

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 18, 2020 @ 6:00 PM
COUNCIL CHAMBERS



NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be closed to the public during this meeting. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live.

For instructions on how to comment on agenda items and public hearings, please go to <http://bit.ly/33zgqWv>

- 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:

Public comment will be taken through email or via phone. To submit email comments, including Call to the Public for non-agenda items, please email PanZComments@surpriseaz.gov. Comments for Call to the Public must be submitted prior to the start of the meeting. To comment on agenda items, emails must be submitted prior to the time(s) designated for public comment by the Commission Chair during the meeting or before the agenda item has otherwise concluded.

To comment live by phone for Call to the Public for non-agenda items or for agenda items, please call 623-222-3030 prior to, or during, the meeting to have your name placed on a callback list. If you reach voicemail, please leave your name and phone number. The Commission Secretary will call those wishing to comment from the dais during the meeting, and the call will be streamed through the Council Chamber audio system. Only calls received before Call to the Public for non-agenda items or before or during the time(s) designated for public comment by the Commission Chair during the meeting on the subject agenda item will be accepted and streamed. No calls will be accepted after the time(s) designated by the Commission Chair for public comment or after an agenda item has otherwise concluded.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the June 4, 2020, Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 4 | Consideration and action regarding a Conditional Use Permit to allow for a new self-storage facility (Platinum Storage) within the Surprise Heritage District-Commercial Overlay (SHD-CO) generally located south of Bell Road and west of El Mirage Road. FS19-750 Platinum Storage CUP. | SHIRLEY PHAN
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 6 | Consideration and action regarding a Site Plan to allow for a new United Construction Group Manufacturing Facility on Lot 3A of the Re-Plat of Desert Cove Commercial Park Lot 2 & 3 Amended Final Plat in the Desert Cove PAD generally located north of Peoria Avenue and east of Litchfield Road. FS19-771 United Construction Group Site-Plan | Shirley Phan
Community
Development |
| 4. | District 5 | Consideration and action pertaining to the approval of a Site Plan for Marriott Springhill Suites at Surprise Center, generally located west of the northwestern corner of Civic Center Drive and Elm Street. FS19-871 -- Marriott Springhill Suites at Surprise Center. | Hobart Wingard
Community
Development |
| 5. | District 6 | Consideration and action pertaining to the approval of a Site Plan for Project Baxter at Surprise Pointe, generally located on the northeastern corner of Litchfield and Sweetwater Roads subject to Conditions "A" through "E". FS20-254 Project Baxter at Surprise Pointe Site Plan. | Hobart Wingard
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: June 10, 2020 at 1:30 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: June 18, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the June 4, 2020, Planning and Zoning Commission Minutes.

Motion:

Consideration and action to approve or disapprove the June 4, 2020, Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 20.06.10 EVR 06-04-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 4, 2020 / 6:00 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 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 4, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Sergio Angulo, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd shared there were no items on the agenda for the July 2, 2020 Planning and Zoning meeting, as a result, the meeting has been canceled. Mr. Boyd also conveyed agenda items to vote on the Planning and Zoning Chair and Vice-Chair positions have been added to the July 16, 2020 Planning and Zoning meeting agenda.

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 April 27, 2020, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the April 27, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Commissioner Norberg abstained. Motion passes with 5 votes in favor.

Item 2 – Internal – Consideration and action to review and approve or disapprove the May 7, 2020, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the May 7, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 1 - Consideration and action pertaining to the approval or disapproval of a Comprehensive Sign Program (CSP) entitled “Abrazo Surprise Hospital Sign Plan,” generally located on the southwest corner of Bell Road and State Route 303. FS20-104.

Hobart Wingard, Current Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council a Comprehensive Sign Program entitled “Abrazo Surprise Hospital Sign Plan,” generally located on the southwest corner of Bell Road and State Route 303, subject to stipulations ‘A’ and ‘B’ as outlined in the staff report.

Commissioner Krous seconded the motion. Motion passes with 6 votes in favor.

The Commission discussed the following:

- Setbacks

ITEM: 4 – District 1- Consideration and action pertaining to the re-hearing of a Zone Change from Mesquite Mountain Ranch Planned Area Development (“PAD”) Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development (“PUD”) Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD). FS18-617 Mesquite Mountain Ranch III Rezone with PUD Overlay.

Hobart Wingard, Current Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Chair Keating made a motion to recommend approval of the Mesquite Mountain Ranch III Rezone with PUD Overlay to the City Council, subject to stipulations “A” through “B” as outlined in the staff report.

Commissioner Krous seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 5 – District 1 - Consideration and action on the Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue. FS19-854 -- Heritage Asante Parcel 6.

Commissioner Krouse recused himself and did not participate in or vote upon this agenda item.

Sergio Angulo, Current Planner, presented item 5 to the Commission

Commissioner Smith made a motion to recommend approval to the Mayor and City Council on the Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue, subject to stipulations 'A' through 'C' as outlined in the staff report.

Vice-Chair Bash seconded the motion. Motion passes with 5 votes in favor.

ITEM: 6 – District 3 - Consideration and action pertaining to approval/disapproval of the Preliminary Plat entitled “Preliminary Plat for Sycamore Farms Subdivision,” received May 1, 2020, a property generally located on the southeast corner of Cactus Road and Cotton Lane. FS19-787 -- Sycamore Farms Preliminary Plat.

Commissioner Krouse recused himself and did not participate in or vote upon this agenda item.

Hobart Wingard, Current Planner, presented item 6 to the Commission.

Commissioner Norberg made a motion to add stipulation 'D' to require that a shade structure be installed over the playground area. Chair Keating seconded the motion to add stipulation 'D.' Motion passed with 5 votes in favor.

Commissioner Norberg made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “Preliminary Plat for Sycamore Farms Subdivision,” received May 1, 2020, a property generally located on the southeast corner of Cactus Road and Cotton Lane, subject to stipulations 'A' thru 'D' as outlined in the staff report.

Commissioner Chapman seconded the motion. Motion passed with 5 votes in favor.

The Commission discussed the following:

- Amenities
- Playground Shade Cover
- Multi-use Path
- Planning Packet

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Vice-Chair Bash will be absent from the June 18, 2020 Planning and Zoning Commission Meeting.

ADJOURNMENT:

Hearing no further business, Chair Keating made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Krouse seconded the motion.

Meeting adjourned at 6:22 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: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 18, 2020 Contact Person: SHIRLEY PHAN
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit to allow for a new self-storage facility (Platinum Storage) within the Surprise Heritage District- Commercial Overlay (SHD-CO) generally located south of Bell Road and west of El Mirage Road. FS19-750 Platinum Storage CUP.

Motion:

I move to approve/deny the Conditional Use Permit to allow for a new Platinum Storage Facility within the Surprise Heritage District- Commercial Overlay (SHD-CO) generally located south of Bell Road and west of El Mirage Road, subject to stipulations "A" through "E".

Background:

On October 23, 2019, Earl and Curley P.C., submitted a request for a Conditional Use Permit to allow for a new Platinum Storage Facility within the Surprise Heritage District- Commercial Overlay (SHD-CO) generally located south of Bell Road and west of El Mirage Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS19-750-Platinum Storage- Staff Report

2. 01- FS19-750- Platinum Storage- Case Map
 3. 02- FS19-750- Platinum Storage-Vicinity Map
 4. 03- FS19-750- Platinum Storage- Site Plan
 5. 04-FS19-750- Platinum Storage- Landscape Plan
 6. 05- FS19-750- Platinum Storage- Colored Elevation
 7. 06- FS19-750- Platinum Storage- Citizen Participation Report (1)
 8. 07- FS19-750- Platinum Storage- Luke Comments
 9. FS19-750- Platinum Storage-CUP
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-750**
2
3 **Project Name:** Platinum Storage
4
5 **Council District:** 4- Mulberry
6
7 **Meeting Date:** **June 18, 2020**
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** Dale Cutler of CDS Professional Building LLC.
13
14 **Applicant:** Taylor Earl of Earl and Curley P.C.
15
16 **Request:** Conditional Use Permit to allow for a new Self Storage
17 Facility within the Surprise Heritage District- Commercial
18 Overlay (SHD-CO)
19
20 **Site Location:** Generally, south of Bell Road and west of El Mirage Road
21
22 **Site Size:** 1.49 acres net (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
25 2035.
26
27 **Support/Opposition:** Residents from the vicinity attended the Citizen Review Meeting
28 on February 10, 2020. The residents that attended were in
29 general support of the facility.
30
31 **Staff Recommendation:** Staff recommends the Commission **approve** case FS19-750,
32 subject to stipulations 'A' through 'E'.
33

34 **Project Description:**

35
36 Earl and Curley P.C. submitted a request for a Conditional Use Permit to allow for a new
37 Self Storage Facility within the Surprise Heritage District-Commercial Overlay (SHD-CO).
38 The applicant proposes a 141,264 sq. ft. three (3) story building with a basement. The
39 building will include 1,003 storage units of various sizes, a business office, and conference
40 room that will be available for rent by the public. The facility will not have an on-site
41 caretaker's residence.

42
43 The subject site is zoned Surprise Heritage District with a Commercial Overlay (SHD-CO).
44 Per the Surprise Unified Development Code (SUDC), self-storage facilities (mini-
45 warehouses) are permitted with a Conditional Use Permit. The proposed use requires an
46 analysis of any proposed Conditionally Permitted Use to be based on the Use Specific
47 Standards listed under Section 122-90 of the SUDC. These standards include the following:

48
49 When allowed, mini-storage facilities shall be subject to the following requirements:

- 50 (a) Approvals required. Refer to the use matrix in article V to determine if the mini-storage
51 facilities are allowed within the zoning district; and if the use will require a conditional use
52 permit.
- 53 (b) Minimum site size shall be one acre. However, when the site is adjacent to residential
54 districts or residential uses, the site shall be a maximum of two acres with the intention
55 of promoting pedestrian connectivity within and around the residential neighborhood.
- 56 (c) The site shall be contiguous to an arterial or collector road, although access may or may
57 not be directly onto such arterial or collector, as determined through the review process.
- 58 (d) No individual mini-warehouse building shall be more than 200 feet long.
- 59 (e) All buildings that are visible from a public street shall exhibit architectural enhancements,
60 including variation of rooflines, uses of multiple material types, and color variations
61 compatible with surrounding uses as set forth in article VIII herein. Architectural plans,
62 including material and color samples, shall be submitted for review at the time of
63 application.
- 64 (f) Each site shall provide a minimum of two exits, one of which may be for emergency
65 vehicle use only.
- 66 (g) All driveways, parking, loading, and circulation areas shall be paved with concrete,
67 asphalt, or similar material.
- 68 (h) When the main driveway directly serves storage areas or cubicles the following
69 standards shall be followed:
- 70 (1) All one way driveways shall provide for one ten-foot parking lane and one 15-foot
71 travel lane. Signing and painting shall be used to designate traffic direction and
72 parking.
- 73 (2) All two lane driveways shall provide for one ten-foot parking lane and two 12-foot
74 travel lanes.
- 75 When the main driveway does not directly access the storage areas or cubicles,
76 the parking lane may be eliminated.

- (i) At least one parking space for each ten storage areas shall be equally distributed throughout the site.
- (j) A minimum eight-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to a right-of way or public area, the wall will be designed with insets or offsets to eliminate long, unbroken walls.
- (k) Outdoor storage shall be limited to recreational vehicles. The storage of recreational vehicles shall be limited to a maximum ten percent of the net site area. All recreational vehicle storage shall be located in the interior of the site and shall be screened from view from surrounding properties.
- (l) Side and rear setbacks shall be a minimum of 25 feet when adjacent to any residential zoning district. The planning and zoning commission may approve a zero foot setback if the perimeter buildings are intended to serve as the perimeter wall. Such approval must include the written support of a minimum of 51 percent of property owners within 75 feet of the subject property boundaries.
- (m) Side and rear setbacks shall be a minimum of 15 feet when adjacent to any zoning district other than a residential zoning district. The planning and zoning commission may approve a zero foot setback if the perimeter buildings are intended to serve as the perimeter wall and all applicable building codes will be met.
- (n) The maximum building height adjacent to a residential zoning district or within 50 feet of a residential dwelling shall be a maximum one story or 14 feet in height from finished grade. Building height may be increased to a maximum of two stories or 24 feet in height from finished grade provided an additional setback of two feet for every one foot in height in addition to the required setback is provided. The maximum building height adjacent to a non-residential zoning district shall be a maximum three stories or 35 feet in height from finished grade.
- (o) A minimum of 15 percent of the net land area shall be landscaped. The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.
- (p) No hazardous or flammable materials shall be stored in a mini-warehouse development.
- (q) No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.
- (r) In additions to the requirements listed above, zones requiring a conditional use permit are subject to the follow design requirements:
- (1) Facilities shall be comprised of a single structure, multi-floored, climate controlled building.

This Conditional Use Permit application has been reviewed against these standards and staff finds the proposed facility conforms to the requirements set forth under this section of the SUDC, with two exceptions: parking and the 8' masonry wall.

The applicant proposes 24 parking spaces, which is intended to accommodate the self-storage, office use, and meeting room use. Seventeen (17) of these spaces are located north of the building for convenience of the employees and customers. An additional seven (7) parking spaces will be located within the building. Two (2) of the 24 spaces will be handicap-accessible.

As noted above, the applicant proposes 1,003 storage units, plus office and meeting space; however, there is a discrepancy in the SUDC with respect to the number of spaces required for self-storage. The Use Specific Standards noted above require one (1) parking space for every ten (10) storage units. Using that ratio, a total of 101 parking spaces would be needed just to accommodate the storage aspect of the facility, which seems excessive. Conversely, Section 122-133 (e) of the SUDC states that not less than one (1) parking space is required for every 50 units, which calculates to 21 spaces and is a much more reasonable number. The additional three (3) spaces will serve the aforementioned office and meeting rooms uses. A refuse container is located on the northwest corner of the property

With respect to the 8' wall requirement, Section 122-90 (j) of the SUDC states:

- (j) A minimum eight-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to a right-of way or public area, the wall will be designed with insets or offsets to eliminate long, unbroken walls.

Ordinarily, an 8' masonry site wall is required at the property line; however, staff is amenable to the deletion the 8' wall requirement since the adjacent parking lot to the north of the subject property would segregate the proposed self-storage building from the adjacent buildings to the north. Further, the proposed self-storage building itself serves as its own screening and to include such a wall would serve only to screen one parking lot from another. In addition, an existing wall (height not specified) is located on the adjacent property to the south.

The site will take access from two (2) new driveways on El Mirage Road and Village Drive. The proposed Site Plan will provide a new sidewalk along Village Drive and connect to the existing sidewalk along El Mirage Road.

The proposed landscape meets the requirements of the SUDC. The site will be well landscaped using a variety of drought-tolerant plant species. The applicant is proposing 18% landscape coverage which exceeds the minimum requirement of the 15% requirement in the SUDC.

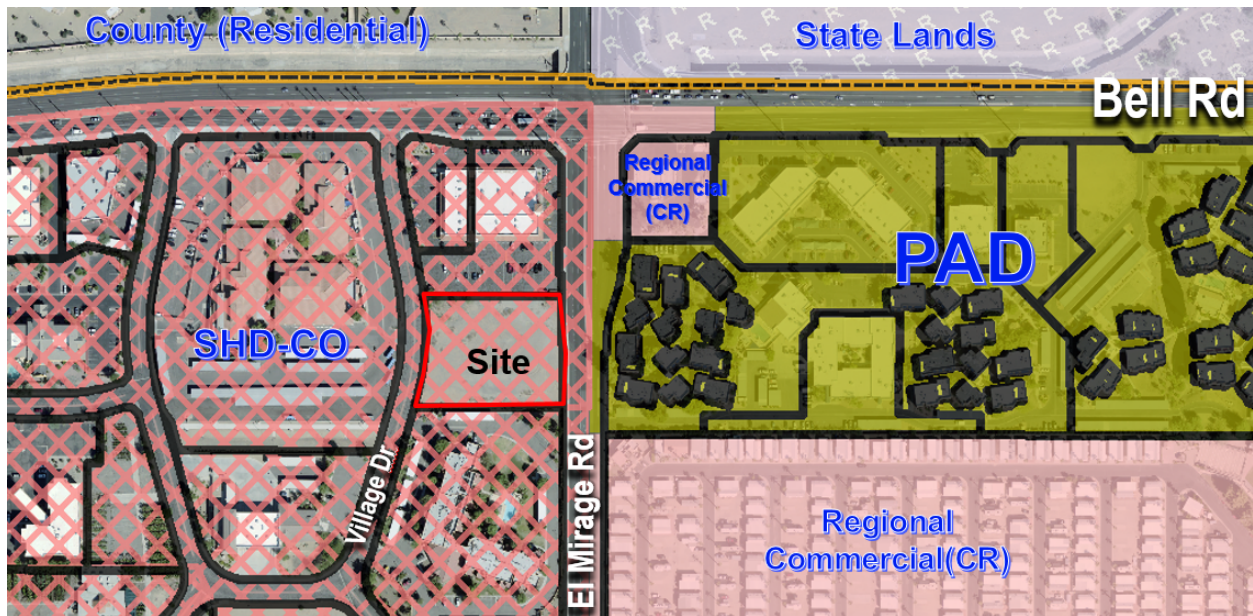
The proposed building colors and material palette meets the requirement from the SUDC design guidelines. The proposed exterior design also complies with the Surprise Heritage District design guidelines and will complement the surrounding area.

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

Citizen Outreach:

As mentioned above, the applicant held a Citizen Review Meeting on February 10, 2020 in the Residence Inn located at 16418 N. Bullard Avenue. Residents from the vicinity attended to ask questions about the project. Overall, the attendees were in support given the range of uses that are permitted on the site.

Surrounding Land Zoning:



SHD-CO (Commercial)	SHD-CO (Commercial)	PAD (Residential)
SHD-CO (Commercial)	SHD-CO (Commercial)	PAD (Residential)
SHD-CO (Commercial)	SHD-CO (Commercial)	PAD (Residential)

Background:

December 6, 1960: The subject parcel was annexed into the City under Ordinance RES_1960.

May 28, 1981: The Mayor and City Council approved the Final Plat for The Village at Surprise under the recordation number of 233-2.

July 11, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-437.

October 23, 2019: The applicant filed a request for a Conditional Use Permit under case FS19-750, the subject request.

Utility and Services Table:

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

Reviewing Agencies:

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

Summary:

The proposed Site Plan meets the requirements of the SUDC.

Findings:

- The proposed Site Plan is consistent with the SUDC.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-750**, subject to stipulations 'A' - 'E' as outlined below:

- A. Development and use of the site shall be consistent with the Site Plan entitled "Platinum Storage" consisting of one (1) sheet prepared by Hunter Engineering and stamped received April 9, 2020.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled "Platinum Storage" consisting of seven (7) sheets prepared by Hunter Engineering and stamped received April 9, 2020.
- C. Building elevations shall be consistent with the Elevations entitled "Platinum Storage" consisting of two (2) sheet prepared by RKAA Architect, INC and stamped received May 1, 2020.
- 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.

230 E. Non-compliance with the approved plan for this case will be treated as a violation
231 in accordance with the provisions of Article XIV of the Surprise Unified
232 Development Code.
233

234 However, should the Commission wish to deny the request, the Commission should make
235 its own findings and base its decision on those alternative findings.
236

237 **Attachments:**
238

- 239 01 Case Map
- 240 02 Vicinity Map
- 241 03 Site Plan
- 242 04 Landscape Plan
- 243 05 Elevations
- 244 06 Citizen Participation Report
- 245 07 Luke AFB comments

CASE MAP





VICINITY MAP



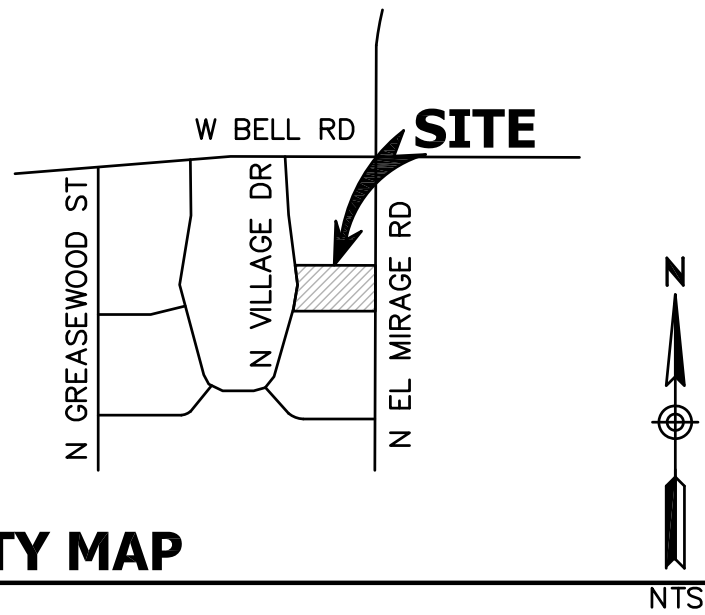
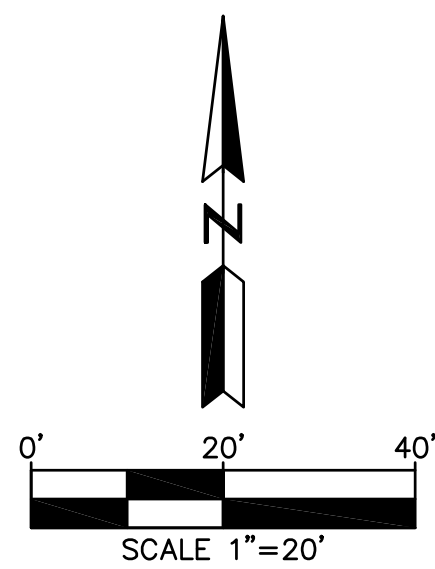
SITE PLAN
FOR
PLATINUM STORAGE
SWC OF W. BELL RD AND N. EL MIRAGE RD
SURPRISE, ARIZONA 85378

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

W. BELL ROAD
N90°00'00"E 417.90'

STA: 10+00 W. BELL ROAD =
STA: 20+97 N. EL MIRAGE ROAD

BRASS CAP IN HANDHOLE
N.E. COR. G.L.O. LOT 1 &
NE CORNER SEC 2
T3N, R1W



VICINITY MAP

OWNER/DEVELOPER

PLATINUM CONSTRUCTION
1450 TL TOWNSEND DRIVE, SUITE 100
ROCKWALL, AZ 75032
(972) 722-2590
CONTACT: SHAWN VALK
EMAIL: SHAWNVALK@GMAIL.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: GRANT HIRNEISE, PE
EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

ARCHITECT

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
PHONE: (602) 955-3900
CONTACT: NEIL FEASER
EMAIL: NFEASER@RKAA.COM

SITE LAYOUT SUMMARY

PROJECT NAME: PLATINUM STORAGE
ADDRESS: SWC W. BELL RD & N. EL MIRAGE RD
APN NUMBER: 501-81-099N/501-81-099L
GROSS SITE AREA: 1.91 AC +/- (83,358 SQ. FT.)
NET SITE AREA: 1.49 AC +/- (64,822 SQ. FT.)
LOT COVERAGE: 57.4%
CURRENT ZONING: SHD-CO
PROPOSED ZONING: SHD-CO
GENERAL PLAN LU: COMMERCE & OFFICE
BUILDING HEIGHT: 43' (3 STORIES PLUS BASEMENT)
DRIVE AISLE WIDTHS: 26'
TOTAL UNITS: 1,003

BUILDING AREA	# UNITS:
BASEMENT: 37,208 SQ. FT.	271
1ST FLOOR: 37,208 SQ. FT.	187
2ND FLOOR: 33,424 SQ. FT.	254
3RD FLOOR: 33,424 SQ. FT.	291
TOTAL: 141,264 SQ. FT. +/-	1,003

PARKING REQUIRED:
1 STALL PER 50 STORAGE UNITS (1,003 TOTAL UNITS)
1 STALL PER 250 SF OF OFFICE/CONFERENCE (371 SF TOTAL)

REQUIRED FOR STORAGE UNITS = 21 PARKING SPOTS
REQUIRED FOR OFFICE/CONFERENCE = 2 PARKING SPOTS
PARKING REQUIRED = 23 PARKING SPOTS

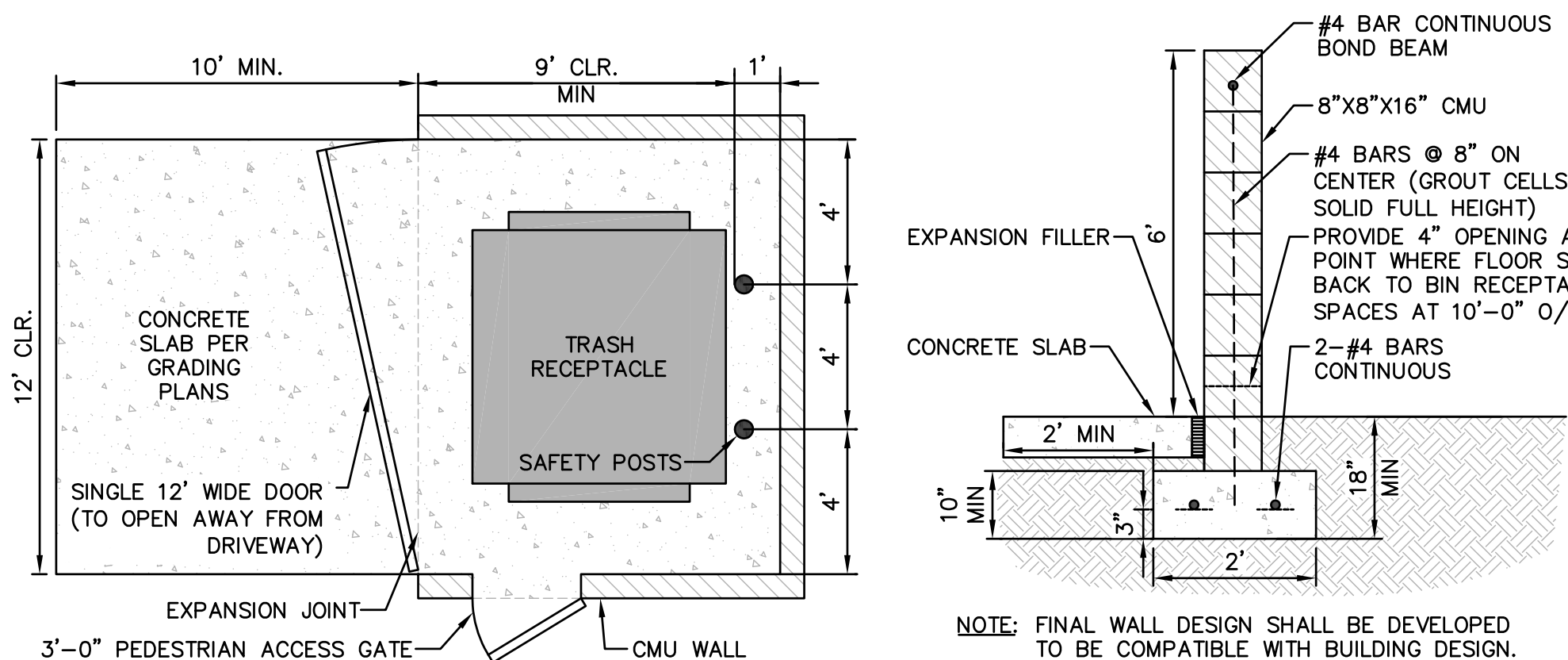
PARKING PROVIDED:
24 TOTAL SPACES (2 ADA)

BICYCLE PARKING REQUIRED:
1 STALL PER 20 PARKING STALLS (24 TOTAL PARKING STALLS)

BICYCLE PARKING REQUIRED:
2 BICYCLE SPOTS

BICYCLE PARKING PROVIDED:
2 TOTAL SPACES

SETBACKS:
FRONT SETBACK: 15'
SIDE SETBACK: 10'



1 REFUSE CONTAINMENT DETAIL

2 REFUSE WALL DETAIL

NO.	DATE	REVISION	BY

PURPOSE:
3RD CITY SUBMITTAL

DESIGN BY: TH
DRAWN BY: CM
CHECKED BY: GH

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



SITE PLAN
FOR
PLATINUM STORAGE
SWC OF W. BELL RD AND N. EL MIRAGE RD
SURPRISE, ARIZONA 85378

CONTACT ARIZONA BIT AT LEAST 2 HOURS
BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

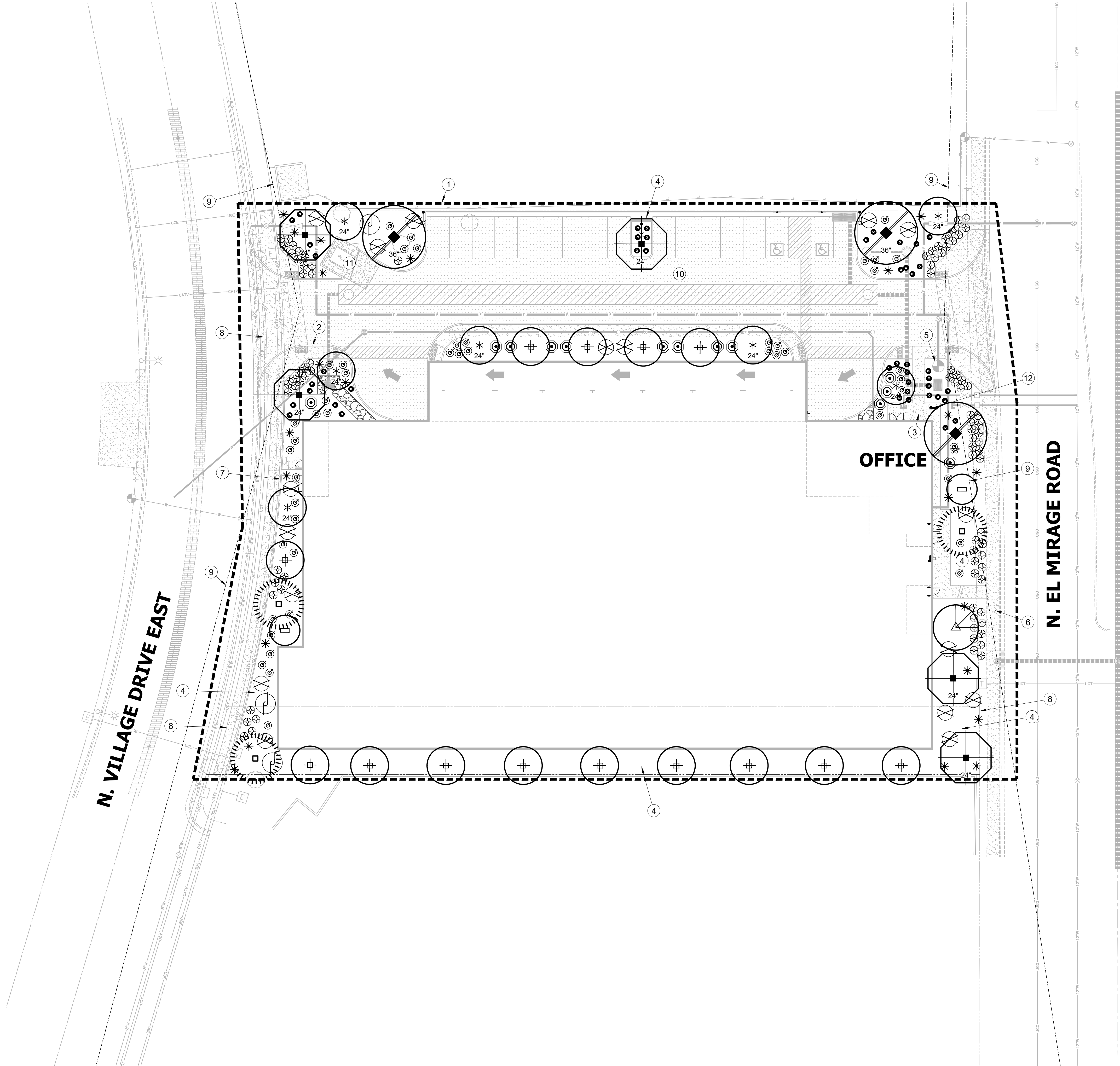
PROJECT NAME:
PLATINUM STORAGE

HE NO.: PLAT002

SCALE: 1"=20'

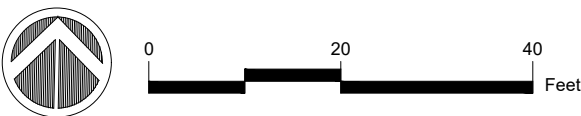
SHEET:
SP1

FS19-750



KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK-SEE CIVIL PLANS
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 CONCRETE SIDEWALK, EXISTING
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE (C.O.S. DETAIL 4-01, SHT. L0.2)
- 10 PAVEMENT-ASPHALT
- 11 REFUSE ENCLOSURE
- 12 BIKE RACK



DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

NO. DATE REVISION BY

10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85268
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

HUNTER
ENGINEERING

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 22396
AUDIE L. HENNINGTON
SIGNED 4/17/20
ARIZONA, U.S.A.
Audie Hennington

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

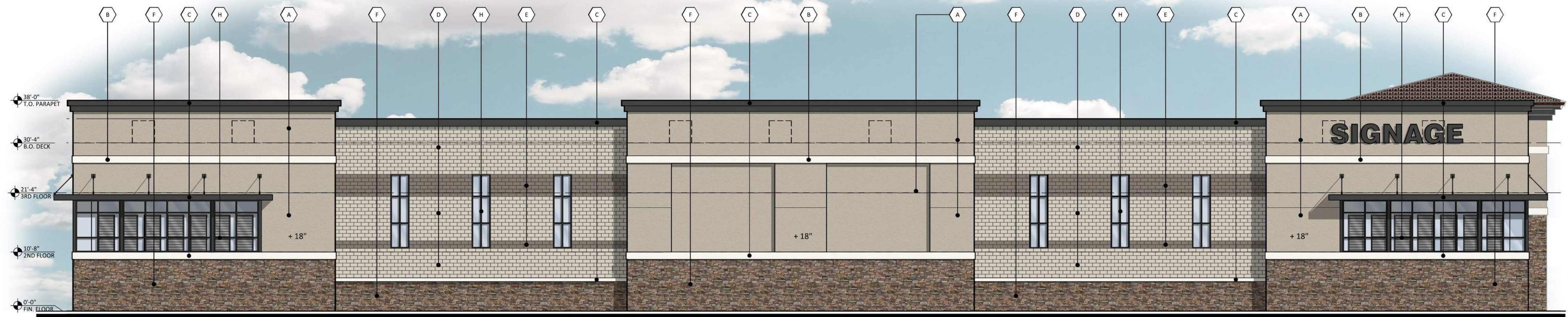
PROJECT NAME:
PLATINUM STORAGE

HE NO.: PLAT002
SCALE: 1"=20'

SHEET:
L1.1

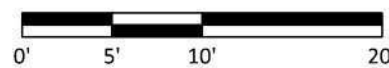
PURPOSE:
3rd CITY SUBMITTAL

PLANTING PLAN
FOR
PLATINUM STORAGE
SWC OF W. BELL RD AND N. EL MIRAGE RD
SURPRISE, ARIZONA 85378



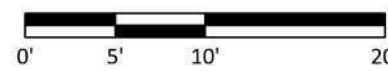
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



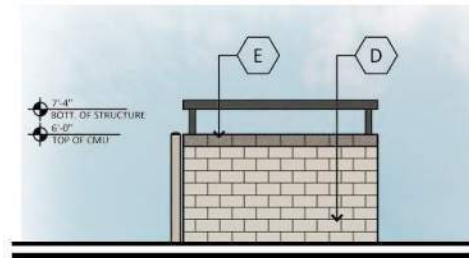
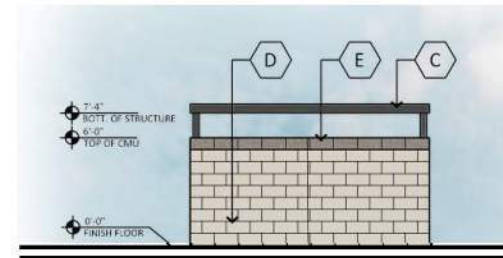
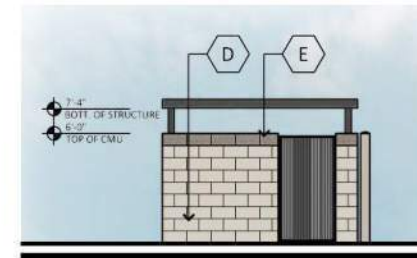
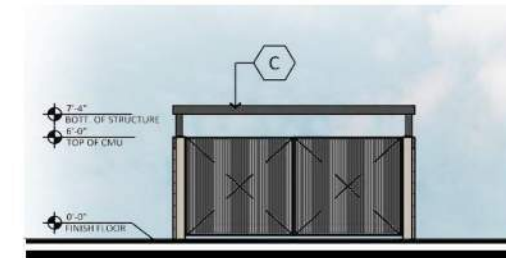
EAST ELEVATION

SCALE: 3/32" = 1'-0"



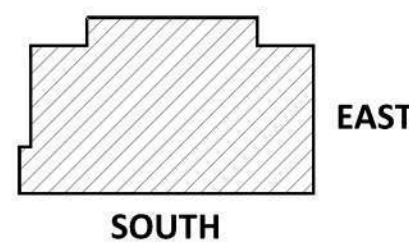
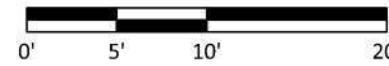
MATERIALS & COLORS

- | | | |
|---|--|---|
| A STUCCO (PAINT TO MATCH):
MFR: DUNN EDWARDS
COLOR: ASH GRAY
SPEC #: DEC751 | D SMOOTH FACE CMU:
MFR: TRENWYTH TRENDSTONE
COLOR: IRVING CREAM | G TILE ROOF:
MFR: VERA
STYLE: BARREL
COLOR: GRAPHITE |
| B STUCCO (PAINT TO MATCH):
MFR: DUNN EDWARDS
COLOR: WHISPER
SPEC #: DEW340 | E SMOOTH FACE CMU:
MFR: TRENWYTH TRENDSTONE
COLOR: HAWTHORNE | H STOREFRONT:
MFR: KAWNEER
COLOR: DARK BRONZE ANODIZED
SPEC: AA-M10C21A44 |
| C METAL COPING (COLOR TO MATCH):
MFR: SHERWIN WILLIAMS
COLOR: IRON ORE
SPEC #: SW7069 | F STONE VENEER:
MFR: EL DORADO STONE
PATTERN: CLIFF STONE
COLOR: MANZANITA | J ROLL-UP DOORS:
MFR: JANUS INTERNATIONAL
COLOR: BRONZE (STANDARD COLOR) |



TRASH ENCLOSURE

SCALE: 3/32" = 1'-0"



Recieved
5-1-2020

PLATINUM STORAGE
NEAR SWC OF EL MIRAGE ROAD AND BELL ROAD
SURPRISE, ARIZONA
DATE: 04-30-2020 (PRELIMINARY)

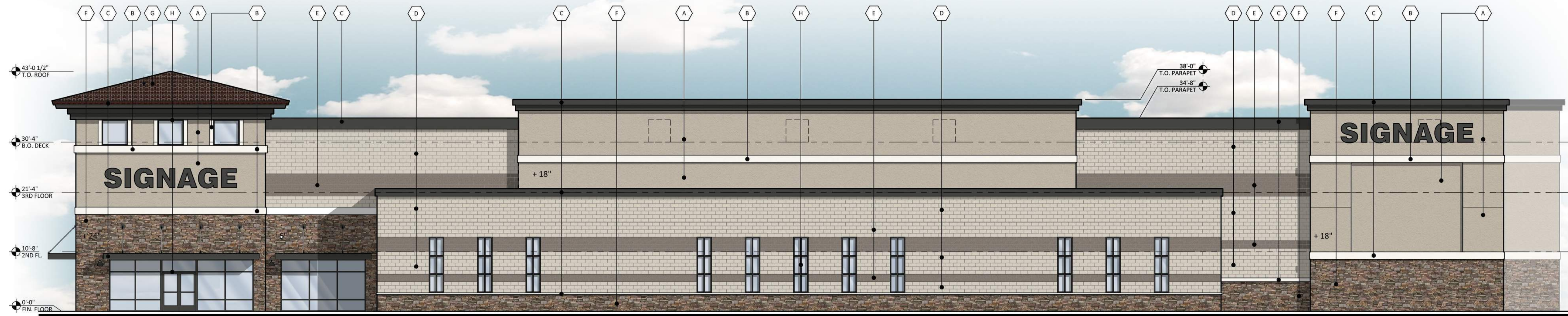


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EL-1
ELEVATIONS

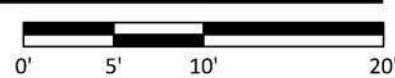
RKAA# 19141.00





NORTH ELEVATION

SCALE: 3/32" = 1'-0"



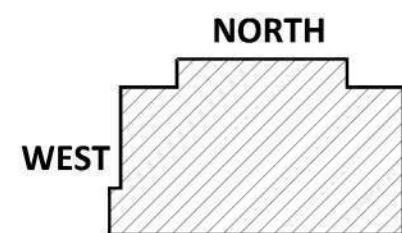
WEST ELEVATION

SCALE: 3/32" = 1'-0"

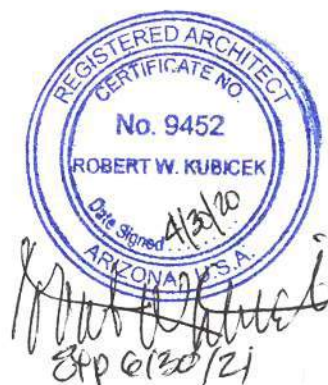


MATERIALS & COLORS

A STUCCO (PAINT TO MATCH): MFR: DUNN EDWARDS COLOR: ASH GRAY SPEC #: DEC751	D SMOOTH FACE CMU: MFR: TRENWYTH TRENDSTONE COLOR: IRVING CREAM	G TILE ROOF: MFR: VERA STYLE: BARREL COLOR: GRAPHITE
B STUCCO (PAINT TO MATCH): MFR: DUNN EDWARDS COLOR: WHISPER SPEC #: DEW340	E SMOOTH FACE CMU: MFR: TRENWYTH TRENDSTONE COLOR: HAWTHORNE	H STOREFRONT: MFR: KAWNEER COLOR: DARK BRONZE ANODIZED SPEC: AA-M10C21A44
C METAL COPING (COLOR TO MATCH): MFR: SHERWIN WILLIAMS COLOR: IRON ORE SPEC #: SW7069	F STONE VENEER: MFR: EL DORADO STONE PATTERN: CLIFF STONE COLOR: MANZANITA	J ROLL-UP DOORS: MFR: JANUS INTERNATIONAL COLOR: BRONZE (STANDARD COLOR)



PLATINUM STORAGE
NEAR SWC OF EL MIRAGE ROAD AND BELL ROAD
SURPRISE, ARIZONA
DATE: 04-30-2020 (PRELIMINARY)



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**EL-2
ELEVATIONS**

RKAA# 19141.00



***Citizen Participation Final Report
for
Platinum Storage Facility***
South of the southwest corner of Bell Road and El Mirage Road

Conditional Use Permit with Site Plan
Case Number: FS19-750
APN 501-81-099N

Submitted: March 9, 2020
Planning and Zoning Commission Public Hearing:

Prepared by:



CITIZEN PARTICIPATION FINAL REPORT

Platinum Storage

Conditional Use Permit with Site Plan to allow a self-storage facility

Case Number: FS19-750

The following is the Citizen Participation Final Report which sets forth the results of citizen participation/outreach efforts to date for the Conditional Use Permit with Site Plan request.

Description of Request

This request seeks approval of a Conditional Use Permit with Site Plan to allow a self-storage facility on an approximately 1.91-acre infill site located south of the southwest corner of Bell Road and El Mirage Road, within the original town square mile.

The property is zoned SHD/CO (Surprise Heritage District/Commercial Overlay) and Mini-storage facilities are a permitted use in that district subject to securing a Conditional Use Permit. The proposal is for a mixed use development consisting of self-storage, retail, and conference room space rentable by the general public.

The self-storage component will be of premium design, consisting of approximately 141,264 square feet of storage area in a single, three-story building with a basement. All storage will be internal and climate controlled. Additionally, all loading and unloading will occur in an indoor, secure, and climate controlled area.

The building will also house a retail component available to the general public. This associated retail area will be +/- 1,183 square feet and will sell boxes, locks, packing tape, box cutters, box labels, bubble wrap, packing foam, moving blankets and other related accessories. Although we expect self-storage customers to take advantage of this retail area, we also expect area residents to utilize it as well. This associated retail area will be located on the northeast portion of the building adjacent to El Mirage. The retail entrance will be visible and easily accessible from El Mirage, with convenient parking near the entrance.

Finally, the building will also house an additional +/- 371 square-foot conference room space. This space is intended to be rented by the general public, including individual business owners, community organizations, charity groups, or others that need a locally located conference room to hold their meetings. This will be of particular value to the business incubator space located less than 500' to the west of the proposed building. Those businesses will be able to use this space to meet with clients, investors, and service providers in a secure and off-site space.

Platinum Storage will own and operate this facility under its own brand name "Platinum Storage." A survey of self-storage operations around the valley reveals that such operations come in varying degrees of quality and design. But Platinum Storage seeks to be at the top end of the self-storage market in this area by developing a class-A facility.

They will achieve this at the subject location by doing the following. First, they will internalize

all storage to the interior of the building, where it will be climate controlled and secure.

Second, even the loading and unloading area will be internal to the building, meaning that even in the evening hours and during the Arizona summer, monsoon season, and otherwise difficult weather, customers will be able to load and unload in a safe, secure, and comfortable environment.

Finally, the building will incorporate attractive architectural design to enhance the streetscape and promote the quality of the operation. Truly, this is what a class-A storage facility looks and operates like.

Project Location

As mentioned, the approximately 1.91-acre infill site is located south of the southwest corner of Bell Road and El Mirage Road and is located within the original town square mile. The property is an infill site that has been passed over for decades. An aerial reveals that along the El Mirage Road, between Bell Road and Paradise Lane, this parcel is one of only two parcels that remains undeveloped. This project will bring needed development to a vacant parcel that has been passed over for development for decades and new development to the town's original square mile.



The subject site has two street frontages, El Mirage Road and North Village Drive-East. It is generally bounded by an existing older retail center along the north, El Mirage Road along the East, existing multi-family along the south and North Village Drive-East along the west. This site is located approximately 320-feet south of Bell Road on the west side of El Mirage Road and directly across from the City owned land. This facility will assist other uses in the area because self-storage is a support use to office, single-family, and multi-family uses, among others, which rely on storage facilities.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Surprise Citizen Review Process procedures. As prepared, the Final Report meets the City's requirements

and the recommended notification area as identified by the Planning Department. In accordance with the requirements of the Citizen Review Process, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the requests.
- A Public Notice advertisement informing the public of the neighborhood meeting was published in the Surprise Independent newspaper on January 22, 2020. See Appendix for a copy of the notice.
- The City of Surprise sent a copy of the Citizen Review Meeting notice to all property owners within 300-feet of the subject site to notify them of the neighborhood meeting to discuss the applications. See Appendix for a copy of the notice.
- Earl and Curley had the site posted with two 4' x 8' signs on January 20, 2020, to notify those interested of the neighborhood meeting. The sign included the neighborhood meeting date, time and location. See Appendix for copy of sign photos and affidavit of posting.
- A neighborhood meeting was held on Monday, February 10, 2020 from 6:00 PM to 7:00 PM at the Residence Inn by Marriott Phoenix NW/ Surprise (Saguaro Conference Room), 16418 N. Bullard Ave., Surprise, Arizona 85374, to inform those in attendance of the proposed Conditional Use Permit and Site Plan application. Only 1 interested citizen and Councilmember Ken Remley attended the meeting. From the City of Surprise, Lloyd Abrams, Rob Kuhfuss, and Shirley Phan, Planner, also attended the neighborhood meeting. See Appendix for a copy of Neighborhood Meeting Sign-In sheet.
- A series of 24" x 36" boards were set up to allow attendees the ability to view the exhibits up close and at their own pace and receive answers to their individual questions. The boards included: an aerial photo showing the subject site and surrounding context; a detailed conceptual site plan; and 2 boards showing the conceptual elevations. See Appendix for copies of neighborhood meeting exhibits.
- As attendees came, Ric Toris of the development team provided each attendee with relevant information and answered any questions. Those in attendance were generally supportive of the request.
- To the best of our notes and recollection, a summary of the questions asked by those attending the meeting and the answers provided are set forth below.

Questions:	Responses:
Is Platinum Storage a franchise company or are they independently owned?	Platinum Storage is independently owned.
How many mini-storage facilities has Platinum Storage developed in Arizona?	Platinum Storage built a self-storage facility in Kingman, Arizona, back in 1983. This will be our client's first self-storage facility in Arizona since 1983. However, they are currently going

	through the zoning process for self-storage facilities in the City of Surprise (this facility), one in the City of Scottsdale and one in the City of Goodyear.
How many mini-storage facilities has Platinum Storage developed elsewhere?	Platinum Storage has done over 40 self-storage facilities. They are building and/or own self-storage facilities in Arizona, Texas, Colorado, Minnesota and Costa Rica.
Will this mini-storage facility be climate controlled or air conditioned?	Yes, this facility will be climate controlled.
How many employees do we plan on hiring?	They expect to hire four employees.
Do we hire locally?	Yes.
Do we assist and support local charities?	The principal is actively involved in the Boys & Girls Club and he is an executive board member in Texas and is involved with Autism Speaks.
What type of lighting will be used?	All lighting will comply with the City lighting requirements.
What are the hours?	It was explained that this facility will not be a 24-hour facility, and access will be controlled via security code. It was further explained that this Platinum Storage facility will have an on-site manager available 7 days a week, during normal business hours, to assist new customers with the renting of available storage units and all of the services. Existing customers can access the facility with their unique security code from 6am to 10pm, daily. Office hours, which are staffed by the manager, will be approximately as follows: ▪ Monday through Friday: 9:00am to 6:00pm ▪ Saturday: 8:00am to 5:00pm ▪ Sunday: 11:00am to 3:00pm These hours may shift by 30 minutes.

