



City of Surprise Planning and Zoning Commission
AGENDA
 Tuesday, June 17, 2008 - 6 P.M.
 Surprise City Hall
 12425 West Bell Road, Suite D100, 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

CONSENT AGENDA:

- 2* APPROVE PLANNING/ZONING COMMISSION MINUTES FOR JUNE 3, 2008. **APPROVAL**
SECRETARY:
DEBBIE PERRY

OLD BUSINESS: REGULAR AGENDA ITEM REQUIRING A PUBLIC HEARING:

- 3 **CUP08-028 – CONSIDERATION AND ACTION – FRANCIS AND SONS FOOD MART/GAS/CAR WASH:** REVIEW A CONDITIONAL USE PERMIT FOR FRANCIS AND SONS FOOD MART/GAS/CAR WASH LOCATED ON THE NORTHEAST CORNER OF CACTUS AND REEMS ROAD.
CONTINUED FROM JUNE 3, 2008 **CONTINUATION**

PLANNER:
ADAM COPELAND

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

- 4 **CUP07-438 – CONSIDERATION AND ACTION – ORCHARDS ASSISTED LIVING:** REVIEW A CONDITIONAL USE PERMIT FOR THE ORCHARDS ASSISTED LIVING LOCATED WEST OF PARKVIEW PLACE AND NORTH OF YOUNG STREET. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH E. **APPROVAL**
PLANNER:
ADAM COPELAND
- 5 **CUP07-379 – CONSIDERATION AND ACTION – SMITH RV GARAGE:** REVIEW A CONDITIONAL USE PERMIT FOR THE SMITH RV GARAGE LOCATED SOUTH OF PARADISE LANE BETWEEN REEMS ROAD AND 151ST AVENUE. REQUEST IS SUBJECT TO STIPULATION A. **APPROVAL**
PLANNER:
BART WINGARD
- 6 **PADA07-403– CONSIDERATION AND ACTION – SYCAMORE FARMS TOWNE CENTER – SIGN PROGRAM:** REVIEW A PLANNED AREA DEVELOPMENT AMENDMENT TO SYCAMORE FARMS TOWNE CENTER – SIGN PROGRAM FOR PROJECT LOCATED ON THE SOUTHEAST CORNER OF CACTUS ROAD AND SR303. REQUEST IS SUBJECT TO STIPULATION A. **APPROVAL**
PLANNER:
BART WINGARD

- | | | |
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| 7 | RZ08-010 – CONSIDERATION AND ACTION – REZONE GRAND AVENUE AND 193RD AVENUE: REVIEW A REZONE FOR A PARCEL ON THE SOUTHWEST CORNER OF GORDON WAY AND 191 ST AVENUE. | RECOMMEND
APPROVAL
PLANNER:
LANCE FERRELL |
| 8 | GPA08-019 – CONSIDERATION AND ACTION – COTTON LANE NORTH AND SOUTH: REVIEW A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM LOW-DENSITY RESIDENTIAL TO MIXED USE. | RECOMMEND
APPROVAL
PLANNER:
VINEETHA KARTHA |
| 9 | GPA08-033 – CONSIDERATION AND ACTION – GRAND OASIS: REVIEW A MAJOR GENERAL PLAN AMENDMENT REQUESTING A LAND USE MAP CHANGE FROM RURAL RESIDENTIAL TO LOW-DENSITY AND HIGH-DENSITY RESIDENTIAL. | RECOMMEND
APPROVAL
PLANNER:
DAVID NEAL |
| 10 | GPA08-038 – CONSIDERATION AND ACTION – SURPRISE AIRPARK: REVIEW 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. | RECOMMEND
APPROVAL
PLANNER:
DAVID NEAL |
| 11 | GPA08-041– CONSIDERATION AND ACTION – LAKE PLEASANT 5000: REVIEW 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. | RECOMMEND
APPROVAL
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| 12 | GPA08-036– CONSIDERATION AND ACTION – MAJOR GENERAL PLAN AMENDMENT: REVIEW 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. | RECOMMEND
APPROVAL
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

Surprise Planning & Zoning Commission

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

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.

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Surprise Planning & Zoning Commission

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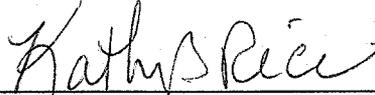
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CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

Northwest Regional Library
16089 North Bullard Avenue
Surprise, Arizona 85374

June 3, 2008

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Northwest Regional Library, 16089 North Bullard Avenue, Surprise, Arizona 85374, on Tuesday, June 3, 2008.

ROLL CALL

In attendance with Chair Blair were Vice Chair Somers, and Commissioners Ken Chapman, John Hallin, Robert Rein and Fred Watts. Commissioner Matthew Bieniek was absent.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

Acting Community Development Director Kathy Rice stated that based on the suggestion at the Commission meeting held on May 20, 2008, letters to applicants have been updated to request reduced sized plans for Commission review. The anticipated date to see this change is August.

Also at the previous meeting, there was a comment/concern regarding drive-thru windows and air quality. A white paper report will be provided at the June 17th meeting.

On June 16, 2008, there will be an additional public hearing for the General Plan Amendments at 5 PM in the Northwest Regional Library.

Jeff Mihelich has accepted the position as the new Community Development Director and will join the staff on July 7, 2008.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

Commissioner Watts made a motion to approve the **Consent Agenda**. Vice Chair Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

- **Item 2*: Planning and Zoning Commission Minutes for May 20, 2008. Schedule a June 16, 2008 meeting for Planning/Zoning Commission for an additional General Plan Amendment Hearing.**

- **Item 3*: SP07-407 – Consideration and Action – Marley Park Promenade, stipulations ‘a’ through ‘c.’**
- **Item 4*: SP08-030 – Consideration and Action – Chase Bank, stipulations ‘a’ through ‘c.’**

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 11: CUP08-028 – Consideration and Action – Francis Sons Food Mart/Gas/Car Wash.**

Scott McCoy, representing the applicant, asked for a continuance until the June 17th Planning and Zoning meeting.

Commissioner Somers made a motion to **continue CUP08-028 – Francis Sons Food Mart/Gas/Car Wash to June 17, 2008.** Commissioner Rein seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

- **Item 5: GPA08-019 – Discussion Only – Cotton Lane North and South**

Planner Vineetha Kartha presented the project to the Commission.

In response to Commissioner Rein, Planner Kartha stated that there is a small channel-sized wash on the east side of the property; however, this will be addressed at the site plan stage of the project.

In response to Commissioner Rein, Planner Kartha stated that there were no negative comments received at any of the public outreach meetings.

In response to Commissioner Rein, Planner Kartha stated that the village concept in this area has not yet been reviewed because it is being compared to the 2020 General Plan, which is the plan currently in use.

In response to Commissioner Rein, Planner Kartha stated that the date of annexation depends on the applicant's time line; however, there is a deadline of May 2009 for the signed petition to be filed.

Chair Blair opened the meeting for public comment.

Gloria Kretchmer, Surprise resident, stated that she is new to the area and that she really appreciates the farm community and horse property. Ms. Kretchmer is asking that the city consider residents to the east and to the west of this site. Consider how this property can tie into the community, keeping it a low-density residential friendly neighborhood, and how to tie this area in with the general historical theme of the neighborhood.

Jacquelyn Hordby, Surprise resident, stated that this particular site is a gateway into the existing neighborhoods. The existing community is hoping the city take serious consideration to the heritage of the property and the community's needs and best interest with maintaining the culture in the area.

Hearing no further comments from the public, Chairman Blair closed the public hearing.

- **Item 6: GPA08-033 – Discussion Only – Grand Oasis**

Planner Vamshee Kovuru presented the project to the Commission.

Bill Allen, representing the applicant, stated that last year when Broadstone Ranch went through the General Plan process, it was recommended this area be incorporated in that GPA. The same land uses are being proposed in this project. Recently, Maricopa County approved a Comprehensive Plan to show these land uses for this area. The high-density residential acts as a buffer and mirrors the surrounding area. Meetings have been held with the school district to work out a donation agreement.

In response to Commissioner Rein, Mr. Allen stated that high-density residential acts as a buffer due to the needs in the area with employment to the north, to mirror the surrounding area, and proposed circulation of the area.

In response to Commissioner Rein, Mr. Allen stated that the only feedback received at the public outreach meetings was regarding knowledge of the proposed airpark and if that would cause any detriment to the area and that answer was no. There were no negative comments received.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

- **Item 7: GPA08-038 – Discussion Only – Surprise Airpark**

Planner David Neal presented the project to the Commission.

Jim Bullis, the applicant, stated that this is a private airpark open to the public for the use of single engine, multi-engine piston, and light jet traffic. Luke Air Force Base's flight path does go close to the property and is parallel to Grand Avenue. The vertical separation is approximately 1500 feet above the proposed airpark pattern. The runway would utilize about 45 acres and the remaining land would be commercial property. The applicant has taken a close look at the noise contours of the area and found the background noise from Grand Avenue is higher than the decibel ratings of single engine aircraft.

In response to Commissioner Chapman, Mr. Bullis stated that they have not made contact with the Circle City school district yet.

In response to Commissioner Chapman, Planner Neal stated that all General Plan applications are sent out for a 60-day review to all of the school districts and, to date, no comment has been received. The contributions to the schools are not required at this time; however, when the development begins, contributions would be required.

In response to Commissioner Hallin, Mr. Bullis stated that the FAA does consider this an active airport. At the current time, Maricopa County does not have a permit for the airpark; therefore, a Conditional Use Permit will be required before flight operations can begin.

In response to Commissioner Somers, Mr. Bullis stated that this would be primary residential. This would be modeled after Stellar Airpark in Chandler.

In response to Commissioner Rein, Mr. Bullis stated that they anticipate 100 total take offs and landings per day during the week with a few more on the weekend. With all improvements completed, there may be 150 aircraft based at this airpark.

Chair Blair opened the meeting for public comment.

Bob Dubsky, representing Luke Air Force Base, stated that they have had discussions with the applicant and found some inconsistencies with what was applied for and what was being discussed. It was determined that there could be a safety issue with their departure path and where it is located and how much vertical clearance is available. These questions have been forwarded to the applicant and a meeting is pending to discuss these issues.

Hearing no further comments from the public, Chairman Blair closed the public hearing.

- **Item 8: GPA08-041 – Discussion Only – Lake Pleasant 5000**

Planner David Neal presented the project to the Commission.

Jeff Densack, representing the applicant, stated that this is planned for high performance mini villages with open space preservation. Almost ½ of land has been committed to open space and a gross density of 1.7 units per acre.

In response to Commissioner Rein, Mr. Densack stated that he was not sure if SR74 would be done prior to the development starting.

In response to Commissioner Chapman, Mr. Densack stated that the gross density is 1.7 units per acre with compact, pedestrian-oriented mixed use development. The villages will have a theme of health and wellness.

In response to Chair Blair, Mr. Dubsky stated that Lake Pleasant 5000 was outside of the Luke Air Force Base flight area.

Chair Blair opened the meeting for public comment.

Leo Mankiewicz, Surprise resident, stated that he would like to see consideration given to solar power being added to the roof as houses are sold.

Hearing no further comments from the public, Chairman Blair closed the public hearing.

- **Item 9: GPA08-036 – Discussion Only – Major General Plan Amendment**

Planner Janice See presented the project to the Commission.

In response to Commissioner Watts, Planner See stated that the response from the community is generally positive. A lot of time was spent with the community, finding out what they wanted to see in the city. Those comments were incorporated into the General Plan; for example, public transportation and the village concept.

In response to Commissioner Rein, Planner See stated that there is no impact currently on zoning requests. That impact would be seen in the second or third process of development.

For any new developments that did not have a village concept, staff would ask the applicant to work with us in developing that plan while moving through the process.

In response to Commissioner Rein, Planner See stated that the Economic Development portion of the General Plan was based on an Economic Positioning study that was completed last year. One of the key issues looked at location. The city is surrounded by retirement community and at the same time there are a lot of young people in the community. If we can bring those together, we have numerous resources to provide the younger residents. The live, work, and play concept will come with the village plans.

In response to Commissioner Rein, Planner See stated that the integrity and individuality of the villages will depend on the topography of the area, the people, and the community interest. The goal and hope is to plan for open space. Time will determine how much character is built in the area.

Commissioner Chapman wanted to express his appreciation on all the work that's been done by the staff with the outreach meetings, information gathered, and involving the community in the writing of the General Plan.

In response to Commissioner Hallin, Planner See stated that this is the first draft of the General Plan. In the next week, there will be another draft which will include additional pictures and edited text. The plan will go to the voters next year, which gives the opportunity to keep the plan in the public eye and to promote it to the community. If there are any changes suggested, this can be done up until it goes to City Council and is voted on.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

- **Item 10: PADA08-044 – Consideration and Action – Sierra Verde Parcel 8.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **PADA08-044 – Sierra Verde Parcel 8**, subject to stipulations 'a' through 'd.'

Paul Gilbert, representing the applicant, stated that this amendment is requesting the land use to be returned to what the original PAD provided, with two changes, eliminate the possibility of apartments and more design standards.

In response to Chair Blair, Mr. Gilbert stated that this property owner will be the master developer. Different parcels will be sold but this owner is the master developer.

Chair Blair opened the meeting for public comment.

Leo Mankiewicz, Surprise resident in Sierra Verde area, stated that he had a very good interaction with developers and is happy with what's happening in the area.

Vice Chair Somers made a motion to **approve PADA08-044 – Sierra Verde Parcel 8**, and adopt staff's findings, subject to stipulations 'a' through 'd.' Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

- **Item 12: CUP07-315 – Consideration and Action – Surprise Pointe Self Storage.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **CUP07-315 – Surprise Pointe Self Storage**, subject to stipulations 'a' through 'g.'

In response to Commissioner Chapman, Planner Copeland stated that at the time of Civil Plan submittal, the landscape plans are reviewed for sight visibility triangles, which are federally regulated.

In response to Commissioner Hallin, Planner Copeland stated the office portion of the site, which is to the north, is adjacent to Waddell Road. The residential storage portion is south of Waddell Road and is adjacent to an internal street, Willow Road.

Commissioner Hallin stated his concern about the need for the facility due to the number of other storage facilities coming before the Commission. Planner Copeland stated that future staff reports will include more detailed responses to that issue.

In response to Vice Chair Somers, **Marc Davis, representing the applicant**, stated that the only public access to and from the facility is located at the front of the building. The loading spaces are located on the southern side and eastern side of the building.

Chair Blair stated she also has a concern for the need of additional storage facilities. In response to that concern, Mr. Davis stated that a market and feasibility study has been completed over a 5-year period.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Somers made a motion to **approve CUP07-315 – Surprise Pointe Self Storage**, and adopt staff's findings, subject to stipulations 'a' through 'g'. Commissioner Rein seconded the motion. The motion passed with a vote of 4 ayes, 2 nays (Hallin, Blair) and 1 absent (Bieniek).

- **Item 13: RZ07-432 – Consideration and Action – Grand Avenue and Deer Valley Road.**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **RZ07-432 – Grand Avenue and Deer Valley Road** and adopt staff's findings.

Commissioner Rein commented that this site would be the fourth mini storage on Grand Avenue from Bell Road to Patton. If this conditional use permit comes before the Commission, he would like to see a study on how far apart these mini storages are from each other.

Assistant City Attorney, James Gruber reminded the Commission that comments should only be on the projects before them.

Chair Blair opened the meeting for public comment. Hearing no comments from the public, Chair Blair closed the public hearing.

Commissioner Chapman made a motion to **approve RZ07-432 – Grand Avenue and Deer Valley Road**, and adopt staff's findings. Vice Chair Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

OPEN CALL TO PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chair Blair closed the call to the public.

CURRENT EVENTS REPORT: None

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.

No request was made to call for an executive session.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting, Tuesday, June 3, 2008, at 7:28 p.m.

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Inspector Marvin Rose, Senior Planner Janice See, Senior Planner Dennis Dorch, Planner Adam Copeland, Planner David Neal, Planner Vineetha Kartha, Planner Vamshee Kovuru, Planner Nicole Catten-Green, Assistant Planner Lisa Padron, Permit Technician Jamie Sullivan, Planning and Development Services Manager Berrin Nejad, Acting Community Development Director Kathy S. Rice, Planning and Zoning Commission Secretary Carol Dager and Debbie Perry.

COUNCIL MEMBERS PRESENT: None



Kathy S. Rice, Acting Director
Community Development Department

Jan Blair, Chair
Planning and Zoning Commission

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

CUP07-438

Conditional Use Permit

for:

Orchards Assisted Living

PLANNING AND ZONING COMMISSION

Hearing Date: **June 17, 2008**

STAFF:

Adam Copeland, 623.222.3137

LOCATION:

Generally located west of Parkview Place and north of Young Street.

DESCRIPTION OF THE REQUEST:

Approval of a Conditional Use Permit.

SUMMARY ANALYSIS:

The applicant is requesting a Conditional Use Permit approval.

SUGGESTED MOTION:

I move to approve CUP07-438, a Conditional Use Permit for Orchards Assisted Living, and to adopt findings and stipulations 'a' through 'e.'

**City of Surprise
Planning and Zoning Division**

EXECUTIVE SUMMARY

**CUP07-438
Orchards Assisted Living**

APPLICANT:	Jeff Blilie Beus Gilbert PLLC 4800 N. Scottsdale Rd. #6000 Scottsdale, AZ 85251 P: 480-429-3000 F: 480-429-3100 Jblilie@beusgilbert.com
OWNER:	Joan Cornwell Bloomington, MN 55437
HEARING DATE:	June 17, 2008
STAFF:	Adam Copeland
LOCATION:	Generally located west of Parkview Place and north of Young Street.
DESCRIPTION of the REQUEST:	Approval of a Conditional Use Permit
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Conditional Use Permit approval.

HISTORY

1. The City Council approved the Orchards Planned Area Development on September 11, 1997.
2. The Orchards Planned Area Development was amended and approved on July 11, 2002, which added mixed use classifications to the PAD land use map. The subject project is within the mixed use area.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval for a Conditional Use Permit to allow an assisted living facility to be located generally west of Parkview Place and north of Young Street. The project includes a total of 104 units (88 assisted and 16 memory care) within the Orchards Planned Area Development mixed use designation.

Because this project requires a conditional use permit due to the age restriction and provided services, staff had to analyze the project for pedestrian connectivity/ramps, loading areas, ADA, and safety. It is staff's opinion that impacts to surrounding residential are negligible.

Exhibit 16 of the approved Orchards Planned Area Development Third Amendment illustrates in the establishment of zones that an assisted living facility requires a Conditional Use Permit.

Compliance with zoning:

The approved Orchards Planned Area Development Third Amendment case PADA02-119 page 9 of 11 allows all multi-family residential to develop up to 10 stories in height. Per the approved PAD, "The maximum building height within 300' of a major arterial street rights-of-way shall be limited to four (4) stories in height." The subject site is approximately 375' away from the nearest major arterial roadway (Bell Road). All buildings proposed on-site are less than 30' in height.

The amended land use data table shows that the maximum number of multi-family residential units will not exceed 1,150 units. To date, approximately 787 residential units have been approved, leaving 363 left to develop within the mixed use designated areas. The applicant is proposing to develop 104 units.

Agency Review:

Luke Air Force Base (LAFB) responded to the project at the time of the Pre-Application meeting and expressed some concern on the proposed density. Staff reviewed the approved Orchards Planned Area Development and made LAFB aware that the number of units for multi-family development was restricted to 1,150 units overall. Because the density was reviewed in context instead of site specific, LAFB was in support of the project. It was expressed that the city will keep track of the unit count. If the unit count in the future exceeds the allotted number in the PAD, an amendment will need to be processed, reviewed by LAFB, and approved by the City Council.

Circulation:

Primary access to the site will be from Young Street to the south. There are no medians on Young Street, so full access will be available at both ingress/egress points.

Landscape:

The landscape includes a mix of 24", 36", and 48" box trees in addition to various shrubs and ground cover. The project includes landscape buffers around the perimeter of the site.

Departmental Review:

Staff is recommending this project for approval subject to all stipulations.

The Traffic Division required that the applicant show site visibility triangles on the site plan.

The Fire Department required a turnaround on site due to exceeded dimensions without a turnaround. The applicant worked with the city to allow an emergency turnaround off-site adjacent and north of the project.

The Planning Division had comments relating to the architecture, landscaping, buffering, and pedestrian connectivity. The applicant revised the site plan to address staff's comments.

The Building Safety Division provided minor technical comments on the site plan regarding access, handicap parking spaces, and other building code requirements.

The Water Services Department requested an easement down the center of the main drive aisle to allow for a future reclaimed line to be installed. The applicant is currently working with staff to provide what is needed.

The Engineering Department had technical comments on the drainage report.

FINDINGS

1. The Planning and Zoning Commission finds that the proposed Conditional Use Permit for The Orchards Assisted Living complies with the approved Orchards Planned Area Development.
 - **Staff reviewed the recent Orchards Planned Area Development Third Amendment (PADA02-004) standards, and the subject site plan design and site plan comply with all of the adopted standards.**

2. The Planning and Zoning Commission finds that the proposed use is consistent with the policies, objectives, and land use map of the Surprise General Plan and is consistent with the purpose of the zoning district in which the site is located.
 - **The use complies with the current Orchards Planned Area Development Third Amendment zoning classification. It was found at the time of the third amendment to the Orchards PAD, that the proposed land use change to mixed use complied with the Surprise General Plan 2020 low-density residential land use classification, which allows for a mix of residential and commercial uses.**

3. The Planning and Zoning Commission finds that the proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood, or the city when consideration is given to the character and size of the use and hours of operation.
 - **The approved Orchards Planned Area Development Third Amendment page 9 of 11 states "additional building setbacks**

may be deemed appropriate dependent on the specific uses and their relationship to adjacent or nearby uses.” The closest setback to a residential area is approximately 70 feet. It is staff’s opinion that this setback is appropriate, because the height of the building is less than 30 feet. The site is designed with appropriate pedestrian connectivity, lighting, and access.

4. The Planning and Zoning Commission finds that the proposed site is adequate in size and shape to accommodate the intended use and requirements are met for the PAD zoning district, including but not limited to: setbacks, walls, landscaping, and buffer yards;
 - **Staff found that all setbacks, landscaping requirements, walls, and buffers comply with the approved Orchards Planned Area Development. The buildings fit appropriately within the parcel.**

5. The Planning and Zoning Commission finds that the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient.
 - **There is existing access off of Young Street to the north. The fire department requires a minimum of two points of access, which will be provided. There are provided internal drive-aisles and pedestrian connections throughout the site.**

6. The Planning and Zoning Commission finds that the adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to insure that any anticipated detrimental effects can be mitigated.
 - **Stipulations have been added to this report. Staff is recommending the project for approval, subject to all the stipulations.**

7. Review of conditional use permits shall include, but not limited to, examination of the following factors, where applicable.
 - a. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.
 - **The site provides two points of access off of Young Street to the south. The Fire Department requires a minimum of two points of access. The applicant provided accessible pedestrian routes from parking areas to all buildings per the current adopted building code standards.**
 - b. Off-street parking and loading.
 - **It was reviewed and found the project has enough parking to sustain the proposed use.**
 - c. Impact on public services, including schools, recreation and utilities.
 - **Residents who live at the Orchards Assisted Living Facility will be able to utilize surrounding and on-site amenities. Some perimeter amenities within a reasonable walking**

- distance include the Surprise Stadium and park areas. Trash pick-up will be done by a contracted company. The subject site will have City of Surprise Police and Fire services.
- d. Screening and buffering of uses.
 - **The site has adequate buffering and screening to minimize impacts to surrounding uses.**
 - e. Signage
 - **Signage design and placement will be formally reviewed and approved at the time of building permit.**
 - f. Exterior lighting with reference to adjacent properties.
 - **Lighting was reviewed by staff. It was found that all foot-candles will be at zero along any adjacent residential or commercial property lines.**
 - g. Storm water retention and landscaping.
 - **The Engineering Department reviewed the retention and drainage on the site and found it to be in compliance with the Surprise Municipal Code. The landscaping proposed meets the city's standards regarding species, quantity, placement, and size.**
 - h. Site and building design.
 - **It is of staff's opinion that the project is designed appropriately and is consistent with the Building Form and Architecture section in the Planning and Design Guidelines.**
 - i. Drainage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.
 - **The Engineering Department reviewed the retention and drainage on the site and found it to be in compliance with the Surprise Municipal Code. Environmental impacts were reviewed and shall be checked at the time of Certificate of Occupancy in reference to dust control.**
 - j. Volume or character of traffic.
 - **A Traffic Impact Analysis was reviewed and approved by staff. It was found that the existing streets and access will not negatively impact circulation. The surrounding streets are designed to handle this capacity.**
 - k. A demonstrated need for such use.
 - **There are no assisted living facilities adjacent to or within a mile of the subject site.**

Granting of a conditional use permit:

No conditional use permit shall be given for a use that is not listed in Chapter 125 as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The Planning and Zoning Commission may place any conditions which are deemed necessary to mitigate potential impacts and insure compatibility of the use with surrounding development and the city as a whole, and which are

required to preserve the public health, safety, and general welfare. These conditions may include but are not limited to:

1. Requirements for setbacks, open space, buffers, fences or walls, and landscaping to mitigate conflicts from visual, noise, lighting, and similar impacts associated with the use.
 - **Setbacks, open space, buffers, fences/walls, and landscaping have all been reviewed and found to comply with the approved Orchards Planned Area Development.**
2. Dedication of street or other public rights-of-way, and control in location of access points and on-site circulation to mitigate traffic impacts from increased volumes or nature of traffic activity associated with the use.
 - **Existing rights-of-way are adjacent and north to the subject parcel. No further rights-of-way are requested at this time.**
3. Regulations pertaining to hours of operation, methods of operation, and phasing of the development of the site to mitigate impacts to surrounding properties and neighborhoods.
 - **The subject site will have staff available 24 hours to assist those who need assistance. The project will provide memory care assistance for residents with Alzheimer's or other forms of dementia. Other residents will receive various services and care.**

The Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist.

STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following stipulations to Case CUP07-438, Orchards Assisted Living.

- a. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- b. Parking blocks are to be placed where parking is adjacent to any five-foot sidewalk. This will ensure vehicle overhang will not impede sidewalk travel.
- c. All pedestrian crossings shall lead to a ramp.

ITEM 4

- d. A 20-foot easement shall be recorded prior to issuance of any building permit for the subject site to allow for the construction of a reclaimed water line through the property. This easement shall be reviewed and approved by city staff prior to Council approval and recordation.
- e. The property owner agrees to all costs associated with the construction of the new access point and gate to the well site.

**City of Surprise
Planning and Zoning Division**

Design Review Summary

CUP07-438

Orchards Assisted Living Facility

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	Generally located west of Parkview Place and north of Young Street

Architecture:

The architectural theme of the Orchards Assisted Living Facility reflects the residential architecture of the existing neighborhood. The design of both buildings consists primarily of a Craftsman style with some Tudor accents. Notable architectural elements include architectural detailing around the windows and doors, brackets and wainscoting. Colors reflect an earth tone palette with a few vibrant color accents.

Materials:

Similar to the adjacent neighborhood, the Orchards Assisted Living Facility utilizes a simulated stucco product for a large percentage of the buildings' field. Cultured stone veneers are used as accents along the buildings' base area. A wide stucco trim banding caps the stone as it wraps around the different planes of the building. Special attention was given to the windows, through the use of poputs (trim), faux keystones, shutters, and awnings. Additionally, a variety of Tudor arched and bay windows are used selectively along the first floors of each building to add interest and residential character. The roofs of both facilities are primarily comprised of gables and hips. They have been commonly accented with wide overhanging eaves supported by decorative brackets.

Urban Design:

In terms of urban design, the Orchards Facility is suitable for its location within the Orchards subdivision. The building use and scale serves an appropriate buffer between the existing commercial and residential buildings. Unique to this building is the presence of an interior courtyard. This courtyard will provide shade, privacy for the residents, and will eliminate the road noise from Bell Road. Site circulation consists of integrating the interior pedestrian connections to the existing neighborhood's curb-separated sidewalks, which is crucial to maintaining neighborhood character.

**STAFF ANALYSIS
FINDINGS**

1. Staff finds that the Development Pattern is consistent with Chapter 1/ Development Patterns – *Spatial and Functional Relationships* of the Planning and Design Guidelines Manual.
2. Staff finds that the architecture and overall site design are consistent with Chapter 2/ Building Form and Architecture of the Planning and Design Guidelines Manual.

Orchards Assisted Living CUP07-438



RECEIVED

MAY 07 2008

COMMUNITY
DEVELOPMENT

Vicinity Map
CUP07-438
Orchards Assisted Living Facility



*Orchards Assisted Living
Parcel 20*

RECEIVED

MAY 07 2008

COMMUNITY
DEVELOPMENT

**Conditional Use Permit
Application**

Prepared by:

Andy Jochums
Beus Gilbert PLLC
4800 N. Scottsdale Rd., #6000
Scottsdale, AZ 85251

Tel: 480-429-3063
Fax: 480-429-3100

Prepared for:

Premier Assisted Living LLC
C/O Mark Huey
10000 N 31st Ave. Suite D401
Phoenix, AZ 85051

Orchards Assisted Living -- Parcel 20

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APPENDIX

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Orchards Assisted Living -- Parcel 20

Project Team

<p><u>Location:</u> Orchards Parcel #20 West of the Northwest Corner of Young Street and Paradise Lane</p>	<p><u>Acres:</u> 4.21 +/-</p>
<p><u>Submitted to:</u> City of Surprise Community Development Department 12425 W. Bell Road Surprise, AZ 85374 Planner: TBD</p>	
<p><u>Property Owner:</u> Joan Cornwell 5400 Mt Normandale Dr. Bloomington MN 55437</p>	<p><u>Prepared for:</u> Premier Assisted Living LLC 10000 N 31st Ave. Suite D401 Phoenix, AZ 85051</p>
<p><u>Prepared by:</u> Beus Gilbert, PLLC Contact: Andy Jochums 4800 N. Scottsdale Rd. #6000 Scottsdale, AZ 85251 480-429-3063 480-429-3100 FAX Email: ajochums@beusgilbert.com</p>	
<p><u>Submitted:</u> December 19, 2007</p>	

Orchards Assisted Living -- Parcel 20

Introduction

Request

On behalf of Premier Assisted Living LLC, Beus Gilbert PLLC, is proposing an application for a Conditional Use Permit to allow an Assisted Living Facility for up to 104 units (88 assisted and 16 memory care) within a parcel designated for “mixed-use” in the Orchards Planned Area Development.

Project Location

The subject property is located on Young Street approximately 800’ west of its intersection with Parkview Place. An aerial photograph of the property is provided as Exhibit B. More specifically, the request concerns Assessor Parcel Number 509-12-330B, which is known as Parcel 20 of the Orchards Development.

Current Conditions

Land Use

The City of Surprise General Plan Land Use designation for this site is Low Density Residential (3 to 5 du/acre).

The property is currently zoned as part of the Orchards PAD and this request does not propose any amendments to the existing zoning. As it is currently entitled, the Orchards Development will not exceed the allowed 5 dwelling units per acre as specified under the Low Density Residential (LDR) land use designation. Therefore, the request for a Conditional Use Permit is in conformance with the City of Surprise General Plan 2020.

Zoning

Currently, the property is zoned Planned Area Development as part of the Orchards Planned Area Development. As part of that PAD, the property is designated for “mixed-use” which is defined by the PAD as allowing those uses found in the City’s R-2, R-3, C-1 and C-2 zoning districts. Assisted Living is a conditionally permitted use in the R-2 and R-3 zoning districts therefore the subject use would be allowed with the benefit of a Conditional Use Permit approved by the Planning and Zoning Commission.

Site

The subject property is currently vacant and un-developed.

Orchards Assisted Living -- Parcel 20

Surrounding Development

North:	City Lake
East:	Office Condos (Fields at Surprise)
South:	Single Family Residential (Orchards)
West:	Single Family Residential (Orchards)

Description of Proposal

Premier Assisted Living LLC is looking to develop the subject 4.21 acres with a 104 unit Assisted Living Facility. This requested use requires a Conditional Use Permit per the Orchards PAD and the Surprise Municipal Code.

Beliefs, Philosophies, and Services of Premier Assisted Living LLC

Community

Our community will be a welcoming community that provides nurturing assistance, family comfort, and peace of mind to residents and families. Our goal is to make their transition to our community smooth and comfortable.

Guiding Principles

In our communities listening, learning and loving is what we do. Our philosophy moves beyond the great services we offer. Each resident is considered a member of our family. We embrace their everyday changing needs. Whether they need a warm hand to lead them, someone to sit with them each morning, or someone to share their childhood stories, we are an extension of their family.

Caring Staff

Our staff is trained to provide excellent service to seniors. Staff members are carefully screened and undergo a thorough training process to prepare them for their role in caring for the residents and families. Our team members share a common passion for seniors, a commitment to quality.

Memory Support

We feel that residents with Alzheimer or other forms of Dementia should receive services in an atmosphere where they can make choices, receive the assistance they need, and be treated in a dignified manner.

We offer our residents the amenities of a home and family with the benefits and extra services available only in a secure memory support community. Residents have their own private apartment with bathrooms and specialized medical alert and motion detecting equipment. Residents receive the services they need in a supportive and secure environment.

We believe each resident is an individual who has a story, interests and personalized preferences. These preferences, interests and personal history will help our staff develop a specific plan that meets not only the personal care assistance needs, but also the social interaction and daily routines of

Orchards Assisted Living -- Parcel 20

each resident. Everything that occurs in the resident's day is an activity in which choices can be made and life can be enhanced.

Levels of Care

Our personal, professional and qualified staff will work with the residents and families to establish a plan that is best suited for the individual's needs. The services are designed to residents as independent as possible. As additional assistance and/or supervision is required, a specific plan of care is developed for each resident. There are 6 levels of care that we provide that may include any one or all of the following:

- Health Services and Coordination
- Assistance with Medication, Treatment, and Additional Activities
- Toileting
- Bathing, Hygiene, and Grooming
- Dressing
- Assistance with physical transfer
- Mobility
- Food Preparation
- Social Activities
- Housekeeping
- Laundry
- Transportation
- Whirlpool

Services

We tailor our programs to offer just the right amount of assistance to ensure that our residents enjoy their retirement with us. Our goal is to maintain and enhance resident's well-being by helping continue a lifestyle that embraces dignity, independence and care.

- 24 hour certified staffing
- Licensed nurse on staff
- Sick Tray service (when needed)
- Emergency medical alert system
- RN monitoring and assessment
- Three restaurant-style meals served daily
- Whirlpool for muscle tone
- Apartment cleaned once a week
- Flat linens laundered once a week
- Transportation to scheduled appointments and shopping
- Activity Coordinator of social, cultural, and recreational events 7 days a week
- All utilities (including cable TV)
- On premises cable channel
- Maintenance

Orchards Assisted Living -- Parcel 20

Site Plan/Layout

The site plan included with the application shows the two buildings being proposed along with the required site improvements. The smaller one-story Memory Care building will house 16 units for those residents with Alzheimer or other forms of Dementia who need a higher level of supervision. The larger two-story Main building will house the 88 units of assisted living and includes an internal courtyard for the benefit of the residents. The site plan includes the over the required number of parking spaces as required in the Municipal Code and complies with the setbacks required by the Orchards PAD.

As was discussed during the pre-app submittal, there is a 60' deep parcel of City owned land between the subject property's north line and the south line of the developed land around the City Lake. Discussions with City staff have indicated a willingness to allow a portion of this property to be developed by Premier Assisted Living LLC to provide additional landscaping on this vacant property for the visual pleasure of the future residents as well as an emergency vehicle turn around for the Fire Department.

Elevations

The included elevations show our intention to have the proposed Assisted Living Facility fit into the existing community it will join. In order to give the buildings a residential feel, traditional building materials are used. Both buildings include an articulated tile covered roof, mix of stucco and stone surfaces and lots of large windows. In order to address the larger mass of the two story Main building its elevations add color massing, additional stone accents and roofline brackets. Windows are addressed with additional details included enhanced pop out surrounds, shutters, and awnings.

Grading and Drainage

Drainage and water retention within the project will be handled by a number of surface retention basins as detailed on the included Grading and Drainage Plan and Drainage Report.

Infrastructure

As part of the Orchards Planned Community, the surrounding roads were all constructed and all necessary water, sewer, and other utility lines were installed. Young Street is fully improved as a collector roadway with curb, sidewalk, and streetlights.

