



City of Surprise Planning and Zoning Commission
AGENDA
 Monday, June 16, 2008 - 5 P.M.
 Northwest Regional Library
 16089 North Bullard Avenue, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of items on the **Consent** Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
CURRENT EVENTS REPORT		
1	COMMUNITY DEVELOPMENT DEPARTMENT REPORT	DISCUSSION
REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:		
2	GPA08-019 – DISCUSSION ONLY – COTTON LANE NORTH AND SOUTH: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM LOW-DENSITY RESIDENTIAL TO MIXED USE.	NO ACTION DISCUSSION ONLY PLANNER: VINEETHA KARTHA
3	GPA08-033 – DISCUSSION ONLY – GRAND OASIS: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO LOW-DENSITY AND HIGH-DENSITY RESIDENTIAL.	NO ACTION DISCUSSION ONLY PLANNER: DAVID NEAL
4	GPA08-038 – DISCUSSION ONLY – SURPRISE AIRPARK: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM COMMERCIAL AND RURAL RESIDENTIAL TO AIRPORT PRESERVATION; AND A TEXT AMENDMENT TO ALLOW AVIATION USES IN THE AIRPORT PRESERVATION LAND USE.	NO ACTION DISCUSSION ONLY PLANNER: DAVID NEAL
5	GPA08-041– DISCUSSION ONLY – LAKE PLEASANT 5000: DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO SUBURBAN, LOW-DENSITY RESIDENTIAL, MEDIUM/HIGH-DENSITY RESIDENTIAL, OPEN SPACE, AND MIXED USE; AND A TEXT AMENDMENT TO FURTHER DEFINE ALLOWED USES IN LAND USE CATEGORIES.	NO ACTION DISCUSSION ONLY PLANNER: DAVID NEAL

GPA08-036– DISCUSSION ONLY – MAJOR GENERAL PLAN AMENDMENT:
DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN AMENDMENT REQUESTING A MAJOR TEXT AMENDMENT TO THE SURPRISE GENERAL PLAN 2020. THE REQUEST UPDATES ALL OF THE TEXT IN THE SURPRISE GENERAL PLAN 2020 DOCUMENT AND REPLACES IT WITH A SURPRISE GENERAL PLAN 2030 DOCUMENT.

**NO ACTION
DISCUSSION ONLY
PLANNER:
JANICE SEE**

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CURRENT EVENTS REPORT

CHAIRPERSON AND COMMISSIONERS

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: JUNE 10, 2008

TIME: 4 p.m.

Kathy S. Rice, Acting Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at **623.222.3821** (Voice) or **623.222.3802** (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts



**City of Surprise Planning and Zoning Commission
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Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair

Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

GPA08-036– DISCUSSION ONLY – MAJOR GENERAL PLAN AMENDMENT:
DISCUSSION AND PUBLIC COMMENT OF A MAJOR GENERAL PLAN
AMENDMENT REQUESTING A MAJOR TEXT AMENDMENT TO THE SURPRISE
GENERAL PLAN 2020. THE REQUEST UPDATES ALL OF THE TEXT IN THE
SURPRISE GENERAL PLAN 2020 DOCUMENT AND REPLACES IT WITH A
SURPRISE GENERAL PLAN 2030 DOCUMENT.

**NO ACTION
DISCUSSION ONLY**

**PLANNER:
JANICE SEE**

OPEN CALL TO PUBLIC:

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Surprise Planning & Zoning Commission

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Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-019
MAJOR GENERAL PLAN AMENDMENT**

for:

COTTON LANE NORTH & SOUTH

Planning and Zoning Hearing Date: June 3, 2008

Planning and Zoning Hearing Date: June 16, 2008

Planning and Zoning Hearing Date: June 17, 2008

City Council Hearing Date: July 10, 2008

City Council Meeting Date: July 24, 2008

STAFF:	Vineetha Kartha, Planner 623.222.3155
LOCATION:	Southwest corner of Cotton Lane and Waddell Road.
SIZE:	± 44 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Low-Density Residential to Mixed Use.
APPLICANT:	LTM Partners LLC Jason Walborn 28340 N 92 nd Place Scottsdale, AZ 85262 Phone: 480-323-9372 Email: Jason@ltmpartners.com
OWNER:	Ron Barness Cotton Waddell SWC Investors LLC 8111 E Indian Bend Rd Scottsdale, AZ 85250 Phone: 480-949-1050
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The subject property is approximately 44 acres in size and is located within unincorporated Maricopa County at the southwest corner of Cotton Lane and Waddell Road. The subject parcel lies within Special Planning Area 1 (SPA1) and is located within Section 14, Township 3 North, Range 2 West. Per the 2020 General Plan, the parcel is located under Low-Density Residential at a density of 3-5 dwelling units per acre. The proposal is to amend the land use to Mixed Use.

The amendment is intended to encourage the concentration of development intensity in core areas, as well as act as a buffer between the Prasad auto-mall to the east and the residential development to the west. Future development in the site is expected to include restaurants and retail.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing and City Council public hearing. The application will require a super majority vote for approval by City Council.

- The application was made to the city on January 24, 2008.
- Outreach meetings were held April 21 and 23, 2008.
- The sixty-day review period was held March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning Commission is being held June 3, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment July 24, 2008.

The Mixed Use land use will create the opportunity for a well planned site that provides an interesting variety of uses.

HISTORY:

The land has been in agricultural use starting as early as the 1930s. Since 1946 the Truman family has operated the subject parcel and the adjoining property as a family farm and citrus grove. The property is currently home to a citrus grove and does not contain structures of any kind.

TOPOGRAHY/SOILS:

The subject property is relatively flat with a gentle slope from the northwest to the southeast without any well defined or incised natural drainage corridors. The site is composed of Estrella, Gilman, Laveen and Antho Sandy Loams'. The soil types have a "not limited" rating, which indicates that the soil has features that are very favorable for dwellings and small commercial buildings.

DRAINAGE:

As a part of the Maricopa Water District irrigation system, an irrigation channel traverses the property from west to east on the north property line. Offsite drainage areas for the development which originate from the north and northwest are partly intercepted through the irrigation canal. The Cotton Lane property is partly located within a floodplain (as shown by Maricopa County Assessor), most likely due to the ponding along Cotton Lane to the east.

VEGETATION/WILDLIFE

The property is located in an area that has been previously disturbed for agricultural operations. On a preliminary analysis and based on the history of the site and surroundings, no endangered, threatened or proposed endangered or threatened plants or animals occur on the property.

PROPERTY CONTEXT:

The property is located in a high growth area within a county island (Surprise) surrounded by the city's incorporated area. The surrounding areas are comprised of properties that have already been developed or under the last stages of development.

Existing/Surrounding Land Use:

Site:	Low-Density Residential (3-5 du/ac)
North:	Mixed Use
South:	Low-Density Residential (3-5 du/ac)
East:	Mixed Use
West:	Low-Density Residential (3-5 du/ac)

UTILITIES AND SERVICES:

Water:	Arizona American Water
Sewer:	City of Surprise SPA 1
Fire:	Currently the project is located within Maricopa County and served by the county fire department or by Rural Metro. Once annexed, the Surprise will serve the proposed site.
Police:	The project is currently served by Maricopa County Sheriff's Department. Once annexed, the Surprise Police Department will serve the project.

School: Dysart Unified School District

Streets: The proposed amendment is located close to the Loop 303 corridor and at the intersection of two major arterials, Cotton Lane and Waddell Road. Waddell Road, Cotton Lane and Greenway Road are all being widened to their maximum widths due to the adjacent Prasada Commercial development.

DEVELOPMENT TIMING:

The General Plan 2020 portrays the vision for the community and is intended to provide direction for guiding and managing growth. It simultaneously serves as a growth management plan and a toolbox to help shape the physical and socio-economic development of the city. The subject property is classified as Low-Density Residential (3-5 du/ac) land use classification per the 2020 General Plan. The applicant has proposed a land use classification change from Low-Density Residential to Mixed Use on this particular property. The property is located in SPA 1 most of which has been developed. The subject property is a part of an existing agricultural land in SPA 1.

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-43 zoning. This zoning will typically allow one home per acre.

Future Entitlement:

For this development to continue through the City of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The property owner has filed a petition for annexation and the property is currently undergoing the annexation process.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

APPENDIX C – COMMENTING AGENCIES

APPENDIX D – MAPS/GRAPHICS

- Map 1 – Vicinity Map
- Map 2 – Context Map
- Map 3 – Current Land Use
- Map 4 – Proposed Land Use
- Map 5 – Transportation Map

ⁱ United States Department of Agriculture, “Natural Resources Conservation Service – Web Soil Survey”, accessed at <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, accessed on May 06, 2007.



APPENDIX A

Outreach Meeting Comments

GPA08-019 Cotton Lane North & South

Northwest Regional Library, April 21st

6:00 PM

GPA08-019 Cotton lane North & South

Will there be commercial on the entire 44 acres?

We are planning a pedestrian oriented development in the 44 acres, which will be predominantly commercial.

What kind of tenants do you expect in the center? Can you name any potential tenants.

Predominantly retail/entertainment, restaurants and such. We are not in contract with anyone at this point of time.

For a project of 44 acres, 210000 sq feet seems to be quite small.

The project was initially divided into a north and south parcel of 22 acres each and hence the application states 210,000 sq ft for the 22 acre parcel. Since then we have combined both the parcels to form an aggregate of 48 acre parcel.

Do you have any conceptual plans at this time?

No.

Northwest Regional Library, April 23rd

6:00 PM

GPA08-019 Cotton Lane North & South

Define the boundaries of the project once again.

The project is located at the southwest corner of Cotton Lane and Waddell Road on about 48 acres.

What is the timeframe for development?

We are planning for annexation, rezoning and site plan for the early part of next year. Construction for mid 2009 and expecting to be open in 2010.



APPENDIX B

Written/Emailed Comments

GPA08-019 Cotton Lane North & South



APPENDIX C

Commenting Agencies

GPA08-019 Cotton Lane North & South

1. Arizona Department of Environmental Quality
No Comments
2. Arizona Department of Transportation
Letter Attached
3. Luke AFB
No Comments
4. Arizona Water Resources Dept
5. City of Glendale Planning Department
No Comments
6. Jordan & Bischoff P.L.C
No Comments



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Sam Elters
State Engineer

Victor M. Mendez
Director

April 16, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: **Cotton Lane North and South**/ GPA08-019/ SWC Cotton Lane & Waddell Road

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have impact on our highway facilities in this area.

ADOT does reserve the right to review and comment on all development plans for this site as to any impact they may have on the State Highway System.

Should you have any questions please feel free to contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov



