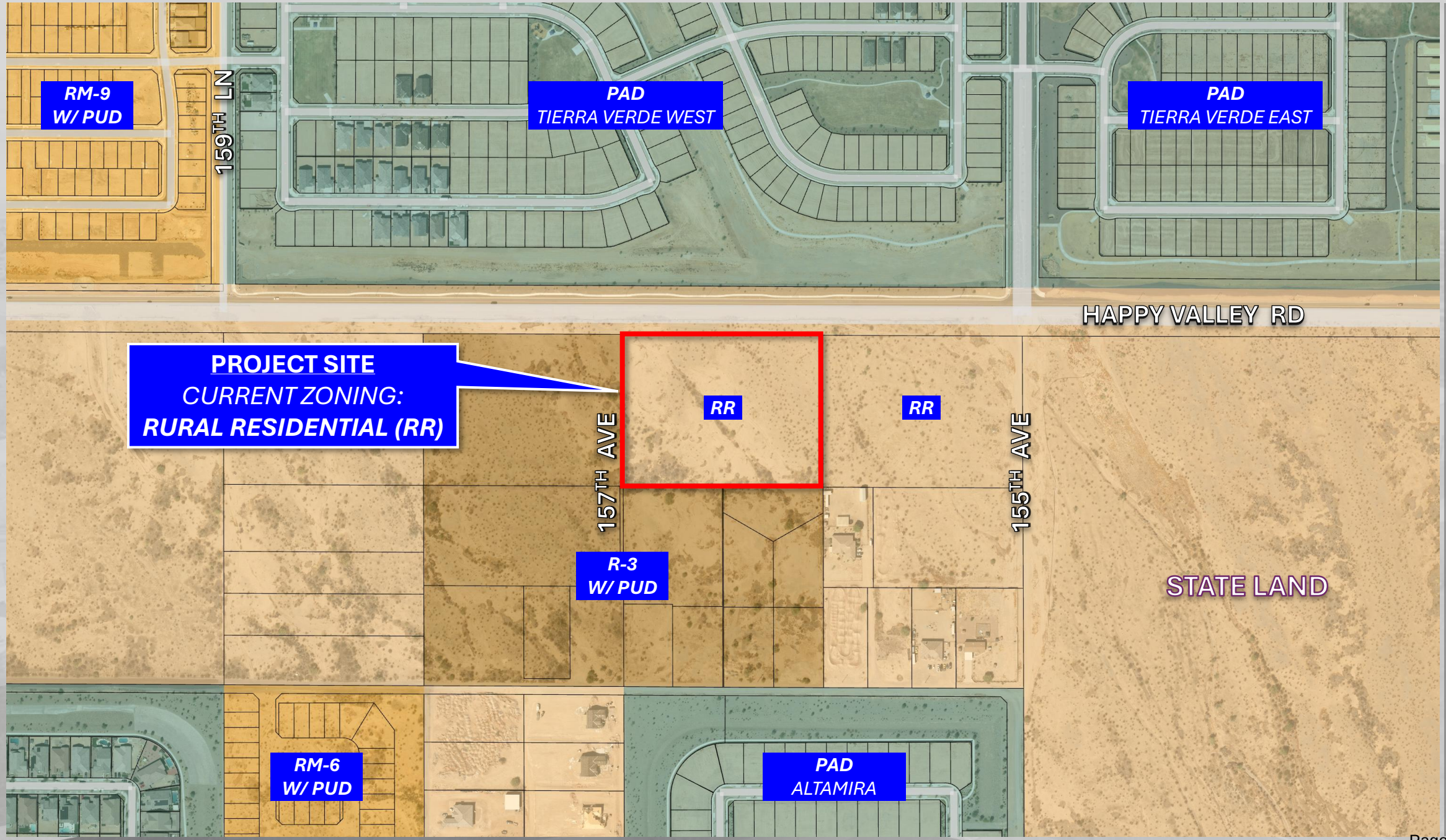
SURPRISE
ARIZONA



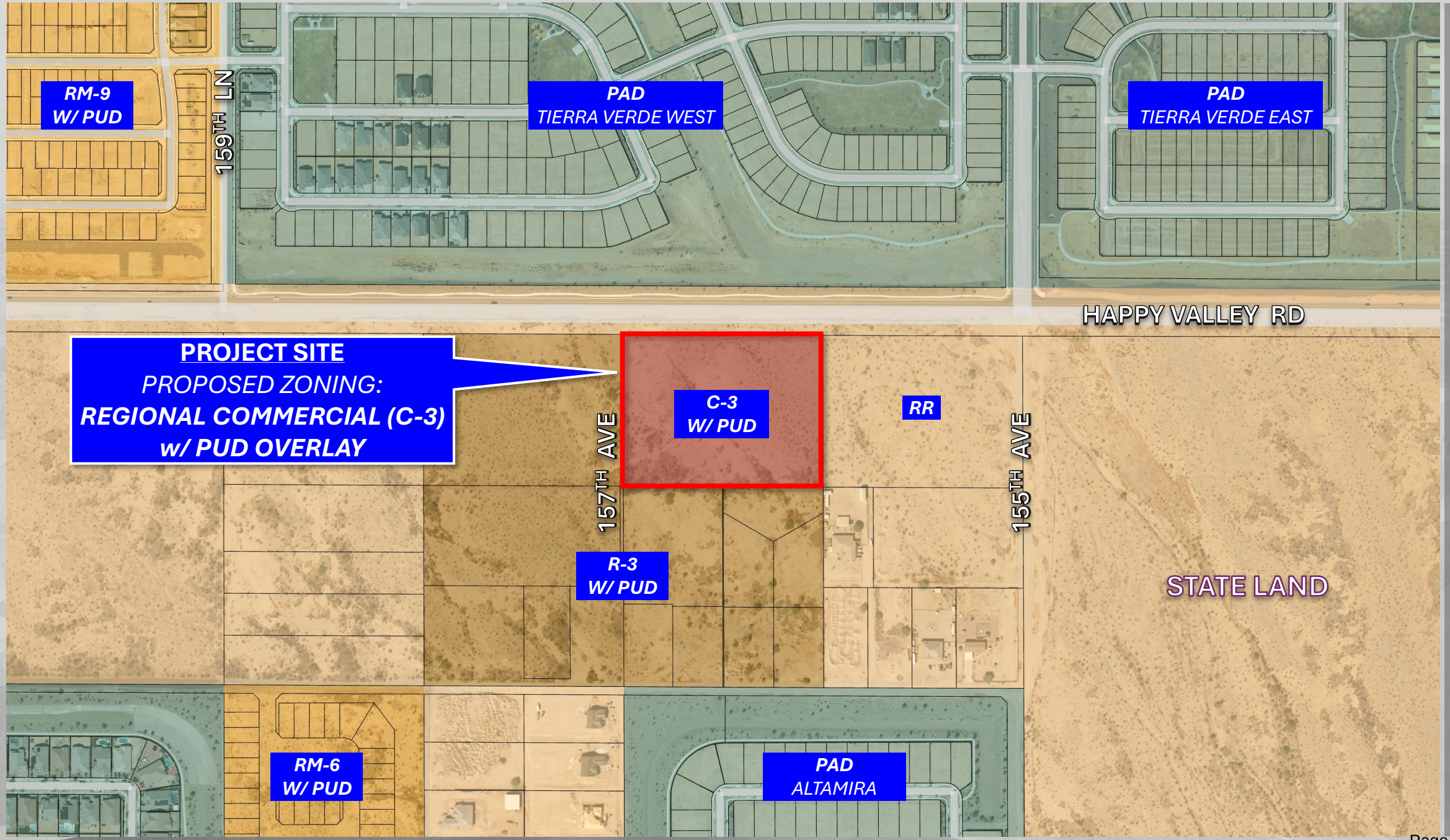
FS25-1081 VICINITY MAP


GENERAL PLAN MAP
PROJECT SITE
CURRENT CHARACTER AREA:
NEIGHBORHOOD
HAPPY VALLEY RD
163RD AVE
159TH LN
157TH AVE
155TH AVE
STATE LAND
GENERAL PLAN 2040
NEIGHBORHOOD CHARACTER AREA
OPEN SPACE CHARACTER AREA
RURAL RESIDENTIAL OVERLAY


GENERAL PLAN MAP
PROJECT SITE
CURRENT CHARACTER AREA:
COMMERCIAL & OFFICE
HAPPY VALLEY RD
163RD AVE
159TH LN
157TH AVE
155TH AVE
STATE LAND
GENERAL PLAN 2040
NEIGHBORHOOD CHARACTER AREA
COMMERCIAL & OFFICE CHARACTER AREA
OPEN SPACE CHARACTER AREA
RURAL RESIDENTIAL OVERLAY



FS25-1081 ZONING MAP



FS25-1081 ZONING MAP

Evaluation Criteria

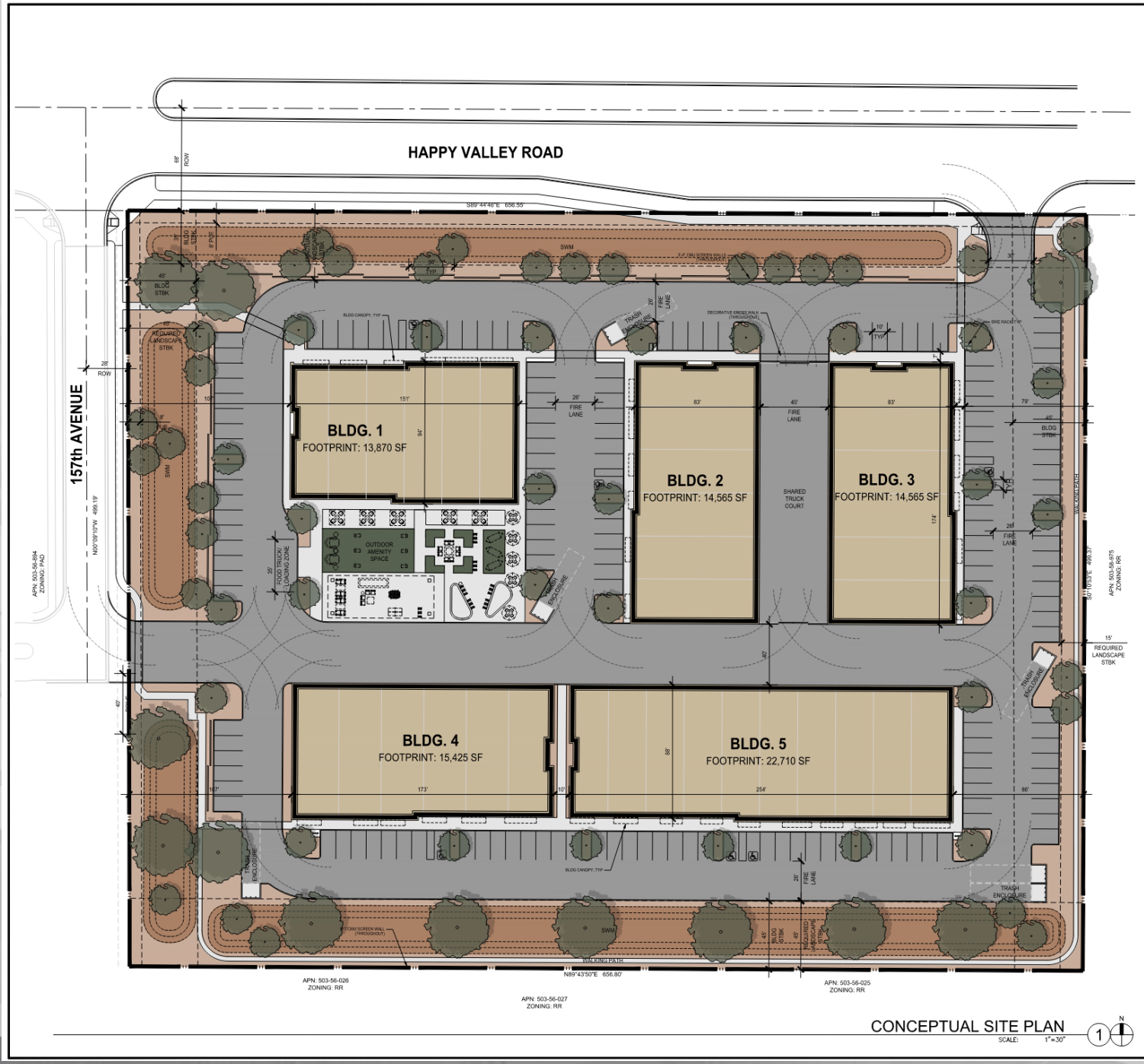
- Goal 4.2
  - Maintain a well managed community form
- Goal 4.2
  - Be a home for everyone
- Goal 8.1
  - Elevate tourism through attractions

C-3 DEVELOPMENT STANDARDS

Table 106-6a – Regional Commercial (C-3) Zoning District		
	Current LDO	Proposed PUD standards
	C-3	PUD standards
Min. lot Area (sf)	90,000[1]	90,000[1]
Min. setback to arterial (ft)	35[5,6]	35[5,6]
Min. setback to collector and low ROW (ft)	20[5,6]	20[5,6]
Min. setback adjacent to residential zoning (ft)	45[5,6]	15[5,6]
Min. setback to adjacent nonresidential zoning (ft)	15[5,6]	15
Max. bldg. height (sf)	30	30
Max. size per use/tenant (sf)[3]	No limit	No limit
Max. size per commerce center (ac)[4]	No limit	No limit

Notes:

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



CONCEPTUAL SITE PLAN
SCALE: 1"=30'

DEVELOPMENT STANDARDS

Zoning

Jurisdiction		Surprise, AZ
APN		503-58-975
Current Zoning		RR
Proposed Zoning		C-3 (REGIONAL COMMERCIAL)
Max Building Height		45 FT
Lot Coverage		N/A
Open Space		N/A
Building Setbacks		
Front	(Arterial ROW)	35 FT
	(Collector & Local ROW)	20 FT
Side	(Non-Residential)	15 FT
	(Residential)	45 FT
Rear	(Non-Residential)	15 FT
	(Residential)	45 FT
Landscape Setbacks		
Front		15 FT
Side		10 FT [1]
Rear		10 FT
Parking Standards		
Min Stall Size		10' x 19'
Drive Aisle		25 FT
Fire Lane		26 FT
Parking Minimums [2]		
Commercial		1/500 SF

PROJECT DATA

Site Summary

Gross Site Area	374,590 SF	8.60 AC
Stormwater Management	23,660 SF	@ 6%
Net Site Area	327,771 SF	7.52 AC
Total Building Area(s)	GFA	81,135 SF
Onsite Landscape Area	129,711 SF	@ 35%
ROW Landscape Area	7,609 SF	@ 2%
Total Landscape Area	137,320 SF	@ 37%

Building Areas - Parking

Buildings	S.F.	Parking
Building 1	13,870 SF	28 Stalls
Building 2	14,565 SF	29 Stalls
Building 3	14,565 SF	29 Stalls
Building 4	15,425 SF	31 Stalls
Building 5	22,710 SF	45 Stalls
Gross Floor Area	81,135 SF	162 Stalls

Parking Data

Stalls Required	81135 / 500 =	162 Stalls
Standard Provided		157 Stalls
Standard Accessible Provided		5 Stalls
Van Accessible Provided [3]		1 Stalls
Total Stalls Provided		163 Stalls
Bicycle Parking Provided [4]		10 Stalls

Notes

1 Only applies when adjacent to a Residential Zone boundary. No minimum otherwise.

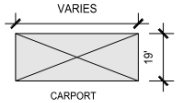
2 Per code section Table 107-4b.

LEGEND

N.T.S.

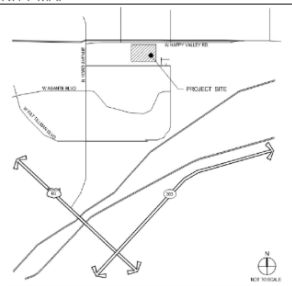


FIRE TRUCK TURNING RADII



CARPORT

VICINITY MAP



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WARE MALCOMB
2777 E. Camelback Rd, Suite 325
Phoenix, Arizona 85016
p 480.767.1101 f 480.907.2288

NOT FOR CONSTRUCTION OR RECORDING

HAPPY VALLEY BiZ-TECH PARK
NEAR N 164TH RD & W HAPPY VALLEY RD
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

REMARKS	DATE
CONCEPT REVIEW	8.27.2025
CONCEPT REVIEW	11.4.2025

PA / PM:	MR
DRAWN BY:	CA/AA
JOB NO.:	PHX25-0067-00

SHEET
A1.0

CONCEPTUAL SITE PLAN

PROPOSED RENDERS





PROPOSED RENDERS





PROPOSED RENDERS







Outreach

- **Citizen Participation Meeting - 1st**
  - March 4, 2026
  - Asante Preparatory Academy
  - 4 attendees
- **Questions/Concerns**
  - Transportation and proposed uses

- **Citizen Participation Meeting – 2nd**
  - June 22, 2026
  - Asante Preparatory Academy
  - 2 attendees
- **Questions/Concerns**
  - Traffic infrastructure, process, land use designations, project amenities

Minor General Plan Amendment

Possible Motions

I move to recommend approval of the Minor General Plan Amendment for Happy Valley Road Biz-Tech Park, Case FS25-1081.

I move to recommend denial of the Minor General Plan Amendment for Happy Valley Biz-Tech Park, Case FS25-1081, because insert reason.

Rezone

If the Commission wishes to recommend approval of the proposed Rezone, Case FS25-1081, 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 “Happy Valley Road Biz-Tech Park”, prepared by Withey, Morris, Baugh, PLC, and received June 29, 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: August 20, 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 Happy Valley Biz-Tech Park of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for property generally located near the southeast corner of Happy Valley Road and 157th Avenue, case FS25-1081.

Motion:
I move to recommend approval of the Rezone for Happy Valley Road Biz-Tech Park, Case FS25-1081, subject to stipulations (a) and (b) as outlined in the Staff Report.
I move to recommend denial of the Rezone for Happy Valley Road Biz-Tech Park, Case FS25-1081, because (insert reason).

Background:
Withey Morris Baugh, PLC, requests a rezone of approximately 7.52 acres from Residential Rural (RR) to Regional Commercial (C-3) with a PUD overlay. The project is located along the southeast corner of Happy Valley Road and 157th Avenue.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 00-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Staff Report

2. 01-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Vicinity Map
3. 02-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Existing Zoning Map
4. 03-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Proposed Zoning Map
5. 04-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Rezone Document
6. 05-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Citizen Participation Report
7. 06-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Affidavit of Posting
8. 07-FS25-1081 Happy Valley Road Biz-Tech Park Rezone - Letters of Opposition and Support
9. FS25-1081 Happy Valley Road Biz-Tech Park Minor GPA and Rezone - combined PZ_PowerPoint

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16000 N. Civic Center Plaza | Surprise, AZ 85374 | Ph 623-222-3000 | Fax 623-222-3002

Rezone

Report to the Planning and Zoning Commission

Case:	**FS25-1081**
Project Name:	Happy Valley Road Biz-Tech Park - Rezone
Council District:	1- Acacia
Meeting Date:	**August 20, 2026**
Planner:	Chris Sexton, Senior Planner
Owner:	Happy Valley Rd LLC
Applicant:	Withey Morris Baugh, PLC
Request:	Rezone of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay.
Site Location:	Generally located near the southeast corner of Happy Valley Road and 157th Avenue
Site Size:	7.52 gross 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 FS25-1081, to the Mayor and City Council, Staff recommends the Commission recommend approval subject to stipulations (a) and (b).

Project Description:

Withey Morris Baugh, PLC (the "Applicant") requests a rezone of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a PUD overlay (the "Project"). The Project is located along the southeast corner of Happy Valley Road and 157th Avenue.

Background:

January 12, 2006: The subject parcel was annexed into the City of Surprise under Ordinance 05-60.

September 25, 2025: A concept review meeting was held with the Applicant under case CR25-0780.

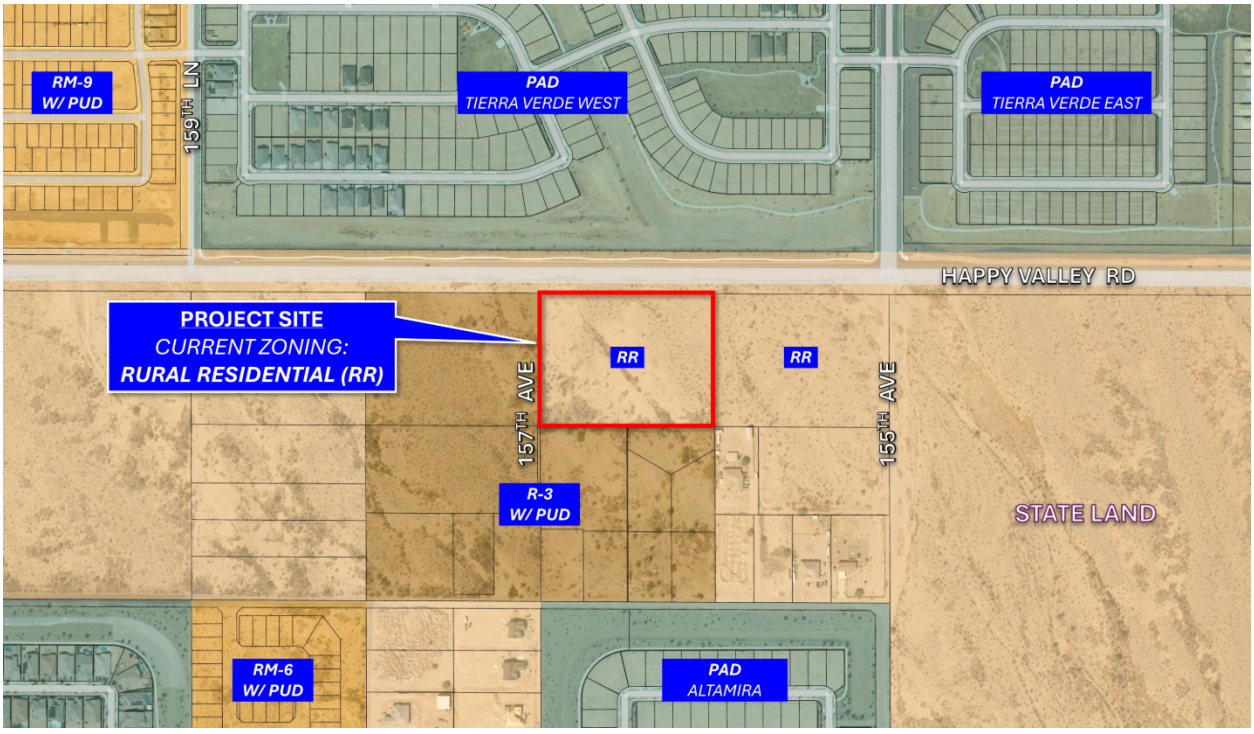
December 26, 2025: The Applicant filed the rezone request under case, FS25-1081, the subject case.

March 4, 2026: The Applicant held a neighborhood outreach meeting to discuss the Project.

