



SURPRISE2040

General Plan

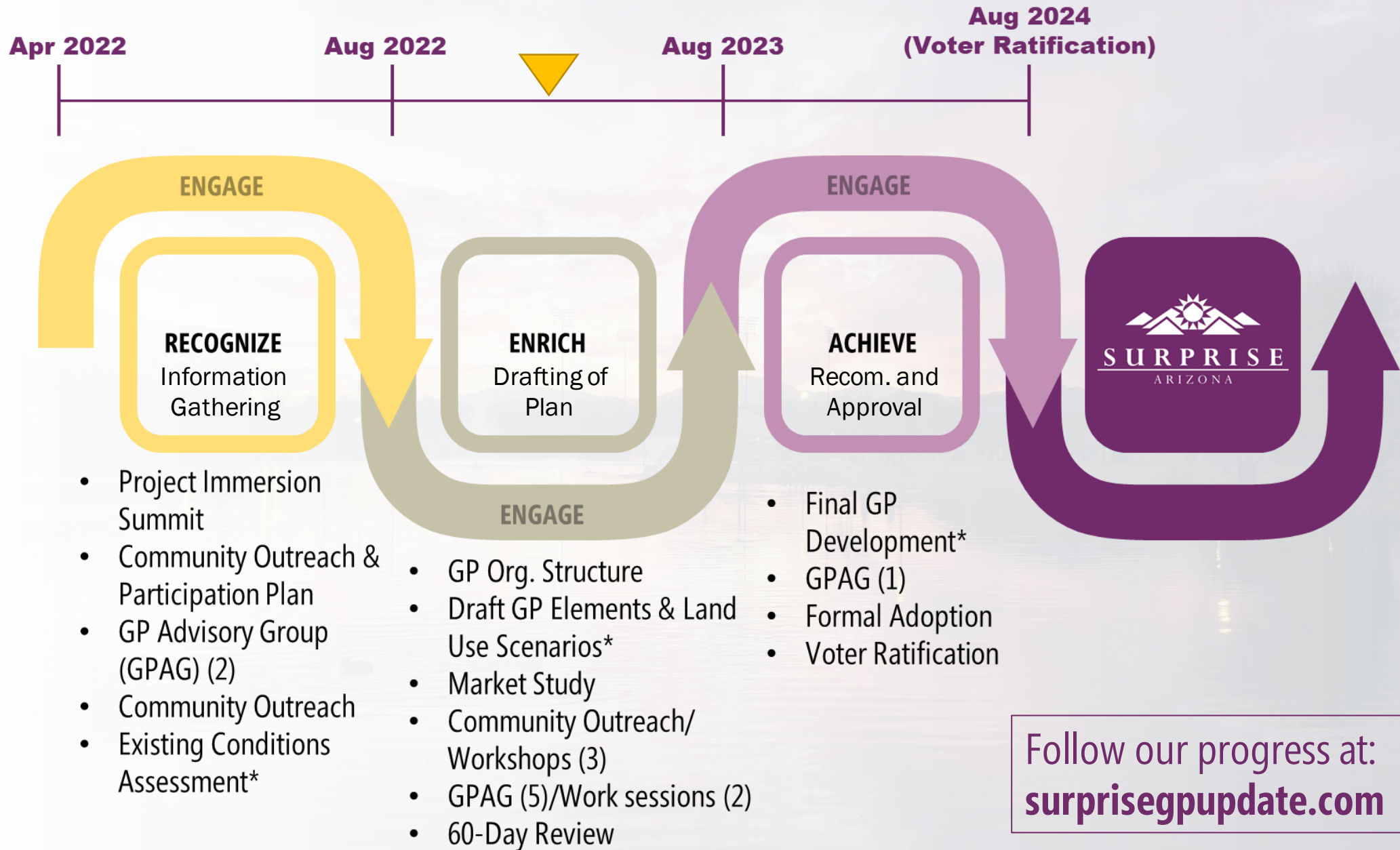
Community Workshop #2



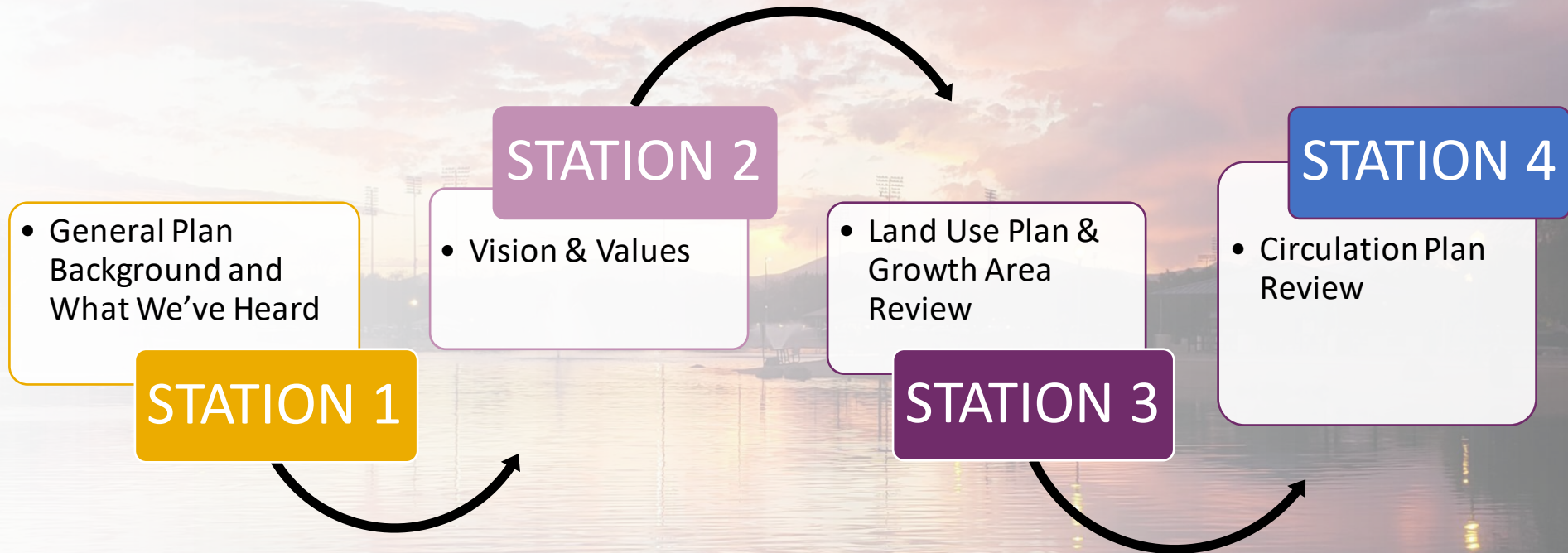
Workshop Purpose

- 1. Provide a status update on the General Plan 10-Year Update process.**
- 2. Review and affirm land use, growth area, and circulation conditions to identify potential policy and/or mapping revisions.**

