



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, December 19, 2019 @ 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:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the December 5, 2019 Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 6 | Consideration and action pertaining to the rezoning of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development ("PAD") on the northwestern corner of Dysart Road and Sweetwater Avenue from 'PAD-I1' and 'PAD-CC' to 'PAD-C2-C3-I1.' | Hobart Wingard
Community
Development |
| 3. | District 1 | Consideration and action pertaining to the rezoning of 461.1 acres of property, located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development ("PAD") into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue. | Hobart Wingard
Community
Development |
| 4. | District 6 | Consideration and action regarding a Rezone from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road (5.7 acres approx.). | Shirley Phan
Community
Development |

- | | | | |
|----|------------|--|--|
| 5. | District 3 | Consideration and action pertaining to approval of a Comprehensive Sign Program for Sterling Grove. Planning case # FS19-648 | Robert Kuhfuss
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--|
| 6. | Citywide | Overview and discussion regarding development requirements for single-family residential development per the Surprise Unified Development Code | None

Robert Kuhfuss
Community
Development |
|----|----------|--|--|

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, December 12, 2019 @ 11:20 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 19, 2019 Contact Person: Nichole Flores
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to review and approve or disapprove the December 5, 2019 Planning and Zoning Commission Minutes.

Motion:

I move to approve the December 5, 2019, Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-05-19 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 5, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 5, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Gisele Norberg, Commissioner Dennis Smith, Commissioner Scott Krous and Commissioner Mitchell Rosenbaum and Commissioner Ken Chapman.

STAFF PRESENT:

Robert Wingo, City Attorney; Chris Boyd, Acting Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Donna Miller, Parks and Recreation Director and Commission Secretary, Nichole Flores.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd shared there will be no meeting for the January 2, 2020, as there are no agenda items.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the November 7, 2019, Planning and Zoning Commission Minutes.

Vice-Chair Bash made a motion to approve the November 21, 2019, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding a Zone Change from Greer Ranch Community Commercial (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads.

Hobart Wingard, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Shelly Stoddart, resident, traffic concerns

Debbie Bacon, resident, property values

Joanne Mogis, resident, property will be blight and there are other similar developments and too much growth.

Stephen Launi, resident, goes against the PAD.

Patricia Brandt, resident, traffic concerns

Nick Bacon, resident, property values

Patty Launi, resident, over populating schools

Hearing no further comments, Chair Keating closed the call to the public.

The Commission discussed the following:

- Transportation concerns
- School district support
- Future road development
- Traffic access
- Demographic type
- Crime
- Home values
- Max number of occupants
- Nuisance protocol
- Future sales to investors

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council a Zone Change from Greer Ranch PAD Community Commercial (C2-PAD) to Greer Ranch PAD Medium Density Residential (RM-12-PAD) for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads subject to stipulations “A” through “B” as stated in the staff report. Commissioner Norberg seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change from Mesquite Mountain Ranch Planned Area Development (“PAD”) Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development (“PUD”) Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).

Hobart Wingard, Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- 30/30 Rule
- Proposed school site

Chair Keating made a motion to recommend approval to the Mayor and City Council a Zone Change from Mesquite Mountain Ranch PAD Low Density Residential (RL-5- PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5- PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD) subject to stipulations “A” through “B” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to approval of a Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD

Hobart Wingard, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Drive-thru traffic
- Traffic flow
- Traffic signs

Commissioner Norberg made a motion to approve the Conditional Use Permit for Lot Two (2) at Gateway at Surprise Farms, generally located on the southwest corner of Bell Road and State Route 303 within the Surprise Farms PAD as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 5 – Citywide – Discussion regarding Community Pools in Medium Density Zoning.

Robert Kuhfuss, Current Planning Supervisor, presented item 5 to the Commission.

The Commission discussed the following:

- Average increase cost to a home
- Impact fees
- Other city pool standards
- Requirement of private pools & effect on public pools/aquatic centers
- Possible expansion of aquatic center
- Possible need for additional aquatic center(s)
- Local schools going outside of City for pool use
- Above ground pools

OTHER BUSINESS:

Item G – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Chapman seconded the motion.

Meeting adjourned at 8:07 p.m.

Chris Boyd
Acting Community Development Director

Matthew Keating
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: _____
Nichole Flores, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 19, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the rezoning of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development ("PAD") on the northwestern corner of Dysart Road and Sweetwater Avenue from 'PAD-I1' and 'PAD-CC' to 'PAD-C2-C3-I1.'

Motion:

I move to recommend approval to the Mayor and City Council a rezone of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development ("PAD") on the northwestern corner of Dysart Road and Sweetwater Avenue from 'PAD-I1' and 'PAD-CC' to 'PAD-C2-C3-I1.'

Background:

Bergin, Frakes, Smalley, and Oberholtzer, PLLC, on behalf of Surprise Holdings, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 27.16 acres of multi-zoned property along Dysart Road. The 27.16 acres will be zoned "Surprise Pointe PAD-C2-C3-I1."

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 19.12.04 EVR Surprise Pointe Lot 33 - PAD RZ - PZ Staff Report - 121919
 2. 01 - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - Vicinity - 121919
 3. 02- FS19-580 - Surprise Pointe Lot 33 - PAD RZ - PADA Document - 121919
 4. 03 - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - Public Engagement - 121919
 5. 04 - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - PZ PowerPoint - 121919
-

PAD ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-580

Project Name: Surprise Pointe, Lot 33

Council District: 6 – Palo Verde

Meeting Date: December 19, 2019

Planner: Hobart Wingard, Planner II

Owner: Surprise Holdings, LLC

Applicant: Bergin, Frakes, Smalley, and Oberholtzer, PLLC

Request: Planned Area Development (“PAD”) Zoning Amendment approval for Lot 33 of the Surprise Pointe PAD

Site Location: Generally, on the northwestern corner of Dysart Road and Sweetwater Avenue

Site Size: Approximately 27.16 acres of the 308 acre Surprise Pointe PAD

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: Refer to attached Citizen Participation Report

Alternative Actions: **Approval** of the requested PAD Zoning Amendment will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the approved PAD.

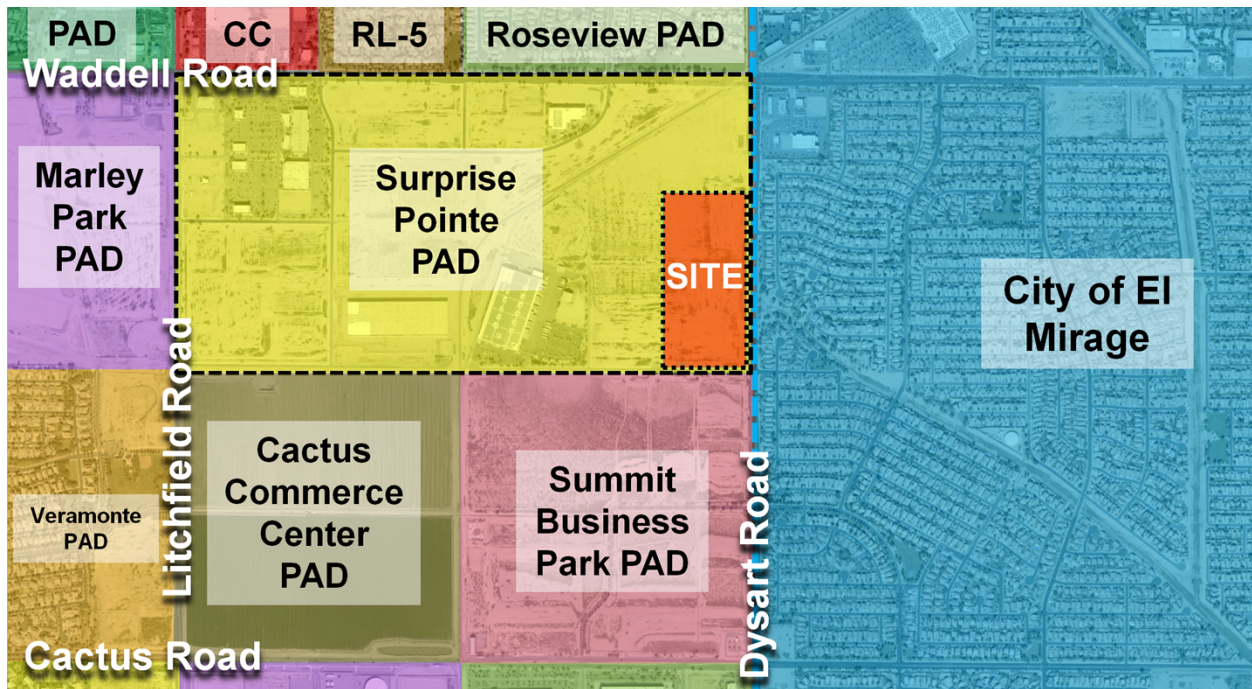
Denial of the requested PAD Zoning Amendment will deny the applicant the opportunity to develop the property in accordance with the subject PAD Zoning Amendment.

PROJECT DESCRIPTION:

Bergin, Frakes, Smalley, and Oberholtzer, PLLC, on behalf of Surprise Holdings, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 27.16 acres of multi-zoned property along Dysart Road. The 27.16 acres will be zoned “Surprise Pointe PAD-C2-C3-I1.”

EXISTING ZONING:

46 The following map and chart depicts the existing zoning of the subject site and its
 47 surroundings:



Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD PAD-C2-C3-I1	El Mirage Commercial
Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD Existing – PAD-I1 and PAD-C2 Proposed – PAD-C2-C3-I1	El Mirage Commercial and Residential
Summit Business Park PAD Vacant PAD-I1	Summit Business Park PAD Vacant PAD-I1	El Mirage Residential

51 **BACKGROUND:**

52 **September 29, 2005:** The City Council approved an annexation for the subject
 53 property under Case ANX04-416.

54 **February 23, 2006:** The City Council approved a PAD for Bendalin Farms, also known
 55 as Surprise Pointe, under Case PAD05-282.

56 **November 7, 2006:** The Planning and Zoning Commission approved a master site plan
 57 for Surprise Pointe under Case SP06-299.

58 **August 7, 2019:** The applicant submitted for a PAD Rezone for Surprise Pointe Lot
 59 33 under Case FS19-580, the subject case.

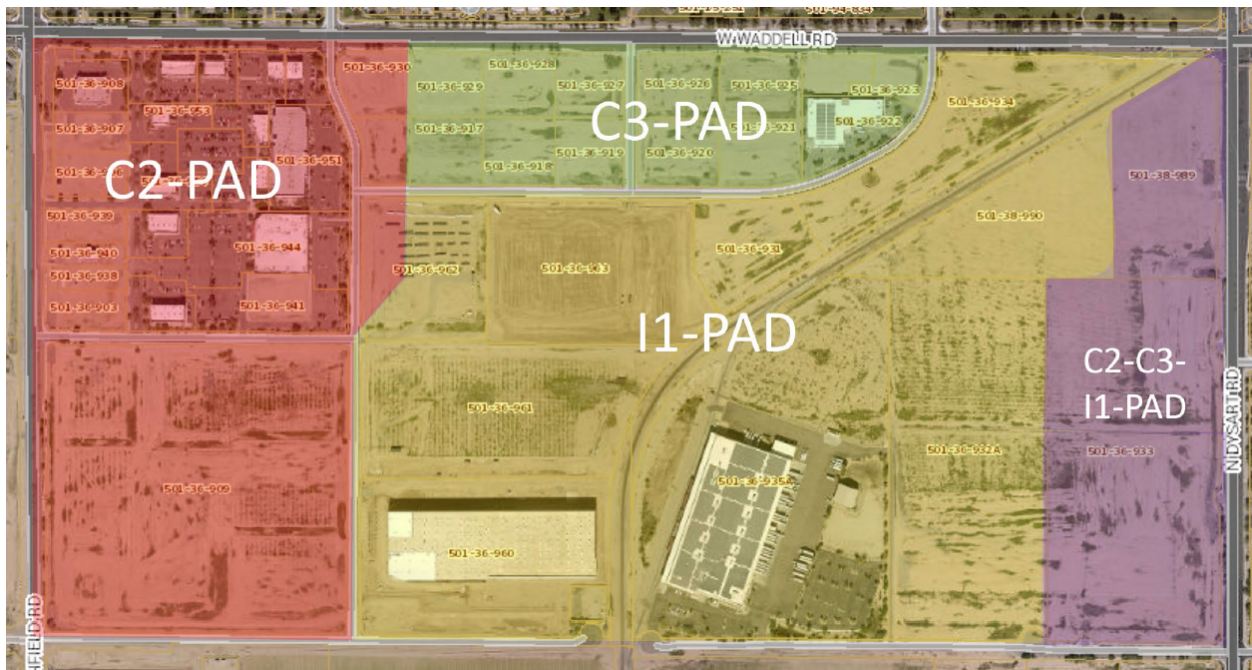
60 **September 11, 2019:** The applicant held a Citizen Review meeting at Trimaco
 61 Industries located at 13600 W Sweetwater Avenue in Surprise. No members of the
 62 public attended.

ANALYSIS AND DISCUSSION:

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the Surprise Pointe Industrial/Commerce Park PAD. This request is for the rezoning of approximately 27.16 gross acres of vacant property located at the northwest corner of Dysart Road and Sweetwater Avenue and identified as Assessor's Parcel Number ("APN") 501-36-933. The current zoning of the property is PAD Light Industrial (PAD-I1) and PAD Community Commercial (C2). The request is to rezone the subject 27.16 acres to C2-C3-I1-PAD.

The proposal clarifies that the allowed uses of the subject parcel are those uses listed in the City of Surprise Title 17, the code in effect at the time of PAD approval.

PROPOSED UNDERLYING ZONING:



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports commercial and industrial uses.

83
84 **REVIEWING AGENCIES:**

85 All City reviewing departments have reviewed the request and expressed no objections.
86 The subject Site Plan was also routed to the standard external reviewing agencies, who
87 offered the following comments:

88 **Luke Air Force Base (LAFB):** In a letter dated August 21, 2019, LAFB indicates no
89 objections to the request, but advises the applicant review sound attenuation
90 requirements found in ARS 28-8482 and engage in a strong notification program with
91 respect to the air base and its operations.

92 **Maricopa Water District (MWD):** In an email dated August 8, 2019, MWD indicated that
93 they have no comments on the proposal.

94 **Arizona Department of Transportation (ADOT):** In an email dated August 11, 2019,
95 ADOT indicated the proposal will have no impact on existing highway facilities.

96 **Maricopa Flood Control District (FCDX):** In an email dated August 12, 2019, FCDX
97 indicated the proposed Site Plan would not impact FCDX.
98

99 **SUMMARY:**

100 Staff believes the proposed PAD Zoning Amendment is consistent with the manner and intent
101 of the Surprise Pointe PAD Zoning District in which it occupies. If approved, the site will be
102 allowed to be developed in accordance with the requirements of the City of Surprise.
103

104 **FINDINGS:**

- 105 • The proposed PAD Zoning Amendment demonstrates compliance with the General
106 Plan.
- 107 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria set
108 forth in the Surprise Pointe PAD.
- 109 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria set
110 forth in Surprise Unified Development Code.
- 111 • The reviewing agencies have indicated no objections to the request.
112
113
114
115
116
117

118 **RECOMMENDATION:**

119 The Planning and Zoning Commission recommend approval of the subject PAD Rezone
120 request to the Mayor and City Council subject to Conditions 'A' through 'B:'

121 A. Development and use of the site shall be in conformance with the PAD Rezone
122 document entitled "Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park
123 PAD," consisting of 27 pages, prepared by Bergin, Frakes, Smalley, and Oberholtzer,
124 PLLC, and stamped received October 25, 2019.

125 B. Non-compliance with the stipulations of approval of this case will be treated as a
126 violation in accordance with the provisions of Article XIV of the Surprise Unified
127 Development Code.

128
129 **ATTACHMENTS:**

130 01 - Vicinity Maps

131 02 - PAD Rezone Document

132 03 - Public Engagement Plan

133 04 - PowerPoint

VICINITY MAP

FS19-580
Surprise Pointe



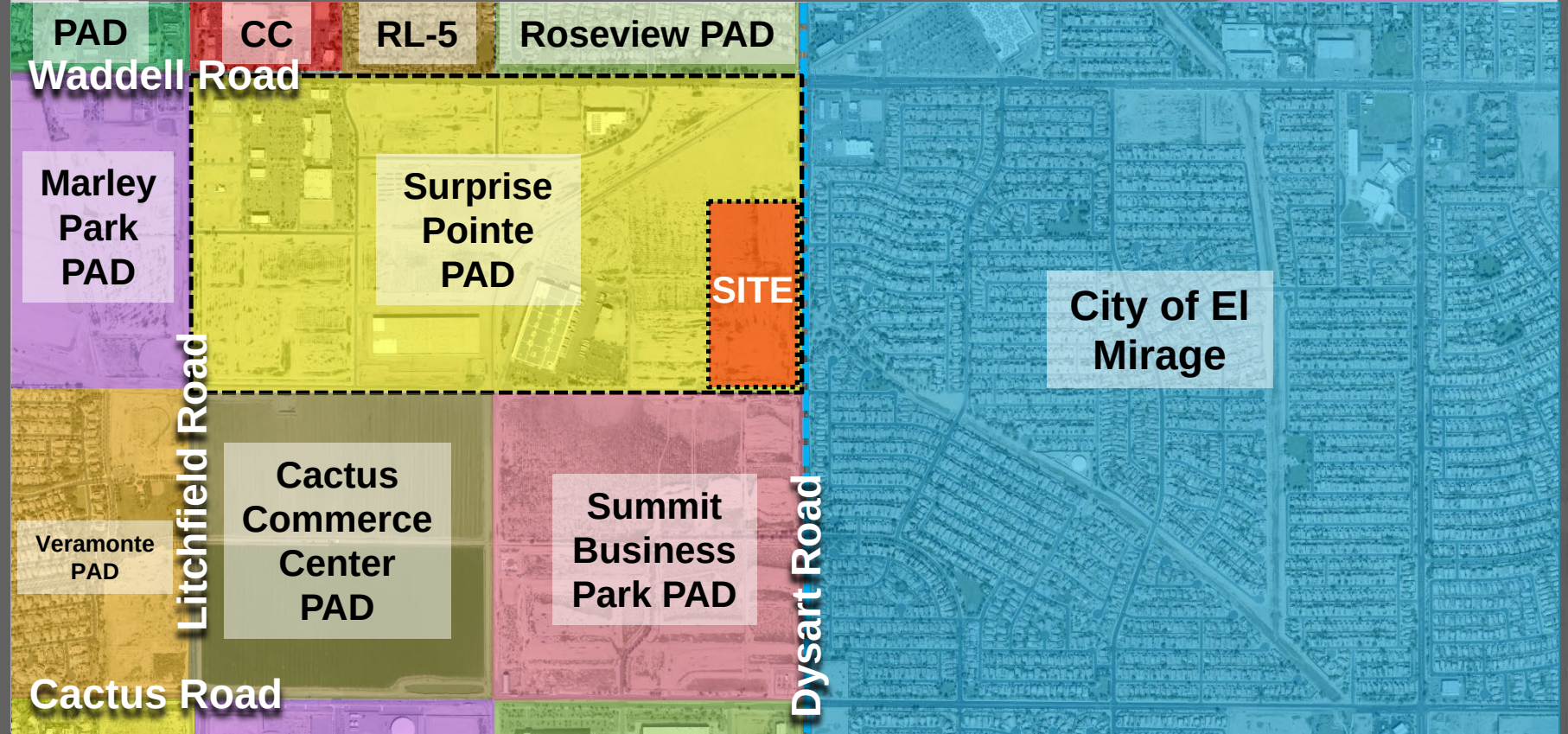
CONTEXT MAP

FS19-580
Surprise Pointe

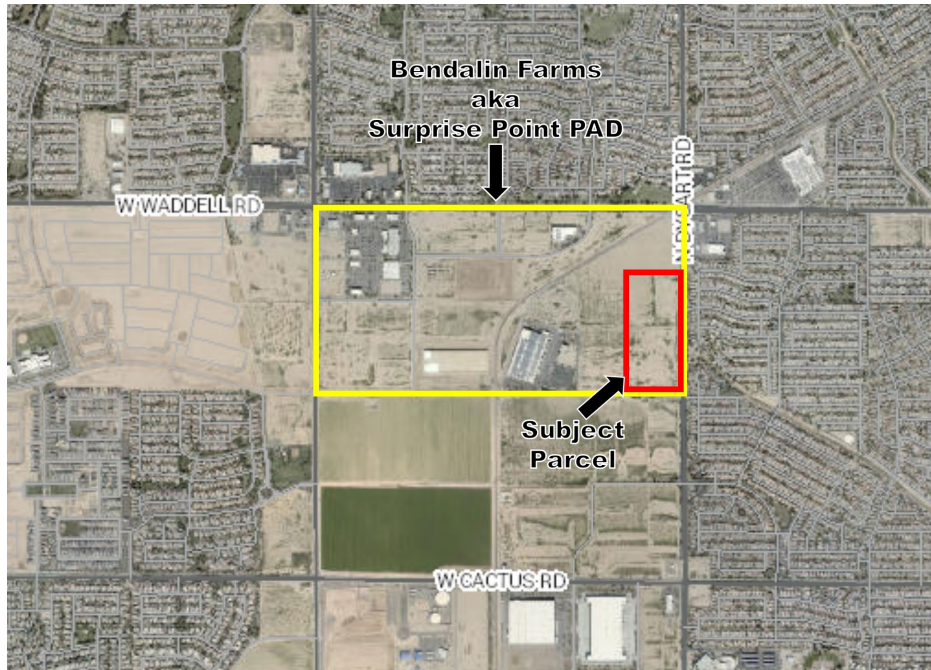


ZONING MAP

FS19-580
Surprise Pointe



Bendalin Farms, AKA Surprise Point Industrial/Commerce Park PAD



Fourth PAD Amendment Narrative

Case Number FS19-580

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-1000

Initial Submittal: August 7, 2019

Resubmittal: October 25, 2019

PROJECT TEAM

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PROJECT ENGINEER



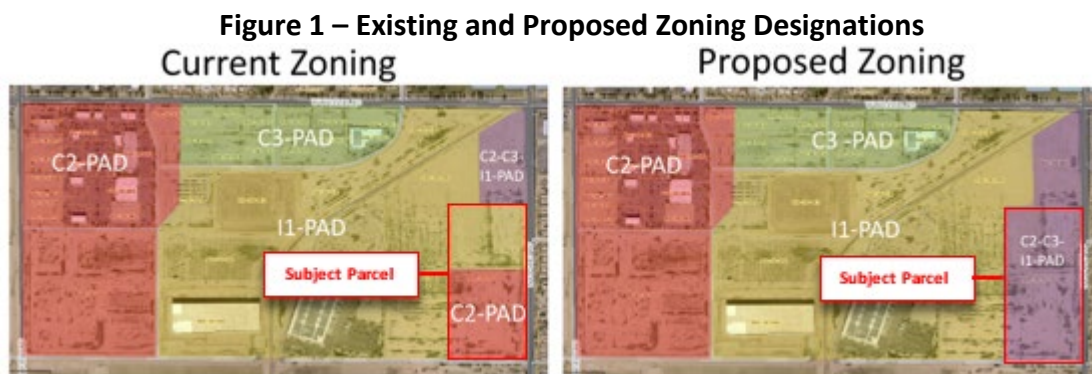
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I. INTRODUCTION

E&V Investments, LLC (“Applicant” or “E&V”), requests an amendment (“Amendment”) to the Bendalin Farms, AKA Surprise Point Industrial/Commerce Park Planned Area Development (PAD05-282, ORD06-07) (“PAD”) to change the zoning designation for a ±30.4 gross acre parcel at the northwest corner of Dysart Road and Sweetwater Avenue (“Property”) from I-1 on the northern ±10.4 acres and C-2 on the southern ±20 acres to a mixed use combination of C2/C3/I1 across the Property to facilitate light industrial and commercial development in a business campus environment. Figure 1 below illustrates the existing and proposed zoning designations for the Property.



The Property is located within the City of Surprise (“City”) 2035 General Plan’s Employment Character Area and Railplex Growth Area, which was established to attract export-oriented businesses that provide jobs within the City. The PAD furthers this goal, and the proposed Amendment would be consistent with the uses originally approved for the PAD and only serves to combine the uses into a single category.

II. THE APPLICANT

E&V is currently in escrow to purchase the Property from Surprise Holdings, LLC, and intends to develop the Property primarily with a mix of assemblage, warehouse, distribution, and light manufacturing uses with the potential for supporting retail and flex office space. E&V developed and owns the Trimaco property at the northeast corner of Sweetwater Avenue and 137th Avenue within the PAD. Market demand indicates that additional C2/C3/I1 uses are marketable at the intersection of Dysart Road and Sweetwater Avenue, and E&V would develop this Property similarly to its Trimaco facility. See Figure 2 below for photos of the Trimaco facility.

Figure 2 – Photos of Trimaco Facility



III. DESCRIPTION OF REQUEST

Under current zoning, warehousing and distribution uses would be allowed only on the ±20 acres to the south under C-2 zoning, and manufacturing and assemblage uses would be allowed only on the ±10.4 acres to the north under I-1 zoning. The proposed Amendment would blend the zoning districts already permitted within the PAD to allow flexibility for these uses throughout the site. Applying this mixed use C2/C3/I1 district will allow the property owner to plan development cohesively across the Property in response to tenant demand without the burden of different use restrictions on the northern and southern portions of the Property, and will help attract job-creating uses that will contribute to Surprise's goal of improving its jobs housing balance.

The purpose of this application is to amend the PAD's zoning designation as to the Property only. If approved, this Amendment will:

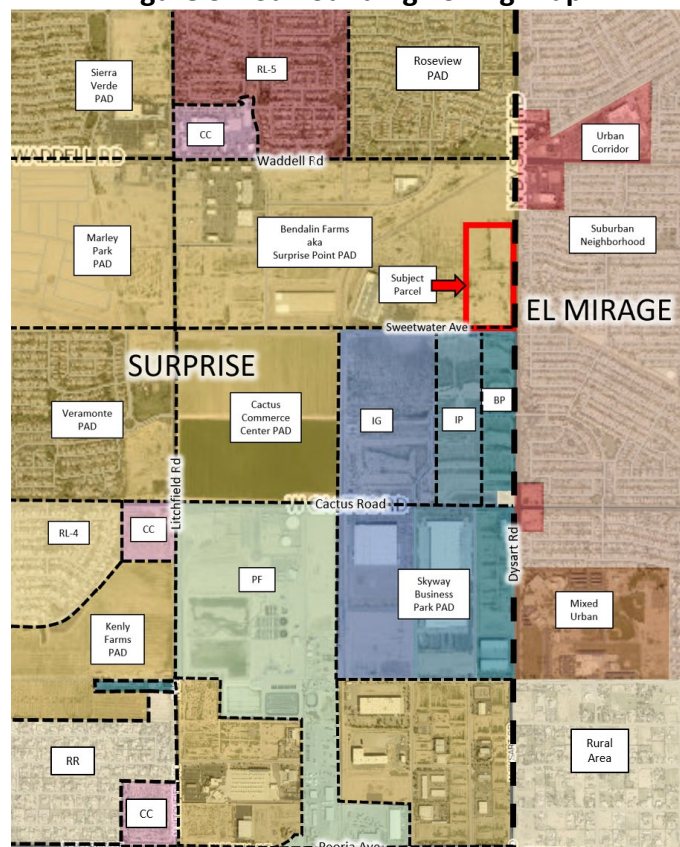
1. Change the zoning for the ±20 acres on the southern portion of the Property from C2-PAD to C2-C3-I1-PAD.
2. Change the zoning for the ±10.4 acres on the northern portion of the Property from I1-PAD to C2-C3-I1-PAD.
3. Apply the PAD's existing I-1 development standards to the blended I-1/C-2/C-3 district on the Property.

IV. PROJECT LOCATION AND RELATIONSHIP TO SURROUNDING AREA

The Property is a ±30.4 gross acre parcel located at the northwest corner of Dysart Road and Sweetwater Avenue, which is the southeast corner of the PAD area. The Property is Assessor's Parcel Number 501-36-933, and a legal description is attached as [Appendix A](#). A three-mile vicinity map is attached as [Appendix B](#). The Property is within ±5 miles of the 101 and 303 freeways and less than two miles from US-60. The Property is also within the Luke Air Force Base 65 dnl contour line.

To the north of the Property is the 84 Lumber project, which was rezoned earlier this year and is being developed as a mix of light industrial and commercial uses. Immediately to the west is vacant land followed by light industrial uses around a BNSF rail spur within the PAD. Sweetwater Avenue borders the Property to the south. South of that is vacant land zoned Industrial Performance, Industrial General, and Business Park within the City of Surprise. Dysart Road borders the Property to the east and is a City designated truck route. East of Dysart is a single-family subdivision within the City of El Mirage. A surrounding zoning map is provided in Figure 3 below.

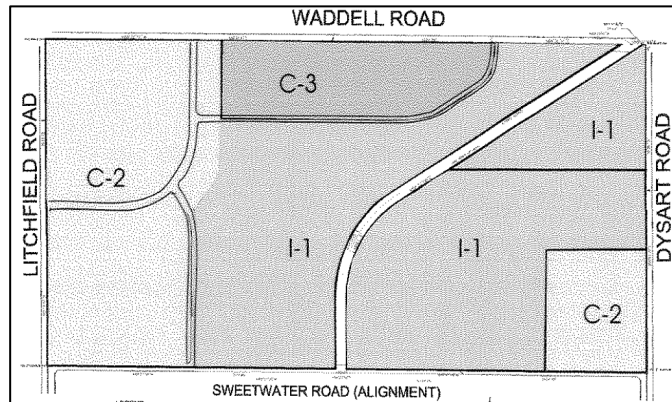
Figure 3 – Surrounding Zoning Map



V. ZONING HISTORY AND HISTORICAL DATA

The PAD was originally approved on February 23, 2006, and spans ±308 acres bounded by Waddell Road on the north, Dysart Road on the east, Sweetwater Avenue on the south, and Litchfield Road on the west. The PAD is separated into Parcels 1-8 with zoning designations provided for each parcel. The PAD zoning applied the City of Surprise's zoning districts of I-1, C-2, and C-3 in effect at the time of approval¹ throughout the PAD area, with the I-1 district constituting the majority of the zoning and the commercial designations located around the perimeter on arterial roads. See Figure 4 below. In total, the initial allocation was ±171.5 acres zoned I-1, 104.6 acres zoned C-2, and 32 acres zoned C-3. The initial stipulations limited the commercial zoning within the PAD to 136 acres.

Figure 4 – Initial PAD Zoning Designations



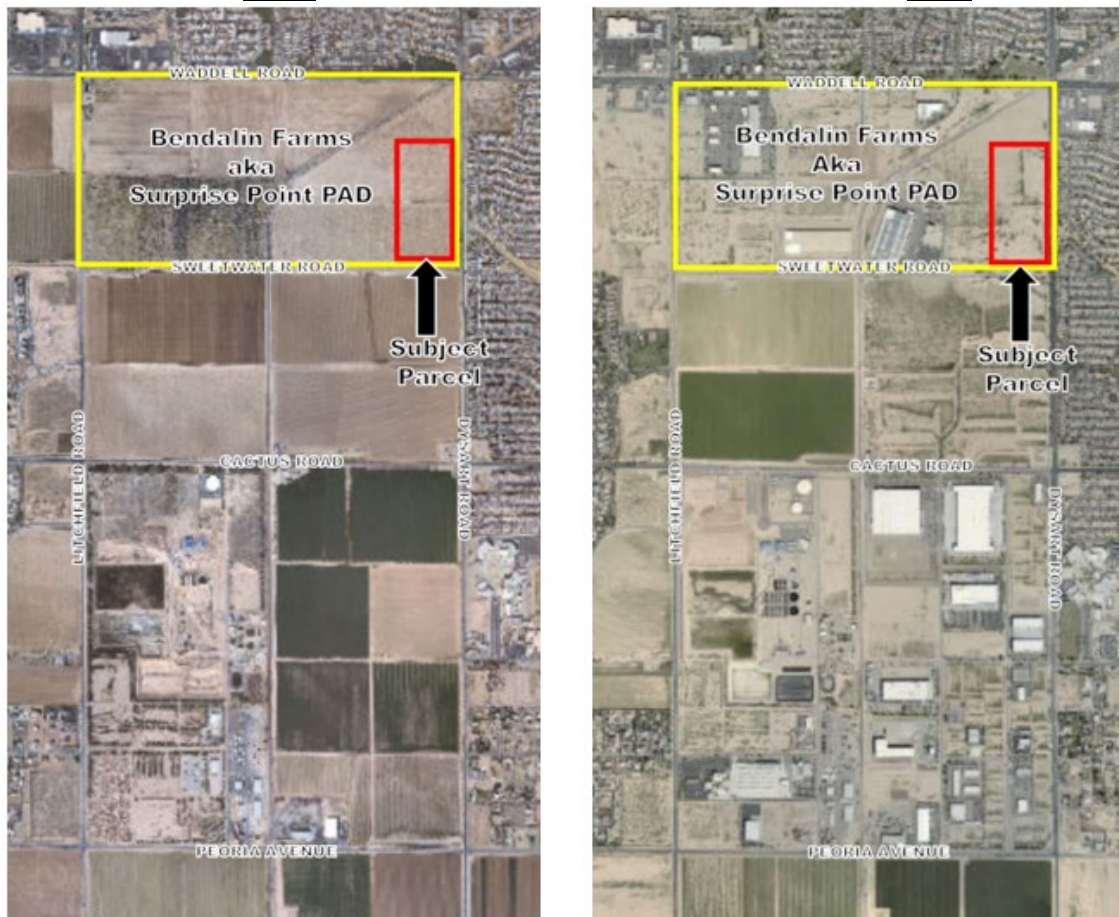
The PAD has been amended three times. The first two amendments pertained to signage. The third amendment (FS18-366), approved earlier in 2019, applied to the 84 Lumber property at the southwest corner of Dysart Road and Waddell Road, which was Parcel 6 in the initial PAD and designated I-1. The third amendment divided Parcel 6 into Parcel 6A and Parcel 6B and added a combined zoning designation of I-1/C-2/C-3 along its Dysart frontage.² The PAD amendment for the 84 Lumber property also removed the 136 acre cap on commercial acreage within the PAD, indicating a shift to a more flexible use allocation.

¹ Those zoning districts were set forth in the zoning ordinance in effect at that time as follows: I-1 was Section 17.28.110, C-2 was Section 17.28.080, and C-3 was Section 17.28.090.

² The third amendment also applied the current zoning district uses and development standards to the 84 Lumber development. The City's zoning ordinance was revised subsequent to approval of the PAD in 2006. This proposed fourth amendment would maintain the zoning district uses and development standards originally approved for the PAD.

At the time the PAD was approved, the PAD area was vacant, and single family residential developments were established north of Waddell Road and east of Dysart Road. The nearest commercial retail development was on the north side of Waddell Road on either side of Litchfield Road. To the south of the PAD area was vacant and agricultural land with only two developed parcels between Sweetwater Avenue and Peoria Avenue. See Figure 5 below for a comparison of aerial photos of the PAD and surrounding area.

Figure 5 – Comparison Aerials of PAD and Surrounding Area
2006 **2019**



Subsequent to approval of the PAD, both the PAD area and the surrounding area have been partially developed with commercial retail development centering on Waddell Road, particularly at the corner of Waddell and Litchfield, and industrial and business park development dominating the area to the south and along Dysart Road. The PAD has developed with a large commercial retail and entertainment center at the corner of Waddell and Litchfield. A Crescent Crown Distribution Center and Trimaco

manufacturing facility have been developed along the rail spur on Sweetwater Avenue, and a Seattle Box Company facility recently opened along the rail spur north of Trimaco. A self-storage facility is located on the north side of the PAD along Waddell, and 84 Lumber is developing the northeastern portion of the PAD area between the rail spur and Dysart Road as a combination of rail-serving industrial and commercial uses.

In the surrounding area, the corner of Waddell and Litchfield has been further developed for commercial retail on all sides, and commercial retail development has also been established in the City of El Mirage on the northeast and southeast corners of Waddell and Dysart. To the south, significant light industrial facilities have been developed south of Cactus Road between the rail spur and Dysart Road.

VI. OPERATIONAL ASPECT OF USE

The proposed Amendment will permit greater flexibility in attracting light industrial and commercial uses to the Property. The property owner intends to develop multiple buildings over multiple phases for assemblage, warehouse, distribution, and light manufacturing as the primary uses with the potential for commercial retail or flex office space. The Property's primary frontage will be on Dysart Road, which provides direct access to a designated truck route and visibility from an arterial. The Property will also have direct access to Sweetwater Avenue and is located in close proximity to a rail spur. At this location, the Property is ideally suited for export-oriented light industrial uses and a business campus environment.

VII. AMENDMENT TO THE PLANNED AREA DEVELOPMENT

The proposed Amendment would change the zoning designation on the Property from I1-PAD on the northern ±10.4 acres and C2-PAD on the southern ±20 acres to a blended C2-C3-I1-PAD designation on the entire Property. This Amendment is needed to add commercial uses, including warehouse and distribution, to the portion of the Property currently zoned I1-PAD and to permit industrial uses on the portion currently zoned C2-PAD so that the Property may develop consistent with the development pattern of light industrial and business park uses along Dysart Road and Sweetwater Avenue, while the PAD's commercial retail development can concentrate along Waddell to the north. The proposed mixed used zoning will allow the Property to develop immediately with employment-generating uses and to adapt to market demands over time.

The Amendment would not add any new uses within the PAD, but would simply blend them for consistent application across the Property. Although the Property is a single legal parcel, it encompasses an ±10.4 acre portion of Parcel 7 within the PAD and all of the ±20 acres within Parcel 8. The remaining ±60.6 acres of Parcel 7, which has been partially developed would be re-classified as Parcel 7A and retain its I1-PAD zoning designation. The ±10.4 acre portion of Parcel 7 within the Property would be re-classified as Parcel 7B. All of Parcel 7B and Parcel 8 would carry the C2-C3-I1-PAD zoning designation. This Amendment would only affect the zoning for the Property, and not any other part of the PAD.

Table 1 provides a comparison of the original, current, and proposed acreages in each zoning category within the PAD.

Table 1 – Comparison of Original, Current, and Proposed Zoning Within the PAD

Zoning/Land Use	Original PAD Acreage	Current Acreage	Proposed Acreage
I1-PAD	171.5	161.36	150.96
C2-PAD	104.6	104.6	84.6
C3-PAD	32	32.1	32.1
C2-C3-I1-PAD	0	8.98	39.38
Total	308.1	307.04	307.04 ³

A Land Use Exhibit illustrating the current and proposed zoning designations within the PAD is provided in [Appendix C](#). In addition, the Amendment would be achieved through the mechanism of a text modification document, which is a strikethrough version of the revised sections of the PAD, which is attached as [Appendix D](#).

The PAD currently sets forth development standards specific to the I1-PAD zoning district and to the C2-PAD and C3-PAD zoning districts. The Proposed Amendment would apply the same development standards to the blended C2-C3-I1-PAD district that are currently applied to the I1-PAD district, which are the more restrictive standards. See Table 2 below for proposed development standards.

³ The breakdown of acreage by zoning category for the original PAD added up to 308.1 acres. The text modification for the third amendment to the PAD revised the acreage applicable to each category, and these acreages added up to 307.04 acres. It is unclear why the total acreage for the third amendment differs from the total acreage in the original PAD. This proposed fourth amendment bases its revisions in acreage on the figures provided by the currently approved third amendment and, as a result, adds up to 307.04 acres.

Table 2 – Proposed Development Standards for C2-C3-I1-PAD

Requirement	Applicable Standard
Min. Lot Width	100'
Min. Lot Area	TBD
Setbacks	
Street front	35'
Corner side	30'
Interior side	15'
Rear	15'
Residential boundary	75'
Max. Structure Height	35'*

*Subject to request for extension

VIII. Conformance with the City of Surprise General Plan

The Property is located within the Employment Character Area of the City of Surprise 2035 General Plan (“General Plan”), which allows for industrial and commercial zoning. The Property is also located within the General Plan’s Railplex Growth Area. The requested Amendment would further the implementation of many of the General Plan’s goals and policies. Select examples of these goals and policies are discussed below.

Growth Element

Goal 1: Sustainable Growth. *Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure.*

Policy 2. *Give priority to infrastructure upgrades and improvements in the identified growth areas.*

Policy 3. *Focus infrastructure improvements in designated growth areas and contiguous to existing development.*

Policy 5. *Promote and provide incentives for infill development, redevelopment and growth in existing urbanized areas.*

The proposed Amendment would allow for infill development of a currently vacant property within an existing PAD that has been partially developed. It would be consistent with the intent of the PAD to facilitate light industrial and commercial development near the rail spur. Also, the wide range of permitted uses proposed in the Amendment would allow the Property to achieve its development potential consistent with market demand. The Property is consistent with the purpose of the Employment Character Area to provide job opportunities within the City of Surprise. Further, it is within the Railplex Growth Area, which is already a significant

employment center with existing infrastructure and rail access to “immediately support a mix of export-oriented base sector activities, such as warehouse distribution, light or heavy manufacturing, research and development uses, and select business services.” The proposed Amendment’s application of a combined zoning designation is consistent with the Railplex Growth Area’s “focus on supporting a variety of employment types.”

Land Use Element

Goal 2: Jobs-Housing Balance. *Balance residential development with a diversity of high quality jobs.*

Policy 1. *The City shall strive to enhance the existing jobs to housing balance, pursuing one new job for every new dwelling unit.*

Policy 4. *The City shall encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs.*

The proposed Amendment would eliminate a barrier to immediate development of employment-generating uses consistent with the intent of the PAD, the Employment Character Area, and the Railplex Growth Area by providing a blended zoning designation allowing the same uses on the entire Property. This will enable job-creating uses to locate in this area and provide employment opportunities to help improve the City’s jobs housing balance. In addition, the range of uses permitted by the combined zoning district will allow for immediate development and occupation and will permit the mix of users on the Property to adapt to market conditions over time.

Goal 4: Luke Air Force Base. *A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development.*

Policy 1. *The City shall comply with all applicable statutes of the State of Arizona, applicable to territory within the vicinity of a military airport or ancillary military facility and land within the high noise and accident potential zones of Luke AFB or any ancillary military facility.*

Policy 2. *The City shall require all new development to comply with the “Western Maricopa County/Luke Air Force Base Compatibility Plan” or city approved alternative document(s).*

The Property is within the Luke Air Force Base 65 dnl contour line, which restricts the available uses, in particular prohibiting residential use. The proposed Amendment would allow for uses that comply with applicable state statutes and are consistent with

65-69 dnl contour zone in the Western Maricopa County/Luke Air Force Base Compatibility Plan, including wholesale and distribution, light manufacturing, office, retail, and indoor restaurant.

Goal 7: Public Outreach. *Promote public participation in the City's planning processes.*

Policy 1. *The city shall provide ample opportunities for individuals, organizations, and neighborhood associations to participate in the planning process through enhanced notification processes and commitment of staff resources to ensure that avenues of communication remain open and constant.*

Policy 3. *The city shall require that applicants of new development projects have early and frequent communication with affected citizens and stakeholders.*

The Applicant will comply the City's enhanced notification requirements, hold a citizen review meeting, and provide appropriate notification to property owners within 300 feet of the Property.

Goal 8: Sustainable Construction. *Promote energy efficient development and construction practices.*

Policy 1. *Sustainable building practices should be promoted for all new construction.*

As new construction, the Project will comply with the most recent applicable code requirements and construction standards.

Economic Vitality Element

Goal 1: Sustainable Business. *Strengthen Surprise as a center for sustainable business and commerce.*

Policy 5. *Develop and utilize innovative economic development techniques to retain and expand diverse businesses of all sizes.*

The multiple district zoning designation provided by the Amendment is an innovative approach that allows the property owner flexibility now and in the future to maximize the Property's economic potential.

Cost of Development Element

Goal 1: Financial Sustainability. *Surprise should be financially sustainable.*

Policy 4. *Ensure new development pays its “fair share” of growth and allow that community improvements are systematically provided to address growth.*

The Project will include construction of necessary infrastructure and utility extensions for each phase, and the property owner will contribute required development impact fees upon building permit issuance.

IX. INFRASTRUCTURE AND UTILITIES

The proposed Amendment will not adversely affect municipal or private facilities and services. Similarly, it will not have an adverse effect on existing or future public and private open space, recreation, schools, or library facilities. The Property is located in a partially developed PAD that already has significant infrastructure. The following list identifies public and private services for the Property:

Water: City of Surprise

Sewer: City of Surprise

Electric: APS

Gas: Southwest Gas

Solid Waste: Private Provider

Communications: Cox/Century Link

School District: Dysart Unified School District. There are no residential uses permitted by this Amendment.

Police: City of Surprise

Fire: City of Surprise

The Property will be accessed from Dysart Road and Sweetwater Avenue. A traffic study prepared by Southwest Traffic Engineers, dated August 6, 2019, finds that at build out, the project is expected to generate approximately 140 trips in each of the morning and afternoon peak hour periods and that all intersections in the study area are expected to operate at an adequate level of service. As part of the project, the property owner will construct a median along Dysart Road consistent with City of Surprise and City of El Mirage requirements.

The Property generally slopes west to east, and an existing culvert connects to a drainage channel on the east side of Dysart Road. Through the site planning process, the development team will work with City staff to provide a drainage solution for the Property. In addition, the eastern portion of the Property is within a delineated

floodplain and will require a floodplain use permit from the Flood Control District of Maricopa County.

X. PROJECT PHASING

The Property will be developed with multiple buildings in multiple phases. The first phase will occur on the northern portion of the Property, and will include the necessary infrastructure and street improvements, utility extensions, parking, access, and retention to serve that phase. The site will be built out according to the requirements of each phase.

XI. DESIGN

The project design will comply with the PAD's Development Design Criteria, including the more restrictive I-1 development standards, as discussed above in Section VII. Buildings on the Property are anticipated to be concrete tilt panel with metal and stucco accents with truck loading bays facing the interior of the site. Concrete panels on the building facades are anticipated to be broken up with offsets, colors, and material. The architectural and design elements will be approved by the City prior to construction.

XII. CONCLUSION

This proposed PAD Amendment is appropriate for the Property because it creates a multiple district zoning designation across the entire site that will allow the property owner to attract high caliber users in response to market demand consistent with the character of the area and intent of the PAD. This Amendment will facilitate immediate and long-term employment opportunities within the City of Surprise consistent with the City's goal of improving its jobs housing balance.

Appendix A
Legal Description

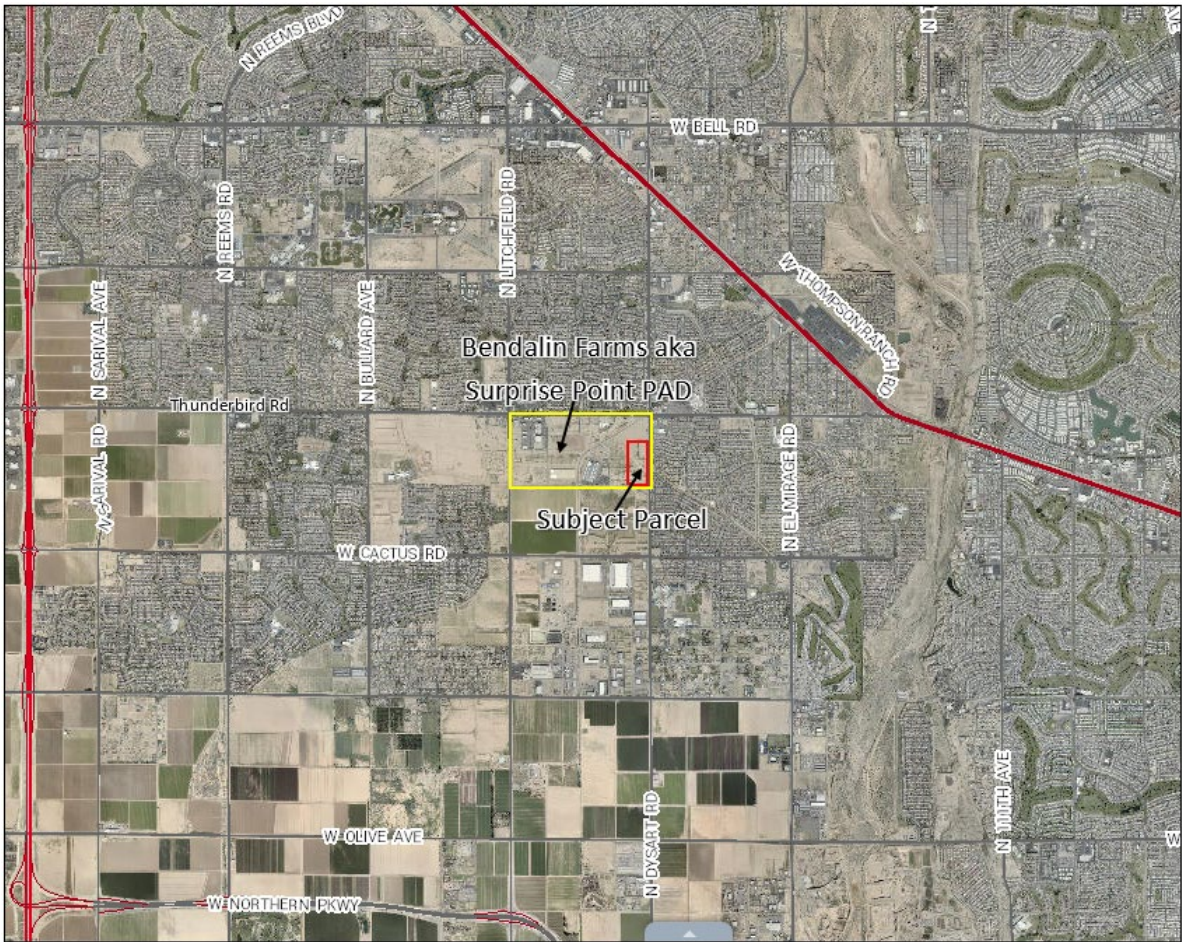
LEGAL DESCRIPTION - APN: 501-36-933

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 33, of Amended Final Plat SURPRISE POINTE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 984 of Maps, Page 20 and Affidavit of Correction recorded May 01, 2008 in Recording No. 2008-0388669.