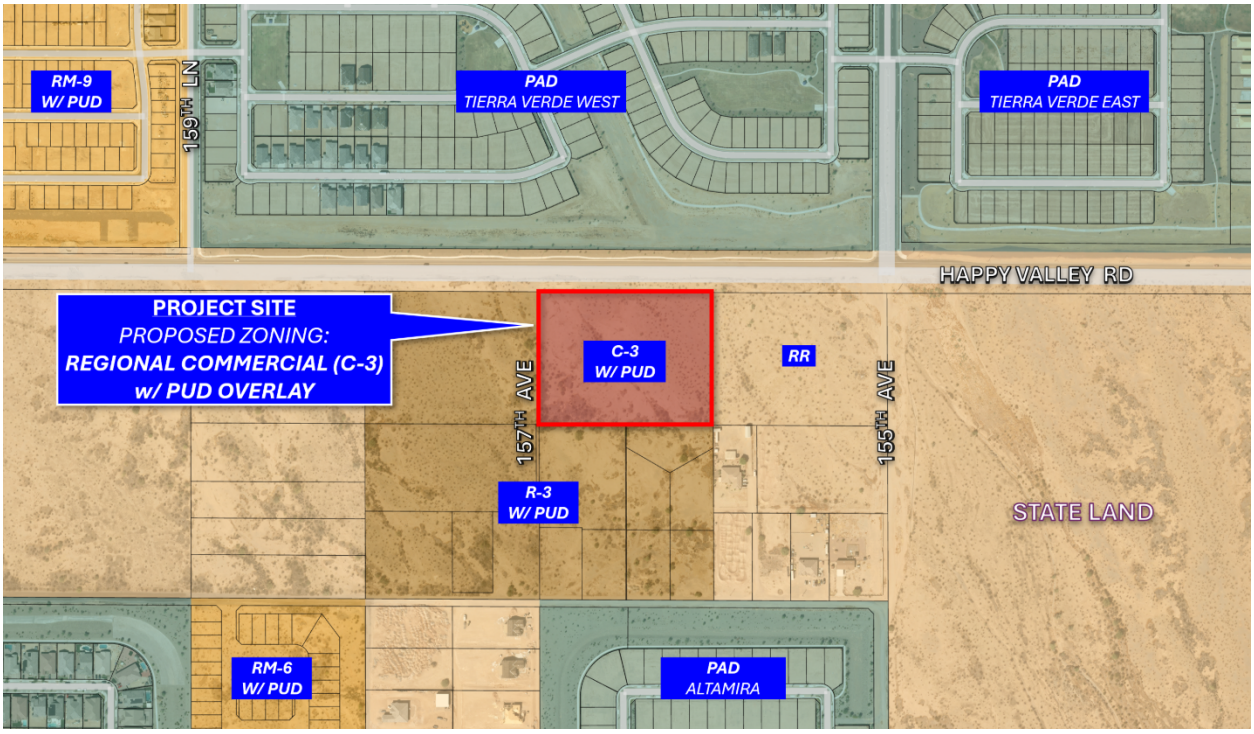
June 22, 2026: The Applicant held a second neighborhood outreach meeting to discuss the Project as there were changes which warranted another outreach meeting.

Analysis and Discussion:

The subject request is for a rezone of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a PUD overlay.



Existing Zoning



Proposed Zoning

The future development of the subject property will adhere to the applicable development standards of the C-3 zoning district, as outlined in Section 106-6.3 of the City of Surprise Land Development Ordinance ("LDO"), at the time of development with the exception of the minimum setback to residential zoning. The applicant is requesting a PUD overlay which is explained in the PUD overlay section of this report. The following table shows the current development standards of the C-3 zoning district.

Table 106-6a – Regional Commercial (C-3) Zoning District		
	Current LDO	Proposed PUD standards
	C-3	PUD standards
Min. lot Area (sf)	90,000[1]	90,000[1]
Min. setback to arterial (ft)	35[5,6]	35[5,6]
Min. setback to collector and low ROW (ft)	20[5,6]	20[5,6]
Min. setback adjacent to residential zoning (ft)	45[5,6]	15[5,6]
Min. setback to adjacent nonresidential zoning (ft)	15[5,6]	15
Max. bldg. height (sf)	30	30
Max. size per use/tenant (sf)[3]	No limit	No limit
Max. size per commerce center (ac)[4]	No limit	No limit

Notes:

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

Site Plan:

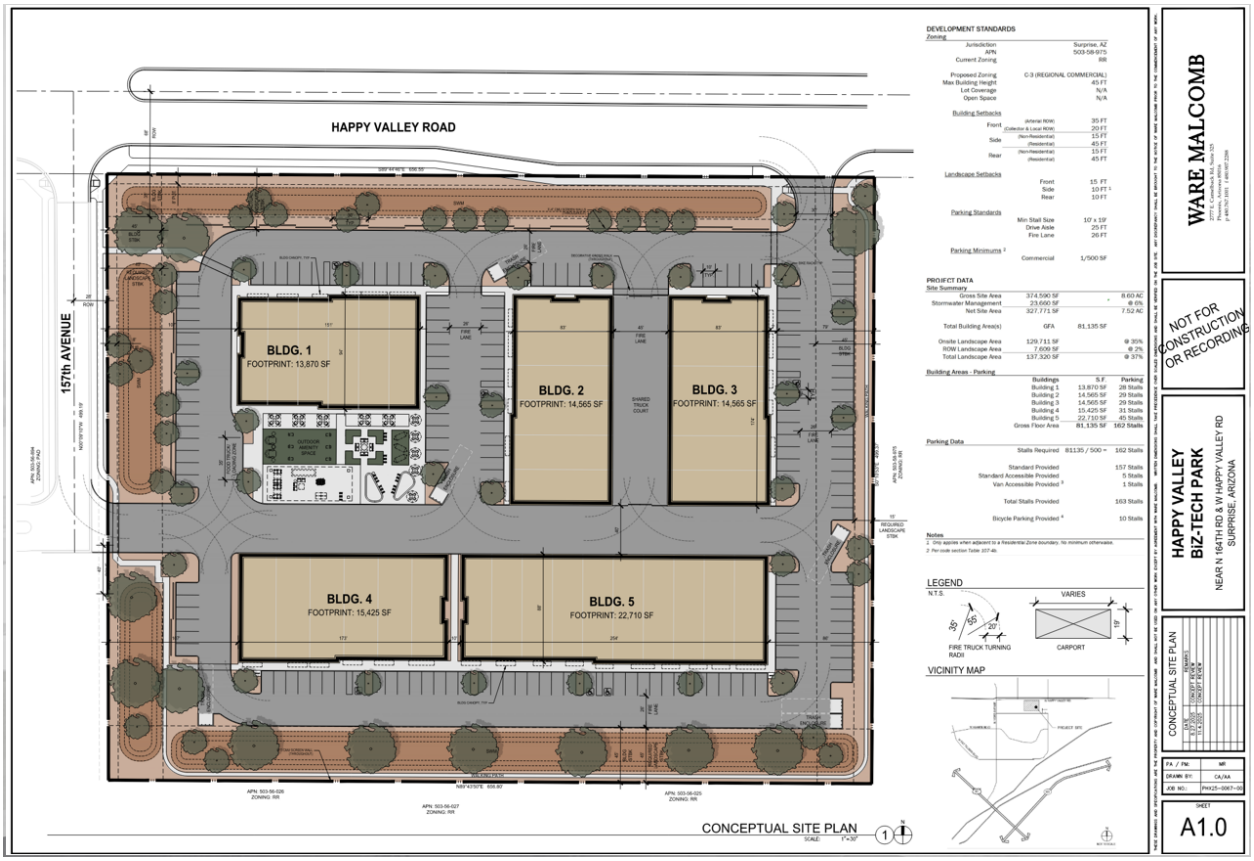
The conceptual site plan proposes five (5) buildings of varying sizes ranging from approximately 13,870 square feet to 22,710 square feet with a proposed maximum 32-foot building height. The buildings located on the south side are oriented so that the store front and customer parking face the south side, and the rear doors are oriented internal to the Project. Parking is integrated across the property and provides 163 parking spaces plus a shared gated truck court located between Buildings 2 and 3 for convenient loading. Landscaping will be located within the required setbacks along the northern, southern, and western perimeters with a pedestrian trail located along the Project perimeter.

Access:

Access to the property is via one (1) right-in, right-out driveway on Happy Valley Road and one (1) full access drive along the boundary onto 157th Avenue. The site's circulation network provides convenient connectivity throughout the development and is designed to accommodate passenger vehicles, service vehicles, and emergency access.

Amenities:

The conceptual site plan features a central outdoor amenity area. The purpose of the amenity site is to give customers and employees a place to recreate and convene and hold community gatherings. The large outdoor amenity area is located south of Building 1 and is approximately 13,000 square feet. The amenity area will be shared between all building owners and onsite employees. The amenity area may include, but is not limited to landscaping, seating, outdoor tables, outdoor games, canopies, pavilions, and more.


HAPPY VALLEY ROAD
157th AVENUE
BLDG. 1
FOOTPRINT: 13,870 SF
BLDG. 2
FOOTPRINT: 14,565 SF
BLDG. 3
FOOTPRINT: 14,565 SF
BLDG. 4
FOOTPRINT: 15,425 SF
BLDG. 5
FOOTPRINT: 22,710 SF
CONCEPTUAL SITE PLAN
DEVELOPMENT STANDARDS
PROJECT DATA
LEGEND
FIRE TRUCK TURNING RADII
CARPORT
VICINITY MAP
WARE MALCOMB
NOT FOR CONSTRUCTION OR RECORDING
HAPPY VALLEY BIZ-TECH PARK
NEAR N 164TH RD & W HAPPY VALLEY RD
SURPRISE, ARIZONA
A1.0

Planned Unit Development (PUD) Overlay:

Additionally, the Project is requesting approval of a PUD overlay to reduce the eastern setback to 15-feet. Article IX, Overlay Zoning Districts, Section 106-9.1, sets forth the requirements and criteria for Planned Unit Development (PUD) Overlay districts. The purpose of a PUD is to permit flexibility to accommodate creative and imaginative designs that may not be possible under conventional regulations. A PUD is intended to accommodate site constraints and unique circumstances that may include topography or environmentally sensitive lands. A PUD shall identify the various constraints associated with the site and demonstrate how the design meets the guiding objectives of a PUD overlay zoning district as demonstrated below.

As seen on the site plan and explained above, the Project is providing a central outdoor amenity site. The amenity area will be shared between all the building owners and onsite employees and provide a gathering area. In order to provide this amenity site for a business-tech park, the developer is not able to maximize the Project's building square footage. Therefore, to provide this amenity site and an overall effective building layout, a deviation to the eastern setback is being requested from 45-feet to 15-feet. Per the LDO, a 45-foot setback is required where a commercially zoned property abuts a residentially zoned property. The project immediately to the east of the Project is currently zoned residential; however, there is a rezone application in review to change the designation from residential to commercial. Due to the timing of the rezone process, the Project is being reviewed before the adjacent zoning request. As a result, the current zoning regulations require a 45-foot setback along the eastern property line, which would preclude the ability to provide an amenity site and effect the overall building layout. In anticipation of the adjacent property's proposed rezone to commercial, which would reduce the 45-foot setback to a 15-foot setback, the applicant is requesting a PUD for the east side setback only. This request allows the Project to proceed without delay.

The following outlines the PUD overlay rationale as well as the responses provided by the applicant:

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

Response: The development provides an outdoor amenity area that not only serves onsite customers and employers but also is designed for community gatherings and convening spaces. This helps provide a unique sense of place for residents and employees in the surrounding neighborhoods.

- Provide for a variety of coordinated and compatible land uses through innovative site planning.

Response: The use is compatible with the planned commercial development to the east, the planned multi-family to the south and west, and is exactly the type of business development the city is targeting for the Happy Valley Road business corridor.

- Create a higher standard of development than would be accomplished through the development of individual parcels through conventional zoning regulations.

Response: The PUD paves the way for a superior employment park that is unlike anything Surprise has to date. Rather than build big boxes, this PUD provides small flex spaces for the biz tech employers and commercial office uses to collaborate.

- Planned and integrated comprehensive transportation systems for pedestrian and vehicular traffic as outlined in this ordinance, which may include provisions for mass transportation and roadways, bicycle or equestrian paths, pedestrian walkways and other similar transportation facilities to meet the site conditions.

Response: The site plan includes a perimeter walking and cycling trail that allows the connection to the developments planned east and west of this south, in furtherance of a comprehensive transportation systems for pedestrians and bicycles. In this manner, future residents who may live in the future apartments around us can access the future commercial to the east without being on Happy Valley Road.

- Preserve existing environmentally sensitive lands that exceeds the maximum open space area required in the ordinance and provide for and well-designed open space amenities.

Response: There are no existing environmentally sensitive lands that exceeds the minimum open space area required in the ordinance and provide for and well-designed open space amenities.

- Fulfills the goals, objectives, and policies of the General Plan as well as specific plans for city areas that may include, but are not limited to cultural, educational, medical, and/or recreational facilities.

Response: The site design fulfills many goals of the general plan as noted in the section further below. More specifically, it does an excellent job fulfilling Policy 1, "**Policy 1**. Guide the design, pattern, and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction. The combination of flexibility and the high-quality nature of the Project contributes to a well-managed community form for both existing and future residents.

- Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income.

Response: The Project provides for employment opportunities and commercial services that are long overdue in this area. The plan accommodates new industry and provides flexible building configurations that allow for adaption to changing economic conditions and future industry needs. This helps establish a functional and resilient employment center for the community for many years to come.

- Site structures to take maximum advantage of the natural and man-made environment, provide view corridors, and minimize adverse environmental impacts on surrounding areas during development stages.

Response: Since this site is relatively flat without any natural conditions, this development has aimed to emphasize large open setbacks along Happy Valley Road to maximize and improve the view corridor.

- Avoid premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.

Response: The development is the perfect type and intensity that the city's economic development department encourages in the northwest part of the city. The use is highly compatible along this major transportation corridor and is situated next to R-3 zoning, the most intense residential use allowed in the city. Given that other commercial uses are planned immediately to the east, this is the right use at the right time, and at the right location.

- All standards set forth in an approved PUD document shall carry the full force of law.

Response: Agreed.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	City of Surprise
School District	Dysart School District

Conformance with Adopted Plans:

The proposed C-3 zoning is not consistent with the current Neighborhood Character Area designation of the General Plan 2040. However, a proposed Minor General Plan Amendment to change the land use designation of this subject site from the Neighborhood Character Area to the Commercial and Office Character Area is being reviewed and considered concurrently with this application. Upon approval of the proposed Minor General Plan Amendment this rezone will be consistent with the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2040.

Upon approval of the Minor General Plan Amendment this Project will be located within the Commerce and Office Character Area of the General Plan. The proposed Rezone adheres to the design guidelines of the proposed character area which allows for commercial development.

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:

Two neighborhood outreach meetings were held on March 4, 2026, and June 22, 2026, at Asante Preparatory Academy. Both meetings were noticed in accordance with applicable City and State public notification requirements.

The first neighborhood outreach meeting, held on March 4, 2026, was attended by four (4) members of the public. Questions and comments focused primarily on transportation and the proposed land uses. The second neighborhood outreach meeting, held on June 22, 2026, was attended by two (2) members of the public. Discussion centered on the overall development area, including transportation infrastructure, the development review process, land use designations, and proposed community amenities.

Summary:

The proposed rezone request is for the development of a future business-tech park with outside storage. The Project is consistent with the manner and intent of the Surprise Municipal Code and the proposed Minor General Plan Amendment that is being reviewed and considered concurrently with this application. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

Findings:

- Upon approval of the proposed Minor General Plan Amendment the proposed Rezone will be 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 FS25-1081, 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 "Happy Valley Road Biz-Tech Park," prepared by Withey Morris Baugh, PLC, and received June 29, 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 Happy Valley Road Biz-Tech Park, Case FS25-1081, subject to stipulations (a) and (b) as outlined above in this Staff Report.

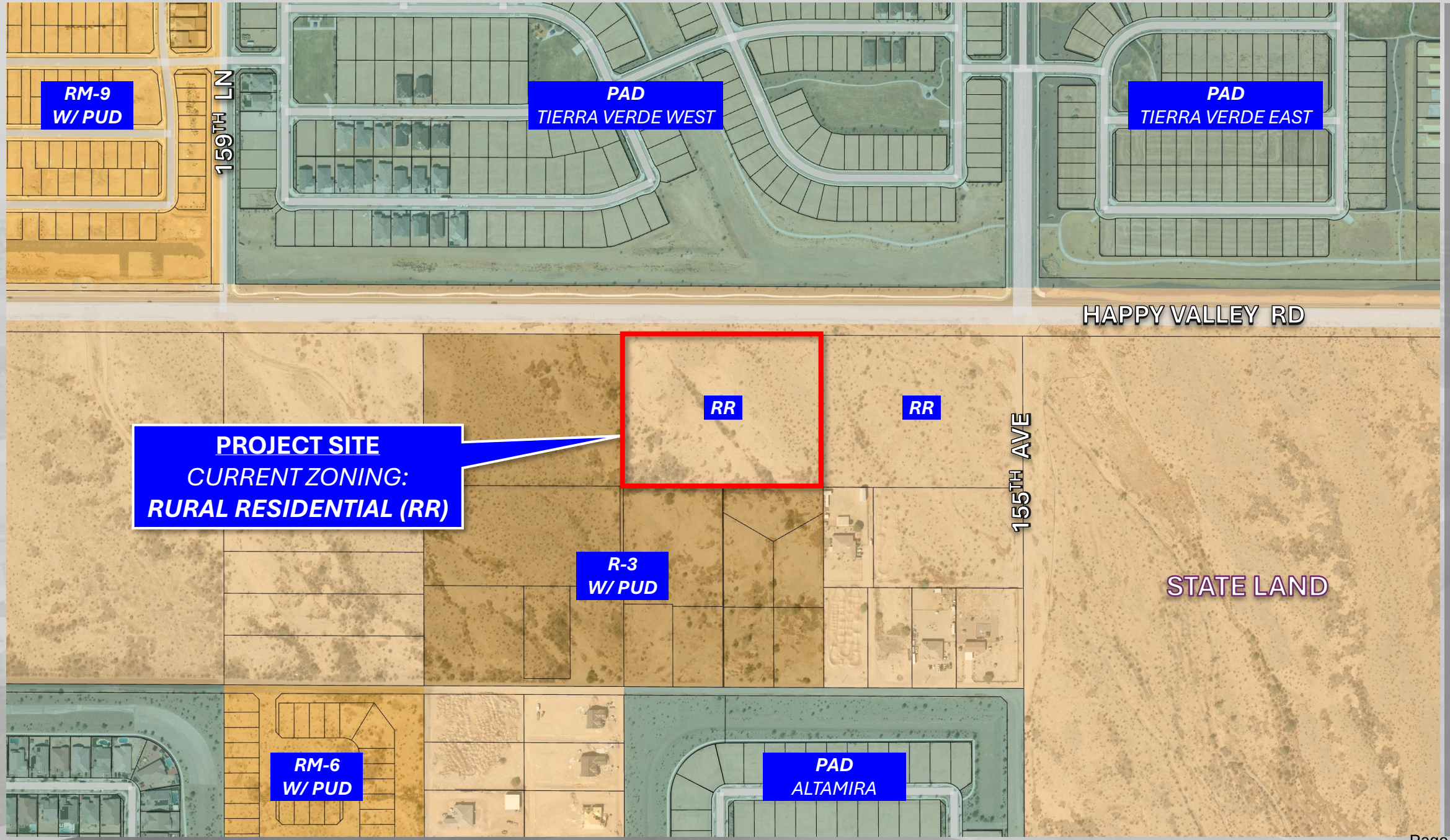
I move to recommend denial of the Rezone for Happy Valley Road Biz-Tech Park, Case FS25-1081, because insert reason.

Attachments:

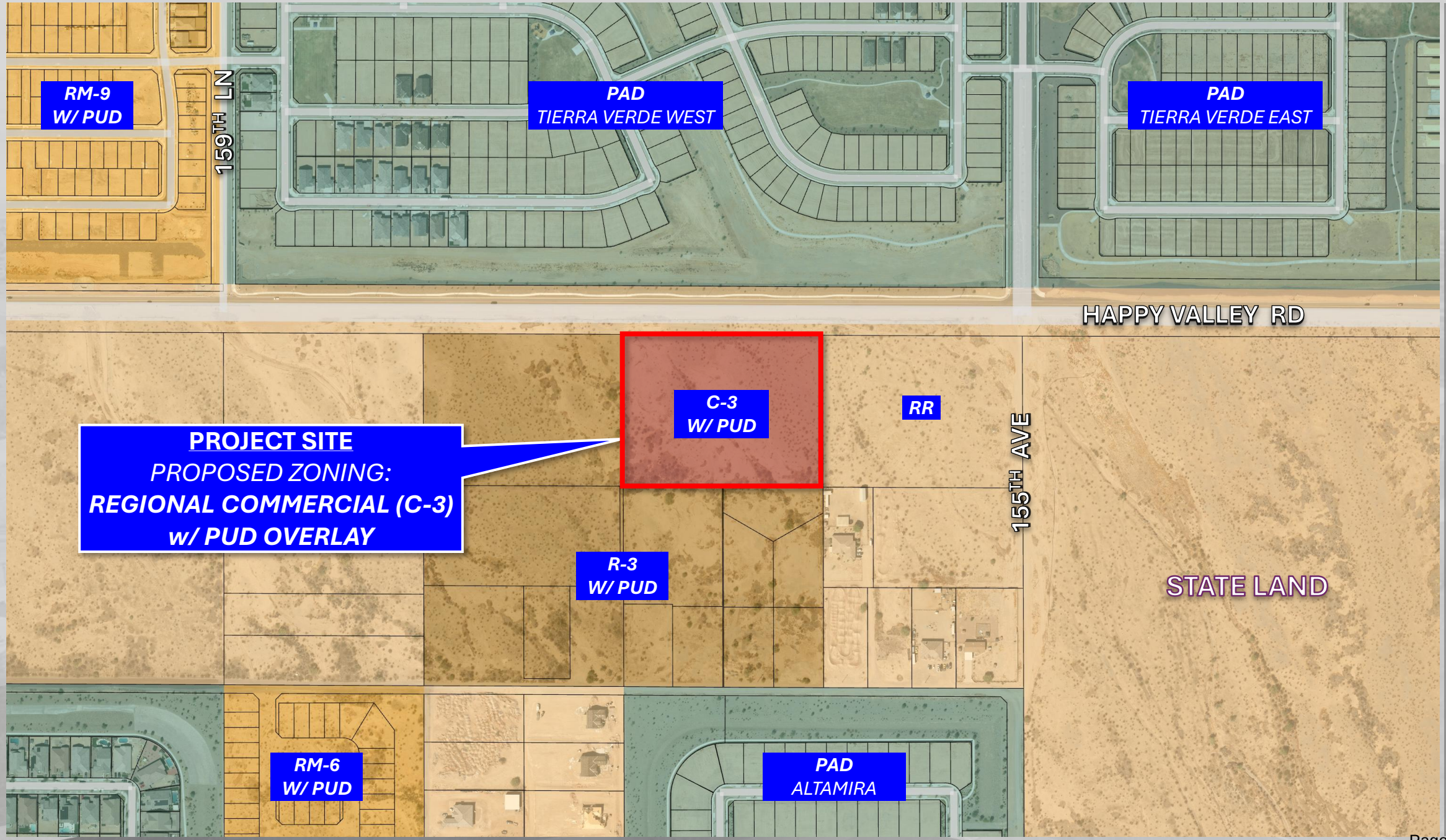
01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Rezone Document
05 Citizen Outreach Report – REDACTED
06 Affidavit of Site Posting
07 Letters of Support/Opposition
PPT



FS25-1081 VICINITY MAP



FS25-1081 ZONING MAP



FS25-1081 ZONING MAP

Happy Valley Road Biz-Tech Park

Case No. FS25-1081

Rezoning Project Narrative

SEC of the Happy Valley Road and 157th Avenue Future Alignments

1st Submittal: December 29, 2025
2nd Submittal: March 26, 2026
3rd Submittal: May 22, 2026
4th Submittal: June 29, 2026

WITHEY MORRIS BAUGH

Development Team

Property Owner/ Developer
Happy Valley Road, LLC
1733 N. Greenfield Street, Ste. 101
Mesa, AZ 85205

Representative
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2121 E. Highland Ave.
Phoenix, AZ 85016
Adam Baugh | adam@wmbattorneys.com

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2777 E. Camelback Road, Suite 325
Phoenix, AZ 85016

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Project Overview 1
Rezone Request and Justification 3
Planned Unit Development (PUD) Overlay 3
General Plan Compliance Statement 6
Conclusion 7

List of Exhibits

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Proposed General Plan Land Use Map
Conceptual Site Plan
Existing Zoning Map
Proposed Zoning Map

A. Purpose

This application is being submitted on behalf of Happy Valley Road, LLC, the proposed developer of approximately 7.52-acre property located at the southeast corner of Happy Valley Road and 157th Avenue future alignment (the "Property"), which is also known commonly as Maricopa County Assessor's Parcel Number (APN) 503-58-975. See Aerial Map at **Tab 1**. As the City of Surprise continues to experience strong growth, our client envisions development of the Property as a flex business-tech park ("the Project"). The development is intended to support the growing community by providing new services, employment opportunities and space for small businesses to establish a local presence where they currently live and, in theory, reduce the overall commute times since local trips stay local. Beyond local small business ownership, other potential uses could include technology, research and development, flex-industrial, medical, and office uses.