- A follow up email was sent February 20, 2020 to Mr. Andy Cepon who attended the neighborhood meeting. A copy of the email is attached in the Appendix.
- No concerns, issues or problems have been raised with this request.
- Should any adjacent property owners and/or other interested individuals raise any questions between now and the public hearings, the Project Team will make every effort to address those questions, or concerns, in an appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed

to working with the City of Surprise, surrounding owners, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Conditional Use Permit with Site Plan to allow a self-storage facility request.

O:\INDEX\LIV Group\Bell and El Mirage\Docs\Citizen Participation FINAL REPORT_2.27.2020.docx

APPENDIX

1. Citizen Review Meeting Notice.
2. Citizen Review Meeting Newspaper Notice.
3. Sign Posting Affidavit.
4. Photos of Sign Posting.
5. Neighborhood Meeting Sign-In Sheet.
6. Neighborhood Meeting Exhibits.
7. Email to Andy Cepon

Citizen Review Meeting Notice.

CITY OF SURPRISE CITIZEN REVIEW MEETING

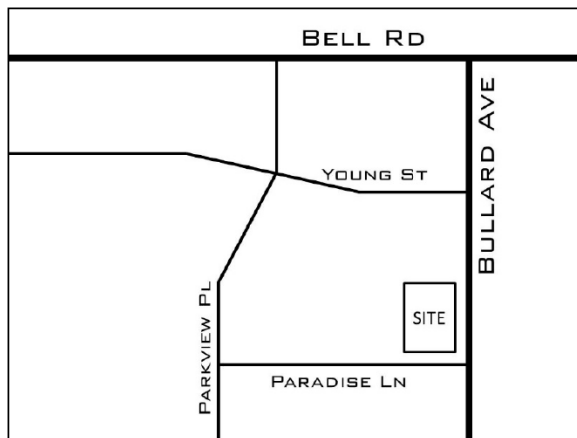
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Shirley Phan
623-222-3153

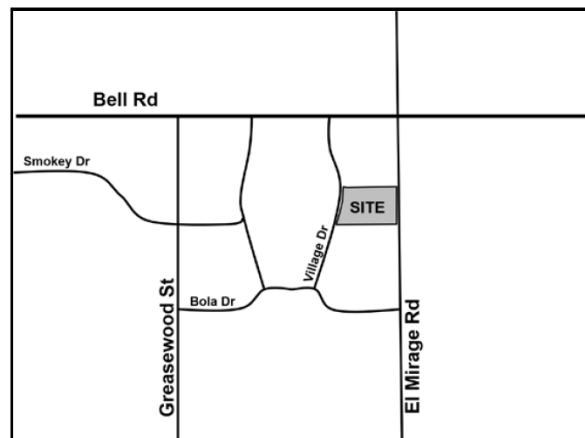
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, February 10, 2020
TIME: 6:00 PM
LOCATION: Residence Inn
16418 N. Bullard Avenue
Surprise, Arizona 85374

Meeting Location



Project Location



PROJECT DESCRIPTION: Taylor Earl from Earl and Curley P.C. is requesting approval of a Conditional Use Permit (case FS19-750) to allow for a new mini-warehouse facility on approximately 1.91 acres located South of Bell Road and West of El Mirage Road within the Surprise Heritage District-Residential Overlay (SHD-RO).

Citizen Review Meeting Newspaper Notice.

YourValley.net | Surprise Independent | January 22, 2020 45

Public Notice **Public Notice** **Public Notice** **Public Notice**

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Shirley Phan
623-222-3153

CITIZEN REVIEW MEETING DETAILS

DATE: Monday, February 10, 2020
TIME: 6:00 PM
LOCATION: Residence Inn
16418 N. Bullard Avenue
Surprise, Arizona 85374

Meeting Location

Project Location

PROJECT DESCRIPTION: Taylor Earl from Earl and Curley P.C. is requesting approval of a Conditional Use Permit (case FS19-750) to allow for a new mini-warehouse facility on approximately 1.91 acres located South of Bell Road and West of El Mirage Road within the Surprise Heritage District-Residential Overlay (SHD-RO).

Publish: Daily Independent, January 20, Surprise Independent, January 22, 2020/387364

**REVISED
CITY OF SURPRISE
PUBLIC NOTICE**

Take notice that at the date, time, and place listed below, the City of Surprise will hold a Public Hearing at the request of Austin Ranch LLC, for approval of a Planned Area Development ("PAD") Rezone (Case FS19-431) for an existing single family residential community located on the western corner of Grand Avenue and Deer Valley Road to modify densities and Land Use while increasing the PAD acreage.

Legal Description: Located in a portion of Sections 10, 11, 14, and 15, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, City of Surprise Arizona.

Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

DATE: Planning and Zoning Commission – February 6, 2020
City Council – February 18, 2020
TIME: 6:00 PM
LOCATION: Surprise City Hall, Council Chambers
16000 North Civic Center Plaza
Surprise, Arizona 85374

Project Location

At this meeting any member of the public may appear and be heard relative to this petition or may submit written comments at any time prior to the Public Hearing. All written comments regarding this petition will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, January 16, Surprise Independent, January 22, 2020/386278

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Sign Posting Affidavit

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS19-750
Applicant Name:
Location: South of Bell Road and West of El Mirage Road
Date Site Posted: January 20th , 2020

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 1/20/2020
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 20th day of January,

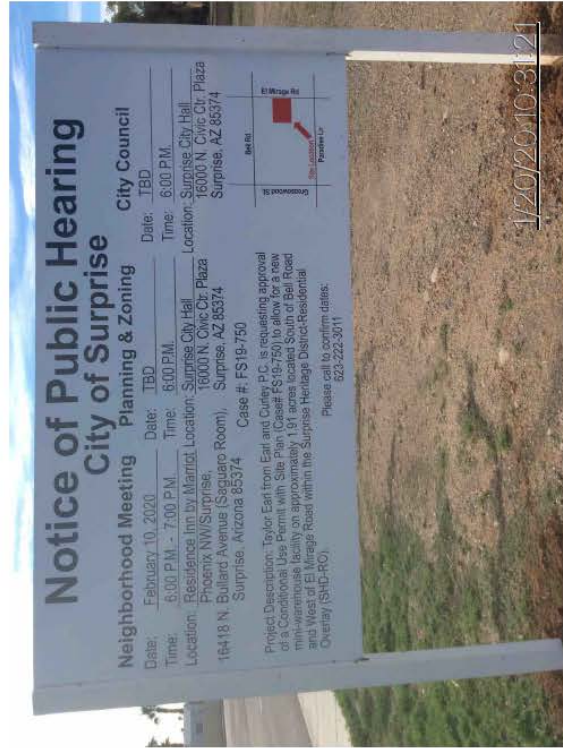
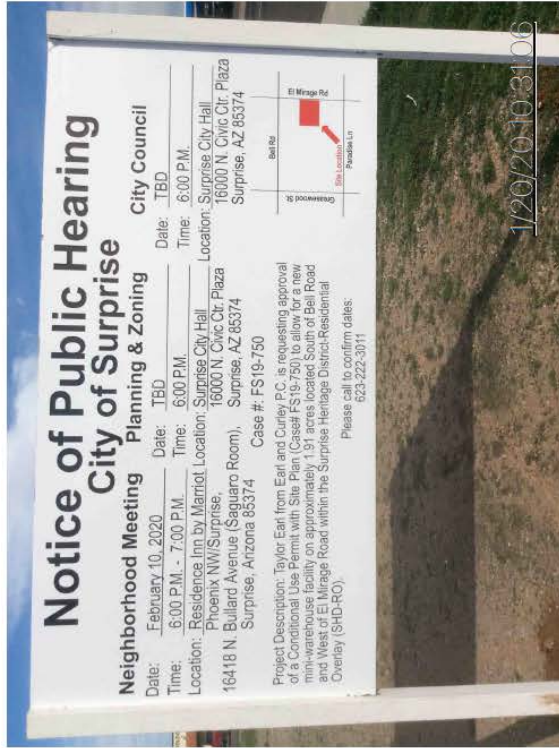
2020, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public
10-28-20
My commission expires



Sign Posting Photos.



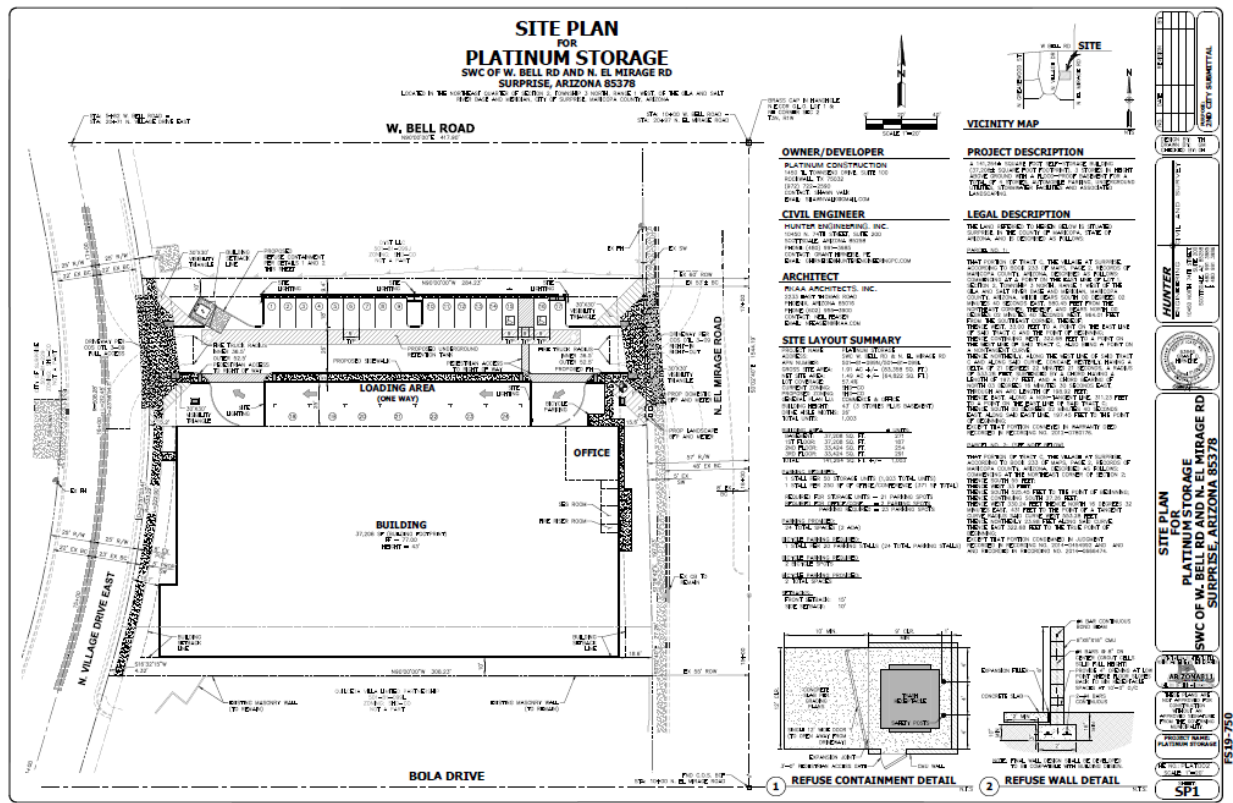
Liv Group - Platinum Storage

Residence Inn by Marriot Phoenix NW/Surprise, 16418 N. Bullard Avenue (Saguaro Room)
Surprise, Arizona 85374

[illegible]

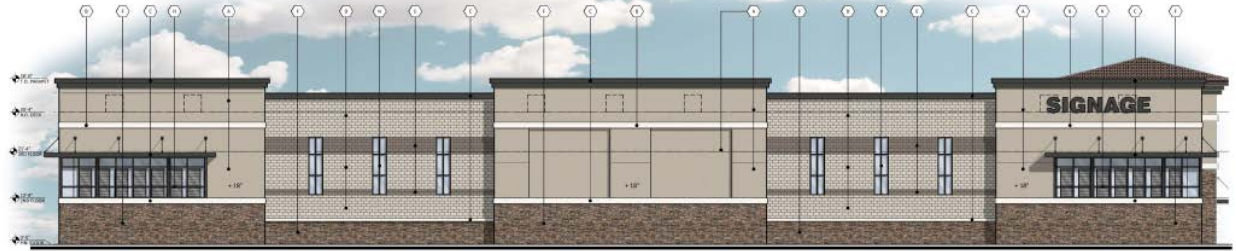
O:\INDEX\LIV Group\Bell and El Mirage\Docs\NHM Attendance Sheet_2.10.2020.doc

Neighborhood Meeting Exhibits.



MATERIALS & COLORS

- 1 STUCCO (PAINT TO MATCH) SEE: STUCCO FINISHES COLOR: ASPEN DEC71
- 2 STUCCO (PAINT TO MATCH) SEE: STUCCO FINISHES COLOR: ASPEN DEC71
- 3 METAL CORING (COLOR TO MATCH) SEE: METAL CORING COLOR: ASPEN DEC71
- 4 SMOOTH FACE CMU SEE: TREMONT TRENDSONE COLOR: BRIND CREAM
- 5 SMOOTH FACE CMU SEE: TREMONT TRENDSONE COLOR: HAWTHORNE
- 6 STONE SENSER SEE: ST. DONATO STONE PATTERN: CLIFF STONE COLOR: MANAWATIA
- 7 THE ROOF SEE: VERA BARNI GRANITE
- 8 STOREFRONT SEE: BARNER DARK BRONZE ANODIZED SPEC: AA-MC22144
- 9 ROLL-UP DOORS SEE: JENSEN INTERNATIONAL COLOR: BROWN (STANDARD COLOR)



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



EL MIRAGE STORAGE
NEAR SWC OF EL MIRAGE ROAD AND BELL ROAD
SURPRISE, ARIZONA
DATE: 01-16-2020 (PRELIMINARY)

TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

EL-1 ELEVATIONS
RKAAP 19141.00



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EL MIRAGE STORAGE
NEAR SWC OF EL MIRAGE ROAD AND BELL ROAD
SURPRISE, ARIZONA
DATE: 01-08-2020 (PRELIMINARY)

MATERIALS & COLORS

- 1 STUCCO (PAINT TO MATCH) SEE: STUCCO FINISHES COLOR: ASPEN DEC71
- 2 STUCCO (PAINT TO MATCH) SEE: STUCCO FINISHES COLOR: ASPEN DEC71
- 3 METAL CORING (COLOR TO MATCH) SEE: METAL CORING COLOR: ASPEN DEC71
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- 8 STOREFRONT SEE: BARNER DARK BRONZE ANODIZED SPEC: AA-MC22144
- 9 ROLL-UP DOORS SEE: JENSEN INTERNATIONAL COLOR: BROWN (STANDARD COLOR)

EL-2
RKAAP 19141.00



From: [Ricardo Toris](#)
To: [REDACTED]
Cc: [Taylor Earl](#)
Subject: Platinum Storage-South of the southwest corner of Bell Road and El Mirage (FS19-750)
Date: Thursday, February 20, 2020 5:04:00 PM
Attachments: [image003.png](#)

Hello Andy,

Sorry about the delayed response.

Thank you for attending our neighborhood meeting and for giving me the opportunity to walk through our client's proposal.

At our meeting you asked me a few questions that I did not have answers to but since our neighborhood meeting I was able to get the few answers from our client. I now responses to your questions. I listed all of the questions you asked at our neighborhood meeting and provided a response next to each questions.

Questions asked:

1. **Is Platinum Storage a franchise company or are they independently owned?** Response: Platinum Storage is independently owned.
2. **How many mini-storage facilities has Platinum Storage developed in Arizona?** Response: Platinum Storage built a self-storage facility in Kingman, Arizona, back in 1983. This will be our client's first self-storage facility in Arizona since 1983. However, they are currently going through the zoning process for self-storage facilities in the City of Surprise (this facility), one in the City of Scottsdale and one in the City of Goodyear.
3. **How many mini-storages facilities has Platinum Storage developed elsewhere?** Response: Platinum Storage has done over 40 self-storage facilities. They are building and or own self-storage facilities in Arizona, Texas, Colorado, Minnesota and Costa Rica.
4. **Will this mini-storage facility be climate controlled or air conditioned?** Response: Yes, this facility will be climate controlled.
5. **How many employees do we plan on hiring?** Response: They expect to hire four employees.
6. **Do we hire locally?** Response: Yes.
7. **Do we assist and support local charities?** Response: The principal is actively involved in the Boys & Girls Club and he is an executive board member in Texas and is involved with Autism Speaks.
8. **What type of lighting will be used?** Response: All lighting will comply with the City lighting requirements.
9. **What are the hours?** Response: It was explained that this facility will not be a 24-hour facility, and access will be controlled via security code. It was further explained that this Platinum Storage facility will have an on-site manager available 7 days a week, during normal business hours, to assist new customers

with the renting of available storage units and all of the services. Existing customers can access the facility with their unique security code from 6am to 10pm, daily.

Office hours, which are staffed by the manager, will be approximately as follows:

- Monday through Friday: 9:00am to 6:00pm
- Saturday: 8:00am to 5:00pm
- Sunday: 11:00am to 3:00pm

These hours may shift by 30 minutes.

I hope I was able to address all of your questions. Please let me know if you have any other questions.

Very truly yours, Ric

Ricardo Toris

Principal Planner

Earl & Curley

3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012

Tel: (602) 265 - 0094

www.earlcurley.com



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From: [CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS19-750 Platinum Storage Facility New Submittal (APN501-81-099N)
Date: Friday, October 25, 2019 9:12:11 AM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Lorraine,

Thank you for the opportunity to provide comments on the Final Plat for Platinum Storage Facility Project. The site is located on approximately 2 acres in the southwest corner of Bell Road and El Mirage Road in Surprise, AZ. The application is to build a self-storage facility approximately 141,264 SF and approximately 1,500 SF conference room. The site is located 1.6 miles outside the Luke AFB 1988 JLUS 65 LDN, "high noise or accident potential zone" as identified 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 project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

Respectfully,

Reg

Reggie A Christianson

Strategic Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-6115

DSN: 896-6115

From: Lorraine Nevarez

Sent: Thursday, October 24, 2019 5:29 PM

To: 'Bob Woodring - TEMPX' ; 'Bryce Christo (bchristo@cityofelmirage.org)' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; 'Jorge Gastelum - El Mirage' ; 'Joseline Castaneda' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre' ; 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>

Subject: [Non-DoD Source] FS19-750 Platinum Storage Facility New Submittal

Attached please find the **application**, **narrative**, and **site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 t

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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25 Oct 2019 00:29:11 -0000



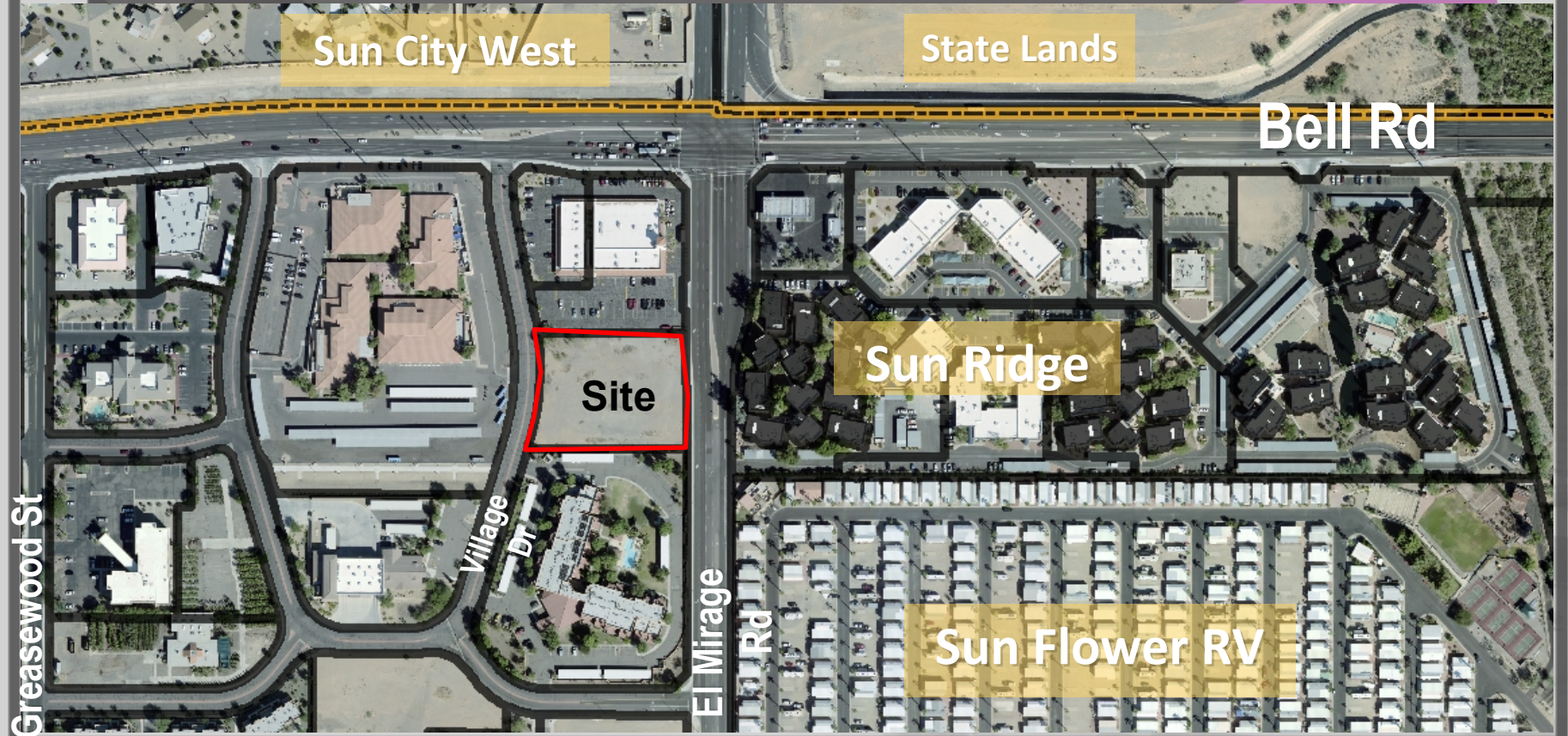
FS19-750

Platinum Storage

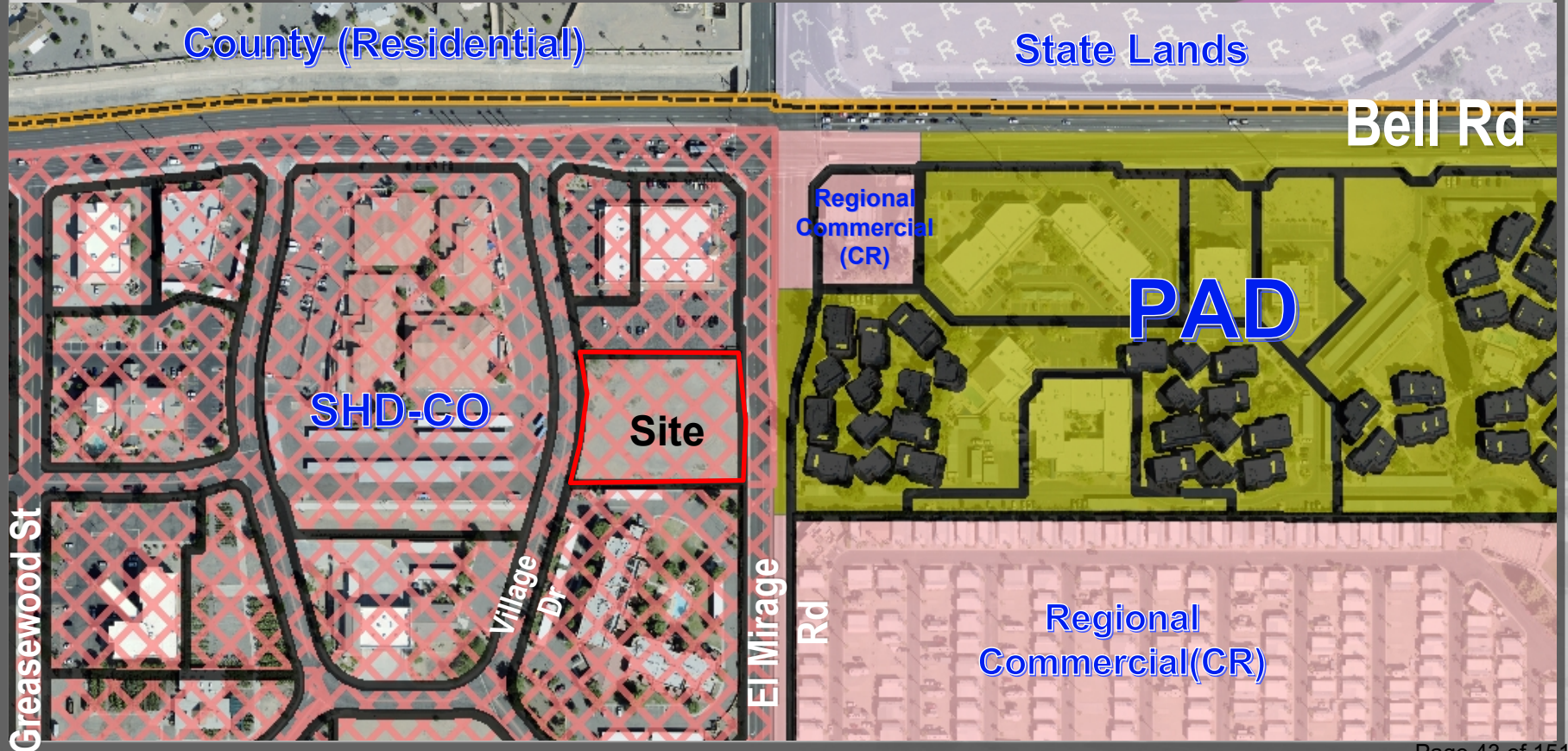
Planning & Zoning Commission

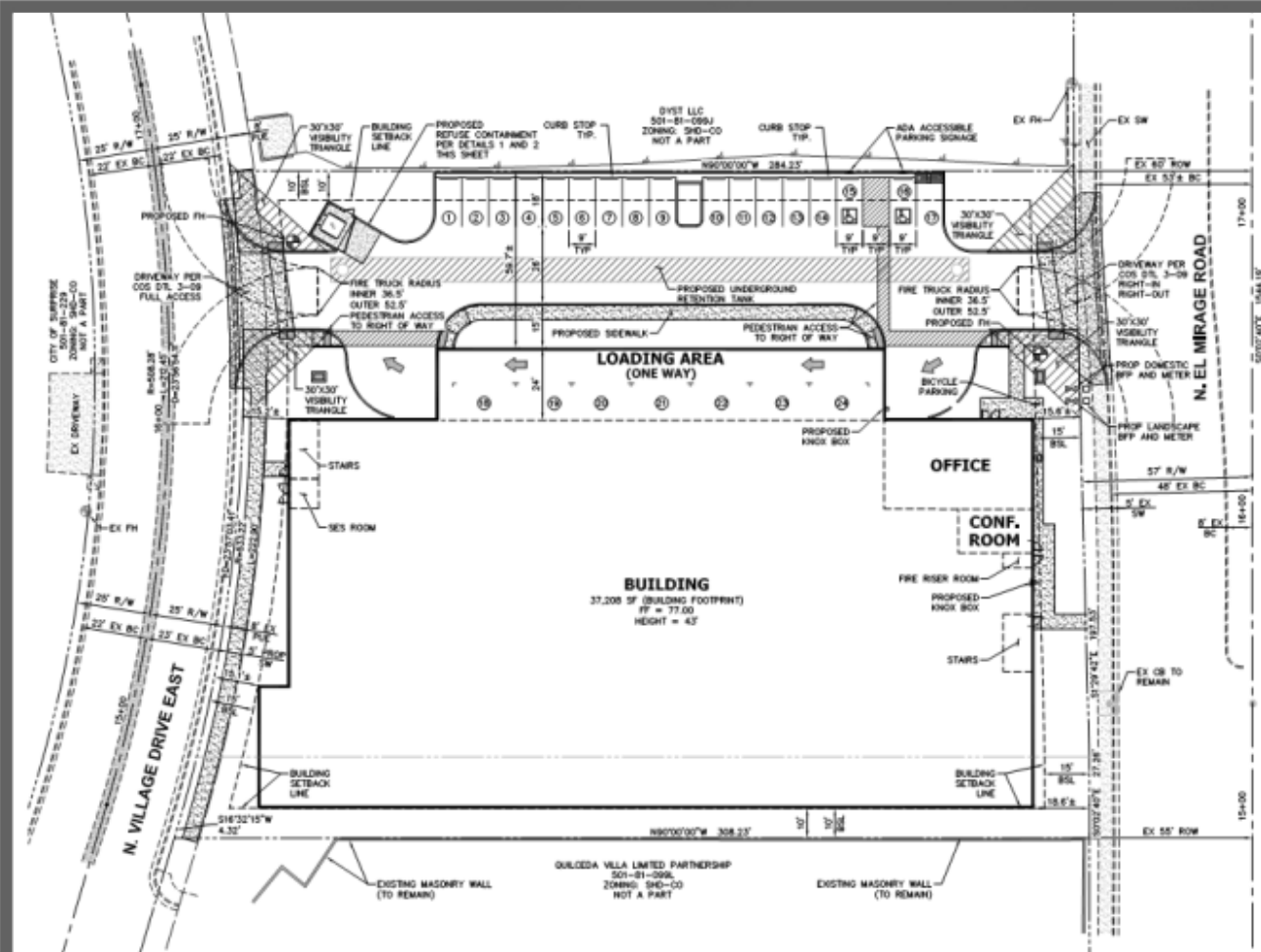
June 18, 2020

VICINITY MAP

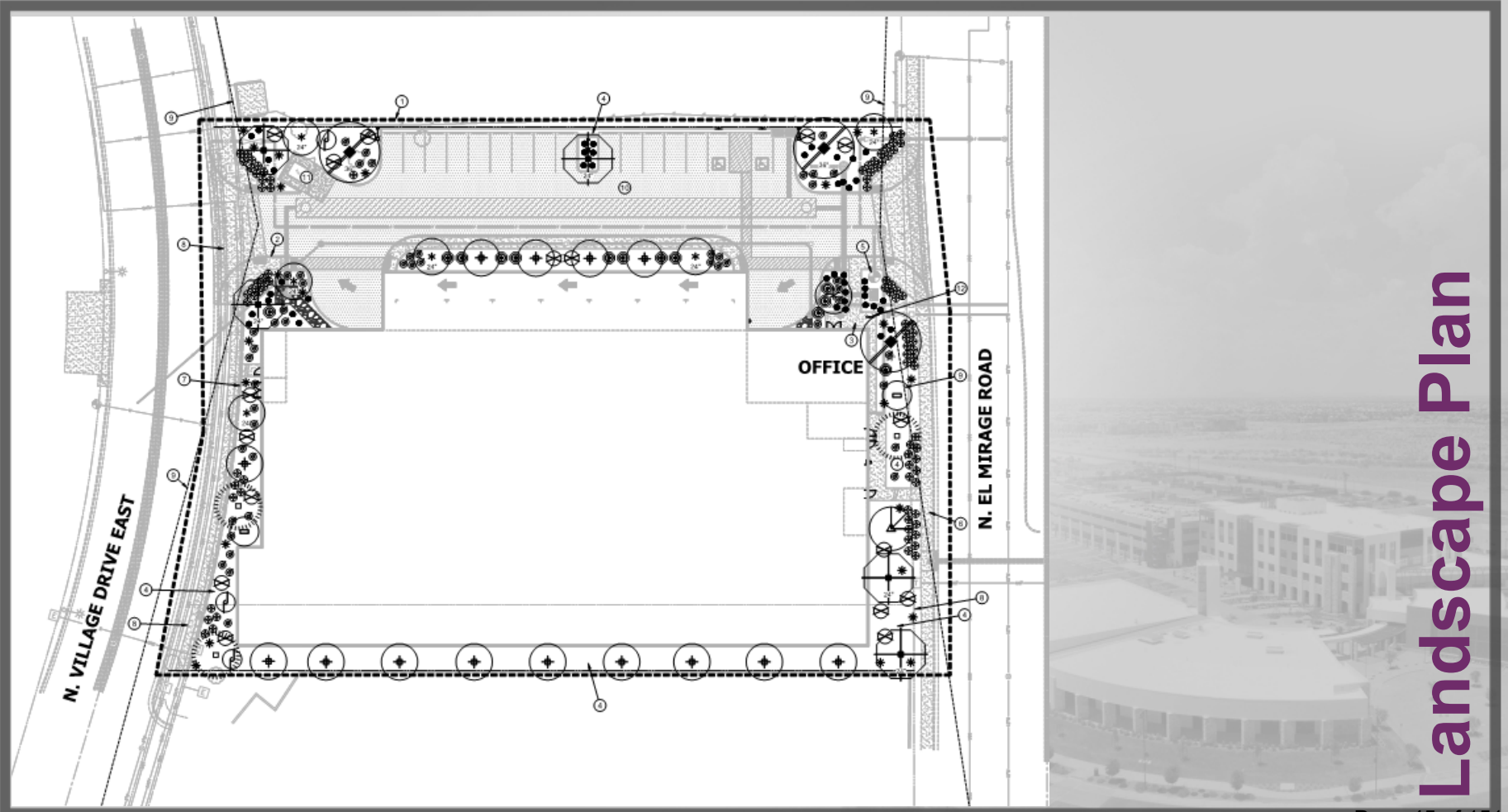


CASE MAP

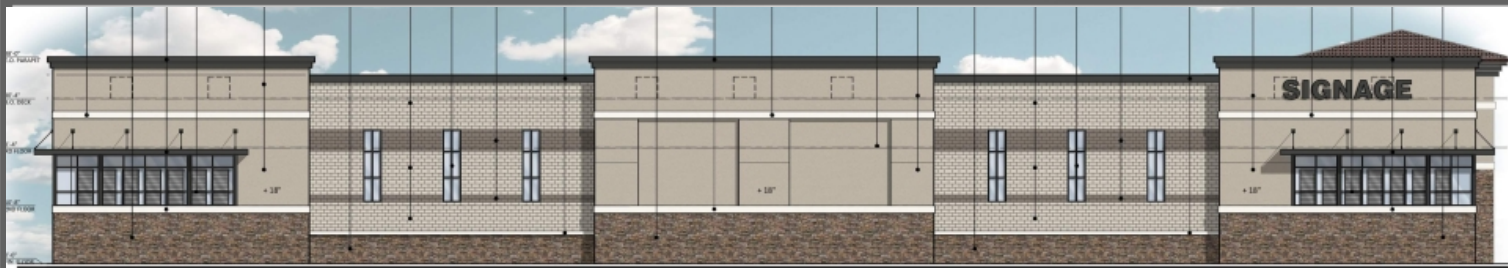




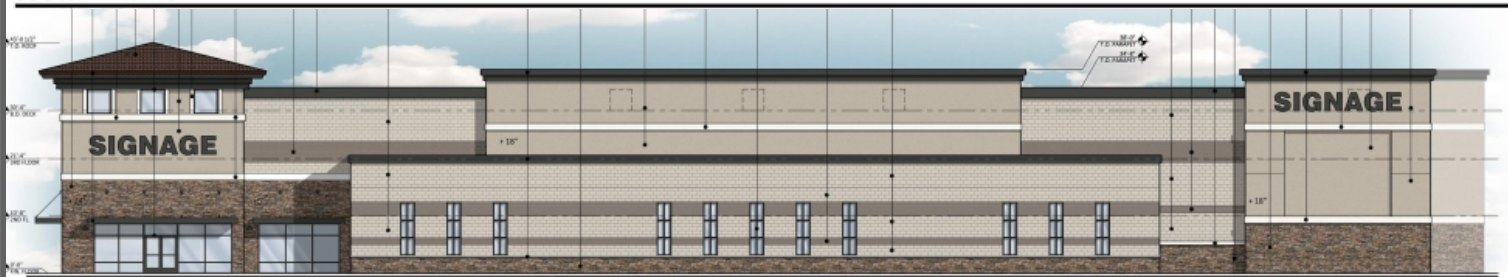
Site Plan



Landscape Plan



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

STAFF RECOMMENDATION

Staff Recommendation:

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

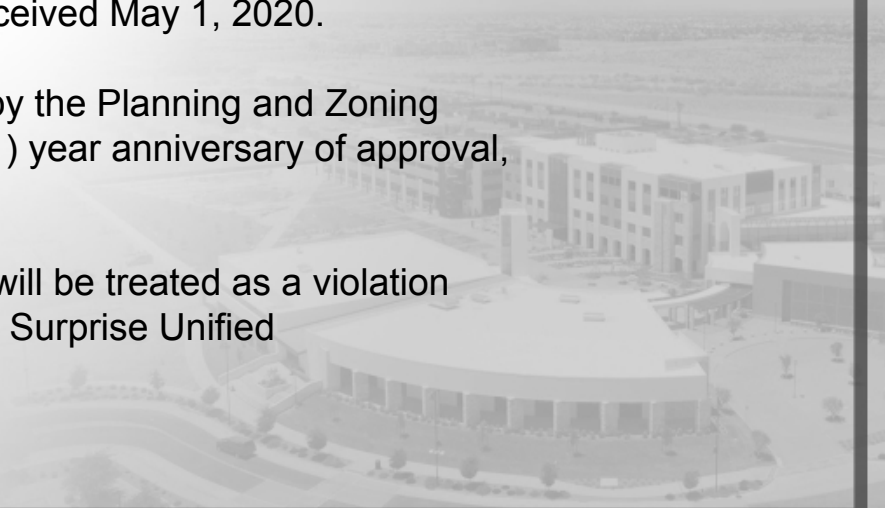


**QUESTIONS OR
COMMENTS?**

Thank You



STIPULATIONS

- A. Development and use of the site shall be consistent with the Site Plan entitled “Platinum Storage” consisting of one (1) sheet prepared by Hunter Engineering and stamped received April 9, 2020.
 - B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Platinum Storage” consisting of seven (7) sheets prepared by Hunter Engineering and stamped received April 9, 2020.
 - C. Building elevations shall be consistent with the Elevations entitled “Platinum Storage” consisting of two (2) sheet prepared by RKA Architect, INC and stamped received May 1, 2020.
 - 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.
- 



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 18, 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 regarding a Site Plan to allow for a new United Construction Group Manufacturing Facility on Lot 3A of the Re-Plat of Desert Cove Commercial Park Lot 2 & 3 Amended Final Plat in the Desert Cove PAD generally located north of Peoria Avenue and east of Litchfield Road. FS19-771 United Construction Group Site-Plan

Motion:

I move to approve/deny the Site Plan to allow for a new United Construction Group Manufacturing Facility on Lot 3A of the Re-Plat of Desert Cove Commercial Park Lot 2 & 3 Amended Final Plat in the Desert Cove PAD generally located north of Peoria Avenue and east of Litchfield Road, subject to stipulations "A" through "E".

Background:

On October 30, 2019, Deutsch Architecture Group, submitted a request for a Site Plan to allow for a new United Construction Group Manufacturing Facility on Lot 3A of the Re-Plat of Desert Cove Commercial Park Lot 2 & 3 Amended Final Plat in the Desert Cove PAD generally located north of Peoria Avenue and east of Litchfield Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS19-771-United Construction Group- Staff Report
 2. 01-FS19-771- United Construction Group-Case Map
 3. 02-FS19-771- United Construction Group-Vicinity Map
 4. 03-FS19-771- United Construction Group- Narrative
 5. 04-FS19-771-United Construction Group- Site Plan
 6. 05-FS19-771- United Construction Group- Colored Landscape Plan
 7. 06-FS19-771-United Construction Group- Colored Elevation
 8. 07-FS19-771- United Construction Group- Luke Comments
 9. FS19-771- United Construction Group-SP
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-771

Project Name: United Construction Group

Council District: 6- Palo Verde

Meeting Date: June 18, 2020

Planner: Shirley Phan

Applicant: Dustin Chisum of Deutsch Architecture Group

Request: Site Plan to allow for a new United Construction Group Manufacturing Facility on Lot 3A of the Re-Plat of Desert Cove Commercial Park Lot 2 & 3 Amended Final Plat in the Desert Cove PAD.

Site Location: Generally, north of Peoria Avenue and east of Litchfield Road

Site Size: 9.17 acres net (approx.)

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission **approve** case FS19-771, subject to stipulations 'A' through 'E'.

Project Description:

Deutsch Architecture Group submitted a request for a Site Plan to allow for a new United Construction Group Manufacturing Facility on Lot 3A of the Re-Plat of Desert Cove Commercial Park Lot 2 & 3 Amended Final Plat in the Desert Cove PAD. The subject site is zoned PAD and has a land use designation of Employment Use. The proposal includes three (3) buildings; Building A is a 11,868 square feet office building, Building B is a 12,000 square feet service building which stores wall materials, and Building C is a 6,000 square feet storage building which stores electrical items. In addition, two (2) canopy saw areas will be centrally located on the property.

The site will take access from two (2) new driveways on Desert Cove Road. The proposed Site Plan will provide a new sidewalk along Desert Cove Road.

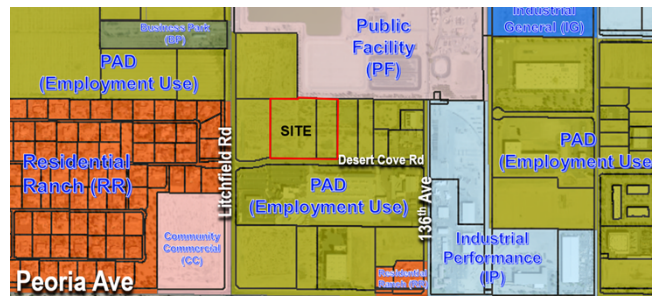
A total of 108 parking spaces will be provided on site which will meet the City standards, of one (1) space per 250 sq. ft. for office uses and one (1) space per 300 sq. ft. for warehouse uses. The spaces are placed in close proximity to all of the buildings for convenience of the employees and customers. Five (5) of the spaces will be handicap-accessible.

The site will be well landscaped using a variety of drought-tolerant plant species. In addition, as stated in the Desert Cove PAD, the street trees located on the frontage of Litchfield Road and along both sides of the Right-of-Way of Desert Cove Road will include citrus trees.

The proposed building colors and material palette meets the requirement from the PAD design guidelines. The proposed exterior design also complies with the PAD design guidelines and will complement the surrounding area.

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

Surrounding Land Zoning:



PAD (Employment Use)	Public Facility (PF)	Public Facility (PF)
PAD (Employment Use)	PAD (Employment Use)	PAD (Employment Use)

PAD (Employment Use)	PAD (Employment Use)	PAD (Employment Use)
----------------------	----------------------	----------------------

Background:

June 22, 1989: The subject parcel was annexed into the City under Ordinance 89-06.

December 13, 2001: The Mayor and City Council approved the Desert Cove PAD (Planned Area Development) under case PAD01-096.

June 28, 2007: The Mayor and City Council approved the Final Plat for Desert Cove Commercial Park under case FP07-055.

March 27, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-239.

October 30, 2019: The applicant filed a request for a Final Plat, Site Plan, and PADA under case FS19-771, the subject request.

January 21, 2020: The Mayor and City Council approved the Final Plat for the amended Re-Plat of Desert Cove Commercial Park Lot 2 & 3 under case FS19-771.

Utility and Services Table:

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

Reviewing Agencies:

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

Summary:

The proposed Site Plan meets the requirements of the Desert Cove PAD and the SUDC.

Findings:

- The proposed Site Plan is consistent with the Desert Cove PAD.
- The proposed Site Plan is consistent with the SUDC.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-771**, subject to stipulations 'A' - 'E' as outlined below:

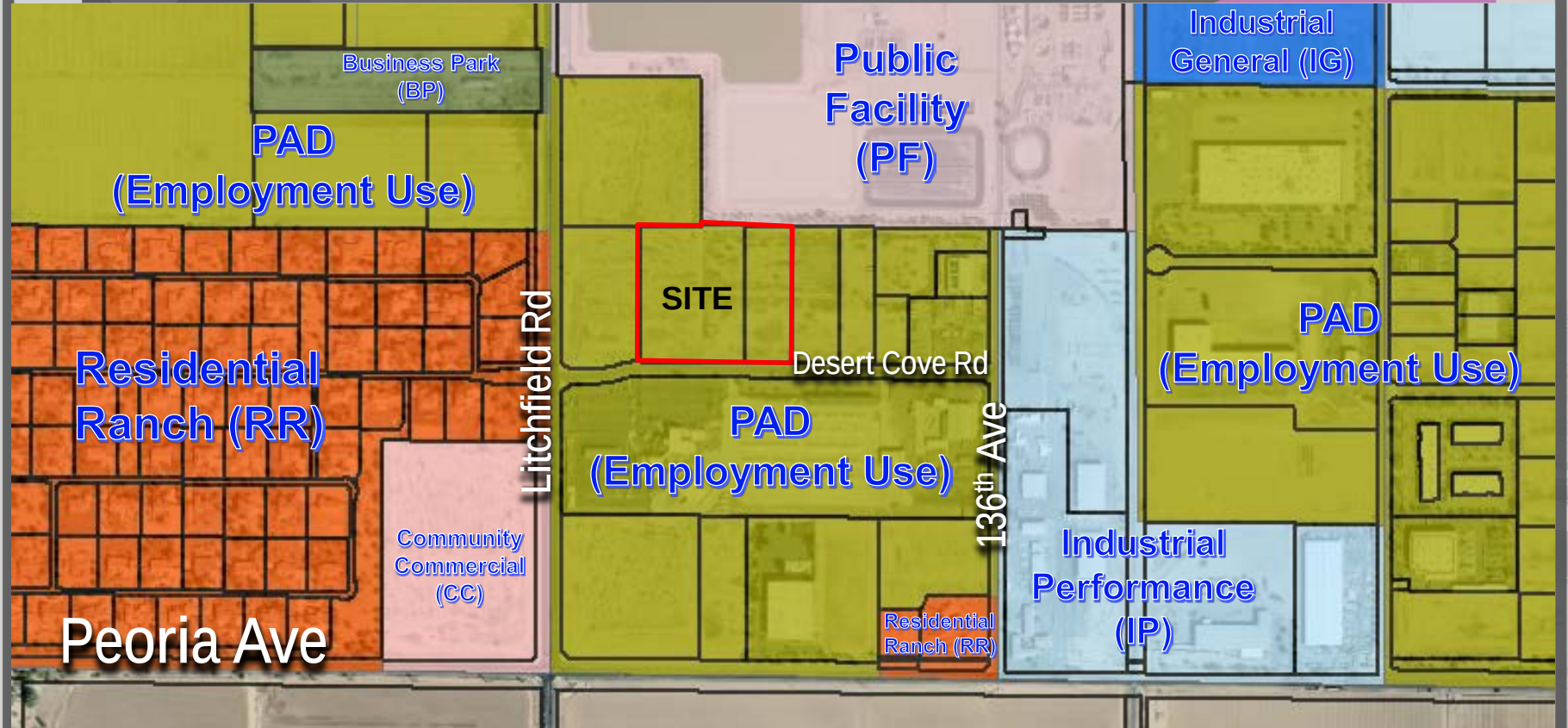
- A. Development and use of the site shall be consistent with the Site Plan entitled "United Construction Group LLC Building" consisting of eight (8) sheets prepared by Deutsch Architecture Group and stamped received May 1, 2020.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled "United Construction Group LLC Building" consisting of three (3) sheets prepared by Deutsch Architecture Group and stamped received March 5, 2020.
- C. Building elevations shall be consistent with the Elevations entitled "United Construction Group LLC Building" consisting of four (4) sheet prepared by Deutsch Architecture Group and stamped received April 30, 2020.
- 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.

