



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 1, 2020 @ 6:00 PM
COUNCIL CHAMBERS

- 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:

NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be partially open to the public with limited seating. 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 <https://bit.ly/3k2NIV1>

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action pertaining to approval or disapproval of the September 17, 2020 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 5 | Rehearing of Case FS20-045 regarding approval or denial of a Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD, generally located north of Waddell Road and east of 140th Drive. | Shirley Phan
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 3. | District 5 | Consideration and action pertaining to the approval or disapproval of a Site Plan for Parkview Townhomes at Stadium Village within the Orchards PAD, generally located on the southeastern corner of Parkview Place and Young Street. (FS19-873) | Hobart Wingard
Community
Development |
| 4. | Citywide | Presentation and discussion regarding permitted land uses within the Land Development Ordinances compared to the Surprise Unified Development Code (SUDC). | None

JOSHUA MIKE
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: September 24, 2020 at 3:20 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: October 1, 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 or disapproval of the September 17, 2020 Planning and Zoning Commission Minutes.

Motion:

I move to approve the September 17, 2020 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 09-17-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 17, 2020 / 6:00 PM

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

CALL TO ORDER.

Vice 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 September 17, 2020.

A. ROLL CALL

In attendance was Vice-Chair Matthew Keating, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Kevin Sartor, Commissioner Dennis Smith and Commissioner Mitchell Rosenbaum.

Chair Dennis Bash had an excused absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Hobart Wingard, Current Planner; Shirley Phan, Current Planner; Joshua Mike, Long Range Planner; Robert Parks, Solid Waste Manager; Tracy Mills, Tech Services Manager; Greg Welch, Police Sergeant; Brenden Espie, Assistant Fire Chief; Michael Boule, Assistant Director Utility Operations and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd introduced Kevin Sartor as the newly appointed Commissioner for the Planning and Zoning Commission.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the September 3, 2020 Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the September 3, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Krous seconded the motion. Commissioner Sartor and Commissioner Smith abstained. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action regarding the approval or disapproval of the rezone of 39.75 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 5.53 dwelling units per acre for Ellen Ranch, Case FS20-090.

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

Vice Chair Keating opened the public hearing.

Hearing no comments, Vice Chair Keating closed the public hearing.

The Commission discussed the following:

- Zoning and lot size
- Plot plan
- Pool upkeep and cost responsibility
- Emergency vehicle access
- Required facilities per building code
- Open space
- Trail access

Commissioner Smith made a motion to recommend approval of the Ellen Ranch rezone subject to stipulations “a” through “c”.

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

ITEM: 3 – Citywide - Consideration and action pertaining to approval or denial of a Zoning Text Amendment to allow for Municipal Towers and update code language for Sections 122- 112., 122-112.1, 122-112.2, 122-112.3, 122-112.4, 122-112.5, and 122-112.6 of the Surprise Municipal Code; FS20-114

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

City of Surprise staff members Tracy Mills, Tech Services Manager; Greg Welch, Police Sergeant; Brenden Espie, Assistant Fire Chief and Michael Boule, Assistant Director of Utility Operations were present to address any questions or comments posed by the Commissioners.

Vice Chair Keating opened the public hearing.

Hearing no comments, Vice Chair Keating closed the public hearing.

The Commission discussed the following:

- Citizen outreach
- Tower height variance
- Tower locations

Commissioner Chapman made a motion to recommend approval to the Mayor and City Council a Zoning Text Amendment to allow for Municipal Towers and update code language for Sections 122-112., 122-112.1, 122-112.2, 122-112.3, 122-112.4, 122-112.5, and 122-112.6 of the Surprise Municipal Code.

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

ITEM: 4 – District 6 - Consideration and action regarding the approval or disapproval of a Major Planned Area Development (PAD) Amendment for Marley Park Phase 4 & 5 Parcel 2 for modifying the development standards, generally located at the northeast corner of Bullard and Sweetwater; FS20- 313

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

Vice Chair Keating conveyed he had consulted with City's legal staff prior to the meeting to determine whether or not it would be appropriate to recuse himself from Item 4 and Item 5 because of personal residential proximity to the project. Legal staff advised Vice Chair Keating need not recuse himself from Item 4 and Item 5 because the project area is not visible from Vice Chair Keating's residence.

Shirley Phan, Current Planner, presented item 4 to the Commission.

Vice Chair Keating opened the public hearing.

Hearing no comments, Vice Chair Keating closed the public hearing.

Commissioner Rosenbaum made a motion to recommend approval of the proposed Major Planned Area Development (PAD) Amendment for Marley Park Phase 4 & 5 Parcel 2 for modifying the development standards, subject to stipulations 'a' and 'b'.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 5 – District 6 - Consideration and action regarding the approval or disapproval of a Preliminary Plat for Marley Park Phase 4 & 5 Parcel 2 generally located at the northeast corner of Bullard Avenue and Sweetwater Avenue; FS20-313

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

Shirley Phan, Current Planner, presented item 5 to the Commission.

City of Surprise staff member Robert Parks, Solid Waste Manager, was present to address questions posed by the Commissioners as it pertained to Solid Waste.

Jorge Villasenor, Planner for EPS Group, was present and provided the opportunity by Vice Chair Keating to answer questions from the Commissioners and provide feedback as it pertained to the project.

The Commission discussed the following:

- Proposed home product
- Front facing garages
- Driveway setbacks
- Single story vs. two story homes

- Parking concerns and violations
- Safety hazards
- ADA violations
- Solid waste concerns as it pertains to trash collection
- HOA enforcement responsibility
- Added strain on Police and Code Enforcement to enforce parking violations
- Street width
- Garage setback requirements
- Decision responsibility of the Planning and Zoning Commission

Commissioner Smith made a motion to recommend approval to the City Council the proposed Preliminary Plat for Marley Park Phase 4 & 5 Parcel 2 generally located at the northeast corner of Bullard Avenue and Sweetwater Avenue, subject to stipulations “a” through “c”.

Commissioner Chapman seconded the motion. Vice Chair Keating, Commissioner Sartor and Commissioner Rosenbaum voted against. Commissioner Smith and Commissioner Chapman voted in favor. Motion fails with 3 votes against.

ITEM: 6 – Citywide - Presentation and discussion regarding residential development standards and narrow lot subdivisions as part of the development code update. (FS18-296)

Joshua Mike, Long Range Planner, presented item 6 to the Commission.

City of Surprise staff member Robert Parks, Solid Waste Manager, was present to address questions posed by the Commissioners as it pertained to Solid Waste.

Jackson Moll, Vice President of Municipal Affairs for Home Builders Association of Central Arizona and Registered Lobbyist with the State of Arizona, Arizona Corporation Commission, and Cities of Glendale, Peoria, Phoenix, Surprise, and Tempe, was present and granted the opportunity by Vice Chair Keating to provide input and feedback from a stakeholder perspective regarding the topic.

Carolyn Oberholtzer, Partner at Bergin, Frakes, Smalley and Oberholtzer, PLLC was on the phone line and granted the opportunity by Vice Chair Keating to provide input and feedback from a stakeholder perspective regarding the topic.

The Commission discussed the following:

- Current standard setbacks
- Accessibility and equipment limitations
- Re-sale comparisons
- Adjusting for growth
- Cost and price points
- Importance of flexibility
- Waiver options pertaining to project proposals
- Stability and congruence
- Diversity in setbacks
- Landscape requirements
- Solid Waste process and potential impacts
- Street design

ITEM: 7 – Internal - Presentation and discussion pertaining to property development and potential tax revenue comparisons.

Chris Boyd, Community Development Director, presented item 7 to the Commission.

The Commission discussed the following:

- Variance in Commercial property scenarios
- Impact of zone changes
- Long range planning
- Future valuation

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Vice Chair Keating made a motion to adjourn. Commissioner Smith seconded the motion.

Meeting adjourned at 8:07 P.M.

Matthew Keating
Planning and Zoning Commission Vice 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: October 1, 2020 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Rehearing of Case FS20-045 regarding approval or denial of a Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD, generally located north of Waddell Road and east of 140th Drive.

Motion:

I move to approve/deny the Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD generally located north of Waddell Road and east of 140th Drive, subject to stipulations "A" through "E".

Background:

On January 16, 2020, Kent Lupton, submitted a request for a Conditional Use Permit to allow for a new Minor Automobile Service Center (Valvoline) within the Sierra Verde PAD generally located north of Waddell Road and east of 140th Drive.

The Planning and Zoning Commission approved the subject request on August 20, 2020; however, due to opposition received by staff that was inadvertently not conveyed to the Commission, staff has determined that the case should be reheard with that opposition included.

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-FS20-045-Valvoline Instant Oil Change- CUP- Staff Report Rehearing revised
 2. 01-FS20-045- Valvoline Instant Oil Change- CUP- Case Map
 3. 02-FS20-045- Valvoline Instant Oil Change- CUP- Vicinity Map
 4. 03-FS20-045- Valvoline Instant Oil Change- CUP- Site Plan
 5. 04-FS20-045- Valvoline Instant Oil Change- CUP- Landscape Plan
 6. 05-FS20-045- Valvoline Instant Oil Change- CUP- Elevation
 7. 06-FS20-045- Valvoline Instant Oil Change- CUP- Citizen Participation Report
 8. 07-FS20-045- Valvoline Instant Oil Change- CUP- Luke Comments
 9. 08-FS20-045- Valvoline Instant Oil Change-CUP- Citizen Opposition email (R)
 10. FS20-045- Valvoline Instant Oil Change- CUP Rehearing
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-045

Project Name: Valvoline Instant Oil Change

Council District: 5- Palm

Meeting Date: * **October 1, 2020** [Originally heard August 20, 2020]

Planner: Shirley Phan

Changes since the original staff report indicated with an asterisk*

Owner: Gary D. Davidson, SWC Litchfield & Greenway LLC

Applicant: Kent Lupton, Valvoline LLC

Request: * Rehearing regarding the Conditional Use Permit for a Minor Automobile Service Center

Site Location: Generally, north of Waddell Road and east of 140th Drive.

Site Size: 1.06 acres net (approx.)

General Plan

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

Support/Opposition: * One (1) resident expressed opposition regarding possible noise.

Staff Recommendation: Staff recommends the Commission **approve** case FS20-045, subject to stipulations 'A' through 'E'.

* Note: There have been no substantive changes to the scope of the request since the original hearing on August 20, 2020; however, the case is being re-heard due to opposition that was erroneously omitted from the original staff report.

36 **Project Description:**

37
38 Valvoline LLC, on behalf of SWC Litchfield & Greenway LLC, requests approval of a
39 Conditional Use Permit to allow for a new Minor Automobile Service Center in a portion of
40 Parcel 10 of the Sierra Verde PAD, generally located north of Waddell Road and east of
41 140th Drive. The subject site is zoned PAD and has a land use designation of Community
42 Commercial (C-2). The proposed automotive service center will consist of a 2,088 square
43 foot building, associated parking, and landscaping.
44

45 The Sierra Verde PAD references the C-2 uses listed under Title 17 for Principally
46 Permitted uses and Conditionally Permitted uses. Title 17 lists "Automobile service
47 Center, Minor" as Conditionally Permitted in C-2 zoning districts, but requires an analysis
48 of any proposed Conditionally Permitted use to be based on the Use Specific Standards
49 listed under section 17.28.080.C.12. of Title 17. These standards include the following,
50 which have been addressed by the applicant:
51

- 52 1. *All services and repairs shall be conducted entirely within an enclosed*
53 *building except sales of gasoline.*
- 54 2. *Outdoor storage is prohibited.*
- 55 3. *Outdoor displays are prohibited.*
- 56 4. *All buildings and/or structures (temporary or permanent) shall be screened*
57 *from any residential zone.*
- 58 5. *Any area used for parking shall be paved.*
- 59 6. *There shall be no manufacturing, compounding, processing or treatment of*
60 *products other than that which is clearly incidental to retail sales or the*
61 *business operation of a minor automobile service center, and where all such*
62 *completed products are sold at retail on the premises.*
63

64 The site will take indirect access from the adjacent parking lot, which in turn takes access
65 from Waddell Road and 140th Drive. The proposed Site Plan will provide a new shared
66 driveway on the southeast corner of the site. The proposed Site Plan will also provide
67 pedestrian connectivity to the existing sidewalks along Waddell Road and 140th Drive.
68

69 A total of nine (9) parking spaces will be provided on-site, which will meet City standards
70 of two (2) spaces per service stall but not less than 4 spaces. The parking spaces are
71 placed along the north and west side of the property and in close proximity to the building
72 for convenience of the employees and customers. One (1) of the spaces will be handicap-
73 accessible.
74

75 The applicant proposes 45% of landscape coverage, which meets the minimum requirement
76 of the SUDC. Refuse enclosures are proposed to be located on the northwest side of the
77 property and will be screened from the public view with a decorative CMU wall.
78

79 The proposed building colors and material palette will match the existing building and
80 complement the surrounding area in the Fry's at NWC Waddell and Litchfield Plaza.
81

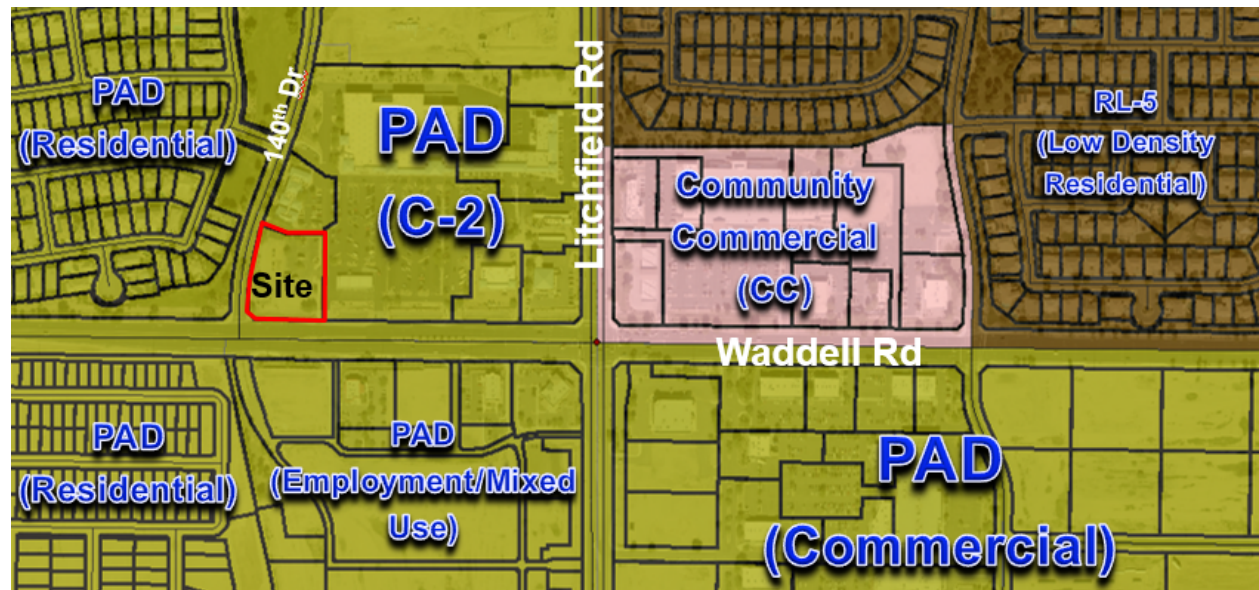
The applicant also included a lighting photometric study, which meets the lighting requirements of the SUDC.

Citizen Outreach:

The applicant held a Citizen Review Meeting on March 18, 2020 at Marley Park Elementary School located at 15042 W Sweetwater Avenue. Residents from the vicinity were invited to attend and ask questions about the project and voice their concerns. No residents attended the meeting.

* A local resident, who did not attend the meeting, emailed the city with his concerns; however, these concerns were not conveyed to the Commission at the time of the original hearing. The individual informed the city he attended a citizen outreach for the previous car wash proposal, and that the car wash facility never moved forward. The resident voiced his concern for the noise in the area, and stated that his family accepted the normal traffic noise as a cost of living in this location. The individual stated “I am very aware of the noises emanating from an auto repair shop: employees shouting instructions, hydraulic equipment and power tools in operation, cars with bad mufflers idling in the parking lot, etc”. Consequently, this resident strongly opposes this proposed Conditional Use Permit.

Zoning:



PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Residential)	PAD (Commercial)	PAD (Commercial)
PAD (Residential)	PAD (Employee/Mixed Use)	PAD (Employee/Mixed Use)

Background:

February 25, 1999: The subject parcel was annexed into the City under Ordinance 99-01.

June 10, 2004: The Mayor and City Council approved the Final Plat for Fry's at NWC Waddell and Litchfield under Book 705, Page 30 MCR.

August 27, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-629.

January 16, 2020: The applicant filed a request for a Conditional Use Permit with a Site Plan under case FS20-045, the subject request.

March 18, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

*** March 30, 2020:** Staff received an email of opposition from a local resident.

*** August 20, 2020:** The Planning and Zoning Commission approved case FS20-045, subject to stipulations "A" through "E".

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 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 Site Plan meets the requirements of the Sierra Verde PAD, SUDC, and the General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan meets the provisions of the Sierra Verde PAD and the SUDC as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS20-045**, subject to stipulations 'A' through 'E' as outlined below:

- 152
153 A. Development and use of the site shall be consistent with the Site Plan entitled
154 "Valvoline Instant Oil Change" consisting of one (1) sheet prepared by Greenberg
155 Farrow and stamped received June 22, 2020.
156
157 B. Landscaping of the site shall be consistent with the Landscape Plan entitled
158 "Valvoline Instant Oil Change" consisting of six (6) sheets prepared by Greenberg
159 Farrow and stamped received June 22, 2020.
160
161 C. Building elevations shall be consistent with the Elevations entitled "Valvoline
162 Instant Oil Change" consisting of one (1) sheet prepared by Arrington Watkins
163 Architects and stamped received June 22, 2020.
164
165 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
166 Commission. This Site Plan shall expire on the one (1) year anniversary of
167 approval, unless construction commences prior to that date.
168
169 E. Non-compliance with the approved plan for this case will be treated as a violation
170 in accordance with the provisions of Article XIV of the Surprise Unified
171 Development Code.
172

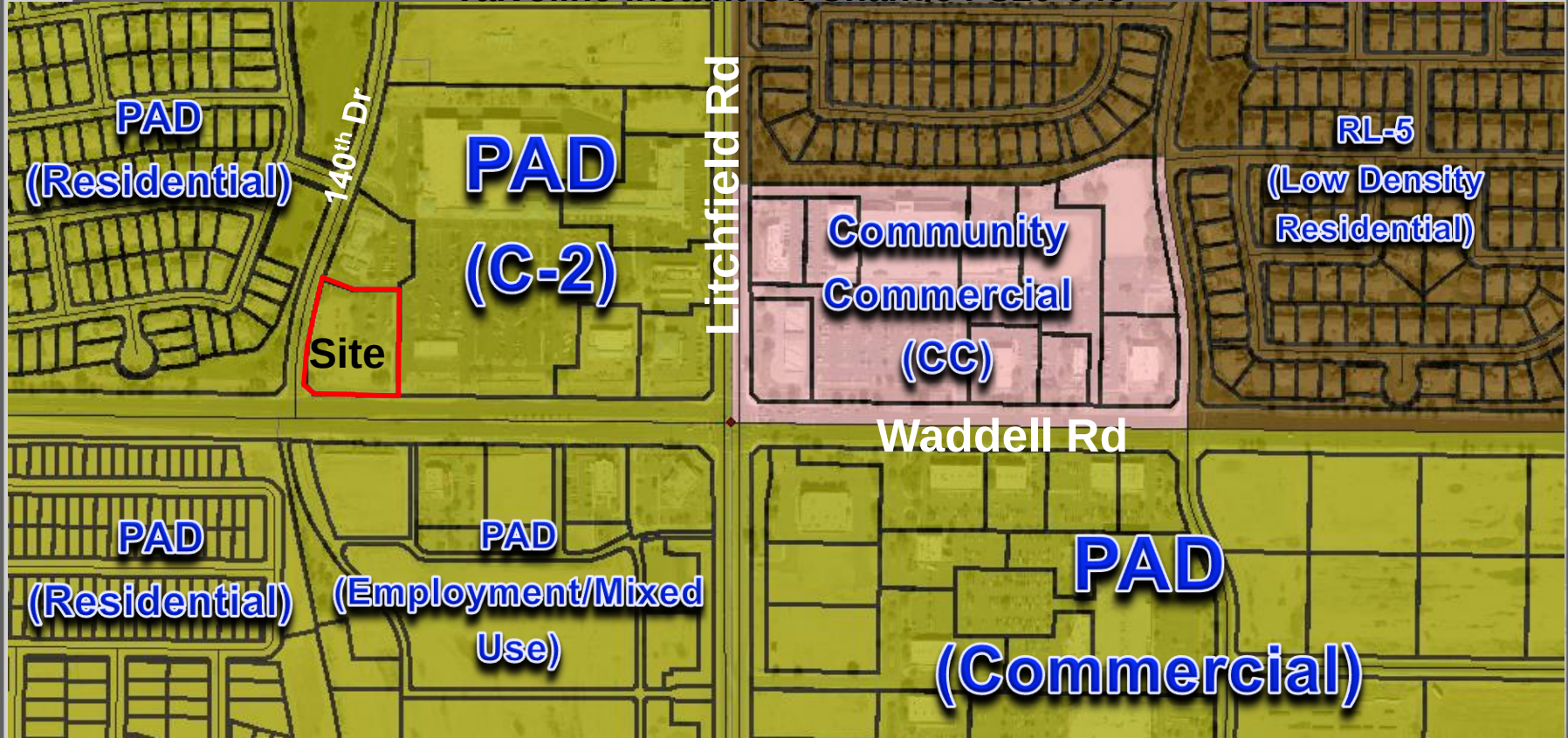
173 However, should the Commission wish to deny the request, the Commission should make
174 its own findings and base its decision on those alternative findings.
175