To develop the Property as intended, a minor General Plan Amendment and a Rezoning are being pursued concurrently at this time. Additional applications for a Conditional Use Permit with Site Plan and a Final Plat are to be submitted at a later date.

B. Property and Context

The Property is currently undeveloped vacant land with a General Plan land use designation of 'Neighborhood' and a Zoning designation of 'Rural Residential.' A general plan amendment is being concurrently pursued with this rezoning request, see **Tab 2,** Proposed General Plan Land Use Map. The table below further details the general plan designations, zoning designations, and uses of parcels immediately surrounding the Property.

	General Plan Designation	**Zoning Designation**	**Current Use**
North	Neighborhood/Open Space	Tierra Verde West PAD	Happy Valley Road; Beyond Street: Common Area for Single Family Residential Development
South	Neighborhood	R-3 PUD	Vacant
East	Neighborhood	RR (pending commercial rezone)	Vacant
West	Neighborhood	R-3 PUD	Vacant

C. Project Overview

The applicant proposes a flex business-tech park that provides new opportunities for commercial, employment and community business services. The key planning emphasis is integration between the commercial employment buildings, arterial street, and adjacent uses. The site plan creates new commercial employment opportunities that provide

economic prospects, social vitality and flexibility in the attraction of new commercial employment uses.

It is our intent to deliver commercial and employment services that are long desired in this area. The concept plan shows a range of building types and employment uses focused on meeting the daily needs of the area residents while being compatible with and integrated into a village concept. See **Tab 3**, Conceptual Site Plan.

Given the Project's intentional flexibility, the site plan reflects this theme with five (5) buildings of varying dimensions. Proposed sizes range from 13,870 square feet to 22,710 square feet and can be further divided to accommodate tenant needs as necessary. Consistent with the proposed zoning, maximum 32' tall building heights are proposed. The buildings have been thoughtfully oriented to allow ample on-site access, create a cohesive development, and consider future neighboring uses.

The buildings on the south side are oriented so that store front and customer parking face the south side and the rear doors are oriented internal to the project. The buildings are also setback 99 feet, almost double the minimum code standard (50').

The conceptual site plan features a central outdoor amenity area. The larger outdoor amenity area is located south of Building 1 and is approximately 13,000 square feet. The amenity area will be shared between all the building owners and onsite employees and provide a pleasant gathering spot for the campus. The amenity area may include, but is not limited to; landscaping, seating, outdoor tables, outdoor games, canopies, pavilions, and more. The purpose of the amenity areas is to give customers and employees a place to recreate, community gatherings, and convening spaces.

Access to the property is via one (1) right-in, right-out driveway on Happy Valley Road and one (1) full-access drive along the western boundary onto 157th Avenue. Onsite circulation has been carefully designed to accommodate a variety of users, with looped internal circulation that considers a variety of vehicles.

157th along Happy Valley Road is the quarter mile location for the future signals along the corridor. While a signal is not warranted based on the proposed traffic volumes, it is recommended that the City of Surprise monitor this location as traffic volumes become actualized and evaluate the need for a potential future signal. At a minimum, conduit and underground shall be installed with the half street construction.

Happy Valley Road is a major arterial requiring 3 lanes of travel with a 4' wide bike lane, curbing, gutter, and sidewalk. 157th Ave is a local roadway (per COS STD DTL 3-07) requiring a minimum of 26'.

Parking is integrated across the Property and provides 163 vehicle parking spaces and 10 bicycle parking spaces. Additionally, a shared gated truck court is located between Buildings 2 and 3 for convenient loading.

Ample landscape setbacks are provided along the street frontage, southern and western perimeters. Additionally, a pedestrian trail is located along the Property's full perimeter.

D. Rezone Request and Justification

To accommodate the employment nature of the Project, a rezoning to Regional Commercial (C-3) is requested, along with a Conditional Use Permit with a Site Plan Application to be filed at a later date to allow for accessory outdoor storage and additional proposed uses. The rezoning to C-3 will allow for the diversity of uses that are envisioned for the proposed flex biz-tech park, such as technology, research and development, flex-industrial, medical, office uses, among others. The Project hopes to provide new services, employment opportunities and space for small businesses to establish a local presence and is compatible with existing development patterns for the area. See **Tab 4**, Existing zoning map and **Tab 5**, Proposed zoning map.

The project is consistent with the intentions established by the City of Surprise's Zoning Ordinance. Specifically, the C-3 zoning district provides for a diversity of general business and commercial uses at a large building size, scale, and overall intensity. Additionally, the conceptual site plan emphasizes safe and convenient pedestrian mobility, with planning that accommodates internal vehicular traffic flow. As stated by the Zoning Ordinance, the C-3 zoning district is an applicable land use within the Commerce and Office Character Area of the General Plan.

E. Planned Unit Development (PUD) Overlay

The (PUD) overlay zoning district facilitates development by permitting flexibility to accommodate creative and imaginative designs. It is also intended to accommodate site constraints and unique circumstances.

In this instance, the development proposal is providing a new product type that is creative and imaginative. As seen on the site plan, this employment park is providing a central outdoor amenity area to entice and attract new employment opportunities to northwest Surprise. The larger outdoor amenity area is located behind Building 1 and is approximately 13,000 square feet. The amenity area will be shared between all the building owners and onsite employees and provide a pleasant gathering spot for the campus. The amenity area may include, but is not limited to; landscaping, seating, outdoor tables, outdoor games, canopies, pavilions, and more. The purpose of the amenity areas is to give customers and employees a place to recreate, community gatherings, and convening spaces.

This type of amenity is an elevated form of commercial and employment that is not typically seen in these types of projects. While it prevents the developer from maximizing its building square footage, it also sets this project apart from others which should go a long way in attracting economic development to this corridor. However, to provide this amenity rich project, a deviation to the eastern setback (15') is necessary.

In reality though, the setback reduction should not have any impact since in this instance, the vacant land to the east is being rezoned to commercial which would otherwise allow our site to have a 15' building setback. However, since the timing of our application is moving

faster than the commercial rezone application on the adjacent parcel, the applicable code requirement would force this commercial site to have a 45' setback to the drive aisle and perimeter landscaping on the east side which would preclude the ability for us to provide the amenity and overall building layout. Again, this large setback will no longer be required once the adjacent land is rezoned to commercial.

Forcing this site to provide a 45' setback when ultimately the requirement will be 15' feet once the commercial zoning is approved would also have the unintended effect of forcing this economic development project to pause and wait 8 months for the adjacent land to catch up on its rezone timing. That would bring this employment project to a halt and could potentially cause it to lose its project financing because of the unnecessary delay. For these reasons, the PUD overlay is request for only the east side setback reduction to 15 feet.

This application satisfies the PUD overlay criteria:

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

Response: The development provides an outdoor amenity area that not only serves onsite customers and employers but also is designed for community gatherings and convening spaces. This helps provide a unique sense of place for residents and employees in the surrounding neighborhoods.

2. Provide for a variety of coordinated and compatible land uses through innovative site planning.

Response: The use is compatible with the planned commercial development to the east, the planned multi-family to the south and west, and is exactly the type of business development the city is targeting for the Happy Valley Road business corridor.

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

Response: The PUD paves the way for a superior employment park that is unlike anything Surprise has to date. Rather than build big boxes, this PUD provides small flex spaces for the biz tech employers and commercial office users to collocate.

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

Response: The site plan includes a perimeter walking and cycling trail that allows connection to the developments planned east and west of this south, in furtherance of a comprehensive transportation systems for pedestrians and bicycles. In this manner, future residents who may live in the future apartments around us can access the future commercial to the east without being on Happy Valley Road.

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

Response: There are no existing environmentally sensitive lands on this site. However, the site has substantially more open space and amenity areas than would otherwise be required for this type of project. The main open space behind building can be utilized as a community gathering space, employee recreation area, and outdoor meeting area.

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

Response: The site design fulfills many goals of the general plan as noted in the section further below. More specially, it does an excellent job fulfilling Policy 1, "***Policy 1.*** *Guide the design, pattern, and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and respects desirable community character and context for both existing and future residents."*

The Project incorporates best practices such as varied building sizes and enhanced landscaping for visual diversity, while the pedestrian trail and outdoor amenities promote opportunities for social interaction. The combination of flexibility and the high-quality nature of the Project contributes to a well-managed community form for both existing and future residents.

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

Response: The Project provides for employment opportunities and commercial services that are long overdue in this area. The plan accommodates new industry and provides flexible building configurations that allow for adaptation to changing economic conditions and future industry needs. This helps establish a functional and resilient employment center for the community for many years to come.

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

Response: Since the site is relatively flat without any natural conditions, this development has aimed to emphasize large open setbacks along Happy Valley Road to maximize and improve the view corridor.

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

Response: This development is the perfect type and intensity that the city's economic development department encourages in the northwest part of the city. The use is highly compatible along this major transportation corridor and is situated next to R-3 zoning, the

most intense residential use allowed in the city. Given that other commercial uses are planned immediately to the east, this is the right use at the right time, and at the right location.

10. All standards set forth in an approved PUD document shall carry the full force of law.

Response: Agreed.

F. General Plan Compliance Statement

The Project and the proposed rezoning to C-3 will support the requested Commerce and Office Character area through the following goals and policies set forth by the City of Surprise 2040 General Plan.

Goal 4.1 *Maintain a well-managed community form*

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

Response: The Project incorporates best practices such as varied building sizes and enhanced landscaping for visual diversity, while the pedestrian trail and outdoor amenities promote opportunities for social interaction. The combination of flexibility and the high-quality nature of the Project contributes to a well-managed community form for both existing and future residents.

Goal 4.2 Be a home for everyone

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

Response: The Project is intended to provide service and employment opportunities for Surprise residents while encouraging local business growth that compliments the area. The development pattern will be context-sensitive, considering the existing residential nature of the area while acknowledging the expected continued growth along Happy Valley Road.

Goal 8.1 *Support economic competitiveness*

Policy 3. *Support small business enterprise with access to professional resources that will assist in all stages of a business life cycle.*

Response: The Project provides space to allow small businesses to establish and grow within the City of Surprise, fostering a stronger local economy that enhances long-term competitiveness. The flexibility of the spaces allows for business growth to occur in place, limiting the need to relocate outside of the City of Surprise.

Policy 8. *Encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs.*

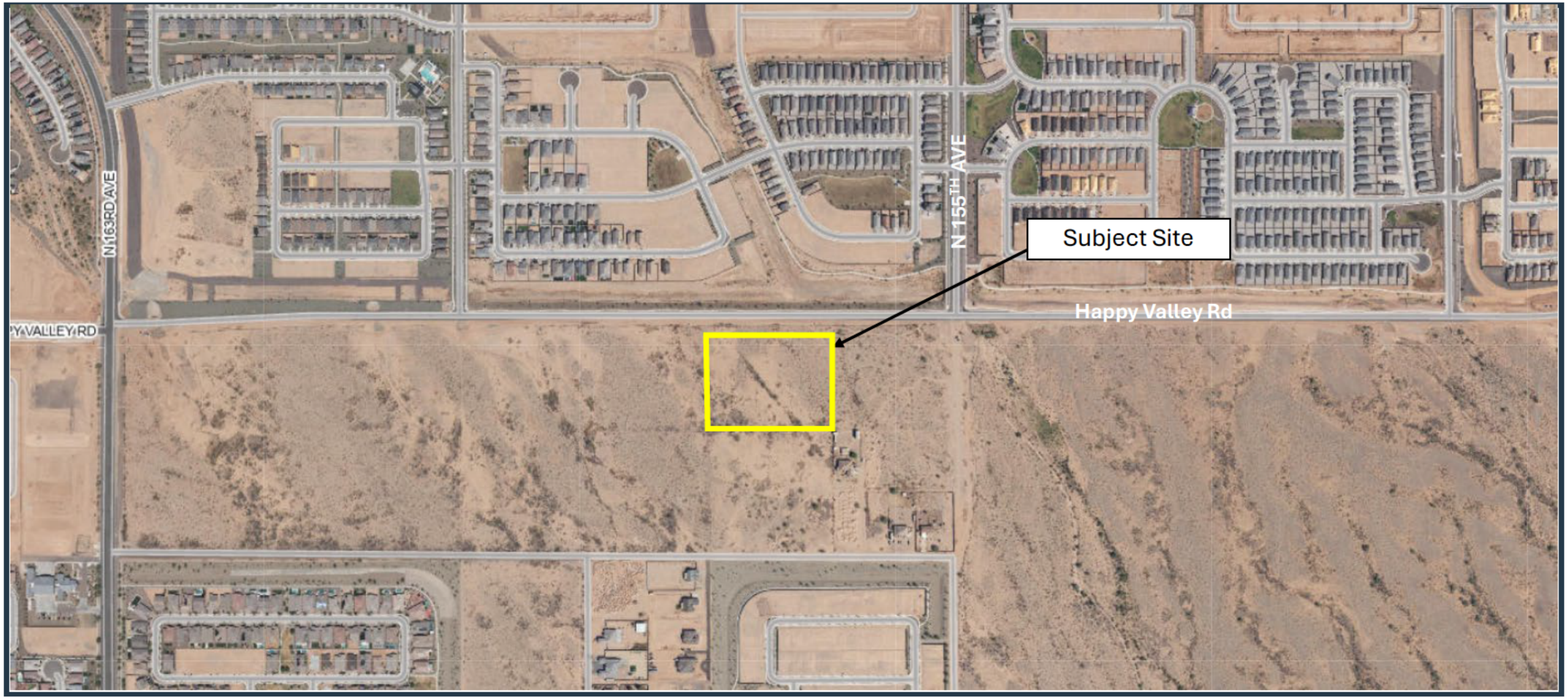
Response: The Project directly contributes to this policy by both accommodating new industry and providing flexible building configurations that allow for adaptation to changing economic conditions and future industry needs. This helps establish a functional and resilient employment center for the community for many years to come.

By aligning with these goals and policies, the Happy Valley Road Biz-Tech Park rezoning proposal supports the City's vision for a livable community, a connected city, and a competing economy.

G. Conclusion

The proposed rezoning will allow the development of a high-quality flex business-tech park that supports the City of Surprise's goals for balanced growth, economic vitality, and local employment opportunities. The Project will closely align with the intent of the Commerce and Office Character Area and the C-3 zoning district by promoting a mix of compatible commercial, office, and light industrial uses designed at an appropriate scale and intensity for the area. Through thoughtful site planning, enhanced landscaping, and attention to pedestrian and vehicular circulation, the Project will set a strong example for future development in the area.

Tab 1



Site Aerial Map

WITHEY MORRIS BAUGH

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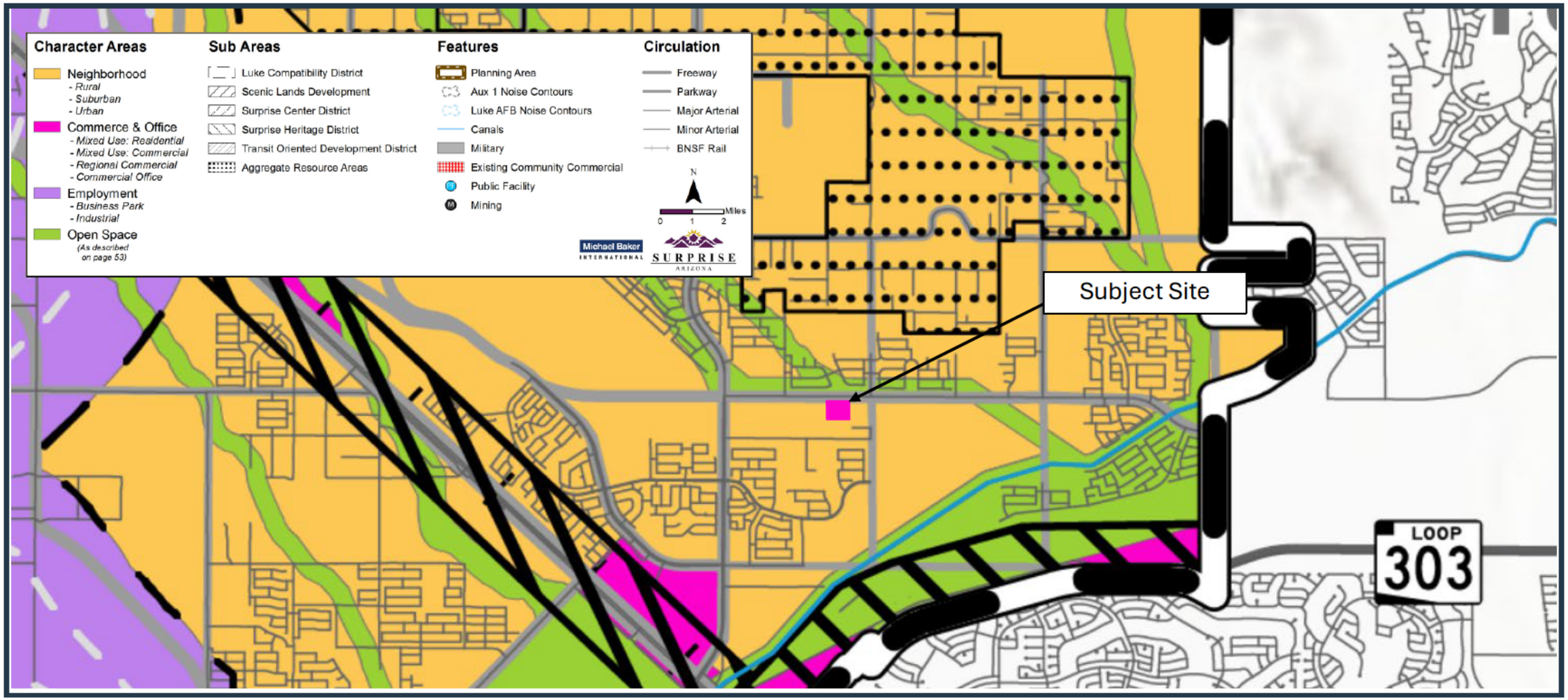
Tab 2



Proposed General Plan Map

WITHEY MORRIS BAUGH

Tab 3

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



CONCEPTUAL SITE PLAN

SCALE: 1" = 30"

1

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DEVELOPMENT STANDARDS

Zoning

Jurisdiction		Surprise, AZ
APN		503-58-975
Current Zoning		RR
Proposed Zoning		C-3 (REGIONAL COMMERCIAL)
Max Building Height		45 FT
Lot Coverage		N/A
Open Space		N/A

Building Setbacks

Front	(Arterial ROW)	35 FT
	(Collector & Local ROW)	20 FT
Side	(Non-Residential)	15 FT
	(Residential)	45 FT
Rear	(Non-Residential)	15 FT
	(Residential)	45 FT

Landscape Setbacks

Front	15 FT
Side	10 FT [1]
Rear	10 FT

Parking Standards

Min Stall Size	10' x 19'
Drive Aisle	25 FT
Fire Lane	26 FT

Parking Minimums [2]

Commercial	1/500 SF

PROJECT DATA

Site Summary

Gross Site Area	374,590 SF		8.60 AC
Stormwater Management	23,660 SF		@ 6%
Net Site Area	327,771 SF		7.52 AC
Total Building Area(s)	GFA	81,135 SF	
Onsite Landscape Area	129,711 SF		@ 35%
ROW Landscape Area	7,609 SF		@ 2%
Total Landscape Area	137,320 SF		@ 37%

Building Areas - Parking

Buildings	S.F.	Parking
Building 1	13,870 SF	28 Stalls
Building 2	14,565 SF	29 Stalls
Building 3	14,565 SF	29 Stalls
Building 4	15,425 SF	31 Stalls
Building 5	22,710 SF	45 Stalls
Gross Floor Area	**81,135 SF**	**162 Stalls**

Parking Data

Stalls Required	81135 / 500 =	162 Stalls
Standard Provided		157 Stalls
Standard Accessible Provided		5 Stalls
Van Accessible Provided [3]		1 Stalls
Total Stalls Provided		163 Stalls
Bicycle Parking Provided [4]		10 Stalls

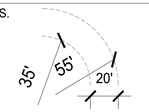
Notes

1 Only applies when adjacent to a Residential Zone boundary. No minimum otherwise.

2 Per code section Table 107-4b.

LEGEND

N.T.S.