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

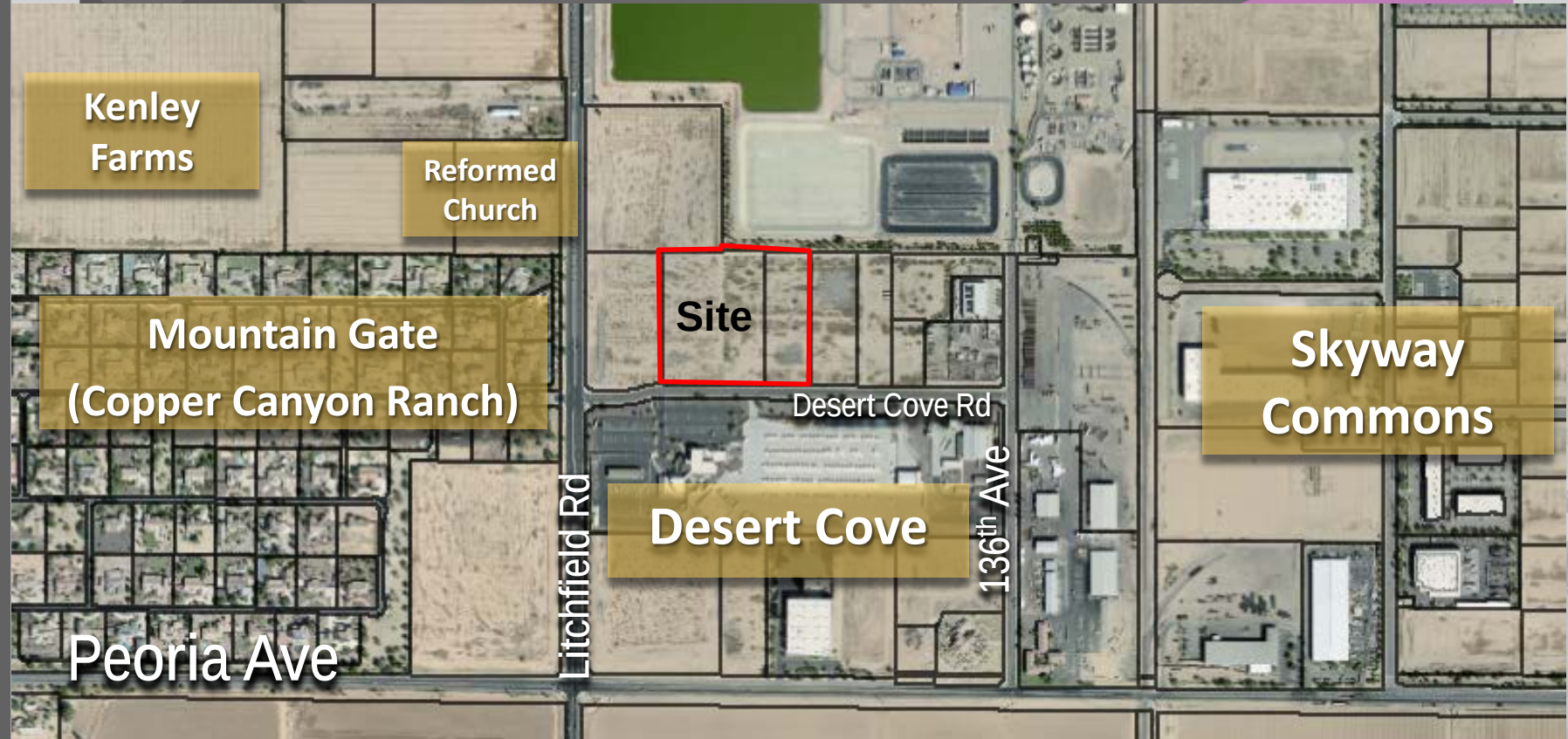
Attachments:

- 01 Case Map
- 02 Vicinity Map
- 03 Project Narrative
- 04 Site Plan
- 05 Landscape Plan
- 06 Elevations
- 07 Luke AFB comments

CASE MAP



VICINITY MAP





ARCHITECTURE GROUP

4600 East Indian School Road Phoenix, Arizona 85018 P|602.840.2929 F|602.840.6646 www.2929.com

Date:5-5-20

United Construction Group

City of Surprise

Desert Cove Rd. South of Litchfield

Surprise, AZ

APN: 501-44-928 (East portion), 501-44-929 and 501-444-930

Project Narrative

United Construction Group (UCG) is commencing three parcels for the development of their new headquarters in Surprise AZ. UCG is a wood wall and wood truss manufacture for residential homes market. The site is accessed via two driveways off of Desert Cove Road, allowing traffic to move easily to and from the site. The existing sites are currently zoned commercial PAD.

The project incorporates three buildings incorporating office and production employee and customer parking fronts Desert Cove Road. The rear portion of the site will be for parking of service trucks, material storage and construction of walls and trusses. This yard will be screen by a 6" masonry wall and landscape.

Building "A"	Office
Building "B"	Material storage and company vehicle service. Storage material include accessory construction materials including nails, Simpson Strong ties, ladders, electrical wire, light switches and outlets. No chemical storage.
Building "C"	Material Storage

Hours of operation shall vary, please refer to traffic report. The site is expected to have a maximum of 40 employee with two distinct seasonal shifts, the summer shift and the winter shift. The summer shift will be from 5:00 AM (arrival) to 1:00 PM (departure). The winter shift will be from 7:00 AM (arrival) to 3:00 PM (departure).

Dustin Chisum

Sr. Project Manager

(602)999-8994

Revisions	
1ST CITY SUBMITTAL	10/17/19
1 CITY COMMENTS	1/17/20
2 OWNER COMMENTS	1/17/20
3 SITE COMMENTS	3-4-20
4 OWNER COMMENTS	4-15-20
5 CITY COMMENTS	4-15-20

PROJECT NO: 19138
DRAWN BY: DTC/ET
CHK'D BY: DTC, DCAL
COPYRIGHT: DEUTSCH
ARCHITECTURE GROUP

OVERALL SITE
PLAN

PROJECT CODE DATA

PROJECT: UNITED CONSTRUCTION GROUP
ADDRESS: EAST OF LITCHFIELD RD. ON DESERT COVE RD.
SURPRISE, AZ 85379
OCCUPANCY(IES):
BLDG "A" OFFICE 11,868 SF
BLDG "B" PATIO 1,545 SF
BLDG "C" S-1 SERVICE BLDG 12,000 SF
*STORAGE OF WALL BUILDING MATERIAL LIKE
NAILS, SIMPSON STRONG TIES, TOOLS, LADDERS.
NO CHEMICALS.
BLDG "C" S-1 STORAGE 6,000 SF
*STORAGE OF ELECTRICAL ITEMS LIKE WIRE,
OUTLETS, LIGHT SWITCHES, PANELS. NO CHEMICALS
TOTAL BUILDING 31,413 SF
CONSTRUCTION TYPE(S):
V-B WITH FIRE SPRINKLER
ROOF CLASSIFICATION:
CLASS "A" FOAM SPRAY ROOFING SYSTEM.
OCCUPANCY LOAD:
BLDG "A" 11,868 SF/100=118 PEOPLE
BLDG "B" 12,000 SF/500=24 PEOPLE
BLDG "C" 6,000 SF/500=12 PEOPLE
BUILDING HEIGHT (ACTUAL):
BLDG "A" 29'-5"
BLDG "B" 26'-5"
BLDG "C" 26'-5"
CURRENT ZONING:
PAD
SITE AREA:
GROSS SITE = 421,542 SF (9.67 ACRES)
NET SITE = 399,482 SF (9.17 ACRES)
FOOT PRINT: 43,590 SF
MAXIMUM LOT COVERAGE:
PROVIDED 10%

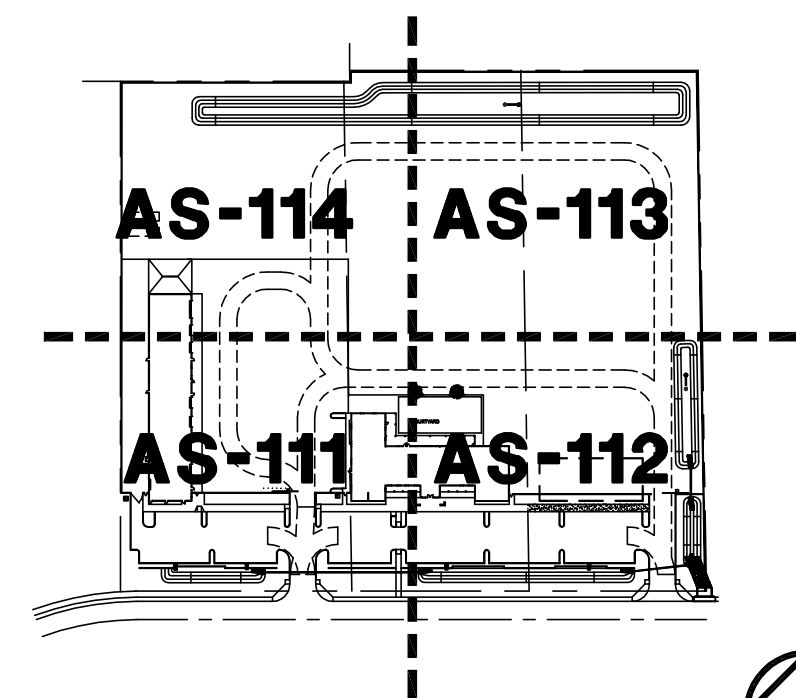
BUILDING HEIGHT RESTRICTION:
30'-0"

PARKING CALCULATIONS: PER ARTICLE IX ZONING CODE

PARKING CALCULATIONS BASED ON GROSS FLOOR AREA

USE	S.F.	FACTOR	SPACES REQ'D
BLDG A	B 11,868 SF	1 SP/ 250 SF	48
BLDG B	S-1 12,000 SF	1 SP/ 300 SF	40
BLDG C	S-1 6,000 SF	1 SP/ 300 SF	20
TOTAL SPACES REQUIRED			108
TOTAL NUMBER OF SPACES			REQ'D PROV
STANDARD PARKING SPACES:			5 103
ACCESSIBLE PARKING REQUIRED:			5 103
TOTAL SPACES PROVIDED			108
BICYCLE SPACES (REQ'D/PROV'D):			6 / 6

KEY PLAN

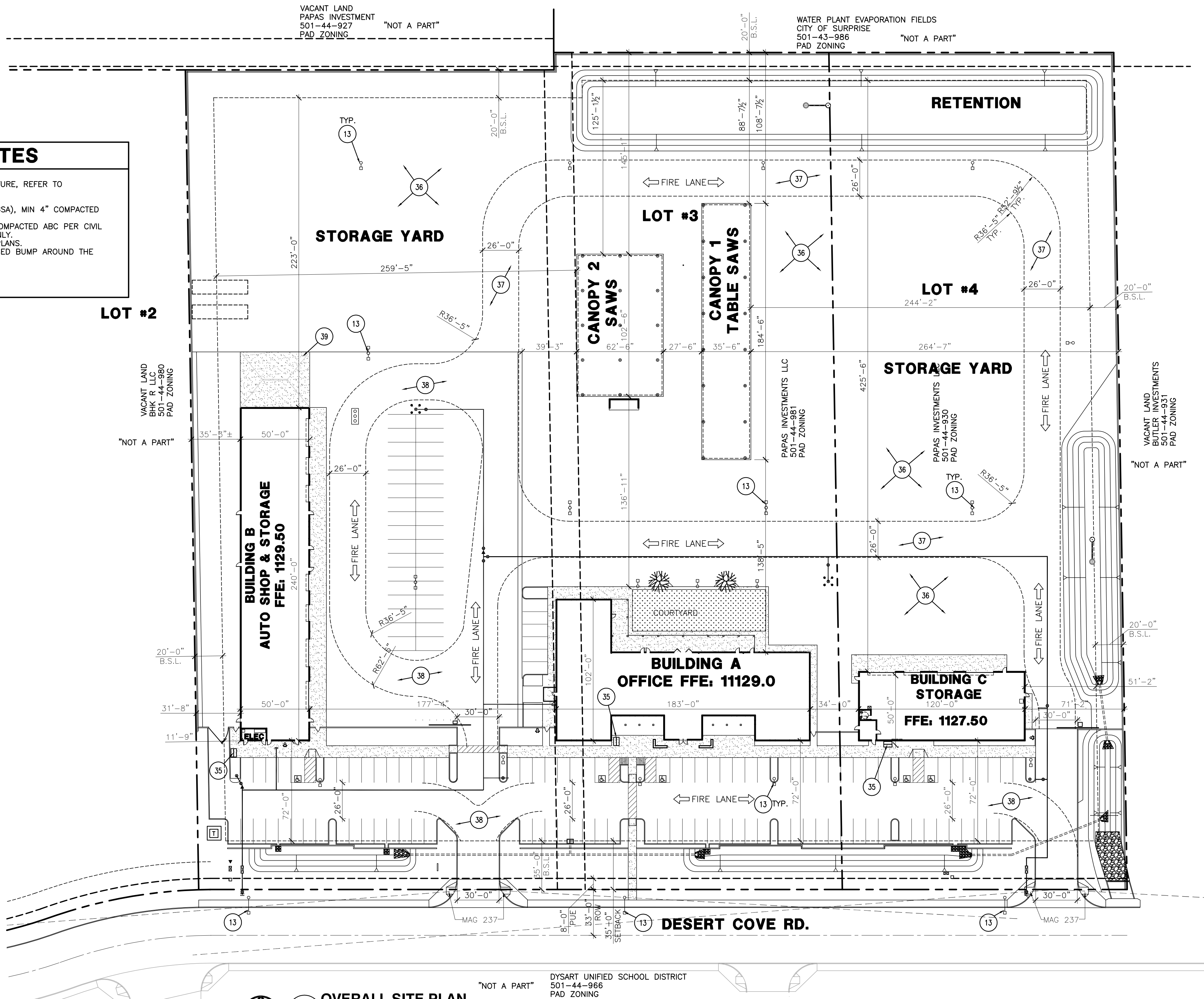


CITY STAMP BOX

FS19-771

KEYNOTES	
13.	NEW POLE-MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DWGS.
35.	BICYCLE PARKING.
36.	GROUND STABILIZED ASPHALT (GSA), MIN 4" COMPACTED PER CIVIL.
37.	2" COMPACTED GSA OVER 4" COMPACTED ABC PER CIVIL AT FIRE LANES IN THE YARD ONLY.
38.	ASPHALT PAVEMENT PER CIVIL PLANS.
39.	CONCRETE WASH PAD WITH RAISED BUMP AROUND THE PERIMETER NO ROOF.

LOT #2



OVERALL SITE PLAN

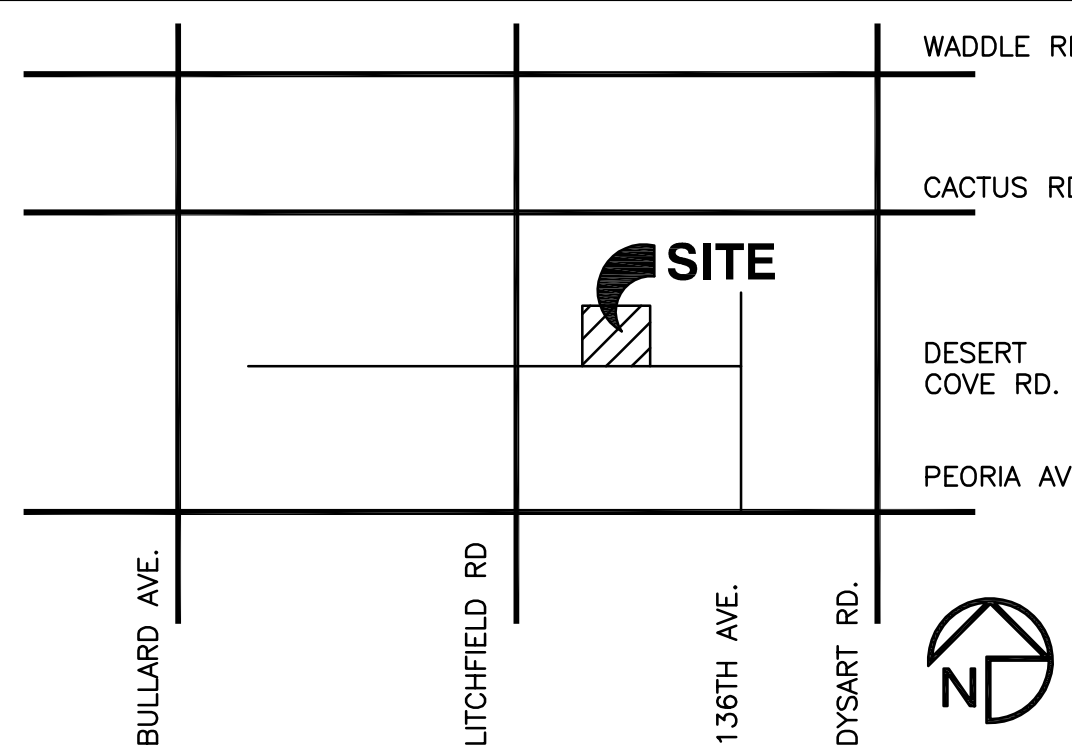
1

SCALE



DYSART UNIFIED SCHOOL DISTRICT
501-44-966
PAD ZONING

VICINITY MAP

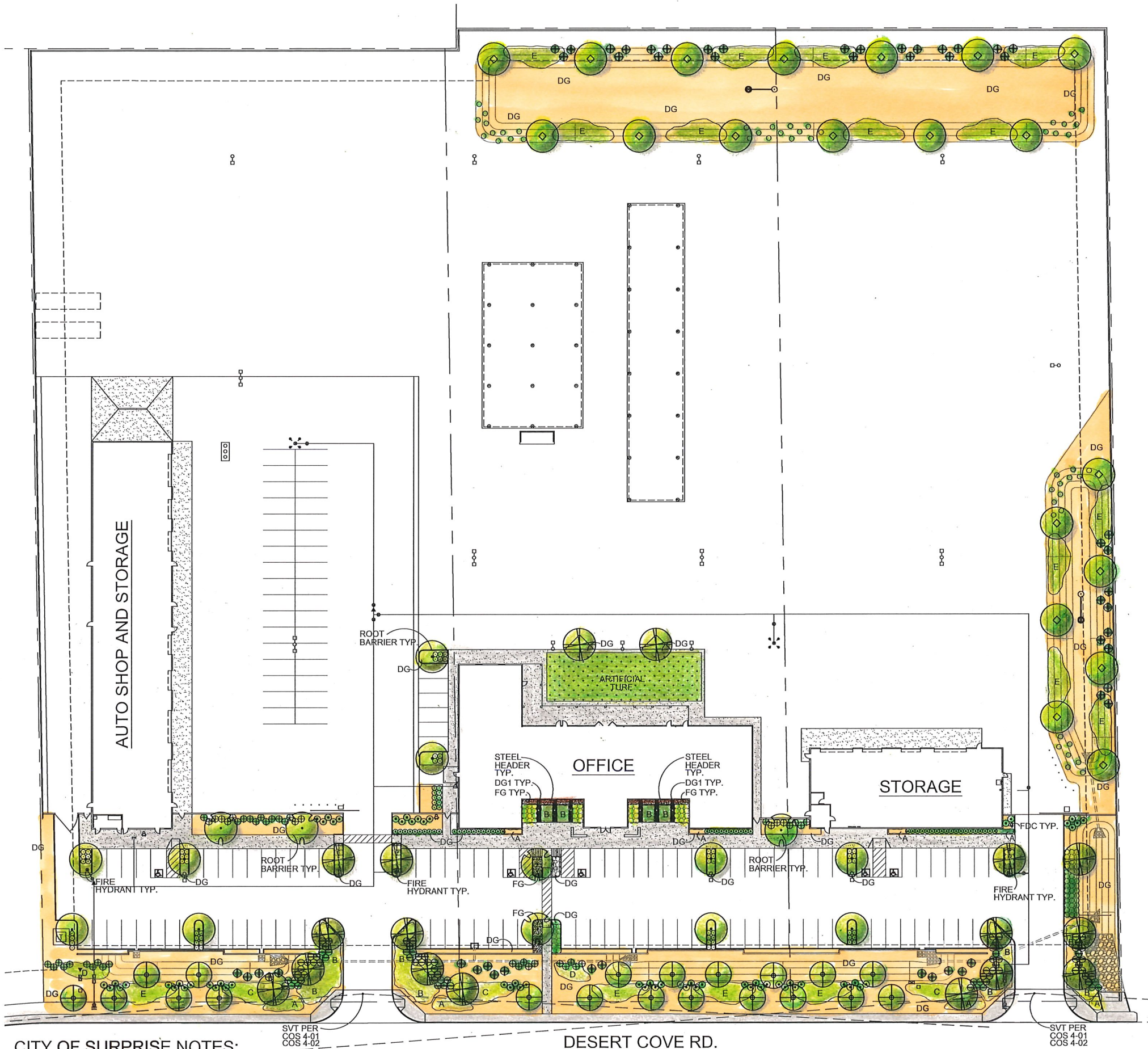


GENERAL NOTES

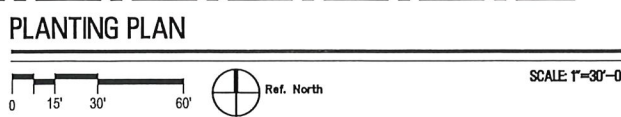
- GC SHALL PRICE ALTERNATE CRUSHED ASPHALT IN STEAD OF COMPACTED DG.
- AUTOMATIC GATE - GC SHALL REFER TO CHAPTER SEVEN OF THE SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS FOR AUTOMATIC GATES REQUIREMENTS.
- ADDRESSING - GC SHALL REFER TO CHAPTER THREE OF THE SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS.
- KNOX BOXES / KEY SWITCHES - GC SHALL REFER TO CHAPTER FIVE OF THE SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS.
- MANUAL VEHICLE GATES AND PEDESTRIAN GATES - GC SHALL REFER TO CHAPTER THREE OF THE SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS.
- AUTOMATIC GATES SHALL HAVE KNOX ELECTRIC KEY SWITCH, BACKUP POWER, PREEMPTION DEVICE.
- SIGN WILL BE UNDER A SEPARATE PERMIT.

PROJECT TEAM

OWNER: UNITED CONSTRUCTION GROUP 6840 W. FRIER DRIVE GLENDALE, AZ 85303 PHONE: 623-847-4500 FAX: 623-847-4580 E-MAIL: CONTACT: RANDY SHIP	CIVIL ENGINEER: HUNTER ENGINEERING 10450 N. 74TH ST. #200 SCOTTSDALE, AZ 85258 PHONE: 480-991-3985 FAX: 480-991-3986 E-MAIL: rliwin@hunterengineeringpc.com CONTACT: JEFFREY J. NORMAN RANDY LITWIN	LANDSCAPE ARCHITECT G.K. FLANAGAN ASSOCIATES 4626 N. 44TH ST. PHOENIX, AZ 85018 PHONE: 602-912-9691 FAX: E-MAIL: greg@gkflanagan.com CONTACT: GREG FLANAGAN	GENERAL CONTRACTOR: WESPAC 9440 N. 26TH ST. #100 PHOENIX, AZ 85028 PHONE: 602-343-0417 FAX: 602-992-8111 E-MAIL: thornik@wespacaz.com CONTACT: LARRY HANKS
ARCHITECT DEUTSCH ASSOCIATES 4600 E. INDIAN SCHOOL RD. PHOENIX, AZ 85016 PHONE: 602-840-2929 FAX: 602-840-6646 E-MAIL: DEUTSCH@2929.COM CONTACT: DUSTIN CHISUM	STRUCTURAL CONSULTANT SIMPLY STRUCTURAL 730 N. 52ND STREET, #105 PHOENIX, AZ 85008 PHONE: 602-443-0303 FAX: 602-443-0404 E-MAIL: mwilda@simplystructural.com CONTACT: MIKE WILDA	MECH. & PLUMBING CONSULTANT PIPING SYSTEMS ENGINEERING 1905 S. LINDSAY RD. MESA, AZ 85204 PHONE: 480-345-0052 FAX: 480-491-0486 E-MAIL: ricardorodriguez@pipng-systems.com CONTACT: CHRIS BOWERS RICARDO RODRIGUEZ	ELECTRICAL CONSULTANT ZEE ENGINEERING 1830 S. ALMA SCHOOL RD. #120 MESA, AZ 85210 PHONE: 480-222-8835 FAX: 480-222-8836 E-MAIL: shyamuk@zengroup.com CONTACT: SHYAMUK SIDHWA



- CITY OF SURPRISE NOTES:**
- 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.
 - TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS.
 - ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
 - THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



MASTER PLANT LIST

TREES	SIZE/ COMMENTS/ QUANTITY
PROSOPIS 'AZT PODLESS HYBRID' AZT PODLESS MESQUITE	24" BOX / LOW BREAKING / MATCHED / 17 QTY
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX / LOW BREAKING / MATCHED / 10 QTY
AZT ACACIA ANUERA AZT GROWN MULGA	24" BOX / LOW BREAKING / MATCHED / 5 QTY
CHILOPSIS LINEARIS 'WARREN JONES' DESERT WILLOW	15 GALLON / LOW BREAKING / MATCHED / 20 QTY
CITRUS SPP. CITRUS SPECIES AS SELECTED	24" BOX / LOW BREAKING / MATCHED / 20 QTY
SHRUBS	
EREMOPHILA CARNOSA WINTER BLAZE EMU	5 GAL, 50 QTY
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE	5 GAL, 70 QTY
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 79 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 46 QTY
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL, 64 QTY
CAESALPINIA MEXICANA YELLOW BIRD	5 GAL, 53 QTY
GROUNDCOVERS	
ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1 GAL, 49 QTY
CALLISTEMON 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	1 GAL @ 3' O.C., 132 QTY
LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3' O.C., 87 QTY
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 3' O.C., 333 QTY
JUSTICIA CALIFORNICA CHUPAROSA	1 GAL @ 4' O.C., 78 QTY
ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C., 55 QTY
ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 4' O.C., 440 QTY
INERT MATERIALS	
DECOMPOSED GRANITE GRANITE EXPRESS 'EXPRESS GOLD'	1/2" MINUS, 2" DEPTH, TYP.
DECOMPOSED GRANITE GRANITE EXPRESS 'PAINTED DESERT'	1/2" MINUS, 2" DEPTH, TYP.
FRACTURED GRANITE GRANITE EXPRESS 'EXPRESS GOLD'	1" - 3", 4" DEPTH, TYP.
ARTIFICIAL TURF AS SELECTED BY OWNER	
STEEL HEADER 3/16" COLD ROLLED STEEL	
ROOT BARRIER PER C.O.S. STANDARDS SEE DETAIL SHEET L3	

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED 2" DEPTH, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L/S ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/ QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.
- ALL STEEL HEADER TO BE 3/16" THICK COLD ROLL STEEL 4" DEPTH. STEEL HEADER TO SEPARATE ALL DG, DG1, AND FG BANDS TYP.

PLANT CALCULATIONS:

	15 GAL	24" BOX
TREE SIZE RATIO	20 QTY 28%	52 QTY 72%
TOTAL TREES: 72	REQUIRED	PROVIDED
LANDSCAPE AREA COVERAGE	38,880 S.F. 10%	63,828 S.F. 16%
	ADWR REQUIRED	ADWR PROVIDED
PERCENTAGE LOW-WATER USE (ADWR) PLANTS	1,382 QTY 90%	1,536 QTY 100%
TOTAL PLANTS: 1,536		

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DEUTSCH ARCHITECTURE GROUP

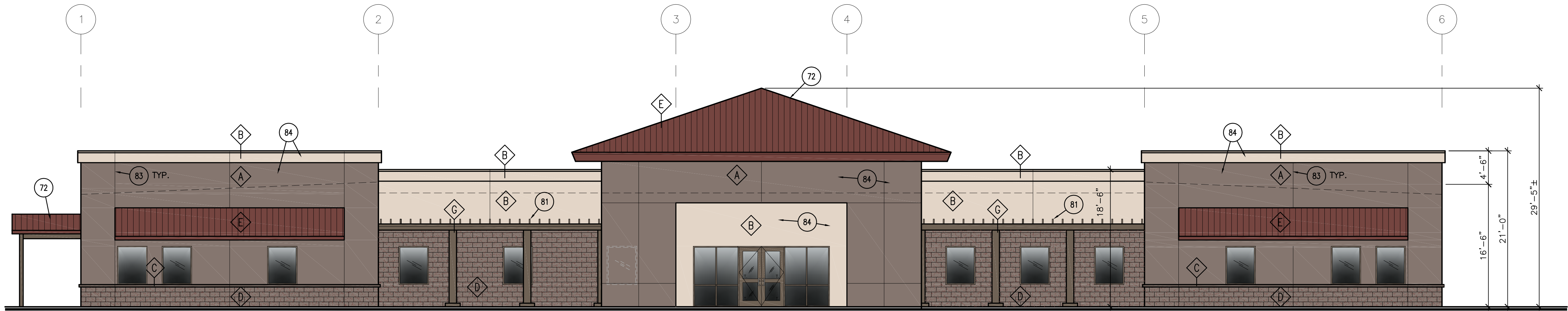
REGISTERED LANDSCAPE ARCHITECT
20086
GREGORY K. FLANAGAN
03.03.20
PHOENIX, U.S.A.

4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

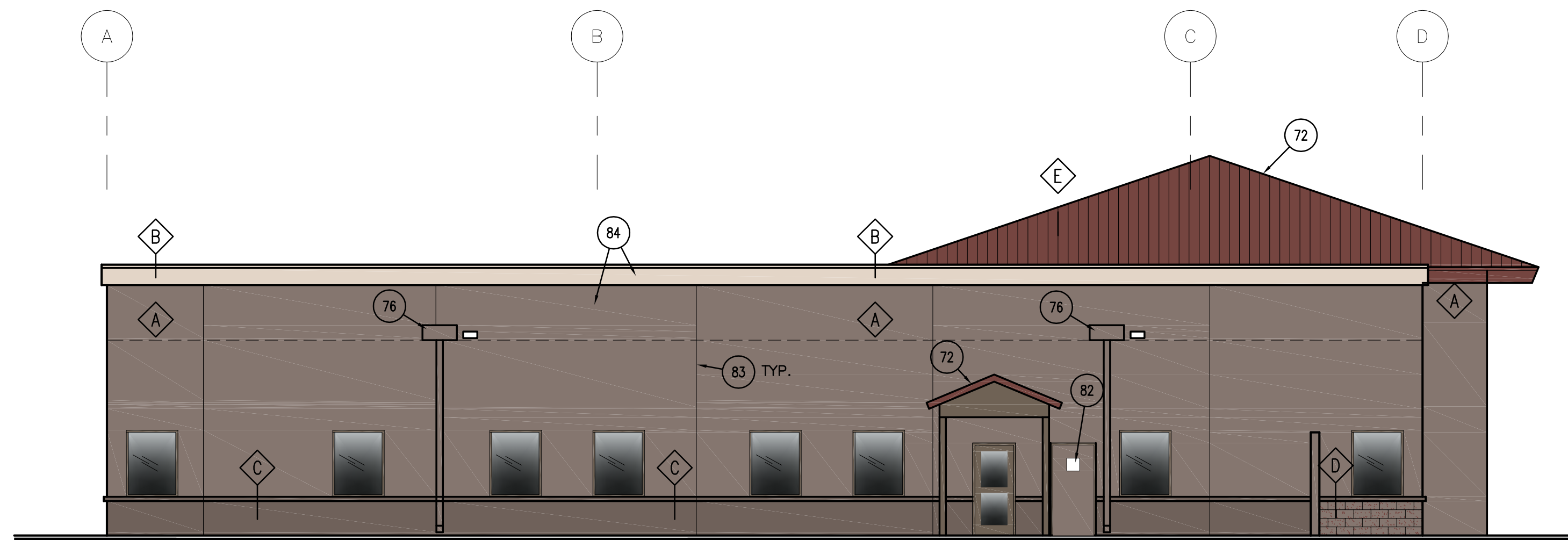
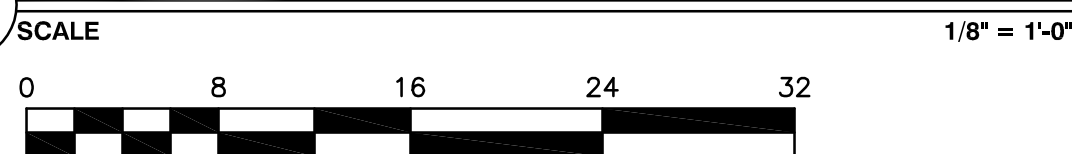
UNITED CONSTRUCTION GROUP LLC BUILDING
NEC OF DESERT COVE & LITCHFIELD RD. SURPRISE, AZ

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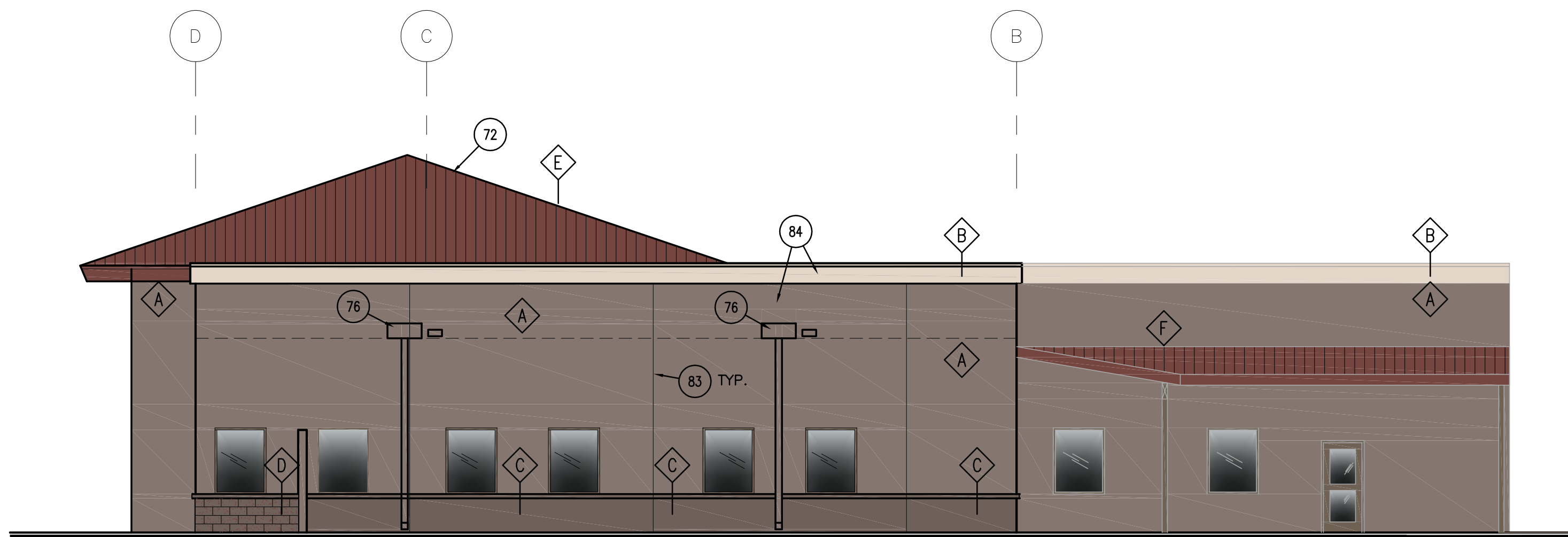
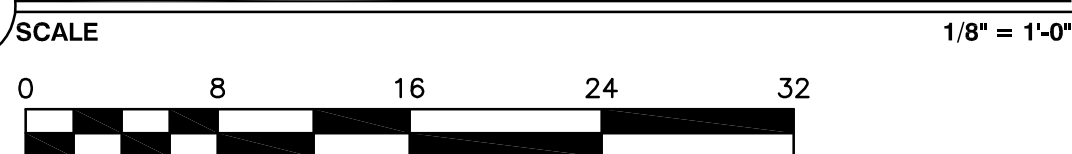
Revisions	
1ST CITY SUBMITTAL	10/17/19
CITY COMMENTS	1/17/20
OWNER COMMENTS	1/17/20
PROJECT NO: 19138	
DRAWN BY:	
CHK'D BY:	
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PLANTING PLAN	
03.03.20	
L-1	



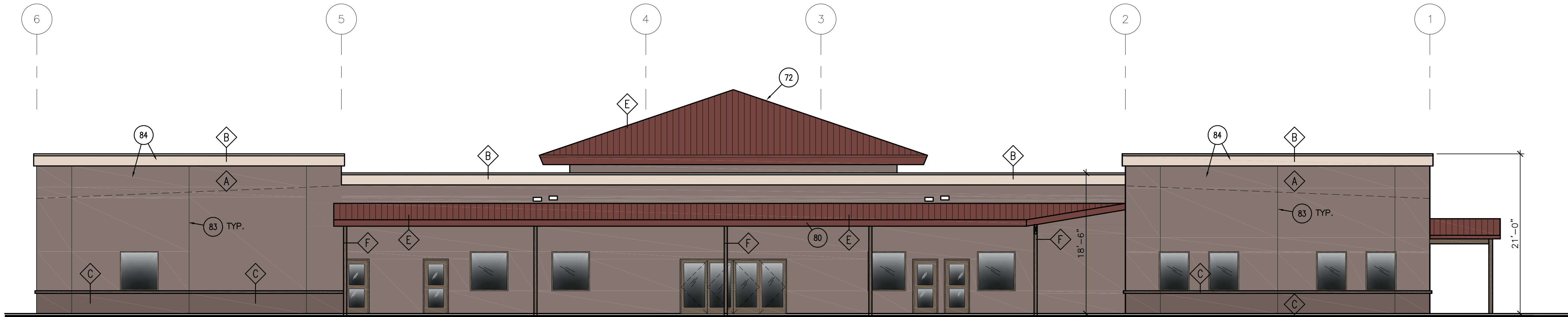
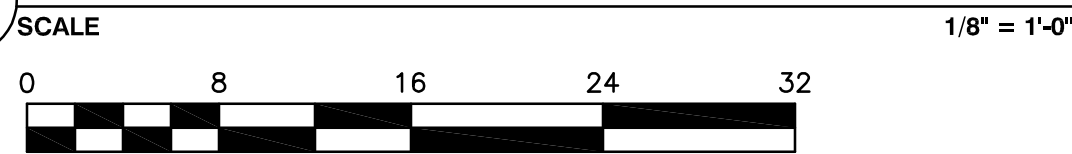
1 SOUTH ELEVATION



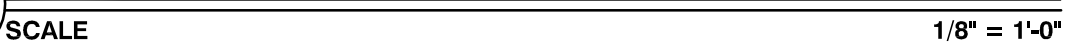
3 WEST ELEVATION



2 EAST ELEVATION



4 NORTH ELEVATION



KEYNOTES

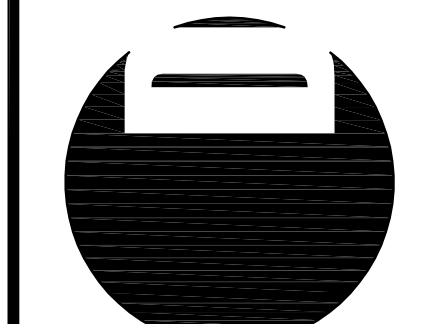
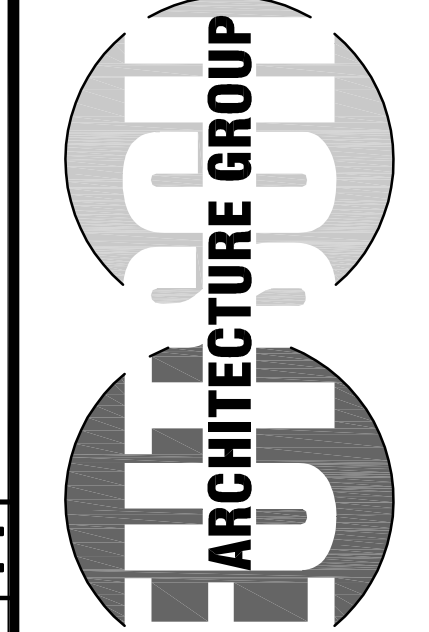
KEYNOTES FOR A-210, A-211 AND A-212

72. STANDING SEAM METAL ROOF - REFER TO ELEVATIONS.
76. ROOF SCUPPER AND DOWN SPOUT WITH OVERFLOW.
80. ROUGH WOOD FASCIA AT PATIO.
81. ALUMINUM WOOD TRELLIS PRE ENGINEERED SYSTEM.
"ALUMAWOOD"
82. FIRE RISER SIGN PER CITY STANDARDS.
83. STUCCO CONTROL JOINT.
84. EXTERIOR STUCCO SYSTEM IAPMO ER#382 WITH SAND SMOOTH FINISH.
85. "SES" SIGNAGE ON DOOR PER CITY STANDARDS.

EXTERIOR FINISH SCHEDULE

- A BODY COLOR: DE6060 TWILIGHT TAUPE
B ACCENT COLOR (TRIM): DE6114 DRY DUNE
C ACCENT COLOR (WAINSCOTT): DE6062 TEA BAG
D MESA STONE - MOJAVE BROWN COLOR GROUP B
E AARA METALS - COLONIAL RED
F WOOD - PAINTED OR STAINED

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GENERAL NOTES

1. G.C. SHALL PROVIDE STUCCO SAMPLE TO OWNER FOR APPROVAL.
2. THE TOP OF THE ROOF EQUIPMENT WILL BE EQUAL TO, OR LESS THAN, THE HEIGHT OF THE PARAPET WALL.
3. SIGNS WILL BE UNDER A SEPARATE PERMIT.

Revisions

1ST CITY SUBMITTAL	10/17/19
1 CITY COMMENTS	1/17/20
2 OWNER COMMENTS	1/17/20
3 SITE COMMENTS	3-4-20

CITY STAMP BOX

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EXTERIOR
ELEVATIONS

A-210

FS19-771

EXTERIOR FINISH SCHEDULE

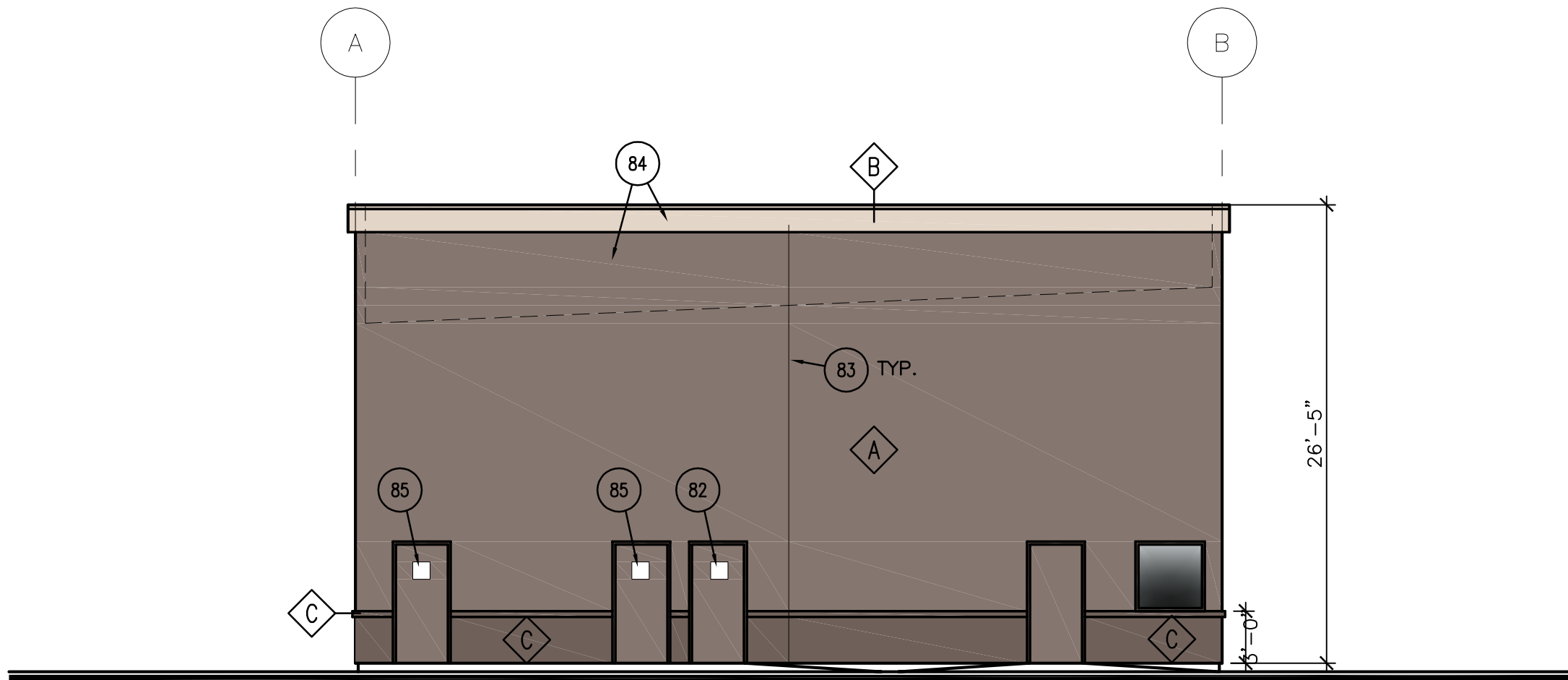
- ◇ A BODY COLOR: DE6060 TWILIGHT TAUPE
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- ◇ C ACCENT COLOR (WAINSCOTT): DE6062 TEA BAG
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- ◇ E AARA METALS – COLONIAL RED
- ◇ F WOOD – PAINTED OR STAINED

KEYNOTES

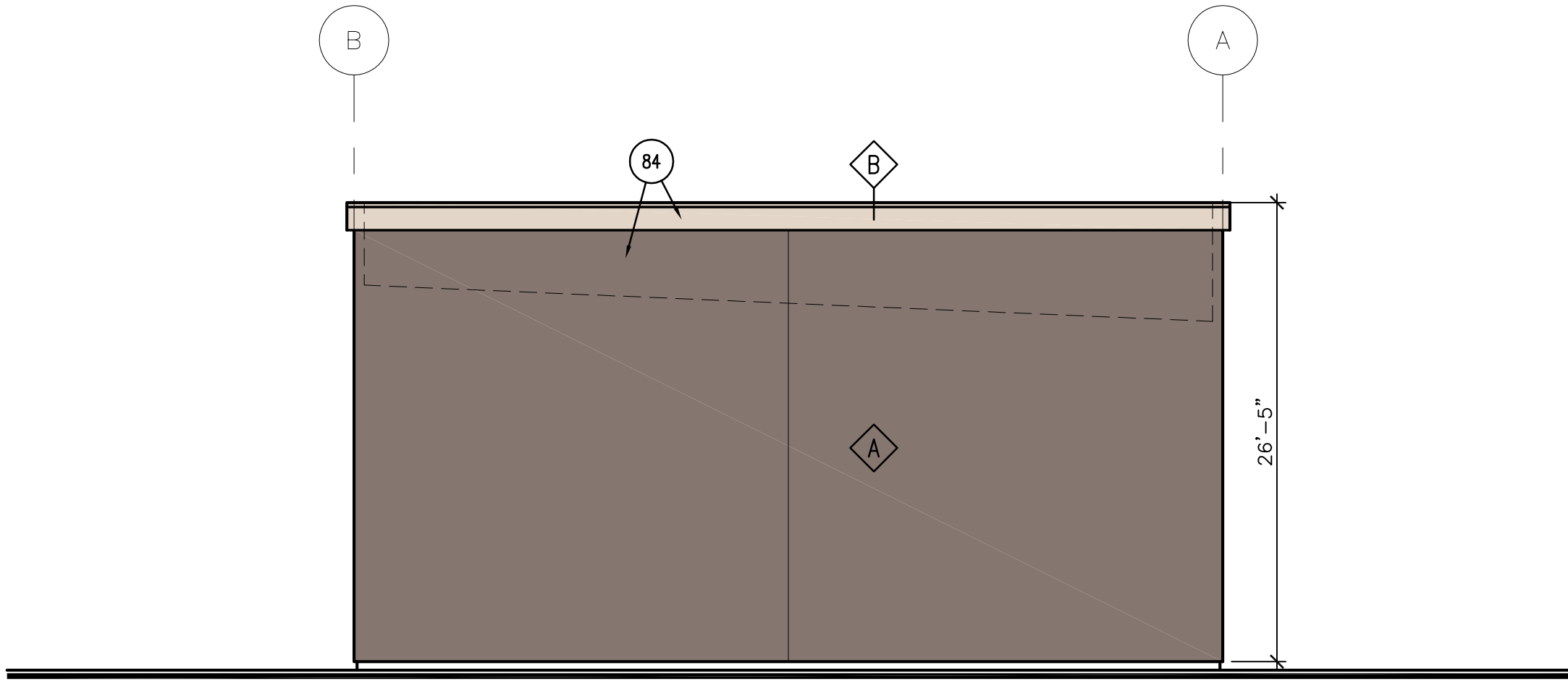
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GENERAL NOTES

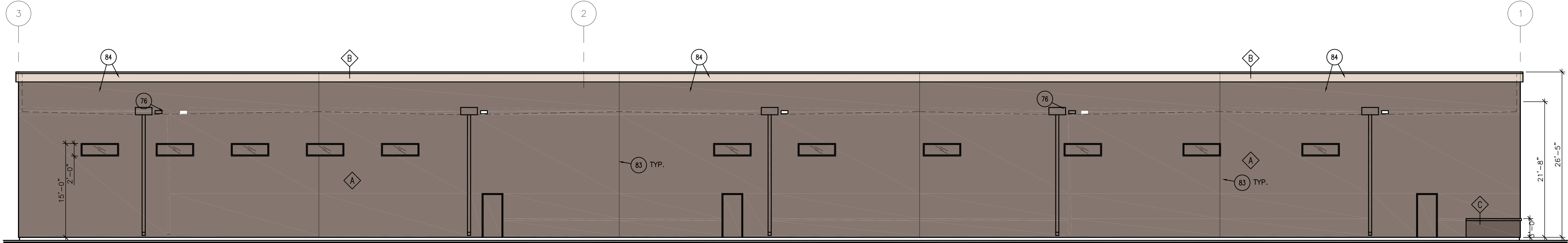
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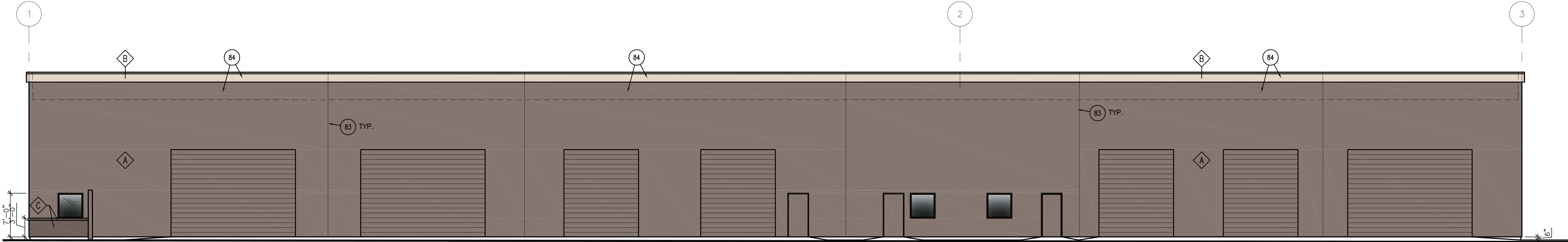
2 EAST ELEVATION



