

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, January 7, 2021 @ 6:00 PM
COUNCIL CHAMBERS



Planning & Zoning Commission Virtual Public Comment Instructions -
<https://bit.ly/36Poa8H>

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action pertaining to approval or disapproval of the December 17, 2020 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 5 | Consideration and action to approve or disapprove a Conditional Use Permit to allow a new Animal Hospital, generally located north of Bell Road and east of Litchfield Road. (Case FS20-020) | Shirley Phan
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

3. District 6 Consideration and action to approve or disapprove a Site Plan for Ancona at Surprise Pointe 33, generally located on the northwest corner of Dysart Road and Sweetwater Avenue subject to Conditions "a" through "d." (Case FS20-159) Hobart Wingard Community Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, December 24, 2020 @ 10:30 a.m. Amended item #1 on Monday, December 28, 2020 @ 11:22 a.m.

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: January 7, 2021 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval or disapproval of the December 17, 2020 Planning and Zoning Commission Minutes.

Motion:

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

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-17-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 17, 2020 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash 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 December 17, 2020.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Director Boyd had three items to report on and began by announcing the adoption of the Land Development Ordinance (LDO) which was approved by City Council on December 15, 2020. Director Boyd extended gratitude to the Planning and Zoning Commissioners as well as Joshua Mike, Long Range Planner, for the time and effort that was invested in the LDO. Director Boyd provided an update on the traffic concerns Vice Chair Keating had inquired about at the intersection of Bell Road and Loop 303 during a previous meeting, and conveyed that ADOT is aware of the issue and has assigned a consultant to study traffic in the area. As a result, it has been determined the traffic issue is more than likely due to the timing of the traffic light. Lastly, Director Boyd notified the Commissioners they could expect an email which provided a link to a previously recorded training offered by the AZ League of Cities of Towns entitled "Roles, Responsibilities and Best Practices of a Planning and Zoning Commission Member".

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the November 19, 2020 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the November 19, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to recommend approval or disapproval to the City Council of a Zone Change from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD) of 99.68 acres of land generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Hobart Wingard, Current Planner, presented item 2 and 3 to the Commission as requested by Chair Bash, since the two agenda items pertained to case FS20-250. Chair Bash also conveyed prior to the presentation that the items would then be voted on separately by the Commission.

Mark Reddie, Vice President of RVi Planning, was on the conference line and provided the opportunity by Chair Bash to provide feedback as it pertained to the project.

Chair Bash opened the public hearing.

Hearing no comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- School sites in the area
- Acreage
- Wildlife corridor
- Surrounding parcels
- Road development and access

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council the proposed Zone Change from Residential Ranch (RR) to Low Density Residential with PUD overlay (RL-5-PUD) for 99.68 acres of land located in the western portion of the City of Surprise to modify land uses and development standards, generally located north and west of the northwest corner of Beardsley Road and 227th Avenue subject to Stipulations 'a' through 'b.'

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 1 - Consideration and action pertaining to approval of the Preliminary Plat entitled “Preliminary Plat for Rancho Vista,” received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Hobart Wingard, Current Planner, presented item 2 and 3 subsequently to the Commission as noted above.

Commissioner Krous made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “Preliminary Plat for Rancho Vista,” received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue subject to conditions ‘a’ through ‘d’.

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

ITEM: 4 – District 1 - Consideration and action to approve or disapprove a Preliminary Plat entitled “North Copper Canyon Parcels 2, 3.2, & 3.3,” received November 3, 2020, a property generally located north of the intersection of Deer Valley and Austin Ranch Roads. (Case FS20-328)

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

Bill Lally and Kurt Jones of Tiffany & Bosco P.A., were on the conference line in the event their feedback was requested as it pertained to the project.

The Commission discussed the following:

- Traffic lights – associated costs and responsibilities

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “North Copper Canyon Parcels 2, 3.2, & 3.3,” received November 3, 2020, a property generally located north of the intersection of Deer Valley and Austin Ranch Roads subject to stipulations ‘a’ through ‘c.’

Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

ITEM: 5 – District 6 - Consideration and action to approve or disapprove a Site Plan entitled “Site Plan EOS Fitness” received November 3, 2020, located south of Waddell Road and west of Litchfield Road. (Case FS20-437)

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

Jason Sanks, Project and Entitlements Manager for SEG, was on the conference line and provided the opportunity by Chair Bash to provide feedback as it pertained to the project.

The Commission discussed the following:

- Outdoor area covering
- Parking
- Street access
- Traffic lights in the area

Commissioner Chapman made a motion to approve the Site Plan entitled “Site Plan EOS Fitness” received November 3, 2020, located south of Waddell Road and west of Litchfield Road subject to stipulations ‘A’ through ‘F’.

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

ITEM: 6 – District 5 - Consideration and action to approve or disapprove a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions “a” through “h.” (Case FS20-508)

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

Scott Phillips of Carefree Partners was on the conference line in the event feedback was requested as it pertained to the project.

The Commission discussed the following:

- Parking
- Gated community
- Trash collection
- Unit sizes
- Buy vs. lease

Commissioner Smith made a motion to approve a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions “a” through “h.” Chair Bash seconded the motion. Motion passes with 7 votes in favor.

ITEM: 7 – District 6 - Consideration and action to approve or disapprove a Site Plan Amendment for Horizon Aviation Machining Accessory Structure, generally located south of the southeast corner of Rioglass Road and 132nd Avenue, subject to stipulations “a” through “d.” (Case FS20-676)

Hobart Wingard, Current Planner, presented item 7 to the Commission.

Steve Oldham of Horizon Aviation & Machining, Inc., was on the conference line in the event feedback was requested as it pertained to the project.

The Commission discussed the following:

- Storage

Vice Chair Keating made a motion to approve a Site Plan Amendment for Horizon Aviation Machining, generally located south of the southeast corner of Rioglass Road and 132nd Avenue subject to Conditions “a” through “d.”

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Director Boyd confirmed the next Planning and Zoning Commission meeting will be January 7, 2021.

ADJOURNMENT:

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

Meeting adjourned at 6:49 P.M.

Dennis Bash
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: January 7, 2021 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:

Consideration and action to approve or disapprove a Conditional Use Permit to allow a new Animal Hospital, generally located north of Bell Road and east of Litchfield Road. (Case FS20-020)

Motion:

I move to approve/deny a Conditional Use Permit to allow a new Animal Hospital, generally located north of Bell Road and east of Litchfield Road, subject to stipulations “A” through “E”.

Background:

On January 6, 2020, Argos Holdings, LLC, submitted a request for a Conditional Use Permit for Moezzi Veterinary Urgent Care Center.

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-FS20-020-Moezzi Vet- CUP- Staff Report REVISED
2. 01-FS20-020-Moezzi Vet-CUP- Vicinity Map

3. 02-FS20-020-Moezzi Vet-CUP- Case Map
 4. 03-FS20-020-Moezzi Vet-CUP-Site Plan
 5. 04-FS20-020-Moezzi Vet-CUP-Landscape Plan
 6. 05-FS20-020-Moezzi Vet-CUP-Elevations
 7. 06-FS20-020-Moezzi Vet-CUP-Citizen Participation
 8. FS20-020-Moezzi Vet-CUP
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS20-020**

2
3 **Project Name:** Moezzi Veterinary Urgent Care Center

4
5 **Council District:** 5-Palm

6
7 **Meeting Date:** **January 7, 2021**

8
9 **Planner:** Shirley Phan

10
11
12 **Applicant:** Daniel Moezzi, Argos Holdings, LLC

13
14 **Request:** Conditional Use Permit to allow for a new Animal Hospital

15
16 **Site Location:** Generally, located north of Bell Road and east of Litchfield Road

17
18
19 **Site Size:** 0.70 acres net (approx.)

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

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

25
26 **Staff Recommendation:** Staff recommends the Commission **approve** Case FS20-020,
27 subject to Stipulations 'A' through 'E'.
28

29 **Project Description:**

30
31 Argos Holdings, LLC, requests a Conditional Use Permit to allow for a new Animal Hospital
32 which will be generally located north of Bell Road and east of Litchfield Road. The proposed
33 Moezzi Veterinary Urgent Care Center will include a new 3,633 square foot single-story
34 building.

35
36 The Surprise Municipal Code lists "Animal Hospital" as a facility which may be
37 Conditionally Permitted in Community Commercial zoning districts, subject to site specific
38 standards. In Section 122-74, these standards include the following, which have been
39 addressed by the applicant:

- 40
41 1. *Approvals required. Refer to the use matrix in article VI to determine if an animal*
42 *hospital, clinic, shelter or boarding facilities is allowed within the zoning district; and if*
43 *the use will require a conditional use permit.*
44 2. *Building construction methods shall incorporate sound barriers and odor protection to*
45 *protect adjacent property.*
46 3. *Activities shall be located within a fully enclosed soundproof building. No outdoor*
47 *boarding shall be permitted.*
48 4. *Outdoor exercise areas shall not be placed immediately adjacent to or within 100 feet*
49 *of a residential use.*

50
51 The site will take access from two (2) existing driveways on Litchfield Road. The site will
52 also take indirect access from the adjacent parking lot, which in turn takes access from
53 Bell Road. The proposed CUP Site Plan will also provide pedestrian connectivity to the
54 existing sidewalks along Litchfield Road.

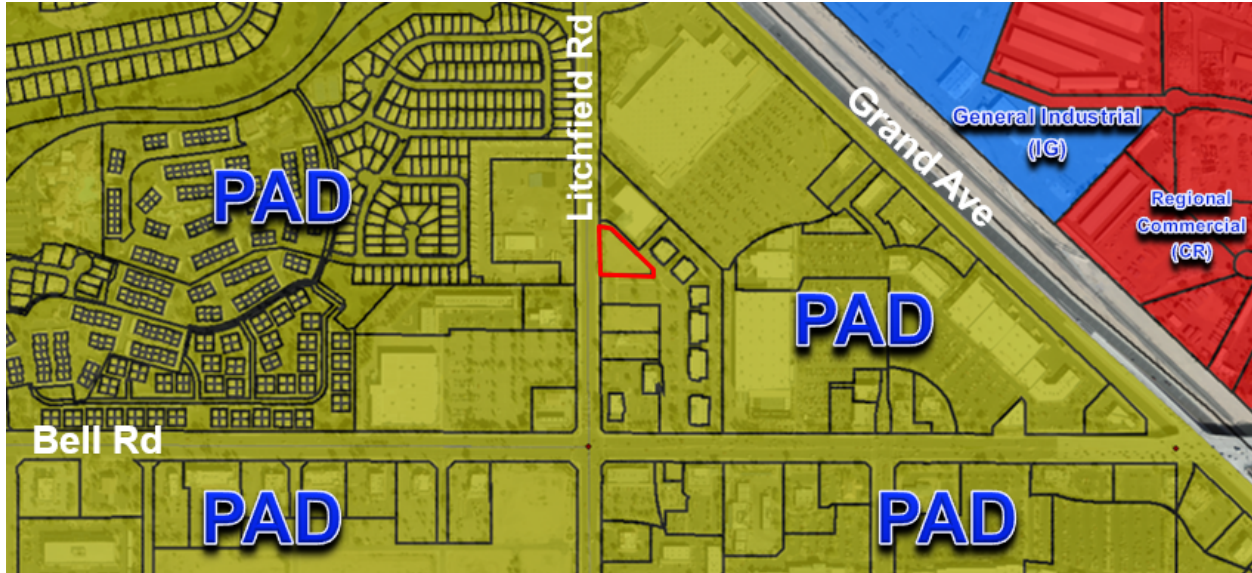
55
56 A total of 26 parking spaces will be provided on site which will meet the City standards of
57 one (1) space per employee. The parking spaces are placed in close proximity of the
58 building for convenience of the employees and customers. Two (2) of the spaces will be
59 handicap-accessible.

60
61 The applicant is proposing 46% landscape coverage, which meets the minimum requirement
62 of the SUDC. Refuse enclosures are proposed to be located on the southwest corner of the
63 property and will be screened from the public view with a decorative CMU wall.

64
65 The proposed building colors and material palette will match the existing buildings and
66 complement the surrounding area.

67
68 The applicant also included a lighting photometric study with the application, which meets
69 the lighting requirements of the SUDC.

Zoning:



PAD (Public Facility)	PAD (Commercial)	PAD (Commercial)
PAD (Public Facility)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

Background:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

December 2, 2014: The Mayor and City Council approved the Final Plat for Surprise Village at West Point Towne Center under FS14-279.

September 25, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-681.

January 6, 2020: The applicant filed a request for a Conditional Use Permit under case FS20-020, the subject request.