General Plan Process



Community Workshop Format



What We've Heard So Far

STATION 1

- **AREAS TO IMPROVE:**

- Prasada West, Trilby Trailhead
- Happy Valley Rd & 163rd Ave- TRAFFIC & ACCESS
- Deer Valley Rd- CONNECTION BETWEEN DEER VALLEY RD & BELL RD NEEDED
- Deer Valley Rd & US 60/ Grand Ave- TRAFFIC CONTROL NEEDED HERE
- North Copper Canyon - NEEDS ENHANCED ACCESS
- Trilby Wash & Trailhead - DETER ILLEGAL DUMPING & CLEAN UP
- Bullard Ave & Sweetwater Ave - REMOVE BIKE PATHS
- Old Town Site - ADD INFRASTRUCTURE TO MAKE IT MORE INVITING
- Cotton Ln & Loop 303 - NEED A LOCAL CIRCULATOR
- Bell Rd & Reems Rd - NEED ENHANCED BIKE CONNECTIONS

- **AREAS TO PRESERVE:**

- West of McMicken Dam (Sun Valley Road and Beardsley Canal)
- Luke Airforce Base Auxiliary Airfield 1 (Northwest of Ford Proving Grounds)
- Northeast corner of Jomax Road and 163rd Avenue
- Areas surrounding the White Tank Mountain Regional Park- WILDLIFE HABITATS ARE CRUCIAL, ENLARGE PARK
- 221st Ave & Williams Rd- KEEP RURAL & LIMIT DEVELOPMENT, MAINTAIN PUBLIC ACCESS

- **AREAS TO TARGET GROWTH:**

- Southern planning area
- Prasada- MAKE IT MULTI USE & WALKABLE
- Crozier Rd & Patton Rd
- City Center- NEEDS TRANSIT
- North of White Tank Mountains -QUALITY RESORT, MINIMAL IMPACTS, OPEN SPACE PRESERVATION

General Plan Vision Statement

STATION 2

Existing General Plan 2035 Vision Statement

The City of Surprise strives to uphold the values of its residents, while balancing physical and economic growth, and maintaining a safe community. A high standard of living should be fostered by enhancing neighborhood and community amenities. Vibrant and diverse development is important for a young community, and Surprise should aim to preserve the uniqueness and history of the City.



Proposed General Plan 2040 Vision Statement

Against the picturesque backdrop of the White Tank mountains, Surprise is a distinct community that provides a high-quality life for residents of all ages. A range of rural to urban neighborhoods are safe and aesthetically pleasing. Community-wide mobility and accessibility is balanced with resource conservation to provide abundant greenways and open spaces for people to enjoy. Through responsible growth, the City's historic origins are embraced, while future thriving destinations provide cultural, employment, and shopping opportunities. This is complemented with well-planned infrastructure that creates a lasting foundation for the continued benefit of Surprise residents and visitors.

General Plan Values

STATION 2

Existing General Plan 2035 - Values

A Clean and Safe Community

(Surprise values) Well maintained streets, attractive commercial properties, and clean neighborhoods are vital to creating a safe, healthy, and enjoyable community.

Economic Development

(Surprise values) Support for small business is a community priority, with additional focus needed on downtown growth, attracting both high-end retail and a regional mall, and expanding higher education opportunities.

Sustainability

(Surprise values) Environmentally conscious development standards, water conservation strategies and valuing the preservation of open space, natural terrain and vegetation, will help prepare Surprise for long-term sustainability.

Quality Transportation Systems

(Surprise values) A complete transportation network helps support community connectivity and fosters future growth. Connecting to regional freeway systems is an important priority, as is completing partially built streets. Bike lanes, walking trails and commuter rail should be considered to help enhance the overall network.

Recreation

(Surprise values) Having the opportunity for recreation is a valued asset for all age groups in Surprise. Facilities should be expanded to include regional parks, a centralized community recreation center and other various facilities.

Proposed General Plan 2040 - Values

A Welcoming Place

(We value) A strong inclusive culture and commitment to action through embracing continued public engagement and collaboration among residents, government entities, institutions, and the business community.

A Livable Community

(We value) Responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive housing options for a diverse population.

A Connected City

(We value) Safe and accessible mobility choices for all ages and abilities, including well-maintained road networks, public transit, sidewalks, bike lanes, and trails with an emphasis on embracing new infrastructure technologies and future transportation modes.

A Competing Economy

(We value) Reliable employment supported by small to large businesses spanning multiple sectors, education and vocational training that is responsive to economic fluctuations and market shifts, coupled with enticing destinations attracting, visitors, new employers and innovative workforce talent.

A Healthy Lifestyle

(We value) A safe community with modern amenities, including a wide range of outstanding parks and recreational facilities, access to public and health services, and well-supported arts and cultural events and venues.

A Sustaining Environment

(We value) Thoughtful development, resource conservation, and appropriate infrastructure provisions that take financial, social, and environmental impacts into account to secure a resilient and adaptive future for all.

2035 Land Use Character Areas

DEVELOPMENT TYPES

Neighborhoods:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Commerce & Office:

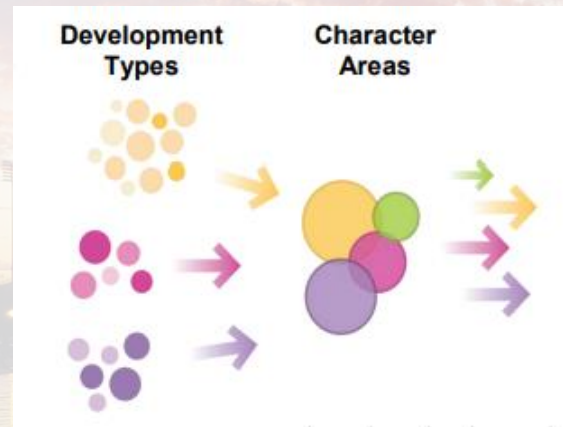
- Mixed Use – Residential
- Mixed Use – Commercial
- Regional Commercial
- Commercial Office

Employment:

