

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, July 16, 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 PubandZComments@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 pertaining to approval of the June 18, 2020, Planning and Zoning Commission Minutes. | None

Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 4 | Consideration and action regarding a rezone from Regional Commercial (CR) to Public Facility (PF) with a Planned Unit Development (PUD) Overlay to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive -- FS19-844- Public Safety Evidence and Readiness Center- Rezone | Shirley Phan
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 4 | Consideration and action regarding a proposed Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive -- FS19-844- Public Safety Evidence and Readiness Center- Site Plan | Shirley Phan
Community
Development |
| 4. | Internal | Nomination and selection of the Planning and Zoning Commission Chair. | Chris Boyd
Community
Development |
| 5. | Internal | Nomination and selection of the Planning and Zoning Commission Vice Chair. | Chris Boyd
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: July 8, 2020 at 10:15 AM

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: July 16, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the June 18, 2020, Planning and Zoning Commission Minutes.

Motion:

I move to approve the June 18, 2020, Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 06-18-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 18, 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 18, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Shirley Phan, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd reminded the Planning and Zoning Commission there are no items on the agenda for the July 2, 2020 Planning and Zoning meeting, as a result, the meeting has been canceled.

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 June 4, 2020, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the June 4, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 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, Current Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing

Chair Keating made a motion to approve 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” as outlined in the staff report.

Commissioner Rosenbaum seconded the motion. Motion passes with 5 votes in favor.

The Commission discussed the following:

- Building length
- Security camera system
- SUDC as it pertains to parking

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 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, Current Planner, presented item 3 to the Commission.

Commissioner Chapman made a motion to approve 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” as outlined in the staff report.

Chair Keating seconded the motion. Motion passes with 5 votes in favor.

The Commission discussed the following:

- PAD changes
- Approval process
- Items to be stored
- Perimeter wall height
- Canopy cover
- Aesthetics
- Vehicle parking

ITEM: 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, Current Planner, presented item 4 to the Commission

Commissioner Rosenbaum made a motion to approve a Site Plan for Marriott Springhill Suites at Surprise Center, generally located west of the northwestern corner of Civic Center Drive and Elm Street, subject to stipulations “A” through “F” as outlined in the staff report.

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

The Commission discussed the following:

- Access from Elm Street
- Landscaping

ITEM: 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, Current Planner, presented item 5 to the Commission.

Commissioner Norberg made a motion to approve 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” as outlined in the staff report.

Chair Keating seconded the motion. Motion passed with 5 votes in favor.

The Commission discussed the following:

- E-commerce retail
- Sales tax
- Expedited permit process
- Traffic lights and traffic flow
- Route for truck traffic

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Commissioner Smith asked Mr. Boyd to provide numbers for total single family residences and multi-family residences that have been approved within the City of Surprise for FY20, as well as the number currently plotted for FY21. Mr. Boyd let the Commission know the information will be compiled and brought back to the Commission as requested.

ADJOURNMENT:

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

Meeting adjourned at 6:32 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: July 16, 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 rezone from Regional Commercial (CR) to Public Facility (PF) with a Planned Unit Development (PUD) Overlay to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive -- FS19-844- Public Safety Evidence and Readiness Center- Rezone

Motion:

I move to recommend approval/denial of the proposed rezone from Regional Commercial (CR) to Public Facility (PF) with a Planned Unit Development (PUD) Overlay.

Background:

On December 4, 2019, City of Surprise submitted a request for a Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive.

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-FS19-844-Public Safety Evidence and Readiness Center- RZ- Staff Report Revised
 2. 01-FS19-844-Public Safety Evidence and Readiness Center- RZ- Case Map Revised
 3. 02-FS19-844-Public Safety Evidence and Readiness Center- RZ- Vicinity Map Revised
 4. 03-FS19-844-Public Safety Evidence and Readiness Center-RZ - Rezone Document Revised
 5. 04-FS19-844-Public Safety Evidence and Readiness Center- RZ- Luke Comments
 6. 05-FS19-844- Public Safety Evidence and Readiness Center- RZ- citizen participation report Revised
 7. FS19-844- Public Safety Evidence Facility- Rezone
-

Zone Change

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-844**

2
3 **Project Name:** Public Safety Evidence and Readiness Center

4
5 **Council District:** 4- Mulberry

6
7 **Meeting Date:** **July 16, 2020**

8
9 **Planner:** Shirley Phan

10
11
12 **Applicant:** Jeff Martin, City of Surprise

13
14 **Request:** Zone Change from Regional Commercial (CR) to Public
15 Facility (PF) with a Planned Unit Development (PUD) Overlay

16
17 **Site Location:** Generally, north of Westgate Drive and west of 134th Drive

18
19 **Site Size:** 4.54 acres net (approx.)

20
21 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
22 2035.

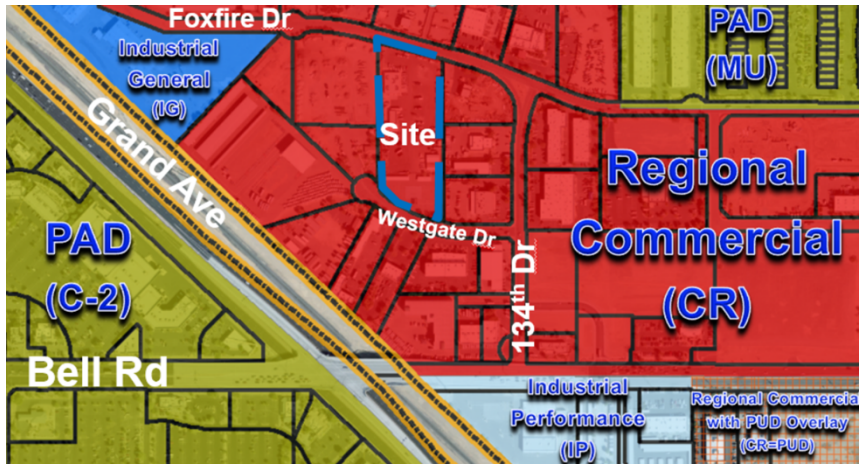
23
24 **Support/Opposition:** None known

25
26 **Staff Recommendation:** Staff recommends the Commission recommend approval of
27 case FS19-844, subject to stipulation 'A'.
28

Project Description:

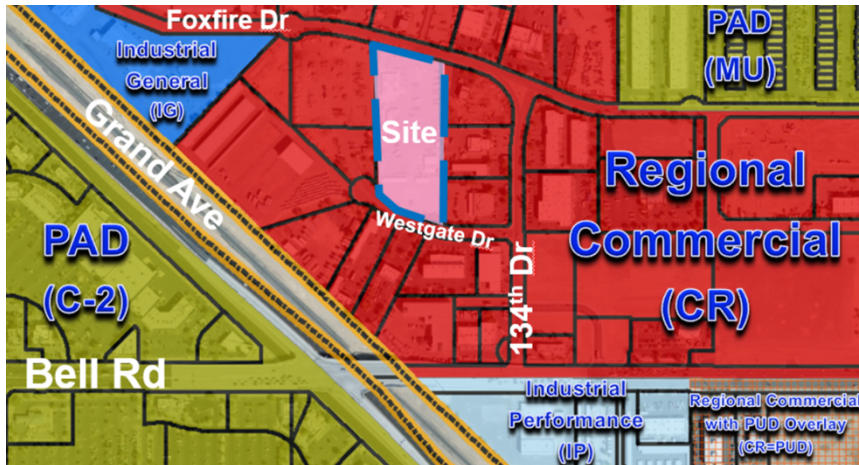
Jeffery Martin with City of Surprise, requests a Zone Change from Regional Commercial (CR) to Public Facility (PF) with a PUD Overlay to allow for a new Public Facility, to be located on a 4.54 acre (approx.) property located generally north of Westgate Drive and west of 134th Drive, in the Foxfire area.

Existing Zoning:



Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)

Proposed Zoning:



Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Regional Commercial (CR)	Public Facility (PF-PUD)	Regional Commercial (CR)
Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)

45
46 **Background:**

47
48 **May 23, 1996:** The subject parcel was annexed into the City under Ordinance 96-08.
49

50 **June 12, 2000:** The Mayor and City Council approved the Final Plat for Resubdivision of
51 Sun City West-Commerce Park under the recordation number of 536-27.
52

53 **March 21, 2017:** The Mayor and City Council approved the Minor General Plan Amendment
54 for FoxFire Commerce Park under FS16-345.
55

56 **October 10, 2019:** Staff met with the applicant to discuss the project during a regularly
57 scheduled Concept Review meeting under CR19-680.
58

59 **December 4, 2019:** The applicant filed a request for a Rezone and Site Plan under case
60 FS19-844, the subject request.
61

62 **May 20, 2020:** The applicant held a neighborhood outreach meeting via WebEx to discuss
63 the project.
64

65 **Citizen Outreach:**

66
67 As mentioned above, the applicant held a Citizen Review Meeting on May 20, 2020. Due to
68 COVID-19 the meeting was held via WebEx Meeting. Residents from the vicinity were
69 notified to attend and to ask questions about the project and voice their concerns. One
70 resident attended the meeting in support of the project.
71

72 **Analysis and Discussion:**

73
74 The subject property is 4.54 acres (approx.) which is an existing public works facility located
75 north of Westgate Drive and west of 134th Drive. The current zoning of the subject property
76 is Regional Commercial (CR). The proposed zone change will allow a new public facility to
77 expand on the existing property.
78

79 The proposed Zone Change includes a PUD Overlay for the purpose of amending certain
80 development standards in support of site development. SUDC Section 122-64(c) states that
81 dimensional requirements are to be comparable to the zoning of the surrounding area. Since
82 the surrounding area is zoned CR, those development standards would normally apply;
83 however, in order to ensure the site may be developed in a manner that best meets the needs
84 of the City, the City requests that some of these development standards be relaxed. The
85 following table expresses the proposed development standards for the site.

DIMENSIONAL STANDARDS								
Zoning District	Min. Lot Area	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Building Height	Landscape Setback	Landscape (Collector)
CR	18,000 SF	100'	35'	24'	24'	35'	10'	25'
PF-PUD	18,000 SF	100'	35'	0'	0'	25'	0'	0'

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, which supports regional commercial and commercial office use, provided appropriate transitions are made between the various commercial types included within the character area. As such the proposed zoning most closely align with the Regional Commercial type and is consistent with the General Plan.

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 of Maricopa County, 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 Rezone meets the requirements of the SUDC and General Plan.

Findings:

- The proposed Rezone is consistent with the SUDC.
- The proposed PUD Overlay will increase the City's ability to fully utilize the site.
- The proposed Rezone will allow the City of Surprise to establish a much needed facility in support of City residents.
- There is no known opposition to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-844**, subject to stipulation 'A' as outlined below:

122
123 A. Development and use of the site shall be consistent with the Rezone Document
124 entitled "The City of Surprise Public Safety Evidence and Readiness Center Rezone"
125 prepared by The City of Surprise Community Development Department, dated
126 revised and stamped received March 30, 2020.
127

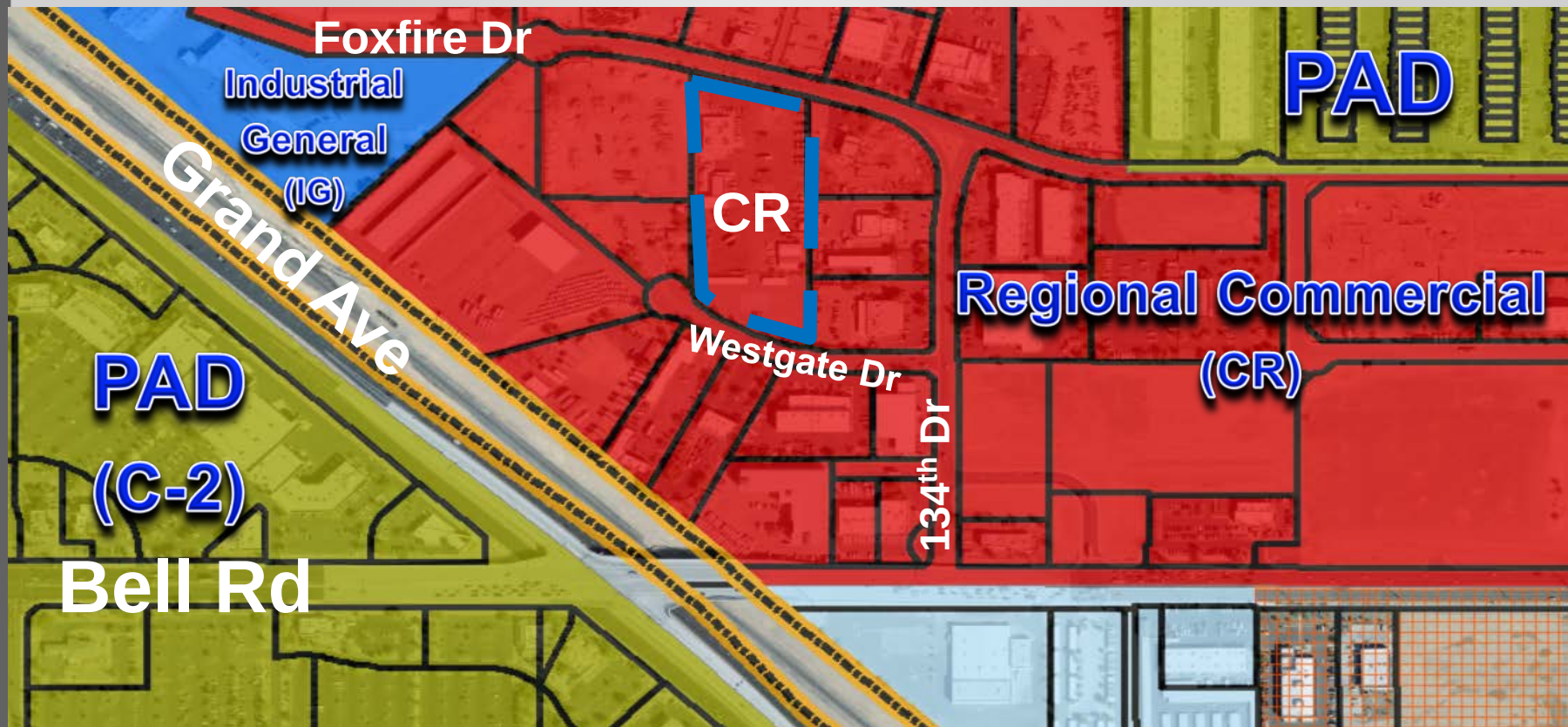
128 However, should the Commission wish to recommend denial of the request, the Commission
129 should make its own findings and base its decision on those alternative findings.
130

131 **Attachments:**
132

- 133 01 Case Map
- 134 02 Vicinity Map
- 135 03 Rezone document
- 136 04 Luke AFB Comments
- 137 05 Citizen Participation Report

