

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 19, 2020 @ 6:00 PM
COUNCIL CHAMBERS



**Changes to public participation during
Planning & Zoning meetings effective March 18**

<http://bit.ly/33zggWv>

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission 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.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the March 5, 2020, Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 6 | Consideration and action on the Site Plan to allow for a new Goodwill store in a portion of Parcel 13 of the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road. | Shirley Phan
Community
Development |
|----|------------|---|--|
- G. Other Business and Future Agenda Items
 - H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: 1st posting: March 12, 2020 at 1:10 PM

2nd posting: Amended agenda to add Changes to public participation during Planning & Zoning meetings on March 18, 2020 at 11:40 AM

3rd posting: - Amended agenda to remove item #3/Chapter 108 of the Land Development Ordinances on March 18, 2020 at 1:35 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 19, 2020 Contact Person: Nichole Flores
Submitting Department: Community Development District: Internal
Staff Recommendations:

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to review and approve or disapprove the March 5, 2020, Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the March 5, 2020, Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 03-05-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 5, 2020 / 6:15 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:15 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on February 6, 2020.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Gisele Norberg, Commissioner Mitchell Rosenbaum, Commissioner Ken Chapman and Commissioner Dennis Smith. Commissioner Scott Krous had an excused absence.

STAFF PRESENT:

Hobie Wingard, Assistant City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Joshua Mike, Planner II and Nichole Flores, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd stated for there will be an agenda item in May that will include an item for formatting agenda for zoning cases.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the February 6, 2020, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the January 16, 2020, Planning and Zoning Commission Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with six votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 2 – Citywide – Presentation and discussion regarding Chapters 106-107 of the Land Development Ordinances Code update.

Joshua Mike, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Jackson Moll, Home Builders Association of Central Arizona, shared his concerns.

Angela Carmichel, Taylor Morrison, shared their comments for their company.

Andrew Yancey, Pulte, shared their comments for their company.

The Commission discussed:

- Cost matrix comparison
- Number of acres vs. number of units
- Waivers
- Vision of City of Surprise Amenities
- Housing options and affordability
- Set backs
- Issues with narrow lots
- Possible co-op between developers
- HOA dues
- Affordability
- PUD
- Alley's
- On-street parking
- Trash pick-up
- Six pack lots
- Home prices
- Deviations
- Pools/community pools

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Vice-Chair Bash made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 8:17 P.M.

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Nichole Flores, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 19, 2020 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations:

Consent: No Regular: Yes Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action on the Site Plan to allow for a new Goodwill store in a portion of Parcel 13 of the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road.

Motion:

I move to approve/deny the Site Plan to allow for a new Goodwill store in a portion of Parcel 13 of the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road, subject to stipulations "A" through "E".

Background:

On October 23, 2019, Archicon Architects and Interiors LC submitted a request for a Site Plan to allow for a new Goodwill store in a portion of Parcel 13 of the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS19-752-Cactus Plaza Goodwill- Staff Report
2. 01-FS19-752- Cactus Plaza Goodwill- Case Map
3. 02-FS19-752- Cactus Plaza Goodwill- Vicinity Map

4. 03-FS19-752- Cactus Plaza Goodwill- Project Narrative
 5. 04-FS19-752- Cactus Plaza Goodwill- Site Plan
 6. 05-FS19-752- Cactus Plaza Goodwill-Landscape
 7. 06-FS19-752- Cactus Plaza Goodwill- Elevation
 8. FS19-752-Cactus Plaza Goodwill-SP- PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-752

Project Name: Cactus Plaza Goodwill

Council District: 6- Palo Verde

Meeting Date: March 19, 2020

Planner: Shirley Phan

Owner: Joseph Berkhahn, Continental Surprise, LLC

Applicant: Tim Rasnake of Archicon Architects and Interiors LC on behalf
Joseph Berkhahn

Request: Site Plan to allow for a new Goodwill Department Store in a
portion of Parcel 13 of the Rancho Gabriela PAD generally
located south of Cactus Road and east of Reems Road

Site Location: Generally south of Cactus Road and east of Reems Road

Site Size: 2.42 acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan
2035.

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission move to **approve** case
FS19-752, subject to stipulations 'A' through 'E'.

Project Description:

Archicon Architects and Interiors LC submitted a request for a Site Plan to allow for a new Goodwill Department Store in a portion of Parcel 13 of the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road. The subject site is zoned PAD and has a land use designation of Community Commercial C-2. The proposed department store consists of a 22,980 square foot building located on a 2.4 acre pad.

The site is to be accessed through both existing shared driveways on the north and south of the property; these driveways having direct access to and from Reems Road to the west. The proposed site plan also demonstrates good pedestrian connectivity to the existing sidewalk along Reems Road and to Cactus Plaza.

The applicant proposes 114 parking spaces which will be located along the north and east side of the building. Five (5) of the spaces will be handicap-accessible. The proposed parking is in compliance with the SUDC parking requirements.

The proposed landscape meets the requirements of the Surprise Pointe PAD and the SUDC. On site, the applicant is proposing 20% of landscape coverage, which meets the minimum requirement of the SUDC. Additionally, a screen wall and landscaping along Reems Road will screen the parking spaces on the west side of the property. The proposed onsite landscape will match the landscape of the existing development in Cactus Plaza.

The proposed building color and material palette matches the corporate colors for Goodwill. The proposed exterior design also complies with the PAD design guidelines and will complement the existing architecture in Cactus Plaza.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

Surrounding Land Zoning:



PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Residential)	PAD (Commercial)	PAD (Commercial)

Background:

May 13, 1999: The subject parcel was annexed into the City under Ordinance 99-04

July 13, 2000: The Mayor and City Council approved the Rancho Gabriela PAD (Planned Area Development) under case PAD98-107.

July 3, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-473.

February 14, 2015: The applicant filed a request for a Site Plan and a Parcel Assemblage for a new Goodwill Department Store under case FS19-752.

80 **Utility and Services Table:**

81

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart U.S.D.