1 NORTH ELEVATION

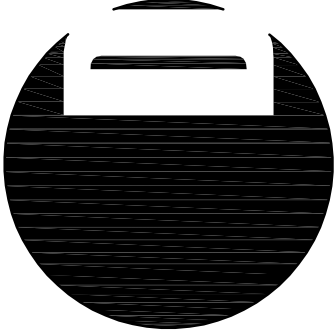


3 SOUTH ELEVATION



4 WEST ELEVATION

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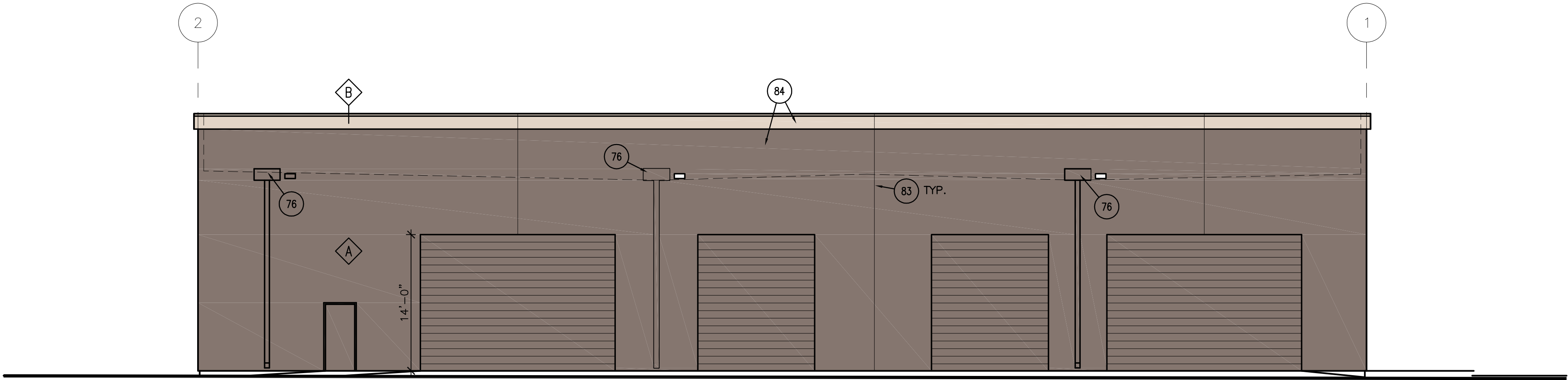
Revisions	
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1 CITY COMMENTS	1/17/20
2 OWNER COMMENTS	1/17/20
3 SITE COMMENTS	3-4-20

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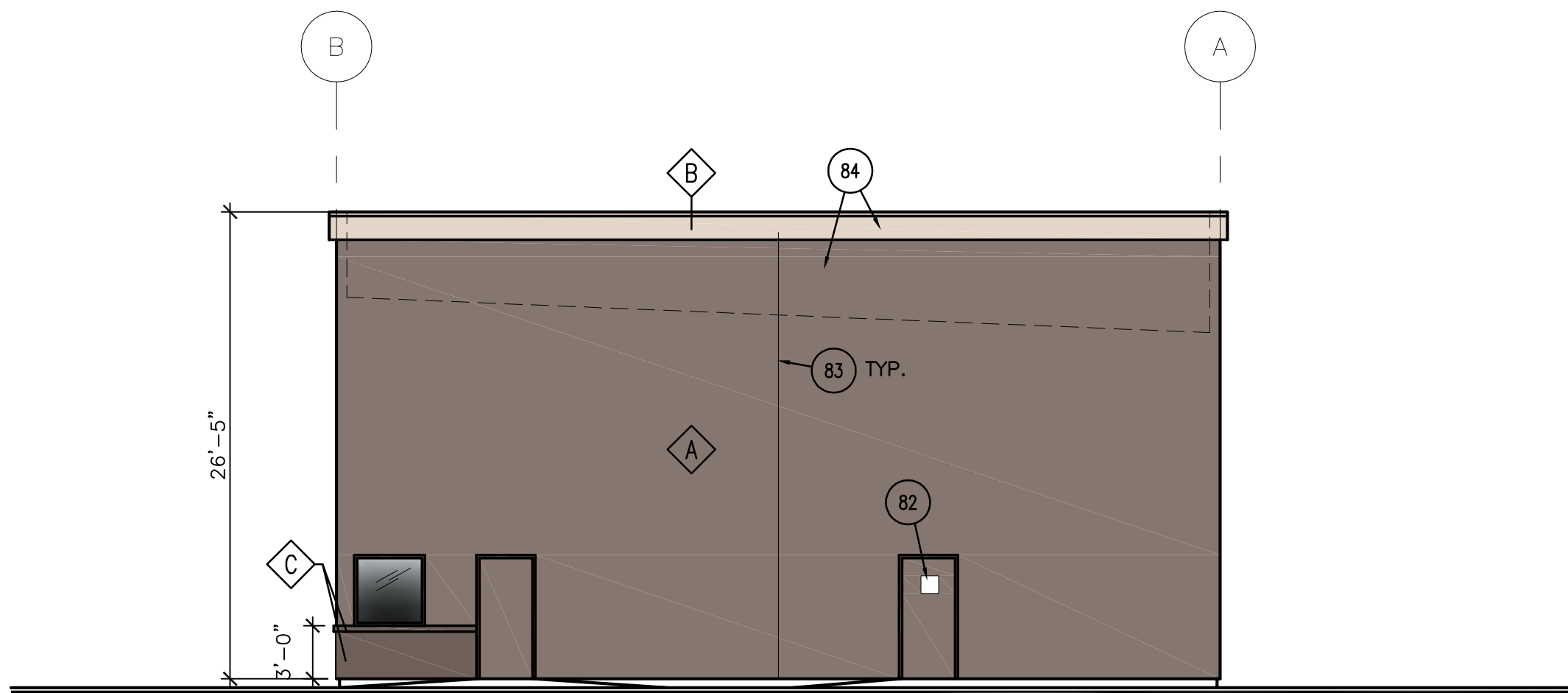
EXTERIOR
ELEVATIONS B

A-211

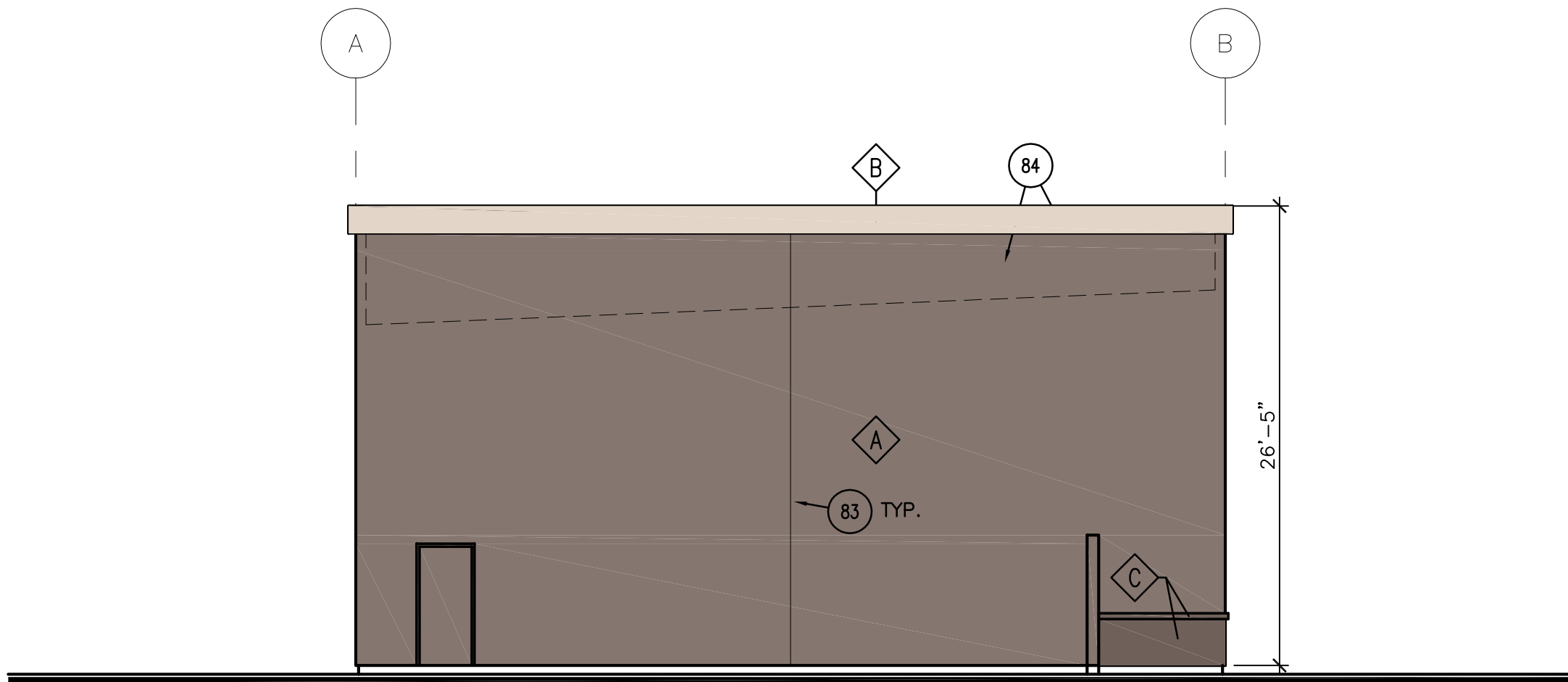
FS19-771



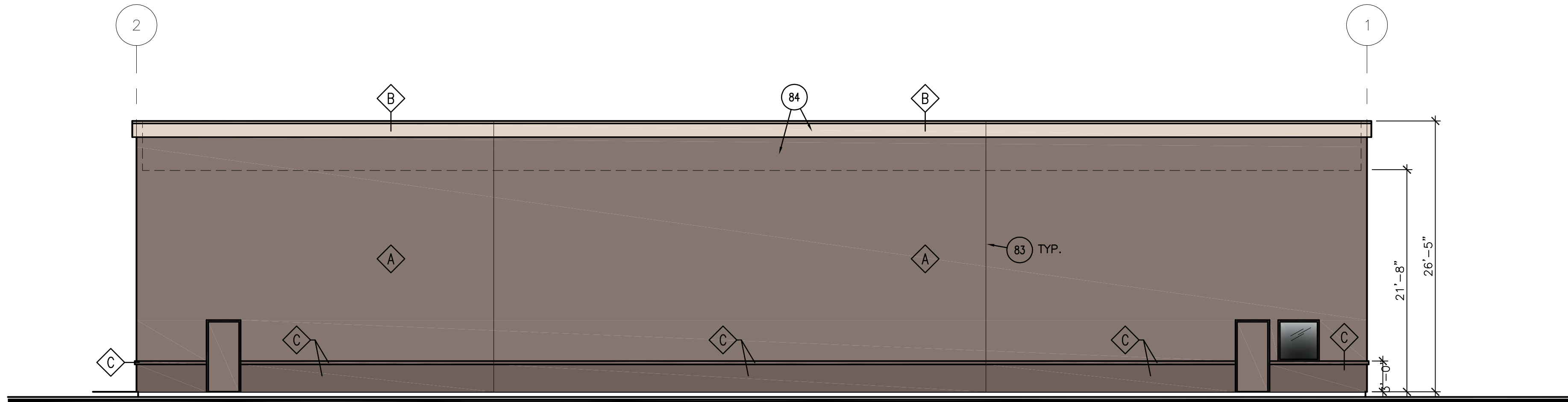
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



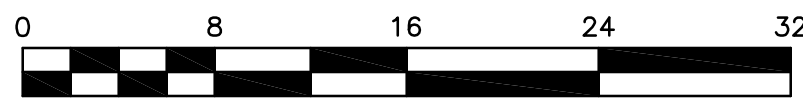
3 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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- C ACCENT COLOR (WAINSCOTT): DE6062 TEA BAG
- D MESA STONE — MOJAVE BROWN COLOR GROUP B
- E AARA METALS — COLONIAL RED
- F WOOD — PAINTED OR STAINED.

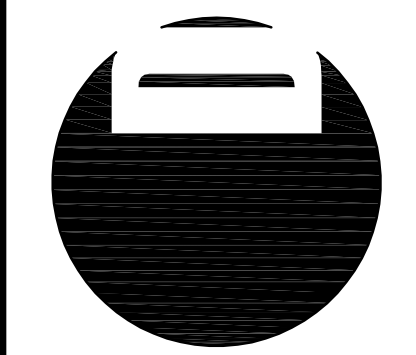
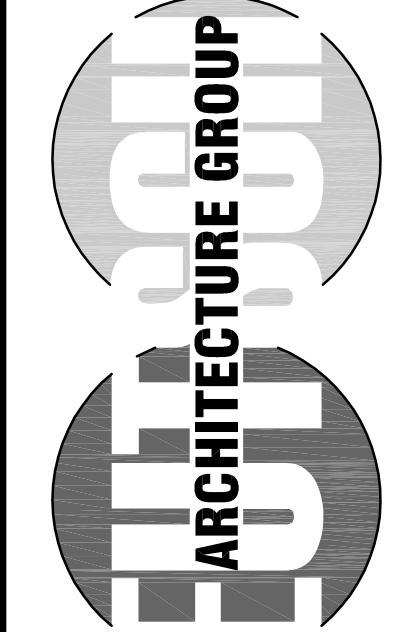
KEYNOTES

- KEYNOTES FOR A-210, A-211 AND A-212
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UNITED CONSTRUCTION
GROUP LLC BUILDING
NEC OF DESERT COVE & LITCHFIELD RD. SURPRISE, AZ

Revisions	
1ST CITY SUBMITTAL	10/17/19
1 CITY COMMENTS	1/17/20
2 OWNER COMMENTS	1/17/20
3 SITE COMMENTS	3-4-20

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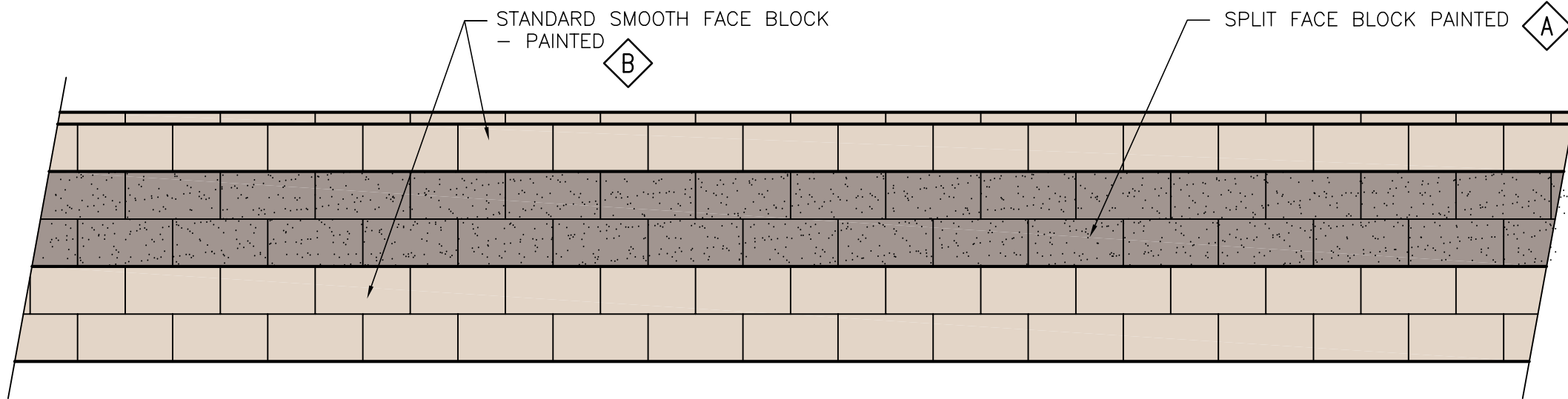
EXTERIOR
ELEVATIONS C

A-212

EXTERIOR FINISH SCHEDULE

- A BODY COLOR: DE6060 TWILIGHT TAUPE
- B ACCENT COLOR (TRIM): DE6114 DRY DUNE

NOTE:
* CONTRACTOR SHALL PAINT BOTH SIDES OF WALL.
PAINT SHALL BE EXTERIOR GRADE TO HELP FIGHT
MOISTURE AND FUTURE PAINT PEELINGS.
* ADJUST THE WALL OFFSET TO AVOIDING TREES.

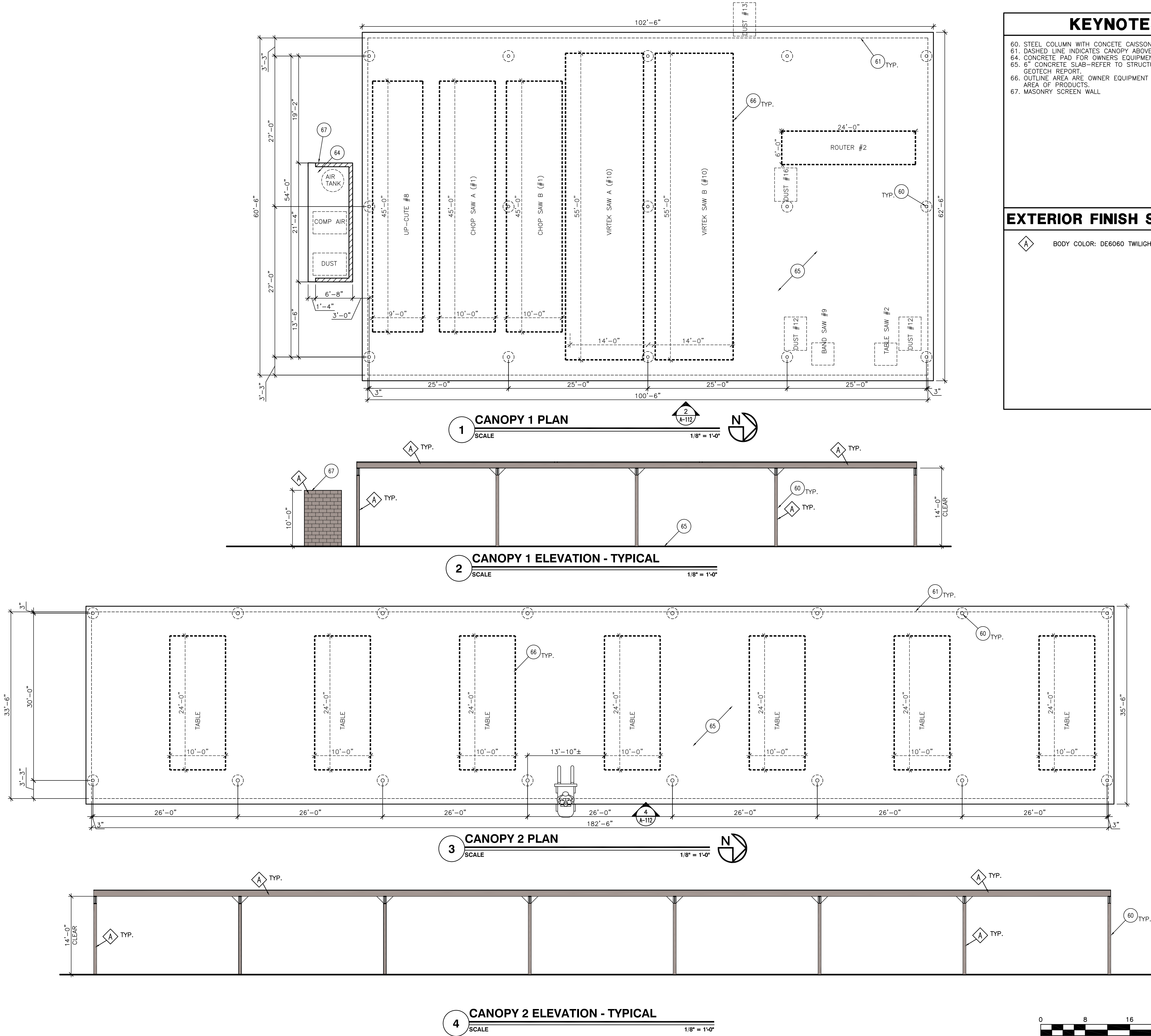


5 MASONRY SCREEN WALL

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

DTL-08

Recieved
4-30-2020



KEYNOTES

60. STEEL COLUMN WITH CONCETE CAISSON FOOTING
61. DASHED LINE INDICATES CANOPY ABOVE
64. CONCRETE PAD FOR OWNERS EQUIPMENT, FIELD VERIFY.
65. 6" CONCRETE SLAB-REFER TO STRUCTURAL DWGS AND GEOTECH REPORT.
66. OUTLINE AREA ARE OWNER EQUIPMENT AND MANEUVERING AREA OF PRODUCTS.
67. MASONRY SCREEN WALL

EXTERIOR FINISH SCHEDULE

A

BODY COLOR: DE6060 TWILIGHT TAUPE

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ARCHITECTURE GROUP

REGISTERED ARCHITECT
11377
BERNARD
DEUTSCH
Arizona, U.S.A.

4600
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PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

UNITED CONSTRUCTION
GROUP LLC BUILDING
NEC OF DESERT COVE & LITCHFIELD RD. SURPRISE, AZ

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THE CONTRACT ALLONS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

Revisions

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2 OWNER COMMENTS	1/17/20
3 SITE COMMENTS	3-4-20
4 OWNER COMMENTS	4-15-20
5 CITY COMMENTS	4-15-20

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CANOPY PLANS
AND ELEVATIONS

A-112

FS19-771





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

13 November 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS19-771; United Construction Group Minor PAD, Final Plat and Site Plan (APNs: 501-44-928, 501-44-929, 501-44-930)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the United Construction Group Minor PAD, Final Plat and Site Plan. The project site is located Northeast of Desert Cove and Litchfield Road in Surprise, AZ. The project is to construct three buildings, 10,000 total square feet, to be used as office space and manufacturing of roof and floor trusses for new housing development. The office building will be a two-story building. This project sits on nearly 10 acres of undeveloped land and is entirely inside the Luke AFB 1988 JLUS 65 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 stated in the narrative, the request will not negatively impact flying operations at Luke AFB. If approved, United Construction Group Minor PAD, Final Plat and Site Plan 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 would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

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

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



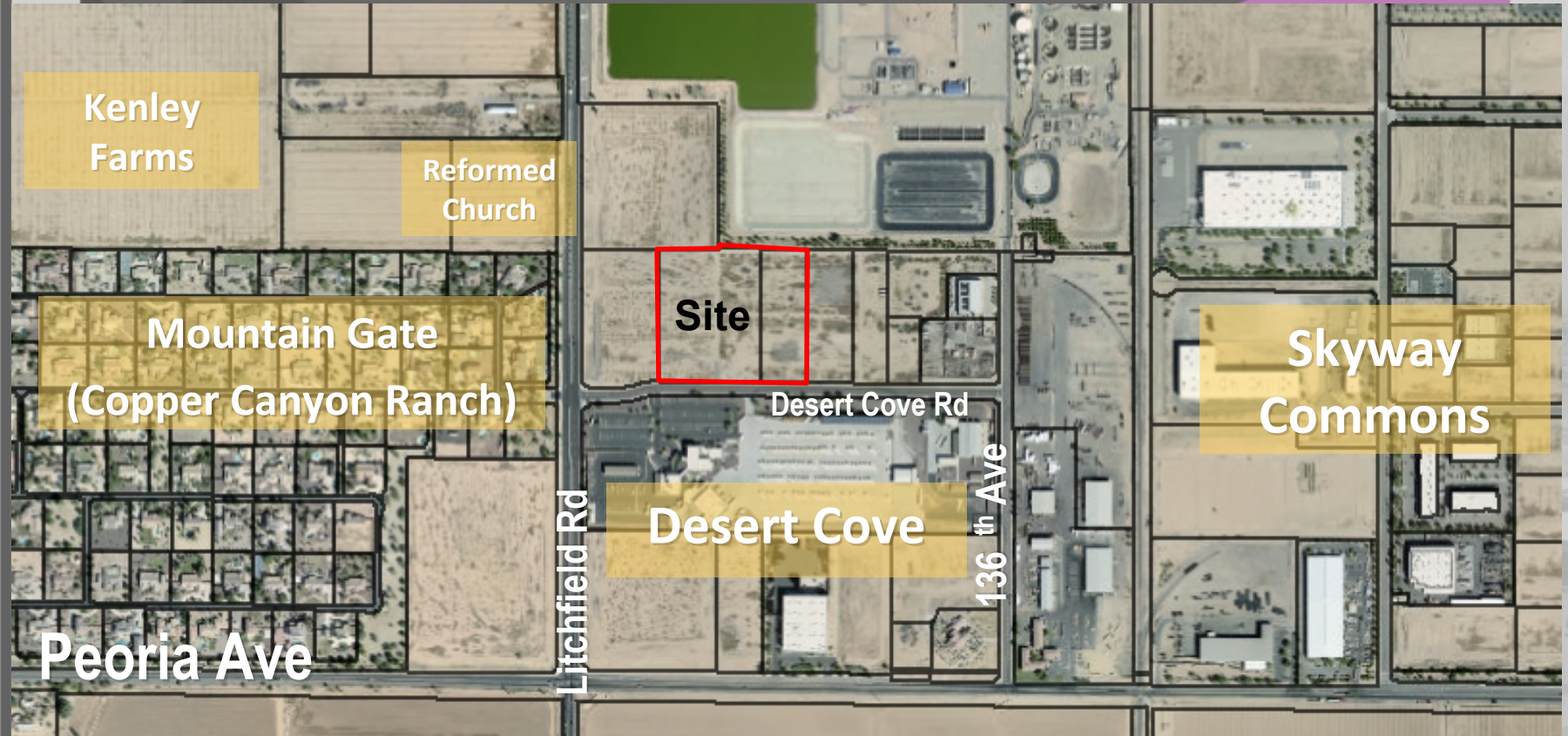
FS19-771

United Construction Group

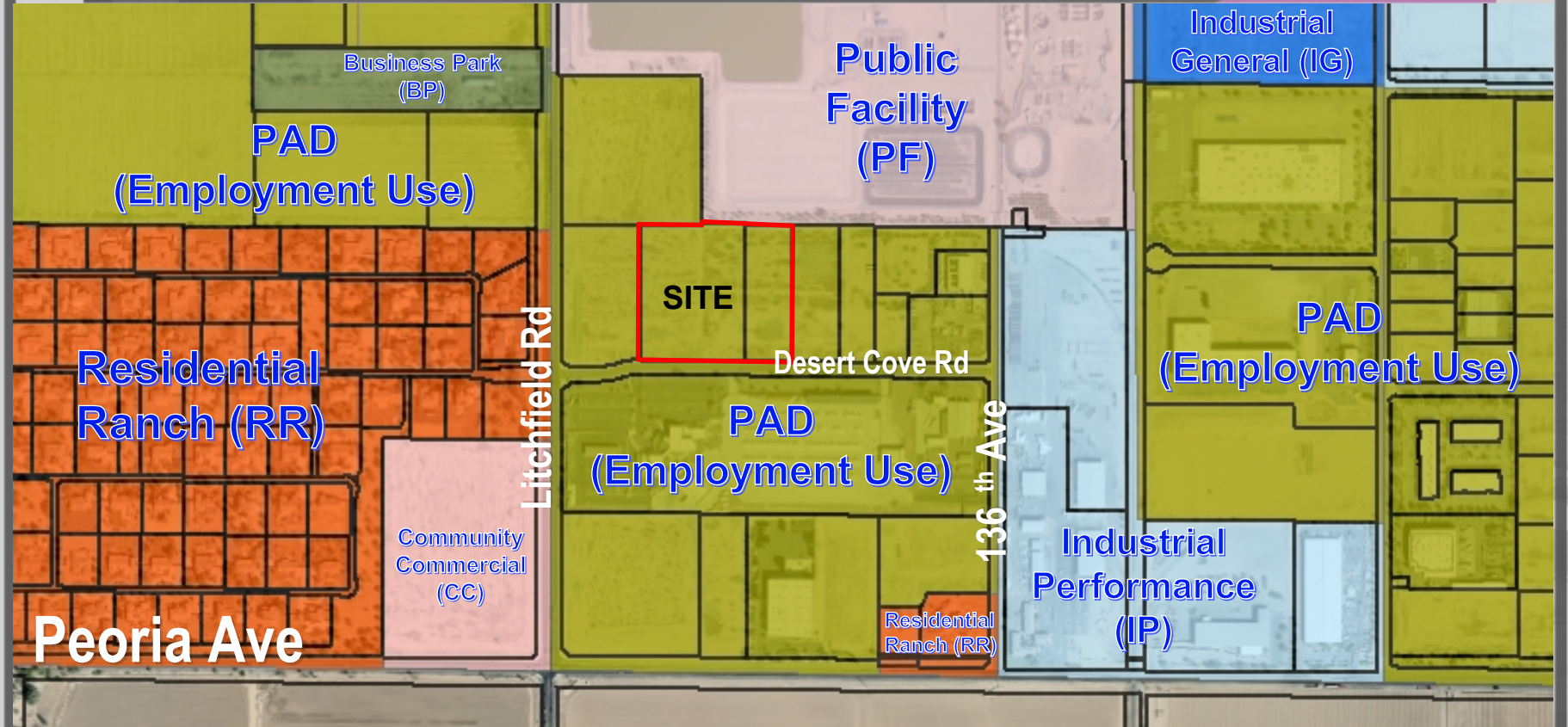
Planning & Zoning Commission

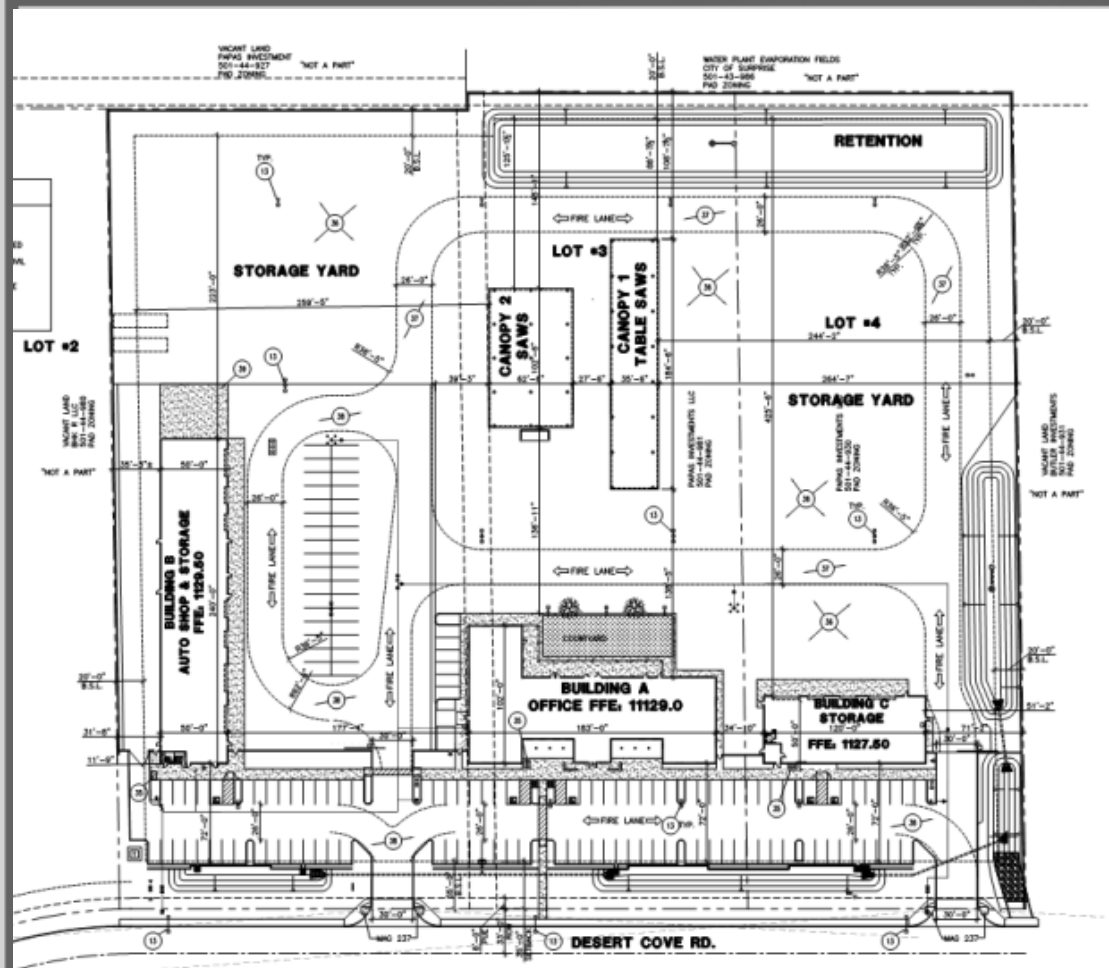
June 18, 2020

VICINITY MAP

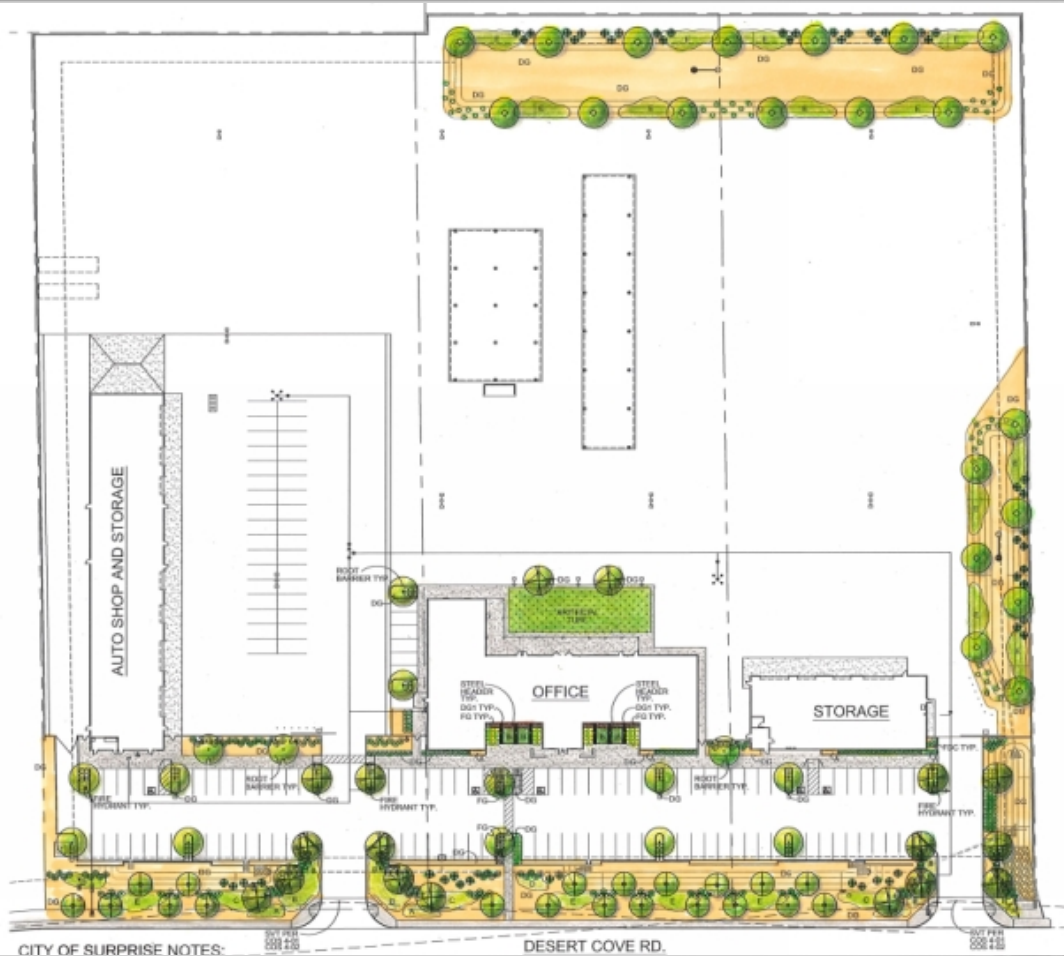


CASE MAP





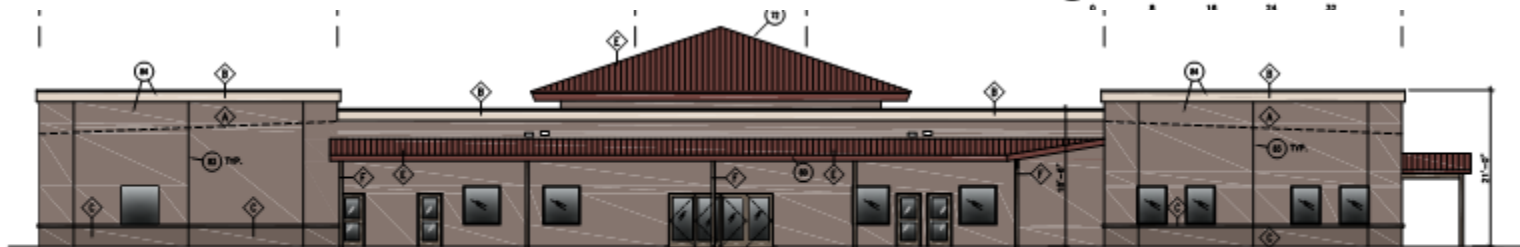
Site Plan



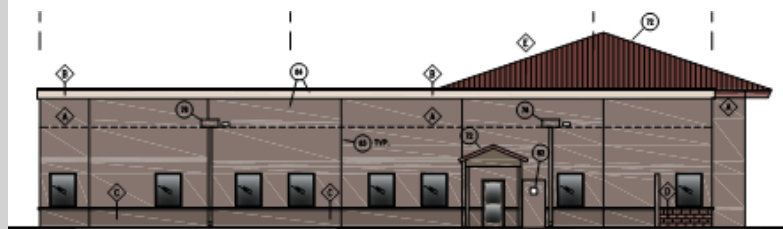
Landscape Plan



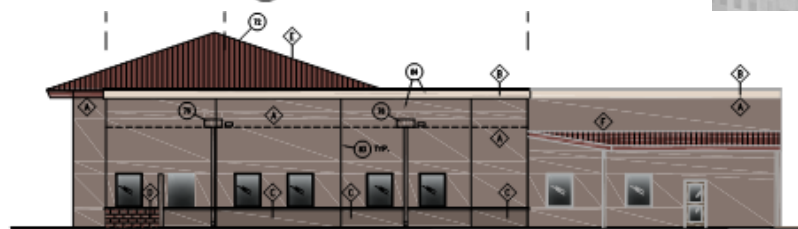
1 SOUTH ELEVATION
SCALE 1" = 8'-0"



4 NORTH ELEVATION
SCALE 1" = 8'-0"

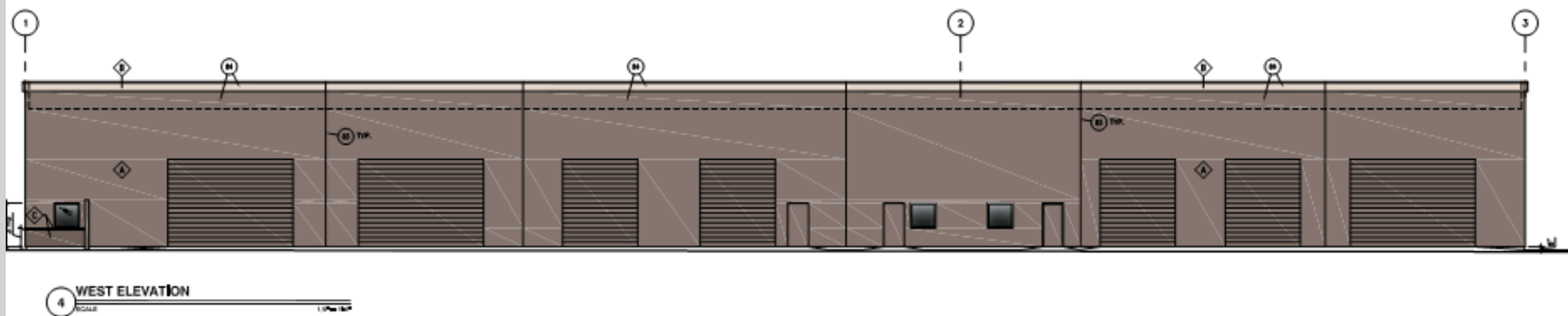
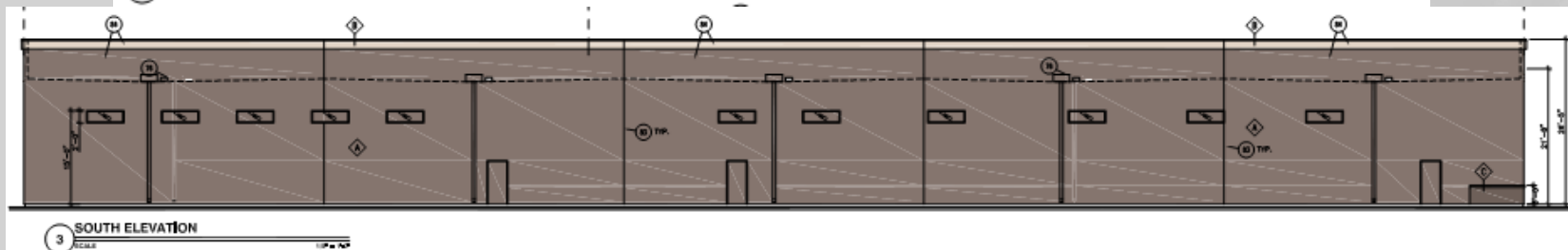
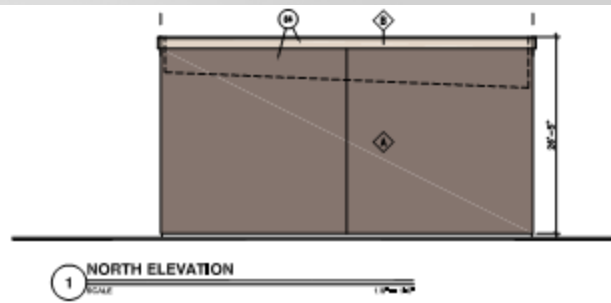
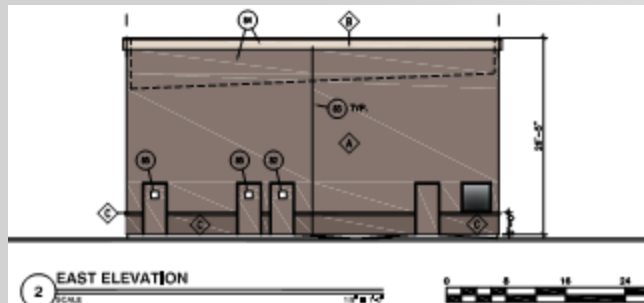


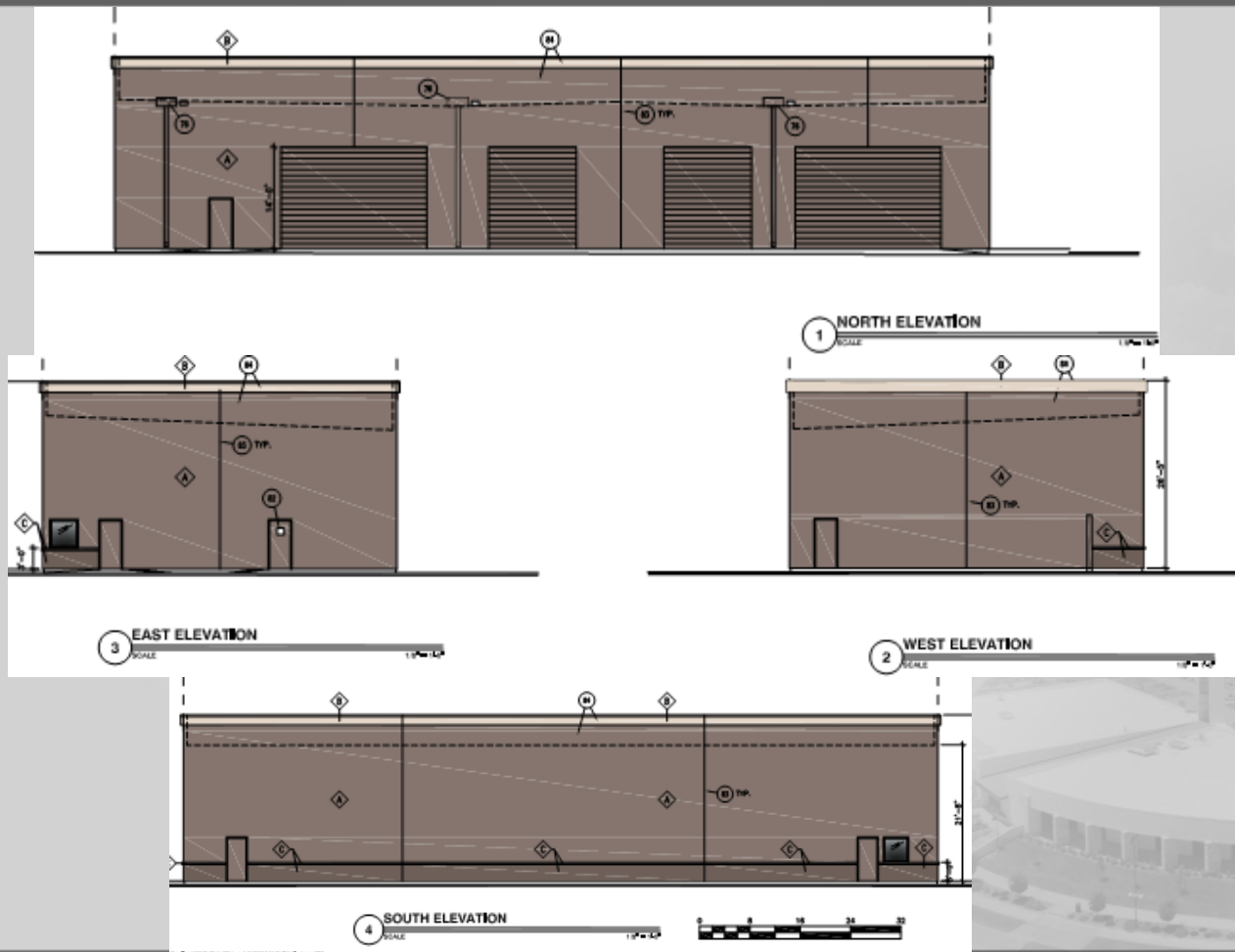
WEST ELEVATION



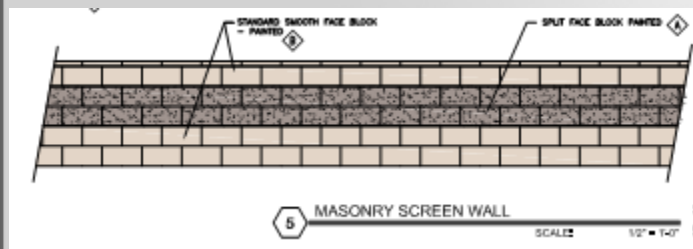
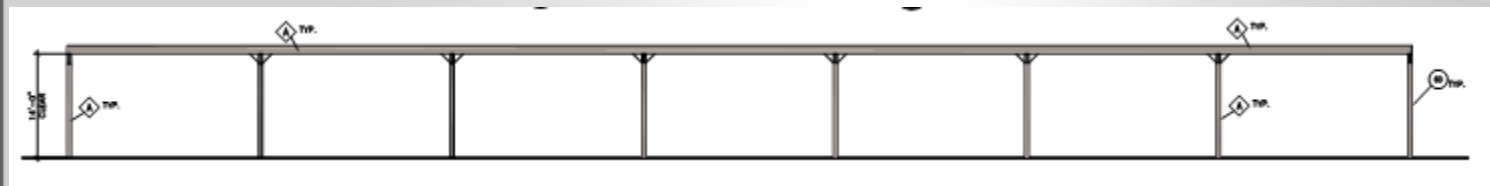
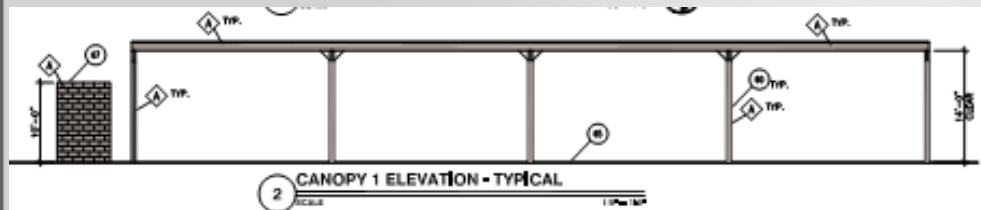
EAST ELEVATION

Building B Elevations





Building C Elevations



STAFF RECOMMENDATION

Staff Recommendation:

- Approve, subject to Stipulations 'A' through 'E'



QUESTIONS OR COMMENTS?

Thank You



STIPULATIONS

- A. Development and use of the site shall be consistent with the Site Plan entitled “United Construction Group LLC Building” consisting of eight (8) sheet prepared by Deutsch Architecture Group and stamped received May 1, 2020.
 - B. Landscaping of the site shall be consistent with the Landscape Plan entitled “United Construction Group LLC Building” consisting of three (3) sheets prepared by Deutsch Architecture Group and stamped received March 5, 2020.
 - C. Building elevations shall be consistent with the Elevations entitled “United Construction Group LLC Building” consisting of four (4) sheet prepared by Deutsch Architecture Group and stamped received April 30, 2020.
 - 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.
- 



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 18, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Site Plan for Marriott Springhill Suites at Surprise Center, generally located west of the northwestern corner of Civic Center Drive and Elm Street. FS19-871 -- Marriott Springhill Suites at Surprise Center.

Motion:

I move to approve/deny a Site Plan for Marriott Springhill Suites at Surprise Center, generally located west of the northwestern corner of Civic Center Drive and Elm Street.