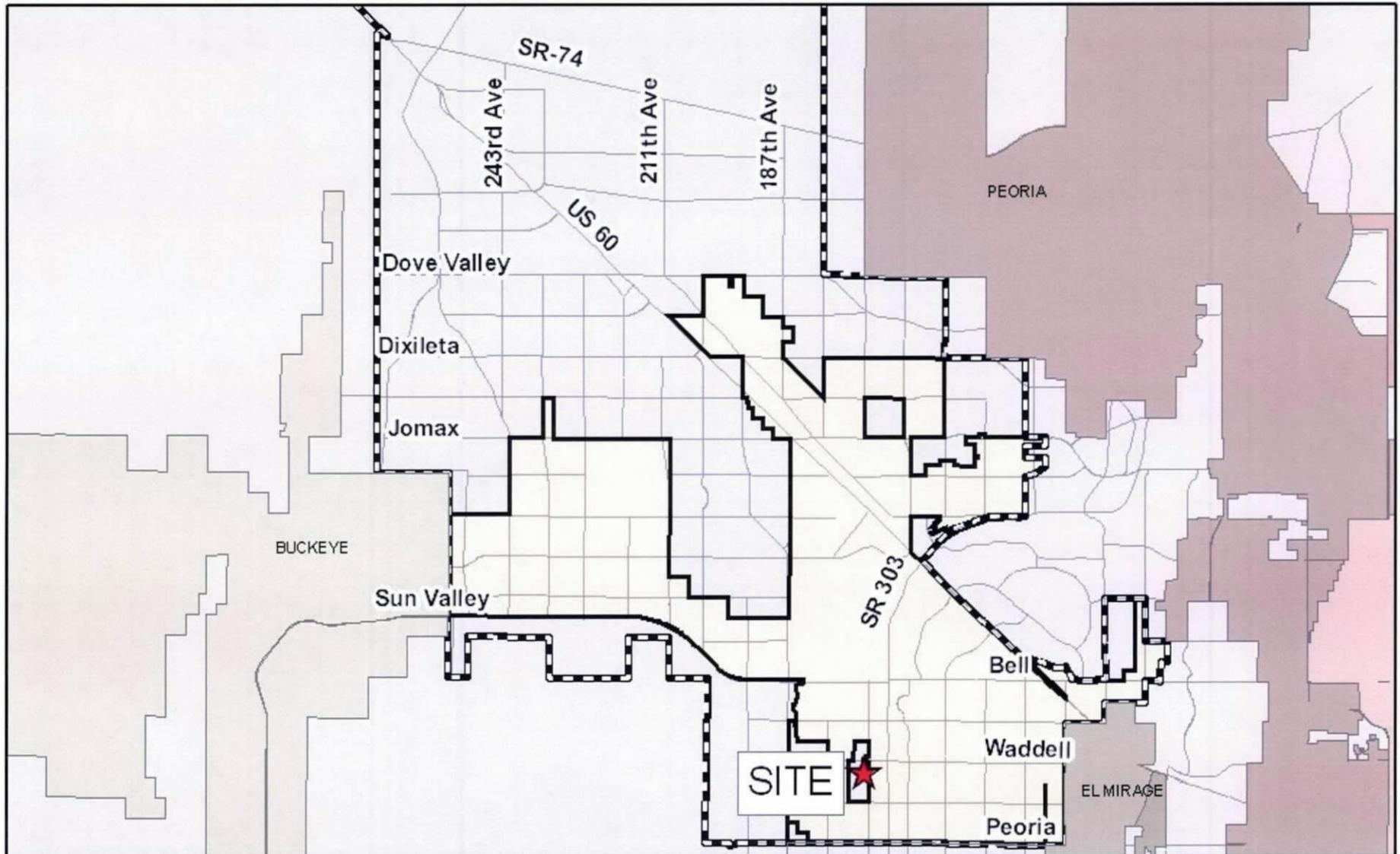


APPENDIX D

Maps/Graphics

GPA08-019 Cotton Lane North & South

GPA08-019 Cotton Lane North & South



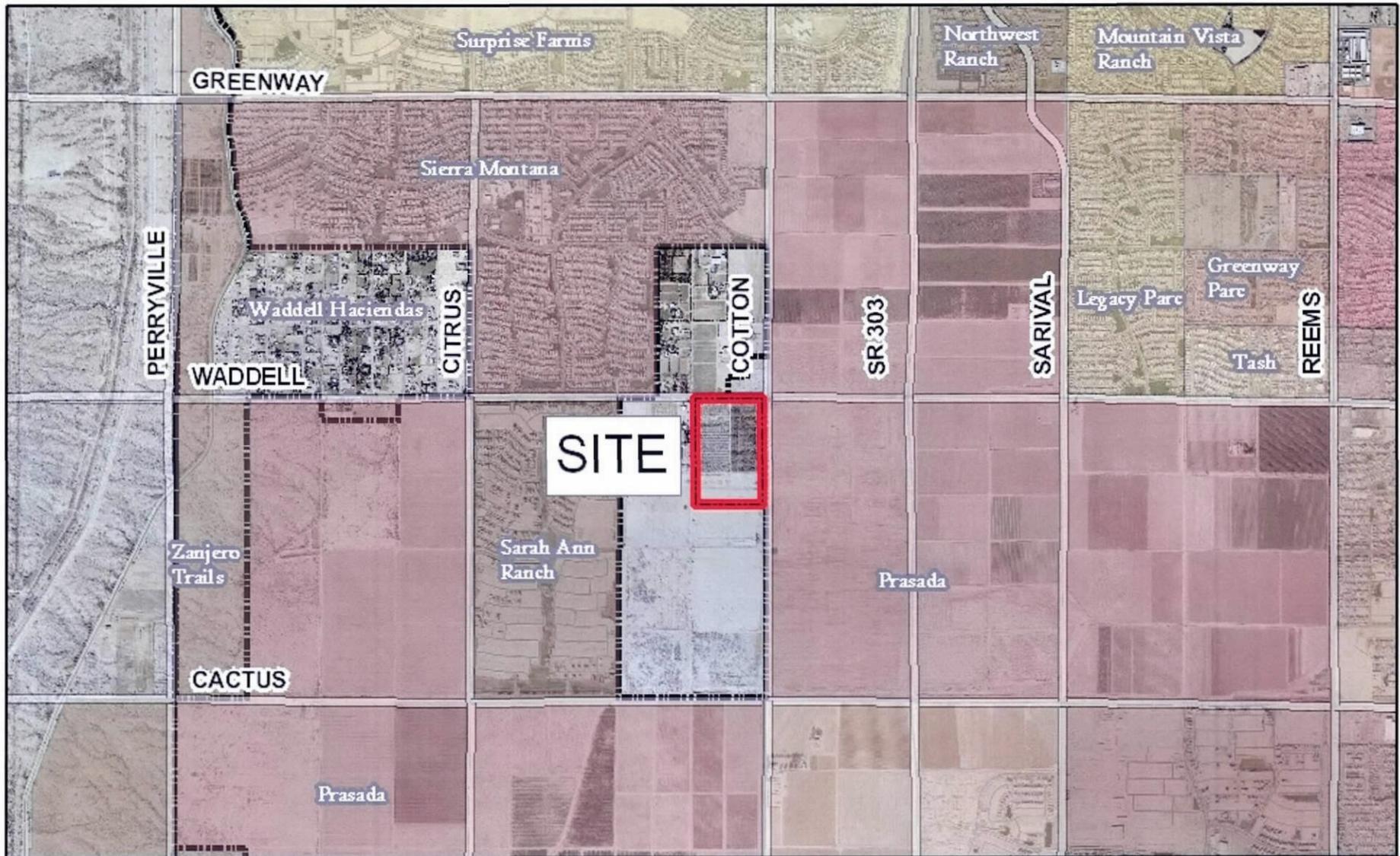
Legend

-  Municipal Planning Area
-  Incorporated Boundary



Appendix D Map 1 - Vicinity Map

GPA08-019 Cotton Lane North & South



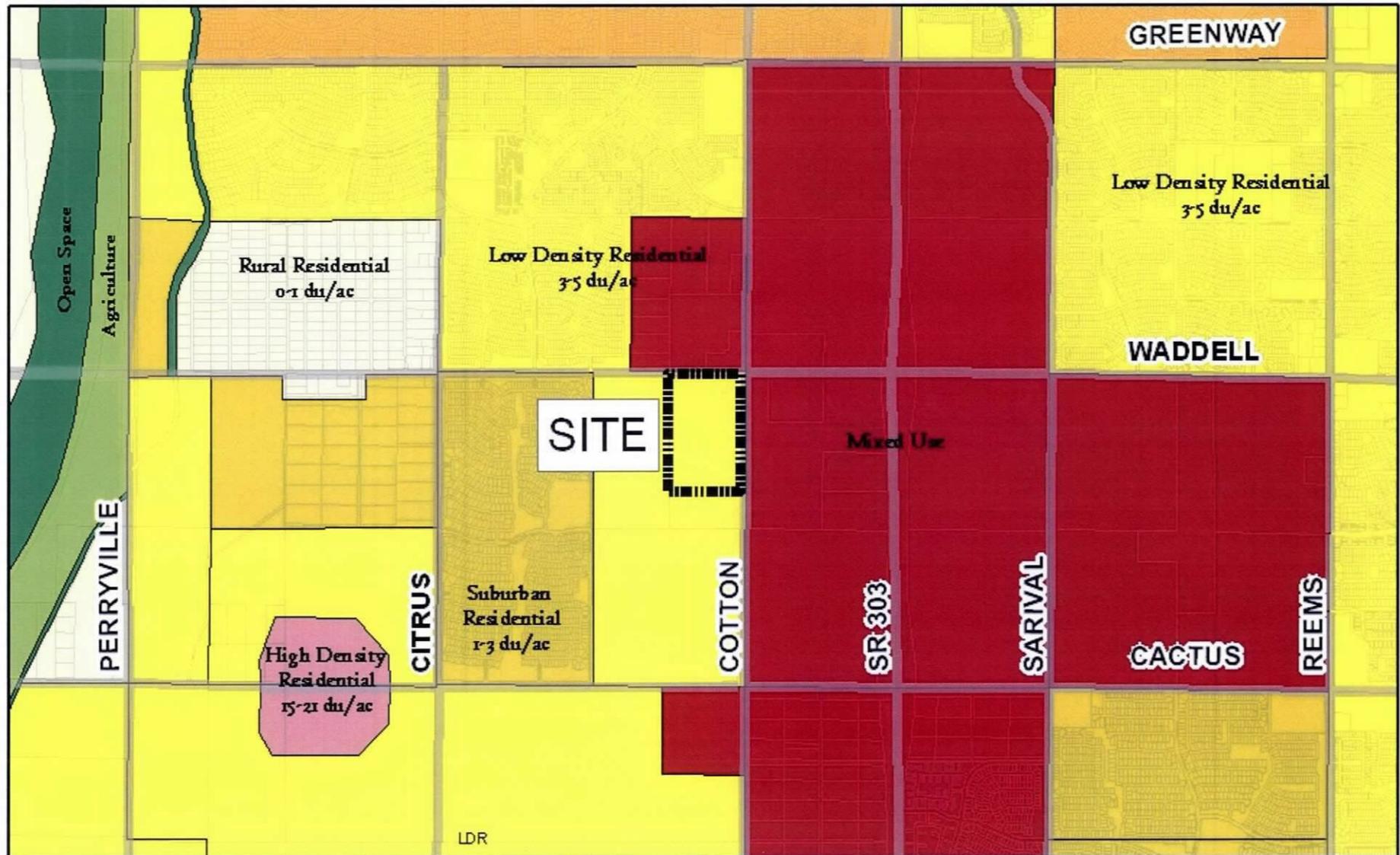
Legend

- Major Streets
- Incorporated Boundary

↑
Not to Scale

Appendix D
Map 2- Context Map

GPA08-019 Cotton Lane North & South



Legend

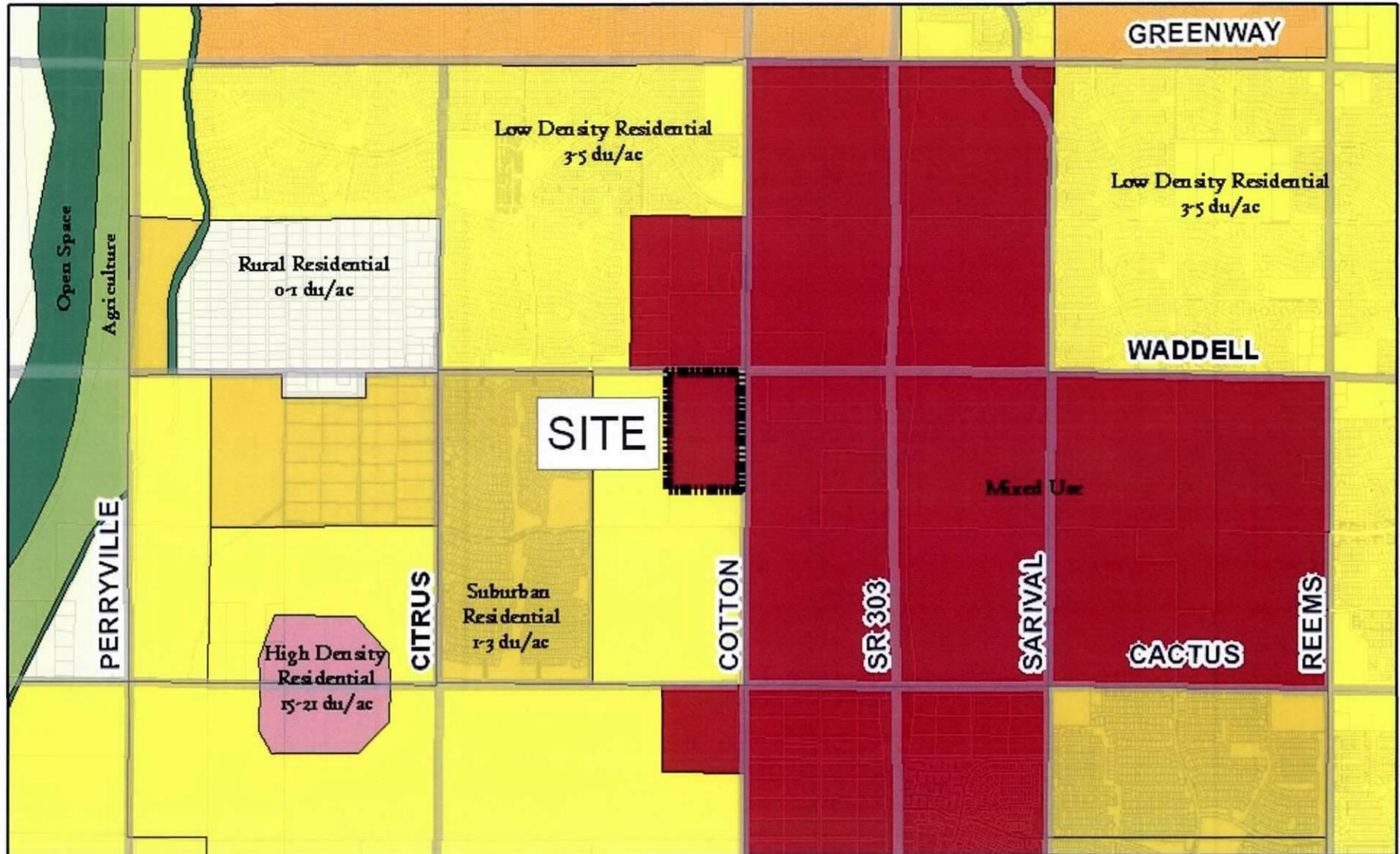
Major Streets



Not to Scale

Appendix D
Map 3 Current Land Use

GPA08-019 Cotton Lane North & South



Legend

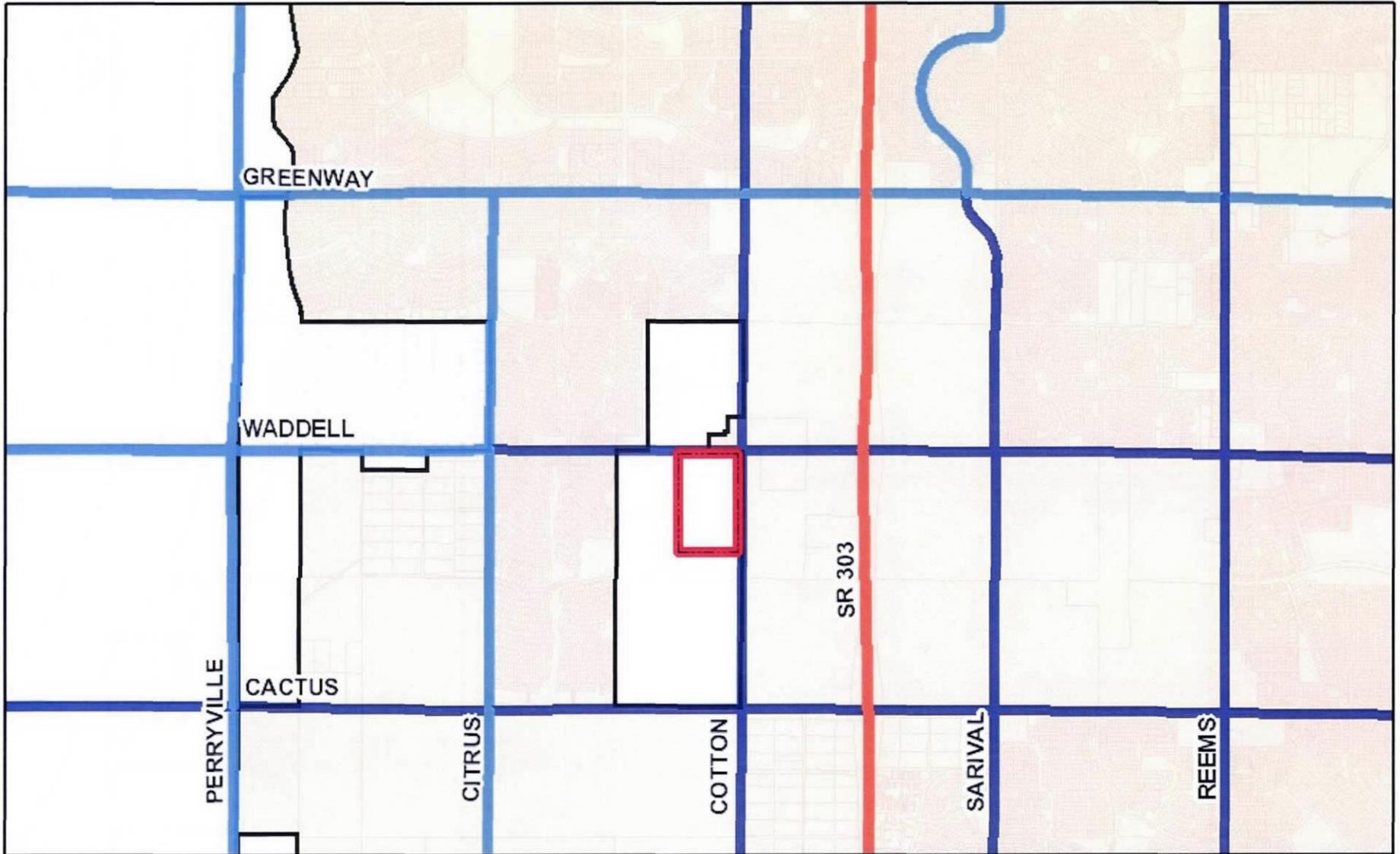
Major Streets



Not to Scale

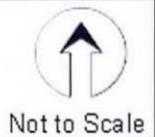
Appendix D
Map 4 Proposed Land Use

GPA08-019 Cotton Lane North & South



Roadway Classification

- Minor Arterial
- Major Arterial
- Freeway



Appendix D
Map 5 Transportation Map

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-033
MAJOR GENERAL PLAN AMENDMENT**

for:
GRAND OASIS

Planning and Zoning Hearing Date: June 3, 2008
Planning and Zoning Hearing Date: June 16, 2008
Planning and Zoning Hearing Date: June 17, 2008
City Council Hearing Date: July 10, 2008
City Council Meeting Date: July 24, 2008

STAFF:	Vamshee Kovuru, Planner, 623.222.3142 David Neal, Planner, 623.222.3136
LOCATION:	North of Dove Valley Road, West of Grand Avenue
SIZE:	± 155.2 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Rural Residential (RR) to Low-Density Residential (LDR) and High-Density Residential (HDR)

APPLICANT:	Withey Morris Contact: William Lally 2525 East Arizona Biltmore Circle, A-212 Phoenix, AZ 85016 Phone: 602-230-0600 Fax: 602-212-1787 Email: wel@witheymorris.com
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OWNER:	BVPG Holding Contact: Tana Wahtola P.O. Box 16460 Phoenix, AZ 85016 Phone: 602-230-1051 Fax: 602-212-2826 Email: twahntola@vtaig.com
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SUGGESTED MOTION:	Public hearing only, no action required.
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BACKGROUND:

The subject property is approximately 155.2 acres in size and located within unincorporated Maricopa County, north of Dove Valley Road and west of Grand Avenue. The City of Surprise General Plan 2020 designates this area as Special Planning Area 5 (SPA 5).

The developer is proposing to amend the general plan land use map from Rural Residential to Low-Density Residential and High-Density Residential for a proposed master planned community called Grand Oasis. The development proposes approximately 986 dwelling units at an overall density of 6.35 du/ac. The overall density is an average of Low-Density Housing at 3-5 du/ac and High-Density Housing at 15 du/ac. The development also includes approximately eighteen percent of open space designated under active and passive uses.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing and City Council public hearing, and require a super majority vote for approval by City Council.

- The application was made to the city on February 8, 2008.
- Outreach meetings were held on April 21 and 23, 2008.
- The sixty-day review period was held from March 28, 2008 to May 27, 2008.
- Offsite public hearing by the Planning and Zoning Commission are being held on June 3 and June 16, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment on July 24, 2008.

HISTORY:

The property is vacant natural desert land that has been used for some farming and grazing in the past. The property is within Maricopa County jurisdiction and within City of Surprise Municipal Planning Area.

TOPOGRAHY/SOILS:

The subject property is relatively flat with low to moderate slopes.

The predominant soil type in the property is ebon, a very gravelly loam, a deep well drained soil type. The soil base is stable for building construction with few limitations. These limitations may be overcome through proper engineering of the building foundation.

DRAINAGE:

Maricopa County Flood Control currently shows two washes running through the property along east and west of the property. Results derived from the Maricopa County

Flood Control Wittmann Drainage Study have been incorporated into the site design. Wash areas and tributaries are being preserved for recreational and water control uses.

VEGETATION/WILDLIFE

The site contains natural Sonoran Desert vegetation that include creosote, paloverde, mesquite, ironwood, acacia, ocotillo, and saguaro, as well as many shrub and ground cover plants.

Common desert animal species have been observed on the site. These include desert cottontail, antelope squirrel, javalina, dove, gambel's quail, turkey vulture, american kestrel, wren, and various reptilian life.

No specific plant preservation and salvage plan or protected wildlife surveys have been completed at this time.

PROPERTY CONTEXT:

Existing/Surrounding Land Use:

- Site: Rural Residential (0-1 du/ac)
- North: Rural Residential (0-1 du/ac), Employment and Commercial
- South: Rural Residential (0-1 du/ac), Low-Density Residential (3-5 du/ac)
- East: Rural Residential (0-1 du/ac), Low-Density Residential (3-5 du/ac) and Employment
- West: High-Density Residential (15-21 du/ac) and Low-Density Residential (3-5 du/ac)

The majority of the subject property is surrounded by 2,940 acres of land owned by Broadstone Ranch, LLC and Arizona State Land Department with a proposed master planned development called Broadstone Ranch. The property towards North-East across Grand Avenue is owned by Burlington Northern Santa Fe Railway and Arizona State Land Department. The land on the north side across Grand Avenue belongs to Arizona State Land Department and remains undeveloped.

UTILITIES AND SERVICES:

- Water: None
- Sewer: None
- Fire: Circle City/Morristown Fire District
- Police: Maricopa County Sheriff
- School: Morristown School District
- Streets: Access point along Grand Avenue

DEVELOPMENT TIMING:

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-43 zoning. This zoning will typically allow one home on lots over one acre. The property has an approved Comprehensive Plan Amendment through Maricopa County. Through this

amendment the land use was changed from Rural Residential (0-1 du/ac) to Small Lot Residential (2-5 du/ac) and High-Density Residential (15+ du/ac). The property has a pending rezoning case through Maricopa County.

Future Entitlement:

For this development to continue through the city of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The annexation application is not possible until such time as the property is contiguous with the city of Surprise incorporated area.

Depending upon the County entitlements, the zoning may transfer to city of Surprise.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

APPENDIX C – COMMENTING AGENCIES

See attached letters

APPENDIX D – MAPS/GRAPHICS

- Map 1 – Vicinity Map
- Map 2 – Context Map
- Map 3 – Current Land Use
- Map 4 – Proposed Land Use
- Map 5 – Transportation Map



APPENDIX A

Outreach Meeting Comments

GPA08-033 Grand Oasis

Northwest Regional Library, April 21st, 6:00 PM

No Comments

Northwest Regional Library, April 23rd, 6:00 PM

What is the use directly to the north of the project?

The property belongs to BNSF Railroad.

Are you aware of the residential airport to the north of the project?

Yes. We however don't foresee any issues with the airport.



APPENDIX B

Written & Emailed Comments

GPA08-033 Grand Oasis

Received comments as of June 2, 2008.

No Comments



APPENDIX C

Commenting Agencies

GPA08-033 Grand Oasis



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 16, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: **Grand Oasis** / GPA08-033/ SWC of 227th Avenue and Grand Ave

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After a complete review, we have concurred that at this time the proposed project could have impact to our highway facilities in this area due to the proximity to US 60.

Access to ADOT R/W whether it is for construction or any other purpose is by permit only, to do so please contact Dave Zimbardo, at ADOT District Permits Section at (602) 712-7522, and for access or encroachment information. Or you can download one at: www.azdot.gov/highways/districts/Phx_maintenance/permits.asp. If you or the developers have any questions, please contact Pete Eno, R/W Project Coordinator at (602) 712-7348.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov