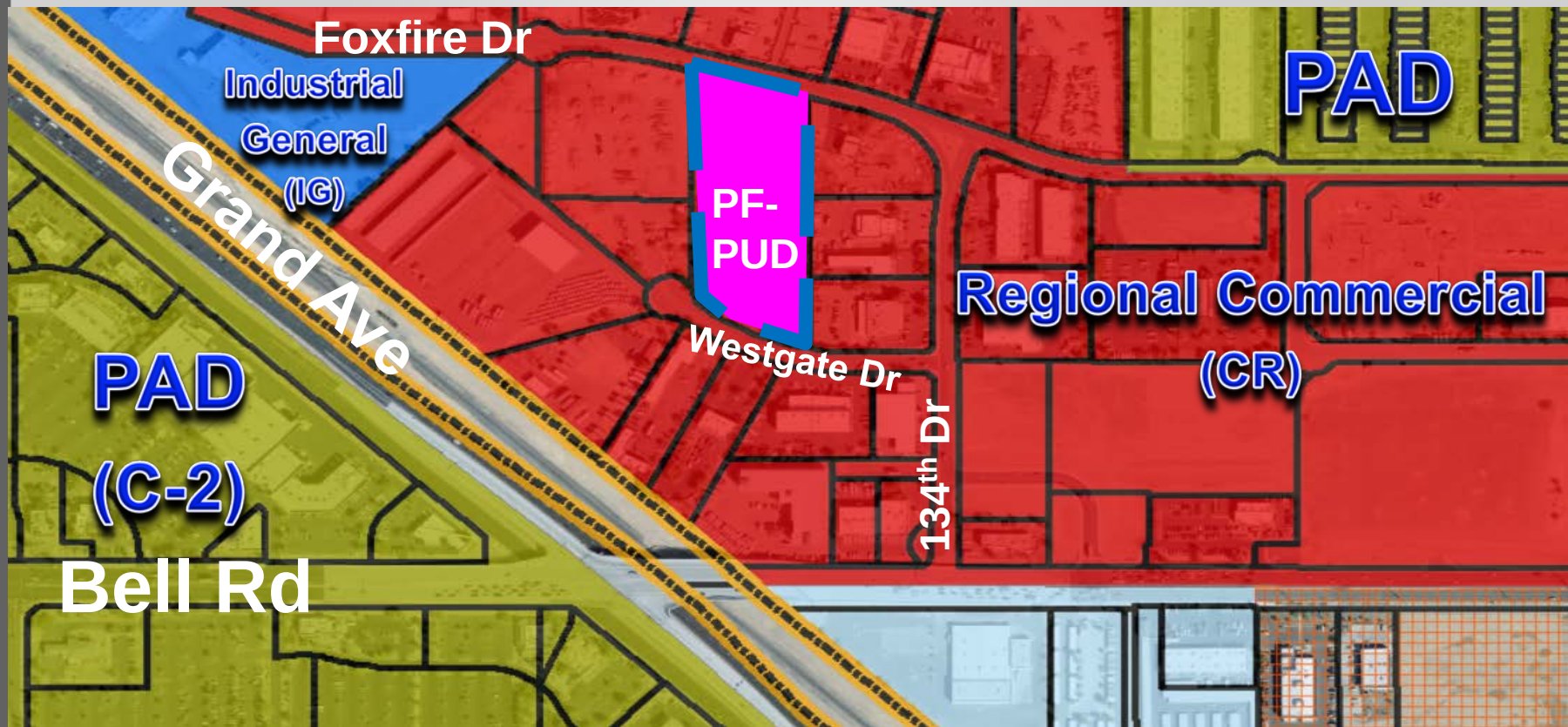
Case Map

Public Safety Evidence and Readiness Center FS19-844



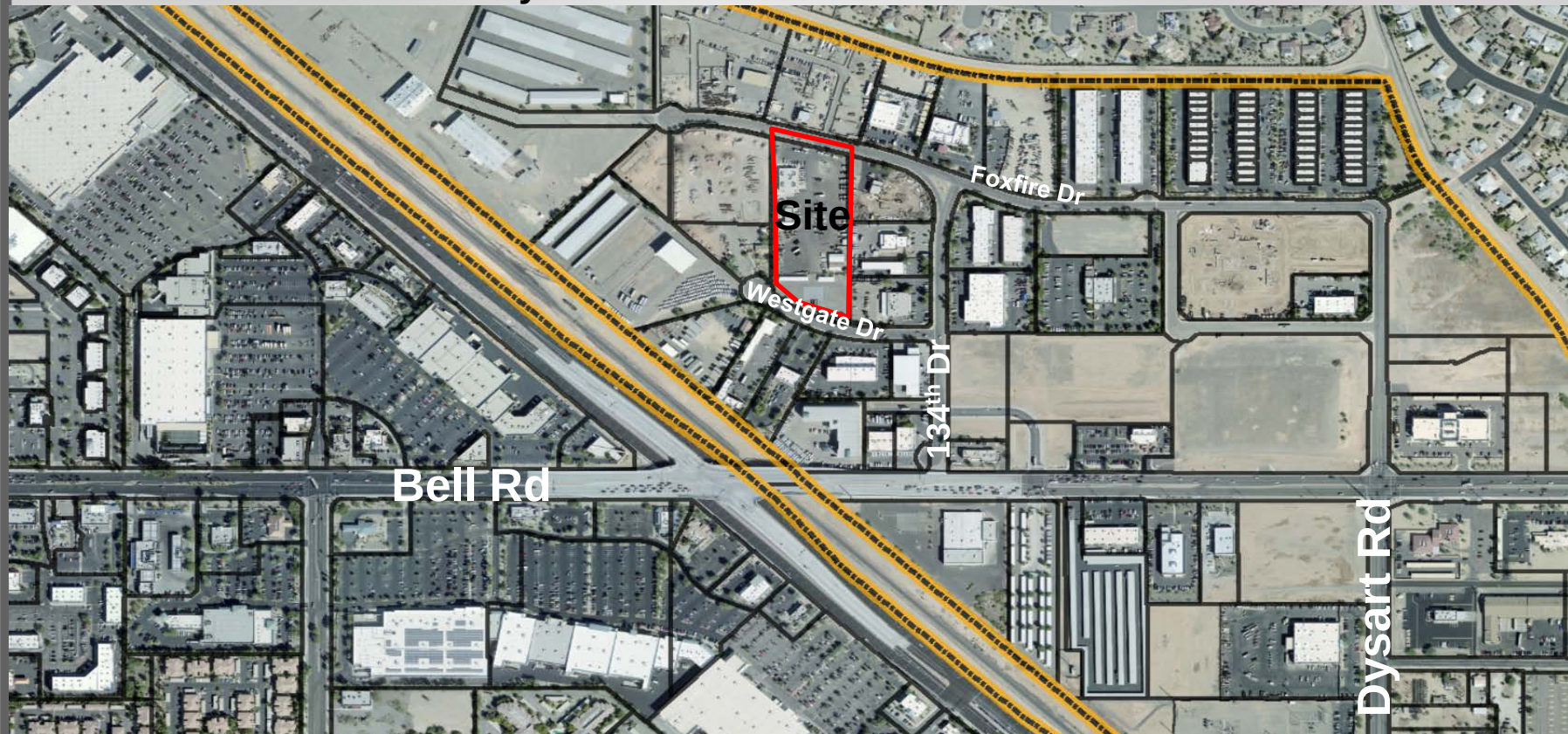
Case Map

Public Safety Evidence and Readiness Center FS19-844

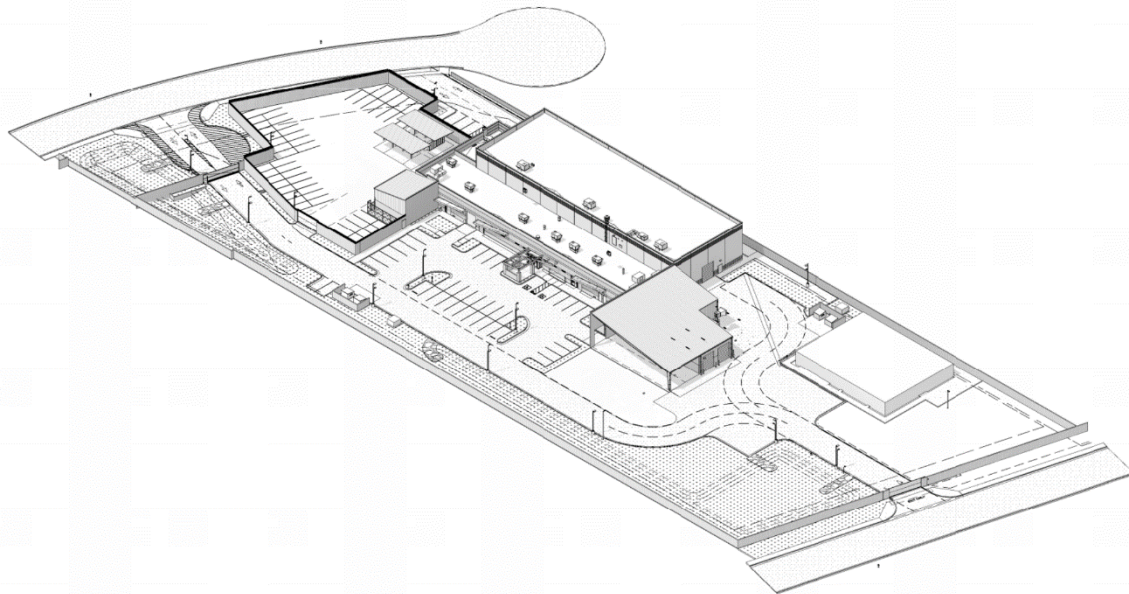


Vicinity MAP

Public Safety Evidence and Readiness Center FS19-844



**The City of Surprise Public Safety
Evidence and Readiness Center
Rezone
FS19-844**



Prepared By:

City of Surprise Community Development Department

16000 North Civic Center Plaza

Surprise, Arizona 85374-7470

623-222-3000

December 2019

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Narrative

The City of Surprise Public Safety Evidence & Readiness Center will be located on Lot 7G of the Resubdivision of Sun City West-Commerce Park (Case# FPA00-05) as recorded under Book 536, Page 27 MCR., located west of 134th Drive and north of Westgate Drive. The property is approximately 4.54 acres and is currently zoned Regional Commercial (CR). The Assessor Parcel Number is 503-66-024. In addition, a companion Site Plan is also being processed under Case #FS19-844, which is discussed under separate cover.

The purpose of this request is to rezone the subject property from Regional Commercial (CR) to Public Facility with a PUD Overlay (PF-PUD). The proposed Zone Change will allow the Public Safety Evidence & Readiness Center to have flexibility on the building setbacks and landscape setbacks.

The revision of the building and landscape setbacks would allow the Public Safety Evidence & Readiness Center to meet all the regulations with the exception of the development standards outlined below, the use and development of the site will meet the requirements of the PF Zoning District as may be amended from time to time.

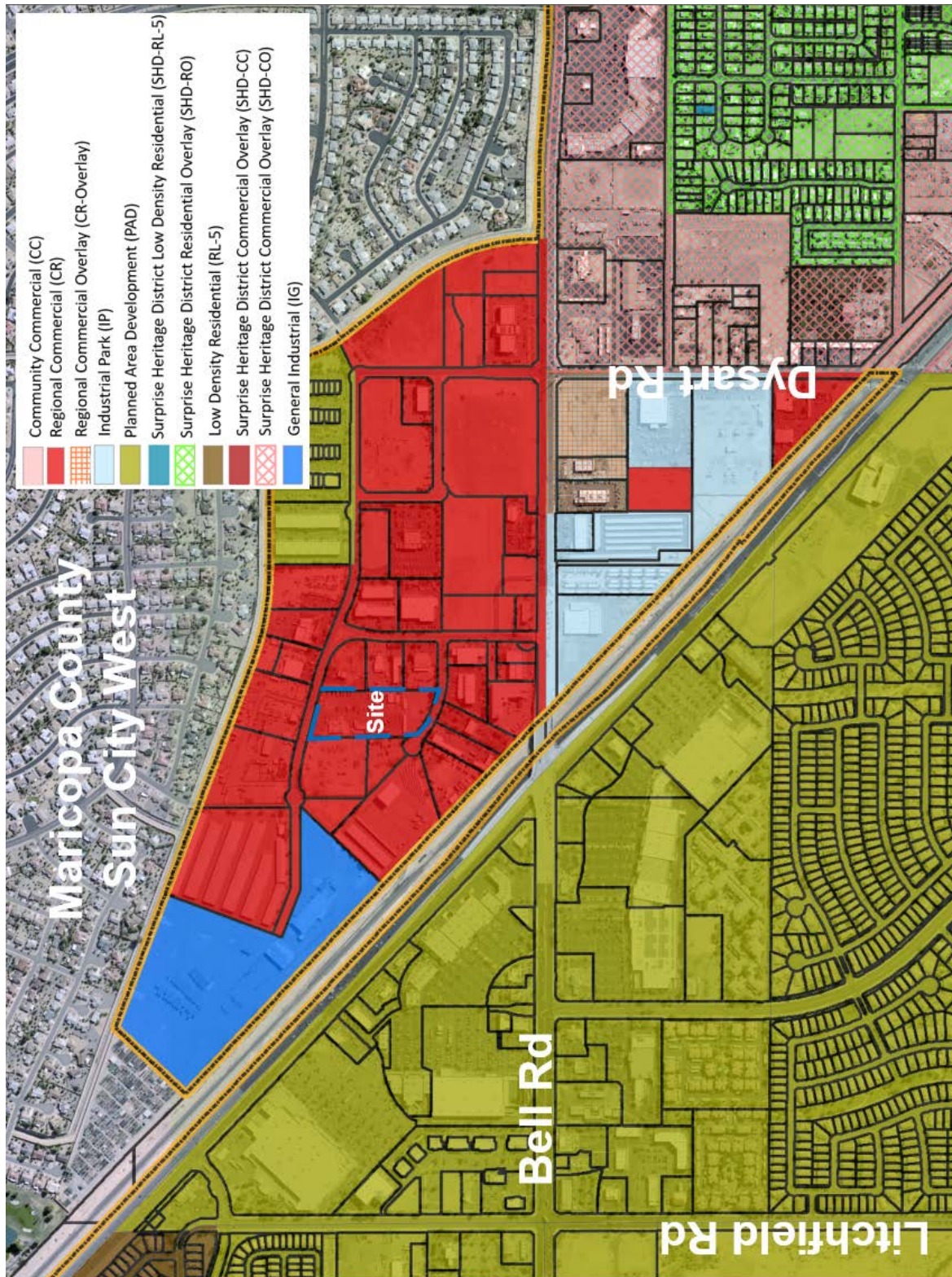
The following table compares the existing CR Development Standards with the propose PF-PUD Standards. The proposed modifications will allow flexibility regarding setbacks and landscaping thereby maximizing the utility of the site.

Commercial District Dimensional Requirements								
Zoning District	Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Yard Setback Side	Min. Yard Setback Rear	Maximum Building Height	Landscape Requirements	Landscape (Collector) requirement
CR	18,000 sq.ft.	100'	35'	24'	24'	35'	10'	25'
PF	18,000 sq.ft.	100'	35'	0'	0'	35'	0'	0'



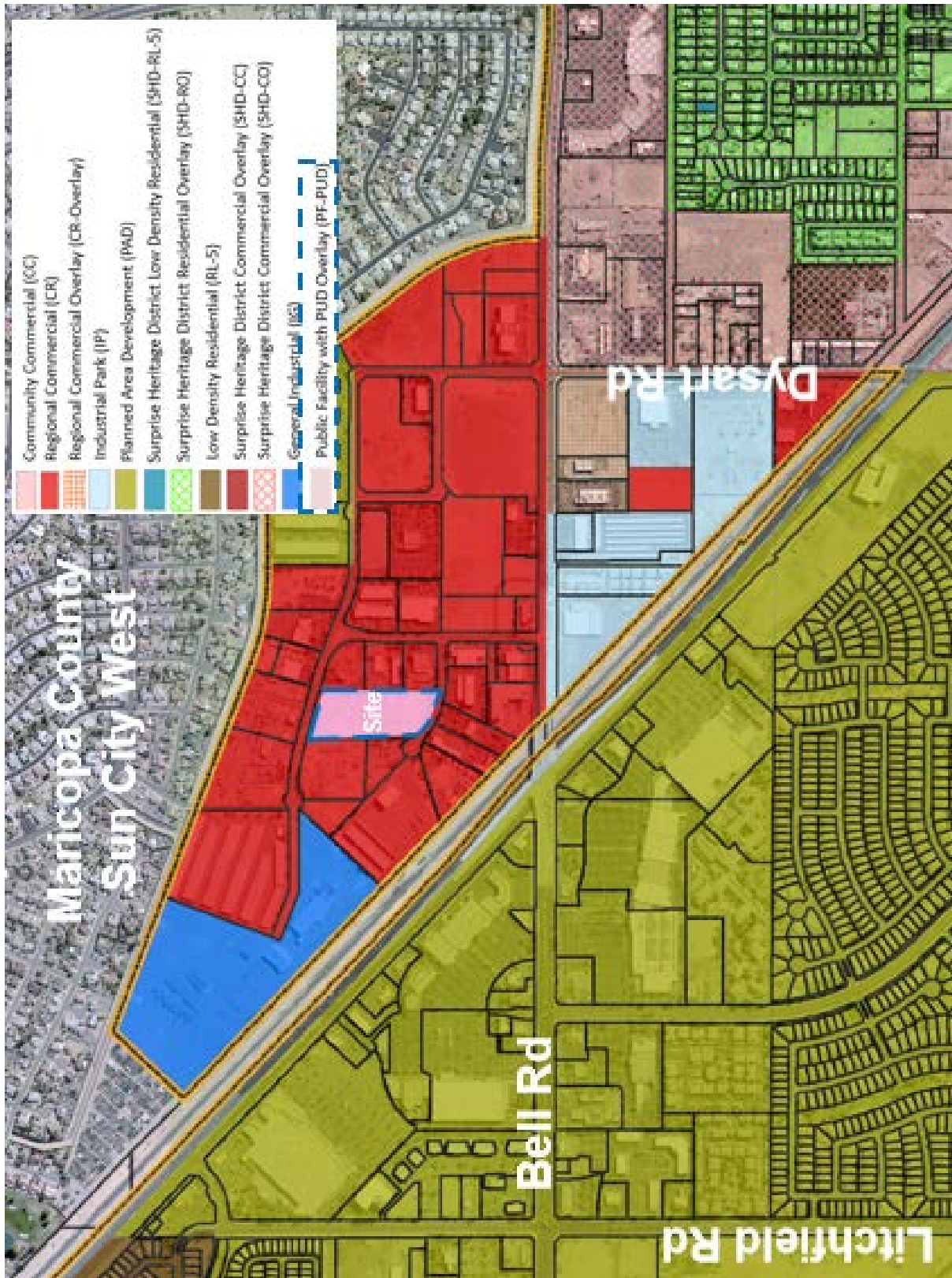


 [Close Location Map](#)