82
83 **Reviewing Agencies:**

84
85 In addition to the standard city reviewing agencies, Arizona Department of Transportation,
86 Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of
87 this request. None of the reviewing agencies indicated any concerns over the request.
88

89 **Summary:**

90
91 The proposed Site Plan meets the requirements of the Rancho Gabriela PAD, SUDC, and
92 the General Plan.
93

94 **Findings:**

- 95
96
 - The proposed Site Plan is consistent with the Rancho Gabriela PAD.
97

98 **Recommendation:**

99
100 Based on the findings noted above, staff recommends the Commission **approve** case **FS19-**
101 **752**, subject to stipulations 'A' - 'E' as outlined below:
102

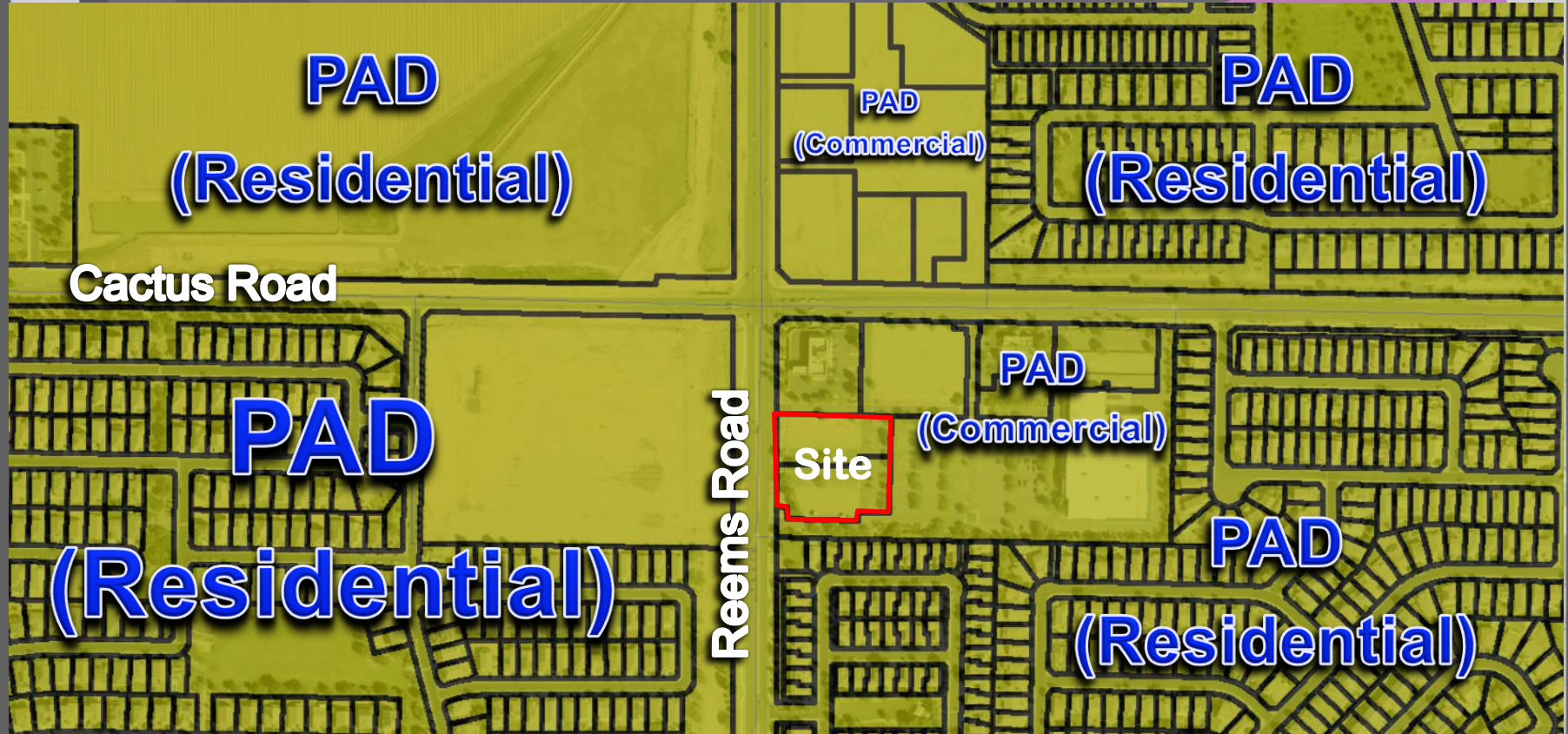
- 103 A. Development and use of the site shall be consistent with the Site Plan entitled "Cactus
104 Plaza Goodwill" consisting of one (1) sheet prepared by Archicon Architecture &
105 Interiors and stamped received January 9, 2020.
106
107 B. Building elevations shall be consistent with the Elevations entitled "Cactus Plaza
108 Goodwill" consisting of one (1) sheet prepared by Archicon Architecture & Interiors
109 and stamped received December 24, 2019.
110
111 C. Landscaping of the site shall be consistent with the Landscape Plan entitled "Cactus
112 Plaza Goodwill" consisting of five (5) sheets prepared by Thomas + Crowley and
113 stamped received December 24, 2019.
114
115 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
116 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
117 unless construction commences prior to that date.
118
119 E. Non-compliance with the approved plan for this case will be treated as a violation
120 in accordance with the provisions of Article XIV of the Surprise Unified Development
121 Code.

122
123 However, should the Commission wish to deny the request, the Commission should make
124 its own findings and base its decision on those alternative findings.
125

126 **Attachments:**
127

- 128 01 Case Map
- 129 02 Vicinity Map
- 130 03 Project Narrative
- 131 04 Site Plan
- 132 05 Landscape Plan
- 133 06 Elevations
- 134 07 Luke AFB comments
- 135 08 Flood Control District comments
- 136 09 Maricopa Water District comments
- 137 10 ADOT comments
- 138 11 Powerpoint

Case Map



VICINITY MAP



PROJECT NARRATIVE – FS19-752

REVISED 12-20-19

GOODWILL AT CACTUS PLAZA

The Cactus Plaza Shopping center is located at the SEC of Cactus Road and Reems Road in Surprise Arizona. Currently, the shopping center is comprised of a Kohls, Chase Bank and Wendy's that are all open and operating. The off sites are completed and most of the main driveways within the shopping center have been constructed and are existing.

The applicant is proposing to amend the previous Master Plan and develop a Goodwill Store and Donation Center as shown in Site Specific plan. The Goodwill building will be +/- 22,000 square feet and will be situated on an amended lot to be approximately (2.41) acres of property adjacent to Cactus Road. The new lot will provide the required parking for Goodwill and also the lighting package for Goodwill. The previous concept meeting revealed the need for pedestrian access from the street to Goodwill. This is now facilitated with sidewalks and crossings to promote connectivity.

The Goodwill LOT 6 will provide all of the requirements necessary to facilitate effective store operation, truck access and pedestrian access.

This project is another Phase of Cactus Plaza shopping center so the final pedestrian connection to adjacent buildings will need to be verified when new buildings are incorporated.

The proposed building will be a complimentary addition to the center design utilizing similar elements, textures and colors as the existing buildings. The design uses alternating textured finishes, varying parapet wall heights, and elevation plane changes to create a modern and architecturally interesting building. The building will be designed with a convenient donation drop off area so that all donations will be received and taken directly inside the building while covered and hidden with an Architectural Porte Cochere Feature.