Appendix B
Three-Mile Vicinity Map

Three- Mile Vicinity Map



Appendix C
Land Use Exhibit

Appendix D
PADA Text Modification Document

Text Modification Document Fourth Amendment to the Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park

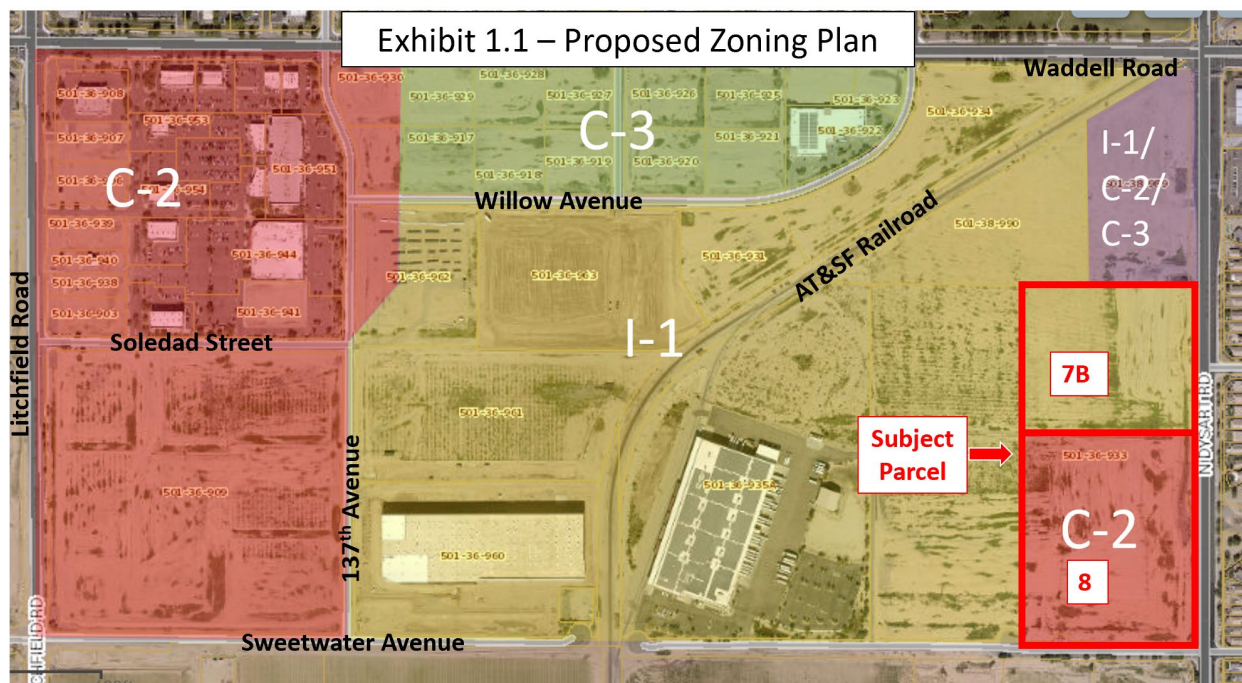
(Originally adopted by the Surprise City Council on February 23, 2006 by ORD-06-07)

Text in ~~red strikethrough~~ below is deleted. **CAPITALIZED TEXT IN YELLOW HIGHLIGHT** is added.

1. Paragraph 2 of Section 1.1 is revised as follows:

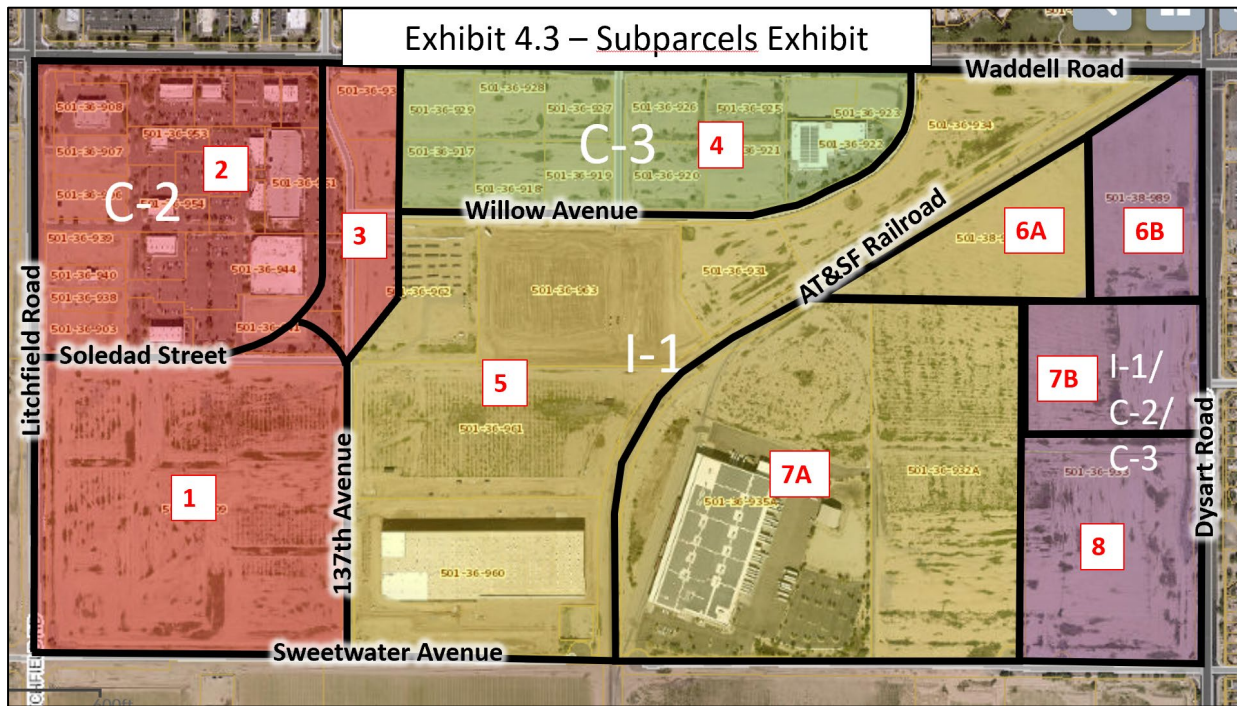
The Applicant, Bendalin Farms, LLC, proposes and requests (in accordance with the City of Surprise General Plan 2020) to rezone this Site from the R1-43 zoning classification to PAD with approximately: (i) **150.96** ~~161.36~~ acres of I1 Light Industrial uses; (ii) **84.6** ~~104.6~~ acres of C2 Community Commercial uses; (iii) 32.1 acres of C3 General Commercial uses; and (iv) **39.38** ~~8.98~~ acres of combined I1, C2, & C3 uses. An integrated industrial employment center is envisioned with sub-site users on either side of the BNSF right-of-way. Commercial development would occur at the Site's northwest corner, ~~AND west side frontages extending along Waddell Road, and neighborhood serving commercial at the southeast corner of the Site.~~ **THE EASTERN FRONTAGE ALONG DYSART ROAD WOULD MAINTAIN FLEXIBILITY TO DEVELOP CONSISTENT WITH INDUSTRIAL OR COMMERCIAL ZONING DISTRICTS.**

2. The Existing Zoning Plan Exhibit 1.1 is hereby deleted and replaced in its entirety as shown below and new Proposed Zoning Plan Exhibit 1.2 is hereby added:



4. Paragraph 1 of Section 4.1 is hereby revised as follows:
- The Conceptual Employment development plan (Exhibit 4.3) is presented on the following page. The BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL COMMERCE PARK is conceived as predominantly industrial/employment uses, consistent with the I1 zoning district. I1 sub-sites would have access to Burlington Northern Santa Fe rail services via the Ennis Spur. Commercial (C2) parcels occupy the Site's westerly portion, wrapping around the Litchfield Road/Waddell Road corner ~~and its southeast corner to serve and buffer nearby land uses~~. A Commercial C3 parcel is located in the northern section of the Site utilizing portions of the Waddell Road frontage. At the northeast corner of the Site, there is an I1 designated parcel which integrates C2 and C3 uses for the easternmost 456.4 feet of the parcel (8.98 acres), utilizing Dysart Road frontage. **THE I1/C2/C3 DESIGNATION CONTINUES SOUTH ALONG THE DYSART ROAD FRONTAGE TO SWEETWATER AVENUE 757 FEET WEST OF THE RIGHT-OF-WAY (30.4 acres).**

5. Exhibit 4.3 is hereby deleted and replaced in its entirety as shown below:



6. Section 4.3.7 is hereby revised in its entirety as follows:

Section 4.3.7 Parcel 7 – Dysart Road Frontage (I1, C2, AND C3)

The 71.0 gross acre parcel has extensive railroad frontage. Secondary access, or additional sub-parcel frontages ay be provided along the future Sweetwater alignment frontages.

A variety of mixed-use, industrial operations, AND COMMERCIAL USERS could be accommodated on the Site. Multiple user rail service may be arranged along a shared BNSF siding.

THE EASTERN 10.4 ACRES THAT FRONT DYSART ROAD, 757 FEET WEST OF THE RIGHT-OF-WAY, WILL BE KNOWN AS PARCEL 7B. PARCEL 7B WILL BE ALLOWED ALL USES IN THE I1, C2, AND C3 ZONING DISTRICTS. A MIX OF USERS WILL BE ATTRACTED TO THE SITE BECAUSE OF FLEXIBLE USES AND DYSART ROAD FRONTAGE. THE REMAINDER OF PARCEL 7 WILL NOW BE KNOWN AS PARCEL 7A AND WILL BE ZONED I1.

7. Section 4.3.8 is hereby revised as follows:

Parcel 4.3.8 Parcel 8 – Northwest Corner of Dysart and Sweetwater Alignment (I1, C2, AND C3) (~~C2~~)

THIS PARCEL WILL BE ALLOWED ALL USES IN THE I1, C2, AND C3 ZONING DISTRICTS.
~~This parcel is reserved for neighborhood shopping and service establishments.~~ The approximately 20 gross acre parcel has dual street access potential with future construction of Sweetwater. **A MIX OF USERS WILL BE ATTRACTED TO THE SITE BECAUSE OF FLEXIBLE USES AND DYSART ROAD FRONTAGE.** ~~It will serve both as a commercial buffer and neighborhood shopping convenience for residents in Dysart Road neighborhoods.~~

8. Table 4.3.9 and its related text is hereby revised as shown below:

Parcel No.	Proposed Use	Requested Zoning	Gross Acreage	Rail Served
1	Commercial	C2	38.8	No
2	Commercial	C2	38.5	No
3	Commercial	C2	7.1	No
4	Mixed Employment: Commercial/Office	C3	32.1	No
5	Mixed Employment: Commercial/Office	I1	80.0	Yes
6	Mixed Employment: Industrial/Office/Commercial	I1, C2, C3	8.98	Yes
6B	Mixed Employment: Commercial/Office	I1	10.47	Yes
7A	Mixed Employment: Commercial/Office	I1	60.6 71.0	Yes
7B	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE/COMMERCIAL	I1, C2, C3	10.4	NO
8	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE/Commercial	I1, C2, C3	20.0	No
Total			306.95	

The Bendalin Farms zoning request proposes: (i) **150.96** ~~161.36~~ gross acres of I1 Light Industrial, (ii) 32.1 acres of C3 General Commercial, (iii) **84.6** ~~104.6~~ gross acres of C2 Community Commercial, and (iv) **39.38** ~~8.98~~ acres of I1, C2, & C3.

9. Section 7.1 is hereby revised in its entirety as follows:

7.1 LAND PARCEL REQUIREMENTS AND SETBACK DESIGN STANDARDS

The following tables recite basic land parcel and setback standards to be followed for development of the Site. The C-2 and C-3 district standards are identical:

Table C-2/C-3 Site Standards

C-2/C-3	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot width	100 feet, 150 on corner lots
	Minimum Lot Area	to be determined
	Minimum Building Setbacks	street front: 35 feet
		corner side: 25 feet
		interior side: 15 feet
		rear: 15 feet
		residential zone boundary; 45 feet
	Maximum Structure Height	35 feet, subject to request for extension

Table I-1 Employment Site Standards

I-1	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot Width	100 feet
	Minimum Lot Area	to be determined
	Minimum Building Setbacks	street front: 35 feet
		corner side: 30 feet
		interior side: 15 feet
		rear: 15 feet
		residential zone boundary: 75 feet
	Maximum Structure Height	35 feet, subject to request for extension

Table: COMBINED I-1/C-2/C-3 STANDARDS

I-1/C-2/C-3	REQUIREMENT	APPLICABLE STANDARDS
	MINIMUM LOT WIDTH	100 FEET
	MINIMUM LOT AREA	TO BE DETERMINED
	MINIMUM BUILDING SETBACKS	STREET FRONT: 35 FEET
		CORNER SIDE: 30 FEET
		INTERIOR SIDE: 15 FEET
		REAR: 15 FEET
		RESIDENTIAL ZONE BOUNDARY: 75 FEET
	MAXIMUM STRUCTURE HEIGHT	35 FEET, SUBJECT TO REQUEST FOR EXTENSION

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Surprise Pointe Lot 33, FS19-580

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The applicant seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 27.16 acres of multi-zoned property along Dysart Road. The 27.16 acres will be zoned "Surprise Pointe PAD-C2-C3-I1."

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 09/11/19

Future Council Work Session/Meetings target dates PZ Commission 12/19/19, City Council 01/07/20

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



FS19-580

Surprise Pointe Lot 33 Rezone

Planning and Zoning Commission – December 19, 2019

VICINITY MAP

FS19-580
Surprise Pointe



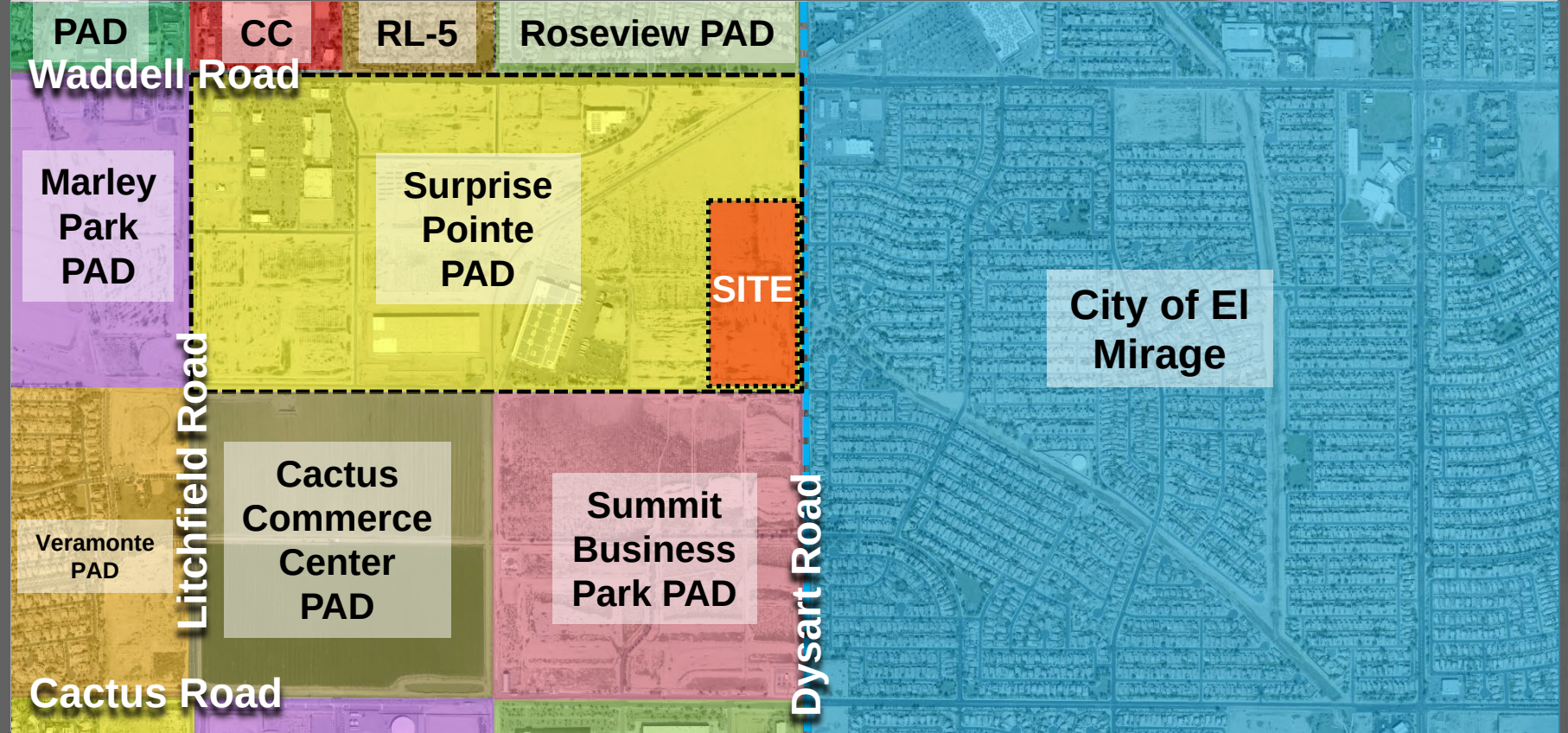
CONTEXT MAP

FS19-580
Surprise Pointe

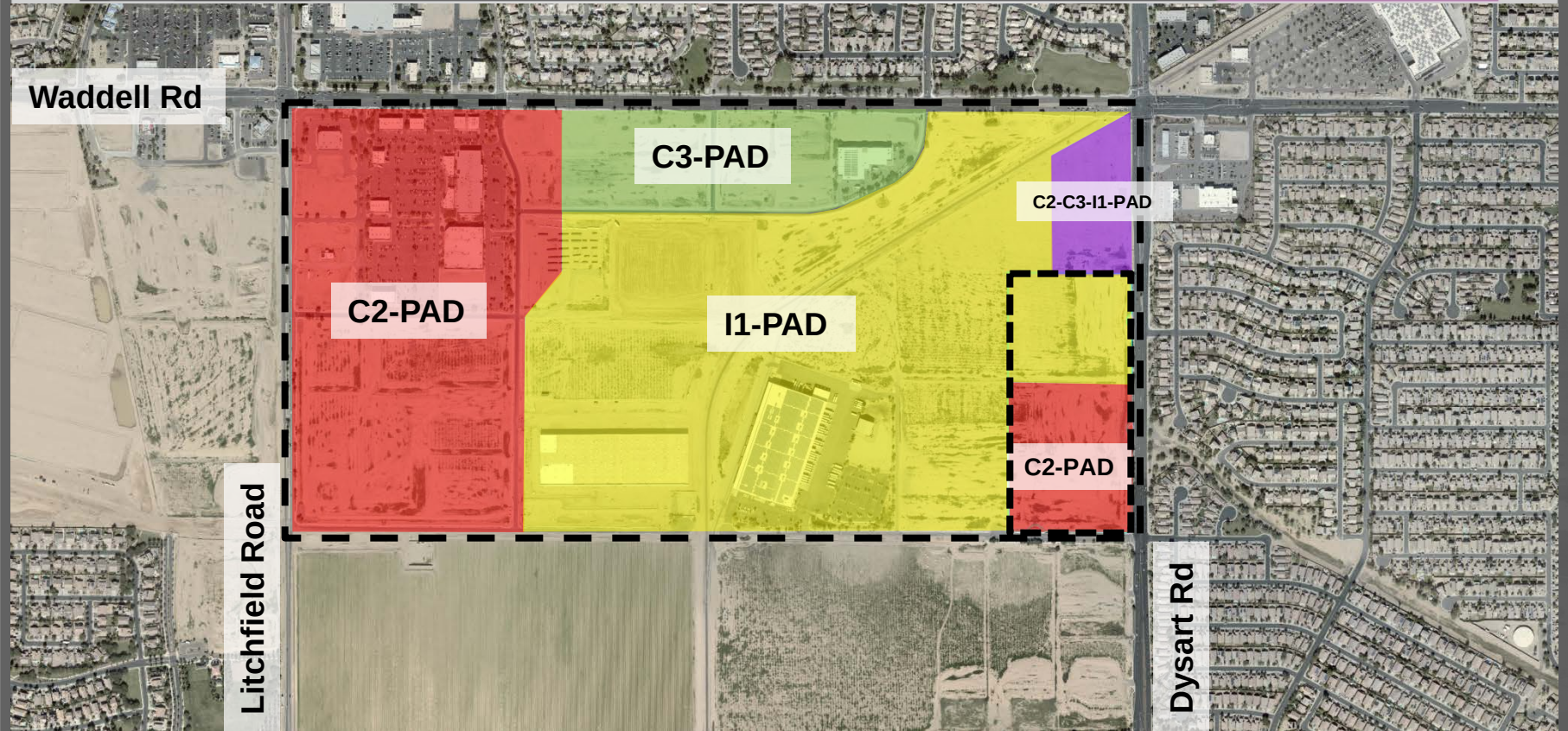


ZONING MAP

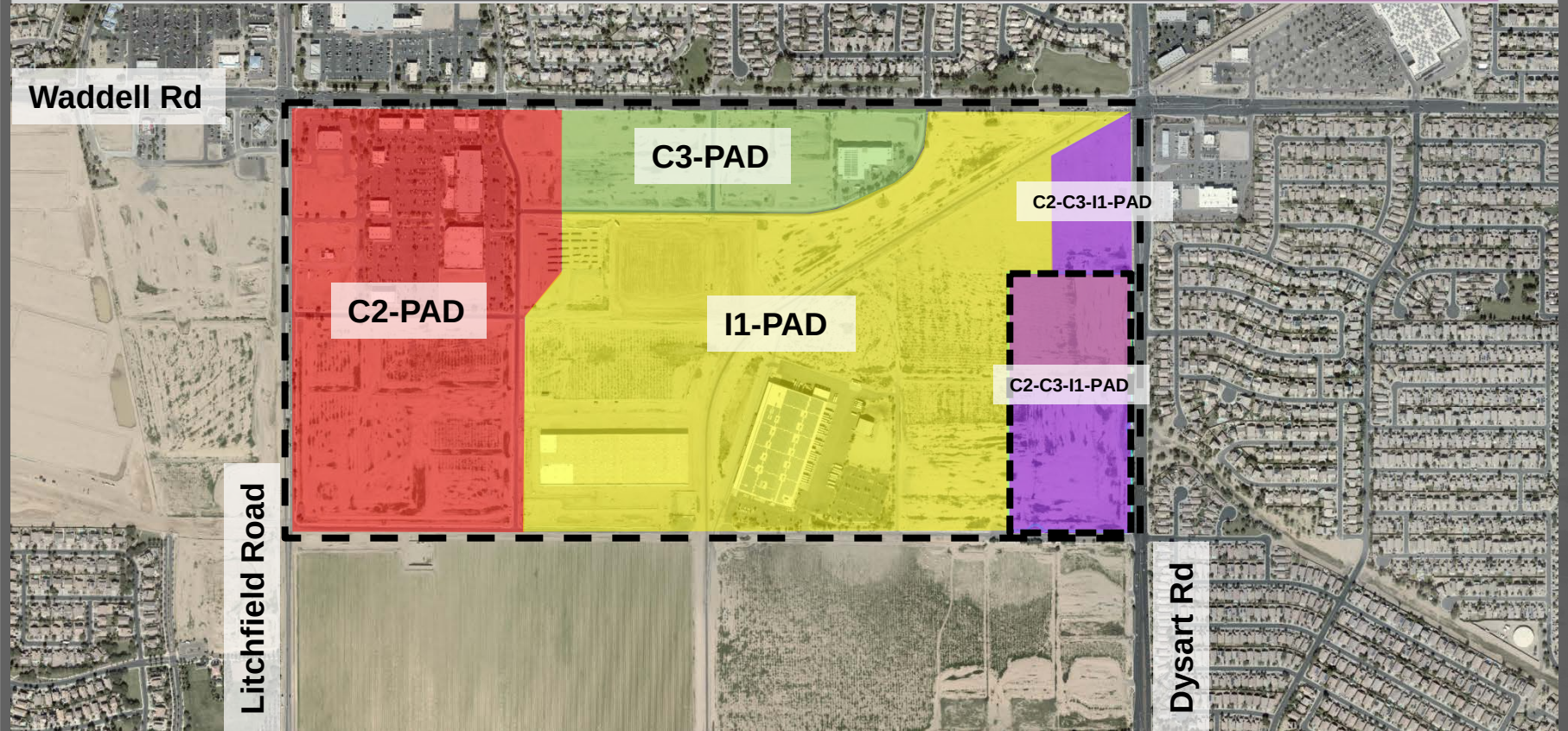
FS19-580
Surprise Pointe



EXISTING ZONING



PROPOSED ZONING



SURPRISE POINTE LOT 33

09/11/2019 – Citizen Review

01/07/2020 – City Council Will Consider the PAD Rezone

- The proposed PAD Zoning Amendment demonstrates compliance with the General Plan.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.
- Staff recommends the Commission Recommend Approval to the City Council.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: December 19, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the rezoning of 461.1 acres of property, located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development ("PAD") into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue.

Motion:

I move to recommend approval to the Mayor and City Council a rezone of 461.1 acres of property located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development ("PAD") into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue.

Background:

Tiffany & Bosco, PA, on behalf of Austin Ranch, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-431 - N Copper Canyon - PAD RZ - PZ Staff Report - 121919
 2. 01 - FS19-431 - N Copper Canyon - PAD RZ - Vicinity - 121919
 3. 02 - FS19-431 - N Copper Canyon - PAD RZ - PADA Document - 121919
 4. 03 - FS19-431 - N Copper Canyon - PAD RZ - Existing Development Standards - 121919
 5. 04 - FS19-431 - N Copper Canyon - PAD RZ - Modified Development Standards - 121919
 6. 05 - FS19-431 - N Copper Canyon - PAD RZ - Public Engagement - 121919
 7. 06 - FS19-431 - N Copper Canyon - PAD RZ - Citizen Participation Report - 121919
 8. 07 - FS19-431 - N Copper Canyon - PAD RZ - PZ PowerPoint - 121919
-

PAD ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-431
Project Name: North Copper Canyon Ranch (aka Austin Ranch) PAD Rezone
Council District: 1 – Acacia
Meeting Date: December 19, 2019
Planner: Hobart Wingard, Planner II

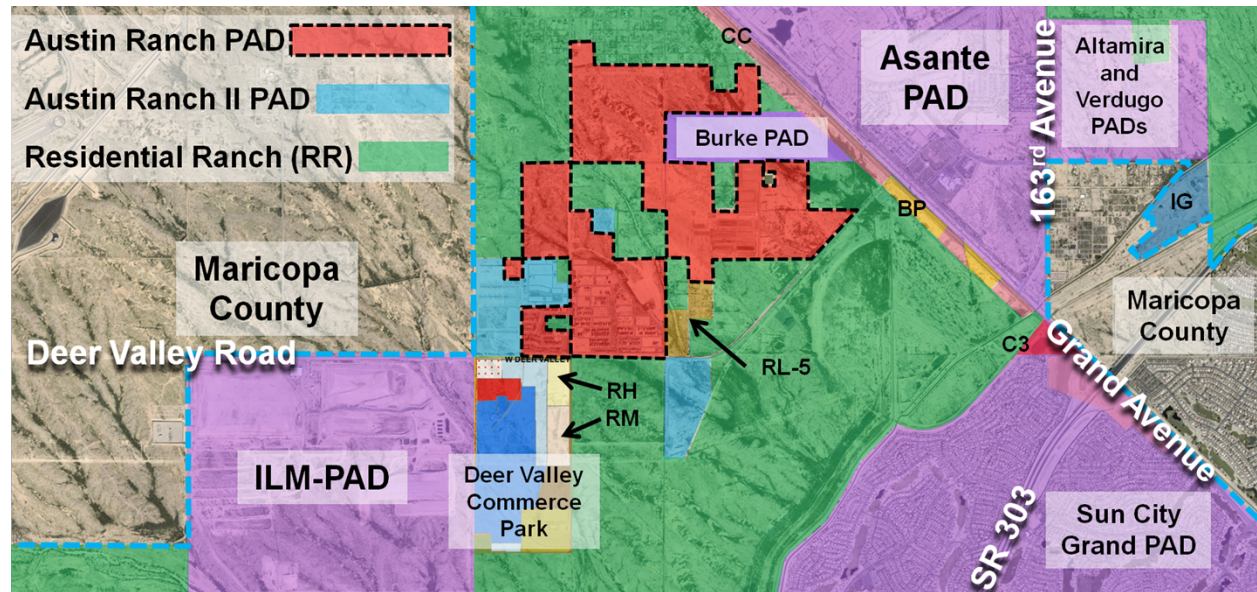
Owner: Austin Ranch, LLC
Applicant: Tiffany & Bosco, PA
Request: Planned Area Development (“PAD”) Zoning Amendment Approval for the North Copper Canyon Ranch (aka Austin Ranch) PAD
Site Location: Generally, on the western corner of Deer Valley Road and Grand Avenue
Site Size: Austin Ranch PAD encompasses approximately 850.0 acres.
Approximately 358.2 acres of PAD is being modified.
Approximately 102.9 acres of lands are being added to the PAD.
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035
Support/Opposition: Refer to attached Citizen Participation Report
Alternative Actions: **Approval** of the requested PAD Zoning Amendment will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the revised PAD.
Denial of the requested PAD Zoning Amendment will deny the applicant the opportunity to develop the property in accordance with the subject PAD Zoning Amendment.

PROJECT DESCRIPTION:

Tiffany & Bosco, PA, on behalf of Austin Ranch, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)
Residential Ranch (RR)	Austin Ranch PAD	Residential Ranch (RR)
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

BACKGROUND:

June 8, 1989: The City Council approved an annexation for the subject properties under Ordinance 89-05.

May 27, 2004: The City Council approved a PAD for Austin Ranch, under Case PAD03-278.

April 25, 2019: Staff held a Concept Review Meeting with the applicant regarding the modifications to the PAD, under Case CR19-273.

June 17, 2019: The applicant submitted for a PAD Rezone for Austin Ranch under Case FS19-431, the subject case.

September 24, 2019: The applicant held a Citizen Review meeting at Asante Preparatory Academy located at 23251 N 166th Drive in Surprise.

ANALYSIS AND DISCUSSION:

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the North Copper Canyon (aka Austin Ranch) Residential and Commercial PAD. The request is to modify parcel land use, density, and intensity within North Copper Canyon. This request proposes to enact the following requests:

Request 1: Zone change of approximately 343.3 acres of Parcels 2, 3, 4, 6, 7, 8, 22, 24A, 25, and 26 of North Copper Canyon Low Density Residential (RL-5-PAD) to modify density and setback requirements; this represents a gain of approximately 399 dwelling units.

Request 2: Zone change of approximately 13.0 acres of Parcel 16 from North Copper Canyon Community Commercial (C2-PAD) to Copper Canyon Medium Density (R2-PAD); this represents a gain of approximately 91 dwelling units.

Request 3: Zone change of approximately 10.0 acres of Parcel 22A from Austin Ranch II Low Density Residential (RL-5-PAD) to North Copper Canyon PAD (RL-5-PAD); this represents a gain of approximately ten (10) dwelling units.

Request 4: Zone change of approximately 48 acres of Parcel 29 from Residential Ranch (RR) to North Copper Canyon Medium Density (RM-PAD); This represents a gain of approximately 255 dwelling units.

Request 5: Zone change of approximately 5.0 acres of Parcel 31 from Residential Ranch (RR) to North Copper Canyon Open Space (OS-PAD); this represents a loss of approximately five (5) units. The subject parcel has been previously improved park space for the North Copper Canyon development.

Request 6: Zone change of approximately 21.6 acres of Parcel 30 from High Density Residential (RH-22) to North Copper Canyon Industrial Performance (IP-PAD); this represents a loss of approximately 475 dwelling units.

Request 7: Zone change of approximately 18.3 acres of Parcel 30 from Medium Density Residential (RM-12) to North Copper Canyon Industrial Performance (IP-PAD); this represents a loss of approximately 220 dwelling units.

Request 8: To allow the use of 'Animal Shelter' by right within the Copper Canyon PAD Industrial Performance Zoning District (IP-PAD).

Request 9: Based upon the current 55 foot local street cross section, the single family residential front facing garage will maintain a 22 foot setback measured from back of sidewalk for front loaded garage product. This setback will include Parcels 2, 3, 4, 6, 7, 9, 10, 11, 12, 12A, 13, 14, 17, 18, 20, 21, 22, 22A, 23, 24, 24A, 25, and 26.

Utilizing the projected gain / loss for the development, the project is only increasing by approximately 55 dwelling units.

The changes reflected above also necessitated modified Development Standards to address setbacks. Attached, as exhibits three (3) and four (4), are the existing and proposed Development Standards tables.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	Beardsley
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	City of Surprise
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated June 27, 2019, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated June 18, 2019, MWD indicated that they have no comments on the proposal.

Maricopa Flood Control District (FCDX): In an email dated July 18, 2019, FCDX indicated the proposed Site Plan contains flood plains that will be addressed through the FCDX.

SUMMARY:

Staff believes the proposed PAD Zoning Amendment is consistent with the manner and intent of the North Copper Canyon (aka Austin Ranch) PAD Zoning District in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

140 **FINDINGS:**

- 141 • The proposed PAD Zoning Amendment demonstrates compliance with the General
142 Plan.
- 143 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria
144 set forth in the North Copper Canyon (aka Austin Ranch) PAD.
- 145 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria
146 set forth in Surprise Unified Development Code.
- 147 • The reviewing agencies have indicated no objections to the request.
148

149 **RECOMMENDATION:**

150 Based on the findings noted above, staff recommends the Commission move to
151 recommend approval of the subject Rezone request to the City Council subject to
152 Conditions 'A' through 'B.'

- 153 A. Development and use of the site shall be in conformance with the PAD Rezone
154 document entitled "North Copper Canyon," consisting of 31 pages, prepared by
155 Tiffany & Bosco, PA and stamped received November 15, 2019.
- 156 B. Non-compliance with the stipulations of approval of this case will be treated as a
157 violation in accordance with the provisions of Article XIV of the Surprise Unified
158 Development Code.

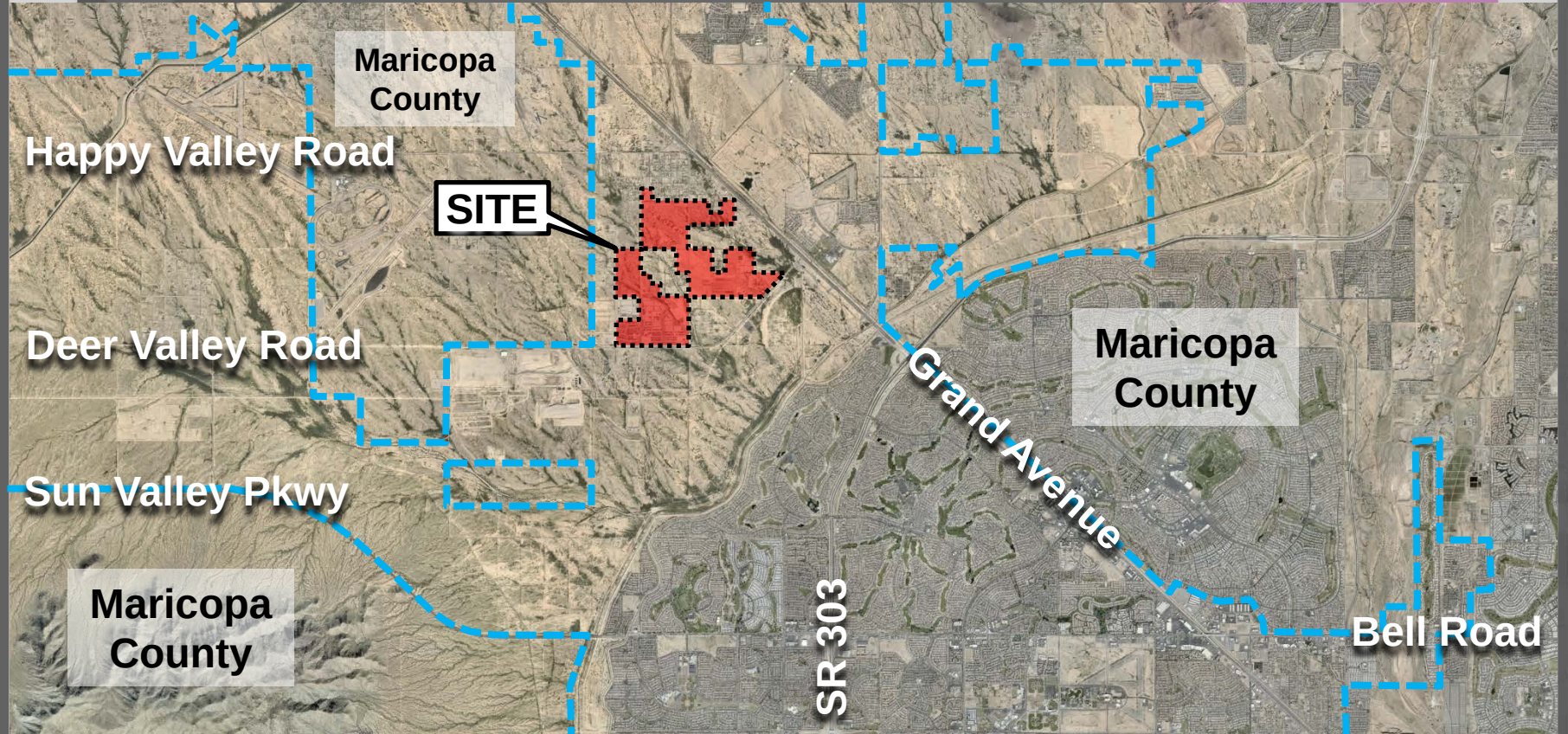
159 However, should the Commission wish to recommend denial of the request, the
160 Commission should make its own findings and base its decision on those alternative
161 findings.
162

163 **ATTACHMENTS:**

- 164 01 - Vicinity Maps
- 165 02 - PAD Rezone Document
- 166 03 - Current Development Standards Table
- 167 04 - Proposed Development Standards Table
- 168 05 - Public Engagement Plan
- 169 06 - Citizen Participation Report
- 170 07 - PowerPoint

VICINITY MAP

FS19-431
N Copper Canyon



CONTEXT MAP

FS19-431
N Copper Canyon

Austin Ranch PAD

Austin Ranch II PAD

Lands to be Added to PAD

Asante

163rd Avenue

Deer Valley Road

Landfill

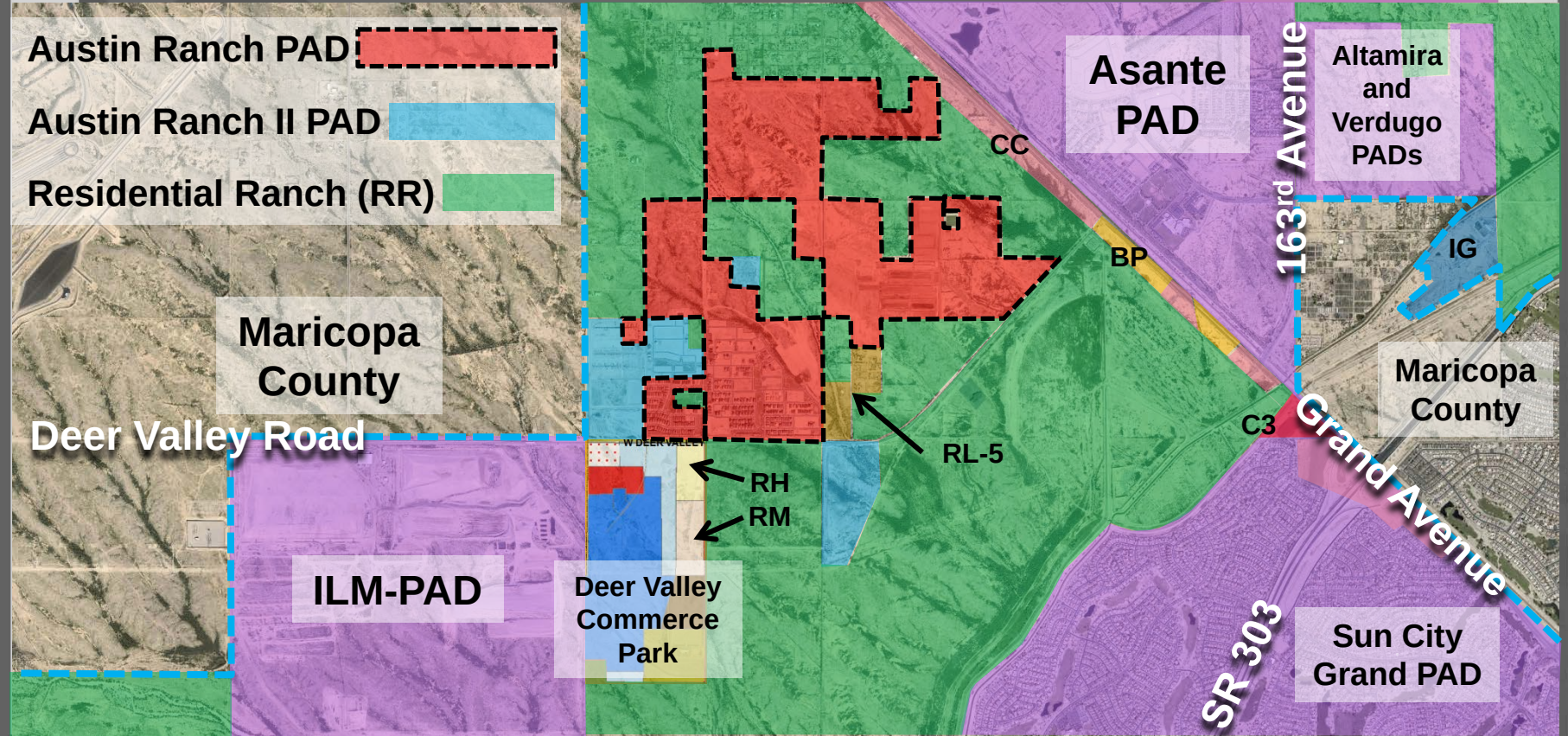
Grand Avenue

Sun City
Grand

SR 303

ZONING MAP

FS19-431
N Copper Canyon



North Copper Canyon
An Amendment to Austin Ranch PAD (PAD03-278)

Original PAD03-278 (Ordinance #04-20) – Austin Ranch
West of Deer Valley Road and Grand Avenue

Case No.: FS19-431

First Submittal: June 14, 2019

Second Submittal: September 3, 2019

Third Submittal: October 17, 2019

Fourth Submittal: November 8, 2019

Development Team

Developer:

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Attorney:

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YSMA

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Cardno

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Contact: Christine Lyons



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Exhibit C – General Plan Map	
Exhibit D – Existing & Proposed Land Use Maps	
Exhibit E – Proposed North Copper Canyon Development Standards Table	
Exhibit F – Proposed North Copper Canyon Single Family Site Data	
Exhibit G – Proposed North Copper Canyon Site Data	
Exhibit H - Legal Descriptions	

Background

In May of 2004, the City of Surprise ("City") City Council approved the 850-acre Austin Ranch Planned Area Development ("PAD1"). The approved PAD1 includes a mixture of single-family residential densities, neighborhood shopping centers, private homeowners association pocket parks, city park, elementary school site, natural open spaces, improved common open spaces, trails, and a remote waste water treatment plant to serve the project. The PAD1 zoning includes a mixture of residential and commercial underlying base zoning districts.

In September of 2005, the City Council approved Austin Ranch II ("PAD2"), which was an approximately 175-acre rezoning request that integrated several different parcels into the approved Austin Ranch master plan. All of the expansion acreage (94.9 acres) included parcels that were to the south and west of PAD1. PAD2 acreage included Residential Low Density, detached single-family, commercial, and open space land uses. Additional parcels, currently zoned Residential Ranch (RR) adjacent to the PAD's, are being proposed to be added to the overall PAD development plan.

PAD1 and additional parcels outside the PAD provide for the following:

	Existing Land Data (* gross acres)		
	PAD1	Non-PAD Land	Total
Dwelling Units	2,865	723	3588
Acreage	850.0	94.9	944.9
Density	3.4 DU/A	7.6 DU/A	3.8 DU/A

After the start of development of the first subdivisions within PAD1, the master plan was renamed "North Copper Canyon" and is planned to keep this name until build-out.

Courtland Homes, Inc. or its affiliates ("Property Owner") has been a part of North Copper Canyon since the original entitlements. The Property Owner has been a constant steward of the Austin Ranch development over the years, especially during the real estate market downturn where a 1.8 MGD wastewater treatment plant was completed in 2009. With the evolving residential real estate market, the Property Owner is proposing to update North Copper Canyon in order to adapt to current and near future residential markets.

Context

North Copper Canyon is located in a unique area of Northwest Surprise.

Nearby properties include a landfill, transmission lines, a high pressure gas main and wastewater treatment facilities.

- The Northwest Regional Land Fill is adjacent to the southwest corner of the master planned community
- The SPA 3 Water Reclamation Facility is adjacent to the south boundary of the master planned community.
- High voltage electric transmission lines are adjacent to the south boundary of the master planned community

- Transwestern Gas Pipeline is adjacent to the south boundary of the master planned community. To the north of PAD1 are older residential subdivisions "Beardsley Ranchitos" and "Martin Acres" approved in Maricopa County and annexed into the City of Surprise.

Three and one-half miles (3.5) to the northwest is Luke Auxiliary 1 Field ("Luke"). Immediately west of Austin Ranch is a large area of Arizona State Land.

To the south of the community, the Loop 303 Freeway interchange at Grand Avenue is one and one-half miles to the southeast. Grand Avenue is approximately ¼ mile east of the Austin Ranch parcels.

Also south of the community is the McMicken Dam and the associated floodplain which encompasses a majority of the vacant land south of Austin Ranch.

In summary, with Grand Avenue on the east, the dam and associated floodplain, wastewater treatment plant, high pressure gas main and high voltage transmission lines to the south, the large lot residential uses to the north and state land and the landfill to the west, North Copper Canyon is an 'island' master planned community with many challenging land uses surrounding it. Refer to **Exhibit A** for a context map of the area.

General Plan Conformance

The Property is located within the Neighborhoods and Open Space land use designation on the City's General Plan Land Use Map. The proposed PAD amendment maintains the neighborhoods along the major wash corridors (Whitmann Wash) as shown in the General Plan. In addition, the proposed PAD amendment modifies a high-density residential use south of Deer Valley Road to an employment related use in compliance with the General Plan. The proposed update creates residential development that responds to current and future market conditions.

The General Plan's goals and policies include elements such as: unique community, jobs-housing balance and natural conditions. The proposed amendment meets several of the General Plan goals by creating a unique community through several highly amenitized parks, recreation amenities and open spaces. The project provides a significant and appropriately placed employment land use designation within the PAD in compliance with the General Plan. The proposed amendment also preserving the natural washes, vegetation and wildlife corridors shown in the General Plan through the project. Refer to **Exhibit C** for the City General Plan maps.

Transportation

Patrick Lane or N. 172nd Avenue will be developed as a local road cross-section in accordance with Austin Ranch requirements except that approximately 500 feet from the intersection of Patrick Lane and Deer Valley Road the roadway will be built to allow for four lanes of traffic, one in-bound and three outbound (2 left turn lanes, 1 right turn lane) to facilitate right hand and left hand movements in accordance with the transportation impact analysis.