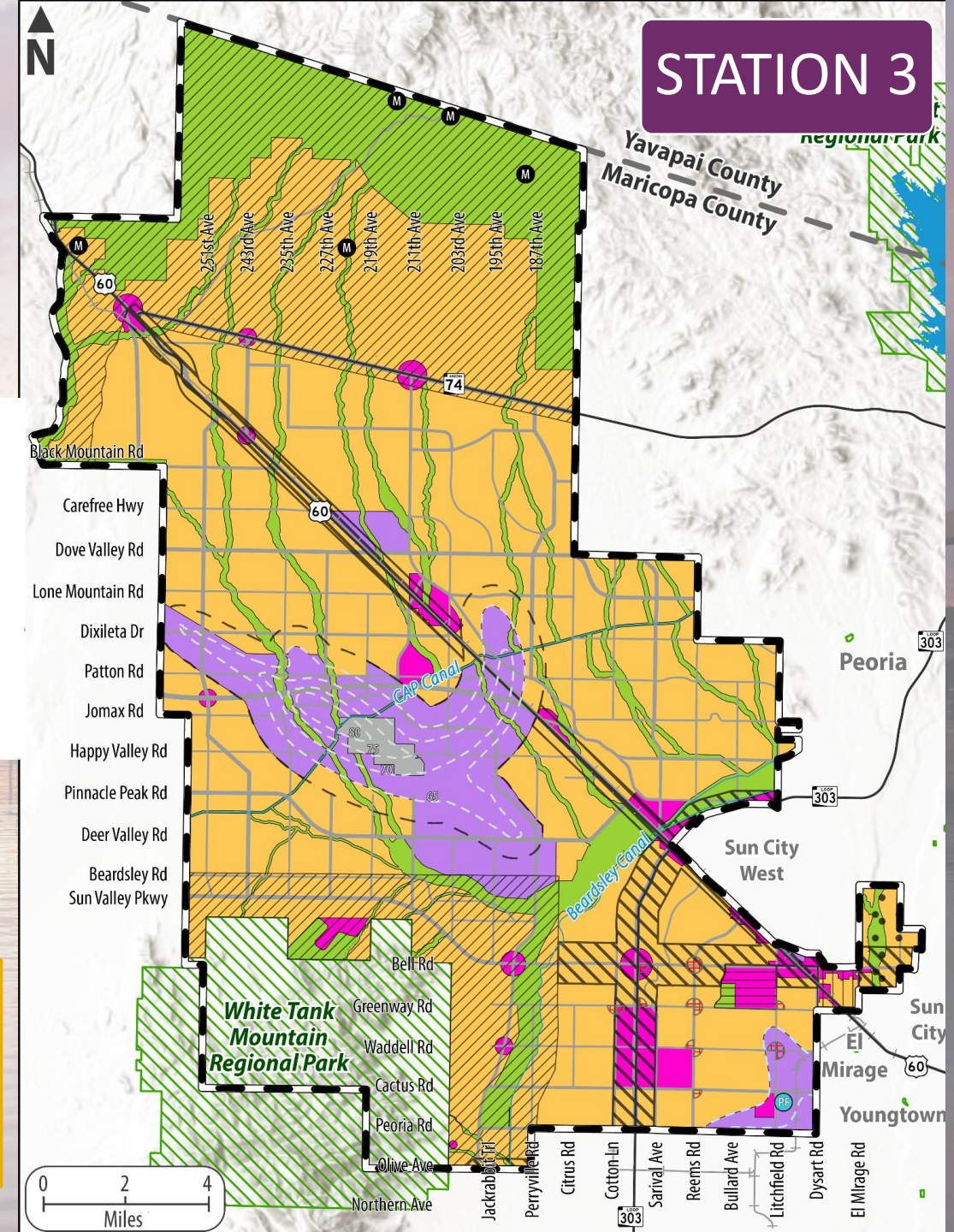
- Business Parks
- Industrial

Additional Character Sub Areas:

- Scenic Lands
- Surprise Center
- Heritage District
- Luke Compatibility District
- Transit Oriented Development
- Aggregate Resource Area



Proposed Rural Residential Overlay:
Provide input today to help us draft a NEW Sub Area



2035 Land Use Development Types

Surprise General Plan 2035: Foundation for the Future

Suburban Neighborhoods

Suburban Neighborhoods represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City, and are where the majority of Surprise's population growth will be concentrated. Suburban neighborhoods include predominantly medium-density residential housing types that serve varying income levels. While residential is the primary land use within this neighborhood, they can also include neighborhood and community commercial, professional offices, schools, places of worship, parks, and other civic uses. Most development occurs in large to medium sized planned communities that utilize well-connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the neighborhood. All uses in Suburban Neighborhoods are predominantly served by public infrastructure.



Density Range

2-8 du/ac

Aesthetics and Built Form

- A mixture of traditional, single-family detached and attached homes that utilize quality building materials and apply high quality design are encouraged to serve a full range of life style and life stage needs

- Residential building setbacks from the front property line should vary to create a more interesting and attractive streetscape.
- Residential buildings should de-emphasize front load garages by providing a mix of garage orientations including, side or angle entry, rear load with alley access, or front load with a set back from the primary living space.
- Neighborhood and community scale retail, professional office and civic uses may be incorporated at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.
- Neighborhood and community retail, professional office and civic uses should be clustered to create suburban centers that provide services and activities for the local community. The design and scale of these centers should blend with surrounding proposed or existing suburban residential development to ensure land use compatibility and pedestrian connectivity.
- The maximum combined size of any cluster of non-residential uses should be 30 acres or less.
- The placement of non-residential buildings should be pushed close to the primary roadway, and parking areas should be encouraged to the sides and/or rear of buildings.
- All buildings heights should be respectful of the surrounding view shed.
- New subdivisions should be connected to existing adjacent developments, or provide stub streets to future development areas, to allow for strong internal pedestrian, bicycle, and automobile connectivity. Cul-de-sacs should only be reserved for use when physical site constraints are present.

Land Use Element



- A traditional grid pattern street network is encouraged. Streets with curvilinear design are also encouraged where local topography and protection of natural features warrant such design.



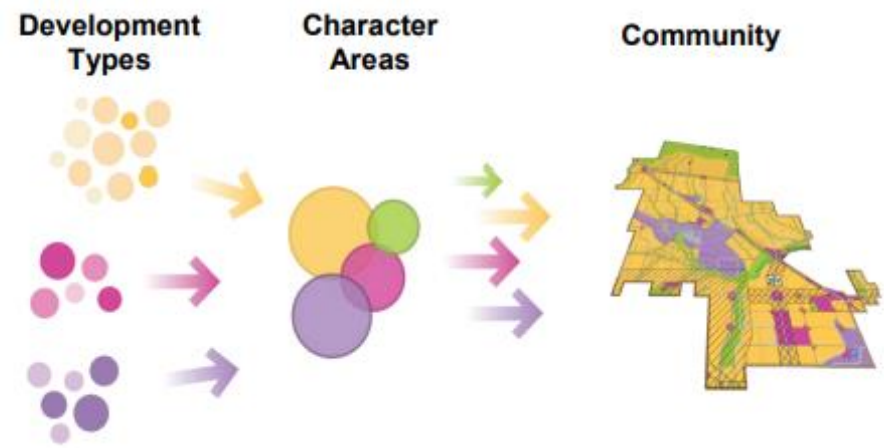
- The incorporation of "corn" should be utilized to enable s

and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit. The design of residential streets in these suburban neighborhoods should promote slower vehicular speeds, as well as provide on-street parking, and bicycle and pedestrian facilities.

- All major residential development shall include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, and buffer between less developed and more urban developed areas. The design and placement of public off-street pedestrian trail connections to adjacent development is highly encouraged.