End of Narrative

155 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

LANDSCAPE ARCHITECT :
THOMAS + CROWLEY
1150 NORTH COUNTRY CLUB DR
STE 11
MESA, ARIZONA 85201
PH: 480-878-4708
CONTACT: CRAIG CROWLEY EMAIL:
craig@thomas-crowley.com

CACTUS

REEMS

THIS PROJECT

KOHLS

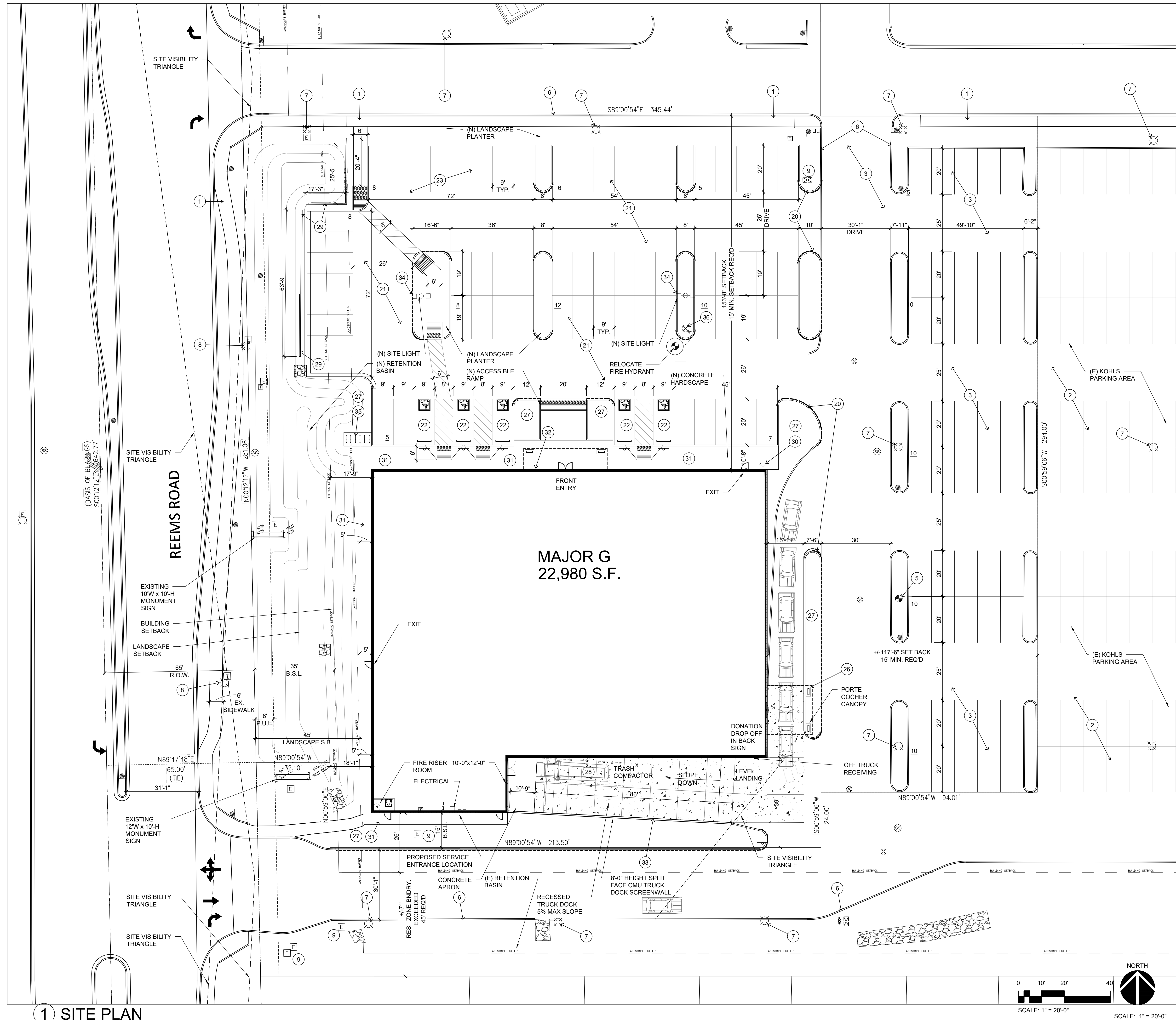
BULLARD

PEORIA AVE.