Request

The request for the parcels within the PAD is to modify parcel land use, density and intensity within North Copper Canyon. This request proposes to:

1. Zone change of Parcels 2, 3, 4, 6, 7, 8, 22, 24A, 25 & 26) of Austin Ranch Low Density Residential (RL-5-PAD) to modify density and setback requirements;
2. Zone change of Parcel 16 of Austin Ranch Community Commercial (CC-PAD) to Austin Ranch Medium Density (RM-PAD);

3. Zone change of Austin Ranch II Parcel 22A Low Density Residential (RL-5-PAD) to Austin Ranch PAD (RL-5-PAD);
4. Zone change of APN 503-73-036 (Parcel 29) from Residential Ranch (RR) to Austin Ranch Medium Density (RM-PAD);
5. Zone change of APN 503-74-004E (Parcel 31) from Residential Ranch (RR) to Austin Ranch Open Space (OS-PAD);
6. Zone change of a portion of APN 503-75-002F (Parcel 30) from High Density Residential (RH-22) to Austin Ranch Industrial Performance (IP-PAD);
7. Zone change of APN 503-75-002F (Parcel 30) from Medium Density Residential (RM-12) to Austin Ranch Industrial Performance (IP-PAD); and
8. Allow the Animal Shelter Use by right within the Austin Ranch Industrial Performance (IP-PAD)
9. Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product, this would include parcels 2, 4, 3, 6, 7, 9, 10,11,12,12A, 13,14,17, 18, 20, 21, 22, 22A 23,24, 24A, 25 and 26.

All acreages associated with the above zone change requests are indicated in Exhibits B, and D, attached.

The request identified above includes additional property that was not a part of the original PAD1. The additional land consists of:

- a) 503-75-002F –property at the southwest corner of Deer Valley Road and 183rd Ave
- b) 503-73-036 –property adjacent to the east boundary of PAD1
- c) 503-74-004E –property just north of Deer Valley west of 183rd Avenue
- d) 503-74-024 – property added into PAD1

The proposed PAD amendment revises the lot size distribution and modifies dimensional standards. The PAD amendment intends to modify density, setbacks and incorporate land into the PAD while keeping all other requirements of PAD1 and PAD2 intact.

With all of the requested changes and updates to the PAD, North Copper Canyon the total residential density does not increase in the area (as allowed under current zoning).

With the additional parcels and dwelling units added to the PAD, along with the total dwelling units currently zoned within North Copper Canyon, the existing allowed dwelling units is 3,588. This request essentially keeps the same approximate gross density (3.8+/- du/acre) for the North Copper Canyon master planned community. For comparative purposes, the gross density is less than the Desert Oasis PAD (3.9 du/acre) and Asante PAD (4.3 du/acre) that are of a similar size.

Non-residential acreage will increase from what was previously zoned

Not including the water reclamation facility parcel, the total non-residential acreage within North Copper Canyon is 43 acres. This request plans to increase the non-residential acreage to 65 acres (an increase of approx. 50%). This increase keeps a grocery anchored retail site within North Copper Canyon, a neighborhood commercial site and adds an industrial zoned site south of Deer Valley Road.

The goal of this request is to allow the Property Owner to continue to develop the balance of the property in a manner similar to what has been completed to date by continuing to provide highly amenitized smaller parks without buildings (to keep homeowner association costs affordable).

For the purposes of describing the request, Exhibit D, E and F shows the revised land use tables for the existing parcels within the PAD and additional parcels to be added to the PAD in density, lot sizes and total dwelling units

In summary, the following is a high-level breakdown of the PAD Amendment request:

- Modify parcels 2, 3, 4, 6, 7, 8, 16, 22, 22A, 24A, 25 & 26 with modified lot widths, acreages, density and uses
- Addition of 503-73-036 (Parcel 29) on the east side of Austin Ranch East with a Medium Density Residential designation (rezone and add to the PAD)
- Rezone High and Medium Density Residential parcel {APN 503-75-002F (Parcel 30) at the southwest corner of 183rd Ave. and Deer Valley Road}} to an industrial district and transfer the 600+ residential units to the above mentioned areas of North Copper Canyon
- Include an already developed park (APN503-74-004E) into North Copper Canyon
- Removal of commercial zoned property (Parcel 16) at northeast corner of Williams Road and Deer Valley Road to adjacent residential use (Medium Density Residential)
- Within the industrial district allowing for the use of an Animal Shelter by right. The approval of the PAD amendment fulfills the conditional use permit requirements for an Animal shelter use within the I-P district.

Refer to **Exhibit B** for a land use map demonstrating the revised land uses and should be used to modify land uses and number of residential units from PAD1.

Summary

Since the original PAD approvals for Austin Ranch and Austin Ranch II in the early 2000's, now named North Copper Canyon, this area of Northwest Surprise has slowly developed. With the downturn in the real estate market over and the construction of the Loop 303 Freeway nearby, North Copper Canyon is positioned for logical and market driven residential lots. The overall density of the area does not increase with the proposed changes. The requested amendments to the PAD and inclusion of outside parcels does not increase the number of residential units.

The PAD Amendment creates viable single-family subdivisions throughout North Copper Canyon while removing a multi-family land use adjacent to the wastewater treatment facility, high pressure gas main, transmission lines and a heavily traveled roadway for solid waste trucks. In turn, a viable non-residential land use is provided within North Copper Canyon to add jobs. The lot width modifications being proposed do not impact the surrounding school system as the changes equate to no density increase. With school sites already owned by Dysart Unified School District within North Copper Canyon, the request will allow for reasonable development and sound school planning.

The addition of medium density residential uses just west of the Grand Avenue is consistent with providing appropriate densities along major transportation corridors. The access to Grand Avenue and the Loop 303 Freeway will provide the real estate market with some opportunities for medium density residential projects in this area that currently do not exist. The rezoning of the high-density residential use at the southwest corner of 183rd Avenue and Deer Valley Road to an industrial land use is a sound land use change for this impacted property. With regional commercial along Grand Avenue in Asante and Asante North, as well as commercial property located at the southwest corner of North Copper Canyon, the removal of the commercial designated property at Deer Valley Road and Williams Road will not impact the availability of future goods and services for the growing neighborhood. Finally, the donation of five (5) acres to the animal rescue facility will provide the City with a landing spot for a much

needed community service. We respectfully request concurrence on the proposed amendment to the North Copper Canyon.

Exhibit A



NORTH COPPER CANYON PAD

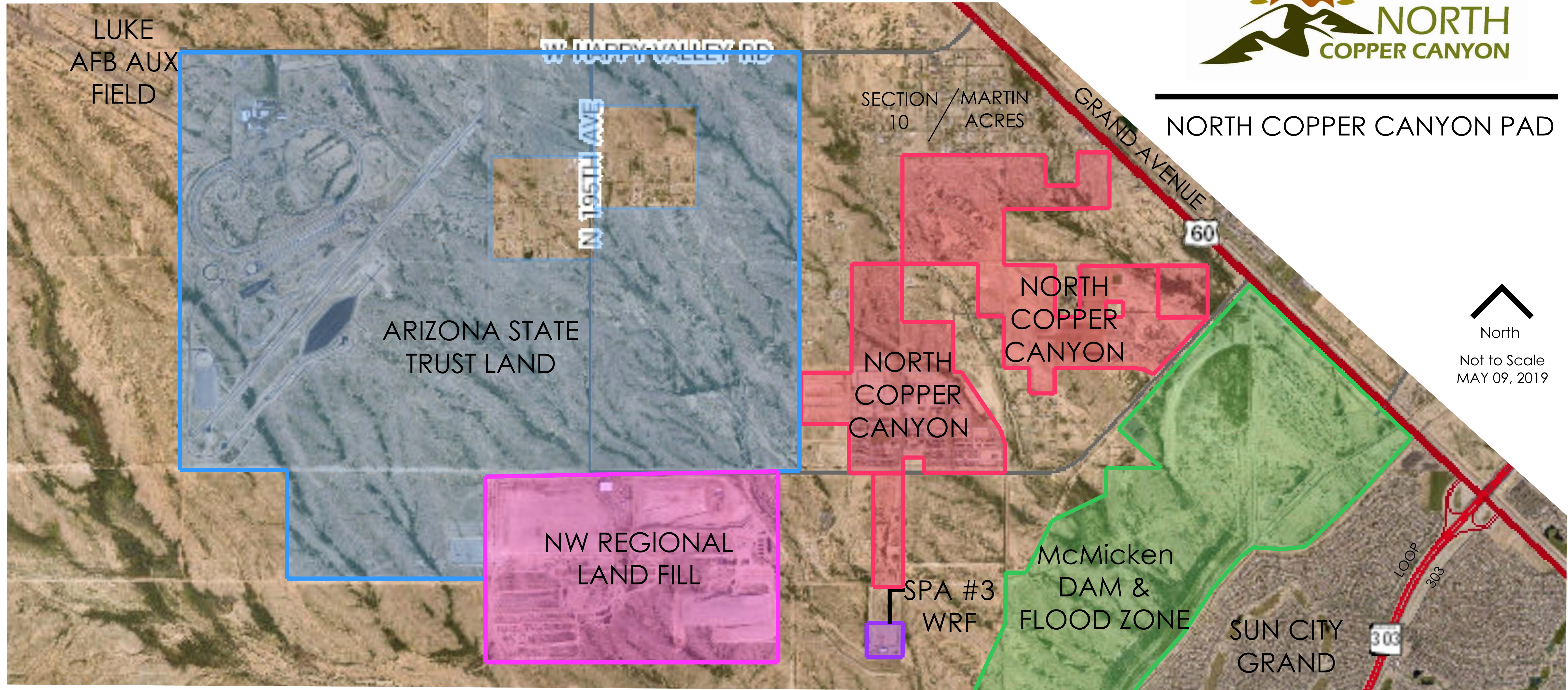
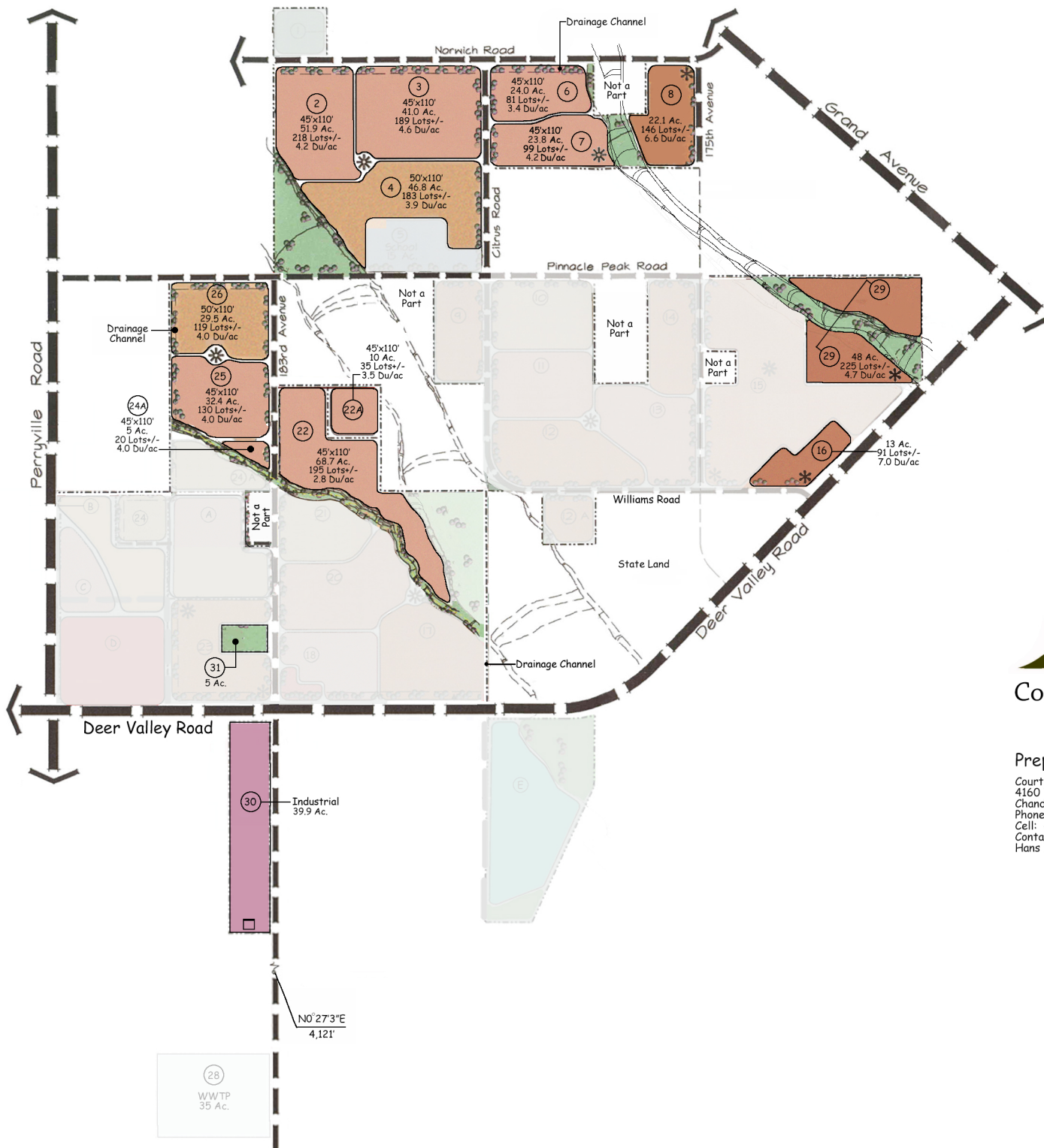


Exhibit B



Conceptual Land Use Plan

Prepared For:
 Courtland Homes, Inc.
 4160 W. Kitty Hawk
 Chandler, Arizona 85226
 Phone: 480.893.7515
 Cell: 602.885.1634
 Contact:
 Hans Koppenhoefer

Prepared By:
 Arizona Land Design, LLC
 9007 N. Arroya Grande Dr.
 Phoenix, Arizona 85028
 Phone: 480-951-6410
 Contact:
 Christine Lyons, R.L.A.



Job# 02.36



North
Not to Scale

Date: 08/15/03
 Rev: 11/05/03
 Rev: 05/26/04
 Rev: 05/05/05
 Rev: 06/13/19
 Rev: 10/09/19
 Rev: 11/07/19

Exhibit C

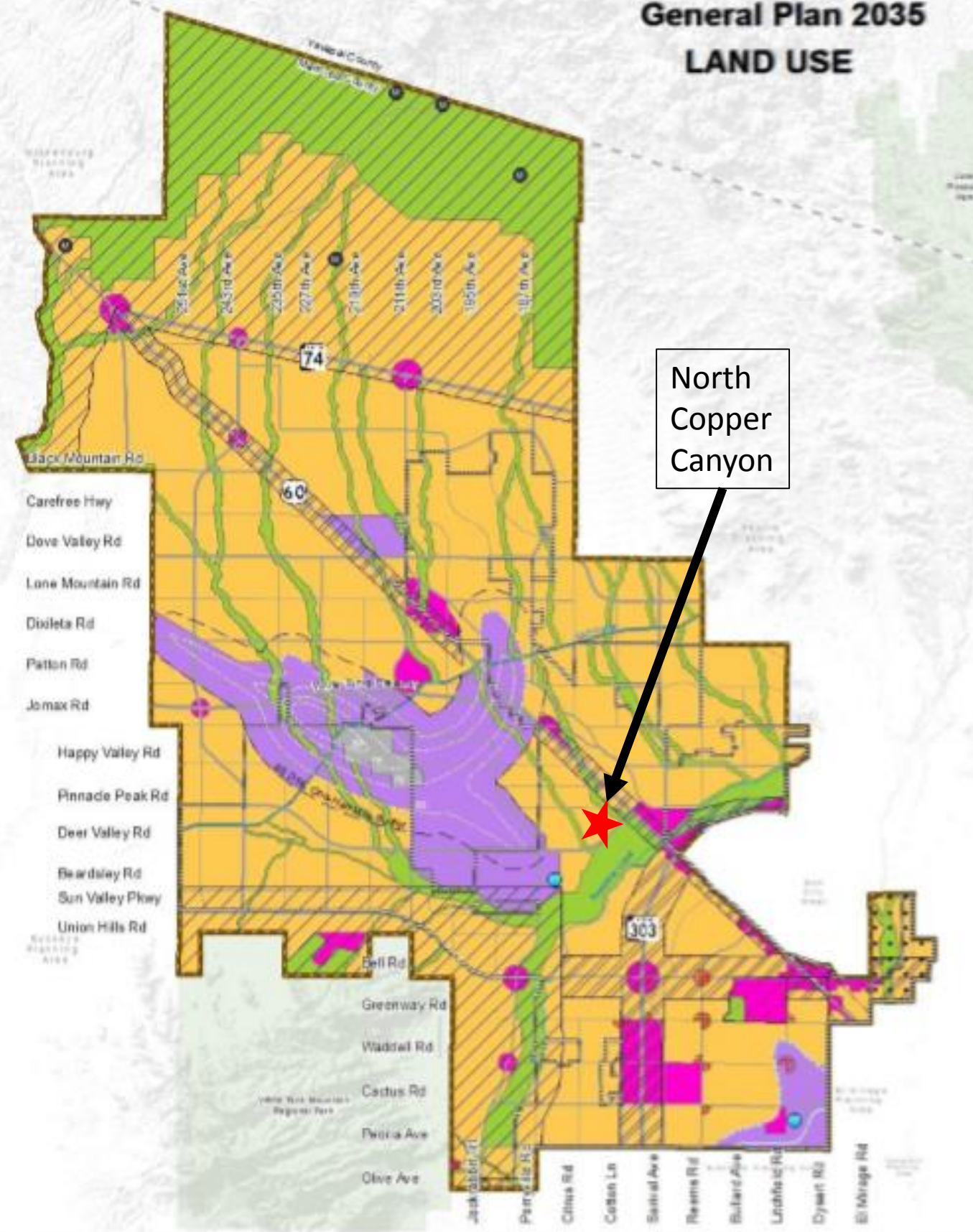
General Plan 2035 ANTICIPATED GROWTH

North
Copper
Canyon



General Plan 2035 LAND USE

North
Copper
Canyon

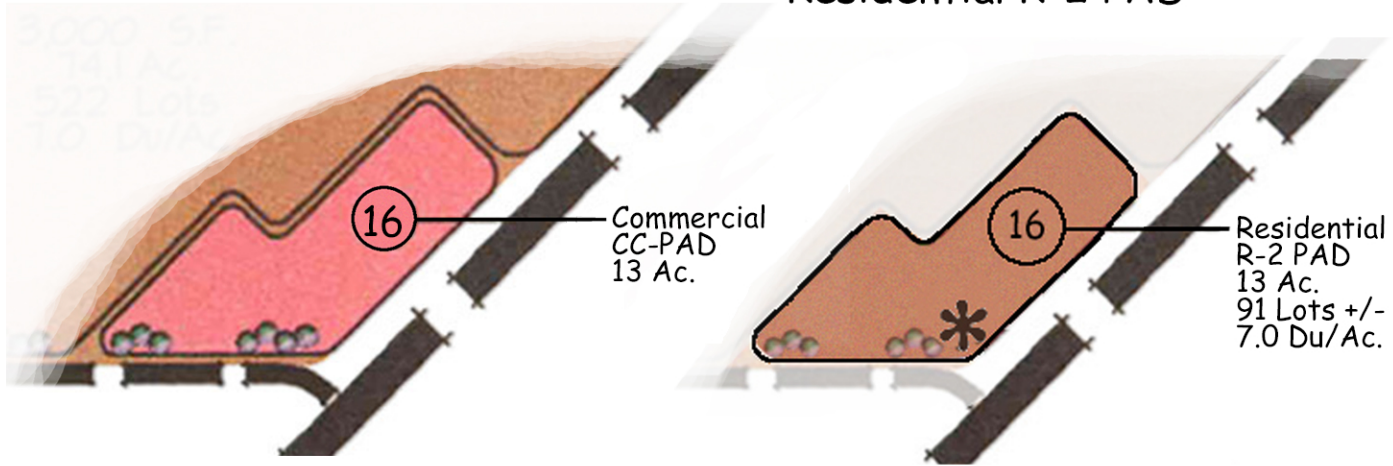


Character Areas	Sub Areas	Features	Circulation
- Neighborhood - Rural - Suburban - Urban - Commerce & Office - Mixed Use - Residential - Mixed Use - Commercial - Regional Commercial - Commercial Office - Employment - Business Park - Industrial - Open Space	- Lake Compatibility District - Scenic Lands Development - Surprise Center District - Surprise Heritage District - Transit Oriented Development District - Aggregate Resource Areas	- Planning Area - Aux 1 Noise Contours - Lake AFB Noise Contours - Canals - Military - Existing Community Commercial - Public Facility - Mining	- Freeway - Parkway - Major Arterial - Minor Arterial - BNSF Rail

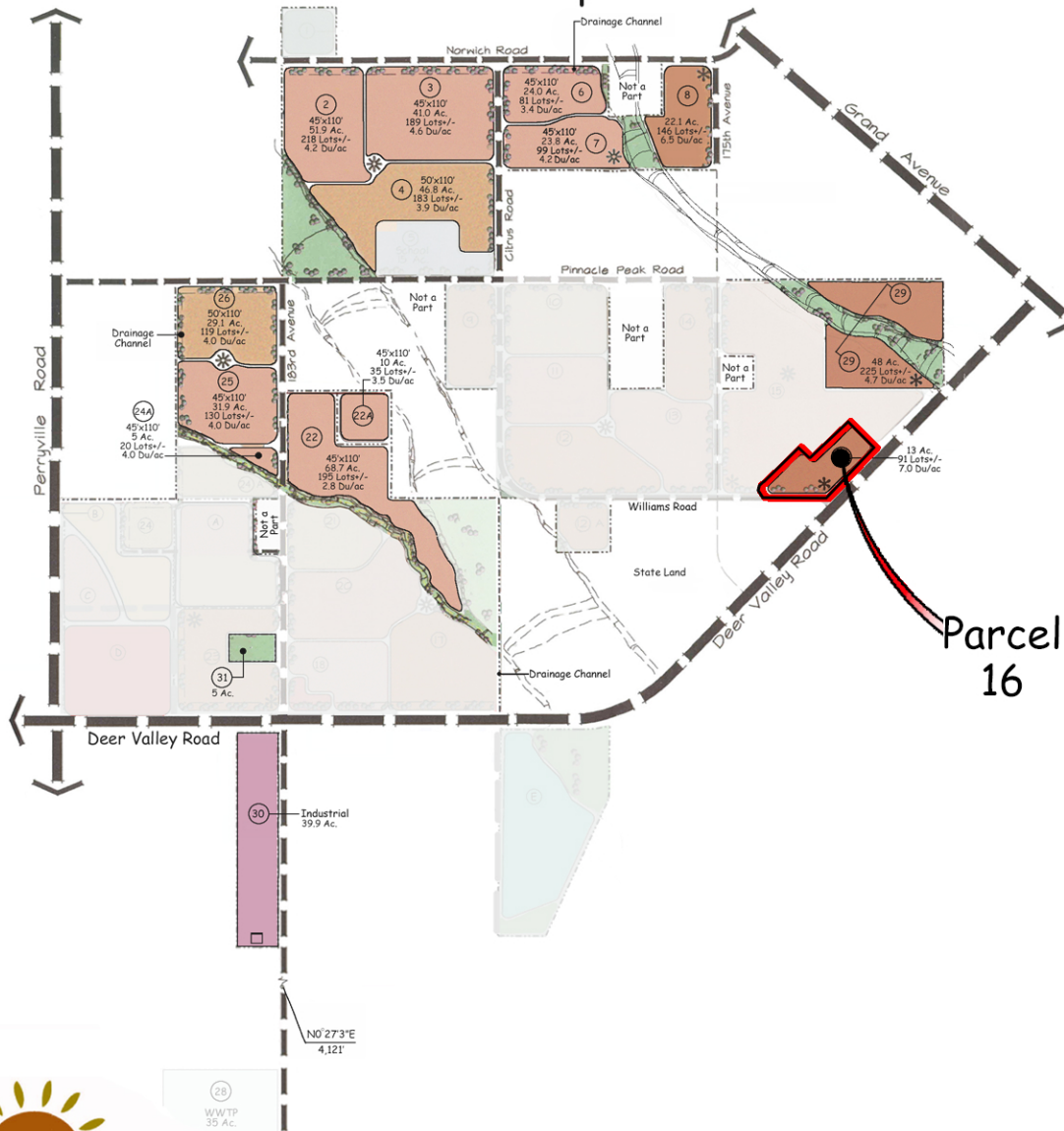
Exhibit D

Existing Zoning: Commercial CC - PAD

Proposed Zoning: Residential R-2 PAD

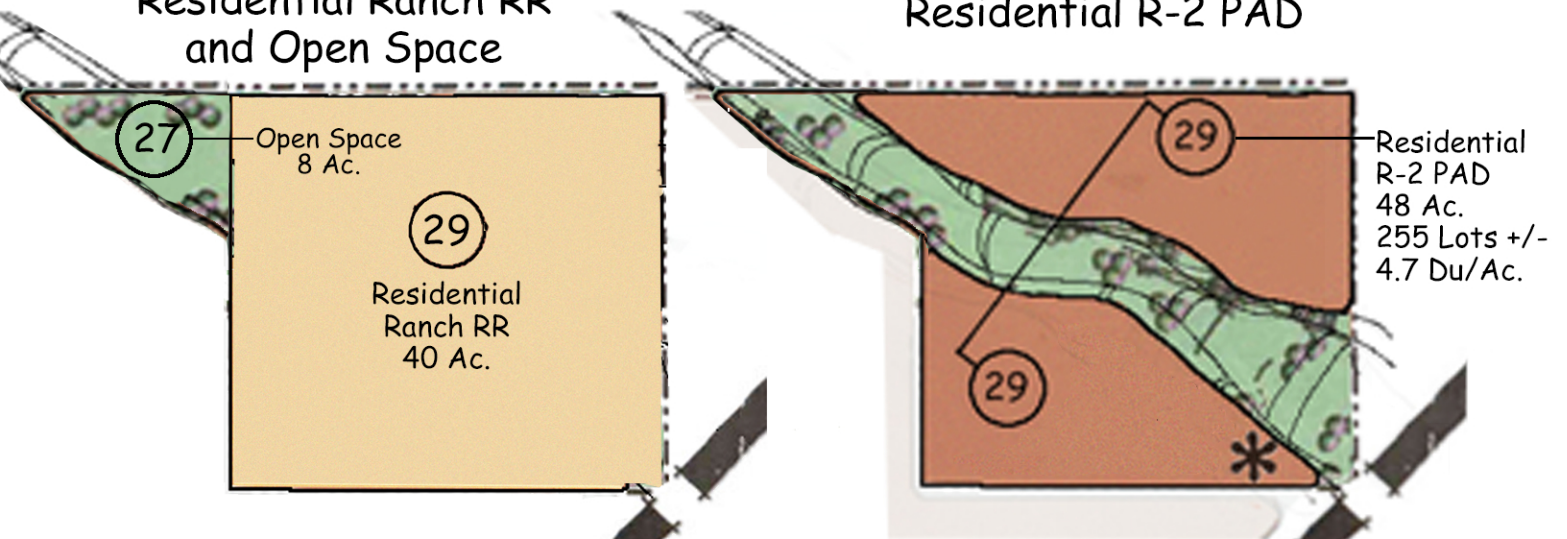


Location Map

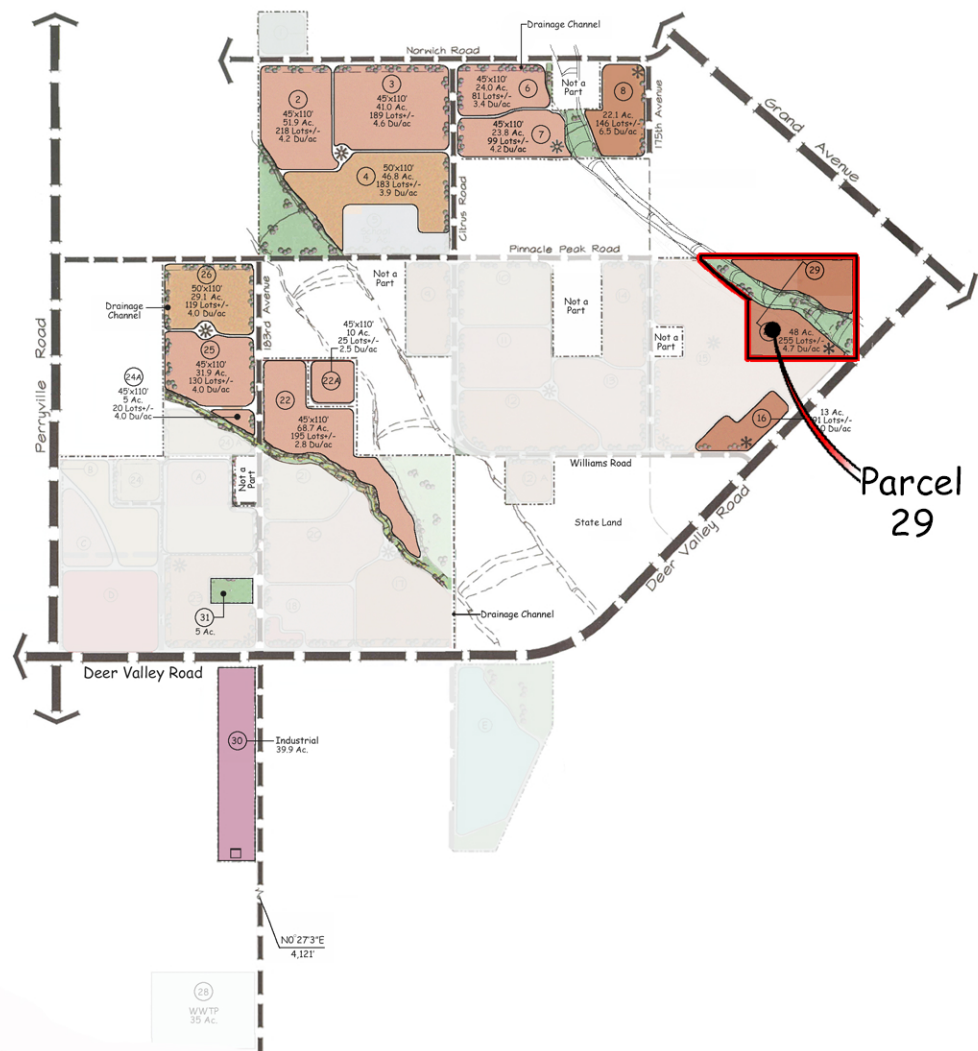


Existing Zoning:
Residential Ranch RR
and Open Space

Proposed Zoning:
Residential R-2 PAD

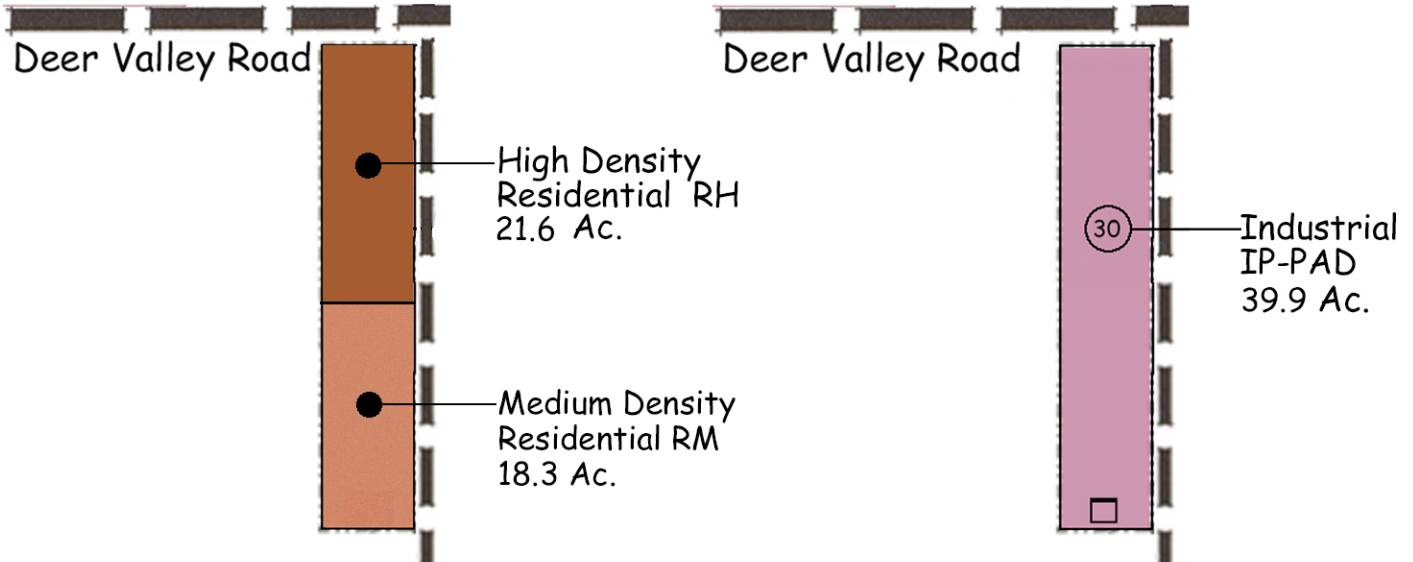


Location Map

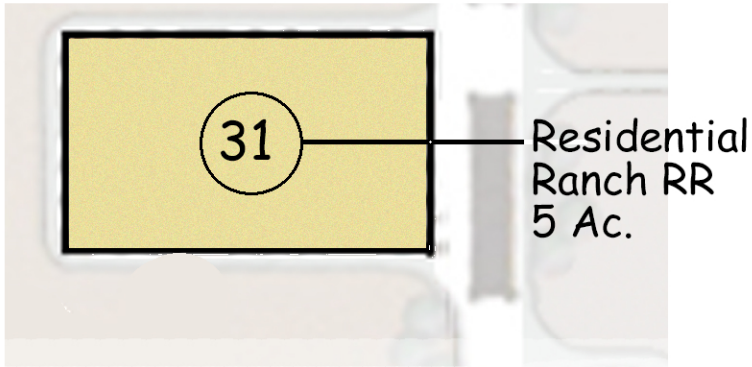


Existing Zoning:
High Density Residential RH &
Medium Density Residential RM

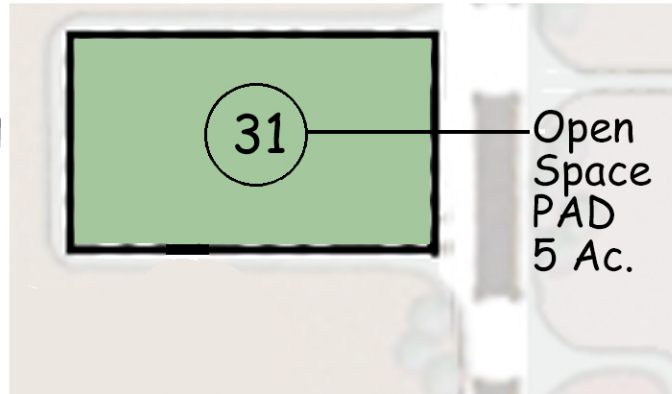
Proposed Zoning:
Industrial IP-PAD



Existing Zoning:
Residential Ranch RR



Proposed Zoning:
Open Space PAD



Location Map



Exhibit E

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17,23,	2,3,6,7,10, 21,22,22A,24, 24A,25,26	11,13,20	4, 26	2,3,6,7,10, 21,22,22A,24, 24A,25,26	18	8, 15, 16, 29	19	30
Description	Res Lots Category A	Res Lots Category A-1	Res Lots Category B	Res Lots Category B-1	Res Lots Category C	Res Lots Category E	Res Lots No Category	Commercial	Industrial
Min Area	5,280 sf	6,380 sf	5,830 sf	6,930 sf	6,380 sf	7,480 sf	3,000 sf	NA	Per I-P ordinance
Max House Width	35'	35'	43'	40'	45'	55'	40'	NA	NA
Min Width	48'	45'	53'	50'	58'	68'	35'	100'	Per I-P ordinance
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA	Per I-P ordinance
Front	12' FOR Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20'**** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	12' for Living Area or Side Load Garage 20' **** for Front Load Garage	35'	Per I-P ordinance
Side	5'/8'	5'/5'	5'/5'	5'/5'	5'/5'	5'/8'	Determined at the Plat Stage	15' ***	Per I-P ordinance
Street Side	13'**	13'**	13'**	13'**	13'**	13'**	10'**	25'	Per I-P ordinance
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'****	Per I-P ordinance
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA	Per I-P ordinance
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA	Per I-P ordinance
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'	Per I-P ordinance
Residential Zone Boundary								35'	35'

*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

**Setback includes adjacent landscape tract.

***Use standards from Section 17.28.030 if site is developed with uses other than residential units.

****Driveways are to be a minimum of 22 feet deep from back of sidewalk as per PAD.

Exhibit F

Single Family Site Data (PAD1)								
Estimated Yield Based on Lot Width								
Parcel #	Total Estimated Yield	MDR	A	A1	B	B1	C	D
		30'	48'	45'	53'	50	58'	68'
1	0							
2	218			218				
3	189			189				
4	183					183		
5	0							
6	81			81				
7	99			99				
8	146	146						
9	84		84					
10	106						106	
11	99				99			
12	187		187					
12A	41		41					
13	102				102			
14	88		88					
15	522	522						
16	91	91						
17	147		147					
18	56							56
19	0							
20	130				130			
21	87						87	
22	195			195				
22A	35			35				
23	138		138					
24	29						29	
24A	61			61				
25	130			130				
26	119					119		
28	0							
29	225	225						
30	0							
31	0							
Total Yield	3588	984	685	1008	331	302	222	56
% of Total	100%	27.4%	19.1%	28.1%	9.2%	8.4%	6.2%	1.6%

Exhibit G

Site Data (PAD1)						
Parcel	Proposed Use	Proposed Zoning	Gross Area	Estimated Yield	Proposed Density	Proposed Lot Size
1	Park/Police/Fire	R1-5 PAD	9.9	0	0	---
2	Single Family	R1-5 PAD	51.9	218	4.2	45' x 110'
3	Single Family	R1-5 PAD	41.0	189	4.6	45' x 110'
4	Single Family	R1-5 PAD	46.8	183	3.9	50' x 110'
5	School	R1-5 PAD	17.3	0	0	----
6	Single Family	R1-5 PAD	24.0	81	3.4	45' x 110'
7	Single Family	R1-5 PAD	23.8	99	4.2	45' x 110'
8	Multi-Family	R-2 PAD	22.1	146	6.6	3000 s.f.
9	Single Family	R1-5 PAD	20.6	84	4.1	48' x 110'
10	Single Family	R1-5 PAD	27.9	106	3.8	58' x 110'
11	Single Family	R1-5 PAD	25.8	99	3.8	53' x 110'
12	Single Family	R1-5 PAD	34.3	187	5.5	48' x 110'
12A	Single Family	R1-5 PAD	9.6	41	4.3	48' x 110'
13	Single Family	R1-5 PAD	31.7	102	3.2	53' x 110'
14	Single Family	R1-5 PAD	22.8	88	3.9	48' x 110'
15	Multi-Family	R-2 PAD	75.2	522	6.9	3000 s.f.
16	Multi-family	R-2 PAD	13.0	91	7.0	3000 s.f.
17	Single Family	R1-5 PAD	35.4	147	4.2	48' x 110'
18	Single Family	R1-5 PAD	22.4	56	2.5	68' x 110'
19	Commercial	C-2 PAD	5.0	0	0	0
20	Single Family	R1-5 PAD	34.0	130	3.8	53' x 110'
21	Single Family	R1-5 PAD	21	87	4.1	58' x 110'
22	Single Family	R1-5 PAD	68.7	195	2.8	45' x 110'
22A	Single-Family	R1-5 PAD	10.0	35	3.5	45' x 110'
23	Single Family	R1-5 PAD	35.8	138	3.9	48' x 110'
24	Single Family	R1-5 PAD	9.8	29	3.0	58' x 110'
*24A	Single Family	R1-5 PAD	15.2	61	4.0	45' x 110'
25	Single Family	R1-5 PAD	32.4	130	4.0	45' x 110'
26	Single Family	R1-5 PAD	29.5	119	4.0	50' x 110'
28	WWTP	---	35.1	0	---	---
29	Multi-family	R-2 PAD	48.0	225	4.7	3000 s.f.
30	Industrial	I-P PAD	39.9			
31	Open Space	O-S PAD	5.0			
Total	---	---	944.9	3,588	3.8	---

*Estimated yield remains the same for 58'x110' lots south of wash

Notes:

- Approximately 105.8 acres of open space will be provided within the residential parcels of the project (Parcels 1, 27, 31 and tracts within future final plats) . Open space includes recreational activity areas, pocket parks, retention and/or detention basins, drainage corridors, and landscape tracts/pedestrian corridors along major roadways. The 90.9 acres of open space (Parcel 27 and tracts within future final plats) combined with the 9.9-acre (Parcel 1) and 5 acre (Parcel 31) area equals approximately 105.8 acres of open space or approximately 11.8% of the project.
- R-2 Product – Due to the highly specialized product design for the proposed medium density residential, once the product is approved for the initial final plat, the remainder of the product shall be allowed within the PAD.

Exhibit H

LEGAL DESCRIPTION

PROPERTY 1

The East half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 3 & 4

The South half of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within the West 40 feet; the South 40 feet and the East 30 feet as Quit Claim to County of Maricopa for Road Purpose, recorded March 26, 1957 as Docket 2125, Page 397.

EXCEPT any portion of the Southwest Quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE S89°57'47" W, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 205.97 FEET; THENCE N00°10'51"W, A DISTANCE OF 187.27 FEET; THENCE N64°03'54"W, A DISTANCE OF 42.58 FEET; THENCE N00°10'51"W, A DISTANCE OF 232.05 FEET; THENCE S89°49'09"W, A DISTANCE OF 276.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT HAVING A RADIUS OF 152.50 FEET, THROUGH A CENTRAL ANGLE OF 19°25'26", A DISTANCE OF 51.70 FEET TO A POINT OF TANGENCY; THENCE N70°45'25"W, A DISTANCE OF 100.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 97.50 FEET, THROUGH A CENTRAL ANGLE OF 18°15'23", A DISTANCE OF 31.07 FEET TO A POINT OF TANGENCY; THENCE N89°00'49" W, A DISTANCE OF 39.44 FEET; THENCE N00°10'51"W, A DISTANCE OF 55.01 FEET; THENCE N44°35'50"W, A DISTANCE OF 28.24 FEET; THENCE N00°10'51"W, A DISTANCE OF 751.75 FEET; THENCE S89°55'14"W, A DISTANCE OF 80.00 FEET; THENCE N00°10'51"W, A DISTANCE OF 249.42 FEET; THENCE N45°10'51"W, A DISTANCE OF 28.28 FEET; THENCE N00°10'51"W, A DISTANCE OF 55.00 FEET; THENCE N44°49'09"E, A DISTANCE OF 28.28 FEET; THENCE N00°10'51"W, A DISTANCE OF 8.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 59.10 FEET TO A POINT OF TANGENCY; THENCE N08°30'07"E, A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 46.98 FEET TO A POINT OF TANGENCY; THENCE N00°10'51"W, A DISTANCE OF 7.68 FEET; THENCE N89°54'22"W, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 15; THENCE N00°10'51"W, COINCIDENT WITH SAID MID-SECTION LINE A DISTANCE OF 655.70 FEET; THENCE N89°49'09"E, A DISTANCE OF 77.00 FEET; THENCE N00°10'51"W, A DISTANCE OF 7.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING

A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08'04'00", A DISTANCE OF 54.91 FEET TO A POINT OF TANGENCY; THENCE N08'14'50"W, A DISTANCE OF 44.50 FEET; THENCE S79'29'05"E, A DISTANCE OF 525.23 FEET; THENCE S65'59'47"E, A DISTANCE OF 809.51 FEET; THENCE S33'48'39"E, A DISTANCE OF 1125.90 FEET; THENCE S47'11'58"E, A DISTANCE OF 242.68 FEET; THENCE S08'20'08"E, A DISTANCE OF 43.76 FEET; THENCE S56'12'41"E, A DISTANCE OF 82.73 FEET; THENCE N70'29'40"E, A DISTANCE OF 55.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH POINT THE CENTER BEARS N70'29'40"E AT A DISTANCE OF 372.50 FEET; THENCE WITH THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 372.50 FEET, THROUGH A CENTRAL ANGLE OF 25'20'38"", A DISTANCE OF 164.77 FEET TO A POINT OF TANGENCY; THENCE S44'50'59"E, A DISTANCE OF 349.81 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT HAVING A RADIUS OF 345.84 FEET, THROUGH A CENTRAL ANGLE OF 16'53'25", AN ARC DISTANCE OF 101.95 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE S00'12'48"E, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 664.27 FEET TO THE TRUE POINT OF BEGINNING.

PROPERTY 5

The Northeast quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within the North 30 feet and the East 30 feet as Quit Claim to County of Maricopa for road purposes recorded March 26, 1957 as Docket 2135, Page 397.

PROPERTY 8

The Northwest quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT any portion lying within the West 40 feet and the North 30 feet as Quit Claim to County of Maricopa for road purpose, recorded March 26, 1957 as Docket 2135, Page 397.

PROPERTY 9

Lots 1 through 4, 13 through 16, 21 and 22, of Frank E. Bellamy Subdivision, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 11 of Maps, Page 19.

PROPERTY 10

The West half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 21

A parcel of land located in the Northeast Quarter (NE1/4) of Section 14, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the East 1/4 of said Section 14 from which the Center 1/4 corner of said Section bears North 89°44'25" West, 2621.80 feet;

Thence, North 89°44'25" West, along the east-west mid-section line, 1221.20 feet to the **Point of Beginning**;

Thence, North 89°44'25" West along said mid-section line, 315.37 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius point which bears South 37°13'44" West, a distance of 288.50 feet;

Thence, Northerly and Northwesterly along the arc said non-tangent curve, 83.70 feet through a central angle of 16°37'22";

Thence, North 89°44'47" West, 514.71 feet;

Thence, North 43°22'19" East, 751.27 feet;

Thence, South 46°37'41" East, 184.68 feet;

Thence, North 43°22'19" East, 526.41 feet;

Thence, South 46°37'41" East, 502.02 feet;

Thence, South 43°22'19" West, 689.52 feet to the **Point of Beginning**.

SUBJECT TO all covenants, rights of way, and easements of record.

PROPERTY 22

The Southeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion of the Southeast Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the southeast corner of said Section 10;

Thence South 89 degrees 40 minutes 54 seconds west, coincident with the south line of said Section 10, a distance of 1349.96 feet to a point on the arc of a tangent curve;

Thence with the arc of said tangent curve to the right, having a radius of 400.00 feet, through a central angle of 38 degrees 06 minutes 26 seconds, an arc distance of 266.04 feet to a point on a non-tangent line;

Thence North 37 degrees 47 minutes 20 seconds east, along said non-tangent line, a distance of 100.09 feet to a point on the arc of a tangent curve;

Thence with the arc of said tangent curve to the left, having a radius of 100.00 feet, through a central angle of 37 degrees 58 minutes 54 seconds, an arc distance of 66.29 feet to a point on a tangent line;

Thence North 00 degrees 11 minutes 34 seconds west, along said tangent line, a distance of 490.78 feet;

Thence North 89 degrees 48 minutes 26 seconds east, a distance of 995.73 feet;

Thence South 00 degrees 11 minutes 34 seconds east, a distance of 27.50 feet;

Thence South 45 degrees 11 minutes 34 seconds east, a distance of 21.21 feet;

Thence South 00 degrees 11 minutes 34 seconds east, a distance of 385.00 feet;

Thence North 89 degrees 48 minutes 26 seconds east, a distance of 503.50 feet to a point on the east line of said Section 10;

Thence South 00 degrees 11 minutes 34 seconds east, coincident with said east line, a distance of 285.46 feet to the TRUE POINT OF BEGINNING.

PROPERTY 24

The Southwest quarter of the Northwest quarter of the Southwest quarter and the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of the Northeast quarter of the Southwest quarter and the East half of the East half of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The East half of the East half of the Northeast quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northeast quarter of the southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northwest quarter of the Southwest quarter and the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 27

The East 660 feet of the East half of the Northwest quarter of Section 22, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the north 150 feet thereof.

SUBJECT TO: Existing Taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

PROPERTY 28

The Northeast quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

AND

Beginning at the Northeast corner of the northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian;

Thence south along the mid-section line of said Section 14, a distance of 700.00 feet to a point;

Thence northwest to a point along the north section line of said Section 14, said point a distance of 995.00 west of the northeast corner of the northwest quarter of said Section 14;

Thence east, along the north section line of said Section 14, a distance of 995.00 feet to the TRUE POINT OF BEGINNING.