176 **Attachments:**

- 177
178 01 Vicinity Map
179 02 Case Map
180 03 Site Plan
181 04 Landscape Plan
182 05 Elevations
183 06 Citizen Participation Report
184 07 Luke AFB comments
185 *08 Opposition email

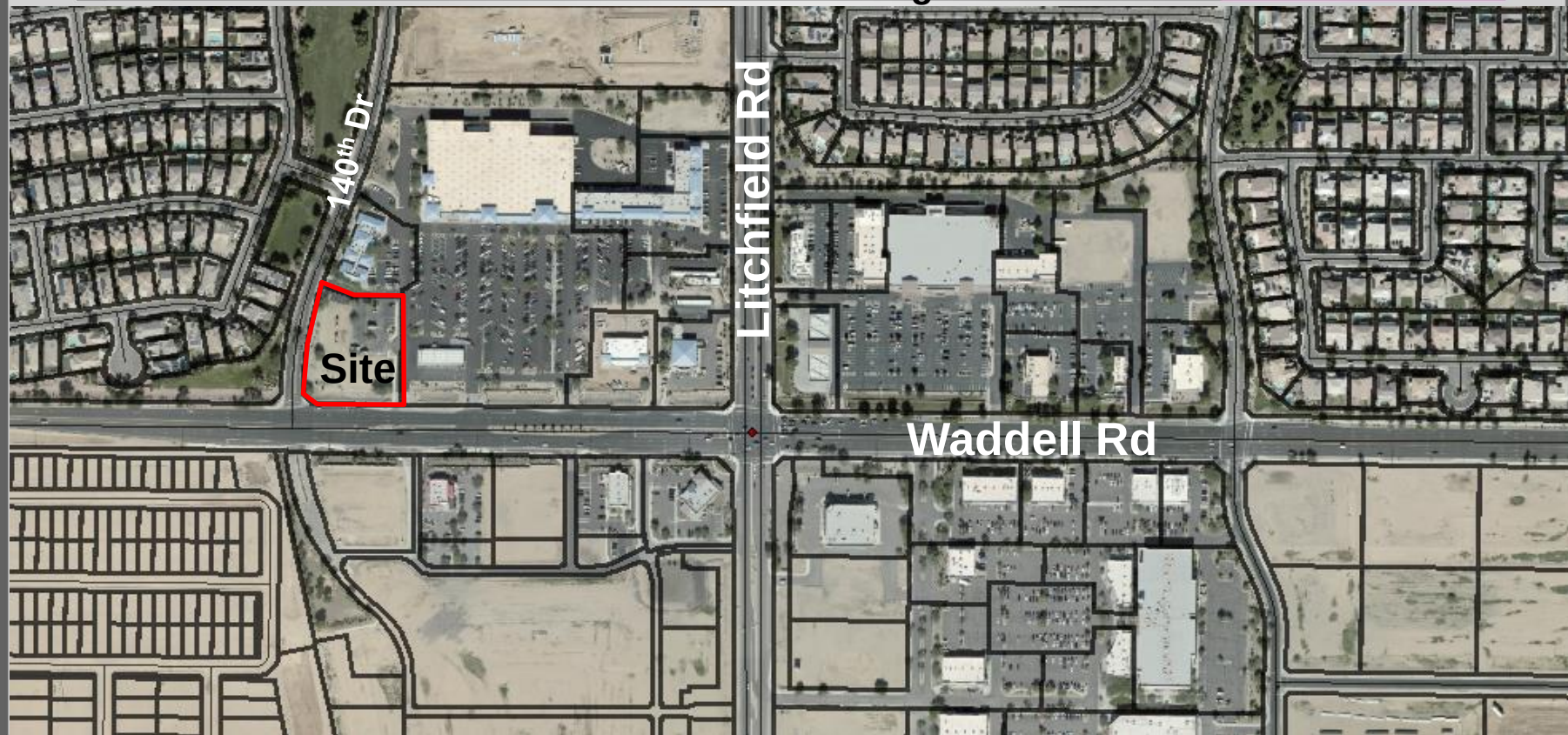
Case Map

Valvoline Instant Oil Change FS20-045



Vicinity MAP

Valvoline Instant Oil Change FS20-045



●	MONUMENT FOUND		POWERPOLE	—SS—	SN. SEWER LINE
■	MONUMENT SET		GUY WIRE	—	SEWER MANHOLE
□	P.K. NAIL FOUND		LIGHT POLE	—	GREASE TRAP
□	P.K. NAIL SET		FORCE MAIN	—(FM)—	
⊗	MAG NAIL FOUND		STREET LIGHT POLE	—(SL)—	CLEAN OUT
⊗	MAG NAIL SET		ELEC. TRANSFORMER	—(ST)—	STORM DRAIN LINE
×	FOUND X MARK		AIR CONDITIONER	—	STORM DRAIN MANHOLE
×	SET X MARK		BURIED ELECTRIC	—	STORM INLET
▲	R.R. SPIKE FOUND		OVERHEAD ELECTRIC	—	CATCH BASIN
▲	R.R. SPIKE SET		ELECTRIC MANHOLE	—	CURB INLET
⬮	BENCHMARK		ELECTRIC BOX	—	PAY PHONE
	CONC. R/W MARKER		GENERATOR	—	TELEPHONE BOX
(R)	RECORD DATA		ELECTRICAL VAULT	—(TV)—	TELEPHONE PEDESTAL
(M)	MEASURED DATA		ELECTRICAL PEDESTAL	—(TP)—	TELEPHONE MANHOLE
(C)	CALCULATED DATA	—W—	WATER LINE		TELEPHONE POLE
R/W	RIGHT OF WAY		WATER MANHOLE	—(TP)—	TELEPHONE LINE
BSL	BACK SET LINE		WATER VALVE		OVERHEAD TELEPHONE
RCP	REINFORCED CONC PIPE		HYDRANT		UNDERGROUND MANHOLE MARKER
CUP	CORRUGATED METAL PIPE		BACK FLOW VALVE	—C—	CABLE TELEVISION
PVC	PLASTIC PIPE		FIRE DEPARTMENT CONNECTION	—FO—	FIBER OPTIC CABLE
MTL	METAL		FIRE PROTECTION VALVE		OVERHEAD CABLE
AGL	ABOVE GROUND LEVEL		HOSE BIBB		CABLE BOX
F.P.	FOOTPRINT		CONTROL VALVE		CABLE PEDESTAL
	DECIDUOUS TREE		IRRIGATION CONTROL VALVE		UNDERGROUND CABLE MARKER
	LANDSCAPING		MANHOLE	—	TELECOMMUNICATIONS
	CONIFER TREE		RECLAIMED WATER	—	TELECOMMUNICATIONS PEDESTAL
	SQUARE METAL LID		WATER VAULT	TS	TRAFFIC POLE
	FUEL TANK LID		GAS VALVE		TRAFFIC SIGNAL
F.C.	FLAG POLE		GAS METER		TRAFFIC MANHOLE
	UNKNOWN MANHOLE		GAS MARKING		TRAFFIC SIGNAL BOX
	FROZEN MANHOLE		GAS PEDESTAL		TRAFFIC VAULT
	UNKNOWN VAULT		GAS MANHOLE		STOP SIGN
	UNKNOWN VAULT METAL	—G—	GAS LINE		SIGN
	UNKNOWN VALVE		PROPANE TANK		GUARD RAIL
●	MAIL BOX		UNDERGROUND OIL MARKER		FENCE
●	BOLLARD				
B.O.	BORE HOLE				
M.O.	MONITORING WELL				

THE SUBJECT SITE IS LOCATED WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 04013C1680L DATED NOVEMBER 16, 2013 (FIGURE 3). FLOOD ZONE X IS DEFINED AS:

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONING:	SIERRA VERDA PAD
VALVOLINE TRACT:	1.06 ACRES/ 46,056.99 SF
PERVIOUS COVER:	26,074.25 SF
IMPERVIOUS COVER:	19,982.74 SF
ADJACENT TRACT:	0.75 ACRES/ 33,066 SF
PERVIOUS COVER:	7,811 SF
IMPERVIOUS COVER:	25,255 SF
TOTAL DISTURBED:	0.94 AC
BUILDING	2,088 SF
PARKING REQUIRED:	8 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	9 (1 ACCESS. PARKING SPACES)
BIKE RACK REQUIRED:	4
BIKE RACK PROVIDED:	4

S1A CONCRETE STRAIGHT CURB PER VALVOLINE STANDARDS, PER DETAIL ON CIVIL PLANS

S1B INTEGRAL CURB & SIDEWALK PER VALVOLINE STD, PER DETAIL ON CIVIL PLANS.

S1C CURB AND GUTTER PER MAG STANDARDS, PER DETAIL ON CIVIL PLANS.

S2 TAPER CUT, PER DETAIL ON CIVIL PLANS.

S4 CURB CURB FROM 6" TO 0" OVER 10'.

S5A LIMITS OF SAWCUT AND PAVEMENT REMOVAL.

S5B TIE TO EXISTING CURB AND GUTTER.

S8A CONCRETE SIDEWALK (PER LOCAL CODES)

S10 SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES)

S10A SIDEWALK RAMP TYPE C, PER MAG STANDARDS. PER DETAIL ON CIVIL PLANS

S11 DETECTABLE WARNINGS-TRUNCATED DOMES

S15 DUMPSITER ENCLOSURE (PER ARCH. PLANS)

S16 ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)

S17 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS) PER DETAIL ON CIVIL PLANS.

S20 DO NOT ENTER STRIPING (PER LOCAL CODES)

S23 PARKING STALL STRIPING WHITE (PER LOCAL CODES)

S26A PEDESTRIAN CROSSWALK STRIPING

S27 RELOCATED FIRE HYDRANT (PER LOCAL CODES)

S27A FIRE DEPARTMENT CONNECTION (SEE ARCH. PLANS)

S28 FIRE LANE, PER DETAIL ON CIVIL PLANS.

S29 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)

S31 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)

S32 LANDSCAPE AREA (PER LANDSCAPE PLAN)

S35 "DO NOT ENTER" SIGN

S35A "DO NOT ENTER" PAVEMENT MARKINGS

S40 EXISTING PAVEMENT TO REMAIN.

S90 TREE PROTECTION FENCING, REFERENCE LANDSCAPE PLAN FOR DETAIL.

S92 TRAFFIC FLOW ARROW PAVEMENT MARKINGS. PER DETAIL ON CIVIL PLANS.

S94 BIKE RACK (REFER TO NOTE FOR NUMBER) DETAIL ON CIVIL PLANS.

S95 CONDENSING UNIT. REFER TO MECHANICAL PLANS.

S96 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.

S97 SPRINKLER RISER ROOM LOCATION, REFER TO ARCH ELEVATION PLANS.

S98 PARKING/DRIVEWAY SHALL BE PAVED.

S99 3 FT TALL SCREENING WALL. SCREENING WALL TO MATCH ADJACENT SCREENING WALL COLOR ON ADJACENT PROPERTY.

 PROPERTY LINE
 PROPOSED CURB & GUTTER
 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
 PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
 PROPOSED PARKING SPACES

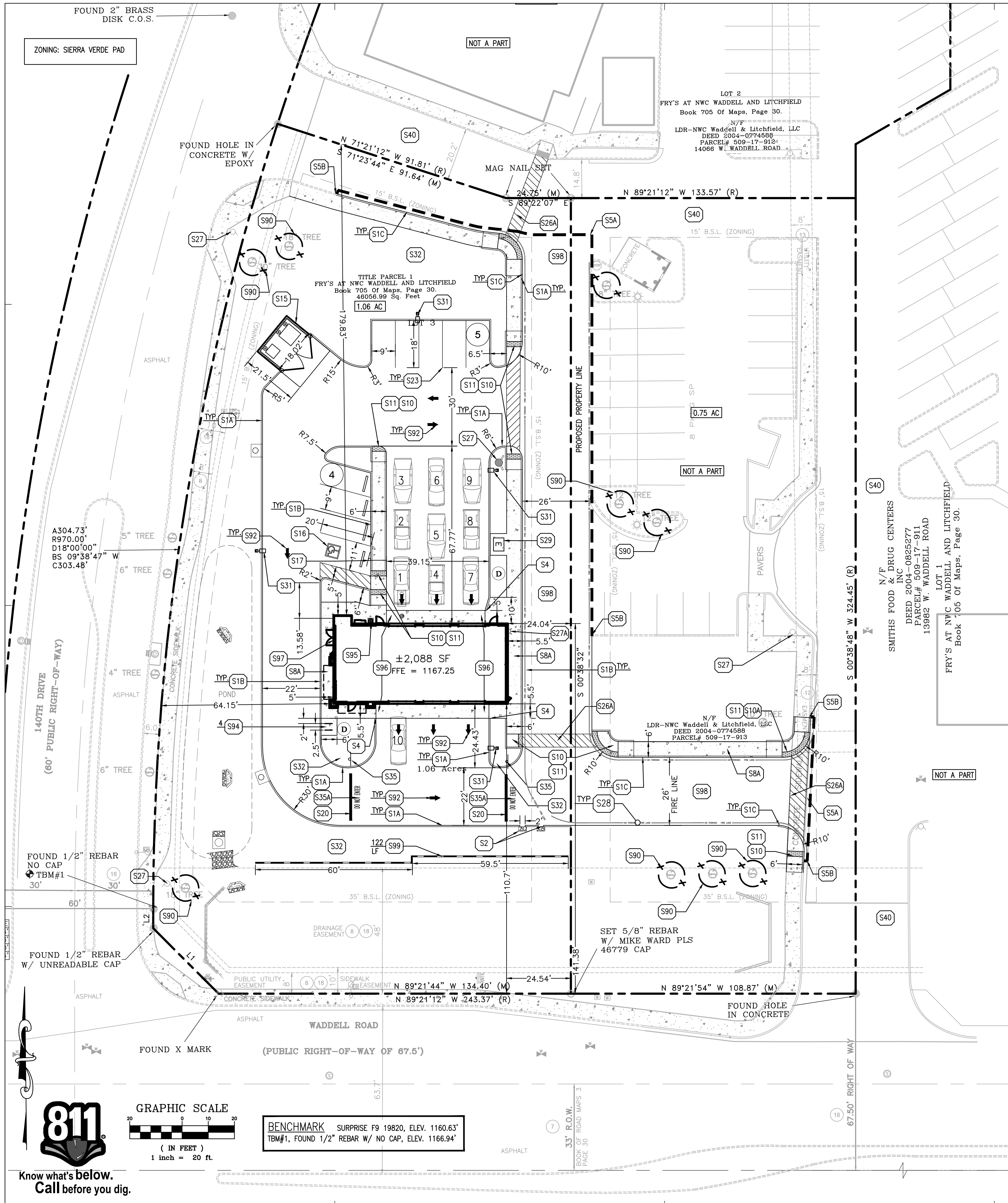
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKSMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC, DATED JANUARY 30, 2019.
15. ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. ALL SIGNS ARE UNDER A SEPARATE SIGN PERMIT.

DEVELOPER
VALVOLINE INSTANT OIL CHANG
KENT LUPTON
100 VALVOLINE WAY
LEXINGTON, KY 40509
BUS: (480) 261-8436

OWNER'S REP.
LDR-NWC WADDELL &
LITCHFIELD LLC
GARY D DAVIDSON
1130 E MISSOURI #850
PHOENIX, AZ 85014

ENGINEER
GREENBERGFARROW
RYAN SCOTT
7700 WINDROSE AVE, SUITE G3
PLANO, TX 75024
BUS: (913) 522-7999

ARCHITECT
GREENBERGFARROW
JOHN NASHED
92 EAST MAIN STREET, SUIT 41
SOMERVILLE, NJ 08876
BUS: (732) 537-0811



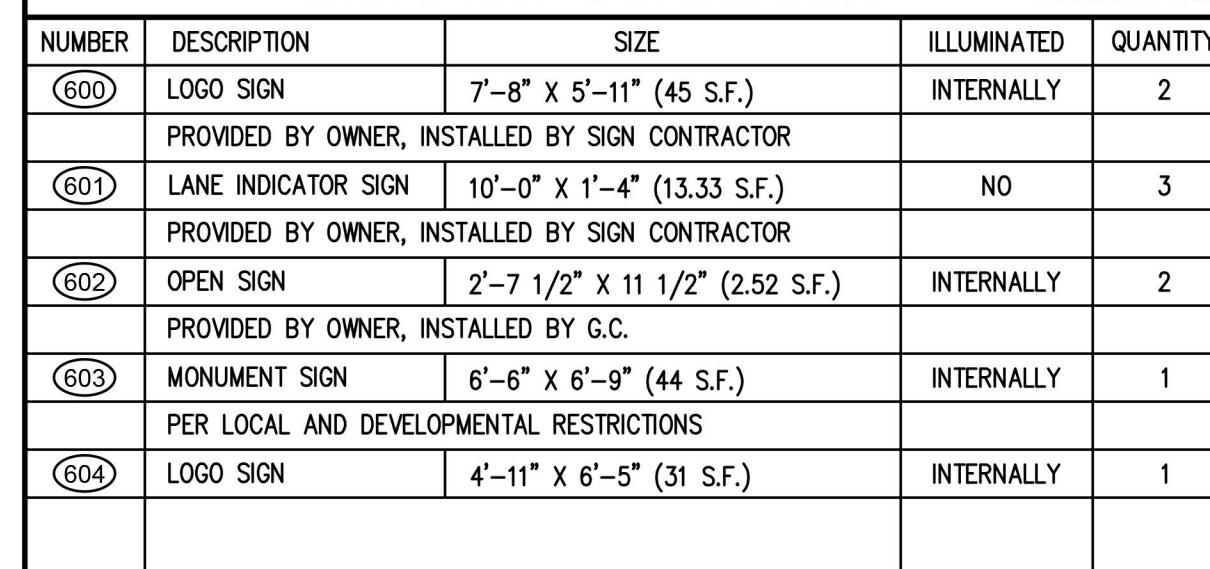
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Project No.	20191405.0
Scale	AS NOTED
Drawn	GF
Checked	RW
Professional In charge	STEPHEN ZELLNER
Drawing Title	

Drawing No.