SURPRISE, ARIZONA

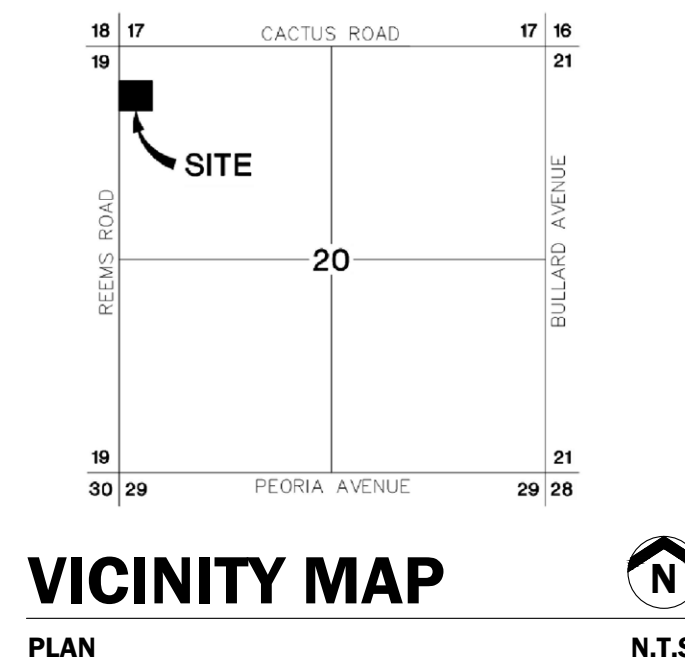
E DATE: JAN . 7TH ,2019

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GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL NOT VARY FROM PLAN WITHOUT PRIOR LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE AND TOWN APPROVAL.
- THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE (SEE SPECS)
- THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LANDSCAPE CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - VISIT THE SITE AND VERIFY EXISTING CONDITIONS.
 - VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
 - BE RESPONSIBLE FOR DAMAGE TO EXISTING WORK AND UTILITIES (CALL BLUE STAKE - 811).
- ALL PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE WORK WITH OTHER CONTRACTORS
- MAINTAIN ALL LANDSCAPING WHILE UNDER CONSTRUCTION INCLUDING, WATERING, TRIMMING, WEEDING AND BED CULTIVATION.
- CONTRACTOR SHALL DETERMINE ALL LANDSCAPE AND IRRIGATION BID QUANTITIES SHOWN ON THE PLANS. QUANTITIES LISTED IN SCHEDULES ARE FOR A COMPARISON COUNT ONLY.
- PLANT MATERIAL TO BE GUARANTEED AFTER FINAL ACCEPTANCE AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUNDCOVER - 90 DAYS. CONTRACTOR SHALL PROVIDE ANY AND ALL GUARANTEES REQUIRED BY THE OWNER'S REPRESENTATIVE AND THE TOWN OF QUEEN CREEK.
- DOUBLE STAKE ALL 15 GALLON TREES. DOUBLE STAKE 24" BOX TREES AND LARGER AS REQUIRED. SEE LANDSCAPE DETAILS, SHEET LD1 FOR ALL PLANTING AND STAKING DETAILS.
- ALL AREAS TO RECEIVE DECOMPOSED GRANITE, AND RIP RAP SHALL BE SPRAYED A MINIMUM OF TWO TIMES, 15 TO 20 DAYS BETWEEN EACH APPLICATION WITH WEED KILLER "ROUND UP OR EQUAL" PRIOR TO GRANITE INSTALLATION. TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE "SURFLAN OR EQUAL" SHALL BE MADE PER MANUFACTURER'S RECOMMENDATIONS. ONE PRIOR AND ONE AFTER GRANITE/ROCK PLACEMENT.
- PLACE GRANITE/CRUSHED ROCK A MIN. 2" DEPTH IN ALL BEDS EXTENDING UNDER TREES, SHRUBS, & GROUNDCOVER.
- FINISH GRADE OF PLANTING BEDS, TURF, AND GRANITE/CRUSHED ROCK AREAS TO BE 1/2" BELOW ADJACENT PAVING, UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE SOIL LEVEL 21" BELOW CURBS OR SIDEWALKS FOR AREAS RECEIVING GRANITE/CRUSHED ROCK.
- GRADING INCLUDES ALL EXCAVATION, HANDLING, IMPORT, SETTLEMENT, & DISPOSAL NECESSARY TO MEET PLAN FINISH GRADE.
- ALL EARTHWORK IS TO INCLUDE GRADING WHICH PROVIDES POSITIVE DRAINAGE OF WATER AWAY FROM ALL STRUCTURES, WALLS AND WALKS. SEE LANDSCAPE DETAILS SHEET LD.1
- A PLANTING MIX OF 1/3 MULCH, 2/3 NATIVE SOIL MIXED THOROUGHLY IS TO BE USED AS PLANT BACKFILL.
- PROVIDE AGRIFORM TABLETS AS FOLLOWS: SIX/36" BOX; FOUR/24" BOX; THREE/15 GAL TWO/6 GAL; ONE/1 GAL. SEE SHEET LD1 FOR ALL PLANTING SPECIFICATIONS & DETAILS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR "TOP SOIL" FILL MATERIAL FOR ALL RAISED PLANTERS.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN 24 HOURS, DO NOT PLANT. USE HARD PAN DRAIN (SEE TREE TREE & SHRUB PLANTING DETAIL ON SHEET LD1). HOLE DRAINAGE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE & LANDSCAPE ARCHITECT BY EMAIL (WITH DAY AND TIME) A MIN. OF 2 DAYS IN ADVANCE OF PLANTING HOLE WATER TEST. THIS PROCEDURE SHALL BE FOLLOWED EACH TIME WATER TEST OCCURS.
- ALL LANDSCAPE IN FRONT OF EACH WALL OR BUILDING WILL BE INSTALLED AFTER THE COMPLETION OF EACH WALL TYPE OR BUILDING STRUCTURE.
- DECOMPOSED GRANITE SHALL MEET THE FOLLOWING: NATIVE, LOCAL DESERT STONE FREE OF LOAM, SAND, CLAY AND OTHER FOREIGN SUBSTANCES. SIZE RANGE, AND COLOR SHALL BE AS INDICATED WITH NO MORE THAN 30% MEASURING BELOW 1/16". GRANITE SHALL BE FREE OF ORGANIC MATTER AND OTHER DEBRIS, COLOR AS INDICATED.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS OR REAR OF FIRE HYDRANTS. SHRUBS MUST BE, AT MATURITY, 7' FROM THE REAR OF A FIRE HYDRANT.
- TREES PLACED WITHIN 7' OF A SIDEWALK, WALL OR ANY OTHER CONCRETE STRUCTURE SHALL HAVE A ROOT BARRIER INSTALLED ADJACENT TO THE STRUCTURE. CONTRACTOR SHALL SUBMIT CUT SHEETS OF ROOT BARRIER TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR APPROVAL.



PROJECT TEAM

OWNER DEVELOPER
CONTINENTAL CACTUS & REEMS LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 83051
PHONE: (262) 502-5500

CONTACT: JOSEPH BERKHANN, PE
EMAIL: JBERKHAN@CPRPRTIES.COM

CIVIL ENGINEER
BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, STE 325
GLENDALE, ARIZONA 85305
PH: (480)629-8830

CONTACT: JOE CABLE, PE
EMAIL: JCABLE@BOWMANCONSULTING.COM

ARCHITECT
ARCHICON
5505 E. WASHINGTON ST. STE 200
PHOENIX, AZ 85034
PHONE: (602) 222-4266

CONTACT: SCOTT PUENTE
EMAIL: SCOTT@ARCHICON.COM

LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
1150 N. COUNTRY CLUB DRIVE, SUITE 11
MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- SETBACK LINE

KEYED NOTES

- X.X EXISTING**
- X.1 EXISTING CURB, DO NOT DISTURB
- X.2 EXISTING SIDEWALK, DO NOT DISTURB
- X.3 EXISTING MONUMENT SIGN, DO NOT DISTURB
- X.4 EXISTING LIGHT POLE, DO NOT DISTURB
- X.5 EXISTING SIGN, DO NOT DISTURB
- X.6 EXISTING FIRE HYDRANT, DO NOT DISTURB
- X.7 EXISTING LANDSCAPE, DO NOT DISTURB
- A.X ARCHITECTURE**
- A.1 BUILDING COLUMN, SEE ARCHITECTURE PLANS
- A.2 SCREEN WALL, SEE ARCHITECTURE PLANS
- A.3 BIKE RACKS, SEE ARCHITECTURE PLANS

- C.X CIVIL**
- C.1 NEW CURB, SEE CIVIL ENG. PLANS
- C.2 CONCRETE SIDEWALK, SEE CIVIL ENG. PLANS
- C.3 RAMP, SEE CIVIL ENG. PLANS
- C.4 PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS
- C.5 RIP RAP, SEE CIVIL ENG. PLANS, SEE LANDSCAPE SCHEDULE FOR COLOR
- C.6 FIRE HYDRANT, SEE CIVIL ENG. PLANS
- C.7 BACKFLOW PREVENTER AND BOLLARD, SEE CIVIL PLANS