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17, 23	11,13,20	10,21,24,24A, 26	4,25 and 5 (If no school)	3,6,7,18	2, 22 and 1 (If no Park/FireSta)	8,15	16 & 19
Description	Res Lots Category A	Res Lots Category B	Res Lots Category C	Res Lots Category D	Res Lots Category E	Res Lots Category F	Res Lots No Category	Commer- cial
Min Area	5,280 sf	5,830 sf	6,380 sf	6,930 sf	7,480 sf	8,250 sf	3,000 sf	NA
Max House Width	35'	40'	45'	50'	55'	60'	40'	NA
Min Width	48'	53'	58'	63'	68'	75'	35'	100'
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA
Front	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	35'
Side	5'8'	5'8'	5'8'	5'8'	5'8'	5'10'	Determined at the Plat Stage	15' ****
Street Side	13'**	13'**	13'**	13'**	13'**	20'**	10'**	25'
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'****
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots.

** Setback includes adjacent landscape tract.

*** Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Residential Zone boundary setback is 45'.

Austin Ranch Development Standards Table

Parcel #	9,12,12A, 14,17,23,	2,3,6,7,10, 21,22,22A,24, 24A,25,26	11,13,20	4, 26	2,3,6,7,10, 21,22,22A,24, 24A,25,26	18	8, 15, 16, 29	19	30
Description	Res Lots Category A	Res Lots Category A-1	Res Lots Category B	Res Lots Category B-1	Res Lots Category C	Res Lots Category E	Res Lots No Category	Commercial	Industrial
Min Area	5,280 sf	6,380 sf	5,830 sf	6,930 sf	6,380 sf	7,480 sf	3,000 sf	NA	Per I-P ordinance
Max House Width	35'	35'	43'	40'	45'	55'	40'	NA	NA
Min Width	48'	45'	53'	50'	58'	68'	35'	100'	Per I-P ordinance
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA	Per I-P ordinance
Front	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	35'	Per I-P ordinance
Side	5'/8'	5'/5'	5'/5'	5'/5'	5'/5'	5'/8'	0'/5' or Detached 5' attached 0'	15' ***	Per I-P ordinance
Street Side	13'***	13'***	13'***	13'***	13'***	13'***	10'***	25'	Per I-P ordinance
Rear	15'*	15'*	15'*	15'*	15'*	15'*	10' Living 5' Garage 3' Rear Loaded Garage	25'***	Per I-P ordinance
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA	Per I-P ordinance
Distance between/ House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA	Per I-P ordinance
Bldg Height	30'	30'	30'	30'	30'	30'	30'	35'	Per I-P ordinance
Residential Zone Boundary								35'	35'

*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

**Setback includes adjacent landscape tract.

***Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product.

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: North Copper Canyon Estates (aka Austin Ranch), FS19-431

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

Approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 09/24/2019

Future Council Work Session/Meetings target dates PZ Commission 12/19/19, City Council 01/21/20

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates

Austin Ranch/North Copper Canyon

PAD Amendment

Citizen Participation Plan

November 2019

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.

Austin Ranch/North Copper Canyon Citizen Participation Plan & Report

As part of the update to the previously named Austin Ranch Planned Area Development (PAD), the PAD has been renamed and marketed as North Copper Canyon. As part of the PAD amendment process, we notified adjacent property owners, stakeholders in the area and the City staff to our proposed application and open house to inform the public of this PAD amendment. We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **Attached.**
 - o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **The attached notification list**

includes the school district and Flood Control District of Maricopa County.

- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **Over 525 notices went out to property owners within 300 feet. See attached.**
- o Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See the attached notification list.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **See the attached notification list.**

We have attached the list of property owners within 300 feet of the PAD amendment, the site posting, the photographs of the signs and one (1) comment card from the September 24th, 2019 open house at the Asante school.

Participation report.

After the notices were sent, we did not field any telephone calls or emails of concern regarding the amendment to the Austin Ranch PAD. We attended the open house meeting at the Asante school, 23251 N 166th Dr, Surprise, AZ 85387, on September 24th, 2019. At the open house, there were approximately fifteen (15) attendees to the open house. They were generally new residents of the North Copper Canyon community seeking information on the PAD amendment. There was no opposition to the proposal as most of the attendees were just seeking information.

There were no specific requests from any of the attendees to modify our current PAD amendment proposal.

Also present at the open house was City staff and Vice-Mayor Roland Winters Jr.

We have been working cooperatively with City staff on planning and transportation matters since the open house and are ready for public hearings on the proposed PADA Amendment. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

CITY OF SURPRISE **CITIZEN REVIEW MEETING**

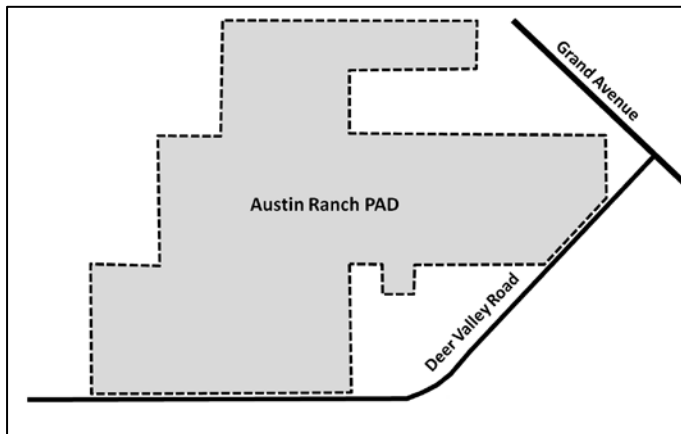
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

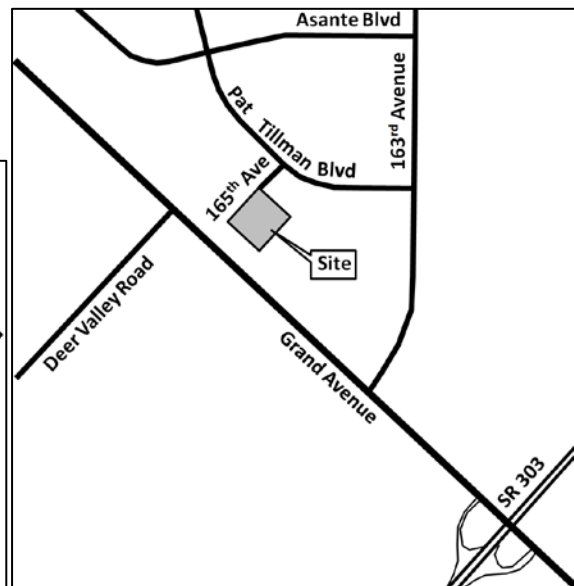
CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, September 24, 2019
TIME: 6:00 PM
LOCATION: Asante Preparatory Academy
23251 North 166th Drive
Surprise, Arizona 85387

Project Location



Meeting Location



PROJECT DESCRIPTION:

- Zone Change of approximately 344.3 acres of Austin Ranch Low Density Residential ("RL-5-PAD") to modify density;
- Zone Change of approximately 10.0 acres of Austin Ranch II Low Density Residential ("RL-5-PAD") to modify density;
- Zone Change of approximately 13.0 acres of Austin Ranch Community Commercial ("CC-PAD") to Austin Ranch Medium Density Residential ("RM-PAD");
- Zone Change of approximately 48.0 acres from Residential Ranch ("RR") to Austin Ranch Medium Density Residential ("RM-PAD");

- Zone Change of approximately 5.0 acres from Residential Ranch ("RR") to Austin Ranch Open Space ("OS-PAD"); and
- Zone Change of approximately 39.9 acres from High Density Residential ("RH") to Austin Ranch Industrial Performance ("IP-PAD").

Owner	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
2006 MCGRAW FAMILY TRUST			SURPRISE	AZ	85387
ADRIAN JOE/MARY E			SURPRISE	AZ	85387
AGUILA JUAN M FRANCO/TRUJILLO MONICA P			PHOENIX	AZ	85017
ALBANI ANDREA L			SURPRISE	AZ	85387
ALDRIDGE CODY/BRITIANY			SURPRISE	AZ	85387
ALEXANDER THOMAS W/JANET M			SURPRISE	AZ	85387
ALLEN LISA/CHRIS			SURPRISE	AZ	85387
ALVAREZ ANGELINA J			SURPRISE	AZ	85387
AMARAL PATRICIA E/LAWRENCE J			SURPRISE	AZ	85387
AMAYA ADRIAN/GUADALUPE			SURPRISE	AZ	85387
AMENDT MYRIAM			SURPRISE	AZ	85387
AMERSON JUSTIN R			SURPRISE	AZ	85387
ANDREWS JEFFREY H/CANDACE L			GRANTON	WI	54436
ANGELES LINO AURELIANO			SURPRISE	AZ	85374
ANGULO FELIPE/MARTHA LUZ			SURPRISE	AZ	85387
ANSBACH AUSTIN M/WHITTAKER TIFFANY R			SURPRISE	AZ	85387
ANSBACH CODY/KRISTINA			SURPRISE	AZ	85387
APONTE TERRY			SURPRISE	AZ	85387
ARAMBULA YESENIA			SURPRISE	AZ	85387
ARIZONA DREAM HOME LLC			PHOENIX	AZ	85061
ARIZONA STATE OF DEPT OF TRANSPORTATION			PHOENIX	AZ	85007
ARNETTE SEAN W/JAIME B			SURPRISE	AZ	85387
ARTHUR CHRISTINE			SURPRISE	AZ	85387
ASSIMACOPOULOS CHRISTOPHER/DIANE			SURPRISE	AZ	85387
AUSTIN RANCH LLC			CHANDLER	AZ	85226
AYERS CHRISTOPHER S			SURPRISE	AZ	85387
BAKER BRADLEY J/KAILEY L			SURPRISE	AZ	85387
BAKER BRANDON Z/JAMIE N			SURPRISE	AZ	85387
BAKER CINDY L			SURPRISE	AZ	85387
BAKER GARY M/VERONICA M			SURPRISE	AZ	85387
BAKER MALLORY/HAYES-BAKER ZACHARY			SURPRISE	AZ	85387
BANISTER OLIVIA G/DARBY ROBERT/SARITA			SURPRISE	AZ	85387
BARBOSA CAROLINA			SURPRISE	AZ	85387
BARNES TANNER/MORGAN			SURPRISE	AZ	85387
BARNETT ROSE M			SURPRISE	AZ	85387
BARRETT JAZMINE/MATTHEWS JAMES			SURPRISE	AZ	85387
BARRETT STEVEN G/STARLA K			SURPRISE	AZ	85387
BATESHANKY DEREK/KIRSCH AMANDA			SURPRISE	AZ	85387
BAUER RYAN A/JOAN M			GLENDALE	AZ	85302
BEARDSLEY WATER COMPANY			APACHE JUNCTION	AZ	85217
BECKELHIMER MICHELLE/JEWLY			SURPRISE	AZ	85387
BELL MICHELLE L/HUCKABY KELLEY			SURPRISE	AZ	85387
BELLOWS DEREK B			SURPRISE	AZ	85387
BELTRAN JOSE A/JANA T			SURPRISE	AZ	85387
BERECZ RONALD/DIANE			SURPRISE	AZ	85387
BERGMAN ENTERPRISES LLC			SCOTTSDALE	AZ	85266
BERRY GLADYS			SURPRISE	AZ	85387
BIELAWSKI BRYAN/SARAH			SURPRISE	AZ	85387
BIELAWSKI LAURA/CORY			SURPRISE	AZ	85387
BIERMAN KYLE G/OVERHAGE KIMBERLY J			SURPRISE	AZ	85387
BIRRUETA ESPERANZA S/ANTONIO O			JEFFERSON	OR	97352
BISSELL MARC E/ROBINS HEATHER			SURPRISE	AZ	85388
BLACK JOHN LAWRENCE/LINDA SERITA			SURPRISE	AZ	85387
BLANTON KELLY/TAKEISHA E			SURPRISE	AZ	85387
BOELTER HEATHER/BRUCE			SURPRISE	AZ	85387
BONADIE CHRISTOPHER			SURPRISE	AZ	85387
BONILLA RICHARD R SR/MARY E			LA VERNE	CA	91750
BOURNE ALISSA			SURPRISE	AZ	85387
BRASHER VERN KENNETH/HUI NAN			SURPRISE	AZ	85387
BRAVO COURTNEY			SURPRISE	AZ	85387
BROWN GARRETT/LORENA			SURPRISE	AZ	85387
BROWN GENE L/MCLEAN BRIDGETTE D			SURPRISE	AZ	85387
BROWNLOW STEPHEN/BRITTANY R			SURPRISE	AZ	85387
BSR REVOCABLE TRUST			CLEARFIELD	UT	84089
BULATAO EMMERICK/KAILA			SURPRISE	AZ	85387
BURBEY SHANE/AHNA			SURPRISE	AZ	85387
BURCH DAMIAN/GALLEGOS SHELLEY			SURPRISE	AZ	85387
BURKHART CRAIG			SURPRISE	AZ	85387
BURNETT BARRY W/ROBIN			SURPRISE	AZ	85387
CABELLO DENNIS/JENNIFER			SURPRISE	AZ	85387
CABRERA RICK/SELINA			SURPRISE	AZ	85387
CALZADILLAS-MEEKINS RANDALL			SURPRISE	AZ	85387
CAMERON JASON/CARRIE			SURPRISE	AZ	85387
CAMPBELL COLTON K			SURPRISE	AZ	85387
CAMPOS LINDSAY/DAHMEN TYLER			SURPRISE	AZ	85374
CAMPOS STEPHANIE/DAVID			SURPRISE	AZ	85387
CAPACCIO RICHARD/ANNTONETTE			SURPRISE	AZ	85387
CAPATI KRISTINA/GARCIA ASHLEYAMBER E			SURPRISE	AZ	85387
CARAVEO KARINA			SURPRISE	AZ	85387
CARLSON AARON/BRITTANY			SURPRISE	AZ	85387
CARPENTER MITCHELL ONEIL/HAILEY			SURPRISE	AZ	85387
CARRIO FRANK M JR			SURPRISE	AZ	85387

CARROZZA STEVEN J		SURPRISE	AZ	85387
CASE HOLLY		SURPRISE	AZ	85387
CASTANEDA DEREK		SURPRISE	AZ	85387
CASTRO MARIA LOURDES		EL MIRAGE	AZ	85335
CATALAN VIRGINIA G		WHITTMANN	AZ	85361
CAVAZOS YVETTE/MORIN KAYLEIGH		SURPRISE	AZ	85387
CEBALLOS FERMIN M/VELIA A		GLENDALE	AZ	85306
CHAMBLISS LASOYNNA A/HENLEY CHARMAINE		SURPRISE	AZ	85387
CHAPPELL COLE/DANIELLE		SURPRISE	AZ	85387
CHAVARRIA DAVID JR/JILL		SURPRISE	AZ	85387
CHAVARRIA FAUSTINO		SURPRISE	AZ	85387
CHAVEZ YOLANDA		SURPRISE	AZ	85387
CHENOWETH KEVIN		SURPRISE	AZ	85387
CHENTFANT ROBERT/PIERCE RILEY		SURPRISE	AZ	85387
CHEUNG SAMSON		PORTLAND	OR	97266
CHRISTENSEN ROBERT W/CROMER JACQUELINE A		SURPRISE	AZ	85387
CHRISTIAN JAMILA/HOGAN RHONDA		SURPRISE	AZ	85387
CHRISTOPHER MARY A		SURPRISE	AZ	85387
CHURCH DENNIS/HERNANDEZ AMAYRANI		SURPRISE	AZ	85387
CLARK AMANDA B/ROJAS ALICIA M		SURPRISE	AZ	85387
CLARK TERESA ANN		SURPRISE	AZ	85387
CLEVINGER HEATHER RENAE/MICHAEL WESLEY		SURPRISE	AZ	85387
COLEMAN CHOYCE/YVONNE D		SURPRISE	AZ	85387
COLEMAN LOU ANNE		SURPRISE	AZ	85387
CONNER DONALD LE CLAIRE/CHERYL ANN		SURPRISE	AZ	85387
COOK ANGELINA A/ATOM J		SURPRISE	AZ	85387
CORONA JUAN/MARIA LOPEZ		BUCKEYE	AZ	85326
COSTANZO JENNIFER L		SURPRISE	AZ	85387
COURTLAND COMMUNITIES LLC		PHOENIX	AZ	85027
COURTLAND HOMES INC		CHANDLER	AZ	85226
COURTLAND PROPERTIES LLC		PHOENIX	AZ	85014
COX DANNY MICHAEL/MARQUEZ DANIEL JAMES		SURPRISE	AZ	85387
COX GARY D		SURPRISE	AZ	85387
CREAGER DAVID M		SURPRISE	AZ	85387
CROCK MAURICE ALAN/RACHAEL ANN		PEORIA	AZ	85387
CROSBY RILEY/LOGAN		SURPRISE	AZ	85387
CROSS STEPHANIE/JESSE		SURPRISE	AZ	85387
CRUZ AMANDA M/TAYLOR J		SURPRISE	AZ	85387
CRUZ JOSE R/CASTREJON LILIA		SURPRISE	AZ	85387
CUCHNA MARLENE K		NAPERVILLE	IL	60563
CURRIE CODY		SURPRISE	AZ	85387
DEER VALLEY & 185TH AVENUE II LLC		PHOENIX	AZ	85027
DEJESUS CALEB S/HART TAYLOR NICOLE		SURPRISE	AZ	85387
DIAZ DAKOTA/CARDEY HANNAH		SURPRISE	AZ	85387
DICKINSON JOHN P/WRIGHT KAREN L		SURPRISE	AZ	85387
DIXON ZACKARY		SURPRISE	AZ	85387
DMB/BJB TRUST		PHOENIX	AZ	85085
DODDS LAWRENCE S/ANA LILIA		SURPRISE	AZ	85387
DOLIVO MARC MICHAEL/MARCELLA AGNES		SURPRISE	AZ	85387
DOLORES EVANGELINA AMPARANO TRUST		SURPRISE	AZ	85387
DOMINGUEZ OBARDO		SURPRISE	AZ	85387
DOUTHIT THEODORE A/GARZA DERECK		SURPRISE	AZ	85387
DOWTY JEFFERY WAYNE/STANGL-DOWTY ERIKA L		SURPRISE	AZ	85387
DUENAS FERNANDO JOSE ROJAS/CINTHYA Z		SURPRISE	AZ	85387
DVWDC INC		PHOENIX	AZ	85014
DYE ASHLEY/PAUL DEWAYNE		SURPRISE	AZ	85387
DYSART UNIFIED SCHOOL DISTRICT #89		SURPRISE	AZ	85374
EASTON JODIE M		SURPRISE	AZ	85387
EILER ANDREW AUSTIN		SURPRISE	AZ	85387
EISWEIRTH HEATH A		SURPRISE	AZ	85387
ELVEY EARL J		SURPRISE	AZ	85387
ERICKSEN MELINDA/KENNETH		SURPRISE	AZ	85387
ESQUIVEL FLORENTINO/LISA A		SURPRISE	AZ	85374
ESTAVILLO RANDY J		SURPRISE	AZ	85387
ESTEP GARY JR/BURNS BRENDA		SURPRISE	AZ	85387
ESTRADA ZULEMA L		SURPRISE	AZ	85387
EVANS JERMAINE R		SURPRISE	AZ	85387
FAIN TIFFANY L/GREGORY SCOTT		SURPRISE	AZ	85387
FAVELA JOSE/ENRIQUEZ ALEJANDRA		SURPRISE	AZ	85387
FEASTER RONALD A/TERESA J		SURPRISE	AZ	85387
FELAN JACOB T		SURPRISE	AZ	85387
FERRACANE GERARDO F/CINDY L		SURPRISE	AZ	85387
FLOOD CONTROL DISTRICT OF MARICOPA COUNT		PHOENIX	AZ	85009
FOERG LEXI JOANN		SURPRISE	AZ	85387
FOOTE BRANDON LEE/BURNETT ASHLEIGH KHRYIS		SURPRISE	AZ	85387
FOWLER MACKENZIE/RYNNE/NORTHRUP MONA		SURPRISE	AZ	85387
FOXWELL INVESTMENTS L L C		PHOENIX	AZ	85027
FRAZER RICHARD DAVID/JOHNSON CHLOE KIRSTE		SURPRISE	AZ	85387
FRECHETTE SCOTT/ANDREA		SURPRISE	AZ	85387
FRIIS AMBER/SULU HARDING JR		SURPRISE	AZ	85387
FUENTES ANGEL C/NITA R		SURPRISE	AZ	85387
FYFFE KIMBERLY		SURPRISE	AZ	85387
GABE JAMIE		SURPRISE	AZ	85387

GALARZA HECTOR/AMIE L
GALTEN CHRISTOPHER/AMANDA
GANNON KELSEY
GARCIA GEORGE L/ROSARIO S
GARRETT WALKER HOMES LLC
GAY RICHARD P & HELEN A
GEHAN HOMES OF ARIZONA LLC
GENTRY SHAELYN/REYNOLDS KAI
GIDION HELEN/CALEB
GILBERT CHACE/COOPER KASSANDRA
GOMEZ DORA M
GOMEZ HORTENCIA
GOMEZ IRMA F
GONCIARZ BRIAN
GONZALES ROSE MARIE
GONZALEZ BRIAN
GONZALEZ ENRIQUE
GONZALEZ JESSE A
GONZALEZ JESUS
GONZALEZ JOSE JR/LORETO
GOOBY SAMAD A
GOODMAN KENNETH L/VALADEZ-LIZARRAGA YAS
GOSNELL THOMAS J/CHERYL D
GOSS SCOTT/ELISE
GRASSO STEVEN
GREEN RYAN/CRESHINA
GRISIUS LOUIS
GUERRA BEN/JUANA AIDA
GUERRA J M/MOLINA F N/L N/P F/FULGENCIO M
GURNEY TAYLOR R/CASEY
GWH NCC LLC
HAERTEL KEVIN C/ELIZABETH A
HAGUE JERRY LYNN JR/HEATHER JEAN
HALLECK BRIAN DALE JR/YUKI
HAM ARIA E
HAM KYRA J
HANLON CHANTEL/NICKOLAS
HANNER D MITCHELL
HANSEN BEVERLY J
HARCOURT TIM
HARDY ROBERT/AMBER
HARGIS CARL D
HARRIS CASEY L/ALLISON STACIE L
HARRIS FAMILY TRUST
HART KIMBERLY
HAVENER DYLAN/JASMINE
HAY RYAN T/SHERRI
HEATH ANYA-LIN/BRANDON M
HENDRIX EUGENE A/TERRI L
HERBERT RACHAEL/HORNBUCKLE JESSE
HERNANDEZ MARIA D
HETHERINGTON KELLY
HILGER SCOTT M
HILL TONY
HIRSCH WILLIAM L JR/MARSHA L
HOFFMAN THOMAS L/MICHEAL DIANE
HOLMDAHL CHERYL A
HOLTGREWE MICHAEL/HELTON SAMANTHA
HORAN REAL ESTATE ENTERPRISES LLC
HORN JESSICA
HOULNE TIMOTHY M/KIMBER L
HUDSON CHRISTOPHER J/HANNAR BRITTNEY A
HUITING ROBERT J/PETRINA J
HUMMELL BRANDON
HUMMELL BRITNEE
HUMMELL JAMES SCOTT/TISH RENEE
HURTADO RICARDO/YESSIKA
IBARRA JOSE
IBARRA JOSE V/IRMA A
ILIOI DOREL DINO/LOREDANA TABITA
IRIZARRY MIGUEL A RIVERA/RIVERA ALEXANDRA
IRVINE JAMES/WANDA
JAHN JEREMY RAY/JENNIFER K
JANEWAY TODD R/JESSICA L
JARDINE VAL/MARY THERESA
JEPSEN ROBERT M/SUZANNE
JIMINEZ JOHN A
JOHN F AND JUNITA VICKERS LIVING TRUST
JOHN M KRACH REVOCABLE LIVING TRUST
JOLLEY DAVID
JONES ADRIAN/NOELLE
JONES JAMES/JANE
JONES JENNIFER

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SUN CITY AZ 85351
TEMPE AZ 85282
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YUBA CITY CA 95993
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PEORIA AZ 85345
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PLANO TX 75093
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BEND OR 97702
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LITCHFIELD PARK AZ 85340
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ELMIRA OR 97437
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SCOTTSDALE	AZ	85259
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WADDELL	AZ	85355
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SCOTTSDALE	AZ	85259
LITCHFIELD PARK	AZ	85340
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FLAGSTAFF	AZ	86005
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SURPRISE	AZ	85387
SUN CITY WEST	AZ	85375
SURPRISE	AZ	85387
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BROOKLYN	NY	11218
SURPRISE	AZ	85387
MESA	AZ	85215
SURPRISE	AZ	85387
SURPRISE	AZ	85387
SUN CITY WEST	AZ	85375
SURPRISE	AZ	85387
PHOENIX	AZ	85003
WADDELL	AZ	85355
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ANTHEM	AZ	85086
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LITCHFIELD PARK	AZ	85340
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SURPRISE	AZ	85387
PHOENIX	AZ	85028
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1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to understand the preferences and behaviors of potential customers. Once a need is identified, the next step is to develop a concept that addresses this need. This concept should be unique and offer a clear benefit to the target market.

2. After developing a concept, the next step is to create a prototype. A prototype is a preliminary model of the product that allows the company to test its functionality and appearance. This step is crucial for identifying any design flaws or technical challenges before moving forward with full-scale production.

3. Once a prototype is created, the company must conduct a feasibility study. This study evaluates the technical, financial, and operational aspects of the product. It helps the company determine if the product is viable and if the resources are available to bring it to market.

4. The next step is to develop a business plan. This plan outlines the company's strategy for marketing, sales, and distribution of the product. It also includes financial projections and a timeline for development and launch.

5. After the business plan is finalized, the company can begin the production process. This involves sourcing materials, manufacturing the product, and distributing it to the market. The company should monitor the production process closely to ensure quality and address any issues that arise.

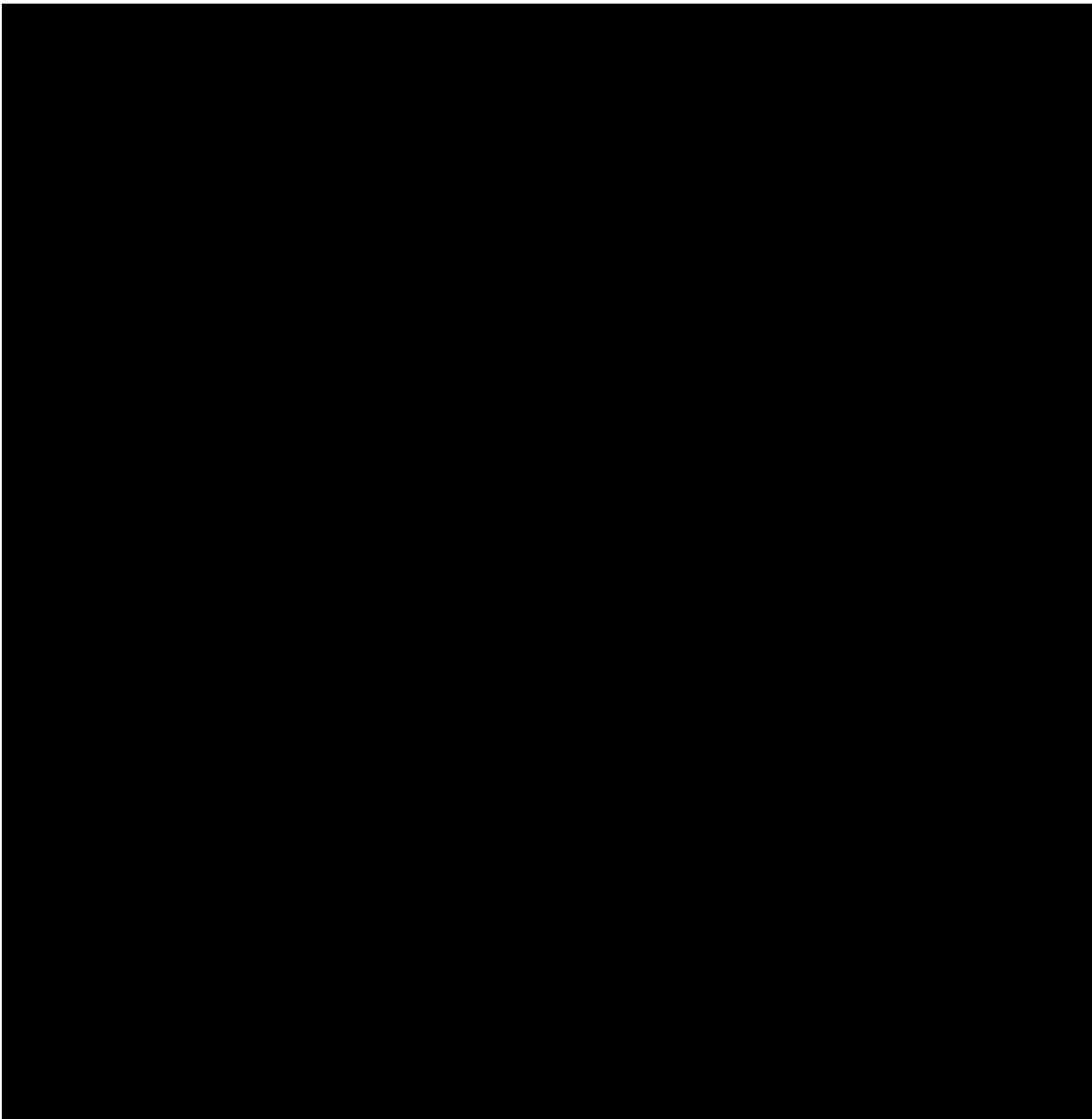
6. Finally, the company should implement a marketing and sales strategy to promote the product. This may include advertising, public relations, and direct sales efforts. The goal is to create awareness and drive sales of the new product.

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WALSH BRITNEY ANNE
WALSH CHELSEA ANN/LONATI DAKOTA MICHAEL
WARD JUSTIN/NEVITT COURTNEY
WARD SHANE R/ALYSON
WARE FAMILY LIVING TRUST
WATKINS STACY HALL
WATSON ALAN
WEDLOW KRYSTAL/LANCE A
WEISS STEPHANIE A/STEPHEN G
WERTH TYLER J/KAYLA A
WEST JOHN/KERRY
WESTERMAN ROBERT CARL/WERTZ BRITTANY LYN
WHITE DUSTIN J
WHITE KEVIN
WHITE LANE C/SHAUNA A
WHITE LANE C/SHAUNA A
WHITESELL FLINT AUSTIN/JESSICA
WILSON CHRISTOPHER W/PENALOSA VANESSA B
WINGATE HOMES INC
WONG HECTOR MARISCAL
WYBOURN STEPHEN L/JAN E
WYROBECK CHRISTINE/MICHAEL
YANG DANIEL
YAREMA JOSEPH A/LUCAS BECCA K
YBARRA VINCENT J/HOLLY A
YEE HELEN
YOUNG ALEXANDER K/SYDNEY
YOUNG CHRISTOPHER
YOUSIF JAMEEL L/GONZALEZ CASSANDRA P



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AVONDALE AZ 85392
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CHANDLER AZ 85226
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SURPRISE AZ 85387
SURPRISE AZ 85387
GOODYEAR AZ 85338
PHOENIX AZ 85083
SURPRISE AZ 85387
SAN FRANCISCO CA 94118
SURPRISE AZ 85387
SURPRISE AZ 85387
SURPRISE AZ 85387

COMMENT CARD

NAME: Wendy Lu

ADDRESS: [REDACTED] [REDACTED] [REDACTED] Surprise AZ, 85381

COMMENT: _____

need supermarket some kind a retail
grand blvd/st is a traveling distance to inner city
people will stop by to the closest place to shop
or a quick grab.

Please Send Comment Card or Contact Us with Additional Comments or Questions

Kurt Jones

2525 E Camelback Road – Seventh Floor

Phoenix, AZ 85016

602-452-2729, kajones@tblaw.com



AFFIDAVIT OF POSTING

Application No: FS19-431

Applicant Name:

Location: SWC Grand Ave and Deer Valley Rd

Date Site Posted: September 9th, 2019

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.

Maria Hitt
Applicant/Representative Signature

9/9/19
Date

This instrument was acknowledged before me on this 9th day of September,

2019, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires





CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-431
Applicant Name: _____
Location: Southwest corner Grand Ave and Deer Valley Rd
Date Site Posted: September 9th, 2019 sign modified: October 24th, 2019

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.

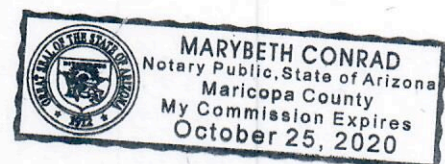
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 10/24/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 24th day of October, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10.25.20
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).





FS19-431

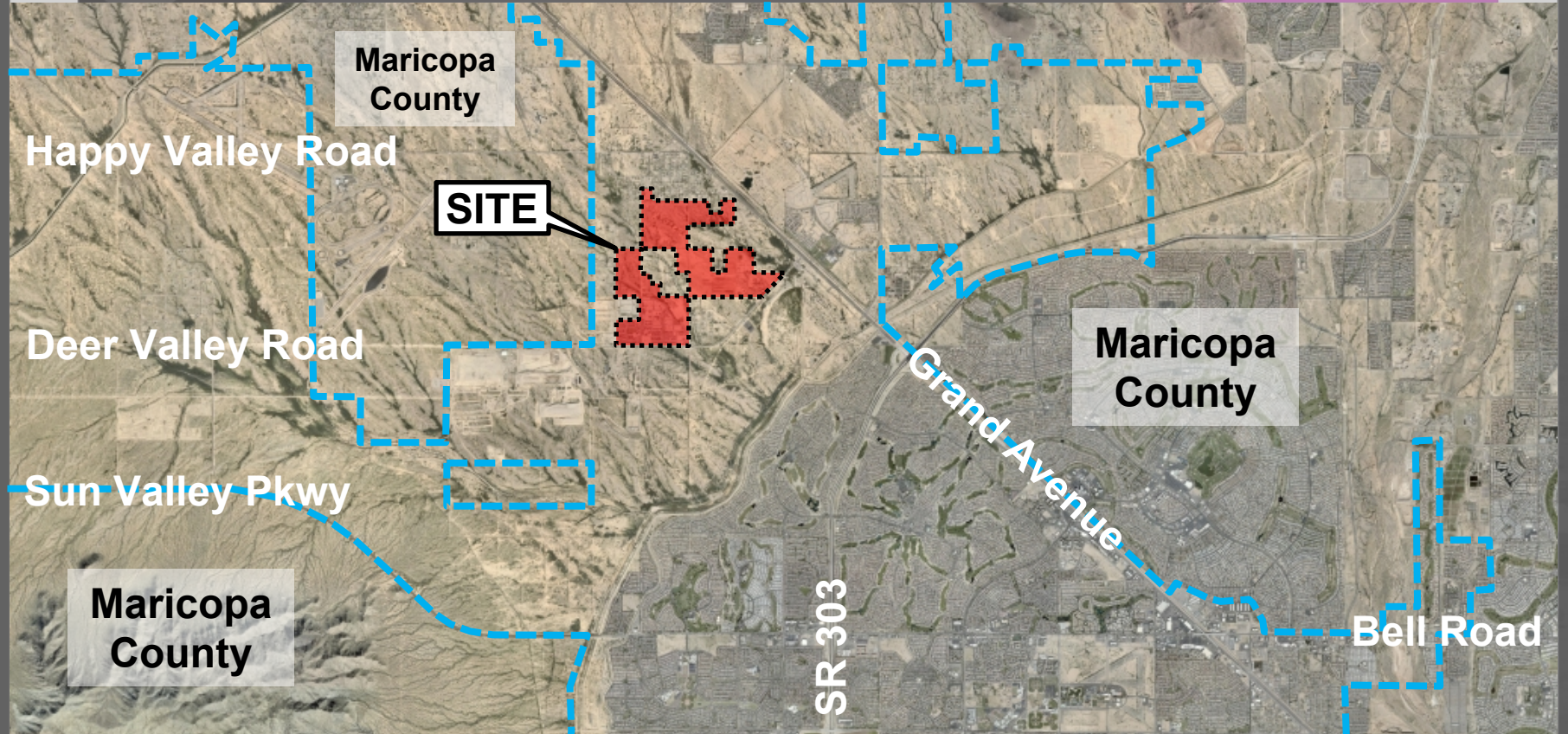
North Copper Canyon

PAD Rezone

Planning and Zoning Commission – December 19, 2019

VICINITY MAP

FS19-431
N Copper Canyon



CONTEXT MAP

FS19-431
N Copper Canyon

Austin Ranch PAD

Austin Ranch II PAD

Lands to be Added to PAD

Asante

163rd
Avenue

Deer Valley Road

Landfill

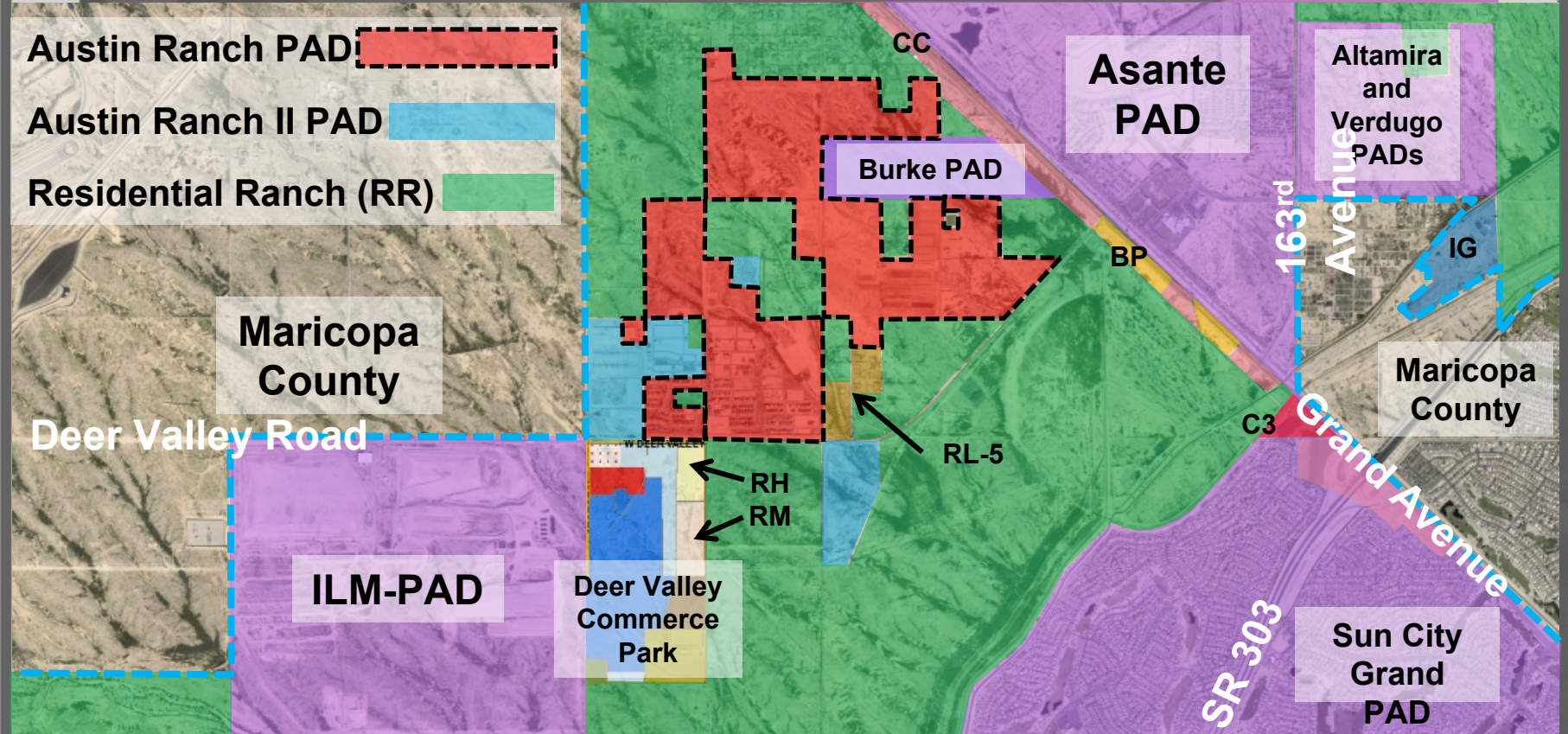
Grand Avenue

SR 303

Sun City
Grand

ZONING MAP

FS19-431
N Copper Canyon



REQUEST 1

**Zone change of
Parcels 2, 3, 4, 6, 7, 8,
22, 24A, 25, and 26 of
the Original Austin
Ranch PAD**

Modify Density from 3.31 du/A to 4.00 du/A

163rd
Avenue

Grand Avenue

SR 303

**Sun City
Grand**

DEVELOPMENT STANDARDS

Parcel #	9,12,12A, 14,17, 23	11,13,20	10,21,24,24A, 26	4,25 and 5 (If no school)	3,6,7,18	2, 22 and 1 (If no Park/FireSta)	8,15	16 & 19
Description	Res Lots Category A	Res Lots Category B	Res Lots Category C	Res Lots Category D	Res Lots Category E	Res Lots Category F	Res Lots No Category	Commercial
Min Area	5,280 sf	5,830 sf	6,380 sf	6,930 sf	7,480 sf	8,250 sf	3,000 sf	NA
Max House Width	35'	40'	45'	50'	55'	60'	40'	NA
Min Width	48'	53'	58'	63'	68'	75'	35'	100'
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA
Front	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	12' for Living Area or Side Load Garage 20' for Front Load Garage	35'
Side	5'/8'	5'/8'	5'/8'	5'/8'	5'/8'	5'/10'	Determined at the Plat Stage	15' ****
Set Side	13' **	13' **	13' **	13' **	13' **	20' **	10' **	25'
Rear	15' *	15' *	15' *	15' *	15' *	15' *	10' Living 5' Garage 3' Rear Loaded Garage	25' ****
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA
Distance between House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA
Blgd Height	30'	30'	30'	30'	30'	30'	30'	35'

* Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots.

** Setback includes adjacent landscape tract.

*** Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Residential Zone boundary setback is 45'.

Parcel #	9,12,12A, 14,17,23	2,3,6,7,9, 21,22,22A,24, 24A,25,26	11,13,20	4, 26	2,3,6,7,10, 21,22,22A,24, 24A,25,26	18	8, 15, 36, 29	19	30
Description	Res Lots Category A	Res Lots Category A-1	Res Lots Category B	Res Lots Category B-1	Res Lots Category C	Res Lots Category E	Res Lots No Category	Commercial	Industrial
Min Area	5,280 sf	6,380 sf	5,830 sf	6,380 sf	6,380 sf	7,480 sf	3,000 sf	NA	Per I-P ordinance
Max House Width	35'	35'	40'	40'	45'	55'	40'	NA	NA
Min Width	48'	45'	53'	50'	58'	68'	35'	100'	Per I-P ordinance
Min Depth	110'	110'	110'	110'	110'	110'	80'	NA	Per I-P ordinance
Front	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	12' for Living Area or Side Load Garage 22' **** measured from back of sidewalk for Front Load Garage	35'	Per I-P ordinance
Side	5'/8'	5'/5'	5'/5'	5'/5'	5'/5'	5'/8'	0'/5' or Detached 5' attached 0'	15' ***	Per I-P ordinance
Street Side	15' **	15' **	15' **	13' **	15' **	15' **	10' **	25'	Per I-P ordinance
Rear	15' *	15' *	15' *	15' *	15' *	15' *	10' Living 5' Garage 3' Rear Loaded Garage	25' ****	Per I-P ordinance
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'	15' Living 10' Garage	NA	Per I-P ordinance
Distance between House	10'	10'	10'	10'	10'	10'	0' for attached 6' for detached	NA	Per I-P ordinance
Blgd Height	30'	30'	30'	30'	30'	30'	30'	35'	Per I-P ordinance
Residential Zone Boundary								35'	35'

*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

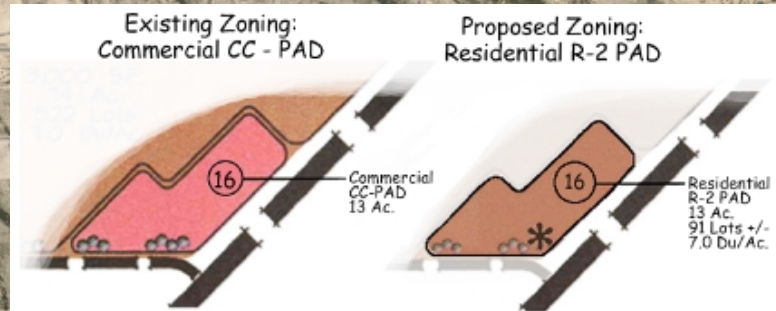
**Setback includes adjacent landscape tract.

***Use standards from Section 17.28.030 if site is developed with uses other than residential units.

**** Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product.

REQUEST 2

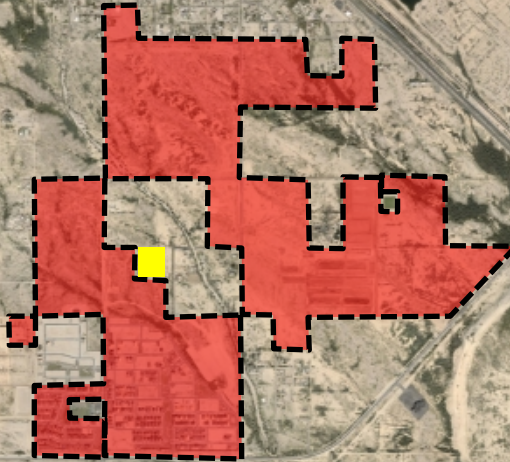
**Zone Change of
Parcel 16 from
CC-PAD to R2-PAD**



163rd Avenue
Grand Avenue
SR 303
Sun City Grand

REQUEST 3

**Zone Change of
Parcel 22A from
Austin Ranch II RL-5-
PAD to Austin Ranch
RL-5-PAD**



163rd
Avenue

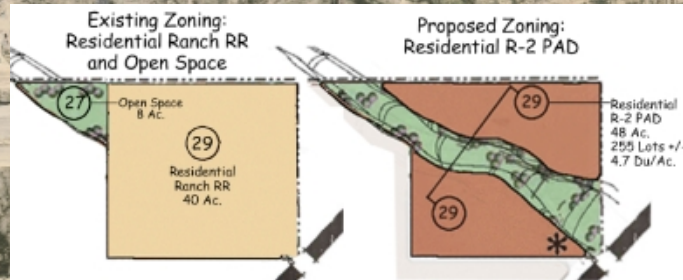
Grand Avenue

SR 303

**Sun City
Grand**

REQUEST 4

**Zone Change of
Parcel 503-73-036
from
Residential Ranch
(RR) to Austin Ranch
Open Space OS-PAD**

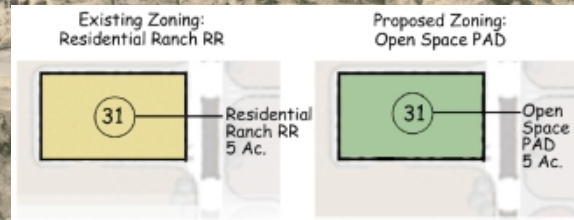


163rd Avenue
Grand Avenue
SR 303

**Sun City
Grand**

REQUEST 5

**Zone Change of
Parcel 503-74-004E
from Residential Ranch
(RR) to Austin Ranch
RM-PAD**



163rd
Avenue

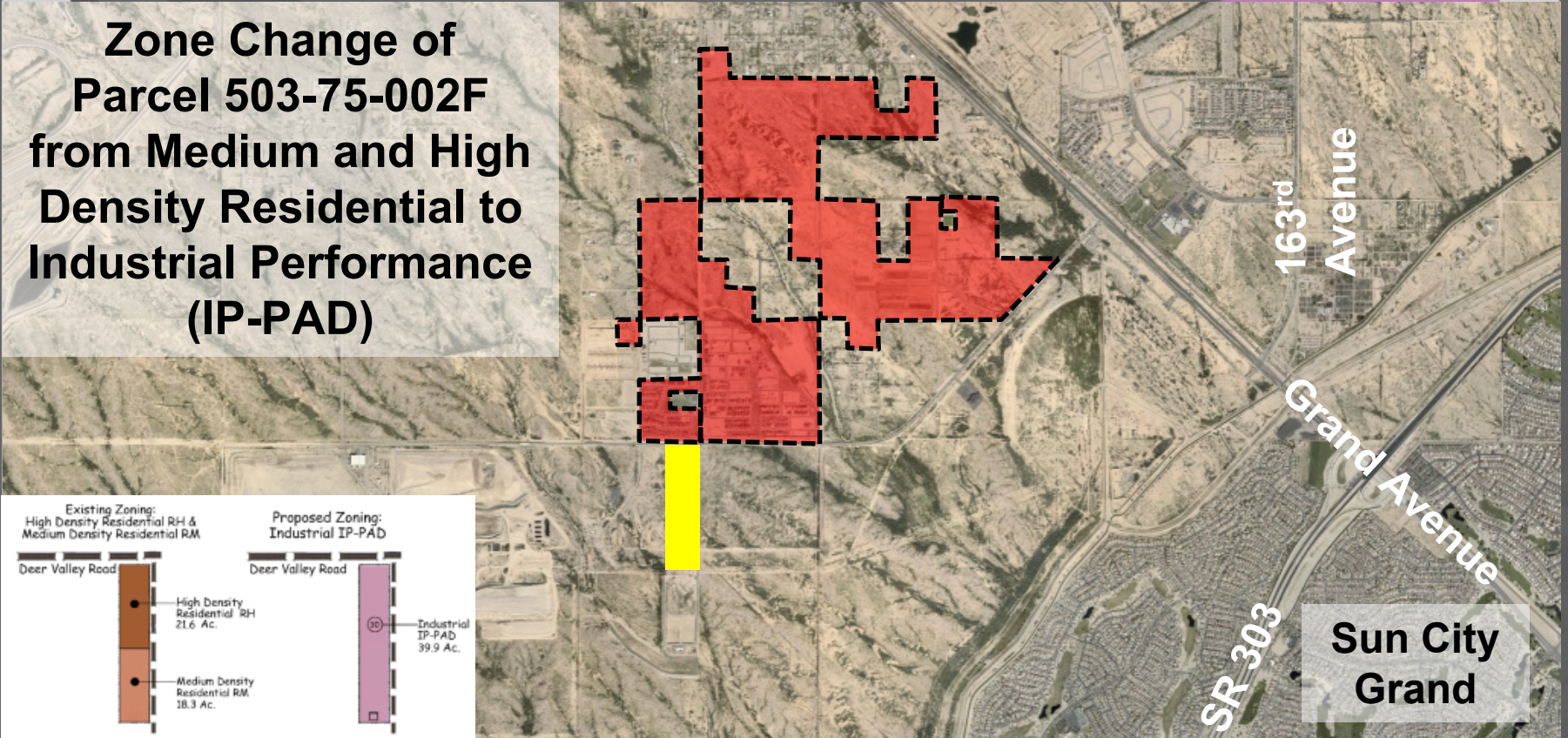
Grand Avenue

SR 303

**Sun City
Grand**

REQUESTS 6 AND 7

**Zone Change of
Parcel 503-75-002F
from Medium and High
Density Residential to
Industrial Performance
(IP-PAD)**



REQUESTS 8

Allow the Animal Shelter Use by right within the Austin Ranch Industrial Performance (IP-PAD)





REQUESTS 9

Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product, this would include parcels 2, 3, 4, 6, 7, 9, 10, 11, 12, 12A, 13, 14, 17, 18, 20, 21, 22, 22A, 23, 24, 24A, 25, and 26.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 19, 2019 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Rezone from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road (5.7 acres approx.).