Background:

Mike Delmarter of Kimley-Horn and Associates on behalf of Bell Road Surprise AZ, LLC, seeks approval of a Site Plan to allow for a hotel facility within the Civic Center Commercial Center within the Surprise Center PAD. Site improvements will include a 64,844 square foot building, paving, sidewalks, and landscaping.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 20.06.10 EVR Marriott at Surprise Center - PZ Staff Report - 061820

2. 01 - FS19-871 - Marriott at Surprise Center - Vicinity - 061820
 3. 02 - FS19-871 - Marriott at Surprise Center - Site Plan - 061820
 4. 03 - FS19-871 - Marriott at Surprise Center - Streetscape Exhibit - 061820
 5. 04 - FS19-871 - Marriott at Surprise Center - Elevations - 061820
 6. 05 - FS19-871 - Marriott at Surprise Center - Landscape - 061820
 7. PP - FS19-871 - Marriott at Surprise Center - PowerPoint - 061820
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-871

Project Name: Marriott Springhill Suites at Surprise Center

Council District: 5 – Palm

Meeting Date: June 18, 2020

Planner: Hobart Wingard, Planner II

Owner: Bell Road Surprise AZ, LLC

Applicant: Mike Delmarter of Kimley-Horn and Associates

Request: Site Plan approval for Marriott Springhill Suites, Lot 5, of the Civic Center Commercial Center within the Surprise Center Planned Area Development (PAD)

Site Location: Generally, west of the northwestern corner of Civic Center Drive and Elm Street

Site Size: Approximately 2.22 acres of the 8.10-acre Civic Center Commercial Center

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

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Marriott Springhill Suites at Surprise Center subject to Stipulations “A” through “F.”

PROJECT DESCRIPTION:

Mike Delmarter of Kimley-Horn and Associates on behalf of Bell Road Surprise AZ, LLC, seeks approval of a Site Plan to allow for hotel facility within the Civic Center Commercial Center within the Surprise Center PAD. Site improvements will include a 64,844 square foot building, paving, sidewalks, and landscaping.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Surprise Center PAD Vacant	Surprise Center PAD Shops / Restaurant	Surprise Center PAD Shops / Restaurant
Surprise Farms PAD Vacant	Surprise Center PAD	Surprise Center PAD Vehicle Tire Facility
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant

BACKGROUND:

June 12, 1980: The Mayor and City Council approved an Annexation for the subject property under Ordinance 80-03.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center, under case PAD00-105.

December 15, 2016: The Planning and Zoning Commission approved a Site Plan for the Civic Center Commercial Center under case FS16-429.

December 20, 2016: The Mayor and City Council approved a Final Plat for the Civic Center Commercial Center under case FS16-429.

March 16, 2017: The Planning and Zoning Commission approved a Site Plan for Raising Cane's at the Civic Center Commercial Center under Case FS16-547.

August 7, 2017: The Planning and Zoning Commission approved a Site Plan for an In N Out Burger at the Civic Center Commercial Center under Case FS17-253.

June 20, 2019: The Planning and Zoning Commission approved a Site Plan for a tire shop at the Civic Center Commercial Center under Case FS19-106.

September 19, 2019: A Concept Review meeting was held for the current proposal under case CR19-619.

February 12, 2019: The applicant submitted for a Site Plan for Marriott Springhill Suites at the Civic Center Commercial Center under Case FS19-871, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a four (4) story, 110 room, 64,844 square foot standalone hotel facility within Lot 5 of the Civic Center Commercial Center located within the Surprise Center PAD. Customer entry is provided via a porte-cochere along the northern face of the building. Central to the site is a pool facility for the use by the occupants.

This, the sixth and final phase of development for the commercial center, will utilize approximately 2.22 acres of the 8.10-acre center. Access to the site will be provided from both 144th Avenue to the west and Elm Street to the south. The subject project will provide 101 parking spaces and will contribute to the balance of the commercial center as this center has shared access and shared parking agreements.

Consistent with the existing architecture of the master site, the hotel building will conform to the requirements of the Surprise Center PAD and its requirement of a Mediterranean style. A combination of stucco and brick will be used with colors consistent with the Mediterranean style of architecture. Towers and decorative features are included to help reinforce this theme. The decorative elements are provided on all four (4) sides of the facility.



Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the commercial center. All walls and vehicle screening will consist of decorative block that match the primary theme of the center.

89

90 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

91

92 **CONFORMANCE WITH ADOPTED PLANS:**

93 The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office
94 Character Area within the Surprise Center District, which supports commercial and service uses such
95 as that proposed.

96

97 **REVIEWING AGENCIES:**

98 All City reviewing departments have reviewed the request and expressed no objections.

99 The subject Site Plan was also routed to the standard external reviewing agencies, which
100 provided no other comments.

101

102 **SUMMARY:**

103 Staff believes the proposed Site Plan is consistent with the manner and intent of the Surprise Center
104 PAD in which it occupies. Approval will allow the site to be developed in accordance with the
105 requirements of the City of Surprise.

106

107 **FINDINGS:**

- 108 • The proposed Site Plan demonstrates compliance with the General Plan.
- 109 • The proposed Site Plan demonstrates compliance with the criteria set forth in the Surprise
- 110 Center PAD.
- 111 • The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise
- 112 Unified Development Code (SUDC).
- 113 • The reviewing agencies have indicated no objections to the request.

114

115

116

117

118 **RECOMMENDATION:**

119 Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan,
120 Case FS19-871, subject to stipulations 'A' through 'F' as outlined below:

121 A. Development and use of the site shall be consistent with the Site Plan entitled "Marriott
122 Springhill Suites Site Plan," consisting of one (1) sheet prepared by Kimley-Horn and stamped
123 received April 20, 2020.

124 B. Landscaping of the site shall be consistent with the Landscape Plan entitled "Springhill Suites"
125 consisting of one (1) sheet prepared by Klassen Corporation and stamped received April 20,
126 2020.

127 C. Building elevations shall be consistent with the Elevations entitled "Springhill Suites"
128 consisting of one (1) sheet prepared by Klassen Corporation and stamped received April 20,
129 2020.

130 D. No permits will be issued until such time as the Surprise Center deed restriction is lifted from
131 the subject parcel.

132 E. Sizing calculations for grease/oil interceptor will be submitted with building permit.

133 F. Non-compliance with the stipulations of approval of this case will be treated as a violation in
134 accordance with the provisions of Article XIV of the Surprise Unified Development Code.

135 However, should the Commission wish to deny the request, the Commission should make its own
136 findings and base its decision on those alternative findings.

137

138 **ATTACHMENTS:**

139 01 - Vicinity Maps

140 02 - Site Plan

141 03 - Streetscape Exhibit

142 04 - Elevations

143 05 - Landscape Plan

VICINITY MAP

FS19-871
Marriott



VICINITY MAP

FS19-871
Marriott

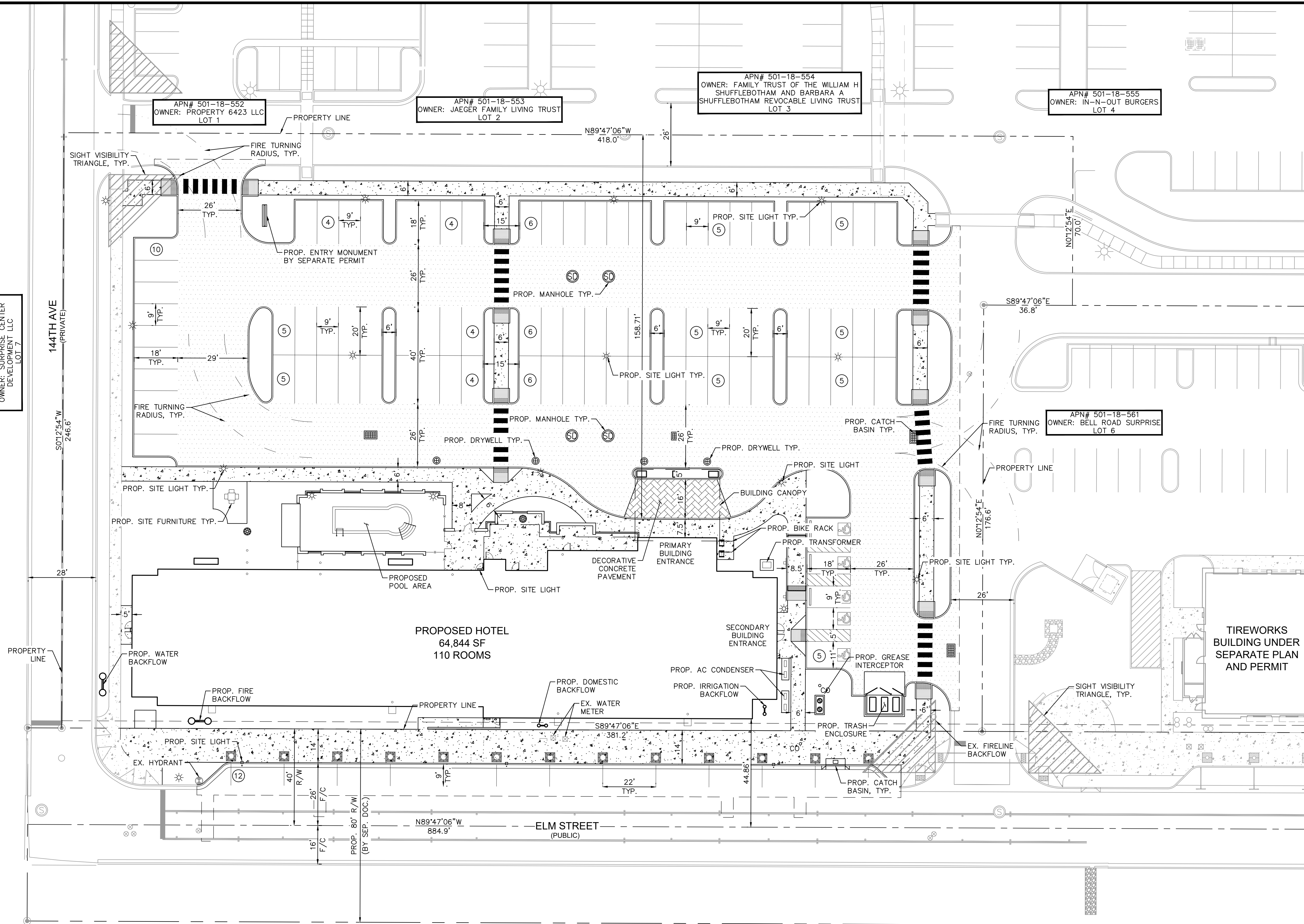


ZONING

FS19-871
Marriott



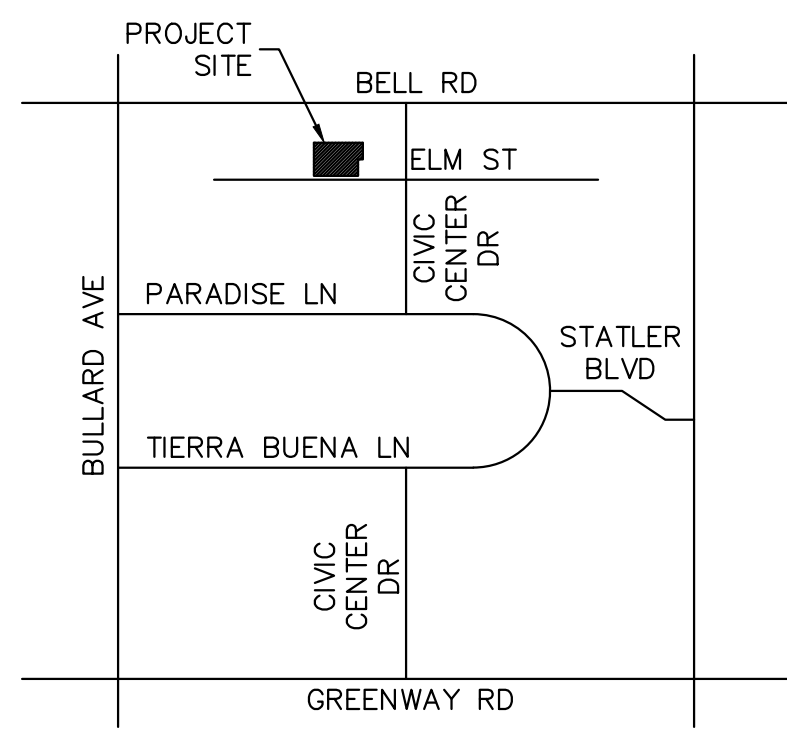
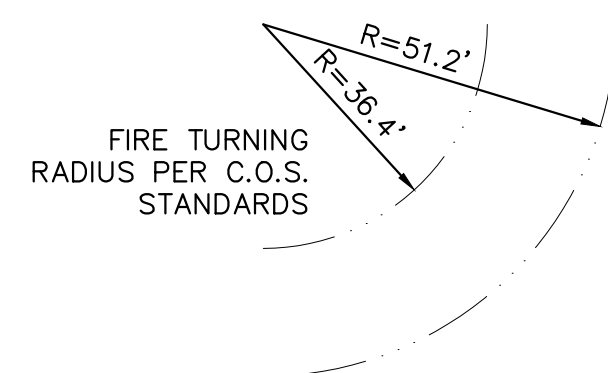
APN# 501-18-562
OWNER: SURPRISE CENTER
DEVELOPMENT LLC
LOT 7



PARKING PROVIDED: 101 SPACES
(96 STANDARD, 5 ADA)

ELEVATION = 1218.19 (NAVD88, CITY OF SURPRISE)

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



VICINITY MAP
SURPRISE, AZ
N.T.S.

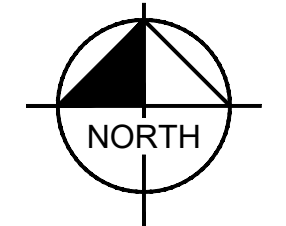
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: MICHAEL L. DELMARTER, P.E.
EMAIL: MIKE.DELMARTER@KIMLEY-HORN.COM

KLASSEN CORPORATION
2021 WESTWIND DR
BAKERSFIELD, CA 93301
TEL NO. (661) 489-4958
CONTACT: SERGIO ANDRADE
EMAIL: SERGIO@KLASSENORP.COM

SURPRISE HOSPITALITY, LLC
C/O H2H ASSET GROUP, LLC
5080 CALIFORNIA AVE #145
BAKERSFIELD, CA 93309
PH: (661) 900-1596
CONTACT: AJAY ANAND

RECEIVED
04/20/2020

FS19-871



GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments: 0-10 is black, 10-20 is white, 20-30 is black, and 30-40 is white.



MARRIOTT SPRINGHILL SUITES
SITE PLAN
NEC OF ELM STREET AND 144TH AVE
SURPRISE, ARIZONA



SP1

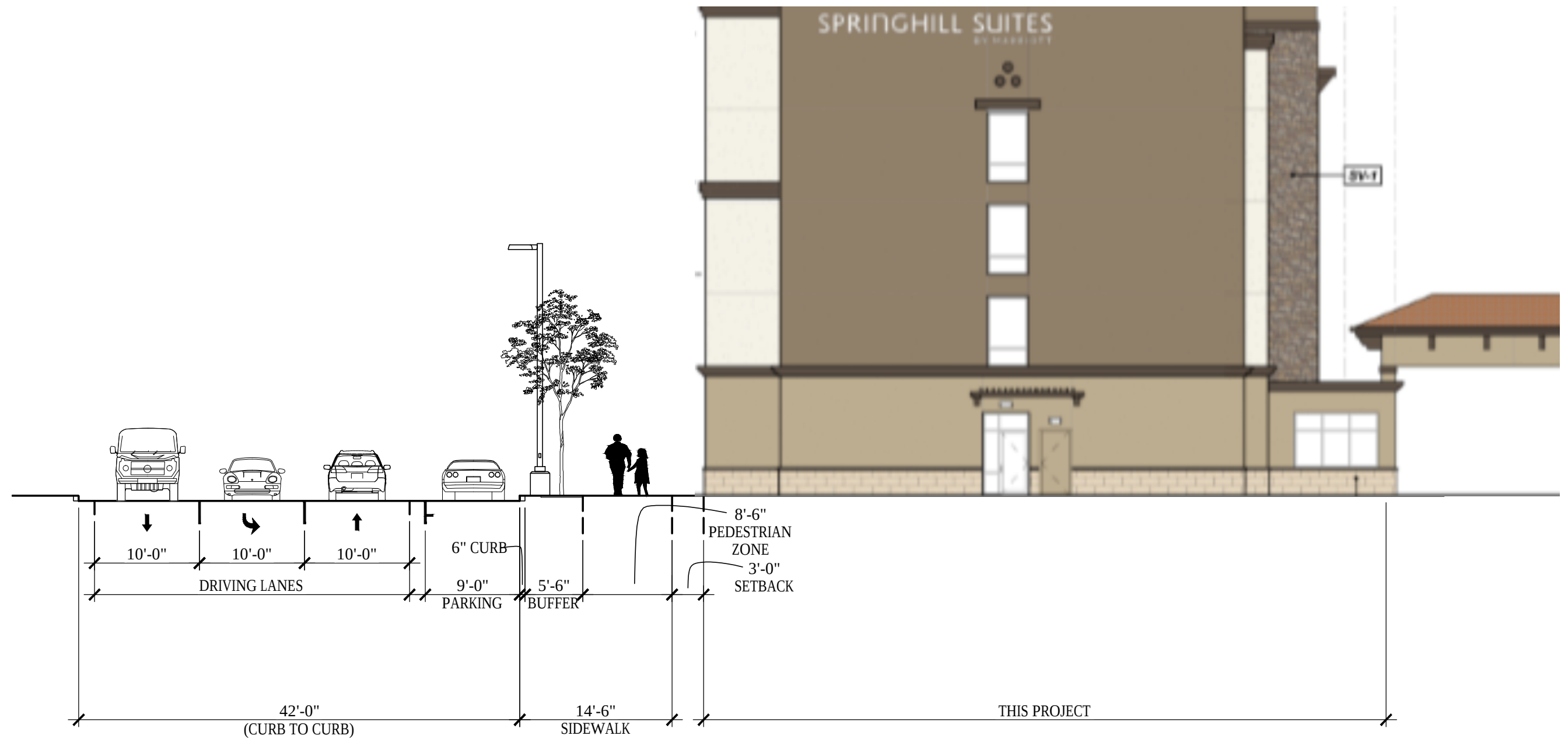
1 OF 1

Kimley»»Horn
© 2000 KIMLEY HORN AND ASSOCIATES, INC.

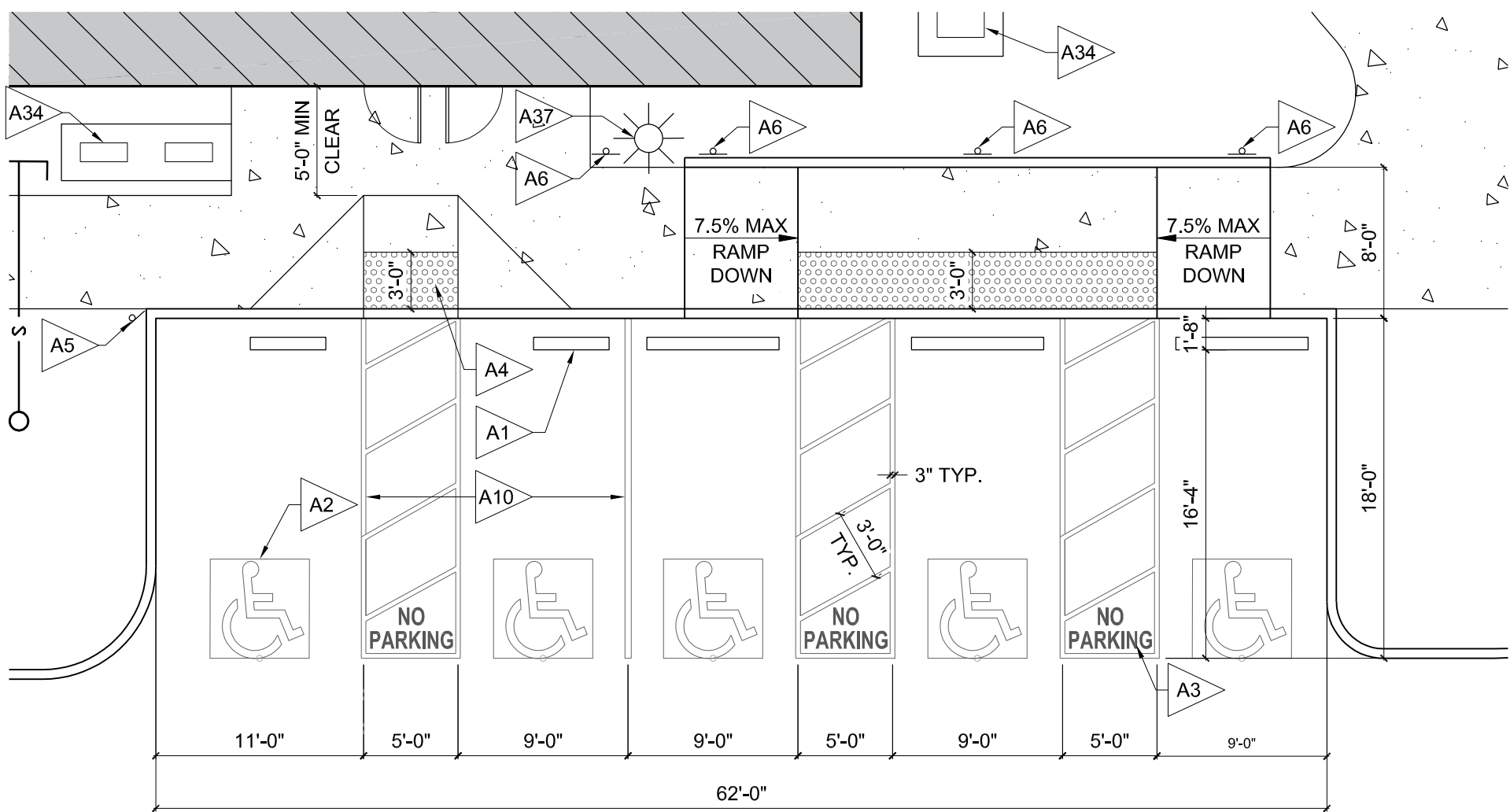
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=20'
SCALE (V): NONE
DESIGNED BY: MLD
DRAWN BY: TKG
CHECKED BY: MLD
DATE: MAR. 2020

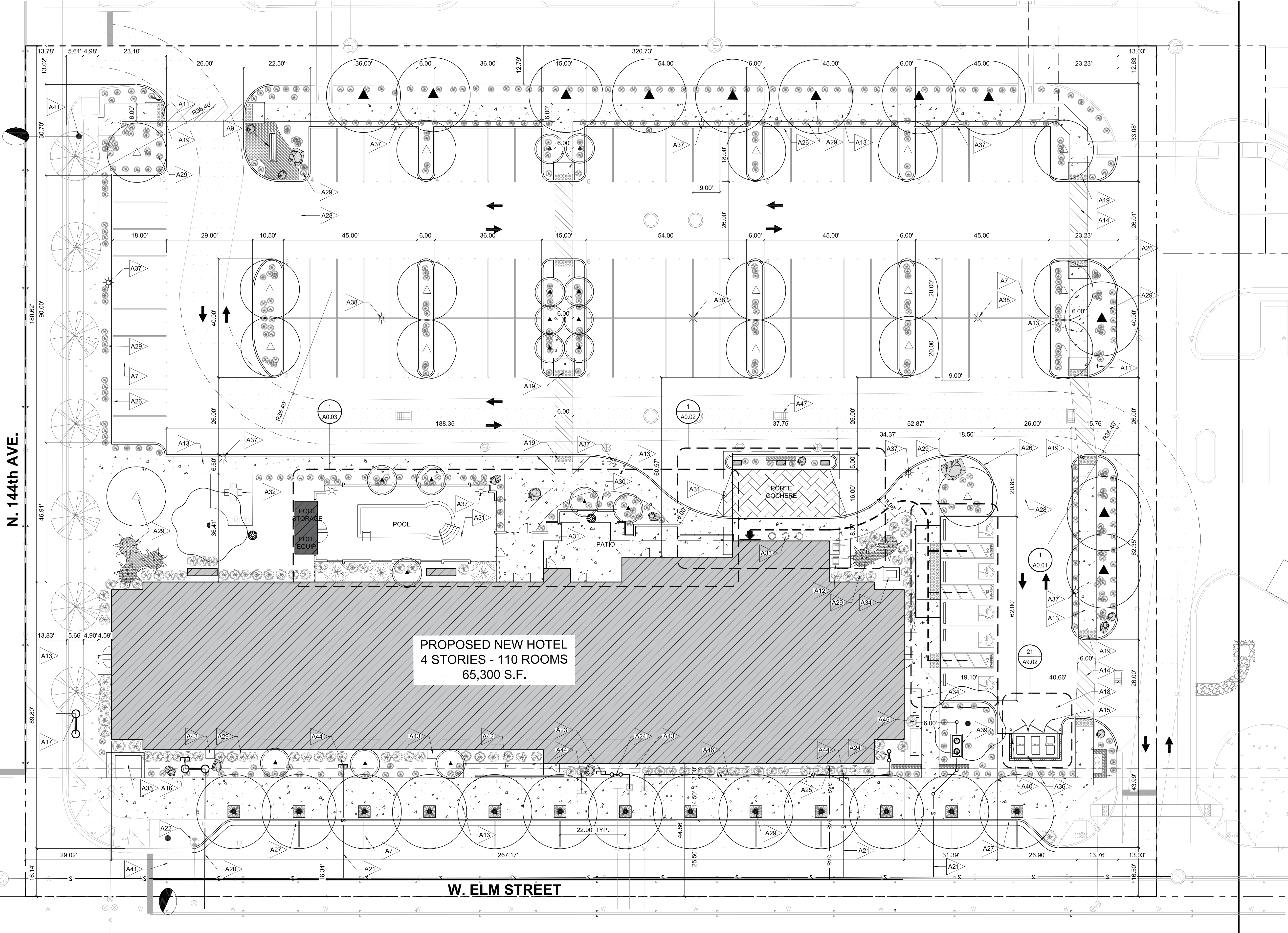
ZONING: PAD ZONING CASE # FS19-871



STREETSCAPE EXHIBIT



1 ENLARGED ACCESSIBLE PARKING PLAN
SCALE: 1/8" = 1'-0"



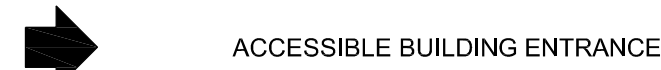
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



PARKING

PARKING SPACES PROVIDED	
STANDARD	96
ACCESSIBLE	4
VAN ACCESSIBLE	1
TOTAL PARKING PROVIDED	101

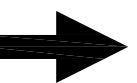
SITE LEGEND



ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/8" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 3/4" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP-RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". AOR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

26'-0" MIN. WIDE FIRE LANE

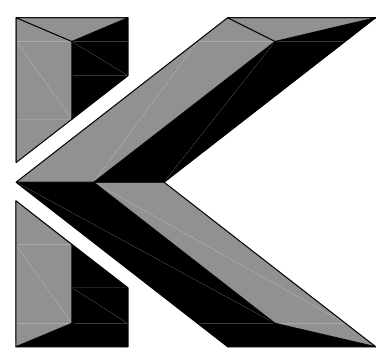


TRAFFIC DIRECTION

KEYNOTES

ARCHITECTURE

- A1 CONCRETE WHEEL BUMPER - 4' LONG
- A2 PAINTED INTERNATIONAL ACCESSIBLE SYMBOL
- A3 12" PAINTED LETTERING
- A4 ACCESSIBLE DETECTABLE WARNING SURFACE
- A5 ACCESSIBLE PARKING SIGN w/ VAN ACCESSIBLE SIGN & POST
- A6 ACCESSIBLE PARKING SIGN & POST
- A7 3" PAINTED PARKING STRIPING (WHITE), TYP.
- A8 GREASE BARRELS TO BE STORED IN THIS AREA AND SHALL BE WATER TIGHT, NONABSORBENT, RODENT PROOF CONTAINERS WITH CLOSE FITTING LIDS.
- A9 MONUMENT SIGN
- A10 3" PAINTED AT "ACCESSIBLE" PARKING STRIPING (BLUE), TYP.
- A11 SITE ENTRANCE TOW-AWAY SIGN - SEE DETAIL 8F/A9.01
- A12 BIKE RACK ON CONC. PAD
- A13 CONCRETE WALK - REFER TO CIVIL
- A14 3" PAINTED STRIPING @ 36" o/c FOR ACCESSIBLE PATH OF TRAVEL (BLUE), TYP.
- A15 TRASH ENCLOSURE
- A16 FIRE RISER/BACK FLOW PREVENTER CONNECTION - REFER TO CIVIL
- A17 EXISTING FIRELINE BACKFLOW - REFER TO CIVIL
- A18 6" THICK CONCRETE APRON WITH 10-10 W.W.F.
- A19 ACCESSIBLE DETECTABLE WARNING SURFACE TRANSITION AT FLUSH CURB CONDITION - REFER TO CIVIL
- A20 FIRE WATER LINE - REFER TO CIVIL
- A21 SEWER LINE - REFER TO CIVIL & PLUMBING
- A22 EXISTING FIRE HYDRANT
- A23 DOMESTIC WATER CONNECTION - REFER TO CIVIL & PLUMBING
- A24 PRESSURE BACKFLOW PREVENTION ASSEMBLY - REFER TO CIVIL
- A25 GAS METER/MAIN - REFER TO CIVIL & PLUMBING
- A26 CONCRETE CURB - REFER TO CIVIL
- A27 CONCRETE CURB & GUTTER - REFER TO CIVIL
- A28 AC PAVING - REFER TO CIVIL
- A29 LANDSCAPING - REFER TO LANDSCAPE
- A30 LOCATE MID-HEIGHT PLANTINGS DIRECTLY IN FRONT OF GREENSCREEN AND RECOMMEND POTTED LANDSCAPE FEATURE AT INTERIOR SIDE OF GREENSCREEN ON PATIO - REFER TO LANDSCAPE
- A31 ENHANCED CONCRETE PAVING (DAVIS COLOR CONCRETE) - REFER TO LANDSCAPE
- A32 LANDSCAPE FURNITURE - REFER TO LANDSCAPE
- A33 LANDSCAPE POTTED PLANTS - REFER TO LANDSCAPE
- A34 AC CONDENSER UNIT w/ HOUSE KEEPING PAD - REFER TO MECHANICAL
- A35 ELECTRICAL TRANSFORMER w/ HOUSE KEEPING PAD - REFER TO ELECTRICAL
- A36 WP GFCI OUTLET
- A37 LIGHT POLE STANDARD - REFER TO ELECTRICAL
- A38 SITE LIGHTING POLES CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVERHANG DAMAGE
- A39 750 GAL GREASE INTERCEPTOR
- A40 HOSE BIB
- A41 PUBLIC STREET LIGHT STANDARD - REFER TO WRIGHT ENG. PLANS
- A42 ACCESSIBLE RAMP w/ PIPE HANDRAIL - REFER TO CIVIL
- A43 SPLASH BLOCK - REFER TO CIVIL
- A44 SEWER P.O.C. - REFER TO CIVIL
- A45 GREASE INTERCEPTOR P.O.C. - REFER TO CIVIL & PLUMBING
- A46 IRRIGATION LINE - REFER TO CIVIL & LANDSCAPE
- A47 CATCH BASIN - REFER TO CIVIL



Klassen
corporation
Architecture
Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com



The above drawings and specifications and their design and arrangements represented hereby are used and shall remain the property of the architect, and no part thereof shall be copied, duplicated or otherwise used for any purpose other than that for which they were prepared and developed without the written consent of the architect. Violation of these drawings or specifications shall constitute conclusive evidence of acceptance of these conditions.

SPRINGHILL SUITES
BY MARRIOTT
ELM STREET
SURPRISE, ARIZONA 85378

DATE	ISSUED FOR	MARK
1-20-2020	30% SCHEMATIC DESIGN SUBMITTAL	1
3-17-2020	PLANNING RE-SUBMITTAL	2
4-17-2020	60% SUBMITTAL	3

Project No. : 03-1-19511

SITE PLAN

A0.01



FS19-871

Marriott Springhill Suites at Surprise Center

Planning and Zoning Commission – June 18, 2020

VICINITY MAP

FS19-871
Marriott



VICINITY MAP

FS19-871
Marriott



ZONING

FS19-871
Marriott



Bell Road

Elm Street

Civic Center Drive

A

B

C

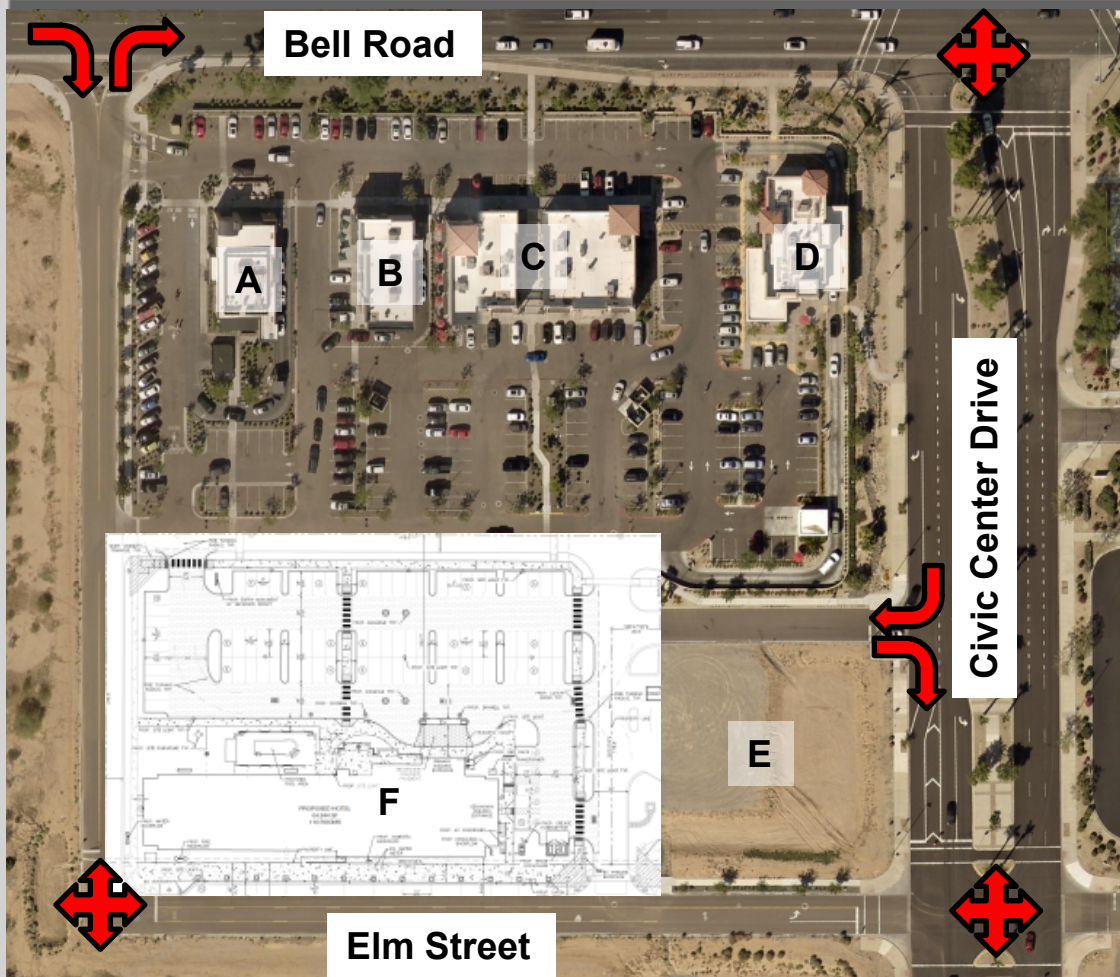
D

E

F

- A - Raising Cane's
- B - Starbucks
- C - Shops
- D - In N Out Burger
- E - Tire Shop
- F - Proposed Hotel

MASTER SITE

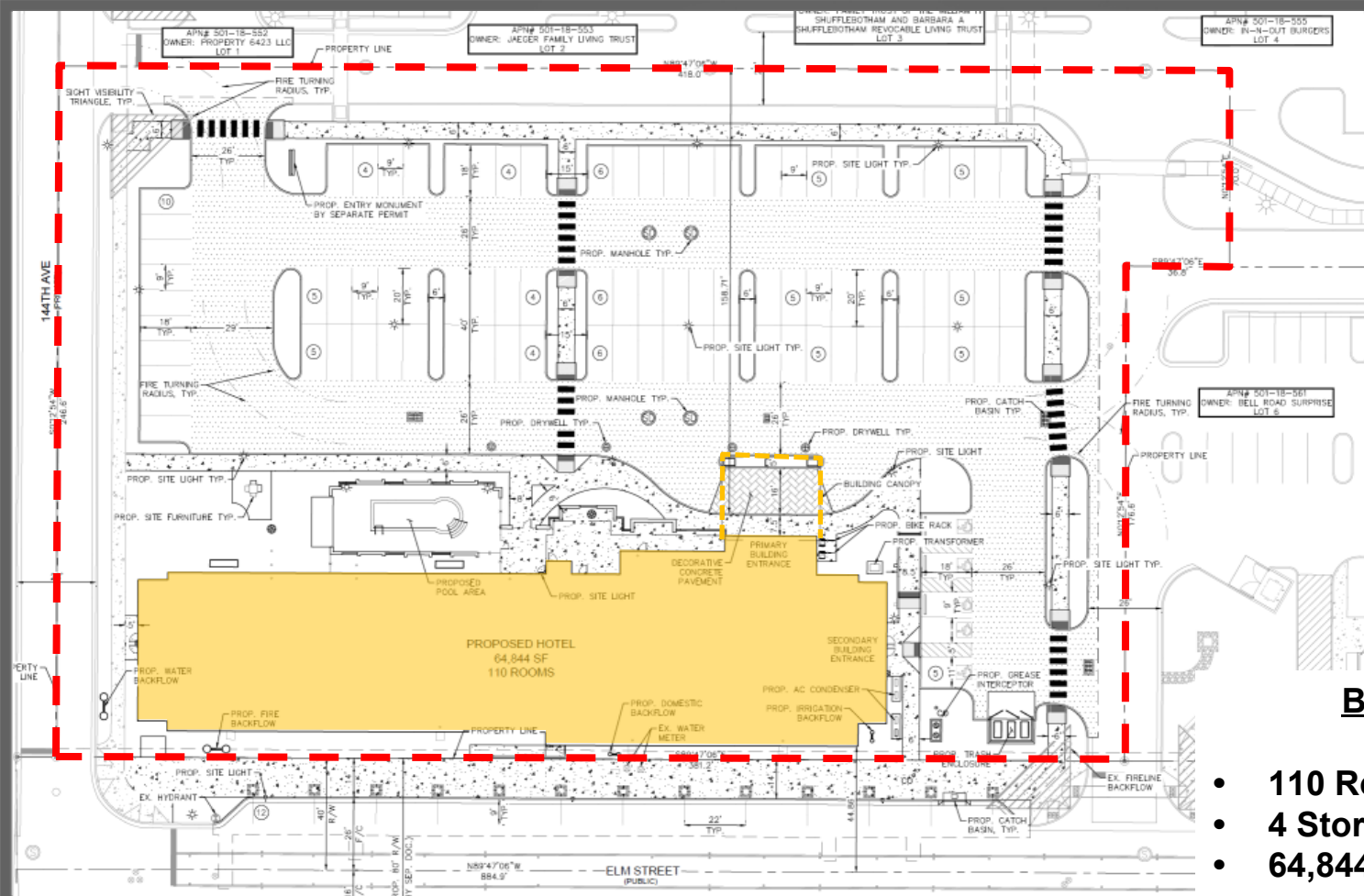


- A - Raising Cane's
- B - Starbucks
- C - Shops
- D - In N Out Burger
- E - Tire Shop
- F - Proposed Hotel