- L.X LANDSCAPE**
- L.1 SIGHT VISIBILITY TRIANGLE PER C.O.S. DETAIL 4-01
- L.2 BLEND NEW DECOMPOSED GRANITE WITH OLD, REPLACE WITH NEW WHERE REQUIRED
- L.3 SIGHT VISIBILITY TRIANGLE PER C.O.S. DETAIL 4-02
- L.4 TREES BETWEEN SIDEWALK AND CURB SHALL HAVE A DEEP ROOT BARRIER INSTALLED, SEE DETAIL 7/L1.2

LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
EXISTING PLANTS			
	EXISTING TREE SPECIES VARY		
	EXISTING SHRUB / GROUNDCOVER SPECIES VARY		
TREES			
	CERCIDIMUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE - MULTI TRUNK OR LOW BREAKING	24" BOX	34
	CAESALPINIA CACALACO 'SMOOTHIE' HYBRID THORNTLESS CASCALOTE - LOW BREAKING	36" BOX	10
SHRUBS			
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	21
	TECOMA STANS YELLOW BELLS	5 GAL.	14
	LECOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL.	64
	LECOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL.	208
ACCENTS			
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	21
	DASYLIRON ACROTRICHE GREEN DESERT SPOON	5 GAL.	21
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.	113
GROUNDCOVER			
	LANTANA MONTIVENDESIS 'PURPLE TRAILING' PURPLE TRAILING LANTANA	1 GAL.	112
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	41
TOP DRESSING			
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: MATCH EXISTING CONTRACTOR TO VERIFY IN FIELD 2" MIN DEPTH IN ALL LANDSCAPE AREAS	20,945 S.F.	
	RIP RAP SIZE: SEE CIVIL COLOR: MATCH EXISTING CONTRACTOR TO VERIFY IN FIELD 2" MIN DEPTH IN ALL LANDSCAPE AREAS	25 S.F.	

SVTE NOTE

SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

SITE DATA

APN: 501-97-635 & 501-97-634

GROSS SITE AREA: 2.4190 AC (105,372 S.F.)

NET SITE AREA: 2.4190 AC (105,372 S.F.)

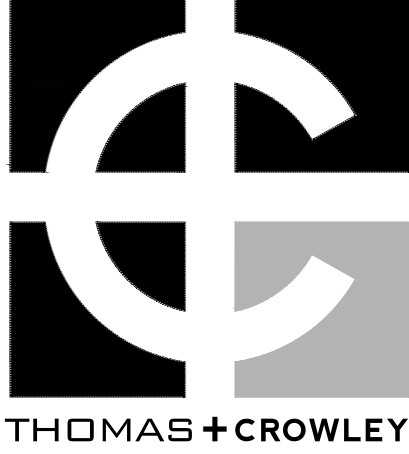
ZONING: PAD (C-2) RANCHO GABRIELLA

LANDSCAPE % 20% (20,970 S.F.)

TURF % 0%

SHEET INDEX

#	SHEET	NAME
1	L1.1	LANDSCAPE PLAN
2	L1.2	LANDSCAPE DETAILS
3	L2.1	IRRIGATION PLAN
4	L2.2	IRRIGATION DETAILS
5	L3.1	LANDSCAPE & IRRIGATION SPECIFICATIONS



LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
SUITE 11
MESA, AZ 85201
PH: 480-878-4708

WWW.THOMAS-CROWLEY.COM

T+C P.NO.
21974



PROJECT

**CACTUS PLAZA
GOODWILL**

SEC - CACTUS ROAD AND REEMS ROAD
SURPRISE, ARIZONA

DISCLAIMER

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IT IS THE CONTRACTORS RESPONSIBILITY PRIOR TO A DURING CONSTRUCTION TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL OMISSIONS OR KNOWLEDGE OF BUILDING CODES AND METHODS OF CONSTRUCTION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING ADDRESSING SUCH PERCEIVED ERRORS AND OMISSIONS. INSTRUCTIONS SHALL BE RECEIVED FROM THE LANDSCAPE ARCHITECT PRIOR TO THE CONTRACTOR, OR SUBCONTRACTORS, PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA BLUE STAKE 1-800-STAKE IT OUTSIDE MARICOPA COUNTY