Motion:

I move to recommend approval/denial to the Mayor and City Council of the proposed Rezone from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road, subject to stipulations "A" and B", as outlined in the staff report.

Background:

On August 8, 2019, George Quinif, with Peak Group LLC, submitted a request for a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00- FS19-581-Reformed Church-Rezone- staff report

2. 01-FS19-581-Reformed Church- Vicinity Map
 3. 02-FS19-581- Reformed Church- Rezone Document
 4. 19.12.04 EVR Reformed Church-Citizen Participation Report revised
 5. 03-FS19-581- Reformed Church- LAFB Comments
 6. 04-FS19-581- Reformed Church- ADOT Comments
 7. 05-FS19-581- Reformed Church- MWD Comments
 8. 06-FS19-581- Reformed Church- Flood Control Comments
 9. FS19-581-Reformed Church- Rezone
-

Zone Change

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS19-581
2		
3	Project Name:	Reformed Church
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	December 19, 2019
8		
9	Planner:	Shirley Phan
10		
11		
12	Owner:	Lynn Fischer
13		
14	Applicant:	George Quinif, Peak Group LLC
15		
16	Request:	Zone Change from Residential Ranch (RR) to Planned Area
17		Development (PAD) to allow for any permitted uses listed under the
18		Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise
19		contours per the Arizona Revised Statutes (ARS) 28-8481 (K).
20		
21	Site Location:	Generally north of Peoria Avenue and west of Litchfield Road
22		
23	Site Size:	5.7 acres (approx.)
24		
25	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as
26		proposed under case FS19-581
27		
28		
29	Support/Opposition:	A citizen outreach meeting was held on September 18, 2019. One
30		resident from the surrounding area attended and expressed their
31		concerns regarding this project.
32		
33	Staff Recommendation:	Staff recommends the Commission recommend approval of case
34		FS19-581, to the City Council subject to stipulations 'A' and 'B'.
35	<u>Background:</u>	
36		

August 10, 1995: The Mayor and City Council approved Ordinance #95-11 approving the annexation of the subject property.

March 28, 2001: The Arizona State legislature amended Arizona Revised Statutes regarding compatibility with Luke Air Force Base.

July 10, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-485 Reformed Church.

August 8, 2019: The applicant filed a request for a Rezone for a new Reformed Church PAD under case FS19-581.

September 18, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach:

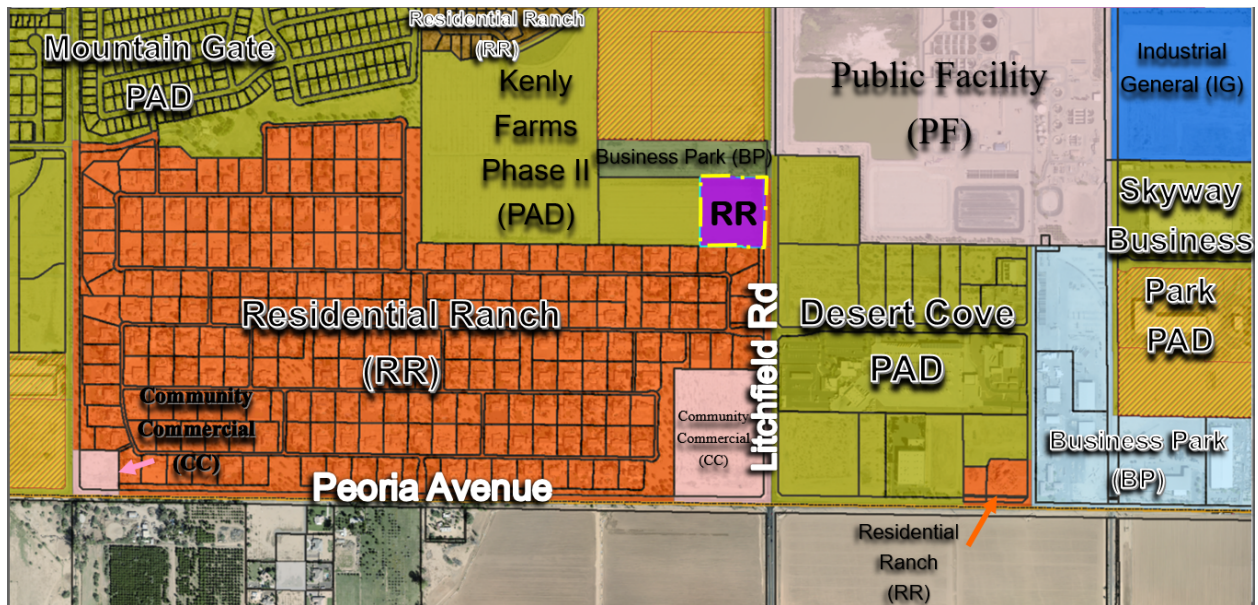
The applicant held a Citizen Review Meeting on September 18, 2019 in the Rancho Gabriela Elementary School Media Center at 15272 W Gabriela Drive.

Residents from the vicinity were notified to attend and to ask questions about the project and voice their concerns. A resident attended the meeting besides the applicants and city staff.

Analysis and Discussion:

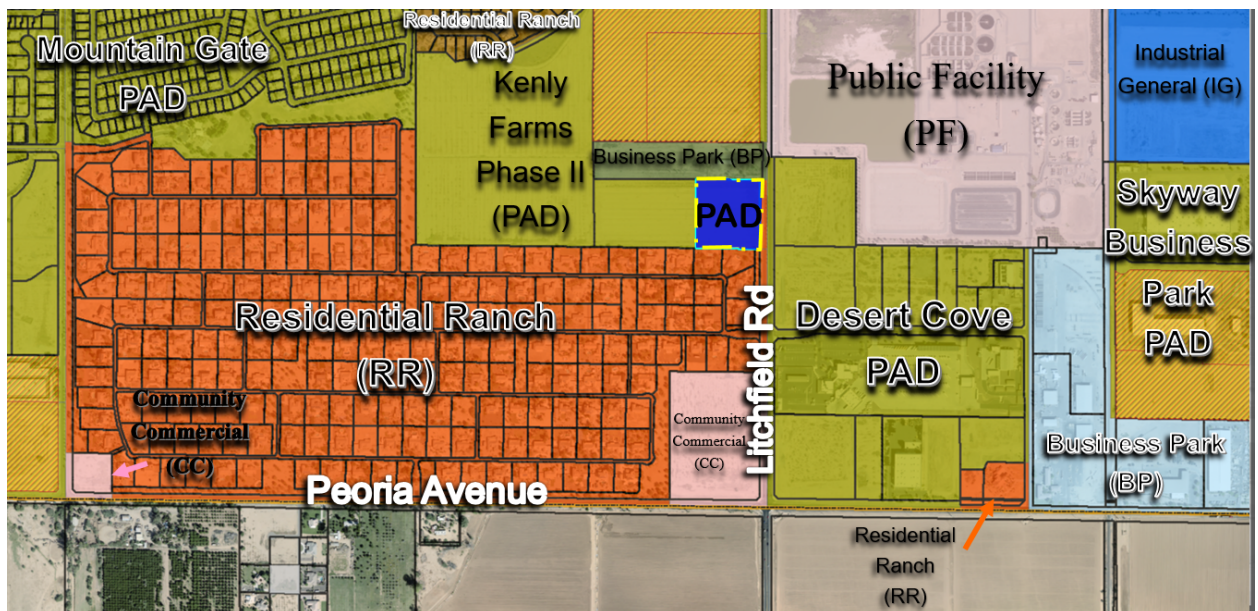
The subject property is 5.7 acres (approx.) of vacant land located north of Peoria Avenue and west of Litchfield Road. The current zoning of the subject property is Residential Ranch (RR). The proposed zone change will allow any permitted uses listed in the new PAD, which are consistent with the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K), to be located on the vacant land.

Existing Zoning:



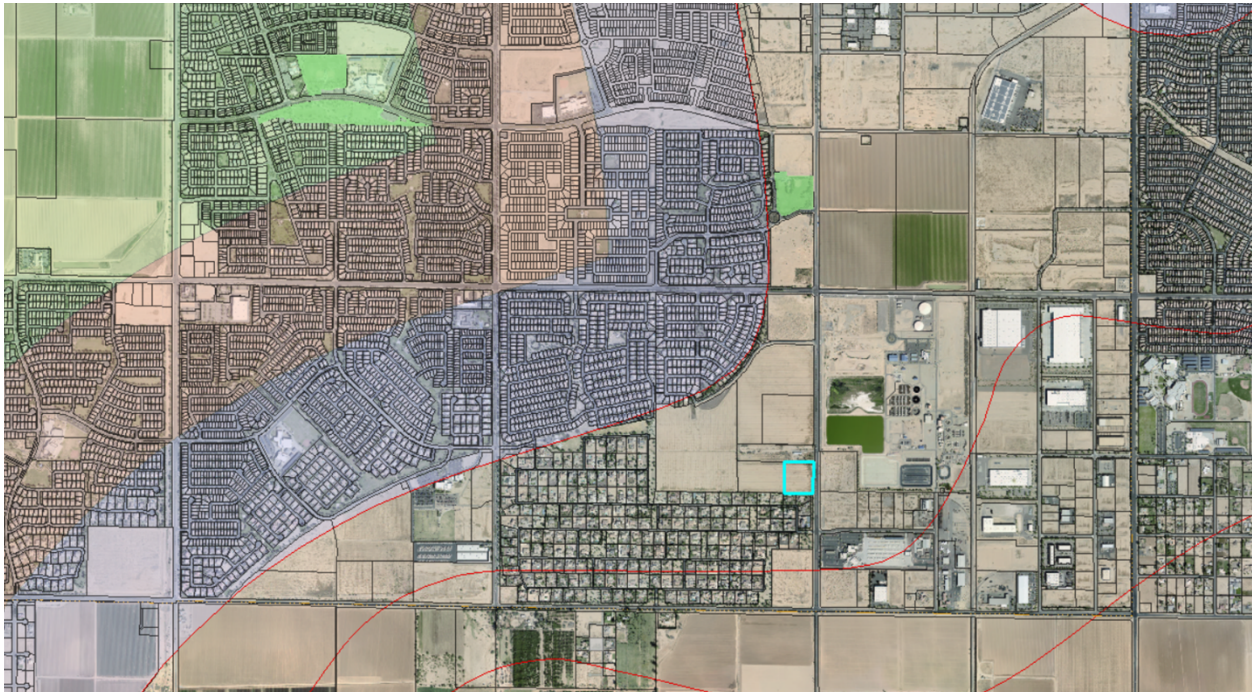
PAD (Commercial)	Business Park (BP)	PAD (Commercial)
PAD (Commercial)	Residential Ranch (RR)	PAD (Commercial)
Residential Ranch (RR)	Residential Ranch (RR)	PAD (Commercial)

Proposed Zoning:



PAD (Commercial)	Business Park (BP)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
Residential Ranch (RR)	Residential Ranch (RR)	PAD (Commercial)

Luke Noise Contours:



Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, which supports professional office uses, provided appropriate transitions are made between the various Commerce & Office types included within the character area. As such the proposed zoning most closely align with the Commercial Office type and is consistent with the General Plan.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, Flood Control District, Arizona Department of Transportation (ADOT), Maricopa Water District (MWD), and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Rezone meets the requirements of the SUDC, the General Plan, and Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K).

Findings:

- The proposed Rezone is consistent with the Surprise General Plan 2035.
- The proposed Rezone meets the provisions of the SUDC and the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K) as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS19-581**, to the City Council subject to stipulations 'A' and 'B' as outlined below:

A. Development and use of the site shall be consistent with the Rezone Document entitled "Reformed Church 5.7 Acres" prepared by Peak Group LLC, dated revised and stamped received November 4, 2019.

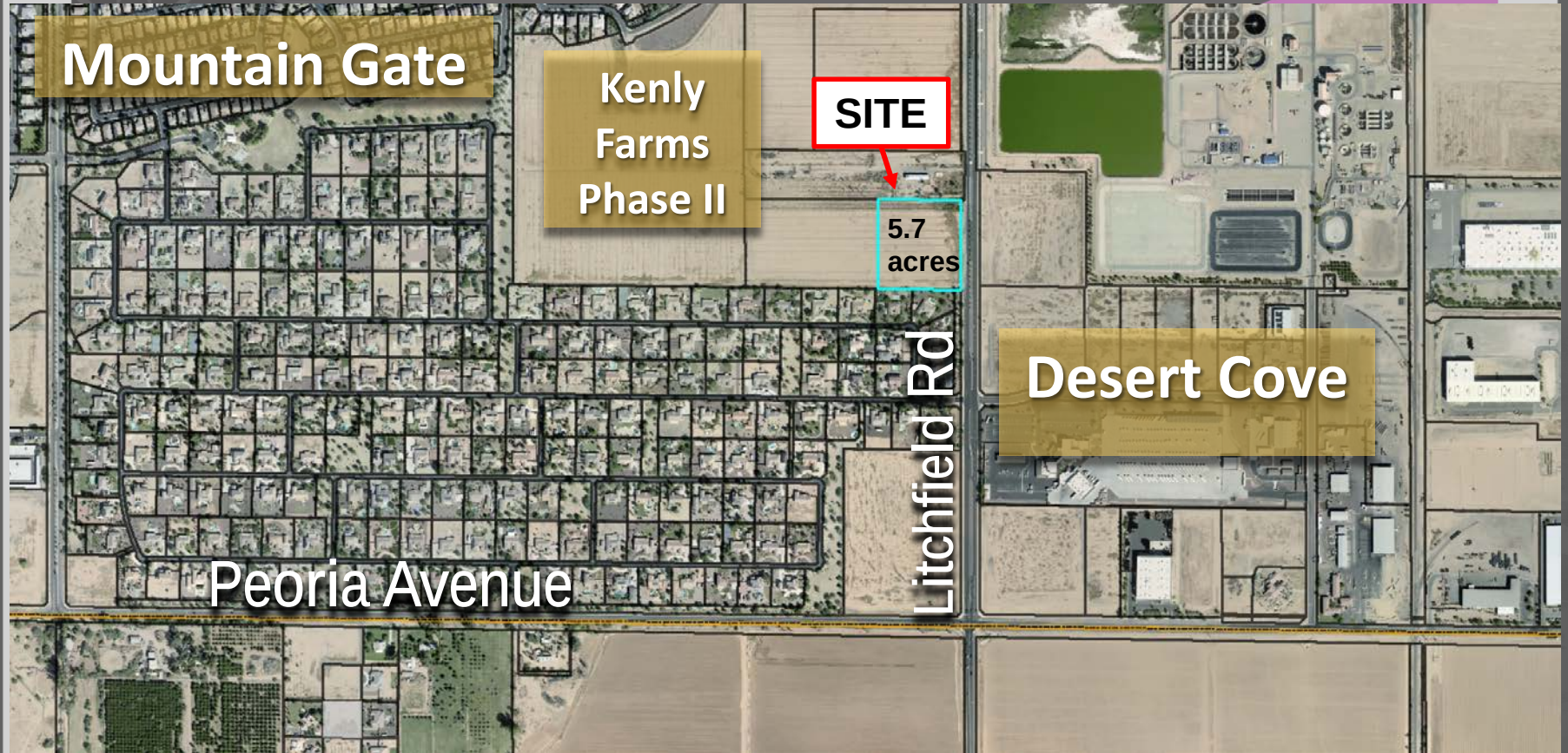
B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 Vicinity Map
- 02 Rezone document
- 03 Luke AFB Comments
- 04 ADOT Comments
- 05 MWD Comments
- 06 Flood Control District Comments
- 07 Citizen Participation Report

VICINITY MAP



PAD Rezone Document for

Case No. FS19-581

REFORMED CHURCH 5.7 ACRES

**11298 N Litchfield Road, Surprise, AZ
Tax Parcel # 501-39-063C**

August 8, 2019

Revised October 3, 2019

Revised November 5, 2019

OWNER: Reformed Church of America, Classis of the Southwest

APPLICANTS: Peak Group, LLC
Attn: George Quinif
5080 N. 40th Street, #205
Phoenix, AZ 85018
quinif@peakaz.com

GH Capital, LLC
Attn: Perry Mathis
5080 N. 40th Street, #205
Phoenix, AZ 85018
mathis@casontyler.com

SITE PLAN: Gilmore Planning
Attn: Jack Gilmore
2211 N. 7th Street
Phoenix, AZ 85006
jgilmore@getgilmore.com

NARRATIVE

PROJECT OVERVIEW:

Perry Mathis, GH Capital LLC & George Quinif, Peak Group LLC, on behalf of Reformed Church of America, request a rezone of the approximately 5.7 acres on the west side of Litchfield Rd., ½ mile south of Cactus Rd. in Surprise Arizona. Maricopa County Tax Parcel # 501-39-063C.

The subject 5.7 acres is currently zoned Rural Residential RR/R1-43. It is within the Luke AFB 65 NDL noise contours and is designated Commerce & Office in the Surprise General Plan. Applicant is requesting a rezone to Planned Area Development (PAD) with a list of Commerce Park and Retail uses allowed on the site that are approved by the City of Surprise and Luke Air Force Base.

EXISTING SITE CONDITIONS:

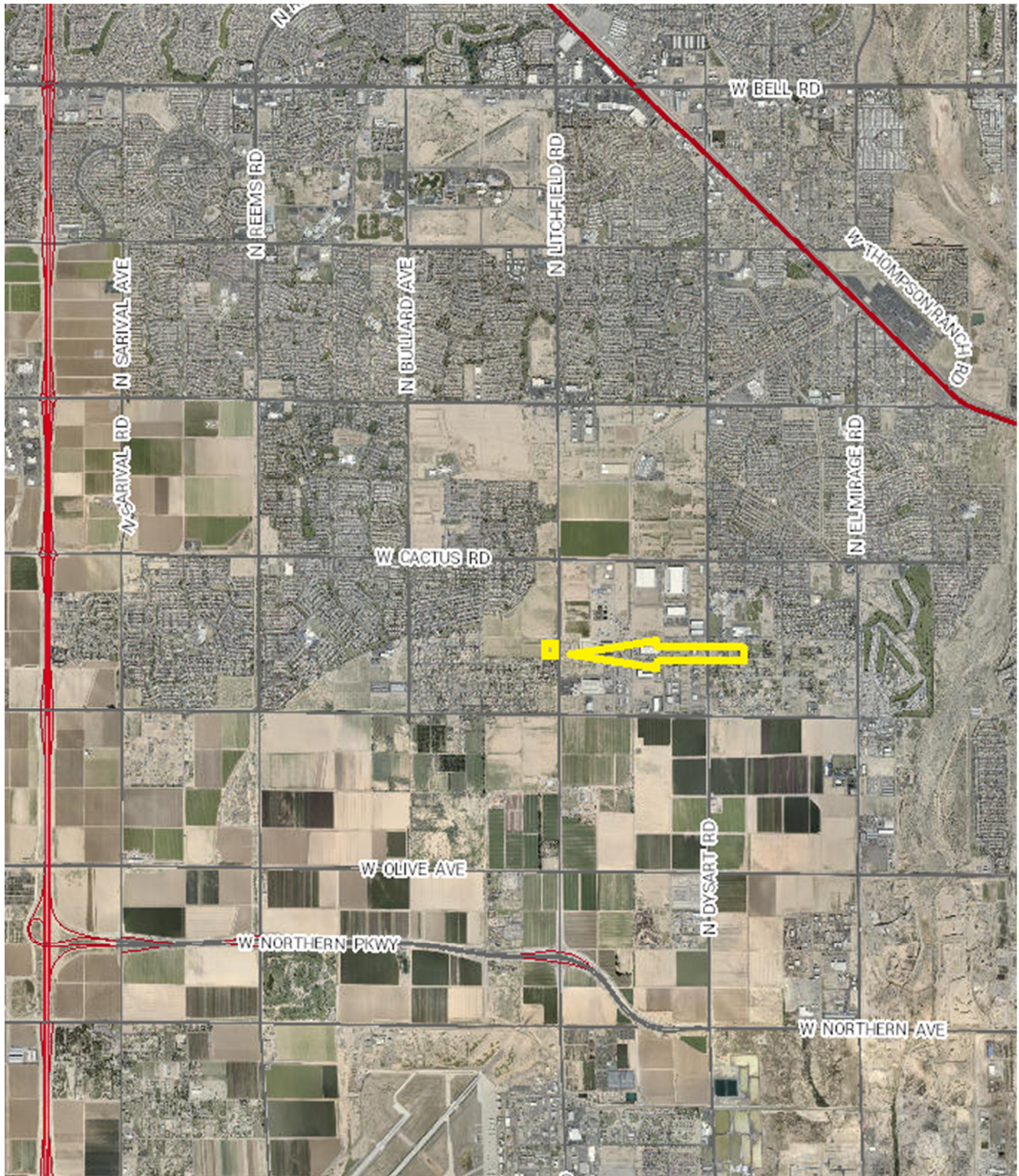
The site is vacant land. The parcel is approximately 522' wide along Litchfield Road by 480' deep.

Utilities are available to the site. Water lines are in the west side of Litchfield Rd. A sewer main is in the east side. Electricity is available. Natural Gas is also available.

SITE HISTORY AND REASONS FOR THE REQUEST

The Property was purchased in 2002 by Reformed Church of America and was originally planned as a church location when the surrounding property was planned residential. A church is not viable now and some additional uses (school, rec center) are limited per ARS 28-8481. The property is currently zoned Rural Residential RR/R1-43 and residential uses are not allowed. The owners desire to rezone the property to uses allowed within the Luke AFB noise contours, enabling the property to be developed.

LOCATION MAP

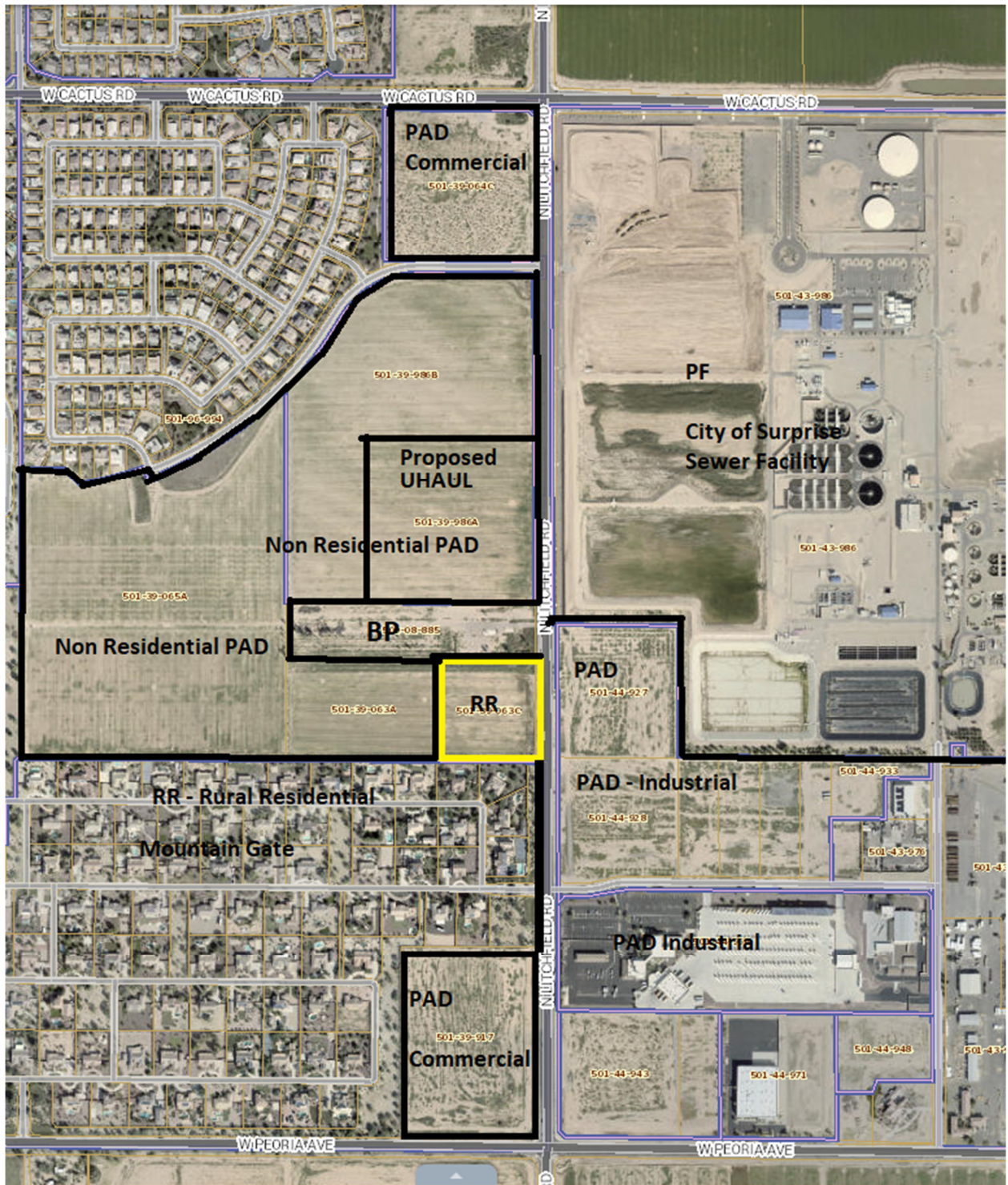


SURROUNDING LAND USES

- North:** Vacant Land zoned BP – planned for a business park.
- South:** Residential lots and houses, part of the Mountain Gate Community.
- East:** Desert Cove Commercial Park zoned PAD, and City of Surprise wastewater treatment facility.
- West:** Vacant land, part of Kenly Farms II property -- zoned non-residential PAD

The subject site and BP parcel immediately north are surrounded on three sides by the Kenly Farms II property that is zoned Non-residential Planned Area Development, PAD. Allowed uses are those consistent with I-1, BP, C-2, C-3 per Title 17 of the Surprise Municipal Code.

EXISTING SURROUNDING ZONING AND LAND USE MAP



EXISTING AND PROPOSED ZONING

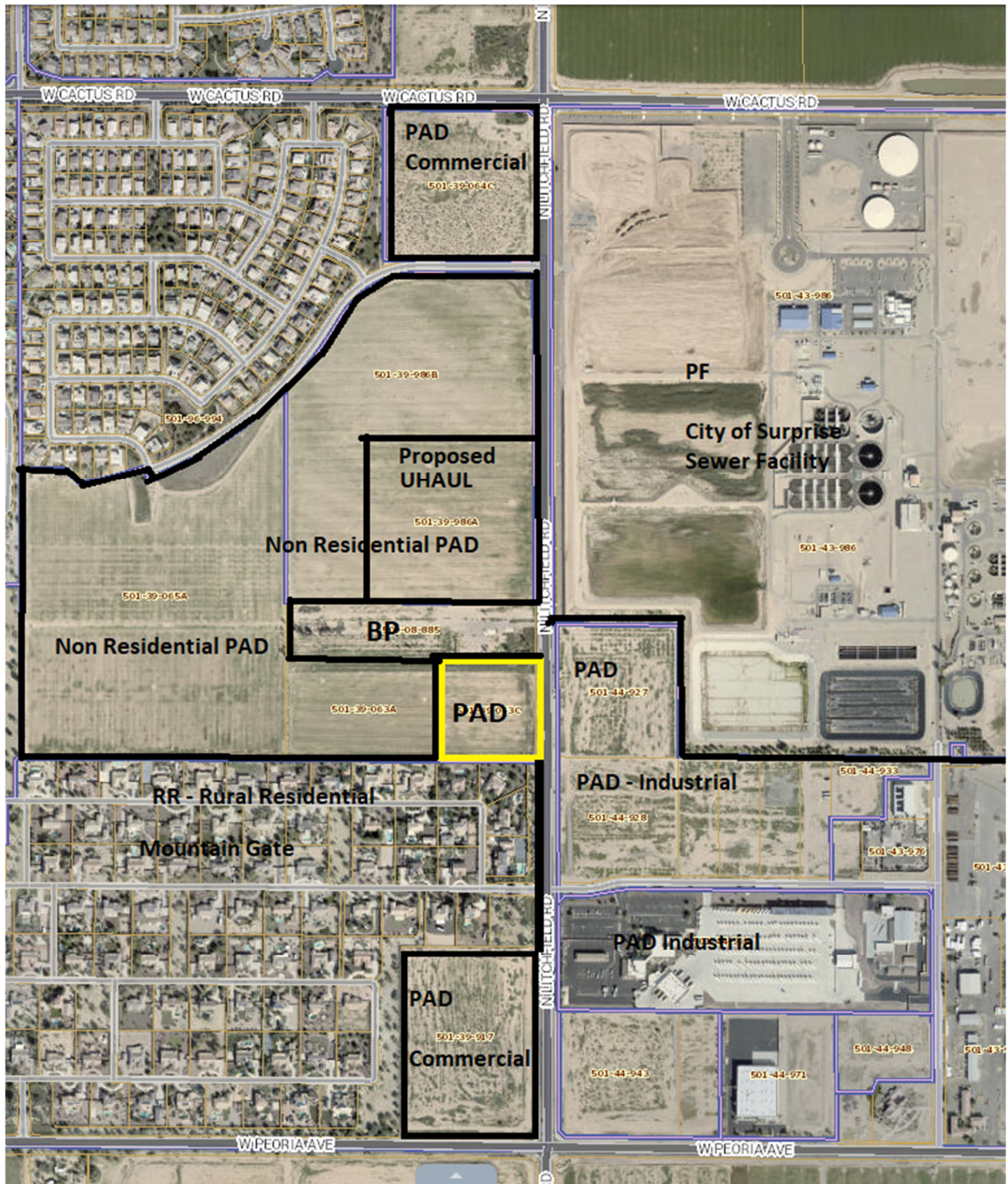
The current zoning is Rural Residential, RR / R1-43. The site is located under the Luke AFB 65 LDN noise contours, and Arizona State law prohibits residential uses in such areas. Therefore, the existing zoning is not compatible with Arizona law and needs to be changed to reflect uses allowed by Arizona law and appropriate for the area. The proposed rezoning will be a Planned Area Development (PAD) with allowed commercial and retail uses per the attached Allowed Uses exhibit, all of which are compatible with the proximity to Luke AFB.

Applicant has worked with staff to limit permitted uses to blend with the Commerce uses to the immediate north, east and west, and to minimize impacts to the existing single family homes to the south

Any new development during the affective time of design review will refer back to the current Surprise Code.

The applicant requests the subject property described in Exhibit A to be rezoned from Rural Residential RR/R1-43 (Single Family Residential) to Planned Area Development (PAD) with all permitted and conditional uses allowed as defined in the Allowed Uses Table attached hereto. Luke Air Force Base officials have reviewed the Allowed Use Table and support the various uses with some uses requiring extra insulation for sound attenuation. All uses on the site must be deemed compatible with military operations by the City of Surprise and Luke Air Force Base defined in Arizona Revised Statutes ARS 28-8481(K).

PROPOSED ZONING



GENERAL PLAN CONFORMITY

The General Plan 2035 identifies the subject property being in the Character Area of “Commerce & Office”. The subject rezone would be in conformance with the General Plan. All proposed Allowed Uses noted in the attached Allowed Use Table are allowed in the Commerce & Office category.

SURPRISE GENERAL PLAN 2035



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**

DEVELOPMENT PLAN

The owner has no immediate plans to develop the site. Once zoned the property will be “shovel ready” and will be attractive to an end user. A right-in / right-out access drive is planned along the southern portion of the Litchfield Road frontage and will serve as the primary access. We anticipate that a southbound right turn deceleration lane will be constructed on Litchfield Road at this project driveway to facilitate safe turning movement.

To accommodate this access drive, a 50’ public access easement is proposed near the south border of the parcel, which will facilitate access not only for this parcel but also for the property to the west and north known as the Litchfield Commerce Park. This drive location will also serve to buffer the existing residential development to the south from new commercial buildings. To further buffer the existing residences, we have proposed a 10’ landscape tract along the south border, preserving a total corridor of 60’ on the south boundary of the site.

PRELIMINARY SITE PLAN

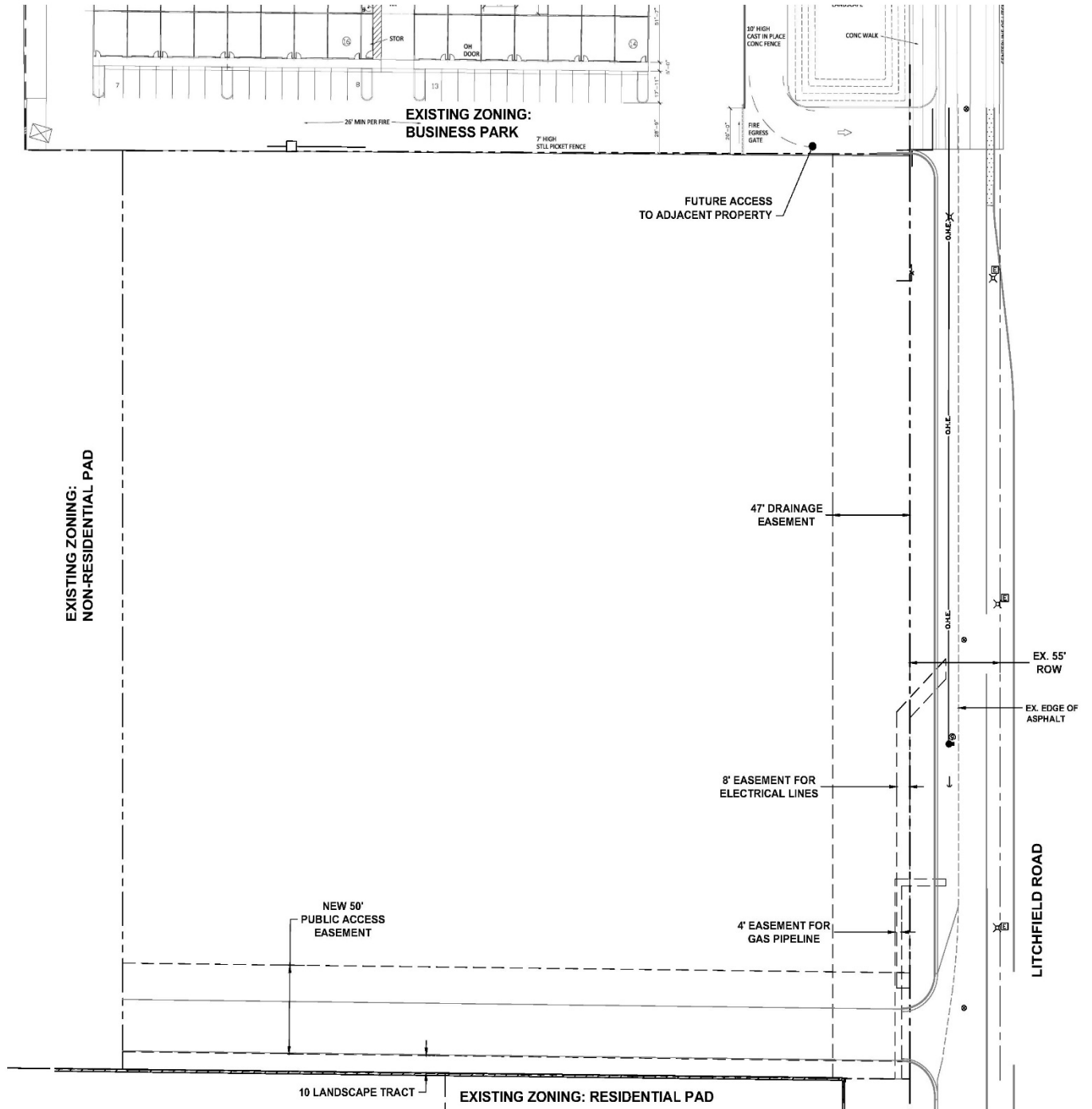


EXHIBIT A -- LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of the Southeast quarter of Section 21, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of Section 21;

Thence North 00 degrees 00 minutes 00 seconds East along the East line of Section 21, a distance of 1942.84 feet to the POINT OF BEGINNING, said point being the Northeast corner of that property described in Recording No. 94-399048;

Thence North 89 degrees 20 minutes 46 seconds West 535.18 feet along the North line of that property described in Recording No. 94-399048;

Thence North 00 degrees 00 minutes 00 seconds East, parallel to the East line of the Southeast quarter of Section 21, 518.71 feet;

Thence South 89 degrees 45 minutes 07 seconds East, 535.15 feet to the East line of the Southeast quarter of Section 21;

Thence South 00 degrees 00 minutes 00 seconds West, 522.50 feet along the East line of Section 21 to the POINT OF BEGINNING;

EXCEPT the East 33 feet thereof for road purposes; and

EXCEPT that portion Quitclaimed to the City of Surprise, an Arizona municipal corporation, by instrument recorded December 15, 2010 in Recording No. 20101089642.

ALLOWED USE TABLE -- Case No. FS19-581 -- Reformed Church Property

Reformed Church Property (Proposed Allowed Use List)	65-LDN	Luke Notes
Government admin/civic	Government services	
Home Improvement Center (Home, Lawn, Garden Supplies) Bldg under 40,000 sf	Other retail trade	
Massage – Therapeutic	Personal services	
Medical Clinic or Lab	Medical and other health services	ARS 28-8481 Note 1
Medical office	Medical and other health services	ARS 28-8481 Note 1
Nursery – retail or wholesale	Other retail trade	
Personal Services Establishment	Personal services	
Restaurant – sit down or convenience	Eating and drinking places	
Retail Shopping	Other retail trade	
Tattoo or body piercing	Personal services	
Wholesale Shopping	Wholesale trade	
Office/Warehouse	Business services	
Office	Other services	
Research Facility	Professional, scientific and controlling instruments	
Catering Service	Other retail trade	
Food sales – wholesale	Other retail trade	
Clubhouse/private lodge	Other public and quasi-public services	ARS 28-8481 Note 1
Library	Government services	
Post Office	Government services	
State Vehicle inspection	Government services/ other public and quasi-public services	ARS 28-8481 Note 1
Indoor Archery Range	Indoor recreation services	
Athletic or Fitness club	Indoor recreation services	
Bingo Parlor	Other public and quasi-public services	ARS 28-8481 Note 1
Galleries, Museums, Auditorium	Auditoriums and concert halls	
Skating Rink	Indoor recreation services	
Theater – Indoor	Auditoriums and concert halls	ARS 28-8481 Note 6
Video Games	Other retail trade / Indoor recreation services	
Retail/Office	other retail trade/ personal and business services	
Financial institution	Finance, insurance and real estate	
Vehicle, Boat, RV sales	Other retail trade	
Vehicle Service and repair/minor	Business services	
Warehouse / Distribution	Miscellaneous manufacturing	
Inside manufacturing – light assembly	Miscellaneous manufacturing	
Machine Shop	Miscellaneous manufacturing	
Printer	Printing and publishing	
Office Showroom/warehouse	Business services	
Retail Showroom/warehouse	Business services	
Mini Warehouse	Business services	
Cell Tower	Other Transportation,communications, and utilities	

NEIGHBORHOOD MEETING NOTES

Case Name:	Reformed Church 5.7 Acres
Case Number:	FS19-581
Meeting Date/Time:	September 18, 2019 @ 6:00PM
Location:	Rancho Gabriella School 15272 W. Gabriela Dr, Surprise AZ 85379
Notice:	Timely notice of the meeting was given via City of Surprise mailings to surrounding property owners, and via a two-sided sign on the subject property.

The meeting was started about 6:10PM. In attendance were the following (see attached Sign-In Sheet):

Development Team:	Perry Mathis, George Quinif
City of Surprise:	Shirley Phan, Hobart Wingard, Hobie Wingard, Lloyd Abrams
Neighbors:	John Hall [REDACTED]

The development team gave a short presentation on the proposed rezoning. Since Mr. Hall was the only neighbor in attendance, the remainder of the meeting was devoted to answering his questions and addressing his concerns.

Mr. Hall owns the house immediately south of the subject property, which he just purchased in August 2019. He was evidently given the impression by his realtor that the subject property would be developed as residential, and was surprised to learn that Arizona law prohibited such residential development within the Luke AFB noise contours and that the subject property could only be developed with non-residential uses as prescribed by ARS 28-8461.

Mr. Hall was primarily concerned with the potential impacts commercial development could have on his home. These concerns can be summarized into three main themes:

1. Proximity of Private Drive to his Home. Our Preliminary Site Plan shows a 29' private ingress/egress drive on the south side of the property, with an additional 10'

landscape buffer separating the drive from Mr. Hall's north lot wall. The private drive would serve as an access point for both the subject property and the Kenly Farms non-residential PAD property to the immediate west. Mr. Hall was concerned that vehicle traffic on that drive could be a nuisance. To address that concern, the development team explained the following:

(a) The Kenly Farms property already has an easement over the south 20' of the subject property for its access drive. Our proposal would move that drive further away from Mr. Hall's property and creates a 10' landscape buffer that would otherwise not exist.

(b) The private drive would be limited motion (right in, right out) and limited width, and the Kenly Farms project will have two other full motion / full width points of access, logically making this private drive a secondary point of access.

(c) City spacing requirements from existing roads and planned full motion entrances (specified by existing median breaks) makes it difficult to locate the drive in any other location.

2. Type of Use. Mr. Hall was concerned about what type of business could be located on the subject property. We explained that we had worked closely with City staff to come up with a list of potential uses that (a) are allowed within the Luke noise contours, and (b) would minimize impacts to the surrounding homes. This included eliminating any heavy industrial uses and outdoor types of manufacturing. It was also pointed out that our proposed list of uses is considerably more restrictive than the surrounding properties, including that of the Kenly Farms project to our west.

3. Building Size, Height and Location. Mr. Hall had concerns regarding exactly what type of building could be built on the property. City staff was helpful in discussing potential heights, setbacks and overall building size. The development team pointed out that locating the private drive on the south side of the subject property creates an additional buffer between Mr. Hall's home and any future building. We also discussed that once a user is identified, the user will come forward with a specific site plan and building elevations that can be reviewed by all.

After thorough discussion of the items above, the meeting was adjourned at approximately 7:15PM.

Page 152 of 237

[illegible]



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

21 August 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS19-581; Reformed Church Rezone Application (APN: 501-39-063C)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Reformed Church Rezone Application. The site is located on 5.7 acres of land on the west side of Litchfield Road, 1/2 mile south of Cactus Road in Surprise Arizona. The church is requesting a rezone to Planned Area Development with a list of Commerce Park and Retail uses that remain consistent with the City of Surprise; labeled as "Allowed Use Table" within the package. The parcel in this application falls completely inside the 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

A complete review indicates all proposed uses in the "Allowed Use Table" are those found in A.R.S. §28-8481. As described in the application, this request will not have a negative impact on Luke AFB flight operations. Luke AFB reserves the right to review/comment on final plans submitted to the city. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the county to inform potential developers about Luke AFB operations.

If you have any questions please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely



JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Clinton Emery](#)
To: [Lorraine Nevarez](#)
Subject: City of Surprise - Redletter - 11298 North Litchfield Road, Surprise, AZ - FS19-581 Reformed Church Rezone New Submittal
Date: Sunday, August 11, 2019 6:48:10 PM

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

Hello,

ADOT's Regional Traffic does not have any comments and or objections to the request associated with this case. The proposed development/proposal will not have an adverse impact on the state's roadway system.

ADOT's R/W may be submitting additional comments in conjunction with this request.

Thanks,

Clinton Emery, PE

Asst. Regional Traffic Engineer – Central Region

2140 West Hilton Avenue

Phoenix AZ 85009

Cell: (480) 684-4257

E-mail: CEmery@azdot.gov

On Fri, Aug 9, 2019 at 1:35 PM Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov> wrote:

Attached please find the **application** and **rezone document** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Administrative Specialist – Sr.

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 t
623.222.3001 f

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09 Aug 2019 20:35:09 -0000

From: [Debbie Trasancos](#)
To: [Lorraine Nevarez](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS19-581 Reformed Church Rezone New Submittal
Date: Monday, August 12, 2019 8:42:01 AM
Attachments: [image001.png](#)

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

Lorraine,

Thank you for providing the electronic submittal for Reformed Church (FS19-581).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD therefore, does not impact MWD.

Thanks again,

Debbie Trasancos

Maricopa Water District

Property & Contracts Specialist

14825 W. Grand Avenue

Surprise, AZ 85374

Ph 623/546/8266

Fax 623/584-2536

debbiet@mwdaz.com



From: Lorraine Nevarez

Sent: Friday, August 9, 2019 1:35 PM

To: 'Bob Woodring - TEMPX'; Chris Cain ; Christina Betz ; Daniel Trujillo ; Debbie Trasancos ; 'Don Romero - USPS' ; Donna Miller ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; 'Joseline Castaneda' ; Leslie Jarrell ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre' ; '56 FW/CIT Community Initiative' <56FW.CIT.CommunityInitiative@us.af.mil>

Cc: Allysa Robinson

Subject: FS19-581 Reformed Church Rezone New Submittal

Attached please find the **application** and **rezone document** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Administrative Specialist – Sr.

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 t

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09 Aug 2019 20:35:09 -0000

From: [Joseline Castaneda \(FCD\)](#)
To: [Lorraine Nevarez](#)
Subject: RE: FS19-581 Reformed Church Rezone New Submittal - Flood Control
Date: Wednesday, August 14, 2019 12:27:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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

Lorraine,

The Flood Control District of Maricopa County has the following comments.

Project Name: FS19-581 Reformed Church Rezone New Submittal. 11298 N Litchfield Rd. APN(s): 501-39-063C

- Parcel 501-39-063C is located in Zone X, not in the SFHA.
- Parcel 501-39-063C is located in FEMA Flood Panel 1680L.