Exhibit "A"

Vicinity Map

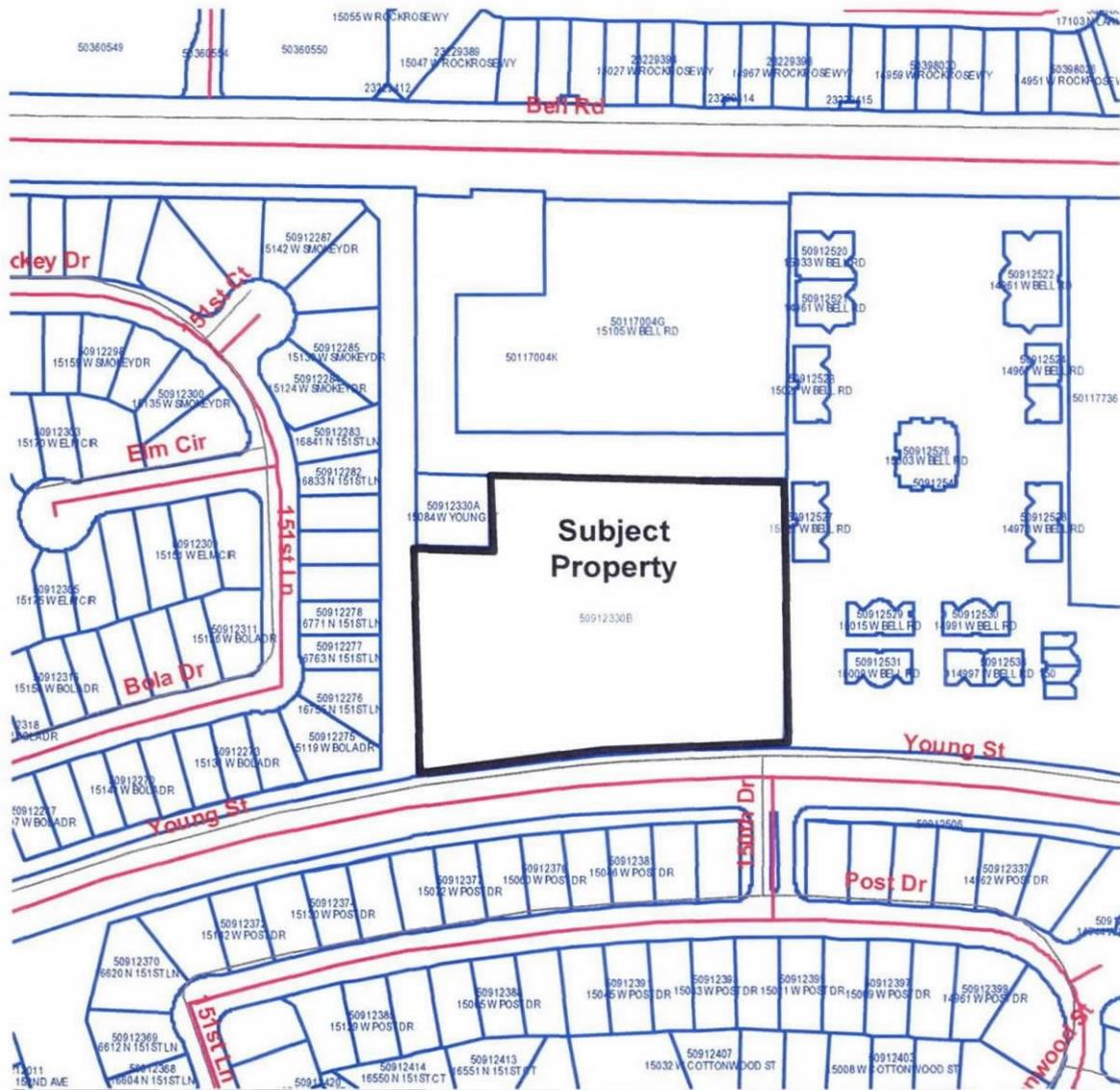
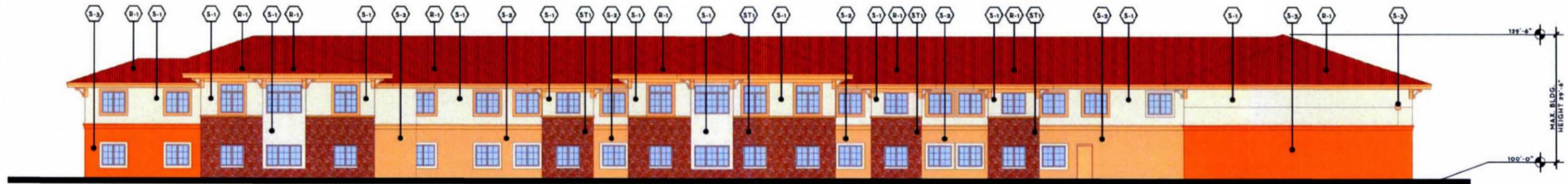


Exhibit "B"

Aerial Photograph

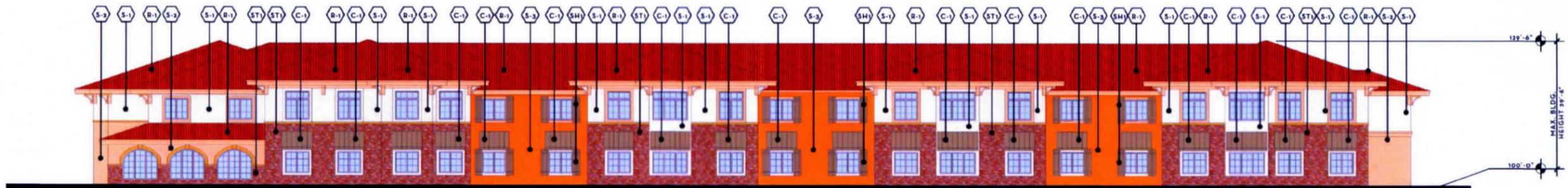




NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



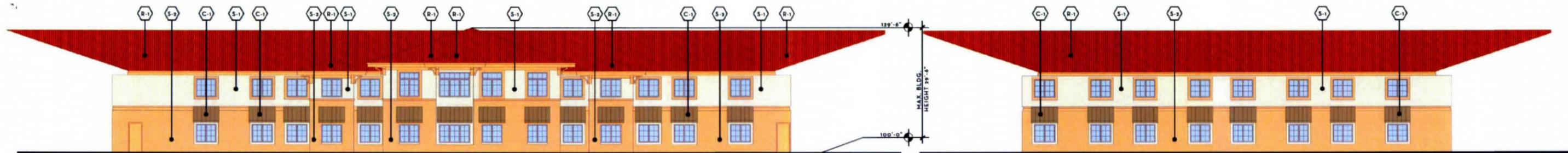
WEST ELEVATION

LEGEND	
	R-1 TILE ROOF - EAGLE ROOFING PRODUCTS CAPISTRANO COLLECTION PRODUCT #3628 COLOR: KNOXVILLE BLEND
	S-1 STUCCO - DUNN-EDWARDS DE6134 COLOR: SHORTBREAD
	S-2 STUCCO - DUNN-EDWARDS DE6134 COLOR: TERRACOTTA SAND
	S-3 STUCCO - DUNN-EDWARDS DE9370 COLOR: APPLE CIDER
	C-1 WINDOW CANOPY - DUNN-EDWARDS DE6222 WEATHER BOARD
	SH-1 WINDOW SHUTTERS - DUNN-EDWARDS DE6015 COLOR: AMAZING AMETHYST
	ST-1 STONE VENEER - ELDERADO STONE MOUNTAIN LEDGE PROFILE COLOR: SHASTA



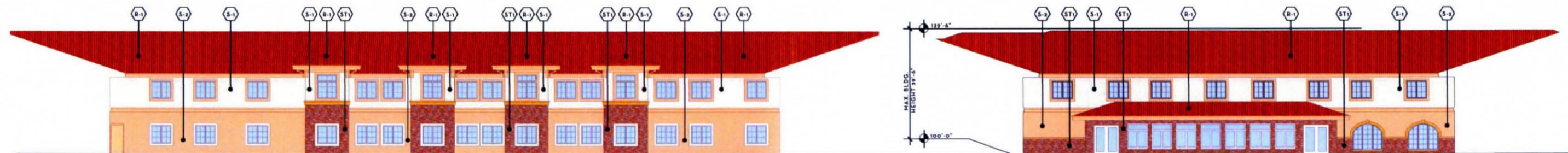
NEW ASSISTED LIVING FACILITY PROPOSED ELEVATIONS

PROJECT NUMBER: 07010 - May 22, 2008



NORTH ELEVATION - COURTYARD

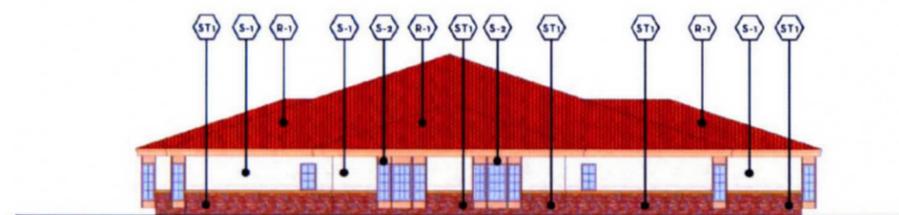
EAST ELEVATION - COURTYARD



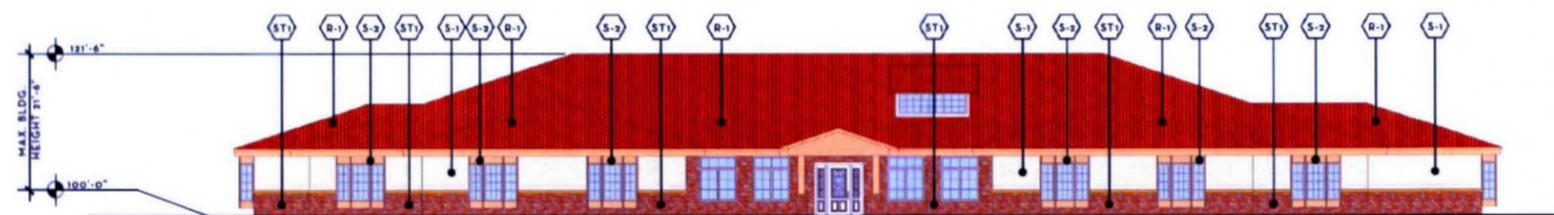
SOUTH ELEVATION - COURTYARD

WEST ELEVATION - COURTYARD

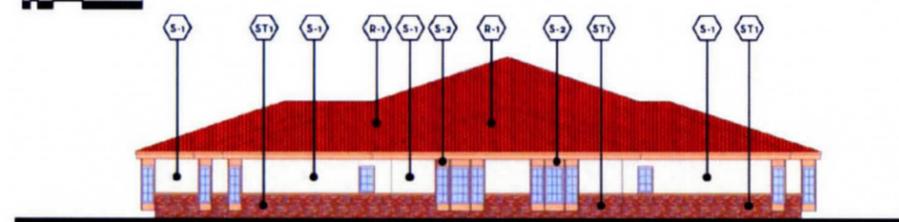
NEW ASSISTED LIVING FACILITY PROPOSED ELEVATIONS



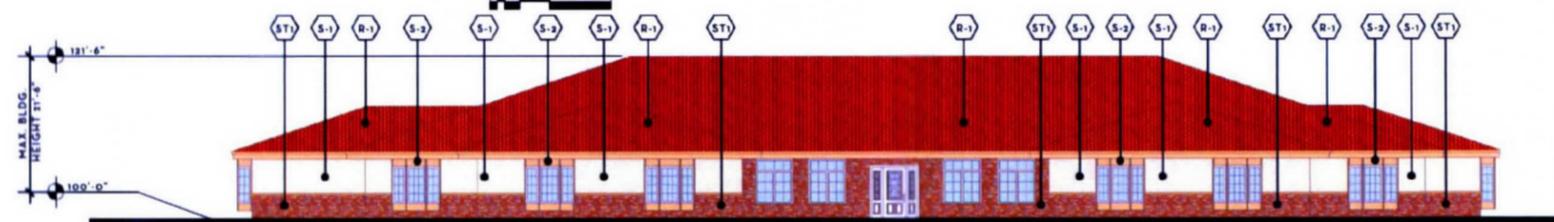
NORTH ELEVATION - MEMORY CARE



EAST ELEVATION - MEMORY CARE



SOUTH ELEVATION - MEMORY CARE



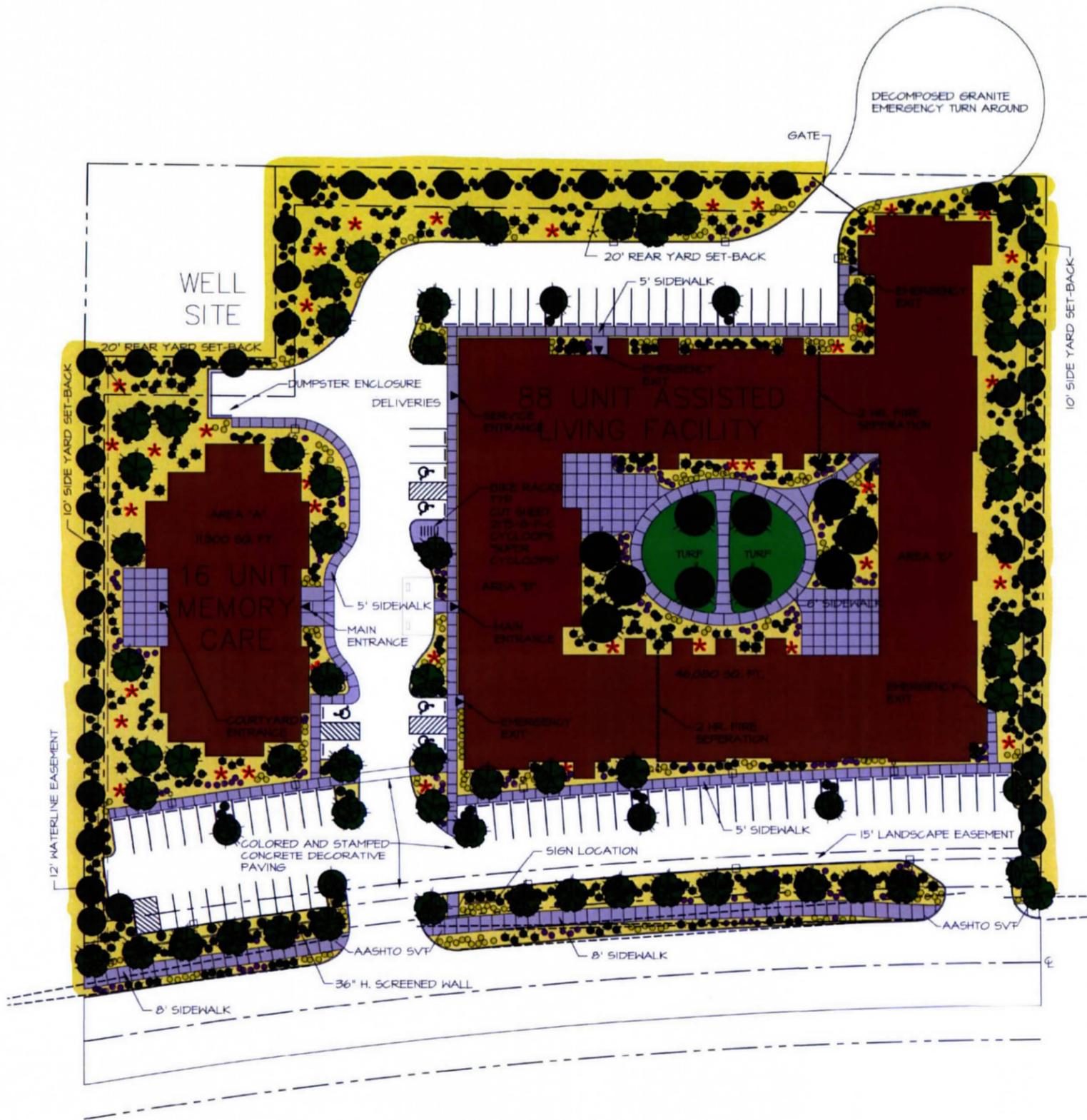
WEST ELEVATION - MEMORY CARE

LEGEND	
	R-1 TILE ROOF - EAGLE ROOFING PRODUCTS CAPISTRANO COLLECTION PRODUCT #3628 COLOR: KNOXVILLE BLEND
	S-1 STUCCO - DUNN-EDWARDS DE6134 COLOR: SHORTBREAD
	S-2 STUCCO - DUNN-EDWARDS DE6136 COLOR: TERRACOTTA SAND
	S-3 STUCCO - DUNN-EDWARDS DE5270 COLOR: APPLE CIDER
	C-1 WINDOW CANOPY - DUNN-EDWARDS DE6222 WEATHER BOARD
	SH-1 WINDOW SHUTTERS - DUNN-EDWARDS DE6013 COLOR: AMAZING AMETHYST
	ST-1 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE PROFILE COLOR: SHASTA



NEW MEMORY CARE FACILITY PROPOSED ELEVATIONS

PROJECT NUMBER: 07010 - May 22, 2008



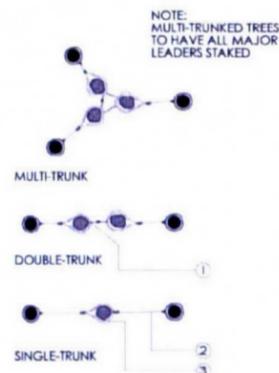
LANDSCAPE LEGEND

total sf = 23,452

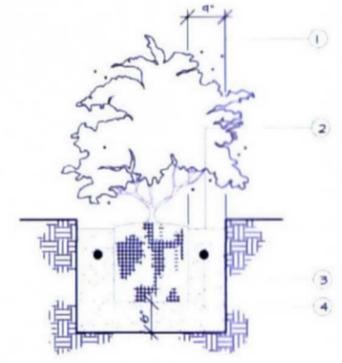
- | | | |
|---|---|---|
| ● PINUS ELДАРICA
MONDEL PINE
48" BOX - 58 | ● LEUCOPHYLLUM CANDIDUM
'THUNDER CLOUD'
5 GALLON - 100 | ● LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON - 309 |
| ● DALBERGIA SISSOO
SISSOO TREE
24" BOX - 49 | ● LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON - 189 | ● LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA
1 GALLON - 215 |
| ● ULMUS PARVIFOLIA
EVERGREEN ELM
36" BOX - 10 | ● CALIANDRA ERIOPHYLLA
BAJA FAIRY DUSTER
5 GALLON - 243 | ● 3/4" SCREENED MADISON GOLD
DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREAS |
| ● QUERCUS VIRINIANA
LIVE OAK
24" BOX - 9 | ● RUELLIA BRITONIANA
RUELLIA
5 GALLON - 223 | ● SECUNDIFLORA SOPHORA
TEXAS MTN LAUREL
15 GALLON - 68 |
| ★ CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON - 51 | | |

LANDSCAPE CALCULATIONS

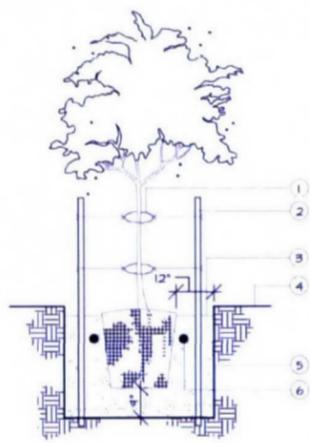
TOTAL TREE CALCULATION RATIO (50% OF TOTAL TREES TO BE 48" BOX)
 TOTAL TREES ON SITE = 117 TOTAL REQUIRED 48" BOX = 58 TOTAL PROVIDED 48" BOX TREES = 58
 TOTAL LANDSCAPE AREA = 23,452 SF (15% OF TOTAL SF)
 TOTAL NON ADWR LANDSCAPE = 2,298 SF (LESS THAN 10% OF TOTAL LANDSCAPE AREA)
 1 TREE PER EVERY 4 PARKINGS SPACES IS PROVIDED



TREE GUYING DETAIL



SHRUB PLANTING DETAIL



DOUBLE STAKING DETAIL

LANDSCAPE NOTES

1. ALL LANDSCAPING IN COUNTY RIGHT-OF-WAY SHALL CONFORM TO CHAPTER NINE OF THE LATEST ROADWAY DESIGN MANUAL ADOPTED 11/03/93.
2. LANDSCAPE IS NOT ALLOWED TO ENCR OACH THE ROADWAY OR DRIVEWAY ENTRANCES. LANDSCAPE WITH THIS POTENTIAL WILL BE RELOCATED OR REMOVED BY OWNER/DEVELOPER EXPENSE.
3. LANDSCAPE INSIDE SIGHT TRIANGLE MUST NOT EXCEED 24 INCHES IN HEIGHT FROM TOP OF CURB LINE WHEN MATURE.
4. LANDSCAPE THAT OVERHANGS OFF-SITE SIDEWALK MUST BE MAINTAINED (BY DEVELOPER) SO THAT A SEVEN (7) FOOT HIGH CLEARANCE IS PROVIDED AT ALL TIMES.
5. LANDSCAPE AND IRRIGATION SYSTEMS IN RIGHT-OF-WAY SHALL BE MAINTAINED AND PAID FOR BY DEVELOPER. THIS INCLUDES WATER USE.
6. ALL UNDERGROUND LANDSCAPE EQUIPMENT WITHIN FIVE (5) FEET OF BACK-OF-CURB, OR BACK-OF-WALK, OR WITHIN FIFTEEN (15) FEET OF EDGE-OF-PAVEMENT MUST HAVE THIRTY-SIX (36) INCH MINIMUM DEPTH OF COVER.
7. THE LANDSCAPE IS IN COMPLIANCE OF ADEQUATE ROOT ZONE AND WATER BASIN REQUIREMENT AS PER THE MANUAL.
8. THE LANDSCAPE PLAN IS IN COMPLIANCE WITH MINIMUM TRUNK HEIGHT AND CALIPER AS PER THE MANUAL.
9. THE LANDSCAPE PLAN IS IN COMPLIANCE WITH 25% COVERAGE FOR GROUND COVER AS PER THE MANUAL.
10. ALL TREES IN PAVED AREAS SHALL HAVE DEEP ROOT BARRIERS AS PER THE MANUAL.
11. ALL FIRE HYDRANTS TO HAVE A 3' RADIUS CLEAR ZONE.
12. SIGNS REQUIRE A SEPERATE PERMIT SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF SURPRISE.
13. EXISTING LANDSCAPE ALONG BELL ROAD TO REMAIN. ADD NEW 3/4" MINUS GRANDE ROSE DG. RELOCATE TREES AS NECESSARY TO INSTALL SIDEWALK AND BRIDGE.

CITY OF SURPRISE NOTES:

ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
 SIGNS REQUIRE A SEPERATE PERMIT.
 ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
 PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
 TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
 ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
 ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.



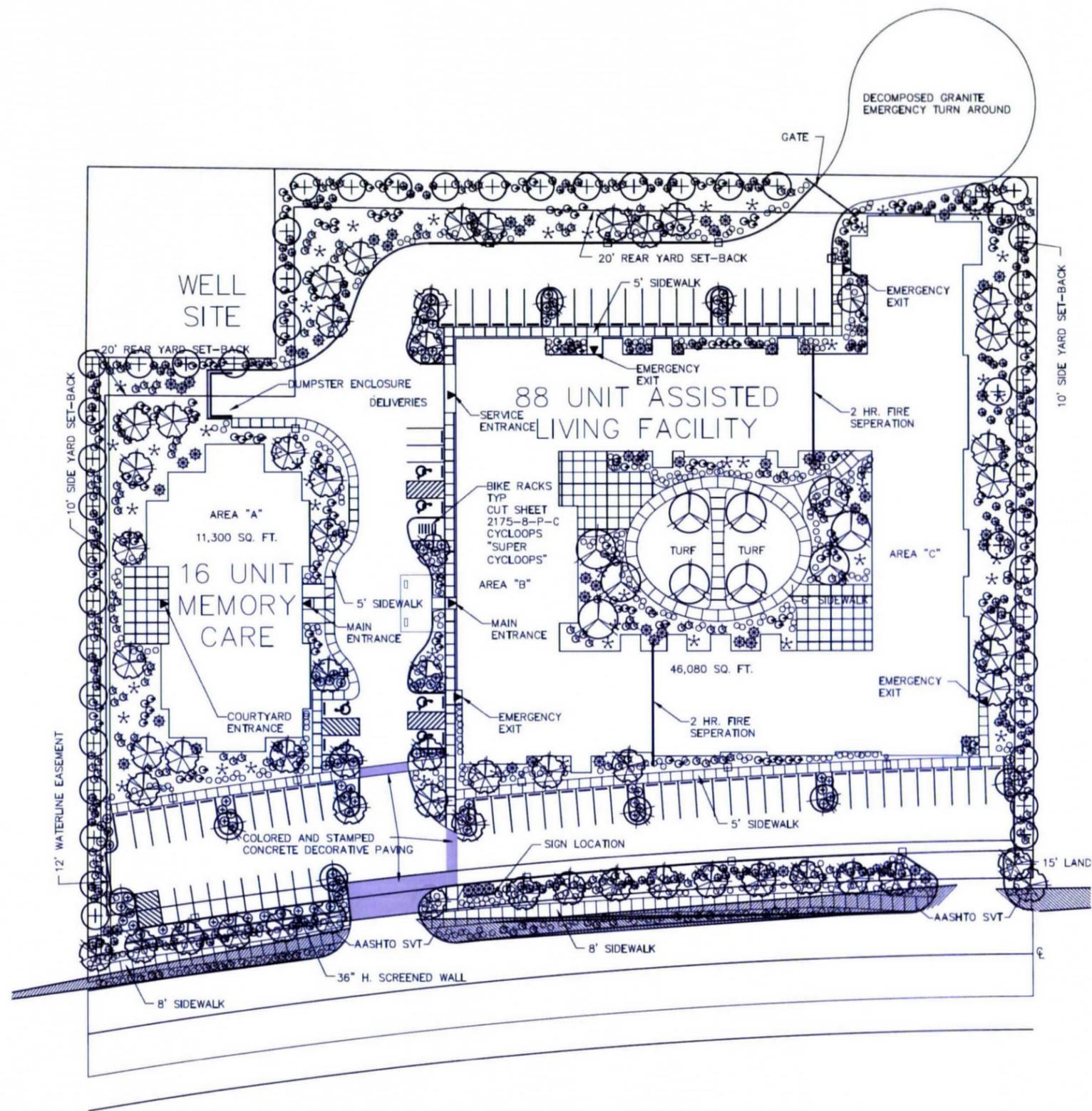
CUP07-438

T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85014
 (602) 265-0320

LANDSCAPE PLAN

CALL TWO WORKING DAYS BEFORE YOU DIG (602) 265-1100 (OUTSIDE MARICOPA COUNTY)

TJM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF TJM & ASSOCIATES



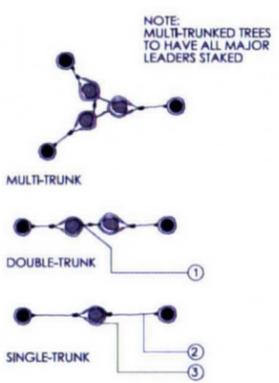
LANDSCAPE LEGEND

	PINUS ELДАРICA MONDEL PINE 48" BOX - 58		LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 5 GALLON - 100		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON - 309
	DALBERGIA SISSOO SISSOO TREE 24" BOX - 49		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON - 189		LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA 1 GALLON - 215
	ULMUS PARVIFOLIA EVERGREEN ELM 36" BOX - 10		CALLANDRIA ERIOPHYLLA BAJA FAIRY DUSTER 5 GALLON - 243		3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON - 51		RUELLIA BRITTONIANA RUELLIA 5 GALLON - 223		SECUNDIFLORA SOPHORA TEXAS MTN LAUREL 15 GALLON - 68

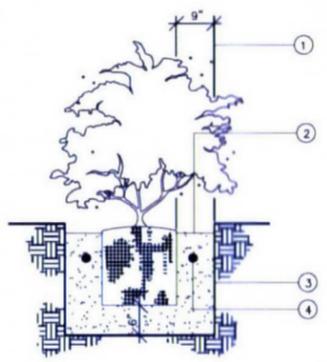
total sf = 23,452

LANDSCAPE CALCULATIONS

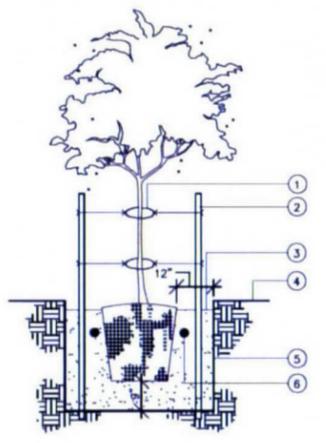
TOTAL TREE CALCULATION RATIO (50% OF TOTAL TREES TO BE 48" BOX)
 TOTAL TREES ON SITE = 117 TOTAL REQUIRED 48" BOX = 58 TOTAL PROVIDED 48" BOX TREES = 58
 TOTAL LANDSCAPE AREA = 23,452 SF (15% OF TOTAL SF)
 TOTAL NON ADWR LANDSCAPE = 2,298 SF (LESS THAN 10% OF TOTAL LANDSCAPE AREA)
 1 TREE PER EVERY 4 PARKING SPACES IS PROVIDED



TREE GUYING DETAIL



SHRUB PLANTING DETAIL



DOUBLE STAKING DETAIL

LANDSCAPE NOTES

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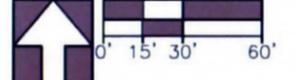
RECEIVED

MAY 07 2008

COMMUNITY DEVELOPMENT



LANDSCAPE PLAN



CUP07-438

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85014
 (602) 265-0320



TJM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF TJM & ASSOCIATES



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

RECEIVED 23 July 2007
JUL 30 2007
COMMUNITY DEVELOPMENT

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 #PA07-0021 Orchards Assisted Living

Dear Ms. Dager

Thank you for the opportunity to comment on the Preliminary Plat Application for the Orchards Assisted Living facility. The facility, on 4.21 gross acres, is located south and west of the southwest corner of Bell Road and Bullard Avenue, just north of the existing Surprise Ball Fields. Plans call for the construction of a 104 unit assisted living building and specialized memory care unit, with a density of 24.7 dwelling units (du) per acre. The site is approximately 2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

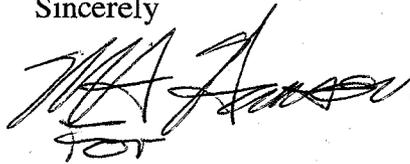
Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposed density of 24.7 du/acre does not meet these guidelines. However, the City of Surprise requested that Luke AFB use the previously approved Orchard PAD with mixed use allowing for a maximum of 1,150 dwelling units as the maximum build out for the area. The Assisted Living facility along with other small residential developments will be closely monitored by Surprise planners to ensure the maximum number is not exceeded. The overall density at maximum build-out was agreed upon by Surprise Planning and Luke AFB to not exceed the maximum densities identified above. Given that stipulation, Luke AFB has no operations or safety issues concerning this project.

Since the facility will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in

A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents 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. Please note that construction plans and oversized construction equipment for this property may be influenced by requirements from the FAA and may require submittal of an FAA Form 7460-1, Notice of Proposed Construction or Alteration.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read 'J. R. Mitchell', with a stylized flourish at the end.

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

March 10, 2008

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

RE: **Orchards Assisted Living** / CUP07-438 / NWC of Young St. and 151st Drive

Dear Ms. Dager:

Thank you for your notification regarding the Use Permit 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 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



**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

CUP07-379

Conditional Use Permit

for:

Smith RV Garage

PLANNING AND ZONING COMMISSION

Hearing Date: **June 17, 2008**

STAFF:

Hobart Wingard, 623.222.3156

LOCATION:

Generally south of Paradise Lane between Reems Road and 151st Avenue.

**DESCRIPTION OF
THE REQUEST:**

Approval of a Conditional Use Permit.

SUMMARY ANALYSIS:

The applicant is requesting a Conditional Use Permit approval for a detached RV (Recreational Vehicle) Garage.

SUGGESTED MOTION:

I move to approve CUP07-379, a Conditional Use Permit for Smith RV Garage, and to adopt findings and stipulation 'a.'

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

CUP07-379
Smith RV Garage

APPLICANT:	Ed and Madelyn Smith 4531 W. Corrine Drive Glendale, AZ 85304 P: 623.889.0802 Madelyn@edspaving.com
OWNER:	Ed and Madelyn Smith 4531 W. Corrine Drive Glendale, AZ 85304 P: 623.889.0802 Madelyn@edspaving.com
HEARING DATE:	June 17, 2008
STAFF:	Hobart Wingard
LOCATION:	Generally south of Paradise Lane between Reems Road and 151 st Avenue.
DESCRIPTION of the REQUEST:	Approval of a Conditional Use Permit
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Conditional Use Permit approval for a detached RV (Recreational Vehicle) Garage.

HISTORY

1. On April 26, 1984, the Surprise City Council approved the Annexation of Paradise Acres, Ordinance 84-03.
2. On July 14, 2005, the Surprise City Council approved the Hunter Estates Rural Subdivision, case RS05-114.
3. On October 23, 2007, Ed and Madelyn Smith submitted a Conditional Use Permit application for a detached RV garage, case CUP07-379.

STAFF ANALYSIS

Proposal:

The applicant is requesting approval of a conditional use permit for a 3,593-square-foot detached RV (recreational vehicle) garage. The proposed building will include an RV garage, boat garage, game room, craft room, storage and a restroom with shower. The residential lot is located in Hunter Estates located south of Paradise Lane between Reems Road and 151st Avenue. The existing zoning is R1-43 (single-family residential), and the parcel size is approximately 1.2 acres.

The intended use of the garage is for vehicle storage, general storage and the location of a game room. The building architecture and colors are to match the proposed home that will be built concurrently with the garage structure.

The City of Surprise Municipal Code, section 125-246, requires a Conditional Use Permit for all detached garages over 600 square feet in residential zones. The intent of the requirement is to ensure that such oversized garages do not result in any undue burdens to surrounding properties. The submitted site plan indicates that the proposed garage will be located ten feet from the nearest adjacent property line.

Departmental Review:

All departments have recommended approval of the project subject to all stipulations.

Traffic Division: The Traffic Division had no concerns.

Fire Department: The Fire Department had no concerns.

Planning Division: The Planning Division had concerns about the height, use and the construction timing of the building. The applicant worked with staff and addressed all issues.

Building Safety Division: The Building Safety Division had no concerns.

Water Services Department: The Water Services Department had no concerns.

Engineering Department: The Engineering Department had no concerns.

FINDINGS

1. The Planning and Zoning Commission finds that the proposed use is consistent with the policies, objectives and land use map of the Surprise General Plan and the purpose of the zoning district in which the site is located;
 - **The proposed garage is not increasing intensity to the area so staff finds this is consistent with the land use classification as depicted in the General Plan 2020.**
2. The Planning and Zoning Commission finds that the proposed oversized garage will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use due to its location on the site;
 - **The oversized garage is placed on a large lot, which mitigates any adverse impacts on adjacent uses because of the larger setbacks. The garage is architecturally designed to blend with the area.**
3. The Planning and Zoning Commission finds that the proposed site is adequate in size and shape to accommodate the intended use and that all requirements are met for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards based on the information provided on the submitted site plan;
 - **The subject garage meets all setback and height requirements. No walls or landscaping are proposed with this application.**
4. The Planning and Zoning Commission finds that the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking and loading requirements in a manner which is safe and efficient;
 - **No impact.**
5. The Planning and Zoning Commission finds that adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to insure that any anticipated detrimental effects can be mitigated;
 - **Stipulation added.**
6. Review of conditional use permits shall include, but not limited to, examination of the following factors, where applicable.
 - a. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.
 - **The site has legal access to the adjacent rights-of-way.**
 - b. Off-street parking and loading.
 - **No impact.**

- c. Impact on public services, including schools, recreation and utilities.
 - **No impact.**
 - d. Screening and buffering of uses.
 - **The subject garage meets all R1-43 Single-Family Residential setbacks.**
 - e. Signage
 - **No impact.**
 - f. Exterior lighting with reference to adjacent properties.
 - **No impact.**
 - g. Storm water retention and landscaping.
 - **No impact.**
 - h. Site and building design.
 - **It is of staff's opinion that the garage is designed appropriately to blend with the surrounding area.**
 - i. Drainage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.
 - **No impact.**
 - j. Volume or character of traffic.
 - **No impact.**
 - k. A demonstrated need for such use.
 - **The code requires vehicles parked in a backyard to be screened from view. The garage will screen any RV storage as well as provide storage.**
7. The Planning and Zoning Commission finds that, based on the submitted site plan and application, the proposed Conditional Use Permit complies with Section 125-245 of the Surprise Municipal Code;
- No cellar, garage, tent, basement with unfinished structure above, or accessory building or any mobile home or recreational vehicle outside of an approved mobile home or recreational vehicle shall at any time be used as a dwelling unit.
8. The Planning and Zoning Commission finds that the proposed Conditional Use Permit complies with Section 125-246 (b thru e) of the Surprise Municipal Code;
- b) Accessory buildings and garages in residential districts shall not exceed the height of the principal structure and shall not be located within a utility easement.
 - c) No accessory building or garage for single-family homes shall occupy more than 25 percent of a rear yard nor exceed 600 square feet of floor area, except that garages which exceed the aforesaid maximum may be allowed with a conditional use permit.
 - d) No permit shall be issued for the construction of more than one accessory, detached, private garage structure for each dwelling.
 - e) Within residential zoning districts no accessory building or use shall be constructed or developed on a lot prior to the time of building permit issuance for the principal building to which it is accessory.

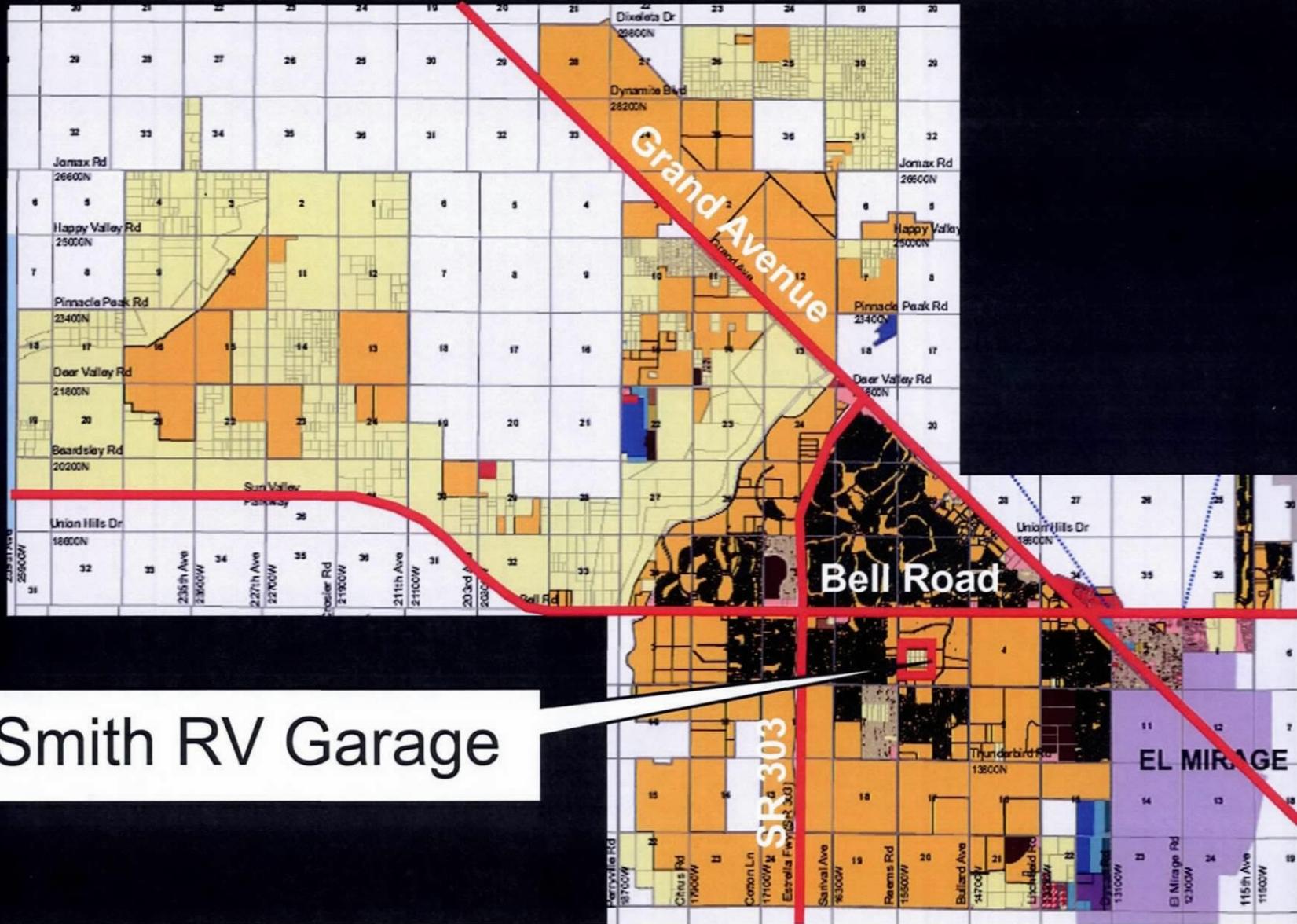
STIPULATIONS

REQUIRED ACTIONS: The applicant and/or owner shall comply with the following stipulation of Case CUP07-379, Smith RV Garage:

- a. All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.