ISSUE/REVISION DATE

SUBMITTAL 10.9.2019

PERMIT SUBMITTAL 10.16.2019

CITY COMMENTS 12.17.2019

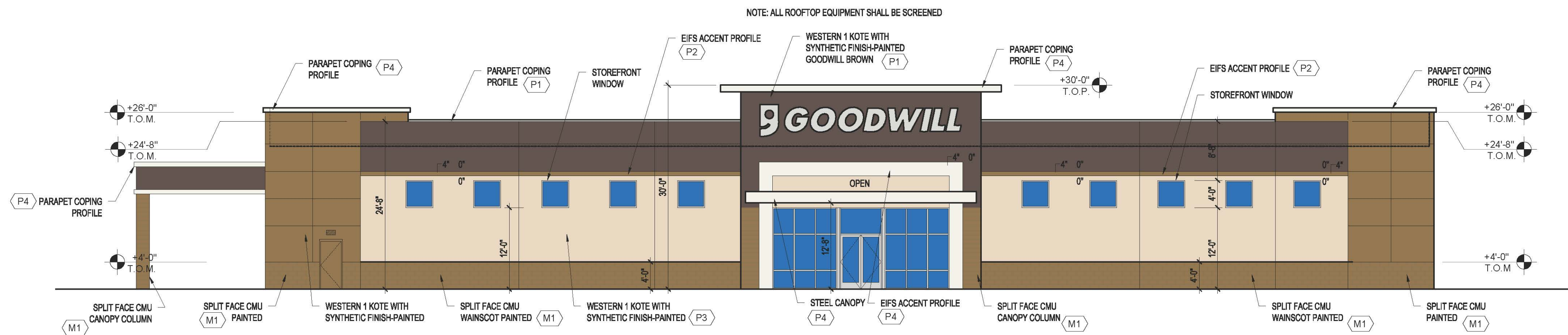
SCALE
AS NOTED

SHEET NAME

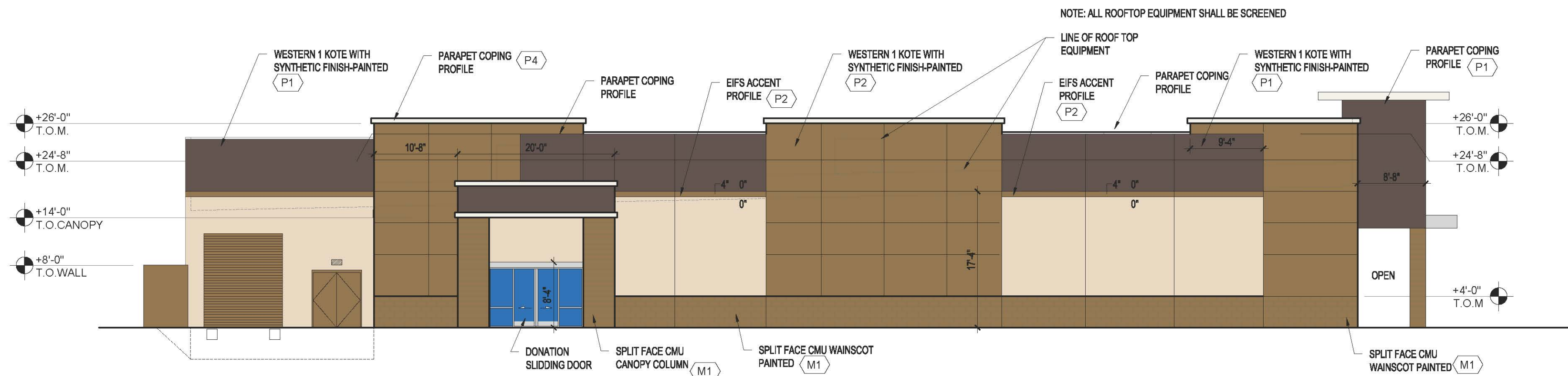
LANDSCAPE PLAN

SHEET # SHEET REFERENCE

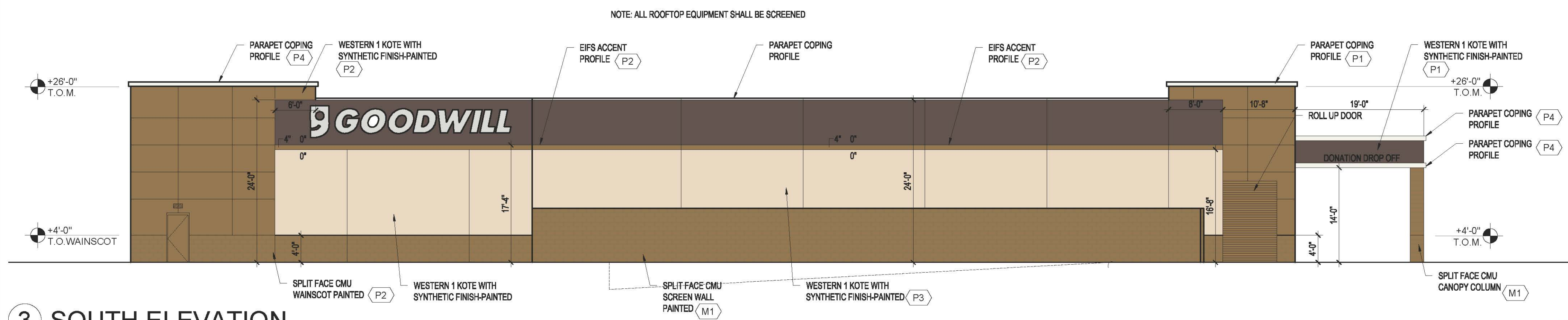
1 OF 5 **L1.1**



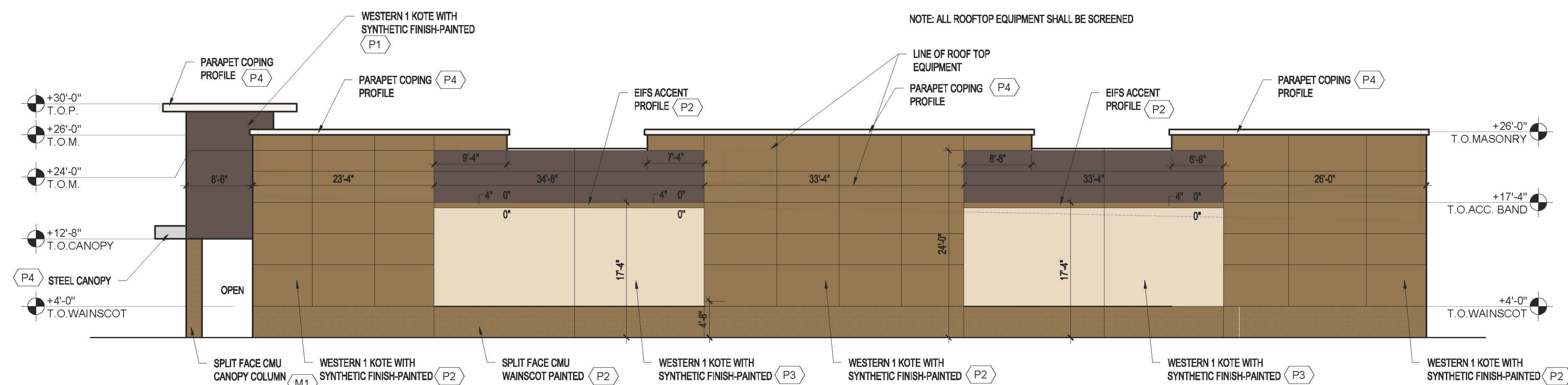
1 NORTH ELEVATION



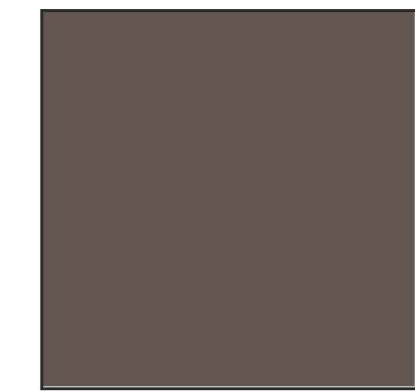
2 EAST ELEVATION



3 SOUTH ELEVATION

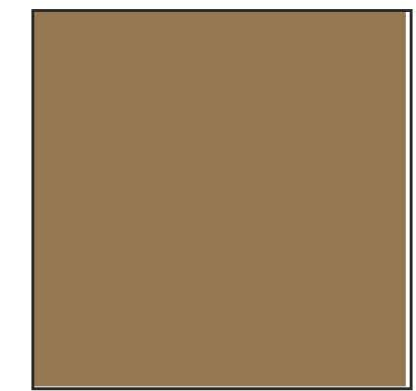


4 WEST ELEVATION



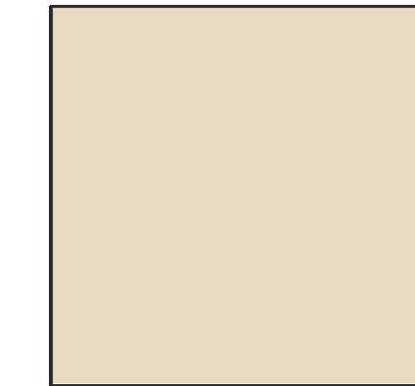
P1
DUNN EDWARDS
DE 6077
DEEP BROWN

STUCCO



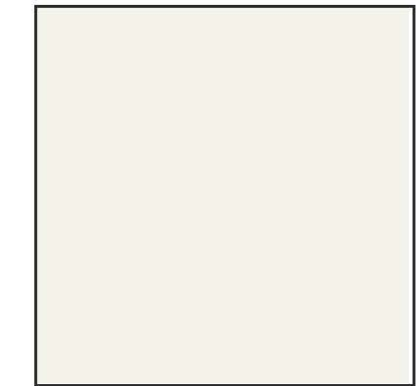
P2
DUNN EDWARDS
DE 6154
CUBAN CIGAR

SPLIT FACE CMU AND STUCCO



P3
DUNN EDWARDS
DE 6142
FLOATING FEATHER

STUCCO



P4
DUNN EDWARDS
DE 6253
COTTON FIELD

STUCCO AND STEEL ACCENTS



M-1
SPLIT FACE CMU - PAINTED DUNN EDWARDS
DE 6154
CUBAN CIGAR

SPLIT FACE MASONRY WAINSCOT



ARCHICON
Architecture & Interiors, L.C.

5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

CACTUS PLAZA - MAJOR G
GOODWILL
SEC REEMS AND CACTUS ROAD
SURPRISE, ARIZONA