Typical Uses

- Medium-lot single-family residential uses
- Small-lot single-family residential uses – such as alley loaded, duplexes, court and patio homes, and townhouses
- Neighborhood and Community Commercial uses – such as full service grocery stores, drug stores, personal services, and convenience uses
- Professional Office uses – such as medical office, small-business services



2035 Growth Areas

Growth Areas:

Residential

- Cactus & Citrus
- 163rd Corridor
- Sun Valley Parkway

Employment

- 303 Corridor
- Railplex
- Bell Road Corridor
- Grand & Beardsley

Special Districts

- Surprise Center
- Surprise Heritage

Legend

Growth Area

Residential

- (1) Cactus & Citrus
- (2) 163rd Corridor
- (3) Sun Valley Parkway

Employment

- (4) 303 Corridor
- (5) Railplex
- (6) Bell Road Corridor
- (7) Grand & Beardsley

Special Districts

- (8) Surprise Center District
- (9) Surprise Heritage District

Surprise Planning Area

State Trust Land

County Boundary

Regional County Park

Highway

Local Road

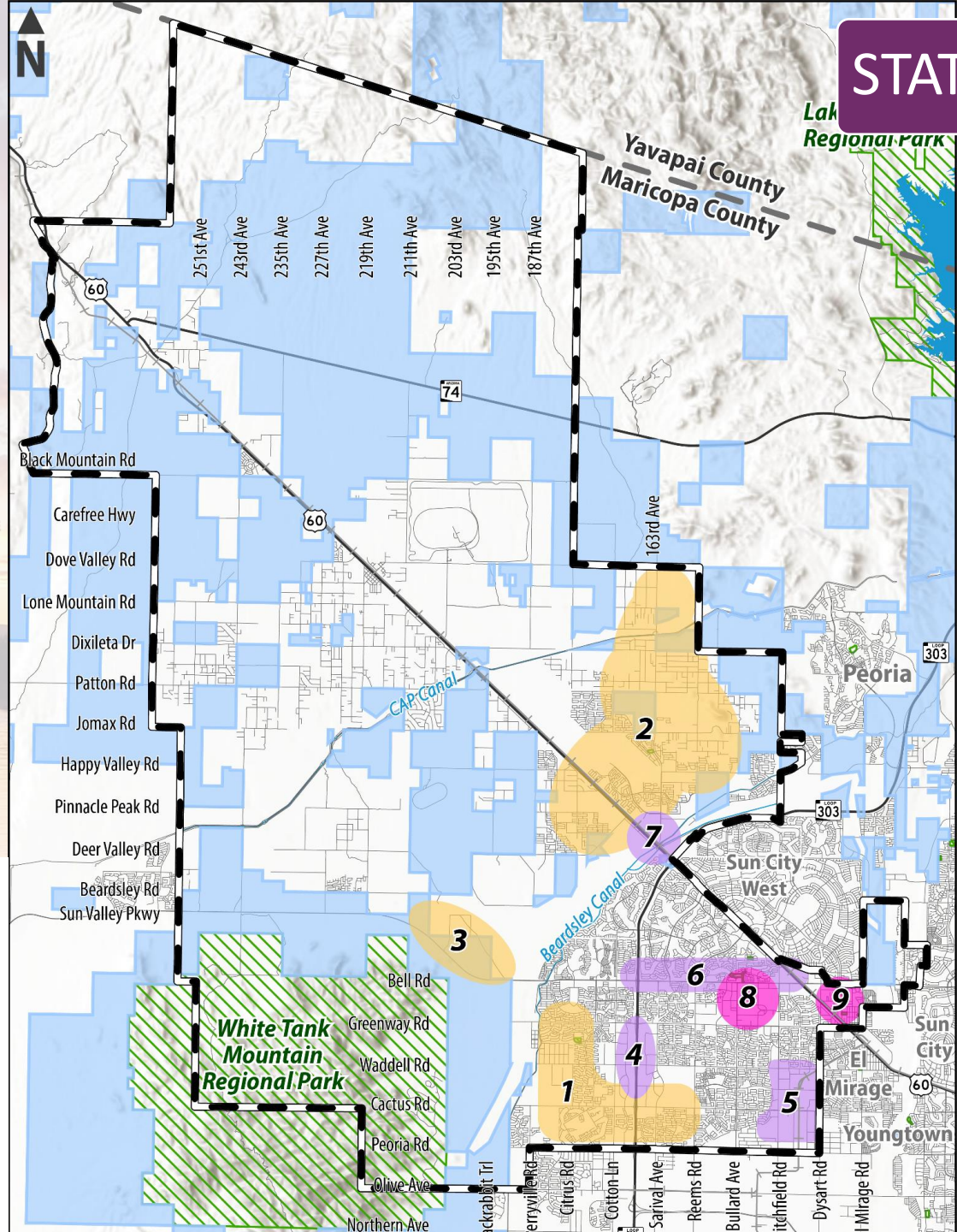
Rail Line

River

Canal

Source:
City of Surprise












STATION 3



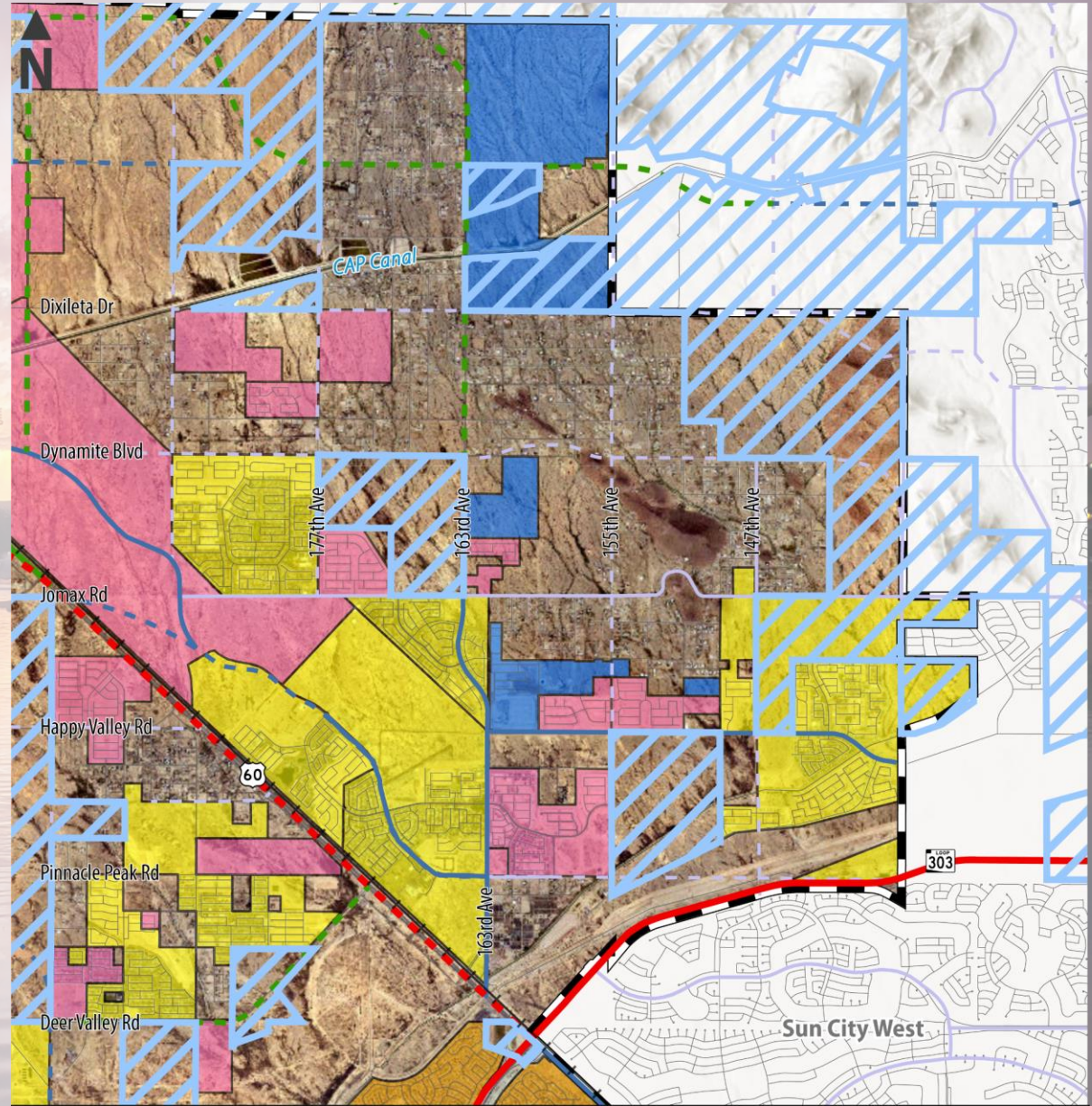
Supporting Information

Development Status

Legend

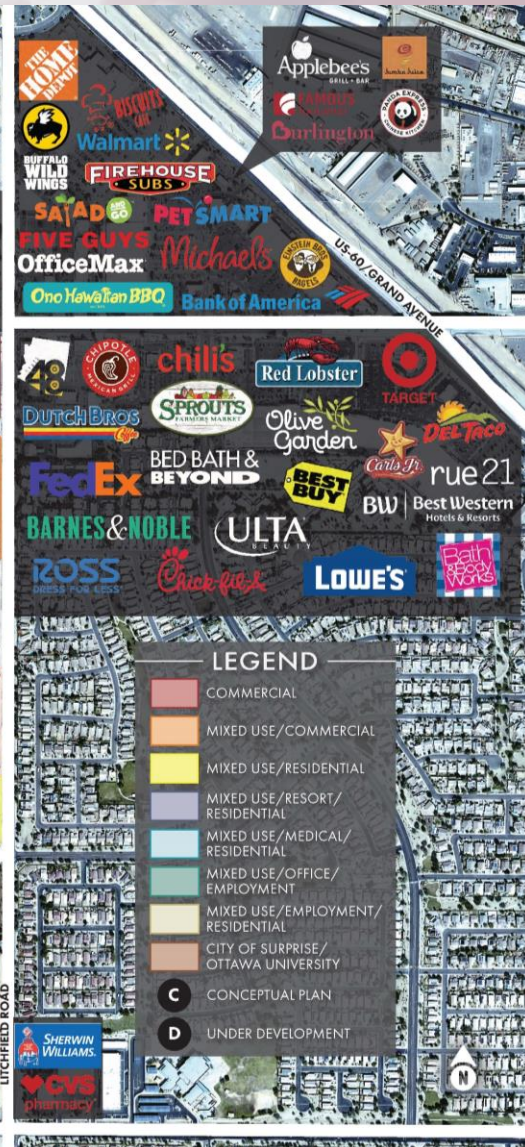