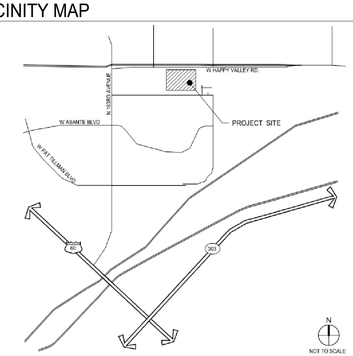


FIRE TRUCK TURNING RADII



CARPORT

VICINITY MAP



WARE MALCOMB
2777 E. Camelback Rd, Suite 325
Phoenix, Arizona 85016
p 480.767.1001 f 480.907.2288

NOT FOR CONSTRUCTION OR RECORDING

HAPPY VALLEY BIZ-TECH PARK

NEAR N 164TH RD & W HAPPY VALLEY RD
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

DATE	REMARKS
8.27.2025	CONCEPT REVIEW
11.4.2025	CONCEPT REVIEW

PA / PM:	MR
DRAWN BY:	CA/AA
JOB NO.:	PHX25-0067-00

SHEET

A1.0

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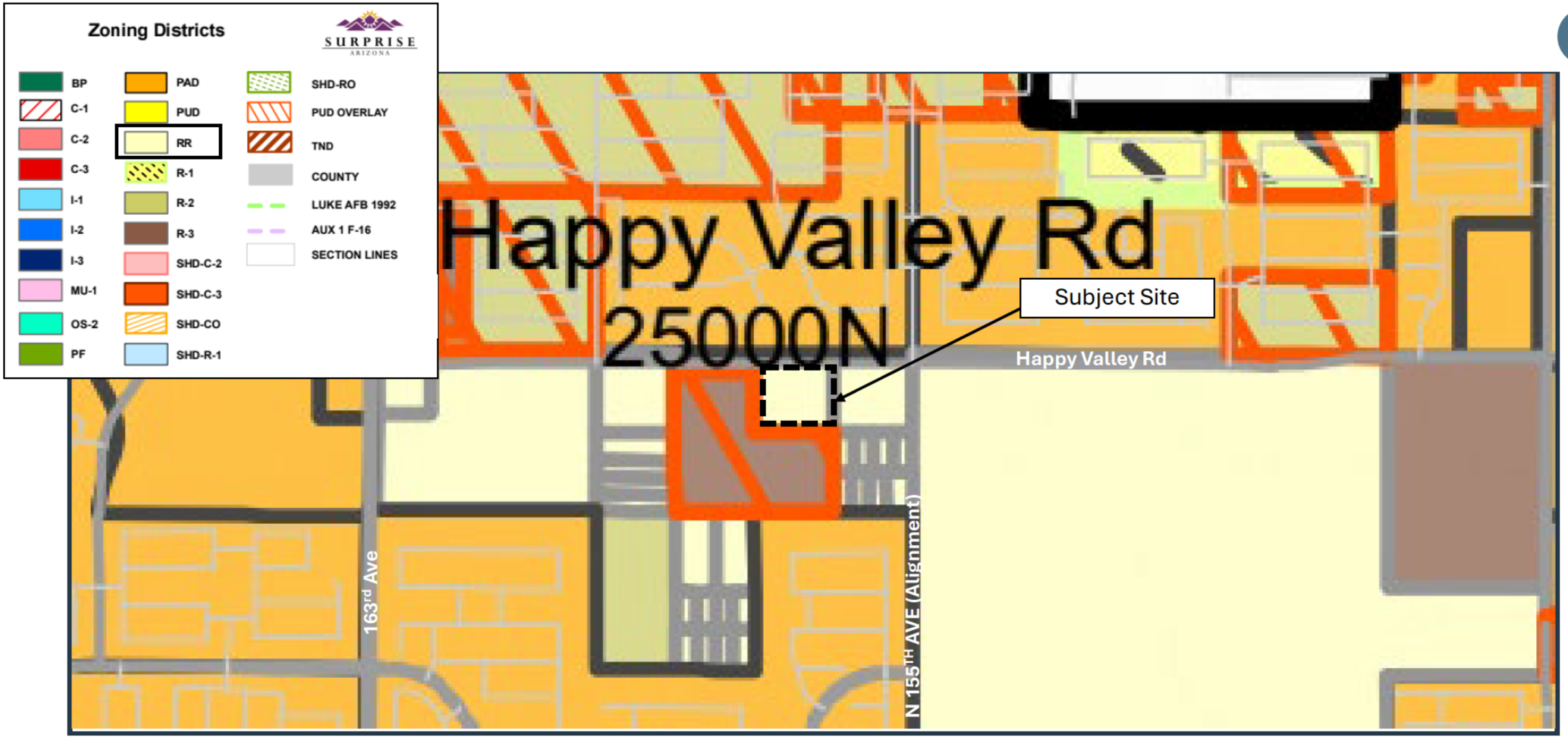
Tab 4



Zoning Map

WITHEY MORRIS BAUGH

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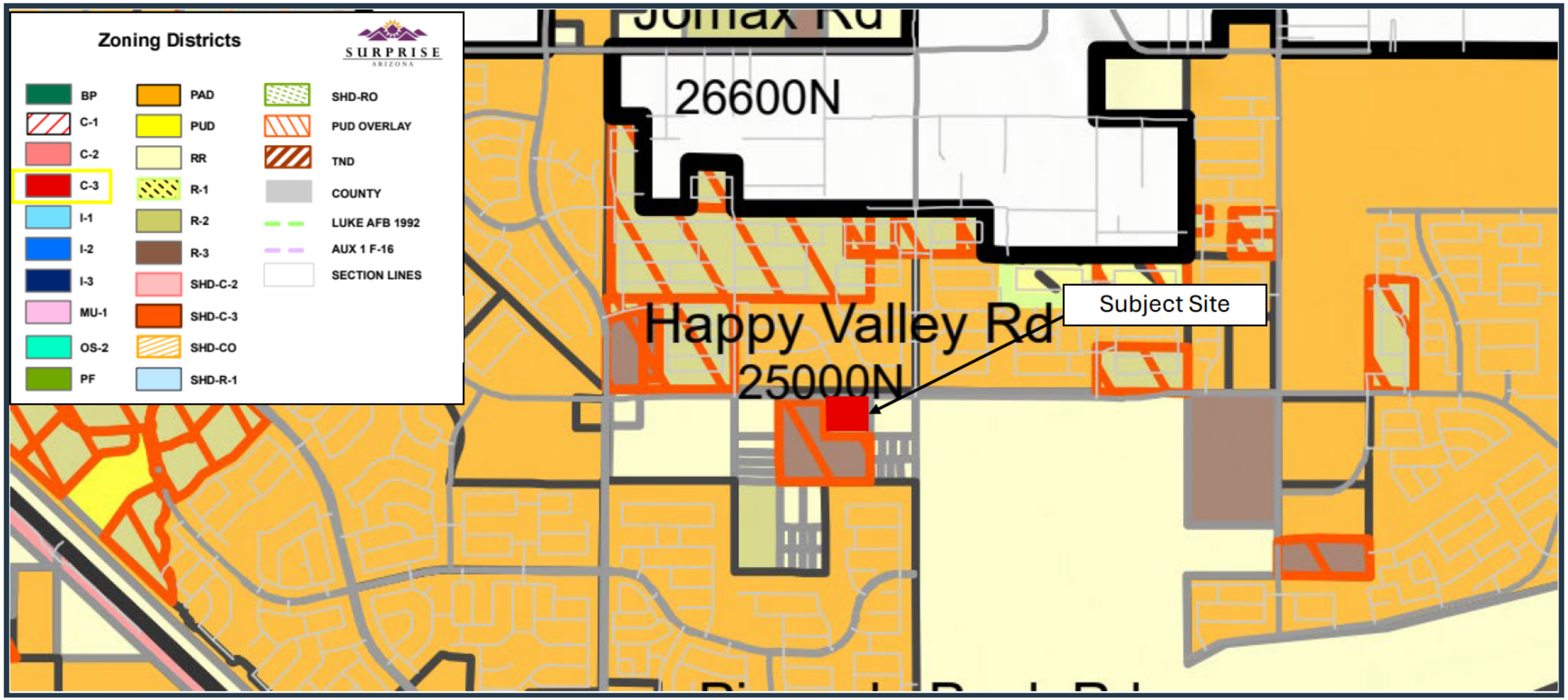
Tab 5



Proposed Zoning Map

WITHEY MORRIS BAUGH

Happy Valley Road Biz-Tech Park

SEC of Happy Valley Road and 157th Avenue Future Alignment

Citizen Participation Report
Case No. FS25-1081
Submitted: June 29, 2026

WITHEY MORRIS BAUGH

1. Project Description/Request

This Citizen Participation Report is for the approximately 7.52-acre property located at the southeast corner of Happy Valley Road and 157th Avenue future alignment (the "Property"), which is also known commonly as Maricopa County Assessor's Parcel Number (APN) 503-58-975. See Site Aerial Map at **Tab 1**.

As background, on December 23, 2025, formal applications were filed with the City of Surprise for the Property, including a rezoning to C-3 with a PUD overlay and minor general plan amendment application to "Commercial". This application is proposed to allow for the development of the Property as a flex business-tech park that is envisioned to allow small businesses to locate in this area of Surprise and provide a variety of commercial and employment services (the "Project").

The purpose of this report is to summarize the applicant's outreach efforts and community feedback.

2. Outreach/Notification Timeline Overview

- **February 2026:** Neighborhood meeting notice letters mailed to all property owners within 300 feet of the Property and all applicable interested parties, by city staff.
- **February 2026:** Public notice posted in the Fountian Hills Times with details regarding the neighborhood meeting, by city staff.
- **February 16, 2026:** The Property was posted with an informational sign with details regarding the neighborhood meeting by the applicant.
- **March 4, 2026:** An in-person neighborhood meeting was hosted at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 7:00 p.m.
- **June 2026:** Neighborhood meeting notice letters mailed to all property owners within 300 feet of the Property and all applicable interested parties, by city staff.
- **June 2026:** Public notice posted in the Fountian Hills Times with details regarding the neighborhood meeting, by city staff.
- **June 1, 2026:** The informational sign posted on the Property was updated with information regarding a follow-up neighborhood meeting by the applicant.
- **June 22, 2026:** A second in-person neighborhood meeting was hosted at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 6:30 p.m.

3. Notification Affidavits, Letters, and Mailing Lists

See **Tab 2** for sign posting affidavits and **Tab 3** for staff-provided copies of the mailed notice and newspaper ads.

4. Notification List

The City of Surprise notification requirements for neighborhood meetings include property owners and Homeowners' Associations within 300 feet of the Property, and any other potentially affected citizens as determined by the community development director.

5. Public Meeting Dates and Locations

- **March 4, 2026:** An in-person neighborhood meeting was hosted by the applicant at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 7:00 p.m.

- **June 22, 2026:** A second in-person neighborhood meeting was hosted at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The meeting began at 6:00 p.m. and ended at approximately 6:30 p.m.

6. First Neighborhood Meeting Summary

A neighborhood meeting for the Project was held on Wednesday, March 4, 2026, at 6:00 PM at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387. The neighborhood meeting was noticed in accordance with the City's land development ordinance requirements. The neighborhood meeting lasted approximately one (1) hour.

In addition to the development team, four (4) interested people attended the neighborhood meeting as well as members of city staff. See **Tab 4**, First Neighborhood Sign-in Sheet. One (1) of the attendees owns the Property zoned R-3 PAD to the south and west of the subject Property.

The applicant provided an overview of the application request to the attendees, and shared exhibits to illustrate the proposal. The development team then responded to question topics below, as follows:

a) <u>Traffic Improvements and Area Trends</u>

After the presentation, one attendee asked about the status of general traffic improvements in the area and stated that area has been badly affected by traffic and in need of infrastructure improvements.

The development team explained that traffic improvements are anticipated to be incoming based on the City of Surprise's capital improvement plan. These improvements would be along Happy Valley Road and would create signalized intersections at both 159th Avenue and 155th Avenue. While these improvements may take some time to complete, the development team is anticipating a contribution requirement.

b) <u>Proposed Uses</u>

One attendee shared that they were in attendance to only to learn more about the proposed development, and upon hearing the development team's presentation, stated that they believe this is a desirable use for the area.

Another attendee, the owner of the land south and west of the Property, shared that they believed the proposed uses to be incompatible with the area and the goals of the General Plan. The opposing attendee also shared their assumption that the future development of the Property would not be consistent with the Project and demanded larger buffers, the elimination of roll-up doors, and a more traditional 'business park' development. This attendee also expressed opposition toward future Conditional Use Permits.

The applicant explained that the growth trends in the area have largely been residential to date, and best land-use practices indicate demand for employment opportunities, services, and space for local businesses. The proposed uses are necessary to support the growing community, with flexibility built into the Project to allow a variety of tenants to locate. The applicant shared that the development team would review the requests for changes to the Project along the southern property boundary, and that a Conditional Use Permit could only be provided if the uses are determined to be compatible by the City.

The meeting concluded at approximately 7:00 p.m.

7. Second Neighborhood Meeting Summary

A follow-up neighborhood meeting for the Project was held on Monday, June 22, 2026, at 6:00 PM at Asante Preparatory Academy, located at 23251 N. 166th Drive, Surprise, AZ, 85387 to share updates to the Project. The neighborhood meeting was noticed in accordance with the City's land development ordinance requirements. The neighborhood meeting lasted approximately 30 minutes.

In addition to the development team, a Planning Commissioner, members of city staff, and two (2) interested party attended the neighborhood meeting. See **Tab 5**, Second Neighborhood Meeting Sign-in Sheet.

The applicant provided an overview of the updated application request to the attendee, which includes a PUD Overlay and changes to the site plan, and shared exhibits to illustrate the proposal. The development team then responded to question topics below, as follows:

a) Traffic Infrastructure

Traffic infrastructure was indicated to be the primary concern by the attendee, who asked questions regarding the construction of 157th Avenue, traffic signal contribution, and upcoming infrastructure improvement projects.

The applicant shared that 157th Avenue is required to be constructed by the developer to support the Project, and that a 25% contribution will be required for a future traffic signal. City staff and the Commissioner in attendance explained the anticipated improvement timeline for the area and detailed the improvements to Happy Valley Road and 163rd Avenue.

b) Process

One attendee asked what the development process includes and asked for an estimated completion date.

The applicant explained that public hearings before the Planning Commission and City Council are anticipated to be scheduled in August and September, respectively. If these hearing result in approval of the desired zoning designation, the development team is hopeful to get the Project completed as soon as possible, potentially early 2027.

c) Land Use Designations

One attendee inquired about the necessity of C-3 zoning.

The applicant explained that the zoning designations pursued are intended to create a more cohesive land use pattern along Happy Valley Road, as neighboring property is anticipated to develop with commercial uses similar to the development at 163rd Avenue. The C-3 zoning designation is intended to allow a variety of uses to locate at the Property, while the PUD is intended to provide some relief from the required development standards. The C-3 zoning designation will also allow a framework to develop an outdoor storage yard.

d) Project Amenities

The Commissioner in attendance indicated that he felt there was value added for the community with the Project's proposed amenity area and asked if there has been discussion about allowing the community to rent meeting space.

The applicant shared that the amenity areas are intended to increase the value of the development and attract quality businesses to this area of Surprise. Regarding community rental, the development team will have conference room space available for the community to rent.

The meeting concluded at approximately 6:30 p.m.

8. Written Correspondence

To date, the applicant has received written correspondence from one (1) community member requesting information regarding the desired land use and open space.

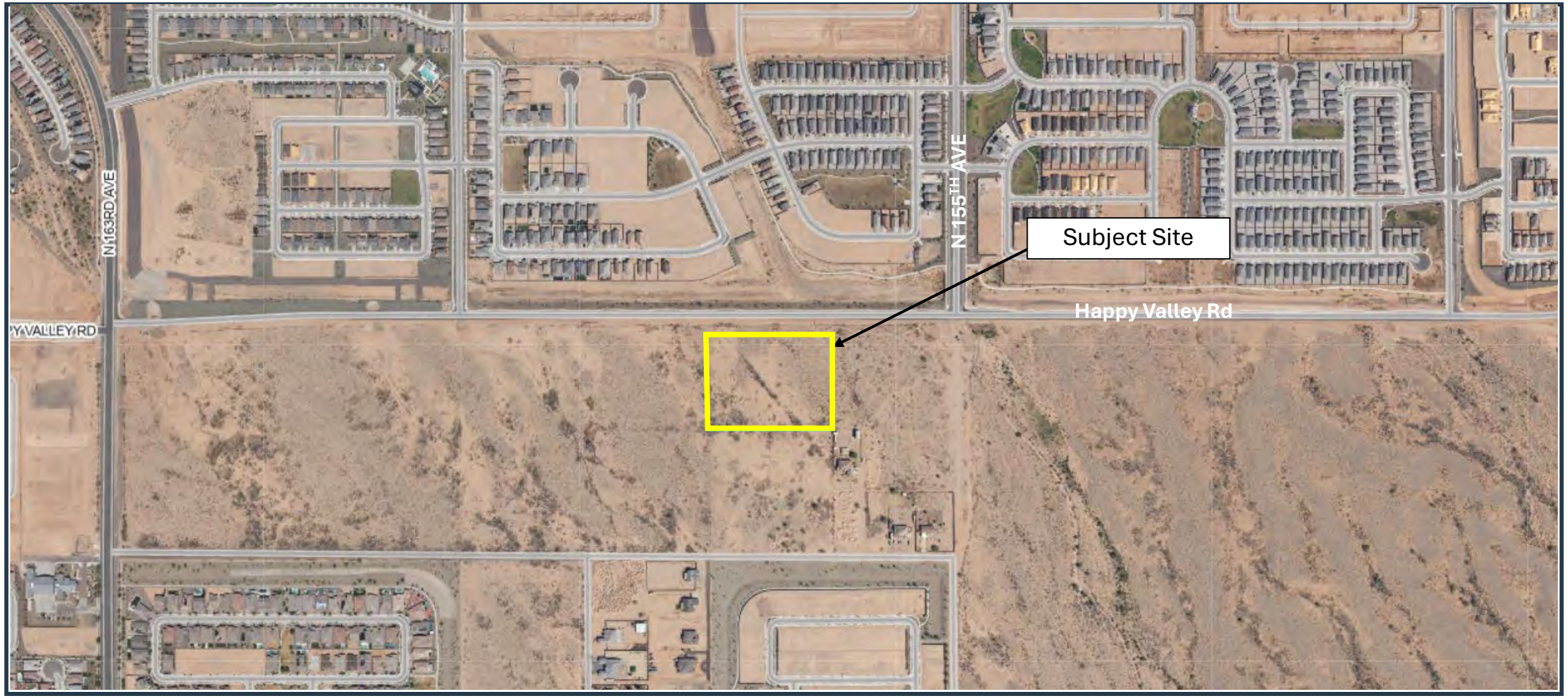
9. Community Concerns the Applicant will not Address

The applicant will continue to be available to respond to community members and is open to constructive discussions on how to improve upon the proposed land use plan.

10. Community Concerns & Response

Previously, the adjacent Bonita Place landowner submitted a legal protest petition. The applicant has been working closely with the petitioner on desired site plan changes, and the parties are negotiating a purchase of the Property, and the petitioner is withdrawing his legal protest.

Tab 1



Site Aerial Map

WITHEY MORRIS BAUGH

N

Tab 2

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS25-1081

Applicant Name: Withey Morris Baugh

Location: SWC Happy Valley & 157th Ave

Date Site Posted: 02/16/26

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 — February 16, 2026
Applicant/Representative Signature — Date

This instrument was acknowledged before me on 02/16/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
February 16, 2026 at 8:57 AM
+33.710963,-112.396825
W Happy Valley Rd
Surprise AZ 85387
Maps


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
HAPPY VALLEY ROAD
N. 157TH LANE
N. 157TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
W HACKAMORE DR
HAPPY VALLEY RD
Maps
February 16, 2026 at 8:56 AM
+33.710963,-112.396825
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
HAPPY VALLEY ROAD
N. 156TH LANE
N. 156TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
W HACKAMORE DR
W HAPPY VALLEY
Maps
February 16, 2026 at 8:35 AM
+33.710944,-112.398920
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: March 4, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
HAPPY VALLEY ROAD
N. 157TH AVENUE
W. SAN YSIDRO
SITE
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
W HACKAMORE DR
W HAPPY VALLEY
Maps
February 16, 2026 at 8:34 AM
+33.710944,-112.398920
W Happy Valley Rd
Surprise AZ 85387

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS25-1081

Applicant Name: Withey Morris Baugh

Location: SWC Happy Valley & 157th 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 - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Jun 1, 2026 at 9:43:38 AM
+33.710944,-112.396746
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Maps
Jun 1, 2026 at 9:43:27 AM
+33.710951,-112.396820
25130 N 156th Ln
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Jun 1, 2026 at 9:32:07 AM
+33.710925 -112.398860
W Happy Valley Rd
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southwest corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
Jun 1, 2026 at 9:31:54 AM
+33.710995,-112.398949
W Happy Valley Rd
Surprise AZ 85387

Tab 3

NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input on Case FS25-1081, a request by Kirsten Sinelli with Withey Morris Baugh for a General Plan Amendment and Rezone.

The project requests a minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezone from Rural Residential (RR) to Regional Commercial (C-3). The request is to allow a flex business-tech park on a 7.52 acre site.

The project is located at the southwest corner of the Happy Valley Road and 157th Avenue future alignments.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

PROJECT LOCATION



To learn more or provide input, please contact:
Chris Sexton at 623.222.3134 or christina.sexton@surpriseaz.gov

SURPRISE
ARIZONA

SET A REMINDER

WHEN:

Wednesday, March 4, 2026 | 6:00 PM

Location: Asante Prep Academy
23251 N 166th Drive
Surprise, AZ 85388



DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING

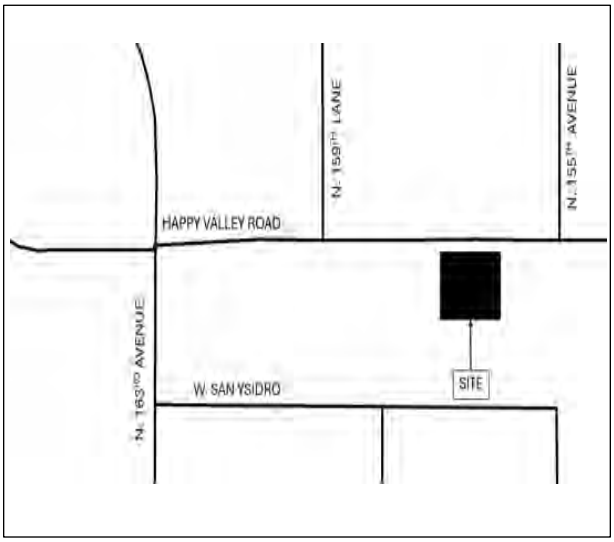
Please be advised, Kirsten Sinelli with Withey Morris Baugh on behalf of Happy Valley Road, LLC will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the information provided under Neighborhood Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Kirsten Sinelli, (602) 230-0600, kirsten@wmbattorneys.com
City of Surprise: Chris Sexton, (623) 222-3134, christina.sexton@surpriseaz.gov

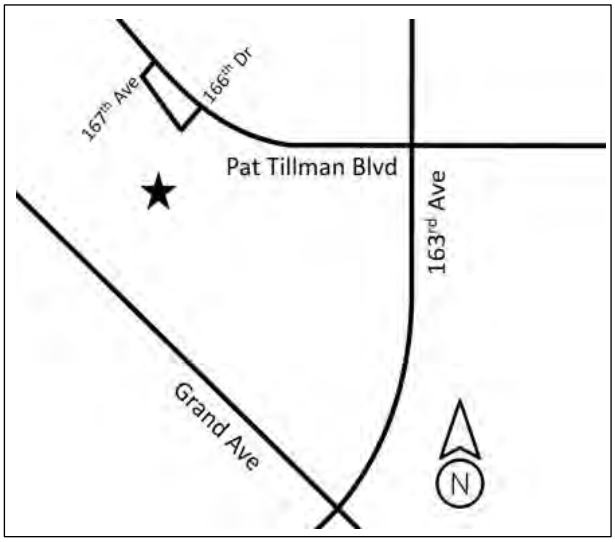
NEIGHBORHOOD MEETING DETAILS

DATE:	**Wednesday March 4, 2026**
TIME:	6:00 PM
PHYSICAL LOCATION:	Asante Preparatory Academy 23251 N 166th Dr. Surprise, AZ, 85388

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTION:

The project requests a minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezone from Rural Residential (RR) to Regional Commercial (C-3). The request is to allow a flex business-tech park on a 7.52-acre vacant site generally located at the southwest corner of the Happy Valley Road and 157th Avenue future alignments. Surprise Planning Case FS25-1081.

NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input on Case FS25-1081, a request by Adam Baugh with Withey Morris Baugh for a General Plan Amendment and Rezone.

The project requests a minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezone from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay. The request is to allow a flex business-tech park on a 7.52 acre site.

The project is located at the southeast corner of the Happy Valley Road and 157th Avenue future alignments.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

PROJECT LOCATION



To learn more or provide input, please contact:
Chris Sexton at 623.222.3134 or christina.sexton@surpriseaz.gov

SURPRISE
ARIZONA

SET A REMINDER

WHEN:

Monday, June 22, 2026 | 6:00 PM

Location: Asante Prep Academy
(Media Center)
23251 N 166th Drive
Surprise, AZ 85388



NEIGHBORHOOD MEETING

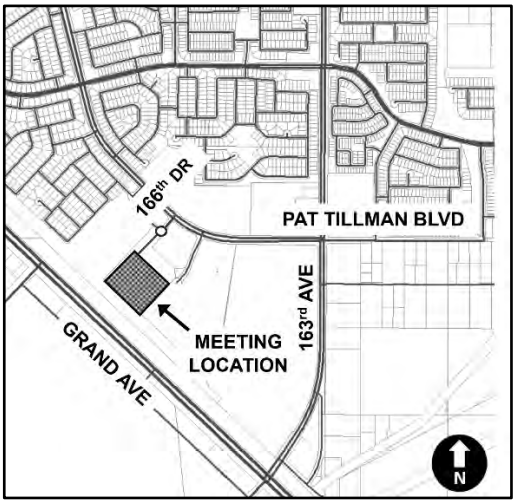
Please be advised, Adam Baugh with Withey Morris Baugh, PLLC. will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents

Applicant:	Adam Baugh; (602) 346-4603; adam@wmbattorneys.com
City of Surprise:	Chris Sexton; 623-222-3134; christina.sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE:	Monday, June 22, 2026
TIME:	6:00 PM
PHYSICAL LOCATION:	Asante Preparatory Academy 23251 N 166th Dr. Media Room Surprise, AZ 85387

MEETING LOCATION



PROJECT LOCATION



PROJECT DESCRIPTION:

The project requests a minor General Plan Amendment from Neighborhood Character Area to Commerce and Office Character Area, and a Rezone from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay zone. The request is to allow a flex business-tech park on a 7.52-acre vacant site generally located at the southeast corner of Happy Valley Road and 157th Avenue. Surprise Planning Case FS25-1081.

Tab 4

SIGN-IN

HAPPY VALLEY ROAD, LLC

LOCATED AT THE SOUTHWEST CORNER OF HAPPY VALLEY ROAD AND 157TH AVENUE FUTURE ALIGNMENT, SURPRISE

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 4, 2026 – 6:00 PM – ASANTE PREPARATORY ACADEMY – MEDIA CENTER – 23251 N. 166TH DRIVE, SURPRISE, AZ 85388

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
MARVIN MCCORMICK	[redacted]		
Kim Gullo			
Douglas Gullo			
Kent Xander			

Tab 5

SIGN-IN

HAPPY VALLEY ROAD, LLC

SOUTHWEST CORNER OF HAPPY VALLEY ROAD AND NORTH 157TH AVENUE, SURPRISE, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 22, 2026 – 6:00 PM – ASANTE PREPARATORY ACADEMY– MEDIA CENTER – 23251 N. 166TH DRIVE, SURPRISE, AZ 85387

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Amanda Capra	[redacted]		

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS25-1081

Applicant Name: Withey Morris Baugh

Location: SEC Happy Valley & 157th Ave

Date Site Posted: 08/03/26

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 — **August 3, 2026**

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 08/03/26, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

Marybeth Conrad
Notary Public

10-25-28
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: August 20, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
City Council
Date: September 15, 2026
Time: 6:00 P.M.
Location: Council Chambers
16000 N. Civic Center Plaza
Surprise, AZ 85374
HAPPY VALLEY ROAD
N. 156TH LANE
N. 156TH AVENUE
N. 157TH AVENUE
W. SAN YSIDRO
SITE
Surprise Case Number: FS25-1081
Request: Request a Minor General Plan Amendment from Neighborhood to Commerce and Office and a Rezoning from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for the 7.52-acre site located at the southeast corner of the Happy Valley Road and North 157th Avenue alignment to allow a flex business-tech park.
For more information, call:
623-222-3011
www.Surpriseaz.gov
W DESERT HOLLOW DR
HACKAMORE DR
PPY VALLEY RD
Maps
Aug 3, 2026 at 11:10:38 AM
+33.710984,-112.396775
15579 W Hackamore Dr
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
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Surprise, AZ 85387
Planning & Zoning
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HAPPY VALLEY ROAD
N. 160TH LANE
N. 160TH AVENUE
N. 157TH AVENUE
W. SAN YSIDRO
SITE
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For more information, call:
623-222-3011
www.Surpriseaz.gov
Maps
Aug 3, 2026 at 11:10:26 AM
+33.711235,-112.396038
15579 W Hackamore Dr
Surprise AZ 85387


Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: June 22, 2026
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Media Center
23251 N. 166TH Dr.
Surprise, AZ 85387
Planning & Zoning
Date: August 20, 2026
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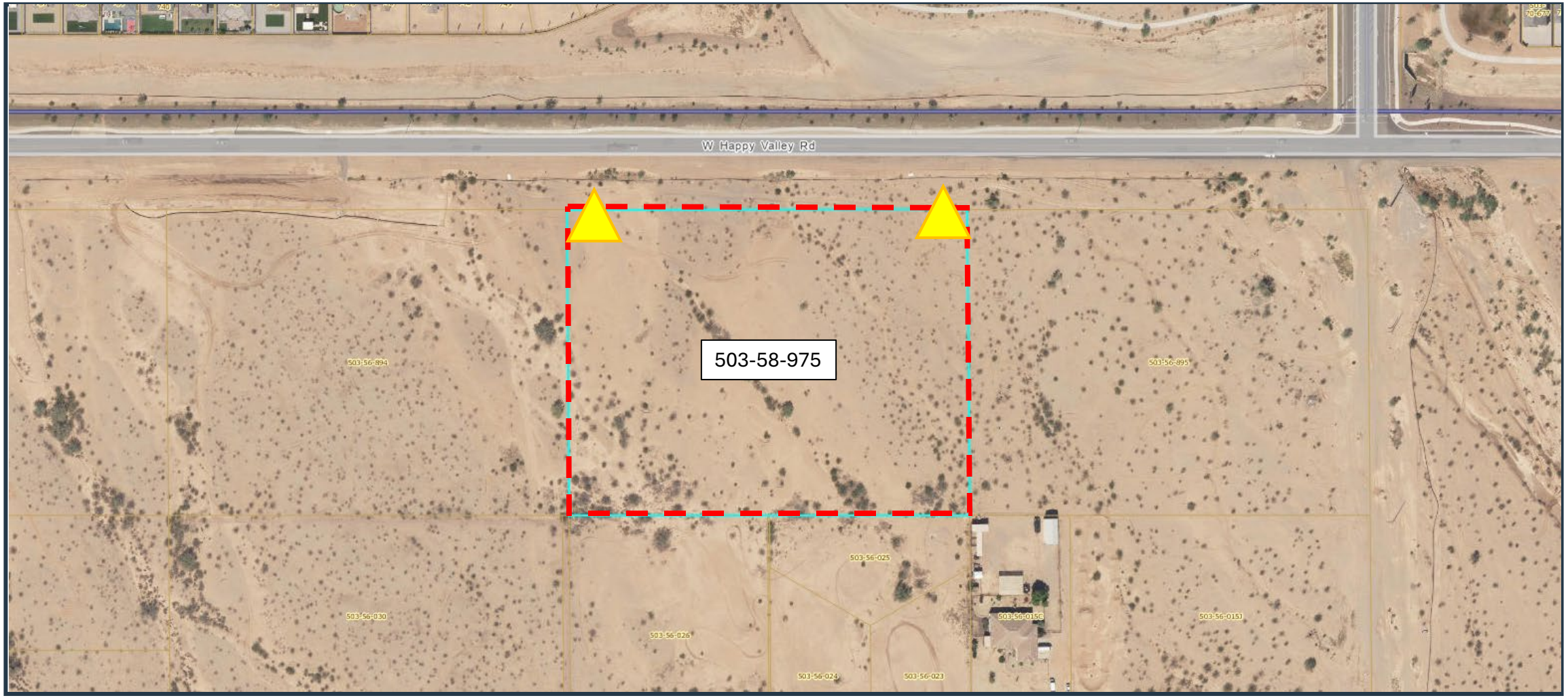
HAPPY VALLEY ROAD
N. 157TH AVENUE
N. 160TH AVENUE
W. SAN YSIDRO
SITE
For more information, call:
623-222-3011
www.Surpriseaz.gov
Aug 3, 2026 at 11:07:29 AM
+33.710970,-112.398873
W Happy Valley Rd
Surprise AZ 85387



Aug 3, 2026 at 11:07:15 AM
+33.711392,-112.400329
15797 W Hackamore Dr
Surprise AZ 85387



Broadcast Sign Placement Map

WITHEY MORRIS BAUGH

Christina Sexton

From:	Kent Xander [redacted]
Sent:	Friday, April 17, 2026 4:44 PM
To:	Trever Fleetham
Cc:	Christina Sexton; Danny Perkinson; adam@witheymorris.com
Subject:	RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning
Attachments:	4 Statutory Written Protest Letters and Map for Rezoning Case No. FS25-1081.pdf

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

Trevor/City of Surprise Planning & Development Services,

Please accept this email correspondence as the formal submittal of **Statutory Written Protest letters** for **Case No. FS25-1081 (Minor General Plan Amendment and Rezoning)**, submitted pursuant to Arizona Revised Statutes § 9-462.04.

Attached for inclusion in the official record are:

- **4** Individually executed protest letters from adjacent property owners
- Protest area/buffer map identifying the subject site and surrounding APN parcels with calculation summary (area and tract totals)

The protesting property owners are located within the applicable protest area and have submitted written objections in accordance with Arizona law. Based on the attached materials, the statutory threshold is met, and the proposed rezoning is therefore subject to the required **three-fourths (¾) vote** of the governing body.

Please confirm receipt of this submittal and that all materials will be included in the case file and staff report.

If there are any questions regarding the attachments or ownership documentation, please advise promptly.

Thank you,

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Sent: Thursday, April 16, 2026 8:57 AM

To: Kent Xander [redacted]
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Kent,

Whatever format you provide us we will include in the case file and the eventual packets that go to Commission and Council.

Regards,

Trever Fleetham, AICP | Acting Assistant Director
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3156| Main: 623.222.3000

SURPRISE
ARIZONA

NOTICE: By participating in any correspondence, telephone conversation, discussion, meeting, or any other communication with a City employee, you agree and acknowledge that: (1) any information provided in a format other than a formal written determination by the designated Zoning Administrator is preliminary in nature and shall not be relied upon for any purpose by the recipient or any other person or entity; (2) any information provided by a City employee is not the equivalent of a title report or a real estate survey; (3) you are responsible for independently researching and verifying the information; (4) a City employee is not authorized to bind the City in any manner, except by formal Zoning Administrator determination; and (5) any error, omission, incorrect information, or false information provided by a City employee shall not give rise to any liability on behalf of the City.

From: Kent Xander [redacted]
Sent: Wednesday, April 15, 2026 3:01 PM
To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

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

Trevor,

Regarding Case No. FS25-1081 (Minor General Plan Amendment and Rezoning): For purposes of submitting opposition letters by adjacent property owners to the City of Surprise, please confirm whether electronic signatures (including DocuSign) satisfy all submission and validity requirements.

Thanks,

Kent A. Xander

Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Kent Xander
Sent: Wednesday, March 25, 2026 7:57 AM
To: 'Trever Fleetham' <Trever.Fleetham@surpriseaz.gov>
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Thanks Trevor.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Sent: Wednesday, March 25, 2026 7:56 AM
To: Kent Xander [redacted]
Cc: [redacted] john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Good Morning,

It has not. This project is still in the staff review process.

Regards,

Trever Fleetham, AICP | Acting Assistant Director
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3156| Main: 623.222.3000

SURPRISE
ARIZONA

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From: Kent Xander [redacted]
Sent: Tuesday, March 24, 2026 12:05 PM
To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Cc: [redacted] john wittrock [redacted]
Subject: Case No. FS25-1081 - Minor GP Amendment and Rezoning

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

Trevor,

I am checking in with you to see if Case No. FS25-1081 - Minor GP Amendment and Rezoning has been scheduled for Planning Commission hearing.

Thank you,

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

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0.1

Docusign Envelope ID: 66C5D7EC-5D95-8384-8366-9A421CB5D05D

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
SEC Happy Valley Road and 157th Avenue, Surprise, AZ 85387
APN # 503-58-975

This document constitutes a Statutory Written Protest pursuant to A.R.S. § 9-462.04 regarding the proposed Rezoning Case No. FS25-1081 identified above.

I am the owner of Real Property located within the statutory protest area of the proposed rezoning. The Real Property identified below, owned by the undersigned, is located within 150 feet of the Rezoning Case FS25-1081 and therefore qualifies to submit a protest pursuant to Arizona law.

Arizona law provides that when owners of twenty percent (20%) or more of the property by area and by number of lots, tracts, or condominium units within the zoning area file a written protest, the proposed zoning change shall not become effective except by the favorable vote of three-fourths (¾) of all members of the governing body of the municipality.

Real Property:

Owner Name: Pensco Trust Company Custodian FBO Kent A. Xander IRA
Property Address: [redacted]

Assessor Parcel Number: [redacted]

Pensco Trust Company Custodian FBO Kent A. Xander IRA

DocuSigned by:
By: Kent A. Xander
96621F7B536143B...
Kent A. Xander, its Authorized Signer

Docusign Envelope ID: 5240A9A1-67DE-8F14-808B-977EF6F595D3

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
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Real Property:

Owner Name: Rolfe Properties, LLC, an Arizona limited company
Property Address: [redacted]

Assessor Parcel Numbers: [redacted]

By: DocuSigned by: Mc Rolfe 841B6E008D0243E...
Nicholas Rolfe, Member

Docusign Envelope ID: E0FDF00F-BAFC-8EF6-839C-92093D67880F

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
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Real Property:

Owner Name: Micah Darrel Rolfe and Marie Childs Rolfe, Trustees, or their successors in trust, under the Rolfe Revocable Living Trust, dated January 28, 2011

Property Address: [redacted]

Assessor Parcel Number: [redacted]

By: Signed by: Micah Rolfe F1568AFC2F284B7... _____
Micah Darrel Rolfe, Trustee

By: Signed by: Marie Rolfe ECAE53D368874C5... _____
Marie Childes Rolfe, Trustee

Docusign Envelope ID: 850B0EDD-28F3-847A-834C-63EB0479D919

April 16, 2026

City of Surprise City Clerk
City of Surprise Planning & Zoning Commission
City of Surprise City Council
16000 N Civic Center Plaza
Surprise, Arizona 85374

Subject: **Rezoning Case No. FS25-1081** - Happy Valley Road Biz-Tech Park
SEC Happy Valley Road and 157th Avenue, Surprise, AZ 85387
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Real Property:

Owner Name: Kent Xander, a married man dealing with his sole and separate property, as to an undivided 50% interest, and Wittrock Land 4, LLC, an Arizona limited liability company, as to an undivided 50% interest

Property Address: [redacted]

Assessor Parcel Numbers:

DocuSigned by:
Kent A. Xander
96621F7B536143B...
Kent A. Xander

WITTROCK LAND 4, LLC, an Arizona limited liability company

By: Taproot, LLC, an Arizona limited liability company, Manager

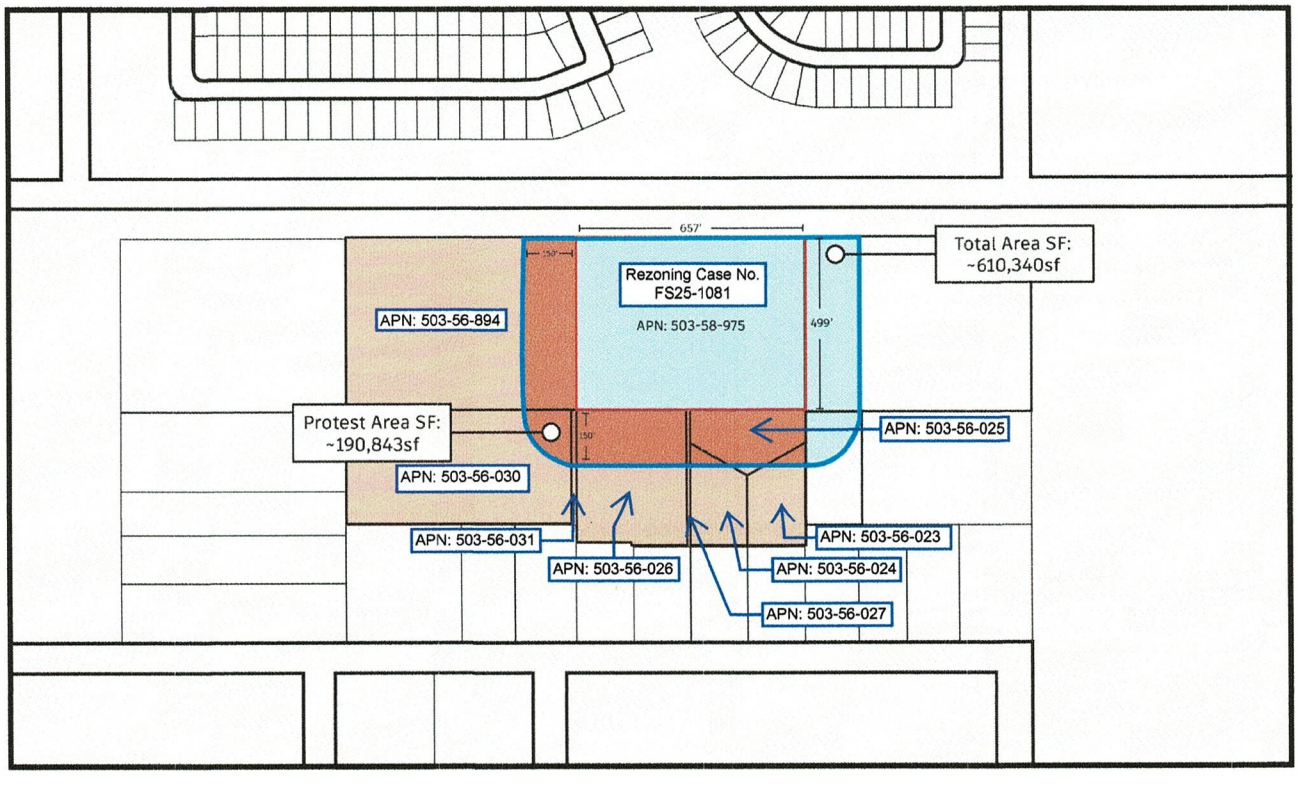
Signed by:
By: John Wittrock
20BFC4A4329F4C8...
John Wittrock, Manager

3/4 VOTE REQUIRED

APN: 503-58-975

LEGEND	
	Zoning Petition Area
	Signed Petitions
	Lots, Tracts and Condominium Units

Parcels Surrounding Potential Rezone	
# of lots in opposition: 8/11 11 (Lots) x .2 = 2.2 lots or tracts needed in petition ~610,340 sf x .2 (minimum area for petition) = ~122,068sf Current Protest Area: ~190,834sf (~31% Opposition)	**3/4 Vote Required**



Christina Sexton

From:	Kent Xander [redacted]
Sent:	Thursday, April 23, 2026 5:49 PM
To:	adam@wmbattorneys.com; Danny Perkinson
Cc:	Trever Fleetham; Christina Sexton; Lloyd Abrams
Subject:	RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning
Attachments:	Letter to Danny Perkinson January 29, 2026.pdf; General Plan Opposition and Consistency Analysis - Case No. FS25-1081 Happy Valley Road Biz-Tech Park.pdf; Rezoning Opposition and Consistency Analysis for Case No. FS25-1081 Happy Valley Road Biz-Tech Park.pdf

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

Adam,

In response to your question below, the following outlines the basis for our opposition.

Bonita Place ownership and I have been actively engaged and concerned regarding the Happy Valley Road Biz-Tech Park (Case No. FS25-1081 General Plan Amendment and Rezoning) since January of this year.

On January 29, 2026, I sent an email to Danny Perkison, the property owner, outlining my concerns and indicating that I was open to discussing the project further—potentially with both ownership and Planning staff—to explore options that could work for both properties and reduce entitlement risk. To date, I have not received any response or follow-up communication from Danny Perkison.

Prior to the neighborhood meeting, I also spoke with you by phone and expressed my concerns regarding the introduction of industrial-type uses adjacent to Bonita Place, which is zoned R-3. During that conversation, you indicated surprise that I would not support industrial uses next to residential development.

I attended the neighborhood meeting on March 4, 2026, at Asante Preparatory Academy, where I again stated my concerns on the record. Specifically, I noted that the proposed use is operationally industrial in nature and not compatible with the Suburban Neighborhood Character Area designation. I also stated that pursuing C-3 zoning in this context effectively introduces industrial-type uses, and that recharacterizing such uses as "employment" or a "Business Tech Park" does not change their underlying land-use impacts or compatibility.

Other than your email below, sent after I submitted the Statutory Written Protest letters to Planning Staff, there has been no follow-up outreach to me to discuss these concerns or explore potential alternatives.

For your reference and in response to your inquiry below, I have attached both the General Plan Opposition and Consistency Analysis and the Rezoning Opposition and Consistency Analysis for Case No. FS25-1081.

Please feel free to contact me if you would like to discuss further.

Thank you,

Kent A. Xander
[redacted]

From: Adam Baugh [redacted]
Sent: Saturday, April 18, 2026 5:27 PM
To: Kent Xander [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Can you provide the reasons for your opposition and legal protest?