Joseline Castañeda

Policy, Planning, and Coordination Branch
Associate Planner



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-0503

Joseline.Castaneda@maricopa.gov

www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback



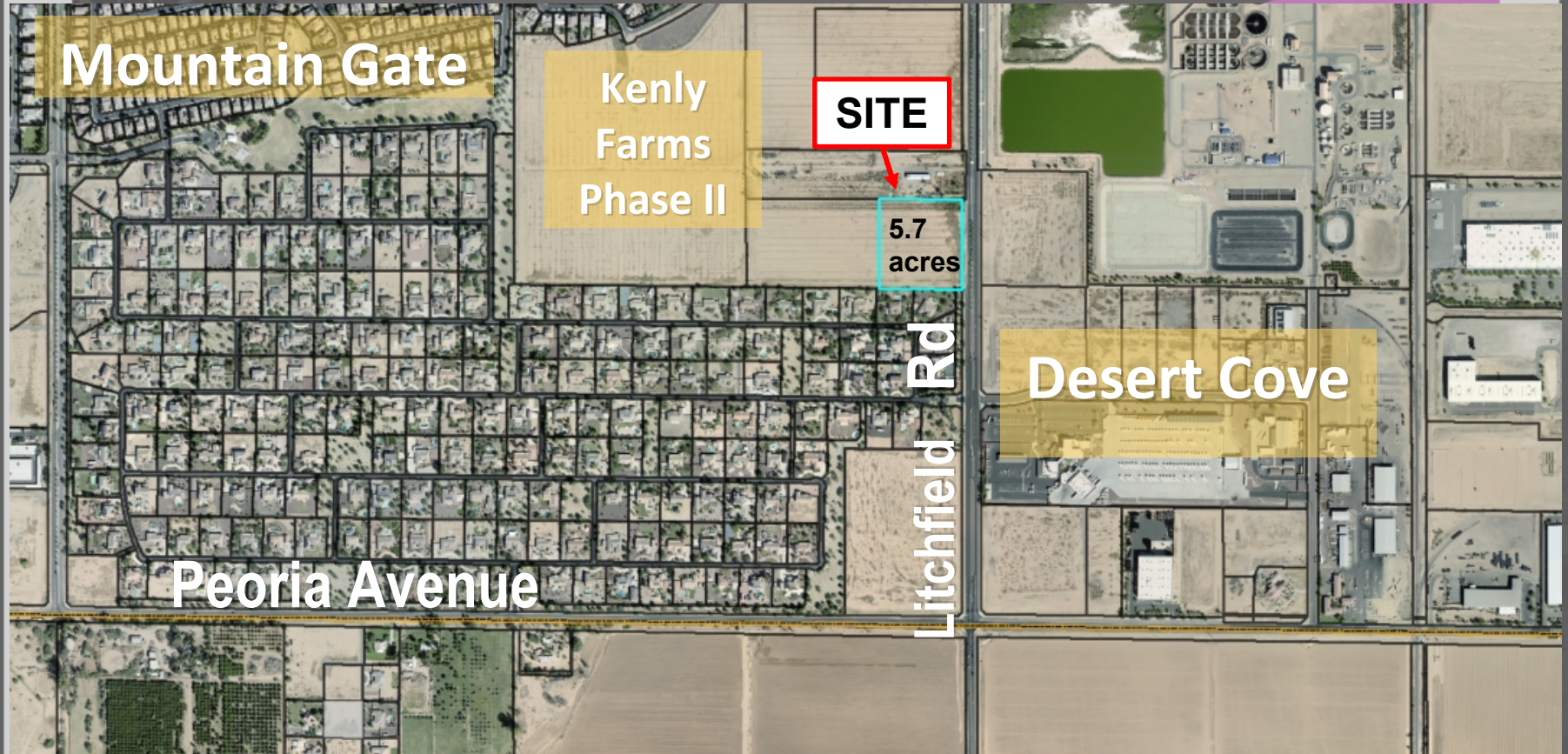
FS19-581

Reformed Church-Rezone

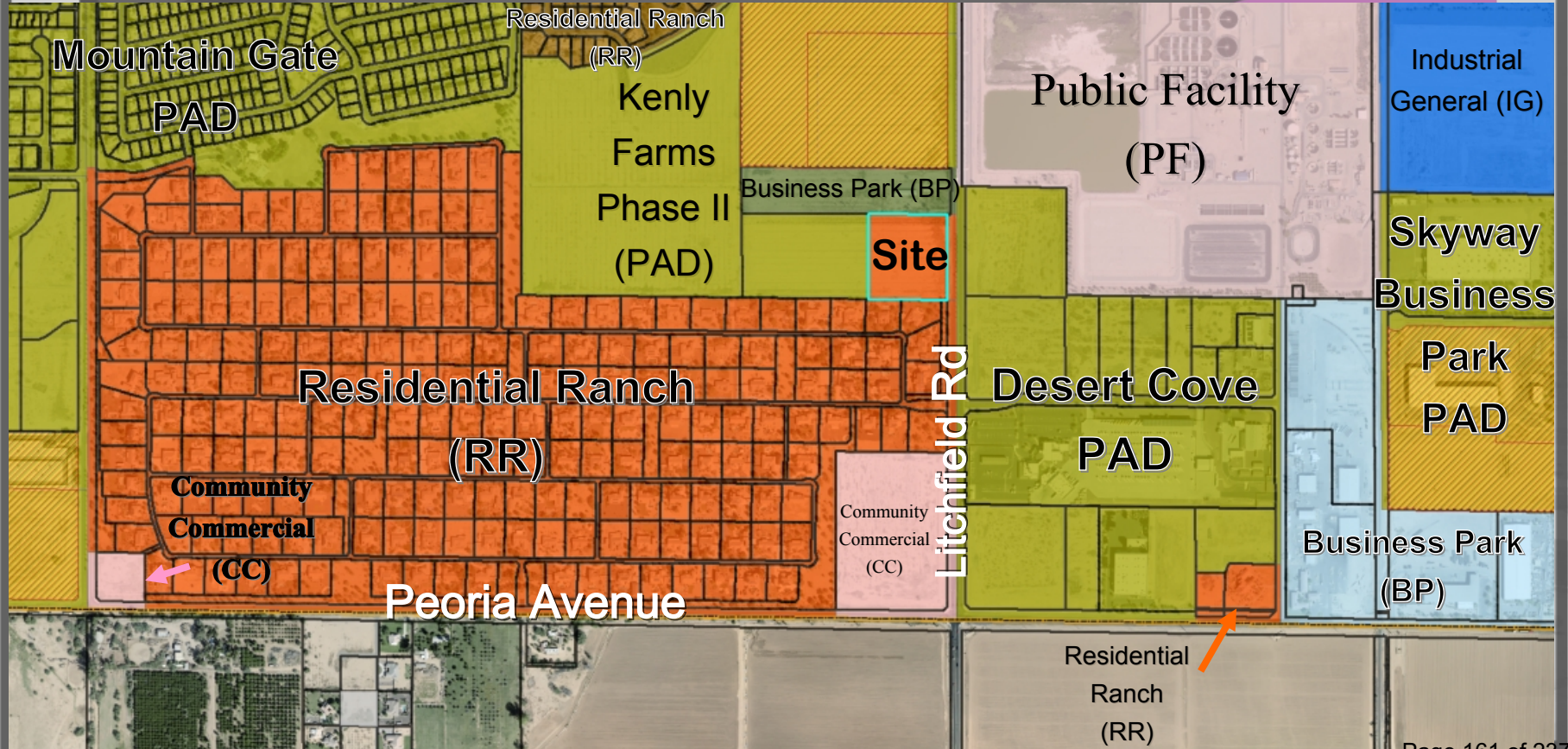
Planning & Zoning Commission

December 19, 2019

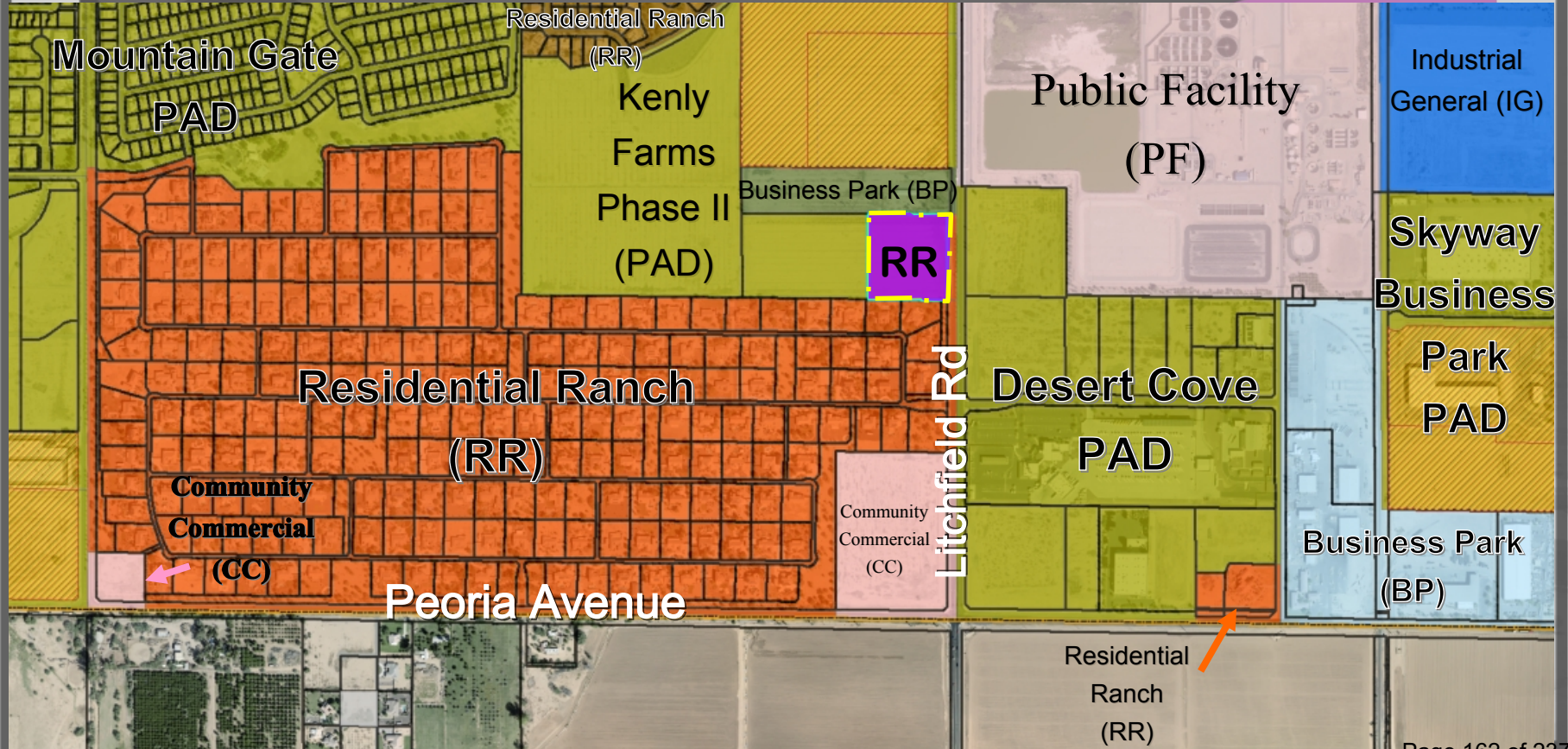
VICINITY MAP



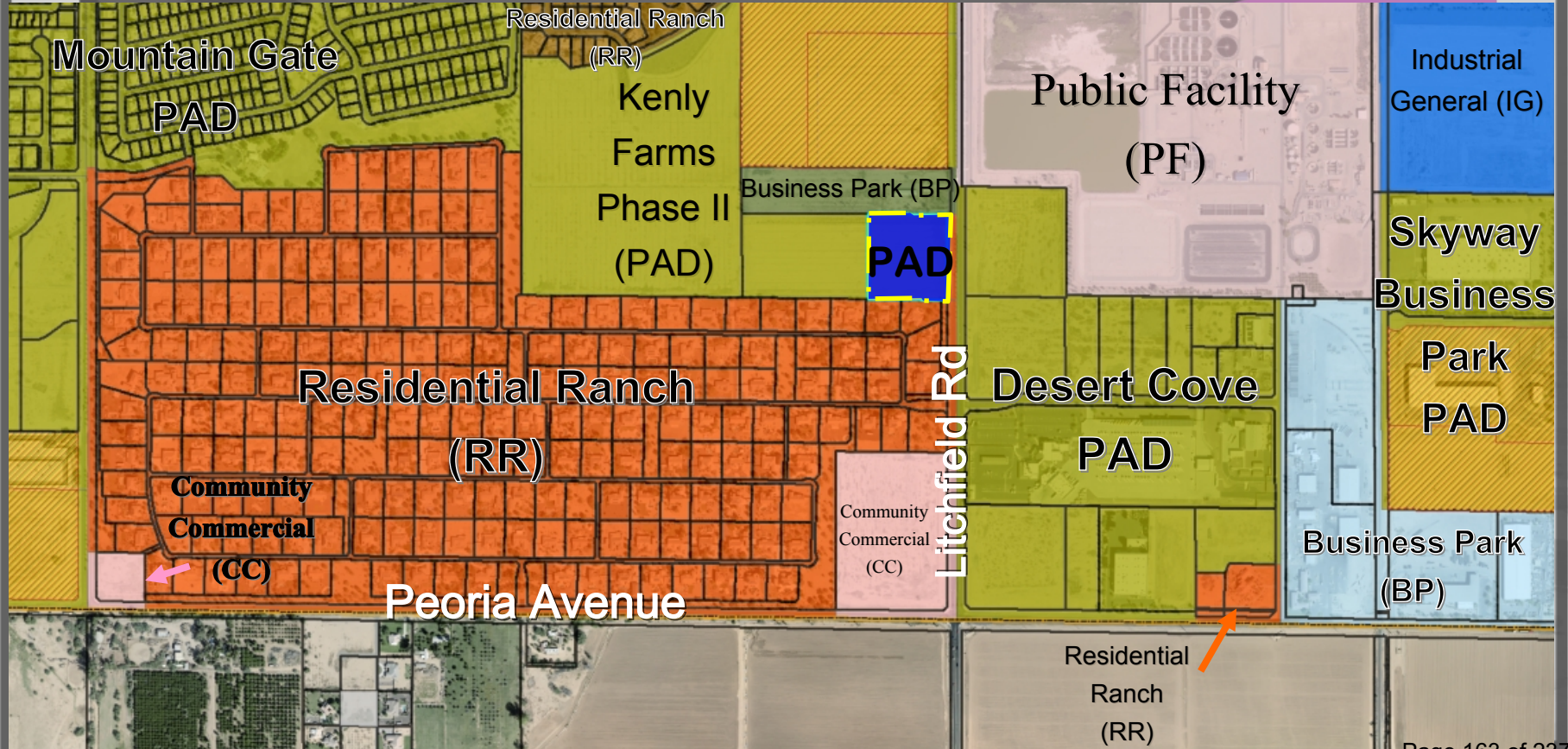
SURROUNDING ZONING



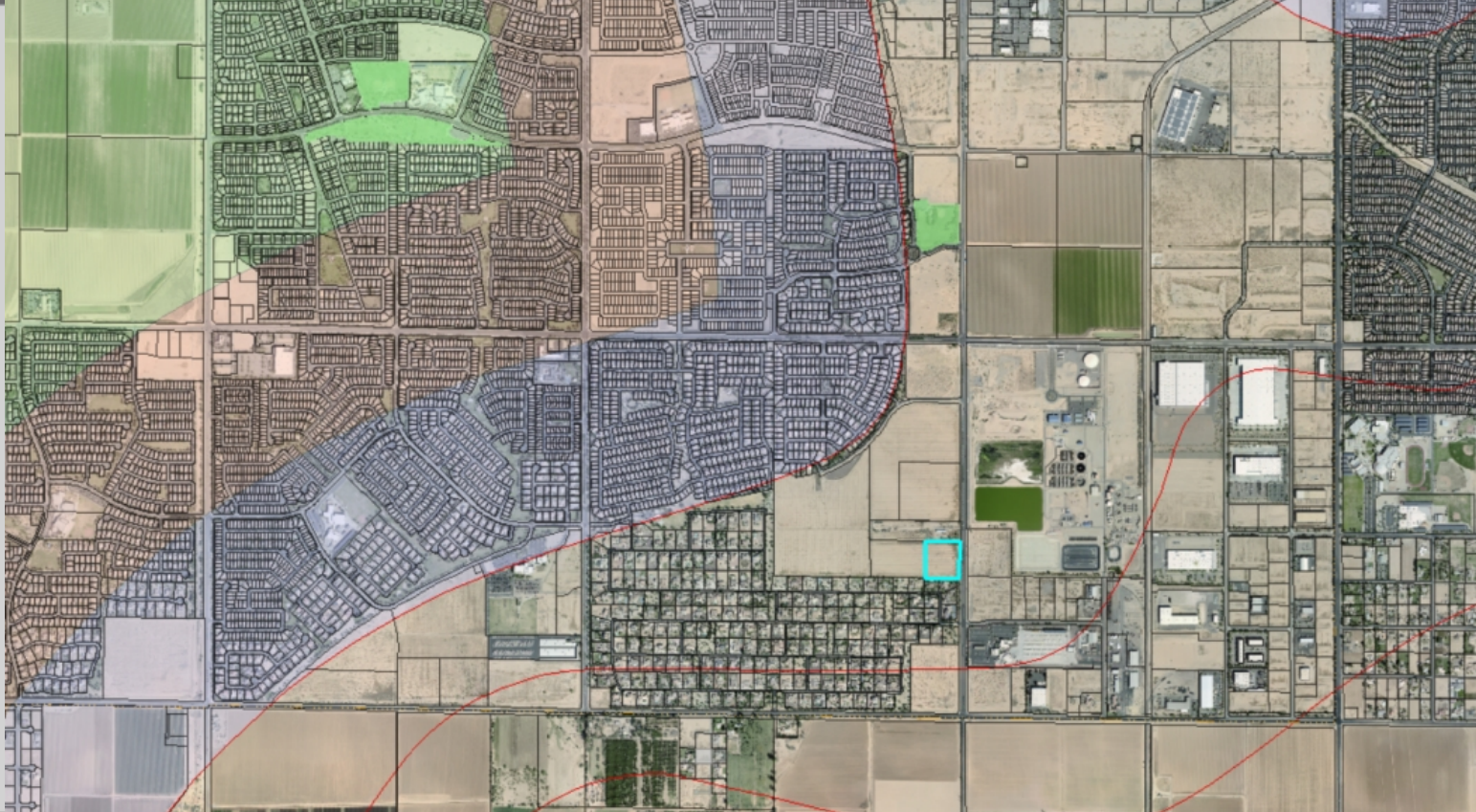
EXISTING ZONING

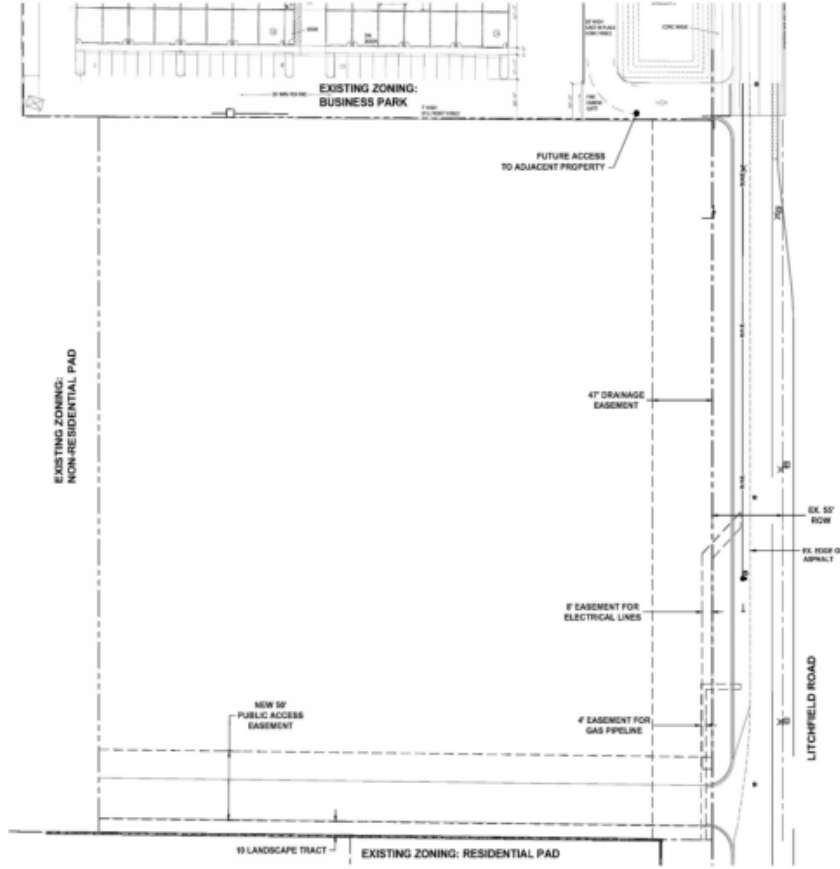


PROPOSED ZONING



Luke Noise Contours





Preliminary Site Plan

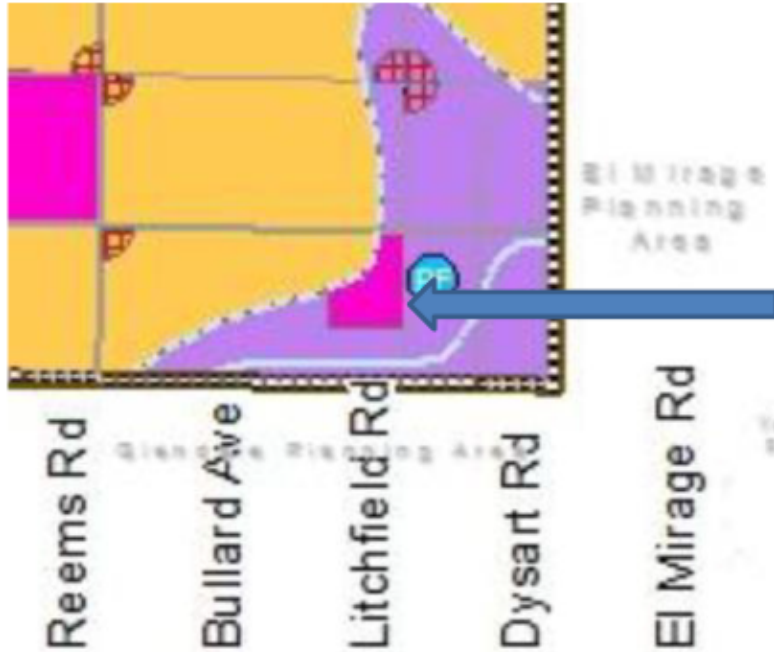
EXISTING SURROUNDING ZONING AND LAND USE MAP



PROPOSED ZONING



SURPRISE GENERAL PLAN 2035



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**



CITIZEN OUTREACH

Citizen Outreach Meeting

- September 18, 2019



STAFF RECOMMENDATION

Staff Recommendation:

- Recommend approval to City Council subject to Stipulations 'A' and 'B'



**QUESTIONS OR
COMMENTS?**

Thank You

A. Development and use of the site shall be consistent with the Rezone Document entitled “Reformed Church 5.7 Acres” prepared by Peak Group LLC, dated revised and stamped received November 4, 2019.

B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.





CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 19, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Comprehensive Sign Program for Sterling Grove.
Planning case # FS19-648

Motion:

I move to approve the Comprehensive Sign Program for Sterling Grove.

Background:

Aaron Ensco of Toll Prasada, LLC, requests a Comprehensive Sign Program (CSP) for the Sterling Grove project, otherwise known as Toll at Prasada.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 19.12.04 EVR Toll at Prasada Sterling Rove CSP 12-19-19 P&Z Staff Report (1)
 2. 01 FS19-648 Toll at Prasada Sterling Grove CSP Vicinity Map
 3. 02 FS19-648 Toll at Prasada Sterling Grove CSP Case Map
 4. 03 FS19-648 Toll at Prasada Sterling Grove CSP Document
 5. 04 FS19-648 Toll at Prasada Sterling Grove CSP Presentation
-

Comprehensive Sign Program

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-648

Project Name: Toll at Prasada – Sterling Grove CSP

Council District: 3 - Mesquite

City Council Date: December 19, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Toll Prasada, LLC

Applicant: Aaron Insco of Toll Bros, Inc.

Request: Comprehensive Sign Program for Sterling Grove

Site Location: Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

Site Size: 792 acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

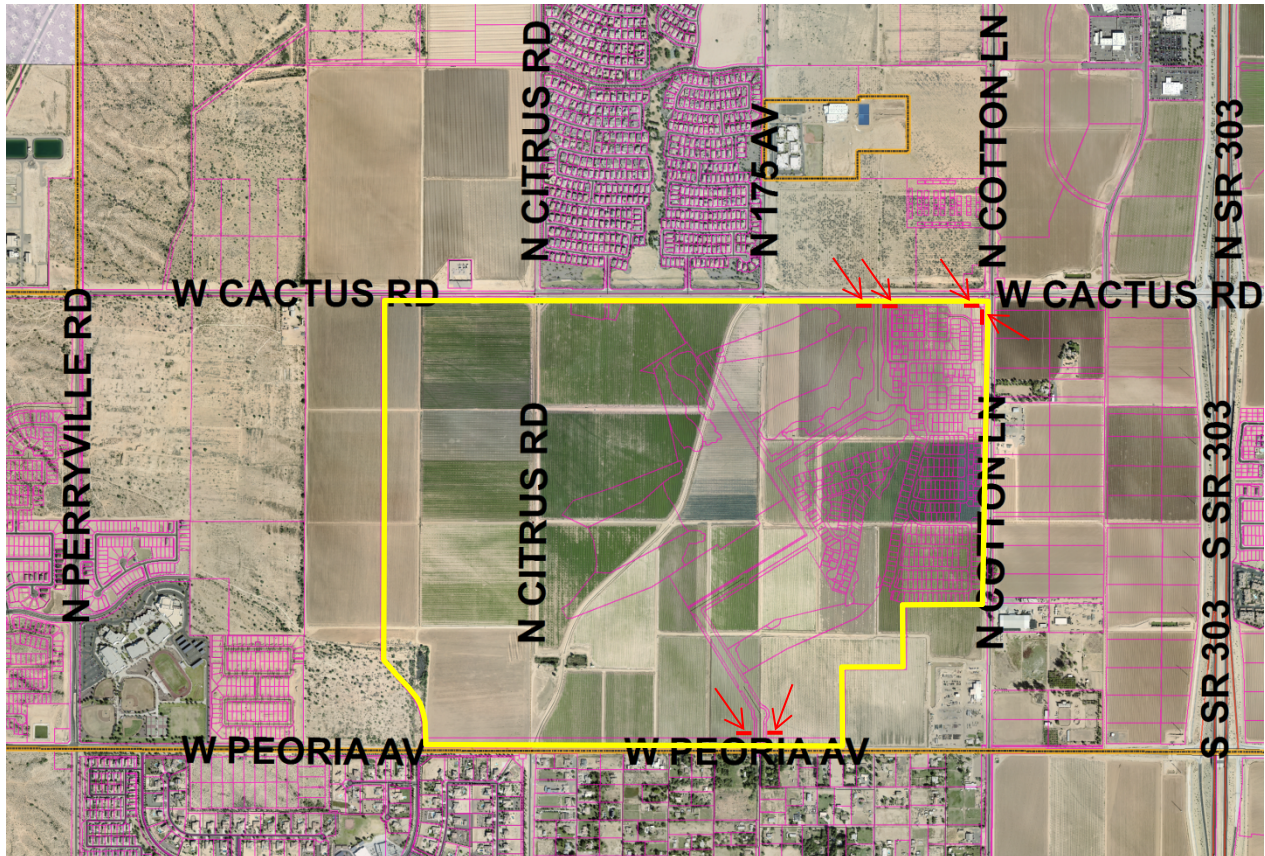
Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

Staff Recommendation: Approve, subject to stipulations “a” and “b”

Project Description:

Aaron Insko of Toll Prasada, LLC, requests a Comprehensive Sign Program (CSP) for the Sterling Grove project, otherwise known as Toll at Prasada. This CSP anticipates three (3) pairs of monument signs, to be located in the general areas as shown on the following map.



One (1) pair of signs is proposed for the intersection of Cactus Road and Magnolia Drive. These signs will consist of 8' tall by 16'-4" wide vertical panels that are set into a larger monument structure for an overall height of 12' and a total of 130.64 square feet of sign copy per corner.

A second pair of signs is proposed for the intersection of Peoria Avenue and Darlington Drive. These signs will consist of 6'-2" tall by 13'-3" wide vertical panels that are set into a larger monument structure for an overall height of 9'-8" and a total of 118.46 square feet of sign copy per corner.

A third pair of signs is proposed for the intersection of Cotton Lane and Cactus Road. These signs will also consist of 8' tall by 16'-4" wide vertical panels that are set into a planter for an overall height of 11'-2" and a total of 130.64 square feet of sign copy per corner.

64 All of the proposed signs are intended to portray the agricultural heritage of the property and will be
65 externally illuminated using gooseneck lighting in a manner consistent with the outdoor lighting
66 provisions of the SUDC.

67
68 Other signage is present or proposed for the Sterling Grove project; however, to date these additional
69 signs have been deemed to be consistent with the SMC. Therefore, this CSP does not include other
70 signage, but may be amended at a later date should the need arise.

71
72 **Background:**

73
74 **June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.

75
76 **December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada
77 PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development
78 standards.

79
80 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada
81 Lake Village under case FS17-587 for the purpose of revising specific development standards related
82 to the Toll Brothers development.

83
84 **April 17, 2018:** The City Council approved the Toll at Prasada Preliminary Plat under case FS17-394.

85
86 **June 19, 2018:** The City Council approved the amended Prasada SLR Development Agreement under
87 case FS18-271.

88
89 **December 17, 2018:** Staff approved the first Home Product Review covering fourteen (14) models
90 under case FS18-397.

91
92 **December 18, 2018:** Staff approved a Minor PAD Amendment to allow a Temporary Long Term
93 Construction Office, Temporary Nursery, and Stay-and-Play Cottages w/ associated parking under
94 case FS18-514.

95
96 **January 15, 2019:** The City Council approved Phase 1 Onsite Infrastructure Final Plat under FS18-290.

97
98 **March 5, 2019:** The City Council approved the Toll at Prasada Phase 1 Unit A Final Plat under case
99 FS18-260.

100
101 **April 24, 2019:** Staff approved Toll at Prasada Phase 1 Model Complex under case FS18-687.

102
103 **September 11, 2019:** The applicant filed a request for a Comprehensive Sign Program for Sterling
104 Grove under case FS19-648, the subject case.

November 5, 2019: The City Council approved a request for a Re-Plat of Lots 322 and 323 of Toll at Prasada Phase 1 Unit A.

December 10, 2019: The applicant held a Citizen Outreach meeting.

Reviewing Agencies:

City of Surprise (COS): The request was routed to the standard reviewing agencies who have reviewed the proposal and indicated no objections to the request.

Citizen Outreach:

The applicant held a Citizen Outreach meeting on December 10, 2019. The request was posted and advertised in accordance with city code and state statute. There is no known opposition to the request.

Discussion:

The Sign Code will allow Subdivision Perimeter Wall Signs with a maximum sign copy of 32 square feet; however, Subdivision Perimeter Wall Signs are attached to the perimeter wall of the subdivision, whereas the proposed signs are freestanding. There is no provision that will allow the proposed signs by-right; however, Section 133-15 of the Sign Code will allow deviations to the code through the CSP process as outlined below:

Sec. 113-15. - Comprehensive sign programs.

- (a) *Purpose.* The purpose of comprehensive sign programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the comprehensive sign program will apply.
- (b) A comprehensive sign program may be obtained for the following purposes:
 - (1) To allow a deviation from the requirements applicable to a particular sign class or type, and/or;
 - (2) To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 113-7(a).
- (c) A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 113-7(f).
- (d) The comprehensive sign program must demonstrate that:
 - (1) The proposed signage represents a material improvement over what is otherwise permitted in chapter 113 of the Surprise Municipal Code,
 - (2) The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,

- 153
- 154 (3) The proposed signage is appropriate to the neighborhood in which the property is located, and
- 155
- 156 (4) The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered
- 157 by the comprehensive sign program within the specific geographic area covered by the
- 158 comprehensive sign program.
- 159
- 160 (e) A comprehensive sign program may be included as part of a zone change request, or as an independent
- 161 stand-alone document, in either case processed as a type IV application as outlined in article XII of the
- 162 Surprise Unified Development Code. The approval or denial of a proposed comprehensive sign program is
- 163 discretionary with the final approval authority lying with the Surprise City Council. A decision by the city
- 164 council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution
- 165 of property values or a restraint of development rights.
- 166

167 **Summary:**

168

169 Staff believes the proposed CSP provides a mechanism whereby the applicant may create signage

170 that is consistent with the agricultural heritage of the site. The proposed signage meets the

171 requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce

172 a sign type that is otherwise prohibited.

173

174 **Findings:**

175

- 176 • The proposed signs are not addressed in the Surprise Municipal Code.
- 177 • The proposed signs may be approved through a Comprehensive Sign Program.
- 178 • The reviewing agencies have indicated no objections to the request.
- 179
- 180

181 **Recommendation:**

182

183 Based on the findings noted above, staff recommends the Commission move to recommend

184 **approval** of the subject Comprehensive Sign Program to the City Council, subject to stipulations 'a'

185 and 'b' as outlined below:

186

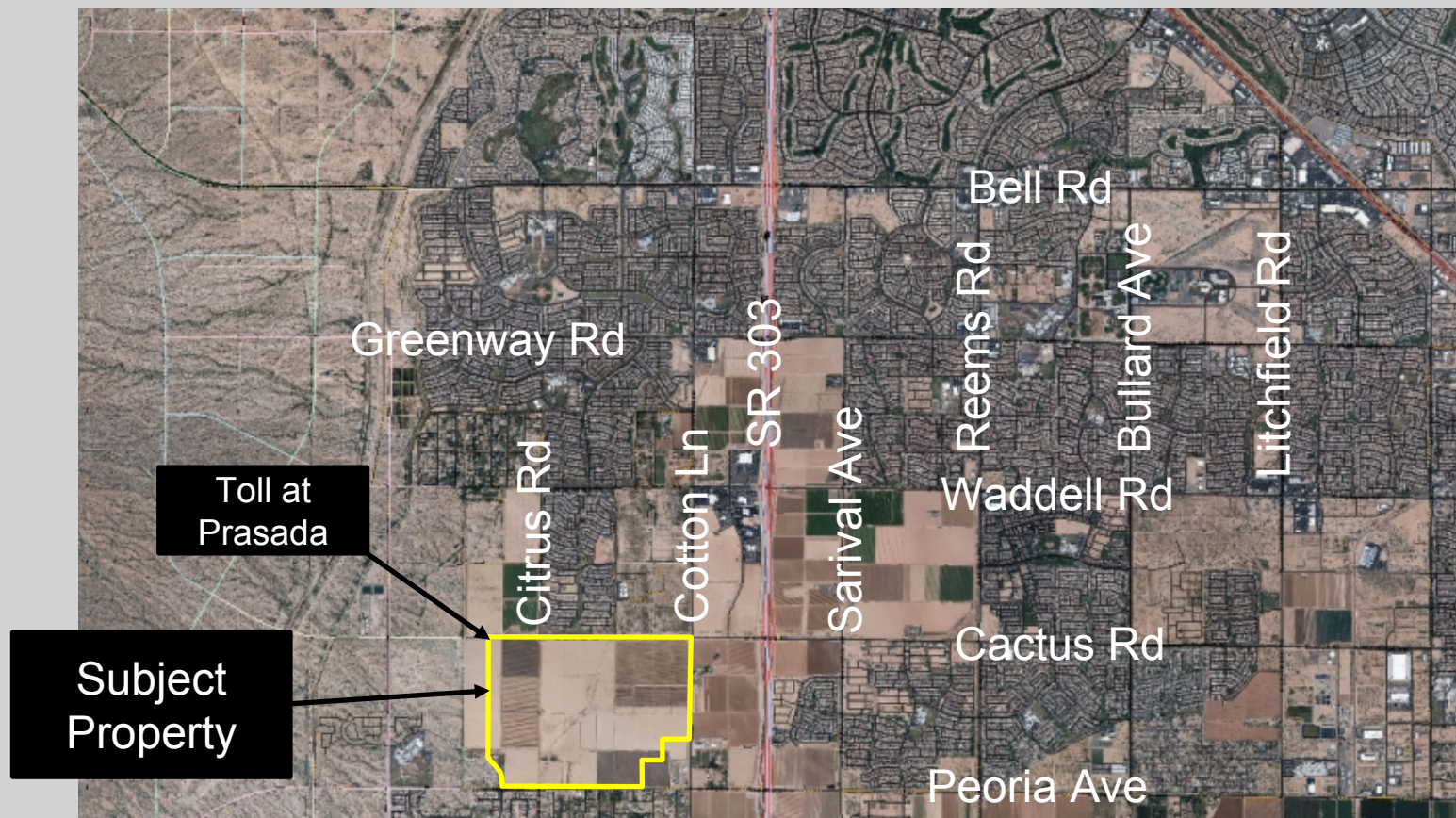
- 187 a. Development and use of the site shall be consistent with the Comprehensive Sign
- 188 Program entitled "Comprehensive Sign Program – Toll Brothers at Sterling Grove
- 189 (Prasada)" consisting of five (5) sheets prepared by Toll Brother and Greey|Pickett and
- 190 stamped received November 26, 2019.
- 191
- 192 b. Non-compliance with the stipulations of approval of this case will be treated as a violation
- 193 in accordance with the provisions of Article XIV of the Surprise Unified Development
- 194 Code.
- 195

196 However, should the Commission wish to recommend denial of the request, the Commission should

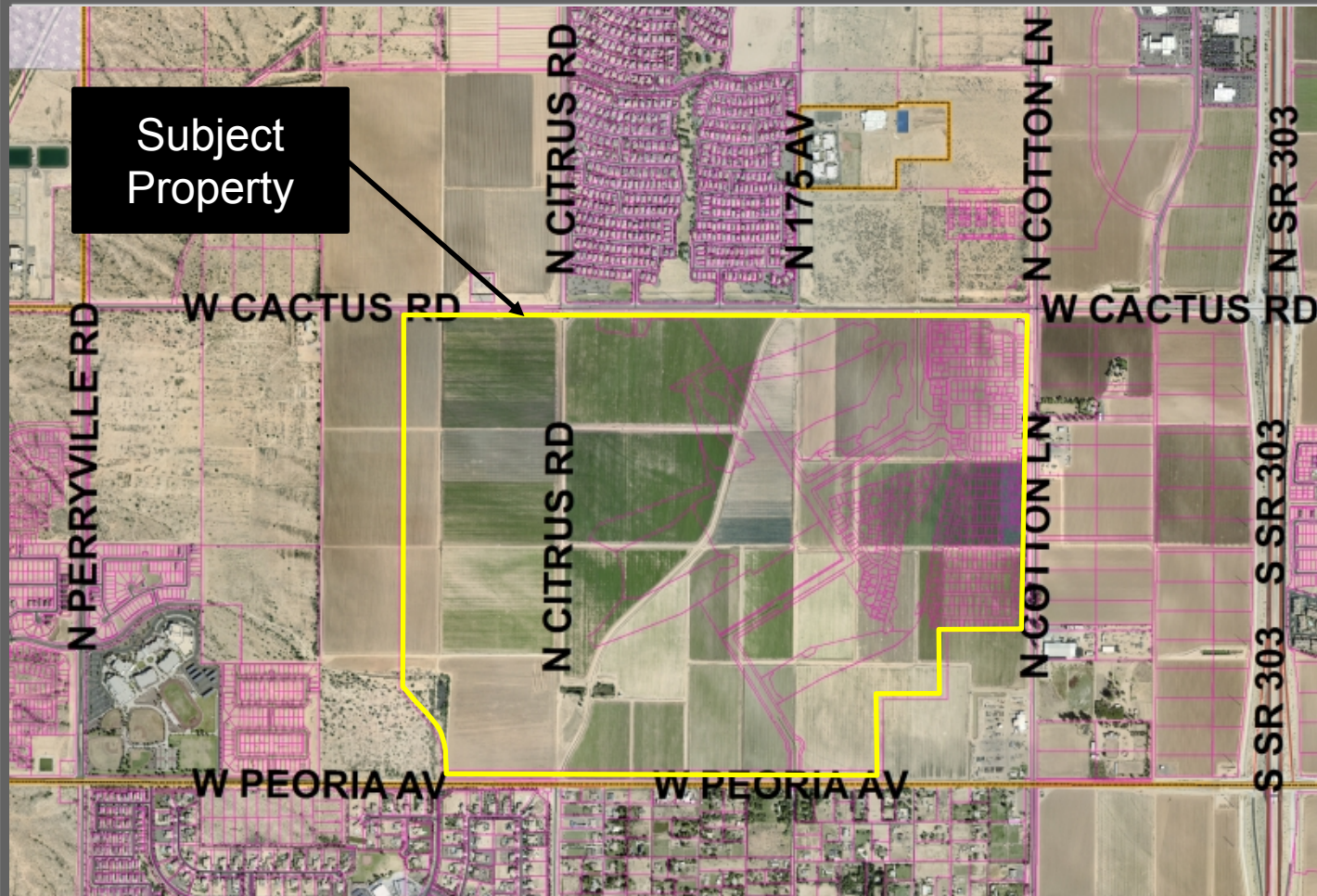
197 make its own findings and base its decision on those alternative findings.

198

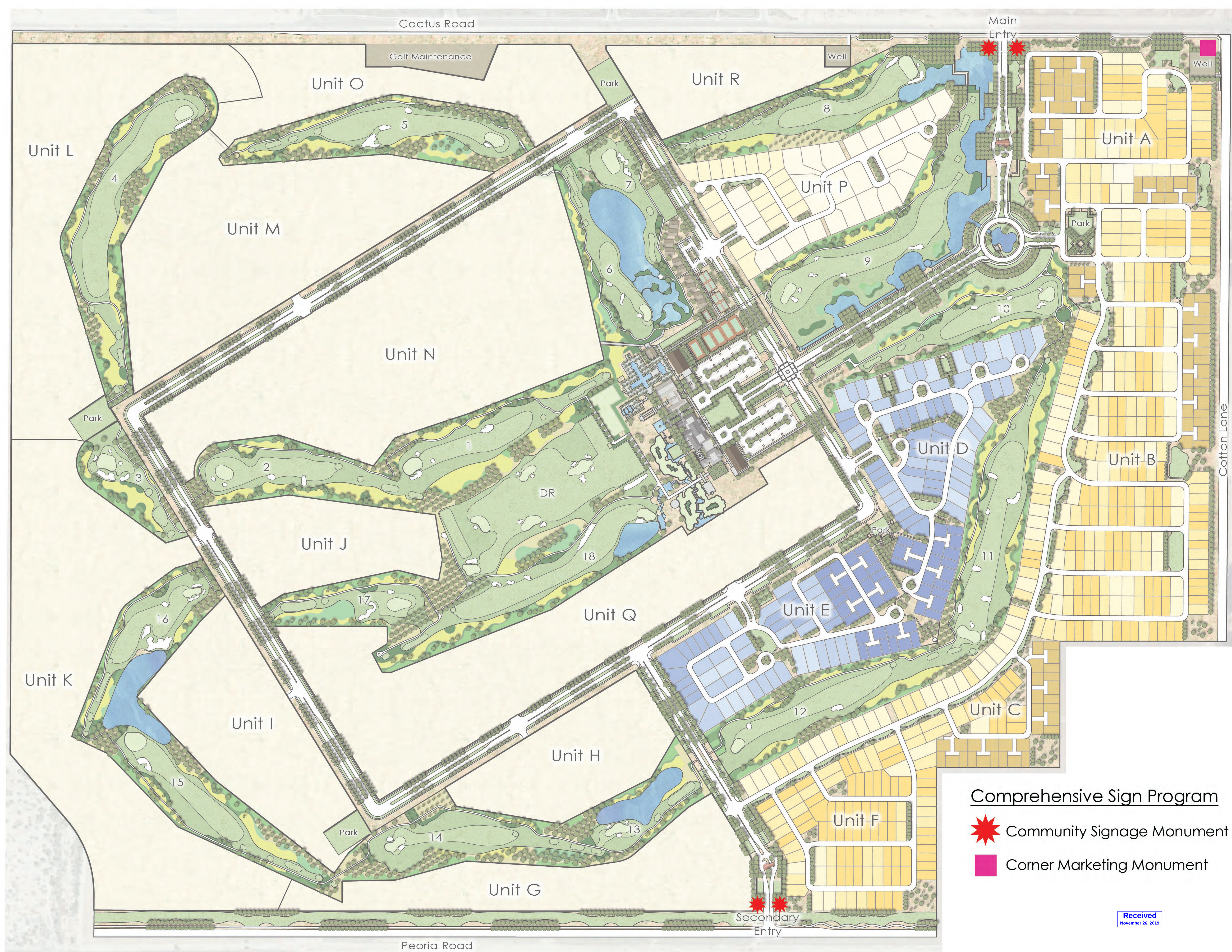
199	<u>Attachments:</u>
200	
201	01 Vicinity Map
202	02 Case Map
203	03 CSP Document