Location Map

Smith RV Garage

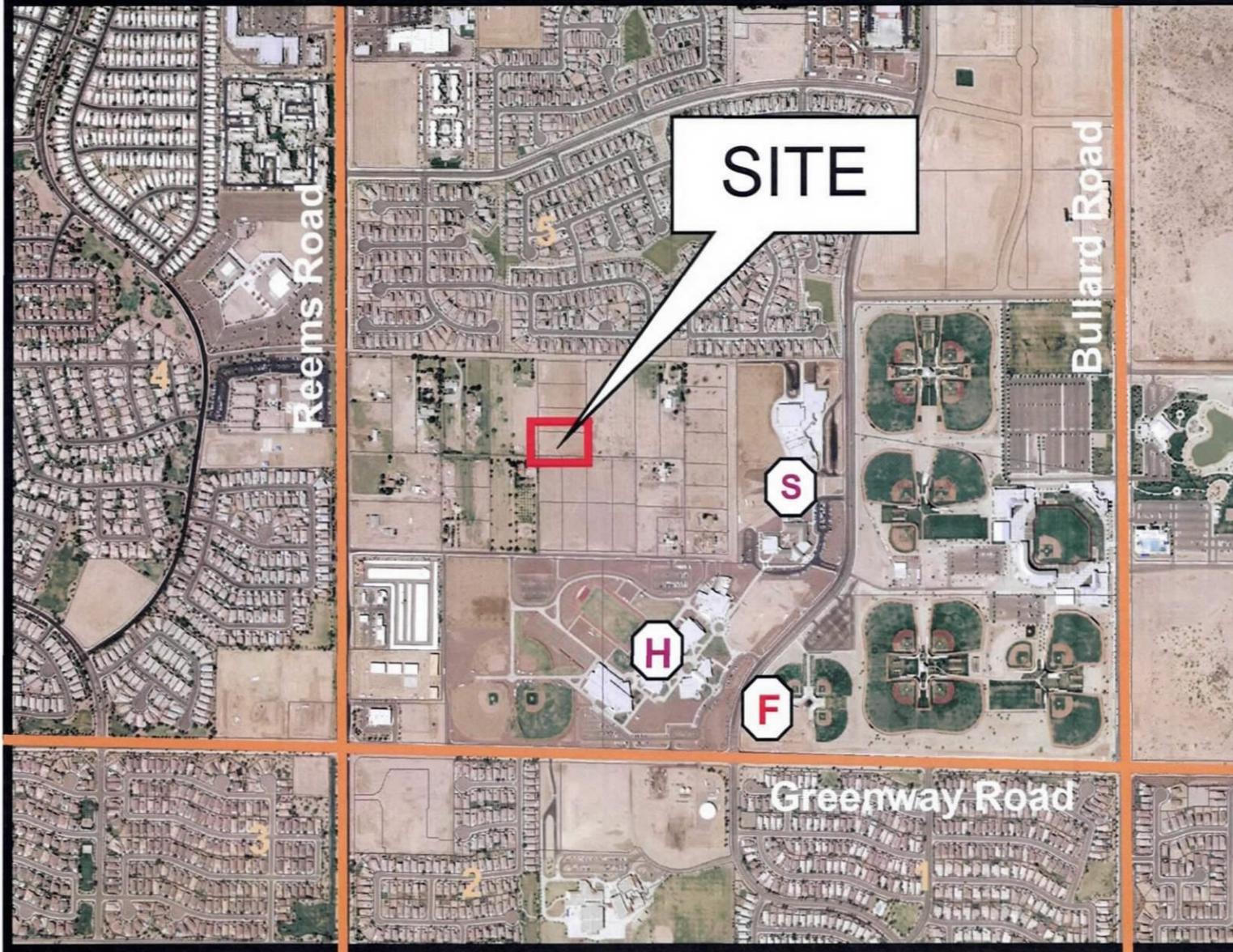


Smith RV Garage



Contextual Map

Smith RV Garage



- S** K-8 School
- H** High School
- F** Fire Station

PROJECTS:

1. Ashton Ranch
2. Countryside
3. Greenway Park
4. Mountain Vista Ranch
5. The Orchards



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MAY 07 2008

**COMMUNITY
DEVELOPMENT**

Narrative of land use for Eddie & Madelyn Smith

- 1) RV garage & storage unit
- 2) Private road south of Paradise Lane (approx. 150 ave.)
- 3) Agricultural
- 4) Storage
- 5) Sewer & water
- 6) No phasing

NOV 21 2007



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

15 November 2007

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 #CUP07-379 Smith RV Garage

Dear Ms. Dager

Thank you for the opportunity to comment on the Conditional Use Permit Application for the Smith Custom Residence with RV Garage. The residence is located on 1.2 gross acres east of the southeast corner of Reems Road and Paradise Lane. Plans call for the construction of a custom residence with horse pasture and RV Garage. The site is approximately 1 1/2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this custom residence will not negatively impact the flying operations at Luke AFB. Since the residence will be located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights per day, with some as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. 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 there are any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "JRM", with a horizontal line extending to the right.

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

November 26, 2007

NOV 28 2007
COMMUNICATIONS SECTION

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

RE: **Smith Residence**/ CUP07-379/ Reems & Paradise Lane

Dear Ms. Dager:

Thank you for your notification regarding the Site Plan on the above referenced subject. After reviewing this information we have concurred that at this time the proposed Plan will not have an 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

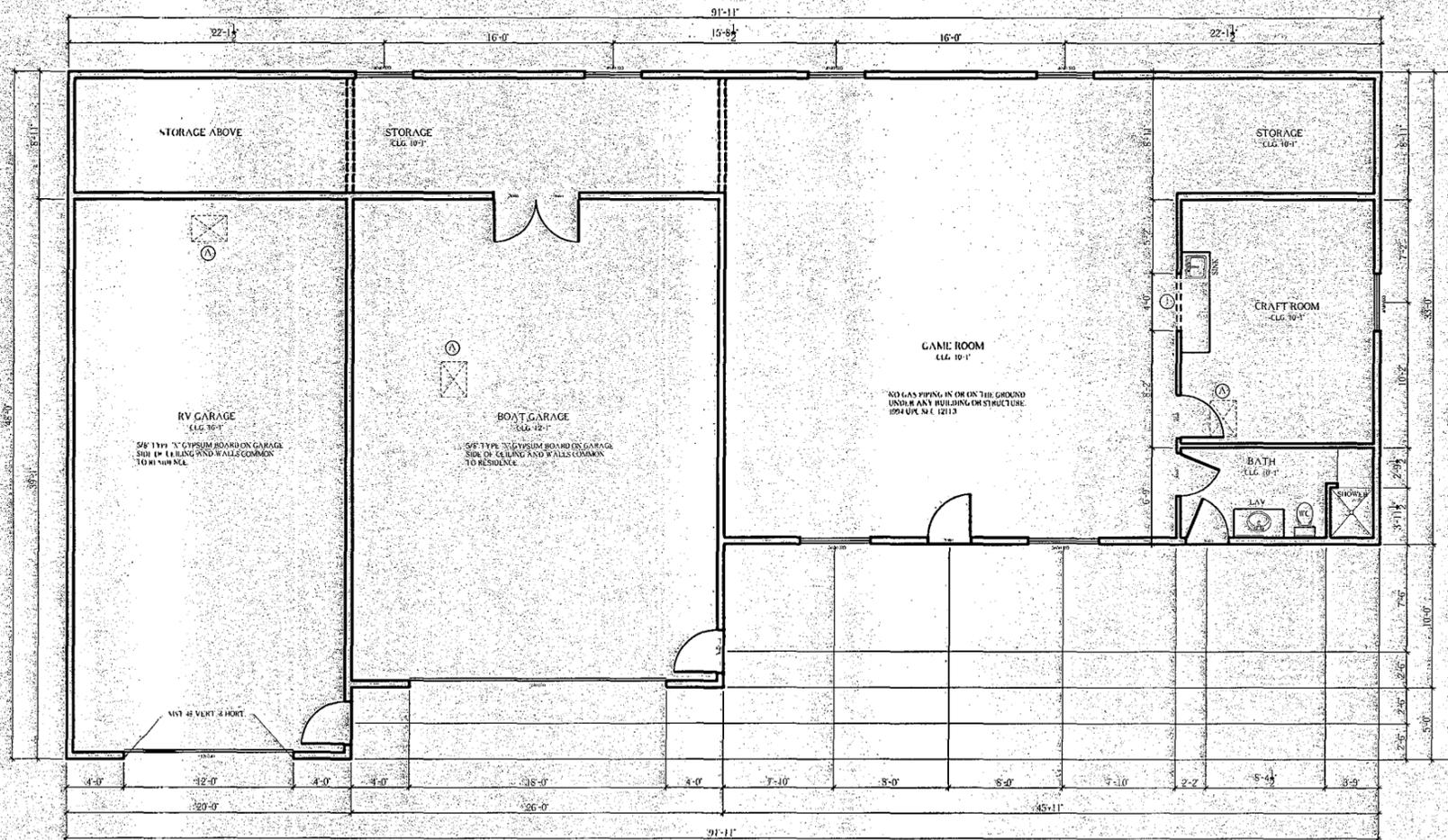


2001 Award Recipient

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MAY 07 2008

COMMUNITY
DEVELOPMENT



NOTES

- ARCH 9'-0" TOP 8'-6" HEEL 42" SILL.
- AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30' OR GREATER. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22'X30' AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. IRC SECTION R807.1.
- ALL INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 2X6 P/16.
- GARAGE WALLS ARE 2X6 P/16 GC.
- ALL DIMENSIONS ARE TO ROUGH FRAMING MEMBERS.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL WINDOW HEADER HEIGHT TO BE NOTED ON ELEVATIONS PAGE.
- ALL CEILING INSULATION TO BE R-38. ALL EXTERIOR WALL INSULATION TO BE R-19.
- SEE ROOF FRAMING PLAN FOR LOAD BEARING WALL LOCATIONS AND HEADER SIZES.
- COMPLY WITH 2006 IBC, 2006 IRC, 2006 IMC, 1994 UPC, 2005 NEC.
- SAFETY GLASS IS REQUIRED ON GLAZING IN DOORS AND ENCLOSURES FOR BATH TUBS AND SHOWERS, AT ALL FIXED AND OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" OF THE ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

AREA CALCULATIONS

LIVABLE	1,936 SQ. FT.
GARAGE	1,657 SQ. FT.
TOTAL UNDER ROOF	3,593 SQ. FT.

NO.	DATE	REVISIONS

Buckley Design Group LLC
Blueprints for your design

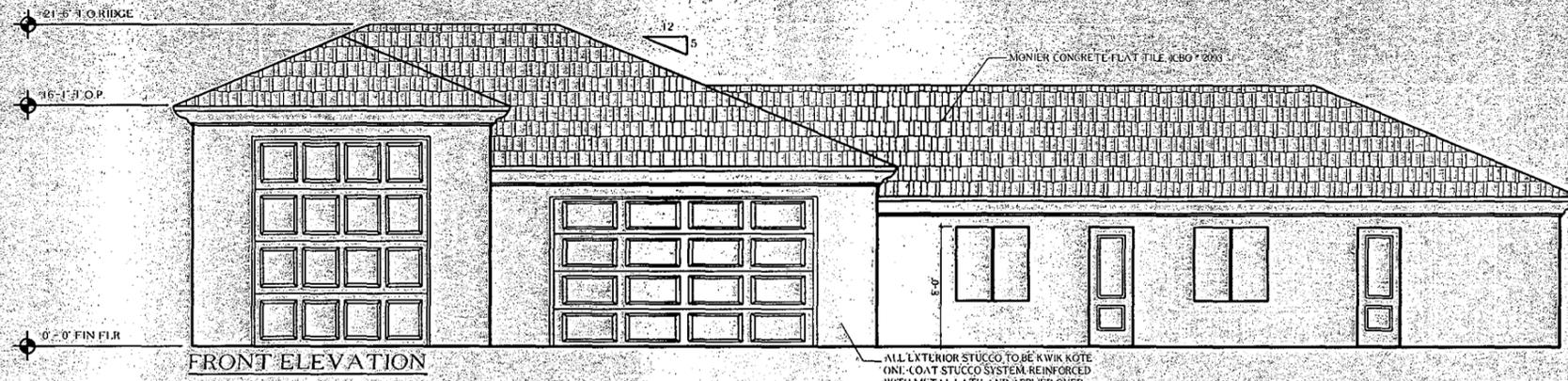
ED AND MADELINE SMITH
DETACHED GARAGE
501-17-948
MARICOPA COUNTY, AZ

DESIGNED BY	B. RICE
DATE	03-04-08
CHECKED BY	
DATE	
SCALE	3/4" = 1'-0"
PROJECT NO.	

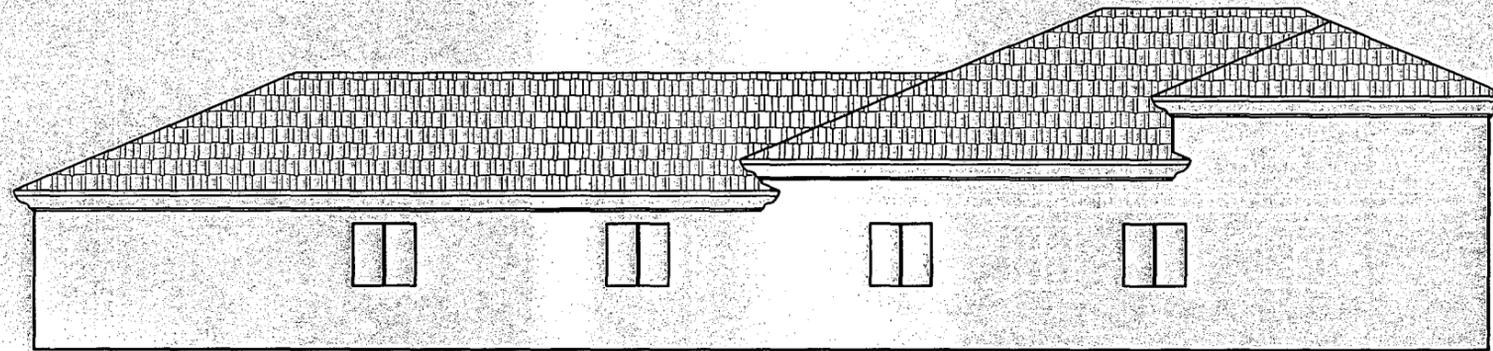
A-3
FLOOR PLAN

RECEIVED

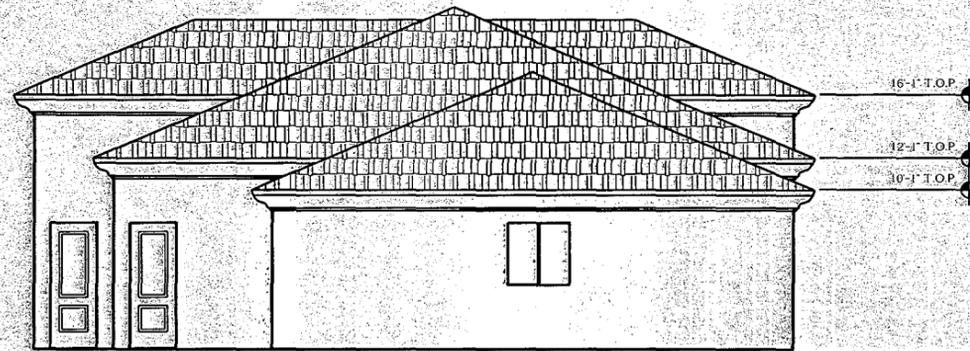
MAY 07 2008
COMMUNITY
DEVELOPMENT



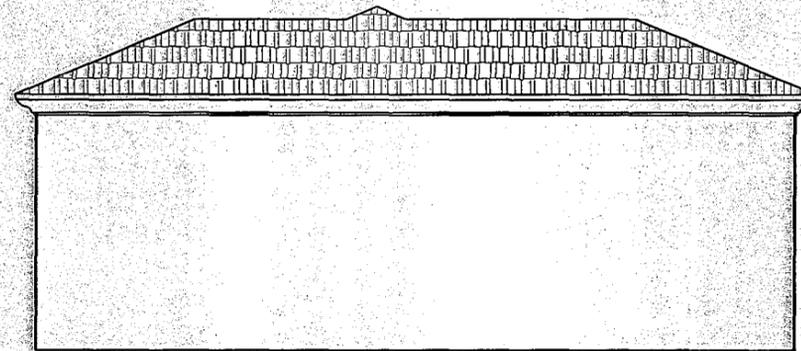
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	DATE

Bockley Design Group LLC
Blueprints for your design
1000 N. GILBERT ROAD, SUITE 100
MARIKOPA, ARIZONA 85131
PH: 480-471-1111
WWW.BOCKLEYDESIGN.COM

ED AND MADELINE SMITH
DETACHED GARAGE
501-17-948
MARIKOPA COUNTY, AZ

DESIGNED BY	J. RICE
DATE	03-24-08
CHECKED BY	
DATE	
SCALE	1/4" = 1'-0"
PROJECT NO.	

A-6
ELEVATIONS

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

PADA07-403

PLANNED AREA DEVELOPMENT AMENDMENT

for:

Sycamore Farms Towne Center Signage

PLANNING AND ZONING COMMISSION

Hearing Date: **June 17, 2008**

STAFF:	Hobart Wingard, 623.222.3156
LOCATION:	Generally SEC of Cactus Road and SR 303.
DESCRIPTION OF THE REQUEST:	Approval of a Planned Area Development Amendment.
SUMMARY ANALYSIS:	The applicant is requesting a Planned Area Development Amendment approval to accommodate signage request.

SUGGESTED MOTION:	I move to approve PADA07-403, a Planned Area Development Amendment for Sycamore Farms, and to adopt findings subject to stipulation 'a.'
--------------------------	---

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

PADA07-403
Sycamore Farms Towne Center Signage

APPLICANT:	Michael Curley Earl, Curley & LaGarde, PC 3101 North Central Avenue, Suite 1000 Phoenix, AZ 85012 Phone: 602.265.0094 Fax: 602.265.2195 mcurley@ecllaw.com
OWNER:	David Malin Vestar Development 2425 E. Camelback Road, Suite 750 Phoenix, AZ 85016 Phone: 602.866.0900 Fax: 602.955.2298 dmalin@vestar.com
HEARING DATE:	June 17, 2008
STAFF:	Hobart Wingard
LOCATION:	Generally SEC of Cactus Road and SR 303.
DESCRIPTION of the REQUEST:	Approval of a Planned Area Development Amendment.
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting a Planned Area Development Amendment approval for Sycamore Farms on approximately six-hundred and forty (640) gross acres to adopt a master sign program that will accommodate signs with heights greater than permitted by the existing sign ordinance. The property is zoned PAD (Planned Area Development).

HISTORY

1. On November 11, 2003, the City of Surprise approved an annexation request for the Sycamore Farms development, case ANX03-284.
2. On July 22, 2004, the City of Surprise approved a Planned Area Development (PAD) for the Sycamore Farms project, case PAD03-153.
3. On May 6, 2008, the City of Surprise Planning and Zoning Commission approved a site plan for the Sycamore Farms Towne Center, case SP07-268.

STAFF ANALYSIS

The subject request is to provide a master sign program for the Sycamore Farms Towne Center project. Sycamore Farms Towne Center is a site plan that will provide retail and entertainment uses on approximately 65 acres. The project proposes approximately 600,000 square feet of building space separated into 17 buildings. The largest proposed building is to encompass approximately 311,386 square feet.

The present sign ordinance in the City of Surprise no longer addresses the creation of a master sign program. Indeed, if the applicants were to comply with the existing sign restrictions in the present ordinance, they would be restricted in both the number and size of signage, creating a competitive disadvantage to the Prasada Cactus Power Center located across Cactus Road from their site. This PADA application will provide for a master sign program that is similar to the Prasada sign standards.

This Sycamore Farms Towne Center signage program will provide standards for detached signs, attached wall signs and under canopy signs. As mentioned above, staff has worked with the applicants to allow similar signage criteria to that of the Prasada project located to the north. Staff's only concern regarding the project is the number of freeway pylon signs proposed. The approved Prasada signage program allows a single 70 foot tall pylon sign located 880 feet from the centerline of Cactus Road. Other pylon signs are to be located at a minimum of 880 foot spacing. Utilizing these criteria, and in order to maintain a consistent, equitable position between Prasada and Sycamore Farms Towne Center, staff is recommending that only one pylon sign be allowed along the SR303 frontage for this project. This restriction has been added as stipulation 'a.'

The proposed detached monument signage request:

Sign Type	Height	Quantity
ST1	70'-0"	2*
ST2	25'-0"	7
ST3	6'-0"	4
ST4	6'-0"	TBD
ST5	8'-0"	TBD

*only one recommended by staff.

Departmental Review: (All departments are recommending approval of the site subject to all stipulations.)

Traffic Division: Traffic had no concerns regarding this project.

Fire Department: Fire had no concerns regarding this project.

Planning Department: The planning department has concerns regarding the location and number of freeway pylon signs. The planning staff would like to maintain the number of signs along SR303 to one located 880 feet south of Cactus Road.

Building Department: The building safety department had no concerns regarding this project.

Water Services Department: The water department had no concerns regarding this project.

Engineering Department: The engineering department had no concerns regarding this project.

FINDINGS

1. The commission finds that there is no negative effect of the proposed use upon the health, safety and general welfare of occupants of surrounding land based on the information presented in staff's report;
2. The proposed facilities that address existing and anticipated traffic impacts from the proposed project, (including impacts to parking facilities and to adjacent streets and land) are adequate, as demonstrated in the Traffic Impact Analysis;
3. The proposed use is consistent with the City of Surprise general plan land use designation, which is "Mixed se Gateway."

STIPULATIONS

REQUIRED ACTIONS. The applicant and/or owner shall comply with the following list of stipulations of Case PADA07-403.

- a) Only one freeway pylon sign is to be located along SR303, located 880 feet from the centerline of Cactus Road.

**City of Surprise
Planning and Zoning Division**

Design Review Summary

PADA07-403

Sycamore Farms Towne Center Signage

STAFF:	Nicole Green-Catten 623.222.3153
LOCATION:	Generally SEC of Cactus Road and SR 303.

Architecture:

The proposed signage for the Sycamore Farms Towne Center is consistent with the architecture of the recently approved Sycamore Farms Towne Center. Similar to the retail center, the proposed signage reflects a contemporary architectural theme that is independent of any particular style. The design incorporates a "picture frame" motif that is comprised of recessed horizontal and vertical planes that appear to float through the framed space. Materials consist of painted steel and a partial stone base.

Urban Design:

In terms of Urban Design, Sycamore Farms Towne Center signs maintain design consistency and appropriate scale. However, when put into context with the overall SR303 highway signage, the number of signs proposed for this particular site seems excessive from a visual standpoint. In addition, the location of the freeway sign to the south will be adjacent to a proposed residential neighborhood. Staff met numerous times with the developer of the adjacent auto-mall and regional shopping center to ensure that there would not be an excessive amount of signs along Surprise's portion of the SR303 corridor. The developer agreed to limit the number and was approved November 2007. It is staff's goal to hold the developers to high standards as we begin to establish gateways into our city.

STAFF ANALYSIS

FINDINGS

1. Staff finds that the proposed design for the Sycamore Farms Towne Center signage is consistent with Chapter 8/Signage of the Planning and Design Guidelines Manual.



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

January 4, 2008

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

RE: **Sycamore Farms Towne Sign Plan** / PADA 07-403/ SEC 303L and Cactus Rd.

Dear Ms. Dager:

Thank you for your notification regarding the Minor PAD Amendment on the above-referenced subject. After a complete review, we have concurred that the proposed Plan will have an impact on our highway facilities in this area.

The developer must contact Mr. Pete Eno at (602) 712-7348, ADOT, 205 South 17th Ave MD 612E Phoenix, Arizona 85007, so he can be kept apprised of this development through all of its planning, design and development stages.

The Arizona Department of Transportation would like to review and comment on all plans to ensure there are no encroachments, drainage, and/or access problems.

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

Should you have any questions, 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,

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

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

cc: Pete Eno, R/W Project Coordinator



2001 Award Recipient

SYCAMORE FARMS *Towne Center*

MAJOR PAD AMENDMENT

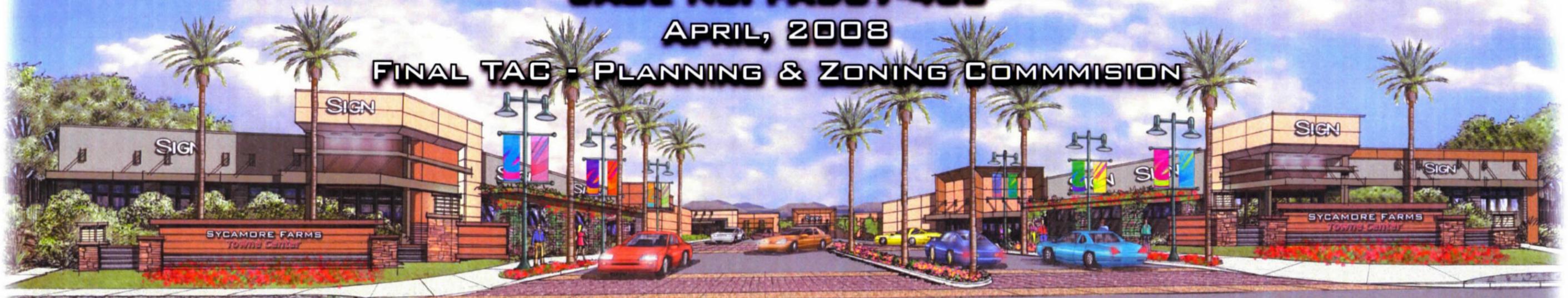
To

SYCAMORE FARMS PAD (PAD03-153)

CASE No. PAD07-403

APRIL, 2008

FINAL TAG - PLANNING & ZONING COMMISSION



COMPREHENSIVE SIGN PLAN

Architects:



Developed by:



2425 E. CAMELBACK RD.
SUITE 750
PHOENIX, AZ 85016
TEL: 602.866.0900
FAX: 602.955.2298

RECEIVED

APR 07 2008
COMMUNITY
DEVELOPMENT

Signage Consultant:



SYCAMORE FARMS

Towne Center

By
Vestar Development Co.

Major PAD Amendment
To
Sycamore Farms PAD (PAD03-153)
February, 2008

CASE No. PAD07-403

65.61 Acres

SEC Cactus Road and Loop 303 Freeway
Surprise, Arizona

Prepared for the
City of Surprise, Arizona

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Development Team

Owner/Developer:
Vestar Development Co.
2425 E. Camelback Road
Suite 750
Phoenix, AZ 85016
Contact: David Malin
Telephone: (602) 866-0900
Fax: (620) 955-2298

Sign Consultant:
Bleier Industries, Ltd.
2030 W. Desert Cove
Phoenix, AZ 85029
Contact: Paul Bleier
Phone: (602) 944-3117
Fax: (602) 395-0753

Attorney/Applicant:
Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
Contact: Michael J. Curley
Telephone: (602) 265-0094
Fax: (602) 265-2195

Sycamore Farms Towne Center

Sycamore Farms Overview

Sycamore Farms is a 637.4-acre Planned Area Development ("PAD") which was approved by the City Council in July 2004 with adoption of Ordinance #04-22. Sycamore Farms is a mixed-use PAD master plan located on both sides of the planned Loop 303 Freeway Freeway, between Cactus Road and Peoria Avenue, in the City of Surprise. The property encompasses an entire square mile located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west. The Sycamore Farms PAD was created to implement the City's vision of a "Gateway" mixed-use employment-oriented development at the southern gateway into the City.

Vestar Development Co., a commercial development firm which focuses on high quality regional and community open-air retail centers, is proposing to develop the southeast corner of Loop 303 Freeway and Cactus Road as a "Commercial Gateway" with a full range of high quality retail services for the region and the immediate, emerging neighborhood. Named "Sycamore Farms Towne Center", it represents the best aspects of retail development.

The companion site plan application requests approval of the 66 acre commercial parcel located at the southeast corner of Loop 303 Freeway and Cactus Road, as approved in the Sycamore Farms PAD. One of the key elements of the Sycamore Farms Towne Center is its "Commercial Gateway" location. This site is a unique, prime commercial area adjacent to the proposed Loop 303 Freeway within the City of Surprise, providing a major commercial node that is easily accessed from the regional area. Because of its strategic location, Vestar envisions Sycamore Farms Towne Center as a retail commercial environment of the highest quality featuring an innovative site design and arrangement of buildings, clear and prominent entries, abundant pedestrian pathways linking the buildings, and architectural focal points to support the "Gateway" theme.

The commercial parcel includes a broad spectrum of retail services to support the growing neighborhood surrounding the center, with major street entrances, pads for retail shops and restaurants, and in-line stores to accommodate a wide range of retail users. This proposal will provide approximately 654,645 square feet of retail buildings. The project will utilize the high design standards proposed and expected from the Sycamore Farms PAD. Special attention has been placed on the overall design character of the commercial node to create the unique, retail project desired by the City, a true gathering place for this area, to meet the broad range of retail services and amenities desired by residents.

We believe that the development of Sycamore Farms Towne Center will have a very positive impact on this area of Surprise. The size and configuration of this site allows for excellent exposure to Cactus Road, Sarival Avenue and the future Loop 303 Freeway. It also allows for strong pedestrian connections to the adjacent residential elements of the Sycamore Farms master plan.

Major PAD Amendment request for a Comprehensive Sign Plan Request

This request seeks approval of a Major PAD (Planned Area Development) Amendment to the Sycamore Farms PAD (PAD03-153) to allow a Comprehensive Sign Plan for the proposed Sycamore Farms Towne Center.

When we originally submitted this Site Plan application for City review we were under the assumption that signage could be reviewed as a Comprehensive Sign Plan application. Since then the City has removed the Comprehensive Sign Plan process from the Ordinance and has left no process for a Comprehensive Sign Plan for large commercial and/or mixed use developments that require a comprehensive sign program to provide adequate and readable signage. Due to the size of this project, the location adjacent to the Loop 303 Freeway, and the need to provide clear, readable signs for those traveling the adjacent streets and the ability to compete

on an equal playing field with other near by large scale commercial retail projects it is necessary to request approval of a Comprehensive Sign Plan.

Per stipulation contained within the original Sycamore Farms PAD (PAD03-153), ".... Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director." Staff has agreed that this request does not change the approved use on the property or increase the intensity already allowed by the zoning approval. Vestar Development Co. is submitting this Major PAD Amendment and respectfully requests that this Comprehensive Sign Plan be approved as allowed by the zoning stipulation.

Comprehensive Sign Plan:

This Comprehensive Sign Plan has been created to provide a cohesive sign plan which integrates with the enhanced theme and architecture that have been established with the companion Sycamore Farms Towne Center design. The intent behind this document is to provide additional clarification and to ensure consistency and compatibility for this high quality development through a Comprehensive Sign Plan. This plan creates and sets forth specific guidelines for freestanding sign types, building signage for Anchors, Mini-majors, Shop and Pad tenants, in addition to addressing secondary signage elements such as Pedestrian Directories and Vehicular Directionals.

Because of the size of the center and its ability to draw consumers from a regional area, it is imperative to provide adequate signage for Anchor, Major, Mini-major and smaller shop and pad tenants. Specifically, the overall success of the tenants and this development depends on effective signage along the Loop 303 Freeway frontage, Cactus Road and Sarival Road to identify and announce their existence to vehicular traffic. The ability to alert first-time travelers as well and local residents on these roadways to the existence of commercial businesses thru appropriate signage is an important component in the design of this Comprehensive Sign Plan.

Special attention has been taken to create a Comprehensive Sign Plan that provides effective monument signage and compatibility throughout the project. Special care has been taken to create a design conducive to the streetscape and attractive pedestrian walkways that link the retail buildings throughout the center. The attached sign plan provides detailed exhibits for each of the various proposed sign types to be utilized throughout the center.

Conclusion

The Sycamore Farms Towne Center will be an exceptional commercial development of enduring quality that will be a major asset to the City of Surprise. It will contribute to the orderly growth of the City, by integrating retail uses with the planned residential development of the Sycamore Farms PAD and with other residential developments in Surprise and surrounding communities. This commercial development will provide significant tax revenues to the City, employment to its citizens, as well as convenient shopping for residents.

Approving this Major PAD Amendment to allow a Comprehensive Sign Plan will allow the business uses operating within the Sycamore Farms Towne Center to effectively identify their establishments. This Comprehensive Sign Plan will contribute positively to the community. By utilizing the high standards established in this Comprehensive Sign Plan, Sycamore Farms Towne Center will become a desired regional destination known for unique dining and shopping experiences. Finally, this request will not detrimentally impact the appearance of the center nor adversely impact any surrounding property owners or businesses. We trust that you will agree with our analysis concerning this Major PAD Amendment. We respectfully request approval of this Major PAD Amendment / Comprehensive Sign Plan application and look forward to moving into the project implementation phase.



SYCAMORE FARMS
Towne Center

FREESTANDING SIGN CRITERIA



CONCEPTUAL SITE PLAN

SCALE: 0 50 100 200

ADJACENT ZONING - PRASADA ZONED PAD (COMMERCIAL)

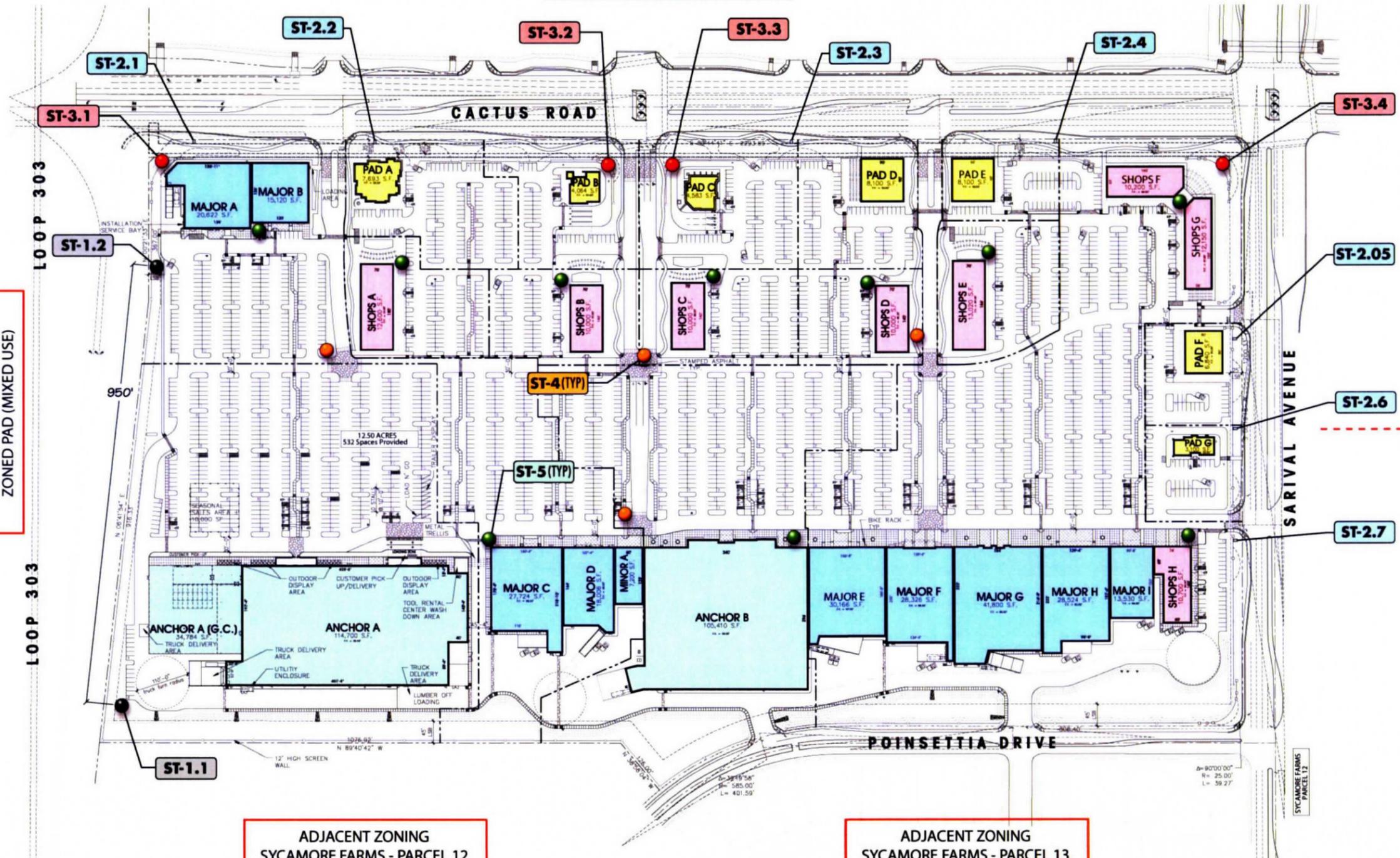
ADJACENT ZONING ZONED PAD (COMMERCIAL)

ADJACENT ZONING GREER RANCH NORTH ZONED PAD (COMMERCIAL)

ADJACENT ZONING SYCAMORE FARMS - PARCEL 12 ZONED PAD (MEDIUM DENSITY RESIDENTIAL)

ADJACENT ZONING SYCAMORE FARMS - PARCEL 13 ZONED PAD (LOW DENSITY RESIDENTIAL)

ADJACENT ZONING - BEYOND 303 SYCAMORE FARMS - PARCEL 1 ZONED PAD (MIXED USE)



-  ST-1 Freeway Pylon
-  ST-2 Multi-Tenant Monument Sign
-  ST-3 Center ID / Entry
-  ST-4 Vehicular Directional Sign (TYPICAL)
-  ST-5 Pedestrian Directory Sign (TYPICAL)

SYCAMORE FARMS Towne Center



2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM



PROJECT	Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ
TITLE	Sign Location Plan
DESIGNER	Dan Horton
SALES	Paul Bleier

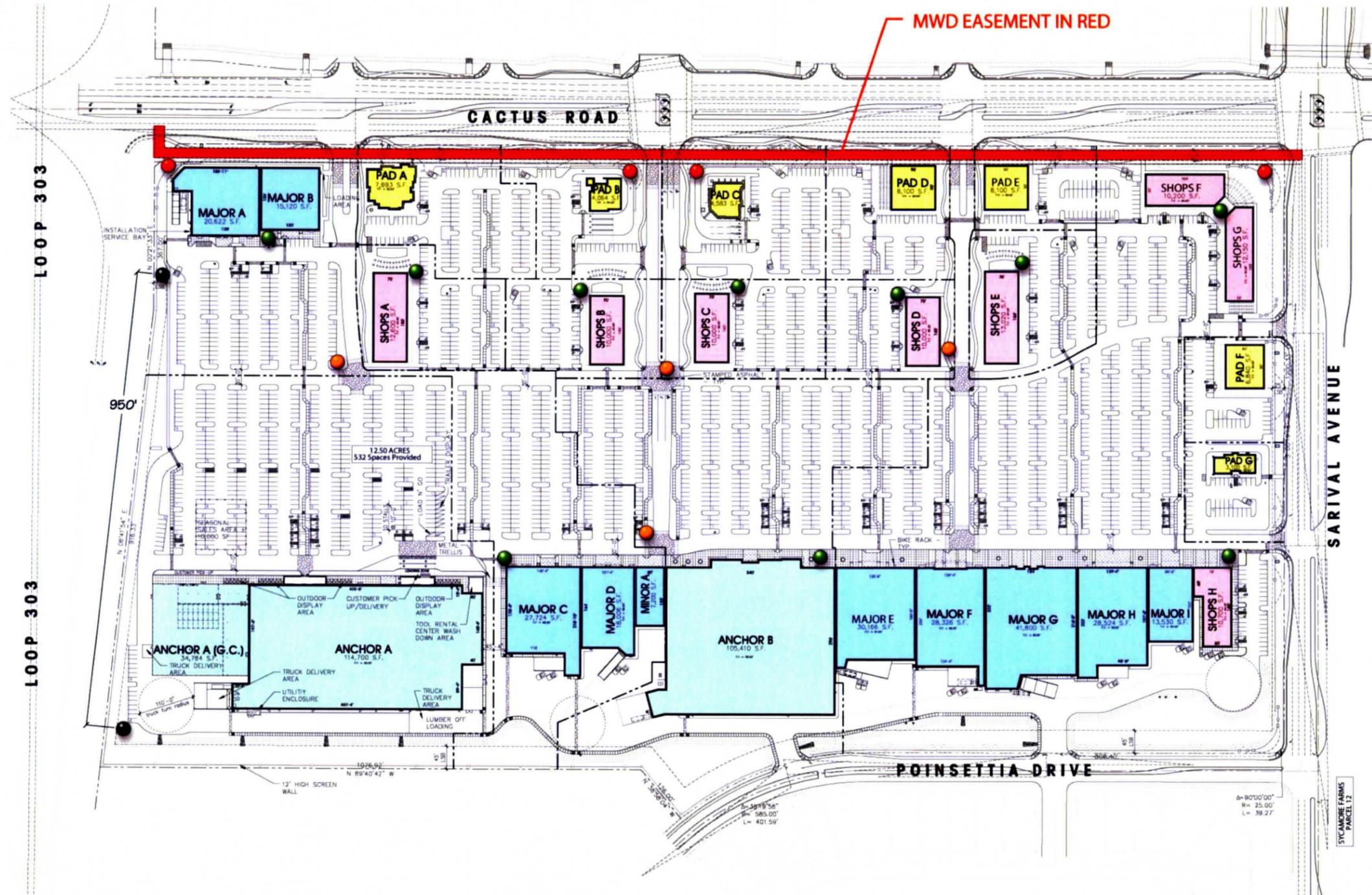
DESIGN NO.	2006-D-005	DATE	02/21/08
SCALE	A5 NOTED	REVISIONS	
SHEET NO.	SP1		

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CONCEPTUAL SITE PLAN

SCALE: 0 50 100 200



-  ST-1 Freeway Pylon
-  ST-2 Multi-Tenant Monument Sign
-  ST-3 Center ID / Entry
-  ST-4 Vehicular Directional Sign (TYPICAL)
-  ST-5 Pedestrian Directory Sign (TYPICAL)