November 4, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

Utility and Services Table:

Water:	EPCOR
Wastewater:	City of Surprise

96 **Reviewing Agencies:**

97
98 In addition to the standard city reviewing agencies, Arizona Department of Transportation,
99 Flood Control District of Maricopa County, Maricopa Water District, and Luke AFB were
100 included in the routing of this request. None of the external reviewing agencies indicated any
101 concerns over the request.

102
103 **Summary:**

104
105 The proposed Site Plan meets the requirements of the West Point Towne Center PAD,
106 SUDC, and the General Plan.

107
108 **Findings:**

- 109
110 • The proposed Site Plan meets the provisions of the West Point Towne Center PAD
111 and the SUDC as applicable.

112
113 **Recommendation:**

114
115 Based on the findings noted above, staff recommends the Commission **approve** case **FS20-**
116 **020**, subject to stipulations 'A' - 'E' as outlined below:

- 117
118 A. Development and use of the site shall be consistent with the Site Plan entitled
119 "Moezzi Veterinary Urgent Care Center" consisting of one (1) sheet prepared by
120 Associated Architects and stamped received September 17, 2020.
121
122 B. Landscaping of the site shall be consistent with the Landscape Plan entitled
123 "Moezzi Veterinary Urgent Care Center" consisting of one (1) sheet prepared by
124 McGough Adamson and stamped received November 16, 2020.
125
126 C. Building elevations shall be consistent with the Elevations entitled "Moezzi
127 Veterinary Urgent Care Center" consisting of two (2) sheets prepared by
128 Associated Architects and stamped received July 14, 2020.
129
130 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
131 Commission. This Site Plan shall expire on the one (1) year anniversary of
132 approval, unless construction commences prior to that date.
133
134 E. Non-compliance with the approved plan for this case will be treated as a violation
135 in accordance with the provisions of Article XIV of the Surprise Unified
136 Development Code.

137
138
139 However, should the Commission wish to deny the request, the Commission should make
140 its own findings and base its decision on those alternative findings.

142 **Attachments:**

143

144 01 Vicinity Map

145 02 Case Map

146 03 Site Plan

147 04 Landscape Plan

148 05 Elevations

149 06 Citizen Participation Report

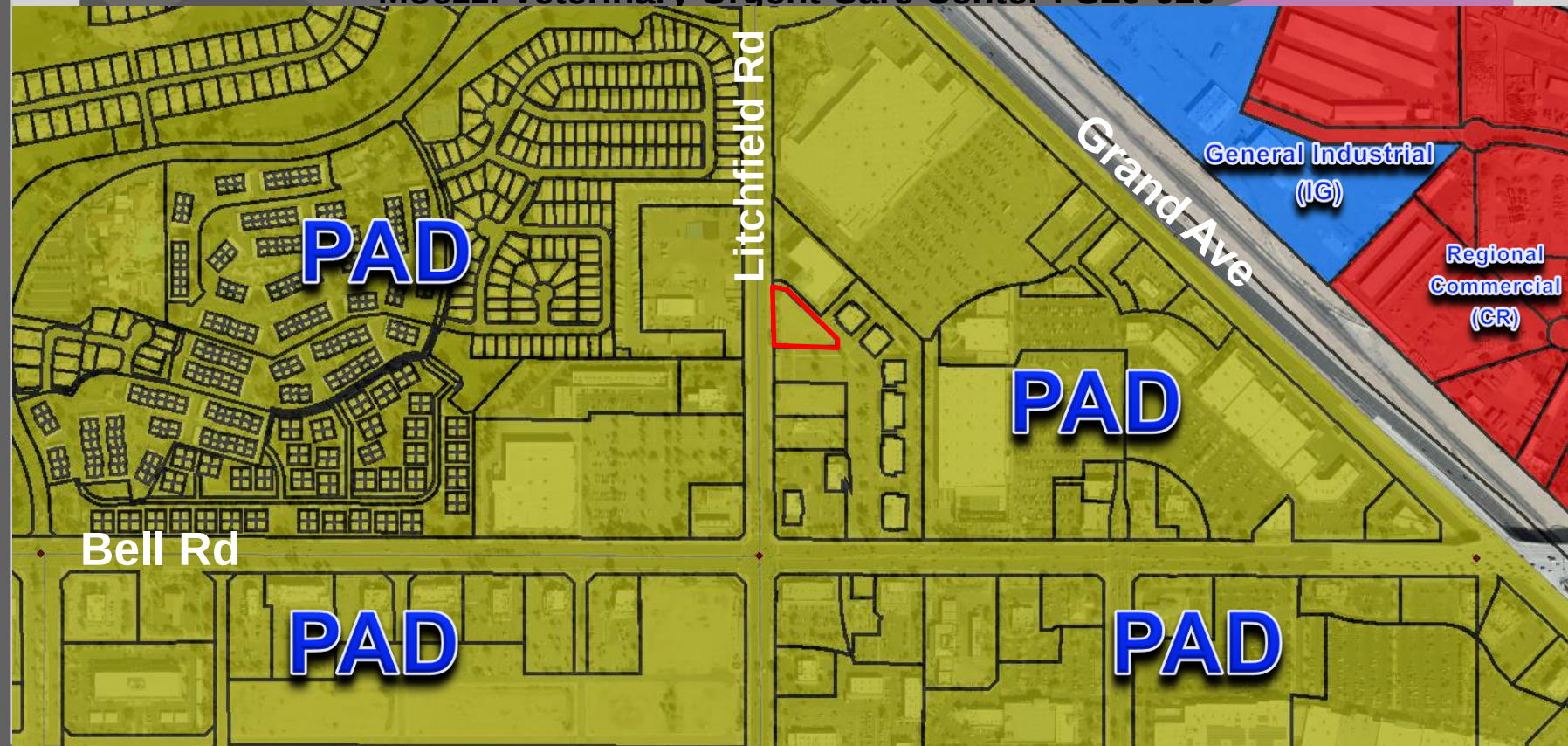
Vicinity MAP

Moezzi Veterinary Urgent Care Center FS20-020



Case Map

Moezzi Veterinary Urgent Care Center FS20-020



A NEW BUILDING
FOR
**MOEZZI VETERINARY
URGENT CARE CENTER**

17257 N. LITCHFIELD RD., SURPRISE, ARIZONA 85374

BLDG. DATA

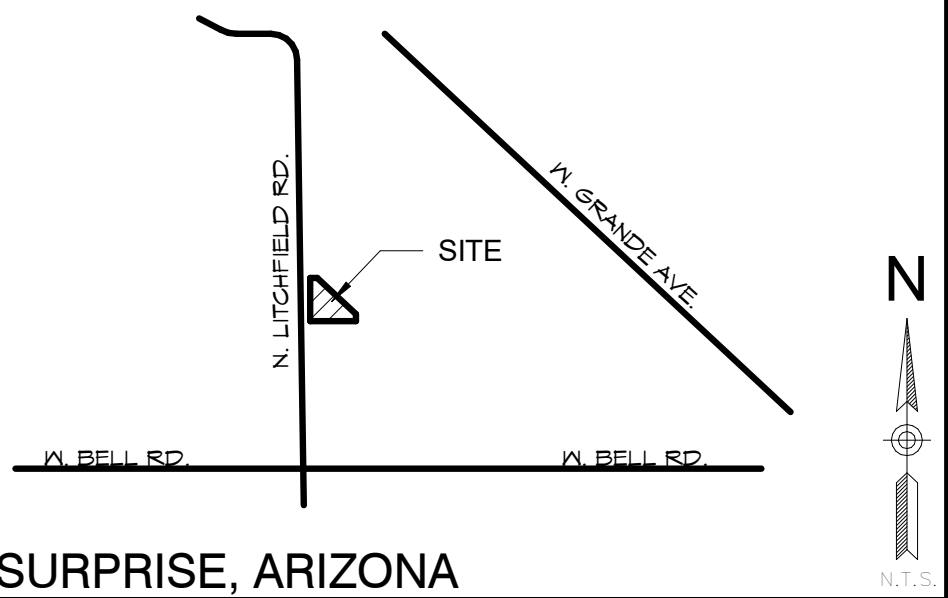
OWNER:	ARGOS HOLDINGS LLC
BUILDING ADDRESS:	17257 N. LITCHFIELD RD., SURPRISE, ARIZONA 85374
TELEPHONE:	CONTACT: DANIEL MOEZZI (575) 491-4666
BUILDING CODES:	2012 I.B.C. 2012 I.E.C.C. 2012 I.R.C. 2012 I.F.G.C. 2012 I.M.C. 2011 N.E.C. 2012 I.P.C. 2012 I.F.C. 2010 ADAAG
OCCUPANCY:	B
CONST. TYPE:	B, A.F.E.S.
ZONING:	WEST POINT TOWNE CENTER PAD
PARCEL:	503-67-887
USE:	VETERINARY CLINIC
GROSS SITE AREA:	74,066 SQ. FT.
NET SITE AREA:	30,869 SQ. FT. (0.70ac.)
BUILDING AREA:	3,633 SQ. FT.

PARKING CALCULATIONS:

REQUIRED:
VETERINARY: 1 SPACE PER EMPLOYEE
APPROX. 5 EMPLOYEES = 5 STALLS REQ'D.
4 BICYCLE PARKING

PROVIDED:
26 STALLS, 2 H/C STALLS
4 BICYCLE PARKING

VICINITY MAP

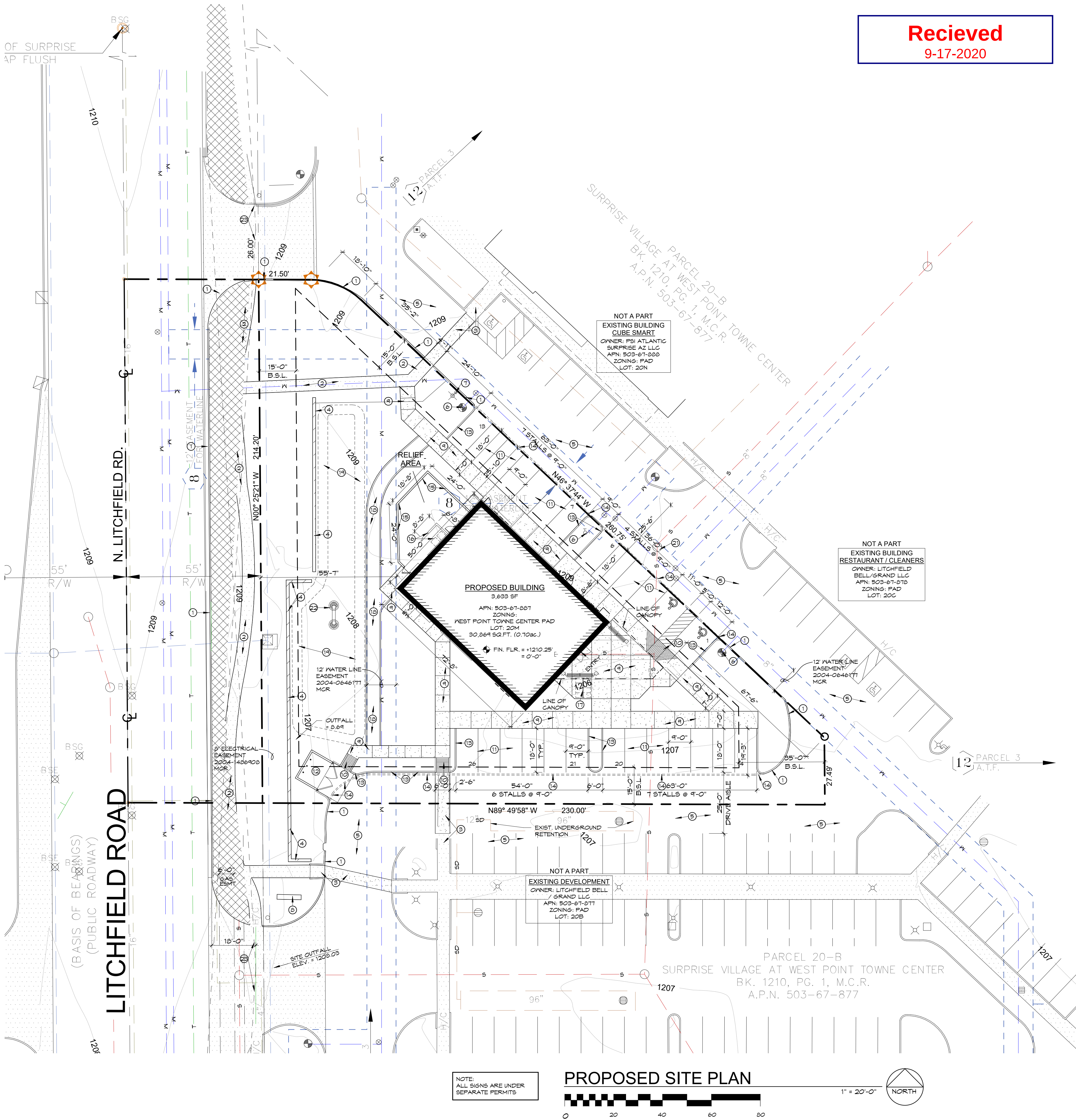


SITE PLAN KEY NOTES:

- 1 - EXISTING 6" CONC. CURB TO REMAIN.
- 2 - EXISTING CONC. SIDEWALK TO REMAIN.
- 3 - EXISTING CONC. H/C RAMP & ACCESSIBLE ROUTE TO REMAIN.
- 4 - EXISTING 4'-0" H. SCREEN WALLS TO REMAIN. - PAINTED TO MATCH THE COLOR OF THE NEW BUILDING.
- 5 - EXISTING ASPHALT/PARKING TO REMAIN.
- 6 - EXISTING FIRE HYDRANT TO REMAIN.
- 7 - EXISTING LIGHT POLE TO REMAIN.
- 8 - EXISTING MONUMENT SIGN TO REMAIN.
- 9 - NEW CONC. SIDEWALK.
- 10 - NEW H/C RAMP.
- 11 - NEW ASPHALT PARKING STALLS.
- 12 - NEW TRASH ENCLOSURE.
- 13 - NEW 6" CONC. CURB.
- 14 - PORTION OF EXISTING CONC. CURB. TO BE SAWCUT & REMOVED.
- 15 - NEW 6'-0" H. CMU WALL.
- 16 - NEW 4'-0" H. CMU WALLS FOR MECH. SCREENING (GRND MOUNTED UNITS) - TO BE VERIFIED BY MECH. DNGS.
- 17 - BICYCLE RACK FOR 4 BICYCLE PARKING STALLS.
- 18 - 5' WIDE DG TRAIL - SEE LANDSCAPE DNGS.
- 19 - DRAINAGE BASIN - SEE CIVIL DNGS.
- 20 - NOT USED
- 21 - EXIST. SEWER MANHOLE.
- 22 - DRYWELL - SEE CIVIL DNGS.
- 23 - SITE VISIBILITY TRIANGLE PER - EDS 4-01.

LEGEND

XXX - SIGHT VISIBILITY TRIANGLE

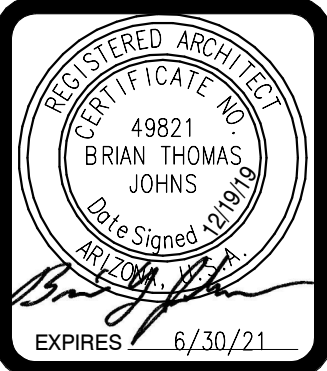


Recieved
9-17-2020

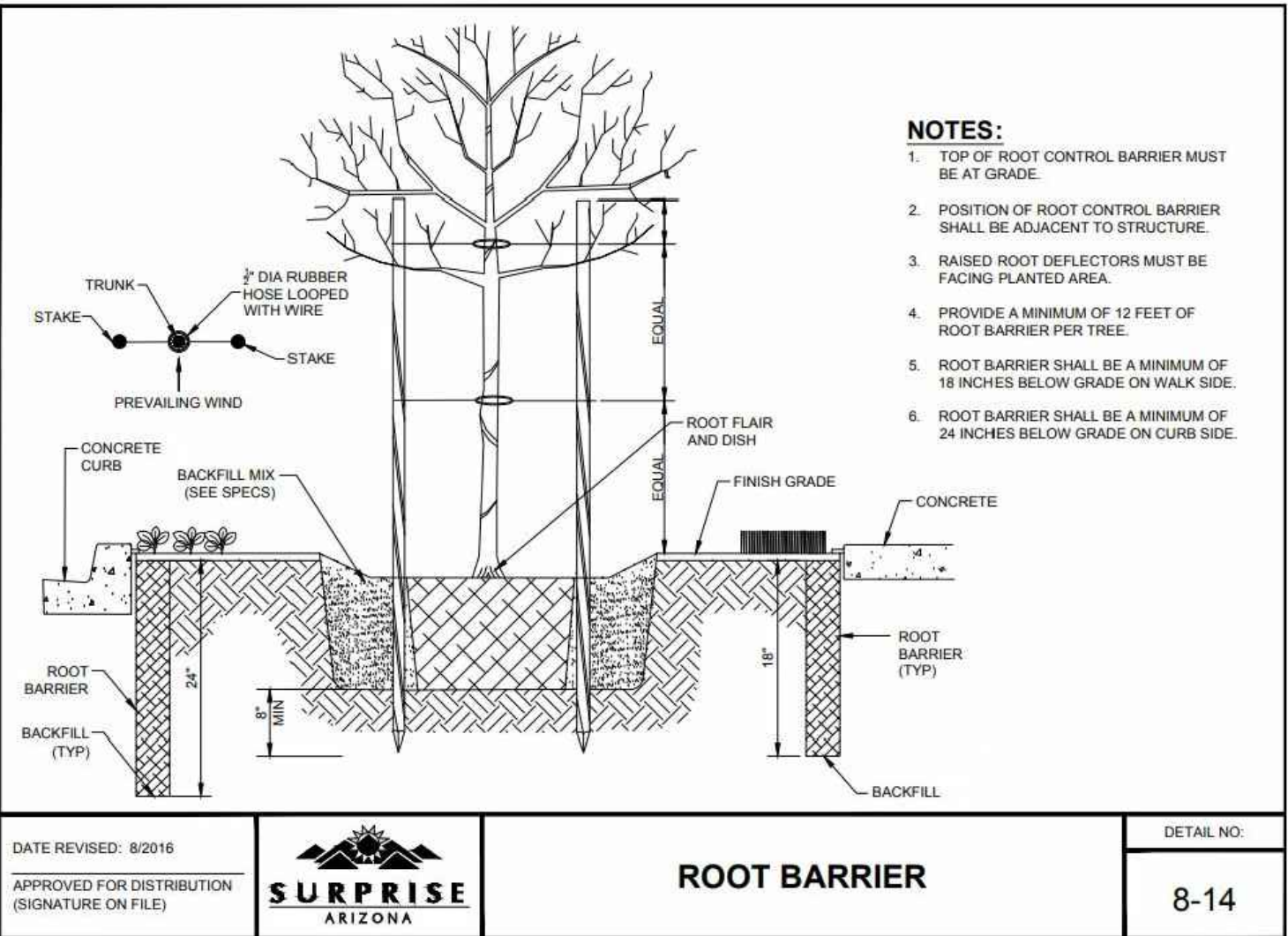
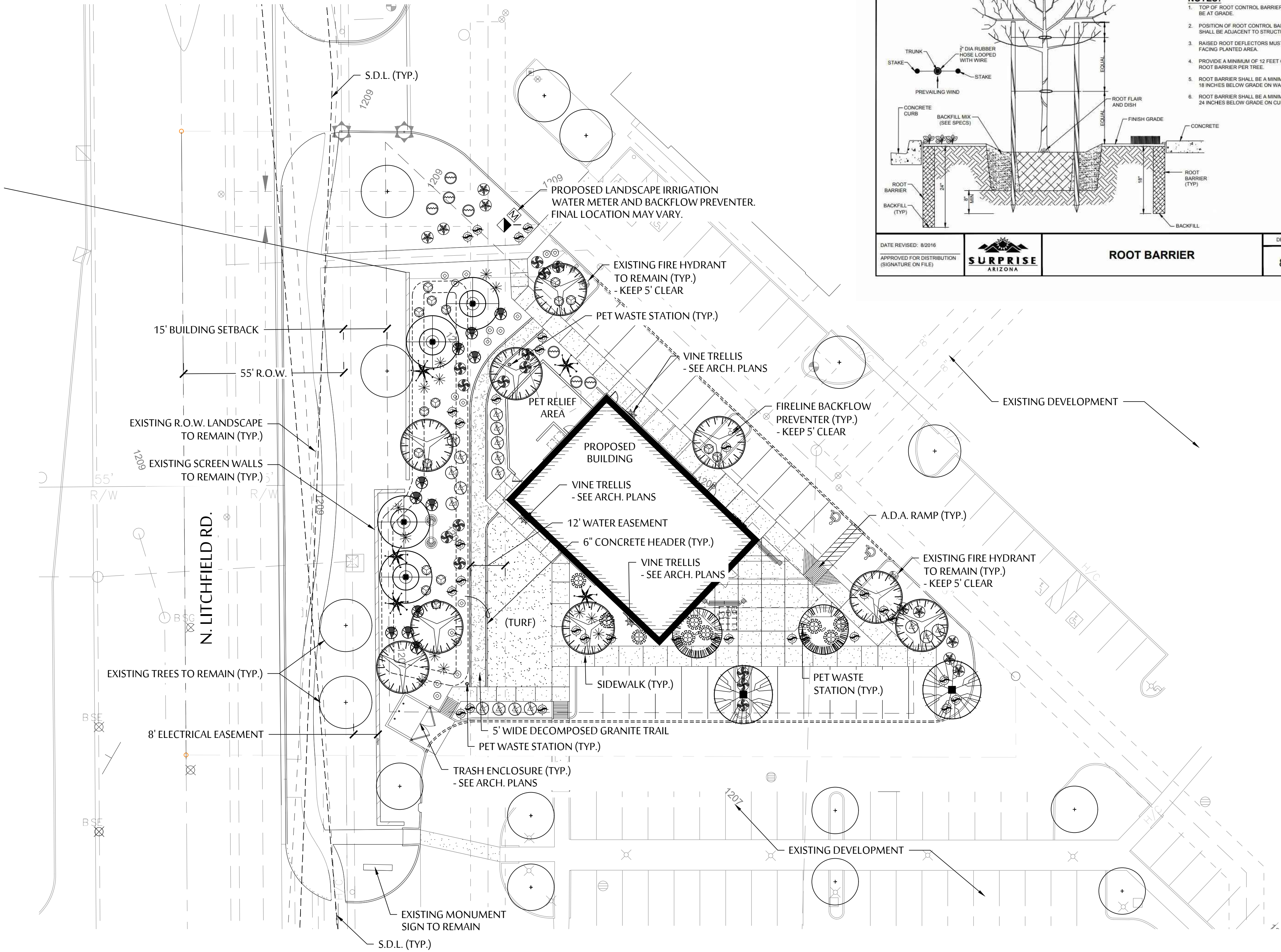
A NEW BUILDING
FOR
MOEZZI VETERINARY URGENT CARE CENTER
17257 N. LITCHFIELD RD., SURPRISE, ARIZONA 85374

associatedarchitects, INC.
architecture · construction management · planning
p. 480-964-8451
1356 East McKellips Road, Suite 101 · Mesa · Arizona · 85203
www.associated-architects.com

REVISION	DATE	DESCRIPTION
DRAWN BY: GT		
CHECKED BY: BTJ		
JOB NO. 192		
PRINTED: 12/19/19		



PROPOSED SITE PLAN
SHEET 1
A-1
OF



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	CHILOPSIS LINEARIS - DESERT WILLOW	2	24" BOX	STANDARD
	OLNEYA TESOTA - IRONWOOD	4	24" BOX	STANDARD
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE	9	24" BOX	STANDARD
	ULMUS PARVIFLORA - EVERGREEN ELM	2	24" BOX	STANDARD
SHRUBS				
	BOUGAINVILLEA SP 'BARBARA KARST'	7	5 GAL.	CAN FULL
	CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER	11	5 GAL.	CAN FULL
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE	17	5 GAL.	CAN FULL
	LEUCOPHYLLUM FRUTESCENS - SAGE	9	5 GAL.	CAN FULL
	RUPELLIA PENINSULARIS - BAJA RUELLIA	17	5 GAL.	CAN FULL
ACCENTS				
	DASYLIRION WHEELERI - DESERT SPOON	13	5 GAL.	CAN FULL
	FOUQUIERIA SPLENDENS - Ocotillo	5	BARE ROOT	10 CANES
	HESPERALOE PARVIFLORA - RED YUCCA	14	5 GAL.	CAN FULL
	MUHLENBERGIA RIGENS - DEER GRASS	9	5 GAL.	CAN FULL
GROUND COVERS				
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	17	5 GAL.	CAN FULL
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	31	5 GAL.	CAN FULL
VINES				
	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY' - 'TANGERINE BEAUTY' CROSSVINE	3	5 GAL.	CAN FULL
	DECOMPOSED GRANITE - SIZE & COLOR TO MATCH EXISTING WEST POINT TOWNE CENTER	12,959 SQ.FT.		
	MID-IRON BERMUDA TURF	1,165 SQ.FT.		