cc: Pete Eno, R/W Project Coordinator



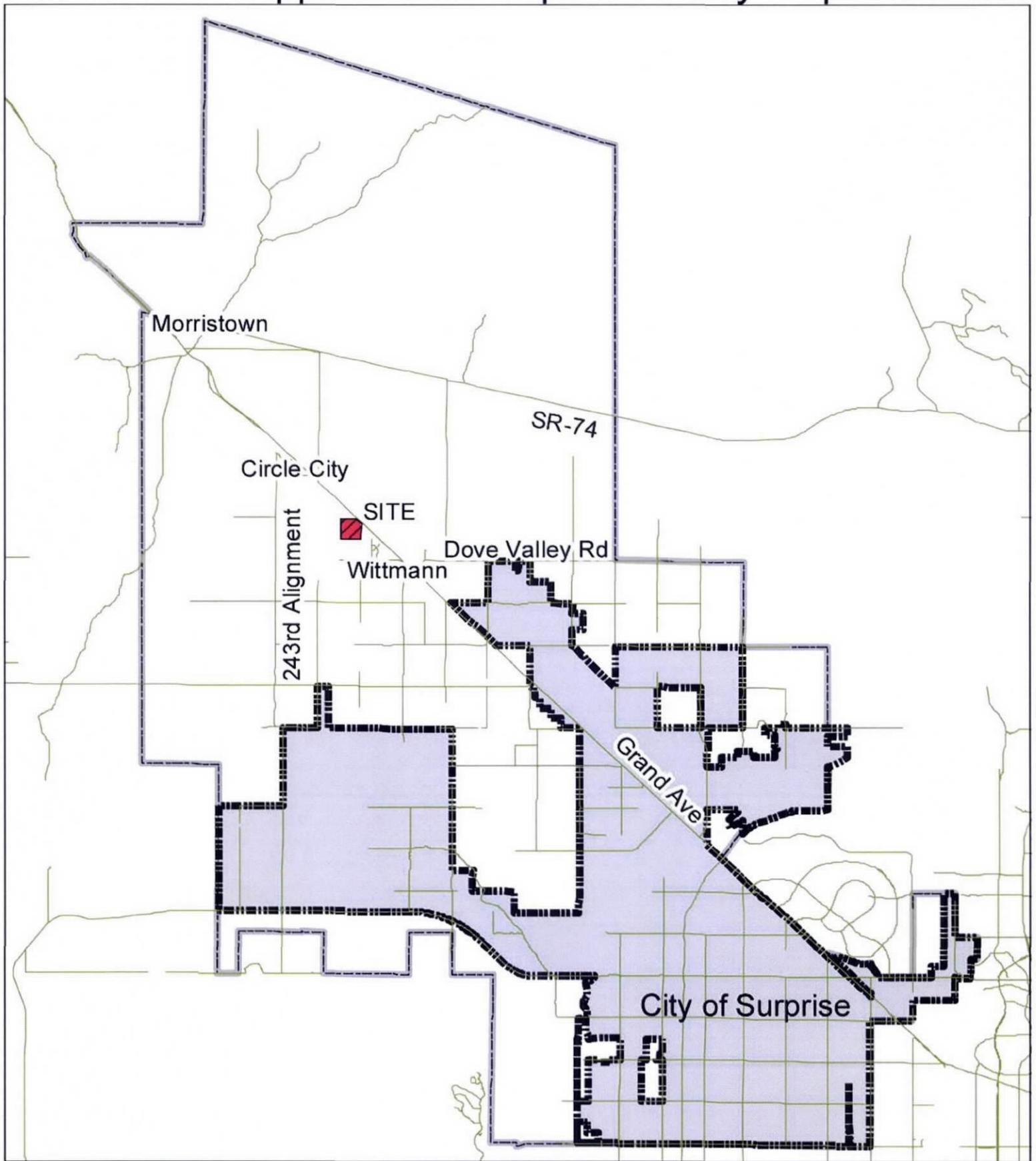


APPENDIX D

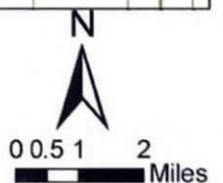
Maps & Graphics

GPA08-033 Grand Oasis

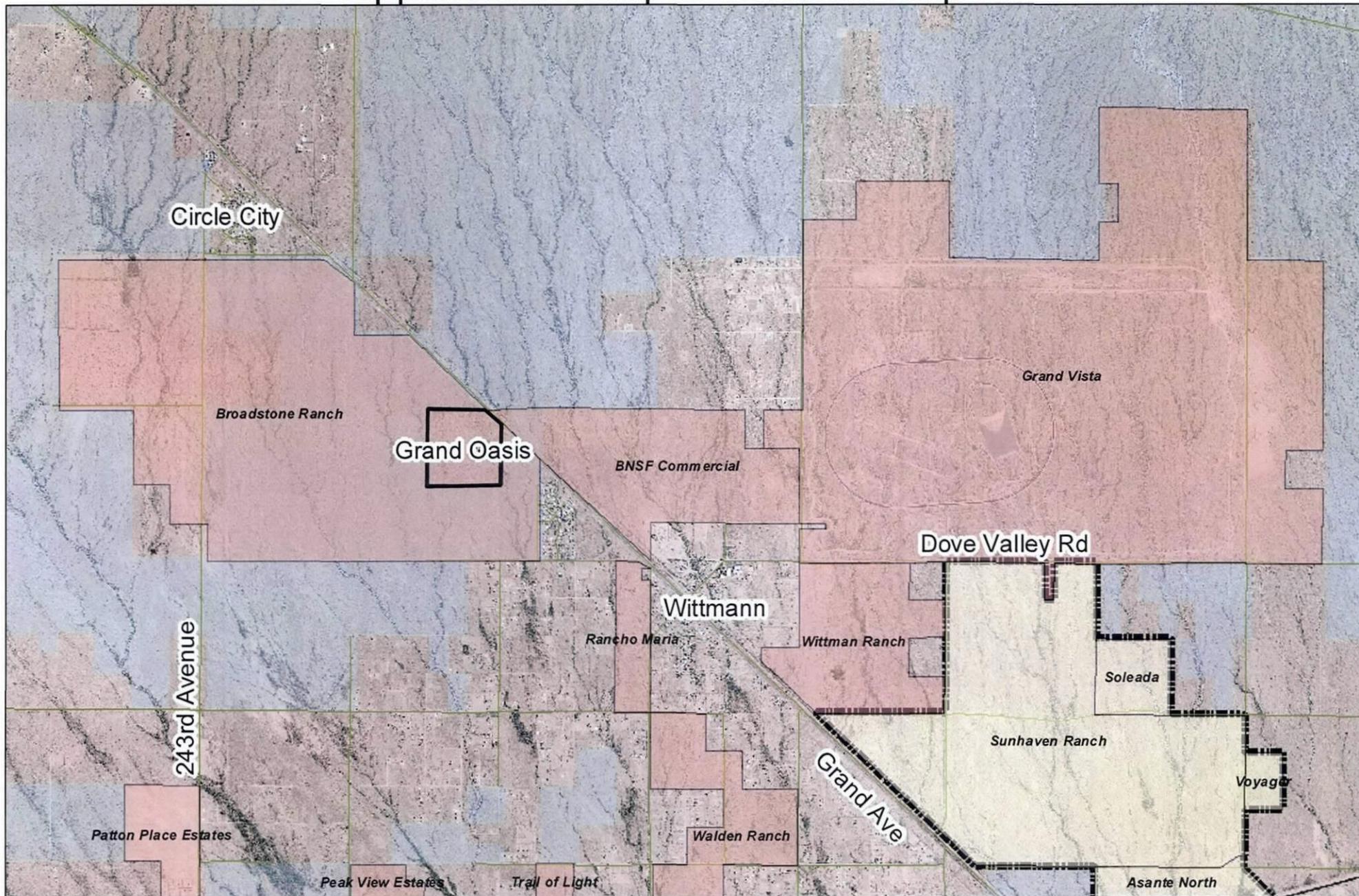
Appendix D: Map 1 - Vicinity Map



GPA08-033 Grand Oasis

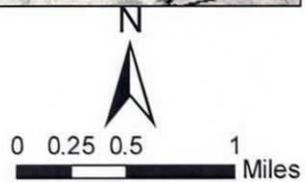


Appendix D: Map 2 - Context Map

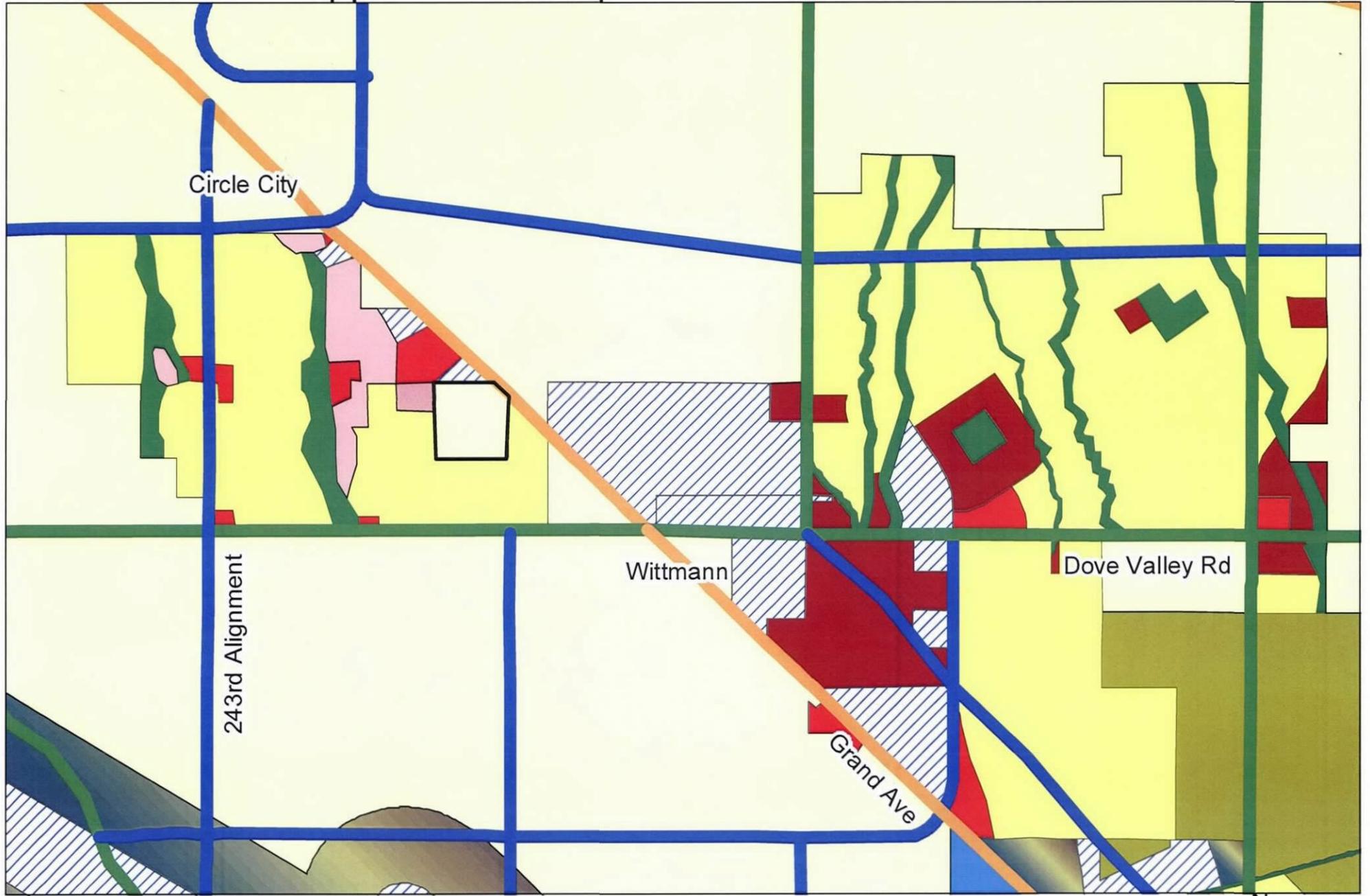


GPA08-033 Grand Oasis

- City projects
- County projects
- State lands



Appendix D: Map 3 - Current Land Use



GPA08-033 Grand Oasis

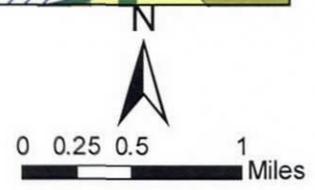
Legend

GP Street Classes

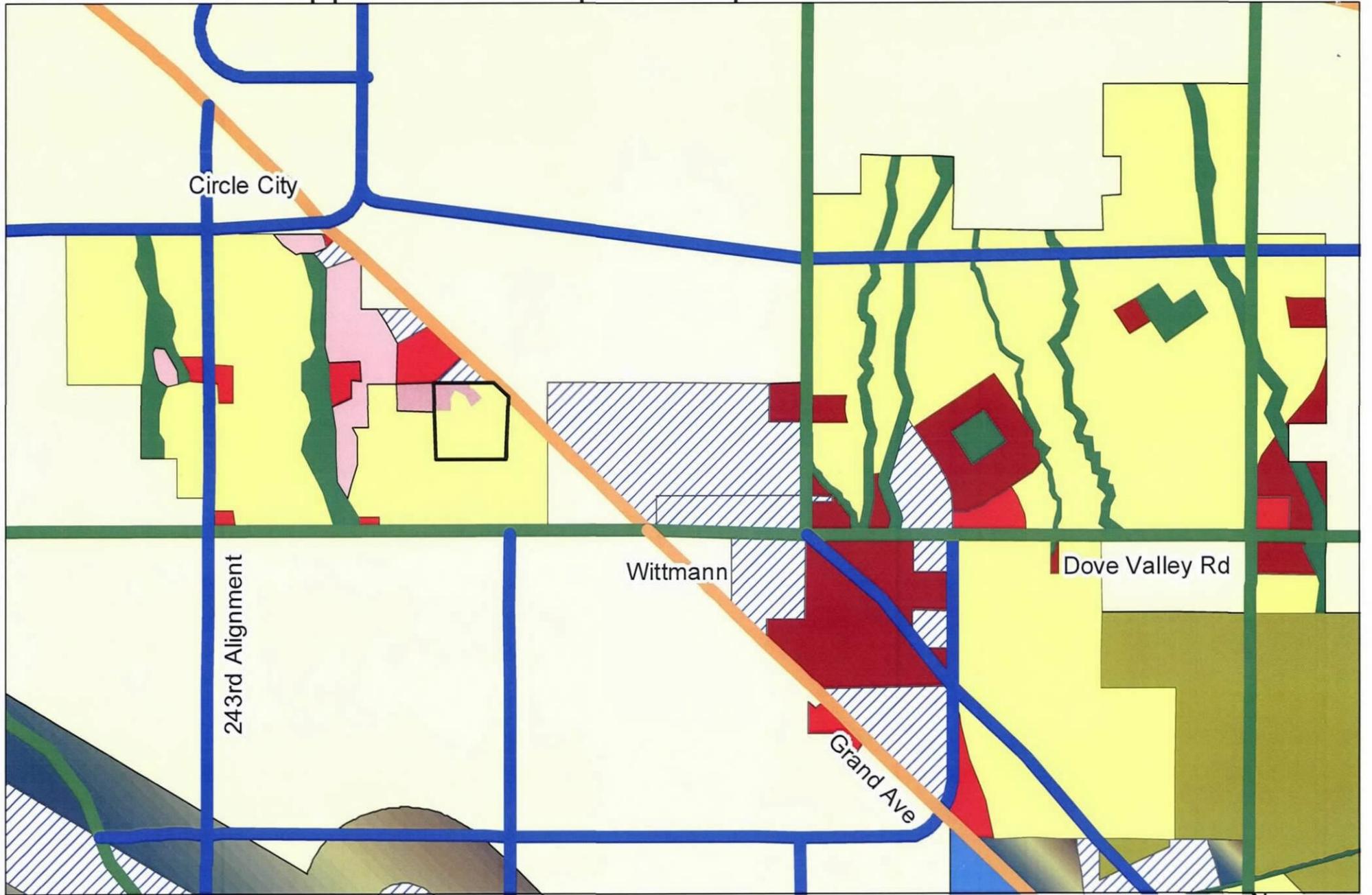
- PARKWAY
- FREEWAY
- MAJOR ARTERIAL
- EXPRESSWAY

LAND USE

AG	AP	C	E	HDR	LDR	LFILL	MDR	MHDR	MIL	MU	OS	PF	PG	RR	SUBURB	SURP
----	----	---	---	-----	-----	-------	-----	------	-----	----	----	----	----	----	--------	------



Appendix D: Map 4 - Proposed Land Use

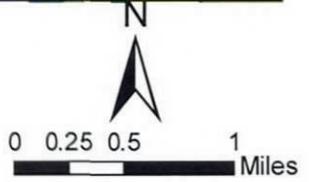


GPA08-033 Grand Oasis

Legend

- GP Street Classes**
- █ PARKWAY
 - █ FREEWAY
 - █ MAJOR ARTERIAL
 - █ EXPRESSWAY

LAND USE



**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-038
MAJOR GENERAL PLAN AMENDMENT**

for:
SURPRISE AIRPARK

Planning and Zoning Hearing Date: June 3, 2008
Planning and Zoning Hearing Date: June 16, 2008
 Planning and Zoning Hearing Date: June 17, 2008
 City Council Hearing Date: July 10, 2008
 City Council Meeting Date: July 24, 2008

STAFF:	David Neal, Planner, 623.222.3136
LOCATION:	Generally south of SR-74 and west of the 243 rd Avenue alignment.
SIZE:	± 558 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Commercial (C) and Rural Residential (RR) to Airport Preservation (AP) , and A text amendment to allow aviation uses in the Airport Preservation land use.
APPLICANT:	James Bullis Surprise Commercial Development, LLC 4650 38 th Avenue South, #110 Fargo, ND 58104 Phone: 701.281.8001 Fax: 701.281.8007 Email: jim@bullislaw.com
OWNER:	James Bullis Surprise Commercial Development, LLC 4650 38 th Avenue South, #110 Fargo, ND 58104 Phone: 701.281.8001 Fax: 701.281.8007 Email: jim@bullislaw.com
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The subject site is approximately 558 acres of unincorporated Maricopa County near the unincorporated Morristown townsite. The property is adjacent to the 243rd Avenue alignment just south of SR 74. The City of Surprise General Plan 2020 designates this area as Special Planning Area 4 (SPA 4).

The developer is proposing to amend the general plan land use map from Rural Residential and Commercial to Airport Preservation and includes a text amendment to the General Plan 2020 land use element to allow for the improvement and future development of the existing airstrip. The runway is intended to be improved for flight operations and maintenance. The development would propose large lot housing with aircraft hangars and runway access. There could also be land used for hangars and aircraft parking areas available for additional private aircraft storage. Other potential uses on the property include residential housing limited to two homes per acre and commercial businesses catering to or requiring light aviation needs.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing, and City Council public hearing. The amendment will require a super majority vote for approval by City Council.

- The application was made to the city on February 8, 2008.
- Outreach meetings were held April 21 and 23, 2008.
- The sixty-day review period was held March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning Commission are being held on June 3, 2008 and June 16, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment July 24, 2008.

HISTORY:

The airstrip on the property was originally developed by Shell Oil to provide convenient access to the nearby Castle Hot Springs Resort for their executives. The runway is currently registered through the Federal Aviation Administration (FAA). After the interest in the resort declined, the property has changed ownership with little improvement to the property. The runway is currently a graded strip in useable condition for aviation purposes. Over the history of the property a single-family house and several accessory buildings also exist on the site. These buildings were recently purchased by the developer.

TOPOGRAHY/SOILS:

The subject property is relatively flat with an overall elevation change of approximately 100 feet over 2.5 miles. The predominant soil type in the region is ebon, a deep well drained loam soil type. The soil base is stable for building construction with few

limitations. Any potential limitations may be overcome through proper engineering of the building foundation.

DRAINAGE:

Maricopa County Flood Control currently shows one major wash running through the property, the Iona Wash, recognized in the Wittmann Drainage Study. Drainage on the property generally flows from north to south.

VEGETATION/WILDLIFE:

The area is characterized with natural desert vegetation to include palo verde, mesquite, saguaro, and assorted brush and ground cover. Typical wildlife can be observed on the site to include rabbits, quail, coyote, and javalina. The area is also open to free range ranching activities at this time. No specific plant preservation and salvage plan or protected wildlife surveys have been completed at this time.

PROPERTY CONTEXT:

Existing/Surrounding Land Use:

- Site: Rural Residential (0-1 du/ac) and Commercial
- North: Rural Residential (0-1 du/ac)
- South: Rural Residential (0-1 du/ac)
- East: Rural Residential (0-1 du/ac) and Commercial
- West: Rural Residential (0-1 du/ac)

The majority of the subject property is surrounded by land owned by the Arizona State Land Department and remains undeveloped. The approximately 160-acre property to the south is privately owned and undeveloped. West of the property is the Morristown area with some one acre or large lot homes. These homes are over one-half mile from the airstrip at the closest point. Within one mile of the south end of the airstrip, there is one privately owned retail establishment, a bar, restaurant, and entertainment venue, on the south side of Grand Avenue (37839 N. Grand Ave.). It is unknown if this business is still in operation. There is no development within one mile north of the airstrip.

UTILITIES AND SERVICES:

- Water: Private well
- Sewer: Private septic
- Fire: Circle City/Morristown Fire District
- Police: Maricopa County Sheriff
- School: Morristown School District
- Streets: Graded private road near 243rd Avenue alignment from SR 74.

DEVELOPMENT TIMING:

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-43 zoning. This zoning will typically allow one home per acre. Aviation use is possible with the application of a special use permit through Maricopa County.

Future Entitlement:

For this development to continue through the City of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The annexation application is not possible until such time as the property is contiguous with the City of Surprise incorporated area.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

APPENDIX C – COMMENTING AGENCIES

Circle City Fire Department

City of Glendale

ADOT – See attached letters

APPENDIX D – MAPS/GRAPHICS

- Map 1 – Vicinity Map
- Map 2 – Context Map
- Map 3 – Current Land Use
- Map 4 – Proposed Land Use
- Map 5 – Transportation Map

APPENDIX E – TEXT AMENDMENT



APPENDIX A

Outreach Meeting Comments

GPA08-038 Surprise Airpark

Northwest Regional Library, April 21st

6:00 PM

GPA08-038 Surprise Airpark

What kind of planes will use this facility?

Single jet engine and piston engine airplanes

Do you have any noise contours for the facility and do you have any entitlements for the noise contours?

No. We don't have any entitlements for the noise contours and the noise contours are approximately a mile around the runway.

Northwest Regional Library, April 23rd

6:00 PM

GPA08-038 Surprise Airpark

Are you aware that there are two other airparks in the vicinity. Although I am in general support of aviation uses, have you considered the air traffic in the vicinity? The other airpark is located south of Castle Hot springs Road. We do not want to encroach on each other, but coexist peacefully.

The applicant is aware of the surrounding air traffic and is working to ensure no conflict of air space.

How much air traffic are you planning to add?

The air traffic will be low to start with. At ultimate build out the airpark may provide levels of traffic consistent with Stellar Airpark in Chandler.

What is your timeline for construction?

2-4 years.

What is the amount of residential or commercial in the airpark?

The airpark is proposing mostly residential with small amounts of commercial uses. Commercial uses may include storage of private aircraft, business that

serve or repair aircraft, or some business that may take advantage of the runway for transporting people or goods.

What size planes are you planning to operate?

Single jet engine and piston engine airplanes

What is the footage of the airstrip?

±5,150 feet



APPENDIX B

Written & Emailed Comments

GPA08-038 Surprise Airpark

Mr. Neal, in reading this plan, I was struck with the number of instances that the city of Surprise was mentioned to describe the impacts of this plan. I do not remember seeing the words "Morristown", "Circle City" or Wittmann mentioned in the same context. Why does the city believe that it has the exclusive right or authority to change the landscape for the folks in these three areas? Just because Surprise has the governmental authority to plan for these areas does not mean that those plans exclude the desires of the existing residents.

The plans to take land and build an airport for Surprise or a commercial project for Surprise need to be realigned with the desires of the folks who occupy these lands and who live there year round. You were advised of our desires in the "village" meetings and yet those desires seem to have been overlooked entirely.

SHAME ON YOU and SHAME ON SURPRISE. We had thought that a new era of understanding had begun with recent meetings and with the new council and mayor but it seems that the smoke and mirrors continue as always. You can bet that our resistance continues as well.

Dennis Dodgen

webmaster@wittmanncitizens.com

From: Jan Dodgen [jwdodgen@hughes.net]
Sent: Tuesday, April 22, 2008 9:22 AM
To: David Neal
Subject: GPA08-038 Surprise Airpark proposed for Morristown, General Plan Update, Surprise Home Page

Importance: High

Excuse me, but where does this fit into the Neighborhood concept? And, how does this make the City of Surprise a good neighbor?