JOB NO: 1918710-01

PROJECT MGR: S PUENTE

DRAWN BY: ARCHICON

CHECKED BY: J PLANCK

NO. REVISION DATE



DR-2C

ISSUE DATE: DEC. 20 TH, 2019



FS19-752

Cactus Plaza Goodwill

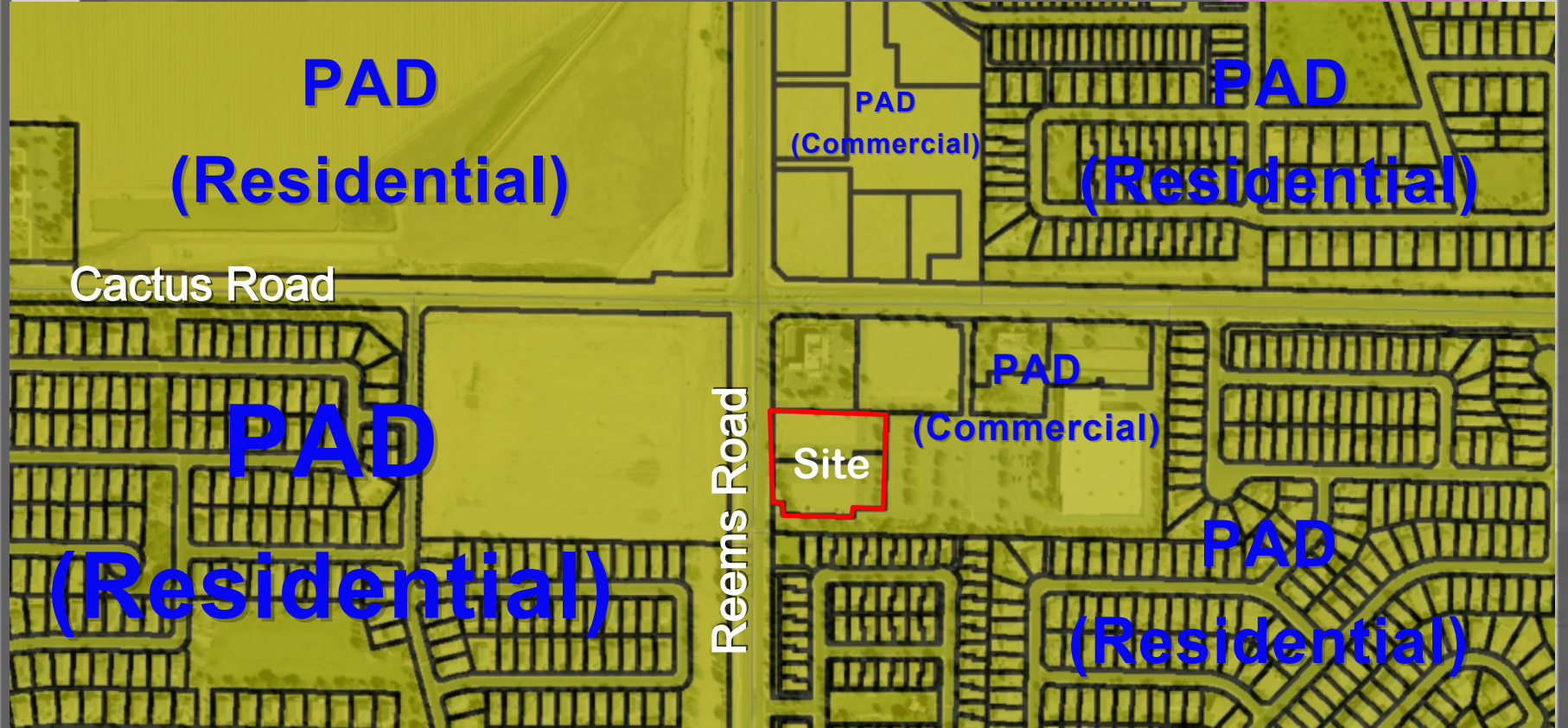
Planning & Zoning Commission

March 19, 2020

VICINITY MAP



Case Map



[illegible]

SYMBOL	Botanical Name (Scientific Name)	Height
	EXISTING TREE SPECIES UNKNOWN	
	EXISTING SHRUB / GROUNDER SPECIES UNKNOWN	
	GRASS	100' or less
	CRONQUIA DWARF MANROSE CRONQUIA SPINOSA NIGHT BLOOMING CRAPEFLOWER	30" or less
	CAULIPTRUS CINEREA WINTER THROATLE CINCALAPA	30" or less
	LEUCOPHYA TERRA VITAE ABUSUE SUNSHINE ORANGE	100' or less
	LEUCOPHYA LEUCOPHYA SUNSHINE ORANGE	100' or less
	LEUCOPHYA LATIFOLIA SUNSHINE ORANGE	100' or less
	LEUCOPHYA CANTONIA TURNED CLOVER	100' or less
	ACACIA	100' or less
	REVERCHIA FLORENS BURNING BUSH	100' or less
	RAULANDIA ADSPERSE RED DYE PLANT	100' or less
	RAULANDIA ADSPERSE RED DYE PLANT	100' or less
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	RAULANDIA ADSPERSE RED DYE PLANT	100' or less
	RAULANDIA ADSPERSE RED D	