MASTER SITE

SITE DATA

- **2.22 Acre Site**
- **8.10 Acre Master Site**



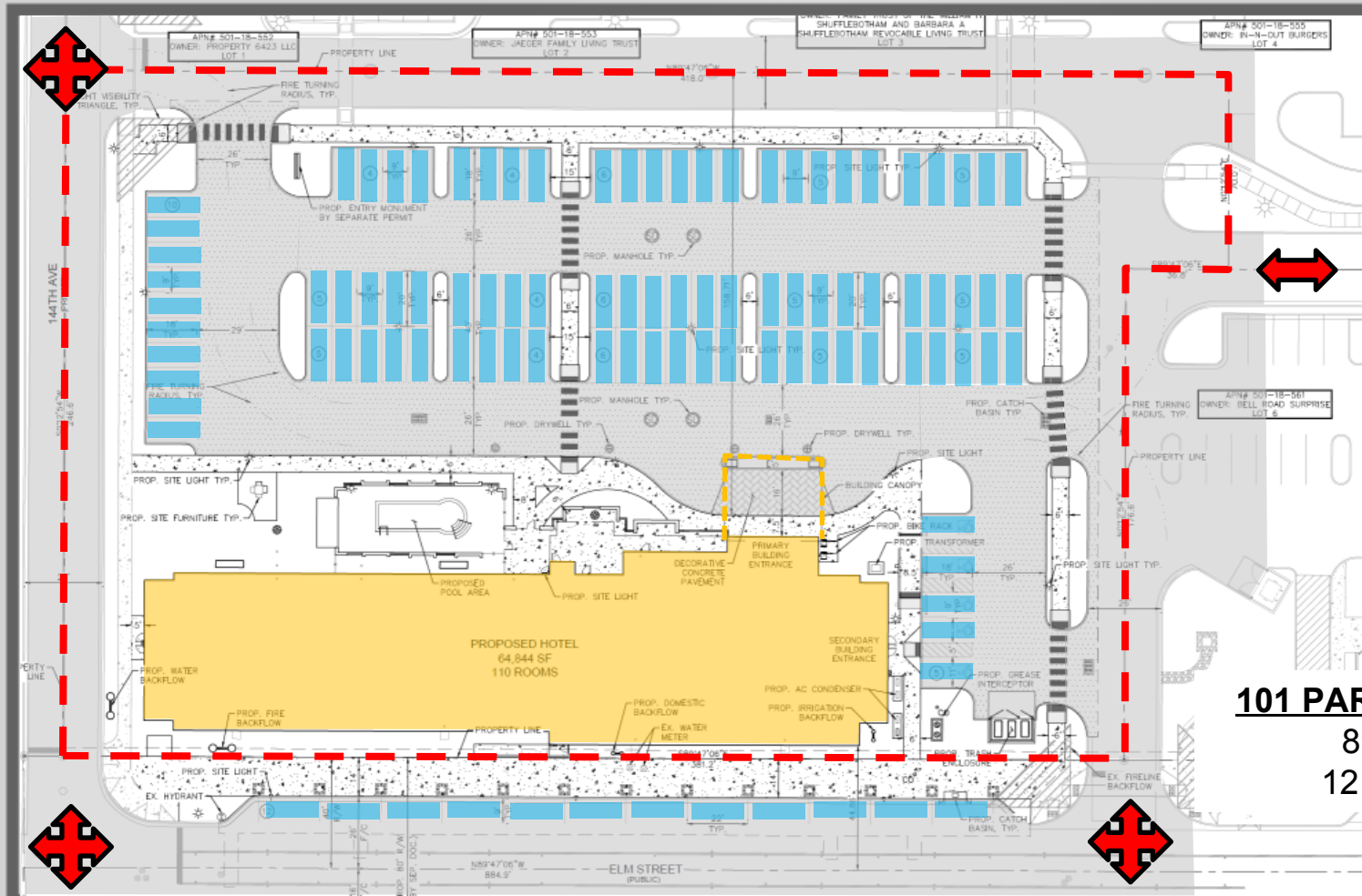
BUILDING

- 110 Rooms
- 4 Story
- 64,844 Square Feet

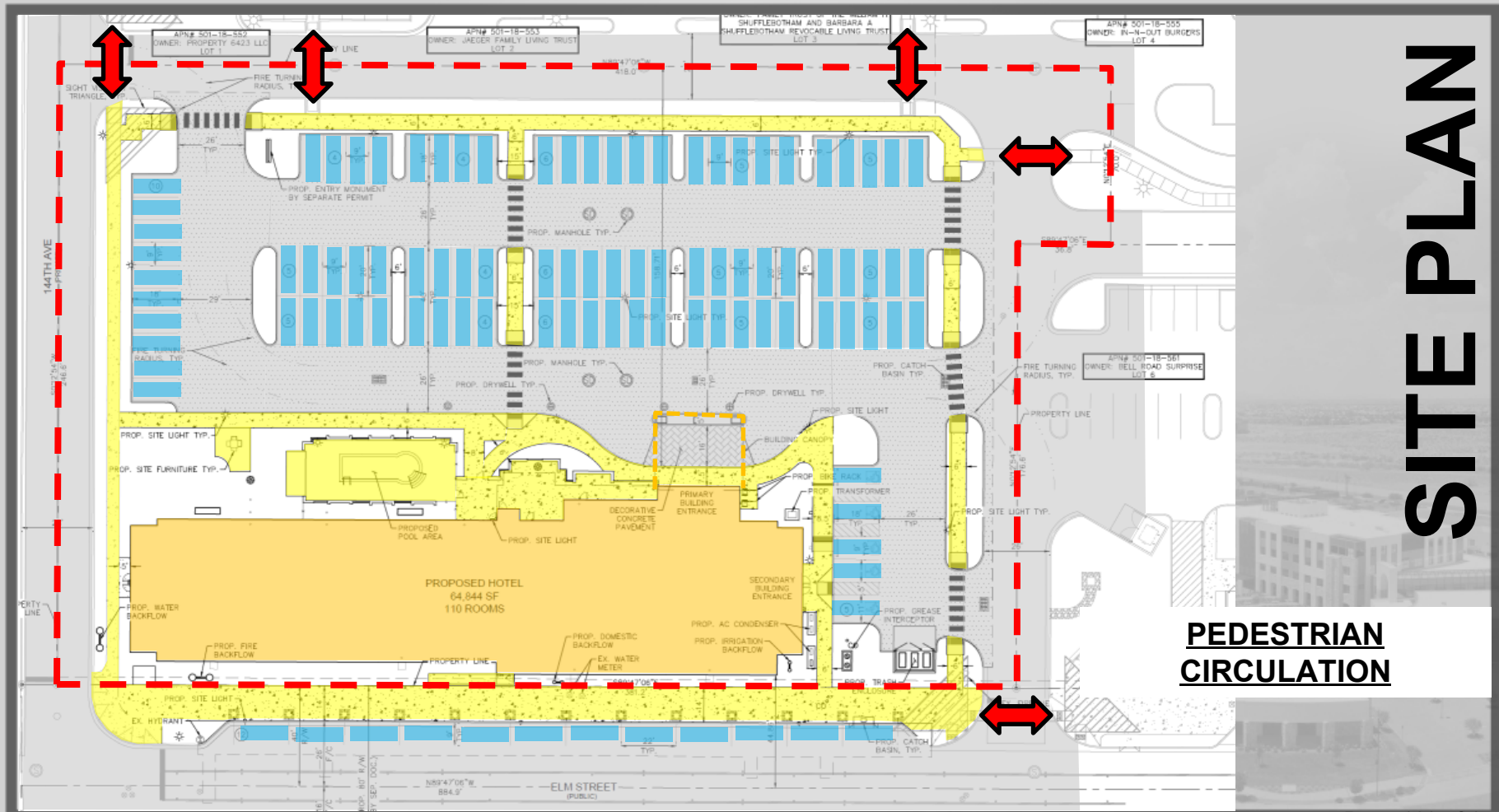
SITE PLAN

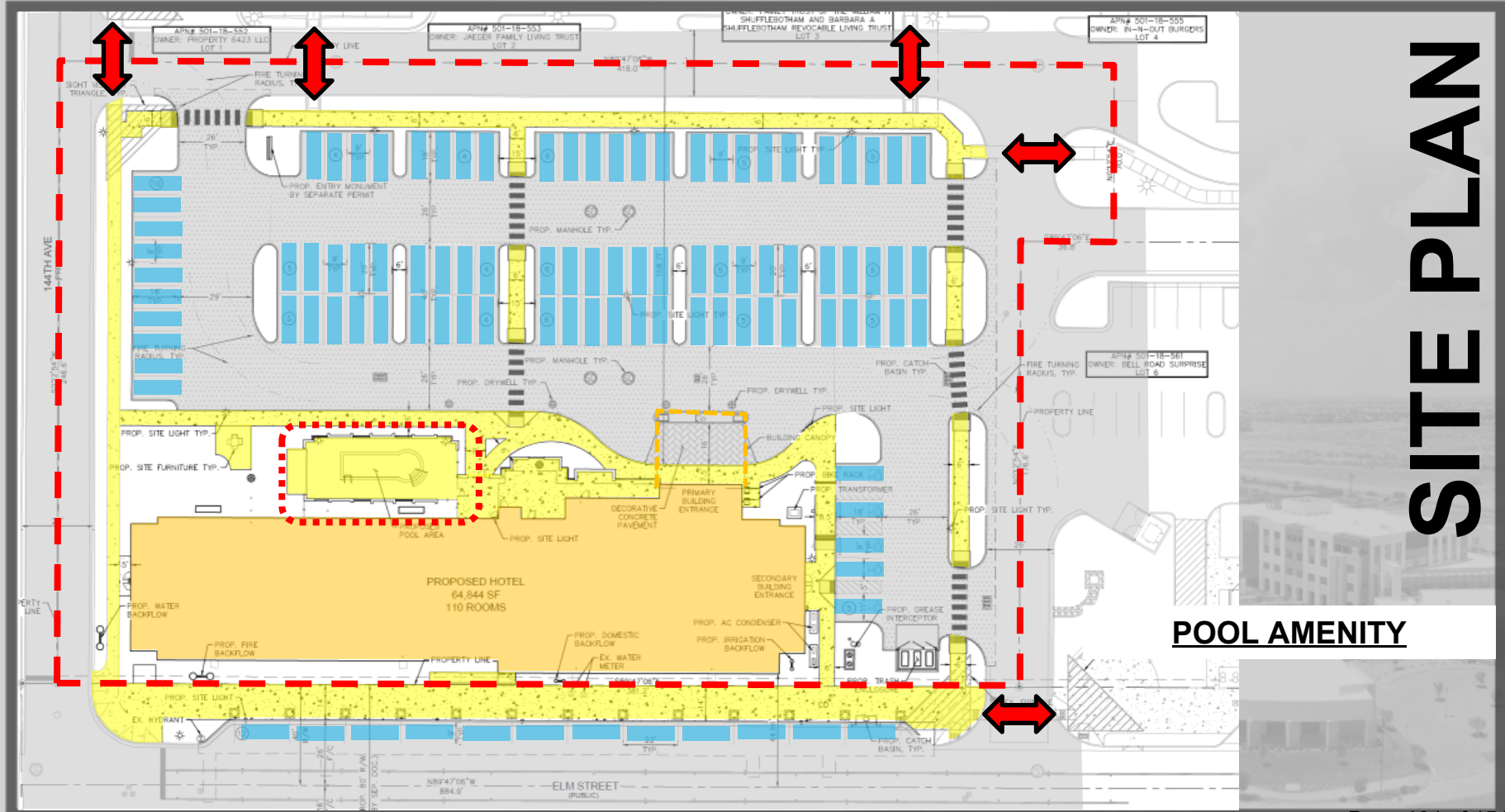
PAVING

ACCESS

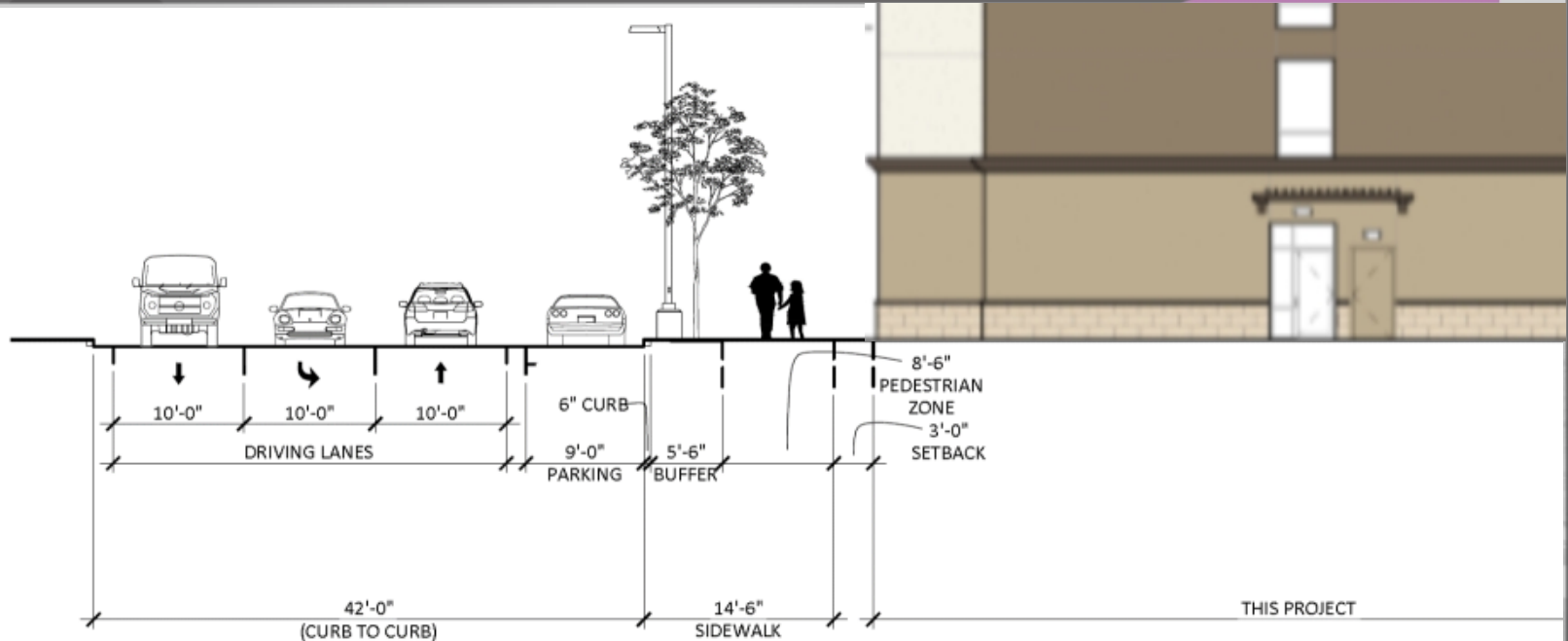


SITE PLAN





STREETSCAPE



STREETSCAPE EXHIBIT

ELEVATIONS



North Elevation – Interior to Commercial Center

ELEVATIONS



South Elevation – Elm Street Frontage

ELEVATIONS

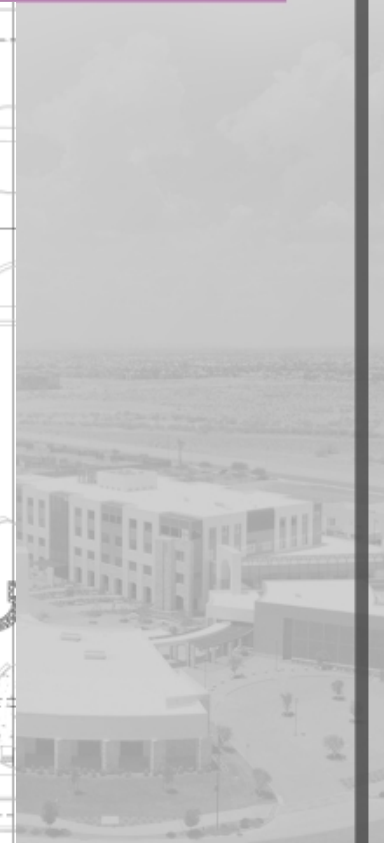
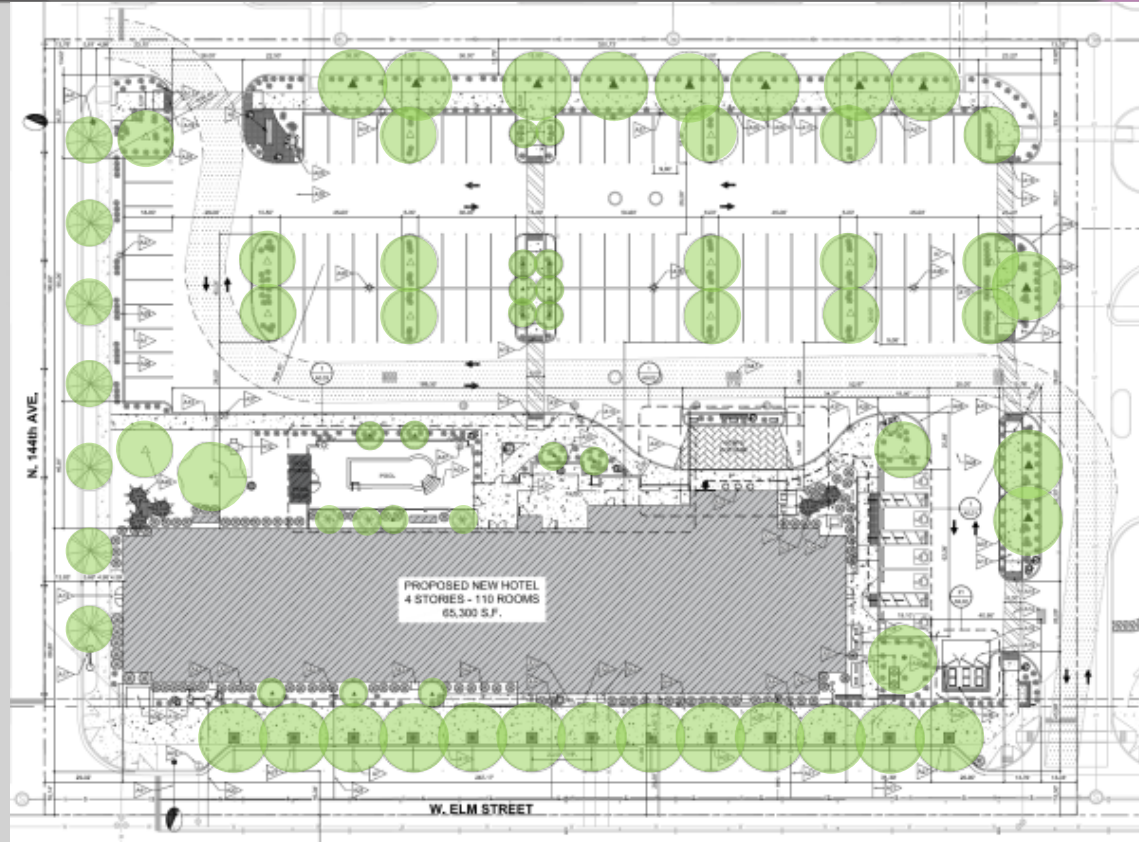


**East Elevation
Frontage along 144th
Avenue**



**West Elevation
Interior to
Commercial Center**

LANDSCAPE





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 18, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Site Plan for Project Baxter at Surprise Pointe, generally located on the northeastern corner of Litchfield and Sweetwater Roads subject to Conditions "A" through "E". FS20-254 Project Baxter at Surprise Pointe Site Plan.

Motion:

I move to approve/deny a Site Plan for Project Baxter at Surprise Pointe, generally located on the northeastern corner of Litchfield and Sweetwater Roads subject to Conditions "A" through "E."

Background:

Adam Baugh of Withey Morris PLC, on behalf of Surprise Holdings LLC, seeks approval of a Site Plan to allow for a package delivery facility within the Surprise Pointe PAD. Site improvements will include a 145,491 square foot building, paving, sidewalks, and landscaping.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-254 - Project Baxter SP - PZ Staff Report - 061820
2. 01 - FS20-254 - Project Baxter SP - Vicinity - 061820

3. 02 - FS20-254 - Project Baxter SP - Site Plan - 061820
 4. 03 - FS20-254 - Project Baxter SP - Elevations - 061820
 5. 04- FS20-254 - Project Baxter SP - Landscape - 061820
 6. PP - FS20-254 - Project Baxter SP - PZ PowerPoint - 061820
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

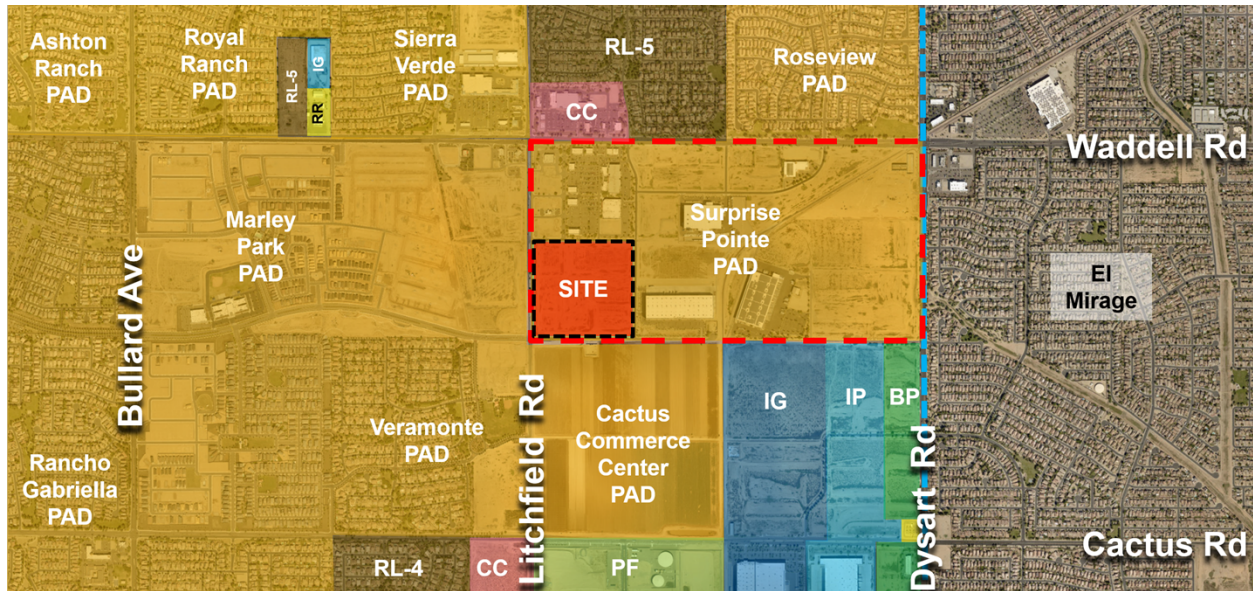
1 **Case:** **FS20-254**
2
3 **Project Name:** Project Baxter at Surprise Pointe
4
5 **Council District:** 6 – Palo Verde
6
7 **Meeting Date:** **June 18, 2020**
8
9 **Planner:** Hobart Wingard, Planner II
10
11
12 **Owner:** Surprise Holdings, LLC
13
14 **Applicant:** Adam Baugh of Withey Morris, PLC
15
16 **Request:** Site Plan approval for Project Baxter, Sub-Parcel 1, of the
17 Surprise Pointe Planned Area Development (PAD)
18
19 **Site Location:** On the northeastern corner of Litchfield and Sweetwater
20 Roads
21
22 **Site Size:** Approximately 37.61 acres
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
25 2035
26
27 **Support/Opposition:** None received by staff
28
29 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed
30 Site Plan for Project Baxter at Surprise Pointe, subject to
31 Stipulations “A” through “E.”
32
33
34
35
36
37
38
39

PROJECT DESCRIPTION:

Adam Baugh of Withey Morris, PLC on behalf of Surprise Holdings, LLC, seeks approval of a Site Plan to allow for package delivery facility within the Surprise Pointe PAD. Site improvements will include a 145,491 square foot building, paving, sidewalks, and landscaping.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Marley Park PAD C2-PAD	Surprise Pointe PAD C2-PAD	Surprise Pointe PAD I1-PAD
Marley Park PAD C2-PAD	Surprise Pointe PAD	Surprise Pointe PAD I1-PAD
Veramonte PAD C1-C2-BP-I1-PAD	Cactus Commerce Center PAD Employment-PAD	Cactus Commerce Center PAD Employment-PAD

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

March 19, 2020: A Concept Review meeting was held for the current proposal under case CR20-143.

February 16, 2020: The applicant submitted for a Site Plan for a package delivery facility at the Surprise Pointe PAD under Case FS20-254, the subject case.

59 **ANALYSIS AND DISCUSSION:**

60 The subject request involves a single story, 145,491 square foot standalone package delivery facility
61 within Sub-parcel 1 of the Surprise Center PAD. The PAD allows for the subject facility under the
62 underlying land use of Community Commercial (CC-PAD) with the classification of warehousing and
63 distribution centers.

64 The package delivery facility will provide a physical location from which a third-party provider fulfills
65 customer orders for ecommerce retailers. Inventory will arrive at the package delivery facility and
66 will be shipped out in a short turnaround of less than 30 days. Packages arriving at this facility are
67 prepackaged in cardboard boxes and labeled for shipping within local neighborhoods and areas
68 surrounding the facility. The packages are brought into the facility via tractor trailer trucks using
69 designated loading dock positions. The packages are sorted on-site, loaded on smaller transfer vans
70 and delivery vehicles, and then distributed to the final location. The facility will operate similar to
71 other transportation and package delivery providers such as USPS, UPS, and FedEx.

72 Parking is a major component for the facility. Parking will be provided for associates, delivery
73 vehicles, and tractor trailers. Because of the nature of the business, parking calculations would
74 apply to associate parking only. The PAD provides a parking ratio of 1 space for every 600 square
75 feet of gross floor area. At 145,491 square feet, the minimum number of associate spaces required
76 is 243. The 331 associate spaces provided exceeds the minimum required spaces by 88. Overall
77 parking spaces provided is 1,339.

78 Access to the site is provided by 8 entry points; 2 per side of facility. Associates will enter the site
79 from Soledad Street.

80 The proposed architecture will be a single-story industrial building with concrete tilt-up exterior
81 load-bearing wall panels, steel columns, and truss framing with purlins/decking roof construction.
82 Signature accent colors are proposed to highlight entrances and the building parapet. The customer
83 service and associate's entrances are distinguished with an entry feature made of corrugated metal.
84 Both entries articulate from the building, providing depth in façade and clear destinations for those
85 approaching the building.

86 Landscaping for the facility will incorporate the use of desert adapted shrubs, groundcovers, and
87 trees that will provide a sense of identity and be compatible with the existing landscape of the area.
88 The theme aims to provide interest through the variety of plant sizes and materials, organized in a
89 manner that provides a clean and open landscape consistent with the area. All walls and vehicle
90 screening will consist of decorative block that match the primary theme of the center.

91 The proposed facility is designed to provide electrical infrastructure for future electric vehicle
92 charging stations to 100 percent of parking spaces in the overnight, loading, staging, and dock door
93 areas, and 50 percent of parking spaces in the associate areas. Electrical infrastructure will be
94 designed and sized so that the facility has flexibility to decide the future power level.

95 In an effort to expedite the review and approval for the subject project, staff has provided an
96 expanded set of stipulations, which will be addressed by the applicant prior to issuance of any
97 permits relating to the site.

98 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

99

100 **CONFORMANCE WITH ADOPTED PLANS:**

101 The Surprise General Plan 2035 shows the subject property as lying within the Employment
102 Character Area which supports a package delivery facility use such as that proposed.

103

104 **REVIEWING AGENCIES:**

105 All City reviewing departments have reviewed the request and expressed no objections;
106 however, several minor deficiencies must be addressed. Staff has included an expanded set of
107 stipulations that address these deficiencies.

108 The subject Site Plan was also routed to the standard external reviewing agencies, which
109 provided no other comments.

110

111 **SUMMARY:**

112 Staff believes the proposed Site Plan is consistent with the manner and intent of the Surprise Pointe
113 PAD in which it occupies. Approval will allow the site to be developed in accordance with the
114 requirements of the City of Surprise.

115

116 **FINDINGS:**

- 117 • The proposed Site Plan demonstrates compliance with the General Plan.
- 118 • The proposed Site Plan demonstrates compliance with the criteria set forth in the Surprise
119 Pointe PAD.
- 120 • The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise
121 Unified Development Code (SUDC).
- 122 • The reviewing agencies have indicated no objections to the request that are not addressed
123 by the expanded stipulations.

124

125

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127

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129

130

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, Case FS20-254, subject to stipulations 'A' through 'E' as outlined below:

- A. Development and use of the site shall be consistent with the Site Plan entitled "Project Baxter", prepared by Ware Malcomb and stamped received June 4, 2020, except that prior to issuance of any permits relating to this site, the applicant shall submit a revised Site Plan that addresses the following to the satisfaction of staff:
 - a. On Sheet A.4, the sidewalk/parking islands located in the southwest corner of the site will shift to the north to create no more than ten (10) consecutive spaces between parking islands.
 - b. Final Civil Improvement Plan information will be included on the Site Plan prior to issuance of permits. With the inclusion of this information, the Ultimate Outfall, with elevation, will be located on the Site Plan.
 - c. Under Building Narrative, Project Description, provide the correct spelling of "Sweetwater."
 - d. Under Building Narrative, Project Description, revise the second sentence to read "The property is bounded on all four (4) sides by existing streets, with Litchfield Road to the West, Sweetwater Avenue to the south, 137th Avenue to the east, and Soledad Street to the north."
 - e. Under Building Narrative, Sustainability, provide the correct spelling of "Infrastructure."
 - f. Under Building Narrative, Sustainability, provide a space between the words "vehicle" and "charging."
 - g. The sight distance triangles provided are incorrectly shown. City of Surprise Standard Detail No 4-01 will be utilized to determine the correct representation.
 - h. Sight distance triangles will be labeled.
 - i. On Sheet A.2, Note 108 will be removed as the transformer has been relocated.
 - j. The site plan will be sealed by a professional Registrant licensed in the State of Arizona.
 - k. The on-site fire lane path will be provided.
 - l. The two (2) crosswalks and ramps at the Litchfield Road driveways will provide perpendicular crosswalks by using MAG ramps standard details 237-1, -2, or -3.
 - m. The hatching shown in the southern access point from Litchfield Road will be removed.
- B. Building elevations shall be consistent with the Elevations entitled "Project Baxter" consisting of two (2) sheets prepared by Ware Malcomb and stamped received June 4, 2020.
- C. Landscaping of the site shall be consistent with the Landscape Plan entitled "Project Baxter", prepared by GK Flanagan Associates and stamped received June 4, 2020, except

that prior to issuance of any permits relating to this site, the applicant shall submit a revised Landscape Plan that addresses the following to the satisfaction of staff:

a. On Sheet L104, the sidewalk/parking islands located in the southwest corner of the site will shift to the north to create no more than ten (10) consecutive spaces between parking islands.

b. Final Civil Improvement Plan information will be included on the Landscape Plan prior to issuance of permits. With the inclusion of this information, the Ultimate Outfall, with elevation, will be located on the Landscape Plan.

c. All speed bumps will be redesigned as speed humps.

d. Provide the standard reclaimed water notes.

D. A landscape meter will not be installed and landscape water will not be served without completion of the purple packet requirements.

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

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

ATTACHMENTS:

01 - Vicinity and Zoning Maps

02 - Site Plan

03 - Elevations

04 - Landscape Plan

VICINITY MAP

FS20-254
Project Surprise



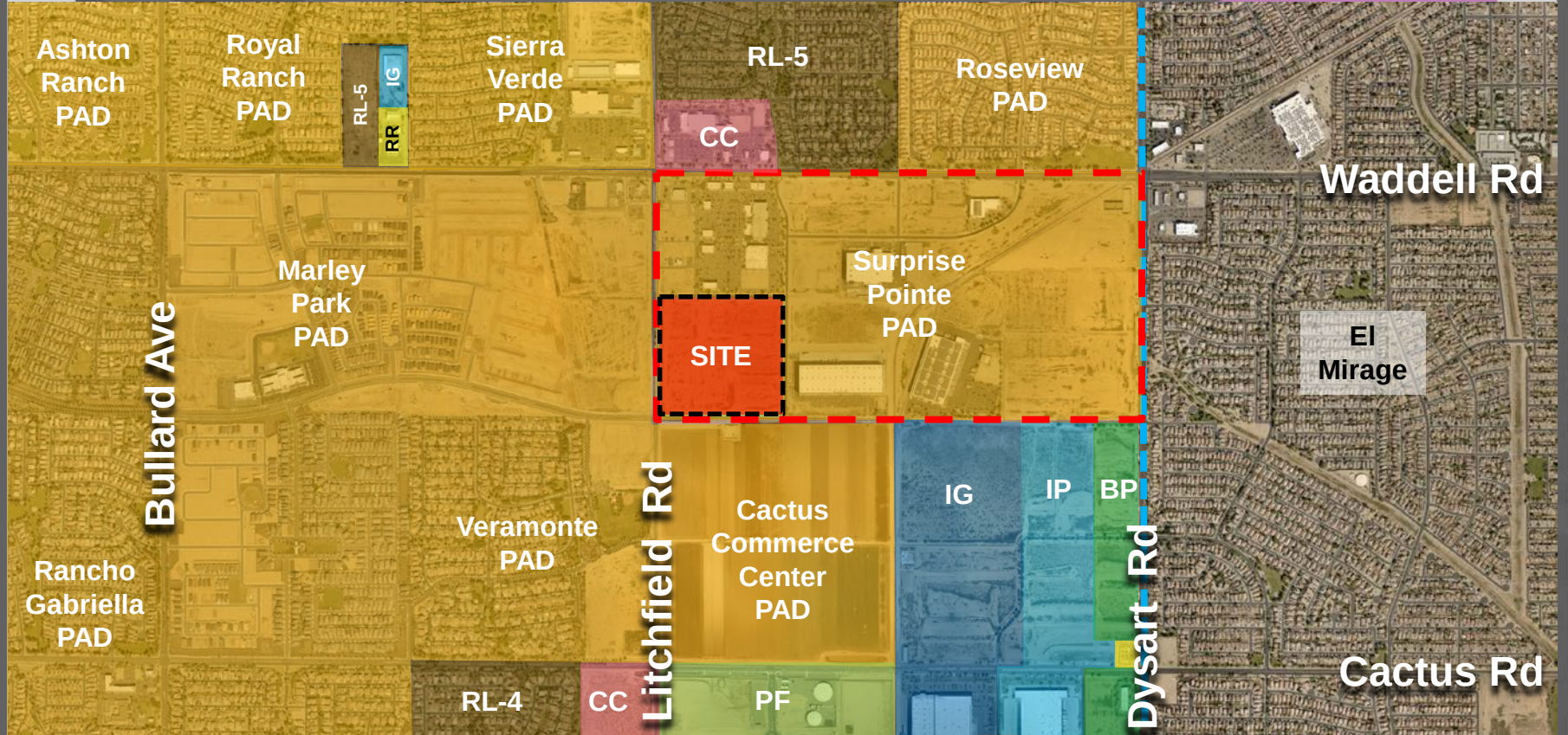
VICINITY MAP

FS20-254
Project Surprise



ZONING MAP

FS20-254
Project Surprise



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architecture
planning
graphics
civil engineering
1919 McKinney Avenue, Suite 100
Dallas, TX 75201
728.666.4788

PROJECT BAXTER
CASE NUMBER, FS20-254
NEC OF N. LITCHFIELD RD & W.
SWEETWATER AVE, SURPRISE, AZ 85379

OVERALL SITE PLAN
REMARKS
DATE
04/09/2020
05/20/2020
06/03/2020
SITE PLAN SUBMITTAL
SITE PLAN PRE-SUBMITTAL
SITE PLAN FINAL SUBMITTAL

PA/PM: S COX
DRAWN BY: S.Z.
JOB NO.: DAL20-0003-00
SHEET
A.1

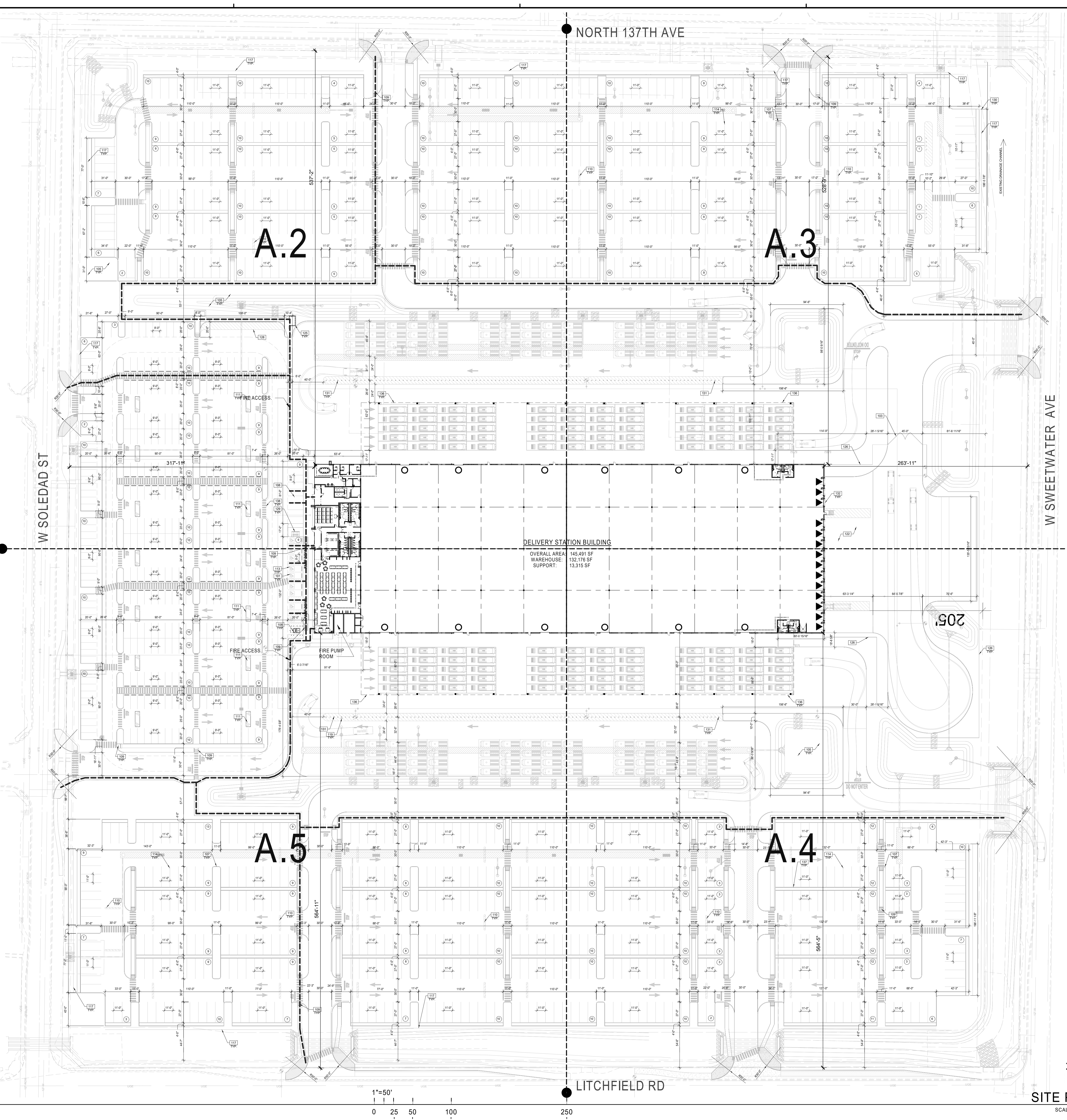
- SIGNAGE NOTES:**
- REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
 - ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
 - COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
 - ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
 - ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019.
 - FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
 - ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR A.H.J. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL A.H.J. AND PROVIDE AS REQUIRED.
 - MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
 10. TYPICAL SIGN FONT SHOULD BE HIGHWAY C WITH 50% SPACING.

A.P.N.: 510-36-909
ZONING: PAD C-2
PROPOSED USE: WAREHOUSE
ACREAGE: 37.61 AC
PROPOSED COVERAGE: 145,491/1,505,175 SF = .09 (9%)

PROPOSED BUILDING:
HEIGHT: 44'-0"
GROUND LEVEL: WAREHOUSE 132,176 SF
OFFICE 8,510 SF
BREAK ROOM 4,805 SF
TOTAL SQUARE FOOTAGE: 145,491 SF

PARKING SPACES PROVIDED:

ASSOCIATE SPACES	331
MANAGER/PICKUP SPACES	15
DSP MANAGER SPACES	18
VAN MAINTENANCE SPACES	36
VAN PARKING SPACES	549
VAN PERSONAL VEHICLE SPACES	290
TOTAL PROVIDED:	1,339
UTR/VAN LOADING	120
VAN STAGING	120
TRAILER/BOX TRUCK LOADING	10
BICYCLE PARKING SPACES	18

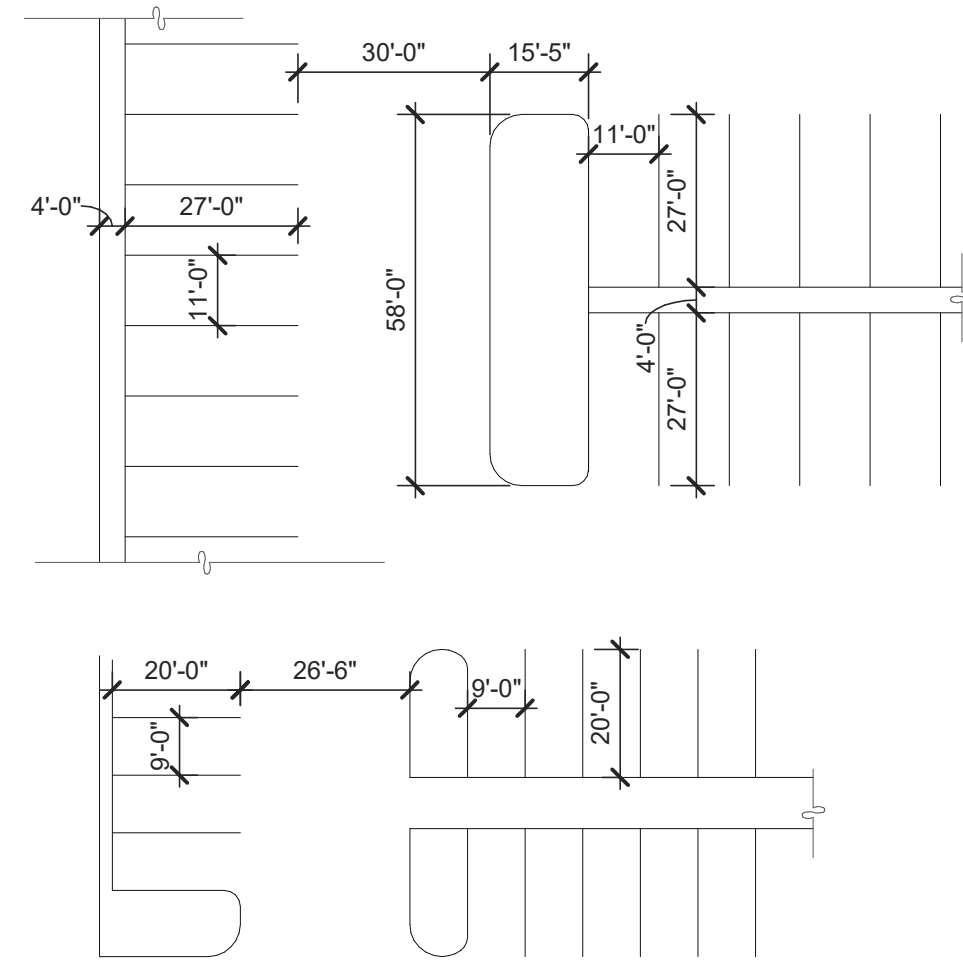


SITE PLAN
SCALE: 1" = 50'-0"

NOTES
SEE SHEET A0.2 FOR GENERAL NOTES

100. PROPERTY LINE.
101. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER COUNTY STANDARDS.
102. NOT USED.
103. NOT USED.
104. HATCHED AREA INDICATES OFFICE AREA.
105. LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS.
106. EASEMENT LINE.
107. 6" HIGH CONCRETE CURB TYP. SEE CIVIL DRAWINGS.
108. TRANSFORMER.
109. ACCESSIBLE CURB RAMP PER CIVIL DRAWINGS.
110. SPEED BUMP.
111. SPEED HUMP.
112. FIRE LANE. HATCHED.
113. ACCESSIBLE PARKING STALL WITH SIGNAGE.
114. PAINTED PARKING STRIPING PER CITY STANDARDS.
115. NOT USED.
116. NOT USED.
117. 5'-0" SCREEN WALL TYP.
118. KNOX BOX. COORDINATE LOCATION WITH FIRE DEPARTMENT.
119. FIRE HYDRANT. REFER TO FIRE PROTECTION DRAWINGS.
120. NOT USED.
121. NOT USED.
122. CONCRETE APRON 2% MAX SLOPE.
123. NOT USED.
124. NOT USED.
125. PREFABRICATED SMOKERS SHELTER BY G.C. SEE CIVIL DWGS FOR DETAILS.
126. 6'-0" HIGH SCREEN WALL TO SECURE TRUCK COURT.
127. NOT USED.
128. NOT USED.
129. BIKE RACK, ONE BICYCLE PARKING FOR EVERY 20 REQUIRED PARKING SPACE.
130. ULTIMATE STORM WATER OUTFALL TO CHANNEL ELEVATION 47.30.
131. REMOVABLE BOLLARDS.
132. EACH DOCK SHALL HAVE A DOCK IDENTIFICATION SIGN MOUNTED DIRECTLY TO THE BUILDING FACADE, CENTERED ABOVE DOCK DOOR. COORDINATE WITH TENANT FOR DOCK NUMBER.
133. NOT USED.
134. RIDE-SHARE SHELTER. FOR SITE SPECIFIC RIDE-SHARE REQUIREMENTS, CONTACT: MYCOMMUTE-OPS@AMAZON.COM. SEE CIVIL DWGS FOR DETAILS.
135. NOT USED.
136. OUTLINE OF CANOPY ABOVE.
137. 4'-0" CONCRETE AREA FOR FUTURE EV CHARGING STATIONS TYPICAL.
138. CROSS PATHS FOR SAFETY PER TENANT STANDARDS TYP.

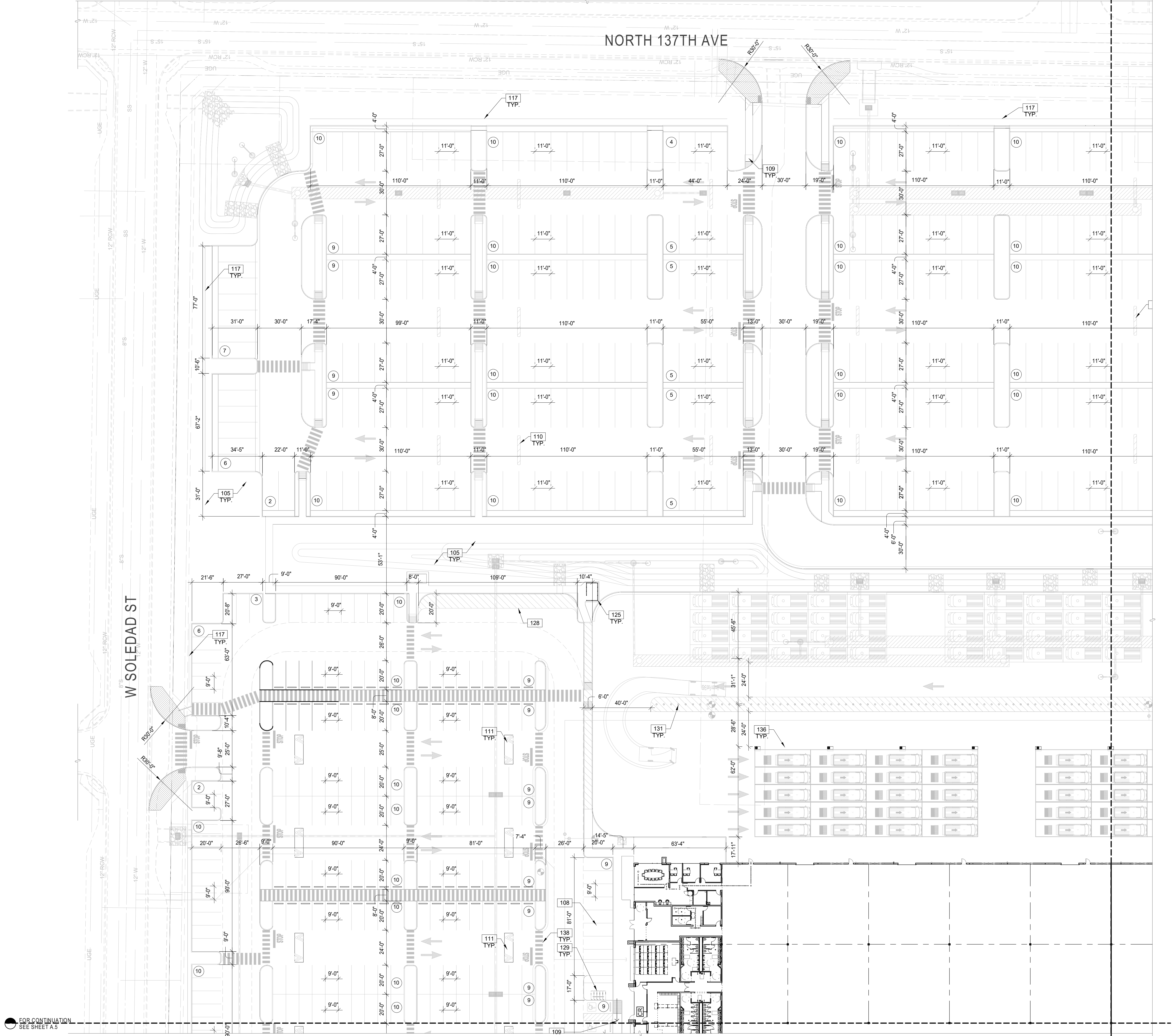
SITE LEGEND



- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
- ☐ POLE MOUNTED LIGHT FIXTURE.
- ☐ WALLPACK LIGHT FIXTURE.
- ☐ TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- ☐ LANDSCAPE AND IRRIGATION AREA.
- ▨ FIRE LANE (HATCHED)
- ① PARKING STALL COUNT TOTAL
- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- △ FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



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728.666.4788

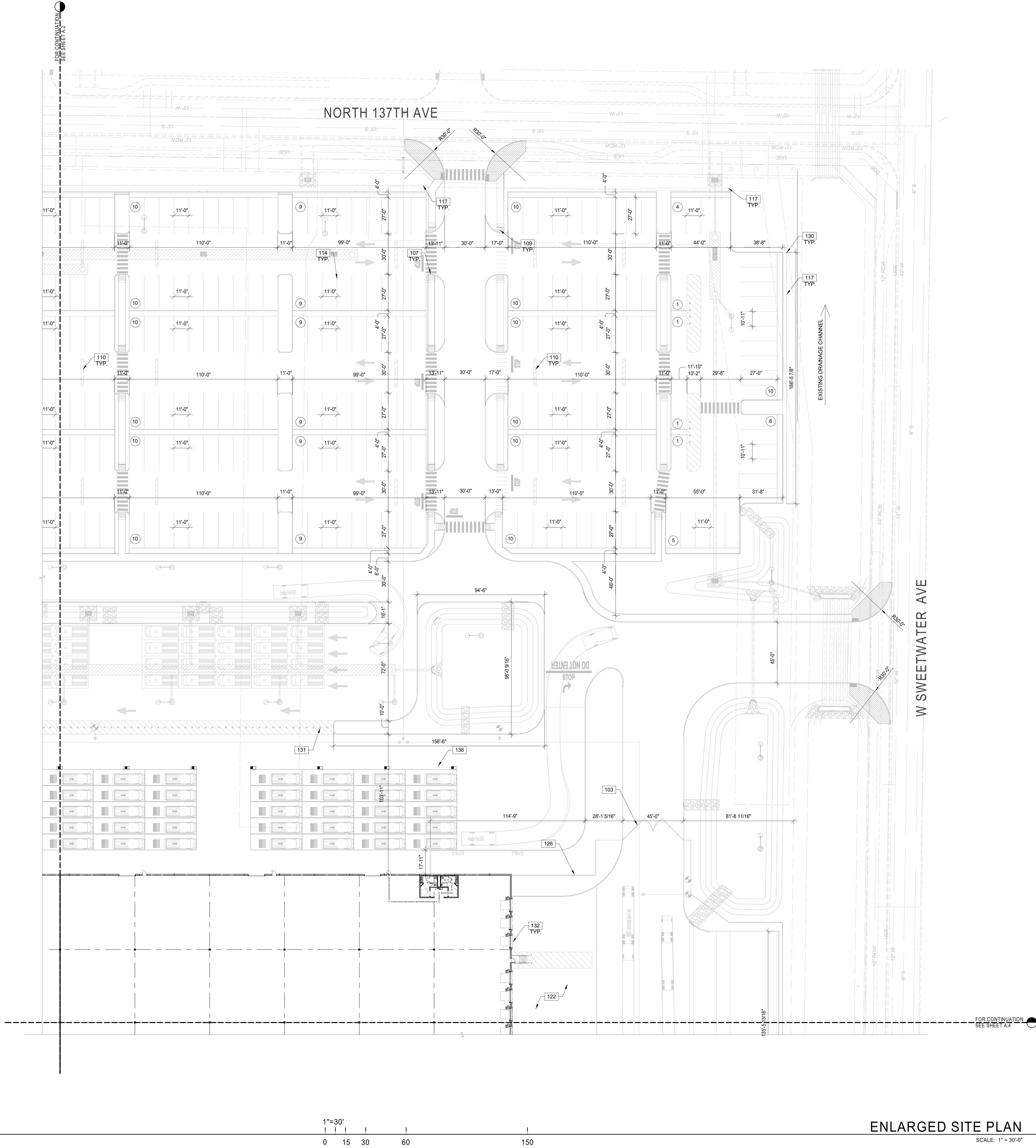
PROJECT BAXTER
CASE NUMBER, FS20-254
NEC OF N. LITCHFIELD RD & W.
SWEETWATER AVE, SURPRISE, AZ 85379

PARTIAL SITE PLAN

DATE	REMARKS
04/09/2020	SITE PLAN SUBMITTAL
05/20/2020	SITE PLAN RE-SUBMITTAL
06/02/2020	SITE PLAN FINAL SUBMITTAL
06/02/2020	SITE PLAN FINAL SUBMITTAL

PA/PM:	S. COX
DRAWN BY:	S. Z.
JOB NO.:	DAL20-0003-00

SHEET
A.2

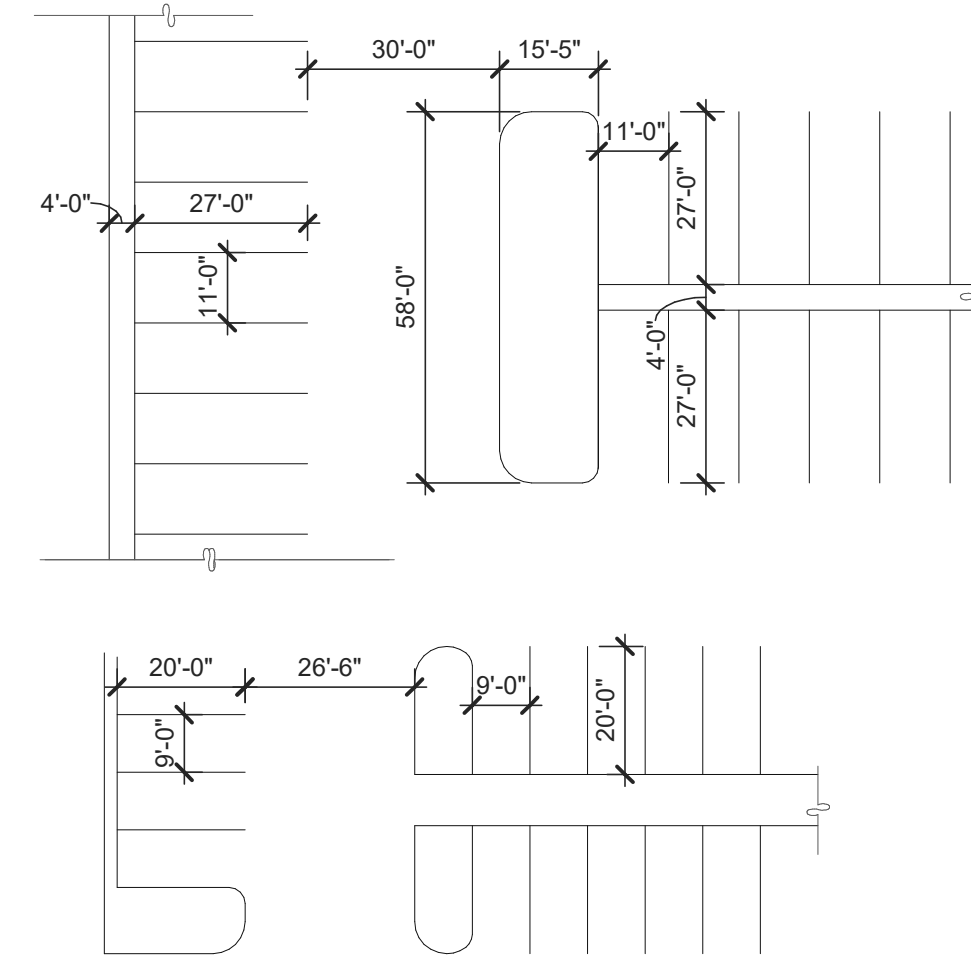


NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

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- NOT USED.
- NOT USED.
- HATCHED AREA INDICATES OFFICE AREA.
- LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS.
- EASEMENT LINE.
- 6" HIGH CONCRETE CURB TYP. SEE CIVIL DRAWINGS.
- TRANSFORMER.
- ACCESSIBLE CURB RAMP PER CIVIL DRAWINGS.
- SPEED BUMP.
- SPEED HUMP.
- FIRE LANE. HATCHED.
- ACCESSIBLE PARKING STALL WITH SIGNAGE.
- PAINTED PARKING STRIPING PER CITY STANDARDS.
- NOT USED.
- NOT USED.
- 5'-0" SCREEN WALL TYP.
- KNOX BOX. COORDINATE LOCATION WITH FIRE DEPARTMENT.
- FIRE HYDRANT. REFER TO FIRE PROTECTION DRAWINGS.
- NOT USED.
- NOT USED.
- CONCRETE APRON 2% MAX SLOPE.
- NOT USED.
- NOT USED.
- PREFABRICATED SMOKERS SHELTER BY G.C. SEE CIVIL DWGS FOR DETAILS.
- 6'-0" HIGH SCREEN WALL TO SECURE TRUCK COURT.
- NOT USED.
- NOT USED.
- BIKE RACK. ONE BICYCLE PARKING FOR EVERY 20 REQUIRED PARKING SPACE.
- ULTIMATE STORM WATER OUTFALL TO CHANNEL ELEVATION 47.30.
- REMOVABLE BOLLARDS.
- EACH DOCK SHALL HAVE A DOCK IDENTIFICATION SIGN MOUNTED DIRECTLY TO THE BUILDING FACADE, CENTERED ABOVE DOCK DOOR. COORDINATE WITH TENANT FOR DOCK NUMBER.
- NOT USED.
- RIDE-SHARE SHELTER. FOR SITE SPECIFIC RIDE-SHARE REQUIREMENTS, CONTACT: MYCOMMUTE-OPS@AMAZON.COM. SEE CIVIL DWGS FOR DETAILS.
- NOT USED.
- OUTLINE OF CANOPY ABOVE.
- 4'-0" CONCRETE AREA FOR FUTURE EV CHARGING STATIONS TYPICAL.
- CROSS PATHS FOR SAFETY PER TENANT STANDARDS TYP.