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
2121 E. Highland Avenue
Phoenix, AZ 85016
602-230-0600 Main
602-346-4603 Direct

WITHEY MORRIS BAUGH

Best Lawyers BEST LAW FIRMS U.S.News

Check out our podcast: Dirt to Development

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From: Kent Xander [redacted]
Sent: Saturday, April 18, 2026 8:29 AM
To: Adam Baugh [redacted]
Subject: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Adam, I had your wrong email when I sent this to Trevor yesterday.

Kent Xander

From: Kent Xander
Sent: Thursday, January 29, 2026 11:53 AM
To: [redacted]
Subject: SEC HVR and 157th Avenue Zoning Compatibility Considerations – Adjacent Parcel

Danny,

I see that you have submitted a **Neighborhood Concept Plan application** to rezone your 7.5-acre site to **I-1 (Light Industrial)** with the below site plan. My partners and I have had a chance to review the proposal.

I wanted to share a few thoughts as you explore this rezoning. As you know, our property immediately south and west is zoned **R-3** and is planned for residential use, and the surrounding area carries a **residential designation under the City's General Plan**. As a result, we've been reviewing the request through a **long-term General Plan consistency and land-use compatibility** lens.

Our concern isn't with redevelopment generally, but with the **potential land-use conflicts** that can arise when industrial zoning directly abuts high-density residential — particularly related to truck circulation, hours of operation, noise, lighting, and buffering requirements. These issues often become material during entitlement review and can create challenges for both properties over time.

From a planning standpoint, these interface issues are typically best addressed at the **zoning stage**, rather than deferred to site plan or operational review, to ensure consistency with the General Plan's intent for compatible land-use transitions.

There may be **more compatible alternatives** worth discussing — such as **C-2, residential, or employment-oriented zoning concepts with transitional standards** — that could preserve your development flexibility while aligning more cleanly with the surrounding residential framework.

I'd be open to a conversation with you (and potentially with Planning staff) to explore options that work for both sites and help reduce entitlement risk.

Best regards,

Kent A. Xander
[redacted]


BLDG. 1
13,043 SF
CLR HGT 24'
BLDG. 2
BLDG. 3
13,043 SF
CLR HGT 20'
BLDG. 5
21,252 SF
CLR HGT 24'
BLDG. 4
13,043 SF

General Plan Opposition and Consistency Analysis
Happy Valley Road Biz-Tech Park
Case No. FS25-1081
Request: General Plan Amendment

Submitted by:
Kent A. Xander
Owner – Bonita Place (±27 Acres)
Suburban Neighborhood Character Area
Zoned R-3 (Multi-Family Residential)

I. PURPOSE OF THIS STATEMENT

This document is submitted as a formal **Opposition and Consistency Analysis** regarding the proposed General Plan Amendment for the Happy Valley Road Biz-Tech Park - Case No. FS25-1081.

As the owner of approximately 27 acres immediately adjacent to the subject site, designated Suburban Neighborhood Character Area, this statement evaluates the proposed amendment against the **Surprise 2040 General Plan** and demonstrates that the request is inconsistent with the City's adopted land-use framework.

II. THE REQUEST IS PROJECT-DRIVEN, NOT POLICY-DRIVEN

The Surprise 2040 General Plan (see page 7 below) establishes that it serves as the **foundation for land use regulation and development decisions**.

The applicant's request does not demonstrate:

- that the existing Suburban Neighborhood designation was applied in error
- that surrounding land use conditions have materially changed
- that infrastructure assumptions have shifted
- that a broader planning effort supports reclassification

Instead, the amendment is requested to accommodate a specific development concept.

General Plan amendments should reflect **evolving policy conditions**, not facilitate individual development proposals.

III. NEIGHBORHOOD CHARACTER AREA FRAMEWORK

The General Plan uses a **Character Area framework** to guide land use based on intensity, operational impacts, and compatibility.

Neighborhood Character Areas are intended to:

- preserve residential neighborhoods
- protect long-term housing investment
- limit non-residential uses to low-intensity, neighborhood-serving functions
- avoid uses that generate truck traffic, noise, or incompatible operations

Industrial, business park, warehouse, flex, and "light industrial" uses are all **classified as industrial** and remain prohibited regardless of branding or terminology.

Recharacterizing an industrial use as "employment" or Business Tech Park does **not override** the Character Area designation.

IV. CHARACTER AREA COMPATIBILITY – TABLE 4.1

The Surprise 2040 General Plan includes **Table 4.1: Character Area Compatibility**, which provides the City's formal guidance on adjacency relationships.

The subject site is currently Suburban Neighborhood Character Area. The applicant proposes Commercial & Office designation with C-3 Regional Commercial zoning.

Under Table 4.1:

- Regional Commercial uses adjacent to Suburban Neighborhood areas are **discouraged**
- Industrial uses adjacent to Neighborhood Character Areas are **discouraged**

As shown in the compatibility matrix (see page 8 below), the relationship between Suburban Neighborhood and higher-intensity employment or industrial uses is discouraged.

This is not a discretionary interpretation — it is **explicit General Plan guidance**.

Approving the amendment would override the City's own adopted compatibility framework.

V. PROJECT CHARACTERISTICS AND OPERATIONAL REALITY

The proposal introduces buildings with:

- roll-up loading doors
- flexible warehouse-style tenant spaces
- internal circulation designed for service and delivery activity

These characteristics are operationally consistent with **flex-industrial or service-oriented uses**, which commonly generate:

- truck and service vehicle traffic
- loading and unloading activity
- extended operational hours
- higher site intensity

These operational characteristics are fundamentally different from residential or neighborhood-scale commercial uses.

The project layout (see page 9 below) clearly reflects a **multi-building flex-industrial configuration**, **with no landscape buffer adjacent to Bonita Place**, not a traditional office or neighborhood-serving commercial environment.

VI. INCOMPATIBILITY WITH SURROUNDING RESIDENTIAL CONTEXT

The Bonita Place property (±27 acres) and surrounding land remain designated Suburban Neighborhood Character Area.

Introducing employment-scale or industrial-type uses at this location:

- creates a direct edge conflict with residential planning areas
- disrupts neighborhood continuity
- introduces incompatible operational activity

Additionally, the project would introduce commercial and service traffic onto **157th Avenue**, (see page 10 below) which serves as a shared access corridor for residential development.

This creates a direct conflict between:

- residential circulation
- service and delivery traffic

which is inconsistent with sound land-use planning principles.

VII. "VACANT LAND" DOES NOT JUSTIFY RECLASSIFICATION

The applicant references surrounding vacant land as justification for flexibility.

However, vacant land within a Suburban Neighborhood Character Area represents:

- planned residential buildout
- future neighborhood development
- long-term land use commitments

Vacancy does not negate adopted land-use designations.

If vacancy were justification for reclassification, the General Plan framework would be destabilized citywide.

VIII. ARTERIAL LOCATION DOES NOT JUSTIFY INTENSITY ESCALATION

The presence of Happy Valley Road as a major arterial does not automatically justify higher-intensity land uses.

If arterial adjacency alone justified commercial or employment designation, the General Plan map would reflect that condition consistently across the City.

It does not.

The Aerial map (see page 11 below) reflects **intentional planning decisions**, not incidental conditions.

IX. ECONOMIC DEVELOPMENT DOES NOT OVERRIDE COMPATIBILITY

The applicant emphasizes economic development and employment generation.

While these are valid General Plan goals, they must be implemented within **appropriate land-use designations**.

The General Plan provides designated **Employment Character Areas** for these uses.

Economic development objectives do not justify introducing incompatible land uses into residential character areas.

X. FAILURE TO MEET GENERAL PLAN AMENDMENT STANDARD

A General Plan Amendment should only be considered when:

- the existing designation is no longer appropriate
- conditions have materially changed
- a broader planning need exists

None of these conditions have been demonstrated.

The amendment appears to be requested solely to accommodate a specific development proposal.

Approving such a request would weaken the reliability of the City's adopted planning framework.

XI. PRECEDENT AND PLAN INTEGRITY

Approval would establish a precedent that:

- parcel-level amendments can override adopted policy
- residential edges may be incrementally intensified
- project-driven changes take priority over long-term planning

This erodes:

- predictability for property owners
- stability of residential planning areas
- public confidence in the planning process

XII. CONCLUSION

The proposed General Plan Amendment:

- is inconsistent with the Suburban Neighborhood Character Area designation
- conflicts with Table 4.1 compatibility guidance
- introduces operational characteristics incompatible with residential use
- relies on vacancy and arterial proximity rather than policy justification
- fails to meet the standard required for General Plan modification
- establishes a destabilizing precedent

For these reasons, the General Plan Amendment request should be **denied**.

Respectfully submitted,
Kent A. Xander
Bonita Place

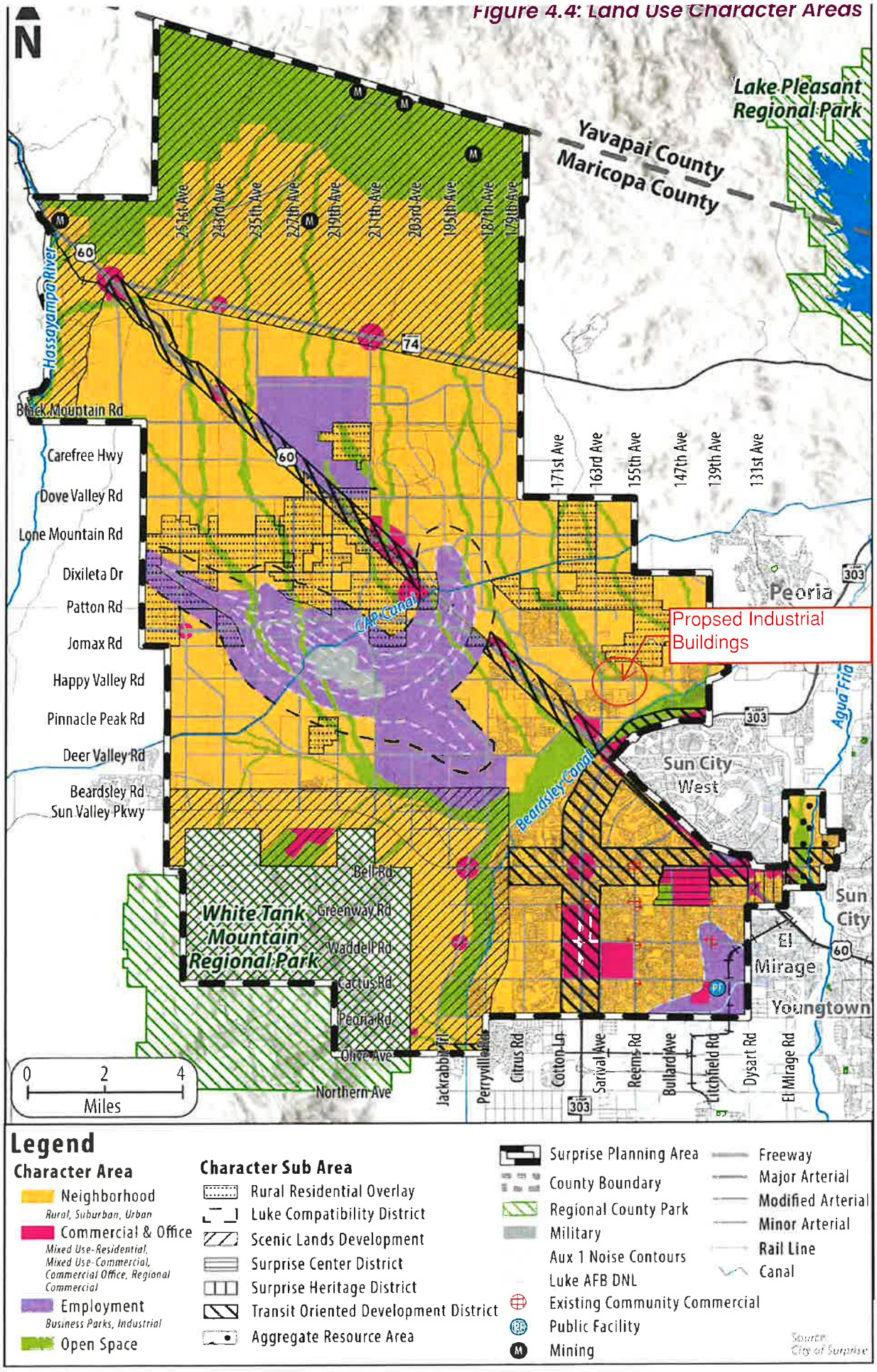


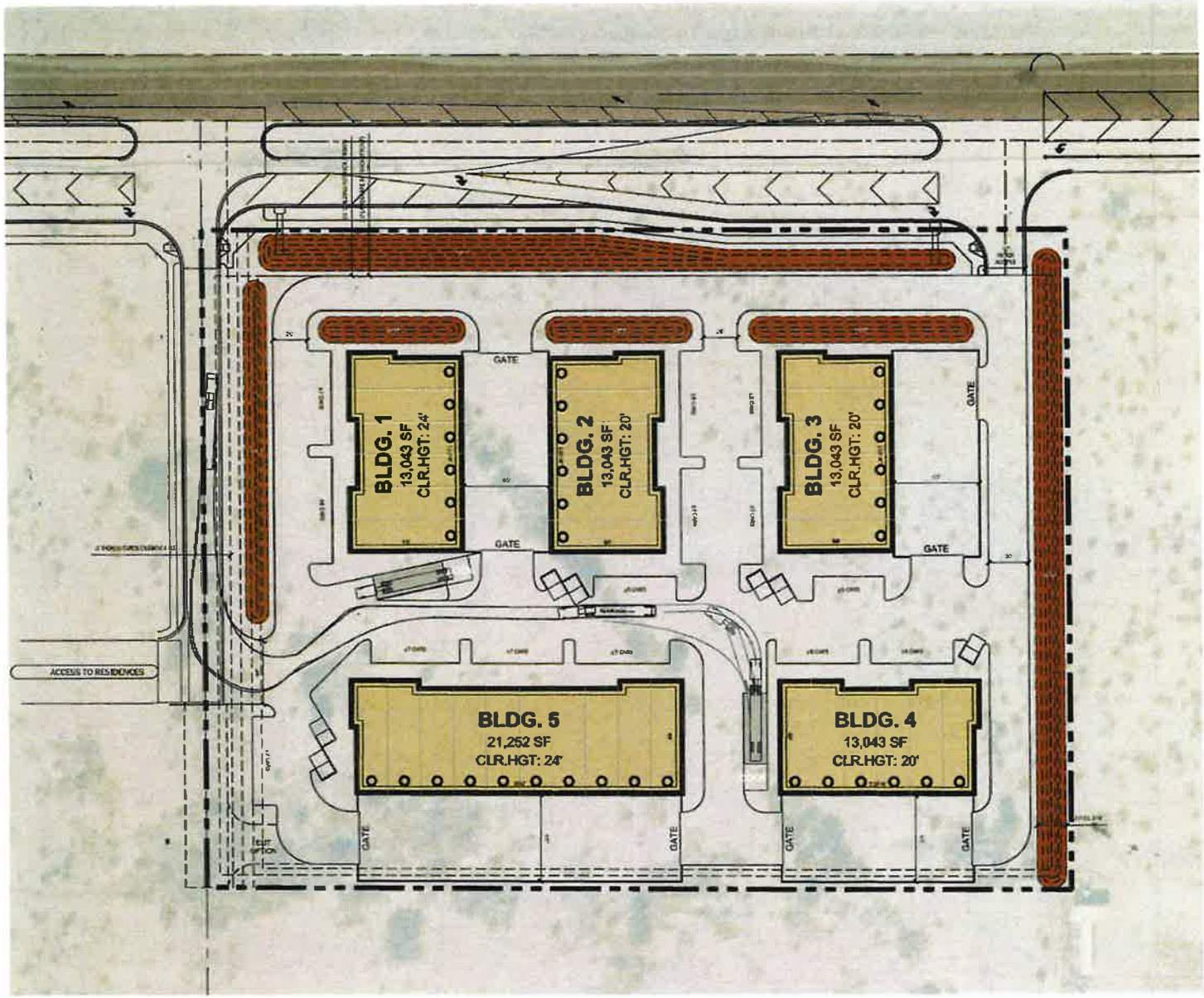
Figure 4.4: Land Use Character Areas
N
Lake Pleasant Regional Park
Yavapai County
Maricopa County
Hassayampa River
Black Mountain Rd
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Dr
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
251st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
179th Ave
171st Ave
163rd Ave
155th Ave
147th Ave
139th Ave
131st Ave
CAP Canal
Beardsley Canal
Agua Fria
Peoria
Propsed Industrial Buildings
Sun City West
Sun City
El Mirage
Youngtown
White Tank Mountain Regional Park
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Rd
Olive Ave
Northern Ave
Jackrabbit Trl
Perryville Rd
Citrus Rd
Cotton Ln
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
Dysart Rd
El Mirage Rd
0 2 4
Miles
Legend
Character Area
Neighborhood
Rural, Suburban, Urban
Commercial & Office
Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial
Employment
Business Parks, Industrial
Open Space
Character Sub Area
Rural Residential Overlay
Luke Compatibility District
Scenic Lands Development
Surprise Center District
Surprise Heritage District
Transit Oriented Development District
Aggregate Resource Area
Surprise Planning Area
County Boundary
Regional County Park
Military
Aux 1 Noise Contours
Luke AFB DNL
Existing Community Commercial
Public Facility
Mining
Freeway
Major Arterial
Modified Arterial
Minor Arterial
Rail Line
Canal
Source: City of Surprise

Table 4.1: Character Area Compatibility

● Encouraged

● Discouraged

Proposed Use			Adjacent Use: Neighborhood Character Area – Dev. Type: Rural	Neighborhood Character Area – Dev. Type: Suburban	Neighborhood Character Area – Dev. Type: Urban	Commercial & Office Character Area – Dev. Type: Mixed Use: Residential	Commercial & Office Character Area – Dev. Type: Mixed Use: Commercial	Commercial & Office Character Area – Dev. Type: Regional Commercial	Commercial & Office Character Area – Dev. Type: Commercial Office	Employment Character Area – Dev. Type: Business Park	Employment Character Area – Dev. Type: Industrial	Open Space Character Area	Community Commercial Development Type	Public Facility Development Type
Neighborhood Character Area	Dev. Type	Rural	●	●	●	●	●	●	●	●	●	●	●	●
		Suburban	●	●	●	●	●	●	●	●	●	●	●	●
		Urban	●	●	●	●	●	●	●	●	●	●	●	●
Commercial & Office Character Area	Dev. Type	Mixed Use: Residential	●	●	●	●	●	●	●	●	●	●	●	●
		Mixed Use: Commercial	●	●	●	●	●	●	●	●	●	●	●	●
		Regional Commercial	●	●	●	●	●	●	●	●	●	●	●	●
		Commercial Office	●	●	●	●	●	●	●	●	●	●	●	●
Employment Character Area	Dev. Type	Business Park	●	●	●	●	●	●	●	●	●	●	●	●
		Industrial	●	●	●	●	●	●	●	●	●	●	●	●
Open Space Character Area			●	●	●	●	●	●	●	●	●	●	●	●
Community Commercial Development Type			●	●	●	●	●	●	●	●	●	●	●	●
Public Facility Development Type			●	●	●	●	●	●	●	●	●	●	●	●

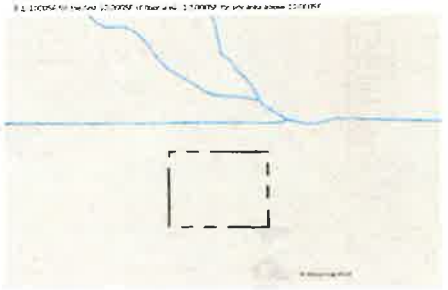


DEVELOPMENT STANDARDS

Zoning		
Jurisdiction		Surprise, AZ
Zoning Designation		I-1
Max Building Coverage		TBD
Max F.A.R		TBD
Max Height		40 FT
Building Setbacks		
	Front	35 FT
	Side	15 FT
	Rear	15 FT
Landscape Setbacks		
	Front	35 FT
	Side	TBD
	Rear	TBD
Parking Standards		
	Min Stall Size	9ft 18
	Drive Aisle	TBD
	Fire Lane	26 FT
Required Parking		
	Office	1/250 SF
	Manufacturing	1/1500 SF
	Warehouse	1/1000 SF

PROJECT DATA		
Site Summary		APN(s): 503-89-715
Gross Site Area	327,858 SF	7.53 AC
Stormwater Management	33,838 SF	@ 10%
Net Site Area	294,018 SF	6.75 AC
Total Building Area(s)	Gross Floor Area	73,424 SF
	Footprint	73,424 SF
Coverage	Gross	22%
	Net	25%
FAR	Gross	0.22
	Net	0.25
Building 1		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	15 Stalls
Cars Provided	@1.15/1,000 SF	15 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Docks	@1/13,043 SF	1
Building 2		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	18 Stalls
Cars Provided	@1.65/1,000 SF	21 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Building 3		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	15 Stalls
Cars Provided	@1.15/1,000 SF	15 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Building 4		
Building Area(s)	Footprint	13,043 SF
Cars Required	@5% Office	15 Stalls
Cars Provided	@1.3/1,000 SF	17 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		6
Docks	@1/13,043 SF	1
Building 5		
Building Area(s)	Footprint	21,552 SF
Cars Required	@5% Office	24 Stalls
Cars Provided	@1.32/1,000 SF	28 Stalls
	Req. Accessible	2 Stalls
Drive-in Doors		10

Notes



This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.	Boundary Source: PDF ALTA SURVEY
	Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

