



# **SURPRISE2040**

## **General Plan**

GENERAL PLAN ADVISORY GROUP MEETING #3



# Regular Agenda

## 1. **Vision & Values Review**

- Introduce Vision Approach & Discussion

## 2. **General Plan Organizational Structure Review**

- Introduce General Plan Structure Approach & Discussion

## 3. **Land Use Review**

- Introduce Approach and Constraints



# Current General Plan 2035 - Vision

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.

## Current General Plan 2035 - Values

### **Value 1: A Clean and Safe Community**

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

### **Value 2: Economic Development**

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.

### **Value 3: Sustainability**

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.

### **Value 4: Quality Transportation Systems**

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.

### **Value 5: Recreation**

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.

# General Plan 2040 - Vision Approach

**Simple**

**Robust**

**Broad**

- Surprise is a thriving community that strives to enhance the daily lives of all who work, play, learn and grow in our city.
- Surprise is a preeminent place to live, work, and play; balancing growth, diversity, and history

Surprise is a distinct community focused on high quality living through connecting all parts of the City, experiencing our unique qualities, and nurturing a competing economy in a manner that is enduring over time.

**Specific**

Surprise is a place for everyone that strives to balance our urban and rural spaces while supporting all who live, work, play, and learn in our city to achieve their (best lives or full potential).

- As a gateway to the West, Surprise is a multi-generational, multi-cultural community balancing considerate development with resource conservation to maintain a rural-urban interface that promotes our scenic amenities, enhances neighborhood pride, and cultivates a vibrant downtown in a manner that enhances our overall quality of life.
- Surprise in 2040 will have a high quality life for residents of all ages, with a range of rural to high-end neighborhoods that are safe and aesthetically pleasing, with parks and community amenities within or near each neighborhood and with abundant greenways and open spaces for people to enjoy, with small to large businesses spanning multiple sectors that provide employment and shopping opportunities, with community and private facilities hosting arts and cultural events, and with well-planned infrastructure to benefit residents and visitors.

# General Plan 2040 – Values Approach

## General Plan 2035 ~~Values~~ Principles

### ~~Value 1:~~ A Clean and Safe Community

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

### ~~Value 2:~~ Economic Development ~~Innovative Economy~~

Support for both large and small business is a community priority, with additional focus needed on downtown growth, visitor destinations, ~~attracting both high-end retail and a regional mall~~, and expanding higher education opportunities.

### ~~Value 3:~~ Sustainability ~~Environmental Stewardship~~

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.

### ~~Value 4:~~ Quality Transportation Systems

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.

### ~~Value 5:~~ Recreation ~~Community Vitality~~

Having the opportunity for ~~recreation~~ community gathering, recreation, and leisure is a valued asset for all age groups in Surprise. Multi-faceted arts and cultural programs that inspire the creative energy of the community is equally important to promote a rich quality of life. ~~Facilities should be expanded to include regional parks, a centralized community recreation center and other various facilities.~~

## Proposed General Plan 2040 - Values

### Living

Responsible growth that promotes vibrant neighborhoods with distinct identities, offering a wide variety of attractive living options for a diverse population.

### Connecting

Safe, accessible, and smart transportation options that serve people of all ages and abilities, with strong connectivity and attractive options for all modes of travel.

### Competing

A strong economy with diverse opportunities to find or create a job in a place that is appealing to the lifestyle needs and desires of a talented workforce and is attractive as a visitor destination.

### Experiencing

Superior community amenities, including a wide range of parks and recreational facilities, city services, and well-supported arts and cultural events and venues.







### Enduring

A safe built environment that promotes a state of complete physical, mental and social well-being. Where stewardship of land, air and water resources supports present and future generations and where natural and built environments can withstand, recover from, and adapt to natural hazards, human-made disasters, and economic shifts.