Page 20 of 9



Memorandum

March 20, 2020

To: Lorraine Nevarez Planning Project Coordinator City of Surprise Community Development 16000 N. Civic Center Plaza Surprise, AZ 85374 (623) 222-3154	Project Valvoline Instant Oil Change Project # FS20-045 From Lori Gafner, Development Manager, GreenbergFarrow 970-980-9688 lgafner@greenbergfarrow.com Re Participation Report
--	--

01

Participation Report for Valvoline Instant Oil Change

Date: March 20, 2020

Overview: This report provides the results of Valvoline Instant Oil Change's citizen participation efforts. The proposed site is located at 13954 W. Waddell Rd, Surprise, AZ 85379. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contacts:

Kent Lupton, Project Manager Pre-Construction, Valvoline Instant Oil Change
480-261-8436 | kent.lupton@valvoline.com
Valvoline, 100 Valvoline Way
Lexington KY 40509 USA

Lori Gafner, Development Manager, GreenbergFarrow
970-980-9688 | lgafner@greenbergfarrow.com
201 East 4th Street
Loveland, CO 80537

Neighborhood Meeting: Valvoline Instant Oil Change hosted on Neighborhood Meeting on Wednesday, March 18, 2020 at 6:00 pm at Marley Park Elementary School (15042 W Sweetwater Ave, Surprise, AZ 85379). The neighborhood participation meeting provided an opportunity for citizens and agencies to learn about the proposed project, ask questions, raise concerns, and receive feedback. A sign-in list was provided, as well as comments sheets. Kent Lupton, representative from Valvoline, attended the meeting.

Site plans/elevations were provided as handouts for references during the meeting and large copies (24x36) of both were displayed for ease of conversation.

Prior to the Neighborhood Meeting, the City of Surprise sent public notice letters to individuals in the area who would be impacted by the proposed development. Valvoline Instant Oil Change also posted signage on the property (pictures previously provided to the City of Surprise, also attached to this report). Both outreach methods provided specific information for the Neighborhood Meeting (date, time, location, etc.).

Summary of Concerns, Issues, and Problems:

There were no (zero) citizens in attendance at the meeting. We received no (zero) comment cards, (template attached), nor were either Kent Lupton or Lori Gafner contacted through email or phone.

Summary of concerns, issues, and problems: N/A

How concerns, issues, and problems were addressed: N/A

Concerns, issues, and problems which were not addressed: N/A

Attached:

- Signage/Posting Pictures

End of Memorandum



CITY OF SURPRISE

Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS20-045

Applicant Name: _____

Location: Northeast corner of Waddell Road and 140th Drive

Date Site Posted: March 2nd, 2020 sign modified: March 3rd, 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 3/3/2020
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 3rd day of March, 2020, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10.25.20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).



Shirley Phan

From: CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE <reggie.christianson.1@us.af.mil>
Sent: Friday, August 30, 2019 1:39 PM
To: Allysa Robinson
Cc: 56 FW/CIT Community Initiative
Subject: RE: CR19-629 Valvoline Instant Oil Change Concept Review Meeting (APN 509-17-913)
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Allysa,

Thank you for the opportunity to provide comments on the Valvoline Instant Oil Change project. The site is approximately 79,117 S.F. and is located at 13954 West Waddell Road in Surprise, AZ. The application is to build a 4,174 S.F. building with three drive thru service bays and a basement for a Valvoline Instant Oil Change facility. The site is located within 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.

Note: we have recently changed where applications should be sent. In the future, please send all correspondence to: 56FW.cit.communityinitiative@us.af.mil.

Respectfully,
Reg

Reggie A Christianson

Strategic Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-6115
DSN: 896-6115

-----Original Appointment-----

From: Allysa Robinson
Sent: Tuesday, August 27, 2019 3:35 PM
To: Amy Peterson; Armando Lopez; Brigham Bennett; Chris Boyd; Christine Nunez; Cindy Coen; Dana Owsiany; David Mobley; Ellen VanRiper; Fred Stevens; Heather Donaldson; Hobart Wingard; James Stewart; Jamie Sullivan; Jeffrey Rallo; Jennifer Davidson; Joe Garza; John McFarland; Joseph Zak; Joshua Mike; Keith Tanner; Kelsey Lamphier; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Lee Lambert; Lloyd Abrams; Lorraine Nevarez; Maolin Zheng; Marcia Sorensen; Martin Lucero; Mike Gent; Nuning Lemka; Paul Frie; Peter Pervi; Randy De La Garza; Renee Fugiel; Robert Kuhfuss; Ron Dry; Sergio Angulo; Shirley Phan; Stephen Chang; Steven Stuart; Tracie Busby; Travis Samuelson; Warren Bert; Greg Welch
Cc: 'Bob Woodring - TEMPX'; 'Chris Cain - MWD'; Christina Betz; Daniel Trujillo; 'Debbie Trasancos - MWD'; 'Don Romero - USPS'; Donna Miller; 'Ernest (USPS)'; 'Ibeth - USPS'; Joseline Castaneda; 'Kevin Shipman'; 'Leslie - MWD'; 56 FW/CIT Community Initiative; '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'

Subject: [Non-DoD Source] CR19-629 Valvoline Instant Oil Change Concept Review Meeting

When: Thursday, September 19, 2019 8:45 AM-9:15 AM (UTC-07:00) Arizona.

Where: #Conference Room - CH 1F N1-150 Lobby

CR19-629 Valvoline Instant Oil Change

13954 W. Waddell Road

APN: 509-17-913

Applicant is requesting :

- Information on CUP, process, etc.
- Comments on elevations
- Potential issues, if any

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.
0.1

27 Aug 2019 22:34:37 -0000

Shirley Phan

From: DAN CAMERON [REDACTED]
Sent: Monday, March 30, 2020 11:04 AM
To: Shirley Phan
Subject: Condition Use Permit (Case FS20-045) Minor Automobile Service Center

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Good morning Shirley,

Thank you for returning my telephone call. I received your message regarding the Citizen Review Meeting. My family and I have serious concerns about having an auto repair shop directly across from our home. As you may know, the last Conditional Use Permit for this site was a car wash. At that time we attended the review meeting and expressed our opposition to the project. The city planner and the City of Surprise apparently agreed as the project was scrapped.

Our only concern is noise. From our house, we can hear all traffic noise from both Waddell and 140th Drive. We accepted normal traffic noise as a cost of living in this location, however, we believe that the city should be sensitive to the fact that the proposed business will be operating adjacent to a residential neighborhood and next door to a hospice facility. I am very aware of the noises emanating from an auto repair shop: employees shouting instructions, hydraulic equipment and power tools in operation, cars with bad mufflers idling in the parking lot, etc, etc.

It is for these reasons that we are in strong opposition to this proposed Conditional Use Permit and hope that City of Surprise agrees and rejects this proposal. If there are future meetings, please keep us informed. If you have questions or would like to discuss the matter further, please feel free to contact me.

Thanks again Shirley and have a great day!

Dan Cameron
[REDACTED]
[REDACTED]



FS20-045

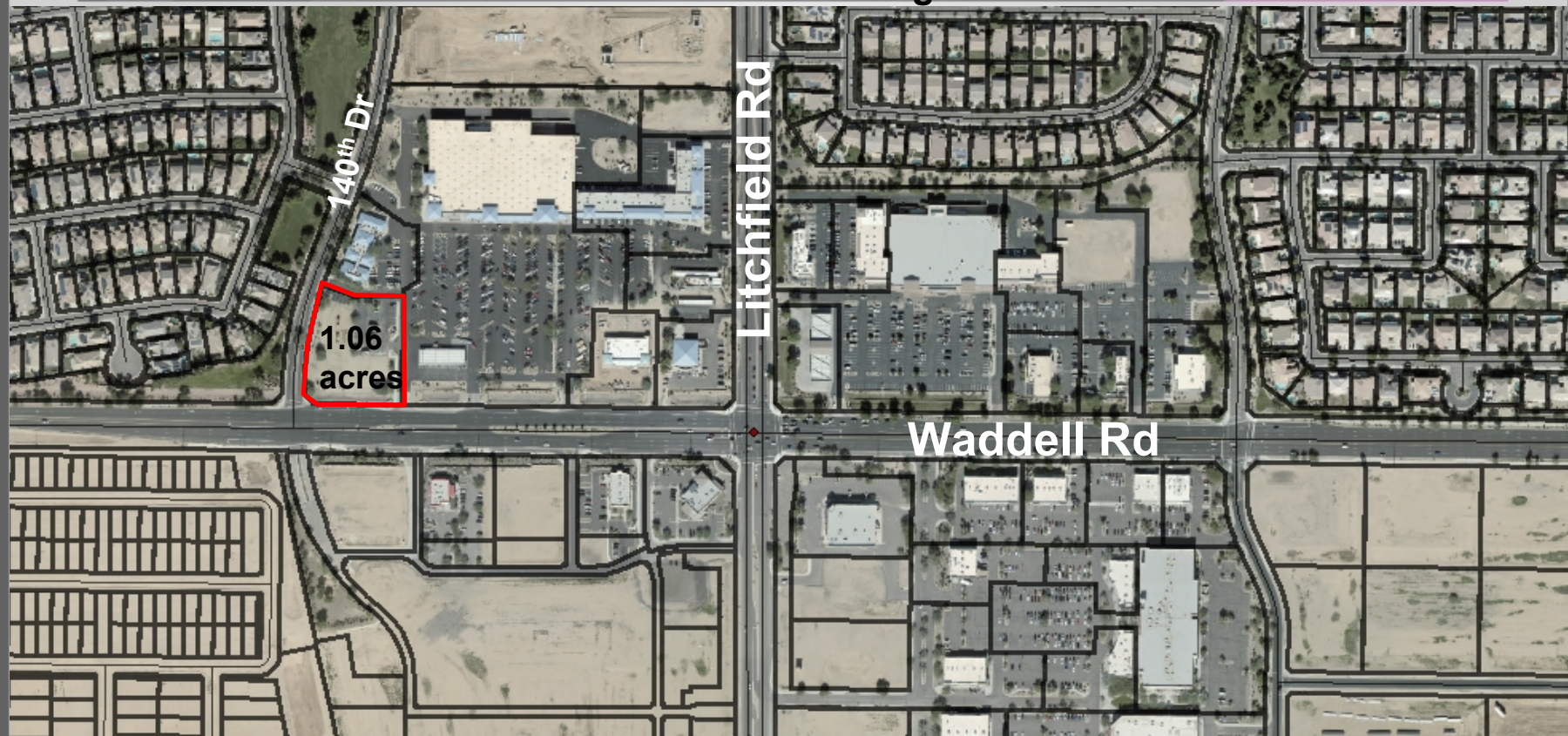
Valvoline Instant Oil Change- CUP Rehearing

Planning & Zoning Commission

October 1, 2020

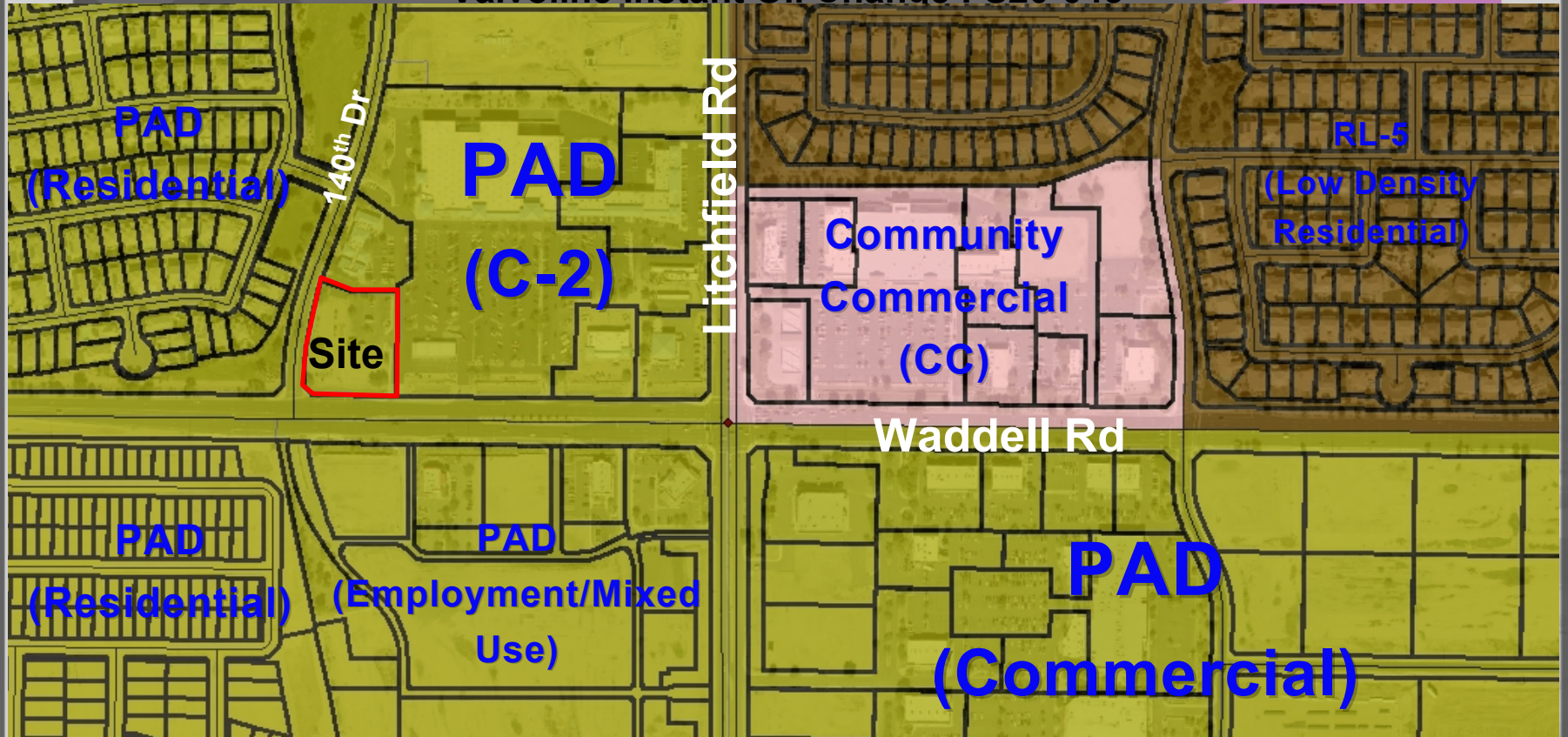
Vicinity MAP

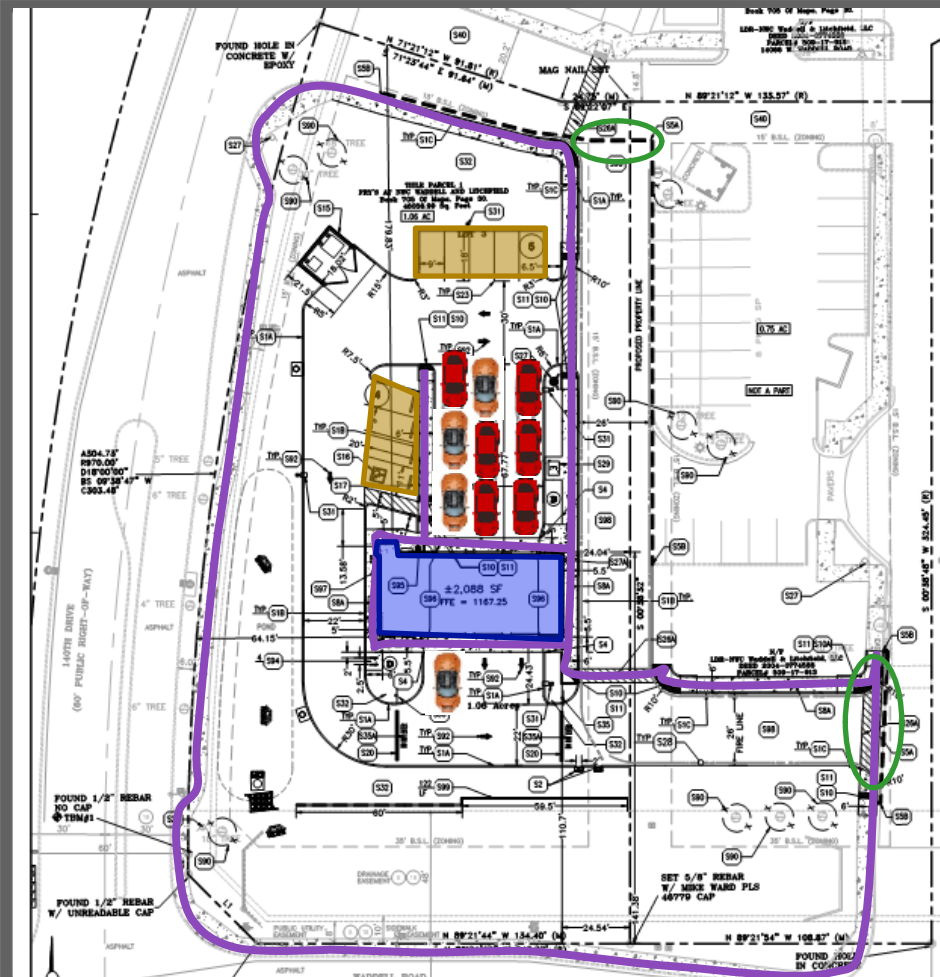
Valvoline Instant Oil Change FS20-045



Case Map

Valvoline Instant Oil Change FS20-045



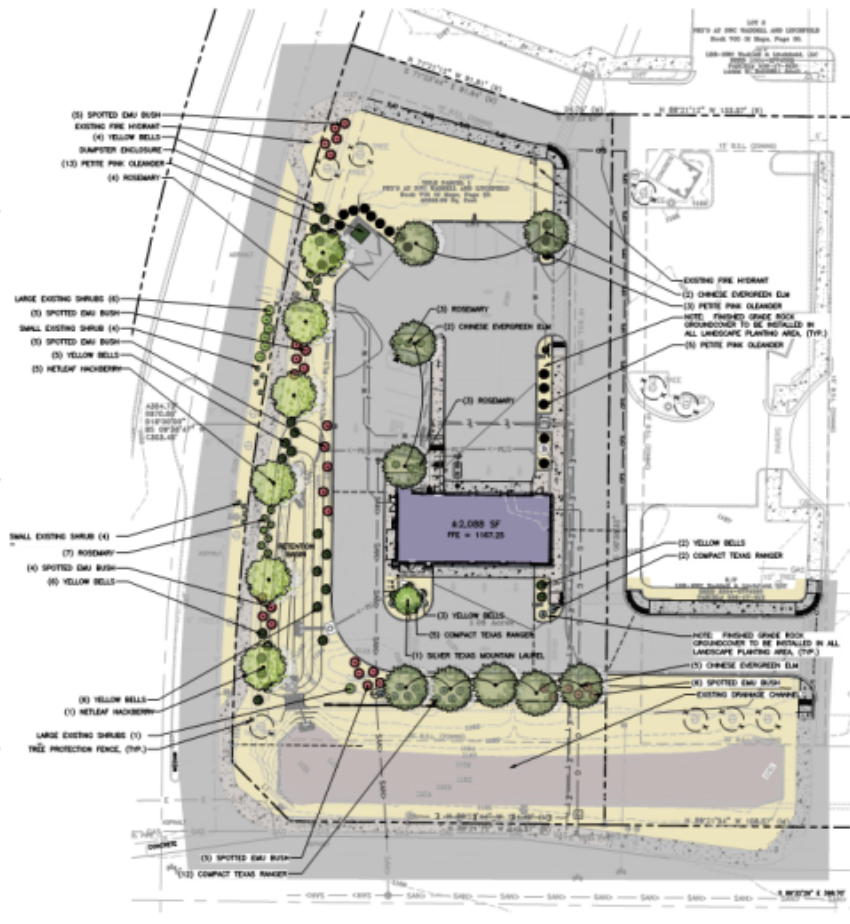


Title 17:

1. All services and repair within an enclosed building
2. Outdoor storage & display is not permitted
3. All buildings screened from residential zoning
4. Parking shall be paved
5. No manufacturing, compounding, processing, or treatment of product

Site Plan

Landscape Plan



PLANT SCHEDULE

TREES

BOTANICAL / COMMON NAME



Celtis reticulata / Netleaf Hackberry
7' clear

Sophora secundiflora 'Silver Sierra' TM / Silver Texas Mountain Laurel
MULTI-TRUNK

Ulmus parvifolia 'Sempervirens' / Chinese Evergreen Elm
7' Clear

SHRUBS

BOTANICAL / COMMON NAME



Eremophila maculata 'Valentine' / Spotted Emu Bush
FULL WELL ROOTED IN POT



Leucophyllum frutescens 'Compacta' / Compact Texas Ranger
FULL WELL ROOTED IN POT



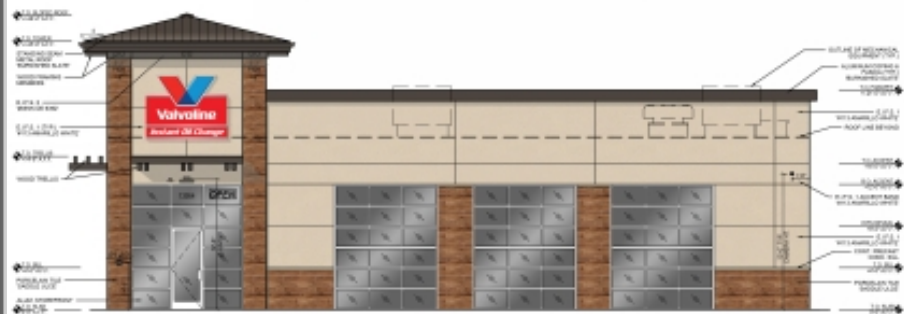
Nerium oleander 'Petite Pink' / Petite Pink Oleander
FULL WELL ROOTED IN POT



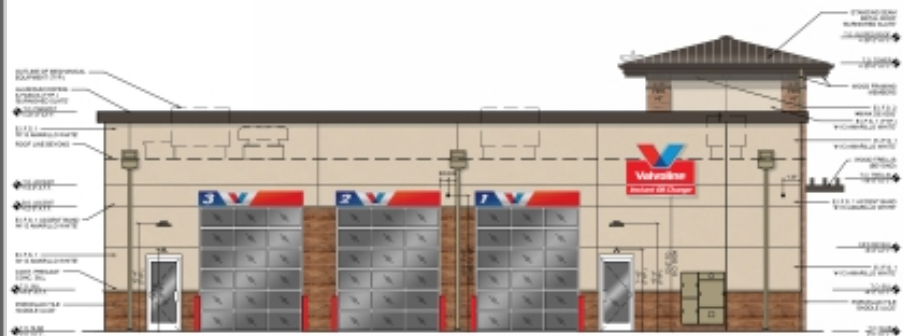
Rosmarinus officinalis / Rosemary
FULL WELL ROOTED IN POT



Tecoma stans angustata / Yellow Bells
FULL WELL ROOTED IN POT



1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

Elevation



CITIZEN OUTREACH

- Outreach meeting held March 18, 2020
 - No concerns voiced
- Subsequent email received from area resident who expressed opposition due to noise

STAFF RECOMMENDATION

Staff Recommendation:

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



QUESTIONS OR COMMENTS?