When you all came out to meet with us at Nadaburg school we honestly thought you would finally leave us alone. Was that just another way to try to appease us while you continue to run over us like a steamroller?

Do you know what an airport would do to home values in Surprise, Sun City West, Sun City Grand, Wittmann, Morristown and Circle City in an ever decreasing market? NO ONE wants to live near an airport and do you realize that a lot of this area is in the Luke hazard flyover zone, not just the noise zone?

Add this to the BNSF facility that is proposed and you are going to ruin the entire West Valley. Is Surprise so greedy that you can't leave just one small piece of the desert untouched? We don't want to become another downtown Chicago. This will certainly guarantee that Surprise will never become another Scottsdale.

I'm not even going to touch the proposed zoning changes for approximately 4,900 acres at Lake Pleasant.

Jan Dodgen, REALTOR
CBR - Certified Buyer Representative
corporate name removed at request of corporation
address removed
phone numbers removed

"Quality Service Isn't Expensive - It's Priceless"



APPENDIX C

Commenting Agencies

GPA08-038 Surprise Airpark

Circle City Fire Department

Asked for timing of the project.

City of Glendale

No comments at this time.

Arizona Public Service

No comments at this time.

Maricopa County Department of Flood Control

No comments at this time.

Maricopa Department of Transportation

No comments at this time.



Arizona Department of Transportation

Aeronautics Division

Post Office Box 13588 Phoenix, Arizona 85002-3588

Janet Napolitano
Governor

Victor M. Mendez
Director

Barclay Dick,
Division Director

May 9, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: Surprise Airpark /GPA08-038/24415 W. Rockaway Hills Dr., Morristown, AZ

Dear Ms. Dager:

I have received a copy of the letter to you from Ms. Annette Close, ADOT, Intermodal Transportation Division. I have received the assignment for review of the proposed airport.

I would like to offer the following initial comments:

1. The airport proponent shall file the Federal Aviation Administration (FAA) form 7480-1.
2. It appears that this proposed airport is within twenty-four (24) statute miles of the exterior boundary of an urbanized area. A.R.S. 28-8205 requires State Transportation Board (STB) approval of the construction of a new airport within twenty-four (24) statute miles of the exterior boundary of an urbanized area.
3. The airport proponent shall comply with all planning and zoning regulations.

Please keep me informed of the progress of this airport.

If you have any questions, please call me at (602) 294-9144 or e-mail at KPotts@azdot.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth S. Potts", written over a large, loopy flourish.

Kenneth S. Potts, A.A.E.
Airport Projects Planning Manager

ksp





Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Sam Elters
State Engineer

Victor M. Mendez
Director

April 23, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

RE: **Surprise Airpark** / GPA08-038/ 24415 W. Rockaway Hills Dr., Morristown, AZ

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After reviewing the Planning and Zoning Application, ADOT would like to advise you of future improvements on SR 74 that include access control. Any contemplated access from the envisioned airport to SR 74 should be planned at the future 243rd Avenue traffic interchange.

Attached please find two draft study plans from URS Designing Consultant for ADOT, illustrating this interchange. I will also forward your letter to ADOT Aeronautics Division for their review. If you or the developers have any questions please contact Michael Klein, Airport Development Program Administrator at P.O. Box 13588, Phoenix, AZ 85002-3588, (602) 294-9144.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Annette Close".

Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov

cc: Michael Klein, ADOT Airport Development





508 CURVE DATA

Main Curve
 $\Delta = 5^{\circ}49'22.87''$ Lt
 $D = 0^{\circ}30'00.00''$
 $L = 1164.60$
 $T = 582.80$

FEDERAL REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ.			51	

74 MA 00



510 CURVE DATA

Main Curve
 $\Delta = 20^{\circ}14'20.10''$ Lt
 $D = 4^{\circ}00'00.00''$
 $L = 505.97$
 $T = 255.65$

509 CURVE DATA

Main Curve
 $\Delta = 10^{\circ}33'31.77''$ Rt
 $D = 0^{\circ}45'00.00''$
 $L = 1407.84$
 $T = 705.92$

Note:
 See Sheet 51 for Existing
 Private Owner Information

DRAFT

DESIGN	NAME	DATE	ARIZONA DEPARTMENT OF TRANSPORTATION INTERMODAL TRANSPORTATION DIVISION ROADWAY DESIGN SERVICES	PRELIMINARY INITIAL PA NOT FOR CONSTRUCTION OR RECORDING
DESIGN	R. THOMAS	11/07		
DRAWN	E. THOMAS	11/07		
CHECKED	P. BACA	11/07		
URS			SR 74 ROW PRESERVATION PLAN SHEET STA 100+00 TO STA 150+00	DWG NO.
ROUTE	SR 74	LOCATION	US 60 (GRAND AVE) TO SR 303L	<u>6 OF 51</u>
TRACS NO.	H7248 OIL			

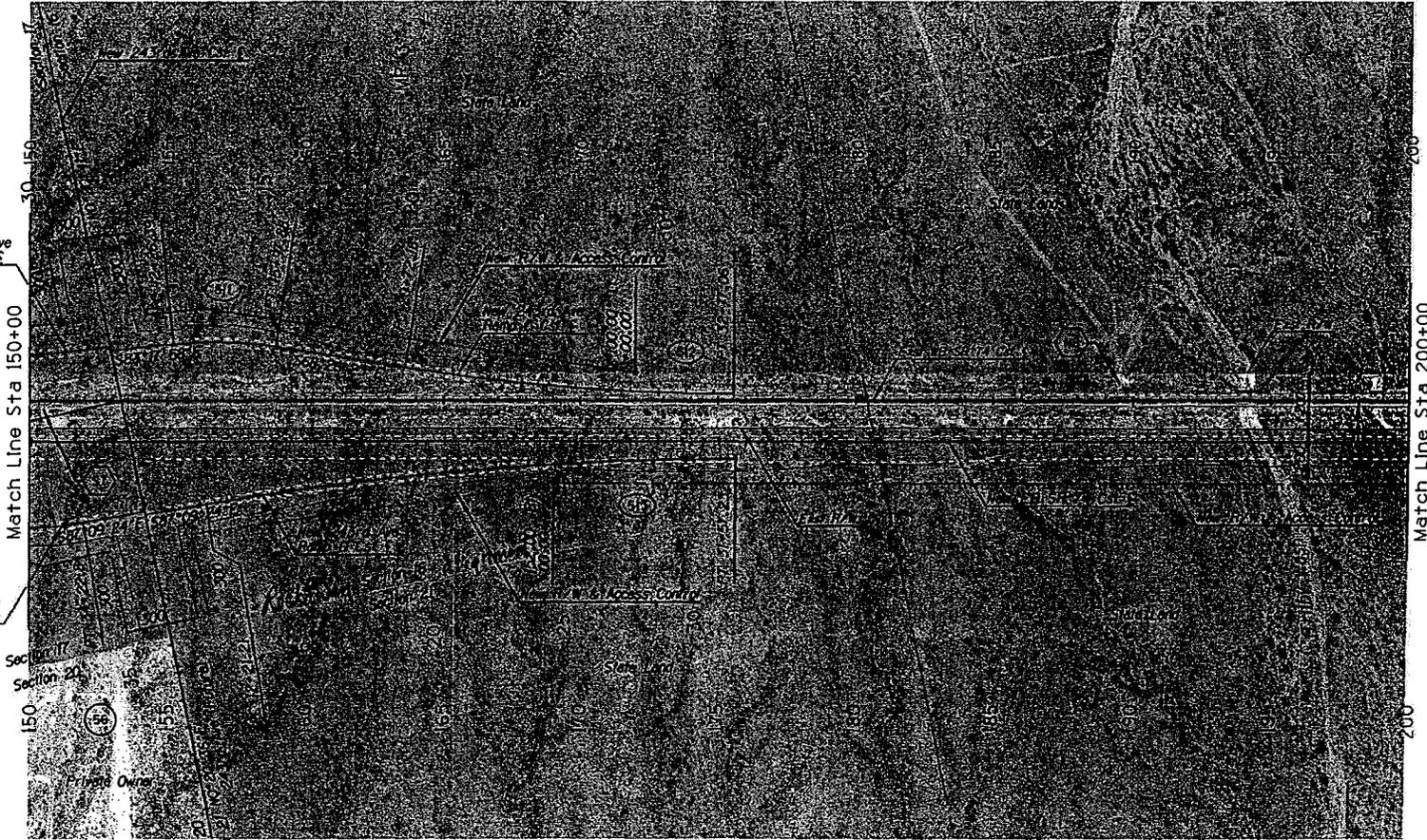
COUNTY: MARICOPA
 DISTRICT NO.:
 DATE:
 LOCATION:
 REVISIONS:
 EMPLOYED DATE:
 SHEET NO.:



511 CURVE DATA
 Main Curve
 $\Delta = 14^{\circ}51'34.72''$ Rt
 $D = 4^{\circ}00'00.00''$
 $L = 371.49$
 $T = 186.79$

512 CURVE DATA
 Main Curve
 $\Delta = 9^{\circ}02'11.85''$ Lt
 $D = 0^{\circ}45'00.00''$
 $L = 1204.88$
 $T = 603.69$

FED. REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	ARIZ.	74 MA 00	51		



Note:
 See Sheet 51 for Existing
 Private Owner Information

DRAFT

513 CURVE DATA
 Main Curve
 $\Delta = 9^{\circ}40'48.33''$ Rt
 $D = 0^{\circ}30'00.00''$
 $L = 1936.02$
 $T = 970.32$

DESIGN	NAME	DATE	ARIZONA DEPARTMENT OF TRANSPORTATION INTERMODAL TRANSPORTATION DIVISION ROADWAY DESIGN SERVICES SR 74 ROW PRESERVATION PLAN SHEET STA 150+00 TO STA 200+00	PRELIMINARY	
DESIGN	K. THOMAS	11/2017		URS	INITIAL
CHECKED	P. BACA	11/2017			PA
ROUTE	SR 74	LOCATION	US 60 (GRAND AVE) TO SR 303L	NOT FOR CONSTRUCTION OR RECORDING	
TRACS NO.	H7248 OIL	DWS NO.		8 OF 51	

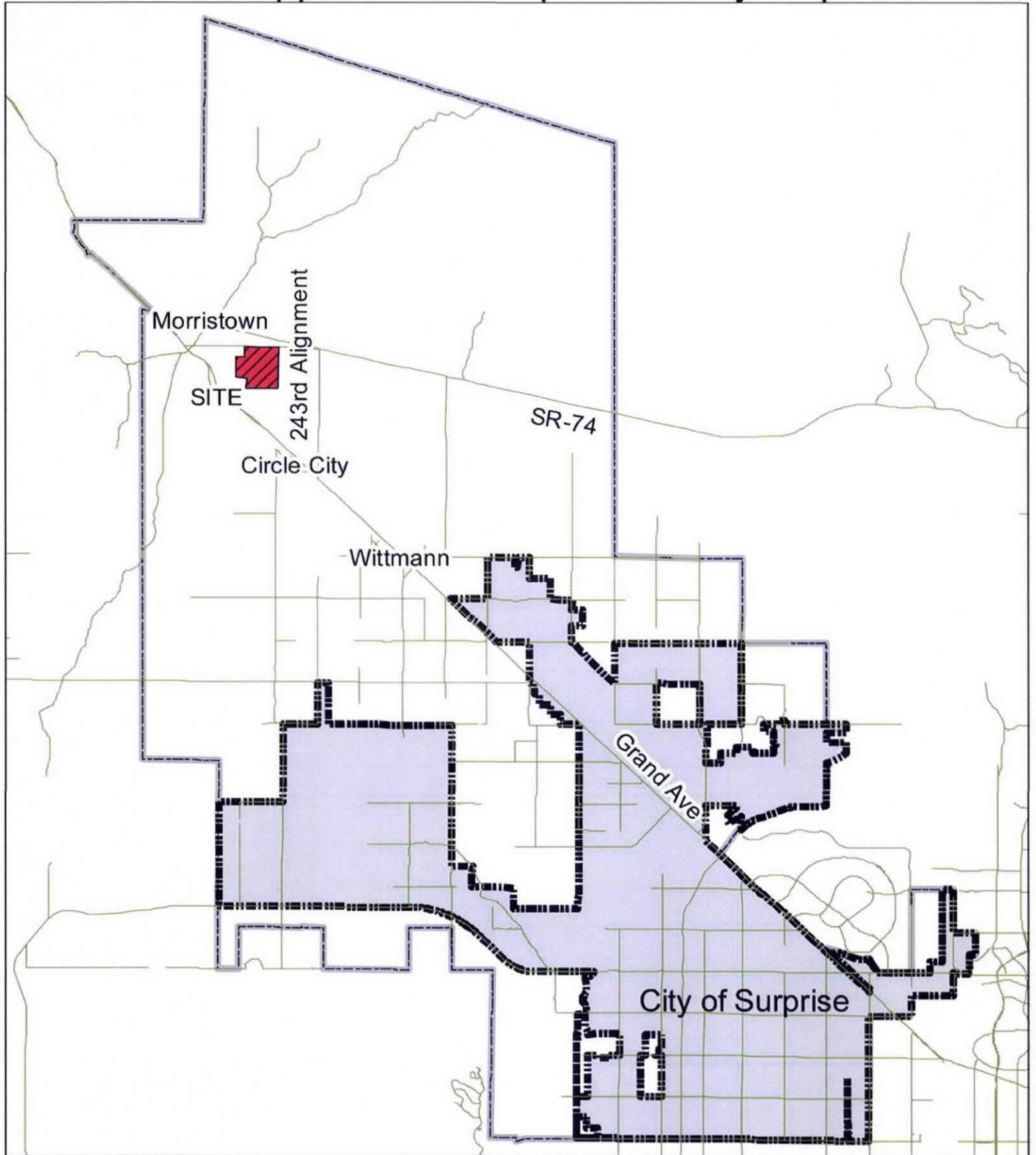


APPENDIX D

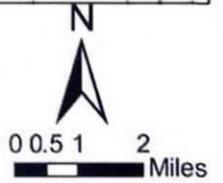
Maps & Graphics

GPA08-038 Surprise Airpark

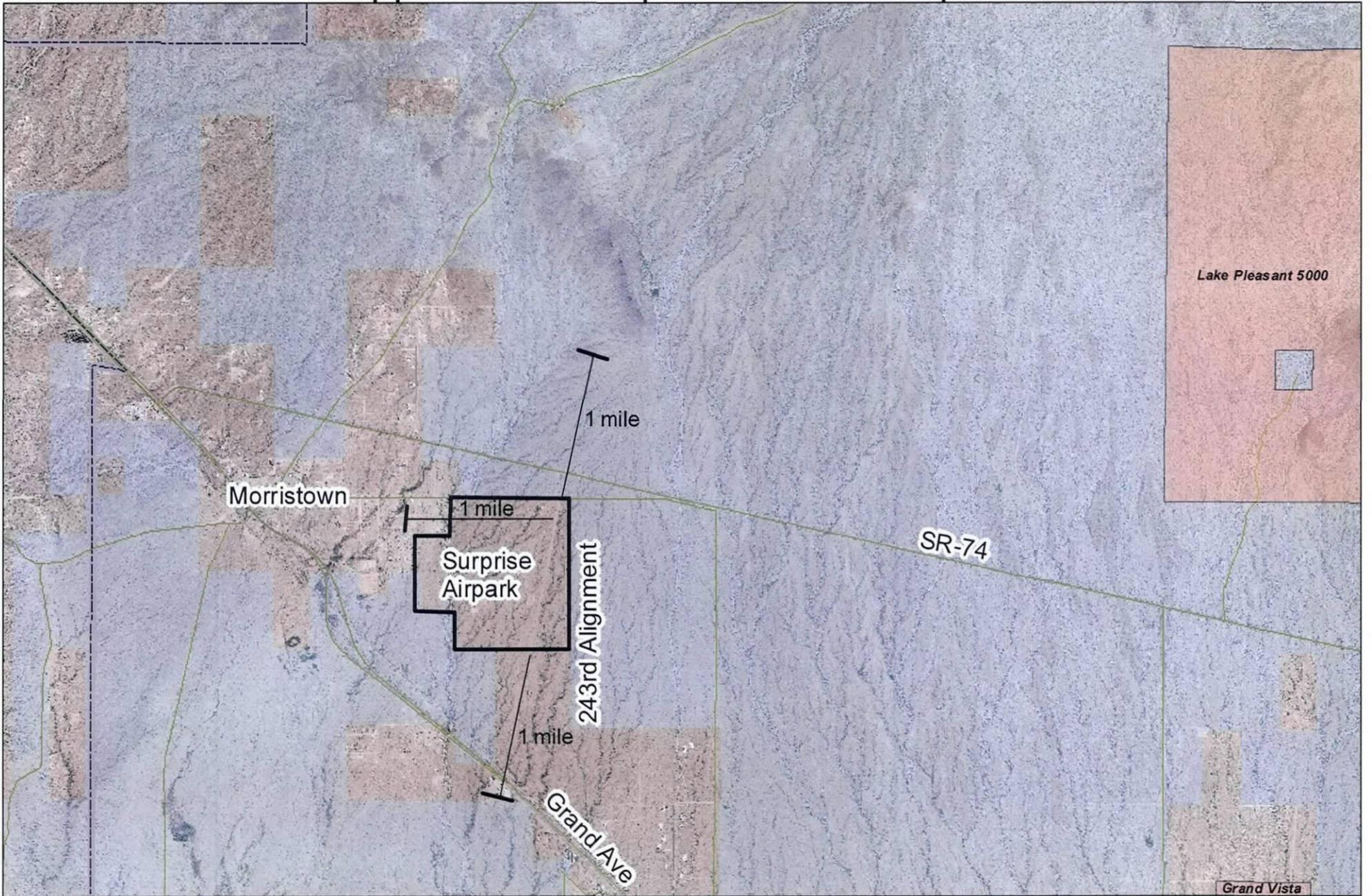
Appendix D: Map 1 - Vicinity Map



GPA08-038 Surprise Airpark

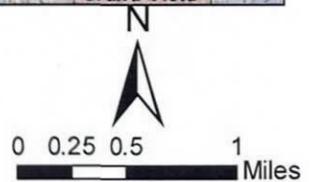


Appendix D: Map 2 - Context Map



GPA08-038 Surprise Airpark

-  City projects
-  County projects
-  State lands



Appendix D: Map 3 - Current Land Use



GPA08-038 Surprise Airpark

Legend

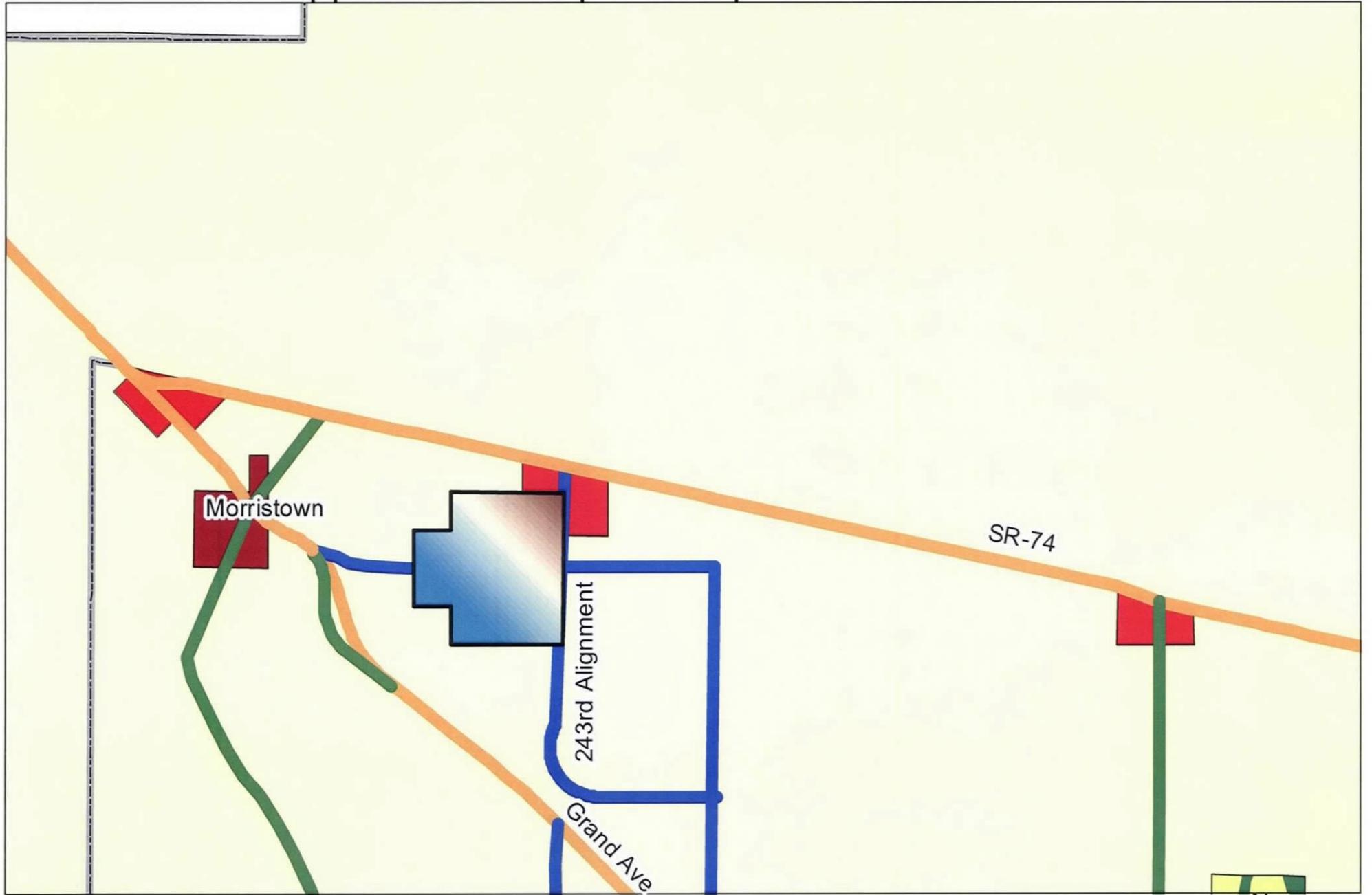
GP Street Classes

-  PARKWAY
-  FREEWAY
-  MAJOR ARTERIAL
-  EXPRESSWAY

LAND USE



Appendix D: Map 4 - Proposed Land Use



GPA08-038 Surprise Airpark

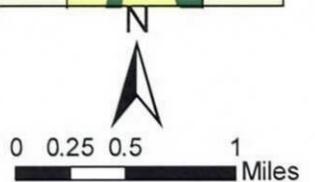
Legend

GP Street Classes

- █ PARKWAY
- █ FREEWAY
- █ EXPRESSWAY
- █ MAJOR ARTERIAL

LAND USE

- | | | | | | | | | | | | | | | | | |
|----|----|---|---|-----|-----|-------|-----|------|-----|----|----|----|----|----|--------|------|
| AG | AP | C | E | HDR | LDR | LFILL | MDR | MHDR | MIL | MU | OS | PF | PG | RR | SUBURB | SURP |
|----|----|---|---|-----|-----|-------|-----|------|-----|----|----|----|----|----|--------|------|