# General Plan 2035 Organizational Structure

1. **Vision & Values (5)**
2. **Introduction**
3. **Topic Specific Elements (20)**
  - **Discussion**
  - **Goals (93)**
  - **Policies (568)**
4. **Implementation**
  - **Strategies (16)**

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## Vision and Values

### Introduction

#### Chapter 1: Development

##### Growth Element

- Goal 1: Sustainable Growth- 7
- Goal 2: Multi-modal Growth- 2
- Goal 3: Natural Resources- 3
- Goal 4: Downtown- 3
- Goal 5: Original Townsite- 7

##### Land Use Element

- Goal 1: Unique Community- 8
- Goal 2: Jobs-Housing Balance- 6
- Goal 3: Safe Community- 5
- Goal 4: Luke Air Force Base- 7
- Goal 5: Natural Conditions- 6
- Goal 6: Variety of Housing- 3
- Goal 7: Public Outreach- 3
- Goal 8: Sustainable Construction- 3

##### Economic Development Element

- Goal 1: Sustainable Business- 10
- Goal 2: Southwest Center- 11
- Goal 3: Economic Relationships- 4
- Goal 4: Education Alternatives- 5

#### Chapter 2: Quality of Life

##### Neighborhood Planning Element

- Goal 1: Quality of life- 6
- Goal 2: Property conditions- 6
- Goal 3: Revitalization efforts- 4
- Goal 4: Communication- 4

##### Housing Element

- Goal 1: Housing stock- 9
- Goal 2: Housing variety- 16
- Goal 3: Housing for all ages- 9
- Goal 4: Federal housing requirements- 2

##### Conservation, Rehabilitation & Redevelopment Element

- Goal 1: Safe and Clean Neighborhoods- 6
- Goal 2: Existing Dwellings- 5

- Goal 3: Home Ownership- 3
- Goal 4: Diverse Neighborhoods- 3
- Goal 5: Community Interaction- 2
- Goal 6: Redevelopment- 10
- Goal 7: Economic Benefits- 5
- Goal 8: Vacant Buildings- 6

##### Recreation & Open Space Element

- Goal 1: Opportunities- 11
- Goal 2: Parks- 10
- Goal 3: Greenway and Signature Trail- 5
- Goal 4: Sports Tourism- 3
- Goal 5: Regional Planning- 5
- Goal 6: Variety of Activities- 4
- Goal 7: Natural Open Space- 12
- Goal 8: Man-made Open Space- 3

##### Education Element

- Goal 1: Improve facilities- 5
- Goal 2: Additional facilities- 5
- Goal 3: Workforce- 4
- Goal 4: Learning Environment- 4

##### Arts & Culture Element

- Goal 1: Historic and Cultural Resources- 6
- Goal 2: Public and Private Projects- 9

#### Chapter 3: Transportation

##### Roadway Systems Element

- Goal 1: Integrated Decisions- 14
- Goal 2: Complete Streets- 7
- Goal 3: Access- 11
- Goal 4: Financing- 9
- Goal 5: Roadway Designs- 15

##### Transit Element

- Goal 1: Balanced Multi-modal System- 3
- Goal 2: Access and Alternatives- 8

##### Alternate Modes Element

- Goal 1: Bicycles and Pedestrians- 7
- Goal 2: Neighborhood Electric Vehicles- 3

#### Chapter 4: Resources

##### Environmental Planning Element

- Goal 1: Natural Environment- 4
- Goal 2: Air Quality- 6
- Goal 3: Heat Islands- 2
- Goal 4: Food Sources- 2
- Goal 5: Environmental Stewardship- 3
- Goal 6: Sustainable Development- 8

##### Conservation Element

- Goal 1: Biological Resources- 6
- Goal 2: Scenic Amenities- 6
- Goal 3: Geological Hazards- 5

##### Water Resources Element

- Goal 1: Regional Cooperation- 5
- Goal 2: Water Conservation- 5
- Goal 3: Enhance Water Portfolio- 6
- Goal 4: Growth- 4
- Goal 5: Drinking Water System- 4
- Goal 6: Reclaimed Water- 3
- Goal 7: Water Quality- 4
- Goal 8: Storm Water- 5

##### Energy Element

- Goal 1: Reduce Usage- 3
- Goal 2: Energy Management- 6
- Goal 3: Renewable Energy Sources- 5