Existing Zoning Map

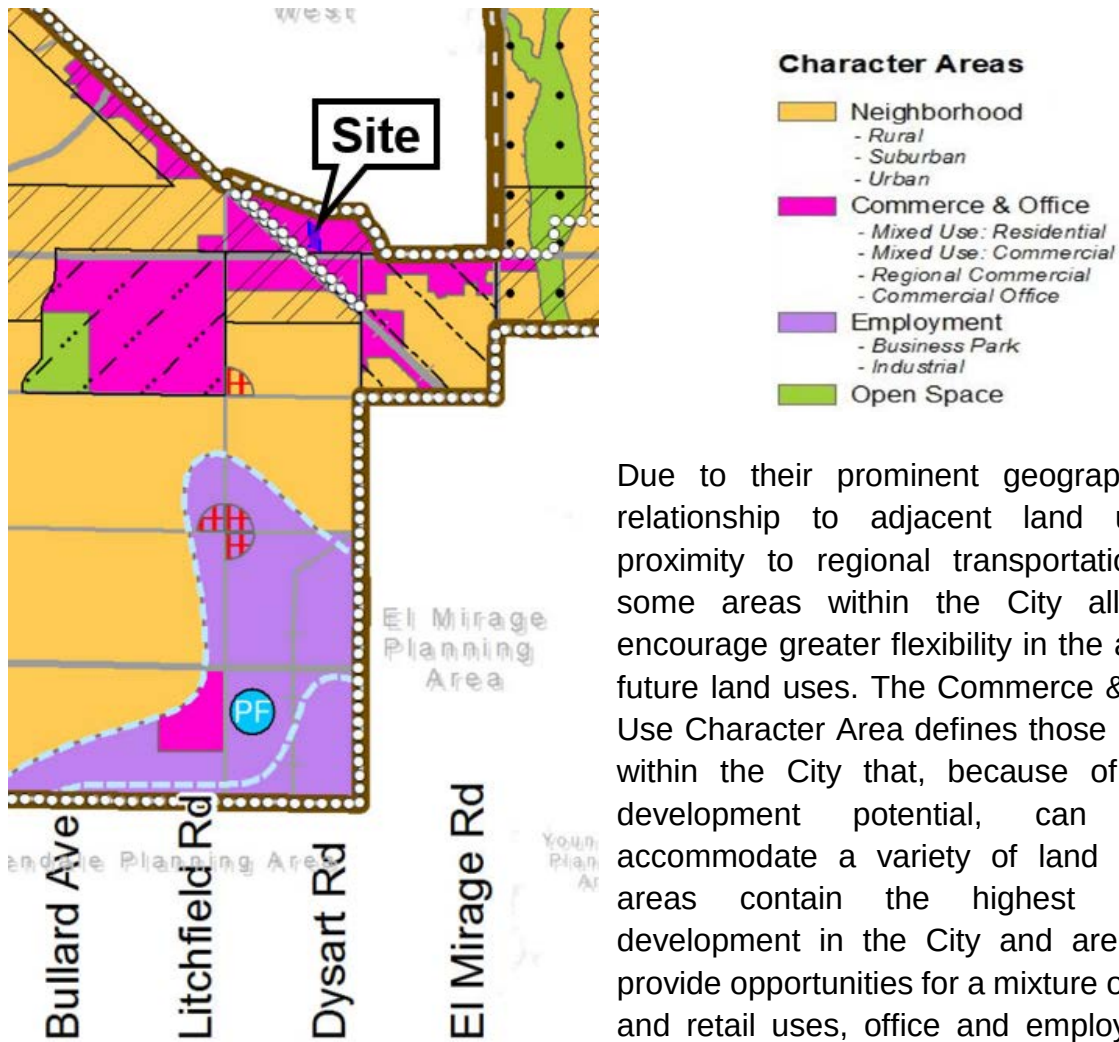




Proposed Zoning Map



General Plan



Due to their prominent geographic location, relationship to adjacent land uses and/or proximity to regional transportation corridors, some areas within the City allow for and encourage greater flexibility in the application of future land uses. The Commerce & Office Land Use Character Area defines those unique areas within the City that, because of their broad development potential, can comfortably accommodate a variety of land uses. These areas contain the highest intensity of development in the City and are intended to provide opportunities for a mixture of commercial and retail uses, office and employment areas,

higher density housing, hospitality developments, government and civic uses, educational and medical campuses, and entertainment choices to encourage a true live, work, play environment.

The subject site lies within the Commerce and Office Character Area as identified in the General Plan. The commerce and Office Character Area is generally intended for Mixed Use, Regional Commercial, and Commercial Office land uses, but will also accommodate Government and Character Uses.

Legal Description

DESCRIPTION

Lot 7G of the Resubdivision of Sun City West-Commerce Park according to Book 536 Page 27, Records of Maricopa County, Arizona.

End of description

From: [CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS19-844 Public Safety Evidence and Readiness Facility New Submittal (APN: 503-66-024)
Date: Tuesday, December 10, 2019 4:58:58 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Lorraine,

Thank you for the opportunity to provide comments on the Development Review on the Public Safety Evidence and Readiness Center. The site sits on 4.5 acres located at 13430 West Westgate Drive in Surprise, AZ. This request is to build a 32,000 square foot building and renovate a remaining structure. The site is 1.7 miles outside the 1988 JLUS 70 Ldn, "high noise or accident potential zone" as defined 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 defined in the Development Review, this request will not have a negative impact on Luke AFB Flight Operations. The site 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. If this development is approved, 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/tenants about Luke AFB operations.

V/r

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, December 5, 2019 6:55 PM

To: 'Bob Woodring - TEMPX' ; 'Brad Fike - EPCOR' ; 'Chris Cain - MWD' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; '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] FS19-844 Public Safety Evidence and Readiness 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**

623.222.3001 **f**

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

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0.1

06 Dec 2019 01:55:05 -0000

May 22, 2020

Planning and Zoning
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Citizen Participation Report

City of Surprise posted the affidavit signs on May 7, 2020 and sent the legal AD to two separate newspapers; Daily News Sun Class and Surprise Independent Class. The planning staff mailed out notification letters to the surrounding property owners that are within 300' away from the proposed property. Due to the health concerns of the Covid-19 the outreach meeting was scheduled through a conference call/video via WebEx which was shown on the mailers and sign posting with instructions to access the online meeting.

The neighborhood outreach meeting was held on Wednesday May 20, 2020 at 6 PM. The meeting was attended by Shirley Phan (Planner), Robert Kuhfuss (Current Planning Supervisor), Lloyd Abrams (Assistant Community Development Director), Jeffery Martin (Engineering Manager), and Patrick Tucker (Southwest Center for Policy and Law). There were no other members of the public that attended the meeting. Patrick Tucker had a questions regarding the setbacks. The answer given to Mr. Tucker's question was that the current side setbacks was 24' in the Regional Commercial (CR) zoning district, so the rezone from CR to Public Facility with a Planned Unit Development (PF-PUD) will allow the side setback to be flexible with the existing building and the new proposed facility with a 0' setback. Mr. Tucker did not have any other concerns with the project and was in favor for the proposed facility. The meeting ended at 6:45PM.

Sincerely,

Shirley Phan
Planner I



FS19-844

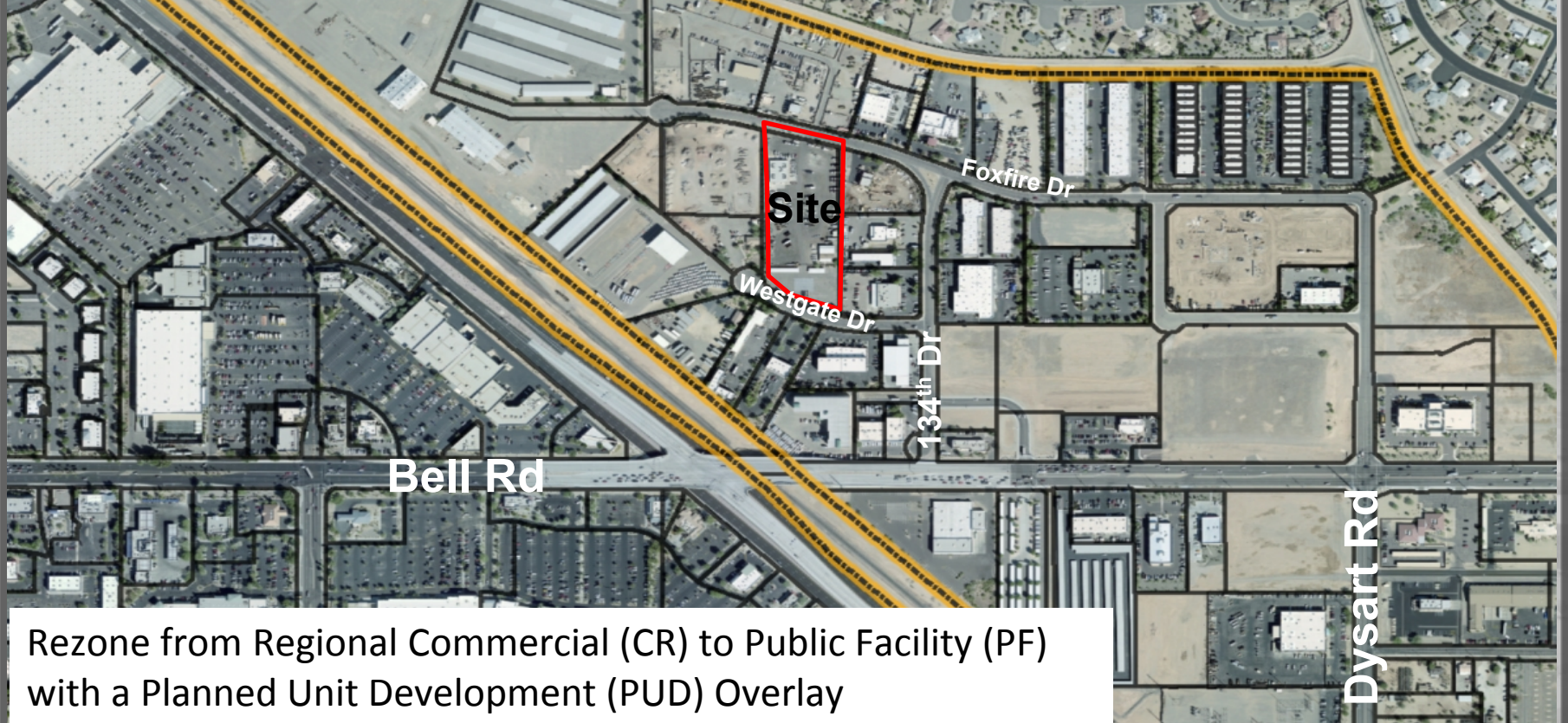
Public Safety Evidence and Readiness Center- Rezone

Planning & Zoning Commission

July 16, 2020

Vicinity MAP

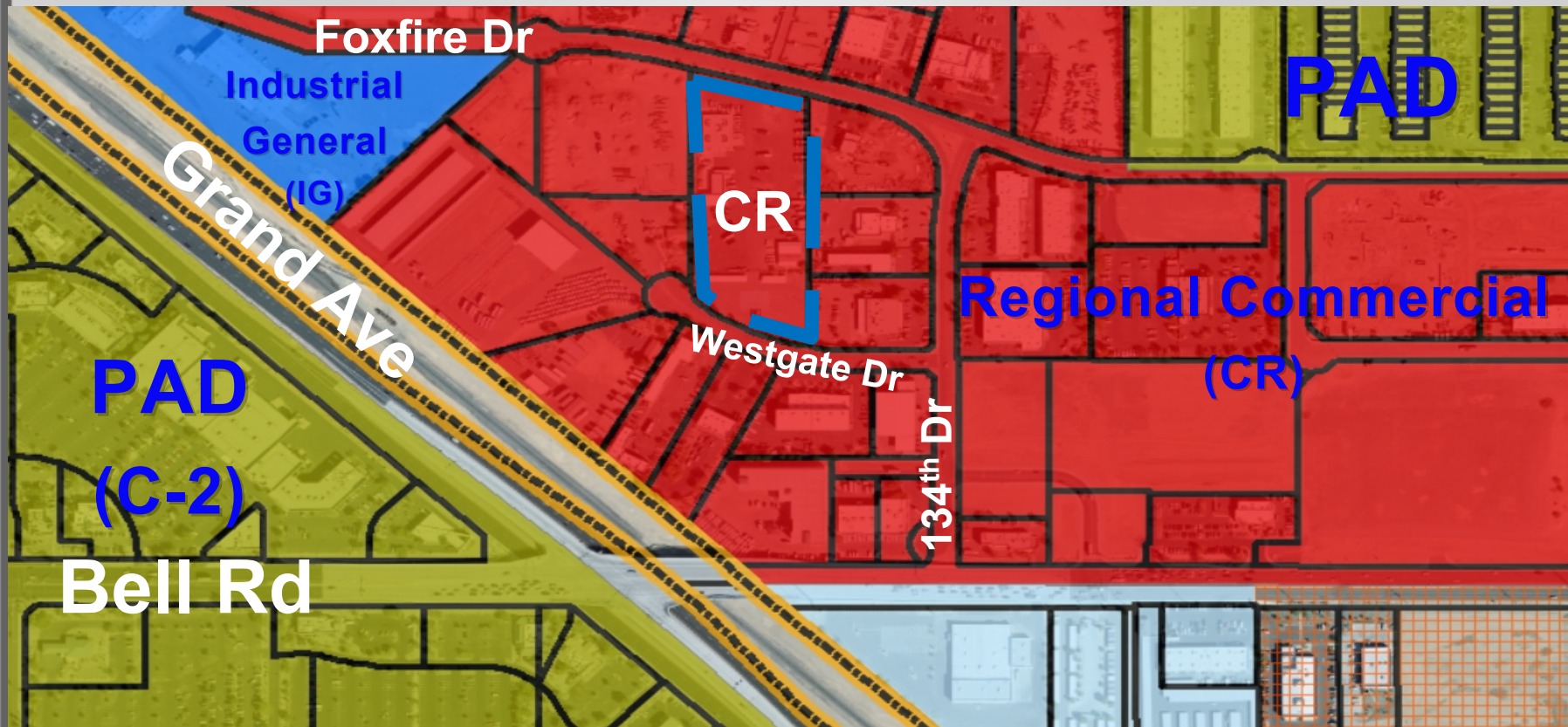
Public Safety Evidence and Readiness Center FS19-844



Rezone from Regional Commercial (CR) to Public Facility (PF)
with a Planned Unit Development (PUD) Overlay

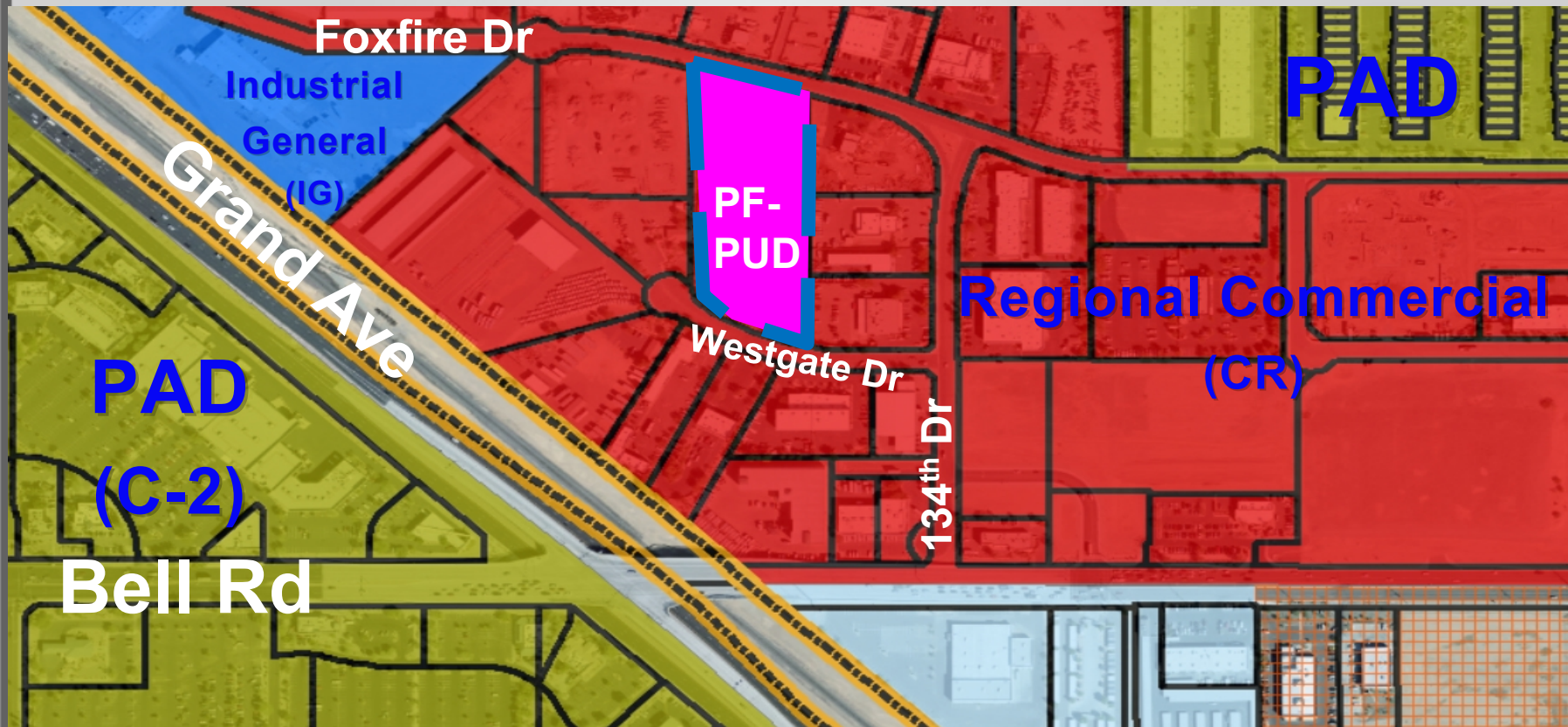
Case Map

Public Safety Evidence and Readiness Center FS19-844



Case Map

Public Safety Evidence and Readiness Center FS19-844



Proposed Development Standards

Commercial District Dimensional Requirements								
Zoning District	Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Yard Setback Side	Min. Yard Setback Rear	Maximum Building Height	Landscape Requirements	Landscape (Collector) requirement
CR	18,000 sq.ft.	100'	35'	24'	24'	35'	10'	25'
PF	18,000 sq.ft.	100'	35'	0'	0'	35'	0'	0'

General Plan



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**



CITIZEN OUTREACH

Citizen Outreach Meeting

- May 20, 2020



STAFF RECOMMENDATION

Staff Recommendation:

- Recommend to City Council subject to Stipulation 'A'



QUESTIONS OR COMMENTS?