GPA08-038 Surprise Airpark



Roadway Classification

- Minor Arterial
- Major Arterial
- Parkway
- Express way

Not to Scale

Appendix D: Map 5 Transportation



APPENDIX E

Text Amendment

GPA08-038 Surprise Airpark

Airport Preservation (0-2 DU/AC)

~~The Airport Preservation designation refers to appropriate areas where service uses, proving grounds, warehouse, business park, and/or manufacturing-type industrial uses are allowed. These uses are encouraged within the F-16 high noise impact area. This designation also allows for incidental supportive commercial use, and single-family residential uses having a density range of 0 to 2 dwelling units per acre outside of the F-16 65 Ldn sound boundaries. All future residential development within this category inside the high noise impact area shall be in compliance with A.R.S. section 28-8481. The overall intent of this designation is to maximize intensity of land uses and to locate those land uses in areas that are compatible with operations at Luke Auxiliary Airfield # 1.~~

The Airport Preservation designation is used to protect both general aviation operations in and around existing and future airports/airparks, as well as to support the mission of Luke AFB, protecting it from encroachment. Land uses supported in this designation will include service uses, proving grounds, warehouse, business park, and/or manufacturing-type industrial uses where appropriate. This land use is encouraged within the F-16 and future F-35 high noise impact areas and under the 65 Ldn (day-night sound levels) boundaries. All future development within this category inside the high noise impact area shall be in compliance with A.R.S. section 28-8481.

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-041
MAJOR GENERAL PLAN AMENDMENT**

for:
LAKE PLEASANT 5000

Planning and Zoning Hearing Date: June 3, 2008
Planning and Zoning Hearing Date: June 16, 2008
 Planning and Zoning Hearing Date: June 17, 2008
 City Council Hearing Date: July 10, 2008
 City Council Meeting Date: July 24, 2008

STAFF:	David Neal, Planner, 623.222.3136
LOCATION:	Generally north of SR-74 and between the 187 th and 211 th Avenue alignments
SIZE:	± 4,900 Acres
DESCRIPTION OF THE REQUEST:	Requesting a land use map change from Rural Residential (RR) to Suburban (SR) , Low-Density Residential (LDR) , and Medium/High-Density Residential (MHDR) , Open Space (OS) , and Mixed Use (MU) , and A text amendment to further define allowed uses in land use categories.
APPLICANT:	Bill Allison & Dana Belknap Gallagher & Kennedy, P.A. 2575 East Camelback Road Phoenix, AZ 85016 Phone: 602.530.8000 Fax: 602.530.9500 Email: wfa@gknet.com & dsb@gknet.com
OWNER:	Christopher Cacheris Lake Pleasant 5000, L.L.C. 17700 North Pacesetter Way Scottsdale, AZ 85255 Phone: 480.348.1118 Fax: 480.348.8976 Email: ccacheris@harvardinvestments.com
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The subject site is approximately 4,900 acres in unincorporated Maricopa County. The property is situated between the 187th and 211th Avenue alignments north of SR 74. The City of Surprise General Plan 2020 designates this area as Special Planning Area 6 (SPA 6).

The applicant is proposing a land use change from Rural Residential to a mix of land uses (Suburban Residential, Low-Density Residential, Medium/High-Density Residential, Mixed Use, and Open Space) for a proposed master planned community currently named Lake Pleasant 5000. The proposed community will offer an overall housing density just under two units per acre. In areas where higher density land use is proposed, a cluster product will be used to preserve greater open space areas. The project will be reserving nearly fifty percent of the land as dedicated open space for both active and passive uses.

The applicant has also applied for a text amendment to the City of Surprise General Plan 2020 land use categories. The language further expands allowed uses to update the general plan for diverse housing products while retaining the original housing density and land use category intent.

All applications are required to be submitted to a sixty-day interagency review, public outreach, offsite public hearing, Planning and Zoning Commission hearing, and City Council public hearing. The amendment will require a super majority vote for approval by City Council.

- The application was made to the city on February 8, 2008.
- Outreach meetings were held April 21 and 23, 2008.
- The sixty-day review period was held March 28, 2008 to May 27, 2008.
- The offsite public hearing by the Planning and Zoning Commission are being held on June 3, 2008 and June 16, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment July 24, 2008.

HISTORY:

The subject property has remained largely vacant throughout its history. For some time, a jeep enthusiast campground was located at the southwest portion of the property. Remnants of the campground include an abandoned well and trash receptacles as well as a temporary amphitheater for entertainment.

TOPOGRAHY/SOILS:

The subject site has a diverse topography from relatively flat to hillsides with the northwest area considered rocky with steeper slopes. The southwest portion of the site is primarily flat with some rolling hills. Grades in this area do not exceed fifteen percent.

ITEM 5

This area provides a wide variety of development options. The central area of the project is considered rolling hills with grades that vary up to twenty-five percent slope. Development within the central area would be constrained accordingly due to terrain. The northwest portion of the site is considered rocky with slopes that may exceed twenty-five percent. Construction in this area is limited to areas with suitable grade for development. The Lake Pleasant 5000 Development Master Plan (DMP) approved by Maricopa County shows treatment and development patterns that work in conjunction with the terrain. Detailed cross section analysis in the DMP shows the overall slopes in the range at four to five percent with steeper slopes as an irregular feature.

The soil types vary with the terrain; slope areas are typically granite while the remainder tend to have cipriano and ebon soil - types of loam. Loam soil and lesser grade areas hold few limitations in construction. In areas of granite soil and higher grades, construction becomes limited depending on construction type and specific site information.

DRAINAGE:

The property is bounded on the east side by the Picacho Wash, a major drainage way in the region. A more detailed site study performed by the developer shows other washes through the property that have been designated 404 jurisdictional washes through the Army Corp of Engineers. These washes will be preserved as open space. Water flow from the property typically runs north to south.

VEGETATION/WILDLIFE

The project covers two distinct vegetation areas - the upper bajada and the Sonoran hillside regions. The upper bajada region is characterized by one of the most diverse and dense vegetation communities in the area. The fertile soil in the area provides a flourish of Saguaro resulting in Saguaro stands, also referred to as forests. Other common plants include palo verde, assorted cacti, creosote, cholla, ironwood, and acacia. These plants occur in small stands rather than the typical individual growth experienced in most desert regions. The Sonoran hillside region carries much of the same species of plants, but to a lesser degree due to the soil type and water retention in the area.

Wildlife in the region is typical of the Sonoran Desert region. Animals include coyotes, rabbits, quail, and assorted rodent and reptile life. The increase in vegetation may provide for a larger animal population than other desert regions.

No specific plant preservation and salvage plan or protected wildlife surveys have been completed at this time.

ARCHEOLOGICAL SITES:

An archeological survey of the area has revealed two sites with minor significance. The sites are located in the northern and eastern areas of the property and show evidence of prior occupation by Native American tribes. The artifacts at the site were limited to

pottery shards. Care of the sites will be performed by outside agencies. The Lake Pleasant 5000 DMP details the location of the sites and recommends trails that will allow residents near the sites. Markers will be installed to educate residents about the historical importance of the area.

PROPERTY CONTEXT:

Existing/Surrounding Land Use:

- Site: Rural Residential (0-1 du/ac)
- North: Rural Residential (0-1 du/ac)
- South: Rural Residential (0-1 du/ac)
- East: Rural Residential (0-1 du/ac)
- West: Rural Residential (0-1 du/ac)

The subject site is surrounded by federal lands on the east and land held in trust by the Arizona State Lands Department on the remaining three sides. These adjacent properties have not been developed to date. Portions of land to the east are used for off highway recreation and camping.

UTILITIES AND SERVICES:

- Water: Private well
- Sewer: Private septic
- Fire: Circle City/Morristown Fire District
- Police: Maricopa County Sheriff
- School: Morristown School District
- Streets: Graded private road near 243rd Avenue alignment from SR 74.

DEVELOPMENT TIMING:

Current Entitlement:

The property is currently entitled through Maricopa County with a Rural-190 zoning. This zoning will typically allow one home on lots over one acre. The property is also approved for a Development Master Plan (DMP) through Maricopa County. The DMP details uses for a future master planned community.

Future Entitlement:

For this development to continue through the city of Surprise entitlement process, the developer must:

1. Apply for annexation
2. Apply for zoning
3. Apply for platting and site plans

The annexation application is not possible until such time as the property is contiguous with the city of Surprise incorporated area.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

No comments

APPENDIX C – COMMENTING AGENCIES

Circle City Fire Department

City of Glendale

ADOT – See attached letter

Luke AFB – See attached letter

APPENDIX D – MAPS/GRAPHICS

Map 1 – Vicinity Map

Map 2 – Context Map

Map 3 – Current Land Use

Map 4 – Proposed Land Use

Map 5 – Transportation Map

APPENDIX E – TEXT AMENDMENT



APPENDIX A

Outreach Meeting Comments

GPA08-041 Lake Pleasant 5000

Northwest Regional Library, April 21st

6:00 PM

GPA08-041 Lake Pleasant 5000

No Comments

Northwest Regional Library, April 23rd

6:00 PM

GPA08-041 Lake Pleasant 5000

Is the topography hilly or flat?

The topography varies from relatively flat in the southwest to hillside in the northwest.

What is the timeline of the project?

The project timeline will be dependant on market forces. This project can not be annexed by the city of Surprise without annexation of state lands. Annexation of state lands may take up to three years.

Is the area on SR 74 that is modernized the entrance to your project?

The improved road along the north side of SR 74 is the entrance to Quintero in the city of Peoria. The future entrance to Lake Pleasant 5000 is west of that.



APPENDIX B

Written & Emailed Comments

GPA08-041 Lake Pleasant 5000

No comments



APPENDIX C

Commenting Agencies

GPA08-041 Lake Pleasant 5000

Circle City Fire Department

Asked for timing of the project.

City of Glendale

No comments at this time.

Arizona Public Service

No comments at this time.

Maricopa County Department of Flood Control

No comments at this time.

Maricopa Department of Transportation

No comments at this time.



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

10 March 2008

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

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #GPA08-041 Lake Pleasant 5000

Dear Ms. Dager

Thank you for the opportunity to comment on the General Plan Amendment Application for Lake Pleasant 5000. Lake Pleasant 5000 will be a Master Planned Community on approximately 4,900 acres, located 1/2 mile north of State Route 74, between the 211th and 187th Avenue alignments. The community is from 6 to 9 miles north of the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and outside the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

Plans call for the development of a Master Planned Community with 1,049 acres of suburban residential, 321 acres of low density residential, 851 acres of medium high density residential, 226 acres of mixed-use, 96 acres of public facilities and 2,357 acres of rural residential. The location and number of residential dwelling units have not been determined. As described, the Lake Pleasant 5000 Development will not negatively impact the flying operations at Luke AFB. Luke AFB requests the opportunity to provide additional comments when development plans have been established.

Even though the development is located outside the "vicinity of a military airport", it will be subjected to noise from approximately 13,000 flight operations per year. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482 for development planning. In addition, a strong notification program on the part of the applicant is essential to inform potential residents/tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "J. Mitchell", written over a horizontal line.

JAMES R. MITCHELL

cc:
Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 22, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: **Lake Pleasant 5000** / GPA08-041/ No. of SR 74 bounded by 211th Ave. and 187th Ave.

Dear Ms. Dager:

Thank you for your notification regarding the General Plan Amendment on the above referenced subject. After reviewing the Planning and Zoning Application, an assessment of access to the existing and future widening of SR 74 was considered due to this area currently under study for Right of Way preservation.

Attached please find draft study plans from URS Designing Consultant for ADOT. Also attached please find a map from Arizona State Land Department illustrating the location of two (2) access Right of Ways sent to Lake Pleasant 5000, L.L.C. in 2007. The proposed access routes to SR 74 at 211th and 198th Avenue for future traffic interchanges have been identified as part of the ROW Preservation Study by URS. Therefore, since the access points reasonable comport with the future traffic interchange locations, we have no further comments at this time.

However, if access to ADOT R/W is needed for construction or any other purpose a permit is required, to do so please contact Dave Zimbardo at ADOT District Permits Section at (602) 712-7522, and for access or encroachment information. Or you can download one at: www.azdot.gov/highways/districts/Phx_maintenance/permits.asp.

If you or the developers have any questions, please contact Dave Edwards, R/W Project Coordinator at (602) 712-8803.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.



April 22, 2008
Page two
Lake Pleasant 5000

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,



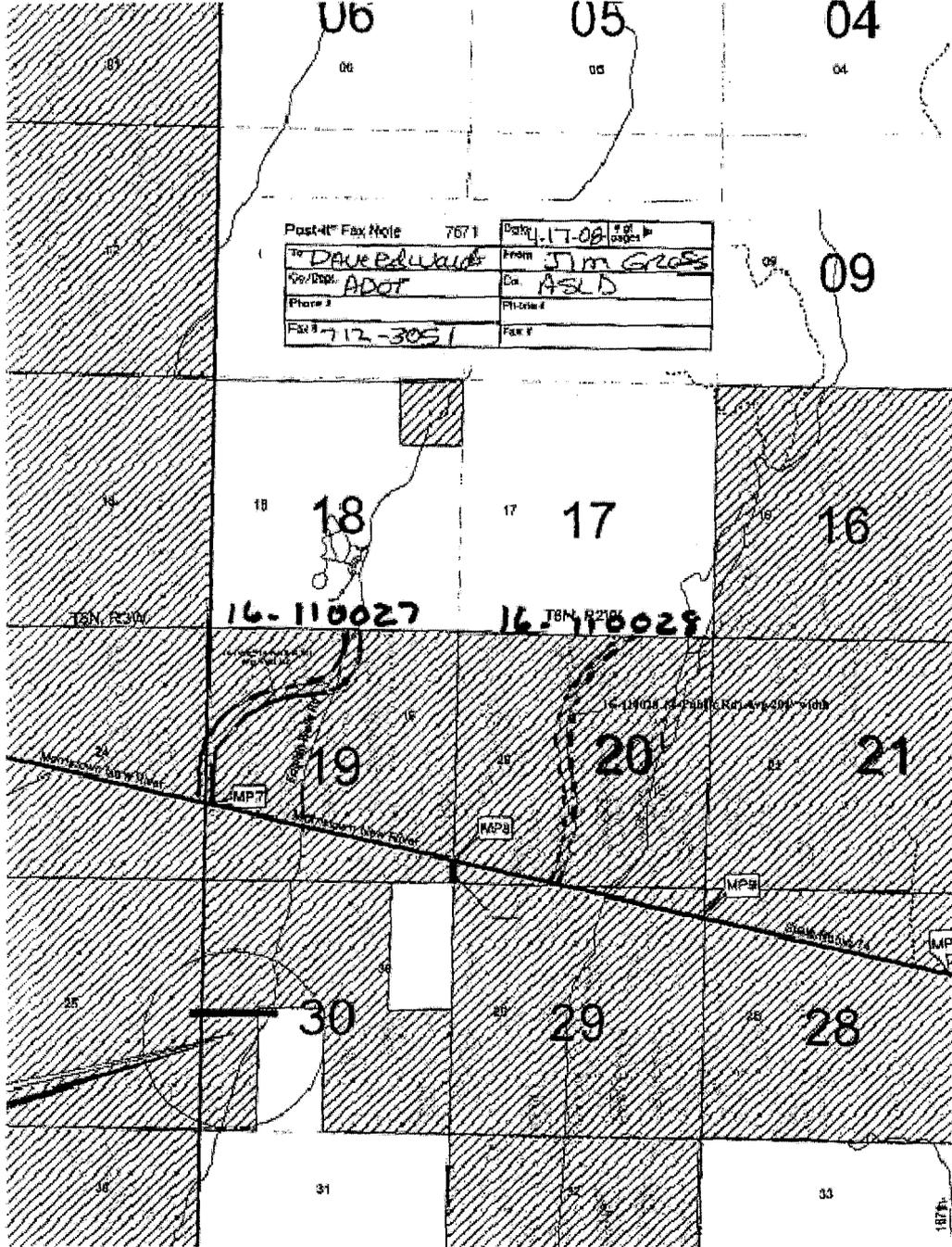
Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov

attachments

cc: Dave Edwards, R/W Project Coordinator
Christopher Cacheris, Lake Pleasant 5000, L.L.C.