#### Chapter 5: Finance, Infrastructure, and Services

##### Cost of Development Element

- Goal 1: Financial Sustainability- 5
- Goal 2: Shared Development Costs- 4
- Goal 3: Infrastructure Investment- 4

##### Public Buildings & Services Element

- Goal 1: Delivery of Services- 7
- Goal 2: Public Buildings- 10

##### Public Utilities Element

- Goal 1: Infrastructure Investment- 4
- Goal 2: Solid Waste Disposal- 5
- Goal 3: Solid Waste Recycling- 4

- Goal 4: Utility Corridors- 16
- Goal 5: Technological Innovation- 5

##### Health & Safety Element

- Goal 1: Healthy Community- 6
- Goal 2: Hazards- 5
- Goal 3: Community Preparedness- 18
- Goal 4: Hazardous Materials- 7
- Goal 5: Risk Reduction- 12
- Goal 6: Emerging Mitigation Techniques- 6
- Goal 7: Communication- 6

#### Chapter 6: Implementation

##### Administration Procedures

##### Implementation Initiatives

##### Implementation Strategy Matrix

16 Implementation Strategies

Existing General Plan Structure	
Item	#
Vision	1
Values	5
Elements	20
Goals	93
Policies	568
Strategies	16

##### Analysis

- Consistent Organization/Hierarchy
- Goals directly tied to each element
- High number of goals and policies can be unmanageable
- No direct link from vision/values to element/goals



# General Plan 2040 Organizational Structure

**Introduction:** Vision & Values

**Value 1:** Discussion, Goals & Policies

**Value 2:** Discussion, Goals & Policies




**Value 3:** Discussion, Goals & Policies

**Value 4:** Discussion, Goals & Policies

**Value 5:** Discussion, Goals & Policies

**Implementation:** Procedures, Plan, Action Matrix & Evaluation Metrics

**Appendix:** ARS Goal-Element Matrix

General Plan Goals		Elements														
		Land Use* & Growth Areas*	Circulation* & Bicycling*	Economic Development	Open Space*, Parks & Recreation*	Public Buildings*, Facilities & Services*	Health & Wellness	Community Design	Housing* & Neighborhood Preservation/ Revitalization	Conservation, Rehabilitation* & Redevelopment	Environmental Planning* & Conservation*	Water Resources*	Arts & Culture	Safety* & Resiliency	Energy*	Cost of Development*
 <b>Community</b>																
<b>CM-1</b>	Encourage a Balanced Land Use Framework	●	●	●	●		●				●	●		●	●	●
<b>CM-2</b>	Focus on Quality Development			●	●			●	●	●			●			
<b>CM-3</b>	Foster Vibrant Gathering Places	●	●	●	●		●	●	●	●			●			
<b>CM-4</b>	Promote Our Neighborhoods						●	●	●	●						
<b>CM-5</b>	Provide Diverse, High Quality Housing	●		●			●	●	●							
<b>CM-6</b>	Celebrate Our History and Culture			●				●	●				●			
<b>CM-7</b>	Bring Us Together			●	●	●	●						●	●		
 <b>Opportunity</b>																
<b>OP-1</b>	Encourage Job Growth	●	●	●						●					●	
<b>OP-2</b>	Promote Health and Wellness	●	●		●	●	●				●			●		
<b>OP-3</b>	Maintain Public Safety			●		●	●	●						●		●
<b>OP-4</b>	Manage Our Infrastructure		●			●					●			●	●	●
<b>OP-5</b>	Protect Our Natural Environment	●	●		●		●				●	●			●	
 <b>Connectivity</b>																
<b>CN-1</b>	Effectively Manage Congestion	●	●	●			●				●				●	●
<b>CN-2</b>	Improve Mobility Choices	●	●	●	●		●				●				●	●
<b>CN-3</b>	Enhance Travel Safety		●				●							●		
<b>CN-4</b>	Plan for New Technology	●	●		●						●			●	●	