Thank You

- A. Development and use of the site shall be consistent with the Rezone Document entitled “The City of Surprise Public Safety Evidence and Readiness Center Rezone” prepared by The City of Surprise Community Development Department, dated revised and stamped received March 30, 2020.





CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: July 16, 2020 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a proposed Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive -- FS19-844- Public Safety Evidence and Readiness Center- Site Plan

Motion:

I move to approve/deny the Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive, subject to stipulations "A" through "E".

Background:

On December 4, 2019, City of Surprise submitted a request for a Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive.

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-FS19-844-Public Safety Evidence and Readiness Center- SP- Staff Report Revised
 2. 01-FS19-844-Public Safety Evidence and Readiness Center- SP- Case Map Revised
 3. 02-FS19-844-Public Safety Evidence and Readiness Center- SP- Vicinity Map Revised
 4. 03-FS19-844-Public Safety Evidence and Readiness Center- SP- Site Plan
 5. 04-FS19-844-Public Safety Evidence and Readiness Center- SP- Landscape Revised
 6. 05-FS19-844-Public Safety Evidence and Readiness Center- SP- Elevation Revised
 7. 06-FS19-844-Public Safety Evidence and Readiness Center- SP- Luke Comments
 8. FS19-844- Public Safety Evidence Facility- Site Plan Revised
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-844**

2
3 **Project Name:** Public Safety Evidence and Readiness Center

4
5 **Council District:** 4- Mulberry

6
7 **Meeting Date:** **July 16, 2020**

8
9 **Planner:** Shirley Phan

10
11
12 **Applicant:** Jeff Martin, City of Surprise

13
14 **Request:** Site Plan to allow for a new Public Facility on Lot 7G of the
15 Resubdivision of Sun City West Commerce Park Final Plat

16
17 **Site Location:** Generally, north of Westgate Drive and west of 134th Drive

18
19 **Site Size:** 4.54 acres net (approx.)

20
21 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
22 2035.

23
24 **Support/Opposition:** None known

25
26 **Staff Recommendation:** Staff recommends the Commission **approve** case FS19-844,
27 subject to stipulations 'A' through 'E'.
28

29 **Project Description:**

30
31 City of Surprise requests for a Site Plan to allow for a new Public Facility on Lot 7G of the
32 Resubdivision of Sun City West Commerce Park Final Plat generally located north of
33 Westgate Drive and west of 134th Drive. The subject site is zoned Regional Commercial
34 (CR).
35

36 The subject site is currently zoned Regional Commercial (CR) but is the subject of a proposed
37 Zone Change to Public Facility (PF) with a Planned Unit Development (PUD) Overlay, which
38 is being presented this date under separate cover. The proposed Public Safety Evidence
39 and Readiness Center will include a new 29,843 square foot, single-story Public Safety
40 Building located south of the existing 6,500 square foot building.
41

42 The site will take access from two (2) existing driveways on Westgate Drive and Foxfire
43 Drive. The proposed Site Plan will provide a new driveway on the southwest corner along
44 Westgate Drive. The proposed Site Plan will also provide pedestrian connectivity to the
45 existing sidewalk along Westgate Drive.
46

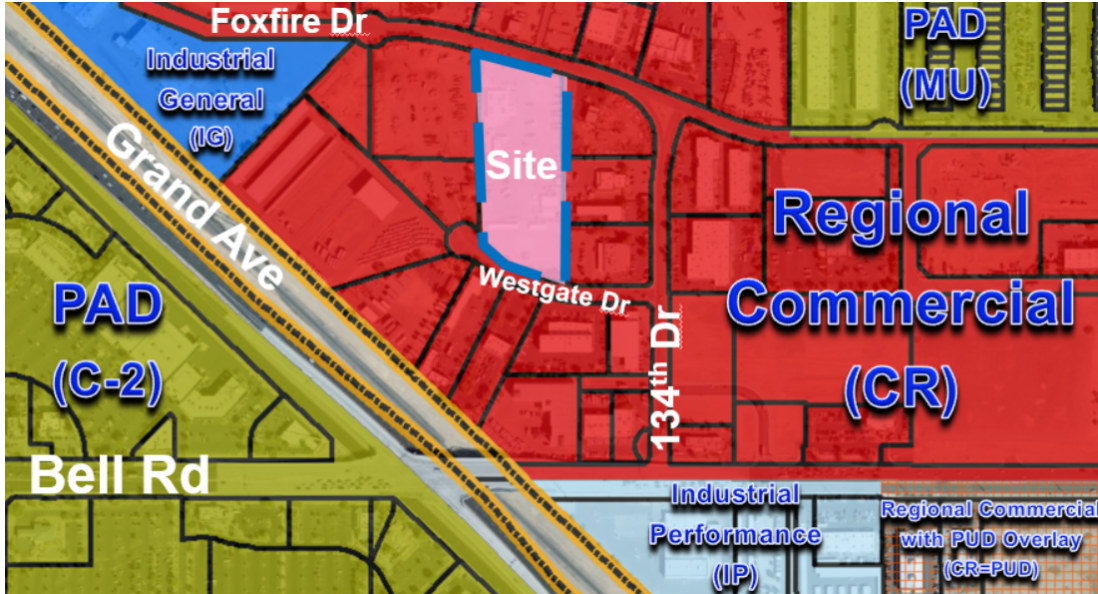
47 A total of 73 parking spaces will be provided on site which will meet the City standards,
48 of one (1) space per employee, plus+ one (1) additional space for each three (3) volunteer
49 personnel on normal shift, plus+ one (1) additional space per 200 square foot of usable
50 office space. The parking spaces are placed in close proximity to all of the buildings for
51 convenience of the employees and customers. Five (5) of the spaces will be handicap-
52 accessible.
53

54 The applicant is proposing 20.1% of landscape coverage, which meets the minimum
55 requirement of the SUDC. Refuse enclosures are proposed to be located on the west and
56 east side of the property and will be screened from the public view with a decorative CMU
57 wall.
58

59 The proposed building colors and material palette will match the existing building and
60 complement the surrounding area.
61

62 The applicant also included a lighting photometric study with the application which meets the
63 lighting requirements of the SUDC.
64

Zoning:



Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Regional Commercial (CR)	Public Facility (PF-PUD)	Regional Commercial (CR)
Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Note: The above zoning of the subject site presumes the approval of the related Zone Change by the City Council.		

Background:

May 23, 1996: The subject parcel was annexed into the City under Ordinance 96-08.

June 12, 2000: The Mayor and City Council approved the Final Plat for Resubdivision of Sun City West-Commerce Park under the recordation number of 536-27.

March 21, 2017: The Mayor and City Council approved the Minor General Plan Amendment for FoxFire Commerce Park under FS16-345.

October 10, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-680.

December 4, 2019: The applicant filed a request for a Rezone and Site Plan under case FS19-844, the subject request.

86 **Utility and Services Table:**

87

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

88
89 **Reviewing Agencies:**

90
91 In addition to the standard city reviewing agencies, Arizona Department of Transportation,
92 Flood Control District of Maricopa County, Maricopa Water District, and Luke AFB were
93 included in the routing of this request. None of the external reviewing agencies indicated any
94 concerns over the request.

95
96 **Summary:**

97
98 The proposed Site Plan meets the requirements of the SUDC.
99

100 **Findings:**

- 101
102
 - The proposed Site Plan is consistent with the SUDC, as amended by the related Zone
 - 103 Change being processed under case FS19-844 and presented under separate cover.
 - 104 • The proposed Site Plan will allow the City of Surprise to establish a much needed
 - 105 facility in support of City residents.

106
107

108 **Recommendation:**

109
110 Based on the findings noted above, staff recommends the Commission **approve** case **FS19-**
111 **844**, subject to stipulations 'A' - 'E' as outlined below:
112

- 113 A. Development and use of the site shall be consistent with the Site Plan entitled
114 "Public Safety Evidence and Readiness Center" consisting of two (2) sheet
115 prepared by Arrington Watkins Architects and stamped received March 30, 2020.
116
117 B. Landscaping of the site shall be consistent with the Landscape Plan entitled
118 "Public Safety Evidence and Readiness Center" consisting of sixteen (16) sheets
119 prepared by Arrington Watkins Architects and stamped received March 30, 2020.
120
121 C. Building elevations shall be consistent with the Elevations entitled "Public Safety
122 Evidence and Readiness Center" consisting of three (3) sheet prepared by
123 Arrington Watkins Architects and stamped received May 28, 2020.
124
125 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
126 Commission. This Site Plan shall expire on the one (1) year anniversary of
127 approval, unless construction commences prior to that date.

128
129 E. Approval of this Site Plan is contingent upon the subsequent City Council approval
130 of the related Zone Change being processed under case FS20-844.
131

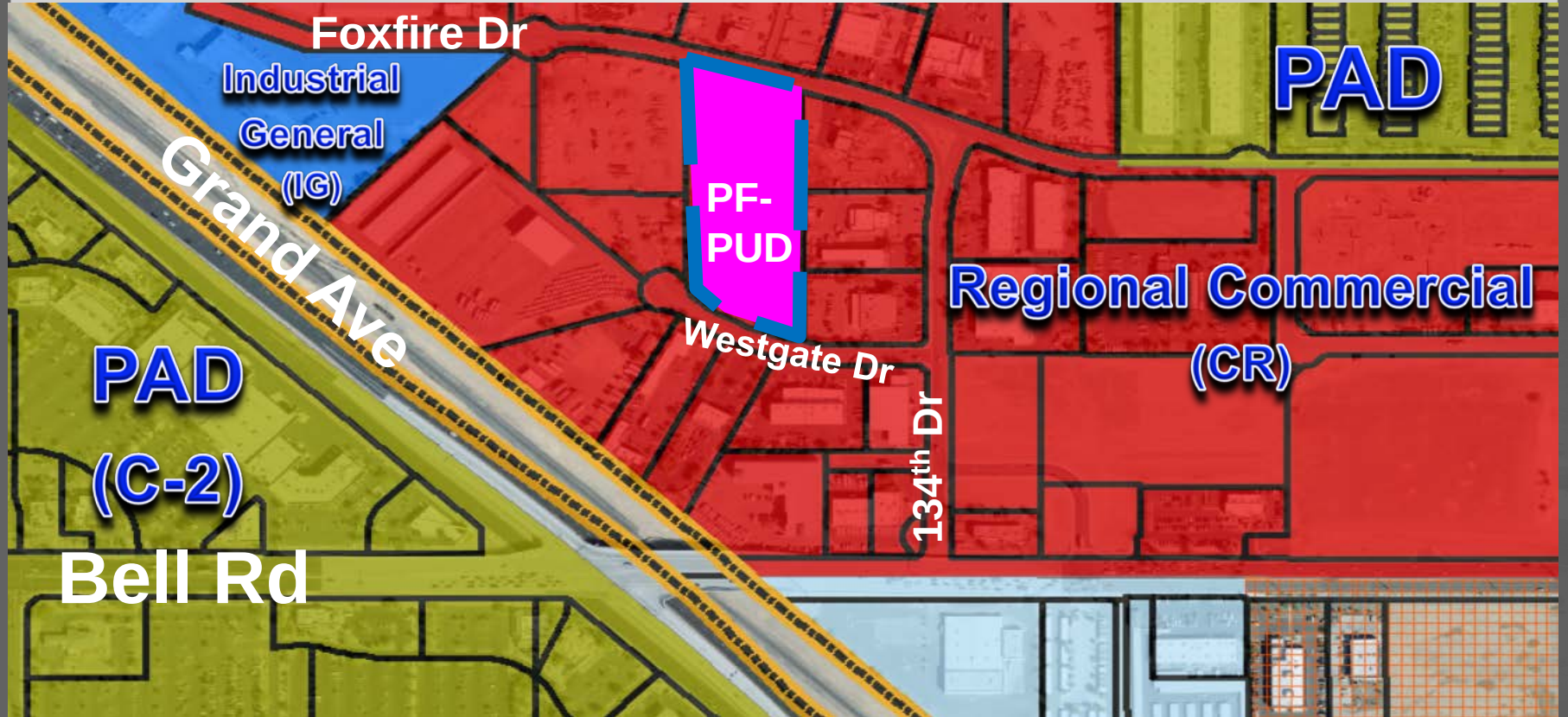
132 However, should the Commission wish to deny the request, the Commission should make
133 its own findings and base its decision on those alternative findings.
134

135 **Attachments:**
136

- 137 01 Case Map
- 138 02 Vicinity Map
- 139 03 Site Plan
- 140 04 Landscape Plan
- 141 05 Elevations
- 142 06 Luke AFB comments