2001 Award Recipient



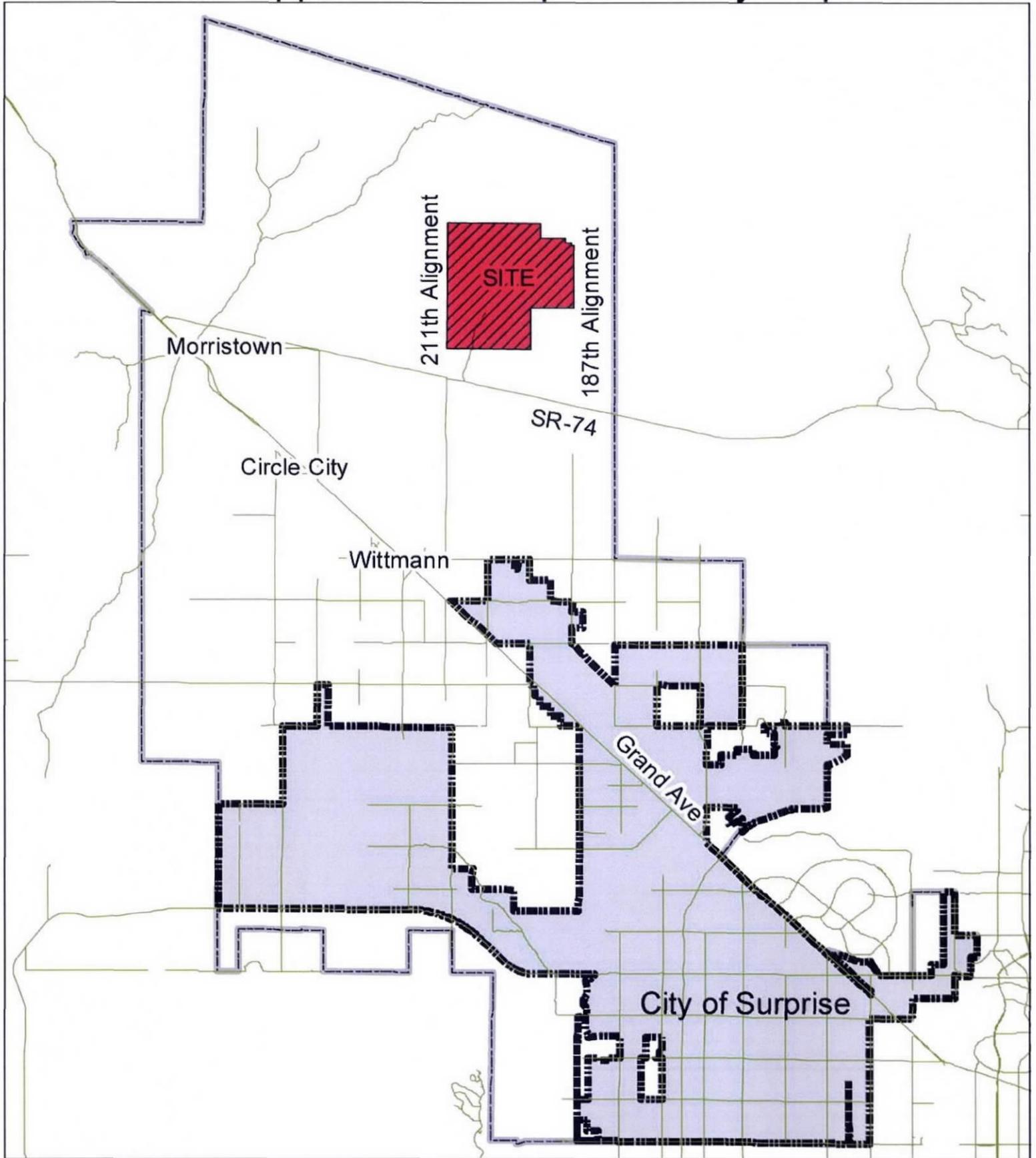


APPENDIX D

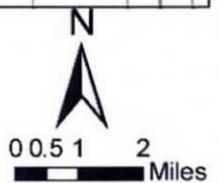
Maps & Graphics

GPA08-041 Lake Pleasant 5000

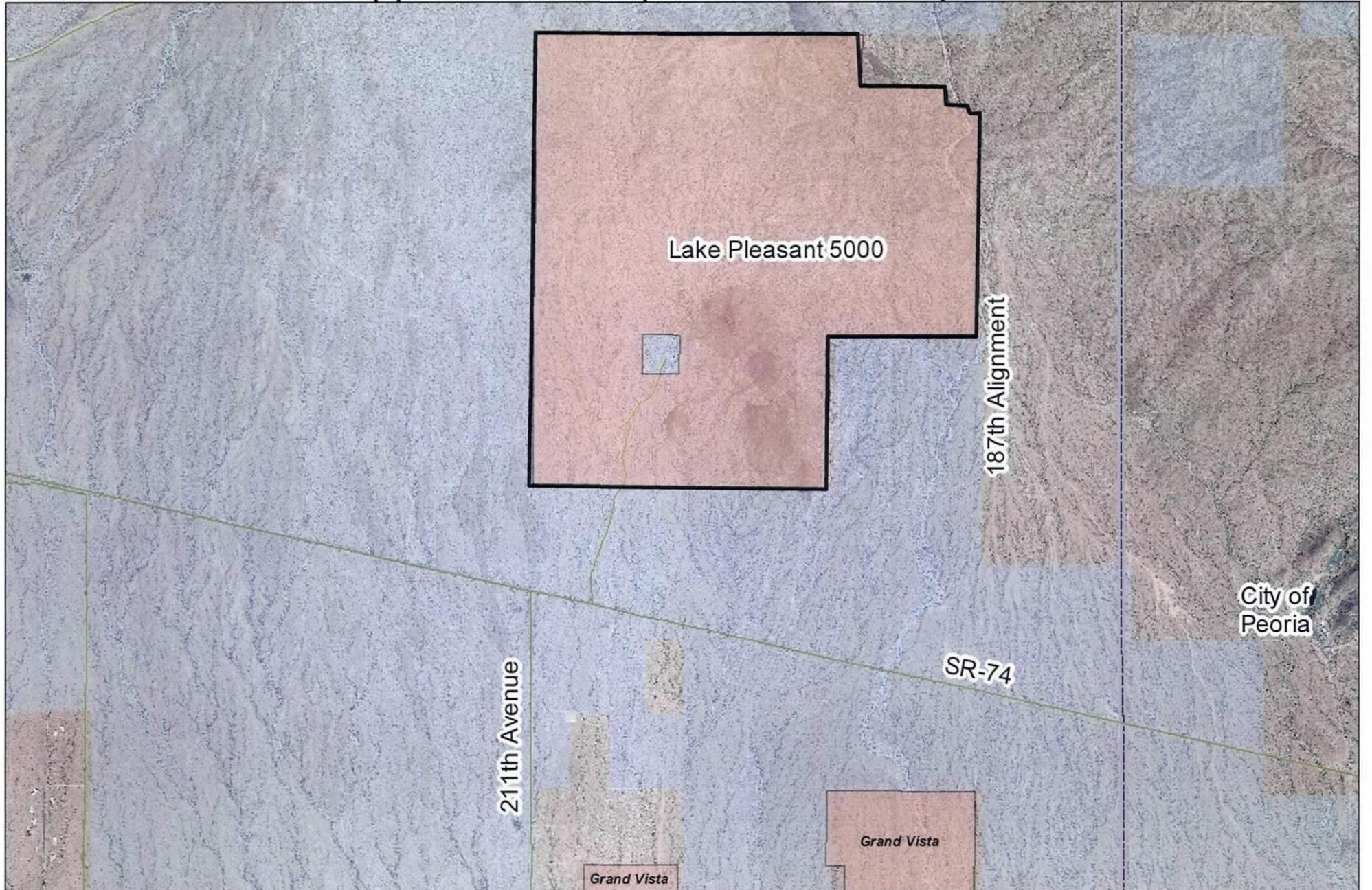
Appendix D: Map 1 - Vicinity Map



GPA08-041 Lake Pleasant 5000

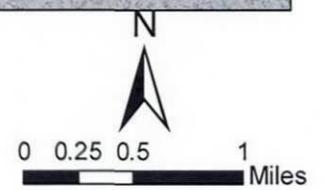


Appendix D: Map 2 - Context Map

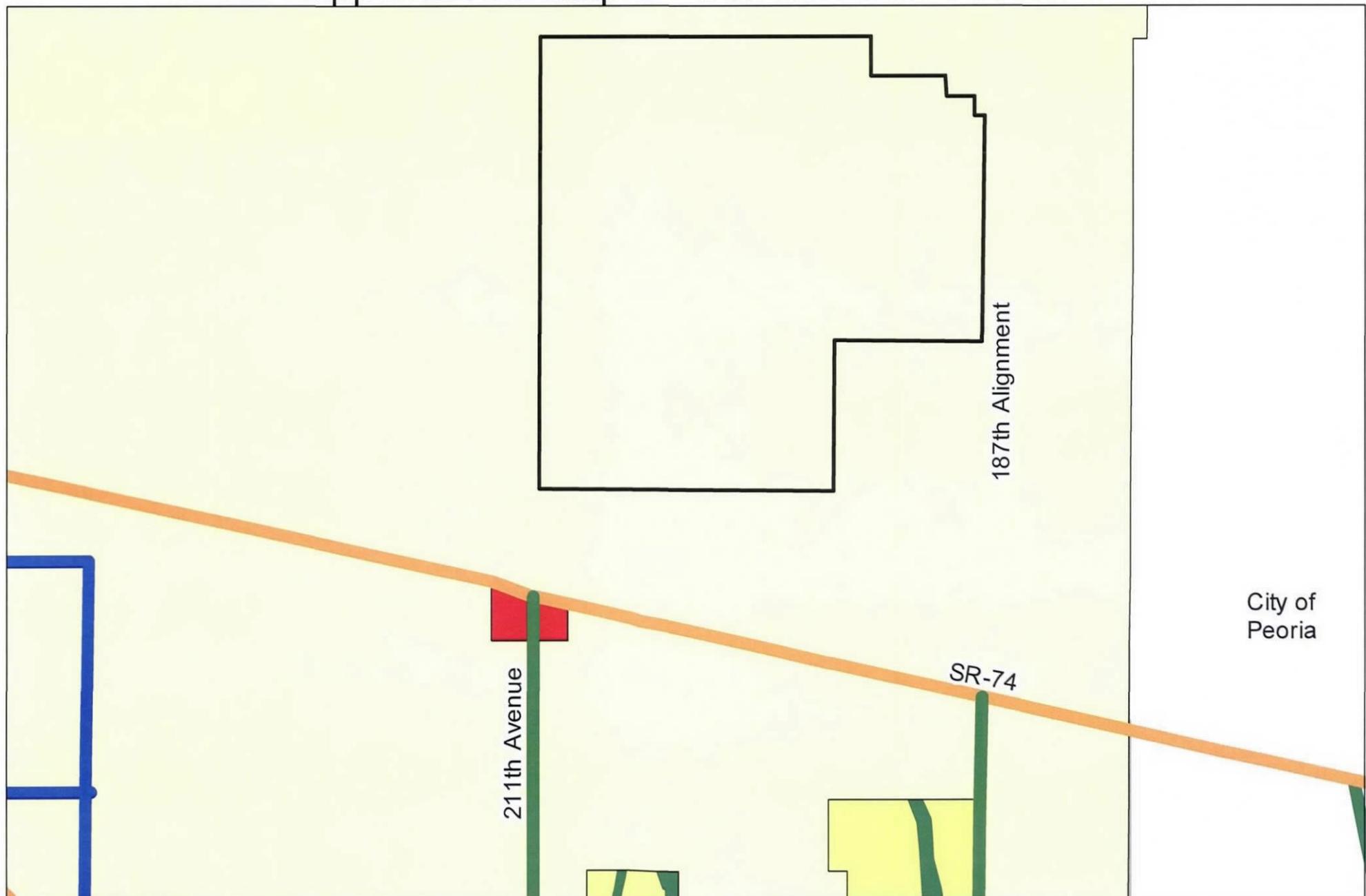


GPA08-041 Lake Pleasant 5000

-  City projects
-  State lands
-  County projects

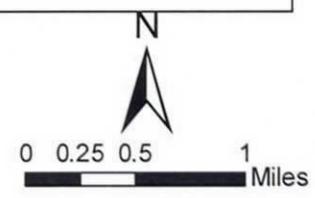
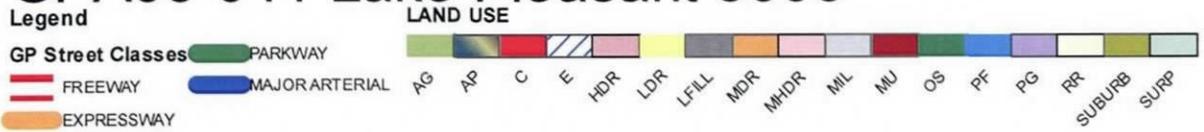


Appendix D: Map 3 - Current Land Use



City of Peoria

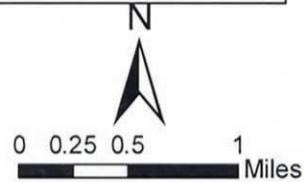
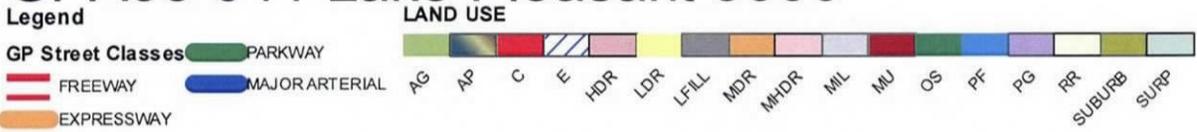
GPA08-041 Lake Pleasant 5000



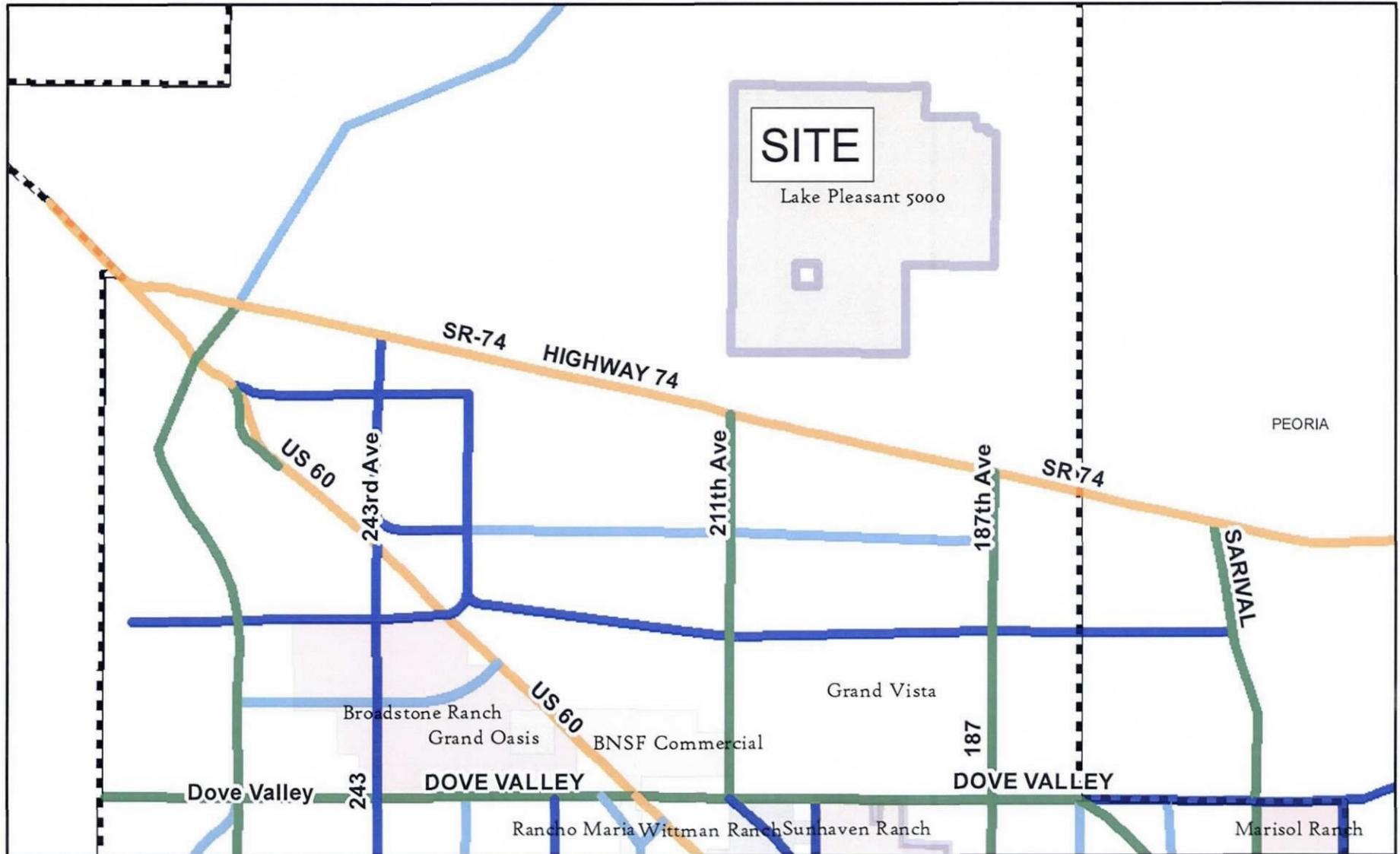
Appendix D: Map 4 - Proposed Land Use



GPA08-041 Lake Pleasant 5000



GPA08-041 Lake Pleasant 5000



Roadway Classification

- Minor Arterial
- Major Arterial
- Parkway
- Expressway

↑
Not to Scale

Appendix D: Map 5 Transportation



APPENDIX E

Text Amendment

GPA08-041 Lake Pleasant 5000

Suburban Residential (1-3 DU/AC)

The Suburban Residential category is intended for large-lot, single-family housing. Suitability is determined on the basis of location, access, existing land use pattern, and natural and man-made constraints. Suburban Residential designated areas range from one to three dwelling units per acre (gross). In some areas, a mix of single-family, cluster single-family, duplexes and townhouses would also be suitable, provided that the average density of such areas does not exceed three dwelling units per acre. Limited Neighborhood Commercial is permitted in this category to serve local residents where deemed appropriate by the city. The designation may also include such supporting land uses as parks and recreation areas (either public or private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Low Density Residential (3-5 DU/AC)

The Low Density Residential category is intended for predominantly single-family detached residential development. Residential densities of up to five dwelling units per acre (gross) are typical of this category. In general these areas are quiet residential single-family neighborhoods but in some areas a mix of single-family homes, single-family clustered homes, duplexes, townhouses, and low rise apartments would also be suitable, provided that the average density of such areas does not exceed five dwelling units per acre. This designation may also include such supporting land uses as neighborhood shops and services, parks and recreation areas (either public or private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Medium Density Residential (5-8 DU/AC)

The Medium Density Residential category may include detached or attached single-family residential developments. This category may also include a mix of single-family homes, single-family clustered homes, duplexes, manufactured, and modular homes, and townhouses. The gross density range for this category is five to eight dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, parks and recreation areas (either public or private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Medium/High Density Residential (8-15 DU/AC)

The Medium/High Density Residential category may include duplexes, manufactured and modular homes, apartments, townhouses, and other forms of attached or detached, or clustered housing on smaller lots. The gross density range for this category is 8 to 15 dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, parks and recreation areas (either public or

private) including golf courses, religious institutions, and schools. A full range of urban services and infrastructure is required.

Mixed-Use

~~Within the planning area are several "Mixed-Use" gateways located at primary entry areas to the City of Surprise. These areas are intended to provide a unique mixed use area that makes a unified statement that the visitor is entering the City of Surprise. The Mixed-Use Gateway is intended to complement the surrounding area while providing a mix of commercial, employment, and public uses, such as a community college and civic facilities, with residential uses in a master planned way that creates a unique, special environment. No one land use is intended to dominate a Mixed-Use Gateway. For example, the southern Mixed-Use Gateway is intended to be a high intensity entry that might include a community college site/educational facility or spring training facility combined with higher intensity uses that benefit from the visibility afforded from SR-303.~~

The mixed use category may include residential, commercial, employment, institutional and resort uses in a planned environment. Compatibility of uses is an important consideration for these areas, but traditional separation of land uses is neither appropriate nor encouraged. High density development and compact design can be fundamental elements of this category.

Open Space

This designation denotes areas that are to be precluded from development except for public or private recreational facilities or nature preserves. Open space areas should be left in a natural state due to topographic, drainage, vegetative, and landform constraints or the need to provide buffers between potentially incompatible land uses. The plan strives to create a linked open space system through the preservation of washes, public utility easements, and major corridors that link to the regional park and trail systems. State Trust lands or privately held lands identified as park or open space may be developed at a maximum of one dwelling unit per acre per Growing Smarter legislation.

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

**GPA08-036
MAJOR GENERAL PLAN AMENDMENT**

for:
GENERAL PLAN UPDATE

Planning and Zoning Hearing Date: June 3, 2008
Planning and Zoning Hearing Date: June 16, 2008
 Planning and Zoning Hearing Date: June 17, 2008
 City Council Hearing Date: July 10, 2008
 City Council Meeting Date: July 24, 2008

STAFF:	Vamshee Kovuru, Planner, 623.222.3142 Janice See, AICP, Sr. Planner, 623.222.3152
LOCATION:	Citywide
SIZE:	Citywide
DESCRIPTION OF THE REQUEST:	A request for a major text amendment to the Surprise General Plan 2020.
APPLICANT:	Community Development Staff City of Surprise 12425 W Bell Road Surprise, AZ 85374
SUGGESTED MOTION:	Public hearing only, no action required.

BACKGROUND:

The Surprise **General Plan 2030: One City Many Choices** is a rewrite of the **Surprise General Plan 2020: Imagine the Possibilities**. A General Plan guides physical growth and development of the city by envisioning what the city will need twenty years into the future. As per Arizona Revised Statutes (ARS 9-461.05) the General Plan is to be adopted by the voters every 10 years.