FS19-648 Vicinity Map



FS19-648 Case Map



Community Signage Monument

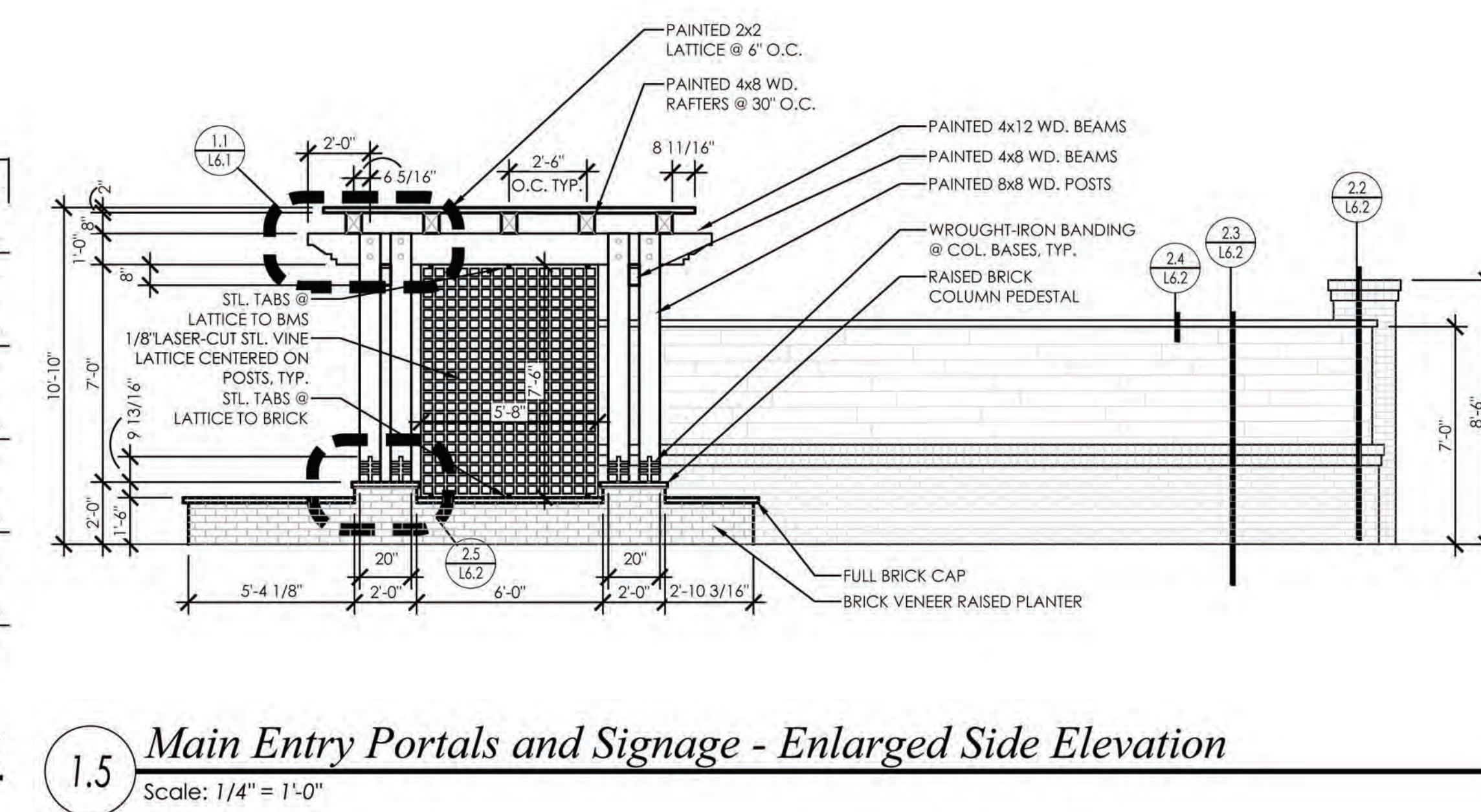
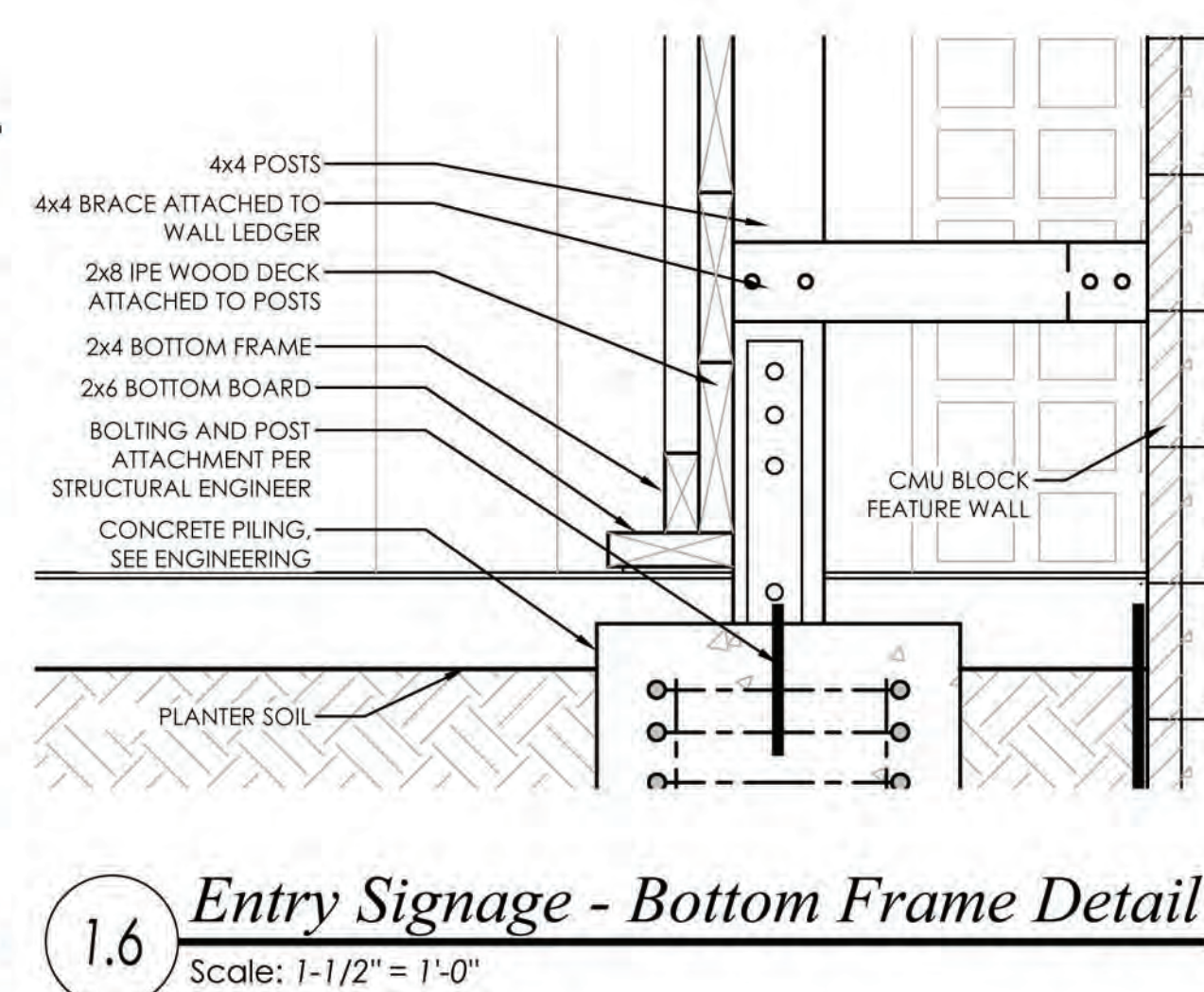
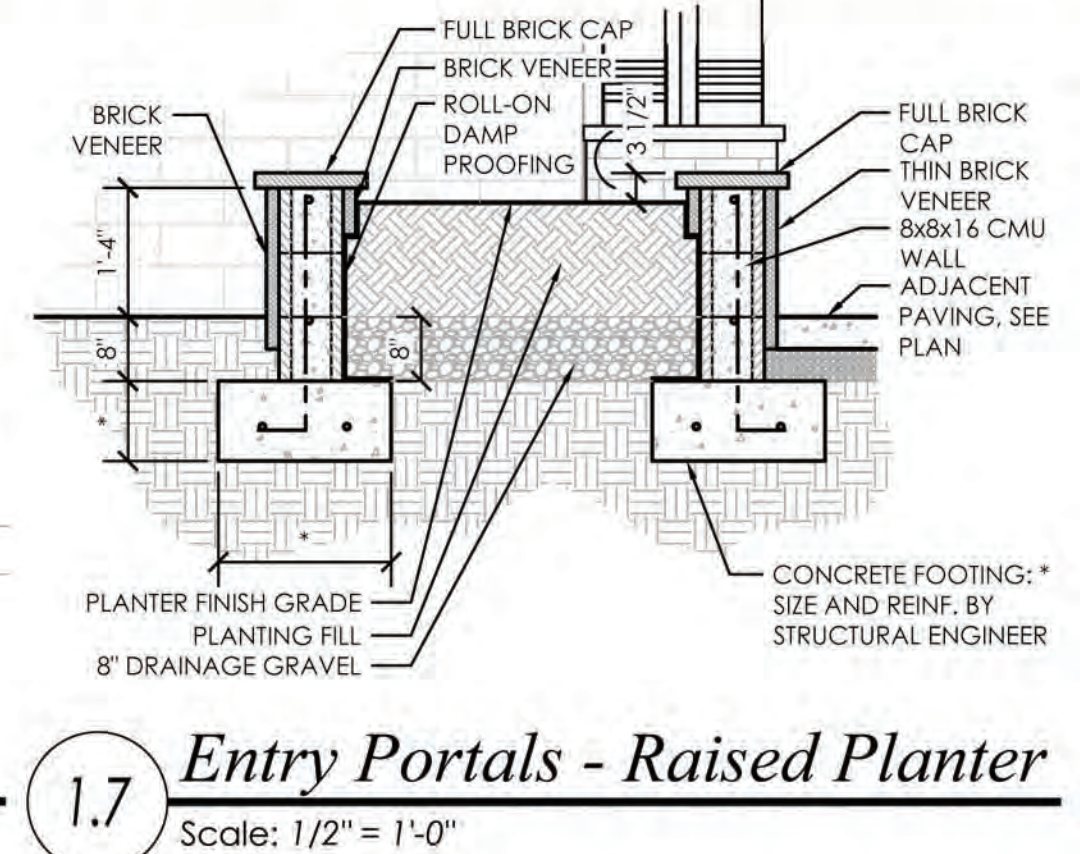
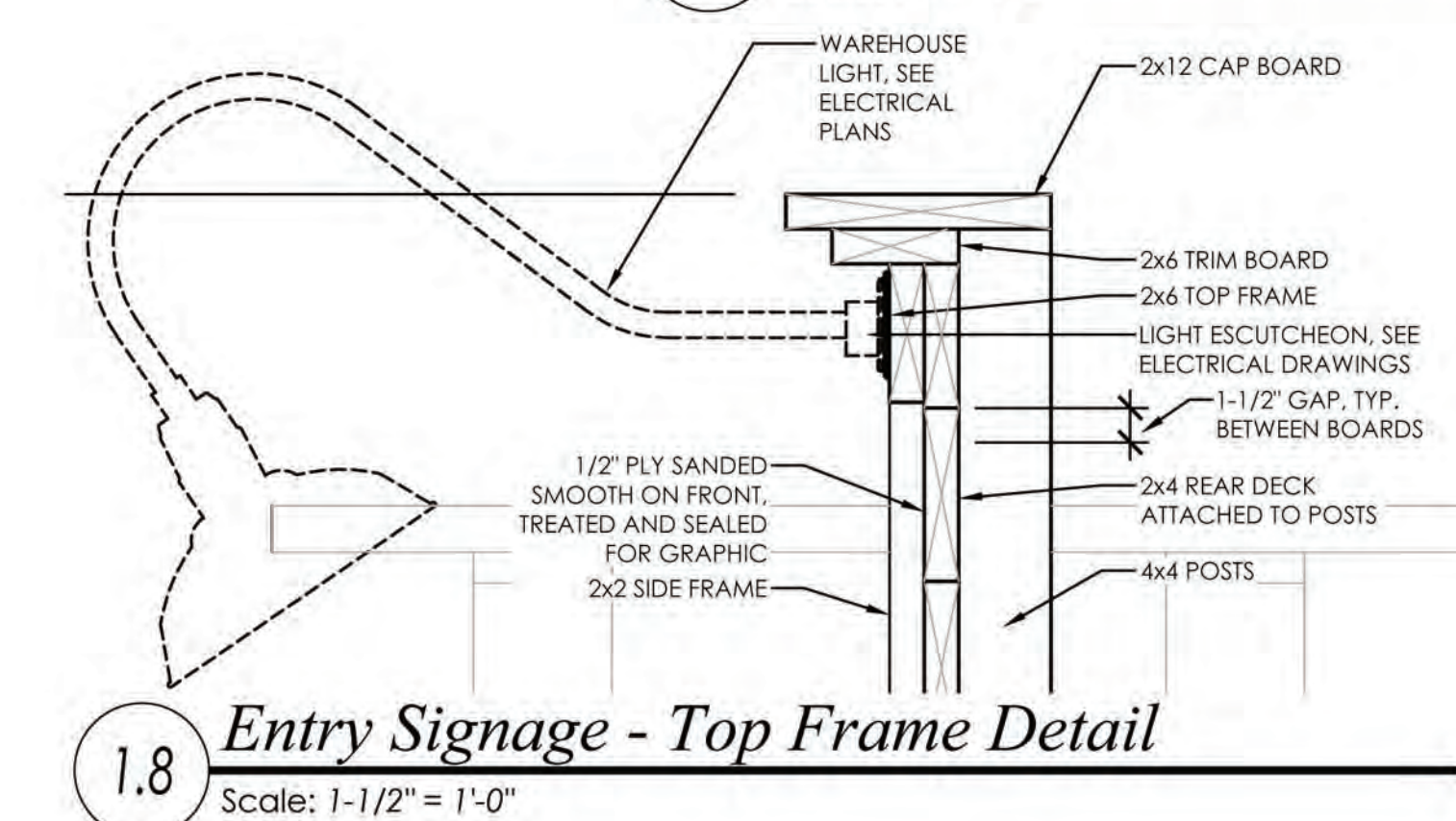
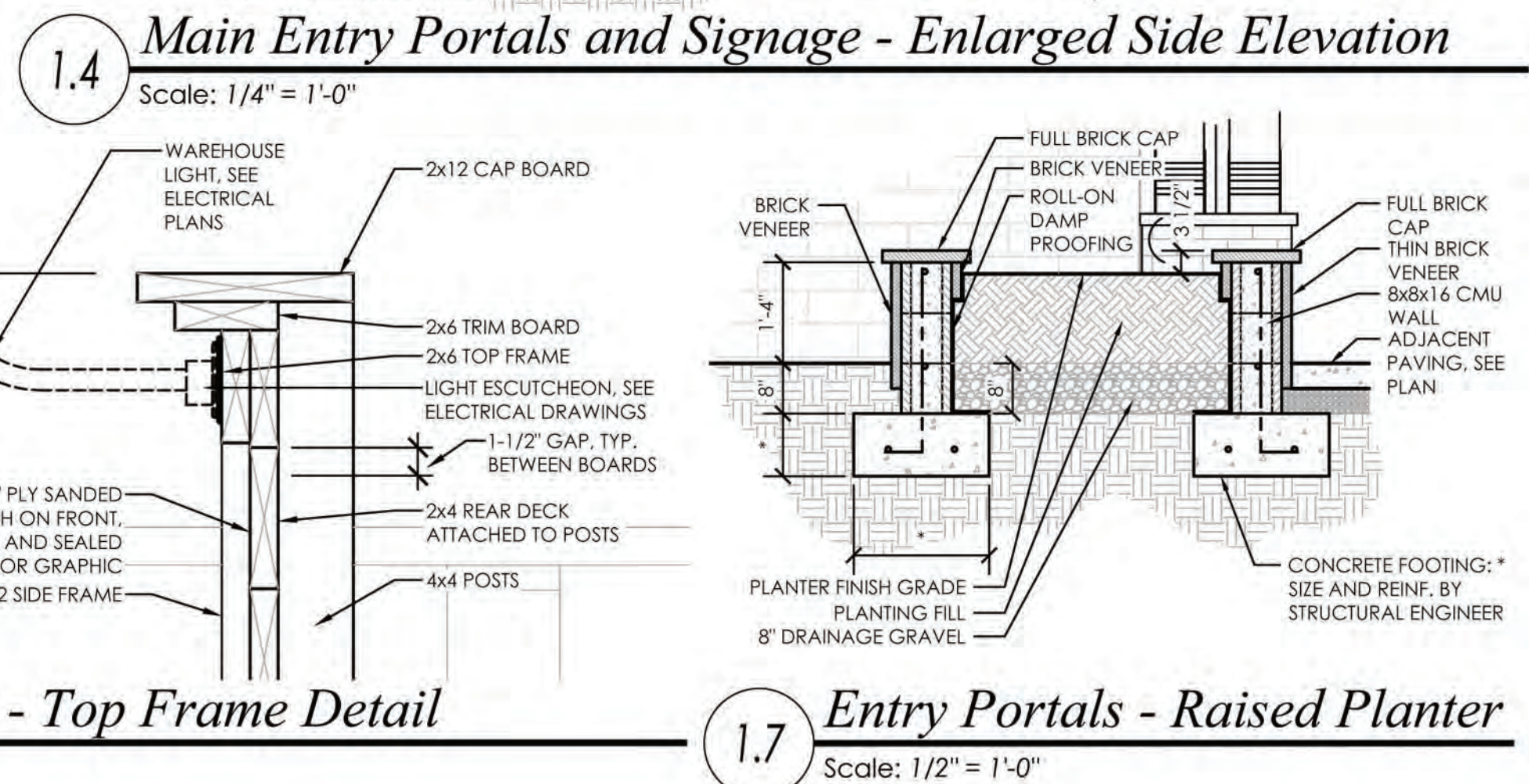
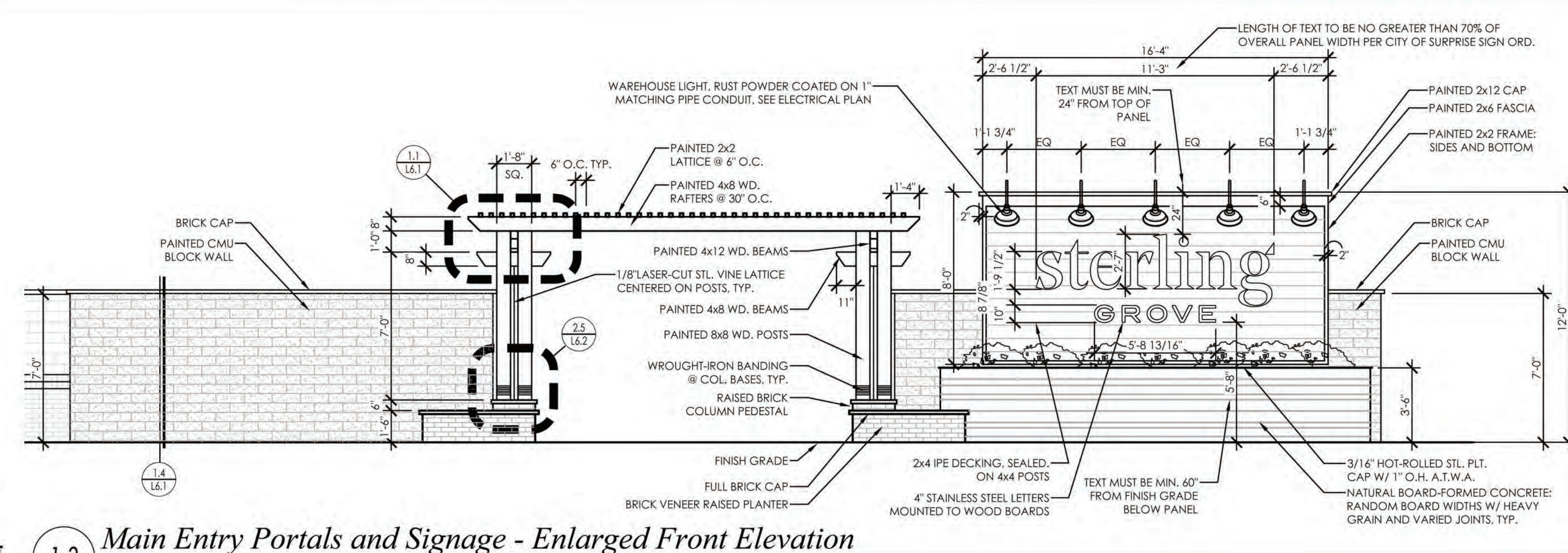
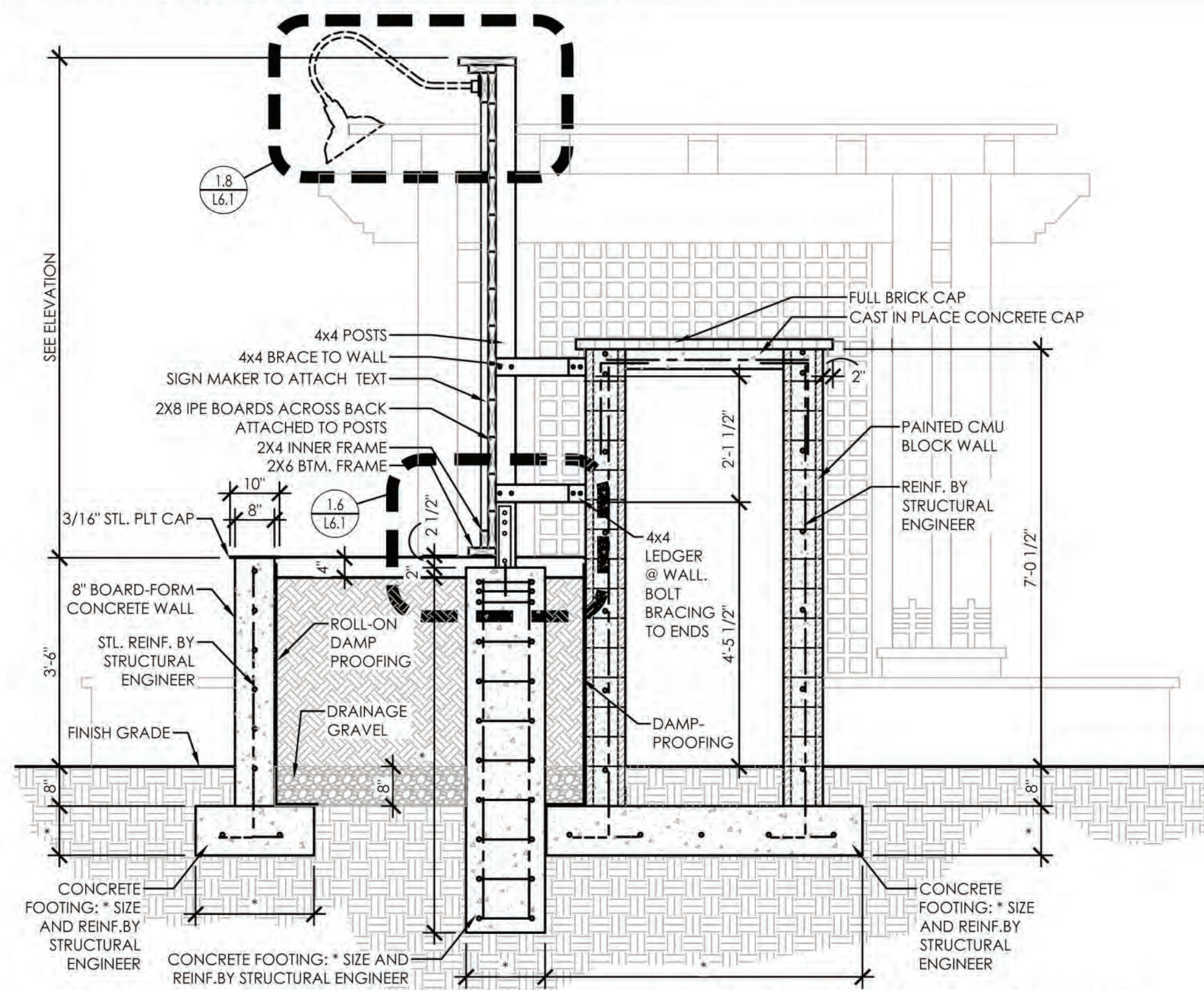
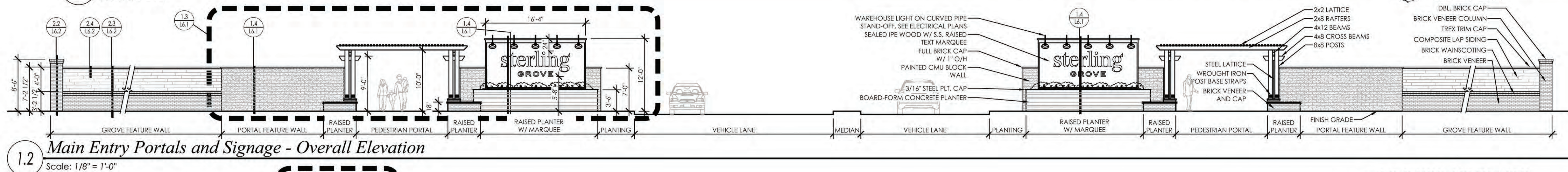
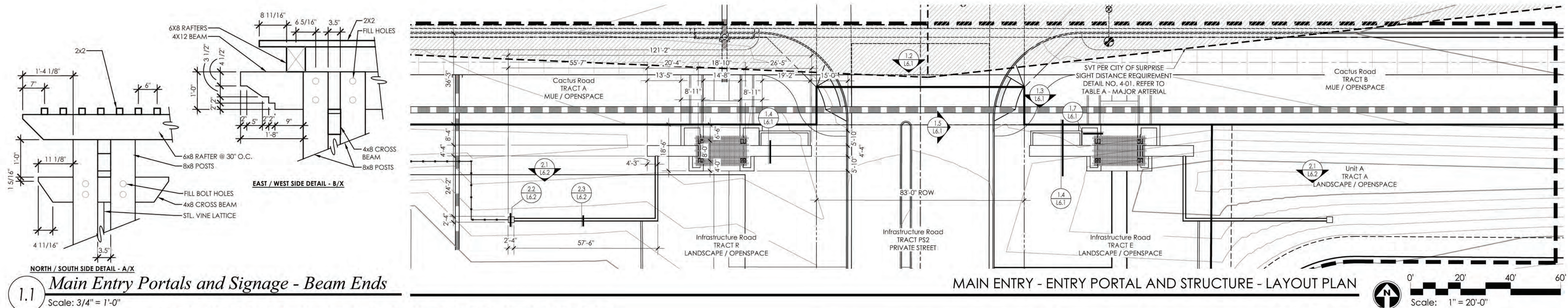


Secondary Entry Signage Monument



Corner Marketing Monument



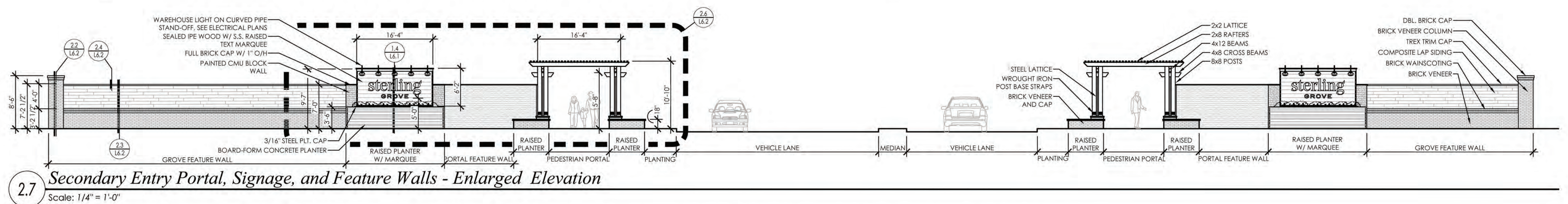
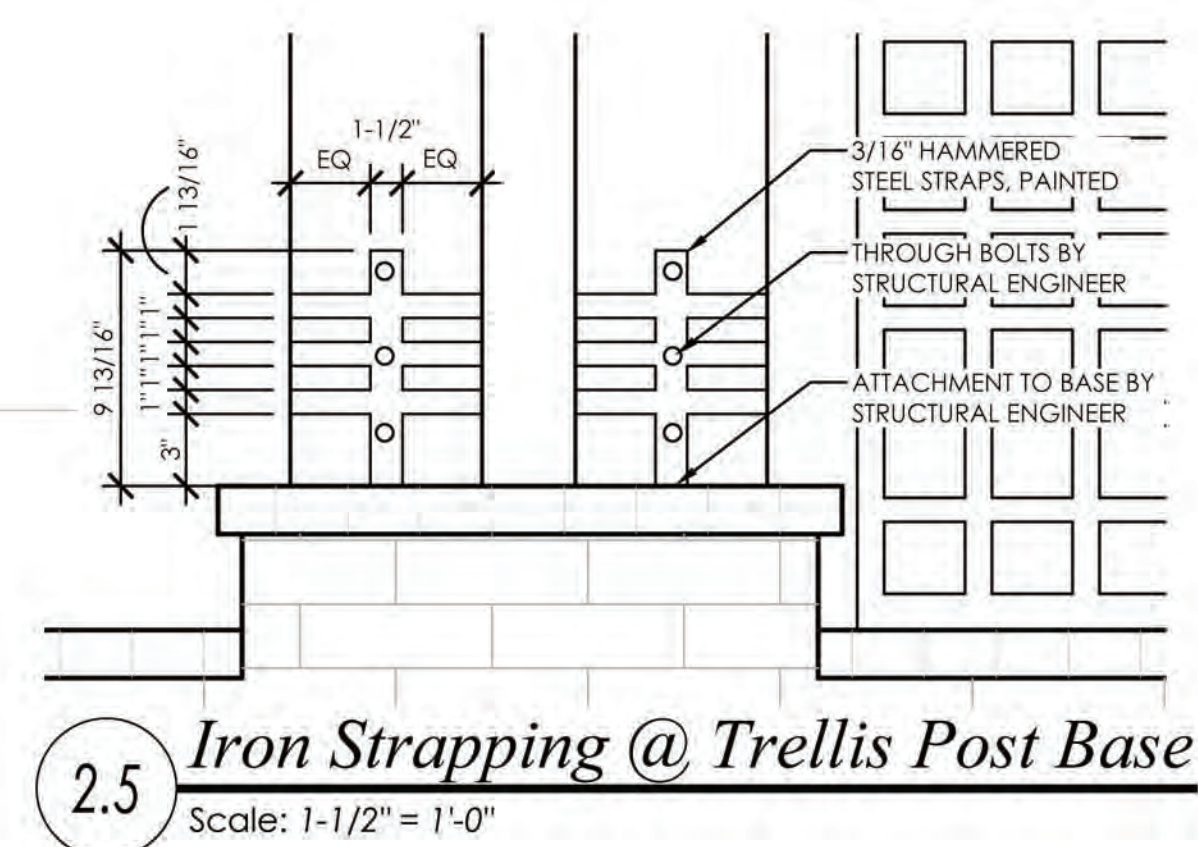
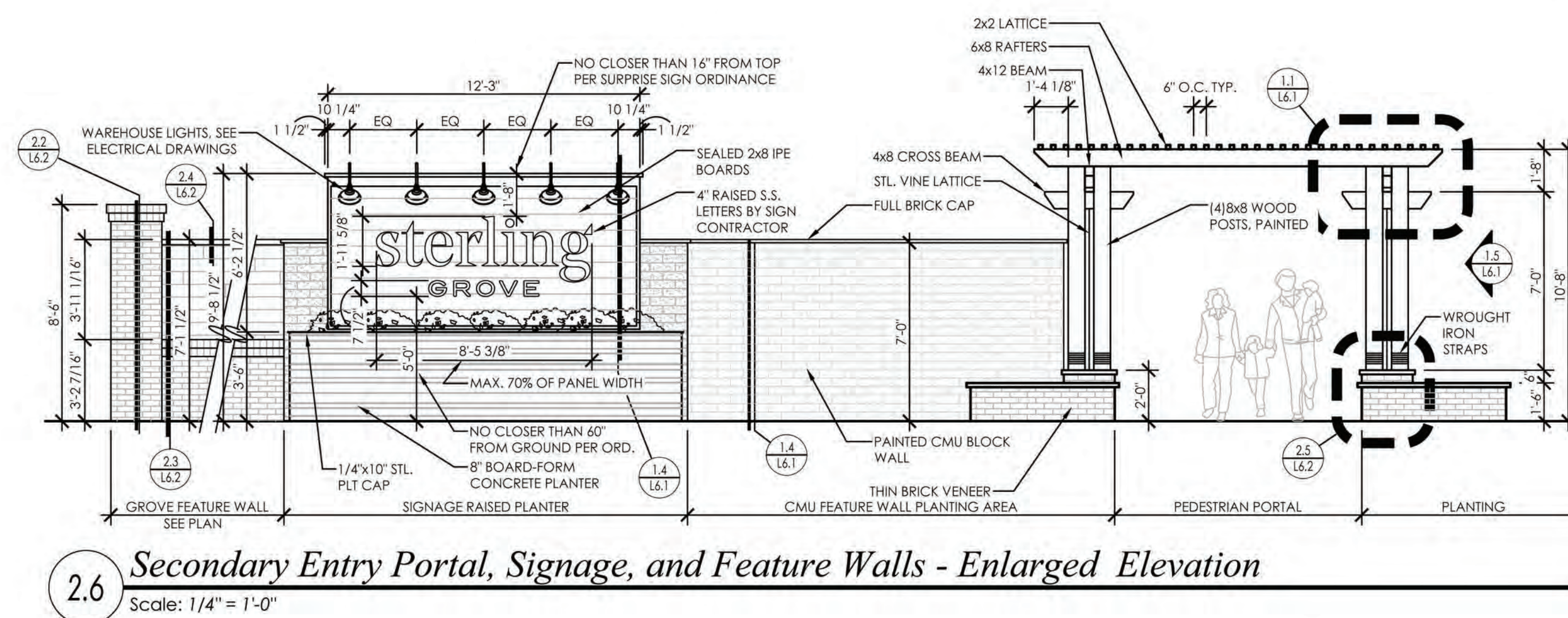
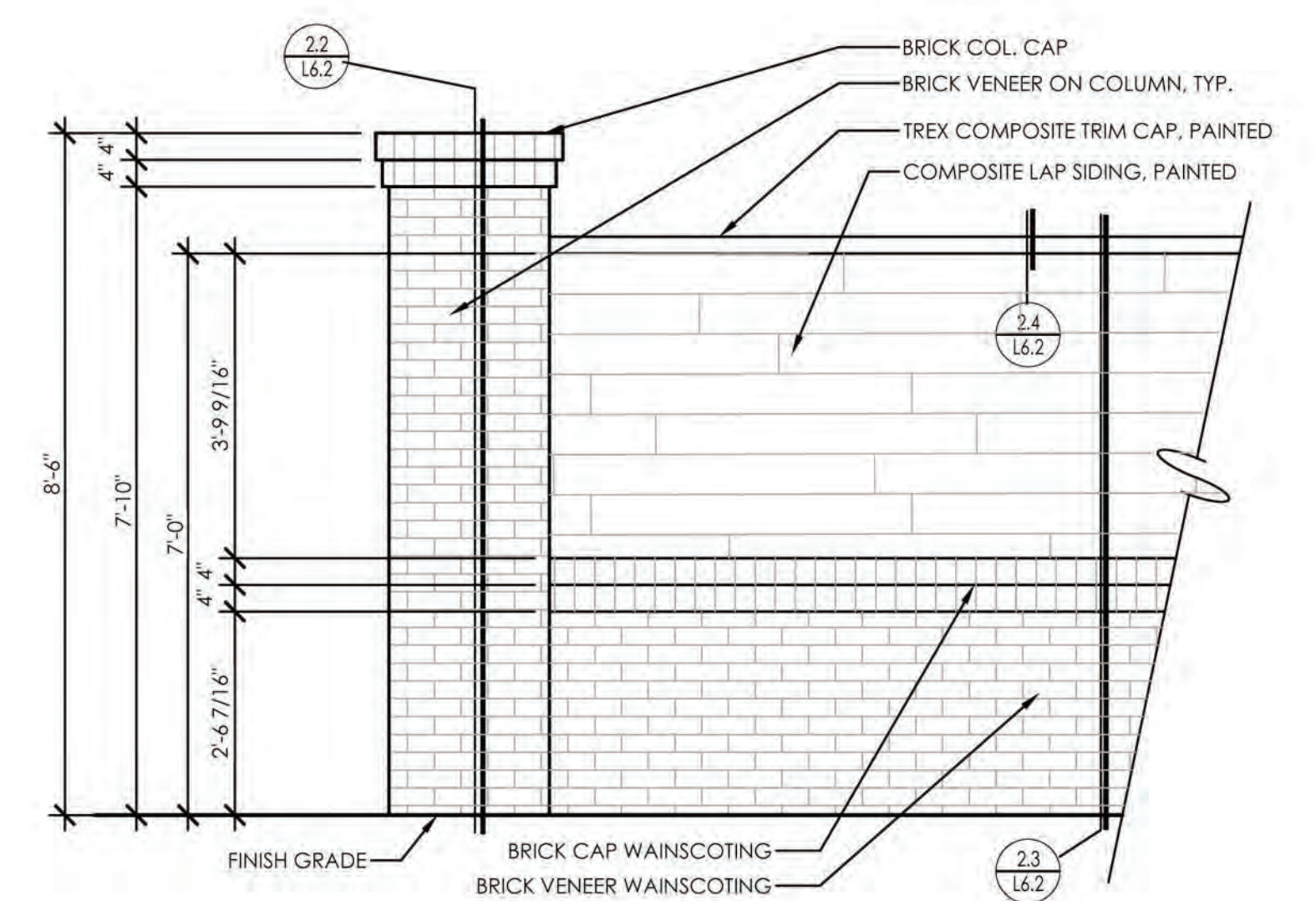
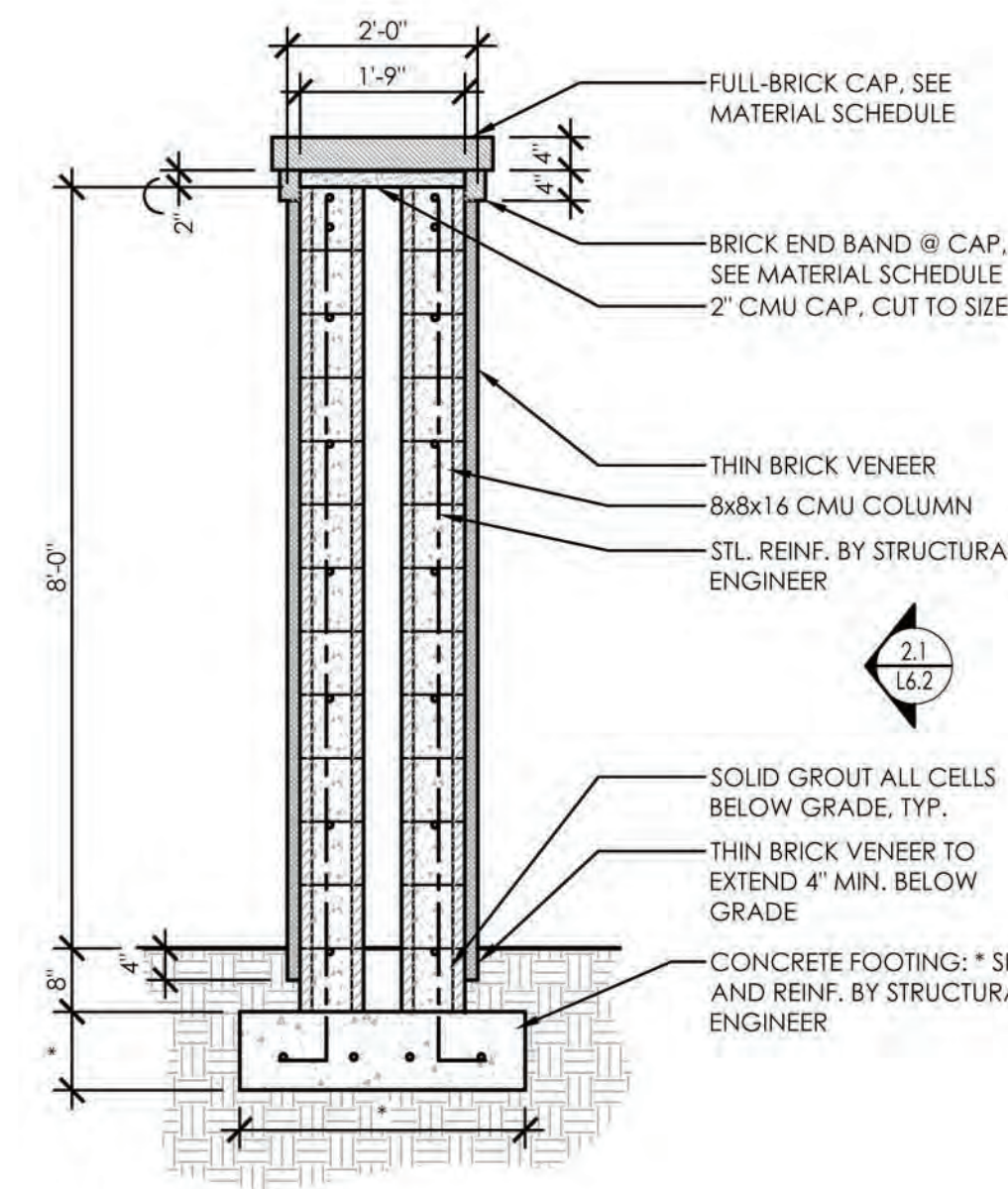
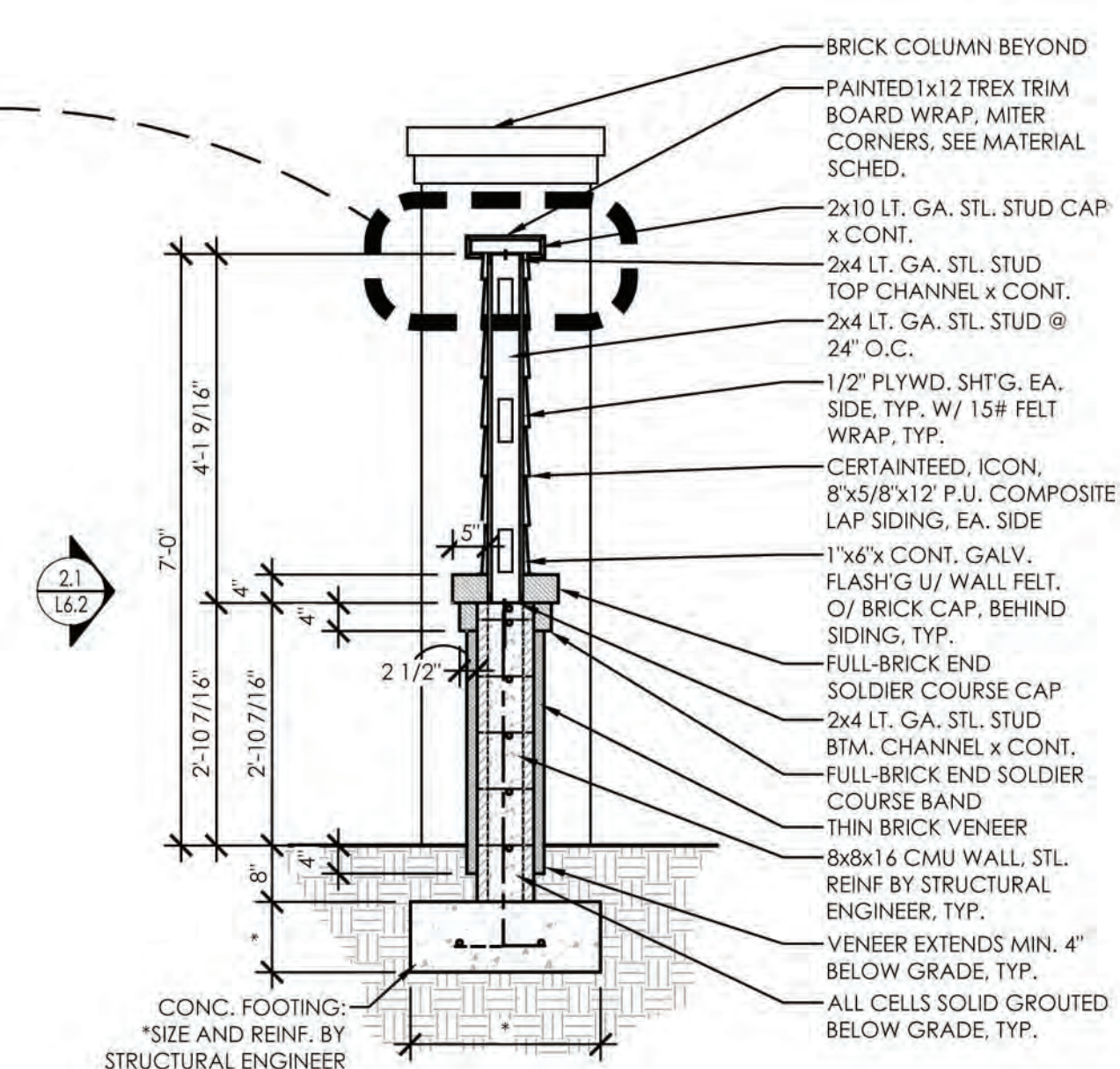
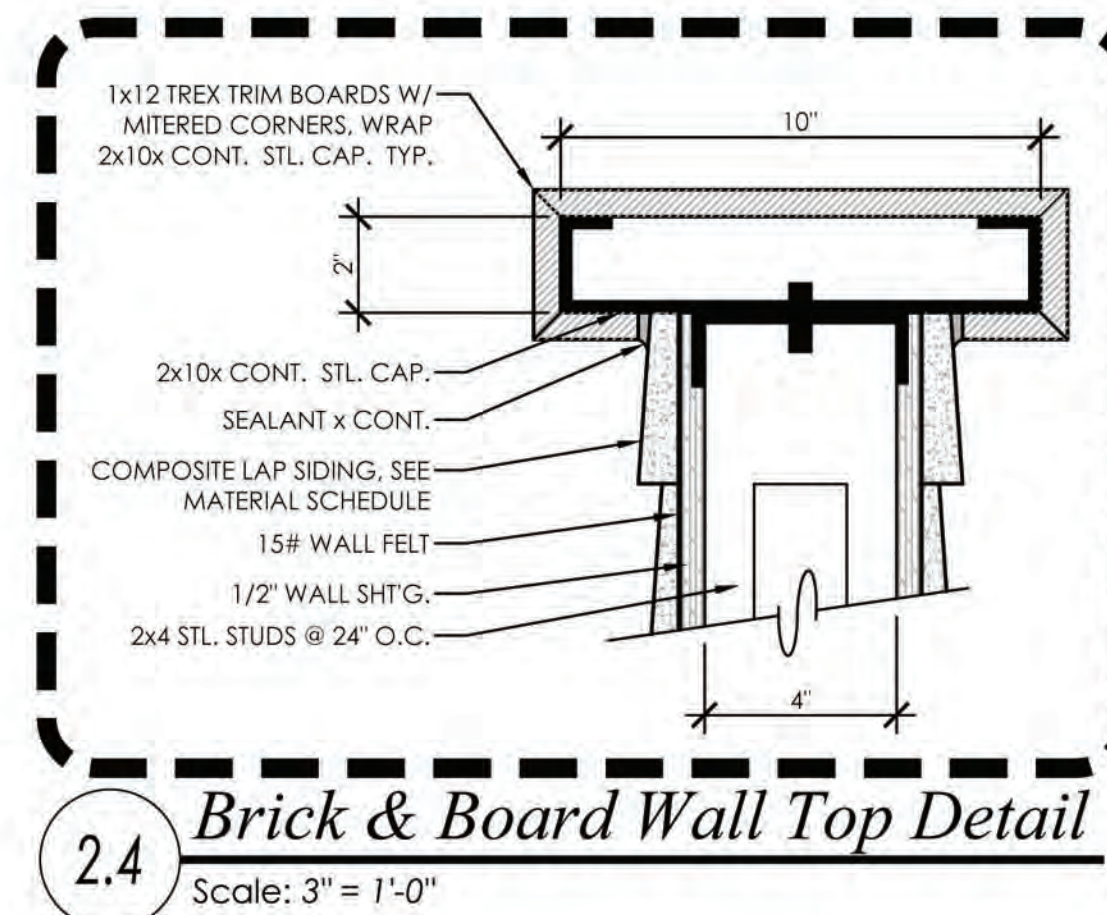
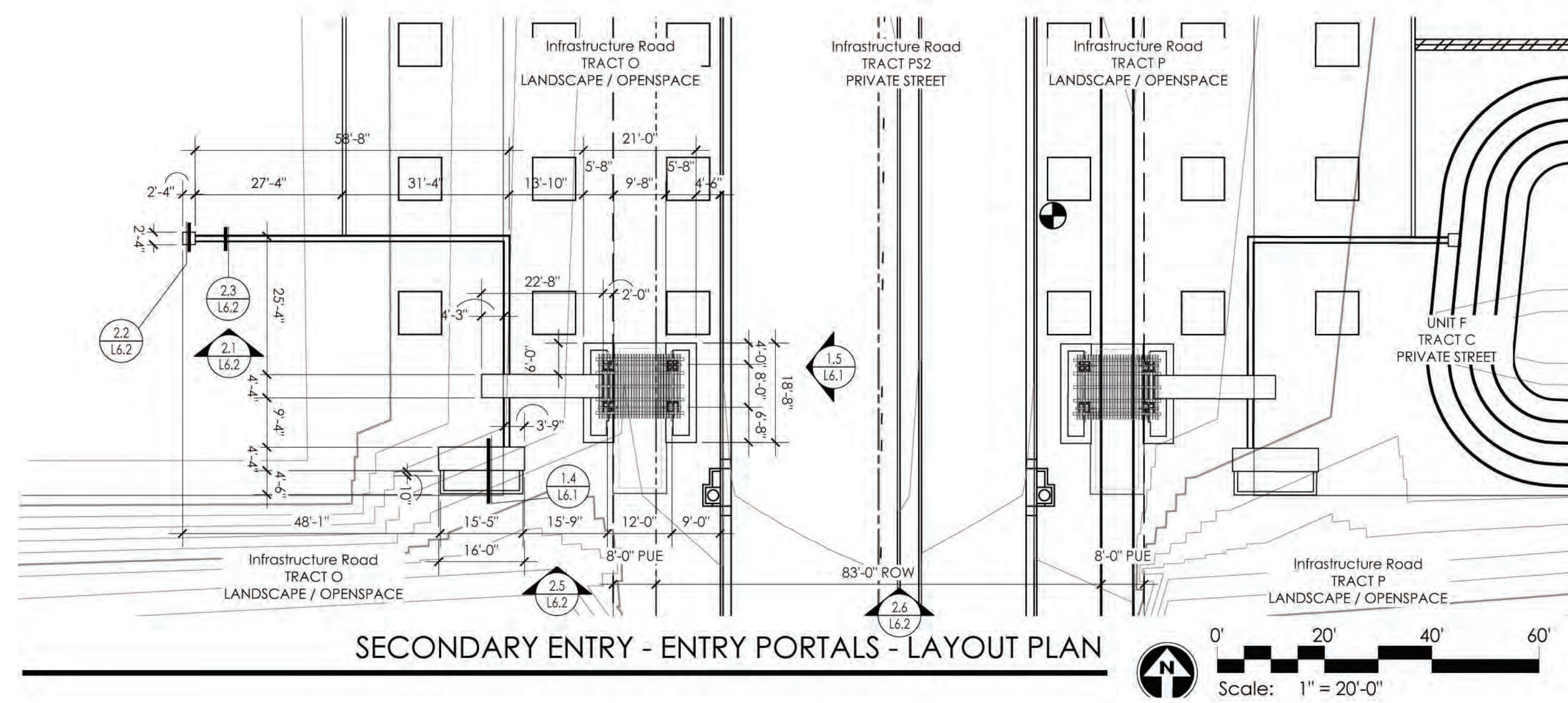