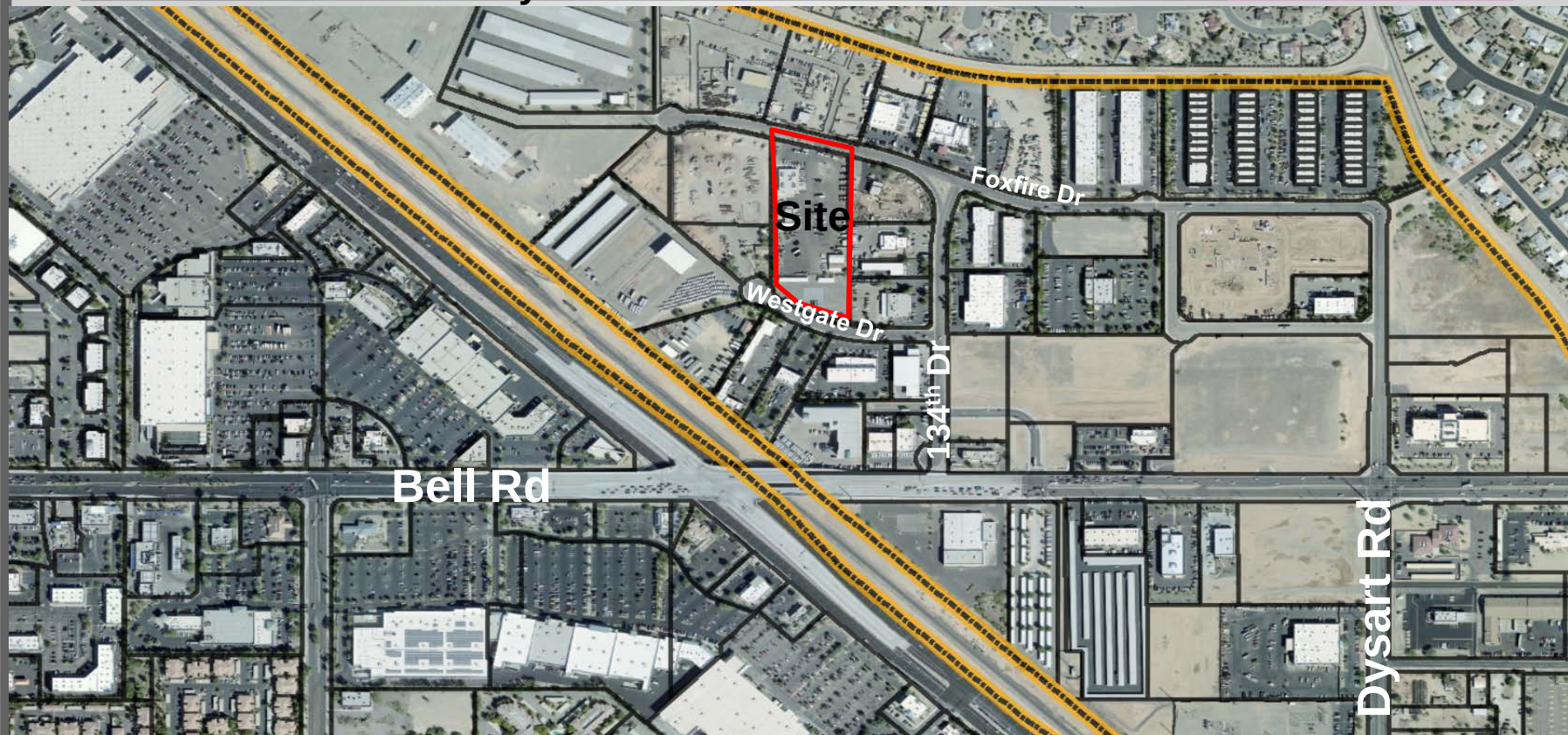
Case Map

Public Safety Evidence and Readiness Center FS19-844

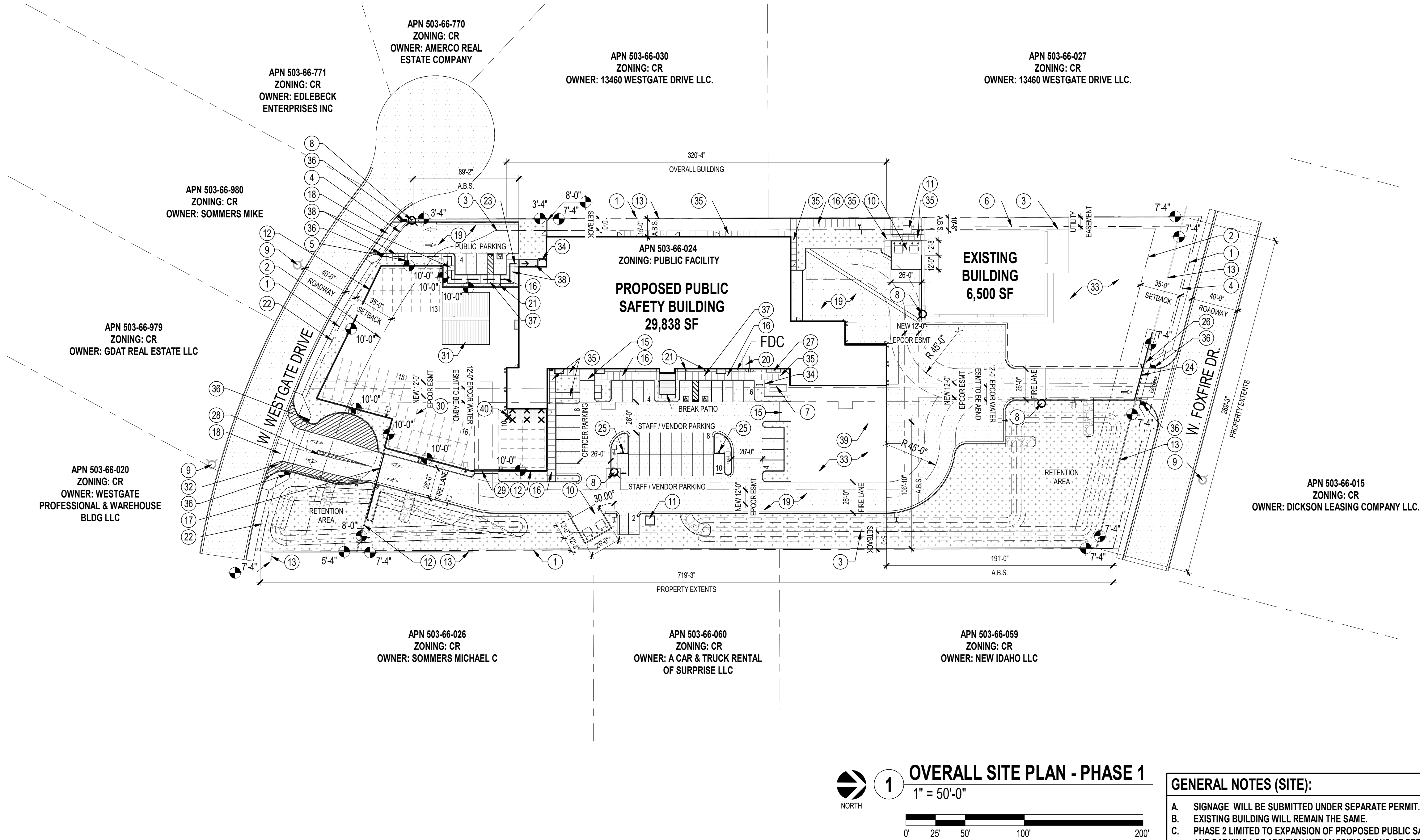


Vicinity MAP

Public Safety Evidence and Readiness Center FS19-844



C:\Revit\2018\089 Arch_Police Public Safety Facility_DR_2019_wbnuce@awatch.com.rvt 3/24/2020 7:31:24 AM



1 OVERALL SITE PLAN - PHASE 1
1" = 50'-0"

GENERAL NOTES (SITE):

- SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT.
- EXISTING BUILDING WILL REMAIN THE SAME.
- PHASE 2 LIMITED TO EXPANSION OF PROPOSED PUBLIC SAFETY BUILDING AND PARKING LOT ADDITION WITH MODIFICATIONS OF PERIMETER FENCE IN THIS LOCATION.
- BACKFLOW DEVICES 2" AND UNDER SHALL BE A WILKINS 375XL.
- BACKFLOW DEVICES 2.5" AND ABOVE APOLLO REDUCED PRESSURE 4 A SERIES.

GENERAL INFORMATION:

OWNER: CITY OF SURPRISE
MICHAEL BOULE 623-222-7040

DEVELOPER: CITY OF SURPRISE

ARCHITECT: ARRINGTON WATKINS ARCHITECTS
KYLE SWANSON 602-279-4373

CIVIL ENGINEER: DIBBLE ENGINEERING
KURT BALDWIN 623-251-7108

STRUCTURAL ENGINEER: PANGOLIN STRUCTURAL ENGINEERS
JEFF NOVAK 602-888-0336

MPE ENGINEER: LSW ENGINEERS
LANCE JONES 602-249-1320

SITE SQUARE FOOTAGE: 4.54 ACRES
SITE PERCENT COVERAGE (PHASE 1): (31,030SF + 6,500SF) / 197,813SF = 18.97%
SITE PERCENT COVERAGE (PHASE 2): (36,300SF + 6,500SF) / 197,813SF = 21.64%

FLOODPLAIN LIMITS: NA

REFERENCE NOTES - SITE	
TYPE	DESCRIPTION
1	PROPERTY LINE
2	FRONT YARD SETBACK
3	SIDE YARD SETBACK
4	RIGHT OF WAY
5	CONCRETE SCUPPER IN SIDEWALK WITH STEEL PLATE COVER
6	8" UTILITY EASEMENT
7	GENERATOR
8	EXISTING FIRE HYDRANT TO BE RELOCATED
9	EXISTING FIRE HYDRANT TO REMAIN
10	TRASH ENCLOSURE
11	TRANSFORMER
12	NEW SITE WALL
13	EXISTING SITE WALL
15	LOADING AREA
16	7'-0" WIDE SIDEWALK
17	26" ROLLING SECURITY GATE
18	DRIVEWAY ENTRANCE
19	ASPHALT PAVING
20	FIRE RISER ROOM
21	ACCESSIBLE SIGN
22	NO VEGETATION OVER 30" IN HEIGHT
23	ACCESSIBLE ROUTE
24	27" ROLLING SECURITY GATE (SIGNED EXIT ONLY)
25	CARPOOL SIGN
26	KNOX BOX
27	SERVICE ENTRANCE SECTION (SES)
28	KNOX SWITCH AT PEDESTAL
29	20" ROLLING SECURITY GATE
30	EVIDENCE VEHICLE STORAGE, SHOWN FOR CAPACITY. DO NOT STRIPE.
31	EVIDENCE STORAGE CANOPY, NOT VEHICLE CANOPY
32	ROAD STRIPING LIMITS, VEHICLE PATH
33	FINAL GRADED SURFACE, STABILIZED FOR DUST CONTROL
34	BICYCLE RACK
35	5'-0" WIDE SIDEWALK
36	DETECTABLE WARNING
37	ACCESSIBLE RAMPS
38	6' WIDE SIDEWALK
39	CONCRETE SLAB DRIVE THROUGH AREA
40	CHAIN LINK ENCLOSURE FOR OFFICER DROP-OFF

PHASE 1 - PARKING CALCULATION:

1 PARKING SPACE PER EMPLOYEE: 18 SPACES
1 PARKING SPACE PER 3 VOLUNTEERS: 1 SPACES
1 PARKING SPACE PER 200 SF OF USABLE OFFICE SPACE: 11 SPACES (2198/200=11)
PARKING SPACES REQUIRED: 30 SPACES

PARKING SPACES PROVIDED:

PUBLIC (9'X18'):	4 SPACES
OFFICER (10'X20'):	6 SPACES
STAFF / VENDOR (9'X18'):	34 SPACES
TOTAL:	44 SPACES

ADA PARKING SPACES PROVIDED (AMONG 2 PARKING FACILITIES):

PUBLIC (11'X18'):	1 ADA SPACE
STAFF VENDOR (11'X18'):	2 ADA SPACES
TOTAL ADA SPACES:	3 ADA SPACES

1 BICYCLE SPACE PER 20 PARKING SPACES (44/20=2.2)
BICYCLE SPACES REQUIRED: 3 SPACES

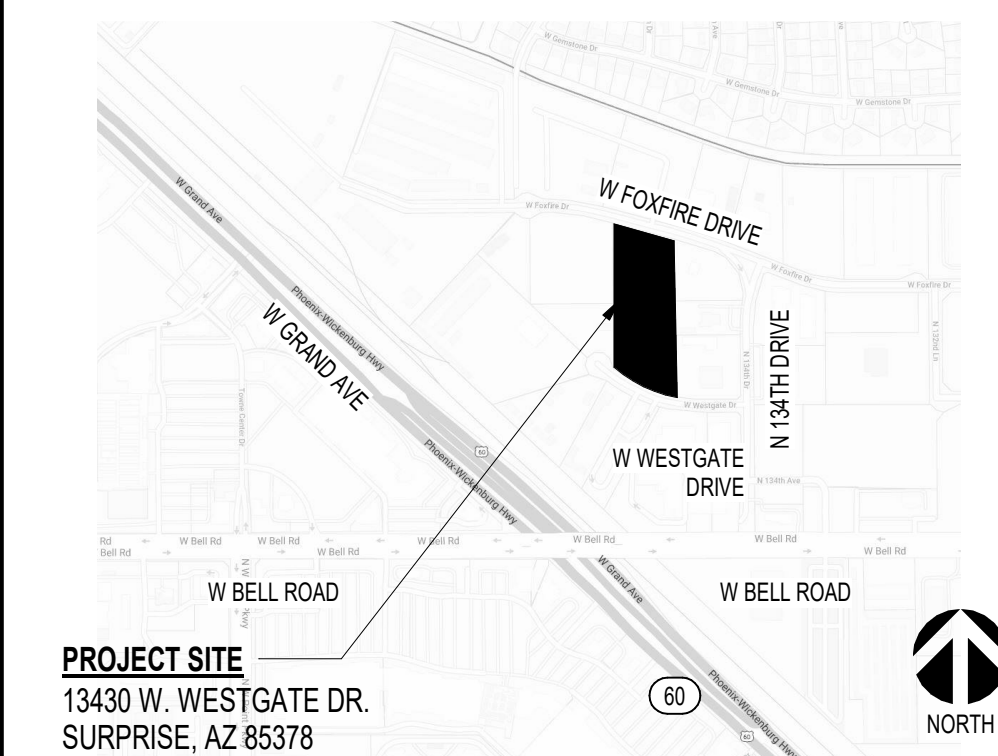
BICYCLE SPACES PROVIDED:

TOTAL:	4 SPACES
--------	----------

LEGEND:

---	PROPERTY LINE
- - -	RIGHT OF WAY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	BUILDING FOOTPRINT LINE
PA	PLANT AREA
A.B.S.	ACTUAL BUILDING SETBACK

VICINITY MAP:



Arrington Watkins Architects

5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110

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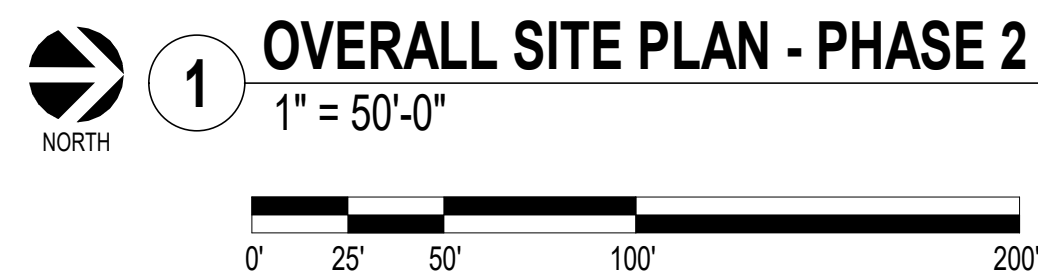
**PUBLIC SAFETY EVIDENCE AND
READINESS CENTER**
13430 W. WESTGATE DR. SURPRISE AZ, 85378

NO.	REVISION	DATE

PROJECT NO.: 2018.089
DATE: 3/27/2020
DESIGNED BY: WHB
DRAWN BY: WHB
APPROVED BY: KS

SHEET TITLE:
PUBLIC SAFETY
EVIDENCE AND
READINESS CENTER
ARCHITECTURAL
OVERALL SITE PLAN -
PHASE 1
SHEET NUMBER:

A-1.1
DEVELOPMENT REVIEW



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PLANT LEGEND

BOTANICAL NAME
SYM. COMMON NAME

TREES

- TREES TO BE REMOVED FROM SITE
- CHILOPSIS LINEARIS ART'S SEEDLESS®
SEEDLESS DESERT WILLLOW
- PARKINSONIA X 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE
- PROSOPIS SEEDLESS HYBRID 'AZT'
'AZT' SEEDLESS HYBRID MESQUITE

RELOCATED PLANT MATERIAL

- TAG#001 CARNEGIEA GIGANTEA
SAGUARO CACTUS
- TAG#003 VACHELLIA BRAVOENSIS
TWISTED ACACIA
- TAG#002 FOQUERIA SPLENDENS
OCOTILLO
- OPUNTIA X 'KELLEY'S CHOICE'
KELLEY'S CHOICE PRICKLY PEAR
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS

SHRUBS

- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD' TEXAS RANGER
- SIMMONDSIA CHINENSIS
JO JOBA
- LARREA TRIDENTATA
CREOSOTE BUSH
- AMBROSIA DELTOIDEA
TRIANGLE-LEAF BURSAE
- LANTANA MONTEVIDENSIS
TRAILING PURPLE LANTANA
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS



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FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

13430 W. WESTGATE DR. SURPRISE AZ, 85378

PUBLIC SAFETY EVIDENCE
AND READINESS CENTER

NO.	REVISION	DATE
1	SCHEMATIC DESIGN	10.25.19
2	DESIGN DEVELOP.	12.13.19
3	CONSTRUCTION DOCS.	02.12.20
4	DESIGN REVIEW	03.03.20
5	DESIGN REVIEW	03.27.20
6	DESIGN DEVELOP.	05.08.20
7	100% CONS. DOCS.	05.22.20
8	Render	06.10.20

PROJECT NO.: 2018.089

DATE: 06-10-2020

DESIGNED BY: LA

DRAWN BY: LA

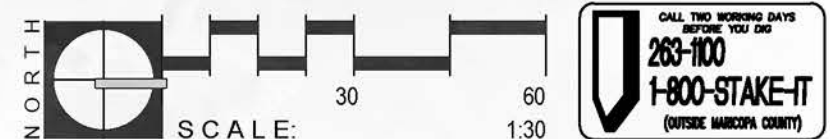
APPROVED BY: CB

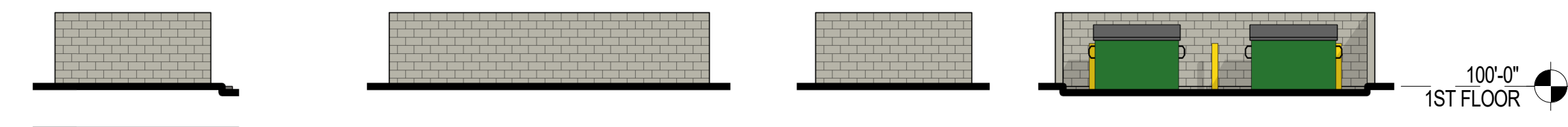
SHEET TITLE:

OVERALL
LANDSCAPE PLAN
L-100

SHEET NUMBER: SHEET 02 OF 12

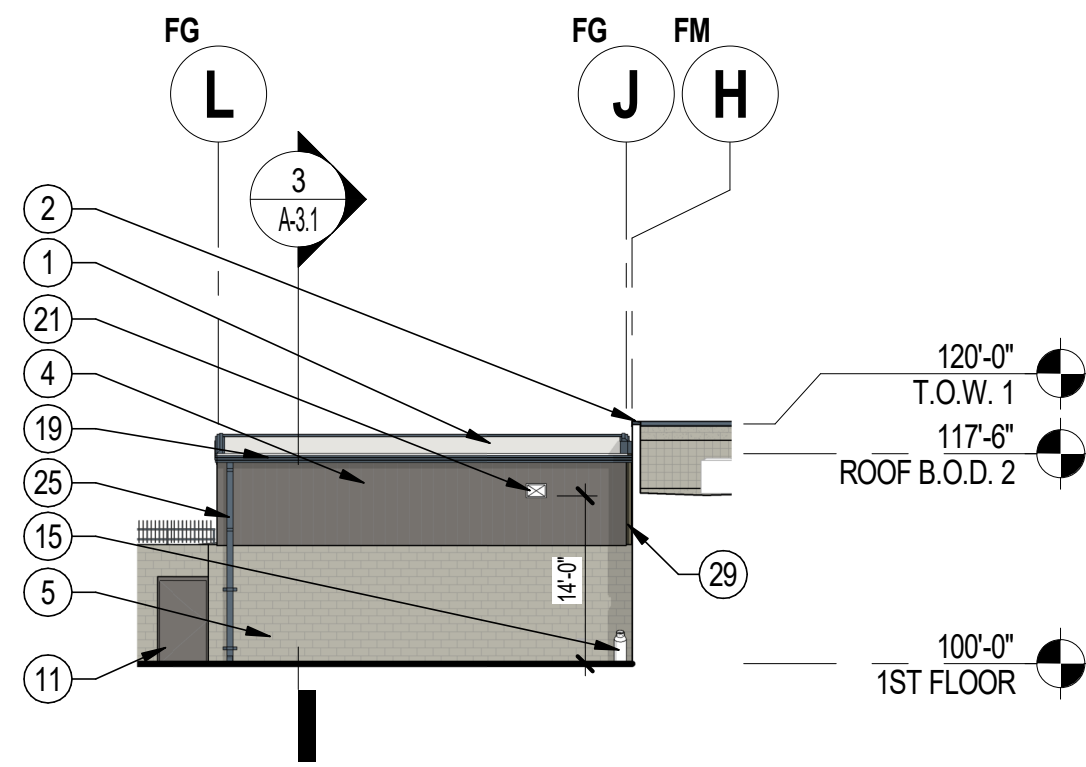
Recieved
3-30-2020





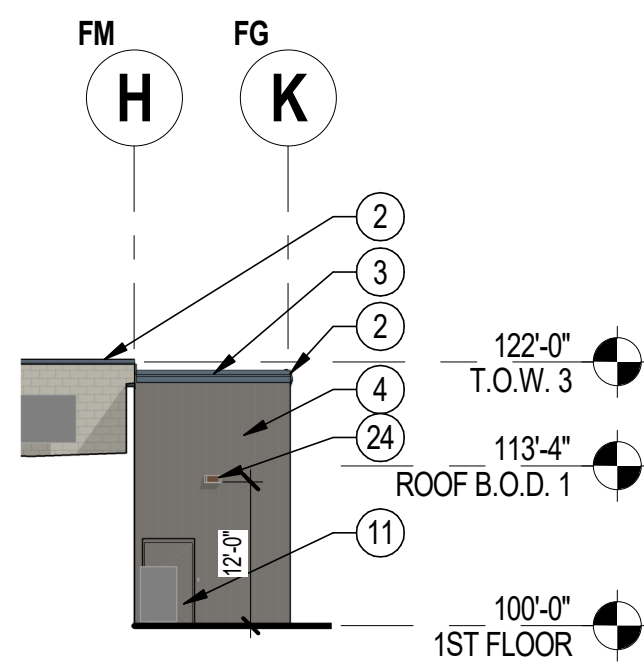
10 TRASH ENCLOSURE ELEVATION, TYP.

3/32" = 1'-0"



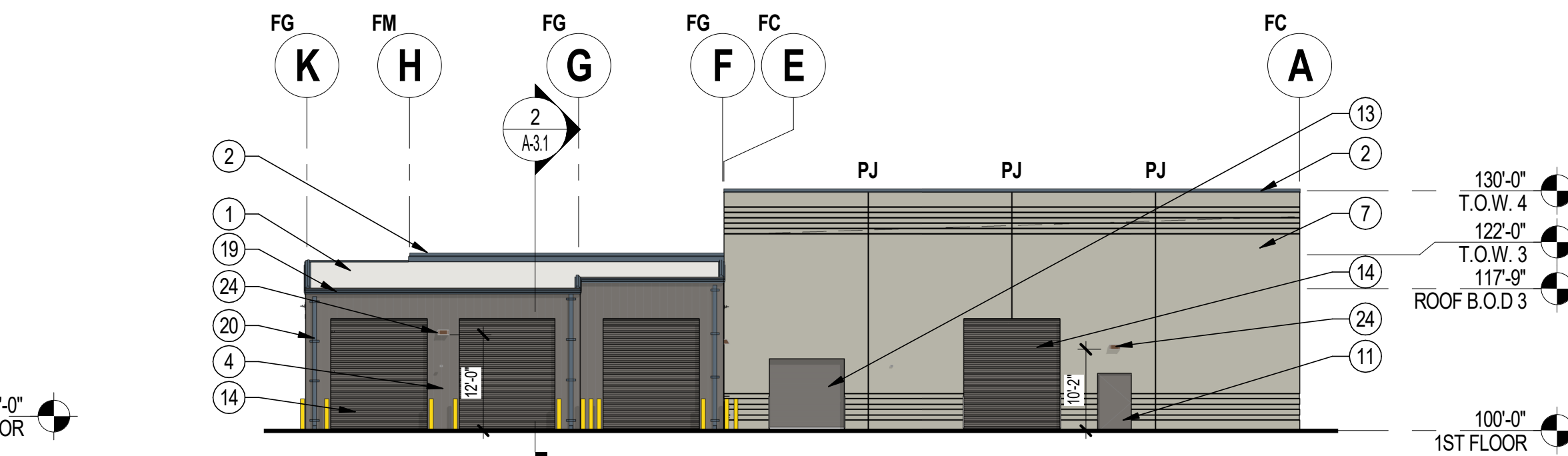
6 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"



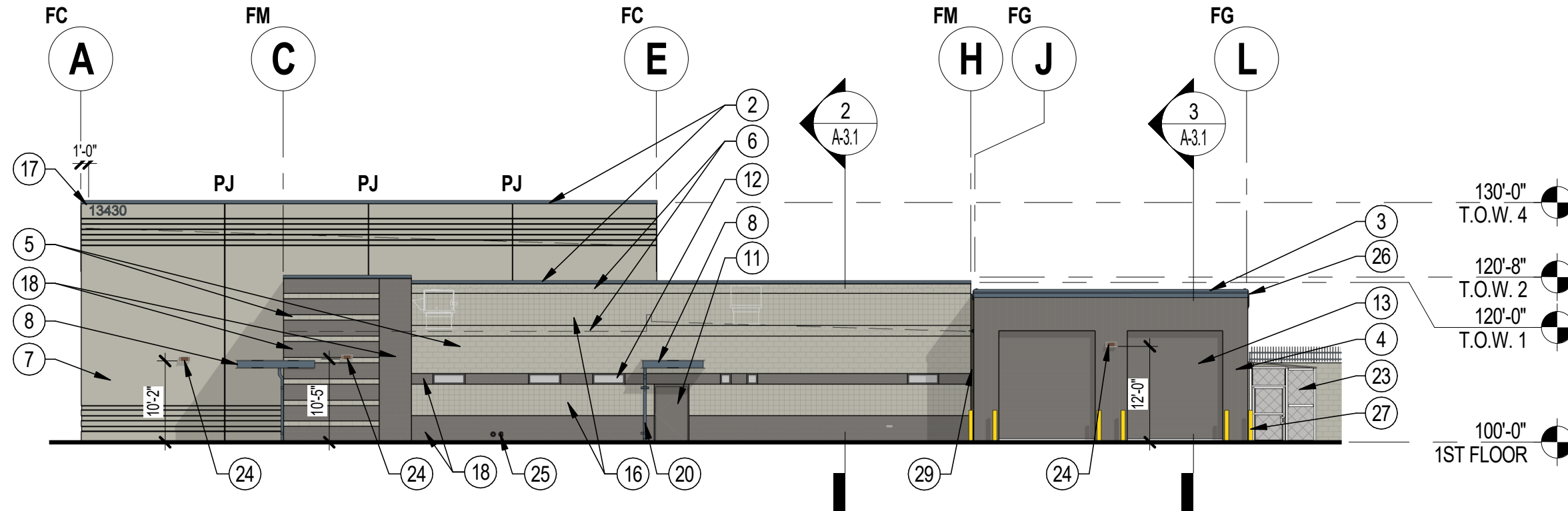
5 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



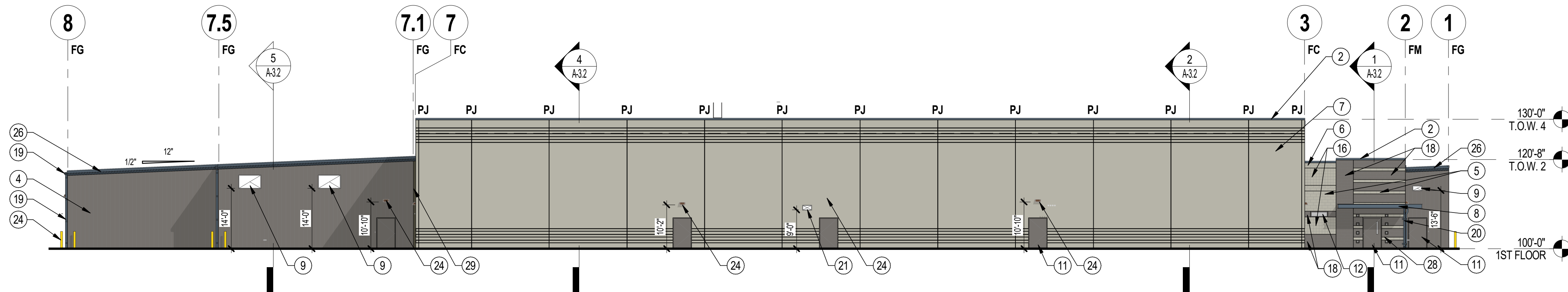
1 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"



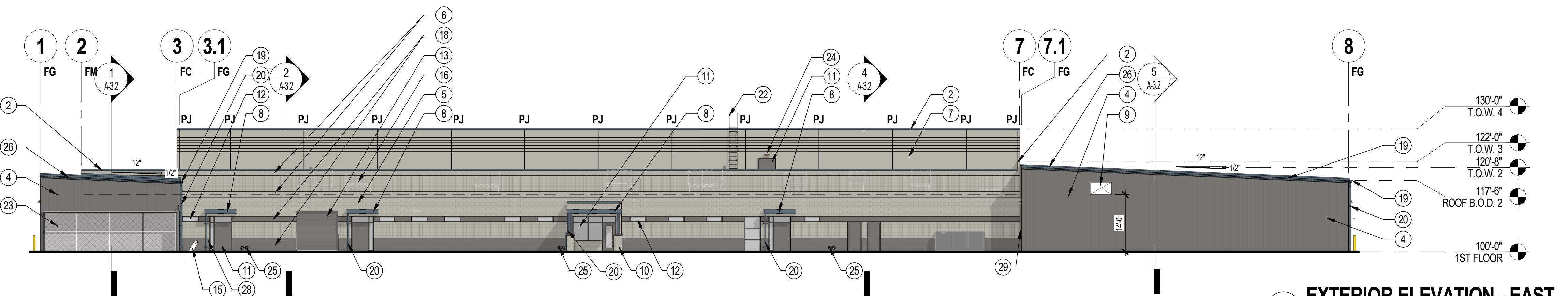
2 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



4 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

GENERAL NOTES (ELEVATIONS):

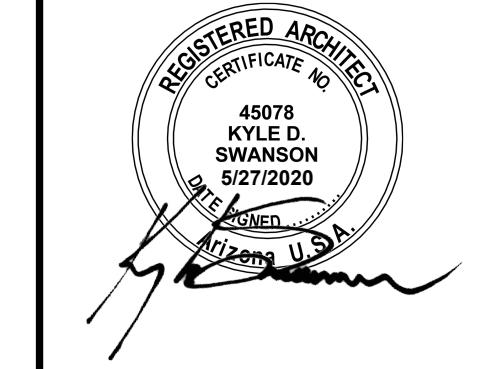
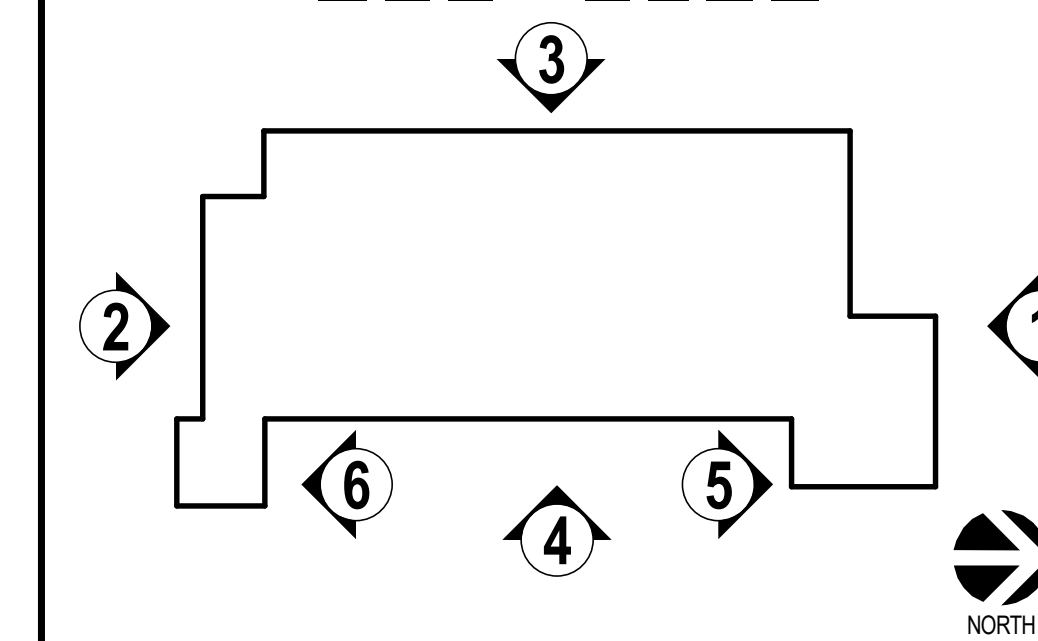
- FOR MATERIAL FINISH SCHEDULE, SEE SHEET A-5.8
- PROVIDE BUILDING ADDRESS NUMBERS PER SURPRISE CITY CODE AMENDMENTS 2018 SECTION 501.1.1 (MIN. 15" HIGH W/ MIN. 4" STROKE WIDTH) W/ BACK ILLUMINATION

REFERENCE NOTES - ELEVATION

TYPE	DESCRIPTION
1	PEMB PRE-FINISHED METAL STANDING SEAM ROOF PANEL OVER PURLIN - PF-4
2	PRE-FINISHED METAL PARAPET CAP - PF-3
3	PEMB PRE-FINISHED METAL HIGH EAVE TRIM - PF-3
4	PEMB PRE-FINISHED EXPOSED FASTENER METAL WALL PANEL - PF-1
5	PRECISION CMU - CMU-1
6	SPLIT FACE CMU - CMU-4
7	TILT-UP CONCRETE PANEL, SEE STRUCTURAL SHEETS S-4.1 - S-4.3, PAINTED - PT-1
8	STEEL CANOPY, SEE STRUCTURAL SHEET S-2.5 - S-2.7, PAINTED - PT-3
9	PRE-FINISHED METAL LOUVER - EXHAUST - PF-1
10	CMU / STEEL COLUMN, SEE STRUCTURAL DETAIL 123/S-5.2, PAINTED - PT-1 / PT-2
11	HOLLOW METAL DOOR AND FRAME, PER SCHEDULE, TYP., PAINTED - PT-2
12	HOLLOW METAL WINDOW, PER SCHEDULE, TYP., PAINTED - PT-2
13	OVERHEAD COILING DOOR, PAINTED, TYP. - PT-2
14	OVERHEAD SECTIONAL DOOR, PAINTED, TYP. - PT-2
15	CLEARING BARREL
16	CENTER SCORE CMU - CMU-2
17	BUILDING ADDRESS NUMBER, SEE NOTE 2
18	SPLIT FACE CMU - CMU-3
19	PRE-FINISHED METAL GUTTER - PF-3
20	PRE-FINISHED METAL DOWNSPOUT - PF-3
21	PRE-FINISHED METAL LOUVER - INTAKE - PF-1
22	ROOF ACCESS LADDER, PAINTED - PT-2
23	CHAINLINK FENCE ENCLOSURE
24	LIGHT FIXTURE, SEE ELECTRICAL
25	ROOF DRAIN DOWNSPOUT NOZZLE
26	PEMB PRE-FINISHED METAL RAKE TRIM - PF-3
27	CONCRETE FILLED STEEL BOLLARD, PAINTED
28	ADA COMPLIANT AUTO OPERATOR PUSH BUTTON
29	EXPANSION JOINT BETWEEN CMU WALL AND PEMB BUILDING, SEE DETAILS XXX/A-9.X.X & XXX/A-9.X.X