Thank You

- **A. Development and use of the site shall be consistent with the Site Plan entitled “Valvoline Instant Oil Change” consisting of one (1) sheet prepared by Greenberg Farrow and stamped received June 22, 2020.**
- **B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Valvoline Instant Oil Change” consisting of six (6) sheets prepared by Greenberg Farrow and stamped received June 22, 2020.**
- **C. Building elevations shall be consistent with the Elevations entitled “Valvoline Instant Oil Change” consisting of one (1) sheet prepared by Arrington Watkins Architects and stamped received June 22, 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: October 1, 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 or disapproval of a Site Plan for Parkview Townhomes at Stadium Village within the Orchards PAD, generally located on the southeastern corner of Parkview Place and Young Street. (FS19-873)

Motion:

I move to approve/deny a Site Plan for Parkview Townhomes at Stadium Village, generally located on the southeastern corner of Parkview Place and Young Street.

Background:

Dane Astle of Edifice on behalf of Surprise AL Partners seeks approval of a Site Plan to allow for a 27-unit townhome community on 1.90 acres within Stadium Village at the Orchards PAD. A subsequent final plat will individually plat each townhome lot. Site improvements will include 27 townhome units, paving, sidewalks, pool amenity, 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 - FS19-873 - Parkview Townhomes SP - PZ Staff Report - 100120
 2. 01 - FS19-873 - Parkview Townhomes SP - Vicinity Map - 100120
 3. 02 - FS19-873 - Parkview Townhomes SP - Case Map - 100120
 4. 03 - FS19-873 - Parkview Townhomes SP - Site Plan - 100120
 5. 04 - FS19-873 - Parkview Townhomes SP - Elevations - 100120
 6. 05 - FS19-873 - Parkview Townhomes SP - Landscape - 100120
 7. PP - FS19-873 - Parkview Townhomes SP - PZ PowerPoint - 100120
-



SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS19-873
2		
3	Project Name:	Parkview Townhomes at Stadium Village
4		
5	Council District:	5 – Palm
6		
7	Meeting Date:	October 1, 2020
8		
9	Planner:	Hobart Wingard, Planner II
10		
11		
12	Owner:	Surprise AL Partners
13		
14	Applicant:	Dane Astle of Edifice
15		
16	Request:	Site Plan approval for a 27-unit townhouse neighborhood
17		within the Orchards Planned Area Development (PAD)
18		
19	Site Location:	Generally, on the southeastern corner of Parkview Place and
20		Young Street
21		
22	Site Size:	Approximately 1.90 acres
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
25		
26	Support/Opposition:	None received by staff
27		
28	Staff Recommendation:	Staff recommends the Commission approve the proposed Site
29		Plan for Parkview Townhomes at Stadium Village subject to
30		Stipulations “A” through “E.”
31		
32		
33		
34		
35		
36		
37		
38	<u>PROJECT DESCRIPTION:</u>	
39		

Dane Astle of Edifice on behalf of Surprise AL Partners seeks approval of a Site Plan to allow for a 27-unit townhome community on 1.90 acres within Stadium Village at the Orchards PAD. A subsequent final plat will individually plat each townhome lot. Site improvements will include 27 townhome units, paving, sidewalks, pool amenity, and landscaping.

EXISTING ZONING:

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



The Orchards PAD Commercial Office	The Orchards PAD Vacant Mixed Use	The Orchards PAD Vacant Mixed Use
The Orchards PAD Low Density Residential	The Orchards PAD	The Orchards PAD Assisted Living Facility
The Orchards PAD Low Density Residential	The Orchards PAD Medical Facility	The Orchards PAD Multi-Family Residential

BACKGROUND:

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

September 11, 1997: The Mayor and City Council approved a PAD for The Orchards, under case PAD96-102.

July 11, 2002: The Mayor and City Council approved a PAD amendment that created the mixed-use zoned Stadium Village under case PADA02-004.

November 7, 2019: A Concept Review meeting was held for the current proposal under case CR19-735.

61 **December 20, 2019:** The applicant submitted a request for a Site Plan for Parkview
62 Townhomes at Stadium Village under Case FS19-873, the subject case.

63 **August 20, 2020:** An administrative PAD Amendment to provide development standards was
64 approved by the Community Development Director and City Engineer.

65
66 **ANALYSIS AND DISCUSSION:**
67

68 The subject request involves the development of a townhome community parceled for separate
69 ownership. The subject community includes 27 units on approximately 1.90 acres of land. Each
70 Townhouse unit consists of a two-story unit of approximately 1,980 square feet including a parking
71 garage for two (2) cars. The site is located at the on the southeastern corner of Parkview Place and
72 Young Street within the Stadium Village portion of the Orchards PAD.

73
74 Primary access to the site is from Parkview Place. A secondary emergency vehicle only access is
75 provided along the northern edge of the site on Young Street. Parking requirements for the
76 community are regulated at 2.25 spaces per unit. At 27 units, the subject project requires a minimum
77 of 61 parking spaces, 54 garage spaces and seven (7) visitor spaces to provide the required amount
78 of vehicle spaces.

79
80 Consistent with the existing architecture of Stadium Village, the townhouse structures will conform
81 to the requirements of the Orchards PAD. The proposed style is modern. The townhomes exterior is
82 a combination of white-stained masonry façade with charcoal-color stucco accents, accent paneling,
83 and black anodized framed window systems.

84
85 Concurrent with this request, a final plat that will individually plat each of the units and separate this
86 project from the assisted living facility to the east will be heard by the City Council. Condition "D"
87 provides that the site plan for Parkview Townhomes is considered not approved until which time the
88 Final Plat for the facility, Case FS20-079, is approved by the City Council.

89
90 Landscaping for the facility is comprised entirely of desert adapted low water use plant material that
91 will complement the structure while providing an aesthetically pleasing environment for the multi-
92 family community. A community pool is included for the development. Turf is being provided along
93 Parkview to expand the recreation area created by the pool. All walls will consist of decorative block
94 that match the primary theme of the center.

95
96
97
98
99
100
101 **UTILITY AND SERVICES TABLE:**
102

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

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area within the Surprise Center District, which supports multi-family uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

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

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Orchards PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, Case FS19-873, subject to stipulations 'A' through 'E' as outlined below:

- A. Development and use of the site shall be consistent with the Site Plan entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received August 5, 2020.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received July 16, 2020.
- C. Building elevations shall be consistent with the Elevations entitled "Stadium Edge Residential Development" consisting of one (1) sheet prepared by Edifice and stamped received March 18, 2020.
- D. The site plan for Parkview Townhomes is considered not approved until which time the Final Plat for the facility, Case FS20-079, is approved by the City Council.
- 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 Map
- 02 - Case Map
- 03 - Site Plan
- 04 - Elevations
- 05 - Landscape Plan

VICINITY MAP

FS19-873
Parkview Townhomes



CASE MAP

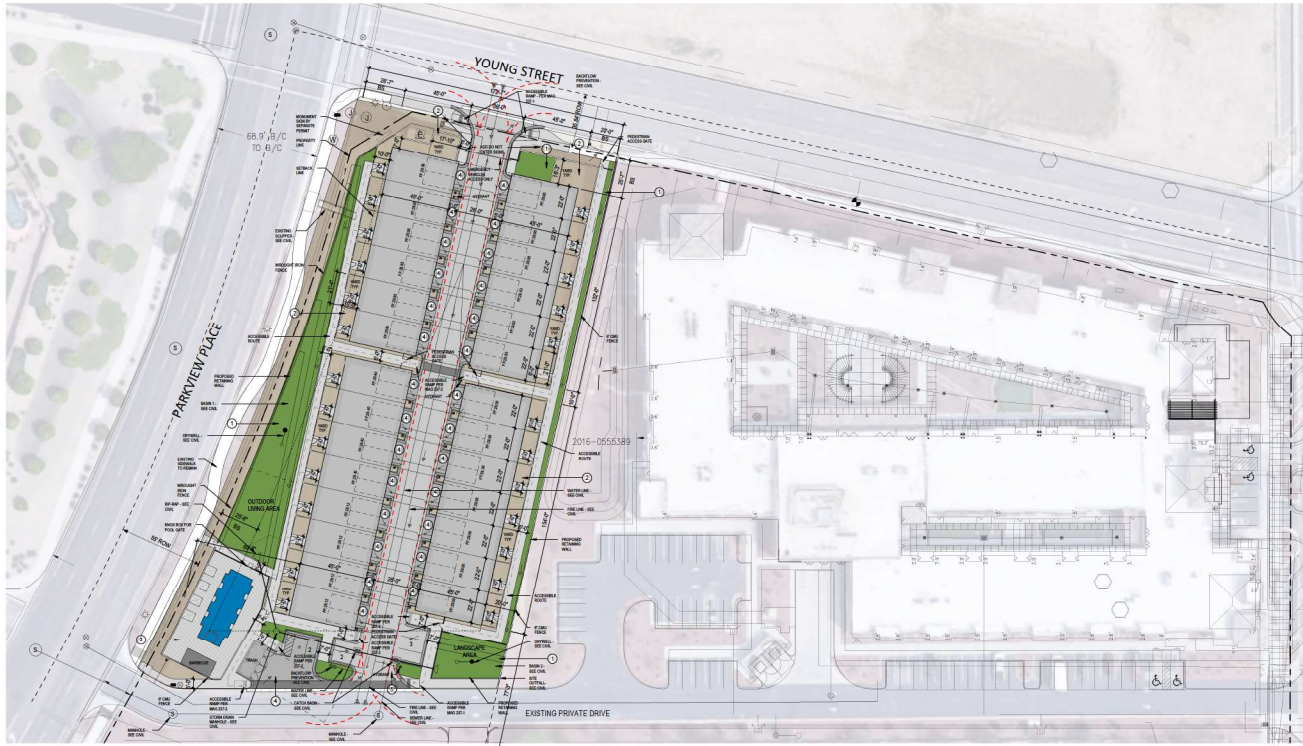
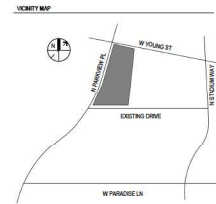
FS19-873
Parkview Townhomes



SITE INFORMATION

APR: 09-10-738
 LOT SIZE: 5.77 ACRES (251,358 SF)
 CASE NUMBER: F19-873
 EXISTING ZONING: MUAD
 ZONING DESIGNATION: MUAD
 TOTAL UNITS: 37
 PARKING PROVIDED:
 PARKING REQUIRED: 27 UNITS x 2.25 = 61
 GARAGES PROVIDED: 54
 PARKING STALLS PROVIDED: 7
 TOTAL PARKING PROVIDED: 61

KEY VALUE	KEYNOTE TEXT
1	GRASS
2	LANDSCAPE ROCK
3	COOLDECK OVER CONCRETE
4	CONCRETE
5	ASPHALT



1 SITE PLAN
 1" = 30'-0"



STADIUM EDGE
 RESIDENTIAL DEVELOPMENT
 F19-873
 1500 W. Overlook Rd.
 Gilbert, AZ 85233
 T 480.580.1119
 Contact: Tony Jule

PROJECT TEAM
 ARCHITECT
 1500 W. Overlook Rd.
 Gilbert, AZ 85233
 T 480.580.1119
 Contact: Tony Jule

DESCRIPTION DATE
 DEVELOPMENT
 REVIEW 011
 SUBMITTAL 08/05/20

ARCHITECTURAL
 SITE PLAN
AS-101



STADIUM EDGE
RESIDENTIAL DEVELOPMENT
F819-873
1000 N. 10th Avenue, Suite 100
Phoenix, AZ 85004
Contact: Dana Ayala

PROJECT TEAM
EDFICE
Architect
878 N. McDowell Rd.
Suite 100
Gilbert, AZ 85233
760.585.1118
Contact: Dana Ayala

DESCRIPTION DATE
DEVELOPMENT REVIEW AND SUBMITTAL 03/15/2020
6 UNIT ELEVATION COLOR
AE-212

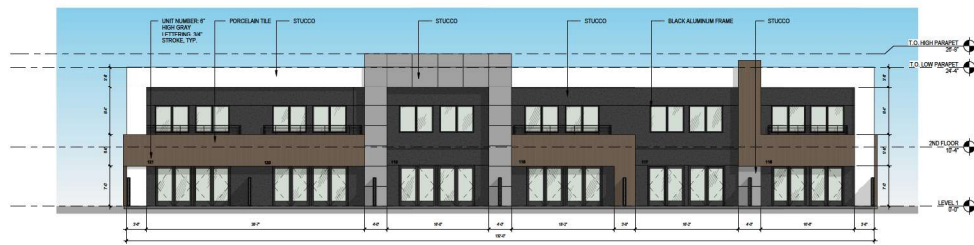
CASE NUMBER F819-873

GENERAL NOTES EXTERIOR ELEVATIONS

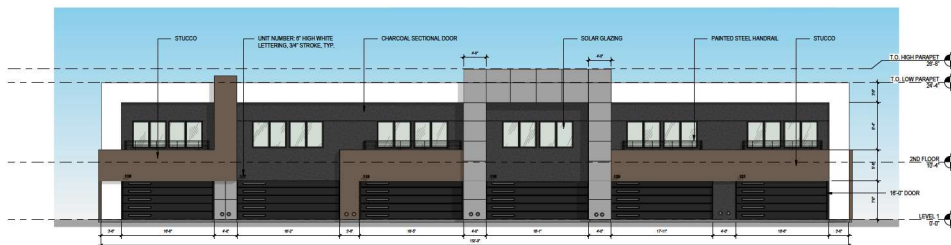
1. ALL STUCCO TO BE SAND FINISH, TYP.
2. ALL GLAZING TO BE INSULATED, LOW E
3. ALL PARAPET CAP AND ANY TRIM MATERIAL SHALL BE PRE-FINISHED METAL, FROM MANUFACTURER'S STANDARD COLORS
4. ROOF ACCESS LADDERS TO BE ATTACHED TO BUILDING USING METAL RECOMMENDATIONS. COLOR TO MATCH ADJACENT BUILDING MATERIAL. PROVIDE CONCRETE PAD UNDER EACH LADDER EXTENDING 1'-0" ON EACH SIDE AND MIN. 2'-0" AT ACCESS POINT.
5. ROOF TOP PARAPETS, WITH ALL MECHANICAL EQUIPMENT, COMMUNICATION ANTENNAE AND ANY OTHER MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE LOCATED AWAY FROM PUBLIC VIEW AND SCREENED IN A MANNER SO AS NOT TO BE VISIBLE FROM ANY ANGLE OR ANY HEIGHT OUTSIDE THE BUILDING. PARAPET WALL HEIGHT SHALL BE EQUAL TO OR GREATER THAN THE HEIGHT OF ANY MECHANICAL EQUIPMENT TO FULLY SCREEN FROM VIEW.
6. SIGN BY SEPARATE PERMIT.