The proposed plan underwent an intensive and comprehensive review by both the general public and city staff. The following highlights illustrate meetings that were held regarding the proposed update to the General Plan.

- Information about the General Plan has been available on the city website throughout the update process since March 2007.
- Nine visioning sessions were held during May and June of 2007.
- Information presented to the public at meetings was available on the website throughout the months of May, June and July of 2007.
- Seven visioning sessions were held in August 2007.
- Information presented to the public at meetings was available for comment on the website throughout the months of August and September of 2007.
- The proposed plan was introduced to the community through a series of meetings in March and April of 2008.
- Information presented to the public at meetings was available for comment on the website throughout the months of March, April and May of 2008.
- Outreach meetings were held on April 21 and 23, 2008.
- The sixty-day review period was held from March 28, 2008 to May 27, 2008.
- An offsite public hearing by the Planning and Zoning Commission is being held on June 3 and June 16, 2008.
- The Planning and Zoning Commission is expected to forward a recommendation to City Council on June 17, 2008.
- The City Council public hearing is scheduled for July 10, 2008.
- The City Council is expected to vote on the amendment on July 24, 2008.
- Citizens will tentatively vote on the General Plan in September of 2009. Staff will be promoting the plan throughout the fall of 2008 and spring/summer of 2009 to prepare the citizens for the vote.

HISTORY:

Over the last decade, the City of Surprise has experienced a substantial increase in population. The population increased from 30,848 residents in 2000 to 107,593 in March of 2008. While the city is not expected to sustain this rapid growth rate, it is anticipated to approach nearly 400,000 people by the year 2030. This dynamic presents challenges in providing better growth management strategies to control the pace of growth.

City of Surprise Population History (population/ decades 1960- current)	
Census Year	Population Count
1960	1,000
1970	2,427
1980	3,723
1990	7,122
2000	30,848
2008 (March)	107,593

Source: US Census, City of Surprise- Community Development

Milestones in the city’s growth management history include:

1987 Comprehensive Development Guide

Due in part to the inadequacy of existing planning guidelines, dated municipal ordinances, and constant development pressure, the then town of Surprise felt the absence of a general plan to guide orderly growth in the future. In October 1985 Surprise requested proposals from urban planning and design consulting firms to assist the city in the preparation of the *Surprise Comprehensive Development Guide*. The development guide included six subcomponent elements: land development, environmental design plan, open space and recreation, circulation plan, public facilities and services, and redevelopment plan elements. A zoning ordinance, subdivision ordinance, capital improvements program, and a public administration and management plan were to be prepared based on the **1987 Comprehensive Development Guide**.

Surprise General Plan 2020

The **Surprise General Plan 2020: Imagine the Possibilities** was an update of the *1987 Surprise Comprehensive Development Guide*. Due to the tremendous growth of Surprise and West Valley as well as new state law requirements, the City Council contracted with a team of consultants led by Partners for Strategic Action, Inc. to update the *Comprehensive Development Guide*. The growth management philosophy included ensuring a well-balanced community, development master planning, economic development opportunities as well as providing mobility and transportation choices, and special planning areas.

The **Surprise General Plan 2020** consists of elements land use, transportation, economic development, housing, open space and recreation, public services, cost of development, revitalization, environmental planning, community design and implementation. These elements met the requirements of Growing Smarter as well as the General Plan requirements outlined in Arizona Revised Statutes (ARS) 9-461.05 for a city under 50,000 population.

Surprise General Plan 2030

ITEM 6

Taking the feedback from the 2007 visioning sessions, a new draft of General Plan document was formulated in March 2008 and titled **Surprise General Plan 2030: One City Many Choices**. This plan is based on three major themes – Building Heritage, Neighborhood Matters and Global Village – that make up the proposed new plan. These themes strengthen the city's decision to embark on its village strategy and are the platform upon which the Surprise General Plan 2030 has been built.

Villages will enable the city to deliver services more equitably, pursue a development pattern that is environmentally and economically sound, and provide better means of managing growth and change through extensive collaboration with the community. Nine such villages have been proposed in the current General Plan 2030.

The village strategy focuses on the long-term economic, environmental, and social health of the city and its many communities. It recognizes the value of Surprise's distinctive neighborhoods and open spaces that together form the city as a whole.

Apart from the existing elements present in the General Plan 2020 document, new elements were added to the document. These are growth, transit, alternative modes, utilities, health and safety, education, cultural heritage and arts, water resources, and energy. These not only satisfy the new ARS requirements for cities over 50,000 in population, but exceed its requirements.

IMPLEMENTATION:

Surprise General Plan 2030 encourages consistent public and private decisions that will result in logical and sustainable development. To accomplish this, the plan relies on a continuous planning program that overlays traditional plan implementation techniques with a strategic planning perspective. To ensure Surprise General Plan 2030 recommendations are carried out effectively, action items are included to develop a yearly monitoring report that provides pertinent information related to effectiveness of the plan policies. The plan also includes creation of a dynamic work plan to track recommended actions, improvements, ordinance and/or code changes, additional planning studies, and other programs and initiatives the city will pursue in achieving the long-term development pattern.

To ensure ongoing implementation of Surprise General Plan 2030 as an important, practical, up-to-date, and consistent statement of city policy, the following action items will be implemented:

- Creating a General Plan monitoring report and presenting it to Planning and Zoning Commission.
- Reviewing the General Plan elements on a yearly basis.
- Accommodate minor amendments for specific site related projects.
- Requiring major amendments to work with village planning efforts.
- Review General Plan to ensure city budget decisions are consistent with the General Plan.

- Implementing village specific plans.
- Adoption of village plans by City Council.

APPENDIX A – OUTREACH MEETING COMMENTS

APPENDIX B – WRITTEN/EMAILED COMMENTS

See attached letters

APPENDIX C – COMMENTING AGENCIES

See attached letters

APPENDIX D – MAPS/GRAPHICS

APPENDIX E – TEXT AMENDMENT



APPENDIX A

Outreach Meeting Comments

GPA08-036 General Plan Update

Northwest Regional Library, April 21st, 6:00 PM

No Comments

Northwest Regional Library, April 23rd, 6:00 PM

No Comments

Sun City Grand Cimarron Center, Village Outreach Meeting, March 3rd, 2008

Village 1

Fix Bell Road
Possible Bell underpass
Time traffic lights
East-west bridge crossings
Access to hospitals
Theaters
More branch libraries
More cultural centers
More post offices
High end retail and restaurants
Keep to about 5 miles
Identity?

Village 2

Lacks transportation
Mostly residential

Village 3

Cores located about 235th Ave and a second at 195th Ave and Waddell/Greenway

Village 4

Luke AFB flyover zone highlighted
Core should be on west side near Sun City Festival (good for tax base)
Core should contain an entertainment aspect
Another core may be on east end (about Perryville and Deer Valley)
Second core should look like Reston Town Center, VA
Highlighted preservation area around Trilby wash
Extended preservation area to White Tanks

Village 5

Better street scenery
Preserve corridors
Protect trails
Open space
Water conservation

Control activities
Emergency services
Transportation
Limit high density housing to grand avenue area (marked on map)
Possible name – Javalina Village

Village 6

Not sure where to place a village center
Proposed freeway highlighted
Luke AFB flyover zone
Area is desert/rural
Mostly undeveloped
No services (restaurant, retail, etc.)

Village 7

Marked future traffic interchanges along SR74
Highlighted development area along Grand Avenue
Core is undecided

Village 8

Marked travel direction to Wickenburg
1st core located at SR74 and Grand Ave intersection
2nd core located near Black Mountain and Grand Ave – near airpark
West boundary is ok
Parks close to the river
Leave river natural
Equestrian trails
Bike trails and sidewalks larger so pedestrian/bike together
Trees along the street
Keep a historical character
No high stories it will spoil the view
Museum of natural history
Will this area be developed carefully?
Schools to the south are crowded
Community center
Community center for deaf – seniors
Area should have restaurants, Trader Joe's, malls, Costco, Sam's club
Railroad can serve Amtrak or commuter rail to stop and shop
Could use more stores and jobs on east end of SR74 – place to stop on the way to Lake Pleasant

Village 9

If high density is done, keep by SR74
Preserve open space
Preserve natural environment
Create trails

Keep roads small – 2 lanes
Education or office in campus forms that preserve open space may be ok
Preserve Castle Hot Springs Road

Valley Vista High School, Village Outreach Meeting, March 5th, 2008

Village 1

Name: Civic Center

Characteristics:

Develop train station within existing rail yard by Grand Avenue and El Mirage
Possibly multilevel, with parking.

Bike routes to train station

Inner community bus system, hook up with Stadium and other recreational uses.

Redevelop OTS Stress apartments and condos.

Agua Fria River should be preserved with trails alongside and connected to others For example Indian Bend Wash.

Core – New City Hall developed as multi-use for community and outside visitors to recreational facilities.

Village 2

Village Center- Prasada

Trails throughout the village

Animal facility like four paws

Keep farm land/open space

University north of Village 2

Bus + mass Transportation throughout the City and local specific to Village 2

Research solar use

Village 3

Name – Sonoran Village

Core- at 243rd Avenue alignment

Ok with boundary

No houses

Bike Trails, multi-use trails

Trails so folks from other villages could visit

Mostly common areas

Sonoran desert landscape

Modern desert blending architecture like Frank Lloyd Architecture

No strip malls

Specialty stores, restaurants

Desert Botanical Garden, Zoo, Library, Cafes

Kids or Group Camp

If employment is located in the areas, then environmentally friendly ones like Google, Apple

Trails throughout

No ATVs

General Plan Outreach – 2008 Major Amendments

Village 6

Core - Grand Avenue

Extend the boundary north

Character – Keep rural

Horses

Western, equestrian character

Mixed Use may be allowed in certain spots, like Marley park development

Any development has to be different from suburban PADs

Keep wells and septic

Cluster activities along Grand and RR

Passenger rail stop at Lone Mountain and Grand.

Village 7

Fewer lights

Dark sky ordinance

Rural character

Core at 211th Avenue and Grand avenue

Preserve desert landscape

Flood issues will have to be addresses

Keep R-43, Agriculture

No stop lights. Stop signs

Keep the industry within Surprise.

Village 8

Name- Castle Hot Springs Village

Core- junction of SR 74 and US -60

Maintain historic character

Architecture should be western like Temecula

Very low density development

Services in the center include gas station, grocery stores, small shops, community center.

No Big box stores

Possibly something that will draw tourists

Commuter rail stop at core

Dark sky

Preserve Hassayampa

Boundary should be extended east up to 227th Avenue

Boundary could exclude area south of Black Mountain.

Village 9

Core- SR 74 & 211th Avenue

Highlands Preserve

Low density clustered development to preserve natural desert

Resort development

Vineyard

Amphitheater
Preserve desert
Trails

Willow Canyon High School, Village Outreach Meeting, March 8th, 2008

Village 1

Name: The Agua Fria Village/Lizard Acres

Core – Bell Road and Grand Avenue

Characteristics:

Trails along Agua Fria Wash

Establish vehicular and non-vehicular trails

Mass transportation

Mini transit

Multi-use trails

Recreation Center/ Teaching Center

Heritage/Educational Center at Greenway Road and Bullard Avenue

Extend boundaries to the south up to Waddell Road

Incorporate Frontage and Grand Avenue

Include Sun Village, Sun City Grand and other master planned communities to the northwest.

Village 2

Name: Waddell Village

Core - Prasada

Characteristics:

Micro centers throughout the village

Transportation issues

Transit throughout the village to feed rail

Monorail connecting the core through Stadium to commuter rail

NEVs and pedestrian/bike compatible streets

Ensure connectivity throughout, half mile grids should be complete streets

Park & ride at the core and along the commuter rail station.

Park and ride should be multi-level structure.

Core should include employment as well.

Employment area near Dysart.

Connections to employment centers

More east west connections across the Agua Fria Wash

Internal circulator (trolleys or mini buses)

Retrofit retention basins to improve connections, sidewalks, trails.

Accessibility should be given importance especially from the rear of shopping complexes.

Walled communities should be discouraged

Develop bike stations

Trails long McMicken Dam/ Beardsley Canal.

Transit Center at Prasada

Core should have restaurants, commercial, retail and employment.

Nadaburg Elementary School, Village Outreach Meeting, March 22nd, 2008

Village 4

Name: Wittmann

Characteristics:

R43, Rural

1 house per acre

Dark skies

Western style

Combine village 4 &6

Library College

No strip malls

Business on Grand

Horse trails and nature walks

Higher buffer zones between homes and businesses

Village 5

Name: Greenville

Core – Jomax Rd and 155th Avenue

Characteristics:

Too much high density already approved

Open space throughout community

Maintain places for animals

Lighted bike paths and golf carts

Internal transportation such as small bus and trolleys (internal circulator) in each village

Transportation for special needs.

Development should consider net gross instead of gross acres.

Village 6

Name: Heaven

Core: Grand Avenue and 211th Avenue

Characteristics:

Preserve washes

Health services (clinic)

Code enforcement

Minimum 1 acre residential lots

Recreational facilities along CAP Canal

Horse trails

Sherriff Station

Gas station

Grocery

Farmers market

Paved streets

Recreation

ATV Park

Horse park/Trails
Skateboard
Clean industry
Solar /green building with incentives
Wider roads
Recreational facilities along washes

Village 6

Name: Wittmann

Core: Patton and Grand Avenue

Characteristics;

Horse Trails
Bike Paths
Southwestern style development
Ranch styles homes
1 acre lot
Low lighting
Gas station
Safety
Low profile signage
Development like Temecula
Circle K
Local stores
Parks/playground (Soccer/baseball)
Noise mitigation near Luke AFB

Village 7

Name: Wittmann Village, Caballo Village? Not entirely sure.

Core: 211th Avenue and Grand

Characteristics:

Extend boundaries to include Village 6
Public transportation along Grand Avenue
Park & Ride in the core.
Streets to include golf characteristics
Rural streets with trails as sidewalks
Library in the center
More schools in the area
Recreation center

Village 8

Name: Morristown/Circle City of Surprise

Core: Along US 60 close to SR 74.

Characteristics:

Want to maintain the rural lifestyle
Library

Horse trails
Extend the boundaries to include Village 9
Area south of Black Mountain not a part of Village 8.

Northwest Regional Library, Village Outreach Meeting, March 27th, 2008

Village 2

Name: Sonoran Village

Core – Prasada

Characteristics:

Traffic Concerns

Transit should mostly involve buses since it does not need much retrofitting

Internal circulator like a small bus or trolley

Low lights

More east west connection, possibly low ling roads over Agua Fria, instead of bridges

Lighted street signs

Reflectors on streets to increase visibility

Regional trails along Beardsley canal to connect to neighboring cities

Adequate parking around rail stations, probably deck type parking

Landscaping along Grand Avenue

Lofts, Condos around Prasada Core

Arts and Culture, entertainment

Mall should be like Desert Ridge

Widen 303

Use existing facilities

Micro center at the employment center

Specialized University up north probably medical

Vocational schools (A good technical school)

Village 3

Name: White Tanks Village

Core – 227th & Sun Valley Pkwy

Characteristics:

Bus Transit

Preserve washes

Build to context

Western architecture

Resort development like Boulders

No grocery stores

No mass grading

Boundaries should include area at least 1 1/2 mile north of Sun Valley parkway

Only low density housing

Linear park along McMicken dam

Trail/ Street crossings over the McMicken Dam

Scenic Parkways (Sun Valley & Jackrabbit Trail)

Village 3

General Plan Outreach – 2008 Major Amendments

Characteristics:

Bike Trails
Access Rd to Mountain
Low profile buildings
Urgent care
No homes
Preserve geological
Protect environment
Sports facility
Preserve character
Botanical Gardens
Desert Museum
Hiking
Golf

Marley Park Heritage Club, Village Outreach Meeting, April 16th, 2008**Village 1**

Core: Stadium Village at Bell & Bullard

Characteristics:

Industrial, employment, higher education near Bell and Grand
Transit to mall and other destinations
Village center
Update area along Grand and Bell to increase walkability
Increase employment opportunities

Village 2

Core: Prasada and surrounding area

Characteristics:

½ mile commercial Access to commercial on half streets
Reduced traffic stops on arterial
Neighborhood commercial (smaller amenities)
Mixed use commercial
Pedestrian connections, walkable retail
Connections through the communities & over 303
Smaller parking lots
Desert Ridge style (clustered walk to mall, and retail stores), 1 parking area. Lots of shopping
Hospital
Public Art
Play areas in commercial
Real employment (not retail)
Circulator route (internal transit)
Co-op stores
Parks for kids
Bigger library, more libraries

More
East west connections
Reduced barriers like walls
Commuter Rail

Village 3

Characteristics:

No ATVs
Bike Trails
1 lane for cars, slow speed
Resort/dining
Reason to visit
Existing animal habitat
Entrance to park
Preservation
Circulation
Trailhead
Bike rentals
Golf Carts
River walk
Seating along Canal
1 story buildings
Established commercial
Bike trails along McMicken Dam.

Village 4

Name: White Tanks Village

Characteristics:

Commuter Rail
Public Transit/Rail
Change the boundary to exclude portion south of Deer Valley Rd
Golf Equestrian along McMicken Dam
Post Office
Park and Ride along Grand Avenue
Special consideration to Luke AFB, Volvo Proving Grounds and the landfill.
Access to White Tanks and to Sun Valley Parkway

Village 4

Name: Two cities village or Gateway Village

Characteristics:

Commuter Rail
Park & Ride
Offices/Business Park along Grand
Business Center
Retain natural terrain
Walking + biking trails

Park + recreation area, river walk along McMicken Dam
Manmade lake in McMicken Dam
Multi-Use Trails Medical Facility
Water treatment plant
Community center
Low density/high end homes on large lots close to White Tanks
Mixed use- residential and commercial on 2 story close to Sun Valley Pkwy
Walking & Biking Trails

Village 6

Name: Desert Trails Village

Core: Along Grand Avenue

Characteristics:

University either along Grand or midst of village
Employment/office and high density located along Grand Avenue
Core should be entirely walkable, no cars allowed
Environmentally friendly construction, Green buildings
Washes should be protected
Streets should be built in the high grounds between washes
Regional Park to the west
Smaller grocery stores, mom and pop shops in the lower density areas
Network of safe bike trails so children can bike/walk to school
Planning for Low car use
Organic street network, no grid, aware of land
Higher density near cores, and low density as we move to the west of the village
Trails along CAP Canal

Village 7

Name: Chrysler Village

Characteristics:

Rail center at Grand and 211th
Commuter rail along US 60
Light rail down the middle of Grand
Exclude portion east of Citrus Road to include in Village 5
Smaller commercial centers along SR 74
Trail system taking advantage of natural washes
Tie all the existing facilities like Grand Vista, Sunhaven.



APPENDIX B

Written & Emailed Comments

GPA08-036 General Plan Update

Received comments as of June 2, 2008

Comments from Website

1.

I think you need places for teens to "hang" without costing them money and to perhaps have volunteers to teach them something - talent show, instruments, karaoke, make plays, show movies ...get them involved, and a week-end place to meet and not start trouble on the streets..There are no buses... like in the cities for them to get around for transportation to shows and etc....and if they are not lucky enough to have a good parent to drive them EVERYWHERE they have NOTHING to do...that is when trouble starts.... and I'm not talking about them going to church functionsthey need a place where they can go and feel it will be fun and safe. We were all teen-agers at one time....remember?

I think the kids 12-18 are neglected for organized things for them to do. Let's use our tax money to better the future of all of us - these KIDS... give them a place that is a TEEN CENTER - you have a SENIORS CENTER ...and some transportation that at certain times and places they can be picked up to go and not depend on some parents that are not very co-operative. THEY ARE BORED....this is needed ...ask them...they are not 3 yr. olds

- A concerned Grandmother

2.

What are your thoughts on the proposed boundaries of Village 3?

I think the current boundaries of this village won't result in the village concept proposed. The northern boundary needs to be moved north of Sun Valley Parkway to fully take advantage of the "Parkway" status of that road, which Village 4 will not do as it's core is much farther north. Moving the northern boundary north would allow better integration of a true village core and a transportation corridor (Sun Valley Parkway) that ties in with I-10 going through the village instead of being just on the edge.

What are your thoughts on the proposed location of the village core?