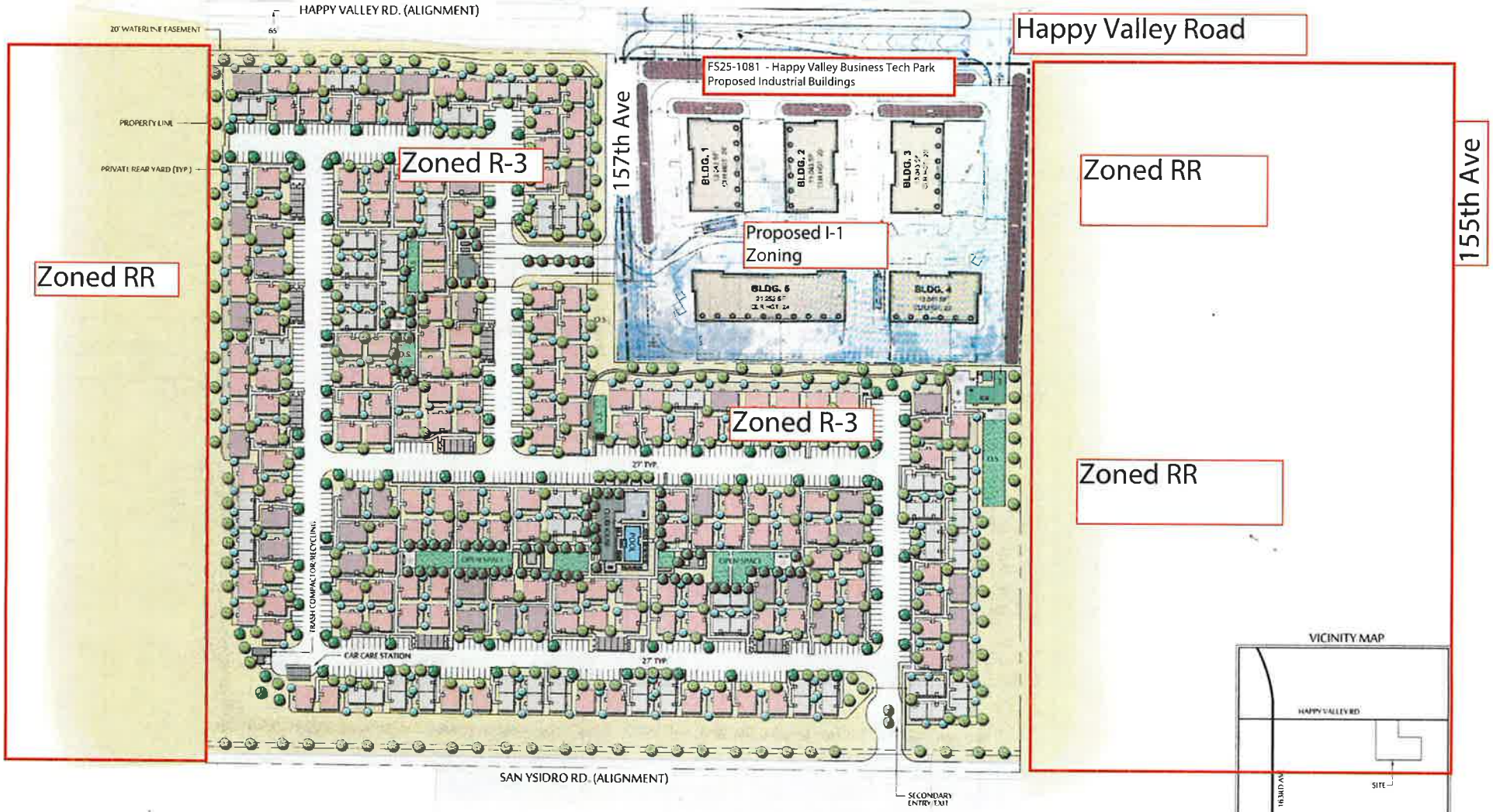
SCHEME: 05

Conceptual Site Plan
Happy Valley Industrial
W Happy Valley Rd, Surprise, AZ 85387

WARE MALCOMB

01

Single-Family on the north side of Happy Valley Road

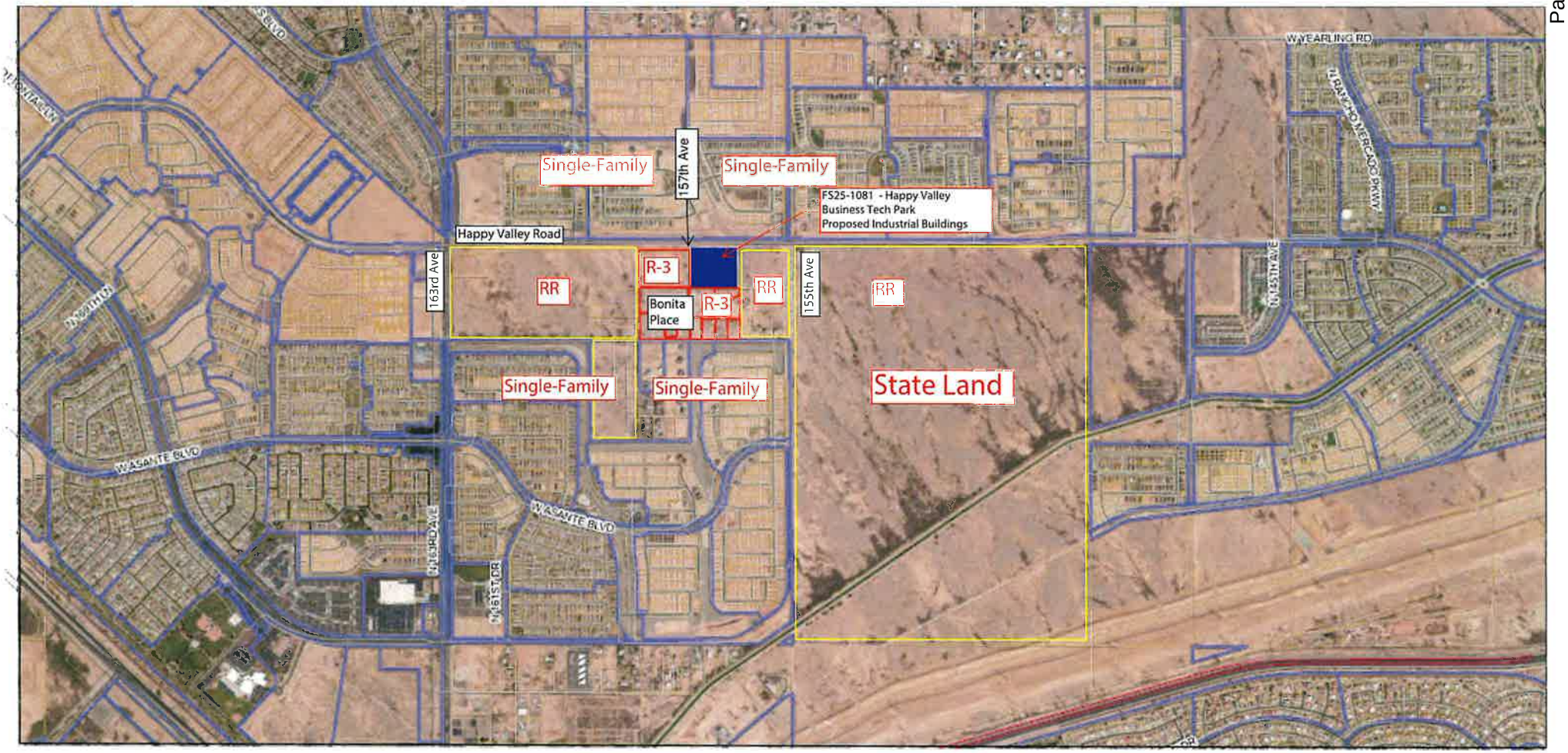


VILLAGE AT BONITA PLACE
CONCEPTUAL LAND PLAN

NEC OF SAN YSIDRO RD. AND 158TH AVE. (ALIGNMENTS) - SURPRISE, AZ

MAY 9, 2024

Map of Bonita Place and Adjacent Land Zoning in relation to Happy Valley Business Tech Park Proposed Industrial Buildings



February 10, 2026

Rezone Opposition and Consistency Analysis
Happy Valley Road Biz-Tech Park
Case No. FS25-1081
Request: Rezoning from Rural Residential (RR) to C-3 (Regional Commercial)

Submitted by:
Kent A. Xander
Owner – Bonita Place (±27 Acres)
Suburban Neighborhood Character Area
Zoned R-3 (Multi-Family Residential)

I. PURPOSE OF THIS STATEMENT

This document is submitted as a formal **Opposition and Consistency Analysis** regarding the proposed rezoning of approximately 7.5 acres from Rural Residential (RR) to C-3 (Regional Commercial) for the Happy Valley Road Biz-Tech Park.

As the owner of approximately 27 acres immediately adjacent to the subject site, designated Suburban Neighborhood Character Area and zoned R-3, this statement evaluates the requested zoning and demonstrates that the proposed **C-3 zoning** is incompatible with the surrounding residential planning framework.

II. C-3 ZONING REPRESENTS REGIONAL-LEVEL INTENSITY

The requested C-3 (Regional Commercial) zoning district is among the most permissive commercial designations within the City and is intended to accommodate regional-serving uses.

C-3 zoning allows for:

- broad retail and commercial service uses
- office and service-oriented commercial activity
- contractor and equipment-related uses
- industrial uses and accessory outdoor storage
- a wide range of operational flexibility

These uses are inherently higher in intensity than residential or neighborhood-scale commercial uses.

The requested zoning represents a **regional-level entitlement** that is not consistent with the surrounding residential context and is not intended as a transitional zoning district.

III. ZONING ENTITLEMENTS ARE NOT LIMITED BY THE CONCEPT PLAN

The applicant presents a conceptual site plan consisting of:

- multiple flex-style buildings
- approximately 45,000 square feet of development
- parking and internal circulation
- building heights up to 45 feet

While the narrative emphasizes design features and compatibility, the conceptual site plan is **illustrative only and not binding**.

Approval of C-3 zoning establishes:

- the full range of permitted uses within the district
- the maximum operational intensity allowed by code
- long-term entitlement rights that run with the land

Future tenants, uses, and operational characteristics may differ substantially from the conceptual plan presented.

Compatibility cannot be evaluated based solely on a preliminary development concept.

IV. INCOMPATIBILITY WITH ADJACENT RESIDENTIAL LAND USES

The Bonita Place property (±27 acres) to the west and south is:

• designated Suburban Neighborhood Character Area
• zoned R-3 (Multi-Family Residential)
• planned for residential development

C-3 zoning introduces uses that may include:

• higher traffic volumes
• service and delivery vehicle activity
• extended hours of operation
• increased lighting and signage
• higher parking intensity

These operational characteristics are not consistent with residential land-use patterns and create a direct compatibility conflict at the neighborhood edge.

Landscaping and buffering do not resolve differences in **use intensity and operational activity**.

V. TRAFFIC AND CIRCULATION IMPACTS

The applicant indicates that access will be provided via Happy Valley Road with internal circulation.

However, C-3 zoning allows uses that generate significantly higher traffic volumes than Rural Residential or neighborhood-scale zoning.

Potential impacts include:

• increased turning movements at the intersection
• higher peak-hour traffic volumes
• service and delivery vehicle circulation
• potential spillover impacts to adjacent residential access points

The long-term traffic impacts are determined by the **zoning district**, not the initial tenant mix.

VI. INCONSISTENT WITH SURROUNDING ZONING PATTERN

The surrounding zoning context includes:

- PAD zoning to the north
- R-3 PUD to the south and west
- Rural Residential (RR) to the east

There is no existing C-3 zoning directly adjacent to the Bonita Place property.

The proposed rezoning would create:

- a zoning island of regional commercial intensity
- a direct interface between C-3 and residential zoning

Appropriate land-use transitions typically follow a progression:

Residential → Neighborhood Commercial → Office → Regional Commercial

The proposed rezoning bypasses transitional zoning and introduces a **step-change in intensity**.

VII. FLEXIBILITY INCREASES LONG-TERM UNCERTAINTY

The applicant emphasizes flexibility in tenant use and future adaptability.

Within a C-3 zoning district, flexibility results in:

- broader permitted uses
- increased operational variability
- reduced predictability for adjacent properties

While flexibility benefits the property owner, it introduces **long-term uncertainty** for adjacent residential land uses.

Zoning decisions must prioritize compatibility and predictability, not solely market adaptability.

VIII. ECONOMIC BENEFITS DO NOT ESTABLISH ZONING COMPATIBILITY

The applicant asserts that the project will:

- support economic growth
- provide employment opportunities
- enhance local business activity

While economic development is an important objective, it is not a substitute for proper land-use planning.

Zoning decisions must be based on:

- compatibility with surrounding uses
- appropriate intensity of development
- consistency with adopted planning policy

The City has designated areas specifically intended for regional commercial development.

Economic potential does not justify introducing C-3 zoning at a residential interface.

IX. PRECEDENT AND LONG-TERM PLANNING IMPACTS

Approval of the requested rezoning would establish precedent that:

- residential-edge parcels may be escalated to regional commercial intensity
- conceptual site plans may be used to justify broader zoning entitlements
- long-term zoning compatibility standards may be relaxed

This erodes:

- predictability for property owners
- stability of residential planning areas
- integrity of the City's zoning framework

X. CONCLUSION

The requested rezoning to C-3:

- introduces regional commercial intensity adjacent to residential land
- relies on a conceptual plan that does not limit zoning entitlements
- bypasses appropriate transitional zoning
- creates long-term uncertainty for adjacent residential development
- establishes a precedent inconsistent with sound planning practice

For these reasons, the proposed rezoning should be **denied**.

Respectfully submitted,
Kent A. Xander
Bonita Place

Christina Sexton

From: Kent Xander [redacted]
Sent: Tuesday, May 5, 2026 12:38 PM
To: Adam Baugh; Danny Perkinson; Brad Gorman
Cc: Trever Fleetham; Christina Sexton; Lloyd Abrams; john wittrock
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Importance: High

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

Adam, Danny, and Brad,

Thank you again for taking the time to meet.

As discussed, Bonita Place ownership is not able to support the proposed C-3 zoning given the level of intensity and long-term flexibility it introduces adjacent to Bonita Place, including the potential for uses that are inconsistent or incompatible with the surrounding residential development.

During our conversation, Bonita Place ownership indicated a willingness to support a C-2 zoning framework, provided the project meaningfully addressed edge compatibility—specifically that no roll-up or garage doors face Bonita Place to the west and south.

Under General Plan Table 4.1, C-2 zoning aligns with a Commercial & Office Character Area designation, which is generally intended to provide compatibility with adjacent Suburban Neighborhood areas. Based on the current site design, which orients roll-up doors and loading activity toward Bonita Place, Bonita Place ownership does not believe the project achieves that level of compatibility or that the City can make the required General Plan compatibility findings for approval.

The current layout continues to orient roll-up doors and associated loading activity directly toward Bonita Place. This raises a fundamental compatibility concern, as the Land Development Ordinance requires effective screening of loading and service areas adjacent to residential uses. While screening elements may reduce visibility, they do not fully address the visual and operational impacts created by this orientation.

A practical alternative was suggested by reorienting the two southern buildings so that their fronts face Bonita Place, thereby internalizing service and loading functions and reducing direct impacts to the residential edge. This remains a reasonable and achievable solution that would better align the project with both the intent of the code and the General Plan.

Since that approach was not acceptable, and the project as currently configured continues to present the same concerns, Bonita Place ownership is not in a position to support C-2 zoning.

If there is a revised plan that materially addresses these issues—particularly by internalizing loading and service functions—Bonita Place ownership would be open to reviewing it and reconsidering its position.

Thank you again for the discussion.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Adam Baugh [redacted]
Sent: Tuesday, April 28, 2026 10:07 AM
To: Kent Xander [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Are you available to meet Monday May 4? I'm wide open until 4 pm.

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
[redacted]





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From: Kent Xander [redacted]
Sent: Monday, April 27, 2026 11:52 AM
To: Adam Baugh [redacted]; Danny Perkinson [redacted]

Cc: trever.fleetham@surpriseaz.gov; Christina Sexton <christina.sexton@surpriseaz.gov>; lloyd.abrams@surpriseaz.gov
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Yes.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Adam Baugh [redacted]
Sent: Monday, April 27, 2026 11:35 AM
To: Kent Xander [redacted]; Danny Perkinson [redacted]
Cc: trever.fleetham@surpriseaz.gov; Christina Sexton <christina.sexton@surpriseaz.gov>; lloyd.abrams@surpriseaz.gov
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Thanks for the email Kent. I understand you are concerned with industrial uses next to your property. Would you be open to meeting me at my office?

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
[redacted]

WITHEY MORRIS BAUGH

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DIRT TO DEVELOPMENT

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From: Kent Xander [redacted]
Sent: Thursday, April 23, 2026 5:49 PM
To: Adam Baugh [redacted]; Danny Perkinson [redacted]
Cc: trever.fleetham@surpriseaz.gov; Christina Sexton <christina.sexton@surpriseaz.gov>; lloyd.abrams@surpriseaz.gov
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Adam,

In response to your question below, the following outlines the basis for our opposition.

Bonita Place ownership and I have been actively engaged and concerned regarding the Happy Valley Road Biz-Tech Park (Case No. FS25-1081 General Plan Amendment and Rezoning) since January of this year.

On January 29, 2026, I sent an email to Danny Perkison, the property owner, outlining my concerns and indicating that I was open to discussing the project further—potentially with both ownership and Planning staff—to explore options that could work for both properties and reduce entitlement risk. To date, I have not received any response or follow-up communication from Danny Perkison.

Prior to the neighborhood meeting, I also spoke with you by phone and expressed my concerns regarding the introduction of industrial-type uses adjacent to Bonita Place, which is zoned R-3. During that conversation, you indicated surprise that I would not support industrial uses next to residential development.

I attended the neighborhood meeting on March 4, 2026, at Asante Preparatory Academy, where I again stated my concerns on the record. Specifically, I noted that the proposed use is operationally industrial in nature and not compatible with the Suburban Neighborhood Character Area designation. I also stated that pursuing C-3 zoning in this context effectively introduces industrial-type uses, and that recharacterizing such uses as "employment" or a "Business Tech Park" does not change their underlying land-use impacts or compatibility.

Other than your email below, sent after I submitted the Statutory Written Protest letters to Planning Staff, there has been no follow-up outreach to me to discuss these concerns or explore potential alternatives.

For your reference and in response to your inquiry below, I have attached both the General Plan Opposition and Consistency Analysis and the Rezoning Opposition and Consistency Analysis for Case No. FS25-1081.

Please feel free to contact me if you would like to discuss further.

Thank you,

Kent A. Xander
[redacted]

From: Adam Baugh [redacted]
Sent: Saturday, April 18, 2026 5:27 PM
To: Kent Xander [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Can you provide the reasons for your opposition and legal protest?

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
[redacted]

WITHEY MORRIS BAUGH

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From: Kent Xander [redacted]
Sent: Saturday, April 18, 2026 8:29 AM
To: Adam Baugh [redacted]
Subject: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Adam, I had your wrong email when I sent this to Trevor yesterday.

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Kent Xander
Sent: Friday, April 17, 2026 4:44 PM
To: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Cc: Christina Sexton <Christina.Sexton@surpriseaz.gov>; Danny Perkinson [redacted]
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Trevor/City of Surprise Planning & Development Services,

Please accept this email correspondence as the formal submittal of **Statutory Written Protest letters** for **Case No. FS25-1081 (Minor General Plan Amendment and Rezoning)**, submitted pursuant to Arizona Revised Statutes § 9-462.04.

Attached for inclusion in the official record are:

- **4** Individually executed protest letters from adjacent property owners
- Protest area/buffer map identifying the subject site and surrounding APN parcels with calculation summary (area and tract totals)

The protesting property owners are located within the applicable protest area and have submitted written objections in accordance with Arizona law. Based on the attached materials, the statutory threshold is met, and the proposed rezoning is therefore subject to the required **three-fourths (¾) vote** of the governing body.

Please confirm receipt of this submittal and that all materials will be included in the case file and staff report.

If there are any questions regarding the attachments or ownership documentation, please advise promptly.

Thank you,

Kent A. Xander
Designated Broker
KAX Group, LLC
Owner of Land
[redacted]

From: Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Sent: Thursday, April 16, 2026 8:57 AM
To: Kent Xander <[redacted]
Cc: [redacted]; john wittrock [redacted]; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Case No. FS25-1081 - Minor GP Amendment and Rezoning

Kent,

Whatever format you provide us we will include in the case file and the eventual packets that go to Commission and Council.

Regards,

Trever Fleetham, AICP | Acting Assistant Director
City of Surprise|Community Development
16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3156| Main: 623.222.3000

July 30, 2026

City of Surprise Planning & Development Services
16000 N Civic Center Plaza
Surprise, Arizona 85374

Attn: Trevor

Re: Case No. FS25-1081 - Happy Valley Road Biz-Tech Park (Minor General Plan Amendment and Rezoning) - Clarification of Scope of Statutory Written Protest and Revocation/Withdrawal

This memorandum is submitted to clarify the scope of the four Statutory Written Protest letters dated April 16, 2026, submitted in connection with Case No. FS25-1081, and the subsequent signed revocation and withdrawal of those protests.

The protest letters identify the case as a "Rezoning" and cite A.R.S. § 9-462.04, which is the statutory mechanism specific to zoning ordinance protests and the three-fourths vote threshold. That citation reflects the statutory basis for the protest right itself; it was not intended to limit the scope of the underlying protests, or the subsequent revocation and withdrawal, to the rezoning component of Case No. FS25-1081. Both the original protests and the revocation and withdrawal are intended to apply to Case No. FS25-1081 in its entirety, including the Minor General Plan Amendment and the Rezoning.

This memorandum is submitted on behalf of the property owners identified in the four protest letters, as follows:

- Pensco Trust Company Custodian FBO Kent A. Xander IRA [redacted]
- Rolfe Properties, LLC – [redacted]
- Micah Darrel Rolfe and Marie Childs Rolfe, Trustees, Rolfe Revocable Living Trust [redacted]
- Kent Xander and Wittrock Land 4, LLC – [redacted]

Please include this memorandum in the case file and staff report for Case No. FS25-1081, alongside the original protest letters and the executed revocation and withdrawal, so that the record reflects that both filings pertain to the full scope of the case.