 Surprise Planning Area	Functional Classification (Existing = Solid, Ultimate Design = Dashed)	Status of Developments within City of Surprise Limits
 State Trust Land	 Freeway	 Built-Out
 Rail Line	 Parkway	 Under Construction
	 Major Arterial	 Entitled
	 Minor Arterial	 Proposed

Source:
City of Surprise, ASLD



Supporting Information

City Center



CITY CENTER HIGHLIGHTS

- 300+ Acres of Available Land
- 250 Acre Recreation Campus
- Northwest Regional Library
- Tennis & Racquet Complex
- Pickleball Courts
- Surprise Stadium
- Community Park
- Fishing Lake
- Dog Park
- Walkable/Bikeable Campus

ELM STREET RETAIL CORRIDOR

- Restaurants
- Retail
- Commercial Service Providers
- Healthcare Services

BULLARD AVENUE ENTERTAINMENT & RETAIL DISTRICT

- Hotels
- Urban, walkable amenities
- Destination Corner

OTTAWA UNIVERSITY

- New Residential Campus
- Open Campus Design
- Integration w/Civic Amenities
- O'Dell Athletic Center
- Student Union & Housing
- New Five-Story Residence Hall (Coming Fall 2023)
- 20 Acres Expansion Land

LEGEND

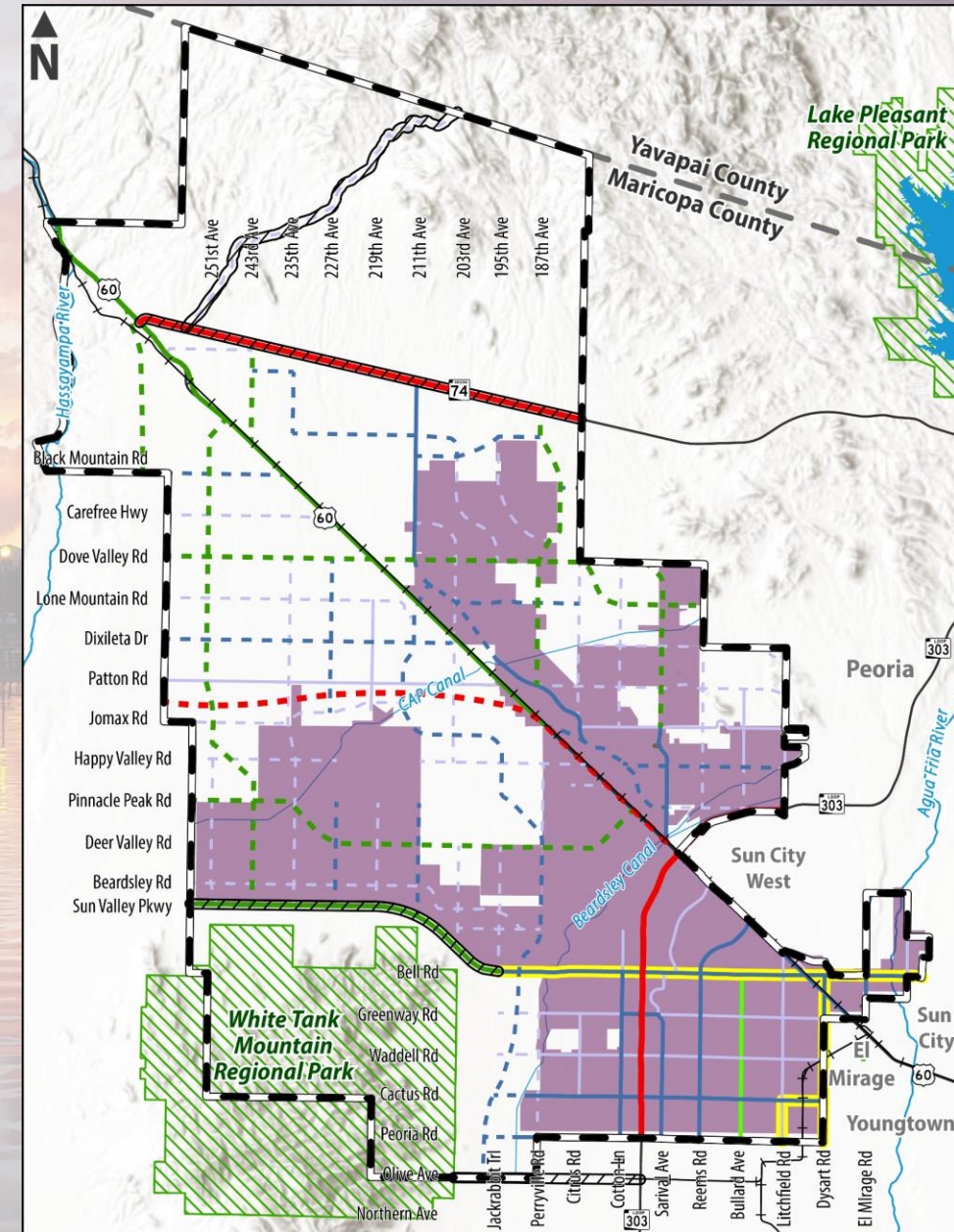
- COMMERCIAL
- MIXED USE/COMMERCIAL
- MIXED USE/RESIDENTIAL
- MIXED USE/RESORT/RESIDENTIAL
- MIXED USE/MEDICAL/RESIDENTIAL
- MIXED USE/OFFICE/EMPLOYMENT
- MIXED USE/EMPLOYMENT/RESIDENTIAL
- CITY OF SURPRISE/OTTAWA UNIVERSITY
- C CONCEPTUAL PLAN
- D UNDER DEVELOPMENT