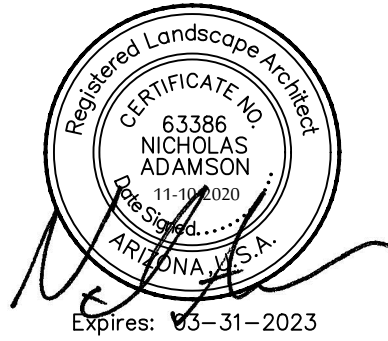
NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST AND APPROVED BY THE CITY OF SURPRISE.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8

SITE SUMMARY

SITE AREA: ≈ 30,869 NET SF (0.70 AC)
PERCENTAGE OF TURF: ≈ 1,165 SF (4% OF SITE AREA)
ZONING: WEST POINTE TOWNE CENTER PAD
REQUIRED LANDSCAPE AREA: ≈ 4,630 SF (15%)
PROVIDED LANDSCAPE AREA: ≈ 14,298 SF (46%)

Recieved
11-16-2020

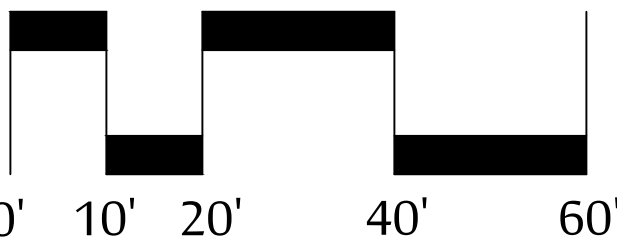


FS20-020

NORTH

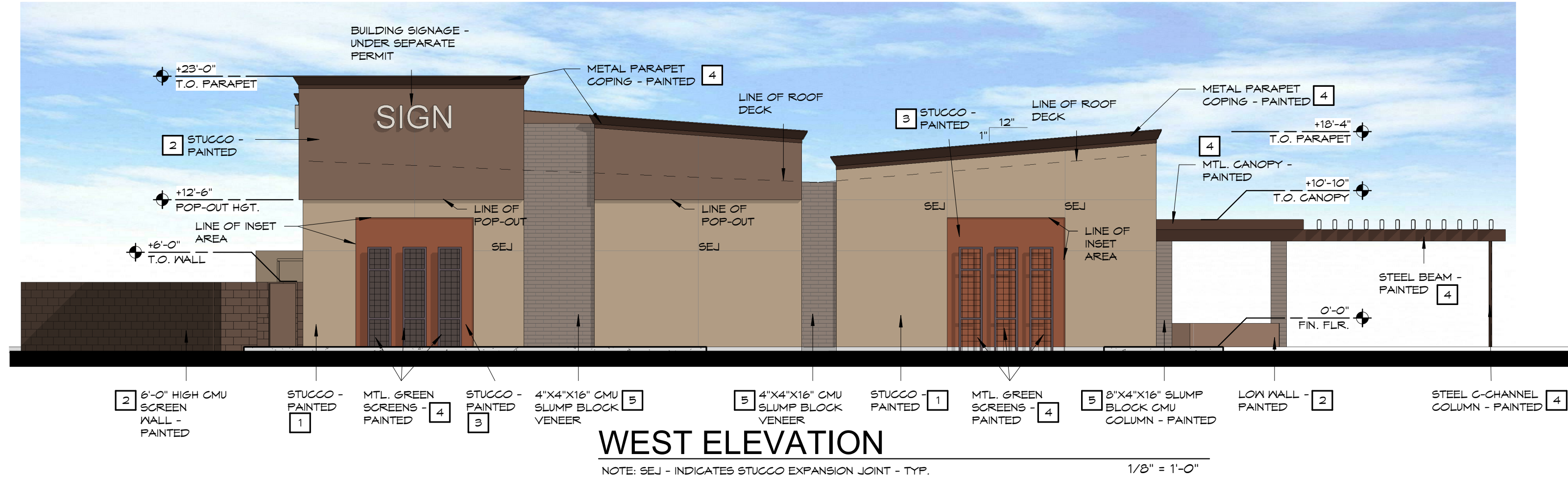
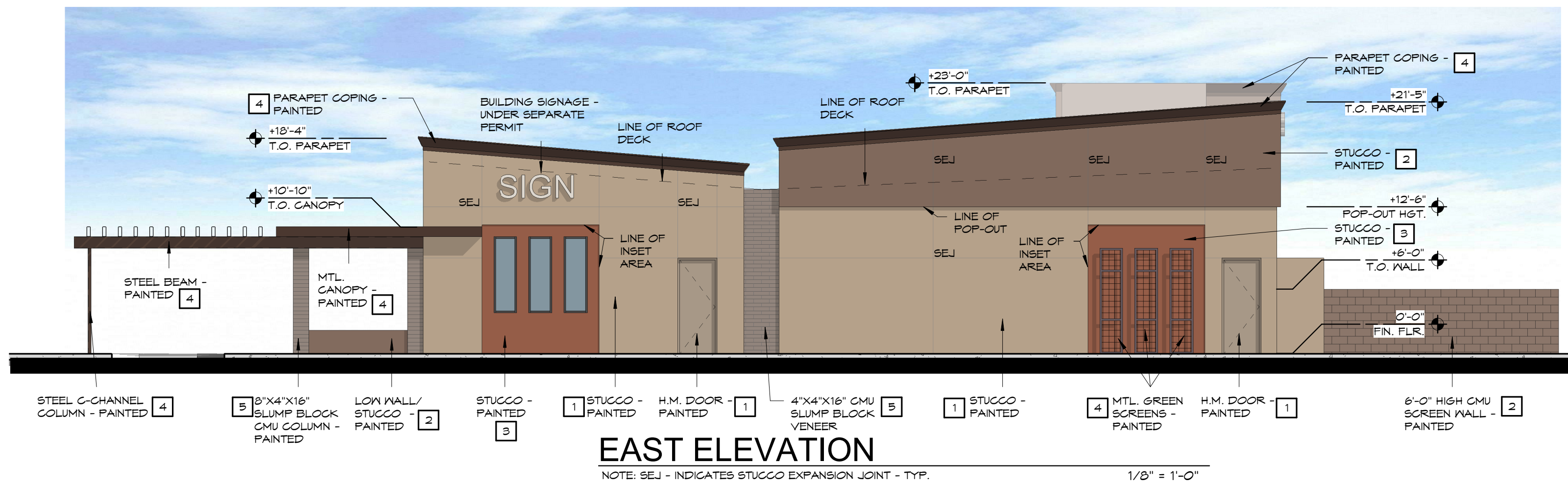


SCALE: 1"=20'-0"



MOEZZI VETERINARY URGENT CARE CENTER
LANDSCAPE PLAN

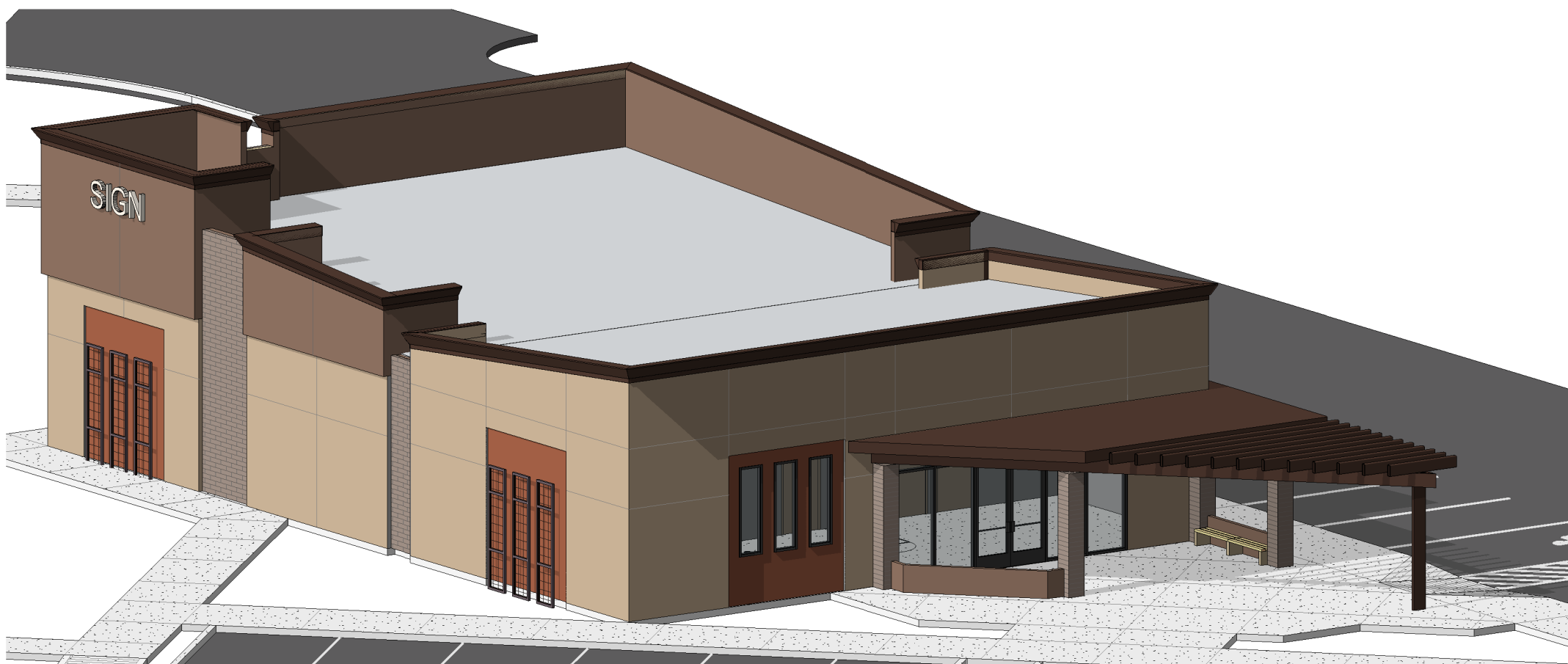
17257 N. LITCHFIELD RD., SURPRISE, AZ
NOVEMBER 10, 2020