SYCAMORE FARMS
Towne Center



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PROJECT Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	
TITLE Sign Location Plan	DESIGNER Dan Horton
SALES Paul Bleier	

DESIGN NO. 2006-D-005	DATE 02/21/08
SCALE AS NOTED	REVISIONS:
SHEET NO. SP1 MWD	

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SYCAMORE FARMS

Towne Center

Freestanding Sign Matrix

SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
ST 1 Multi-Tenant Freeway Pylon Sign	Pylon	Center ID and multi-tenant identification to freeway traffic	Oriented to Loop 303 Freeway	2	Seventy (70') feet to top of architectural embellishment	600 SF of Center ID and Multi-Tenant Sign Area Exclusive of Architectural Embellishments	Internal and ground illumination	Stone, Textured Aluminum, Perforated Metals, Powder Coat Finishes and Colored Acrylics
ST 2 Multi-Tenant Monument Sign	Monument	Multi-tenant identification to arterial roadway traffic	Placed along Cactus Road and Sarival Avenue	Cactus Road (4) Sarival Ave (3)	Twenty Five (25') feet to top of architectural embellishment	51 SF of Multi-Tenant Sign Area Exclusive of Architectural Embellishments	Internal and ground illumination	Stone, Textured Aluminum, Perforated Metals, Powder Coat Finishes and Colored Acrylics
ST 3 Center ID Entry Feature Wall	Wall Feature	Center Identification	NEC and NWC of the development and adjacent to the primary driveway entrance on Cactus Road	4	Entry Feature Wall TBD	75 SF of Center Identification Sign Area Exclusive of Architectural Embellishments and Wall Surface Background	Internal and ground illumination	Stone, Textured Aluminum, Perforated Metals, Powder Coat Finishes and Colored Acrylics
ST 4 Vehicular Directional	Monument	Vehicular Way Finding Within the Project	TBD	TBD	Six (6') feet to top of architectural embellishment	6 SF of Sign Area Exclusive of Architectural Embellishments	Internal and ground illumination	Stone, Textured Aluminum, Perforated Metals, Powder Coat Finishes and Colored Acrylics
ST 5 Pedestrian Directory	Kiosk	Pedestrian Way Finding Within the Project	TBD	TBD	Eight (8') feet to top of architectural embellishment	24 SF of Sign Area Exclusive of Architectural Embellishments	Internal and ground illumination	Stone, Textured Aluminum, Perforated Metals, Powder Coat Finishes and Colored Acrylics

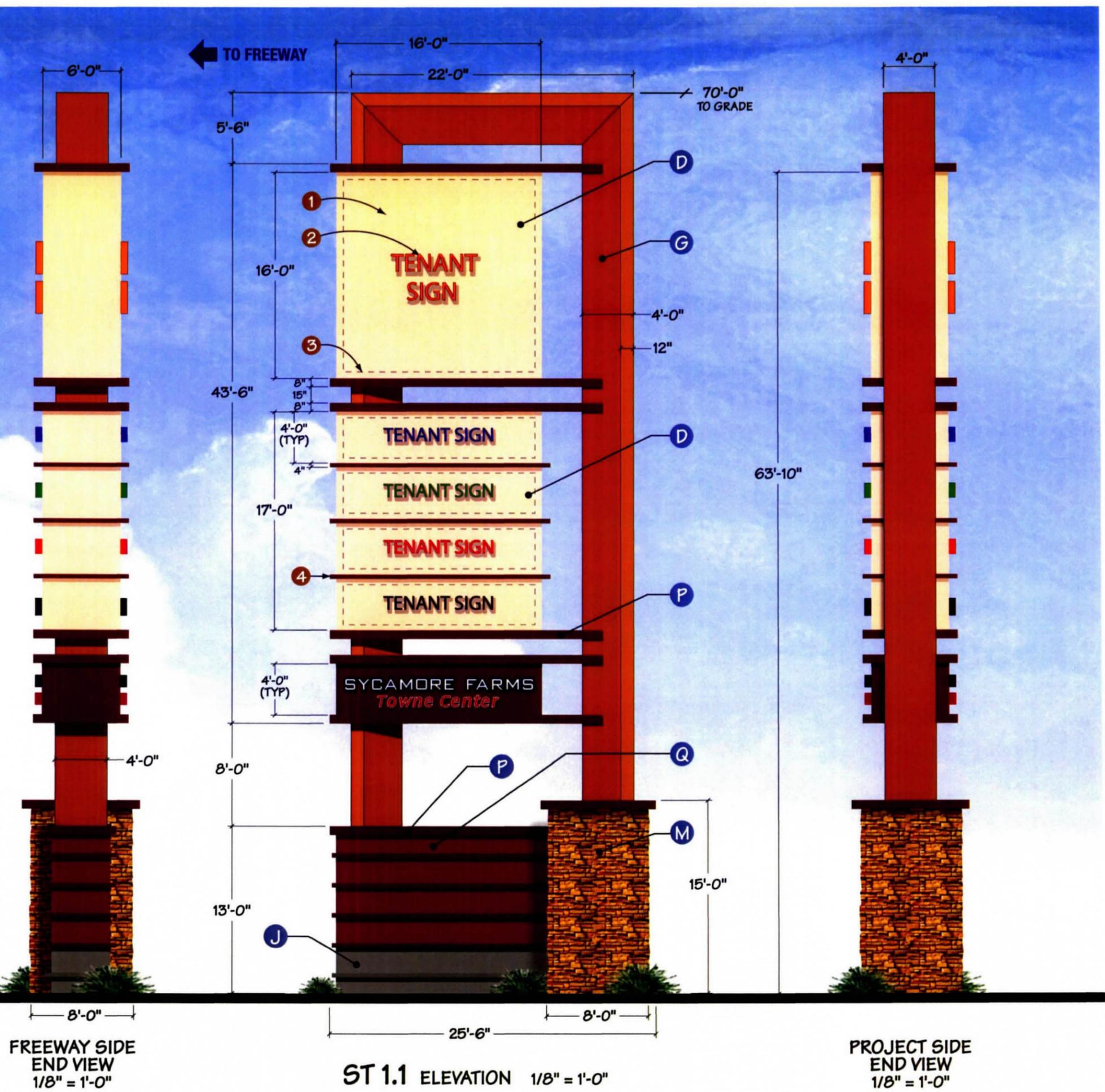
Comprehensive Sign Plan subject to City of Surprise approval.

PROJECT:	
Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	
TITLE:	
Multi-Tenant Pylon Sign-Master	
DESIGNER:	SALES:
Dan Horton	Paul Bleier
DESIGN NO.:	DATE:
2006-D-005	02/21/08
SCALE:	REVISIONS:
AS NOTED	
SHEET NO.:	
ST1.1	

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APPROVED BY:



D	P
ICI PAINTS ICI575 "ICY PEACH"	ICI PAINTS ICI0532 "BARK"
G	Q
ICI PAINTS ICI573 "CENTURY BROWN"	ICI PAINTS ICI0574 "OAKLEY BROWN"
M	J
CORONADO HONE LEDGE IN "CARMEL MOUNTAIN"	BOARD-FORMED CONCRETE

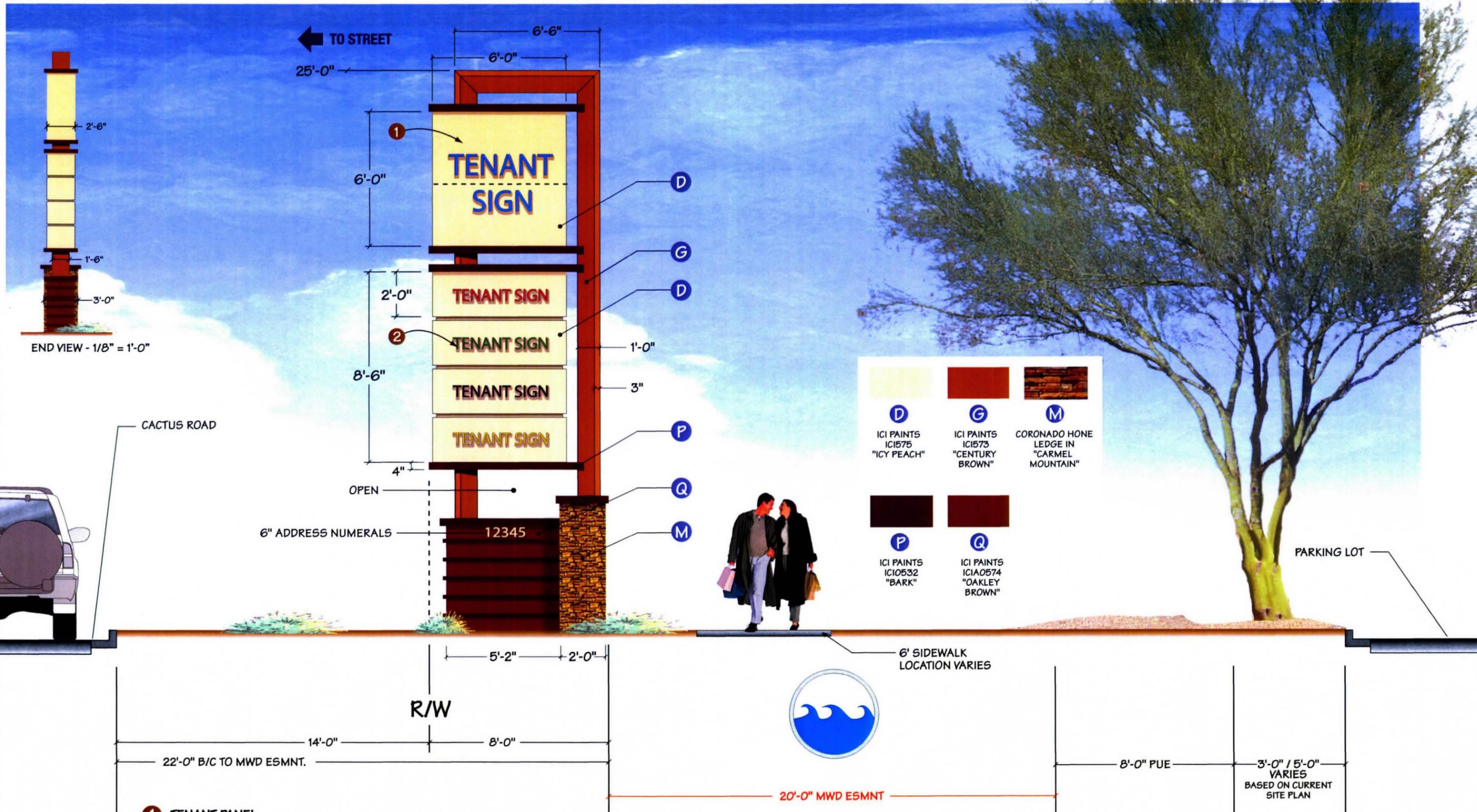


- SPECIFICATIONS:**
- 1** BACKGROUND SURFACE TO BE PERFORATED 12 GAUGE STEEL, 1/4" DIA. HOLE, 3/8" STAGGERED CENTERS. PAINTED SW 0046 "WHITE HYACINTH"
 - 2** TENANT COPY TO BE FURNISHED AND INSTALLED BY TENANT ON EXISTING PERFORATED BACKGROUND SURFACE. TENANT COPY TO BE SELF CONTAINED, INDIVIDUAL, INTERNALLY ILLUMINATED LETTERS USING NEON AND/OR LED COMPONENTS.
 - 3** MAXIMUM COPY AREA REPRESENTED BY DASHED RED LINE.
 - 4** PANEL FRAME/DIVIDER
- DEVELOPER APPROVAL REQUIRED.**

FREEWAY SIDE
END VIEW
1/8" = 1'-0"

ST 1.1 ELEVATION 1/8" = 1'-0"

PROJECT SIDE
END VIEW
1/8" = 1'-0"



- 1 TENANT PANEL**
 800ma FLOURESCENT INTERNALLY ILLUMINATED, 2" DEEP PAN-FORMED INDIVIDUAL ALUMINUM TENANT PANELS WITH ROUTED COPY. TENANT PANELS TEXTURED AND PAINTED.
- 2 TENANT COPY/GRAPHICS**
 TENANT SIGNAGE WILL BE ROUTED WITH WHITE ACRYLIC BACK-UP, 1" FCO CLEAR ACRYLIC PUSH-THRU WITH FIRST SURFACE APPLIED 3M™ TRANSLUCENT VINYL PER TENANT'S CORPORATE COLORS.

 D ICI PAINTS IC1575 "ICY PEACH"	 G ICI PAINTS IC1573 "CENTURY BROWN"	 M CORONADO HONE LEDGE IN "CARMEL MOUNTAIN"
 P ICI PAINTS IC10532 "BARK"	 Q ICI PAINTS IC1A0574 "OAKLEY BROWN"	

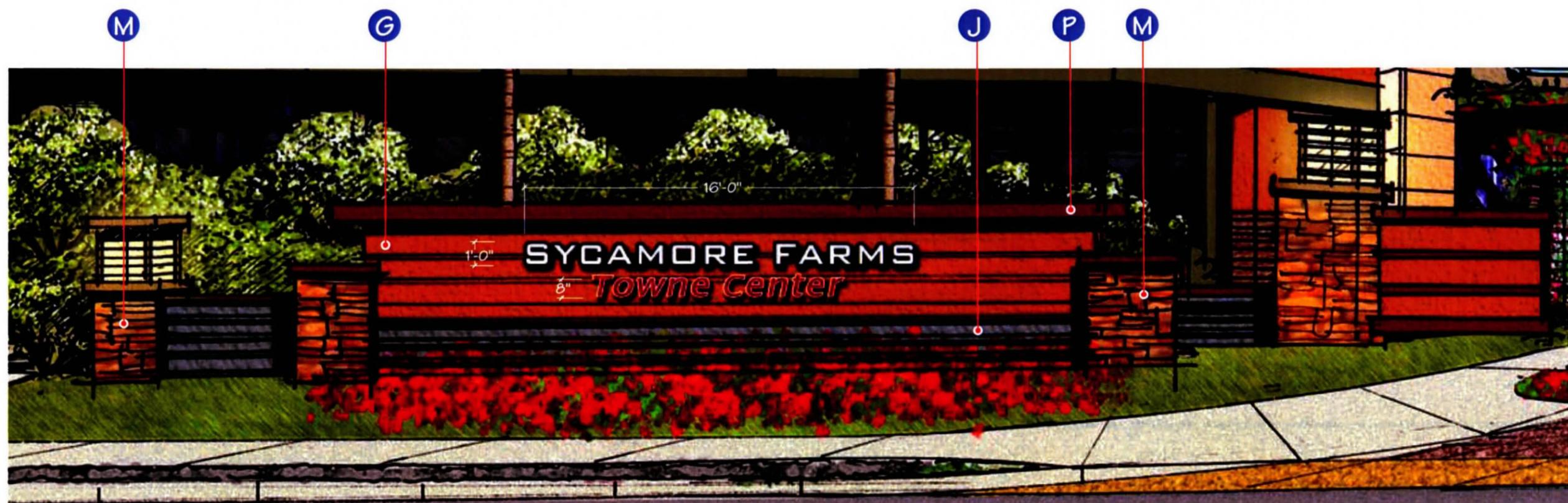


PROJECT: Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ		DESIGN NO: 2006-D-005	DATE: 02/21/08
TITLE: Monument Sign - MWD LOCATION		SCALE: 1/4" = 1'-0"	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST 2 MWD 1	

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ARCHITECTURAL DESIGN RENDERING - NTS



ST 3 - Center ID / Entry Sign Concept

				
G	M	P	Q	J
ICI PAINTS ICI573 "CENTURY BROWN"	CORONADO HONE LEDGE IN "CARMEL MOUNTAIN"	ICI PAINTS ICI0532 "BARK"	ICI PAINTS ICIA0574 "OAKLEY BROWN"	BOARD-FORMED CONCRETE



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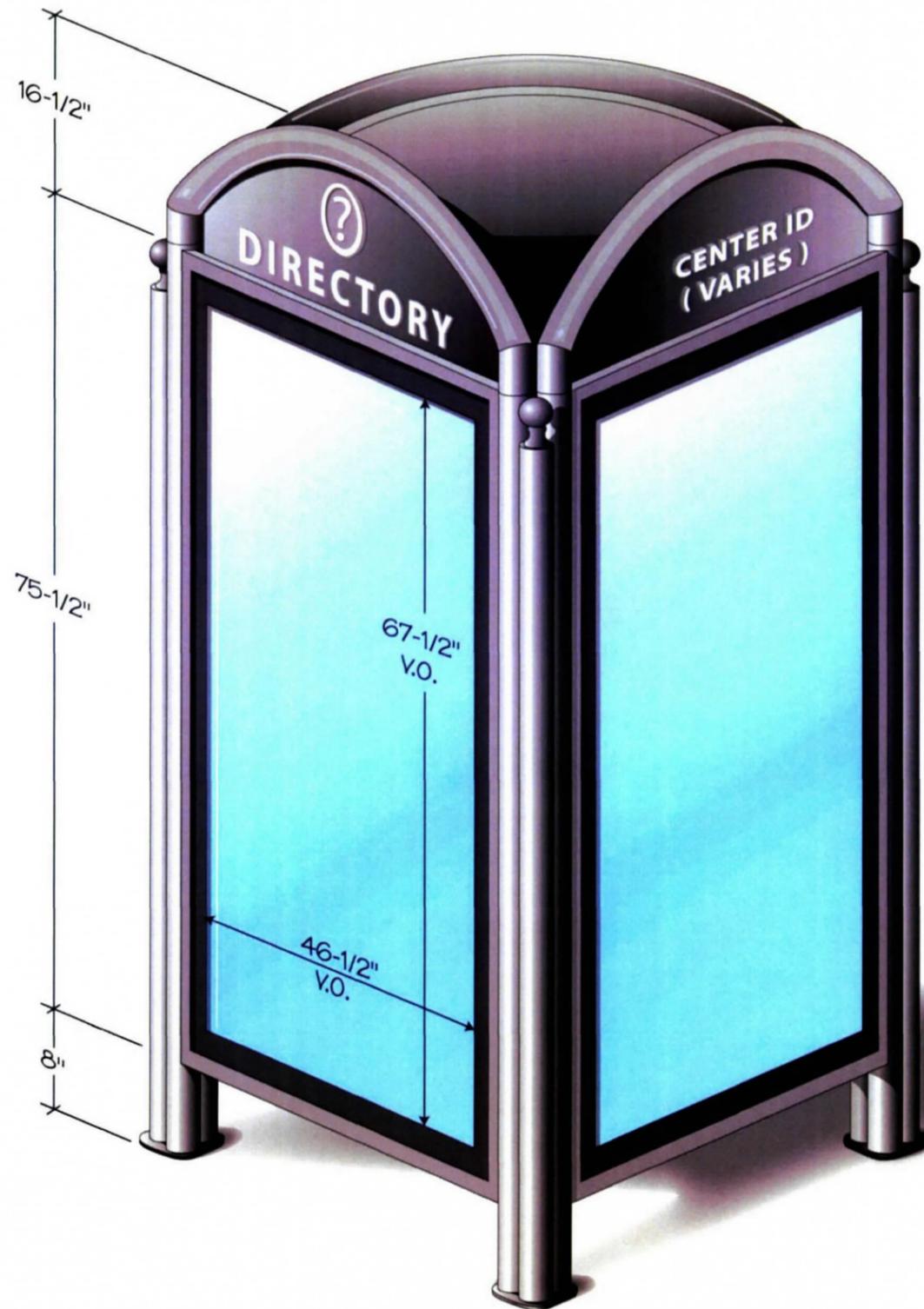


PROJECT: Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	DESIGN NO: 2006-D-005	DATE: 02/21/08
TITLE: Center ID / Entry Sign Concept	SCALE: NTS	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST 3

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3 SIDED - 3 POST - PEDESTRIAN DIRECTORY

ISOMETRIC VIEW



SPECIFICATIONS

ELECTRICAL

BALLAST - 1190-12R (250 watts) OR 71A5793
 LAMPS - (1) 250 watts INDOOR / OUTDOOR
 VOLTS - 110-120
 AMPS - NORMAL DRAW OF 2.3 AMPS

LIGHT BOX SECTION INCL. DOOR / FRAMES

DOOR/FRAMES - EXTRUDED ALUMINUM WELDED AND PAINTED
 LIGHT BOX STRUCTURE FABRICATED STEEL (INDOOR),
 STAINLESS STEEL (OUTDOOR) AND PAINTED.

UPRIGHT TUBING

3" OUTSIDE DIAMETER STEEL TUBING / INDOOR.
 3" OUTSIDE DIAMETER STAINLESS TUBING / OUTDOOR.

ATTACHMENT OF TUBES TO LIGHT BOX

SCREW FROM INSIDE LIGHT BOX INTO STEEL TUBES.
 (3) THREE SCREWS PER TUBE

ELECTRICAL FEED

FROM LOWER CORNER OF LIGHT BOX DOWN INSIDE
 ONE TUBE THRU FLOOR PLATE AND CONNECTED
 BY INSTALLERS TO FLOOR PLUG.
 3 - PRONG PLUG SUPPLIED
 WITH LINE CORD / INDOOR.
 HARD WIRED / OUTDOOR.

GRAPHIC SIZE

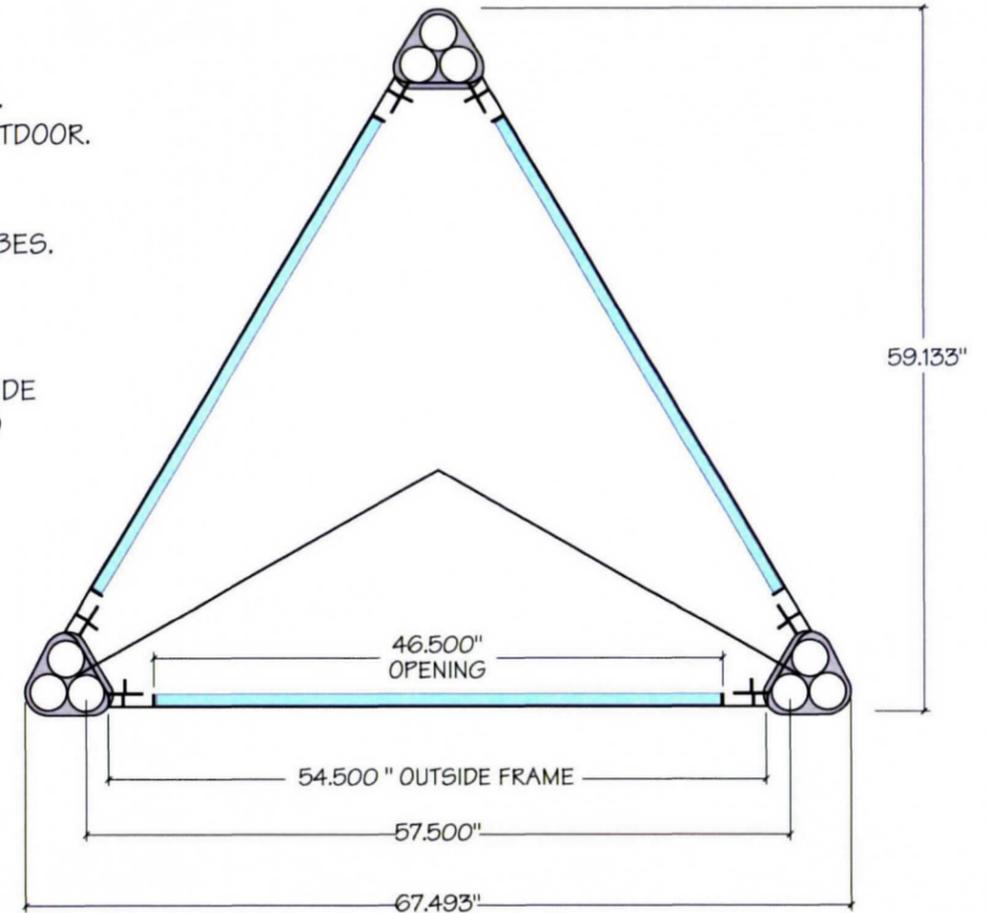
48" X 70"

VISUAL OPENING

46.50 X 67.50

NOTICE:

COLORS TBD



FOOT PRINT - 3 SIDED - 3 POST - DIRECTORY
 SCALE: 1/2" = 1'-0"

SYCAMORE FARMS
 Towne Center



2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0763 • SALES@BLEIERINDUSTRIES.COM



PROJECT: Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	DESIGN NO: 2006-D-005	DATE: 02/21/08
TITLE: Pedestrian Directory	SCALE: As Noted	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ST5

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SYCAMORE FARMS
Towne Center

BUILDING SIGN CRITERIA

SYCAMORE FARMS TOWNE CENTER

General Requirements Building Signage

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Sycamore Farms Towne Center for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the City of Surprise Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the City of Surprise as part of a Comprehensive Sign Plan submittal and amendment to the Sundance Community Master Plan. If a conflict is found to exist between these criteria and the final criteria approved by the City of Surprise, the latter shall prevail.

I. GENERAL REQUIREMENTS

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design color, illumination materials and method of attachment.
- B. Tenant or Tenant's representative shall obtain all permits for signs and their installation.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the local municipality.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of Developer or Developer's authorized representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign require maintenance or repair, Developer shall give Tenant thirty (30) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's invoice.
- G. Advertising devices such as attraction boards, posters, banners and flags shall not be permitted.

II. SPECIFICATIONS - TENANT SIGNS

A. General Specifications

1. No animated, flashing or audible signs shall be permitted.
2. All signs, including temporary signs and their installation shall comply with all City of Surprise building and electrical codes.
3. No exposed raceways, crossovers or conduit shall be permitted. All tenant signage shall consist of individual letters and logos installed onto the building's wall surface. Tenant signage shall not include any background color, material and/or structure used to delineate tenant's signage. Developer shall have the sole and separate discretion in varying any provision of these specifications.
4. All cabinets, conductors, transformers and other equipment shall be concealed.
5. Temporary signs and painted lettering shall not be permitted except as approved by the Developer and the City of Surprise.
6. Any damage to the sign band face or roof deck resulting from Tenant's sign installation shall be repaired at Tenant's sole cost.
7. Upon removal of any sign by Tenant, any damage to the sign band face shall be repaired by Tenant or by Developer at Tenant's cost.

B. Location of Signs

1. All signs or devices advertising an individual use, business or building shall be attached to the building at the location directed by Developer.

III. DESIGN REQUIREMENTS

Individual illuminated letters and logos may include pan channel metal letters with acrylic sign faces, reverse pan channel "backlit" illuminated letters, or any combination thereof. The letters are to be mounted onto the building fascia. Electrical connections shall be concealed to remote and/or self-contained transformers. All signage shall be installed in compliance to the City of Surprise electrical code and UL 2161 / UL 48 specifications. Any sign installation found to be non-compliant shall be repaired immediately by the Tenant at Tenant's sole expense.

A. Sign Area

1. The maximum aggregate sign area per building elevation for each tenant shall be calculated by multiplying one and one-half (1.50) times the length of the storefront(s) and/or elevation(s) occupied

SYCAMORE FARMS TOWNE Center

Building Sign Matrix Anchor and Major Tenants

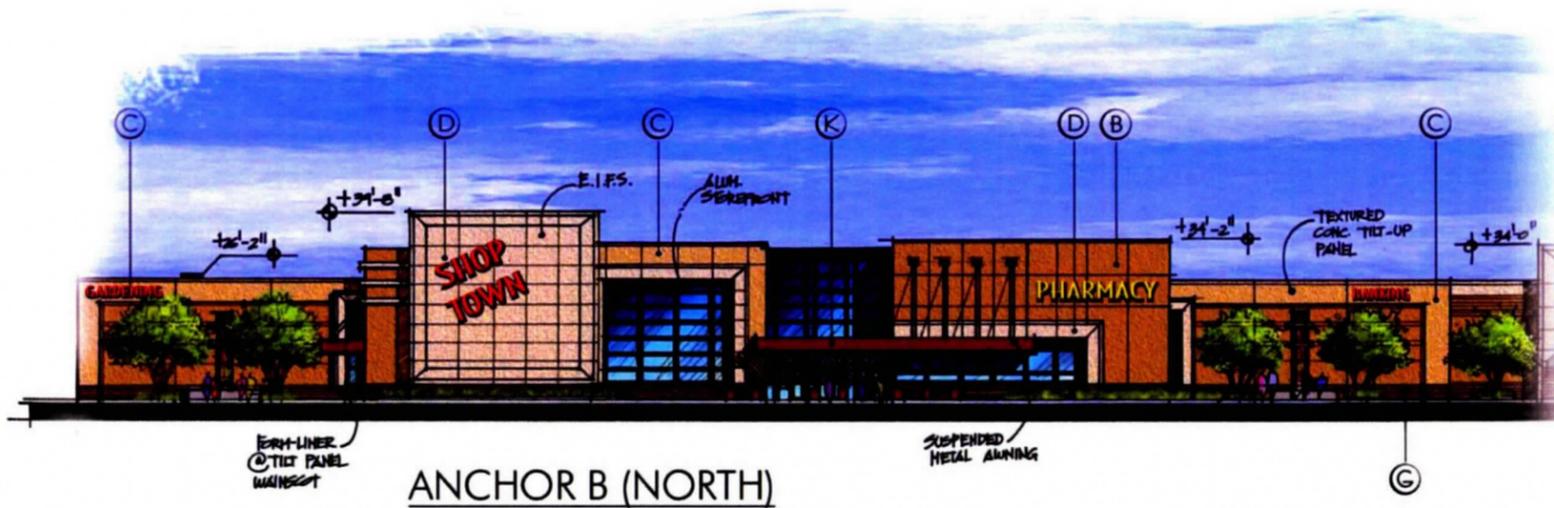
SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Anchor Tenant with occupancy of 50,000 SF or greater	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	72" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage and/or Elevation Upon Which Signage is Placed	Interior, Backlit or a combination thereof.	Aluminum, Acrylic, Painted Metal, Flexface Material
Major Tenant with occupancy greater than 10,000 SF through 49,999 SF	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	60" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage and/or Elevation Upon Which Signage is Placed	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Major Tenant with occupancy 9,999 SF or less	Wall Mounted Signs	Tenant Identification	All elevations that offer readability	36" Maximum Letter Height Exclusive of Logos	1.50 SF / Linear Foot of Building Street Frontage and/or Elevation Upon Which Signage is Placed	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
All Major Tenants	Under Canopy Blade Sign (Optional)	Tenant Identification	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

Comprehensive Sign Plan subject to City of Surprise approval.



TYPICAL ANCHOR TENANT BUILDING SIGNAGE

ANCHOR A (NORTH)



TYPICAL ANCHOR TENANT BUILDING SIGNAGE

ANCHOR B (NORTH)

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

- The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Anchor Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements.
- For Anchor Tenants occupying more than fifty thousand (50,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than seventy-two inches (72") exclusive of logos.

SYCAMORE FARMS
Towne Center



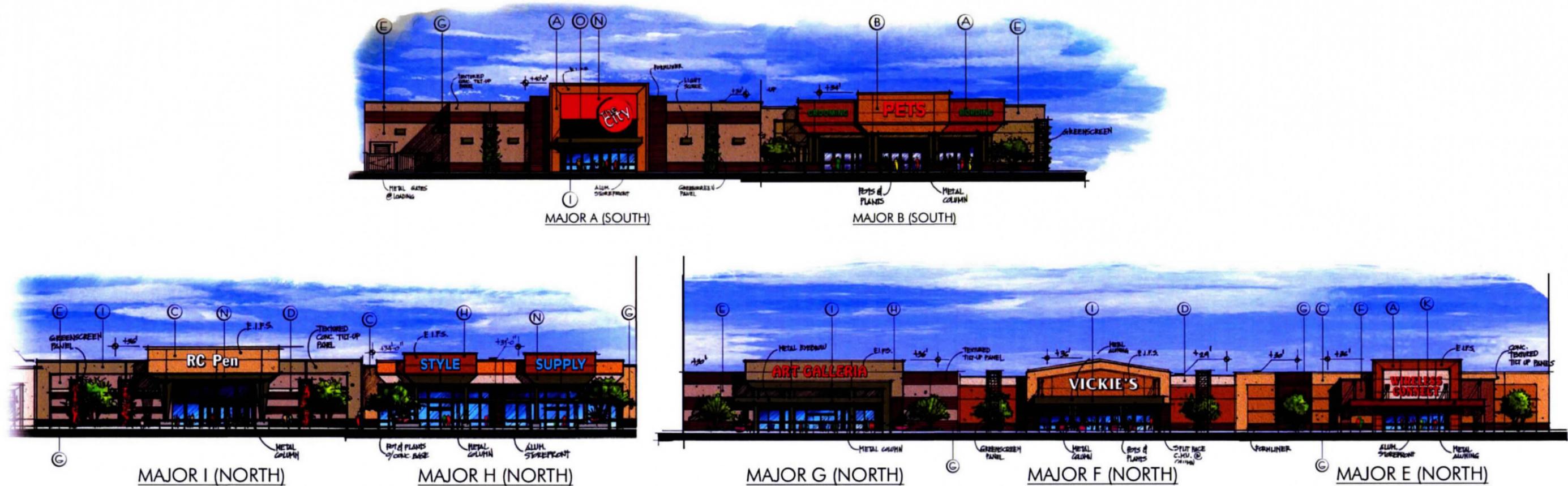
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PROJECT	Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	
TITLE	Typical Building Signage - Anchors	
DESIGNER	Dan Horton	SALES
		Paul Bleier

DESIGN NO.	2006-D-005	DATE	02/21/08
SCALE	As Noted	REVISIONS	
SHEET NO.	ELV A1		

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Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Major Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements.

- b. For Major Tenants occupying less than ten thousand (10,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than thirty-six (36") inches exclusive of logos.
- c. For Major Tenants occupying more than ten thousand (10,000) square feet of floor area and less than fifty thousand (50,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than sixty (60) inches exclusive of logos.



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PROJECT: Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	DESIGN NO. 2006-D-005	DATE 02/21/08
TITLE: Typical Building Signage - Majors	SCALE As Noted	REVISIONS
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO. ELV M1

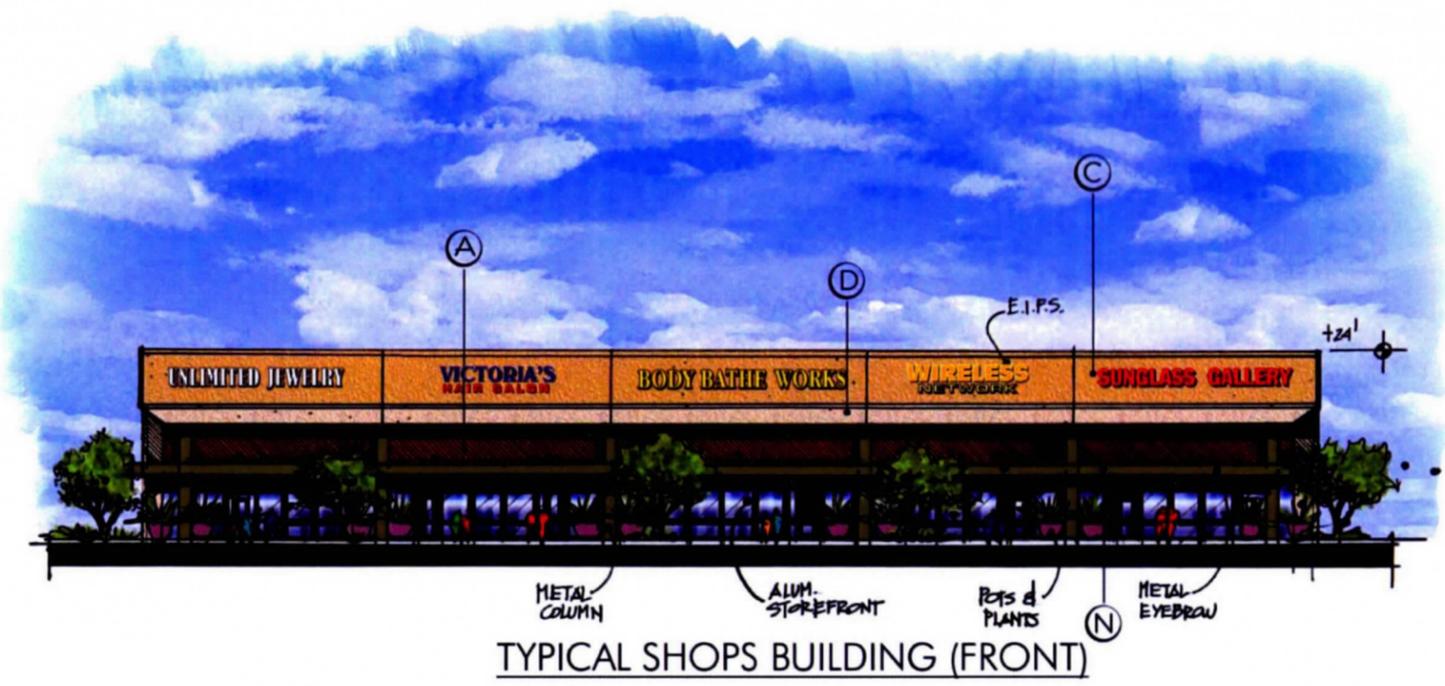
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SYCAMORE FARMS TOWNE Center

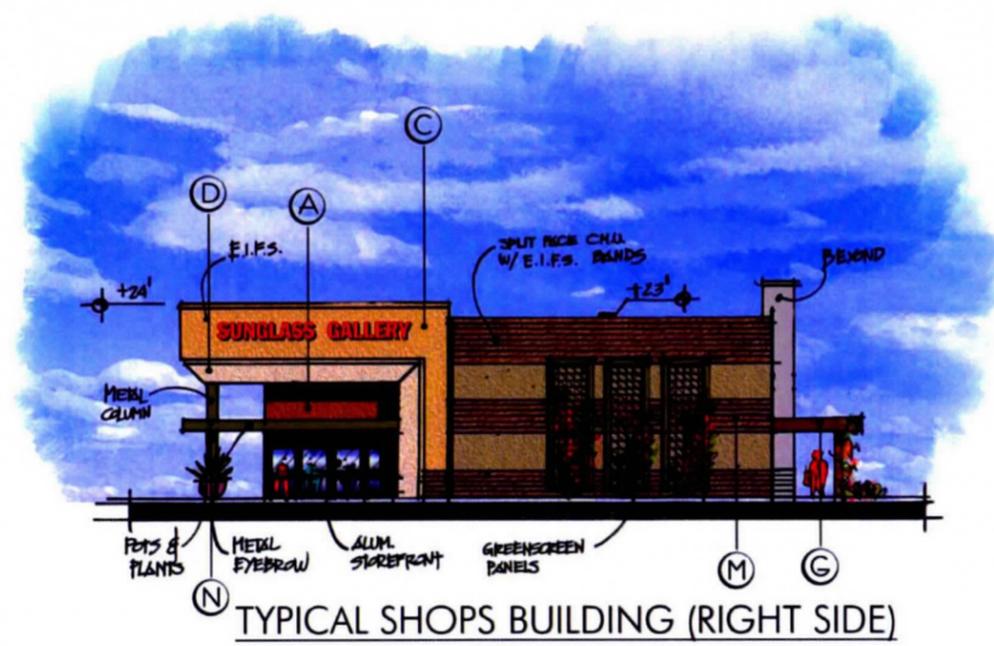
Building Sign Matrix Shop Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	24" Maximum Letter Height Exclusive of Logos Within Building Silhouette	1.5 SF / Linear Foot of Building Leased Frontage 50 SF Minimum Per Building Elevation Upon Which Signage is Placed	Interior, Backlit or a Combination thereof.	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Shop Tenants	Under Canopy Blade Sign (Mandatory)	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

Comprehensive Sign Plan subject to City of Surprise approval.