2035 Circulation Plan

STATION 4

Legend		Functional Classification (Existing = Solid, Proposed = Dashed)					
	Surprise City Limits		Highway		Scenic Corridor		EV Corridor
	Surprise Planning Area		Rail Line		Freeway		Designated Truck Route
	County Boundary		River		Parkway		
	Regional County Park		Canal		Major Arterial		
					Minor Arterial		

Source: City of Surprise



Next Steps

Public Outreach

- 2 more dates and locations + a Virtual component
 - Feb 13, 2023, 6-8 @ City Hall- Community Room
 - Virtual Component opens Feb 14, 2023
 - Feb 22, 2023, 6-8 @ City Hall- Community Room
- GPAG Meeting # 5: Transportation & Economic Development
 - Feb 15, 2023, 6-8 @ City Hall- Community Room

Follow our progress at:
surprisegpupdate.com

Thank You

- **Contact Information**

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Follow our progress at:
surprisegpupdate.com

2035 Land Use Character Areas

Character Area Development Types:

Neighborhoods:

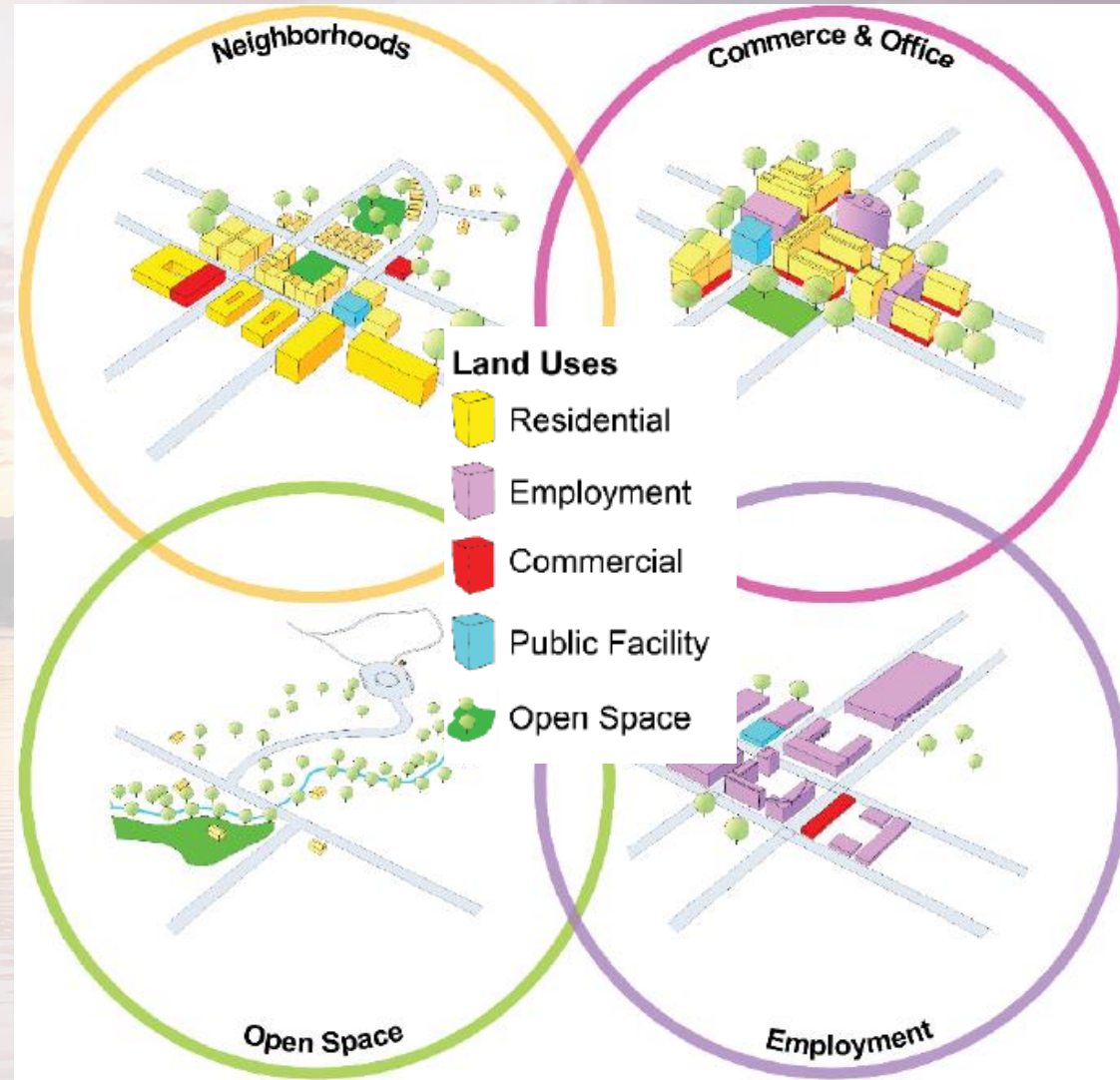
- Rural
- Suburban
- Urban

Commerce & Office:

- Mixed Use- Residential
- Mixed Use- Commercial
- Regional Commercial
- Commercial Office

Employment:

- Business Parks
- Industrial



2035 Land Use Character Area - *Neighborhoods*

Rural Neighborhoods (0-2 du/ac)

Rural Neighborhoods represent areas defined by low-density residential uses, and limited low intensity neighborhood commercial and civic uses that are necessary to support the rural lifestyle. These areas typically lie just outside the Suburban Neighborhoods and are intended to preserve and enhance the natural desert landscape and appropriate agricultural uses. Housing is scattered across the landscape in a random pattern, within large lot subdivisions, or clustered to preserve open space, views, and other natural features. Because trip distances are typically too long for walking, transportation mobility is largely dependent on automobiles but non-motorized trail facilities are included where appropriate. The availability of public infrastructure is limited.