EXTERIOR ELEVATION LEGEND

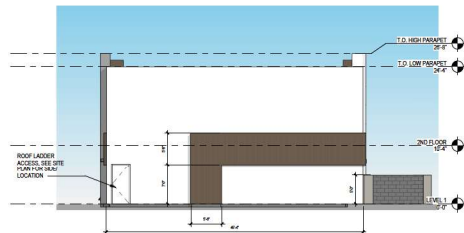
- | | |
|---|---|
| A | STUCCO SYSTEM - FROM MFR STANDARD COLORS |
| B | GRAY STUCCO SYSTEM - FROM MFR STANDARD COLORS |
| C | BLACK WINDOW AND DOOR FRAMES |
| D | WOOD-LIKE PORCELAIN TILE - FROM MFR STANDARD COLORS |
| E | WHITE STUCCO SYSTEM - FROM MFR STANDARD COLORS |
| F | STUCCO SYSTEM - FROM MFR STANDARD COLORS |



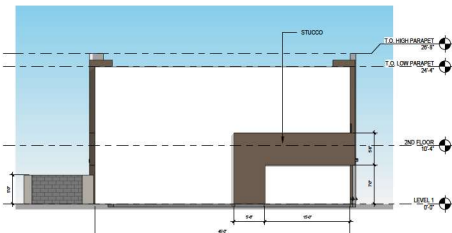
1 PRESENTATION ELEVATION 6 UNIT YARD SIDE
1/8" = 1'-0"



2 PRESENTATION ELEVATION 6 UNIT GARAGE SIDE
1/8" = 1'-0"



3 PRESENTATION ELEVATION 6 UNIT SIDE 1
1/8" = 1'-0"



4 PRESENTATION ELEVATION 6 UNIT SIDE 2
1/8" = 1'-0"

PROJECT TEAM

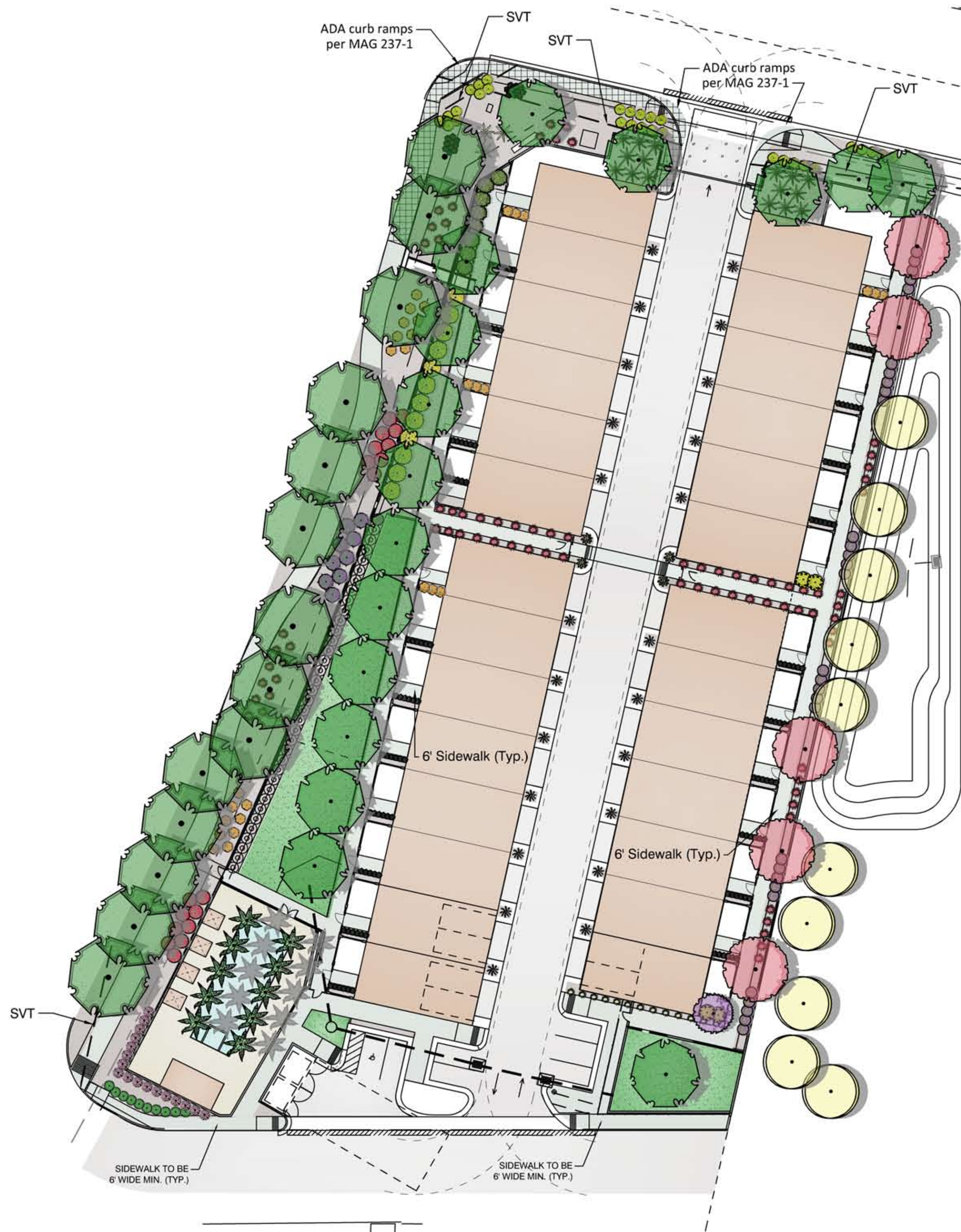
EDIFICE
Architect
876 N MCQUEEN RD
SUITE 108
GILBERT, AZ 85233
T. 480.580.1116
Contact: Dane Astle

DESCRIPTION DATE

DEVELOPMENT REVIEW
12/09/19

PRELIMINARY
LANDSCAPE PLAN

L1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Callia secundiflora Texas Mountain Laurel	24" Box	1
	Citrus x aurantium Sour Orange	24" Box	26
	Dalbergia sissoo Rosewood	Existing	14
	Parkinsonia x "Desert Museum" Desert Museum Palo Verde	Existing	10
	Quercus virginiana "Heritage" Heritage Southern Live Oak	24" Box	17
	Washingtonia filifera California Fan Palm	24" Box	10
	x Chitalpa tashkentensis "Pink Dawn" Pink Dawn Chitalpa	24" Box	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave desmettiana Dwarf Century Plant	5 gal.	23
	Carissa macrocarpa "Boxwood Beauty" Beauty Natal Plum	5 gal.	10
	Dasyliiron longissimum Toothless Desert Spoon	5 gal	16
	Dodonaea viscosa "Purpurea" Purple Leafed Hopseed Bush	5 gal	8
	Eremophila maculata "Valentine" Valentine Bush	5 gal	18
	Euphorbia antisyphilitica Candelilla Euphorbia	5 gal	13
	Hesperaloe funifera New Mexico False Yucca	5 gal	3
	Hesperaloe parviflora "Brakelights" TM Brakelights Red Yucca	5 gal.	4
	Justicia spicigera Mexican Honeysuckle	5 gal	30
	Lantana montevidensis Trailing Lantana	1 gal	30
	Leucophyllum frutescens "Compacta" Compact Texas Ranger	5 gal	9
	Muhlenbergia capillaris "Regal Mist" TM Regal Mist Deer Grass	5 gal	79
	Rhaphiolepis indica Indian Hawthorn	5 gal.	17
	Ruellia penninsularis Wild Petunia	5 gal	31
	Tecoma stans angustata Yellow Bells	5 gal	12
	Tetrameuria acaulis Angelita Daisy	1 gal	146
	Wedelia trilobata Wedelia	1 gal.	4
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	Cynodon dactylon "Midiron" Bermuda Grass		4,677 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CONCRETE CURB DESCRIPTION	QTY
	C-101 New Mowstrip	17 lf
SYMBOL	ROCK DESCRIPTION	QTY
	K-02 3/4" Screened Express Carmel Decomposed Granite at 2" depth. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	15,972 sf

NOTE:

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

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.



FS19-873

Parkview Townhomes at Stadium Village

Planning and Zoning Commission – October 1, 2020

VICINITY MAP

FS19-873
Parkview Townhomes



CASE MAP

FS19-873
Parkview Townhomes



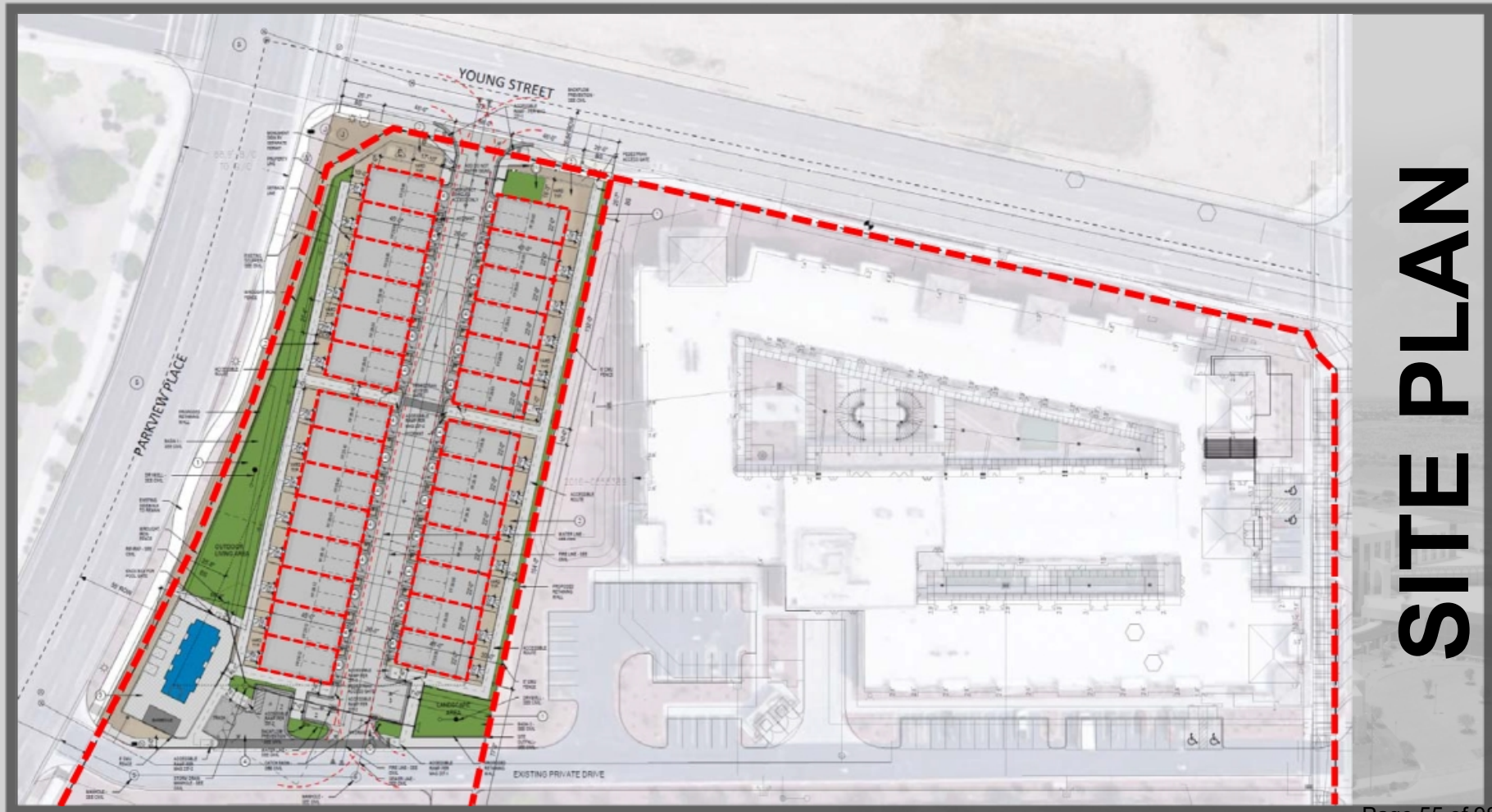
ZONING MAP

FS19-873
Parkview Townhomes





SITE PLAN



SITE PLAN



SITE PLAN

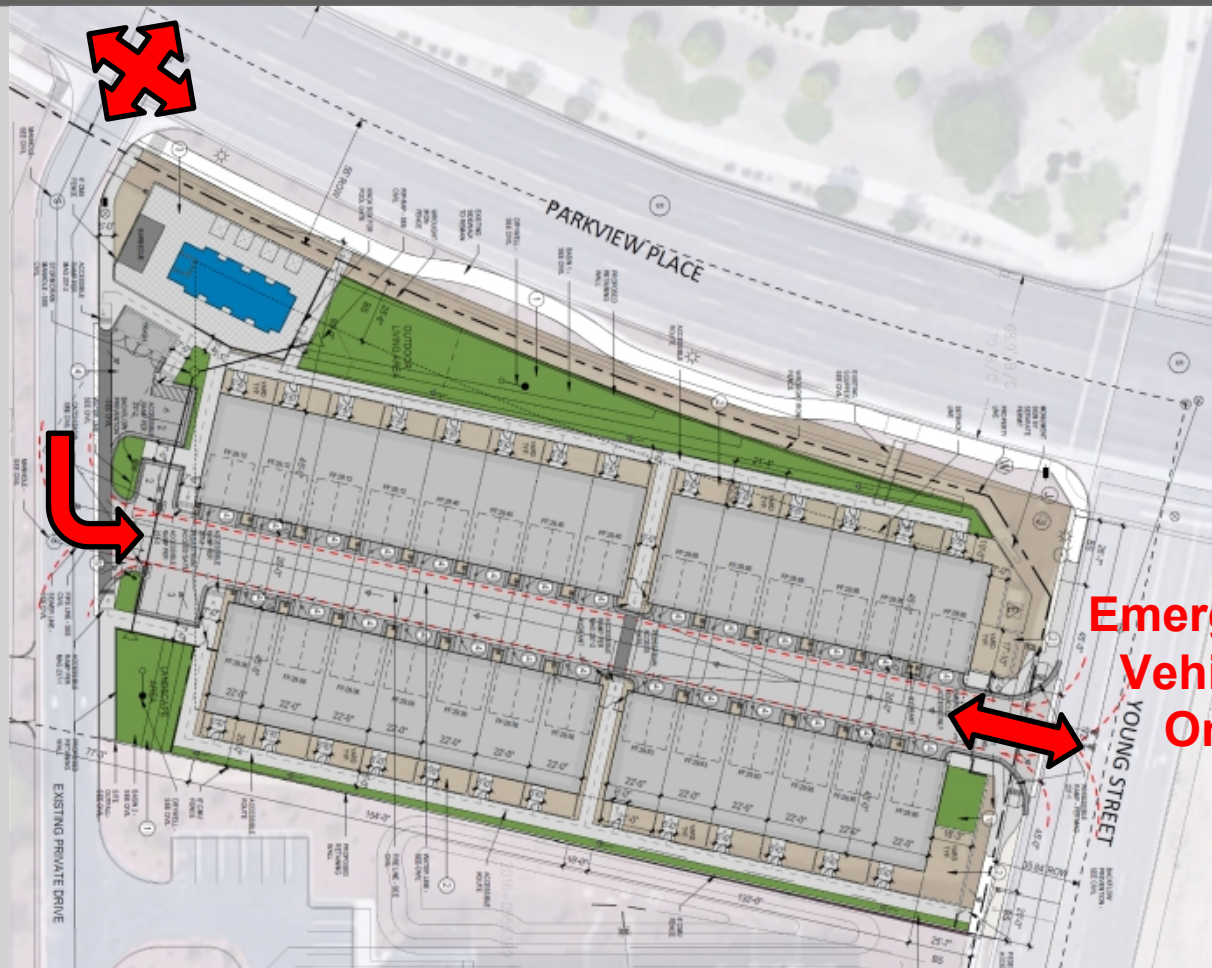
SITE DATA
1.90 Acres
27 Units

SITE PLAN



**Emergency
Vehicles
Only**

ACCESS

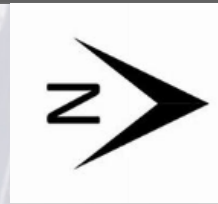


SITE PLAN



PARKING

2.25 Spaces per Unit
 $2.25 \times 27 = 61$



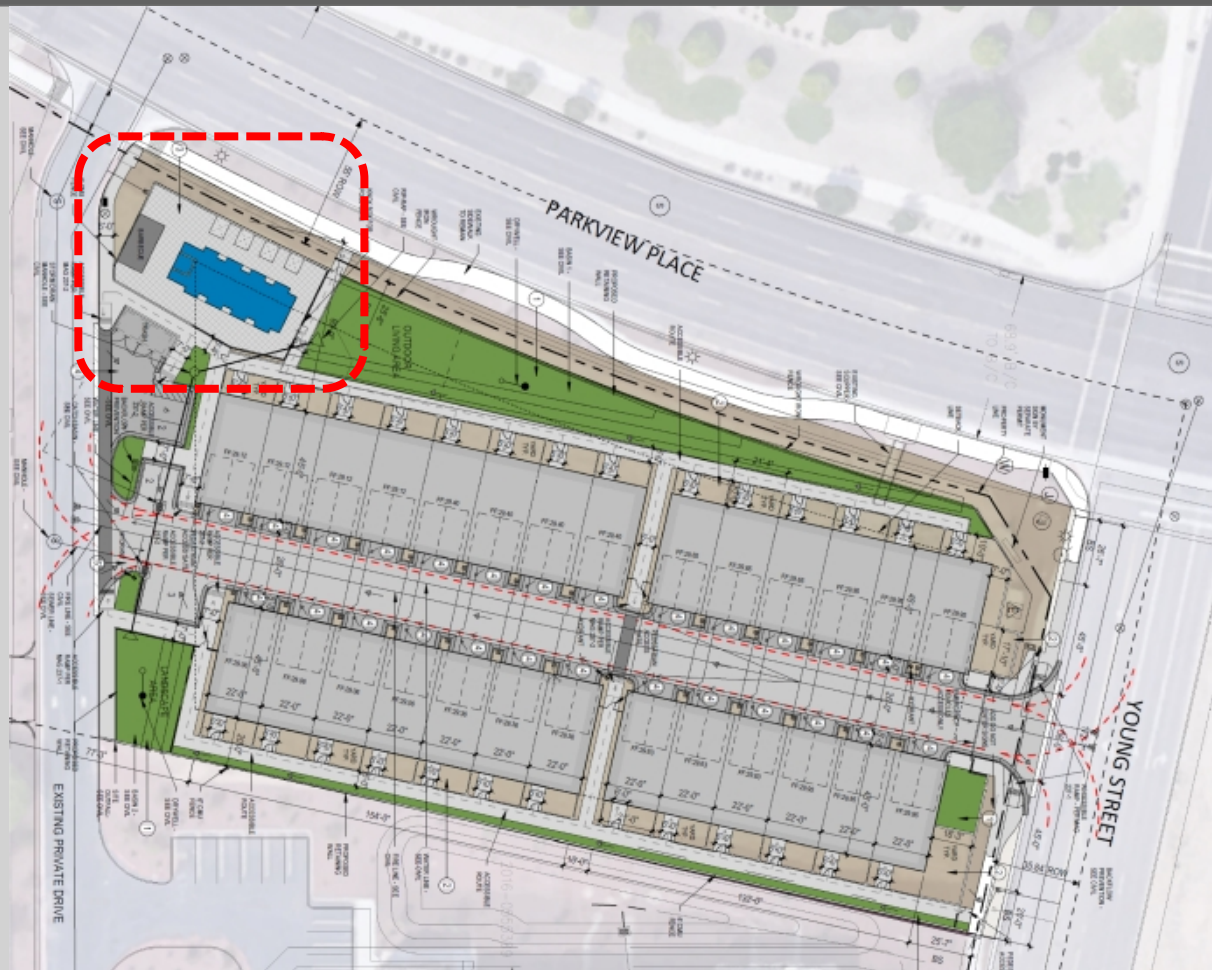
SITE PLAN

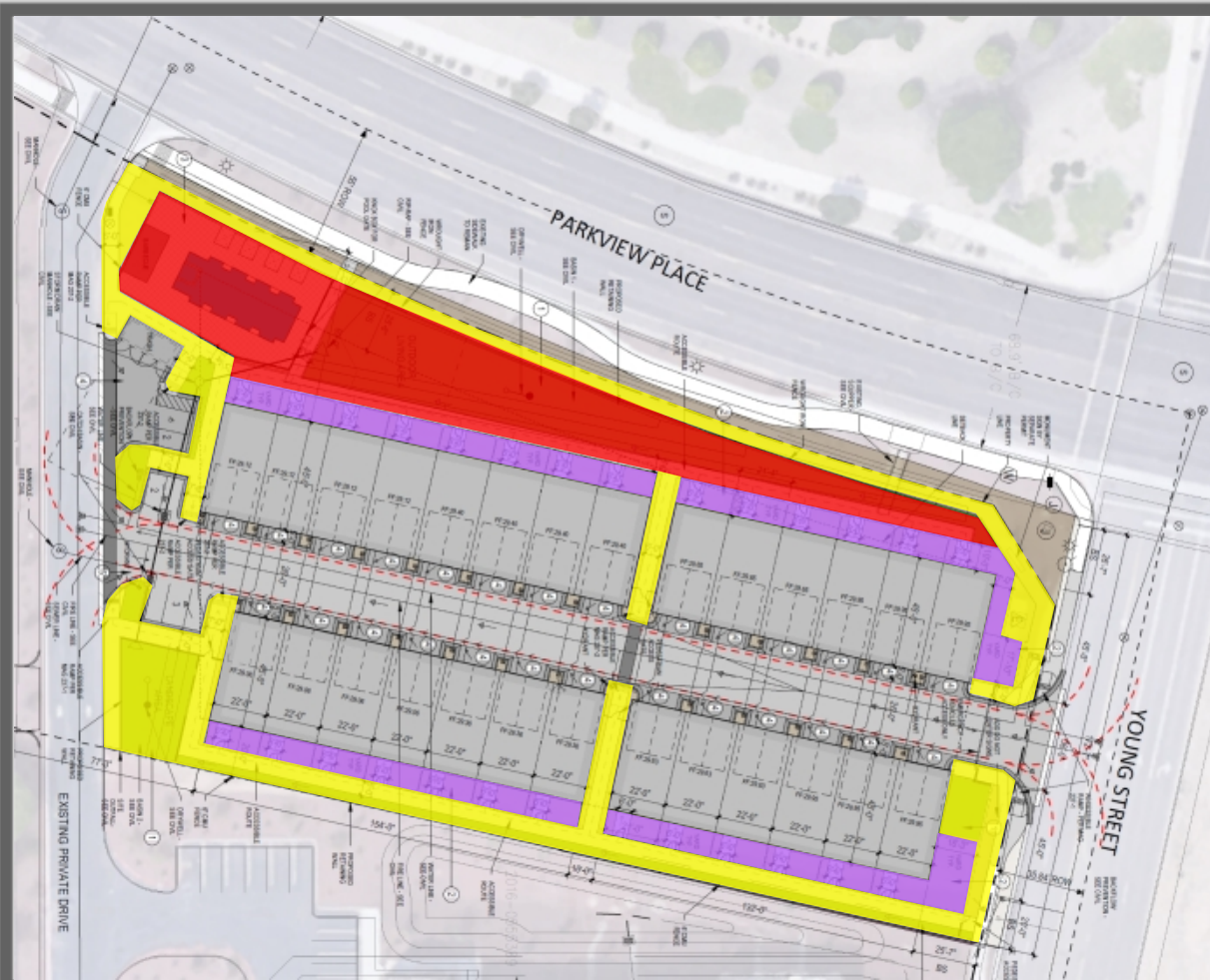
**PEDESTRIAN
CIRCULATION**

SITE PLAN



POOL AMENITY





Site - 5.77 ac.
Open Space -
0.81 ac.