A resort and spa don't make a village core. The area south of Sun Valley Parkway will be dominated by the White Tanks and the natural desert setting. Surprise's transportation plan has proposed a new north-south Parkway that will go from Sun Valley Parkway on the east side of the White Tanks and tie into I-10. The confluence of these two major Parkway corridors should create the core of Village 3. This would be an ideal setting for public transit, retail, entertainment, commercial, office, higher density residential, active open space - all the mixed-use ingredients that make up a successful live, work, play true village core.

What characteristics do you believe define Village 3?

The White Tanks and natural desert setting south of Sun Valley Parkway, the two mass-transit ready Parkway corridors, the ability to create a real village core with access to

the I-10 freeway, dramatic views of the White Tanks and natural desert areas for recreation.

What type of services, business or entertainment venues would you like to see in the Village Core?

Everything I've listed above. The village core I've described would be much more than just a resort and spa used only by out-of-towners or a few citizens occasionally. I've described a vibrant, sustainable, live, work, play destination, placed in a beautiful setting. This core could take its cues from such mixed-use developments as Kierland, Desert Ridge / City North, or One Scottsdale. I think this could be the best location in the entire City and probably the envy of the entire west Valley.

What else would you like to say?

I applaud the efforts of making Surprise a real city and not just another suburban bedroom community. I think this General Plan update could help accomplish that and I wholeheartedly support the village concept. I hope the consultants, City planners and staff take my suggestions seriously and create a real village here instead of one arbitrarily created to use up space on the map. Thank you!

- DBurrows4@cox.net

3.

Hi all City Planning Representatives,

My family and I are permanently living here in Surprise, AZ and we considered it very lucky and to most of all our nearby citizens. My family and I are always reading the progresses and the news and events here in AZ and specially the City of Surprise.

We did not able to attend the last meeting due to our body condition and or busy to make ends meet for every day livings with our 3 years old daughter with us.

The only thing that we can suggest to the Planning Representatives –

1.) The corner road signs can be move to the nearest outer side of the road for the drivers to see while driving or in motion and can be big enough and well lighted during the night for the drivers to see the name of this road.

These are just some suggestions and we are not trying to alleviate of what is now on the table for this issue but most of our experiences when we first move here in Arizona from California in the year 2005. We were very familiar with the San Diego, CA road signs and very seldom that people will get lost due to very lighted at night road sings, bigger in every intersections and it was erected or placed for all the drivers to see while in motions at about 25 miles per hour driving.

I just wanted to make this short and direct and I knew that all the personnel here in this Department are too busy to place all the plans into reality and to make it happen.

The only thing that we can say about being here and part of this State Arizona and living here in City of Surprise is the best City to be and all my friends and in the community are so happy that they had moved here too. We love it all and the more progresses to come...God bless us all.

- Vicente Yurtola (PRM-DAV)

Comments from E-mails

1.

Some time ago the statement was made that the city of Surprise wanted to become the Scottsdale of the West Valley. Those statements were one of the many things that attracted us and many of our friends to Sun City Grand in Surprise several years ago.

It is disconcerting to see the city apparently not seeking upscale shopping and restaurants and instead encouraging more and more fast food and big box retailers to our neighborhood. I assume you appreciate the magnitude of the buying power of the recent residents of Surprise. Much of that money is still going to upscale stores in Scottsdale which could be spent here.

You are missing a golden opportunity to improve our image and make a huge step toward becoming the Scottsdale of the west valley. We have more than enough Wal*Marts, Home Depots, Kohl's, McDonalds, etc., all of which are necessary but not on every other block or to the exclusion of some better quality establishments.

Please, let's aim higher and attract a better quality to our city and you will reap the financial rewards while greatly improving our image.

Thank you.

Barbara & Hank D'Ambrosio

2.

Hey, those of us in Phoenix Planning Dept. believe that urban village concept is a fantastic idea.

Dean Brennan, FAICP
Principal Planner
Phoenix Planning Department

3.

As a resident of Wittmann and previous resident of Surprise, I moved to Wittmann for the rural life style. I am for controlled, planned and responsible development. Village 6 makes sense if you keep it low density and stop any development now that does not meet these criteria. Walden Ranch comes to mind. This is not a village development and definitely not low density. It is logical that by maintaining low density, people will be attracted to the area, values will be maintained and the area will showcase the desert

and a village concept. Again, I must stress that low density is imperative; otherwise, the area will become congested and basically no different than the other high density, low value developments.

- Gregory Uhles

-

4.

Please be sure that you include a ban on Billboards so you don't get in the pickle that Sun City West is now. Billboards have thier place, but it isn't in the middle of what I envision as an urban village.

- Harvey Lorentz

5.

Does the Village #7 concept involve the proposed railroad yard issue?

- J LOVE

6.

What is the purpose of the proposed "village" concept? I have seen no explanation of the advantages or disadvantages of this concept!

- James McCausland

7.

For the most part, I like a lot of what is happening to Surprise (small neighborhoods, quainter, shopping districts, beautiful parks and main streets, and family attractions.

I think the West Valley Art Museum is doing a wonderful job of expanding their programs and hopefully space in the future for more exhibits.

The West Valley Arts Council is a wonderful addition to our area, but I wish we could boast a center in the area that would attract Symphony Orchestras, high quality musical shows and plays.

I worry that our children and grandchildren miss out on art appreciation because the schools provide so little art education anymore.

The "Sundome" is an albatross--visibility is terrible because of the seating and staging architecture, and it is an overall insult to the entertainers who perform there.

Phoenix parking and the drive to Mesa are not very inducive to many of us here on the West side.

We don't need to be a "Glendale", which has lost some of its charm with the modern growth of the stadium region.

The arts need to be an integral part of our fast growing area and lifestyle in order to attract the kind of development that will sustain our thriving community.

Shouldn't we plan now for a theatre center in Surprise?

- Josephine Pearson, Sun City Grand

8.

Mayor & Council, Staff has done a great job in trying to involve residents in the General Plan process. The web site is excellent. It appears based on the approximately 30 people who turned out in Sun City Grand (March 3, 2008) that the majority of the residents do not care or are not concerned about the future development of our city.

Several people who attended the Sun City Grand meeting where from Wittmann.

I do not know how much money the city has spent on the presenter but in my opinion the city has gone overboard to get the residents involved.

Thank staff for their efforts.

- Martha Bails

9.

I would like to receive a copy of the draft document. I could not find it on the website.

Thanks

Peggy A. Fiandaca, AICP
President
Partners for Strategic Action, Inc.

10.

I would like to submit for consideration the addition of a YMCA/YWCA here in Surprise. I live in Coyote Lakes. We do not have a community swimming pool (unless you buy a \$2,000 private membership). I would LOVE access to a swimming pool and an indoor walking track for summer months. Avondale/Goodyear have a beautiful facility—but it's too far to go for a swim. PLEASE consider this addition.

Thank you,
Priscilla Turvold

11.

I am curious why the 3rd village in the "urban village concept" is along the north and east of the White Tank Mountains. My understanding is that this area will not be built up but remain as open space as well as for water diversion for the Flood Control District.

Can you please clarify whether this area is scheduled for development or not.

Thanks,
Rebecca Sydnor

12.

Hello, I have been a resident of Surprise for 3 years and I am deeply concerned about the type of growth in our city.

I gave a presentation a few years ago to the former board regarding bringing higher paying salaried corporate type jobs to the City as many residents must commute to Downtown Phoenix or the Far East Valley. By bringing these types of companies here, the traffic congestion and the brown cloud would be diminished, and tax revenue would increase for the City. We see our neighbor, Glendale is doing some phenomenal things and turning around their negative perception; I hope that we can follow that example. The former board was not interested at all, and that may be part of why they were voted out. We could start with a grand Convention Center that would attract local and non local conventions and meetings. In close proximity could be a 5 Diamond hotel or two etc.

I sincerely hope your team has the Vision to make Surprise as vibrant, attractive and the place to be as other major cities. We need more higher paying jobs to keep the college graduates in the state, and in our city. We need to build up with taller buildings, not spread out even more than we already are.

Surprise has the potential to surpass Scottsdale or Fountain Hills, we have the potential to be as great a metropolitan city with the arts, Museums, high culture, corporate businesses, International Trade as other cities.

An example is that Donald Trump was interested in building in the Biltmore. They turned him down. Surprise should have stepped in and said we would welcome him. This would have generated a huge buzz, attracted plenty of businesses to be in the building, paying taxes to Surprise etc...

Please; the residents like myself are tired of driving an hour to work because that is where the higher paying jobs are, but we still can't afford to live there. I love the State and I love Surprise.

Richard Saling
VP of Education, American Marketing Association

13.

Will the Village concept replace the SPA concept?

General Plan Outreach – 2008 Major Amendments

- Tony Segarra

14.

I am living in "Village 2". I have been ill for an extended period of time and was not able to attend the March meetings. Would I be able to receive information about what was discussed for this area at the meetings? I did see the information on your site however I could not read the notes made on the pictures of the village plans. We are very interested in these and would like to see what is being proposed. We attended a meeting years ago with the developer of Prasada. We had voiced our concern about the light industrial and office space being put right across from Northwest Ranch on the south side of Greenway. It made more sense to us to keep residential areas together and put the industrial and office space further down between Waddell and Cactus where there are no homes. We are wondering if this was brought up.

Thank you,

Tiffany Herschman

15.

Is a summary of the general plan available on line? Also is there a breakdown of the nine villages?

Tom Jacobs
Senior Vice President
Grubb & Ellis/BRE LLC

16.

How many homes do you plan on putting in these villages? Where do you propose to get water for all those villages?

I would say the majority of us out here in Wittmann and some surrounding areas that do NOT live in a large development and do NOT have the 100 year guarantee of water by the builders. So if Surprise keeps building and building and you use the underground water and suck it dry. Then what? A lot of us will be without water. Don't forget this is a desert.

I live in Wittmann and am perfectly happy with the way it is. All more homes and so on will do is create more traffic, crime, noise, pollution and on and on.

Come on out here to Wittmann on any day and look towards Surprise and see the huge, ugly, brown cloud of pollution that hangs over your city! You cannot see the mountains in that direction. It's disgusting. We sure do NOT want that mess out here. At night all you see is this huge glow of lights for miles which takes away the beauty of the night sky. I hate it when the wind blows from the direction for it brings your pollution our way.

Your article in the newspaper the other day regarding the three meetings about these villages was directed at ONLY Surprise residents. Why is that? They have nothing to do with what should go on out here!!! You know very well your concrete jungles are not welcome here in Wittmann and surrounding areas. So I guess your goal is to get other opinions for you know what ours is. That just proves how ignorant all this is!!

- Kayteequa@aol.com

May 26, 2008

City of Surprise
Attn: General Plan
12425 W. Bell Rd.
Surprise, AZ 85374

LindaLu Miller
17359 N. Havasupai Dr.
Surprise, AZ 85374

Subject: General Plan Ideas from other communities

Enclosed are two articles which I hope you will consider as you further refine the General Plan.

One is the way Retail is changing, which I hope Prasad is taking into account. The new concept is a "lifestyle centre." It also includes having trolleys so it is more pedestrian friendly. The trolleys could pull into a location where they could connect people to small buses or shuttles to take them throughout the rest of Surprise. This also addresses the grave transportation problem we face, not only in Arizona, but throughout the country.

Second, a different way to design streets is presented to allow for cars, buses, bikes and pedestrians. There are internet links to give you further information.

I have a very personal stake in the article on alternate transportation. My mother is 86 years old and in relatively good health, but recently my brother and I had to take steps to take her car away from her. She lives in Sun City and I am appalled at the lack of good transportation options. To go to the Fry's store (3/4 mile away) she must pay SCAT \$12 for a round-trip. Taxis are just as costly and while she was qualified to use Maricopa Special Transportation because of her use of a cane, they have stopped serving the Sun Cities and Surprise. What did Del Webb think was going to happen 60 years ago when they built Sun City and then Sun City West when people became unable to drive? I now understand many seniors reluctance to give up their cars – there are no viable alternatives.

Sincerely,



LindaLu Miller
e-mail: lindalumiller@hotmail.com



APPENDIX C

Commenting Agencies

GPA08-036 General Plan Update

Received comments as of June 2, 2008.

1. ADOT

The City continues to show interchanges at SR303L/Reems, 303/Bullard, and 303/Litchfield-Dysart. These interchanges are neither identified nor funded in the Regional Transportation Plan. We will continue to coordinate with the City regarding cross-street configurations, etc. at locations where COS Transportation Facilities intersect with the ADOT facility.

Thanks,

Timothy Tait

Community Relations Director

Arizona Department of Transportation

office 602.712.7070 :: mobile 602.501.5038 :: media 800.949.8057

ttait@azdot.gov :: www.azdot.gov/ValleyFreeways

2. Jorden Bischoff & Hiser, P.L.C.

“There are no issues with the proposed 2030 General Plan as the Landfill has been properly identified and maintained. In the transportation map, Beardsley Road is still shown going through the south of the landfill. Waste management has issues with this alignment. “

Jorden Bischoff

3. Volvo Proving Grounds

Low buildings as far away as possible from their property.

City of Surprise
General Plan 2030 Draft

Land Use Element Excerpts that Impact Luke Air Force Base

May 13, 2008

Page 49:

Airport Preservation [AP] (0-2 DU/AC)

The Airport Preservation designation is used to protect both general aviation operations in and around existing and future airports/airparks, as well as to support the mission of Luke AFB, protecting it from encroachment.

Land uses supported in this designation will include service uses, proving grounds, warehouse, business park, and/or manufacturing-type industrial uses where appropriate. This land use is encouraged within the F-16 and future F-35 high noise impact areas and under the 65 Ldn (day-night sound level) boundaries. All future development within this category inside the high noise impact area shall be in compliance with A.R.S. section 28-8481.

Page 57:

Goal

The continuing mission of Luke Air Force Base (AFB) will be considered when making any land use changes. 

Policies

1. Ensure compatible future land use and development patterns adjacent to and surrounding Luke AFB.
2. Continue to communicate with the public about the importance of Luke AFB to the West Valley and the city of Surprise economy
3. Continue to foster a close working relationship with the officials of Luke AFB to discuss and share information about future plans and operations at the base.
4. The city of Surprise recognizes the 1988 noise contours around Luke AFB (shown on the land use plan) and will update the noise contours as the mission of the base changes.

4.5. The City of Surprise recognizes the high noise and accident potential zone and associated land uses around Luke Aux-1 and will update the noise contours as the mission of the base changes.

6. Luke AFB noise contour lines are established based on description or determinations of a legal nature and approved by the city.

GALLAGHER & KENNEDY

P.A.

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June 3, 2008

VIA ELECTRONIC AND REGULAR MAIL

Ms. Janice See
Surprise Community Development Department
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374
Janice.See@supriseaz.com

Re: Surprise General Plan Update - Hillside Provisions

Dear Ms. See:

Thank you for taking time to meet with Chris Cacheris, Jeff Denzak and me yesterday to discuss the hillside/slope development provisions in the current Surprise General Plan 2020 and the draft General Plan 2030: One City, Many Choices, particularly as they would apply to a project such as Harvard Investment's Lake Pleasant 5000. We appreciate your support for and understanding of the unique opportunities and challenges presented for creation of an exciting new community north of State Route 74.

We believe the draft General Plan 2030 begins to address slope development in a manner that will permit greater creativity and flexibility than the current General Plan 2020. As we have discussed, some development of "higher" slopes, e.g. those in excess of 16 percent, with cluster housing can better preserve and protect slope areas than more standard large lot development. However, such projects must be carefully designed and executed to avoid unintended consequences. To clarify the intent of the General Plan to permit slope development in limited circumstances, we suggest adding language to the General Plan 2030 to provide more guidance to both the City and private developers when slope projects are being considered.

The first proposal is to revise §2.6, the Community Design Element, of the General Plan 2030, regarding sustainable site planning practices for slope areas. The following is a legislative edit of the applicable text located on page 101 of the 3/28/08 General Plan draft.

Some of the sustainable site planning practices include:

- Adopting ****
- Minimizing site disturbance through proper grading. Allowable slope percentages for construction are:

- 0-2% - Most developable.
- 2-8% - Easily accommodate most categories of development
- 8-16% - Some development restrictions; upper limits for roads and walks
- 16-24% - Significant restrictions to most development
- 24% - Generally restricted for development.
- FOR IRREGULAR "FLAT" LAND AREAS THAT MAY HAVE SLOPE ANOMALIES SUCH AS STACKED ROCKS/BOULDERS, SMALL MOUNDS, CREVICES, AND/OR NON-JURISDICTIONAL WASHES, THE PREDOMINANT SLOPE CHARACTERISTICS SHALL BE ASSUMED FOR A PARCEL IN ITS ENTIRETY BASED ON THE ABOVE SLOPE CATEGORIES.
- FOR PROJECTS THAT PROPOSE DEVELOPMENT ON SLOPES GREATER THAN 16%, THE DEVELOPER SHOULD ARTICULATE A PLANNING AND DESIGN MODEL THAT ACCOMPLISHES THE FOLLOWING: (1) INTEGRATE A SIGNIFICANT AMOUNT OF OPEN SPACE PRESERVATION; (2) DISCOURAGE TRADITIONAL LARGE LOT SUBDIVISIONS THAT BLANKET NATURAL SLOPE CONDITIONS WITH NO ACCESSIBLE OPEN SPACE; (3) ENCOURAGE CLUSTER DESIGN SCENARIOS THAT STRATEGICALLY GROUP DEVELOPMENT IN SPECIFIC LOCATIONS; (4) ESTABLISH AN EXTENSIVE TRAIL SYSTEM THAT PROVIDES DIVERSE OPPORTUNITIES FOR WALKING AND HIKING; AND (5) ENCOURAGE CREATIVE MIXED-USE SLOPE DESIGN TECHNIQUES THAT LIMIT EXPANSIVE VIEW SHED DISTURBANCE.
- Avoiding ****

This approach recognizes the potential for small slope anomalies to occur on relatively "flat" parcels and suggests that such anomalies should not dictate the proper development of such parcels. It also establishes a baseline against which slope projects may be evaluated; in order to have development in areas with slopes in excess of 16 percent, a project will need to provide appropriate building forms and meaningful open space opportunities.

Another proposal is to add a statement about slope development to §6.2, the Conservation Element, of the General Plan 2030, regarding scenic resources. The following is a legislative edit of the applicable text located on pages 230-231 of the 3/28/08 General Plan draft.

Ms. Janice See
June 3, 2008
Page 3

Surprise's location near the White Tank Mountains and the Hieroglyphic Mountains provides residents and visitors with an abundance of scenic vistas, and broad expanses of desert land contrasted with distant peaks (Map 2.6B). Residents of Surprise are well acquainted with these qualities and the existence of such magnificent scenery is an important factor in sustaining a great quality of life. Continued human activity leaves its mark on the landscape, with both positive and negative results to the view shed. CAREFUL, WELL DESIGNED AND SENSITIVE DEVELOPMENT OF SLOPE AREAS, THROUGH TECHNIQUES SUCH AS CLUSTER DEVELOPMENT NEAR OPEN FEATURES AND TRAILS, CAN MITIGATE NEGATIVE IMPACTS ON THE VIEW SHED.

An accompanying change to Policy 4 under the second goal of §6.2.3 of the General Plan 2030 draft would help underscore this point. The following is a legislative edit of the applicable text located on page 242 of the 3/28/08 General Plan draft.

4. Discourage industrial and commercial uses on slopes greater than 10 percent and residential uses on slopes over 15 percent. DEVELOPMENT ON HIGHER SLOPES MAY BE APPROPRIATE IF WELL DESIGNED, THROUGH TECHNIQUES SUCH AS CLUSTERING COMBINED WITH OPEN SPACE AND TRAILS, TO CREATE POSITIVE, AND MITIGATE NEGATIVE, IMPACTS ON VIEW SHEDS AND SLOPES.

These latter two revisions are intended to alert developers that only special development will be considered for slope areas and to guide the City in evaluating slope development proposals.

We will be happy to discuss and refine these proposals with you as the General Plan 2030 moves through the public hearing process. If you have any questions about the revisions, please do not hesitate to contact me.

Thank you for your help and consideration.

Very truly yours,

GALLAGHER & KENNEDY, P.A.

By: 
William F. Allison

cc: Chris Cacheris/via electronic mail
Jeff Denzak/via electronic mail



APPENDIX D

Maps & Graphics

GPA08-036 General Plan Update

For complete **General Plan 2030** document please visit

<http://www.surpriseaz.com/index.asp?NID=1632>



APPENDIX E

Text Amendment

GPA08-036 General Plan Update

For complete **General Plan 2020** document please visit

<http://www.surpriseaz.com/index.asp?NID=29>

For complete **General Plan 2030** document please visit

<http://www.surpriseaz.com/index.asp?NID=1632>