Suburban Neighborhoods (2-8 du/ac)

Suburban Neighborhoods represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City, and are where the majority of Surprise's population growth will be concentrated. Suburban neighborhoods include predominantly medium-density residential housing types that serve varying income levels. While residential is the primary land use within this neighborhood, they can also include neighborhood and community commercial, professional offices, schools, places of worship, parks, and other civic uses. Most development occurs in large to medium sized planned communities that utilize well-connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the neighborhood. All uses in Suburban Neighborhoods are predominantly served by public infrastructure.

Urban Neighborhoods (8+ du/ac)

Urban neighborhoods are the highest density residential areas in the City. They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas. Urban neighborhoods are predominantly residential in nature and are characterized by a diverse mix of residential types; from small-lot to vertical multi-unit developments. However, community commercial uses along with professional employment and civic uses can also be embedded within this neighborhood type. This mixture of residential and nonresidential uses is typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. The resulting development patterns provide higher street connectivity, smaller block lengths, improved transit options and the greatest degree of public infrastructure services.

2035 Land Use Character Area - *Commerce & Office*

Commercial Office

Consists of a more intensive collection of mid-rise professional office buildings that are concentrated in an urban development form that, by their very nature, also attract supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, where appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion.

Mixed-Use- Residential

Includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute commercial retail, office, education, medical, entertainment or civic related uses.

Mixed-Use- Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

Regional Commercial

Includes a vertical and or horizontal mixture of commercial land uses where the commercial (or non-residential) component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute supporting residential uses.

2035 Land Use Character Area - *Employment*

Business Parks

The Business Park Development Type can contain a variety of businesses, offices and light industrial oriented uses that are connected in their street access, site design and orientation and architectural design. Typical uses will consist of research and development parks, corporate campuses, professional offices, office/industrial flex space, and light industrial facilities with limited indoor fabrication/assembly. Heavier industrial operations with outdoor fabrication and/or storage are not appropriate in the Business Park development type

Industrial

The Industrial Development Type are those locations that are suitable for light and heavy industrial related uses such as manufacturing, processing, warehouse, distribution and other types of industrial related facilities. These areas are major employment and economic providers for the city but may come with special zoning concerns relating to truck access, infrastructure needs and, depending on the nature of their operational characteristics, may require additional buffer or separation from encroachment of incompatible land uses. Industrial facilities include the operation of laboratories, warehousing and distribution facilities, and a wide variety of light to heavy manufacturing and assembly of products; including compounding, processing, packaging or treatment of various goods. Manufacturing processes using animal products and byproducts as component parts in finished materials are not permitted in Surprise. Objectionable vibrations, glare, noise, odors, and dust, must be appropriately mitigated to protect adjacent non-industrial uses. Supporting retail, office and caretaker resident uses are appropriate where integral to the operation of the industrial facility.

2035 Land Use Character Area - *Open Space*

Open Space

The Open Space designation includes public and privately held lands that are intended to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities. Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riverine areas, and along significant desert wash and other drainage corridors. Open space areas should be maintained in their natural state due to topographic, drainage, vegetative and landform constraints.

Per Arizona Revised Statutes, ASLD and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade. The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. The City's intent is to establish a large conservation and recreation area at this location.

2035 Land Use Development Types - *Multiple Character Areas*

Community Commercial

The Neighborhood, Commerce & Office, and Employment Land Use Character Areas include parcels of land appropriate for Community Commercial use, even though they are not specifically illustrated on the Character Area Map. Community Commercial use is intended to provide retail goods and services that serve an approximate 1-2 mile primary trade area. Community Commercial uses are typically sited at the intersection of arterial roadways and may also be served by transit. Their typical building configuration is to contain at least one anchor (typically a grocery store) with additional secondary stores (i.e. drug, specialty, sports).

Public Facility

The Land Use Character Area Map includes the designation (by PF icon) of large-scale public facilities. These uses are important to identify and make the public aware of the adjacency or proximity of non-residential uses that exist and/or are planned within the Surprise Planning Area. Such uses are typically of a size that serves a larger area of Surprise and can be located within any Character Area. These large-scale public facilities may require on and off-site mitigation and/or buffering. Appropriate uses include but are not limited to: amphitheater/stadium (indoor/outdoor), electrical generation stations, electrical receiving stations, post-secondary educational facility, renewable/conventional energy production facility, solid waste landfill facility, solid waste transfer facility, wastewater treatment plants, water treatment plants, and worship facility.

2035 Land Use Character *Sub Areas*

Scenic Lands Development - The Scenic Lands Development area consists of approximately 68,000 acres (over 1/3 of the Surprise Municipal Planning Area) of unique and scenic qualities that are only found in these pristine natural settings.

Surprise Center District - The Surprise Center District is identified for the approximately 2.5 square mile area that is home to City of Surprise Recreation Campus, Surprise Stadium, Tennis Complex, Community Park, Aquatic Center, Northwest Regional Library, City Hall and Civic Complex, and the West Point master planned community

Heritage District- Original Town Site - The Heritage District consists of the Surprise Original Town Site (OTS) which is a one square mile area bounded by Bell Road to the north, Greenway Road to the south, Dysart Road to the west and El Mirage road to the east.

Luke Compatibility District - The Luke Compatibility District (LCD) represents a large swatch of area that is intended to establish a land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1

Transit Oriented Development - The Transit Oriented Development area (TOD) designation denotes roadways and adjacent development areas where existing or planned high capacity vehicular multi-modal, and transit corridors provide regionally significant connections to and from Surprise.

Aggregate Resource Areas - In accordance with Arizona Revised Statutes Section 9-461.05, the Land Use Element and Map identifies known sources of aggregates and policies to preserve currently identified aggregate sites and to avoid incompatible land uses.

2035 Land Use Growth / Constraints

Roadways:

- US 60
- Loop 303
- SR 74
- Bell Road

Land Ownership:

- AZ State Land Department
- Bureau of Land Management

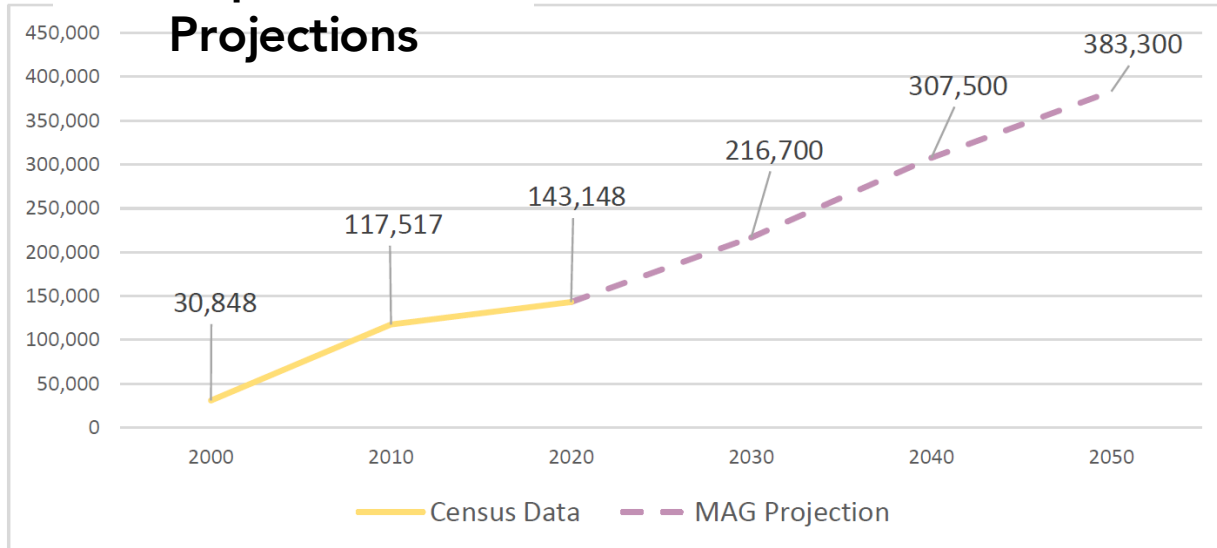
Terrain:

- Washes
- Canals
- Rivers
- Floodplains

Operations:

- Airport
- Military

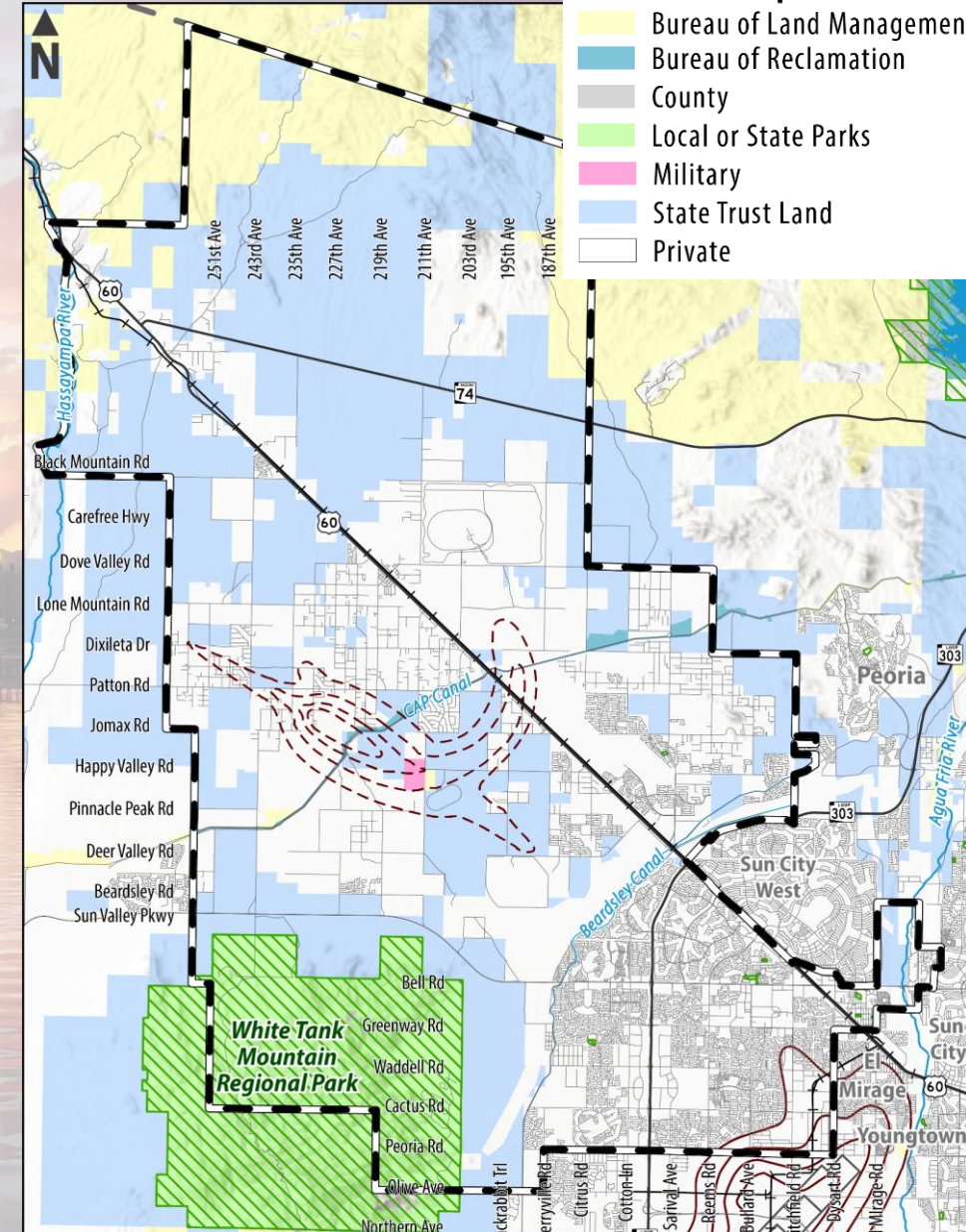
Population Projections



Source: U.S. Census Bureau, 2010 Decennial Census, 2020 American Community Survey 5-Year Estimates; Maricopa Association of Governments, 2019 Socioeconomic Projections

Land Ownership

- Bureau of Land Management
- Bureau of Reclamation
- County
- Local or State Parks
- Military
- State Trust Land
- Private



Land Use - Discussion

EXISTING GENERAL PLAN 2035 – LAND USE ELEMENT

Goal 1 – Unique Community: The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area. (GPAC Feedback: keep-7, revise-2)

Goal 2 – Jobs-Housing Balance: Balance residential development with a diversity of high-quality jobs. (GPAC Feedback: keep-4, remove-1, revise-4)

Goal 3 – Safe Community: Maintain Surprise as a safe and connected community. (GPAC Feedback: keep-9)

Goal 4 – Luke Air Force Base: A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development. (GPAC Feedback: keep-7, revise-3)

Goal 5 – Natural Conditions: Preserve and Maintain natural area open spaces in the Surprise. (GPAC Feedback: keep-10, revise-3)

Goal 6 – Variety of Housing: Provide high-quality housing in a range of residential densities and types. (GPAC Feedback: keep-8, revise-6)

Goal 7 – Public Outreach: Promote public participation in the City's planning processes. (GPAC Feedback: keep-10, revise-2)

Goal 8 – Sustainable Construction: Promote energy efficient development and construction practices. (GPAC Feedback: keep-9, revise-3)

How
should
our
goals
change?

Growth Area - Discussion

EXISTING GENERAL PLAN 2035 – GROWTH AREA ELEMENT

Goal 1 – Sustainable Growth: Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure. (GPAC Feedback: keep-9, revise-2)

Goal 2 – Multi-Modal Growth: Emphasize efficient transportation to, from, and within growth areas, focusing on automobile, transit, and other forms of circulation. (GPAC Feedback: keep-8, revise-4)

Goal 3 – Natural Resources: Conserve significant natural resources and open space in the Growth Areas. (GPAC Feedback: keep-8, revise-4)

Goal 4 – Downtown: Foster the continued development of a unique and well-designed downtown. (GPAC Feedback: keep-7, remove-1, revise-3)

Goal 5 – Original Townsite: Protect the historic qualities of the Original Townsite (OTS) while promoting compatible, context-sensitive infill development. (GPAC Feedback: keep-10, revise-1)

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