Sincerely,

Kent A. Xander
On behalf of the property owners listed above

FS25-1081

Happy Valley Road Biz-Tech Park

Minor General Plan Amendment and Rezone

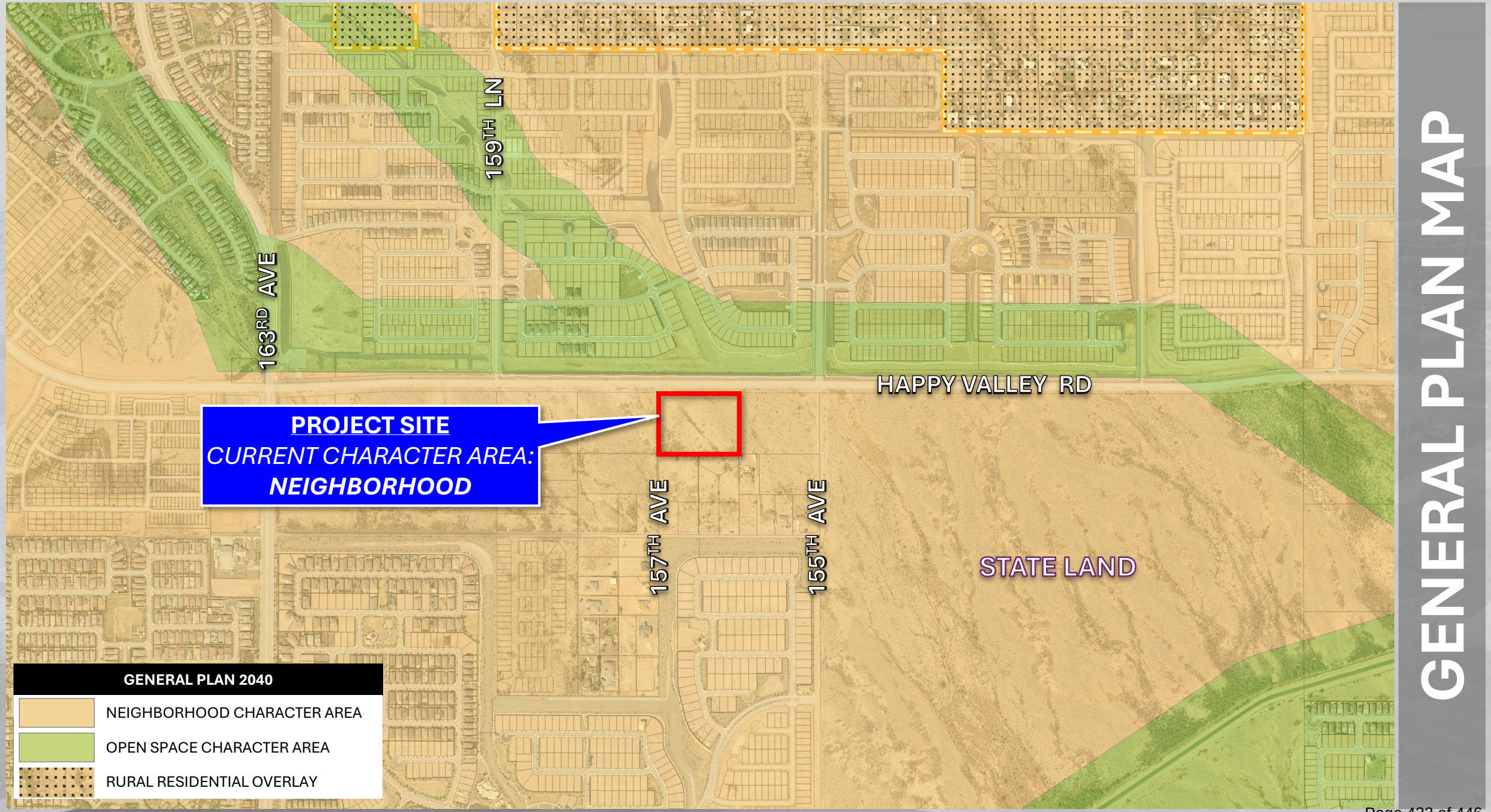
Planning & Zoning Commission

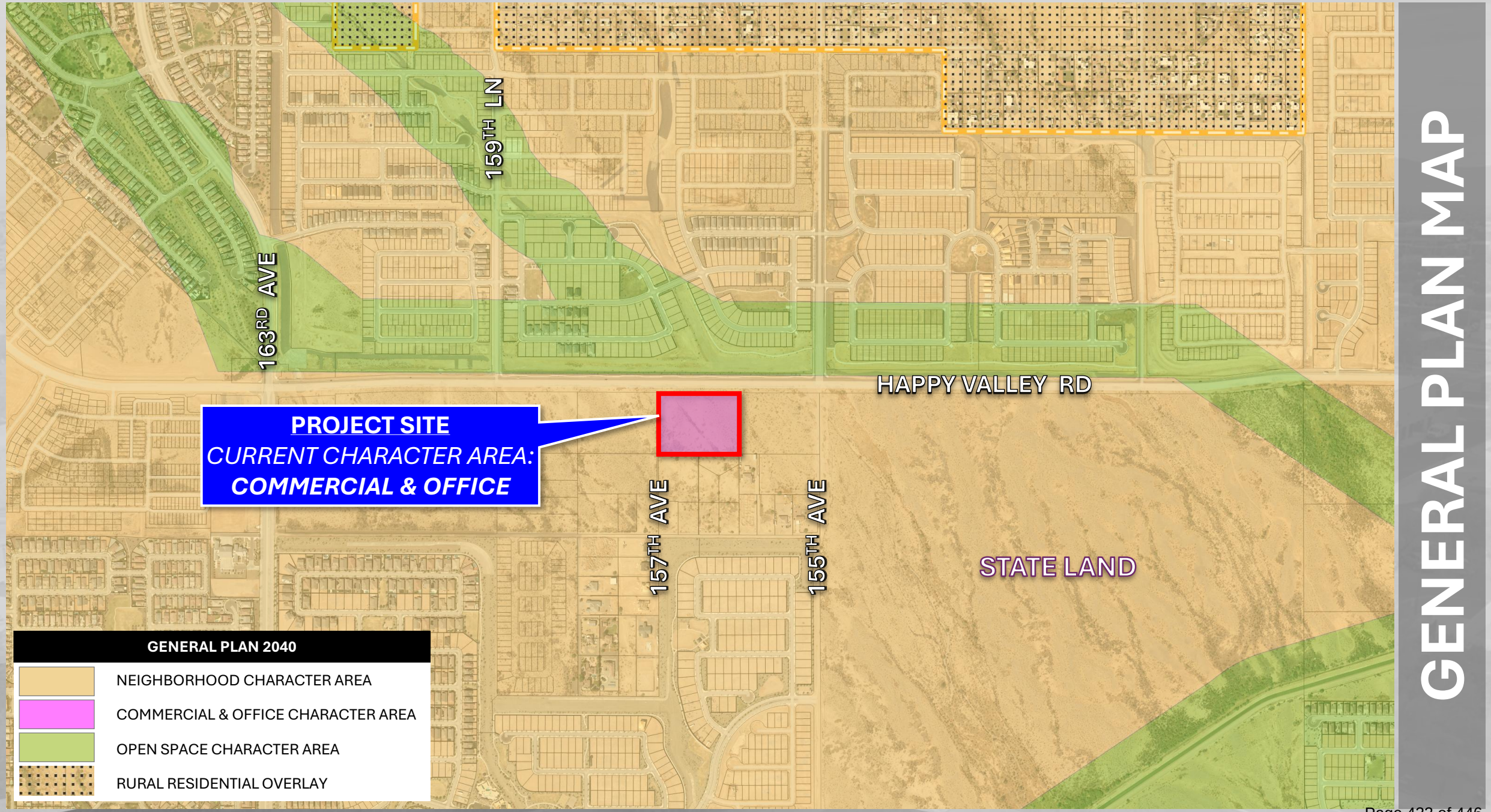
August 20, 2026

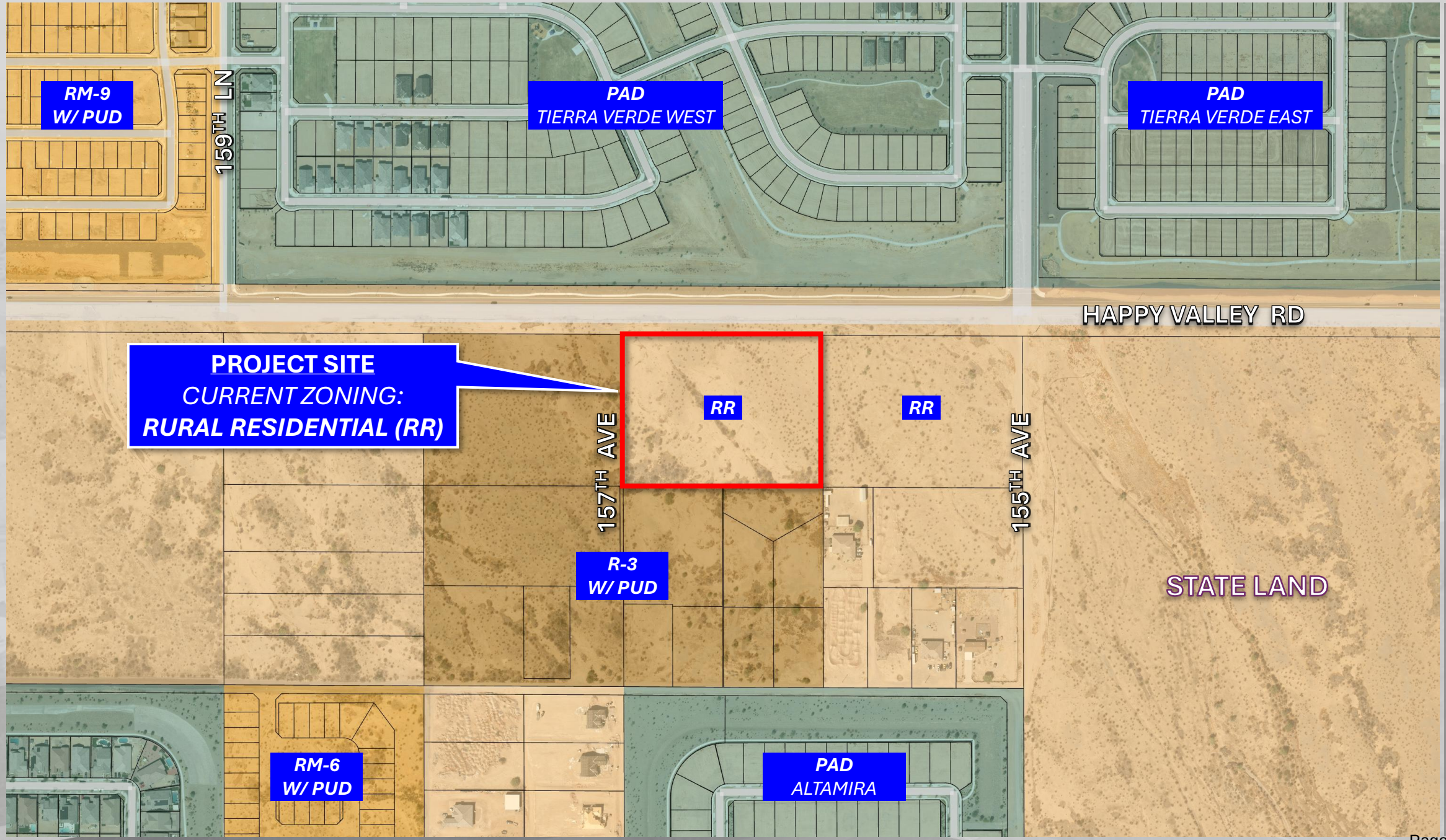
SURPRISE
ARIZONA



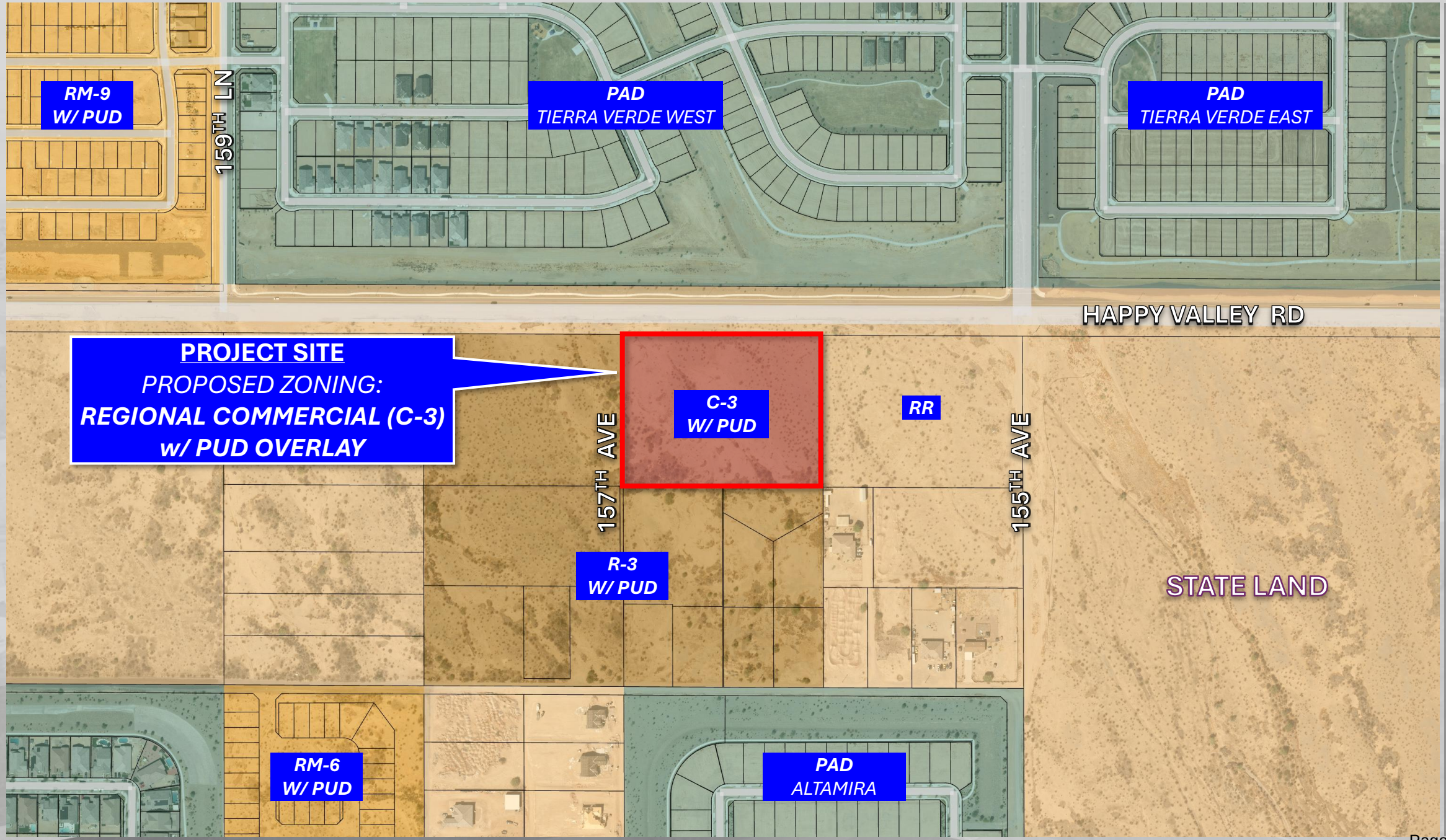
FS25-1081 VICINITY MAP


GENERAL PLAN MAP
PROJECT SITE
CURRENT CHARACTER AREA:
NEIGHBORHOOD
HAPPY VALLEY RD
163RD AVE
159TH LN
157TH AVE
155TH AVE
STATE LAND
GENERAL PLAN 2040
NEIGHBORHOOD CHARACTER AREA
OPEN SPACE CHARACTER AREA
RURAL RESIDENTIAL OVERLAY


GENERAL PLAN MAP
PROJECT SITE
CURRENT CHARACTER AREA:
COMMERCIAL & OFFICE
HAPPY VALLEY RD
163RD AVE
159TH LN
157TH AVE
155TH AVE
STATE LAND
GENERAL PLAN 2040
NEIGHBORHOOD CHARACTER AREA
COMMERCIAL & OFFICE CHARACTER AREA
OPEN SPACE CHARACTER AREA
RURAL RESIDENTIAL OVERLAY



FS25-1081 ZONING MAP



FS25-1081 ZONING MAP

Evaluation Criteria

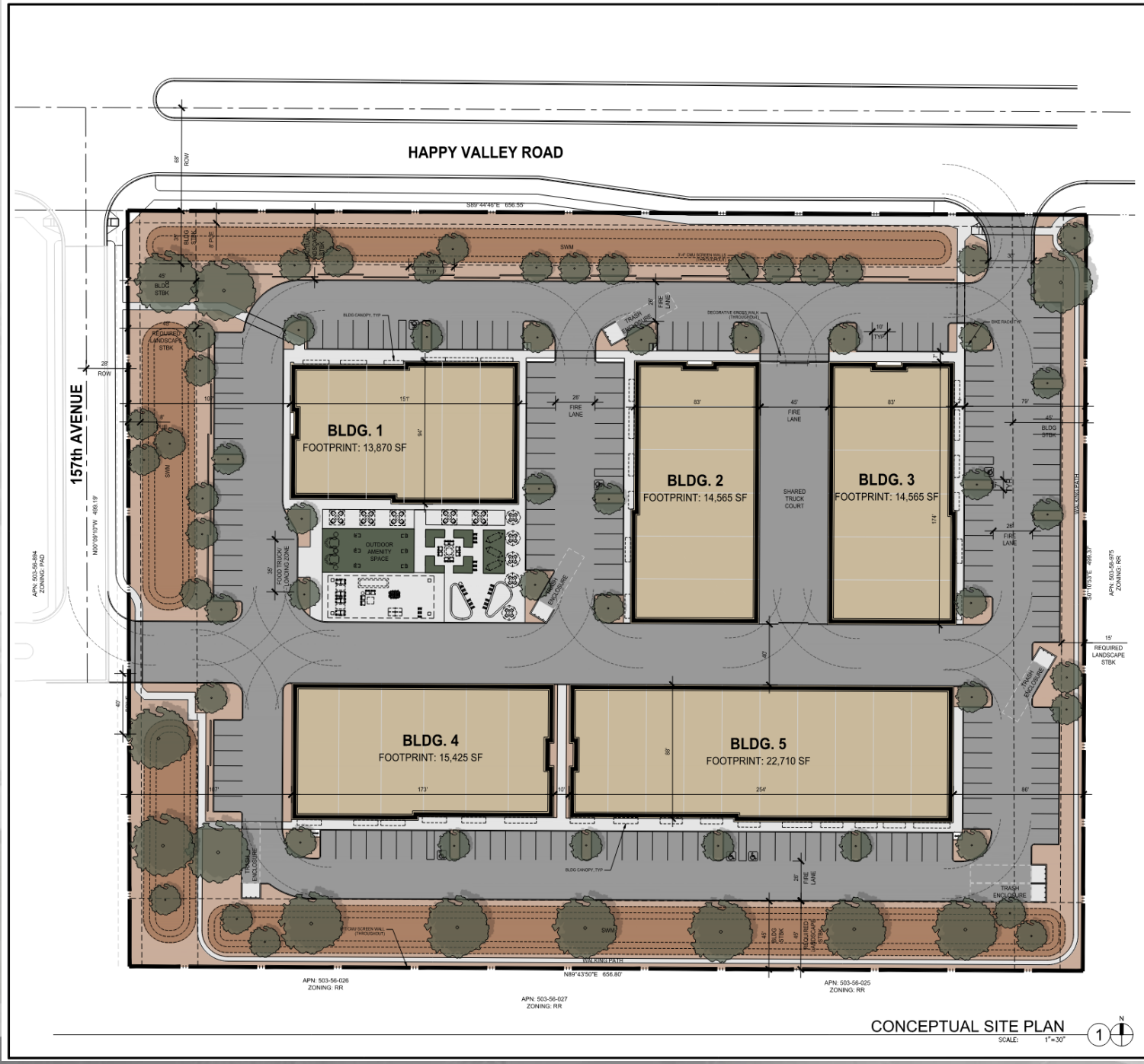
- Goal 4.2
  - Maintain a well managed community form
- Goal 4.2
  - Be a home for everyone
- Goal 8.1
  - Elevate tourism through attractions

C-3 DEVELOPMENT STANDARDS

Table 106-6a – Regional Commercial (C-3) Zoning District		
	Current LDO	Proposed PUD standards
	C-3	PUD standards
Min. lot Area (sf)	90,000[1]	90,000[1]
Min. setback to arterial (ft)	35[5,6]	35[5,6]
Min. setback to collector and low ROW (ft)	20[5,6]	20[5,6]
Min. setback adjacent to residential zoning (ft)	45[5,6]	15[5,6]
Min. setback to adjacent nonresidential zoning (ft)	15[5,6]	15
Max. bldg. height (sf)	30	30
Max. size per use/tenant (sf)[3]	No limit	No limit
Max. size per commerce center (ac)[4]	No limit	No limit

Notes:

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



CONCEPTUAL SITE PLAN

SCALE: 1"=30'

DEVELOPMENT STANDARDS

Zoning

Jurisdiction		Surprise, AZ
APN		503-58-975
Current Zoning		RR
Proposed Zoning		C-3 (REGIONAL COMMERCIAL)
Max Building Height		45 FT
Lot Coverage		N/A
Open Space		N/A
Building Setbacks		
Front	(Arterial ROW)	35 FT
	(Collector & Local ROW)	20 FT
Side	(Non-Residential)	15 FT
	(Residential)	45 FT
Rear	(Non-Residential)	15 FT
	(Residential)	45 FT
Landscape Setbacks		
Front		15 FT
Side		10 FT [1]
Rear		10 FT
Parking Standards		
Min Stall Size		10' x 19'
Drive Aisle		25 FT
Fire Lane		26 FT
Parking Minimums [2]		
Commercial		1/500 SF

PROJECT DATA

Site Summary

Gross Site Area	374,590 SF	8.60 AC
Stormwater Management	23,660 SF	@ 6%
Net Site Area	327,771 SF	7.52 AC
Total Building Area(s)	GFA	81,135 SF
Onsite Landscape Area	129,711 SF	@ 35%
ROW Landscape Area	7,609 SF	@ 2%
Total Landscape Area	137,320 SF	@ 37%

Building Areas - Parking

Buildings	S.F.	Parking
Building 1	13,870 SF	28 Stalls
Building 2	14,565 SF	29 Stalls
Building 3	14,565 SF	29 Stalls
Building 4	15,425 SF	31 Stalls
Building 5	22,710 SF	45 Stalls
Gross Floor Area	81,135 SF	162 Stalls

Parking Data

Stalls Required	81135 / 500 =	162 Stalls
Standard Provided		157 Stalls
Standard Accessible Provided		5 Stalls
Van Accessible Provided [3]		1 Stalls
Total Stalls Provided		163 Stalls
Bicycle Parking Provided [4]		10 Stalls

Notes

1 *Only applies when adjacent to a Residential Zone boundary. No minimum otherwise.*

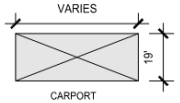
2 *Per code section Table 107-4b.*

LEGEND

N.T.S.

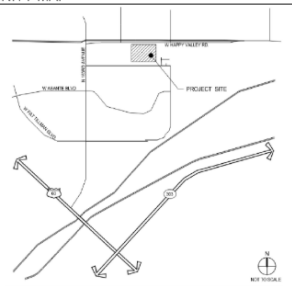


FIRE TRUCK TURNING RADII



CARPORT

VICINITY MAP



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WARE MALCOMB
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Phoenix, Arizona 85016
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NOT FOR CONSTRUCTION OR RECORDING

HAPPY VALLEY BiZ-TECH PARK

NEAR N 164TH RD & W HAPPY VALLEY RD
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

REMARKS	DATE
CONCEPT REVIEW	8.27.2025
CONCEPT REVIEW	11.4.2025

PA / PM:	MR
DRAWN BY:	CA/AA
JOB NO.:	PHX25-0067-00

SHEET
A1.0

CONCEPTUAL SITE PLAN

PROPOSED RENDERS





PROPOSED RENDERS





PROPOSED RENDERS







Outreach

- **Citizen Participation Meeting - 1st**
  - March 4, 2026
  - Asante Preparatory Academy
  - 4 attendees
  - **Questions/Concerns**
    - Transportation and proposed uses

- **Citizen Participation Meeting – 2nd**
  - June 22, 2026
  - Asante Preparatory Academy
  - 2 attendees
  - **Questions/Concerns**
    - Traffic infrastructure, process, land use designations, project amenities

Minor General Plan Amendment

Possible Motions

I move to recommend approval of the Minor General Plan Amendment for Happy Valley Road Biz-Tech Park, Case FS25-1081.

I move to recommend denial of the Minor General Plan Amendment for Happy Valley Biz-Tech Park, Case FS25-1081, because insert reason.

Rezone

If the Commission wishes to recommend approval of the proposed Rezone, Case FS25-1081, 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 “Happy Valley Road Biz-Tech Park”, prepared by Withey, Morris, Baugh, PLC, and received June 29, 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.