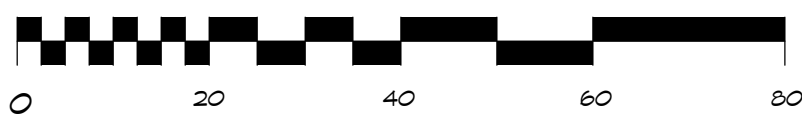
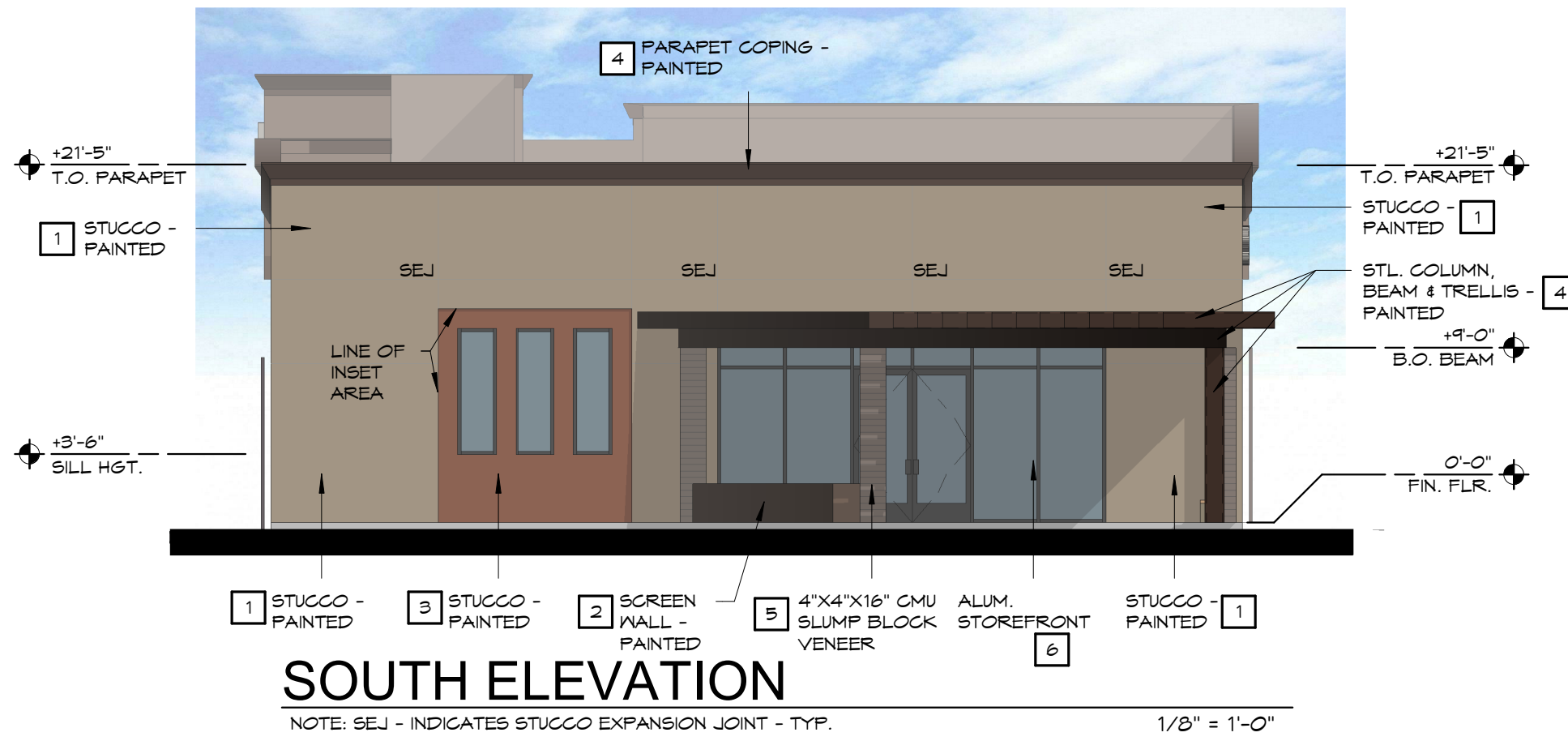
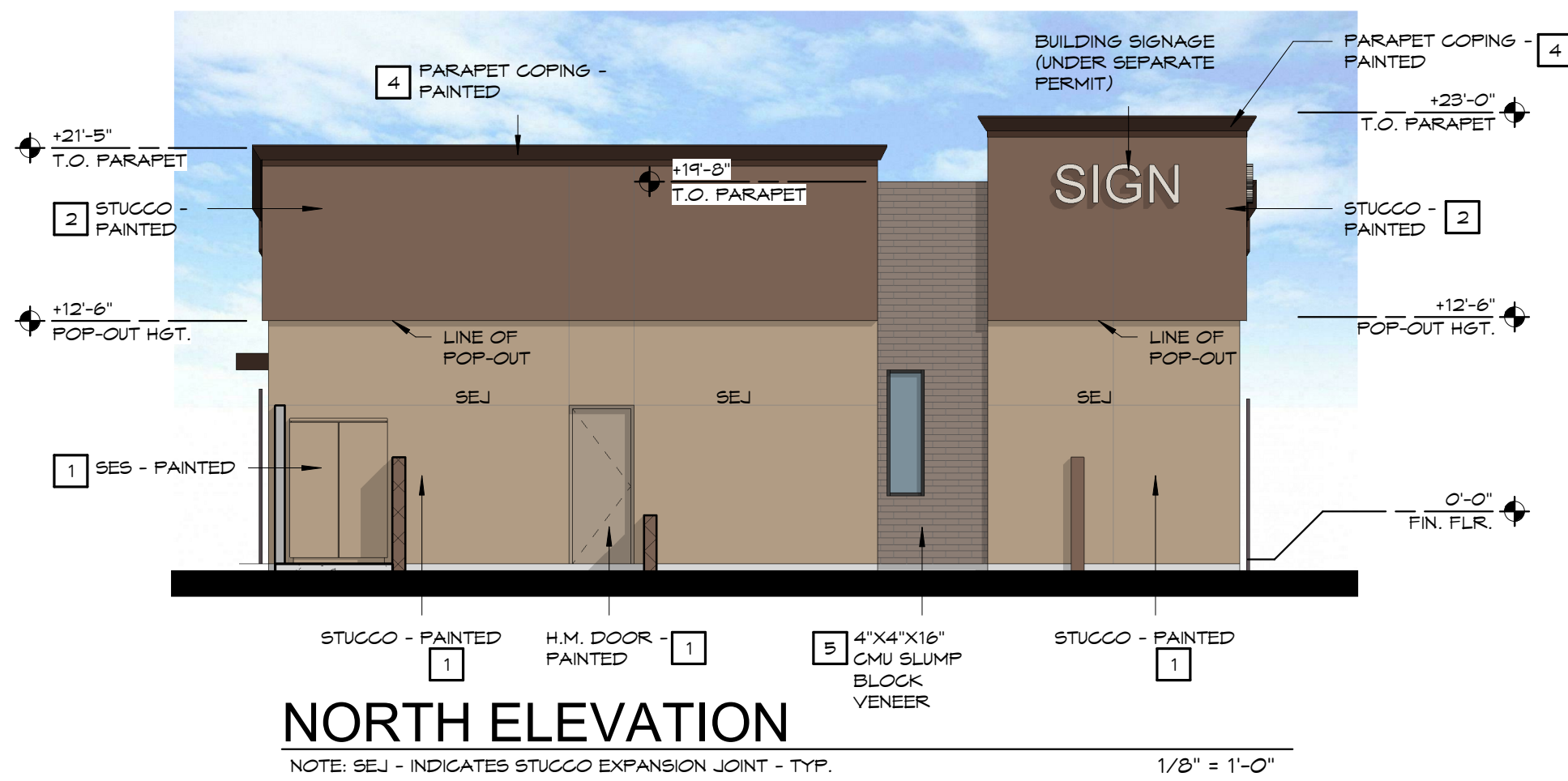
3D ISO



3D ISO



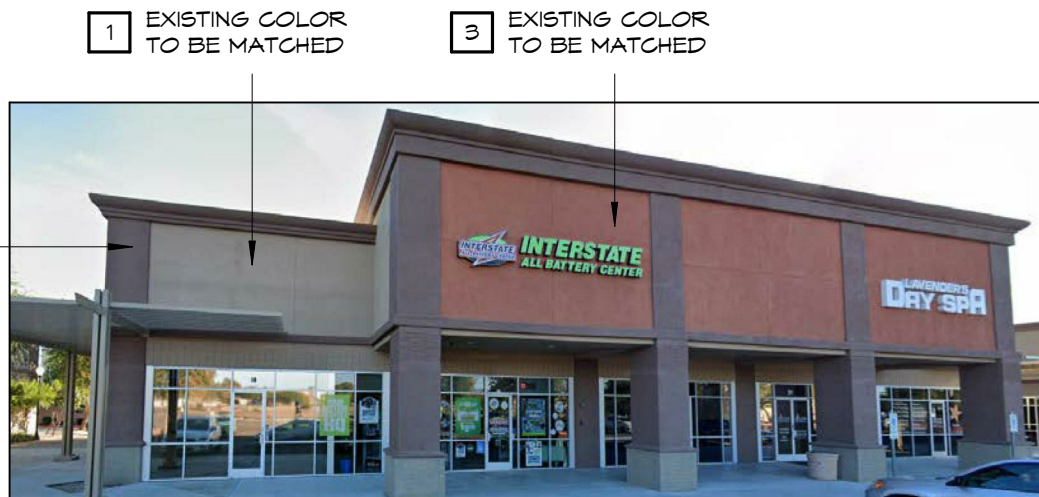
3D ISO



*
NOTE: COLOR KEYNOTES 1, 2, 4 & 5 ARE INTENDED TO MATCH THE EXISTING APPROVED COLORS PER CASE FS16-405. COLORS SHALL BE VERIFIED IN FIELD.

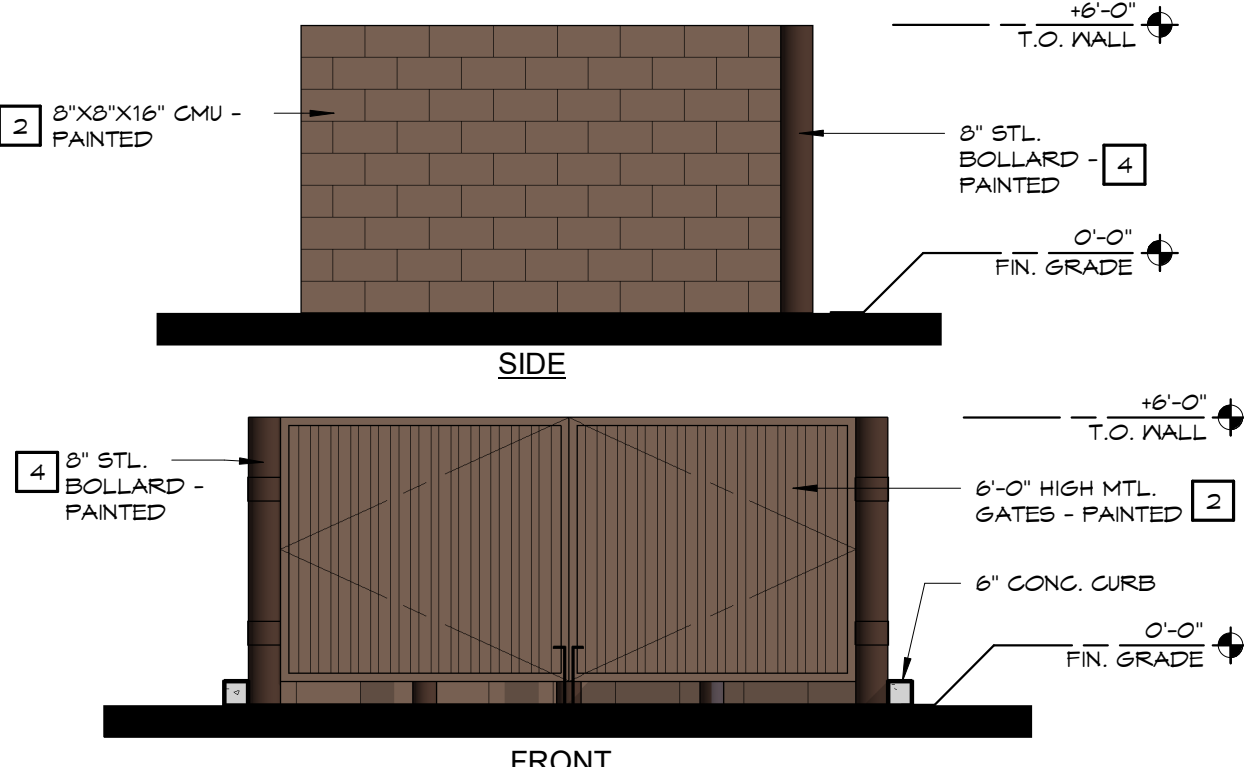
COLOR LEGEND

- 1 STUCCO - MAIN BODY 1:
MFG: SHERWIN WILLIAMS
COLOR: SW 7521 DORMER BROWN
- 2 STUCCO - MAIN BODY 2:
MFG: SHERWIN WILLIAMS
COLOR: SW 2036 QUARTERSAWN OAK
- 3 STUCCO - ACCENT:
MFG: SHERWIN WILLIAMS
COLOR: SW 2003 ROCKWOOD TERRA COTTA
- 4 COPINGS/COLUMNS/BEAMS:
MFG: SHERWIN WILLIAMS
COLOR: SW 6016 TURKISH COFFEE
- 5 CMU SLUMP BLOCK VENEER:
MFG: SUPERLITE
PRODUCT: 4\"/>



ADJACENT BUILDING

FS20-020
RECEIVED
07/14/2020

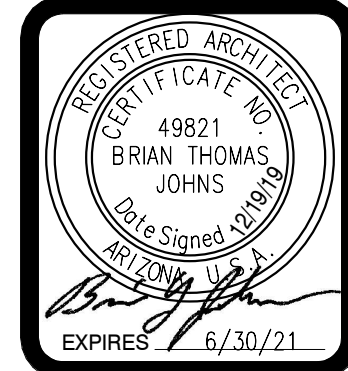


TRASH ENCLOSURE

A NEW BUILDING FOR
MOEZZI VETERINARY URGENT CARE CENTER
17257 N. LITCHFIELD RD., SURPRISE, ARIZONA 85374

associated architects, inc.
architecture · construction management · planning
p. 480.964.8451
1356 East McKellips Road, Suite 101 · Mesa · Arizona · 85203
www.associated-architects.com

REVISION	DATE	DESCRIPTION
DRAWN BY: GJT		
CHECKED BY: BTJ		
JOB NO. 1922		
PRINTED: 12/19/19		



FS20-020
SHEET 2
A-2
OF

RE: FS20-020

Nov. 5, 2020

Moezzi Veterinary Urgent Care Center
17257 N. Litchfield Rd.
Surprise, Arizona 85374

Neighborhood Outreach Participation Report:

Outreach attendees:

Shirley Phan – Planner
Robert Kuhfuss – Community Development
Daniel Moezzi – Owner
Sarah Bauer – Owner guest
Gabriel Torres – Associated Architects

The Neighborhood Outreach meeting was held on November 4th, 2020 from 6:00pm to 6:30pm via a zoom meeting. Mailings were sent out by the city to inform the public of the meeting date and time with instructions to join the zoom meeting. The city sent out a total of 12 mailings and one notice to Luke Air Force base.