**Introduction**

Vision and Values

**Value 1: Quality of Life**

Goals & Policies

**Value 2: Community Connection**

Goals & Policies

**Value 3: Considerate Development**

Goals & Policies

**Value 4: Resource Conservation**

Goals & Policies

**Implementation**

Administration Procedures

Implementation Plan

Action Matrix

Evaluation Metrics

**Appendix:**

ARS Goal/Element Matrix

**Proposed General Plan Structure**

Item	#
Vision	1
Values	4
Goals	~25
Policies	~75
Actions	~25

Analysis

- Reorganizes General Plan hierarchy around Values to allow readers to understand community focus
- Redefines goals to be broader and thus require fewer goals to support policies
- Goal matrix is provided (in plan or in appendix) to show “cross pollination” of multiple elements

# 2035 Land Use Plan

## Legend

### Character Area

Neighborhood  
*Rural, Suburban, Urban*

Commercial & Office  
*Mixed Use-Residential, Mixed Use-Commercial, Commercial Office, Regional Commercial*

Employment  
*Business Parks, Industrial*

Open Space

### Sub Area

Luke Compatibility District

Scenic Lands Development

Surprise Center District

Surprise Heritage District

Transit Oriented Development District

Aggregate Resource Area

Surprise Planning Area

County Boundary

Regional County Park

Military

Aux 1 Noise Contours

Luke AFB DNL

Existing Community Commercial

Public Facility

Mining

Freeway

Parkway

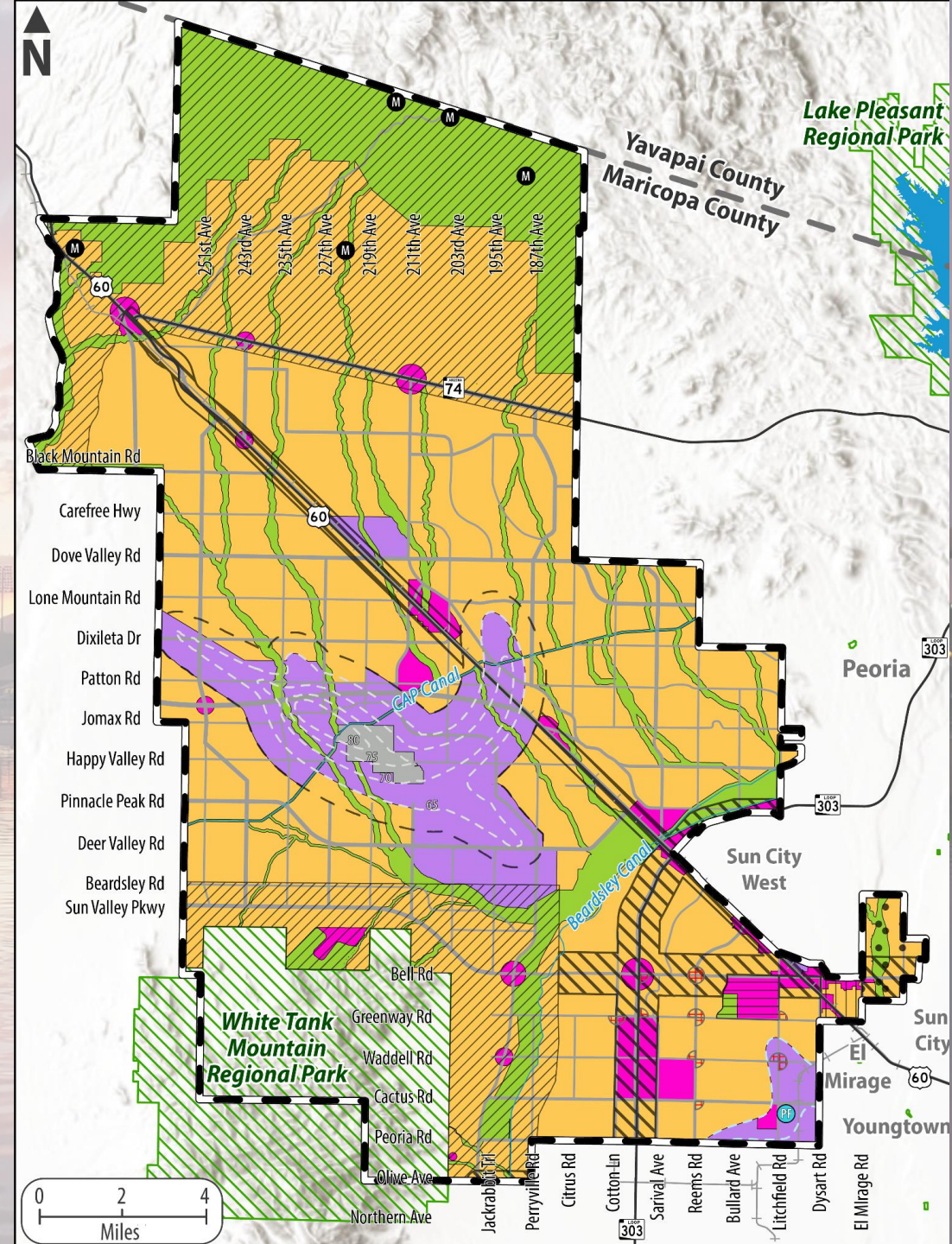
Major Arterial

Minor Arterial

Rail Line

Canal

Source:  
City of Surprise





# 2035 Land Use Character Areas

## Neighborhoods:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

## Commerce & Office:

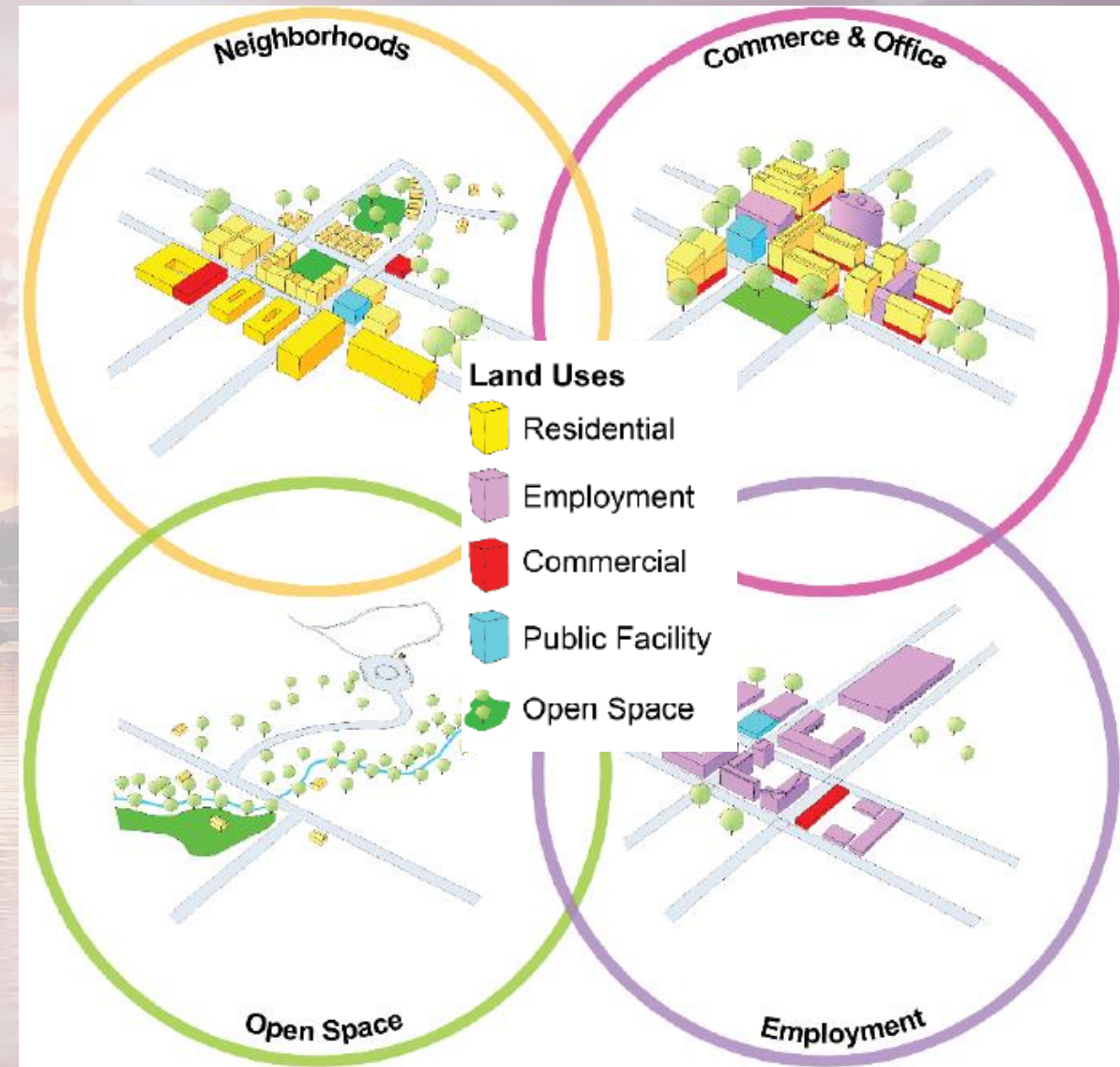
- Mixed Use – Residential
- Mixed Use – Commercial
- Regional Commercial
- Commercial Office