SITE LEGEND



- ACCESSIBLE PATH OF TRAVEL. 120' MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
- ☐ POLE MOUNTED LIGHT FIXTURE.
- ☐ WALLPACK LIGHT FIXTURE.
- ☐ TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- ☐ LANDSCAPE AND IRRIGATION AREA.
- ▨ FIRE LANE (HATCHED)
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- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- △ FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

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PROJECT BAXTER
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SWEETWATER AVE, SURPRISE, AZ 85379

PARTIAL SITE PLAN	
DATE	REMARKS
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05/20/2020	SITE PLAN PRE-SUBMITTAL
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1	
3	
4	

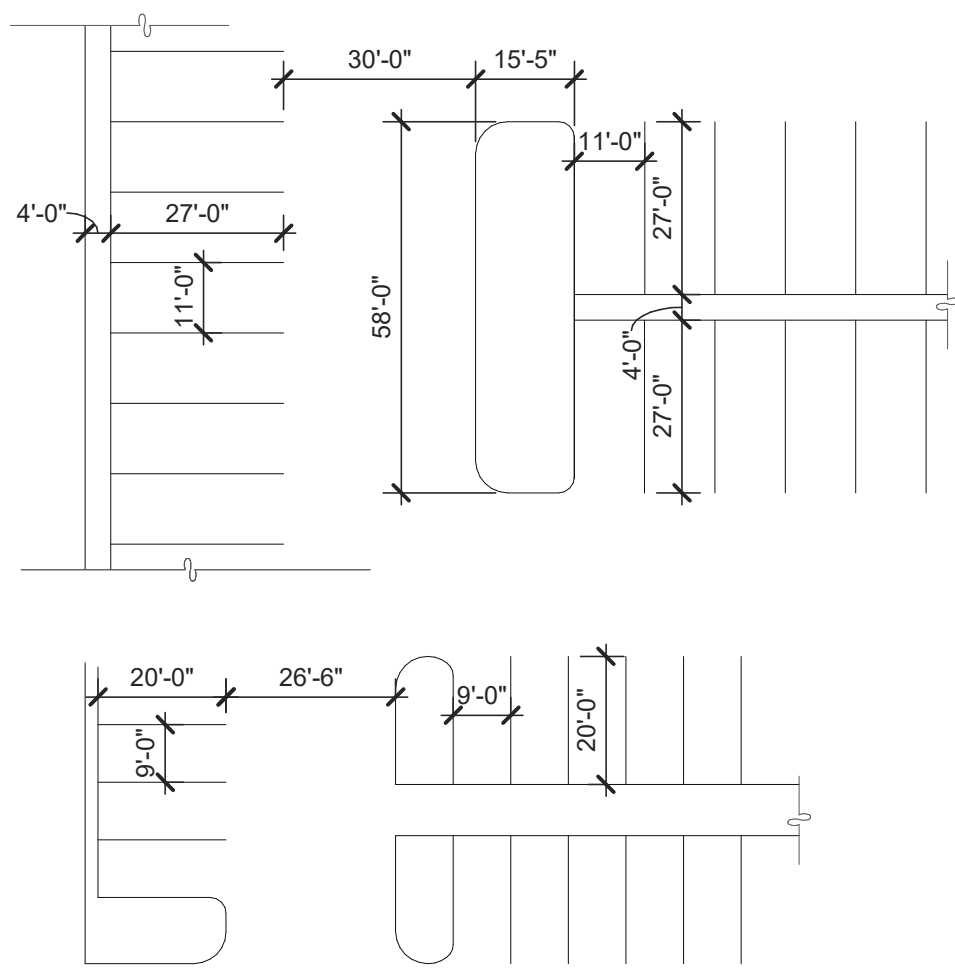
PA/PM: S. COX
DRAWN BY: S. Z.
JOB NO.: DAL20-0003-00

SHEET
A.3

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SEE SHEET A0.2 FOR GENERAL NOTES

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- 6" HIGH CONCRETE CURB TYP. SEE CIVIL DRAWINGS.
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- CROSS PATHS FOR SAFETY PER TENANT STANDARDS TYP.

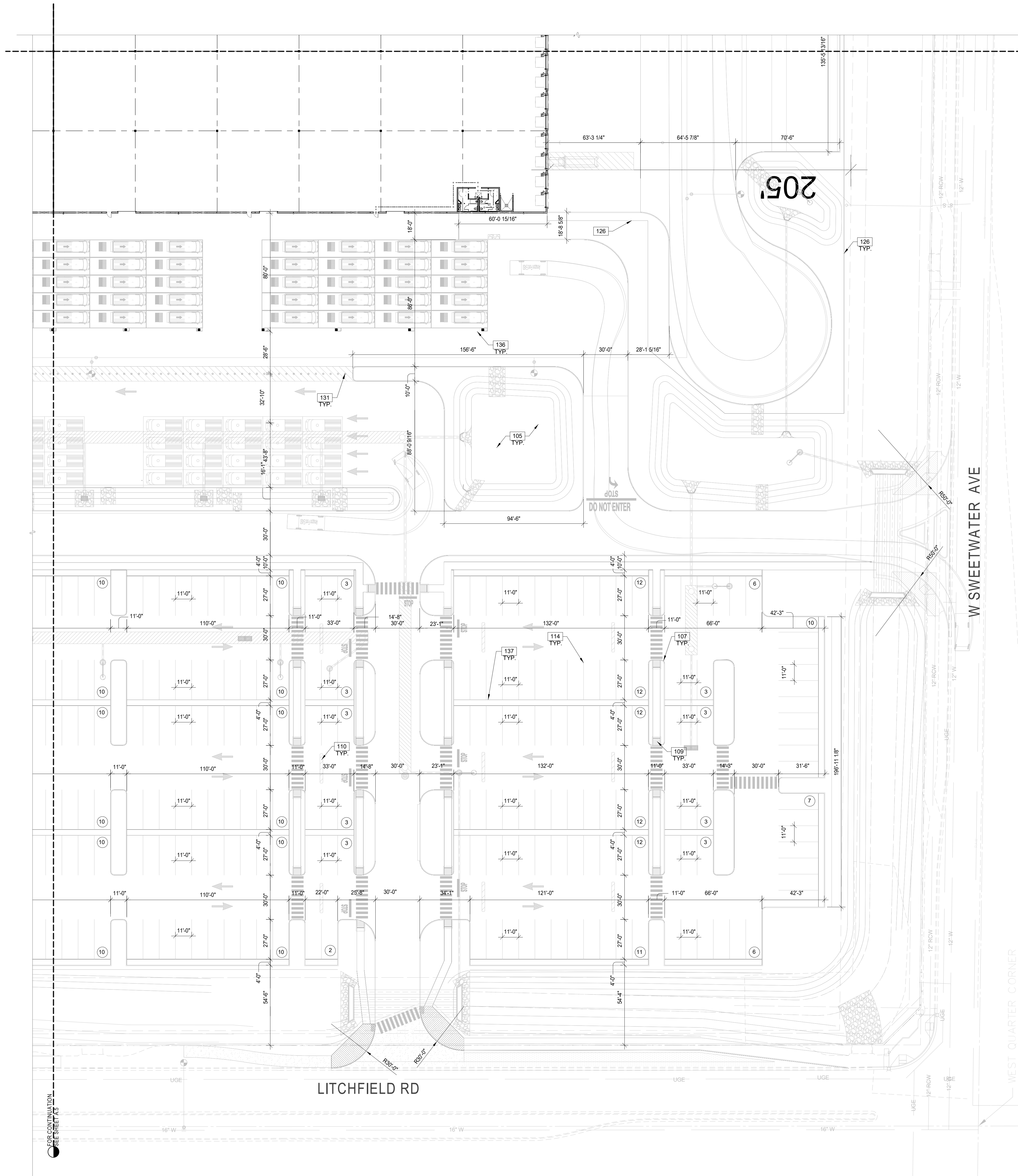
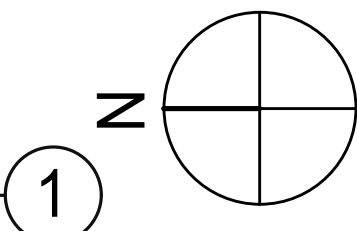
SITE LEGEND



- ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- Y TRANSFORMER WITH CONCRETE PAD, (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- ① PARKING STALL COUNT TOTAL
- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- △ FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



LITCHFIELD RD

W SWEETWATER AVE

1"=30'

0 15 30 60 150

PARTIAL SITE PLAN

DATE	REMARKS
04/09/2020	SITE PLAN SUBMITTAL
05/20/2020	SITE PLAN RE-SUBMITTAL
06/02/2020	SITE PLAN FINAL SUBMITTAL

PA/PM:	S COX
DRAWN BY:	S.Z.
JOB NO.:	DAL20-0003-00

SHEET

A.4

PROJECT BAXTER
CASE NUMBER, FS20-254
NEC OF N. LITCHFIELD RD & W.
SWEETWATER AVE, SURPRISE, AZ 85379

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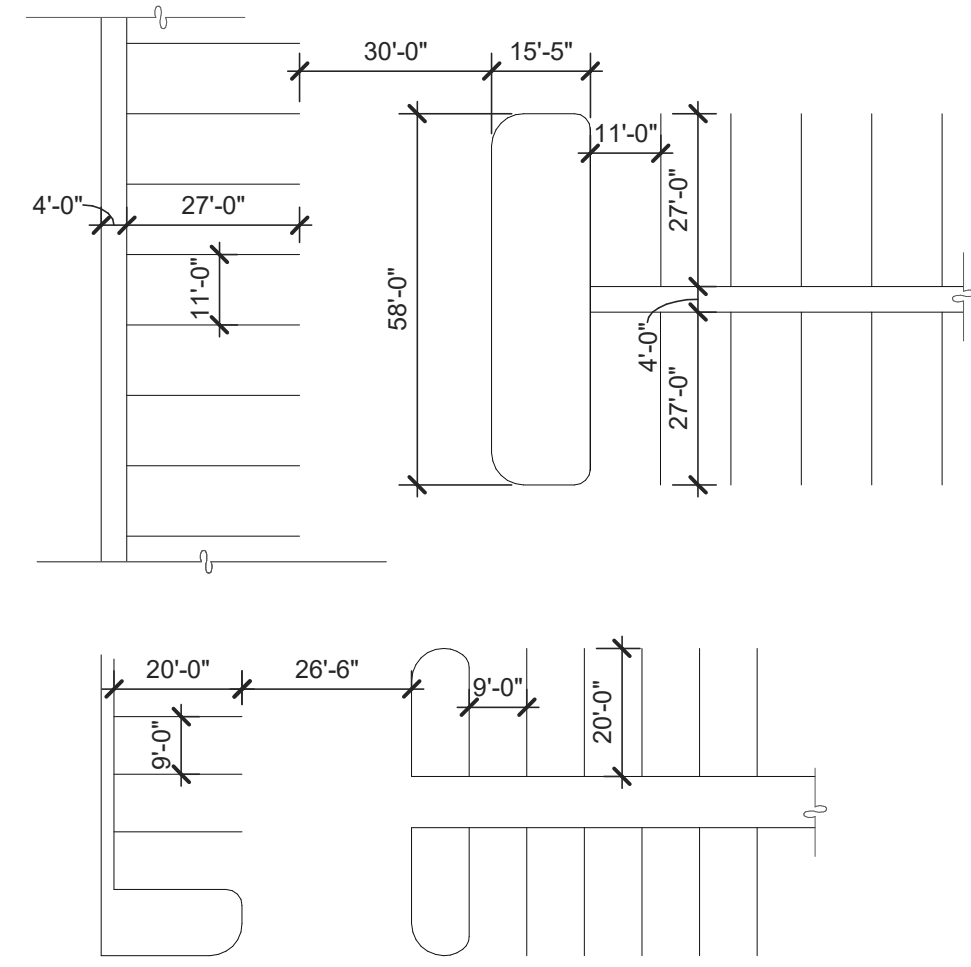
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726.666.4788

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NOTES
SEE SHEET A0.2 FOR GENERAL NOTES

- PROPERTY LINE.
- VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER COUNTY STANDARDS.
- NOT USED.
- NOT USED.
- HATCHED AREA INDICATES OFFICE AREA.
- LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS.
- EASEMENT LINE.
- 6" HIGH CONCRETE CURB TYP. SEE CIVIL DRAWINGS.
- TRANSFORMER.
- ACCESSIBLE CURB RAMP PER CIVIL DRAWINGS.
- SPEED BUMP.
- SPEED HUMP.
- FIRE LANE. HATCHED.
- ACCESSIBLE PARKING STALL WITH SIGNAGE.
- PAINTED PARKING STRIPING PER CITY STANDARDS.
- NOT USED.
- NOT USED.
- 5'-0" SCREEN WALL TYP.
- KNOX BOX. COORDINATE LOCATION WITH FIRE DEPARTMENT.
- FIRE HYDRANT. REFER TO FIRE PROTECTION DRAWINGS.
- NOT USED.
- NOT USED.
- CONCRETE APRON 2% MAX SLOPE.
- NOT USED.
- NOT USED.
- PREFABRICATED SMOKERS SHELTER BY G.C. SEE CIVIL DWGS FOR DETAILS.
- 6'-0" HIGH SCREEN WALL TO SECURE TRUCK COURT.
- NOT USED.
- NOT USED.
- BIKE RACK. ONE BICYCLE PARKING FOR EVERY 20 REQUIRED PARKING SPACE.
- ULTIMATE STORM WATER OUTFALL TO CHANNEL ELEVATION 47.30.
- REMOVABLE BOLLARDS.
- EACH DOCK SHALL HAVE A DOCK IDENTIFICATION SIGN MOUNTED DIRECTLY TO THE BUILDING FACADE, CENTERED ABOVE DOCK DOOR. COORDINATE WITH TENANT FOR DOCK NUMBER.
- NOT USED.
- RISE-SHARE SHELTER. FOR SITE SPECIFIC RISE-SHARE REQUIREMENTS, CONTACT: MYCOMMUTE-OPS@AMAZON.COM. SEE CIVIL DWGS FOR DETAILS.
- NOT USED.
- OUTLINE OF CANOPY ABOVE.
- 4'-0" CONCRETE AREA FOR FUTURE EV CHARGING STATIONS TYPICAL.
- CROSS PATHS FOR SAFETY PER TENANT STANDARDS TYP.

SITE LEGEND



- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

PARTIAL SITE PLAN

DATE	REMARKS
04/09/2020	SITE PLAN SUBMITTAL
05/20/2020	SITE PLAN RE-SUBMITTAL
06/02/2020	SITE PLAN FINAL SUBMITTAL

PA/PM:	S. COX
DRAWN BY:	S. Z.
JOB NO.:	DAL20-0003-00

SHEET
A.5

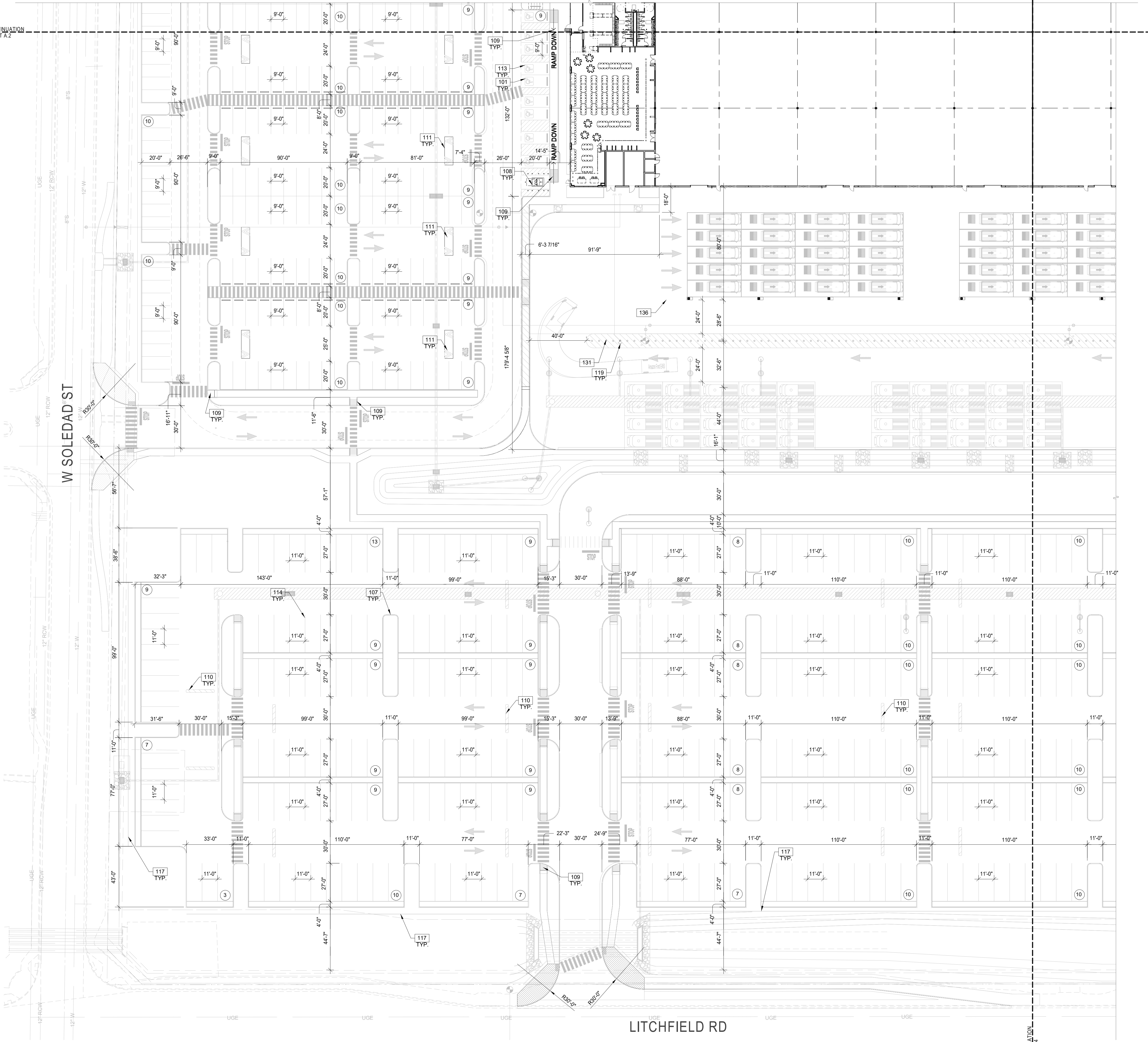
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PROJECT BAXTER
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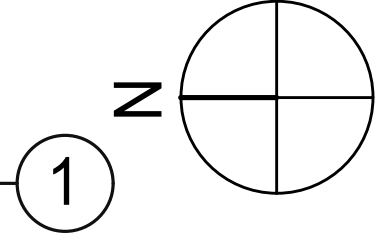
FOR CONTINUATION
SEE SHEET A.2

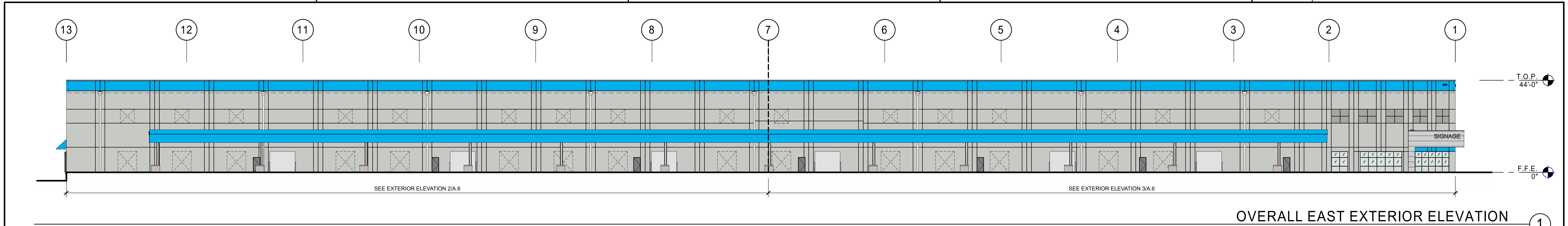


1"=30'
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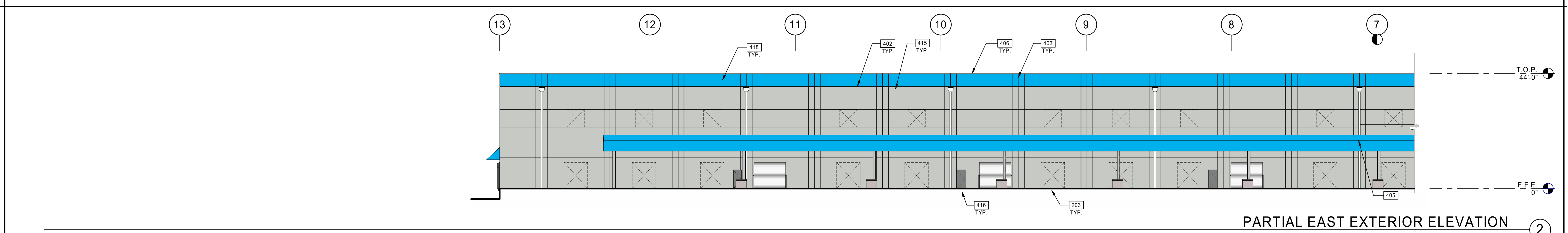
ENLARGED SITE PLAN

SCALE: 1" = 30'-0"

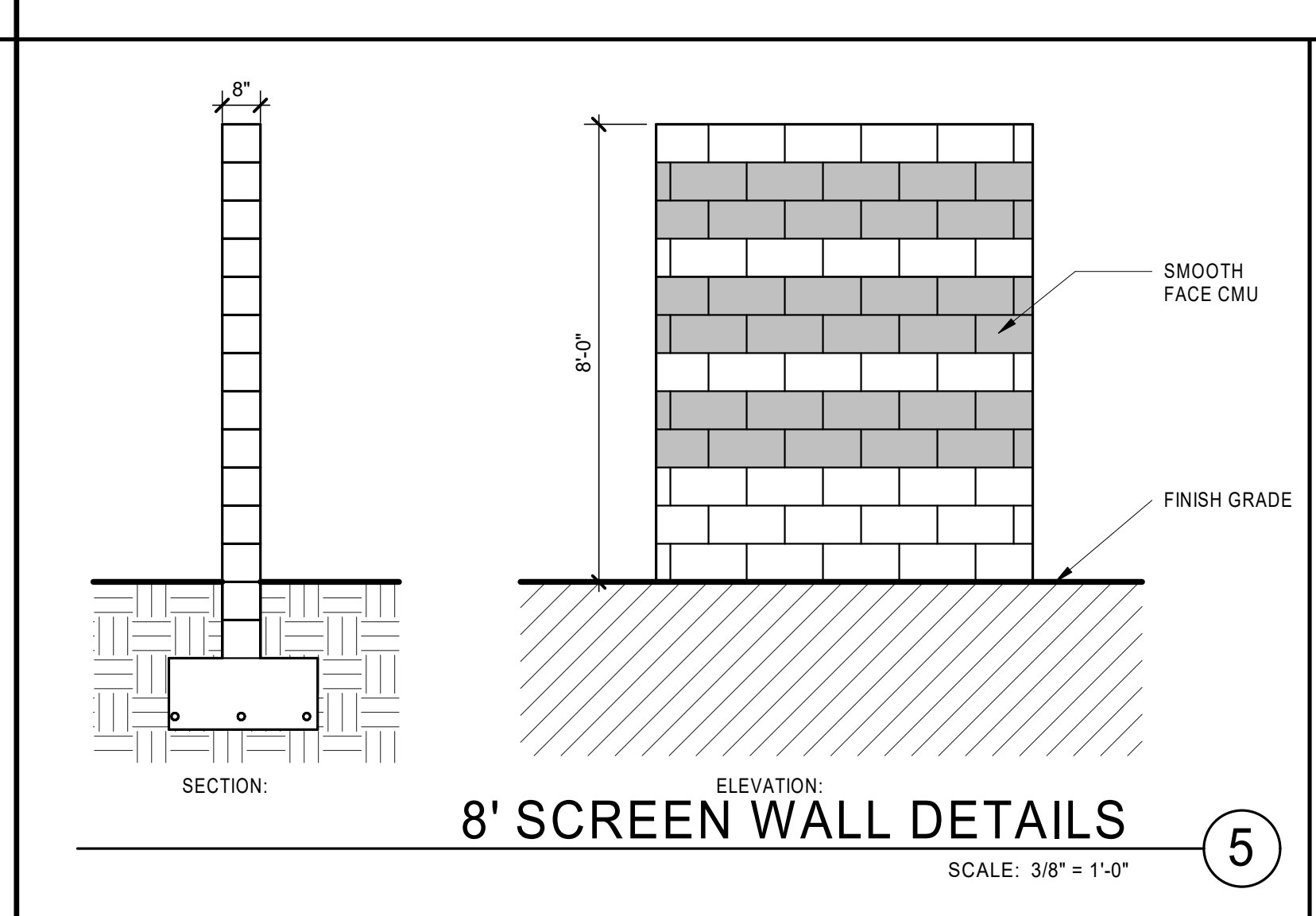




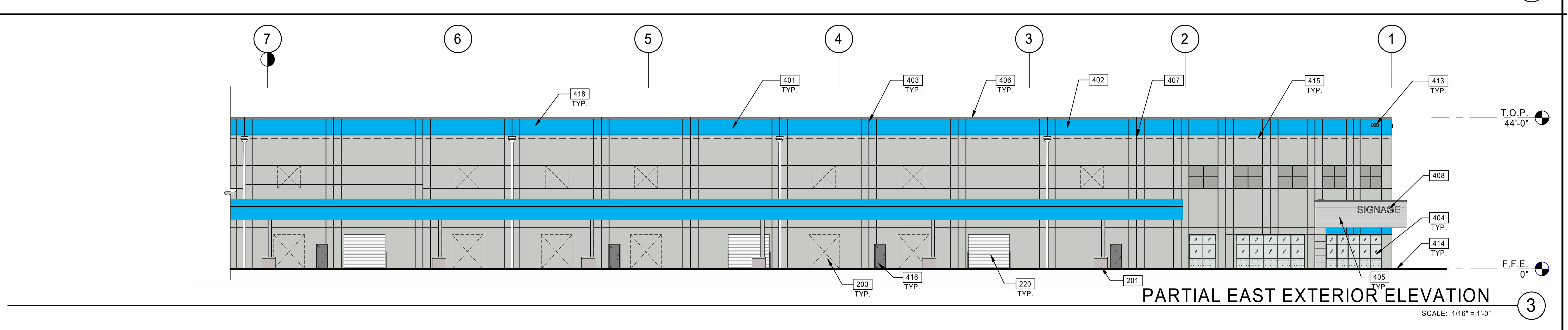
OVERALL EAST EXTERIOR ELEVATION
SCALE: 1" = 20'-0"



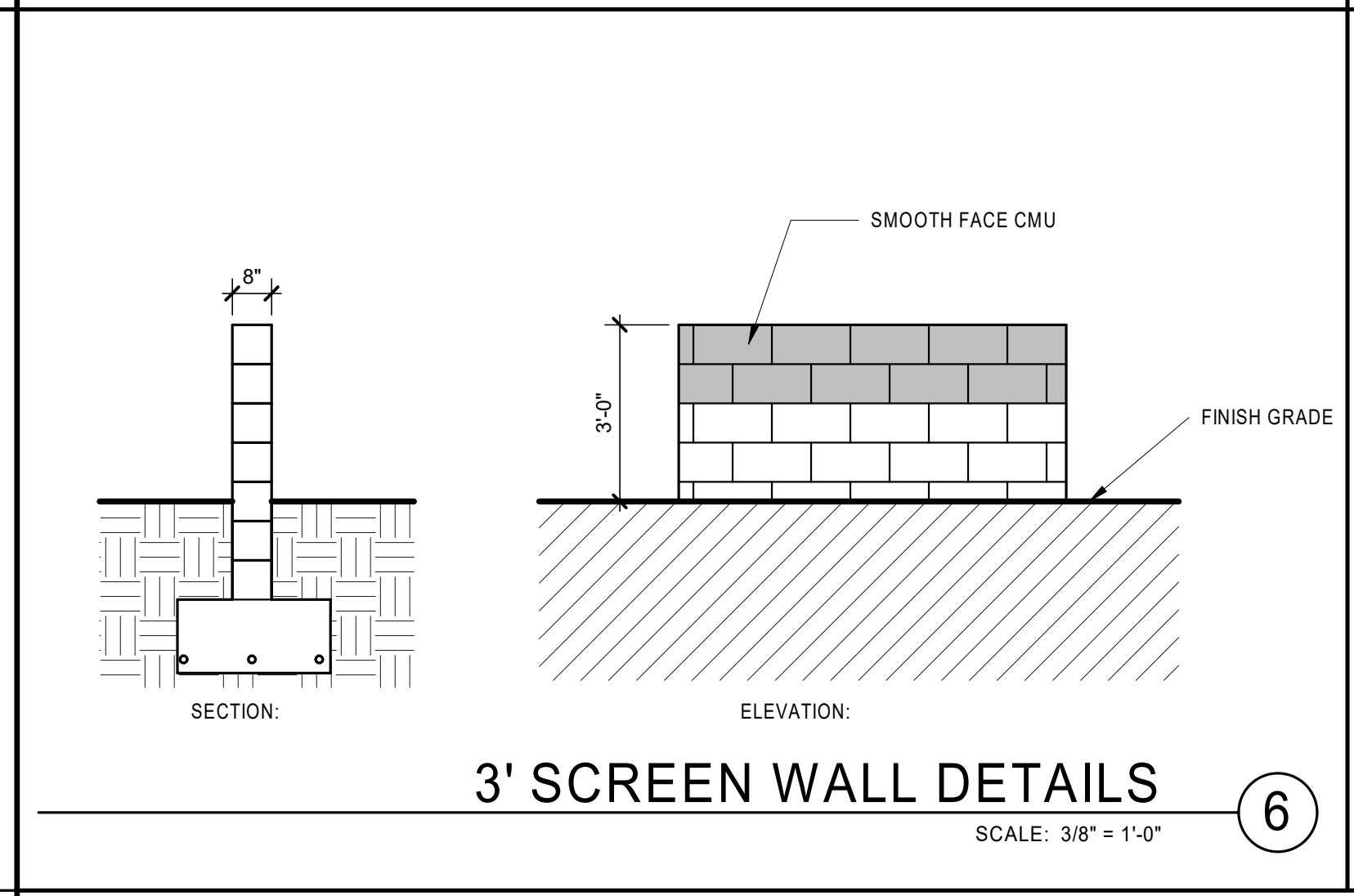
PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



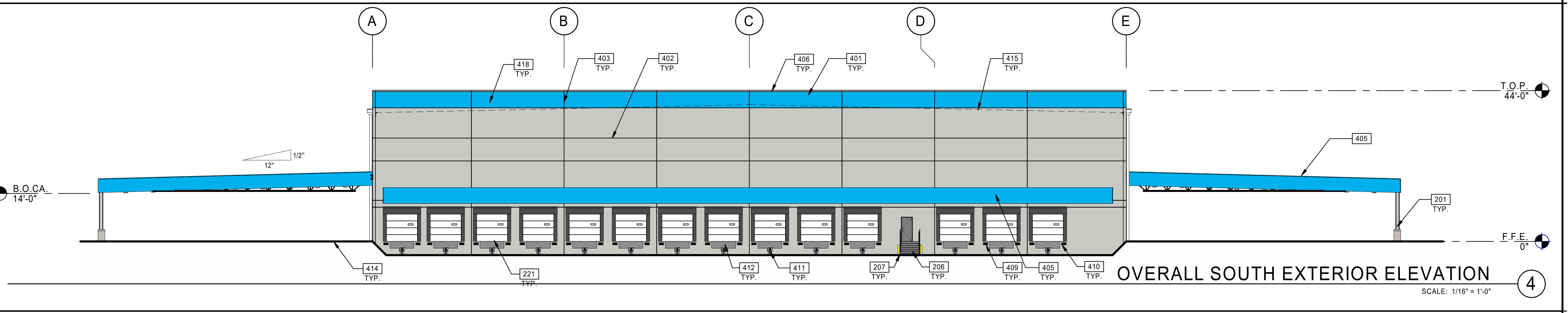
8' SCREEN WALL DETAILS
SCALE: 3/8" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

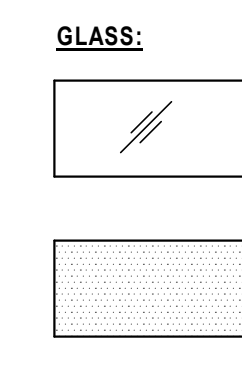


3' SCREEN WALL DETAILS
SCALE: 3/8" = 1'-0"



OVERALL SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND



GLASS:
VISION GLASS: 1" INSULATING GLAZING WITH "LOW-E" OUTBOARD LITEE: GUARDIAN CRYSTAL GRAY W/ SUNGUARD SUPRANEUTRAL 62/67 ON #2 SURFACE IN BOARD LITE: CLEAR
TEMPERED GLASS: 1" INSULATING GLAZING WITH "LOW-E" OUTBOARD LITEE: GUARDIAN CRYSTAL GRAY W/ SUNGUARD SUPRANEUTRAL 62/67 ON #2 SURFACE IN BOARD LITE: CLEAR
ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

METAL CANOPY, PAINTED

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
BASE COLOR - PE-1
MANUFACTURER: SHERWIN WILLIAMS
COLORNO: SW7063(NEBULOUS WHITE)
SECONDARY COLOR - PE-2
MANUFACTURER: SHERWIN WILLIAMS
COLORNO: SW7066(GRAY MATTERS)
ACCENT COLOR - PE-3
MANUFACTURER: SHERWIN WILLIAMS
COLOR TO MATCH PANTONE 2995 C

NOTES:

- 201 STRUCTURAL STEEL COLUMN
- 203 KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
- 206 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
- 207 6" DIAMETER CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD, PRIME PAINTED WITH SAFETY YELLOW PLASTIC SLEEVES, 7' LONG WITH 3" EMBEDMENT INTO CONCRETE FOOTING.
- 220 12'X10' ROLL-UP DOOR WITH HIGH SPEED FABRIC ROLL-UP DOOR, CLEAR ZONE DEMARCATED BY PAINTED RED STRIPING. SEE DETAIL 11/A12.3a.
- 221 9'X10' DOCK DOOR.
- 401 CONCRETE TILT WALL PANEL, PAINTED.
- 402 3" CHAMFER REVEAL.
- 403 CONCRETE WALL JOINT.
- 404 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 405 METAL CANOPY, PAINTED.
- 406 CONTINUOUS PRE-FINISHED METAL CAP, PAINTED TO MATCH ADJACENT WALL.
- 407 OVERFLOW SCUPPER.
- 408 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT. SEE DETAIL 5/A12.2b.
- 409 DOCK BUMPER, TWO 18" VERTICAL x 11" LONG.
- 410 9x10 RITE HITE DOCK SEAL MODEL FDSC WITH RG-300 RAIN SHIELD OR KELLEY MODEL WSH100-WP4 WITH AQUASHIELD RAIN SHIELD.
- 411 TRUCK RESTRAINING DEVICE: 4FRONT MODEL APS-2000 OR RITE-HITE MODEL RHR-600 WALL MOUNTED, ELECTRIC OPERATED, HOOK TYPE.
- 412 PNEUMATIC EDGE OF DOCK LEVELER EQUAL TO KELLEY, MODEL #KA7250.
- 413 BUILDING ADDRESS 24 INCHES IN HEIGHT. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. EACH CHARACTER SHALL BE NOT LESS THAN 4" INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" INCH.
- 414 FINISH GRADE VARIES.
- 415 LINE OF ROOF BEYOND.
- 416 PAINTED HOLLOW METAL DOOR AND FRAME.
- 418 THE HEIGHT OF ROOF-TOP EQUIPMENT WILL BE EQUAL TO, OR LESS THAN, THE HEIGHT OF THE BUILDINGS PARAPET WALLS.

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PROJECT BAXTER
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NEC OF N. LITCHFIELD RD & W.
SWEETWATER AVE, SURPRISE, AZ 85379

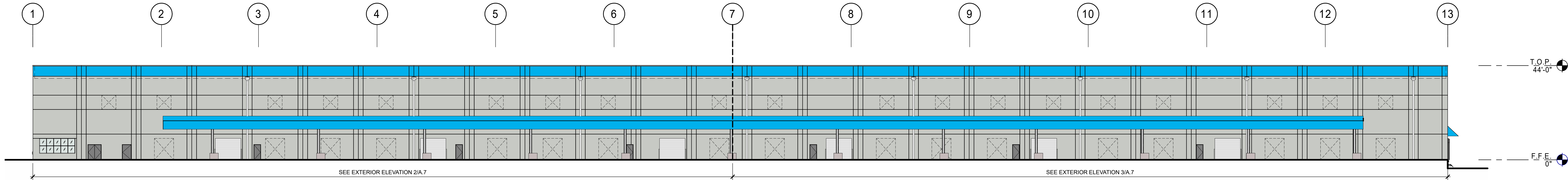
EXTERIOR ELEVATIONS

DATE	REMARKS
04/09/2020	SITE PLAN SUBMITTAL
05/20/2020	SITE PLAN PRE-SUBMITTAL
06/09/2020	SITE PLAN FINAL SUBMITTAL

PA/PM:	S. COX
DRAWN BY:	S. Z.
JOB NO.:	DAL20-0003-00

SHEET
A.6

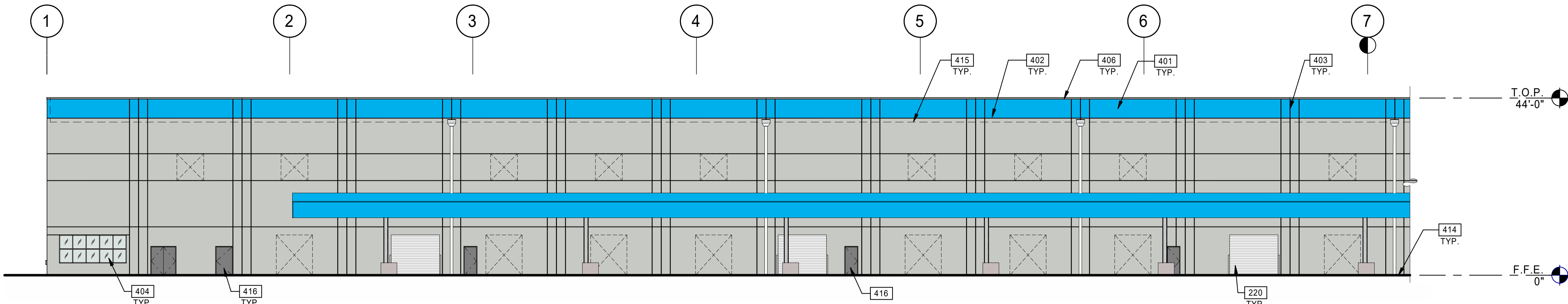
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OVERALL WEST EXTERIOR ELEVATION

SCALE: 1" = 20'-0"

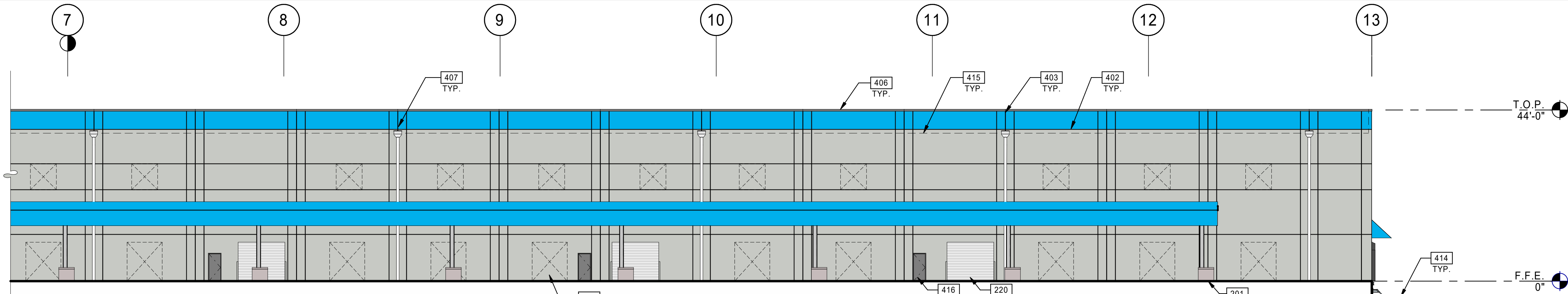
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PARTIAL WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

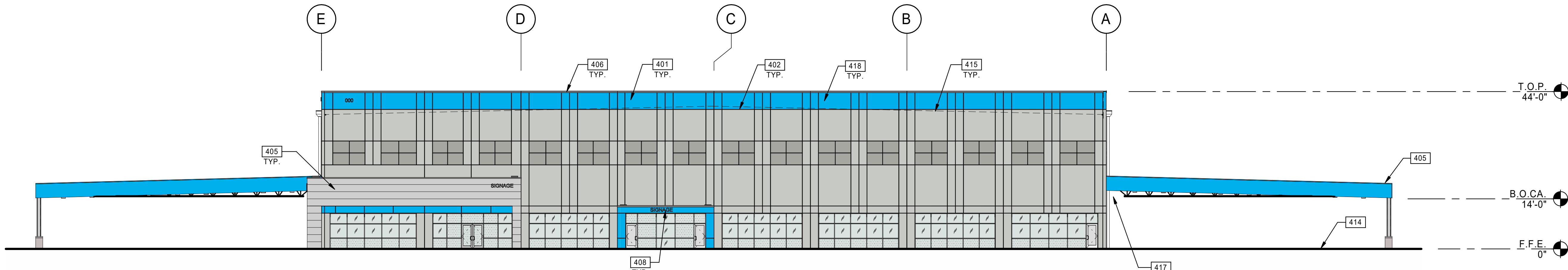
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PARTIAL WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

3



OVERALL NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

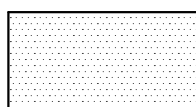
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LEGEND

GLASS:



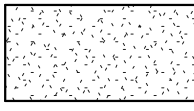
VISION GLASS: 1" INSULATING GLAZING WITH "LOW-E" OUTBOARD LITEE: GUARDIAN CRYSTAL GRAY W/ SUNGUARD SUPERNEUTRAL 62/67 ON #2 SURFACE IN BOARD LITE: CLEAR



TEMPERED GLASS: 1" INSULATING GLAZING WITH "LOW-E" OUTBOARD LITEE: GUARDIAN CRYSTAL GRAY W/ SUNGUARD SUPERNEUTRAL 62/67 ON #2 SURFACE IN BOARD LITE: CLEAR

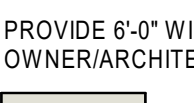
ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:



METAL CANOPY, PAINTED

COLORS:



BASE COLOR - PE-1
MANUFACTURER: SHERWIN WILLIAMS
COLOR/NO: SW 7063 (NEBULOUS WHITE)



SECONDARY COLOR - PE-2
MANUFACTURER: SHERWIN WILLIAMS
COLOR/NO: SW 7066 (GRAY MATTERS)



ACCENT COLOR - PE-3
MANUFACTURER: SHERWIN WILLIAMS
COLOR TO MATCH PANTONE 2995 C

NOTES:

- 201 STRUCTURAL STEEL COLUMN.
203 KNOCK-OUT PANEL FOR FUTURE WINDOWS OR DOORS.
220 12X10' ROLL-UP DOOR WITH HIGH SPEED FABRIC ROLL-UP DOOR, CLEAR ZONE DEMARCATED BY PAINTED RED STRIPING, SEE DETAIL 1/1A12.3a.
401 CONCRETE TILT WALL PANEL, PAINTED.
402 3" CHAMFER REVEAL.
403 CONCRETE WALL JOINT.
404 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
405 METAL CANOPY, PAINTED.
406 CONTINUOUS PRE-FINISHED METAL CAP, PAINTED TO MATCH ADJACENT WALL.
407 OVERFLOW SCUPPER.
408 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT, SEE DETAIL 5/A12.2b.
414 FINISH GRADE VARIES.
415 LINE OF ROOF BEYOND.
416 PAINTED HOLLOW METAL DOOR AND FRAME.
417 PREFINISHED BRAKE FORMED METAL FASCIA.
418 THE HEIGHT OF ROOF-TOP EQUIPMENT WILL BE EQUAL TO, OR LESS THAN, THE HEIGHT OF THE BUILDINGS PARAPET WALLS.

EXTERIOR ELEVATIONS

DATE	REMARKS
04/09/2020	SITE PLAN SUBMITTAL
05/20/2020	SITE PLAN PRE-SUBMITTAL
06/02/2020	SITE PLAN FINAL SUBMITTAL
1	
3	
4	

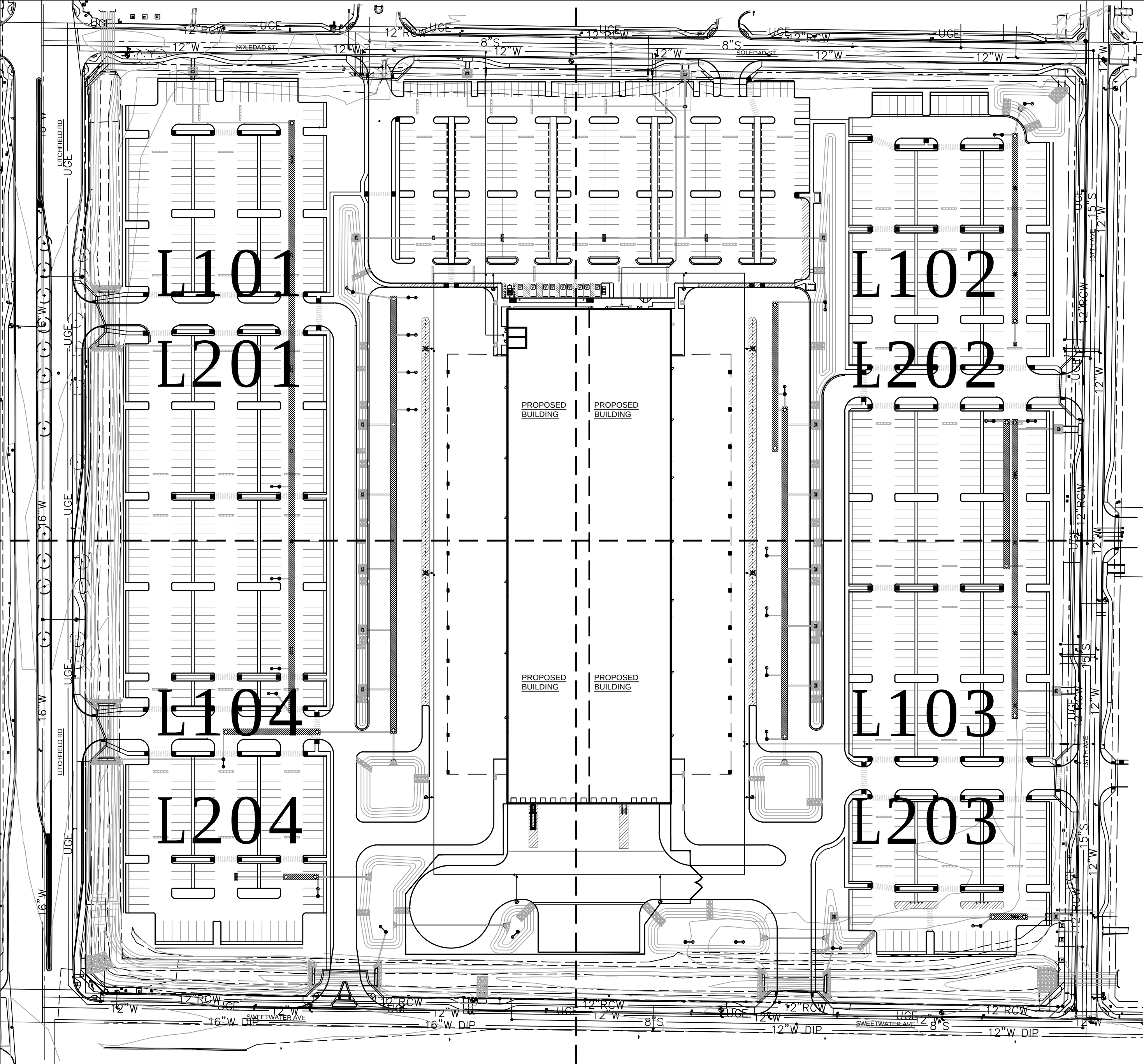
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DRAWN BY:	S. Z.
JOB NO.:	DAL20-0003-00

SHEET
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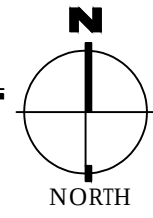
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PROJECT BAXTER
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SWEETWATER AVE, SURPRISE, AZ 85379



SHEET INDEX	
L100	LANDSCAPE COVER
L101	PLANTING PLAN
L102	PLANTING PLAN
L103	PLANTING PLAN
L104	PLANTING PLAN
L-201	IRRIGATION PLAN
L-202	IRRIGATION PLAN
L-203	IRRIGATION PLAN
L-204	IRRIGATION PLAN
L-205	R.O.W. SLEEVE PLAN
L-300	LANDSCAPE DETAILS

LANDSCAPE COVER SHEET



CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 5 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- SIGHT VISIBILITY TRIANGLES / LINES SHALL BE PER CITY OF SURPRISE DETAIL 4-01 AND 4-02. ALL PLANT MATERIAL LOCATED WITHIN THE SITE VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.
- A MINIMUM OF TEN (10) PERCENT OF THE SITE IS TO BE LANDSCAPED.
- ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES PLANT MATERIALS LIST.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE LATEST VERSION OF THE ARIZONA NURSERY ASSOCIATION CONTAINER GROWN TREE GUIDE.
- A TREE ROOT BARRIER IS REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURBS, PAVEMENT OR WALLS.
- ALL IRRIGATION PIPE TO BE PURPLE IN COLOR FOR RECLAIMED WATER.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

MASTER PLANT LIST

TREES	SIZE/ COMMENT/ QTY
EXISTING TREE TO BE REMOVED	N / A
EXISTING TREE TO REMAIN	N / A
AZT HYBRID PALO BREA PARKINSONIA PRAECOX 'AZT #5'	36" BOX / LOW BREAKING / MATCHED / 111 QTY
COOPERI HYBRID MESQUITE PROSOPIS COOPERI	36" BOX / LOW BREAKING / MATCHED / 85 QTY
AZT PODLESS MESQUITE PROSOPIS 'AZT PODLESS HYBRID'	24" BOX / LOW BREAKING / MATCHED / 143 QTY
EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / LOW BREAKING / MATCHED / 86 QTY
SOUTHERN LIVE OAK QUERCUS VIRGINIANA	24" BOX / LOW BREAKING / MATCHED / 34 QTY
SHRUBS	
DWARF OLIVE OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 1,076 QTY
DWARF OLEANDER NERIUM OLEANDER 'PETITE SALMON'	5 GAL, 213 QTY
RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE	5 GAL, 481 QTY
CIMARRON SAGE LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 296 QTY
BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL, 269 QTY
BLONDE AMBITION GRAMA BOUTELOUA 'BLONDE AMBITION'	5 GAL, 339 QTY
BRAKELIGHT RED YUCCA HESPERALOE 'BRAKELIGHT'	5 GAL, 164 QTY
WINTER BLAZE EMU EREMOPHILA CARNOSA	5 GAL, 92 QTY
GROUNDCOVERS	
TURPENTINE BUSH ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 474 QTY
TRAILING YELLOW LANTANA LANTANA X 'NEW GOLD'	1 GAL @ 3' O.C., 1,388 QTY
TRAILING ROSEMARY ROSMARINUS 'HUNTINGTON CARPET'	1 GAL @ 3' O.C., 993 QTY
CHUPAROSA JUSTICIA CALIFORNICA	1 GAL @ 4' O.C., 1,256 QTY
NASHVILLE GRASS MUHLENBERGIA RIGIDA	1 GAL @ 4' O.C., 793 QTY
DESERT CARPET TRAILING ACACIA ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 4' O.C., 466 QTY
OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 4' O.C., 583 QTY
PURPLE TRAILING LANTANA LANTANA MONTEVIDENSIS	1 GAL @ 3' O.C., 291 QTY
VIGUIERA STENOLOBA SKELETON LEAF GOLDENEYE	1 GAL @ 4' O.C., 282 QTY
DECOMPOSED GRANITE GOLD COLOR AS SELECTED	1/2" MINUS, 2" DEPTH, TYP.
FRACTURED GRANITE TABLE MESA BROWN	1"-3" SCREENED, 4" DEPTH, TYP.