The owner had two signs posted on the project site on October 20th, 2020 which also notified the public of the Neighborhood Outreach meeting date and time with instructions for the zoom meeting.

No neighbors were in attendance, but a few questions came up during the meeting from the city staff:

- What will be the hours of operation and how many employees will be working?

The owner will start off with about three employees and operate from around noon to 10 pm. He will eventually grow to 24 hours, 7 days a week service.

- Will there be overnight boarding? If so, will there be any employees working?

They owner may eventually have overnight stay of animals if needed and will have employees present.

- What kind of landscape will be on the proposed green screens?

No landscaping was present on the green screens for this meeting, but the landscape architect will update their drawings to incorporate planting in the green screens. The updated landscape plan will be submitted to the city.

- Location of SES and will it be screened and painted?

SES is located on north east corner, will be screened by a wall, and will be painted to match main body color.



FS20-020

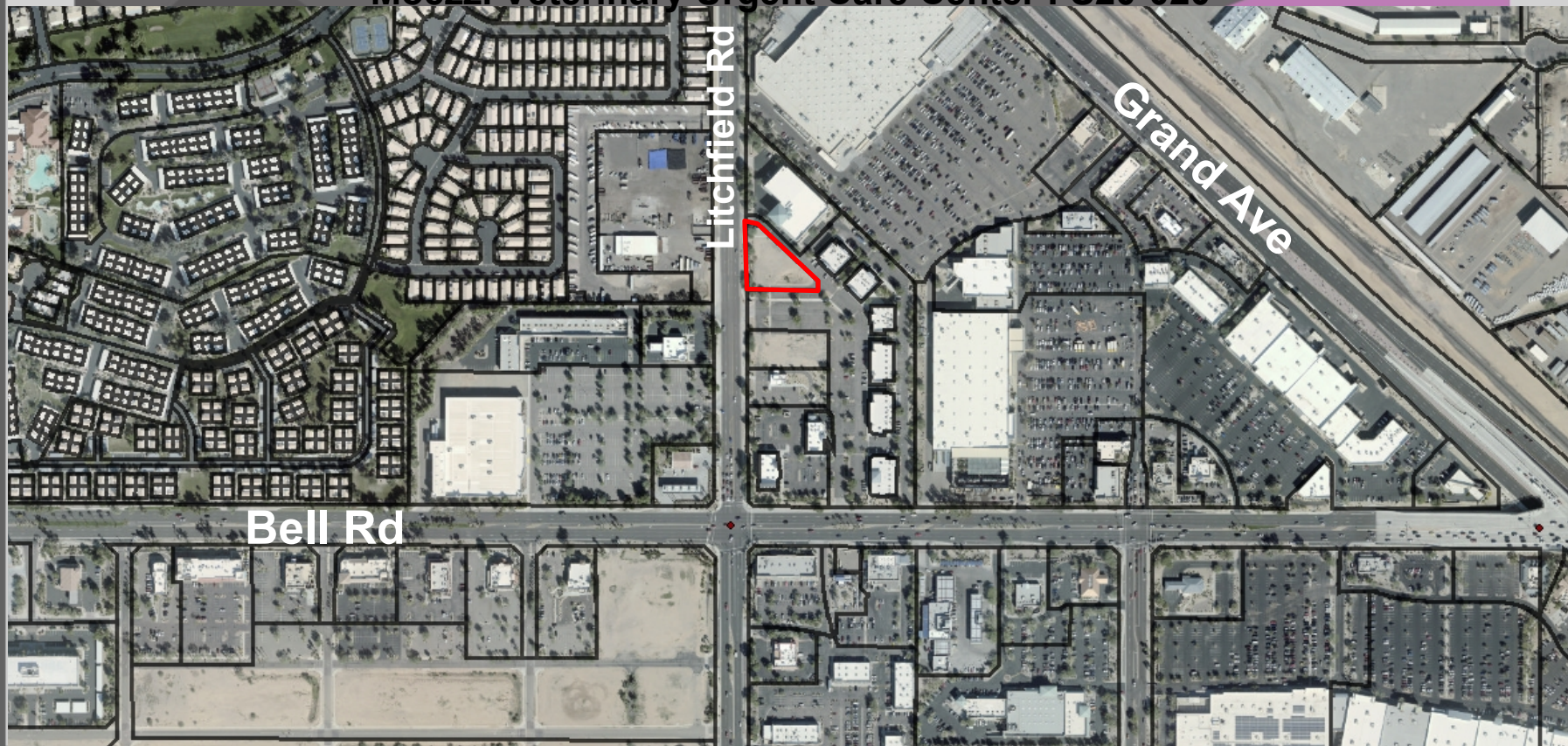
**Moezzi Veterinary Urgent Care
Center- CUP**

Planning & Zoning Commission

January 7, 2021

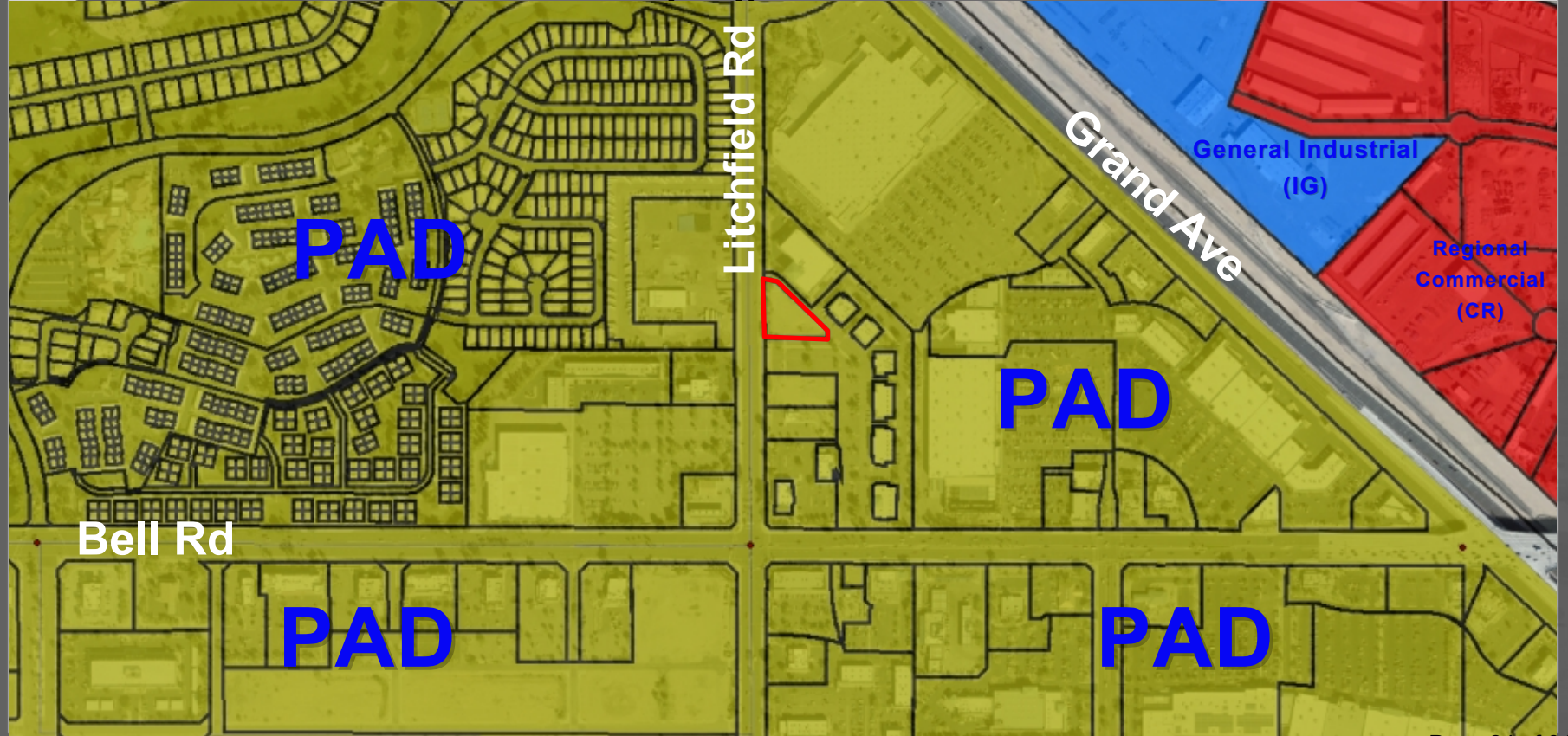
Vicinity MAP

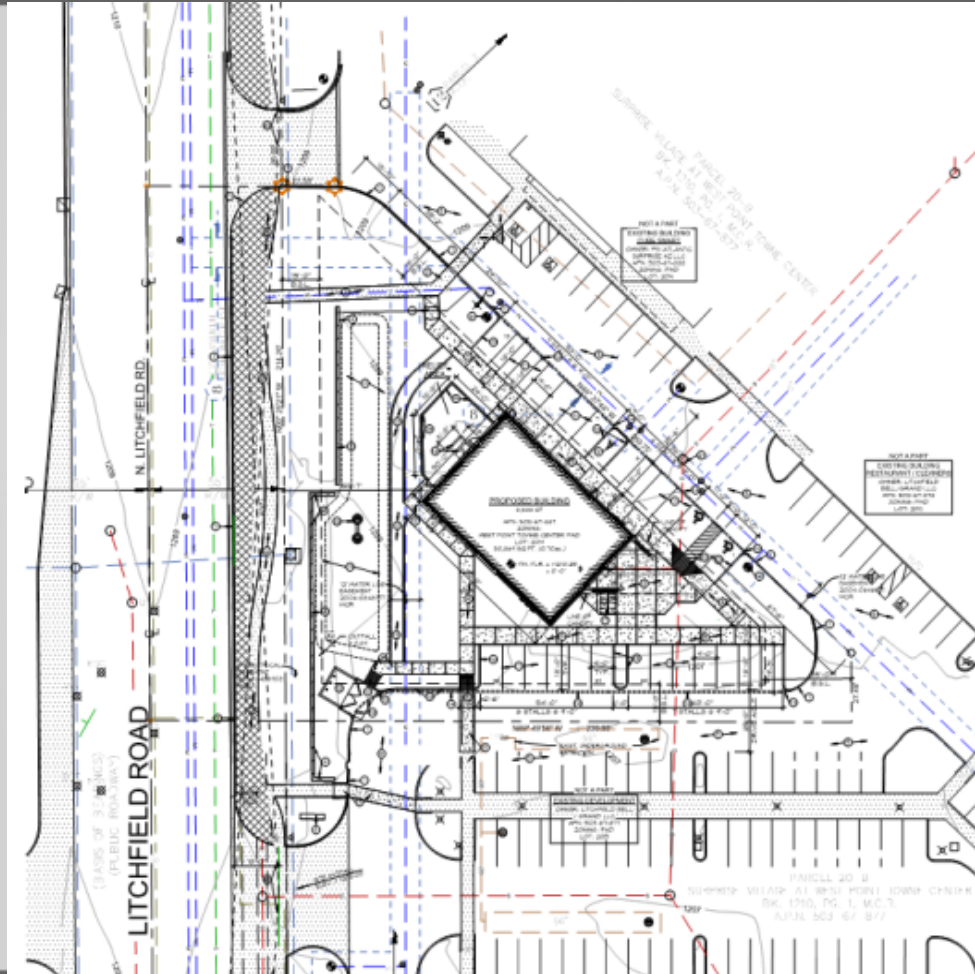
Moezzi Veterinary Urgent Care Center FS20-020