Recieved
5-28-2020

KEY PLAN



PUBLIC SAFETY EVIDENCE AND
READINESS CENTER
13430 W. WESTGATE DR. SURPRISE AZ, 85378

NO.	REVISION	DATE

PROJECT NO.: 2018.089
DATE: 5/22/20
DESIGNED BY: WHB
DRAWN BY: WHB
APPROVED BY: KS

SHEET TITLE:
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-4.1C

ROOM FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL BASE	WALL FINISH				CEILING FINISH	COMMENTS	
				NORTH	EAST	SOUTH	WEST			
101	PUBLIC LOBBY	GC-1	RB-1	PT-10	PT-13	PT-10	PT-10	GYP-1		
102	PUBLIC VIEWING / PASS-THRU	GC-2	RB-1	PT-11	PT-10	PT-10	PT-10	GYP-1		
103	FRONT DESK	GC-2	RB-1	-	PT-10	PT-10	PT-10	ACT-1		
104	EVIDENCE OPEN OFFICE	CPT-1	RB-1	PT-10	PT-10	PT-11	PT-10	ACT-1		
105	PRIVATE OFFICE	CPT-1	RB-1	PT-10	PT-10	PT-11	PT-10	ACT-1		
106	RESTROOM	CT-1	CT-1	CT-1	CT-1	PT-10	CT-1	GYP-1	5	
107	RESTROOM	CT-1	CT-1	PT-10	CT-1	CT-1	CT-1	GYP-1	5	
108	LARGE TEMP. STORAGE	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	GYP-1		
109	LARGE TEMP. STORAGE	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	GYP-1		
110	DRYING ROOM	EP-1	EP-1	PT-10	PT-10	PT-10	PT-13	ACT-2		
111	OFFICER ENTRANCE / NIGHT DROP	GC-2	RB-1	PT-10	PT-11	PT-10	PT-10	ACT-1		
112	PROPERTY INTAKE / PROCESSING	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
113	DESTRUCT PROCESSING	SC-1	RB-1	PT-10	PT-11	PT-10	PT-10	EXP/PT-1		
114	DESTRUCT	SC-1	-	-	-	-	-	EXP/PT-1		
115	DESTRUCT	SC-1	-	-	-	-	-	EXP/PT-1		
116	HALLWAY	GC-2/SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-1/EXP/PT-1		
117	I.T.	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
118	RESTROOM	CT-1	CT-1	CT-1	CT-1	CT-1	PT-10	GYP-2	5	
119	RESTROOM / SHOWER	CT-1	CT-1	CT-1	CT-1	CT-1	CT-1	GYP-2	5	
120	MECHANICAL / JANITOR	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
121	RESTROOM / SHOWER	CT-1	CT-1	CT-1	CT-1	CT-1	CT-1	GYP-2	5	
122	RESTROOM / SHOWER	CT-1	CT-1	CT-1	CT-1	CT-1	CT-1	GYP-2	5	
123	SUPERVISOR	GC-2	PT-10	PT-10	PT-12	PT-10	PT-10	ACT-1		
124	SUPERVISOR	GC-2	PT-10	PT-10	PT-12	PT-10	PT-10	ACT-1		
125	READINESS OPEN OFFICE	GC-2	RB-1	PT-10	PT-10	PT-10	PT-12	ACT-1		
126	CRIME LAB	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-1		
127	AFIS	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-1		
128	PHOTOGRAPHY	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-2		
129	EVIDENCE PROCESSING	EP-1	EP-1	PT-13	PT-10	PT-10	PT-10	ACT-2		
130	KITCHEN	GC-2	RB-1	PT-10	-	PT-12	PT-10	ACT-2		
131	BREAK ROOM / CONFERENCE ROOM	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-1	1, 2	

ROOM FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL BASE	WALL FINISH				CEILING FINISH	COMMENTS	
				NORTH	EAST	SOUTH	WEST			
132	HALLWAY	GC-2	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-1		
133	SAU TEAM ROOM	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	ACT-1		
134	PPE DROP OFF	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	GYP-1		
135	FIRE RISER	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
136	ELECTRICAL ROOM	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
137	SAU STORAGE	SC-1	RB-1	PT-11	PT-10	PT-10	PT-10	ACT-1		
138	AMMO. STORAGE	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
139	EXPLOSIVE STORAGE	SC-1	RB-1	PT-11	PT-10	PT-10	PT-10	EXP/PT-1		
140	HALLWAY	GC-2	RB-1	PT-10	PT-10	PT-10	PT-11	ACT-1		
141	HALLWAY	GC-2	RB-1	PT-10	PT-10	PT-12	PT-10	ACT-1		
142	PPE MAINTAINENCE	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1	3	
143	RADIO REPAIR / CLEAN ROOM	SDT-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
144	SHOP	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
145	HAZMAT/EMS	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
146	HALLWAY	SC-1	RB-1	PT-10	PT-12	PT-10	PT-10	ACT-1		
147	SCBA	SC-1	RB-1	PT-11	PT-10	PT-10	PT-10	ACT-1		
148	COMPRESSOR / DRYER	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
149	SCBA FILL	SC-1	RB-2	PT-11	PT-10	PT-10	PT-10	EXP/PT-1	4	
150	HAZMAT/EMS	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
151	HALLWAY	SC-1	RB-1	PT-10	PT-10	PT-10	-	EXP/PT-1		
152	GUN STORAGE	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
153	DRUG STORAGE / PROCESSING	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
154	FREEZER STORAGE	SC-1	-	-	-	-	-	-		
155	COLD STORAGE	SC-1	-	-	-	-	-	-		
156	MAIN EVIDENCE	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
157	VEHICLE INSPECTION	SC-1	-	-	-	-	-	EXP/PT-1		
158	LARGE ITEM NIGHT DROP									
159	APPARATUS BAYS	SC-1	-	-	-	-	-	EXP/PT-1		
201	HAZMAT / EMS STORAGE - 2ND FLOOR	SC-1	RB-1	PT-10	PT-10	PT-10	-	EXP/PT-1		
202	EVIDENCE STORAGE - 2ND FLOOR	SC-1	RB-1	PT-10	PT-10	PT-10	PT-10	EXP/PT-1		
Grand total: 61										

ROOM FINISH COMMENTS:	
1.	3'-0" WAINSCOT.
2.	2'-0"X 3'-6" ACOUSTICAL WALL PANELS, MOUNTED AT 42" AFF.
3.	8' RFP PANEL.
4.	12" TALL WALL BASE
5.	WALL ABOVE TILE TO BE PT-10
GENERAL NOTES (FINISHES):	
A.	ALL GYPSUM BOARD WALLS, SOFFITS, AND CEILINGS EXPOSED TO VIEW SHALL RECEIVE A LEVEL 4 GYPSUM BOARD FINISH WITH NO TEXTURE APPLIED PRIOR TO PAINTING UNLESS SCHEDULED OTHERWISE.
B.	SPECIFIC WALL OR CEILING TEXTURES WILL BE SCHEDULED IN COMBINATION WITH THE PAINT FINISH; SEE MATERIAL FINISH LEGEND FOR EXAMPLE.

MATERIAL FINISH LEGEND				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT INFO	COMMENTS
ACT-1	ACOUSTIC CEILING PANEL & GRID, SMOOTH - 24"x48"	ARMSTRONG	CIRRUS SECOND LOOK - WHITE PANEL W/ WHITE GRID	
ACT-2	ACOUSTIC CEILING PANEL & GRID, SMOOTH - 24"x24"	ARMSTRONG	GEORGIAN HIGH WASHABILITY - WHITE PANEL W/ WHITE GRID	
CMU-1	CMU RUNNING BOND - 8"x8"x16" - PRECISION	SUPERLITE ECHELON	STANDARD GRAY BLOCK PAINTED, PT-1	
CMU-2	CMU RUNNING BOND - 8"x8"x16" - PRECISION FACE W/ CENTER SCORE	SUPERLITE ECHELON	STANDARD GRAY BLOCK PAINTED, PT-1	
CMU-3	CMU RUNNING BOND - 8"x8"x16" - SPLIT FACE	SUPERLITE ECHELON	STANDARD GRAY BLOCK PAINTED, PT-2	
CMU-4	CMU RUNNING BOND - 8"x8"x16" - SPLIT FACE	SUPERLITE ECHELON	STANDARD GRAY BLOCK PAINTED, PT-1	
COR-1	SOLID SURFACE - GRAYLITE	DUPONT CORIAN	GRAYLITE	
CPT-1	CARPET TILE - 24"x24" - QUARTER TURN	MOHAWK GROUP	DEXTERITY - INTERTHREAD - DEEP NAVY - 559	
CT-1	PORCELAIN TILE - WALL - 12"x24"	ARIZONA TILE	PAVE, GRIGIO	
CT-2	PORCELAIN TILE - FLOOR - 12"x24"	ARIZONA TILE	PAVE, NERO	
CT-3	PORCELAIN TILE - FLOOR - 2"x2"	ARIZONA TILE	PAVE, NERO	
EP-1	TROWLED URETHANE MORTAR, 2-PART EPOXY HIGH BUILD SLIP RESISTANT FLOOR COATING - DARK GRAY	DEX-O-TEX	402	
EXP	EXPOSED	-	-	
FAB-1	ACOUSTIC WALL PANEL - GREEN NEUTRAL	GUILFORD OF MAINE	FR701 2100 - GREEN NEUTRAL 402	
FRP-1	FIBERGLASS REINFORCED PLASTIC (FRP) - PEBBLE FINISH - BRIGHT WHITE	MARLITE	P 199	
GC-1	GROUND FACED POLISHED CONCRETE - EXPOSED AGGREGATE - SEALED	-	-	
GC-2	GROUND FACED POLISHED CONCRETE - SAND GRIND - SEALED	-	-	
GYP-1	GYP SUM BOARD CEILING	-	-	LEVEL 5 FINISH, PT-10
GYP-2	GYP SUM BOARD CEILING	-	-	MOISTURE & MOLD RESISTANT, LEVEL 5 FINISH, PT-10
PF-2	PEMB METAL WALL PANEL	BUTLER	BUTLERRIB II - COOL GRAY STONE	
PF-3	PEMB METAL TRIM ACCESSORIES	BUTLER	COOL OCEAN BLUE	
PF-4	PEMB METAL ROOF PANEL	BUTLER	MR-24 - COOL SOLAR WHITE	
PF-5	PEMB METAL ROOF PANEL	BUTLER	BUTLERRIB II - COOL OCEAN BLUE	
PHEN-1	PHENOLIC COUNTER TOP - BLACK	DURCON	STANDARD GRADE SPC	
PLAM-1	PLASTIC LAMINATE - SILVER RIFTWOOD	FORMICA	6413-AN	
PT-1	PAINT - PLAY ON GRAY	DUNN EDWARDS	DE6228	
PT-2	PAINT - GAUNTLET GRAY	SHERWI-WILLIAMS	SW 7019	
PT-3	PAINT - TURBULENT SEA	DUNN EDWARDS	DE5803	
PT-10	PAINT - CARRARA	DUNN EDWARDS	DET649	
PT-11	PAINT - IROGON BLUE	DUNN EDWARDS	DEC796	
PT-12	PAINT - BARRIER REEF	DUNN EDWARDS	DE5745	
PT-13	PAINT - BLUEBERRY MUFFIN	DUNN EDWARDS	DE5851	
RB-1	RUBBER WALL BASE TRIM - STEEL GRAY	ROPPE	148	
SC-1	CONCRETE-SEALED	-	-	
SDT-1	STATIC DISSIPATIVE TILE - FOSSIL GRAY	ARMSTRONG	51956	
SS-1	STEEL STAINLESS - BRUSHED	-	-	
WD-1	SOLID WOOD COUNTER TOP - 2" BIRCH BUTCHER BLOCK SQUARE EDGE	-	-	

MATERIAL FINISH LEGEND:

PT-1 : A

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Arrington Watkins Architects

5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110

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**PUBLIC SAFETY EVIDENCE AND
READINESS CENTER
13430 W. WESTGATE DR. SURPRISE AZ, 85378**

[illegible]

SHEET NUMBER:
A-5.8

From: [CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS19-844 Public Safety Evidence and Readiness Facility New Submittal (APN: 503-66-024)
Date: Tuesday, December 10, 2019 4:58:58 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Lorraine,

Thank you for the opportunity to provide comments on the Development Review on the Public Safety Evidence and Readiness Center. The site sits on 4.5 acres located at 13430 West Westgate Drive in Surprise, AZ. This request is to build a 32,000 square foot building and renovate a remaining structure. The site is 1.7 miles outside the 1988 JLUS 70 Ldn, "high noise or accident potential zone" as defined 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 defined in the Development Review, this request will not have a negative impact on Luke AFB Flight Operations. The site 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. If this development is approved, 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/tenants about Luke AFB operations.

V/r

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, December 5, 2019 6:55 PM

To: 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; '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] FS19-844 Public Safety Evidence and Readiness 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**

623.222.3001 **f**

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

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FS19-844

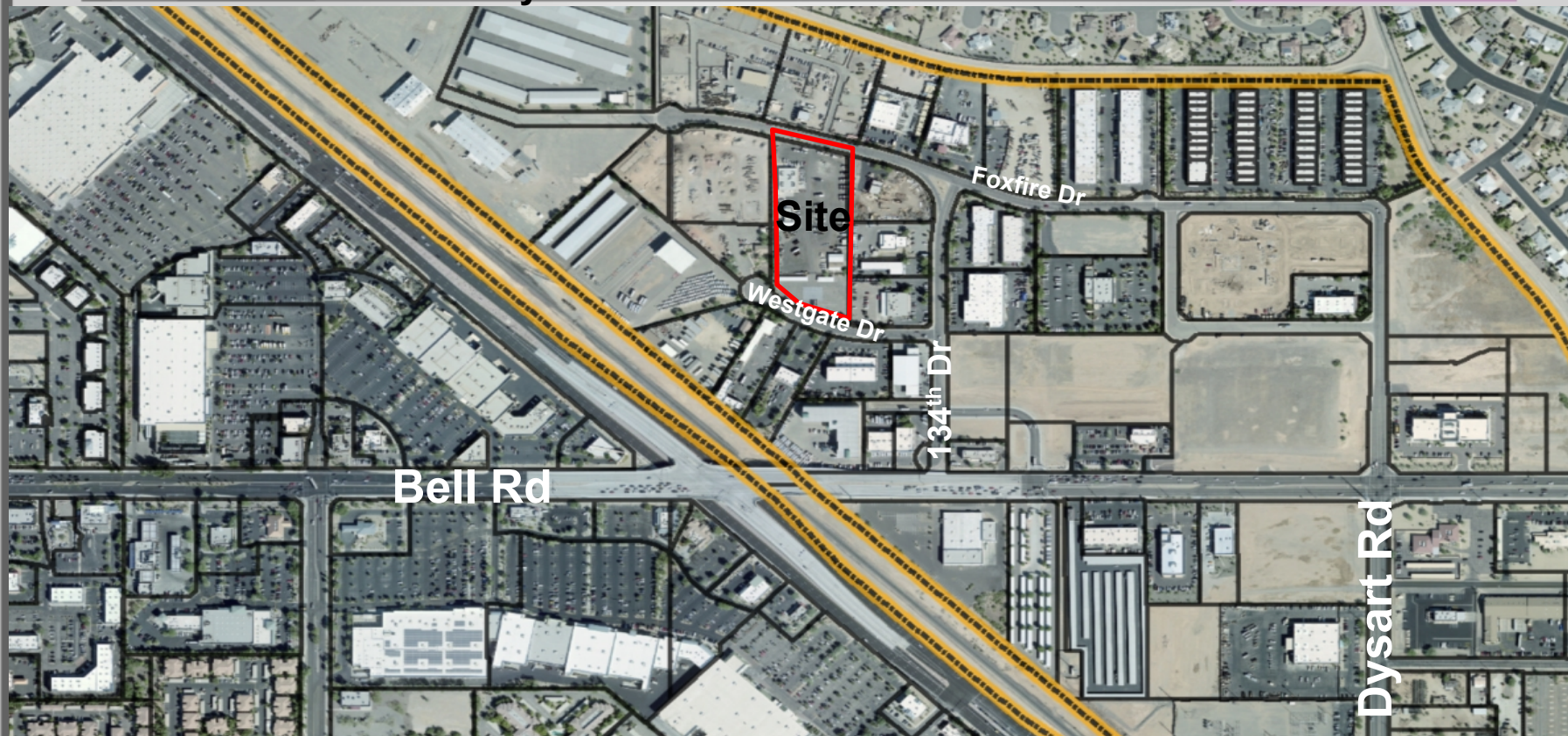
Public Safety Evidence and Readiness Center- Site Plan