MAIN ENTRY COMMUNITY SIGNAGE MONUMENT

sterling
GROVE

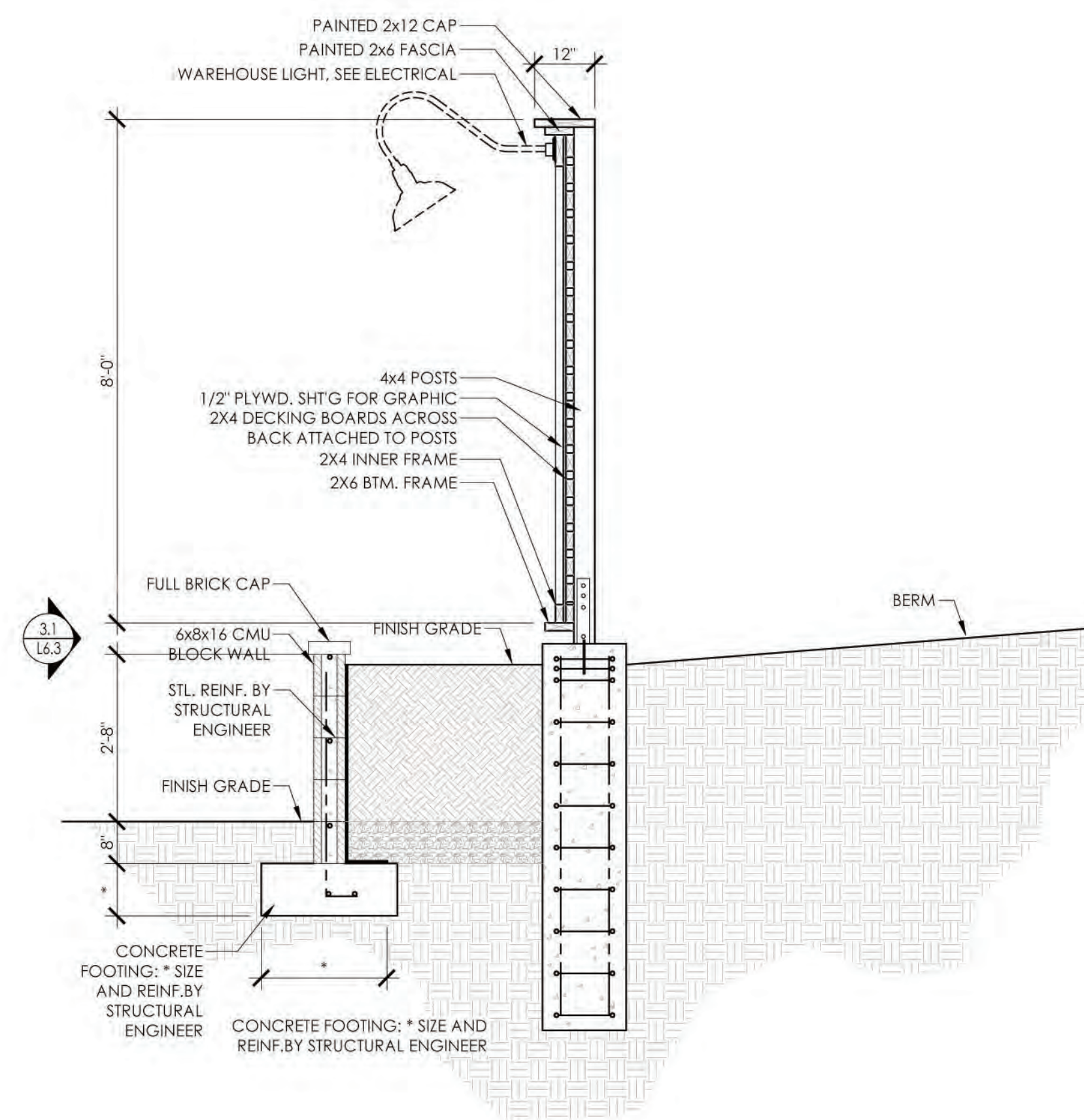
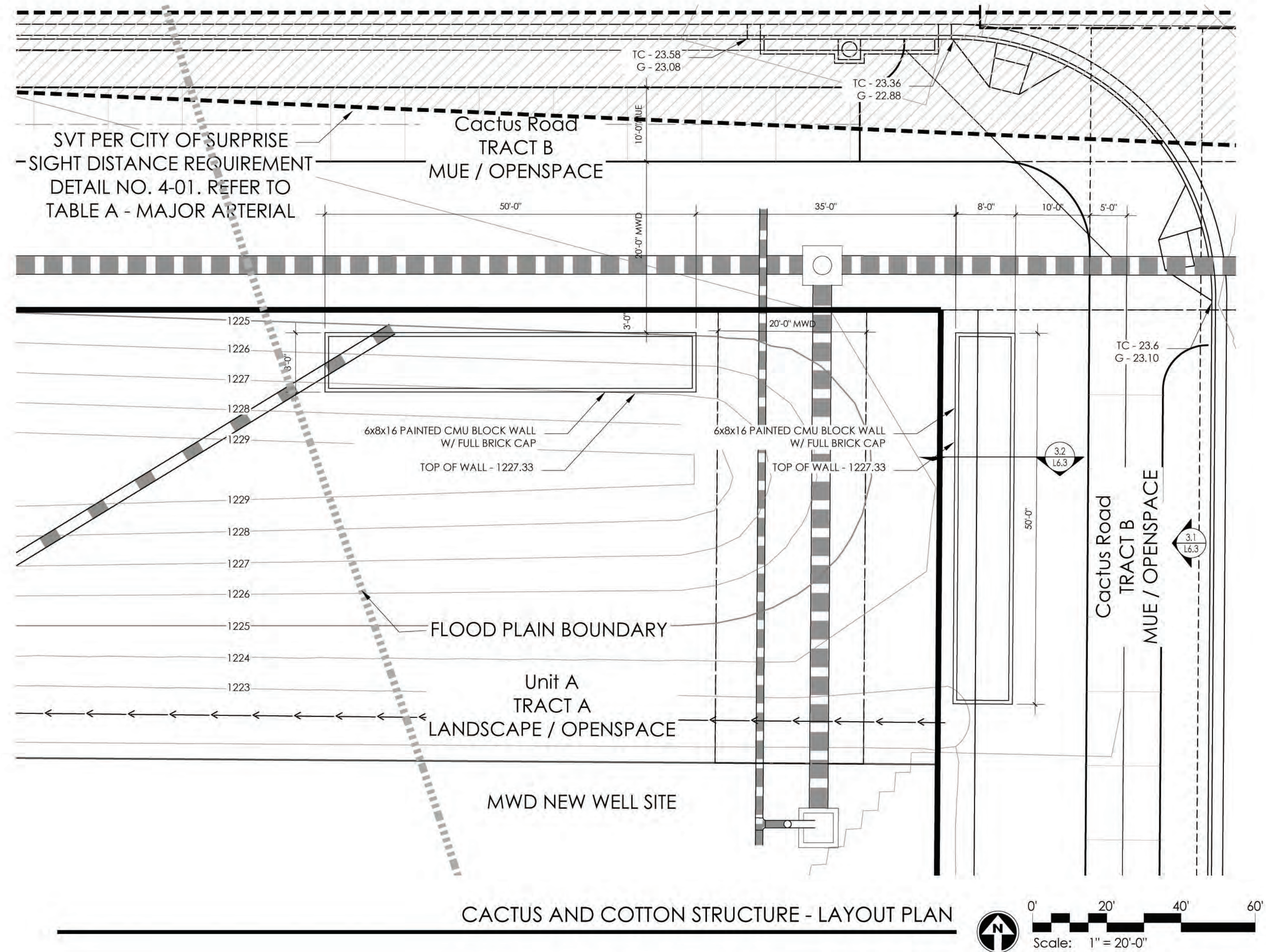
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November 26, 2019

GREY|PICKETT

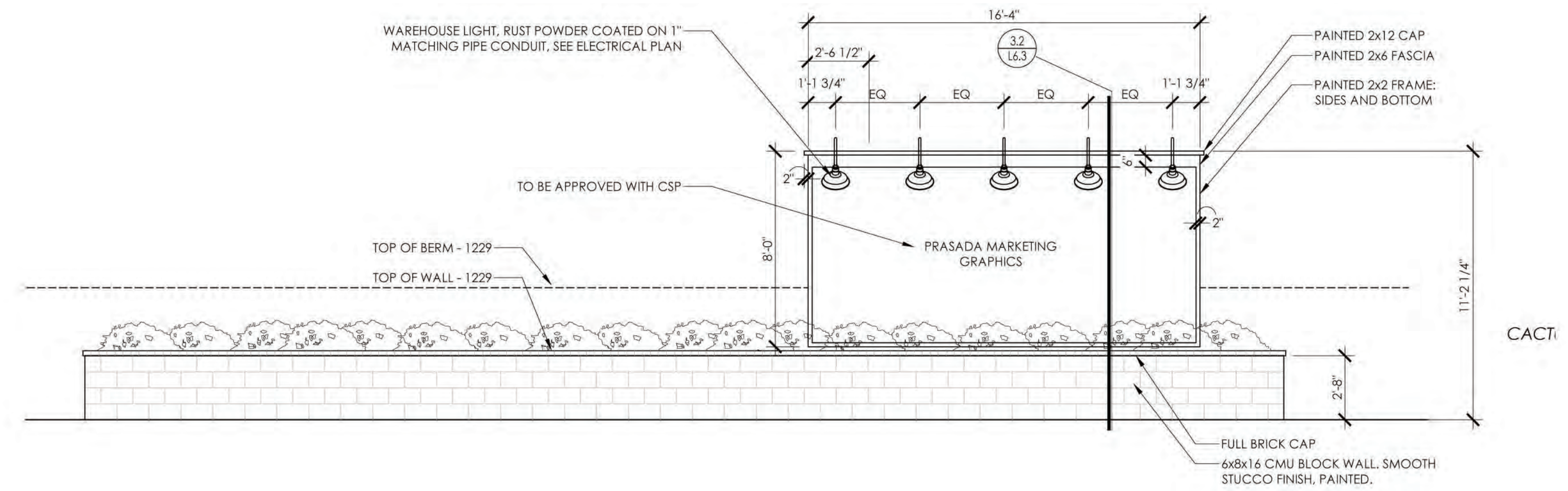


SECONDARY ENTRY SIGNAGE MONUMENT

sterling
GROVE



3.2 Cactus and Cotton Structure - Section
Scale: 1/2" = 1'-0"



3.1 Cactus and Cotton Structure - Elevation
Scale: 1/4" = 1'-0"

CORNER MONUMENT
sterling
GROVE

Received
November 26, 2019

GREY|PICKETT

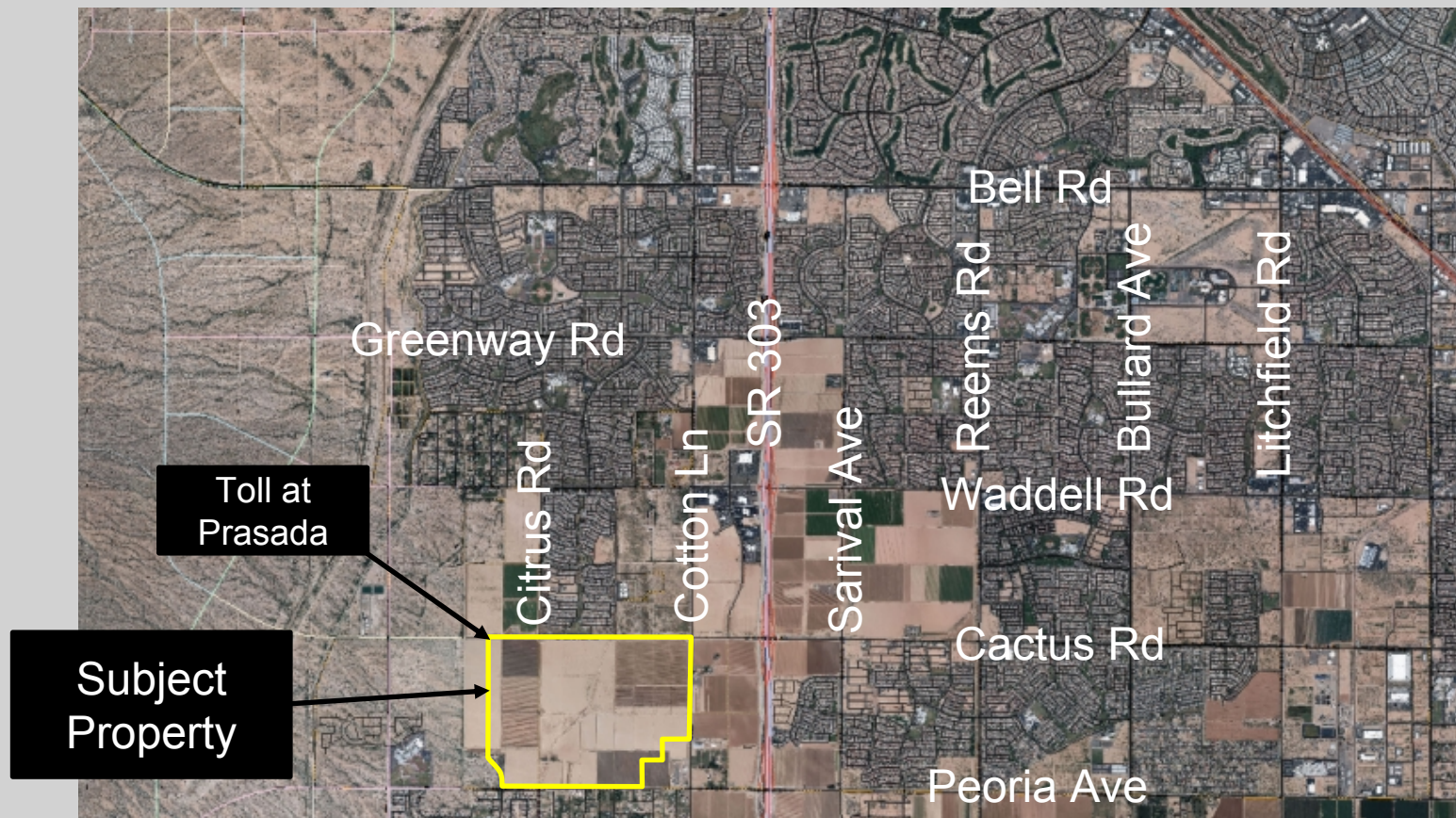


Planning and Zoning Commission

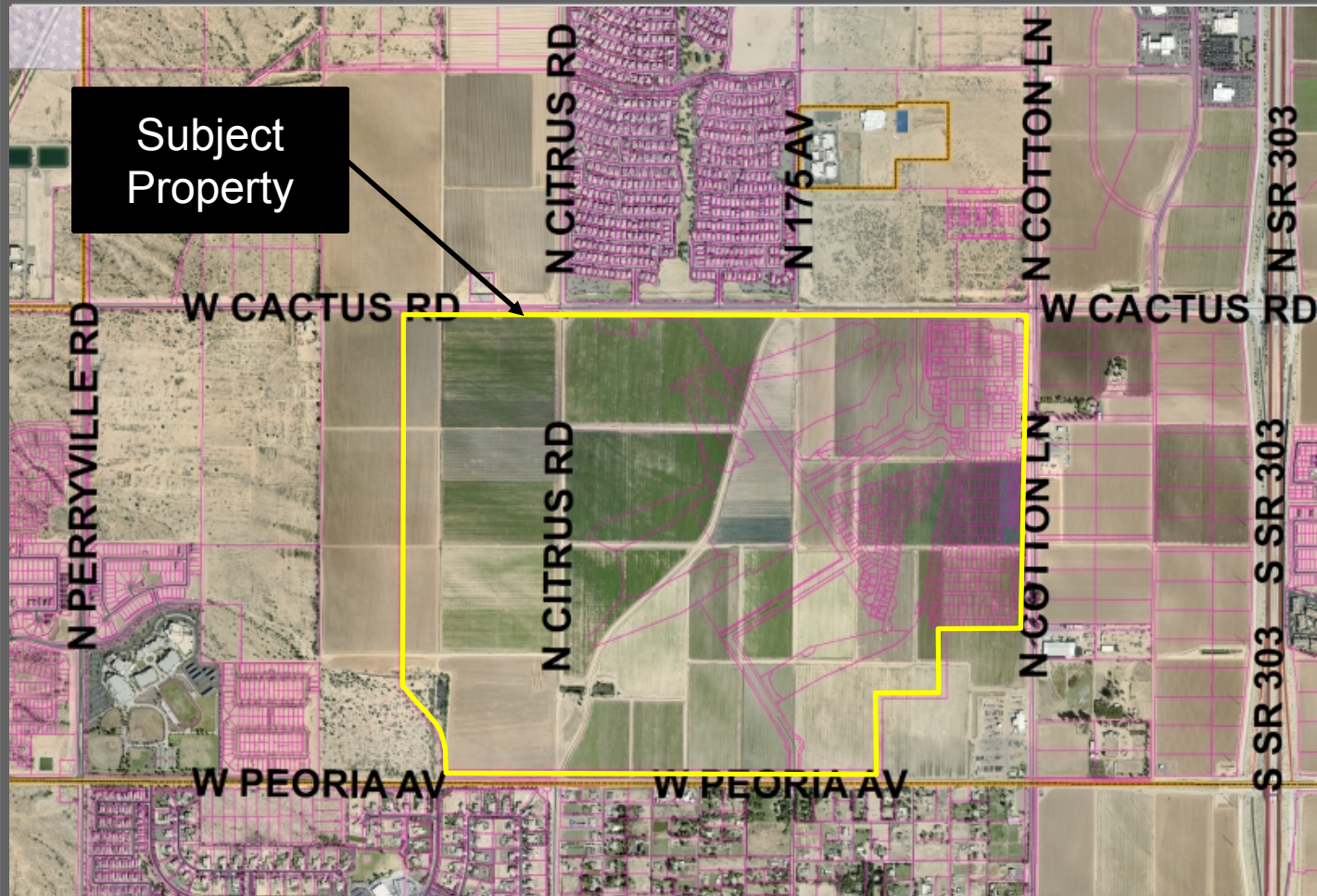
December 19, 2019

Toll at Prasada

Sterling Grove Comprehensive Sign Program



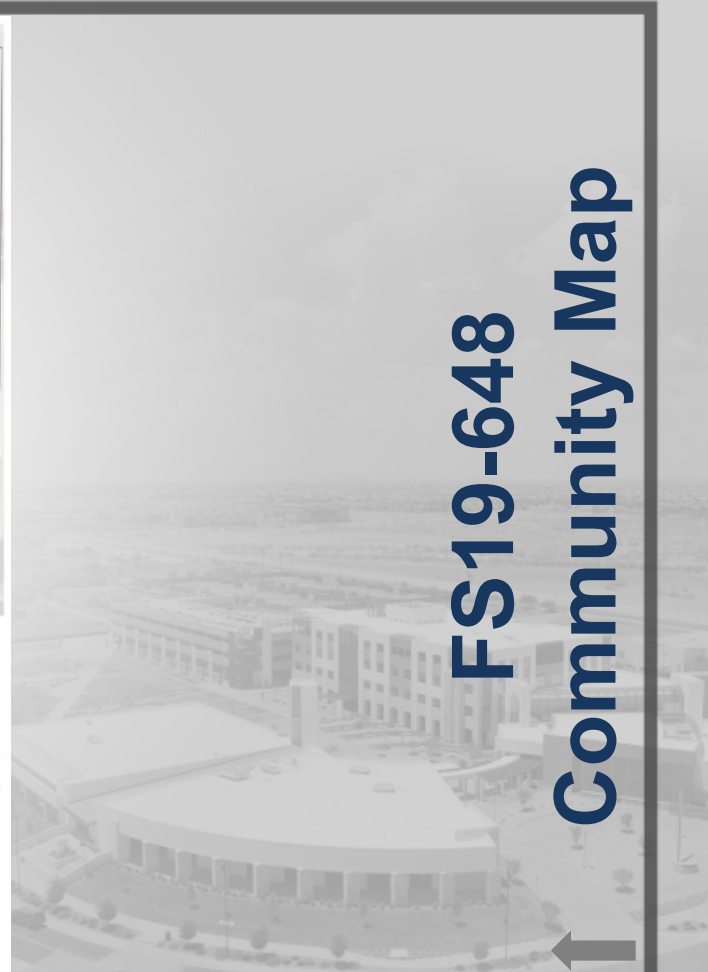
FS19-648 Vicinity Map



FS19-648 Case Map



FS19-648 Community Map

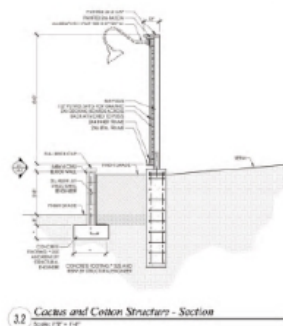
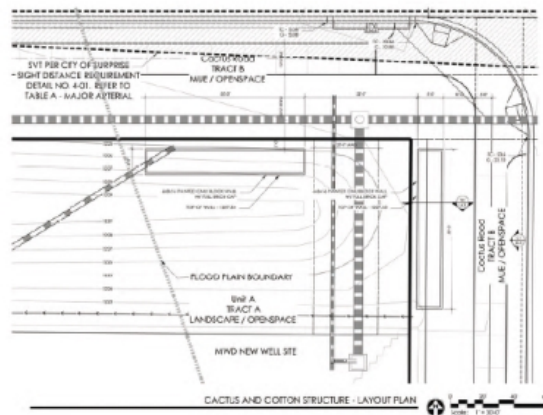


Corner Marketing Monument

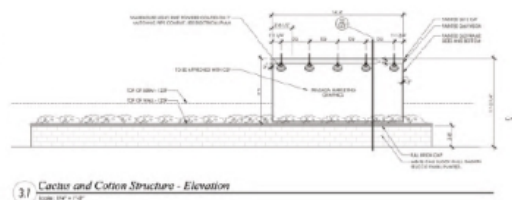


FS19-648

Corner Monument



3.2 Cocoon and Cotton Structure - Section



3.1 Cactus and Cotton Structure - Elevation

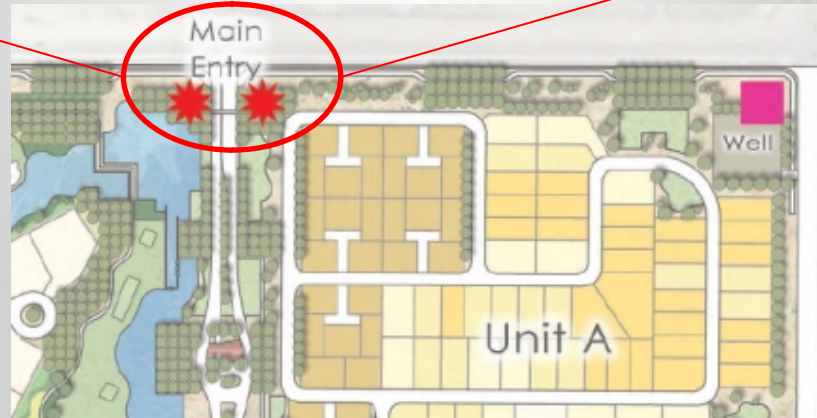
CORNER MONUMENT
sterling
GROVE

Toll Brothers
America's Luxury Home Builder[®]

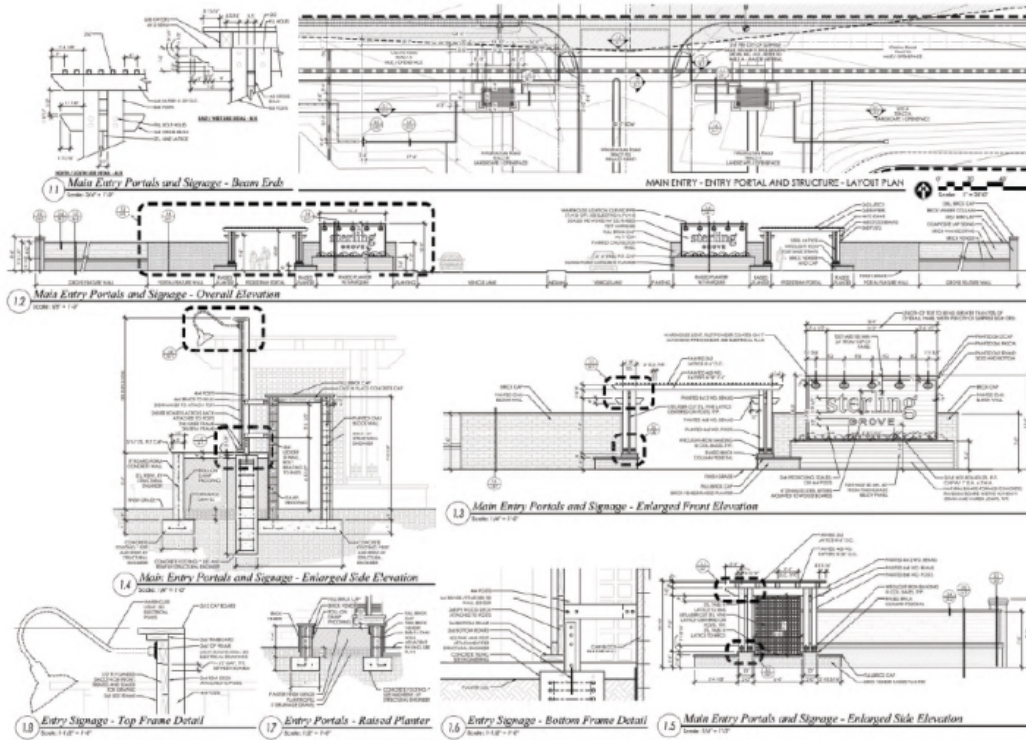
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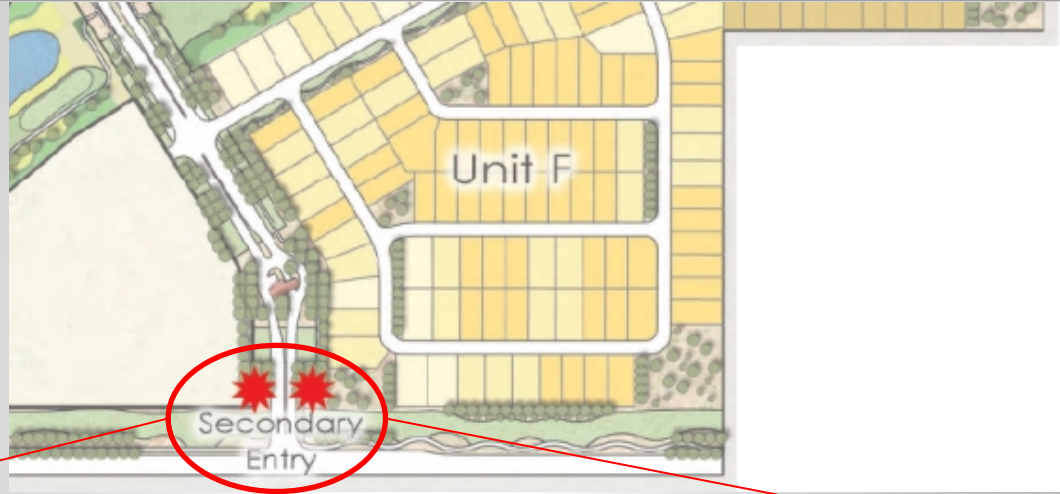
Greey|Pickett

Community Signage Monument



FS19-648 Main Entry

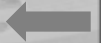




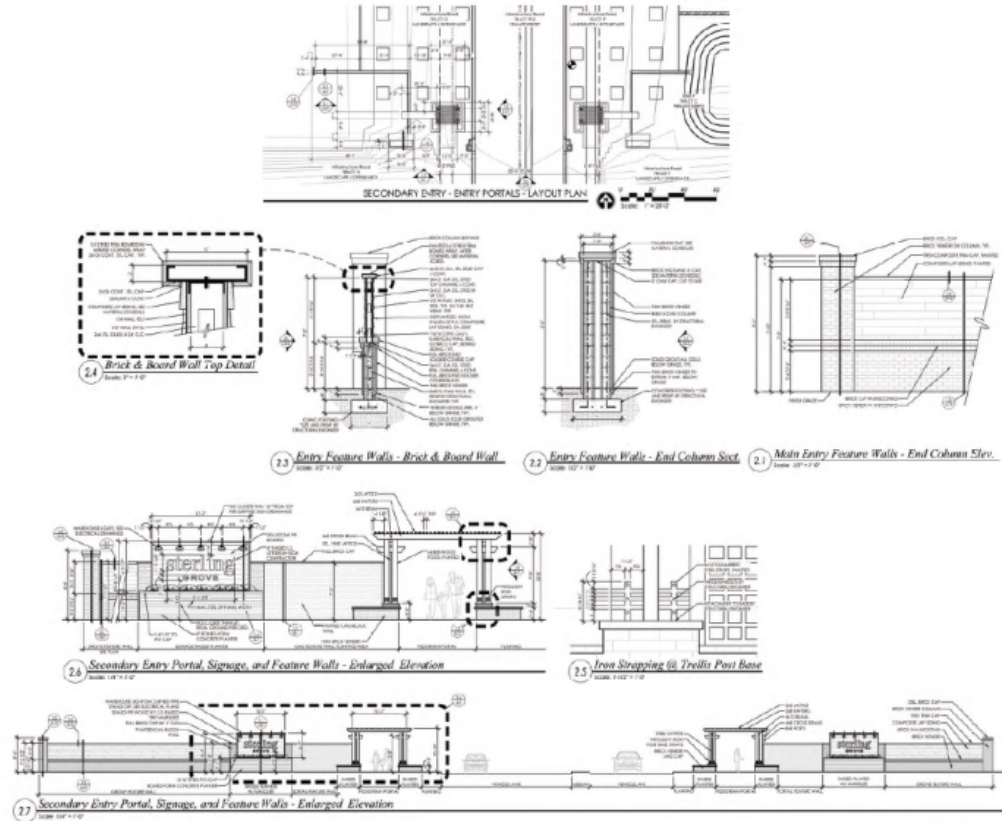
Secondary Entry Signage Monument



FS19-648 Secondary Entry



FS19-648 Secondary Entry



SECONDARY ENTRY SIGNAGE MONUMENT

Toll Brothers
America's Luxury Home Builder

sterling
GROVE

Greenebaum & Rose Associates, Inc.
GREENE PUCKETT

Outreach Meeting December 10, 2019

FS19-648
Outreach



Staff Recommendation:

Approve, subject to stipulations “a” and “b’

FS19-648
Recommendation





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 19, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Overview and discussion regarding development requirements for single-family residential development per the Surprise Unified Development Code

Motion:

N/A

Background:

Vice Chair Bash requested that staff prepare an overview of the development requirements for single-family residential development as outlined in the Surprise Unified Development Code (SUDC).

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 SUDC Requirements for SFR Development 12-19-19 P&Z Staff Report
 2. 01 SUDC Requirements for SFR Development 12-19-19 P&Z PPT
-

Discussion Item

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: N/A

Project Name: SUDC Requirements for Single-Family Residential Development

Council District: All

Meeting Date: December 19, 2019

Planner: Robert H. Kuhfuss, AICP

INTRODUCTION:

Vice Chair Bash requested that staff prepare an overview of the development requirements for single-family residential development as outlined in the Surprise Unified Development Code (SUDC).

DISCUSSION:

The following criteria apply only to single-family residential subdivisions that are subject to the Surprise Unified Development Code (SUDC). Subdivisions which are located within a Planned Area Development (PAD) are subject to the requirements of the specific PAD, which vary from PAD to PAD.

Density

Each residential zoning district allows for a specified maximum density, which is based on Gross Area. Gross Area is the amount of land extending out to the centerline of the adjacent street, as opposed to Net Area, which removes the arterial street area from the area calculation.

The following table is derived from SUDC Sections 122-48(c), 122-49(c), 122-50(c), and 122-51(c), and depicts the maximum Gross Density for the Residential Ranch, Residential Estate, Low Density Residential, and Medium Density Residential zoning districts:

[Table on following page.]

District	Maximum Density per Gross Acre
RR	1
RE	1
RL-2	2
RL-3	3
RL-4	4
RL-5	5
RM-6	6
RM-9	9
RM-12	12

Development Standards

Each district has a set of development standards, which are dependent upon the Character Area where the project lies. For purposes of this discussion, the Rural Character Area and Conventional Character Area are assumed as these represent the largest portion of the city. Note that Development Standards may be different from those stated in the table if the property is located within a different Character Area. Also, Development Standards may be modified on an individual basis through the Planned Unit Development (PUD) Overlay process.

The following table is derived from the following SUDC Sections:

- Rural Character Pattern: 122-32(c)2
- Conventional Character Pattern: 122-33(c)2

Zoning District	Minimum Lot Area (per dwelling unit)	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback	Minimum Side Yard Setback (Each)	Minimum Side Yard Setback (Total)	Minimum Rear Yard Setback	Maximum Building Height	Recreational Space per DU
RR	1 acre	130'	130'	30'	20'	40'	30'	40'	N/A
RE	1 acre	130'	130'	30'	20'	40'	30'	40'	N/A
RL-2	18,000 SF	90'	100'	20'	7'	20'	30'	30'	None
RL-3	12,000 SF	80'	100'	20'	5'	20'	24'	30'	None
RL-4	9,000 SF	70'	100'	15'	5'	20'	20'	30'	None
RL-5	7,200 SF	60'	100'	15'	5'	15'	20'	30'	None
RM-6	6,000 SF	50'	100'	12'/20'	TBD	TBD	20'	35'	None
RM-9	4,500 SF	40'	100'	12'/20'	TBD	TBD	20'	35'	None
RM-12	3,000 SF	30'	90'	12'/20'	TBD	TBD	15'	35'	15%

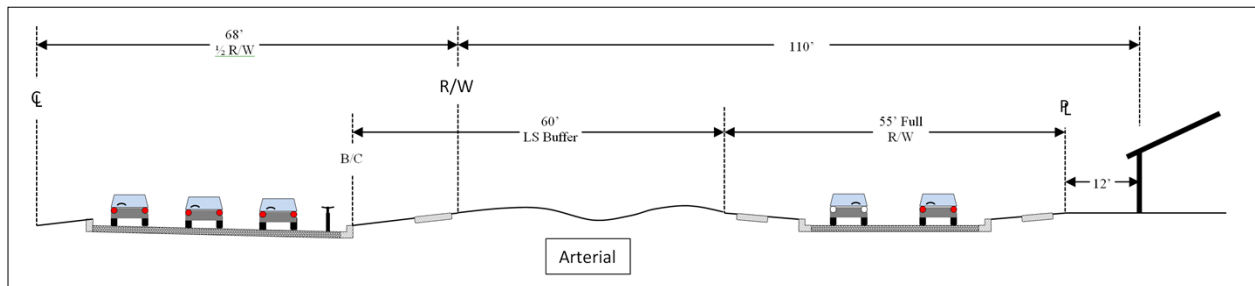
[Continued on following page.]

Open Space

- Open space tracts located between houses must be not less than 30' in width to prevent tunnel effect.
- 20% of the Net Residential Acreage to be set aside as open space
 - NRA is not otherwise defined – assumed to mean gross area less arterial rights-of-way
 - There is a definition for Net Residential Density; however, the formula as stated in the SUDC is somewhat ambiguous

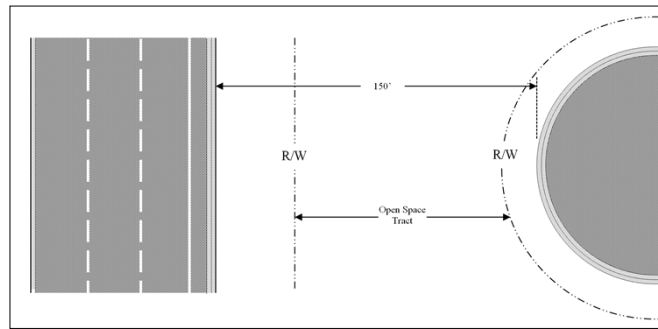
Buffers

- Arterial Roads:
 - 60' wide landscape buffer along arterial streets. Measured from back-of-curb
 - Residential units to face the 60-foot buffer from a single-loaded street
 - Front of lot no closer than 110 feet from the arterial right-of-way
 - Berming or sculpting of the buffer required



- Collector Roads:
 - Landscape Tract between R/W and rear lot line
 - Not less than 10' in width
 - Average 15' in width
 - Berming required
- Local Roads:
 - 10' Landscape Tract between R/W and side lot line
- Cul-de-sacs:
 - Discouraged
 - 150' separation between back-of-curb of cul-de-sac to back-of-curb of adjacent street
 - Open space tract required

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- Rural Residential

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- Adjacent to existing rural subdivisions

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- Individual lots one acre or greater

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- 150' landscape track, or

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- 80' landscape track plus single row of one acre lots

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- Freeways

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- 100' landscape track

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- Developing Uses

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- New High Density Residential, Commercial, Industrial, Mixed Use, Parks, Public Facilities, Well and Water Tank Sites, to buffer against adjacent existing Low Density or Medium Density a specified distance

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Parking

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- Two off-street parking spaces per dwelling unit

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Perimeter Walls and Fencing

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- Perimeter walls, if provided, must meet Theme Wall requirements
- Perimeter fencing not required. If provided, must meet the following:
 - View fencing
 - Not allowed within 50' of an arterial right-of-way
 - 5' wrought iron w/o barbs or points
 - 2' x 2' theme column every 80' on center
 - 36" split rail fencing as alternative
 - Painted white
 - 36" x 36" masonry columns at 150' on center
- Dooley Wall not permitted adjacent to street side landscape tract

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- Other considerations:
 - Front yards
 - 48" maximum height for supporting elements (ex. columns/posts)
 - 42" maximum height for horizontal members, or vertical members spaced 4" apart (ex. pickets/stiles), or less than 65% transparency (ex. perforated steel)
 - 24" solid pony walls ok
 - Side yards
 - Fence returns to be set back from the front line of the building a minimum of five feet.
 - No chain link or barbed wire allowed

Theme Walls

- CMU Theme Wall required when:
 - Adjacent to road when view fence is not employed
 - Reverse frontage facing a collector road
 - Side lot fronting a collector road
 - Adjacent to or across the street from common open space
 - Adjacent to commercial areas
 - 18' wall extensions when residential lot is adjacent to collector road
- Height not more than 6' on low side or 8' on high side
- Wall materials
 - Two different earth tone colors. Grey permitted as accent
 - Two different materials
 - Top course different from what is below
 - Block:
 - Multi-score smooth-face CMU
 - Fluted CMU
 - Split face CMU
 - Scored split face CMU
 - Single-score smooth-face CMU allowed if less than ½ the vertical dimension of the wall
 - Standard 8x8x16 smooth face CMU not allowed
 - Stucco
 - Smooth, sand, or southwest texture allowed
 - Knock-down not allowed
 - Sand, earth tone, or warm off-white color allowed. Bright white not allowed.
 - Pre-case concrete cornice required at top of wall
 - May be left natural grey or painted contrasting color

Theme Columns

- Required when
 - Wall changes direction
 - Wall terminus
 - View fence intersections
- Spacing
 - Reverse frontage 240' on center
 - Perimeter at 80' on center
 - View fence at 180' on center
- Materials
 - Stucco
 - Fluted CMU
 - Brick
 - Ledge stone
 - River rock
- Vertical columns
 - 2' x 2'
 - Bottom 18" to be expanded not less than 1" by plinth course
 - Precast concrete pyramidal or hemispherical capstone w/ 1" minimum overhang
- Tapered columns
 - 2' x 2' at the top of the column
 - 4' thick capstone w/ no overhang

Landscaping

- Streets
 - Arterials and collectors
 - Trees
 - Minimum of one 24" box tree per 25' of frontage
 - 25% of trees to be 36" box
 - 50% of trees to be 48" box when located at entry treatments
 - Shrubs
 - Minimum of six shrubs per 25' of frontage
 - 50% of shrubs to be 5-gallon
 - Not less than three 5-gallon shrubs per 35' span
 - Residential (not including RR or RE zoning)
 - Trees
 - One 24" box tree per 20 feet of frontage
 - Must be uniform on both sides of the street

- Side yard landscape tracts
 - One 24" box tree per 25' of frontage
 - 2.5 5-gallon shrubs per 20 feet of frontage
 - One 1-gallon ground cover per 4' of frontage
- Active open space areas
 - One tree and six shrubs per 500 square feet
 - Additional ground cover or turf to cover 50% of the area
 - 24" box tree minimum with 25% being 36" box tree
 - 50% of shrubs to be 5-gallon or greater
 - Groundcovers to be minimum of one-gallon
- Front yards
 - Builder to provide package
 - Two 24" box trees
 - One 5-gallon shrub, accent, or groundcover per 125 square feet of landscapable area
 - One additional 1-gallon groundcover per 125 square feet of landscapeable area if less than 20% turf
 - 90% to be drought tolerant
 - Aggregate not less than ½" required in all landscapable areas
- Pedestrian pathways
 - One 24" box tree per 25 feet

Amenities

- 1 tot-lot per 500 dwelling units
 - Must be above the 50-year 2-hour storm event
 - Must include the following:
 - One shaded play structure
 - One swing set
 - Three benches
 - Two trash receptacles
 - One drinking fountain
 - Two ramadas
 - 12' x 12' under roof
 - 24" x 24" masonry columns
 - Two picnic tables
 - Two barbeque grills
- Recreation Fields
 - One turf recreational field per 700 dwelling units
 - Minimum 3.5 acres of turf area (= to 2.5 football fields)
 - Shade trees for spectators

- 263 • Recreation Sport Courts
- 264 ○ One sport court per 300 dwelling units
- 265 ▪ Tennis
- 266 ▪ Full-court basketball
- 267 ▪ Sand volleyball
- 268 ▪ Pickleball
- 269 • Medium Density Pool Amenity
- 270 ○ Pool required at 60 dwelling units or more in RM ZONING ONLY
- 271 ○ One ramada
- 272 ○ One picnic table
- 273 ○ One trash receptacle
- 274 ○ View fencing

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276 **Block and Lot Design**

277

- 278 • Block width generally between 200' and 400'
- 279 • Block length generally between 400' and 800'
- 280 • No more than 10 lots in a row w/o 30' wide landscape buffer
- 281 • Unorthodox lots (e.g. flag, double-frontage, terraced) discouraged
- 282 • 3:1 depth-to-width ratio
- 283 • Side lot lines to be at right angles to straight streets or radial to curved streets
- 284 • May not front onto an arterial street except in rural areas
- 285 • No double-frontage lots

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287 **Attachments:**

288

289 01 – PPT



December 19, 2019 Planning and Zoning Commission

SUDC Requirements for Single-Family Residential Development

NOT PAD Zoning

- Applies only to RM and RL zoning districts

Density

District	Maximum Density per Gross Acre
RR	1
RE	1
RL-2	2
RL-3	3
RL-4	4
RL-5	5
RM-6	6
RM-9	9
RM-12	12

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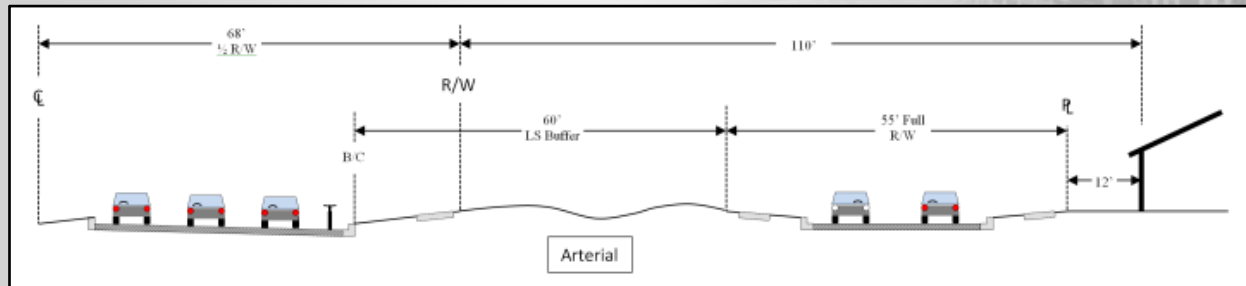
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RL-5	7,200 SF	60'	100'	15'	5'	15'	20'	30'	None
RM-6	6,000 SF	50'	100'	12'/20'	TBD	TBD	20'	35'	None
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 - 60' wide landscape buffer along arterial streets. Measured from back-of-curb
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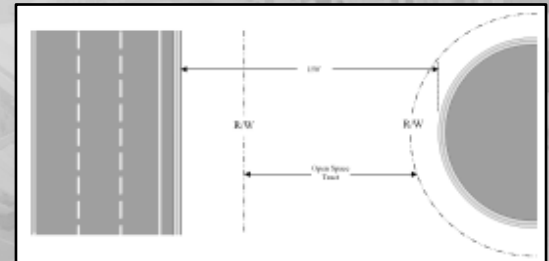


Buffers

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 - Landscape Tract between R/W and rear lot line
 - Not less than 10' in width
 - Average 15' in width
 - Berming required

Buffers

- Local Roads:
 - 10' Landscape Tract between R/W and side lot line
- Cul-de-sacs:
 - Discouraged
 - 150' separation between back-of-curb of cul-de-sac to back-of-curb of adjacent street
 - Open space tract required



Buffers

- Rural Residential
 - Adjacent to existing rural subdivisions
 - Individual lots one acre or greater
 - 150' landscape track, or
 - 80' landscape track plus single row of one acre lots

Buffers

- Freeways
 - 100' landscape tract
- Developing Uses
 - New High Density Residential, Commercial, Industrial, Mixed Use, Parks, Public Facilities, Well and Water Tank Sites, to buffer against adjacent existing Low Density or Medium Density a specified distance

Parking

- Parking
 - Two off-street parking spaces per dwelling unit



Perimeter Walls and Fencing

- Perimeter walls, if provided, must meet Theme Wall requirements
- Perimeter fencing not required. If provided, must meet the following:
 - View fencing
 - Not allowed within 50' of an arterial right-of-way
 - 5' wrought iron w/o barbs or points
 - 2' x 2' theme column every 80' on center
 - 36" split rail fencing as alternative
 - Painted white
 - 36" x 36" masonry columns at 150' on center
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 - Front yards
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 - Split face CMU
 - Scored split face CMU
 - Single-score smooth-face CMU allowed if less than $\frac{1}{2}$ the vertical dimension of the wall
 - Standard 8x8x16 smooth face CMU not allowed

Theme Walls

- Wall materials (cont'd.)
 - Stucco
 - Smooth, sand, or southwest texture allowed
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 - Pre-case concrete cornice required at top of wall
 - May be left natural grey or painted contrasting color

Theme Columns

- Required when
 - Wall changes direction
 - Wall terminus
 - View fence intersections
- Spacing
 - Reverse frontage 240' on center
 - Perimeter at 80' on center
 - View fence at 180' on center

Theme Columns

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 - View fence intersections
- Spacing
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 - Perimeter at 80' on center
 - View fence at 180' on center

Theme Columns

- Materials
 - Stucco
 - Fluted CMU
 - Brick
 - Ledge stone
 - River rock
- Vertical columns
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 - 25% of trees to be 36" box
 - 50% of trees to be 48" box when located at entry treatments

Landscaping

- Streets (cont'd.)
 - Arterials and collectors (cont'd)
 - Shrubs
 - Minimum of six shrubs per 25' of frontage
 - 50% of shrubs to be 5-gallon
 - Not less than three 5-gallon shrubs per 35' span

Landscaping

- Streets (cont'd.)
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- Side yard landscape tracts
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 - Additional ground cover or turf to cover 50% of the area
 - 24" box tree minimum with 25% being 36" box tree
 - 50% of shrubs to be 5-gallon or greater
 - Groundcovers to be minimum of one-gallon

Landscaping

- Front yards
 - Builder to provide package
 - Two 24" box trees
 - One 5-gallon shrub, accent, or groundcover per 125 square feet of landscapable area
 - One additional 1-gallon groundcover per 125 square feet of landscapeable area if less than 20% turf
 - 90% to be drought tolerant
 - Aggregate not less than ½" required in all landscapable areas
- Pedestrian pathways
 - One 24" box tree per 25 feet

Amenities

- 1 tot-lot per 500 dwelling units
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 - One swing set
 - Three benches
 - Two trash receptacles
 - One drinking fountain
 - Two ramadas
 - 12' x 12' under roof
 - 24" x 24" masonry columns
 - Two picnic tables
 - Two barbeque grills

Amenities

- Recreation Fields
 - One turf recreational field per 700 dwelling units
 - Minimum 3.5 acres of turf area (= to 2.5 football fields)
 - Shade trees for spectators

Recreation Sport Courts

- One sport court per 300 dwelling units
 - Tennis
 - Full-court basketball
 - Sand volleyball
 - Pickleball

Amenities

- Medium Density Pool Amenity
 - Pool required at 60 dwelling units or more in RM ZONING ONLY
 - One ramada
 - One picnic table
 - One trash receptacle
 - View fencing

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- Block width generally between 200' and 400'
- Block length generally between 400' and 800'
- No more than 10 lots in a row w/o 30' wide landscape buffer
- Unorthodox lots (e.g. flag, double-frontage, terraced) discouraged
- 3:1 depth-to-width ratio
- Side lot lines to be at right angles to straight streets or radial to curved streets
- May not front onto an arterial street except in rural areas
- No double-frontage lots



QUESTIONS OR COMMENTS?

Thank You