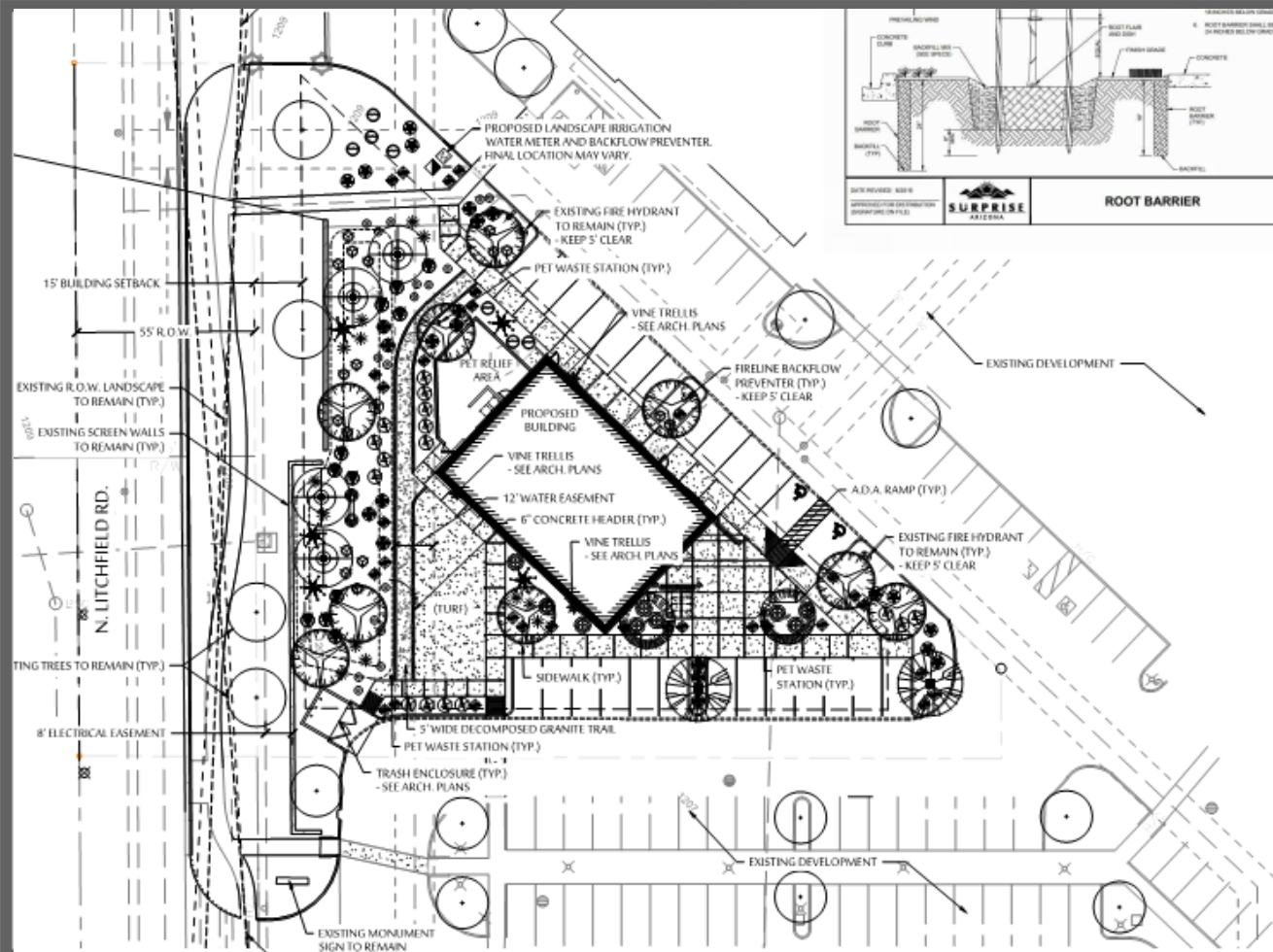
Case Map

Moezzi Veterinary Urgent Care Center FS20-020





FS20-020-Site Plan



FS20-020-Landscape Plan



CITIZEN OUTREACH

Citizen Outreach Meeting

- November 4, 2020

Zoom Meeting

STAFF RECOMMENDATION

Staff Recommendation:

- Recommend approval 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 “Moezzi Veterinary Urgent Care Center” consisting of one (1) sheet prepared by Associated Architects and stamped received September 17, 2020.**
- **B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Moezzi Veterinary Urgent Care Center” consisting of one (1) sheet prepared by McGough Adamson and stamped received November 16, 2020.**
- **C. Building elevations shall be consistent with the Elevations entitled “Moezzi Veterinary Urgent Care Center” consisting of two (2) sheets prepared by Associated Architects and stamped received July 14, 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: January 7, 2021 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan for Ancona at Surprise Pointe 33, generally located on the northwest corner of Dysart Road and Sweetwater Avenue subject to Conditions "a" through "d." (Case FS20-159)

Motion:

I move to approve/disapprove a Site Plan for Ancona at Surprise Pointe 33, generally on the northwest corner of Dysart Road and Sweetwater Avenue subject to Conditions "a" through "d."

Background:

Karen Ohmann, on behalf of E&V Investments, LLC, seeks approval of a Site Plan to allow for a 84,316 square foot industrial building and a 72,687 square foot industrial building within Surprise Pointe PAD. Site improvements will include the two (2) buildings, associated canopies, paving, sidewalks, and landscaping.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-159 - Industrial at Surprise Pointe SP - PZ Staff Report - 010721
 2. 01 - FS20-159 - Industrial at Surprise Pointe SP - Vicinity Map - 010721
 3. 02 - FS20-159 - Industrial at Surprise Pointe SP - Case Map - 010721
 4. 03 - FS20-159 - Industrial at Surprise Pointe SP - Site Plan - 010721
 5. 04 - FS20-159 - Industrial at Surprise Pointe SP - Elevations - 010721
 6. 05 - FS20-159 - Industrial at Surprise Pointe SP - Landscape - 010721
 7. PP - FS20-159 - Industrial at Surprise Pointe SP - PZ PowerPoint - 010721
-



SITE PLAN

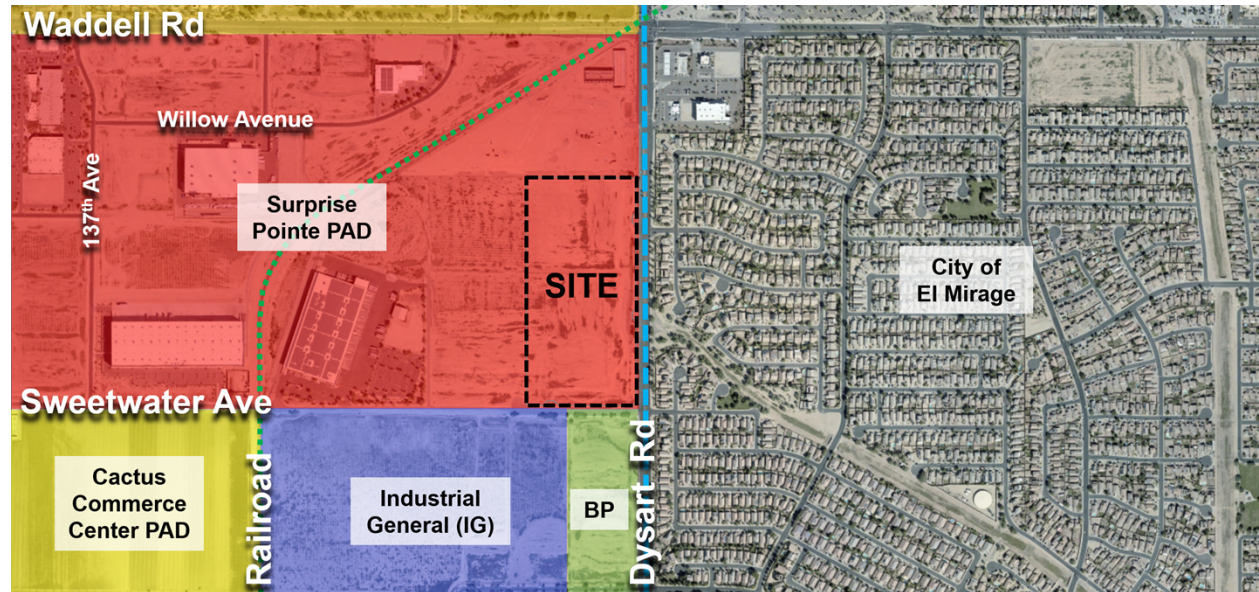
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-159
2		
3	Project Name:	Ancona at Surprise Pointe 33
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	January 7, 2021
8		
9	Planner:	Hobart Wingard, Planner II
10		
11		
12	Owner:	E&V Investments, LLC
13		
14	Applicant:	Karen Ohmann
15		
16	Request:	Site Plan approval to allow for two (2) commercial/light
17		industrial buildings totaling 157,003 square feet within the
18		Surprise Pointe PAD
19		
20	Site Location:	Generally located on the northwest corner of Dysart Road and
21		Sweetwater Avenue
22		
23	Site Size:	Approximately 27.16 acres
24		
25	Zoning:	Surprise Pointe Planned Area Development (PAD) with the
26		underlying land use of Community Commercial, Regional
27		Commercial, and Light Industrial (C2-C3-I1-PAD)
28		
29	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
30		
31	Support/Opposition:	None received by staff
32		
33	Staff Recommendation:	Staff recommends the Commission approve the proposed Site
34		Plan for Ancona at Surprise Pointe 33, subject to Stipulations
35		“a” through “d.”
36		
37		
38	<u>PROJECT DESCRIPTION:</u>	
39		

Karen Ohmann, on behalf of E&V Investments, LLC, seeks approval of a Site Plan to allow for an 84,316 square foot commercial/industrial building and a 72,687 square foot commercial/industrial building within the Surprise Pointe PAD. Site improvements will include the two (2) buildings, associated canopies, paving, sidewalks, and landscaping.

EXISTING ZONING:

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



Surprise Pointe PAD Existing Commercial/Industrial	Surprise Pointe PAD Existing Commercial/Industrial	City of El Mirage Residential
Surprise Pointe PAD Vacant	Surprise Pointe PAD Vacant	City of El Mirage Residential
Surprise Pointe PAD Vacant	Industrial General (IG) and Business Park (BP) Vacant	City of El Mirage Residential

BACKGROUND:

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

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

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

June 6, 2019: A Concept Review meeting was held for the current proposal under case CR19-346.

January 7, 2020: The City Council approved a rezone for Ancona at Surprise Pointe 33, under Case FS19-580.

March 3, 2020: The applicant submitted a request for a Site Plan for Ancona at Surprise Pointe 33, under Case FS20-159, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves the development of two (2) commercial/light industrial buildings totaling 157,003 square feet on a 27.16-acre site within the Surprise Pointe PAD. The subject proposal includes an 84,316 square foot spec commercial/light industrial building with 12 spec suites and a 72,687 square foot spec commercial/light industrial building with 14 spec suites. The site is located on the northwest corner of Dysart Road and Sweetwater Avenue within the Surprise Pointe PAD.

Access to the site will be provided by two (2) driveways on Dysart Road. The northernmost driveway will be aligned with Soledad Street to the east and an additional access to Dysart Road will be provided adjacent to the retention basin on the property. Both access points will be right-in/right-out only. The Project will provide 362 passenger vehicle parking spaces located throughout the site, which exceeds the requirement for 301 spaces.

Consistent with the existing architecture along Dysart Road, the buildings are concrete tilt panel construction with decorative masonry and metal accents, steel joists, and a hybrid roof system. The concrete tilt panels are offset to provide articulation in color and façade.

Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the commercial/light industrial complex.

UTILITY AND SERVICES TABLE:

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 Employment Character Area, which supports commercial and light industrial 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 Surprise Pointe 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 Surprise Pointe PAD.
- 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 FS20-159, subject to stipulations 'a' through 'd' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Ancona Surprise Pointe 33" consisting of three (3) sheets prepared by Deutsch Architecture Group and stamped received October 6, 2020.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Ancona Surprise Pointe 33" consisting of one (1) sheet prepared by G. K. Flanagan Associates and stamped received October 6, 2020.
- c. Elevations shall be consistent with the Site Plan entitled "Ancona Surprise Pointe 33 Spec Buildings" consisting of two (2) sheets prepared by Deutsch Architecture Group and stamped received October 6, 2020.
- d. 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.