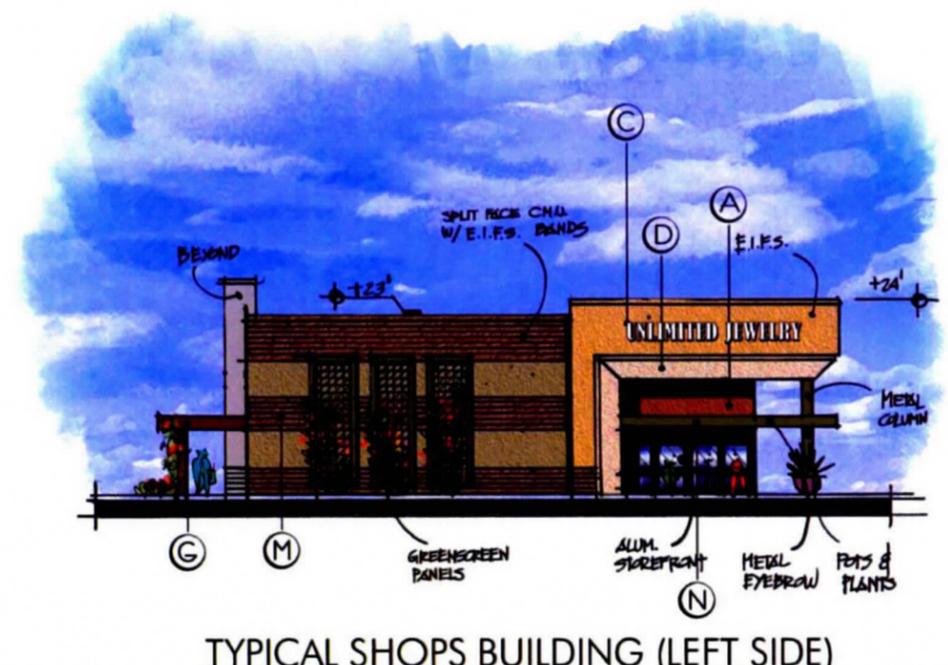
TYPICAL SHOPS BUILDING (FRONT)



TYPICAL SHOPS BUILDING (RIGHT SIDE)



TYPICAL SHOPS BUILDING (REAR)



TYPICAL SHOPS BUILDING (LEFT SIDE)

TYPICAL SHOP TENANT BUILDING SIGNAGE

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

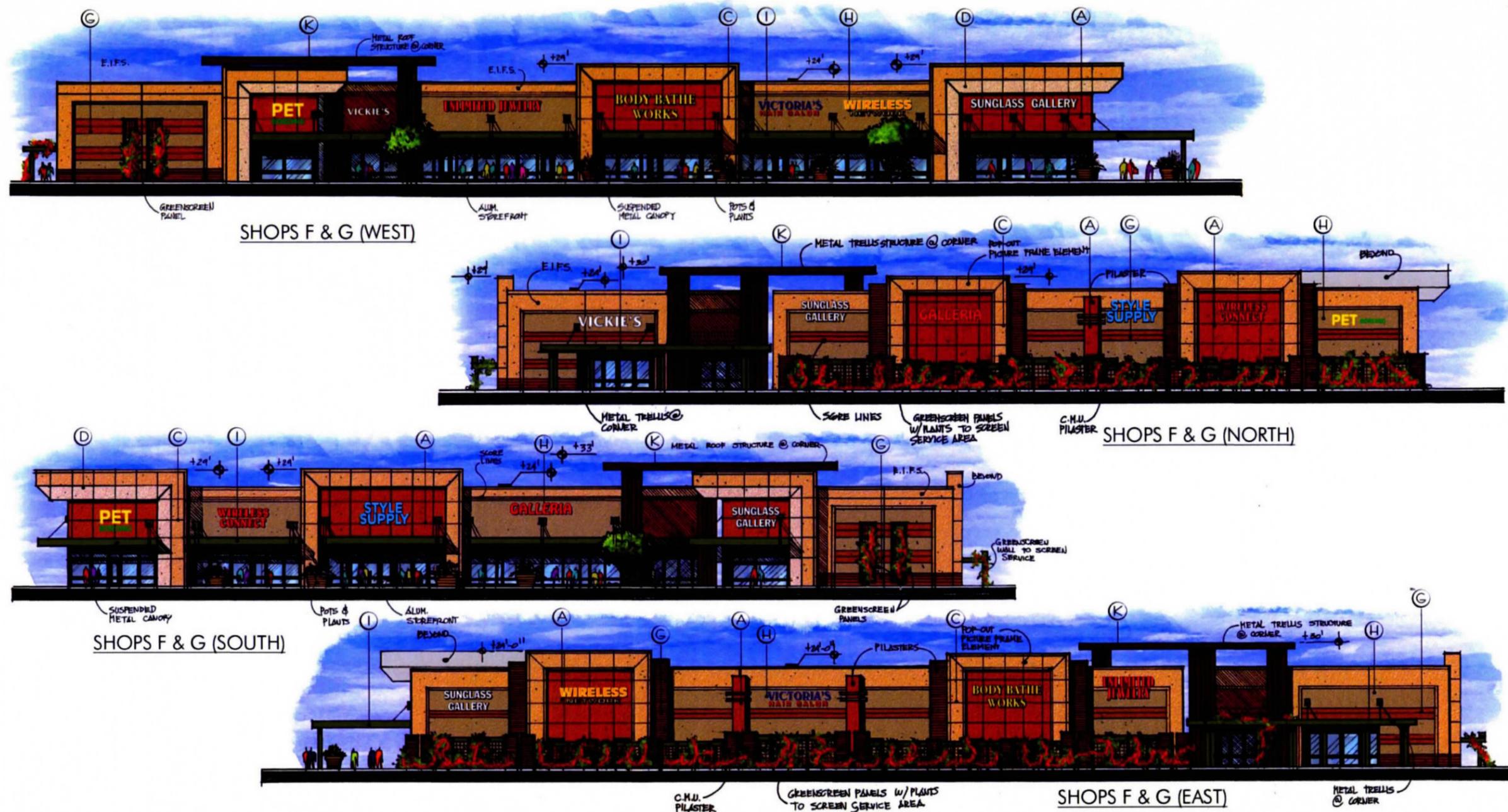
- a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Pad and/or Shop Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area.
- b. The overall spread of letters shall not exceed 80% of the business front footage. For Pad Tenants, the maximum total letter height shall be no greater than thirty-six (36") inches exclusive of logos. For Shop Tenants, the maximum total letter height shall be no greater than twenty-four (24") inches exclusive of logos.



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PROJECT: Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	DESIGN NO: 2006-D-005	DATE: 02/21/08
TITLE: Typical Building Signage - Shops	SCALE: As Noted	REVISIONS:
DESIGNER: Dan Horton	SALES: Paul Bleier	SHEET NO: ELV 51

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TYPICAL SHOP TENANT BUILDING SIGNAGE

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

- a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Pad and/or Shop Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area.
- b. The overall spread of letters shall not exceed 80% of the business front footage. For Pad Tenants, the maximum total letter height shall be no greater than thirty-six (36") inches exclusive of logos. For Shop Tenants, the maximum total letter height shall be no greater than twenty-four (24") inches exclusive of logos.



KURT D. REED ASSOCIATES, INC.
7400 N. McDONALD DRIVE, SUITE 101
SCOTTSDALE, AZ 85250
PH. 480.941.1440
WWW.KDR.COM
SIC NO. 042197



Vestar

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bleier
INDUSTRIES

PROJECT Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	DESIGN NO. 2006-D-005	DATE 02/21/08
TITLE Typical Building Signage - Shops	SCALE As Noted	REVISIONS
DESIGNER Dan Horton	SALES Paul Bleier	SHEET NO. ELV 52

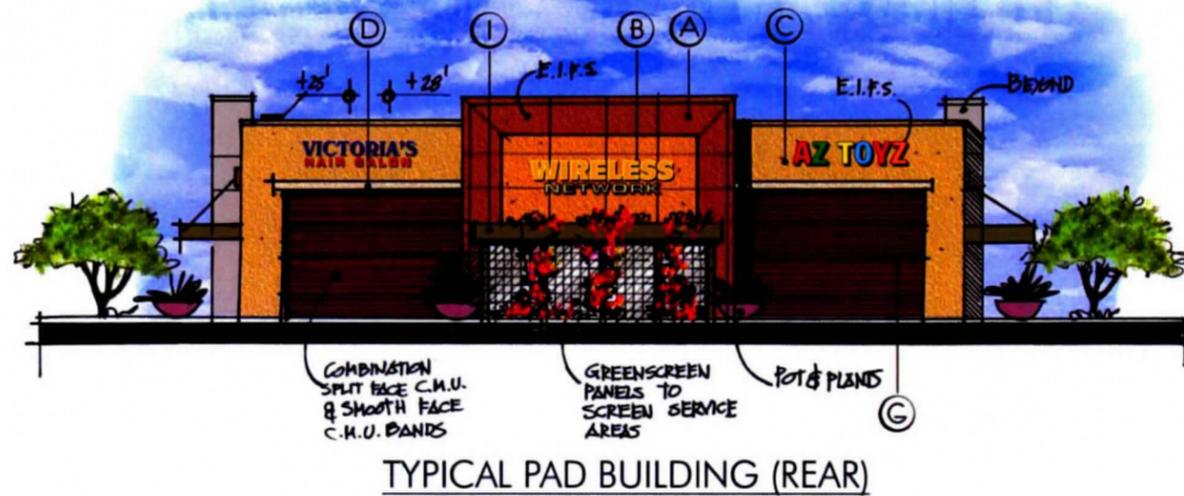
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SYCAMORE FARMS TOWNE Center

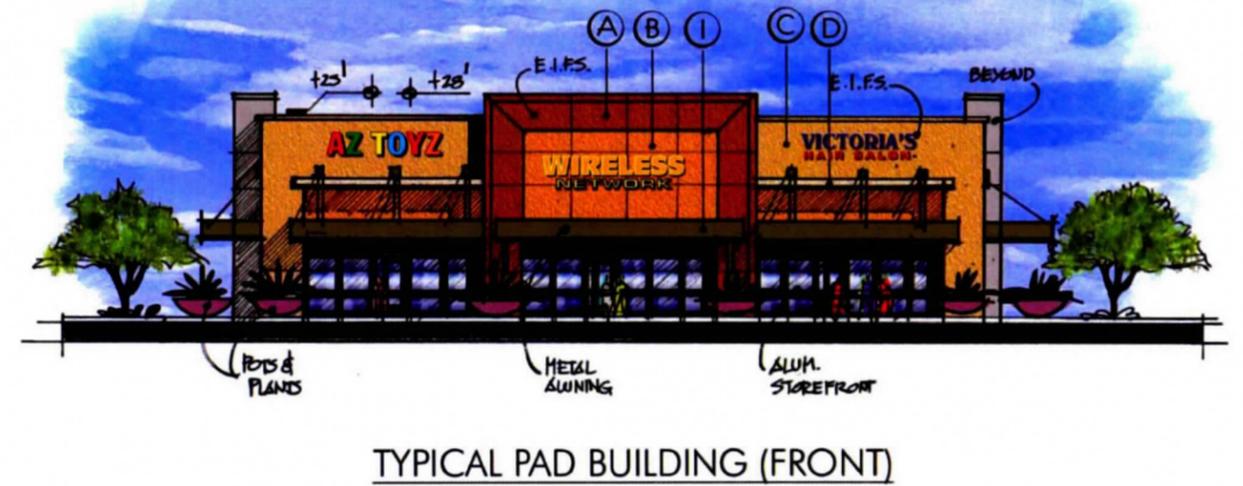
Building Sign Matrix Pad Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant ID	Wall surfaces and architectural features designed to accommodate signage.	36" Maximum Letter Height Exclusive of Logos Within Building Silhouette	1.5 SF / Linear Foot of Building Elevation 50 SF Minimum Per Elevation	Interior, Backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Under Canopy Blade Sign (Optional)	Tenant ID	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	8 SF	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Menu Signs	Menu Display and Pricing	Drive Thru	Per City of Surprise Ordinance	Per City of Surprise Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	Traffic Directionals	Vehicular	Driveways and Drive Thru as Required	Per City of Surprise Ordinance	Per City of Surprise Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Vinyl Graphics
Pad Tenant	ATM	ATM	Wall or Freestanding	Per City of Surprise Ordinance	Per City of Surprise Ordinance	Interior and Ground Illumination	Aluminum, Acrylic, Painted Metal, Vinyl Graphics

Comprehensive Sign Plan subject to City of Surprise approval.



TYPICAL PAD BUILDING (REAR)



TYPICAL PAD BUILDING (FRONT)



TYPICAL PAD BUILDING (LEFT SIDE)



TYPICAL PAD BUILDING (RIGHT SIDE)

TYPICAL MULTI-TENANT PAD BUILDING SIGNAGE

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

- a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Pad and/or Shop Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area.
- b. The overall spread of letters shall not exceed 80% of the business front footage. For Pad Tenants, the maximum total letter height shall be no greater than thirty-six (36") inches exclusive of logos. For Shop Tenants, the maximum total letter height shall be no greater than twenty-four (24") inches exclusive of logos.

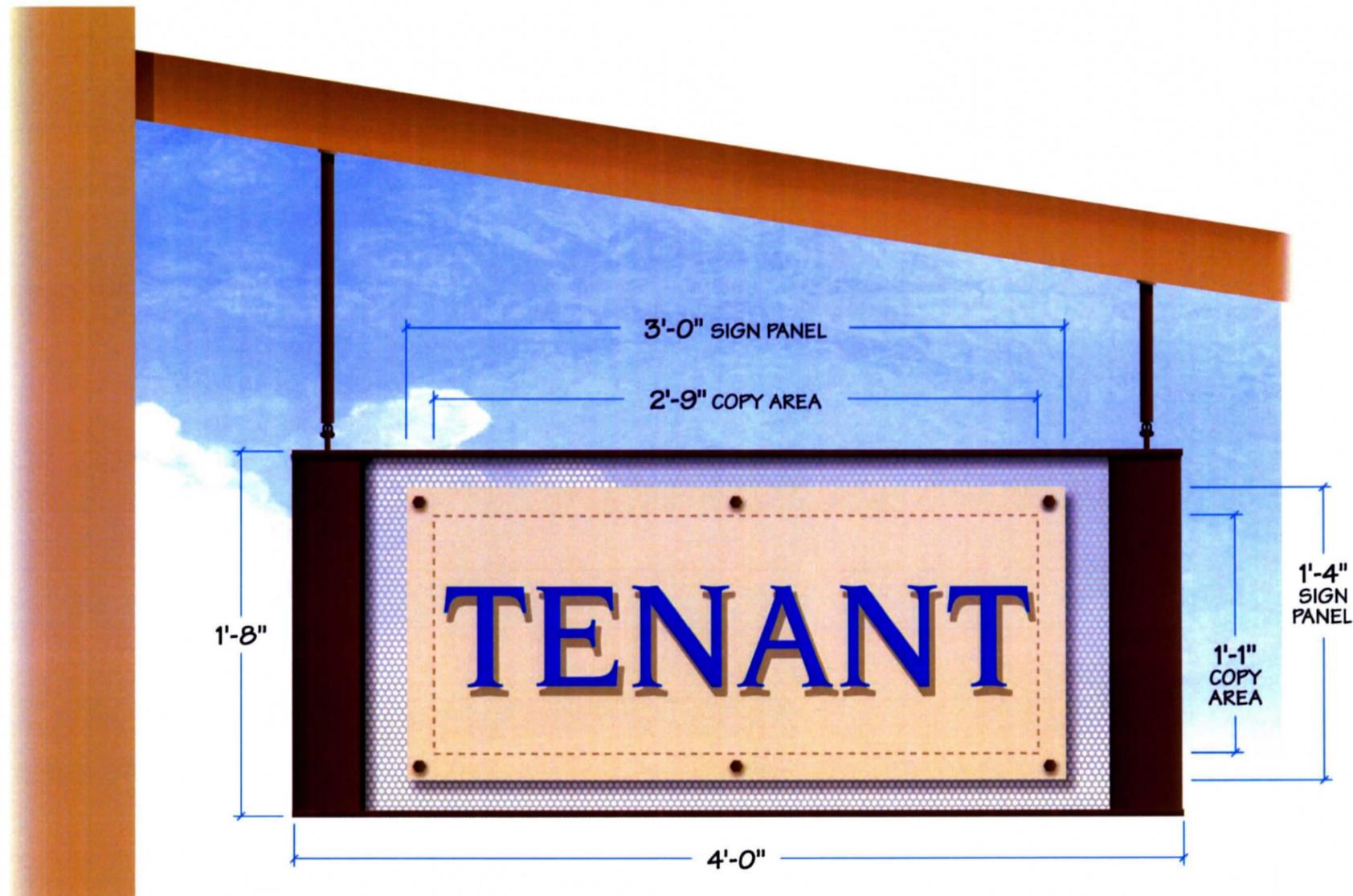


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PROJECT Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	DESIGN NO. 2006-D-005	DATE 02/21/08
TITLE Typical Building Signage - Multi-Tenant Pad	SCALE As Noted	REVISIONS
DESIGNER Dan Horton	SALES Paul Bleier	SHEET NO. ELV P1

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D/F BLADE SIGN - ELEVATION
 SCALE: 1-1/2"=1'-0"



END VIEW
 SCALE: 1-1/2"=1'-0"

Tenant copy to be FCO 1/4" thick sintra™ or aluminum.
 Tenant copy to be painted per tenant's corporate colors and flush mounted to background.
 Developer approval required for all layouts.



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PROJECT	Sycamore Farms Towne Center S.E.C. Cactus Rd. & Loop 303 Surprise, AZ	
TITLE	TYPICAL BLADE SIGN	
DESIGNER	SALES	
	Dan Horton	Paul Bleier

DESIGN NO.	DATE
2006-D-005	02/21/08
SCALE	REVISIONS
1 1/2" = 1'-0"	
SHEET NO.	
BS-1	

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**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

RZ08-010

REZONE

for:

Rezone Grand Avenue and 193rd Avenue

PLANNING AND ZONING COMMISSION

Hearing Date: **June 17, 2008**

STAFF:	Lance Ferrell, 623.222.3135
LOCATION:	Southwest corner of Gordon Way and 191 st Avenue.
DESCRIPTION OF THE REQUEST:	Approval of a Rezone.
SUMMARY ANALYSIS:	The applicant is requesting a rezone approval from R1-43 single-family residential to C-3 general commercial.

SUGGESTED MOTION:	I move to recommend approval to the Mayor and City Council, RZ08-010, a rezone for a parcel on the southwest corner of Gordon Way and 191 st Avenue and to adopt findings.
--------------------------	---

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

RZ08-010
Rezone Grand Avenue and 193rd Avenue

APPLICANT:	Janette Baranski 116 E. Voltaire Avenue Phoenix, AZ 85022 Phone: 602.748.9248 Fax: 602.896.8988
OWNER:	Dave Gibb Dave Gibb Profit Sharing Plan and Trust 1330 n. 40 th Street #1 Mesa, AZ 85205 Phone: 480.641.7557 Fax: 480.641.7562
HEARING DATE:	June 17, 2008
STAFF:	Lance Ferrell
LOCATION:	Generally, southwest corner of Gordon Way and 191 st Avenue.
DESCRIPTION of the REQUEST:	Approval of a Rezone
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting rezone approval for a parcel southwest corner of Gordon Way and 191 st Avenue. The property is currently zoned R1-43 (Single-Family Residential), and the request is to convert this parcel to C-3 (General Commercial).

HISTORY

1. On November 8, 2007, the City of Surprise approved an annexation request for the subject parcel (Ordinance 07-52).

STAFF ANALYSIS

The proposed rezone involves a single 33-acre parcel which is located under the Luke contour lines for Auxiliary Field 1. Luke has submitted a letter stating a change from a residential zone to a commercial zone would not negatively impact the flying operations at Luke AFB. The City of Surprise's General Plan 2020 has the land use designated as Employment. The zoning around this parcel is a mixture of R1-43 as well as C-2. Current zoning is R1-43 and the applicant wishes to rezone the entire parcel to C-3. Additional actions on this site would need to come to Planning and Commission for review and approval.

ADOT has reviewed the rezone application; they emphasized in the attached letter that the applicant should be aware that there will be no access allowed along Grand Avenue. City staff has informed the applicant of this requirement. The lack of Grand Avenue access will also be evaluated when a site plan is submitted to the Planning and Zoning Commission for review.

Community Outreach Meeting:

A community outreach meeting was held at 6 pm on March 14, 2008, at the Nadaburg Elementary School. Eight people attended the meeting including the applicant and staff member. Concerns of growth, night skies, and aesthetics were mentioned at the meeting. Staff stated that these concerns would be addressed at the site plan stage and that the city shared the same concerns about dark skies, as well as aesthetics of the area.

Departmental Review: All departments are recommending approval of the site subject to staff's findings.

Traffic Division: Traffic had no comments regarding the rezone.

Fire Department: Fire had no comments regarding the rezone.

Planning Division: Planning had no comments regarding the rezone

Building Safety Division: Building safety had no comments regarding the rezone.

Water Services Department: Water services had no comments regarding the rezone.

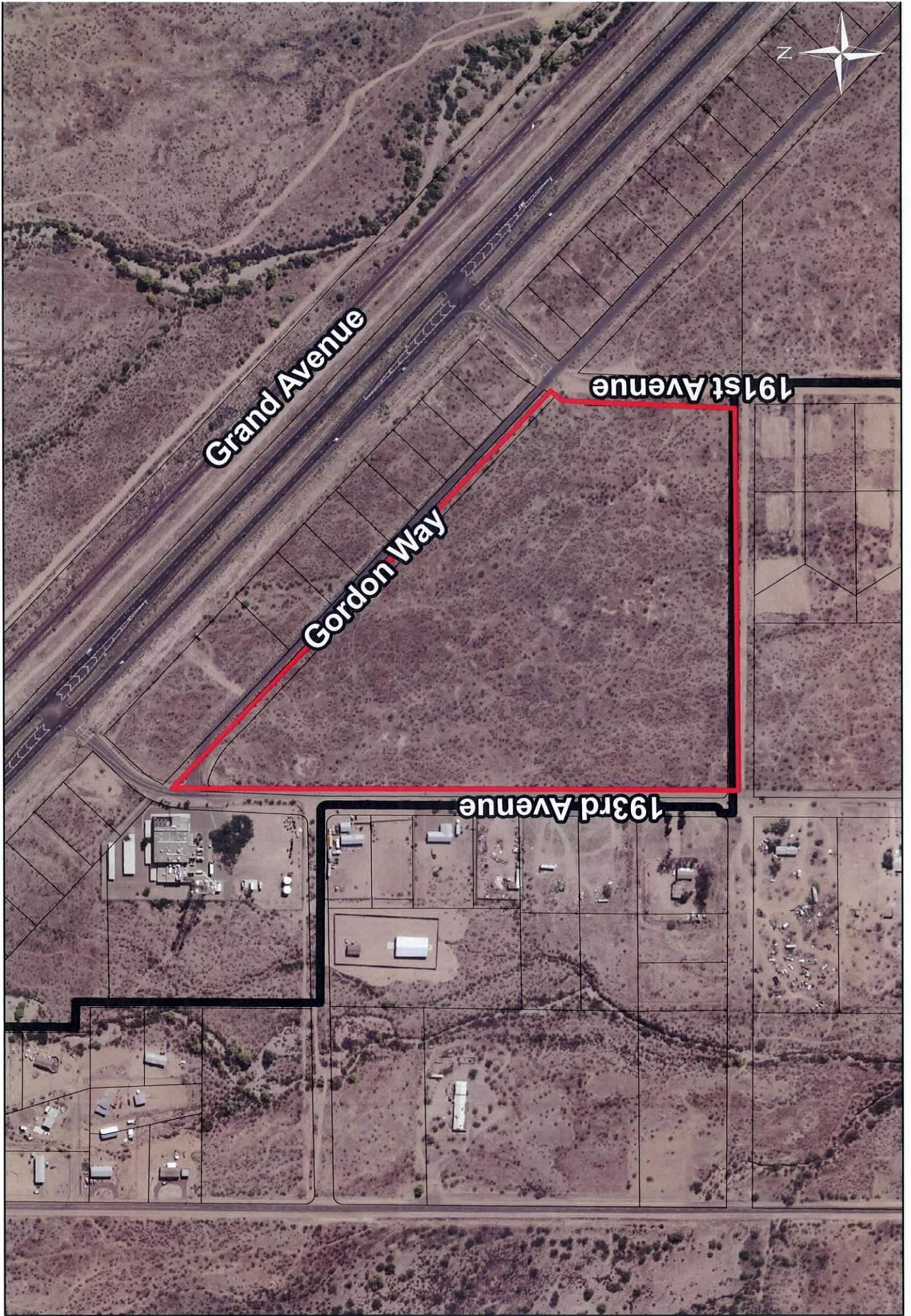
Engineering Department: Engineering had no comments regarding the rezone.

FINDINGS

1. Planning and Zoning Commission finds that the proposed rezone is consistent with the Surprise General Plan 2020 employment land use category, which the overall intent is to designate employment uses and generate jobs for Surprise.

2. Planning and Zoning Commission finds that the proposed rezone complies with Section 125-30 of the Surprise Municipal Code, which allows the change of zoning of parcels of land within the municipality.

RZ08-010 Rezone Grand Avenue & 193rd Avenue





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

March 20, 2008

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

RE: **Janette Baranski** / RZ08-010/ Grand Avenue and 193rd Avenue

Dear Ms. Dager:

Thank you for your notification regarding the Rezoning Application 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. ADOT would like the developer to know there is no access off Grand Avenue except at 193rd Avenue and Patton Road.

If you or the developers have any questions, please contact Pete Eno, R/W Project Coordinator at (602) 712-7348, or at the address listed below.

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





DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

19 February 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 #RZ08-010 Grand Ave and 193 Ave Rezone

Dear Ms. Dager

Thank you for the opportunity to provide comments on the Rezone Application for the parcel at Grand Ave and 193 Ave. The parcel (503-51-076A) is located on 33 gross acres at the southeast corner of 193rd and Grand Avenues. The request is to rezone the parcel from Residential R1-43 to Commercial C-3. This parcel is located inside the Luke AFB Auxiliary Field #1 2004 65 and 70 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

As described, this rezone application from Residential to Commercial will not negatively impact the flying operations at Luke AFB. Since the parcel is located inside the "vicinity of a military airport," it will be subjected to high noise from approximately 13,000 flight operations per year, with some as low as 1,000 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482 for future construction planning. In addition, a strong notification program on the part of the applicant would be essential to inform potential 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 there are any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

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

JAMES R. MITCHELL

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

CASE # RZ08-010

RECEIVED

Attention Lance Ferrell - Planner
City of Surprise
Planning Dept.
Planning and Zoning Division
12425 West Bell Rd, Suite D-100
Surprise, AZ 85374

MAY 02 2008

COMMUNITY
DEVELOPMENT

RE: Request for rezone from R1-43 to C-3.

I am requesting to rezone parcel number 503-51-076A' which is approximately 33 acres in size, from R1-43 to C-3. Our neighboring parcels, listed below, have just completed the process of rezoning to C-2. We would like to rezone as well to make our parcel a more comparable use. This will not only coincide with the cities desires for this area, but also make it more appealing to developers interested in purchasing the entire area.

1. 503-51-015K = 8.48 acres now rezoned to C-2
2. 503-51-077C = 36 acres now rezoned to C-2
3. 503-51-081A = 13.75 acres now rezoned to C-2

This parcel is located in a development area for Commercial now that the annexation into the City of Surprise has been completed. The cities proposed land use for this area is Commercial/Planned Business.

Our goal is not to develop this parcel ourselves, but to sell this land to a developer. We are trying to do the initial leg work needed to make it desirable for resale and also to do the necessary steps for rezoning as it falls within the City of Surprises plans for this area.

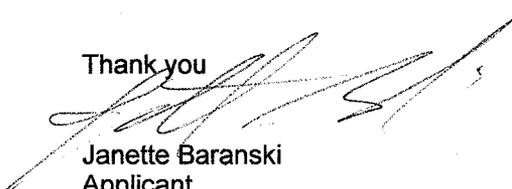
We have continued to work with interested developers relating the cities desires for this area in an effort to make it easier for both the city and the developer before selling.

Our desire is to work with the staff to make this something that the city desires for this area and to bring a commercial market to all the housing that is going into this area.

We look forward to working with the city staff in an effort to complete the rezone and annexation of the above parcels into the City of Surprise.

Please contact me if you need further information.

Thank you



Janette Baranski
Applicant
Cell 602 748-9248
Home 602 788-8260
Fax 602 896-8988

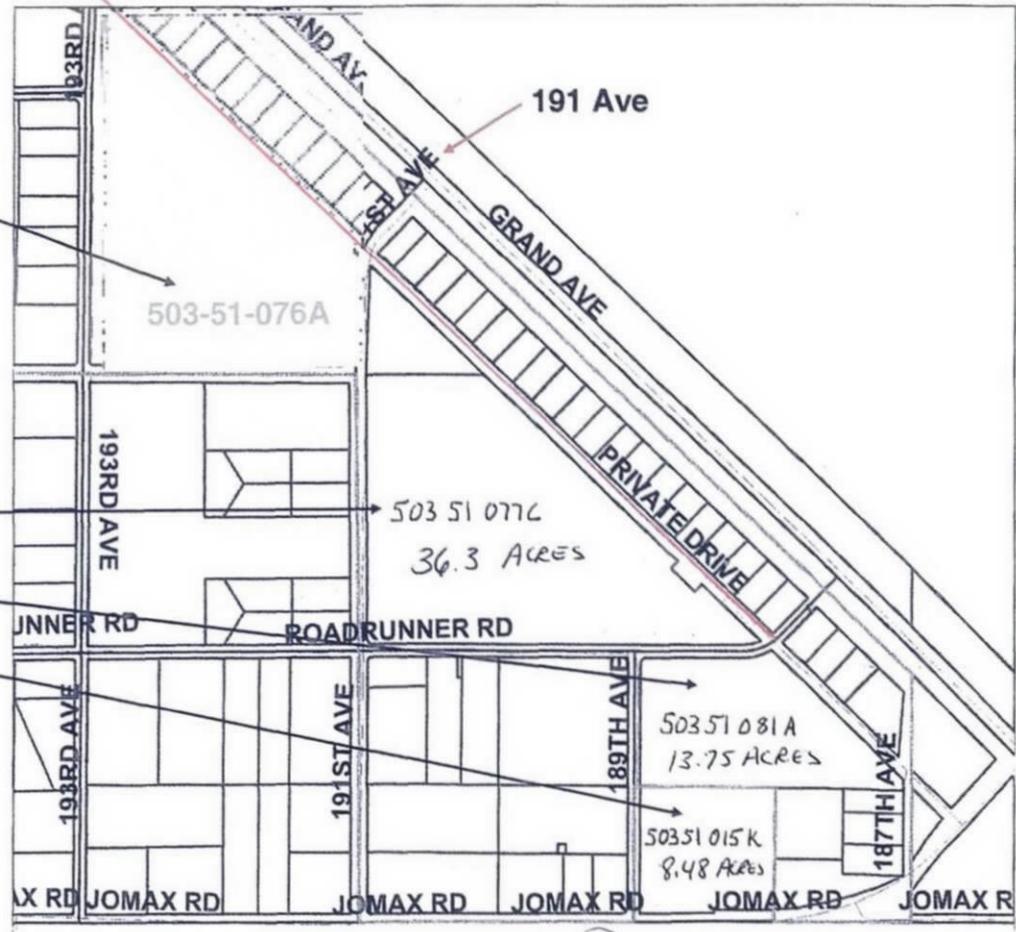
NOV 19 2007

COMMUNITY DEVELOPMENT

33 Acre Area Map

CONNECTS TO PATTON ROAD

- **Subject Parcel**
Parcel 503-51-076A
- **Related Case already rezoned to C-2**
Parcels 503-51-077C
503-51-081A
503-51-015K



**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:	I move to recommend approval to the Mayor and City Council, GPA08-019, Cotton Lane North & South.

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 (*Appendix D-Map 1*). 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 Prasada auto-mall to the east and the residential development to the west. Future development intends 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, City Council public hearing, and requires a super majority vote for approval by City Council.

- The application was submitted 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 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.

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 currently houses a citrus grove, but is vacant for the most part.

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 Loams¹. 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 originate from the north and northwest are partly distributed through the irrigation canal. The Cotton Lane property is partly located under 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 within a county island surrounded by the city's incorporated area (*Appendix D – Map 2*). 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 Fire Department 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 High 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 Cotton Lane North & South property is located in SPA 1 most of which has already been developed. The subject property is a portion of the only existing agricultural land in the western section of SPA 1. The property is classified under the Low-Density Residential (3-5 du/ac) land use classification per the 2020 General Plan.

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.

PROJECT ANALYSIS:

The General Plan 2020 portrays the vision for the community and is intended to provide a new 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. Ensuring that the city is adequately prepared to support new growth and development is a fundamental goal of the general plan.

The subject property is classified as Low-Density Residential (3-5 du/ac) land use classification per the 2020 General Plan (*Appendix D – Map 3*). The applicant has proposed a land use classification change from Low-Density Residential to Mixed Use (*Appendix D-Map 4*) 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.

GROWTH MANAGEMENT PHILOSOPHY:

Ensuring that the city is adequately prepared to support new growth and development is a fundamental goal of the general plan. The growth management philosophy is to ensure that growth is managed properly and consistently with the community's vision. The growth management philosophy is based on principles such as ensuring a well balanced community, managing special planning areas, advancing growth areas, and promoting infill development. By virtue of location, the Cotton Lane North & South property abides by the growth management philosophy since it is in an infill location and located in the mid-city growth area as identified in the growth area map.

SPECIAL PLANNING AREA:

The six Special Planning Areas (SPAs) are used as a growth strategy in the 2020 general plan along with growth areas and land uses. The subject property is located in SPA 1. SPA 1 has been touted as the most predictable in terms of future development patterns because much of the area has been developed or planned. Due to its proximity

to high volume corridors such as SR 303 and Bell Road, the area close to the Cotton Lane North & South property has been planned as a Mixed Use Gateway. The proposed land use will only enhance the planned developments in the area, thereby integrating the land uses in SPA 1.

LAND USE:

The intent of the land use element is to provide an efficient, balanced and compatible land development and infill pattern of housing, employment, supportive public facilities and services. The land use plan graphically depicts how the land uses will be distributed throughout the planning area and how the city will accommodate future growth. The current category of the property which is Low-Density Residential is intended for predominantly single-family residential development. In general, these are quiet areas of a mix of single-family homes, duplexes, townhouses and low-rise apartments.

The goal of the land use element is to,

“Carefully manage and phase in growth and development to achieve orderly, directed development”.

The objectives that support this goal are:

- Promote a compatible mix of land uses throughout the planning area.
- Support the construction of viable commercial centers throughout the planning area.
- Strengthen existing neighborhoods and ensure compatible development.

The proposed mixed use property is located adjacent to a large mixed use development on the east and low-medium density residential on the west. By virtue of location, the property will serve well as a buffer between the highly intense use on the east and the quiet residential developments on the west. In order to achieve the greatest community benefit from the mixed use development in the property, the site should be developed with uses that complement the intensive mixed use development on the west and yet buffer the sensitive residential uses to the west.

The proposed mixed use land use is located less than a mile from Loop 303 and to the south of Waddell Road, a major arterial. The development of a mixed use commercial center will not negatively affect the transportation system in the area. However, the site does provide an opportunity to create a vibrant, walkable activity center that is accessible to residential communities in the area, where residents are able to walk and bike rather than drive to meet their daily needs, hold civic events, and enjoy community life. The Mixed Use land use classification is therefore more suited in this zone as it will create an opportunity to develop a vibrant activity center. In addition, commercial and

retail development in the mid-city center, rather than on the fringes fosters sustainable land use and use of public infrastructure. The location of the proposed development ensures the efficient use of existing services and facilities thereby eliminating the public cost to providing additional services.

PROPOSED LAND USE/PERCENTAGES:

Ensuring compatibility between land uses and adequate transitions from one use to the next is vital to creating a well planned community. To ensure sustainability, the city must balance the current market trends with the need to provide the full range of land uses within the planning area. The proposed land use contributes to the land use mix by slightly adding to the mixed use land use classification.

Table 1 Land Use Percentages

Land Use	Existing Acres in Project	Existing % in Project	Proposed Acres in Project	Proposed % in Project	Current Acres in Planning Area	Current % in Planning Area	Proposed Acres in Planning Area	Proposed % in Planning Area	% Change
Low-Density Residential	44	100%	0	0%	37572.63	18.36%	37528.63	18.34%	-0.02%
Mixed Use	0	0%	44	100%	4352.78	2.13%	4396.78	2.15%	0.02%
Other Land Uses	0	0%	0	0%	162,718.18	79.51%	162718.18	79.51%	0.00%
Total	44	100%	44	100%	204,643.59	100%	204,643.59	100%	

Currently, the Cotton Lane North and South property contains approximately 44 acres of Low-Density Residential at a density of 3-5 du/ac. The proposed land use change will amend the land use to Mixed Use. All in all, the general plan amendment does not considerably influence the overall land use mix.