Active

- 0.29 ac.
- 5.02%

Passive

- 0.32 ac.
- 5.55%

Private

- 0.20 ac.
- 3.47%

OPEN SPACE

ELEVATIONS



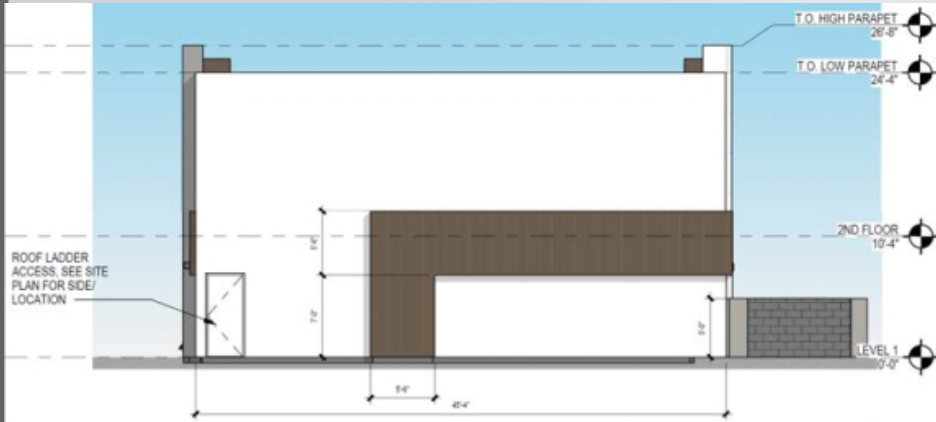
Front Elevations – Along Parkview and Adjacent Assisted Living Facility

ELEVATIONS



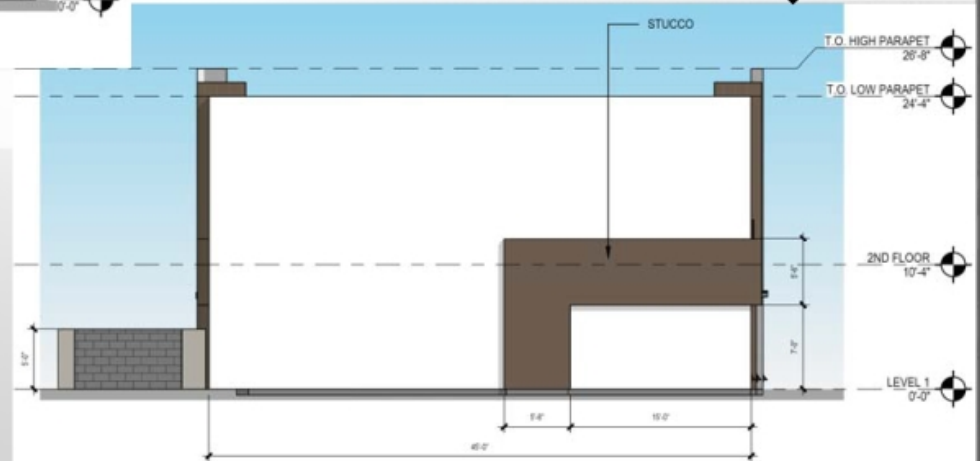
Rear Elevations – Along interior Access Drive

ELEVATIONS



Left Elevations ↑

Right Elevations ↓





LANDSCAPE





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 1, 2020 Contact Person: JOSHUA MIKE
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion regarding permitted land uses within the Land Development Ordinances compared to the Surprise Unified Development Code (SUDC).

Motion:

Presentation and discussion only.

Background:

Staff has prepared changes to the Land Development Ordinances that will implement the General Plan 2035. This code update has included across-the-board teamwork from all disciplines of the development community; home builders, architects, engineers, landscape architects, planners, etc. Since April 2020, after the stay-at-home order was put in place, staff continued to revise the drafts based on those meetings and other feedback such as phone calls and emailed suggestions. The newest draft is a comprehensive version, incorporating revisions that attempt to follow the direction set by City leaders and address the needs of developers in the City. This presentation will focus upon the differences in permitted land uses between the current Surprise Unified Development Code and the new Land Development Ordinances.

Objective Analysis:

Policy Compliant:

Financial Impact:

There is no direct financial impact. Any financial impact will be determined during the budget process.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-296 LDO Code Update Memo-10.1.2020
 2. 01 FS18-296 LDO Land Use Matrix Comparison
 3. 02 FS18-296 LDO Primary and Accessory Land Use Matrix
 4. 03 Code Update Presentation 10.1.2020
-

Case:	FS18-296
Project Name:	Land Development Ordinances Update – Land Uses
Council Districts:	Citywide
Meeting Date:	October 1, 2020
Planner:	Joshua Mike
Attachments:	Primary and Accessory Land Matrix
	Land Use Comparison Table

Introduction:

This memo presents the provisions in the Land Development Ordinances (LDO) as it relates to the permitted land uses compared to the Surprise Unified Development Code (SUDC). Instead of focusing solely on a chapter of the LDO or the PEDS separately, the discussion will approach a typical development situation, such as the review procedure types, outreach process, and approvals needed for certain land uses. It will explore how it is addressed within sections of different chapters of the LDO. It will also show the draft language presented to stakeholders. Direction will be sought from the Planning and Zoning Commission and City Council on how to finalize standards.

CHAPTER 102 – Review Process and Applications:

Chapter 102 of the LDO regulates the review process and approvals needed. The discussion below outline some highlights of the Procedure Types, Public Outreach Process, and Conditional Use Permits.

Procedure Types

Type 1. This procedure is for interpretative and administrative applications without a public outreach process, public meeting, or public hearing required, with decisions by the Community Development Director.

Type 2. This procedure is for applications that only require a public meeting and therefore only require the limited public outreach of posting the meeting agenda, where the approval authority lies with the Planning and Zoning Commission

Type 3. This procedure is for applications that generally are legislative in nature requiring a public hearing per A.R.S § 9-462.04 and require Public Notice in the form of “Agenda Posting”, “Newspaper Publication”, “Letter by 1st Class Mail”, and “Site Posting” according to this Chapter. The approval authority is subject to the Application Type and may be the Planning and Zoning Commission, Board of Adjustment, or City Council.

The following **Table 102-2a** describes the level of public outreach required, decision-making authority, and the appeal authority for the applications processed and the approvals that may be granted under this Ordinance.

Table 102-2a: Application Type, Procedure, and Decision Authority Summary

	Public Outreach				Community Development Director	Planning and Zoning Commission	City Council	Board of Adjustment
	Agenda Posting	Notice Letter & Newspaper	Neighborhood Meeting	Site Posting				
Type 1 Applications								
Zoning Interpretation					D			A
Site Plan Amendment (minor)					D	A		
Minor land division / Parcel assemblage					D		A	
Administrative Use Permits					D			A
Temporary Use Permits					D	A		
Home Product Review					D	A		
Corrective Plat					D		A	
PEDS Deviation/Waiver					D	A		
Slope Category Analysis Waiver					D	A		
Administrative Waiver/Extension					D	A		
Type 2 Applications								
Site Plan Review	X				R	D	A	
Site Plan Amendment (major)	X				R	D	A	
Protected Development Rights Plans	X				R	R	D	
Final plats	X				R		D	
Original Townsite Incentive	X				R		D	
Development Agreement	X				R		D	
Hillside Cut & Fill Waiver	X			X	R	D		
Type 3 Applications								
General Plan Amendments	X	X	X	X	R	R	D	
Specific Area Plan Requests	X	X	X	X	R	R	D	
Rezoning Requests	X	X	X	X	R	R	D	
LDO Text Amendments	X	X ⁽¹⁾	X		R	R	D	
Conditional Use Permits	X	X	X	X	R	D	A	
Comprehensive Sign Program	X	X	X	X	R	R	D	
Preliminary plats	X		X	X	R	R	D	
Variances Requests	X	X		X	R			D
Annexation	X	X	X	X	R		D	
Key: X = Required (1) = 1 st Class Letter not required R = Reviews and recommends action to decision-making body D = Decision-making body A = Appeal authority								

Public Outreach

When public outreach is required, one (1) or more of the following methods may be required depending on the procedure type or complexity of a project. The typical notice must be published, distributed, or displayed at least 15 days prior to the meeting or public hearing.

1. Legal ad, published in a local paper.
2. Mail-out, sent by 1st Class mail to property owners within a 300-ft radius of a subject parcel.
3. Site Posting, on or near subject parcel
4. Neighborhood Meeting, held by the applicant

Conditional Use Permits

Conditional Use Permits (CUP) are required for certain land uses that may be incompatible with the other uses permitted by right in a zoning district. It is an individual review of design and configuration in order to ensure the appropriateness of the use at a particular location within a given zoning district based on the following criteria.

- Location and character of the use shall not burden or conflict with the established uses of the surrounding area;
- The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety, or general welfare of the city;
- The proposed use shall conform to the goals and policies of the General Plan and any specific district or plans for the area;
- The proposed use shall conform to any applicable Use Specific Standards
- The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:
 - Site and building design;
 - Sensitivity to existing natural features;
 - Volume or character of traffic;
 - Circulation patterns;
 - Connectivity;
 - Parking and loading;
 - Screening and buffering of uses;
 - Landscaping;
 - Exterior lighting;
 - Signage;
 - Storm water retention and drainage;
 - Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - A demonstrated need for such use.
- Necessary facilities and utilities will not overburden municipal services.

The burden of proof for satisfying the CUP requirements shall rest with the applicant. The approval or denial of a CUP is discretionary with the final approval authority lying with the Surprise Planning and Zoning Commission. A decision to deny a proposed CUP shall not in any way be construed as a diminution of property values or a restraint of development rights.

CHAPTER 106-ZONING AND USE STANDARDS:

The topics below from Chapter 106 of the LDO relate to discussions about converting zoning districts from the SUDC to the LDO and the allowed uses. The attachments show the Primary Land Use and Accessory Land Use Matrix as well as a supplemental comparison table.

Table 106-1b Conversion Table of Zoning Districts Nomenclature					
Title 17 and 1986 Code		Surprise Unified Development Code (SUDC)		Land Development Ordinance (LDO)	
Symbol	District Name	Symbol	District Name	Symbol	District Name
R1-43	Single-family Residential	RR or RE	Residential Ranch or Residential Estate	RR	Rural Residential
R1-18	Single-family Residential	RL-2	Residential Low Density	RR	Residential Low Density
		RL-3	Residential Low Density		
R1-8	Single-family Residential	RL-4	Residential Low Density		
R1-5	Single-family Residential	RL-5	Residential Low Density		
R-2	Multi-family Residential	RM	Residential Medium Density	R-2	Residential Medium Density
R-3	Multi-family Residential	RH	Residential High Density	R-3	Residential High Density
		RC	Residential Cluster		(district eliminated)
		CS	Countryside Center		(district eliminated)
		PUD	Planned Unit Development	PUD	Planned Unit Development
PAD	Planned Area Development	PAD	Planned Area Development	PAD	(district eliminated)
		MU	Mixed use	MU-1	Mixed use Medium Density
				MU-2	Mixed used High Density
C-1	Neighborhood Commercial	CN	Neighborhood Commercial	C-1	Neighborhood Commercial
C-2	Community Commercial	CC	Community Commercial	C-2	Community Commercial
C-3	General Commercial	CR	Regional Commercial	C-3	Regional Commercial
		C-RS	Resort Commercial	MU-3	Mixed use Resort
		BP	Business Park	BP	Business Park
I-1	Light Industrial	IP	Industrial Performance	I-1	Light Industrial
I-2	Heavy Industrial	IG	Industrial General	I-2	General Industrial
I-3	Landfill and Mineral Extraction	ILM	Industrial Land Mineral Extraction	I-3	Heavy Industrial
GU	Governmental use	PF	Public Facilities	PF	Public Facilities

Land Use Comparison

Some land uses are being consolidated or added to allow easier interpretation by the City and more flexibility for future land use ideas. In other land uses situations, the size requirements within the SUDC matrix is removed because the LDO of the zoning districts will manage size requirements. Below is a sample of certain land uses from the SUDC as interpreted in the LDO.

SUDC	LDO
Convention Facilities	Places of Assembly
Bingo Parlor, Bowling Alley, Dance Hall, Pool Hall, Dinner Theatre, Movie Theater, Video Games—Commercial Skating Rink—Ice or Roller Skating	Entertainment Establishment – Indoor
Skateboard Track—Outdoor Commercial, Go-Cart Track, Driver Training Theater—Outdoor including Drive-In and Amphitheaters	Entertainment Establishment- Outdoor
Alcohol—Beverage Retail Sales Ammunition and Firearms Sales Home Improvement Center (Typically home, lawn, and garden supplies, brick, lumber, and other similar building materials) Pawn Shop/Resale Stores Retail—Industrial (Retail 10% or less of Gross Floor Area) Retail—Industrial (Retail 20% or less of Gross Floor Area) Retail—Office Retail—Residential/Office—Residential/Retail—Office—Residential	Retail Shopping Establishment
Ambulance Service Taxi/Limo Service—Parking and Dispatch Moving Company	Fleet-Based Services
Biotechnical—Manufacturing, Processing Cabinet or Carpenter Shop, Millwork and Wood Products Computer and Electronic—Manufacturing Metal Products—Manufacturing and Fabrication	Manufacturing

Some new land uses have been added as more general terms to allow flexibility for new commercial uses that would otherwise need to be itemized or have not previously been considered.

- Repair Service Establishment. Represents businesses such as cell phone or computer repair, small appliance repair, or similar conducted within the building.

- Service Call Establishment. An establishment that provides off-site professional services at the customer's location such as but not limited to pest control, catering services, electrician, personal services, or plumbing.
- Outdoor uses, such as dining, sales and display, and storage areas have been moved to the accessory use matrix since each is a dependent on a primary use on the property.

DIRECTION NEEDED:

In order to prepare the next set of revisions for the LDO and the PEDS, direction from the City Leaders is needed on the concepts discussed in this memo.

CONCLUSION:

Feedback from this meeting will be discussed and revisions to the LDO and PEDS will be made. Updated drafts will be published and distributed to the stakeholder and discussed at future stakeholder meetings, Planning and Zoning Commission meetings, and City Council Work Sessions.

Primary Land Use Matrix

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Residential Uses						
Assisted Living Center <u>(more than 10 residents)</u>	RM, RH, MU			R-2, R-3, <u>SHD-CO, TND-MU, MU-2MU</u>	SHD-RO, <u>TND-R</u>	
Assisted Living Home <u>(10 or less residents)</u>	RE, RR, RL, RM, RH, RC, CS, MU			RR, R-1, R-2, <u>SHD-RO, TND-R R-3, MU</u>		
<u>Dormitory</u>						<u>SHD-CO, MU-2, C-1, C-2, C-3, BP I-1</u>
<u>Dwelling, Live/Work/Work-Live</u>	RH, CS, MU		CN, CC, CR	<u>R-3, CS MU</u>		<u>TND-MU, MU-1, MU-2, MU-3 C-1, C-2, C-3</u>
<u>Dwelling, Multi-family High-Density Dwellings</u>	RH, RC, MU			R-3, <u>SHD-CO, TND-R, TND-MU, MU-1, MU-2, MU-3 MU</u>		<u>SHD-RO</u>
Dwelling, Single-Family <u>Low-Density Dwellings</u>	RR, RE, RL, RC, CS, MU			RR, R-1, <u>R-2, SHD-RO, TND-R, MU-3 MU</u>		
<u>Dwelling, Three-family Medium Density Dwellings</u>	RM, RC, MU			<u>R-2, R-3, SHD-CO, TND-R, MU-3MU</u>	<u>SHD-RO</u>	
<u>Dwelling, Two-family Medium Density Dwellings</u>	RM, RC, MU			<u>R-2, R-3, SHD-CO, TND-R, MU-3 MU</u>	<u>SHD-RO</u>	
Group Home	RE, RR, RL, RM, RH, RC, CS, MU			RR, R-1, R-2, R-3, <u>SHD-RO TND-R, MU-3, MU</u>		
Manufactured Homes	CC			<u>RR, SHD-RO C-2</u>		
Model Home Complex	RE, RL, RM, RH, RC, MU, CS, CN, CC, CR			RR, R-1, R-2, <u>TND-R, MU-3 R-3, MU, C-1, C-2, C-3</u>		
Commercial						
Airport—Private			RR, IP, IG			RR, <u>BP</u> , I-1, I-2
Amusement and/or Theme Park, <u>Circus</u> (permanent)			CR, C-RS			C-3, MU-3
Animal <u>Boarding Facility Hotel/Overnight stay</u>	SHD-CO, CC, CR			SHD-CO, C-2, C-3, <u>I-1</u>		
Animal <u>Hospitals, Clinic, and Boarding Facilities</u>	SHD-CO, CS, CC, CR, IP		RR, RE	<u>SHD-CO, TND-C, C-1, C-2, C-3, I-1</u>		<u>RR, RE</u>

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
<u>Animal Grooming</u>				<u>SHD-CO, TND-C, MU-1, C-1, C-2, C-3, I-1</u>		
Animal Hospitals, Clinic, and Boarding Facilities	SHD-CO, CS, CC, CR, IP		RR, RE	<u>SHD-CO, C-2, C-3, I-1</u>		RR
Animal Shelter			RR, CS, CC, CR, PF, IP			RR, C-2, C-3, PF, I-1
<u>*interpreted as Entertainment Establishment-Indoor Archery Range—Indoor</u>	<u>IG, CR, IP</u>			<u>I-2, C-3, I-1</u>		
<u>Archery Range—Outdoor</u>			<u>IP, IG, ILM</u>			<u>I-1, I-2, I-3</u>
<u>*interpreted as Park, Recreation, and Open Lands Athletic Fields—Non-commercial</u>	<u>RL, RM, RH, CS, MU, CN, CC, CR</u>			<u>R-1, R-2, R-3, MU, C-1, C-2, C-3</u>		
Athletic or Fitness Club, Commercial Recreation Facilities	RH, MU, CC, CR, C-RS, BP, IP			<u>R-3, SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, C-1, C-2, C-3, BP, I-1</u>		
<u>*size limitations are built into the zoning district Athletic or Fitness Club, Commercial Recreation Facilities (Less than 5,000 gross sq. ft. and Indoor Activities Only)</u>	<u>RL, RM, RH, CS, MU, CN, CC, CR, C-RS, BP, IP, IG</u>			<u>R-1, R-2, R-3, MU, C-1, C-2, C-3, MU-3, BP, I-1, I-2</u>		
Banks	SHD-CO, CC, CR, MU, BP		CN	<u>SHD-CO, TND-C, TND-MU, MU-1, MU-2, C-1, C-2, C-3, BP</u>		<u>C-1</u>
<u>Bar/Nightclub (list microbrewery as separate use) Alcohol—Bar and/or Tavern, Microbrewery</u>	MU, CN, CC, CR, C-RS			<u>MU, C-1, C-2, C-3, MU-3</u>		<u>SHD-CO, TND-C, TND-MU, C-1, C-2, C-3, MU-1, MU-2, MU-3</u>
Bus Terminal	CR, IP, IG			<u>C-3, I-1, I-2, PF</u>		
Campground		C-RS				MU-3
<u>Catering Services</u>				<u>SHD-CO, TND-C, TND-MU, C-2, C-3</u>		
<u>*interpreted as Office Call Center</u>	<u>MU, CR, BP</u>			<u>MU, C-3, BP</u>		
Cemetery or Mausoleum			RE, RL, RM, RH, CC, CR			R-1, R-2, R-3, C-2, C-3
Cemetery—Pets (limited to small animals)			CC, CR, IP			C-2, C-3, I-1
Clubhouse, Private including Lodges	CS, MU, CC, CR			<u>SHD-CO, TND-C, TND-MU, MU-1, MU-2, C-1, C-2, C-3</u>	<u>SHD-CO</u>	

