



**PEAK**  
GROUP, LLC  
*Real Estate Services*

VIA EMAIL

September 21, 2016

Hobart Wingard  
Planner II  
City of Surprise

Re: RE: FS16-350 - Bola Tie LLC - Smith Property - 8.1 acres Bola Tie LLC  
West side of Litchfield Rd.

Dear Hobart:

In accordance with the City's requirements for processing a rezoning application Peak Group LLC held a Public Meeting to present the requested zoning case. The City of Surprise issued a letter inviting the surrounding property owners within 500' to attend a Neighborhood Meeting. The meeting occurred on Monday September 19, 2016 at the Rancho Gabriella Elementary School library, which began at 6:00PM and we closed the library a little before at 8:00 PM. The format was an open house where we could meet with individuals or small groups. A quick presentation was given with questions and answers received from the participants. I am pleased to report that we had fourteen (14) attendees (copy of sign in sheet is attached). Hobart Wingard, Planner and Councilman Todd Tande also attended.

The reason given for the zoning request was because the property is non-conforming, zoned residential but in the Luke AFB so has to be other than residential. No user is currently in place. The zoning will allow the owners to sell the property.

We discussed the existing and proposed zoning, surrounding land uses, and a very general development description that could include the allowed uses in Business Park: commercial, office, multi-tenant business park, and light industrial. Our presentation emphasized the intent to obtain the Business Park zoning with an understanding that there would be subsequent applications for site plan review for individual projects.

Exhibits presented were: 1. an aerial picture highlighting the subject parcel also identifying the adjacent vacant land and 2. a copy of the land use matrix with the Business Park BP uses highlighted. I handed out my business cards.

Mr. Wingard also provided a copy of the General Plan and the Luke AFB noise contour lines. He also handed out business cards. Mr Wingard also fielded questions.

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- Initial questions were asking about allowed uses on the subject. The matrix was presented and reviewed. I did not receive any negative responses concerning the subject parcel.
- Primary concern from the participants at the meeting concerned the potential uses/issues on the KENLY FARMS property surrounding the subject parcel. They were informed by me the Kenly property is already zoned and not a part of this application. A long discussion followed on ability to limit the uses on the Kenly property. My comment was it is already zoned for commercial and industrial. I also commented any concern needs to be addressed to the City of Surprise.
- Comments were made that since the General Plan was newly adopted the requested zoning on the subject parcel would be more restrictive than that of the surrounding Kenly parcel.
- Comments were also made by Mr. Wingard and Mr. Tande that the General Plan was changed for this area to help protect the surrounding property owners from potentially undesirable uses on the Kenly parcel- I refrained from commenting on this point.

I believe this is a fair representation of the items presented, questions from the attendees, and our responses. We informed them that the property would be posted with dates for the public hearings, and if there were any questions that they may call or send an e-mail to me or Mr. Wingard. If you should have any questions about this event, please call.

Sincerely



George Quinif, Peak Group LLC

Name	Address	Phone	Email	Comments
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