TRANSPORTATION:

The Surprise transportation element ensures that residents have a safe, efficient, effective, and convenient multi-modal transportation system. The transportation element identifies several goals and objectives to ensure extension of the regional grid system, as well as project future needs that are closely tied to the land use element.

Some of the value and modal-based goals that support the proposed amendment are:

1. Quality neighborhoods and environments.
2. Strong economy.
3. Integrated land use and transportation.
4. New development meets transportation needs.

The objectives that support this goal are:

- Transportation should not adversely impact neighborhoods or the environment.
- The transportation should support a strong economy in Surprise and the region.
- Land use patterns and transportation systems should be integrated to help reduce congestion and provide convenient access.
- Support mixed use development in select locations.
- Maximize pedestrian opportunity in activity centers.

The proposed amendment is close to the Loop 303 corridor and at the intersection of two major arterials, Cotton Lane and Waddell Road (*Appendix D-Map 5*). Per the 2020 Surprise Transportation Plan, both Cotton Lane and Waddell Road are classified as major arterials. Major arterials are designed to move high volumes of traffic over substantial distances, but may also provide direct access to adjacent properties. Since the site is located in an area with convenient access to a connected system of streets and paths, the land use change for the Cotton Lane property will not have significant impacts on the roadway network. Waddell Road, Greenway Road, and Cotton Lane are all being widened to their maximum widths due to the adjacent Prasada development. The proximity to a freeway network will ensure that the development will be able to support commercial or employment use.

Alternatively, the use will allow for a complimentary mix of land uses in close proximity to one another thereby offering an opportunity to shop and be entertained in a place close to where they live. Integrating businesses with their customers in this manner reduces the need for auto trips and encourages pedestrian activity and other alternative modes of transportation.

In addition, new development such as Cotton Lane provides an opportunity to improve on-site circulation systems, improve site accessibility, and to develop effective connectivity between on-site and off-site circulation systems.

ECONOMIC DEVELOPMENT:

The economic development element of the general plan is intended to provide a general foundation for building the local economy by acting as a resource for creating employment opportunities for individuals, growth opportunities for enterprises and

raising people's standards of living. The economic development element identifies several goals and objectives to ensure a general foundation for building the local economy. The economic development element reinforces the fact that key commercial nodes be designed with sound planning principles that include transportation access to major arterials in close proximity to principle roads and the availability of infrastructure. The economic development element identifies several goals and objectives to ensure a general foundation for building the local economy.

One of the goals of the economic development element is

"Increase the jobs-to-population ratio, keep dollars in the community, and bring dollars from outside of the community".

Listed as objectives of this goal are:

- Achieve a unique economic development character for each of the SPAs that provides an overall balance for the entire community.
- Providing employment and shopping opportunities in proximity to residential areas.
- Ensure a stable municipal revenue stream, to provide community services and develop new amenities.

Local economic development depends importantly on the internal efficiency of the whole city. The location of the development, proximity to transportation connections, urban characteristics, and chemistry with nearby neighborhoods can measure how well a development can contribute to the internal efficiency of the city. The property is located in the mid-city growth area and through the introduction of community scaled commercial and employment will promote the rehabilitation of existing infill properties around this area. The proposed Mixed Use land use will keep the focus on the commercial and institutional focus of the area while introducing greater choice in consumer goods and services.

HOUSING:

The housing element strives to assure that a full range of housing is provided and available at all prices. It also ensures that homes are properly located to create strong, stable neighborhoods. To that end, goal 4.4.5.1 of the housing element states,

"Encourage the development of sound and stable neighborhoods".

Listed as a policy of this goal is:

- Locate housing in close proximity to education, neighborhood commercial centers, parks and recreation amenities, libraries, and public safety facilities.

The proposed use is located adjacent to highly intense mixed use development on the east and low medium-density residential development to the west. In addition to providing a buffer between the highly intense uses to the less intense, dense uses, the mixed use designation proposed by the applicant will be a viable amenity to the residential developments.

OPEN SPACE:

The open space and recreation element presents a comprehensive, high-quality park, recreation, and open space system that links and has access to other proximate regional parks, open spaces, schools, libraries, and activity centers. The open space and recreation element identifies several goals and objectives to ensure a desired level of facilities and their interrelationship with land use, transportation, and public facilities programming.

Goal 4.5.4.1 of Open Space and Recreation Element states,

“Create and maintain a high quality of life through the provision of adequate open space and recreational opportunities”.

The open space needs on this property will be restricted to utilizing vegetation/landscaping that reflects the Sonoran desert and one that fits the scale of the development. The City of Surprise Planning and Design Guidelines provides for the design of plazas, terraces, courtyards, arcades, and other common area open space in commercial/civic/office developments to enhance the character and identity of the development. Urbane open spaces such as this, as well as desert adapted vegetation/landscaping, should be considered when developing the property in the future.

PUBLIC SERVICES:

The public services element of the general plan emphasizes the necessity of public facilities and services to support new and existing growth and development. To ensure a functional, efficient, and cost-effective system of public facilities and community services, the public service element identifies several goals and objectives.

Goal 4.6.4.1 of the Public Services element states,

ITEM 8

"Create and maintain a high level of public safety services and facilities in the community".

Listed as policies of this goal are:

- Maintain a 4.5-minute police response time for emergency calls, a 5.5-minute response time for urgent calls, and a 10-minute response time for service calls.
- Continue to lower the city ISO rating.

Goal 4.6.4.2 states:

"Carefully manage and phase development to achieve orderly, sustainable community growth".

Listed as an objective for this goal is:

- Prohibit new development where public facilities and services cannot be established without unduly taxing the existing service provision or users.
- Ensure that new development pays its fair share of growth and allows that community improvements are systematically provided to address growth.
- Maximize the community's investment in infrastructure and services.

The proposed project is located less than a mile from the existing fire station at the northwest corner of Greenway Road and Cotton Lane. The location of the project, therefore, will not hamper the ISO rating for emergency services.

Arizona American Water Company is the water service provider for this project and it is expected that future infrastructure will be available within 1-2 years. At the time of development, it is expected that the developer will buy into the necessary water and wastewater infrastructure and systems. The location of the project, in the mid-city growth area ensures that net improvements to the development do not place a long-term financial impact on the entire community.

REVITALIZATION:

The revitalization element provides the general guidelines to enhance and revitalize vacant and underutilized areas within the City of Surprise. The goal is to ensure that underutilized areas of the city are served with adequate access and mobility as well as public facilities and services.

Goal 4.7.4.1 of the revitalization element states:

“Encourage the development and/or revitalization of sound and stable neighborhoods, employment areas, and parks/open space”.

Listed as an objective for this goal is:

- Determine appropriate areas for municipal reinvestment and prioritize for implementation.

Planning for underutilized sites is an important part of invigorating neighborhoods to improve the long-term prospect of the city. The immediate vicinity of the site is planned for highly intensive development including an auto-mall, power centers and a hospital. The explosive growth in the adjacent neighborhoods has presented the site with great possibilities for development. Ideally the site should be developed as a buffer gradually transitioning the intensity of the uses towards the residential development.

ENVIRONMENTAL PLANNING/WATER RESOURCE:

The environmental planning/water resources element is intended to ensure a safe, healthy, sustainable environment for Surprise residents. The element discusses critical issues that must be addressed and serves as a guide to future decision making. Goal 4.8.4.1 of the environmental/water resources element states,

“Carefully manage and phase orderly community growth to achieve sustainable development”.

Listed as objectives for this goal are:

- Protect the planning area’s visual, cultural, and natural attributes that have been designated as a key community value.
- Preserve existing habitat areas of wildlife and desert plant species.

The property is located within the mid-city growth area and infill development such as this contributes to a more compact form of development which is less consumptive of land and resources.

The subject property is located in a site that has no remaining natural desert habitat since it has been graded for agricultural and ranching purposes. There are no existing surface waters, natural caves, adits, or mine features on the property itself. The site is extremely flat and slopes at 1% from the northwest to the southeast. The soil composition of the site is suitable for building and does not impact any washes, hillsides, or cultural resources. The subject site is also not located in a subsidence zone. 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 exist on the property.

COMMUNITY DESIGN:

The community design element has always promoted innovative and quality design that reinforces the community's image. Creating a visually pleasing, yet functional built environment is critical to the City of Surprise.

Goal 4.9.4.1 of the Community Design element states,

"To develop a comprehensive, thematic design theme for the city of Surprise"

Listed as policies of this goal are:

- Promote opportunities for social interaction through gathering places, non-vehicular circulation facilities and linkages to parks, schools, and public open space.

Considering the location and the uses around the proposed project, the development should be designed as a major community focal point. The neighborhoods adjacent to the proposed amendment are low medium-density developments while a highly intensive development is located on the east side of the project. With appropriate site design, the project will enhance the site experience and perception of the residents, while acting as a buffer between a busy activity center and the residential developments to the west.

SUMMARY:

The 2020 General Plan supports new development and redevelopment that is designed compatibly with the existing development, especially with respect to adjacent residential neighborhoods. The Cotton Lane North & South property has requested an amendment to the 2020 General Plan to change the land use from Low-Density Residential to Mixed

Use. Considering the highly intense mixed use land use to the east and the low-density residential developments to the west, the proposed land use will in all likelihood serve as a compatible use to the developments in the surrounding area.

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

¹ 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

Victor M. Mendez
Director

Sam Elters
State Engineer

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



2001 Award Recipient

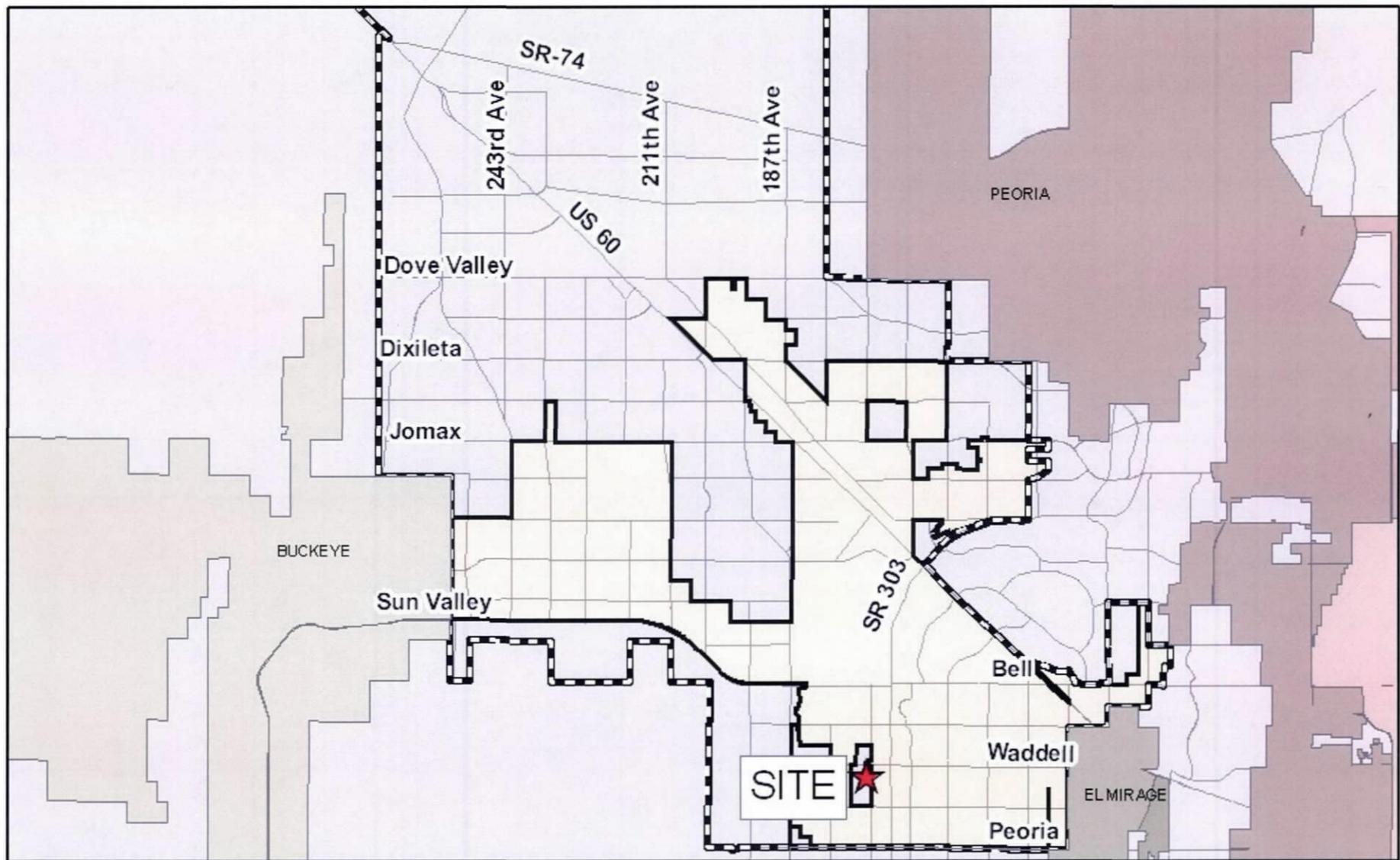


APPENDIX D

Maps/Graphics

GPA08-019 Cotton Lane North & South

GPA08-019 Cotton Lane North & South



Legend

-  Municipal Planning Area
-  Incorporated Boundary


Not to Scale

Appendix D
Map 1 - Vicinity Map

GPA08-019 Cotton Lane North & South



Legend

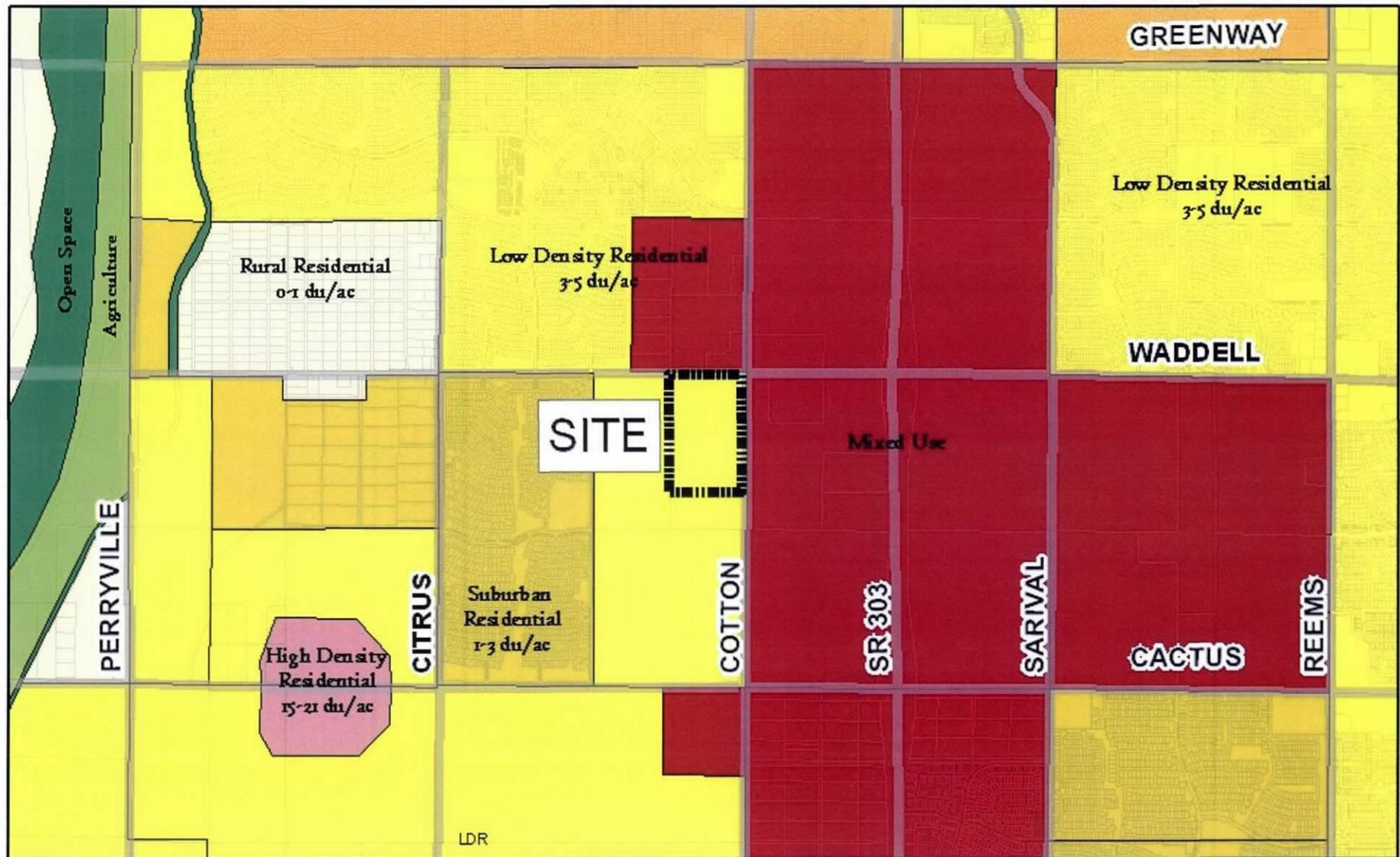
- Major Streets
- Incorporated Boundary



Not to Scale

Appendix D
Map 2- Context Map

GPA08-019 Cotton Lane North & South



Legend

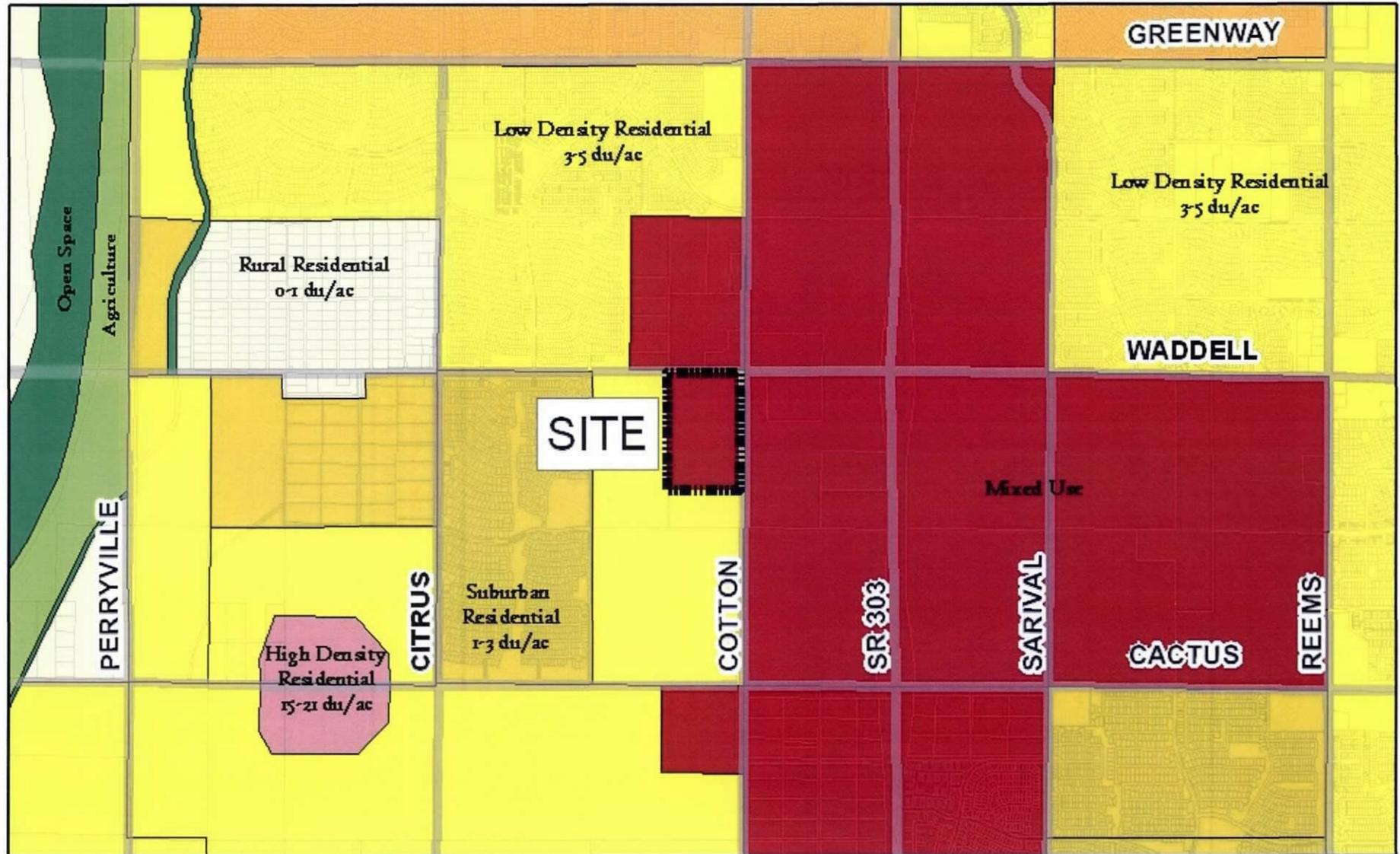
Major Streets



Not to Scale

Appendix D
Map 3 Current Land Use

GPA08-019 Cotton Lane North & South



Legend

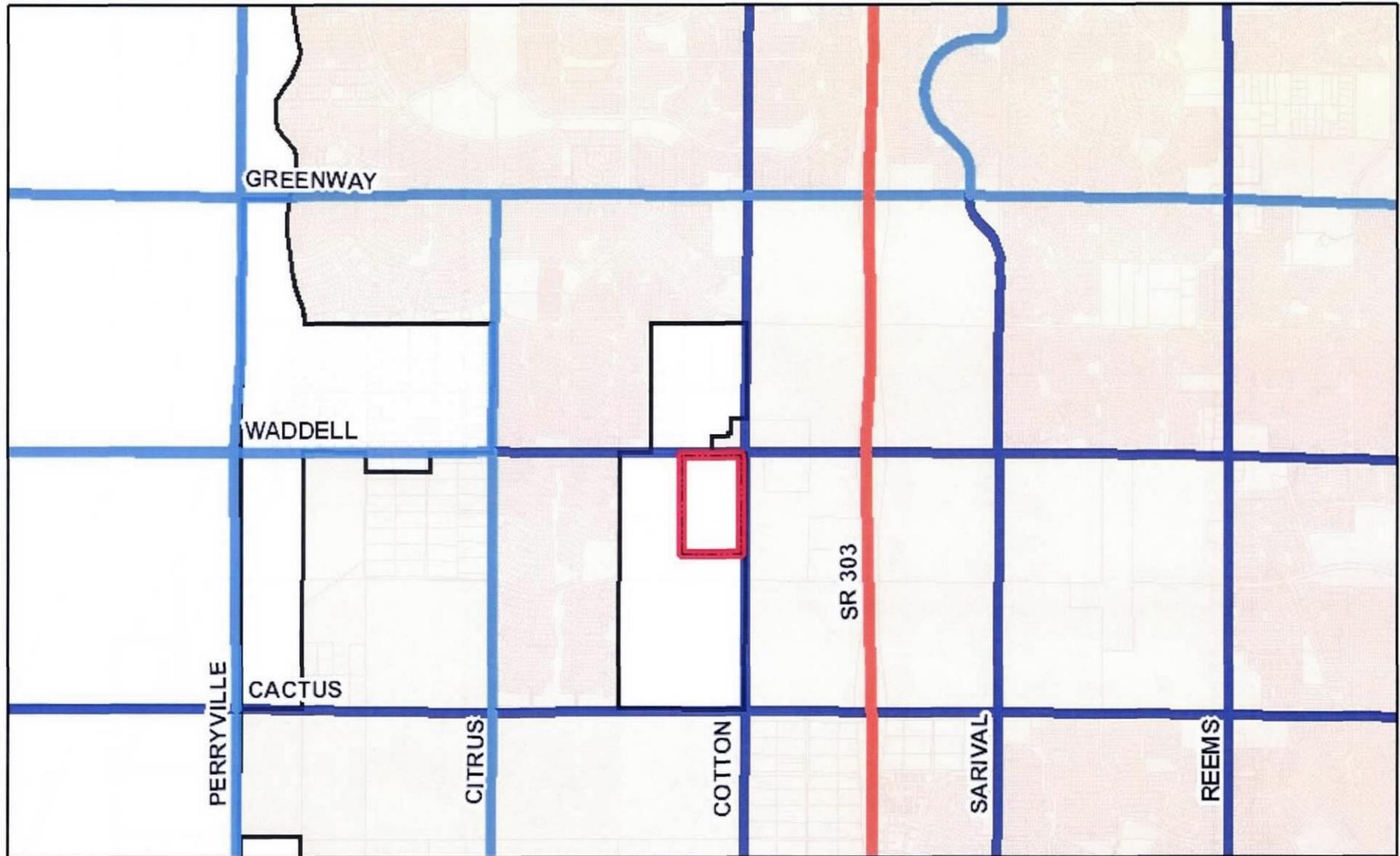
Major Streets



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

OWNER: BVPG Holding
 Contact: Tana Wahtola
 P.O. Box 16460
 Phoenix, AZ 85016
 Phone: 602-230-1051
 Fax: 602-212-2826
 Email: twahkola@vtaig.com

SUGGESTED MOTION: I move to recommend approval to the Mayor and City Council, of GPA08-033 – Grand Oasis.

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 for 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 submitted 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 the 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 who have entitlement for a 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 for one home on lot sizes 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.

PROJECT ANALYSIS:

SPECIAL PLANNING AREA

The subject site is within Special Planning Area 5 (SPA 5). This planning area is the land north of the Central Arizona Project (CAP) canal up to west of Grand Avenue and the western boundary of Surprise planning area. The planning area is primarily rural but is expected to increase density in some areas as development pressure occurs. Existing developments within SPA 5 include Circle City and Wittmann. Proposed development projects in SPA 5 include: Broadstone Ranch, Patton Place Estates, Peak View Estates, Trail of Light, Walden Ranch and Rancho Maria. These projects will significantly change the planning area from rural land uses to suburban and urban land uses.

GROWTH

The Grand Oasis property is located in proximity to the expected growth areas of the Surprise Planning Area. Currently, Broadstone Ranch development sets the tone for this area. Planning of the Grand Oasis property in this region creates a more cohesive planning in the area and encourages thoughtful concentration of development intensity, benefitting all surrounding properties.

LAND USE

The current land use of the site is Rural Residential. This land use is intended for large-lot single-family homes in a rural setting. Development in this land use is typically one acre or larger lots with rural characteristics that maintain natural features. No commercial or industrial development is expected.

The amendment proposes a majority of Low-Density Residential (LDR 3-5 du/ac) and minor portion of High-Density Residential (HDR 15-21 du/ac) land use. This amendment designates City of Surprise land uses that are compatible with current entitled zoning through Maricopa County to facilitate future annexation into the City of Surprise.

PROPOSED LAND USE / PERCENTAGES:

The policies within the City of Surprise General Plan 2020 looks to balance land uses to create sustainable communities. The chart provided shows the amount of land and percentage of change for the subject site the adjusted totals for the entire planning area.

Land Use	Existing Acres in Project	Existing % in Project	Proposed Acres in Project	Proposed % in Project	Current Acres in Planning Area	Current % in Planning Area	Proposed Acres in Planning Area	Proposed % in Planning Area	% Change
Rural Residential	155.2	100%	0	0%	103,202	50.43%	103,047	50.35%	0.15%
Low-Density Residential	0	0%	127.9	82%	37,573	18.36%	37,701	18.42%	0.34%
High-Density Residential	0	0%	27.3	18%	476	0.23%	504	0.25%	5.42%
Other Land Uses	0	0%	0	0%	63,393	30.98%	63,393	30.98%	0.00%
Total	155.2	100%	155.2	100%	204,644	100%	204,644	100%	

The proposed amendment meets the goals and policies set forth in the General Plan 2020 by:

- Providing more housing choices with multiple different land uses.
- Reducing potential conflicts of land uses with adjacent properties.
- Considering incorporating pedestrian trails and connections.
- The applicant is working with the City of Surprise while developing in Maricopa County to ensure a smoother annexation process in the future.

TRANSPORTATION

External Connectivity:

The proposed project could have an impact on the Grand Avenue highway due to its proximity. Access to Arizona Department of Transportation (ADOT) Right of Way, whether it is for construction or any other purpose requires a permit from ADOT. Some traffic mitigating elements placed into the current plan are:

- Maintenance of engineered level of service on Grand Avenue per ADOT requirements.
- Coordination with City of Surprise and ADOT to work on traffic solutions for the area.

Internal Connectivity:

The internal circulation system connects seamlessly with the planned Broadstone Ranch roadway alignments to ensure efficient and safe movement within and

throughout the property and the adjacent community. A public street system will extend throughout the site with standard street cross sections in support of the street classification categories. The proposed street cross sections in Grand Oasis are the same cross sections as approved for Broadstone Ranch.

Transit:

The proposed development generates appropriate density of 6.35 du/ac to provide viable transit options in the area. The proposal also creates a significant destination to provide transit to its location. Future transit plans in the region may include a bus system that connects the residents to local and regional centers. Transit options can also include connectivity to future passenger rail transit station in the region.

Transportation planning in the SPA 5 area may be improved by adding multi-modal services that would support this site as well as other developments in the region. The General Plan 2020 supports the following transportation initiatives:

- Connecting transit services to pedestrian areas as well as highway access and park-and-ride facilities.
- Planning for bus services, bus bays, and circulator routes.
- Planning for multi-modal internal connections to commercial areas and future transit connections.
- Planned connections to potential rail corridors through BNSF to promote new transit systems and modes.
- Planned connections to potential transit corridors along future parkways.

Alternative Modes:

Alternative travel modes are essential to all developments within Surprise. Walking trails should be included through preserved open spaces and other areas where needed to create connections from future homes to other public and private uses. Bicycle and neighborhood electric vehicle (NEV) routes should be provided as part of the internal circulation system of the site. As alternative mode circulation systems develop in the area, there should be a comprehensive pattern that connects uses on the subject site with surrounding and future land uses.

ECONOMIC DEVELOPMENT

This amendment will change the land use designation from Rural Residential to Low-Density Residential and High-Density Residential. There are no commercial or employment uses planned for the property and thus does not alter or improve any economic opportunities for the city.

HOUSING

The amendment proposes approximately 986 dwelling units at an overall density of 6.35 du/ac. The overall density is an average of High-Density Housing at 15 du/ac and Low-Density Housing at 3-5 du/ac as shown in the below table.

General Plan Land Use	Acreage	Target du/ac	Target du's
HDR	27.3	15	410
LDR	127.9	4.5	576
Total	155.2	6.35	986

The parcel within Broadstone Ranch with the highest density (17.4 du/ac) is located adjacent to the western boundary of the Grand Oasis property. Commercial uses are also planned directly north of the property. Accordingly, this amendment encourages compatible development and provides appropriate transition from Commercial/Employment by requesting a High-Density Residential land use adjacent to these planned properties.

With the proposed 986 dwelling units, the project accommodates approximately 2573 people with the current average city household size of 2.61. With the projected population growth of the Surprise area, this will allow better housing options for a variety of people. The General Plan 2020 policies support the housing of this area through:

- Providing a wide range of housing densities.
- Providing a wide range of housing choices and styles.

OPEN SPACE

The intent of the Grand Oasis land use plan is to maintain a spacious feel of the area by developing in a manner that preserves corridors and promotes accessibility to the area's natural washes and desert landscape. The development includes approximately eighteen percent of open space designated for active and passive uses which will be identified with future city entitlements. The open space and trails system will be designed in such a way to connect to the Broadstone Ranch trails system with the use of common corridors and roadways.

This amendment will meet the goals of the General Plan 2020 through:

- Utilizing washes for trail systems.
- Ensuring natural drainage channels.
- National Recreation and Park Association (NRPA) standards ask for 6.25 to 10 acres of park and open space per 1,000 population.
 - The project exceeds this requirement with a designated open space of about 25-31 acres of active and passive open space.

PUBLIC SERVICES

Public services for this amendment will require expansion of current city infrastructure. The provision of any infrastructure in this project will allow for future development and services in the SPA 5 area. The public services of the city can be supplied according to the General Plan 2020 through:

- Working with the City of Surprise fire and police departments for future service locations.
- Reducing flooding issues through drainage plans.
- Working with the City of Surprise to provide water and water treatment systems.
- Working with local school districts to facilitate educational needs.

ENVIRONMENTAL/WATER RESOURCE

The subject property is relatively flat with low to moderate slopes and no known subsidence has occurred to create any environmental issues. Wash preservation will be considered within the proposed project during any future entitlements with the city.

Water services are being negotiated with the City of Surprise. All water use will be in accordance with Arizona Department of Water Resources (ADWR).

The applicant is working to protect the natural attributes of the site by:

- Designating the washes areas as open space.
- Siting parks along washes for connectivity.

COMMUNITY DESIGN

The current community design designation for the subject site is Rural. The Rural design criteria calls for one acre or large home sites or clustering of home sites to conserve natural open space. Along with conservation of natural open space, there is a requirement for equestrian trail systems to connect new and existing neighborhoods.

The current level of development in the vicinity of the subject site (Grand Avenue and Dove Valley Road) is changing the community design from rural to a more suburban/urban design standard. The development of adjacent projects such as Broadstone Ranch and Grand Vista are being done under urban and suburban design standards. For this amendment to be compatible with the adjacent developments, it needs to adopt urban and suburban design standards.

The community design standards brought forth in the General Plan 2020 look for:

- Appropriate architecture to the Sonoran Desert.
- Clustering development to preserve natural desert areas.
- Reduce/eliminate grading wherever possible.
- Protection of natural features (washes).
- Enhance natural open space and salvage appropriate plant material.

Other design requirements include:

- Provide a variety in different architectural styles and choices for housing.
- Creating walkable communities by integrating adequate sidewalks, parks, and recreation areas with overall design theme.

SUMMARY

City staff recommends approval of this amendment based on the general plan amendment application, review of the approved Maricopa County Comprehensive Plan Amendment, and development timing.

The following are summary statements from the project analysis supporting approval of the general plan amendment:

ITEM 9

- The land use changes are compatible and provide a better transition to the adjacent land uses.
- The land uses proposed improve the balance of land uses in the planning area.
- The amount of open space greatly satisfies the desired amounts for any one development in the planning area.
- Development in accordance with the approved Maricopa County Comprehensive Plan amendment may provide a greater variety of housing diversity to the region.
- Development in accordance with the approved Maricopa County Comprehensive Plan amendment may create a unique community with outstanding community design within the region.