## Employment:

- Business Parks
- Industrial

## Character Sub Areas:

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

CHAPTER 1: DEVELOPMENT

40

- 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 "com should be utilized to enable s

Surprise General Plan 2035: Found

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

### Development Types



### Character Areas



### Community





# 2035 Land Use Growth / Constraints

## Land Ownership:

- AZ State Land Department
- Bureau of Land Management

## Roadways:

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

## Terrain:

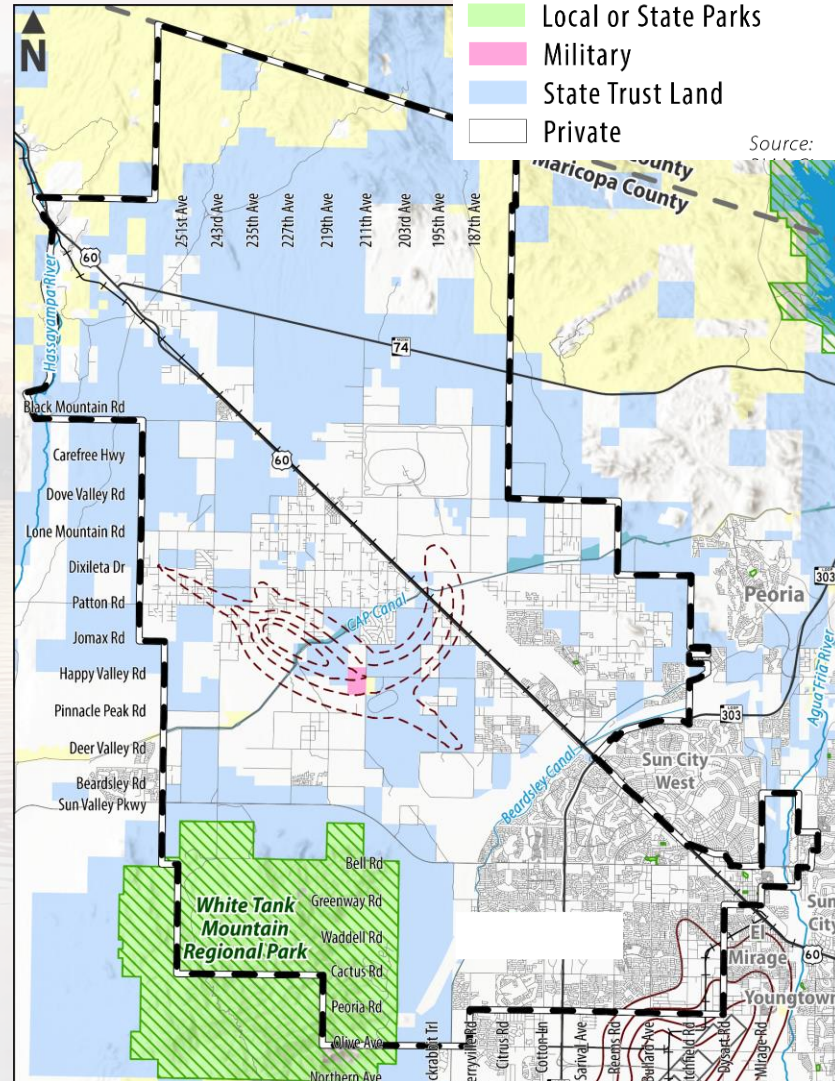
- Washes
- Canals
- Rivers
- Floodplains