RIGHT OF WAY REQUIREMENTS OF ARTICLES 5 AND 6. RIGHT OF WAY REQUIREMENTS OF SURPRISE DETAIL 4-01. RIGHT OF WAY REQUIREMENTS OF UNCONSTRUCTED VEHICLE LANE AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

APN:	500-07-000 & 500-07-004
GROSS SITE AREA:	2.4100 AC (105,373 S.F.)
NET SITE AREA:	2.4100 AC (105,373 S.F.)
ZONING:	PAD (P-2) BARROW GABRIELLA
LANDSCAPE %:	20% (20,079 S.F.)
TURF %:	0%

#	SHEET	NAME
1	1.1.1	LANDSCAPE PLAN
2	1.1.2	LANDSCAPE DETAILS
3	1.2.1	IRRIGATION PLAN
4	1.2.2	IRRIGATION DETAILS
5	1.3.1	LANDSCAPE & IRRIGATION SPECIFICATIONS

OWNER/DEVELOPER
CONTINENTAL CASUALS & RECREATION, LLC
WILMINGTON, DELAWARE

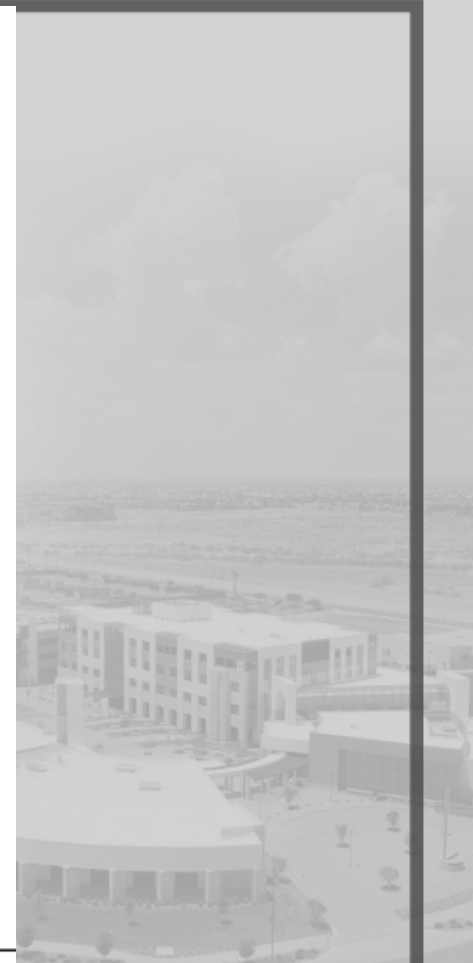
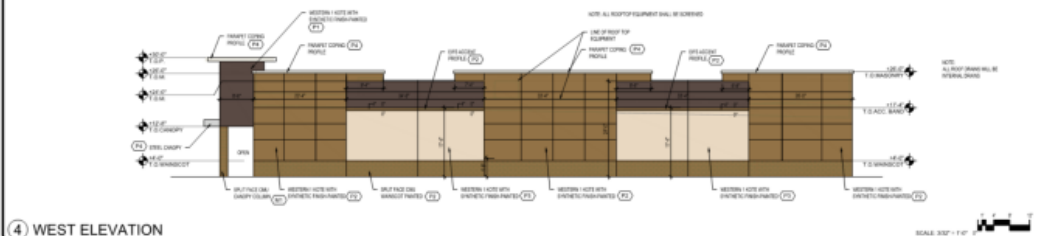
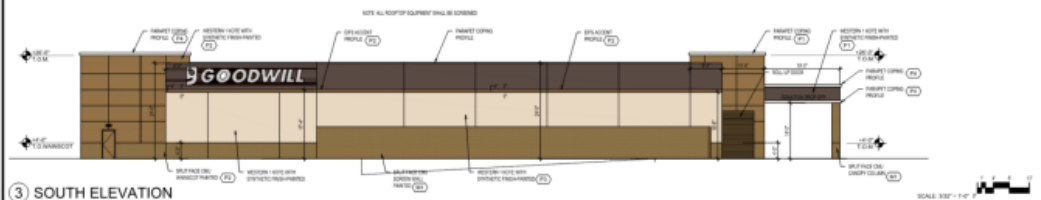
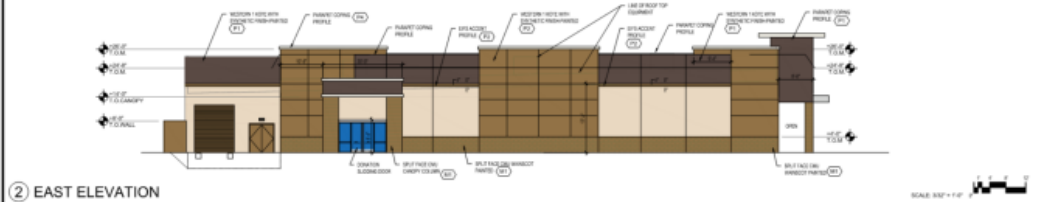
1000

=====	PROPERTY LINE
-----	EASEMENT LINE

8.1 EXISTING CURB, DO NOT DISTURB

C.8 CIVIL
C.1 NEW CURB, SEE CIVIL ENGR. PLANS
C.2 APPROVED EXISTING CURB AND GUTS, SEE CIVIL ENGR. PLANS

LX	LANDSCAPE
L1	SHORT VISIBILITY TRIANGLE PER C.O.S. DETAIL 4-01
L2	SHORT VISIBILITY TRIANGLE PER C.O.S. DETAIL 4-02



STAFF RECOMMENDATION

Staff Recommendation:

- Approval this Site Plan subject to Stipulations 'A' through 'E'



STIPULATIONS

A. Development and use of the site shall be consistent with the Site Plan entitled “Cactus Plaza Goodwill” consisting of one (1) sheet prepared by Archicon Architecture & Interiors and stamped received January 9, 2020.

B. Building elevations shall be consistent with the Elevations entitled “Cactus Plaza Goodwill” consisting of one (1) sheet prepared by Archicon Architecture & Interiors and stamped received December 24, 2019.

C. Landscaping of the site shall be consistent with the Landscape Plan entitled “Cactus Plaza Goodwill” consisting of five (5) sheets prepared by Thomas + Crowley and stamped received December 24, 2019.

D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



QUESTIONS OR COMMENTS?

Thank You