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

Sam Elters
State Engineer

Victor M. Mendez
Director

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



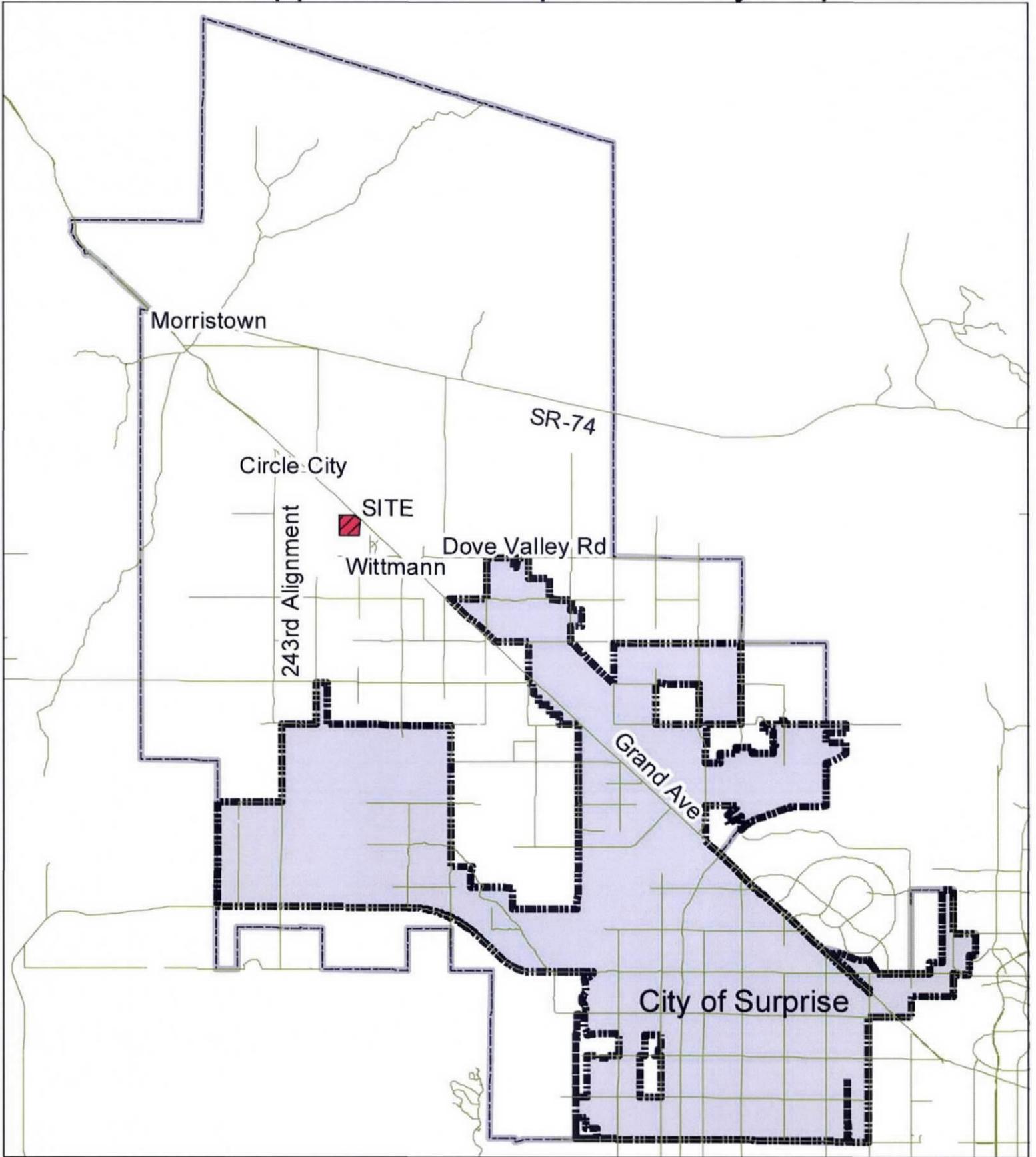


APPENDIX D

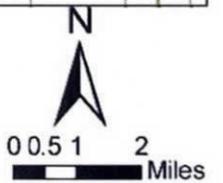
Maps & Graphics

GPA08-033 Grand Oasis

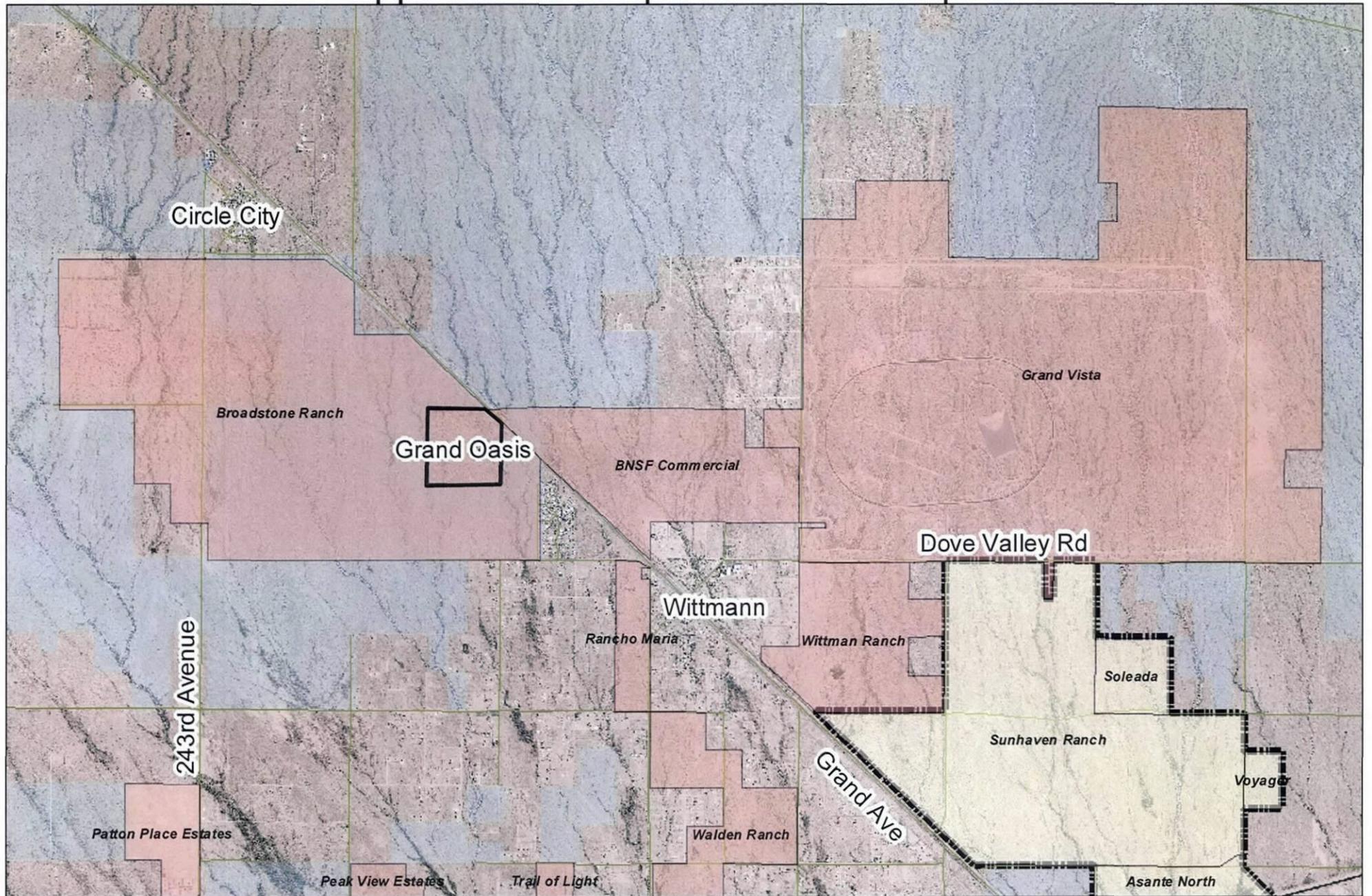
Appendix D: Map 1 - Vicinity Map



GPA08-033 Grand Oasis

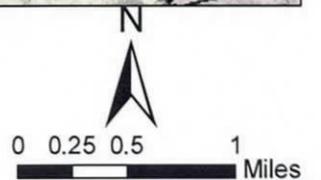


Appendix D: Map 2 - Context Map

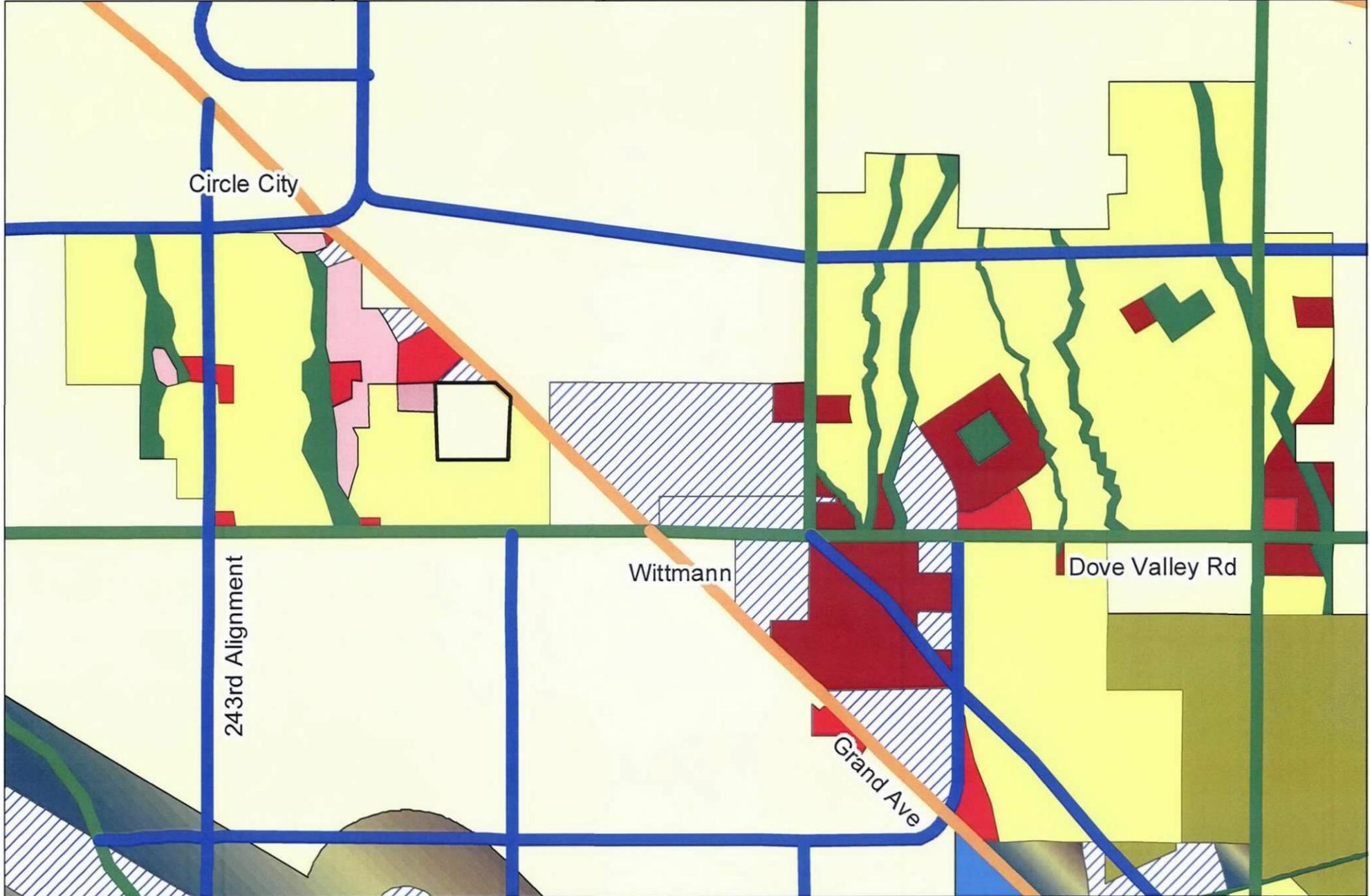


GPA08-033 Grand Oasis

- City projects
- County projects
- State lands



Appendix D: Map 3 - Current Land Use



GPA08-033 Grand Oasis

Legend

GP Street Classes

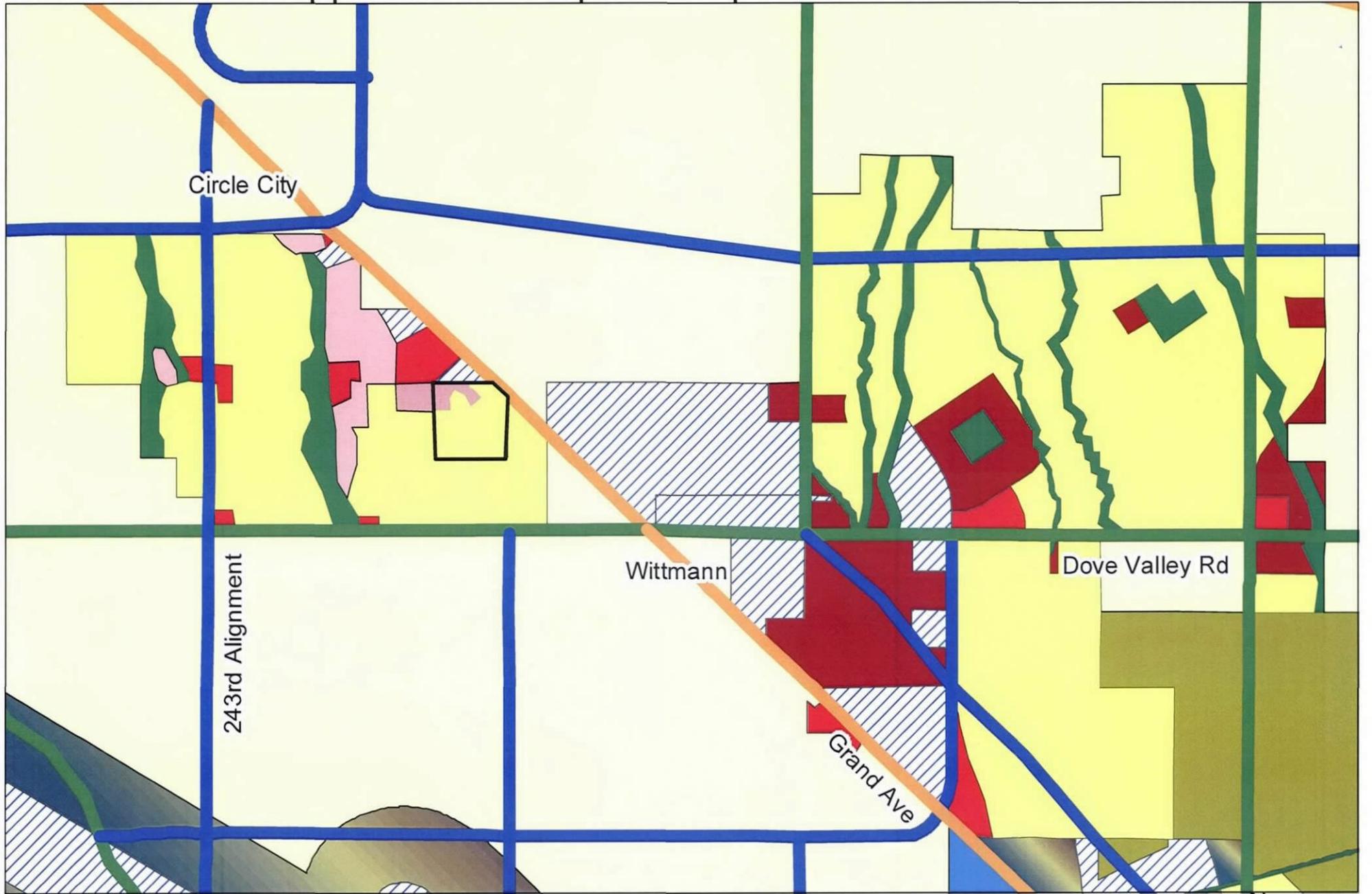
- EXPRESSWAY (Orange line)
- FREEWAY (Red line)
- MAJOR ARTERIAL (Blue line)
- PARKWAY (Green line)

LAND USE

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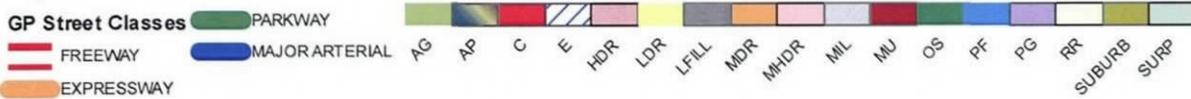


Appendix D: Map 4 - Proposed Land Use



GPA08-033 Grand Oasis

Legend



**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:	I move to recommend approval to the Mayor and City Council, GPA08-038, Surprise Airpark.

BACKGROUND:

The subject site is approximately 558 acres in unincorporated Maricopa County near Morristown. 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 proposes large lot housing with accessory hangars and runway access. Some property may also be developed for separate private or commercial hangars and aircraft parking areas. 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, City Council public hearing, and require a super majority vote for approval by City Council.

- The application was submitted 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 hearings 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 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. Currently, the runway and several accessory buildings remain useable along with a single-family home 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. These 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 beginning of Morristown 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 Sherrif
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.

PROJECT ANALYSIS

SPECIAL PLANNING AREA

The subject site is within Special Planning Area 4 (SPA 4). This planning area is the land north of the Central Arizona Project (CAP) canal up to SR-74 and west of Grand Avenue. The planning area is primarily rural but is expected to increase density in some areas as development pressure occurs. Current projects under development in the southern portion of SPA 4 include: Sunhaven Ranch, Cielo Crossings, Grand Vista, BNSF Railroad, Voyager, and Soleada. These projects will significantly change the planning area from rural land uses to suburban and urban land uses.

GROWTH

The airport property is not located in any of the expected growth areas of the Surprise Planning Area. For aviation uses, minimal growth in the immediate area of the runway is desired to reduce incompatible land use issues. As the airstrip develops, more compatible land uses may create a buffer around the runway. The proposed development is expected to begin slowly with final build out of the area taking ten to twenty years. The aviation land use will also limit vertical growth in the area due to runway approach issues.

LAND USE

The site currently has Rural Residential and Commercial land uses. The Rural Residential land use allows one home per acre. The Commercial use allows for commercial projects over thirty-five acres. These land uses are proposed to be changed to Airport Preservation. Airport Preservation will allow development of up to two homes per acre and other compatible uses surrounding and protecting the mission of Luke Air Force Base (AFB).

ITEM 10

There are no current land uses in the Surprise General Plan 2020 that allow for private or public (other than military) aviation uses. The Luke Air Force Base Auxiliary Field 1 (AUX 1) operates under Military land use which allows uses for the mission of Luke Air Force Base and acknowledges the existing runway and flight operations. Within the Surprise planning area are several operable private runways. Castle Hot Springs located north of SR-74 is rarely used, the Surprise Airpark runway is the subject of this amendment and most notable is Thunder Ridge near 235th Avenue and Grand Avenue. The Thunder Ridge Airpark operates through a Maricopa County special use permit and has Rural Residential land use in the Surprise land use map. The airpark has expressed concerns over identifying aviation uses to prevent encroachment on their activities. The text amendment alters the current definition of the Surprise Airport Preservation land use to allow aviation uses of any type while maintaining the original purpose of the land use in protecting the mission of Luke AFB.

Airport Preservation provides the best land use category to identify aviation uses in the Surprise Planning Area. Approval of Airport Preservation uses for aviation is highly dependent on how a site will affect the mission of Luke AFB. The Airport Preservation land use also allows any private aviation facilities compatible land use in the area from very low-density housing (up to two homes per acre) to commercial and industrial uses that are compatible with runways and do not affect the mission of Luke AFB. Future zoning under an Airport Preservation land use will also be subject to review by Luke AFB in regards to the effect on their mission.

The Airport Preservation land use for this site along with the text amendment provides a compatible land use for the area. The land between the runway and the private properties to the west, under a Rural Residential land use, provides adequate buffering through distance and uses. The Rural Residential lands on the north, south, and east sides of the runway are compatible due to the low density of development they will provide. Land uses in this area may develop to more intense uses in the future that are also compatible with the neighboring aviation use.

The chart provided below displays the land use balances affected by the amendment. Surprise land use should balance residential, open space, and employment uses. This proposal does not significantly change any of the current land use balances.

Land Use	Existing Acres in Project	Existing % in Project	Proposed Acres in Project	Proposed % in Project	Current Acres in Planning Area	Current % in Planning Area	Proposed Acres in Planning Area	Proposed % in Planning Area	% Change
Rural Residential	513.85	92%	0	0%	103,201.75	50.43%	102,687.90	50.18%	0.50%
Commercial	44.69	8%	0	0%	2,536.20	1.24%	2,491.51	1.22%	1.76%
Airport Preservation	0	0%	558.54	100%	7,048.24	3.44%	7,606.78	3.72%	7.34%
Other Land Uses	0	0%	0	0%	91,857.40	44.89%	91,857.40	44.89%	0.00%
Total	558.54	100%	558.54	100%	204,643.59	100%	204,643.59	100%	

Ensuring a compatible future land use pattern to support Luke AFB is one of the goals set forth by the general plan (4.1.4.8.1). To assist in determining if a land use is compatible with the air force mission, Luke is asked to review and comment on all land use changes. The text amendment being proposed maintains the land use designations purpose to support Luke, expands the language to future needs of the air force, while allowing a specific land use for private aviation.

TRANSPORTATION

TRANSPORTATION

The Surprise General Plan 2020 plans for 243rd Avenue to be a major arterial roadway along the east side of the subject property connecting from SR-74 on the north to the future Joy Ranch Road alignment to the south (near Grand Avenue). This arterial roadway is able to provide enough vehicle capacity to allow for a future aviation use and housing density at the proposed amount (two dwelling units per acre).

The current land use map displays a future roadway, running east to west, located approximately one-half mile north of the Desert Hills Road alignment. This roadway was planned prior to Surprise acknowledging the location of the existing runway on the site. City staff has reviewed the roadway issue and recommends moving the alignment north to the Rockaway Hills Road alignment as shown in the draft transportation plan provided with the Surprise General Plan 2030 update.

TRANSIT

The proposed development does not generate appropriate density to provide viable transit options in the area. The proposal also does not create a significant destination to provide transit to its location. Future transit plans in the region may include options along the 243rd Avenue alignment.

ALTERNATIVE MODES

Alternative travel modes are essential to all developments within Surprise. Walking trails should be included through preserved open spaces and other areas where needed to create connections from future homes to other public and private uses. Bicycle and Neighborhood Electric Vehicle (NEV) routes should be provided as part of the internal circulation system of the site. As alternative mode circulation systems develop in the area there should be a comprehensive pattern that connects uses on the subject site with surrounding and future land uses.

AVIATION

The Surprise General Plan 2020 does not address aviation issues. With no issues raised in the general plan, there is no information on the need of aviation transportation in the region. At this time, Luke AFB is the primary airspace user in the region. Surprise is dependent on Luke to provide advice on division of airspace and cooperative flight patterns for all airspace users over Surprise. As the second largest airspace user in the region, Thunder Ridge Airpark has expressed willingness to share airspace with Surprise Airpark.

- No significant transportation, transit, or alternative mode issue exist with this proposal.
- There are no aviation transportation issues in the General Plan 2020.

ECONOMIC DEVELOPMENT

The aviation use may generate economic opportunities related to business requiring access to a runway and businesses that serve the aviation industry. The proposed development is not expected to generate a significantly high enough amount of jobs or housing to affect the jobs to housing ratio in the region, but aviation uses may act as a regional catalyst to development. Scottsdale airpark provides an excellent example of an airpark with limited aviation use but extensive office and commercial activity in the area.

- Commercial land uses are maintained through Airport Preservation. (4.3.4.5.1)

HOUSING

The proposed land use change will increase the potential amount of housing from 520 to 1,040. This may add approximately 1,100 people. Future housing in the proposed site may contain two distinct types. The first will be large lot housing with direct access to the runway. This housing type would provide for potential executive or vacation housing. Surprise is currently deficient in this housing type. The other housing type may be large lot, one-half acre or larger, housing not to exceed two units per acre. This housing type is available in limited portion of Surprise and widely available throughout the Surprise planning area.

- The project provides some variety for housing. (4.4.5.1)

OPEN SPACE

There are no significant resources to be reserved with the Open Space land use. Open space in the area will be reserved through zoning to provide wash preservation and adequate recreation areas for future uses. Trails crossing the proposed development will also be reserved in future zoning efforts to ensure compliance with the Surprise Trails Master Plan.

- National Recreation and Park Association (NRPA) standards ask for 6.25 to 10 acres of park and open space per 1,000 population.
 - To meet this requirement the project should reserve 6.25 to 10 acres of active space and undeveloped space as a minimum.

PUBLIC SERVICES

Public services for this amendment may be provided by either city infrastructure or private well and septic systems dependent on actual zoned uses. For the development to make use of city infrastructure, a development agreement must be initiated to detail where, how, and at what cost services would be provided.

ENVIRONMENTAL/WATER RESOURCE

The subject site contains little topographical variation and no known subsidence. Wash preservation shall be considered within the proposed project during any future rezoning application.

The existing runway and roads on the property are graded dirt. To reduce air quality issues from PM-10 (particulate matter measuring under 10 micrometers), the development will be required to improve the runway to a dust controlled surface as well as any future airplane taxiways or vehicle roadways.

Private aviation uses in Arizona are not required to provide a specific Day-Night sound Level (DNL) study. It is possible to determine potential noise impacts with a study by reviewing other similar airparks and applying noise distances around the runways. The noise contours surrounding Stellar Airpark in Chandler, Arizona can provide a similar situation for number of flights and type of aircraft. Using information from Stellar Airpark can provide a method to approximate levels and distance of noise; this will vary with actual flights and aircraft to be used at this runway. The Stellar Airpark spreads the 65 DNL line to a distance of approximately 2,000 feet (just under one-half mile) from the sides of the runway and a range of one-quarter mile to three-quarters of a mile on the runway ends depending on approach and takeoff. When applying these distances to the proposed Surprise Airpark, no existing residential properties will be placed under a 65 DNL contour and existing properties further away will have minimal noise impacts.

COMMUNITY DESIGN

The current community design designation for the subject site is Rural. The Rural design criteria calls for one acre or large home sites or clustering of home sites to conserve

natural open space. Along with conservation of natural open space, there is a requirement for equestrian trail systems to connect new and existing neighborhoods.

Future home lots in this development will create a variety from large lots that fully support the rural design character to small rural lots of one-half acre. Some greater density may be possible provided it does not exceed two dwelling units per acre.

SUMMARY

The City of Surprise has always supported the mission of Luke AFB. At this time there is no official comment from the air force on the affect of this amendment to their continuing mission. Discussions with the developer are still ongoing. If Luke AFB believes this will have a negative impact on their mission, city staff will recommend denial of this amendment to support the continued operation and mission of the base. City staff is not able to advice on airspace; regional airspace issues are evaluated by the Federal Aviation Administration (FAA). The following are summary statements from the project analysis supporting approval of the amendment:

- The runway currently exists and may be used at any time for flight operations.
- Luke Air Force Base has reviewed the project and no statement has been issued supporting or rejecting the proposed amendment.
- Air space issues are not being considered in the recommendation for approval. Airspace approval will come from the FAA.
- A recommendation should be made by Luke Air Force Base to advise on land use compatibility and the mission of the air force base.
- There is no significant impact from the land use change.
- Land use density is increased to a maximum of two units per acre.
- A development of this type may bring unique opportunities for economic development in the region.
- The distance from existing residential is sufficient to buffer possible noise issues.
- The expansion of this runway and it use is best located away from incompatible land uses. This prevents compatibility issues by allowing future land use decisions to react to the airpark.
- The proposed text amendment updates the general plan to allow for aviation uses currently not allowed in the Surprise General Plan. Existing aviation uses (Thunder Ridge Airpark) may alter their land use to more accurately display their use in the future.

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,

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



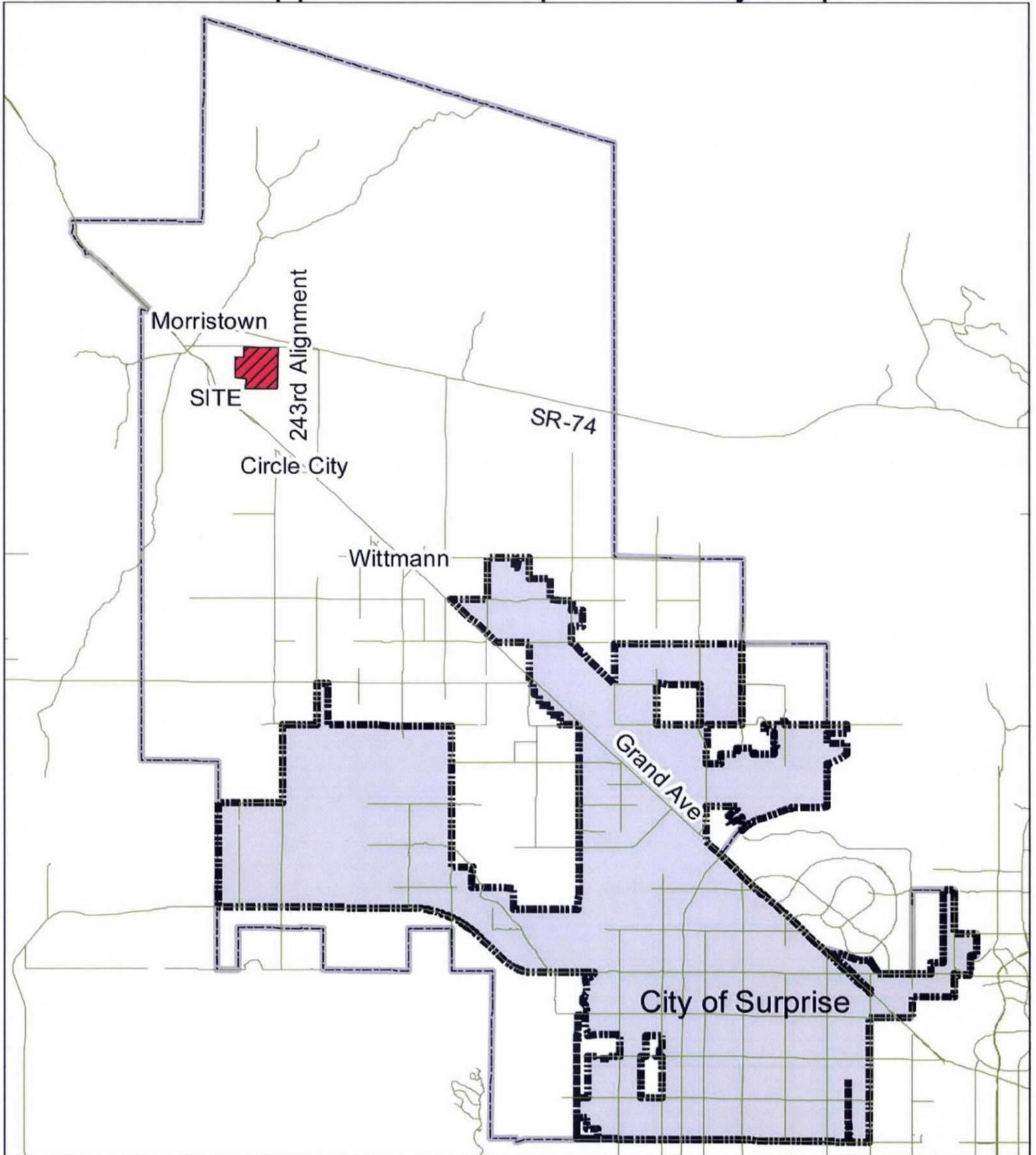


APPENDIX D

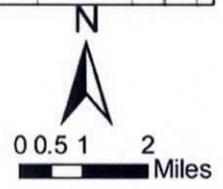
Maps & Graphics

GPA08-038 Surprise Airpark

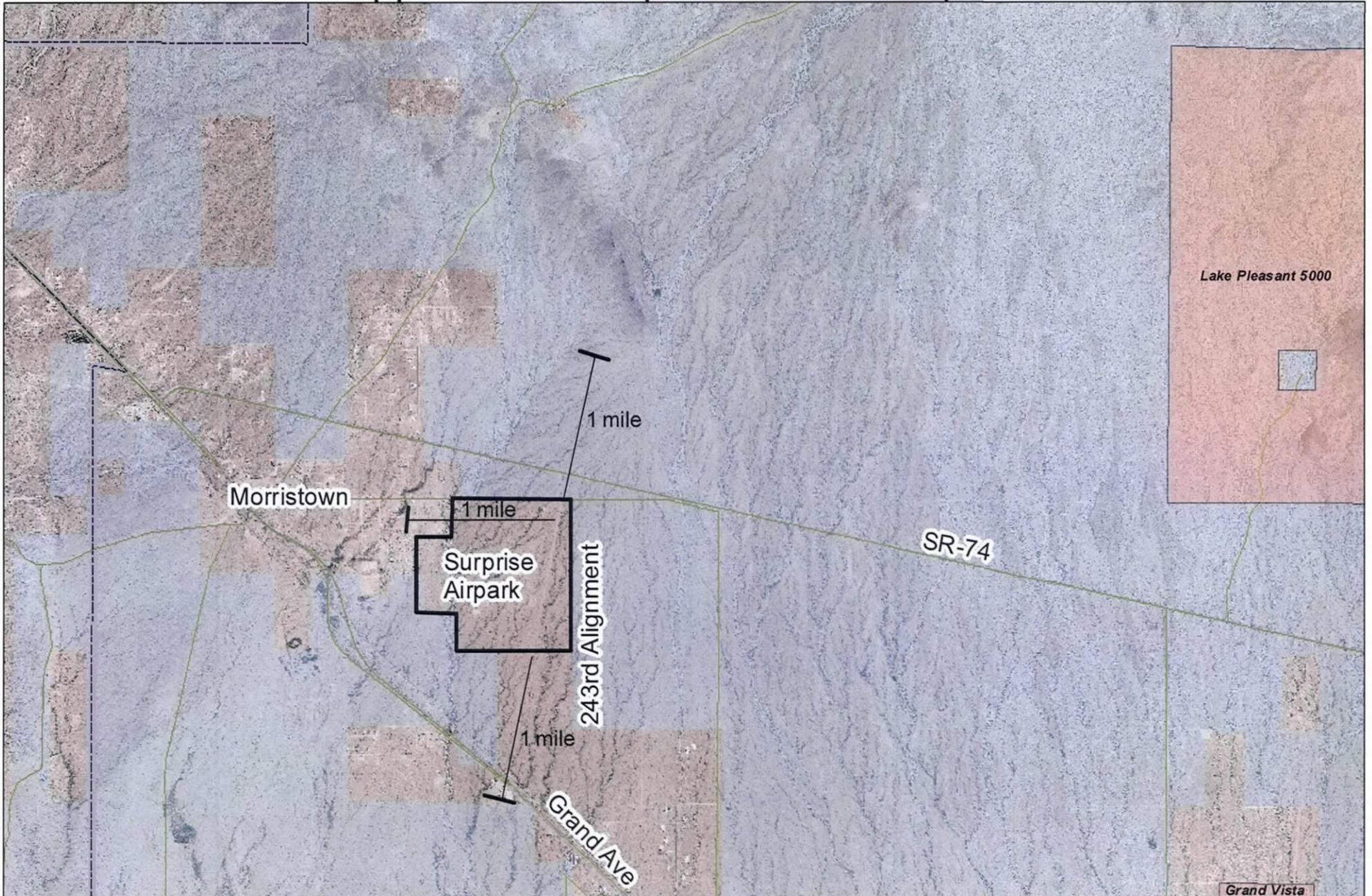
Appendix D: Map 1 - Vicinity Map



GPA08-038 Surprise Airpark



Appendix D: Map 2 - Context Map

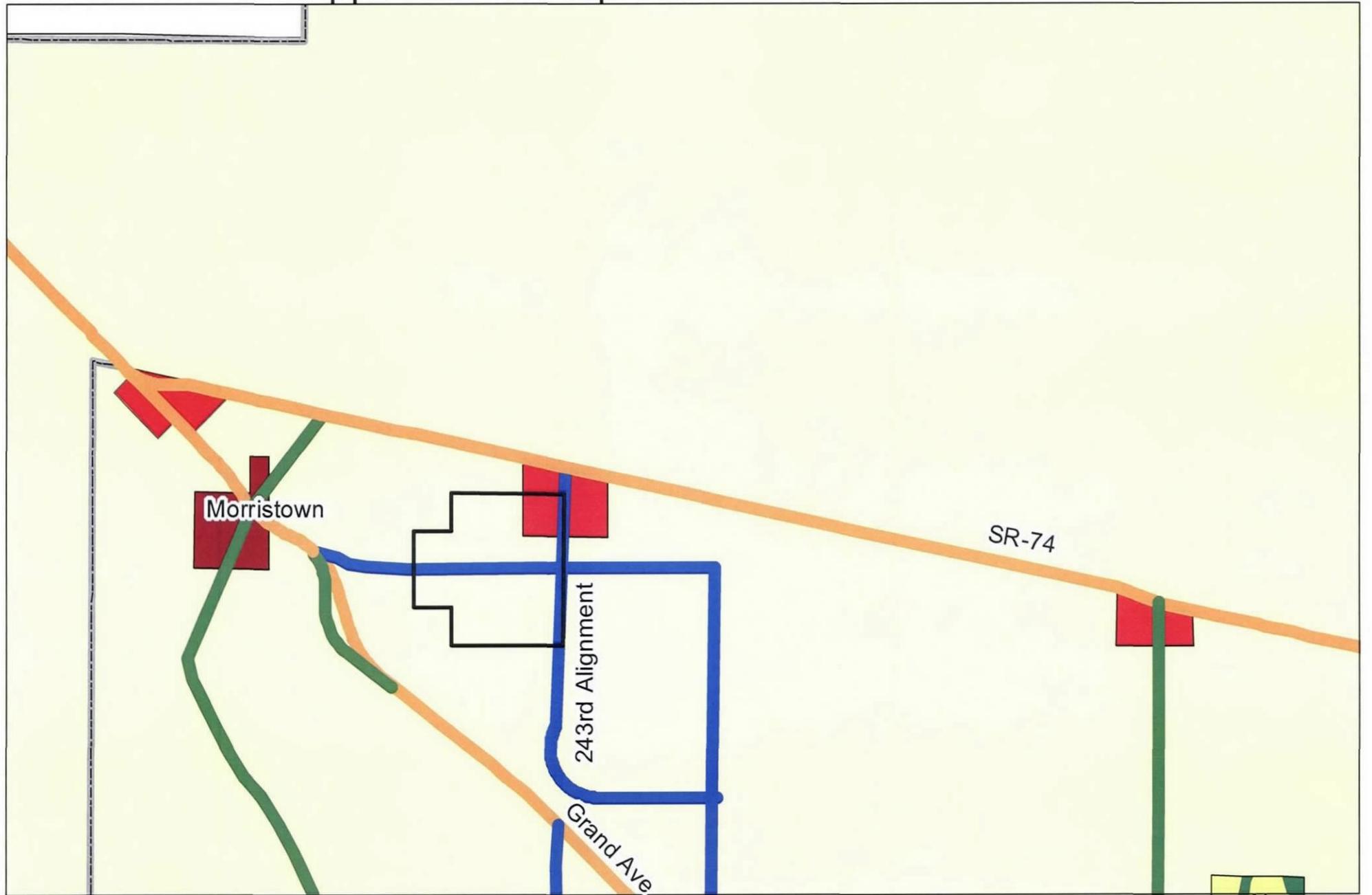


GPA08-038 Surprise Airpark

-  City projects
-  County projects
-  State lands

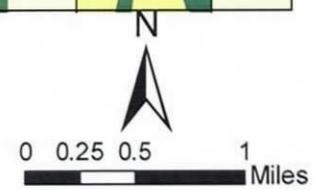
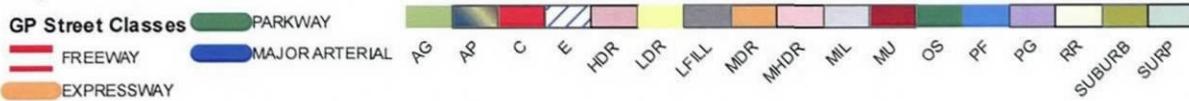


Appendix D: Map 3 - Current Land Use



GPA08-038 Surprise Airport

Legend



Appendix D: Map 4 - Proposed Land Use



GPA08-038 Surprise Airpark

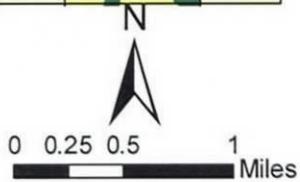
Legend

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



GPA08-038 Surprise Airpark



Roadway Classification

- Minor Arterial
- Major Arterial
- Parkway
- Expressway



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 these 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) . 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:	I move to recommend approval to the Mayor and City Council, GPA08-041, Lake Pleasant 5000

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 submitted 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 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.

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 Land 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 connecting to 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.

PROJECT ANALYSIS

SPECIAL PLANNING AREA

The subject site is within Special Planning Area 6 (SPA 6). This planning area was added to the Surprise General Plan 2020 in 2005. No population or development predictions have been made for this SPA. The majority of property ownership in SPA 6 is through the Arizona State Land Department (ASLD) with some federally owned land.

GROWTH

The General Plan 2020 does not provide growth predictions for the SPA 6 area. Potential growth areas in the region are expected along SR-74 near major roadway interchanges. Projects in this area would typically be considered "leapfrog" development due to no infrastructure and distance from most city services. Development outside the edge of current city limits may be appropriate when the development is intended to spur growth in a region, should be located away from other communities due to use or privacy issues, and when a development is taking advantage of terrain not available in other regions of the planning area. The proposed project is planning to use the terrain to create a unique high-end community in the Surprise planning area. Development of this type may bring additional desired high-end stores and restaurants to the area.

LAND USE

The current land use at the proposed project is Rural Residential. This land use typically allows one home per acre density. The land use being proposed is a mix of Suburban Residential, Low-Density Residential, Medium/High-Density Residential, Open Space, and Mixed Use. The differing residential land uses will provide a diverse mix of housing types in the region. With the attached text amendment, these proposed housing types are allowed to include cluster developments and a greater variety of active and passive recreation uses. Cluster development will aid in preserving a large amount of open space.

The land uses are compatible with the terrain. The area to the west can develop at slightly higher densities compared to the eastern area where topography may reduce density. Land adjacent to the project is compatible with the proposed development as the terrain can support developments of a similar style.

The overall density of this project does not greatly affect the land uses in the region. The current density is predicted at one dwelling unit per acre. The proposal is asking for an overall density of 1.7 units per acre.

The proposed development provides a well balanced mix of land uses and improves the balance of the planning area land uses. The majority of the project is planned as residential land uses. These land uses will include some open space, recreation areas, retail, and neighborhood service. To create a more diverse region, the project appropriately includes a large portion of Mixed-Use land. These mixed-use developments can provide a localized balance for employment and specialty services. The largest land use in the proposal is Open Space. Surprise looks for a balance of 13% total Open Space land use. With 44% of this project allocated to Open Space, it not only provides adequate space for the proposed development, but also provides a 22% increase in Open Space acreage which brings the total amount planning area wide close to 5%.

Land Use	Existing Acres in Project	Existing % in Project	Proposed Acres in Project	Proposed % in Project	Current Acres in Planning Area	Current % in Planning Area	Proposed Acres in Planning Area	Proposed % in Planning Area	% Change
Rural Residential	4,892	100%	0	0%	103,201.75	50.43%	98,309.75	48.04%	4.74%
Suburban Residential	0	0%	1189	24%	15,805.22	7.72%	16,994.22	8.30%	7.00%
Low-Density Residential	0	0%	207	4%	37,572.63	18.36%	37,779.63	18.46%	0.55%
Medium/High-Density Residential	0	0%	1079	22%	516.91	0.25%	1,595.91	0.78%	67.61%
Mixed-Use	0	0%	242	5%	4,352.78	2.13%	4,594.78	2.25%	5.27%
Open Space	0	0%	2175	44%	7,533.22	3.68%	9,708.22	4.74%	22.40%
Other Land Uses	0	0%	0	0%	35,661.08	17.43%	35,661.08	17.43%	0.00%
Total	4892	100%	4892	100%	204,643.59	100%	204,643.59	100%	

TRANSPORTATION

Future traffic generated from this project would be directed to SR-74 through two interchanges being negotiated with Arizona Department of Transportation (ADOT) and ASLD. Lease agreements from ASLD will provide access between SR-74 and the site. The applicant is working with ADOT to determine the amount of traffic and the design needed for the traffic interchanges along SR-74.