## Operations:

- Airport
- Military

### Land Ownership

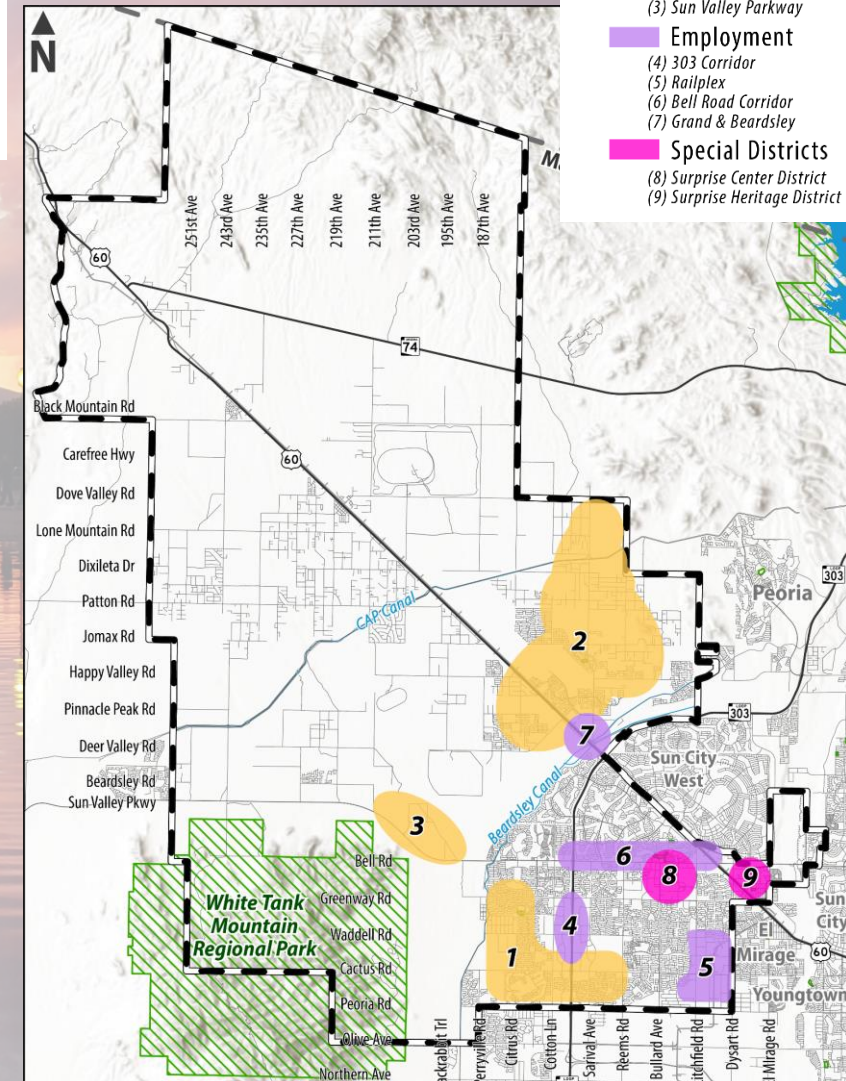
- Bureau of Land Management
- Bureau of Reclamation
- County
- Local or State Parks
- Military
- State Trust Land
- Private



### 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





# Next Steps

## Next Meeting

- GPAG Meeting #4- Tuesday, Dec 13, 2022:  
*Water & Land Use Discussion*
  - Note: Will resume meeting at City Hall



# Thank You

- **Contact Information**

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