Planning & Zoning Commission

July 16, 2020

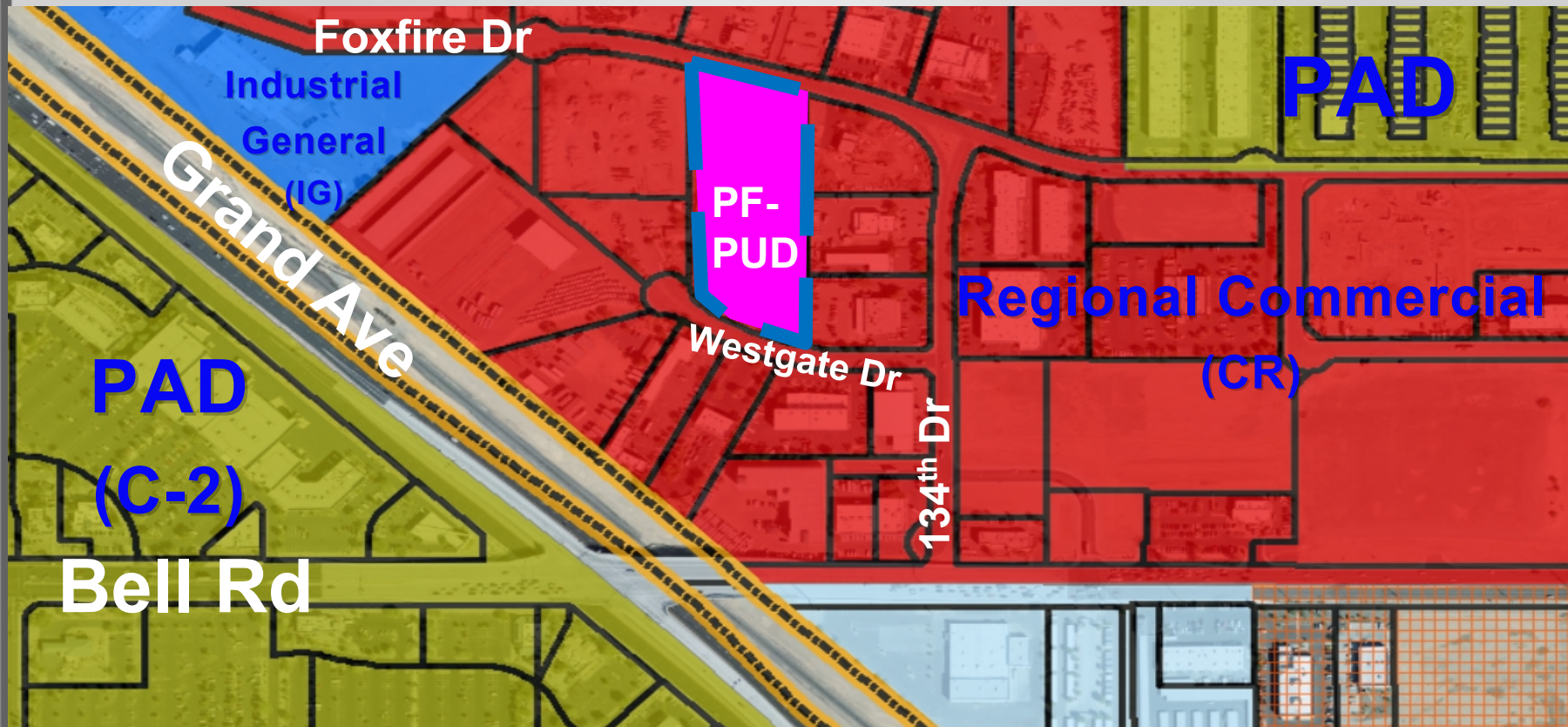
Vicinity MAP

Public Safety Evidence and Readiness Center FS19-844

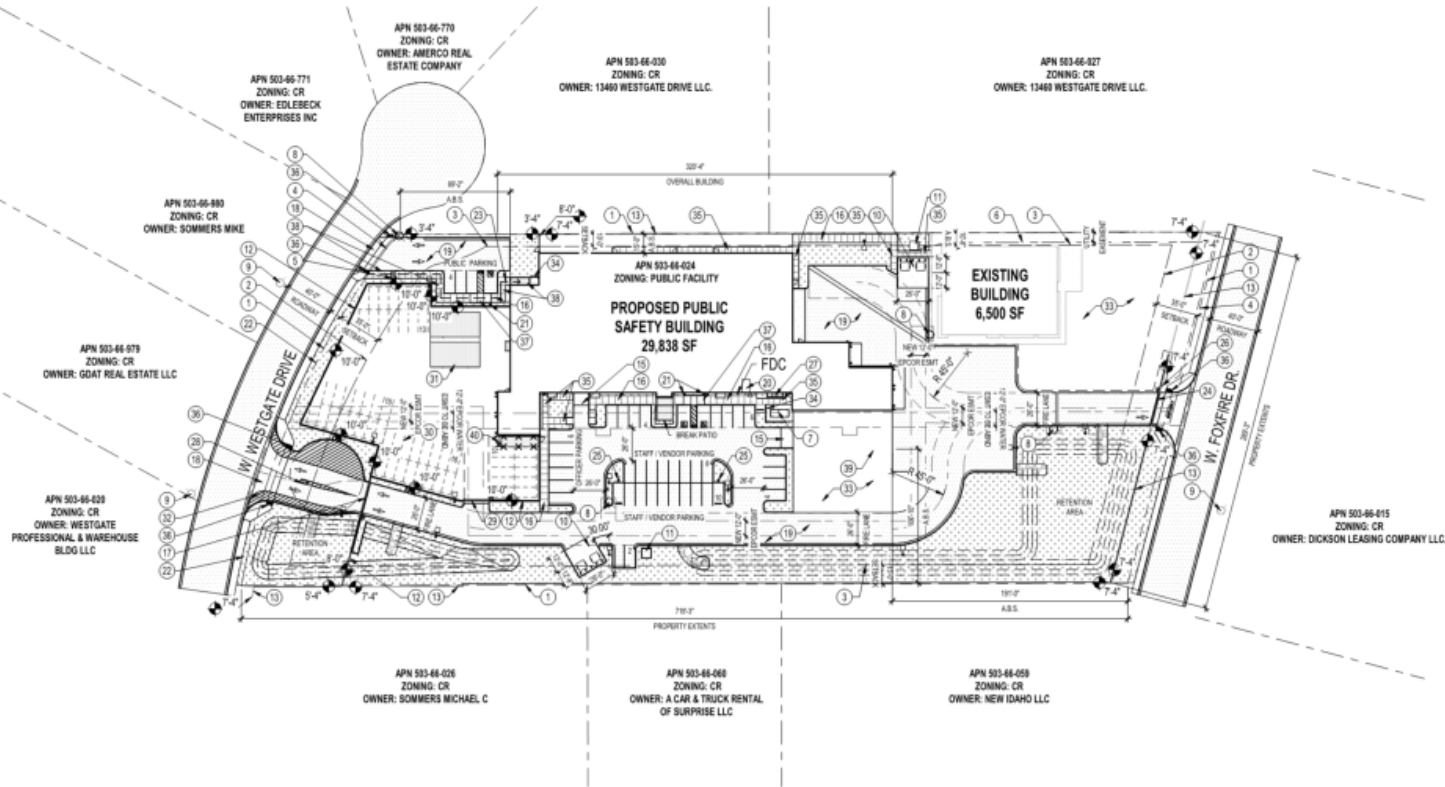


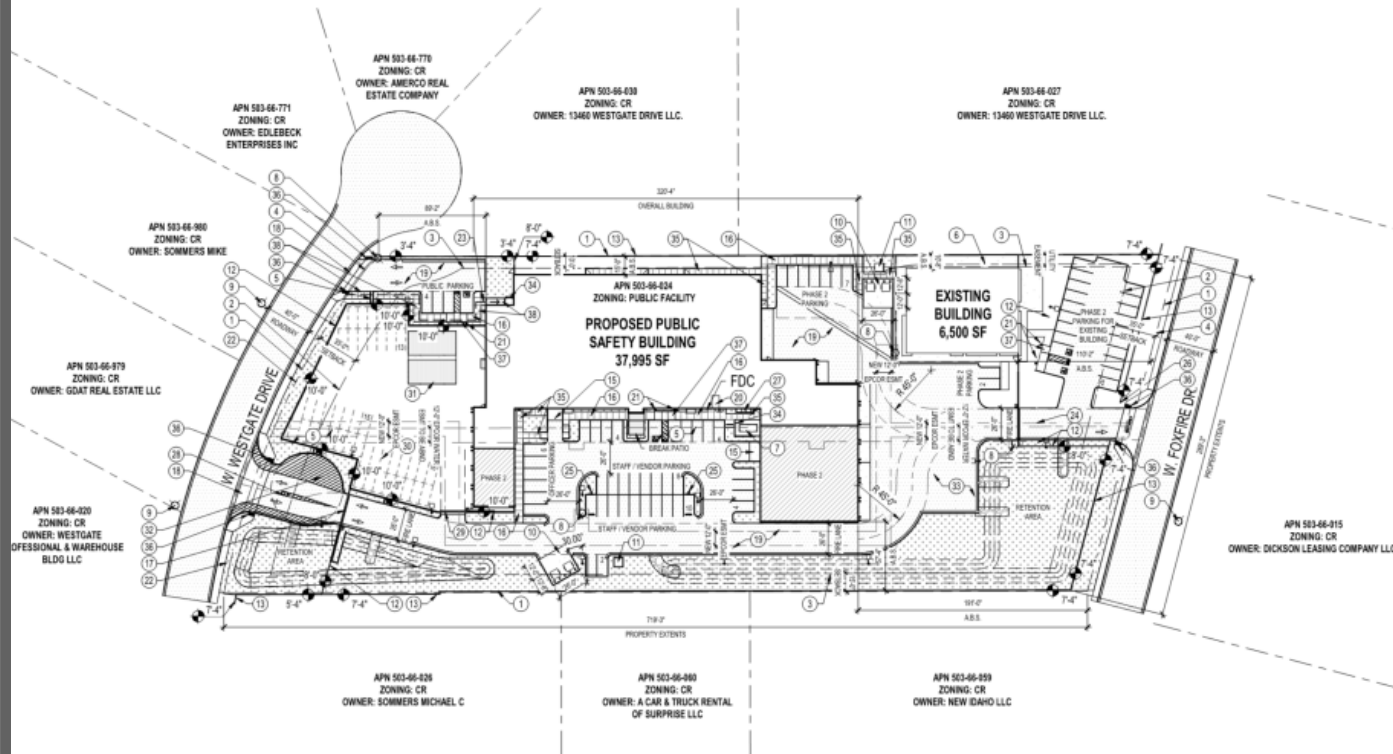
Case Map

Public Safety Evidence and Readiness Center FS19-844



Site Plan Phase 1





1

OVERALL SITE PLAN - PHASE 2

1" = 50'-0"

GENERAL NOTES (SITE):

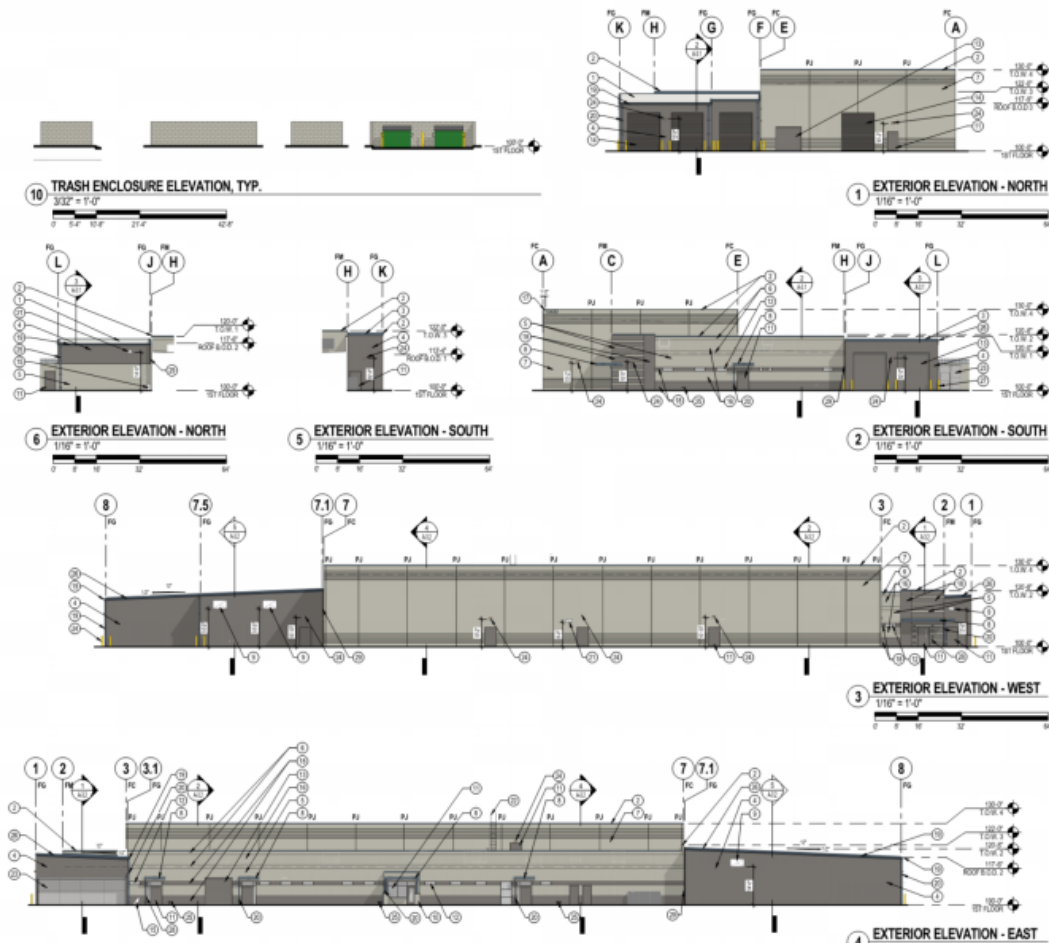
- SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT.
- EXISTING BUILDING WILL REMAIN THE SAME.
- PHASE 2 LIMITED TO EXPANSION OF PROPOSED PUBLIC SAFETY AND PARKING LOT ADDITION WITH MODIFICATIONS OF PERIMETER IN THIS LOCATION.
- BACKFLOW DEVICES 2" AND UNDER SHALL BE A WILKINS 375 BACKFLOW PREVENTER 2" AND ABOVE ABOVE API 581 (1) WITHIN 5' OF

Site Plan Phase 2

- BOTANICAL NAME**
SYM. COMMON NAME
- TREES**
- TREES TO BE REMOVED FROM SITE
 - CHOLOPSIS LINARIAS ART'S SERIES 588
 - BISTORTIOS DESERT YALLOW
 - ERODOPHORA X DESERT MUSEUM
 - DESERTY GLENNAN PAVLO WEDGE
 - PROSPERUS SEEDLESS HYBRID ACE
 - ACT SEEDLESS HYBRID WESGITE
- RELOCATED PLANT MATERIAL**
- CARNEGIEA ROSEATEA
 - SAGUARO CACTUS
 - VACHELLIA BRADYONENSIS
 - TORRETTA ACACIA
 - FOUQUERIA SPLENDENS
 - COCTELLO
 - CRATAE X WELLES'S CHOICE
 - RELLEY'S CHOICE PRICKLY PEAR
 - SCHMIDT'S GLENNAN
 - GOLDEN HAWK CACTUS
- SHRUBS**
- LEUCOPHYLLUM FRUTESCENS
 - GREEN CLOUD TEXAS RANGER
 - SAMMONSIA CHIMENSIS
 - ZUCCHIA
 - LARREA TRIDENTATA
 - CHOCOTE BUSH
 - AMEROPSIDA DELTOIDEA
 - TRINAGLE LEAF BURSAGE
 - LANTANA MACRODICHNIS
 - TRAILING PURPLE LANTANA
 - ECHINOCACTUS CRISPUS
 - GOLDEN SAMUEL CACTUS



Landscape Plan



Elevation

STAFF RECOMMENDATION

Staff Recommendation:

- Recommend to City Council subject to Stipulations 'A' and 'E'



QUESTIONS OR COMMENTS?

Thank You

- **A. Development and use of the site shall be consistent with the Site Plan entitled “Public Safety Evidence and Readiness Center” consisting of two (2) sheet prepared by Arrington Watkins Architects and stamped received March 30, 2020.**
- **B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Public Safety Evidence and Readiness Center” consisting of sixteen (16) sheets prepared by Arrington Watkins Architects and stamped received March 30, 2020.**
- **C. Building elevations shall be consistent with the Elevations entitled “Public Safety Evidence and Readiness Center” consisting of three (3) sheet prepared by Arrington Watkins Architects and stamped received May 28, 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. Approval of this Site Plan is contingent upon the subsequent City Council approval of the related Zone Change being processed under case FS20-844.**



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 16, 2020

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to nominate (nominees name here) for the position of Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Memo - Chair & Vice Chair 2020
-

Memorandum

To: Planning and Zoning Commissioners
From: Chris Boyd, Director
Date: June 23, 2020
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings as indicated in the Surprise City Code Section 2-295 – Bylaws.

Please be prepared to discuss your interest and qualifications. Action will be taken during the July 16, 2020 Planning and Zoning meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 16, 2020

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I nominate (nominee name here) for the position of Vice Chair for the Planning and Zoning Commission

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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