TRANSIT

The proposed development does not create significant density or a destination of importance to generate transit needs. Potential transit options may include a local route

to bring residents into future mixed-use or village cores. Regional transit options may be possible along roadways leading to SR-74.

ALTERNATIVE MODES

With a high variety of land uses this project can create a great potential for alternative transportation options such as walking, bicycle, and Neighborhood Electric Vehicles (NEV). The project includes several trails for recreation and potential connections to different areas of the project. Future entitlement efforts may include specific bike or NEV routes to ensure mobility between residential and mixed-use areas.

ECONOMIC DEVELOPMENT

The proposed project brings an appropriate balance of jobs to housing. Future jobs may be developed in the mixed-use areas and several village areas designed through the approved Maricopa County DMP. The unique design and terrain through the project may also bring industries that support resort living.

HOUSING

The proposed land use change may provide an increase in housing from 4,900 homes to 8,330 homes. This increase may add an additional 7,580 people to the area population. The future housing may provide distinct custom homes on large lots that responds directly with the terrain as well as smaller lot clustered homes that work with washes and hillsides.

The approved county DMP shows many plans to create and maintain a strong community. The proposed development will maintain a great amount of reserved open space for hiking and community health. Each neighborhood will contain parks for active recreation and have designed locations that will create community meeting areas for either casual or community business needs. In the project as a whole, several neighborhood cores are being created to support the needs of the communities. Large project-wide community parks and centers are also being created to provide for large community celebrations and entertainment events. One of the community centers may take advantage of the existing amphitheater created by the prior jeep club. The area would be revitalized but still reflect the original purpose of community and entertainment.

OPEN SPACE

The Lake Pleasant 5000 project provides a large amount of dedicated Open Space (44% of the project), as well as active and preservation areas that will be designed into the specific communities with future entitlements. The trail plan for the project works with known and expected standards set by both the City of Surprise and Maricopa County. The trails will have designated trail heads and markers and will include destinations along the trail for points of interest. The amount and design of the Open Space and recreation for this project exceeds all requirements of the general plan.

PUBLIC SERVICES

The proposed project is not able to take advantage of any City of Surprise public services. With this in mind, the applicant is working with different agencies to provide services as close to city standards as possible. Water services are being negotiated with Circle City Water. Fire service will be provided by Circle City/Morristown Fire Department. Police service is provided by Maricopa County Sheriff's Office (MCSO). The closest sheriff substation is currently in Wickenburg. A future sheriff station may be developed as part of this project. Other facilities being considered are a county library and public community centers.

ENVIRONMENTAL/WATER RESOURCE

The Maricopa County DMP provides detailed analysis of where and how to develop in the hillside region while maximizing the preservation of the slopes and open space. One of the practices used to achieve land preservation is cluster housing. This increases the density of housing in small pockets while allowing the development to conserve up to 44% open space while maintaining a low average density of 1.7 units per acre.

The proposed project will be using a renewable water source through the Central Arizona Project (CAP) canal rights obtained by Circle City Water Company. The project is also working with Surprise staff to design a regional solution for wastewater treatment.

COMMUNITY DESIGN

The proposed project has implemented many community design features through the Maricopa County DMP. These include limiting large lot housing that does not preserve open space, locate high densities in flatter regions of the site, and introduce cluster products to preserve greater amounts of open space. Community amenities are integrated within neighborhood design to provide easy access for residents and break up the typical row of houses. Community design is further supported through the division of neighborhoods and providing each a key element in retail, employment, or resort amenities.

SUMMARY

City staff recommends approval of this amendment based on the general plan amendment application, review of the approved Maricopa County Development Master Plan (DMP), and development timing.

Annexation of the Lake Pleasant 5000 development may not occur for several years due to the distance between current incorporated limits and the project boundary. To annex the project will require land uses that match their current county zoning. By granting the general plan amendment, future annexation proceedings will have fewer issues.

The following are summary statements from the project analysis supporting approval of the general plan amendment:

- The proposed land uses improve the balance of land uses in the planning area.
- The amount of Open Space greatly exceeds desired amounts for any one development in the planning area.
- Although the project is using a wide variety of land use densities, the overall project density remains under two units per acre.
- Hillside analysis provided with the approved Maricopa County DMP justifies development of selected slopes over 10%.
- The text amendment updates the General Plan 2020 to allow a broader range of land uses to include cluster development.
- Development in accordance with the approved county DMP may influence economic development of restaurants, retail stores, and office not currently being done in Surprise.
- Development in accordance with the approved county DMP may provide a greater variety of housing diversity to the region
- Development in accordance with the approved county DMP may create a unique community with outstanding community design within the region.

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 Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "James R. 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.

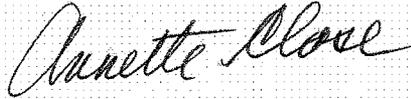
ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.



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,

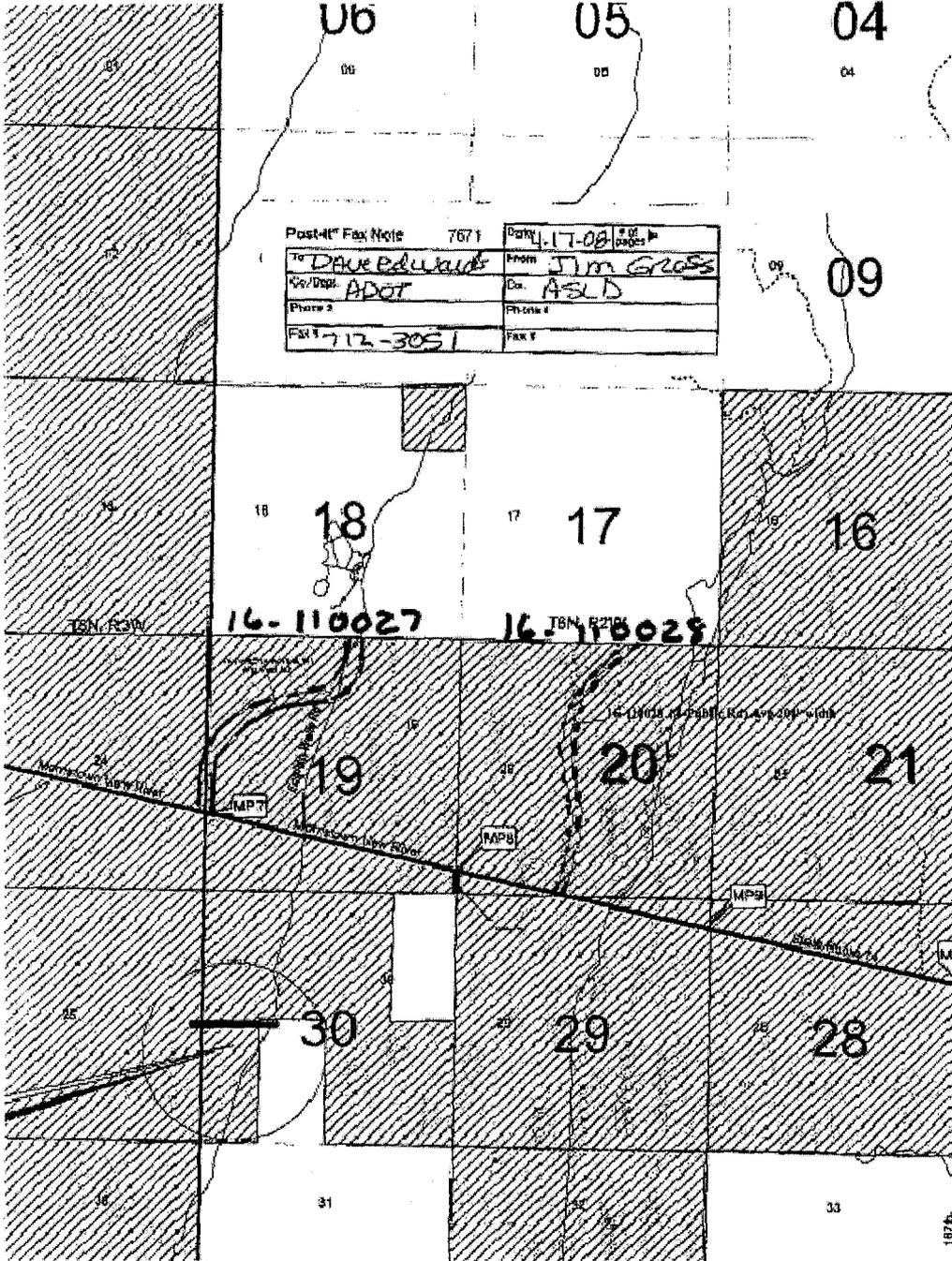


Annette Close
Administrative Assistant III
Right of Way Project Management
aclose@azdot.gov

attachments

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





Post-Net Fax Note	7671	Date	4-17-08	# of pages	1
To	DAVE EDWARDS	From	JIM GROSS		
Work/Dept	ADOT	Co.	ASLD		
Phone 1		Phone 2			
Fax 1	712-3051	Fax 2			

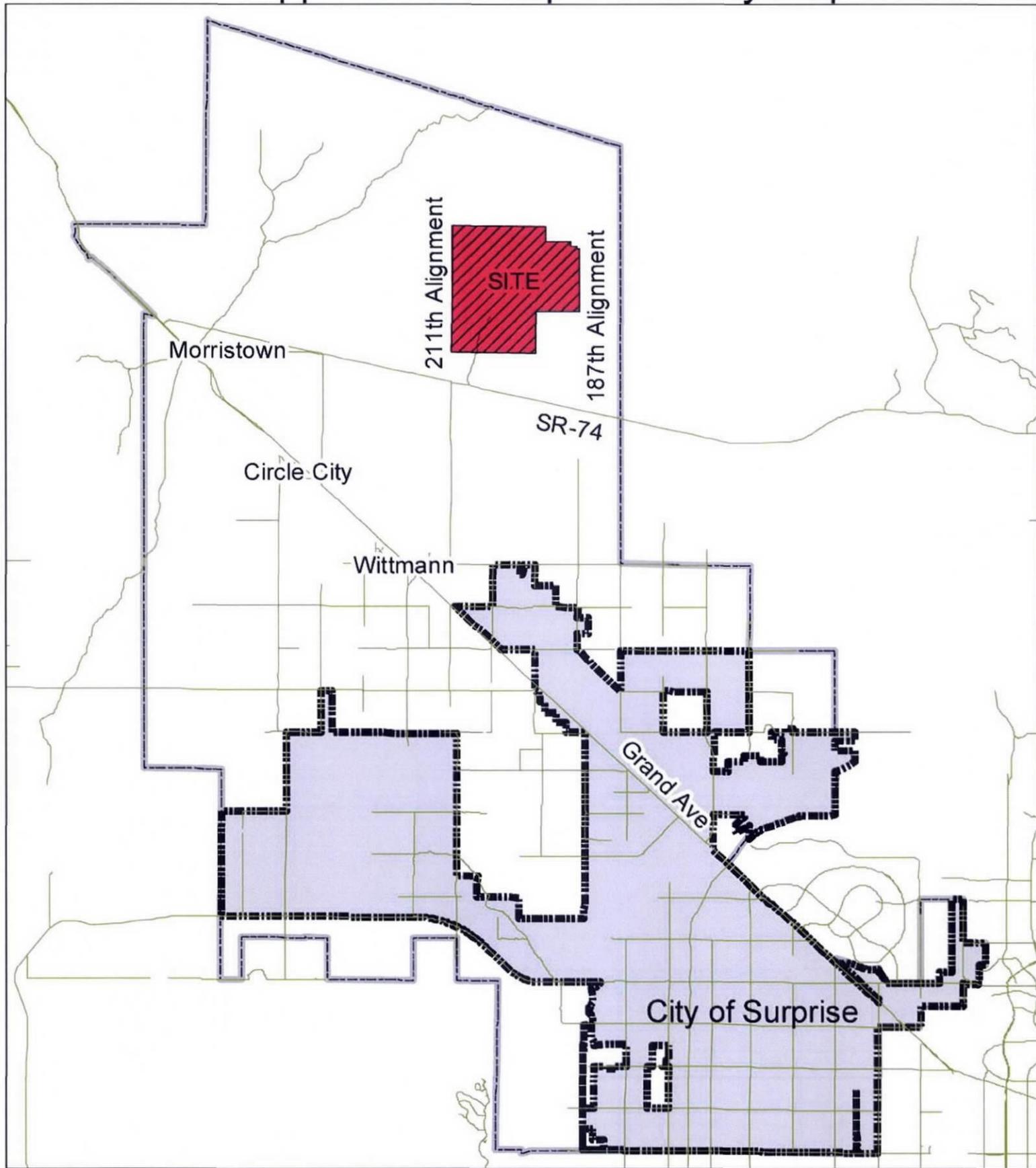


APPENDIX D

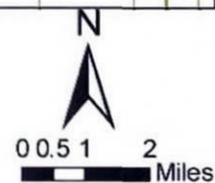
Maps & Graphics

GPA08-041 Lake Pleasant 5000

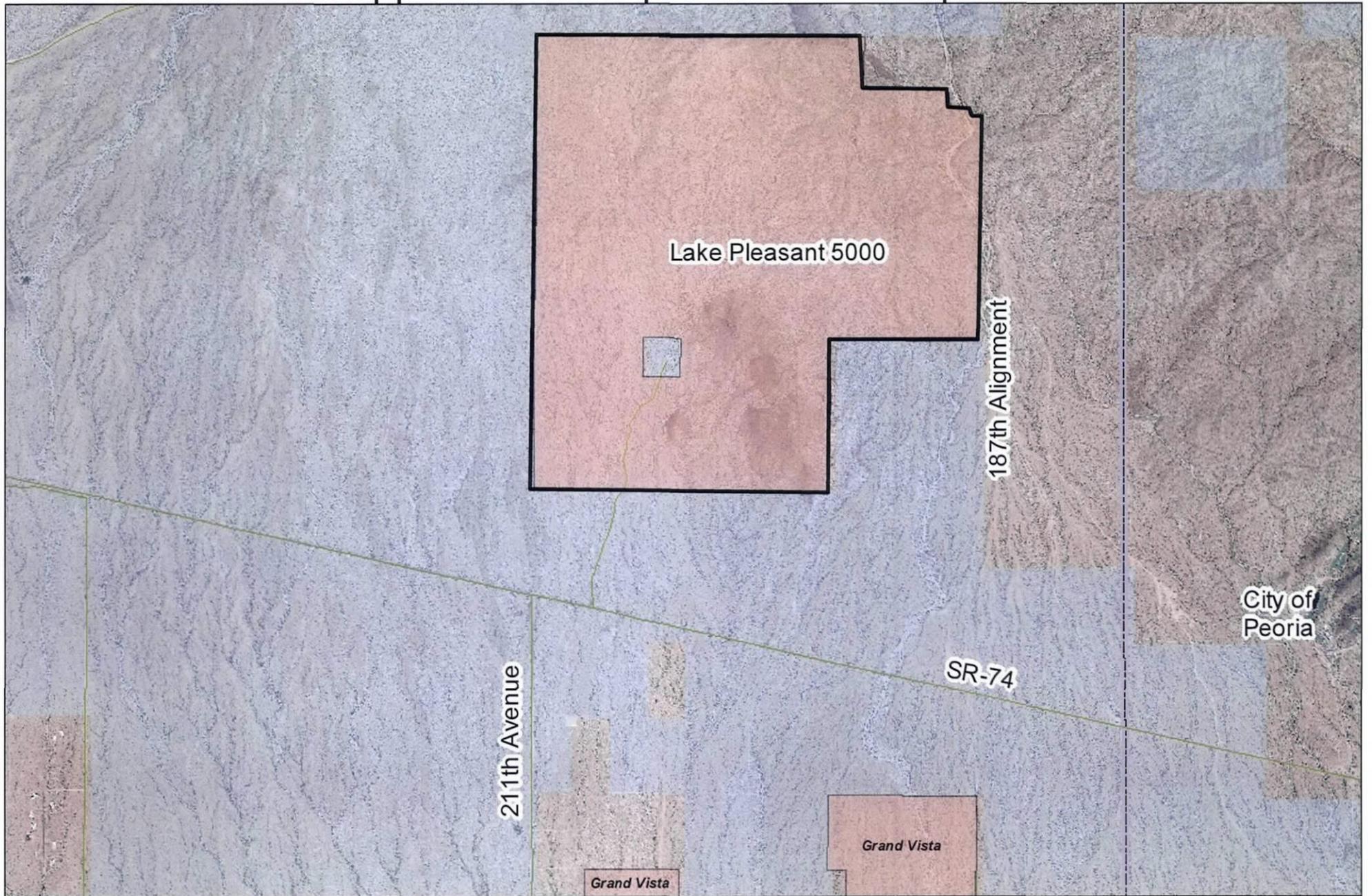
Appendix D: Map 1 - Vicinity Map



GPA08-041 Lake Pleasant 5000

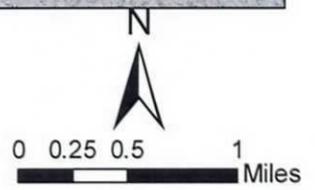


Appendix D: Map 2 - Context Map



GPA08-041 Lake Pleasant 5000

-  City projects
-  State lands
-  County projects



Appendix D: Map 3 - Current Land Use



GPA08-041 Lake Pleasant 5000

Legend

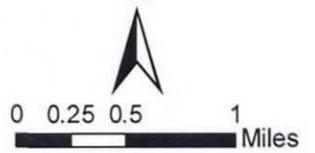
GP Street Classes

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

LAND USE

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

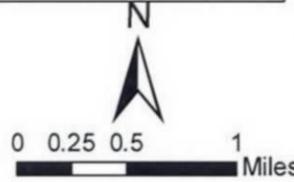
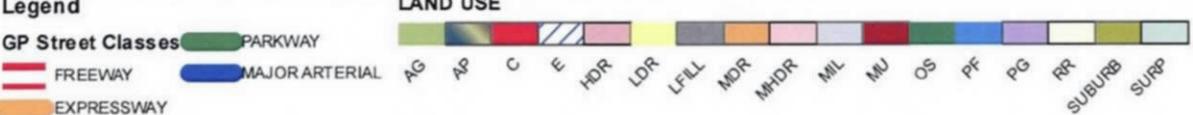
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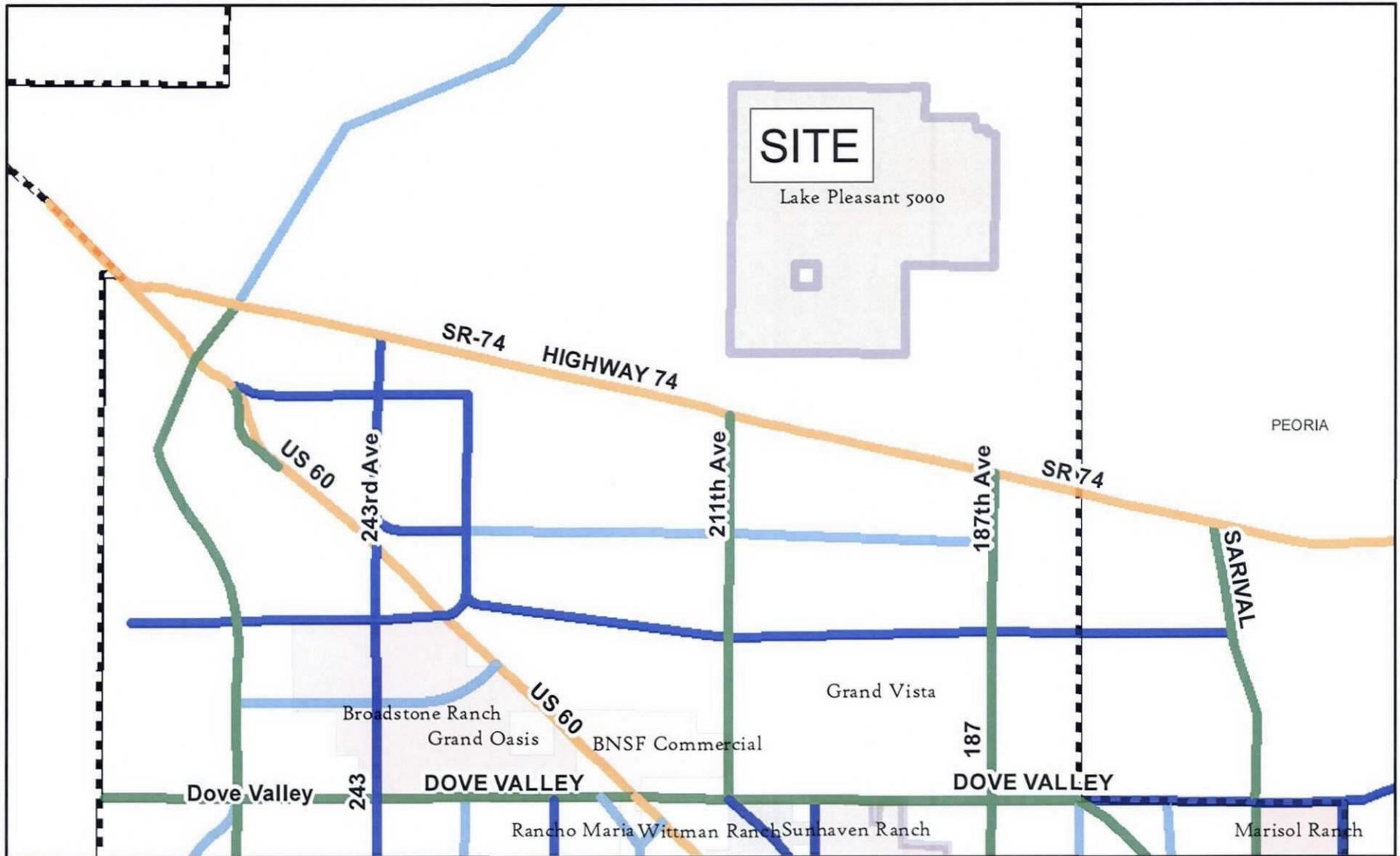
Appendix D: Map 4 - Proposed Land Use



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**.
 The request updates all of the text in the Surprise General Plan 2020 document and replaces it with a Surprise General Plan 2030 document.

APPLICANT: Community Development Staff
 City of Surprise
 12425 W Bell Road
 Surprise, AZ 85374

SUGGESTED MOTION: I move to recommend approval to the Mayor and City Council, GPA08-036, General Plan Update.

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 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 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 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.
- 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.
- 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. Subsequently, a zoning ordinance, subdivision ordinance, capital improvements program, and a public administration and management plan were 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 the 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 such as 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 with 50,000 people or less.

Surprise General Plan 2030

Shortly after the development of the General Plan 2020, the population of the city skyrocketed from fewer than 30,000 people to over 100,000. The demographic composition of the city also changed significantly throughout this period making the need for an update a priority. The current effort to update the General Plan began with a series of visioning sessions to help staff better understand the needs and vision of the residents throughout the general plan area.

Taking the feedback from the 2007 visioning sessions, a new draft of the 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. These themes strengthen the city's decision to embark on its village planning 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 a 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 planning 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 have been added to the updated general plan 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 an ongoing planning program that enhances 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 an annual 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 support the implementation of the 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 the Planning and Zoning Commission, as well as the Mayor and City Council on a yearly basis
- Reviewing the General Plan elements on a yearly basis.
- Accommodating minor amendments for specific site-related projects.
- Requiring major amendments to work with village planning efforts.
- Reviewing the Capital Improvement Plan to ensure city budget decisions are consistent with the General Plan.
- Implementing village specific plans.
- Adoption of village plans by the Mayor and City Council.

PROJECT ANALYSIS:

Surprise General Plan 2030 is designed for use by all City of Surprise residents, businesses, property owners, developers, staff, and elected and appointed officials and will serve as the guiding document for the city. The document is divided into 6 major chapters – Development, Transportation, Facilities and Infrastructure, Services, Resources, and Implementation. With the exception of the Implementation chapter, the chapters break into elements which address specific issues. Detailed comparison of the elements with an outlook of both General Plan 2020 and General Plan 2030 is described below.

GROWTH**General Plan 2020**

In General Plan 2020, in order to effectively plan for the entire planning area, the following growth management philosophies were adopted:

- Establish a well-balanced community.
- Designate Special Planning Areas (SPAs) within the Surprise Planning Area for efficient and long-term development needs of the community.
- Identify growth areas in compliance to Growing Smarter legislation.
- Promote development Master Planning as preferred way of development.
- Promote infill development.
- Provide diverse transportation choices.
- Provide economic development opportunities.

General Plan 2030

Surprise General Plan 2030 expands on the previous plan. The proposed plan offers new policy directions regarding city's growth in form and character. The major enhancements include:

- Establishing policies and direction for future development that will directly affect the sustainability of the city.
- Further detailing the concept of creating special planning areas through the development of a village concept with strong policies to manage future growth.
- Expanding the importance of master planning to incorporate private developments design into the overall area planning through the village concept.

Villages are community resources that enable the city to: deliver services more equitably, pursue a development pattern that is environmentally and economically sound, and provide a better means of managing growth and change through collaboration with the community in planning for the future of these areas. The village concept enhances the SPA concept by bringing together all the growth management tools to create a comprehensive approach to planning for a sustainable future. This approach intends to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community to achieve mutual benefits.

LAND USE

General Plan 2020

General Plan 2020 designates the proposed general distribution, location, and amount of land for housing, business, industry, recreation, public facilities, and open space. Each land use category is described; density or intensity requirements are identified; and clear definitions are provided that facilitate utilization of the plan on a day-to-day basis.

General Plan 2030

The Land Use Element in General Plan 2030 is similar to General Plan 2020 with updated changes on land use classification definitions that help facilitate the plan on a day-to-day basis. The updates include:

- Adding of small commercial pockets within residential land use classification for better neighborhood form and character.
- Evaluating development projects based on connectivity to adjacent land uses and village plans.
- Utilizing a sensitive approach to terrain, vegetation and landform.

It should be noted that the proposed plan does not make any changes to the existing land uses.

CONSERVATION, REHABILITATION, AND REDEVELOPMENT

General Plan 2020

The revitalization element within General Plan 2020 analyzes conditions and issues of mature neighborhoods and areas. The element identifies specific policies to enhance the city's character and ensure long-term vitality. The element includes a revitalization plan and policies for the Original Townsite.

General Plan 2030

In General Plan 2030, conservation and redevelopment sections are added to this element to identify, analyze and establish a list of historic and maturing neighborhoods and areas within the planning area. The major updates include:

- Identification of historic areas throughout the planning area.
- Specific policies to enhance the city's character and ensure long-term vitality.
- Community redevelopment opportunities, including housing sites, business and industrial sites, and public building sites.

- Neighborhood preservation and revitalization principles.

HOUSING

General Plan 2020

Housing element of General Plan 2020 consists of policies to ensure the provision of adequate sites for all types of housing at various densities. Emphasis was placed on not building a community of starter homes. To achieve this, following policies were adopted:

- Ensure a broad range of housing choices for all family types and household income levels.
- Provide a maximum range of affordable housing alternatives.
- Ensure sound and stable neighborhoods throughout the city.

General Plan 2030

In General Plan 2030, the housing element not only consists of policies to ensure the provision of adequate sites for all types of housing at various densities, but also includes:

- Standards and programs for the elimination of substandard dwelling conditions.
- Improvement of housing quality, variety, and affordability.
- An increased emphasis on providing alternative choices in housing types to serve a more diverse population.

The element also contains an identification and analysis of existing and forecasted housing needs. The element is designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed, age or economic level. The purpose of the housing element is to create a policy foundation for housing strategies that:

- Considers each community's character.
- Guides zoning and other regulations.
- Addresses changing needs in the city.
- Preserves and improves existing neighborhoods.
- Complies with state law requirements.
- Addresses affordable housing as a critical need.

ECONOMIC DEVELOPMENT

General Plan 2020

The economic development element includes policies and strategies designed to address issue areas through opportunity targets or strategic clusters. This element provides a framework for determining future land use.

General Plan 2030

The economic development element in General Plan 2030 is different from the previous version in a way that it complements the implementation of Surprise Economic Positioning Framework. The policies include:

- Creating a desirable community with quality education system.
- Developing an educated and skilled labor force.

- Establishing and maintaining positive economic growth.
- Recognizing and capitalizing on knowledge opportunities.
- Encouraging international economic development opportunities.

COMMUNITY DESIGN

General Plan 2020

The community design element defines the character of the planning area by evaluating the urban form characteristics of the land use element. This element addresses community design elements and strategies that further Surprise's vision, goals, and objectives for a more visually attractive and environmentally responsive city.

General Plan 2030

The community design element within General Plan 2030 builds upon the fact that the once farming and bedroom community image has been transformed into a maturing and developing valley city. Today, Surprise's landscape is comprised of neighborhoods, retail centers, museums, parks, and a recreation complex. As the city grows, Surprise's image will become increasingly important. Community design principles are established to relate to the changing demographics of the city. These principles include:

- Creating community identity/cultural character.
- Ability to attract residents and visitors.
- Development of distinctive neighborhoods.
- Creating walkable communities.
- Applying sound environmental design techniques.

The community design plan includes transect zoning and design components to enhance the natural and built environment, and the internal and external perception of the city. Transect zoning includes the designation of transitional areas (i.e., natural, rural, suburban, urban, and urban centers) based on their general density or intensity of development as identified in the land use map. Design components include urban design guidelines that bring together the different transect zones through place-making techniques.

CIRCULATION SYSTEMS

The major difference between General Plan 2020 and General Plan 2030 transportation elements is the recognition of transit and alternative modes of transportation, even though the primary mode of transportation will still be the automobile. Alternative modes will provide greater accessibility for residents and visitors, mitigate congestion and pollution, and support planned land use patterns.

General Plan 2020

The transportation and circulation element identifies the general location and extent of existing and proposed major arterials, collector streets, street classifications, and standards. Emphasis was placed on internal efficient travel connections while providing access regionally. The transportation element is centered on the extension of the regional grid street system. The element addresses projected future needs and was closely tied to the land use element.

General Plan 2030

Similar to General Plan 2020, the circulation systems element in General Plan 2030 identifies both the vehicular and non vehicular circulation facilities. There is an increased emphasis on the coordination of all the elements within the Development Chapter of the Surprise General Plan 2030. It also includes recommendations concerning parking facilities, freight movement, and other matters related to the improvement of traffic circulation as required by the Arizona Revised Statutes.

TRANSIT**General Plan 2030**

The transit element is a new element for General Plan 2030 and describes regional and local transit options. Passenger rail, express and fixed bus routes, and paratransit opportunities are detailed in this element.

The primary goals of the transit element include increasing mobility, preserving and enhancing neighborhood character, improving air quality, and fostering compact development and a more walkable city. A greater reliance on public transportation will improve mobility by increasing the people-carrying capacity of the city's transportation system.

ALTERNATIVE MODES**General Plan 2030**

The alternative modes element is also a new addition to the General Plan document and describes bicycle, pedestrian, and neighborhood vehicle movement.

Major issues covered in this element are:

- Inclusion of requirements for the bicycle element as per Arizona State Statutes. This includes locations of proposed bicycle facilities such as bicycle routes, bicycle parking areas, and designated bicycle street crossing areas.
- Pedestrian facilities are now covered as an integral part of the element. Past plans generally considered the pedestrian as an afterthought. Therefore, pedestrian mobility was not planned as an integral part of the transportation system.
- Neighborhood electric vehicle needs are addressed which allow for dramatic reduction in energy and power needs.

COST OF DEVELOPMENT**General Plan 2020**

Public services element and cost of development plan identifies the appropriate public facilities and services that are needed to support the proposed land use pattern. This element also provides a cost of development plan. It identifies policies that the City of Surprise will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest.

General Plan 2030

General Plan 2030 elevates the cost of development issue to a separate element. The element includes:

- Identifying various mechanisms that are allowed by law which can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, and development fees, in lieu fees, facility construction, dedications, and service privatization.
- A component that identifies policies to ensure that any mechanisms adopted by the city result in a beneficial use to the development, and bear a reasonable relationship to the burden imposed on the city to provide additional necessary public services to the development.

The cost of development varies from the previous General Plan in that it addresses the necessary tools to begin budgeting more of the city's money for the repair and redevelopment efforts of older neighborhoods and infrastructure. As new development comes into the city, decisions must be made to consider long-term costs in the development and future redevelopment of the area.

PUBLIC BUILDINGS AND SERVICES

General Plan 2030

The public buildings element shows the locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings.

The City of Surprise has grown rapidly over the past decade. This has created an irregular pattern of services in communities and the overall city. Some communities may have built more amenities than others depending on the development standards in force at the time of zoning entitlement. The public building and services element offers guidance to provide equitable and well planned facilities and services (that are not directly related to infrastructure) throughout the city. This requires:

- Setting desired levels of service.
- Providing a consistent level of service in new communities, and
- Retroactively developing services that are lacking in existing neighborhoods.

UTILITIES

General Plan 2030

The utilities element is a new addition to the General Plan document and it focuses on infrastructure facilities such as water service, wastewater, stormwater, solid waste, power, and telecommunications. The provision of both public and private infrastructure, utilities, and services is important to the continuing appeal of Surprise.

HEALTH AND SAFETY

General Plan 2030

The health and safety element is a new addition to the General Plan document and provides a framework to address natural and human-induced hazards through prevention and emergency response. Community wellness through accessibility and community health planning also plays a crucial role in the element. The element is an

organizing structure for the city's establishment and implementation of plans and programs for protecting and serving the community.

EDUCATION

General Plan 2030

The education element is a new addition to the General Plan document. This element describes the locations of educational facilities and provides policies that support cooperative efforts between the city, development community, and school districts and other educational institutions. The education element provides a higher standard for elementary and high schools, trade schools, colleges and universities, and lifelong education within the community.

RECREATION AND OPEN SPACE

General Plan 2020

The open space and recreation element incorporates information and standards related to open space and recreation based on the land use element. The element presented an analysis of forecasted needs as well as policies for managing and protecting open space areas and resources.

General Plan 2030

The recreation and open space element in General Plan 2030 document is an updated version of the current General Plan. The updates include:

- Identifying level of service and underserved locations.
- Identifying active and passive open spaces within the city.
- Recognizing the maintenance issues related to both public and private owned parks.
- Highlighting the importance of accessibility to parks regardless of ownership.
- Accommodating universal design in parks.

CULTURAL HERITAGE AND ARTS

General Plan 2030

The cultural heritage and arts element describes policies and programs that can encourage and support cultural development in the community. It's a new addition to the General Plan document that provides the direction required to help improve the quality of life and includes:

- Active celebration to support growth and revitalize the city.
- Give identity and character to the city.
- Attract residents and visitors.
- Sponsor art programs through public and private partnerships.
- Infuse pride throughout the city.

ENVIRONMENTAL PLANNING

General Plan 2020

The environmental planning element identifies areas within the planning area targeted for conservation. Sustainability is addressed in terms of conservation of natural

resources, water resources, land utilization, and water and air quality. The element evaluates the land use plan's impact on required criteria (i.e., air quality, water quality, and natural resources) and presented policies and strategies to address anticipated effects, associated with proposed development. The element also includes policies related to a water resource element.

General Plan 2030

With changing times and perceptions of the environment, and as Surprise grows and develops, continued protection of the environment is necessary to maintain the quality of life and the natural functionality of the environment. The environmental planning element ensures the continued protection of the environment. The element examines the factors that relate to the quality of life in the city. These include air quality, noise quality, and solid waste generation issues and establishes the policies governing the achievement and maintenance of acceptable standards. Other major updates include inclusion of regulatory settings for all the issues identified within the element.

CONSERVATION

General Plan 2030

The conservation element is a branch from the environmental planning element of the General Plan 2020 document and is based upon the premise that the existing natural environment possesses its own inherent values and qualities that should be preserved. The element identifies natural areas within the Surprise Planning Area that are targeted for conservation. The element describes resource locations and examines methods to conserve important physical features. The element covers:

- Protecting biological and natural resources.
- Ensuring geological hazards are minimized.
- Protecting scenic qualities.

Sustainability is addressed in terms of conservation of the planning area's natural resources, water resources, land utilization, wildlife protection, desert conservation, and vegetation protection.

WATER RESOURCES

The water resources element, similar to conservation, is also derived from the environmental planning element in the General Plan 2020 document. It provides guidance for the City of Surprise to aid in the consideration of water demand in conjunction with land use, anticipated growth areas and infrastructure. Element covers:

- Ensuring physical and legal availability of water.
- Continuous and reliable water supply for the city.
- Ensuring protection and enhancement of water quality.
- Promoting water conservation.

In addition, conservation measures include effluent, recharge, and reuse policies. The element also evaluates water quality issues and discusses programs to protect groundwater quality or managing areas to prevent further spread of contaminants and implementing measures to reduce pollution from current activities to the maximum

extent practicable.

ENERGY ELEMENT

The energy element is a required addition to the General Plan document. It identifies policies that encourage and provide incentives for efficient use of energy, and an assessment that identifies policies and practices that provide for greater uses of renewable energy sources. The major issues identified are:

- Conventional vs. alternative sources of energy.
- Rising fuel prices.
- Constraints in developing renewable energy sources.
- Improving quality of environment.
- Climate change.

IMPLEMENTATION

General Plan 2020

The implementation element outlines the specific action strategies for the City of Surprise to ensure implementation of the General Plan.

General Plan 2030

Implementation element in Surprise General Plan 2030 varies from the General Plan 2020 document in the following way:

- General Plan 2030 policies are intended to guide decisions and work with annual city budget priorities.
- Capital Improvements Program (CIP) is integrated into the General Planning process with review by the Planning and Zoning Commission.
- Action items are to be reviewed annually with the Planning and Zoning Commission and City Council.
- A Work Program is to be adopted annually.
- A summit is to be held on an annual basis to assess prior plan work.

The implementation element emphasizes the importance of public participation to carry out the vision of the citizens who participated in the planning process and provides citizens an opportunity to evaluate the outcome of the policies.

SUMMARY

City staff recommends approval of this amendment based on the following summary statements:

- The characteristics of Surprise have changed significantly from the time the prior General Plan was adopted. Arizona Revised Statutes require that cities greater than 50,000 in population consider additional elements. The proposed plan considers the required elements and is in conformance with the Arizona Revised Statutes.
- Significant public involvement was solicited throughout the update process. The plan is strongly aligned with the current public vision.

- There is increased importance in issues of sustainability and smart growth in conjunction with the development of a city. The General Plan update recognizes these important issues.
- The plan offers opportunity for continued input and involvement from the citizens and decision-making bodies on a yearly basis.
- The proposed General Plan update is a guide for the physical development of the city, as required by Arizona Revised Statutes.

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 long 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 do 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. Jordan 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. “

Jordan 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.

ATTORNEYS AT LAW

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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.

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 find the attached CD.



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 find the attached CD.