IRRIGATION LEGEND

	1.5" RECLAIMED WATER METER
	1.5" FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER (PURPLE FOR RECLAIMED WATER)
	PVC MAINLINE SIZE AS REQUIRED (PURPLE FOR RECLAIMED WATER)
	RAINBIRD PEB-R SERIES DRIP VALVE ASSEMBLY PURPLE HANDLE FOR RECLAIMED WATER
	GATE VALVE
	PVC TREE LATERAL (PURPLE FOR RECLAIMED WATER) WITH: BOWSMITH ML-210 SERIES MULTI-OUTLET EMITTER, 1 PER TREE AS SHOWN ON PLAN, OPENINGS PER TREE: 15 GAL 3 EA / 24" BOX 3 EA / 36" BOX 3 EA / 48" BOX 5 EA
	PVC SHRUB LATERAL (PURPLE FOR RECLAIMED WATER) WITH: BOWSMITH SL-210 SERIES SINGLE OUTLET EMITTER, WITH DRIP DISTRIBUTION TUBING (5" MAX), PEPKO OR EQUAL 1 GAL 1 EA / 5 GAL 1 EA
	PVC SLEEVES (SCH 40) (SIZE AS REQUIRED: SEE SLEEVE SCHEDULE BELOW) END CAP (FLUSH TYPE)
	CONTROLLER 'A' HUNTER I-CORE 600-SS (34 STATIONS) CONTROLLER 'B' HUNTER I-CORE 600-SS (22 STATIONS)
	CONTROLLER + STATION VALVE SIZE

IRRIGATION GENERAL NOTES

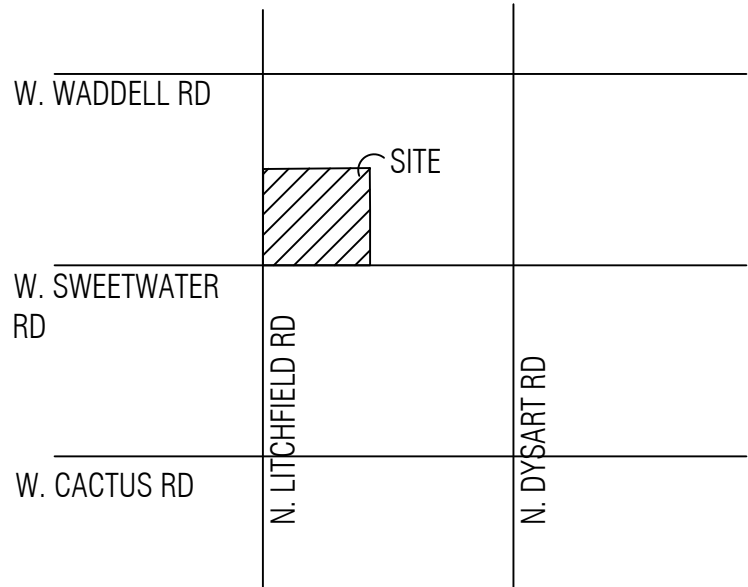
- PLAN IS DIAGRAMMATIC. VERIFY EXISTING CONDITIONS IN FIELD. REPORT TO LANDSCAPE ARCHITECT IF CONFLICT ARISES. ALL IRRIGATION MATERIAL TO BE PLACED IN PLANTING AREAS. BLUE STAKE PRIOR TO DIGGING.
- IRRIGATION & ELECTRICAL SLEEVES TO BE SCH 40 PVC OR BETTER. SIZE AND PROVIDE AS REQUIRED.
- COORDINATE PROGRAMS SO OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.
- SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 60 PSI. CONTRACTOR TO FIELD VERIFY PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIAL AND NOTIFY CONSULTANT OF ANY DIFFERENCES. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATION TO THE SYSTEM.
- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
- GENERAL CONTRACTOR RESPONSIBLE FOR 120 VOLT SERVICE AT IRRIGATION CONTROLLER LOCATION. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CONNECTION TO CONTROLLER.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR THE SLEEPING INSTALLATION WITH INSTALLATION OF CONCRETE FLATWORK AND ASPHALT PAVING.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO PROTECT EXISTING IMPROVEMENTS. LANDSCAPE CONTRACTOR RESPONSIBLE TO MINIMIZE PLACEMENT OF IRRIGATION MATERIALS IN RETENTION AREAS.

PIPE SCHEDULE

PIPE SIZE	GAL/MIN
1/2"	0-5
3/4"	6-10
1"	11-15
1 1/4"	16-25
1 1/2"	26-35

SLEEVE SCHEDULE

PIPE SIZE	SLEEVE SIZE
1/2"	1"
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"



VICINITY MAP



NTS

PLANT CALCULATIONS:

	24" BOX	36" BOX
TREE SIZE RATIO	263 QTY	196 QTY
TOTAL TREES: 459	57 %	43 %
	REQUIRED	PROVIDED
LANDSCAPE AREA COVERAGE	163,825 S.F. 10%	385,396 S.F. 24%
	ADWR REQUIRED	ADWR PROVIDED
PERCENTAGE LOW-WATER USE (ADWR) PLANTS	8,502 QTY 90%	9,447 QTY 100%
TOTAL PLANTS: 9,447		

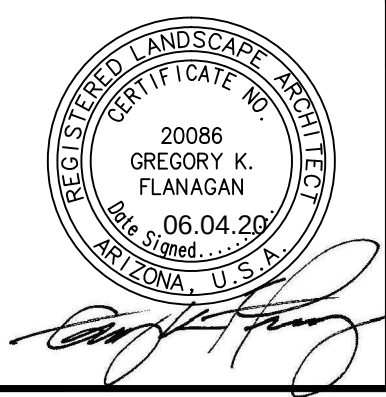
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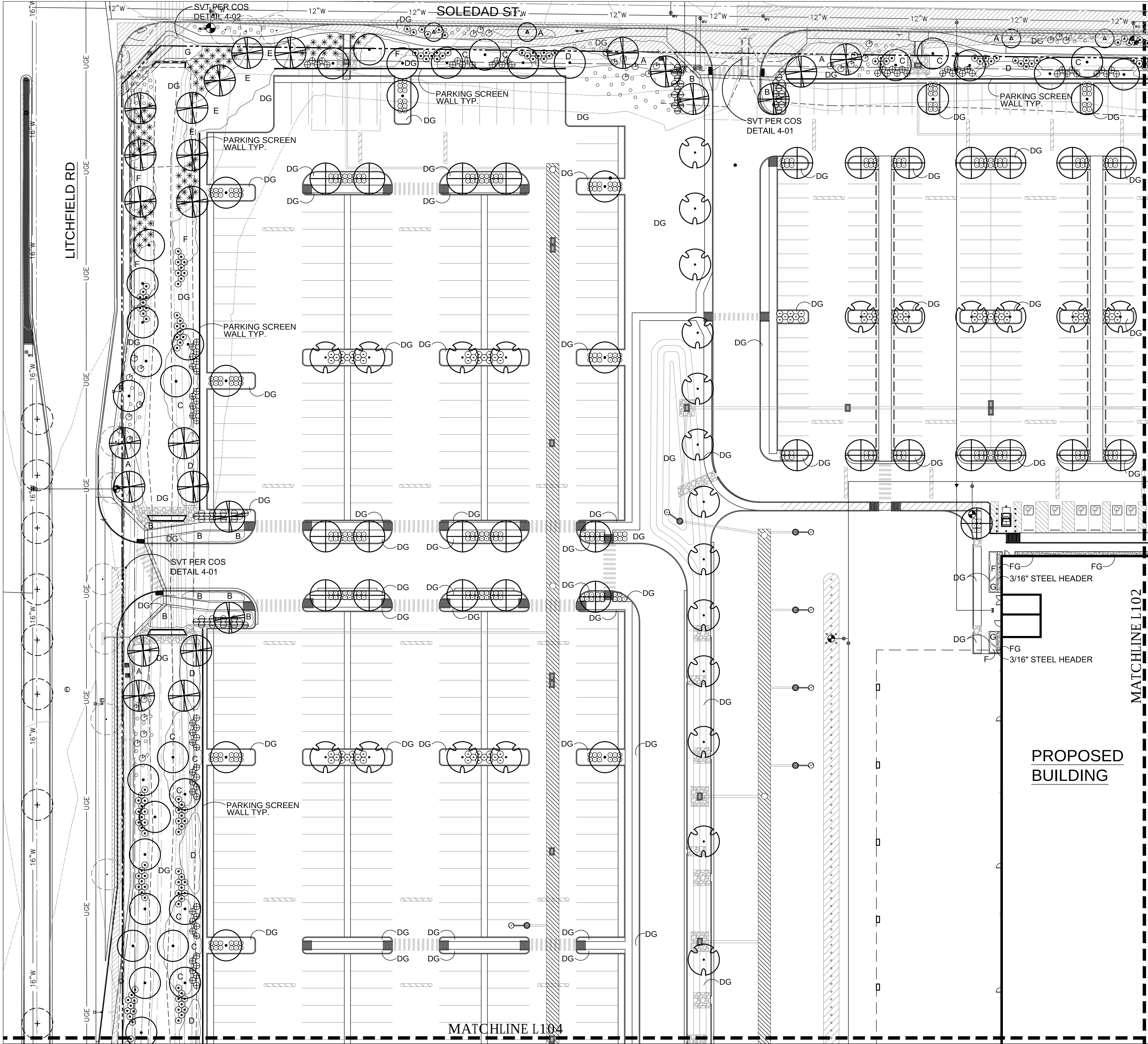
PROJECT BAXTER

NEC SWEETWATER RD AND LITCHFIELD RD.
SURPRISE, ARIZONA

G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4826 N. 44th STREET PHOENIX, AZ 85018
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602 . 912 . 9693 fax



revisions:	
date:	06.04.2020
contents:	LANDSCAPE COVER
sheet no.	L100



MASTER PLANT LIST

TREES		SIZE/ COMMENT/ QTY
EXISTING TREE TO BE REMOVED		N / A
EXISTING TREE TO REMAIN		N / A
AZT HYBRID PALO BREA PARKINSONIA PRAECOX 'AZT #5'		36" BOX / LOW BREAKING / MATCHED / 111 QTY
COOPERI HYBRID MESQUITE PROSOPIS COOPERI		36" BOX / LOW BREAKING / MATCHED / 85 QTY
AZT PODLESS MESQUITE PROSOPIS 'AZT PODLESS HYBRID'		24" BOX / LOW BREAKING / MATCHED / 143 QTY
EVERGREEN ELM ULMUS PARVIFOLIA		24" BOX / LOW BREAKING / MATCHED / 86 QTY
SOUTHERN LIVE OAK QUERCUS VIRGINIANA		24" BOX / LOW BREAKING / MATCHED / 34 QTY
SHRUBS		
DWARF OLIVE OLEA EUROPAEA 'LITTLE OLLIE'		5 GAL, 1,076 QTY
DWARF OLEANDER NERIUM OLEANDER 'PETITE SALMON'		5 GAL, 213 QTY
RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE		5 GAL, 481 QTY
CIMARRON SAGE LEUCOPHYLLUM ZYGOPHYLLUM		5 GAL, 296 QTY
BAJA RUELLIA RUELLIA PENINSULARIS		5 GAL, 269 QTY
BLONDE AMBITION GRAMA BOUTELOUA 'BLONDE AMBITION'		5 GAL, 339 QTY
BRAKELIGHT RED YUCCA HESPERALOE 'BRAKELIGHT'		5 GAL, 164 QTY
WINTER BLAZE EMU EREMOPHILA CARNOSA		5 GAL, 92 QTY
GROUNDCOVERS		
TURPENTINE BUSH ERICAMERIA LARICIFOLIA 'AGUIRRE'		1 GAL, 474 QTY
TRAILING YELLOW LANTANA LANTANA X 'NEW GOLD'		1 GAL @ 3' O.C., 1,388 QTY
TRAILING ROSEMARY ROSMARINUS 'HUNTINGTON CARPET'		1 GAL @ 3' O.C., 993 QTY
CHUPAROSA JUSTICIA CALIFORNICA		1 GAL @ 4' O.C., 1,256 QTY
NASHVILLE GRASS MUHLENBERGIA RIGIDA		1 GAL @ 4' O.C., 793 QTY
DESERT CARPET TRAILING ACACIA ACACIA REDOLENS 'DESERT CARPET'		1 GAL @ 4' O.C., 466 QTY
OUTBACK SUNRISE EMU EREMOPHILA GLABRA		1 GAL @ 4' O.C., 583 QTY
PURPLE TRAILING LANTANA LANTANA MONTEVIDENSIS		1 GAL @ 3' O.C., 291 QTY
VIGUIERA STENOLOBA SKELETON LEAF GOLDENEYE		1 GAL @ 4' O.C., 282 QTY
DECOMPOSED GRANITE GOLD COLOR AS SELECTED		1/2" MINUS, 2" DEPTH, TYP.
FRACTURED GRANITE TABLE MESA BROWN		1"-3" SCREENED, 4" DEPTH, TYP.



PROJECT BAXTER

NEC SWEETWATER RD AND LITCHFIELD RD.
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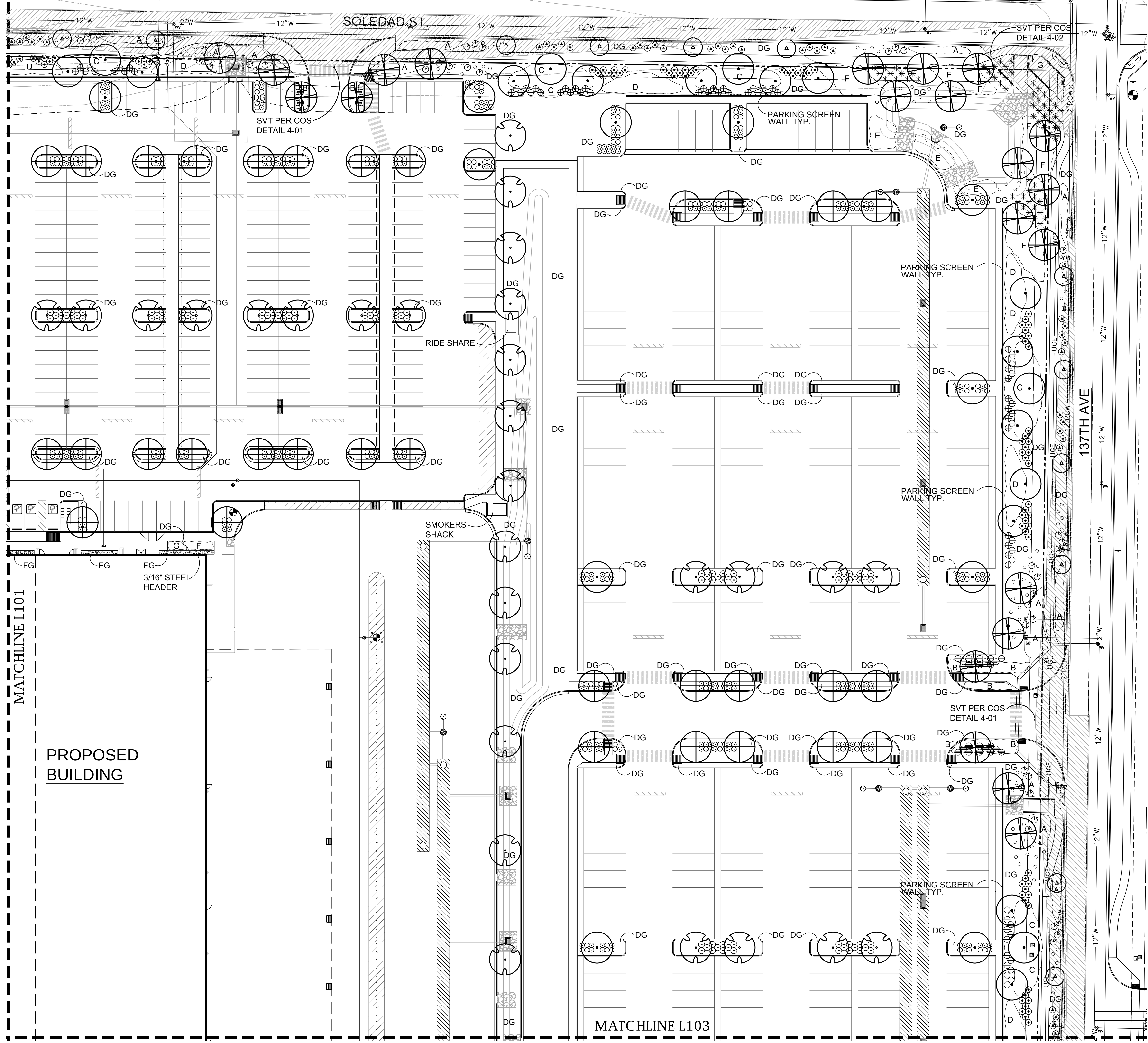
revisions:

date: 06.04.2020

contents: PLANTING PLAN

sheet no. L101

FS20-254



MASTER PLANT LIST

TREES		SIZE/ COMMENT/ QTY
EXISTING TREE TO BE REMOVED		N / A
EXISTING TREE TO REMAIN		N / A
AZT HYBRID PALO BREA PARKINSONIA PRAECOX 'AZT #5'		36" BOX / LOW BREAKING / MATCHED / 111 QTY
COOPERI HYBRID MESQUITE PROSOPIS COOPERI		36" BOX / LOW BREAKING / MATCHED / 85 QTY
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EVERGREEN ELM ULMUS PARVIFOLIA		24" BOX / LOW BREAKING / MATCHED / 86 QTY
SOUTHERN LIVE OAK QUERCUS VIRGINIANA		24" BOX / LOW BREAKING / MATCHED / 34 QTY
SHRUBS		
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CIMARRON SAGE LEUCOPHYLLUM ZYGOPHYLLUM		5 GAL, 296 QTY
BAJA RUELLIA RUELLIA PENINSULARIS		5 GAL, 269 QTY
BLONDE AMBITION GRAMA BOUTELOUA 'BLONDE AMBITION'		5 GAL, 339 QTY
BRAKELIGHT RED YUCCA HESPERALOE 'BRAKELIGHT'		5 GAL, 164 QTY
WINTER BLAZE EMU EREMOPHILA CARNOSA		5 GAL, 92 QTY
GROUNDCOVERS		
TURPENTINE BUSH ERICAMERIA LARICIFOLIA 'AGUIRRE'		1 GAL, 474 QTY
TRAILING YELLOW LANTANA LANTANA X 'NEW GOLD'		1 GAL @ 3' O.C., 1,388 QTY
TRAILING ROSEMARY ROSMARINUS 'HUNTINGTON CARPET'		1 GAL @ 3' O.C., 993 QTY
CHUPAROSA JUSTICIA CALIFORNICA		1 GAL @ 4' O.C., 1,256 QTY
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VIGUIERA STENOLOBA SKELETON LEAF GOLDENEYE		1 GAL @ 4' O.C., 282 QTY
DG		1/2" MINUS, 2" DEPTH, TYP.
FG		1"-3" SCREENED, 4" DEPTH, TYP.

PLANTING PLAN



PROJECT BAXTER

NEC SWEETWATER RD AND LITCHFIELD RD.
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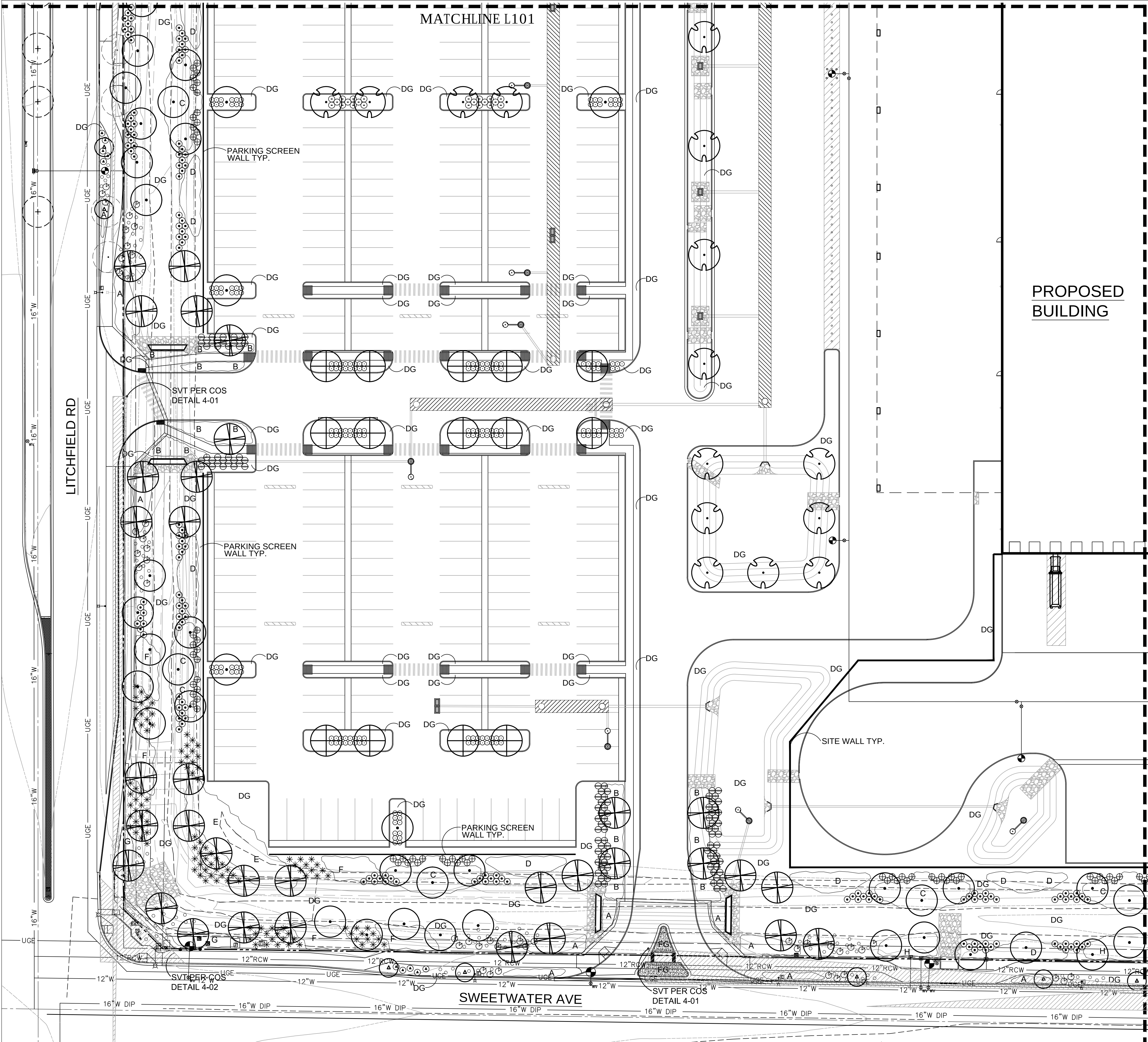


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date: 06.04.2020

contents: PLANTING PLAN

sheet no. L102



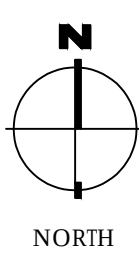
MASTER PLANT LIST

TREES		SIZE/ COMMENT/ QTY
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FG FRACTURED GRANITE TABLE MESA BROWN		1"-3" SCREENED, 4" DEPTH, TYP.

PLANTING PLAN



SCALE: 1"=30'-0"



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SURPRISE, ARIZONA

G.K. FLANAGAN

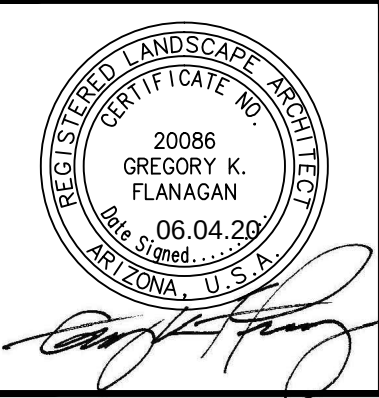
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revisions:

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sheet no. L104

FS20-254

Project Baxter

at Surprise Pointe

Planning and Zoning Commission – June 18, 2020



**Ashton
Ranch**

**Royal
Ranch**

**Sierra
Verde**

**Litchfield
Manor**

Roseview

**Marley
Park**

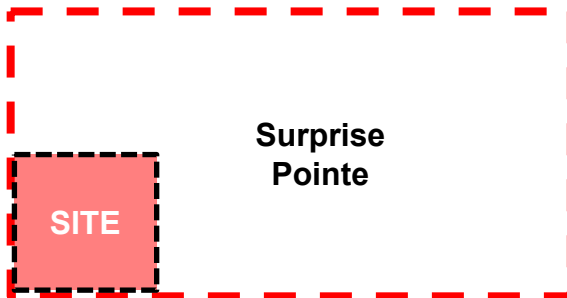
**Surprise
Pointe**

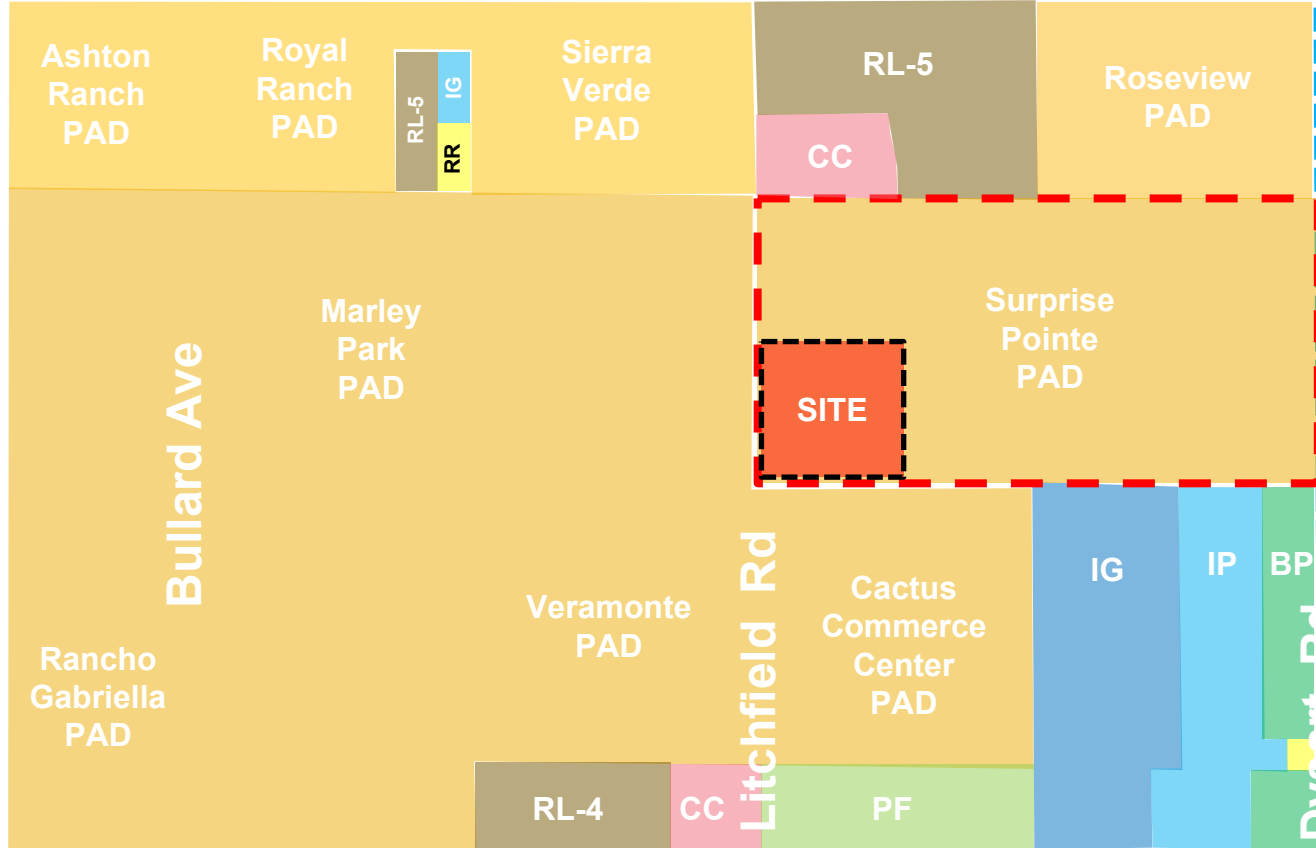
**El
Mirage**

**Rancho
Gabriella**

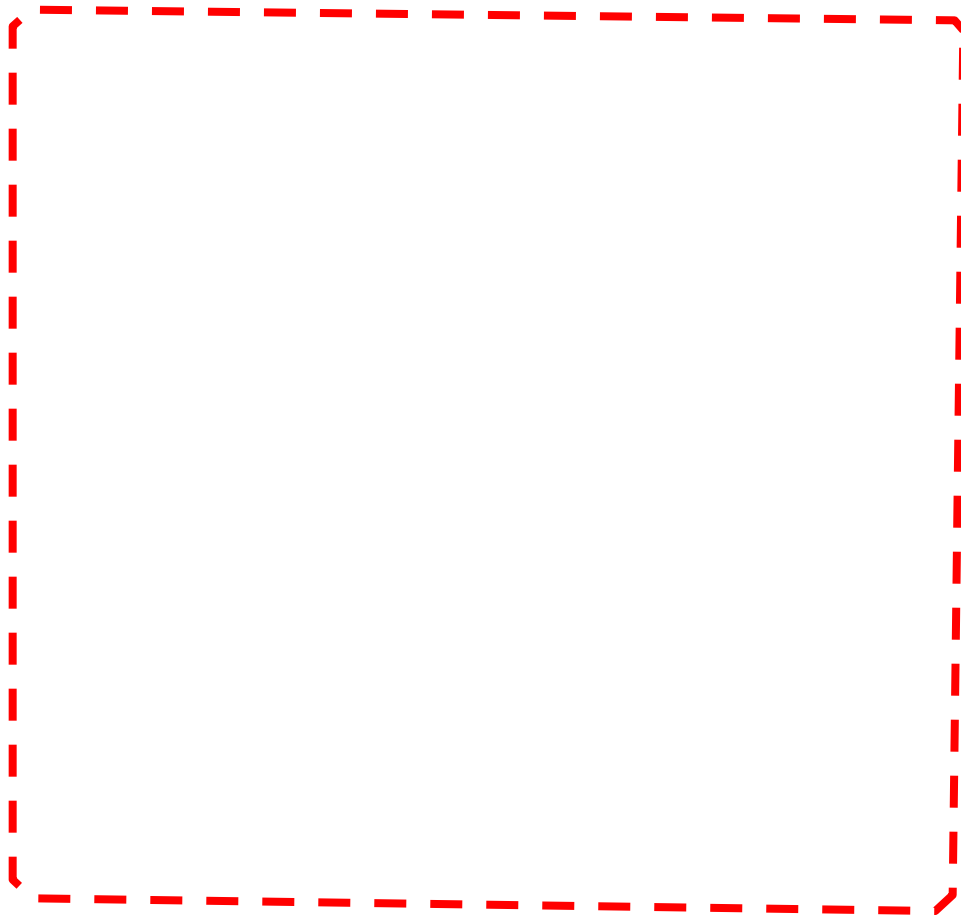
Veramonte

**Cactus
Commerce
Center**





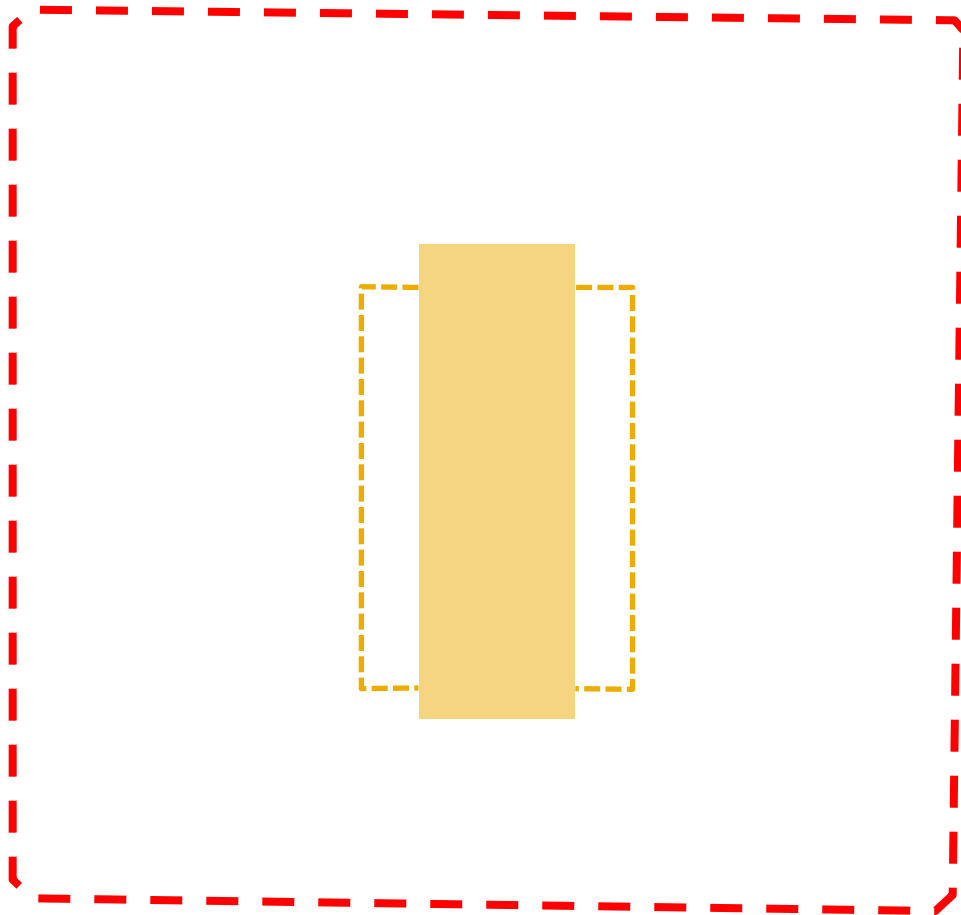
**El
Mirage**



SITE PLAN

SITE DATA

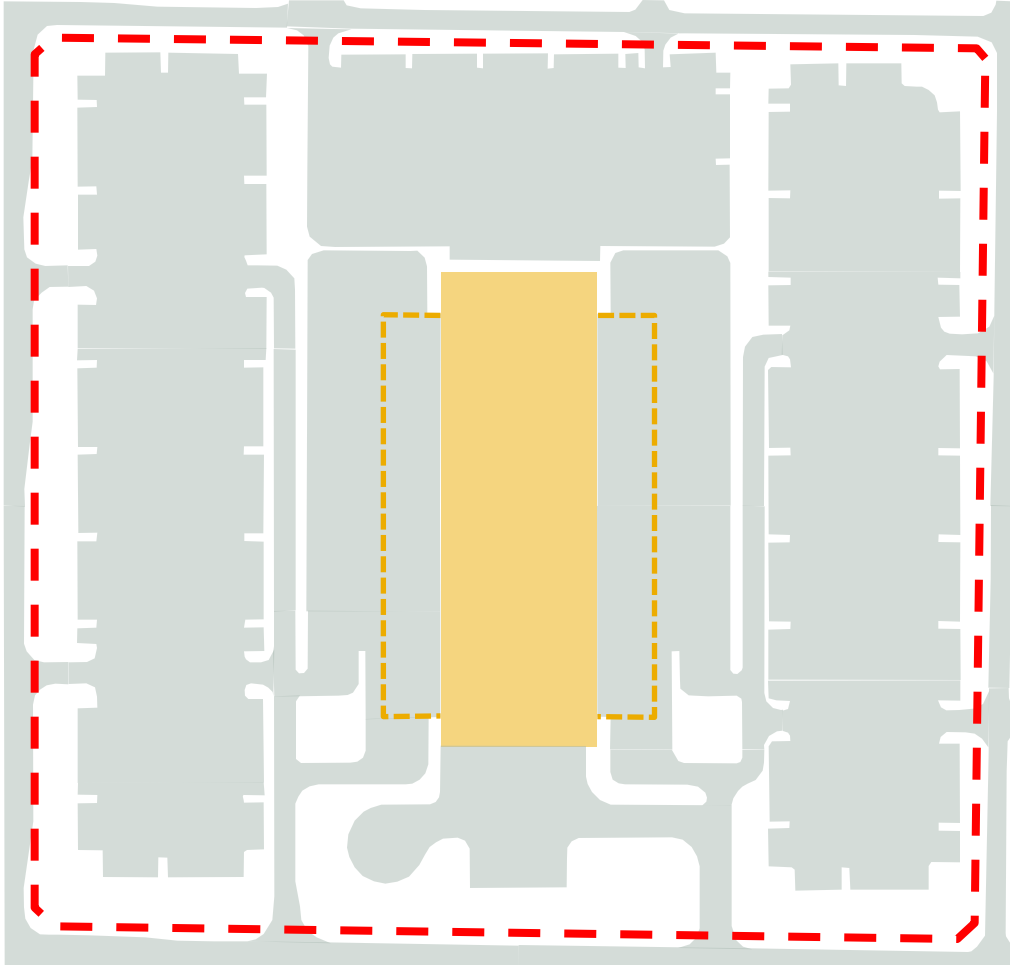
31.61 Acre Site



SITE PLAN

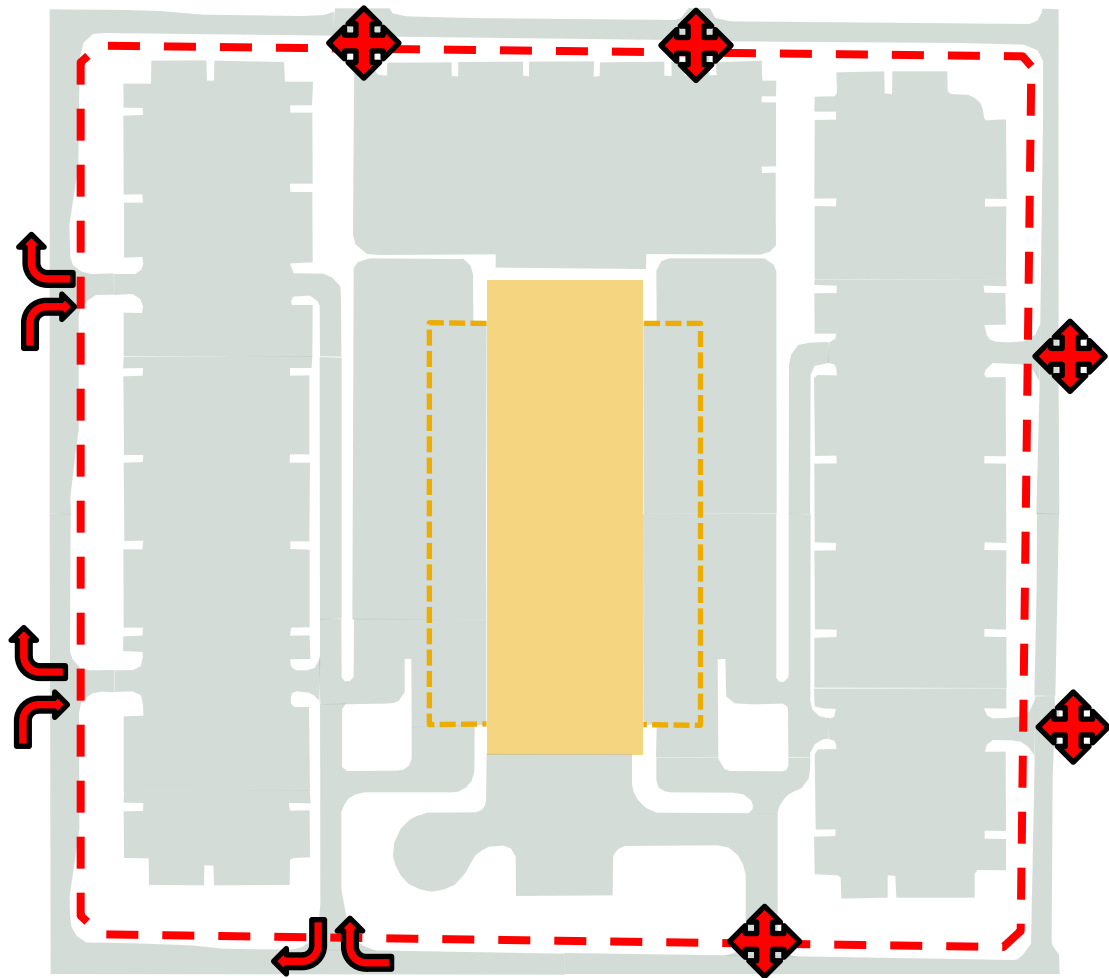
BUILDING

145,491 Square Feet



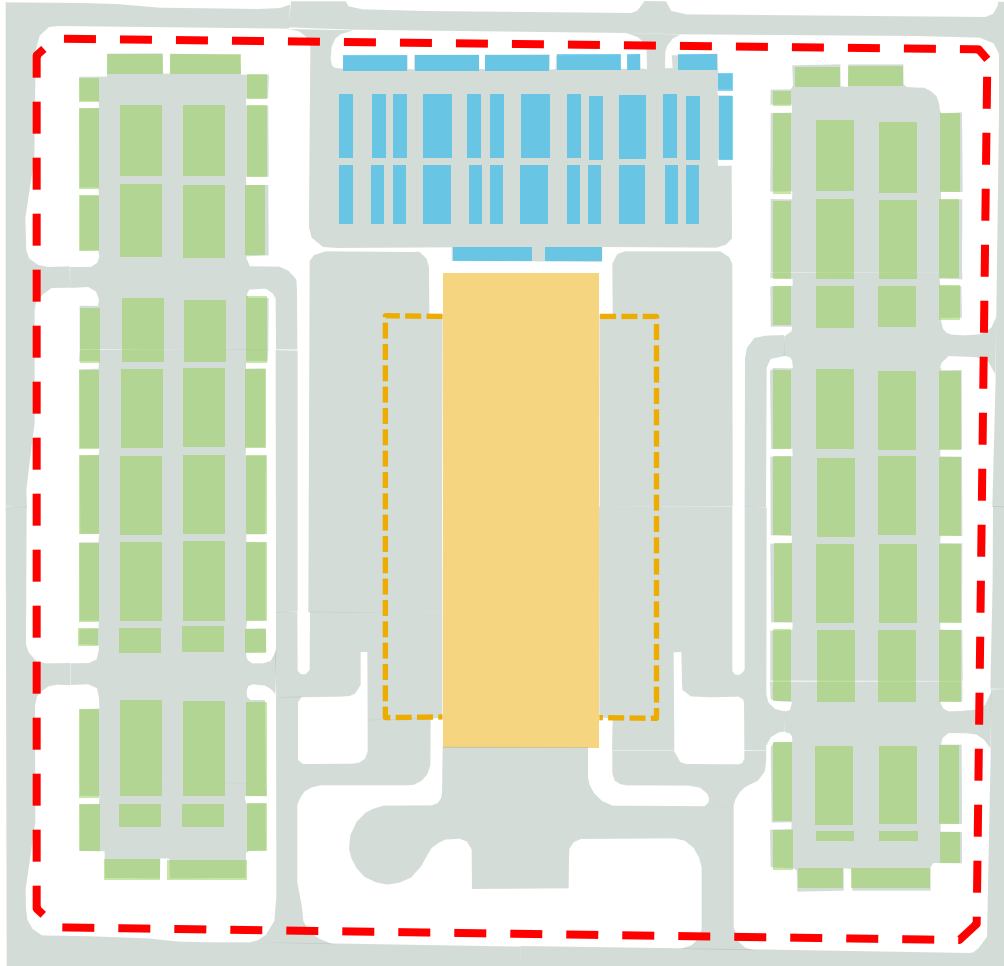
PAVING

SITE PLAN



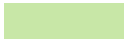
ACCESS

SITE PLAN

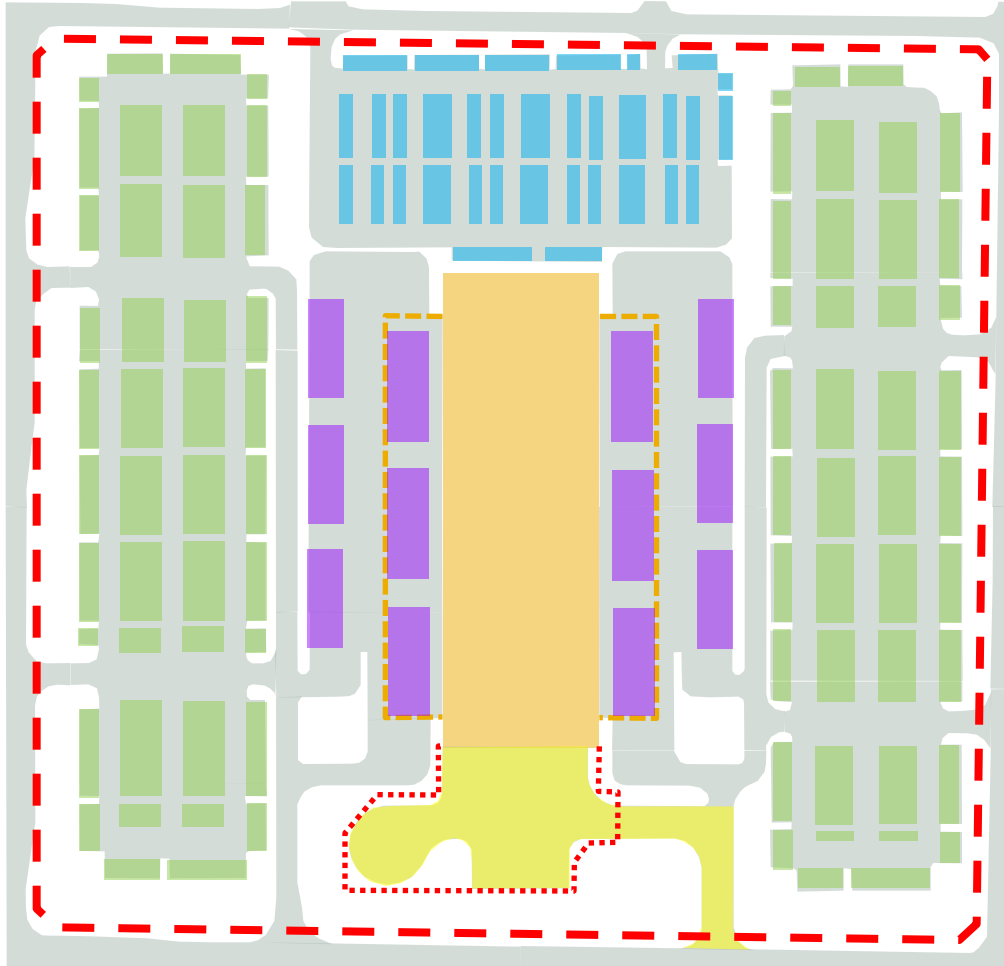


PARKING

 Associate

 Delivery Vehicles

SITE PLAN



PARKING

 Vehicle Cueing

 Semi Truck Delivery

SITE PLAN

West Elevation – Litchfield Road

East Elevation – 137th Avenue

North Elevation – Soledad Street

South Elevation – Sweetwater Avenue

LANDSCAPE

LANDSCAPE

LANDSCAPE

LANDSCAPE

**QUESTIONS OR
COMMENTS?**

Thank You