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
<u>Common Area Open Space</u>				<u>RR, R-1, R-2, SHD-RO, TND-R, TND-C, TND-MU, TND-OS, MU-1, MU-2</u>		
Community Facilities or Public Meeting Hall	RE, RL, RM, RH, RC, CS, MU, CN, CC, CR, PF			RR, R-1, R-2, R-3, MU-3, C-1, C-2, C-3, OS-2 , PF	<u>SHD-RO, SHD-CO</u>	
<u>Community Garden</u>				<u>RR, R-1, R-2, SHD-RO, SHD-CO, TND-R, TND-MU, TND-OS, MU-1, OS-2, PF</u>		
<u>*interpreted as Places of Assembly Convention Facilities</u>	CR, C-RS, PF			C-3, MU-3, PF		
Day Care Center—Child and/or Adult Care			RE, RL, RM, RH, MU, CS, CN, CC, CR	<u>SHD-CO, TND-C, TND-MU, MU-1, MU-2, CO, C-1, C-2, C-3</u>	<u>SHD-RO, TND-R</u>	R-1, R-2, R-3, MU, C-1, C-2, C-3
<u>Entertainment Establishment – Indoor</u> (previously listed separately as Bingo Parlor Bowling Alley, Dance Hall, Pool Hall)	MU, CC, CR, C-RS			<u>SHD-CO, TND-C, TND-MU, C-1, C-2, C-3, MU-2, MU-3, BP, I-1</u>		
<u>*interpreted as Entertainment Establishment-Indoor Theater—Indoor including Dinner Theatres</u>	MU, CC, CR, C-RS			MU, C-2, C-3, MU-3		
<u>*interpreted as Entertainment Establishment-Indoor Video Games—Commercial</u>	MU, CN, CC, CR, C-RS			MU, C-1, C-2, C-3, MU-3		
<u>*interpreted as Entertainment Establishment-Outdoor Skating Rink—Ice or Roller Skating</u>	CC, CR, IP			C-2, C-3, I-1		
<u>Entertainment Establishment - Outdoor</u>				<u>MU-3, C-3, I-1</u>		
<u>*interpreted as Entertainment Establishment-Outdoor Skateboard Track—Outdoor Commercial, Go-Cart Track, Driver Training</u>	IP		CC, CR	I-1		C-2, C-3
<u>*interpreted as Entertainment Establishment-Outdoor Theater—Outdoor including Drive-In and Amphitheaters</u>	IP		CR, C-RS	I-1		C-3, MU-3
Fairground and/or Stadium			CR, C-RS, IP, PF			RR, C-3, MU-3, I-1, PF
Funeral Home, Mortuary	CC, CR		MU	<u>SHD-CO, C-2, C-3</u>		MU

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Galleries, Auditoriums, Museums <u>or similar facility</u>	MU, CC, CR, C-RS			SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, C-1, C-2, C-3, MU-3		
General Aviation Airstrips			IP, IG			I-1, I-2
Golf Course, Driving Range, and Miniature Golf Facilities, Batting Cages	MU, CC, CR, C-RS			MU, C-2, C-3, TND-OS, MU-3, OS-2		
Gunsmith	IP		CR	I-1		C-3
Hotels, Timeshares	MU, CC, CR, C-RS			SHD-CO, TND-C, TND-MU, C-2, C-3, MU-2, MU-3		TND-R
*separated and interpreted as retail or wholesale sales, outdoor sales areas moved to Accessory Use Matrix Landscaping Materials—Sales and Storage	IP, IG, ILM			I-1, I-2, I-3		
Library	RL, RM, RH, CS, MU, CN, CC, CR, PF			RR, R-1, R-2, R-3, SHD-RO, SHD-CO, TND-R, TND-MU, TND-OS, MU-1, MU-2, C-1, C-2, C-3, OS-2, PF		
Medical Hospital or Outpatient Overnight Surgical Facility	CR			C-3, BP		
Medical Marijuana Dispensary			CC, CR, IP, IG, ILM			C-2, C-3, I-1, I-2, I-3
Medical Marijuana Offsite Cultivation Facility			CC, CR, IP, IG, ILM			C-2, C-3, I-1, I-2, I-3
Medical Marijuana Infusion Facility						BP, I-1
Medical Office (Health Care Facility) Clinic or Laboratory	MU, CS, CN, CC, CR, BP			SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, CO C-1, C-2, C-3, BP		
Medical Office	MU, CS, CN, CC, CR			MU, C-1, C-2, C-3		
Alcohol—Bar and/or Tavern, Microbrewery, Distillery, Winery	MU, CN, CC, CR, C-RS			MU, C-1, C-2, C-3, MU-3		SHD-CO, TND-C, MU-1, MU-2
Nursing Care Institution	RM, RH, MU, CR			R-2, R-3, SHD-CO, TND-R, MU-3, C-2, C-3		SHD-RO

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Office	CS, MU, CN, CC, CR, BP, IP, IG, ILM			, MU, SHD-CO, <u>TND-C,</u> <u>TND-MU,</u> <u>MU-1, MU-2,</u> <u>CO, C-1, C-2,</u> C-3, BP, I-1, I- 2, I-3, <u>OS-1, PF</u>		<u>TND-R</u>
Office/Warehouse—(Front Office Flex Space)	CR, BP, IP, IG, ILM			C-3, BP, I-1, I- 2, I-3		
Park, Recreation, and Open Lands	All Districts			All Districts		
<u>Park and Ride</u> <u>Passenger Depot</u>	IP, IG		SHD-CO, CR	<u>MU-1, MU-2,</u> I-1, I-2, <u>PF</u>	<u>SHD-CO,</u> <u>TND-R, TND-C,</u> <u>TND-MU</u>	<u>SHD-CO, C-3</u>
Parking <u>Lot, Parking Structure and/or</u> <u>Storage—Long Term</u>	IP, IG			<u>SHD-CO, I-1, I-</u> <u>2</u>	<u>TND-R, TND-C,</u> <u>TND-MU</u>	<u>SHD-RO,</u> <u>MU-1, MU-2,</u> <u>MU-3,</u> <u>C-2, C-3, BP,</u> <u>I-1, I-2, PF</u>
Personal Services Establishment	MU, CC, CR	SHD-RO		SHD-CO, <u>TND-</u> <u>C, TND-MU,</u> <u>MU-1, MU-2,</u> <u>MU-3,</u> <u>CO, C-1, C-2,</u> C-3, <u>BP</u>	SHD-RO, <u>TND-</u> <u>R</u>	
<u>*size limitations are built into the</u> <u>zoning district</u> Personal Services Establishment (Uses Listed Above)—Less than 5,000 sq. ft.	CS, MU, CN, CC, CR, C-RS			, MU, C-1, C-2, C-3, MU-3		
<u>Places of Assembly</u> <u>Convention Facilities</u>	CR, C-RS, PF			<u>SHD-CO, TND-</u> <u>C, TND-MU,</u> <u>MU-1, MU-2,</u> <u>MU-3, C-1, C-</u> <u>2, C-3, BP, I-1,</u> <u>PF</u>		<u>SHD-RO</u>
Places of Worship	RL, RM, RH, CR, IP, BP			<u>RR, R-1, R-2,</u> R-3, <u>SHD-RO,</u> <u>SHD-CO,</u> <u>MU-1, MU-2,</u> <u>C-1, C-2, C-3,</u> <u>I-1, BP</u>		
<u>*size limitations are built into the</u> <u>zoning district</u> Places of Worship (Less than 5,000 sq. ft.)	RR, RE, RL, RM, RH, CS, MU, CN, CR			RR, R-1, R-2, R-3, MU, C-1, C-3		
<u>Plant Nursery (Growing, display, or</u> <u>sale of plant stock, seeds, or other</u> <u>horticultural items)</u>	CC, CR, IP		SHD-RO	<u>SHD-CO,</u> <u>TND-C, C-2,</u> C-3, I-1	<u>SHD-RO</u>	<u>SHD-RO</u>
Post Office	CS, MU, CN, CC, CR, BP, PF			<u>SHD-RO,</u> <u>SHD-CO,</u> <u>TND-C, TND-</u> MU, C-1, C-2, C-3, BP, PF		
<u>Public Facility</u>	<u>All Districts</u>			<u>All Districts</u>		
Racetrack			C-RS, IP, IG			MU-3, I-1, I-2

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Recreational Vehicle (RV) Park			C-RS			RR, MU-3, C-3
Vehicle Storage for Recreational Vehicles Storage			CR, IP, IG			C-3, I-1, I-2
Repair Service Establishment				SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, CO, C-1, C-2, C-3, BP, I-1, I-2	SHD-RO, TND-R	
Restaurant—Sit-down (Principally for the sale and consumption of food on the premises)	CS, MU, CN, CC, CR, C-RS, IP, IG			SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, C-1, C-2, C-3, I-1, I-2	SHD-RO	
Restaurant, Convenience/Take Out (Sale and consumption of food which has direct window service allowing customers to pick up food for off-premise consumption)	CC, CR, IP			SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, CO, C-1, C-2, C-3, BP, I-1	SHD-RO, TND-R	
Retail Shopping Establishment (Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food, floor covering, home décor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores. The retail shopping establishment use does not include other uses in this article that are specifically listed)	CC, CR		MU	SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, CO, C-1, C-2, C-3, BP, I-1, I-2	SHD-RO, TND-R	MU
*size limitations are built into the zoning district Retail Shopping Establishment—Less than 5,000 sq. ft. (Uses Listed Above in Retail Shopping Establishment)	CS, MU, CN, CC, CR			, MU, C-1, C-2, C-3		
*interpreted as Retail Alcohol—Beverage Retail Sales	MU, CC, CR, C-RS					
*interpreted as Retail Ammunition and Firearms Sales	CC, CR, IP, IG					
*interpreted as Retail Home Improvement Center (Typically home, lawn, and garden supplies, brick, lumber, and other similar building materials)	CR, IP, IG			C-3, I-1, I-2		

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
<u>*Interpreted at Retail Sales Pawn Shop/Resale Stores</u>	CC, CR			C-2, C-3		
<u>*size limitations are built into the zoning district</u> Retail—Industrial (Retail 10% or less of Gross Floor Area)			BP			BP
<u>*size limitations are built into the zoning district</u> Retail—Industrial (Retail 20% or less of Gross Floor Area)			IP, IG			I-1, I-2
<u>*size limitations are built into the zoning district</u> Retail—Office	CS, MU, CC, CR, IP			, MU, C-2, C-3, I-1		
<u>*size limitations are built into the zoning district</u> Retail—Residential/Office—Residential/Retail—Office—Residential	RH, CS, MU		CN, CC, CR	R-3, MU		C-1, C-2, C-3
School—Pre-K through 12			RC, RE, RL, RM, RH, CS, MU, CN, CC			R-1, R-2, R-3, <u>TND-C</u> , MU-1, MU-2, C-1, C-2
School—University or College			MU, CN, CC, CR, IP, PF	BP, PF		<u>SHD-CO</u> , MU-2, C-1, C-2, C-3, I-1, PF
School— <u>Vocation (Technical Specialty or Trade)</u>			CC, CR, IP, IG	BP		<u>SHD-CO</u> , C-2, C-3, I-1, I-2
<u>Self-storage Warehouse ing—Mini</u>			BP, IP, IG, CR			C-2, C-3, BP, I-1, I-2
<u>Service Call Establishment</u>				<u>SHD-CO</u> , <u>TND-C</u> , <u>TND-MU</u> , MU-1, MU-2, MU-3, CO, C-1, C-2, C-3, BP	<u>SHD-RO</u> , <u>TND-R</u>	
Sexually Oriented Businesses			IG, ILM			I-2, I-3
<u>Rifle and Pistol Shooting Range—Indoor Only</u>	CR, IP, IG			C-3, I-1, I-2		
<u>Showroom/Sales Office</u>				<u>SHD-CO</u> , <u>TND-C</u> , <u>TND-MU</u> , MU-1, MU-2, CO, C-1, C-2, C-3 BP, I-1, I-2		
State Vehicle Inspection Station	CC, CR, IP, IG, PF			C-2, C-3, I-1, I-2, PF		
<u>*interpreted as retail or wholesale sales</u> Stone Monument—Retail and Wholesale	IP, IG, ILM			I-1, I-2, I-3		
Tattoo and/or Body Piercing Establishment	CR		CC	C-3		C-2
Technology/Business Incubator Space	SHD-CO			<u>SHD-CO</u> , BP, I-1		

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Utility Equipment Infrastructure	All Districts			All Districts		
<u>Utility Service Yard</u>				<u>RR, I-2, PF</u>		
Vehicle Fueling Stations	CC, CR, IP, IG, ILM		CS, MU	<u>SHD-CO, C-1, BP, C-2, C-3, I-1, I-2, I-3</u>		<u>MU</u>
<u>Vehicle Rental Facilities</u>				<u>C-2, C-3, I-1, I-2</u>		<u>C-1</u>
<u>Vehicle Sales & Leasing: New or Used (Commercial, including Equipment)</u>						<u>I-1, I-2</u>
<u>Vehicle Sales & Leasing: New or Used (OHV, motorcycles, boats, or similar)</u>				<u>BP, I-1, I-2</u>		<u>C-3</u>
<u>Vehicle Sales & Leasing: New or Used (Personal) Vehicle Sales—Large Scale (Uses Listed Above in Vehicle Sales: Less than 15 vehicles)</u>			CR, IP	<u>I-1, I-2</u>		<u>C-3, I-1</u>
<u>Vehicle Sales—Less than 15 (Facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers)</u>			IP			<u>I-1</u>
Vehicle Service—Major Repair	IP, IG		CR	I-1, I-2		C-3
Vehicle Service—Minor Repair	IP		CC, CR	<u>I-1, I-2</u>		<u>SHD-CO, C-2, C-3</u>
Vehicle Washing Facilities	CR, IP, IG		CN, CC	<u>C-2, C-3, I-1, I-2</u>		<u>C-1, C-2</u>
Wireless Communication Systems			RE, RL, RM, RH, RC, CS, MU, CN, CC, CR, C-RS, BP, IG, ILM IP	<u>RR, R-1, R-2, R-3, SHD-RO, SHD-CO, TND-R, TND-C, TND-MU, MU-1, MU-2, CO, C-1, C-2, C-3, MU-3, BP, I-1, I-2, I-3 PF</u>		<u>R-1, R-2, R-3, MU, C-1, C-2, C-3, MU-3, BP, I-2, I-3 I-1</u>
Zoos, Exotic Animal Keeping			RR, OS, PF, CR, IP			<u>RR, OS-2, PF, C-3, I-1</u>
Employment/Industrial						
Agricultural Related Operations	RR			RR		
<u>*interpreted as Agricultural Operations Soil Crops (Commercial)</u>	RR			RR		
<u>Auction – Vehicle (Passenger, Commercial) Truck and Heavy Equipment—Auction</u>	IG		IP	<u>I-1, I-2</u>		<u>I-1</u>
<u>Vehicle Auction</u>	<u>IP, IG</u>			<u>I-1, I-2</u>		
Batch Plant, Paving Material Mixing Plant			ILM			I-3
Brick, Clay, Concrete, or Similar Production <u>—Manufacturing</u>	IG, ILM			<u>I-1, I-2, I-3</u>		
Contractor <u>Yard Facility, including Storage</u>	BP, IP, IG			<u>BP, I-1, I-2</u>		

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Correction Institution <u>or Facility</u>			ILM			I-3, <u>PF</u>
<u>Data Center</u>				<u>BP, I-1</u>		
Equestrian Center, Stables, and Riding Academies	CS, CC, CR		RR, RC,	<u>MU-3, C-2, C-3</u>		RR
Farm and <u>Landscaping Heavy</u> Equipment Sales, Service, or Storage	IP		RR	I-1		RR
<u>Feed and Tack Sales</u>				<u>C-1, C-2, C-3, I-1</u>		<u>RR</u>
<u>Fleet-Based Services</u>				<u>C-3, I-1, I-2</u>		
<u>*interpreted as Light-Fleet Based Services</u> <u>Ambulance Service</u>	<u>CC, CR, IP</u>					
<u>*interpreted as fleet services</u> <u>Taxi/Limo Service—Parking and Dispatch</u>	<u>IP, IG</u>			<u>I-1, I-2</u>		
<u>*interpreted as fleet services</u> <u>Moving Company</u>	<u>IP, IG</u>			<u>I-1, I-2</u>		
<u>Food Manufacturing & Processing</u>				<u>I-1, I-2</u>		<u>SHD-CO, BP</u>
<u>Farm Animal Keeping (Commercial)</u>			RR			RR
<u>Farm Animal Keeping (Non-Commercial)</u>	RR			RR		
Freight Depot	IG			I-2		<u>BP, I-1</u>
Graining, Milling, Drying, Storage	IP, IG		RR	I-1, I-2		RR
<u>Grain—Milling, Drying, Storage</u>	<u>IP, IG</u>			<u>I-1, I-2</u>		
<u>*prohibited use</u> <u>Junkyard or Salvage Yard</u>			ILM			<u>I-3</u>
<u>Laboratory—Research and Testing</u>	<u>BP, IP, IG</u>			<u>BP, I-1, I-2</u>		
Laundry or Dry Cleaning—Bulk Operation	IP, IG			I-1, I-2		
<u>*interpreted as Laundry, Bulk Linen/Uniform/Diaper Service (Pickup and Supply Only)</u>	<u>MU, CR, IP, IG</u>			<u>MU, C-3, I-1, I-2</u>		
Machine, <u>Welding</u> Shop	BP, IP, IG			BP, I-1, I-2		
<u>Inside Manufacturing (All processing, fabricating, assembly, or disassembly takes place wholly within an enclosed building. Inside manufacturing use does not include other uses in this article that are specifically listed)</u>	BP, IP, IG			BP, I-1, I-2		
<u>*interpreted as Manufacturing Biotechnical—Manufacturing, Processing</u>	IG		BP, IP	<u>BP, I-1, I-2</u>		<u>BP, I-1</u>
<u>*interpreted as Manufacturing Cabinet or Carpenter Shop, Millwork and Wood Products</u>	BP, IP, IG			BP, I-1, I-2		
<u>*interpreted as Manufacturing Computer and Electronic—Manufacturing</u>	BP, IP, IG			BP, I-1, I-2		

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
*interpreted as Manufacturing Metal Products—Manufacturing and Fabrication	BP, IP, IG			BP, I-1, I-2		
Manufactured Home Sales (new only), Oversized and Recreational (RV) Vehicle Sales, Service, or Storage			CR, IP, IG	I-1, I-2		C-3, I-1, I-2
Mining and Mineral Extraction			ILM			I-3
Plant Nursery (Growing Facility & Wholesale)				RR, I-1, I-2, PF		
*interpreted as Manufacturing Paper Products—Manufacturing	BP, IG			BP, I-2		
Portable Building, Oversized and Recreational (RV) Vehicle Sales	IG			I-1, I-2		C-3
Potentially Incompatible Use (Processes include, but are not limited to bulk processing, washing, curing, or dyeing of hair, felt, or feathers; leather or fur tanning, curing, finishing, or dyeing; metal or metal ore reduction; metal or metal product treatment or processing, including enameling, japanning, lacquering, galvanizing, or similar processes; solvent extracting; and textile bleaching. Manufacturing includes, but are not limited to, asphalt or asphalt products; cement; chemicals, fertilizers; glass or glass products, heavy metal casting or foundry products, including ornamental iron work or similar products; insecticides, fungicides, disinfectants, or related industrial or household chemical compounds; linoleum or oil cloth; miscellaneous metal alloys or foil, including solder, pewter, brass, bronze, or tin, lead, or gold foil, or similar products; paint, varnishes, or turpentine)			IG, ILM			I-2, I-3
Printer—Large Commercial Scale	BP, IP, IG			BP, I-1, I-2		
Recycling—Indoor Collection Facility	IP, IG, ILM, PF		CR	I-1, I-2, I-3, PF		C-3
Recycling—Outdoor Collection Facility	IP, IG, ILM, PF			I-1, I-2, I-3, PF		
Recycling—Processing Facility	IG, ILM, PF			I-2, I-3, PF		
Sand and Gravel Operation	ILM			I-3		
Sanitary Landfill, Solid Waste Facility			ILM			I-3
Stone Product Curing, Fabrication Curing, Monument—Manufacturing	IG, ILM			I-2, I-3		
Taxidermist	IP, IG			I-1, I-2		
Tile, Roofing, and Waterproofing Production—Manufacturing	IG			I-2		
Truck Stop—Full Service and Repair Permitted	IG		IP	I-1, I-2		I-1

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
<u>Vehicle Towing & Impound Lot Wrecker Service</u>			IP, IG		<u>I-2</u>	<u>I-1, I-2</u>
<u>Warehousing, Distribution</u>	IP, IG			I-1, I-2		
<u>Water Aquifer Recharge/Storage Facility</u>				<u>I-2, I-3, PF</u>		<u>RR, OS-1, O-2</u>
<u>Water Reclamation or Wastewater Facility</u>				<u>RR, I-2, I-3, PF</u>		
<u>Welding Shop</u>	<u>IP, IG</u>			<u>I-1, I-2</u>		
Wholesale Shopping Establishment (Uses Listed Above in Retail Shopping Establishment)	CR			<u>C-3, BP, I-1, I-2</u>		

Accessory Land Use Matrix

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Residential Uses						
<u>Accessory Dwelling Unit (ADU)</u>	<u>RR, RE, RL, RM, CS, MU</u>			<u>RR, R-1, R-2, SHD-RO, TND-R</u>		
<u>Accessory Uses and Structure</u>				<u>All Zoning Districts</u>		
<u>Amateur Radio Antenna</u>				<u>RR, R-1, R-2, R-3, SHD-RO, TND-R</u>		
<u>Animal Keeping (non-commercial, per Ch 10)</u>				<u>All residential zoning districts</u>		
Bed and Breakfast Establishments			RR, RE, RL, RM, RH, RC, CS, MU		SHD-RO, TND-R	RR, R-1, R-2
<u>Common Area Open Space</u>				<u>All Zoning Districts</u>		
<u>Community Facility</u>				<u>All Zoning Districts</u>		
Community Garden				<u>RR, R-1, R-2, R-3, SHD-RO, SHD-CO, TND-R, TND-C, TND-MU, MU-1, MU-2, MU-3, OS-2, PF</u>		
<u>Cottage Industry – Galleries, Studio (including display & production space)</u>					<u>SHD-RO, TND-R</u>	
<u>Cottage Industry – Office</u>					<u>SHD-RO, TND-R</u>	
<u>Cottage Industry – Personal Service Establishment</u>					<u>SHD-RO, TND-R</u>	

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
Cottage Industry – Restaurant					SHD-RO, TND-R	
Cottage Industry – Retail Shopping Establishment					SHD-RO, TND-R	
Cottage Industry – Service Call Establishment					SHD-RO, TND-R	
Cottage Industry – Welding Shop in association with art gallery					SHD-RO, TND-R	
Drive-Through Facilities	CR, IP		CC	C-2, C-3, I-1		C-2
Farm Stand	RR			RR		
Heliport			CR, IP			RR, C-3, BP, I-1
Home Occupation				RR, R-1, R-2, R-3, SHD-RO, SHD-CO, TND-R, TND-MU, MU-1, MU-2, MU-3		
Outdoor Dining				SHD-CO, TND- C, TND-MU, MU-1, MU-2, MU-3, CO, C- 1, C-2, C-3, BP		
Outdoor Display, Sales Area Landscaping Materials—Sales and Storage	IP, IG, ILM			C-3, I-1, I-2, 1-3		
Outdoor Play Area for Animal Boarding Facility				C-2, C-3, I-1		SHD-CO,
Outdoor Storage, Use Area				I-1, I-2, I-3		C-3
Portable Carports				RR, R-1, R-2, R-3		
Recycle, Reverse-Vending Machine				C-2, C-3		
Sport Courts				All Zoning Districts		
Swimming Pool				All Zoning Districts		
Temporary Use – Construction Trailer				All Zoning Districts		
Temporary Use – Donation Bins				All Zoning Districts with TUP		
Temporary Use – Mobile Vending (per Ch. 26)	CC, CR, BP, IP, IG			C-2, C-3, BP, I-1, I-2 All Zoning Districts		
Temporary Use – Portable Storage Containers				All Zoning Districts		
Temporary Use – Seasonal Sales-Single Event Indoor				RR, TND-C, TND-MU, MU-3, CO, C-1, C-2, C-3, BP	SHD-RO, SHD-CO, MU-1, MU-2	

LAND USE GROUP	SUDC			LDO		
	Permitted	AUP	CUP	Permitted	AUP	CUP
<u>Temporary Use – Season Sales-Single Event Outdoor</u>				<u>RR, MU-3, CO, C-1, C-2, C-3, BP</u>	<u>SHD-RO, SHD-CO, TND-C, TND-MU, MU-1, MU-2</u>	
<u>Temporary Use – Seasonal Sales-Recurring Event Indoors</u>					<u>CO, C-1, C-2, C-3,</u>	<u>MU-3, BP</u>
<u>Temporary Use – Seasonal Sales-Recurring Event Outdoors</u>					<u>SHD-RO, SHD-CO, TND-C, TND-MU, MU-1, MU-2</u>	<u>CO, C-1, C-2, C-3, MU-3</u>
<u>Special Events</u>					<u>All Zoning Districts with TUP</u>	

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

Table No. 106-1c - Primary Land Use Matrix for All Zoning Districts
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited

	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards	
Zoning Districts	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below	
Uses																										
Residential																										
Assisted Living Center (more than 10 residents)			P	P	AUP	P	AUP		P			P														
Assisted Living Home (10 or less residents)	P	P			P		P																		Sec. 106-10.10	
Dormitory												CUP														
Dwelling, Live/Work									CUP		CUP	CUP	CUP												Sec. 106-10.25	
Dwelling, Multi-family (4 or more)				P	CUP	P	P		P		P	P	P													
Dwelling, Single-family	P	P	P		P		P																			
Dwelling, Two-family (Duplex)			P	P	AUP		P						P													
Dwelling, Three-family (triplex)			P	P	AUP		P						P													
Group Home	P	P	P	P	P		P						P												Sec. 106-10.21	
Manufactured Homes	P				P																				Sec. 106-10.26	
Model Home Complex	P	P	P				P						P												Sec. 106-10.29	
Commercial																										
Airstrip (private)	CUP																		CUP	CUP					Sec. 106-10.6	
Amusement and/or Theme Park													CUP				CUP								Sec. 106-10.8	
Animal Boarding Facility																P	P		P						Sec. 106-10.9	
Animal Clinic						P		P							P	P	P		P						Sec. 106-10.9	
Animal Grooming						P		P			P				P	P	P		P						Sec. 106-10.9	
Animal Hospital	CUP					P										P	P		P						Sec. 106-10.9	
Animal Shelter	CUP															CUP	CUP		CUP					P	Sec. 106-10.9	
Athletic or Fitness Club (Commercial)						P		P	P		P	P	P		P	P	P	P	P							
Bank						P		P	P		P	P		P	P	P	P	P								
Bar/Nightclub						CUP		CUP	CUP		CUP	CUP	CUP		CUP	CUP	CUP									
Bus Terminal																	P		P	P				P		
Campground																	CUP									
Cemetery and Mausoleum		CUP	CUP	CUP												CUP	CUP								Sec. 106-10.13	
Cemetery, Pet (Limited to small animals)																CUP	CUP		CUP						Sec. 106-10.13	
Club, Private						P		P	P		P	P			P	P	P									
Common Area Open Space	P	P	P		P		P	P	P	P	P	P														
Community Facility		P	P	P	AUP	AUP	P						P										P	P		
Community Garden	P	P	P		P	P	P		P	P	P												P	P	Sec. 106-10.14	
Daycare Center (Child or Adult)		CUP	CUP	CUP	AUP	P	AUP	P	P		P	P		P	P	P	P	P							Sec. 106-10.16	
Entertainment Establishment - Indoor						P		P	P			P	P		P	P	P	P	P	P						
Entertainment Establishment - Outdoor													P				P		P							
Fairground/Stadium	CUP												CUP				CUP		CUP					CUP		
Funeral Home, Mortuary						P										P	P						P			
Galleries, Museums (including display & production space)						P		P	P		P	P	P		p	P	P						P			
Golf Course (public or private)										P			P										P		PEDS	
Hotels, Motels, Resort, Timeshares						P	CUP	P	P			CUP	P			P	P									
Library	P	P	P	P	P	P	P		P	P	P	P			P	P	P						P	P		
Medical Hospital, Overnight Surgical Facility																	P	P							Sec. 106-10.24	
Medical Marijuana Dispensary																CUP	CUP		CUP						Sec. 106-10.27	
Medical Marijuana Offsite Cultivation Facility																CUP	CUP		CUP	CUP					Sec. 106-10.27	
Medical Marijuana Infusion Facility																		CUP	CUP						Sec. 106-10.27	
Medical Office (Health Care Facility)						P		P	P		P	P	P	P	P	P	P	P								
Microbrewery, Distillery, Winery						CUP		P	CUP		CUP	CUP	P		P	P	P									
Nursing Care Institutional			P	P	CUP	P	P						P			P	P									
Office, General						P	CUP	P	P		P	P		P	P	P	P	P	P	P	P			P		
Park, Recreation, and Open Lands	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Park and Ride						AUP	AUP	AUP	AUP		P	P						P	P					P		

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

Table No. 106-1c - Primary Land Use Matrix for All Zoning Districts
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited

	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards	
Zoning Districts	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below	
Uses																										
Parking Lot, Parking Structure					CUP	P	AUP	AUP	AUP		CUP	CUP	CUP			CUP	CUP	CUP	CUP	CUP				P		
Personal Service Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P								
Places of Assembly					CUP	P		P	P		P	P	P		P	P	P	P	P	P				P		
Places of Worship	P	P	P	P	P	P	P	P	P		P	P			P	P	P									
Plant Nursery					CUP	P		P								P	P		P					P	Sec. 106-10.29	
Post Office					P	P		P	P						P	P	P	P	P					P	Sec. 106-10.30	
Public Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Racetrack													CUP						CUP	CUP					Sec. 106-10.36	
Recreational Vehicle (RV) Park	CUP	RR											CUP				CUP			CUP					Sec. 106-10.37	
Recreational Vehicles (RV) Storage																	CUP		CUP	CUP						
Repair Service Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P						
Restaurant					AUP	P		P	P		P	P	P		P	P	P									
Restaurant, Convenience/Take Out					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P					P		
Retail Shopping Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P						
Schools: Pre-K through 12 (Private)		CUP	CUP	CUP			CUP				CUP	CUP			CUP	CUP									Sec. 106-10.39	
Schools: Universities or Colleges (Public or Private)						CUP						CUP			CUP	CUP	CUP	P	CUP					P	Sec. 106-10.39	
Schools: Vocational (Technical or Trade)						CUP										CUP	CUP	P	CUP	CUP					Sec. 106-10.39	
Self-Storage Facility						CUP										CUP	CUP	CUP	CUP	CUP					Sec. 106-10.40	
Service Call Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P								
Sexually Oriented Business																				CUP	CUP				Sec. 106-10.41	
Shooting Range-Indoor Only																	P		P	P						
Showroom/Sales Office						P		P	P		P	P		P	P	P	P	P	P	P						
State Vehicle License & Inspection Station																P	P		P	P				P		
Tattoo and Body Piercing																CUP	P								Sec. 106-10.44	
Technology/Business Incubator Space						P												P	P							
Utility Equipment Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		
Utility Service Yard	P																	P						P		
Vehicle Fueling Station						P									P	P	P	P	P	P					Sec. 106-10.47	
Vehicle Rental Facilities															CUP	P	P		P	P					Sec. 106-10.48	
Vehicle Sales & Leasing: New or Used (Commercial, including Equipment)																			CUP	CUP					Sec. 106-10.49	
Vehicle Sales & Leasing: New or Used (OHV, motorcycles, boats, or similar)																	CUP	P	P	P					Sec. 106-10.49	
Vehicle Sales & Leasing: New or Used (Personal)																	CUP		P	P					Sec. 106-10.49	
Vehicle Service: Major Repair																	CUP		P	P					Sec. 106-10.50	
Vehicle Service: Minor Repair						CUP										CUP	CUP	P	P						Sec. 106-10.50	
Vehicle Washing Facilities																P	P		P						Sec. 106-10.51	
Wireless Telecommunication Facilities	P	P	P	P	P	P	P	P	P		P	P		P	P	P		P	P	P	P			P		
Zoo & Exotic Animal Keeping	CUP																		CUP				CUP	CUP	Sec. 106-10.49	
Employment/Industrial																										
Agricultural Operations	P																								Sec. 106-10.5	
Auction–Vehicle (passenger, commercial) & heavy equipment																			P	P						
Batch Plant, Paving Material Mixing Plant																					CUP					
Brick, Clay, Concrete, or Similar Product—Manufacturing																			P	P	P					
Contractor’s Yard																			P	P						
Correctional Institutions/Facilities																					CUP			CUP		
Data Center																		P	P							
Equestrian Center, Commercial Stables	CUP												P			P	P								Sec. 106-10.19	
Farm and Heavy Equipment Rental, Sales, Service or Storage	CUP																			P						
Feed and Tack Sales	CUP														P	P	P		P	P						
Fleet-Based Services																	P		P	P						

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

Table No. 106-1c - Primary Land Use Matrix for All Zoning Districts																									
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited																									
	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards
Zoning Districts	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below
Uses																									
Food Manufacturing & Processing						CUP												CUP	P	P					Sec. 106-10.20
Freight Depot/Distribution Center																		CUP	CUP	P					
Grain Processing; including Milling, Drying, Storage	CUP																		P	P	P				
Laboratory—Research and Testing																		P	P	P					
Laundry, Dry Cleaning: Bulk Operation (Pick-Up & Delivery)																			P	P	P				
Machine Shop, Welding Shop																		P	P	P					
Manufacturing																		P	P	P					
Manufactured Home Sales (new only)																	CUP		P	P					
Mining and Mineral Extraction																					CUP				Sec. 106.10.28
Plant Nursery (Growing Facility & Wholesale)	P																		P	P				P	Sec. 106-10.30
Portable Building, Oversized and Recreational (RV) Vehicle Sales and Service Sales																	CUP		P	P					
Printing Plant (commercial scale)																		P	P	P					
Recycling, Collection Facility																			P	P	P			P	Sec. 106-10.38
Recycling, Processing Facility																				P	P			P	Sec. 106-10.38
Sand and Gravel Operation																					P				
Sanitary Landfill																					CUP				
Stone Product Curing, Fabrication																				P	P				
Taxidermist																			P	P					
Tile, Roofing & Waterproofing Production																				P					
Truck Stop (full service & repair permitted)																			P	P					Sec. 106-10.46
Vehicle Towing & Impound Lot																				P					
Warehouse/Distribution																			P	P					
Water Aquafer Recharge/Storage Facility	CUP																			P	P	CUP	CUP	P	
Water Reclamation or Wastewater Facility	P																			P	P			P	
Wholesale Shopping Establishment																	P	P	P	P					

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

Table No. 106-1d - Accessory Land Use Matrix for All Zoning Districts																											
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited																											
	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/PubliC Uses			Use Specific Standards		
Zoning Districts	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below		
Uses																											
Cottage Industry																											
Galleries, Studio (including display & production space)					AUP		AUP																		Sec. 106-10.15		
Office					AUP		AUP																		Sec. 106-10.15		
Personal Service Establishment					AUP		AUP																		Sec. 106-10.15		
Restaurant					AUP		AUP																		Sec. 106-10.15		
Retail Shopping Establishment					AUP		AUP																		Sec. 106-10.15		
Service Call Establishment					AUP		AUP																		Sec. 106-10.15		
Welding Shop in association with art gallery					AUP		AUP																		Sec. 106-10.15		
Temporary Uses																											
Construction trailers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.35		
Donation Bins	TUP	TUP	TUP	TUP	TUP	TUP		TUP						TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP			TUP	Sec. 106-10.17		
Mobile Vending	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Portable Storage Containers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.42		
Seasonal Sales																									Sec. 106-10.42		
• Single Event (indoors)	P				AUP	AUP		P	P		AUP	AUP	P	P	P	P	P	P							Sec. 106-10.42		
• Single Event (outdoors)	P				AUP	AUP		AUP	AUP		AUP	AUP													Sec. 106-10.42		
• Recurring Event (indoors)													CUP	P	P	P	P	CUP							Sec. 106-10.42		
• Recurring Event (outdoors)					AUP	AUP		AUP	AUP		AUP	AUP		CUP	CUP	CUP	CUP								Sec. 106-10.42		
Special Events	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	Sec. 106-10.42		
Accessory Uses/Structures/Buildings																											
Accessory Dwelling Unit (ADU)	P	P	P		P		P																		Sec. 106-10.2		
Accessory Uses and Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.3		
Amateur Radio Antennas	P	P	P	P	P		P																		Sec. 106-10.7		
Animal Keeping (non-commercial)	P	P	P	P	P		P		P		P	P	P												Chapter 10		
Bed and Breakfast Establishments	CUP	CUP	CUP		AUP	CO-,	AUP																		Sec. 106-10.12		
Common Area Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	Sec. 106-10.14		
Drive-Through Facilities						P										P	P		P						Sec. 106-10.18		
Farm Stand	P																										
Heliport, Helipad	CUP																CUP	CUP	CUP						Sec. 106-10.22		
Home Occupation	P	P	P	P	P	P	P		P		P	P	P												Sec. 106-10.23		
Outdoor Dining Area						P		P	P		P	P		P	P	P	P	P							Sec. 106-10.31		
Outdoor Display, Sales Area														P	P	P	P		P	P					Sec. 106-10.32		
Outdoor Play for Animal Boarding Facility						CUP										CUP	P		P						Sec. 106-10.9		
Outdoor Storage and Use Area																	CUP		P	P					Sec. 106-10.33		
Portable Carports	P	P	P	P																					Sec. 106-10.34		
Recycling, Reverse Vending Machines																P	P							P	Sec. 106-10.38		
Sport Courts	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.43		
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P						P	P	Sec. 106-10.44		



Presentation: Updating the Development Code

Planning and Zoning Commission
October 1, 2020

Today's Discussion

- Review Process and Applications
 - Procedure Types
 - Public Outreach
 - Conditional Use Permits
- Zoning Districts and Permitted Uses
 - Converting Zoning Districts from SUDC to LDO
 - Primary and Accessory Land Use Matrix
 - Comparison of SUDC vs LDO
- Planned Unit Development (PUD) Overlay
 - Update on stakeholder feedback

Review Process & Applications

- Procedure Types
- Public Outreach
- Conditional Use Permits

Zoning Districts & Permitted Uses

- Converting Zoning Districts from SUDC to LDO
- Primary and Accessory Land Use Matrix
- Comparison of SUDC vs LDO

Planned Unit Development (PUD) Overlay

- Re-established, last draft of LDO removed this tool
 - Tool used to request deviations from the some regulations
 - New proposed language
 - Provide desired flexibility for developers
 - Address unique constraints facing a project
- Permitted in any zoning district except
 - SHD, TND, or individual residential dwellings
- Permitted uses in underlying zoning apply (can't change uses)
- Permits deviations to Ch 106-Zoning and Ch 109-Signs

Feedback?

- Does the proposed PUD Overlay meet the needs of applicants?
 - Discussed with stakeholders
 - Agreeable in general, need more time for review
 - Waiting for more feedback



QUESTIONS OR COMMENTS?

Thank You