137	
138	<u>ATTACHMENTS:</u>
139	01 - Vicinity Map
140	02 - Case Map
141	03 - Site Plan
142	04 - Elevations
143	05 - Landscape Plans

VICINITY MAP

FS20-159

Industrial at Surprise Pointe

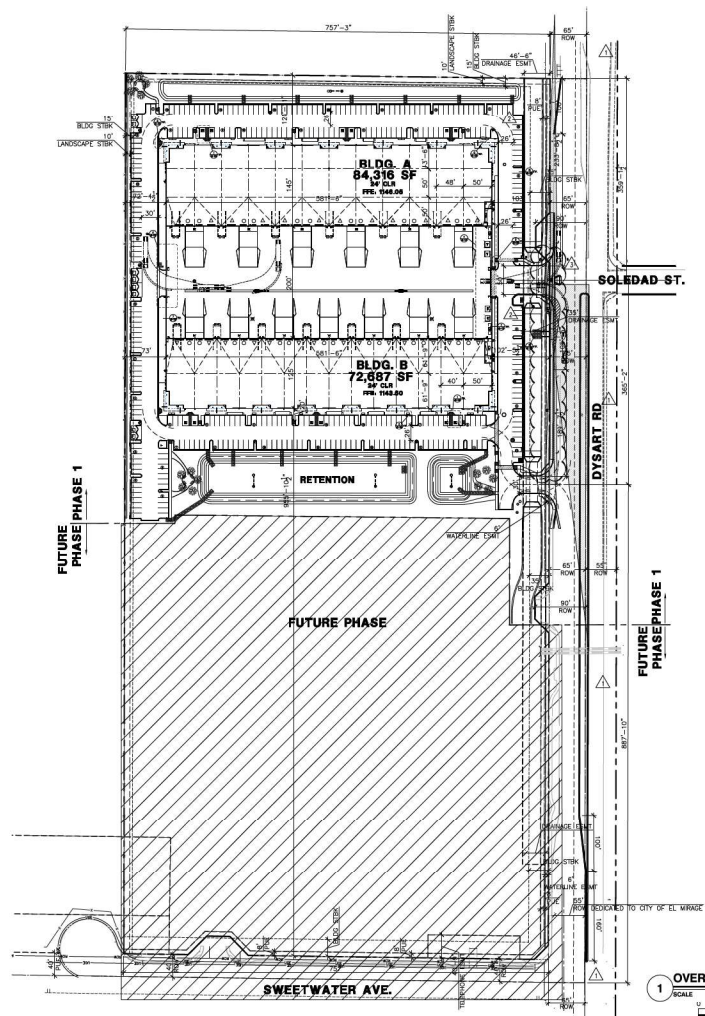


CASE MAP

FS20-159

Industrial at Surprise Pointe





SITE DATA

PARCEL NUMBER:
APN 201-36-933

CURRENT ZONING:
SURFACING POINT PAD C2-C3-1H
ORDINANCE #2200-02, 7/519-18, APPROVED JANUARY 14, 2020.

USE RESTRICTIONS: NONE

SITE AREA:
1,324,368 SF (30.40 ACRES)± - GROSS
1,116,368 SF (27.18 ACRES)± - NET

BUILDING AREA:
CANOPY: 84,316 SF (GROSS)
TOTAL: 85,826 SF

BUILDING B:
CANOPY: 72,687 SF (GROSS)
TOTAL: 74,141 SF

PROMISED SPECIFICATIONS:
R, C-1, F-1, F-2

BUILDING SETBACKS: PER CITY OF SURFACING PLANNING AND PAD

MINIMUM FRONT BUILDING SETBACK = 30"
BLDG A SETBACK PROVIDED = 103"
BLDG B SETBACK PROVIDED = 102'-5"

MINIMUM INTERIOR SIDE BUILDING SETBACK = 15"
BLDG A SETBACK PROVIDED = 124'-11" NORTH

MINIMUM CORNER SIDE BUILDING SETBACK = 30"
BLDG B SETBACK PROVIDED = 107'-11" SOUTH

MINIMUM REAR BUILDING SETBACK = 15"
BLDG A SETBACK PROVIDED = 122'-4"

MINIMUM SIDE BUILDING SETBACK = 75"

BUILDING HEIGHT: PER CITY OF SURFACING PLANNING AND PAD
35'-00" MAX PERMITTED FPD

PARKING CALCULATIONS

PARKING CALCULATIONS: PER SURFACING POINT PAD

REQUIRED: 1 SPACE PER 500 SF (GROSS)

PHASE 1:		
BUILDING A	85,322/500 = 139	PROV
BUILDING B	80,872/500 = 162	
TOTAL	301	362 SP (12 ADA)

BICYCLE SPACES (262/220 = 120/18 PROVD):

ERRC SURVEY

EMPLOYEES' PERFORMANCE RATING (PERFORM) SURVEY SHALL BE PERFORMED AT THE END OF BUILDING DEVELOPMENT FOR CITY OF SURFACING PLANNING AND PAD.

[illegible]

2929.COM

DEPT ARCHITECTURE GROUP

DEPT

REGISTERED PROFESSIONAL ARCHITECT
 13377
 EAST RICHMAN SCENARIO, HO
 PHOENIX, ARIZONA 85028
 602-640-2929 FAX
 602-640-6646

EXPIRES ON 02/28/20

4600

ANCONA SURPRISE POINT 33

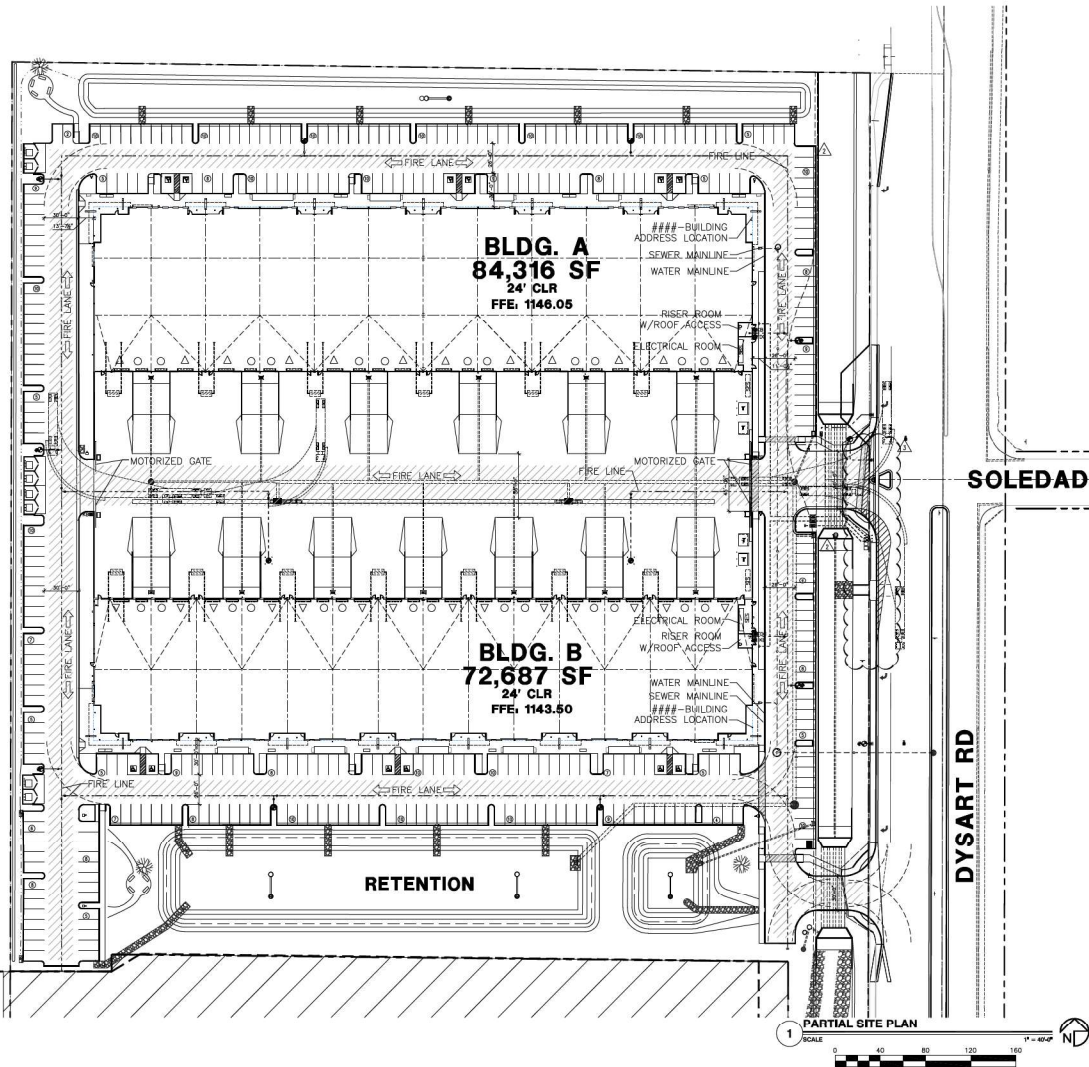
NW CORNER DYSAN RD AND SWEETWATER
SURPRISE, ARIZONA

DATE OF PREPARED STATEMENT OR APPROVAL: NONE ISSUED DATE: 02/28/20

Revisions	
1 SITE PLAN COMMENTS	7/3/20
2 ZONING SITE PLAN COMMENTS	2/20/20
3 ZONING SITE PLAN COMMENTS	3/6/2020
PROJECT NO:	
DRAWN BY: STC	
CHECKED BY: BD/STC	
COPYRIGHT © DEUTSCH ARCHITECTURE GROUP	

OVERALL SITE PLAN/PRAISING PLAN

AS-110



LEGEND									
	FIRE TRUCK LANE ACCESS OR DRIVE								
	SITE LIGHT POLE LOCATIONS - REFER TO ELECTRICAL DRAWINGS								
	EXISTING STREET LIGHTING, REFER TO CHAL								
	NEW FIRE HYDRANT								
	EXISTING FIRE HYDRANT								
	SIGN VISIBILITY TRIANGLE PER COP								
	PAINT CONCRETE PARKING CURB PER COP								
	DOUBLE SIDED "NO PARKING" SIGN PER COP TO FIGURE 5-4								
	KNOCK BOX PER COP FIRE DEPARTMENT STANDARDS, 56" AFF								
	BLUE HYDRANT REFLECTOR PER COP FIRE DEPARTMENT STANDARDS								
	RED FIRE LANE REFLECTOR PER COP FIRE DEPARTMENT STANDARDS								
	BUILDING ADDRESS 24" X 4" BRUSHED IRON								
SITE DATA									
PARCEL NUMBER: APT 5011-06-933									
CURRENT ZONING: SURPRISE PLANNING PAD-C2-C3-11									
ORDINANCE #2020-02 7318-018, APPROVED JANUARY 14, 2020									
USE RESTRICTIONS: NONE									
SITE AREA: 2,224,368 SF (50.40 ACRES) - GROSS									
2,118,308 SF (48.46 ACRES) - NET									
BUILDING AREA: BLDG. A 84,316 SF (GROSS)									
CANOPIES 1,210 SF									
TOTAL 85,526 SF									
BUILDING B: 72,687 SF (GROSS)									
CANOPIES 1,454 SF									
TOTAL 74,141 SF									
PROPOSED OCCUPANCIES: B, S-1, F-2									
BUILDING SETBACKS: PER CITY OF SURPRISE PLANNING AND PAD									
MINIMUM FRONT BUILDING SETBACK = 35'									
BLDG A SETBACK PROVIDED = 103'									
BLDG B SETBACK PROVIDED = 102'-5"									
MINIMUM INTERIOR SIDE BUILDING SETBACK = 15'									
BLDG A SETBACK PROVIDED = 124'-11" NORTH									
MINIMUM CORNER SIDE BUILDING SETBACK = 35'									
BLDG B SETBACK PROVIDED = 80'-11" SOUTH									
MINIMUM REAR BUILDING SETBACK = 15'									
BLDG A SETBACK PROVIDED = 72'-4"									
BLDG B SETBACK PROVIDED = 73'									
BUILDING HEIGHT RESTRICTIONS: 35' MAX HEIGHT PER PAD									
CONSTRUCTION TYPE: TWO MEMBRANE ROOFING OVER PANELLED WOOD DECKING OVER METAL JOISTS									
WATERFLOW INFO									
DATA WITH 10% SAFETY FACTOR									
HYDRANT FLOW TEST PERFORMED BY ARIZONA FLOW TESTING, LLC JANUARY 18, 2020. SEE ATTACHED REPORT FOR ADDITIONAL INFORMATION.									
STATIC PRESSURE	70.2 PSI								
RESIDUAL PRESSURE	50.2 PSI								
FLOWING GPM	4200 GPM								
GPM @ 20 PSI	7000 GPM								
CITY TRACKING BOX									
<table border="1"> <thead> <tr> <th>Revisions</th><th>DATE</th></tr> </thead> <tbody> <tr> <td>1. SITE PLAN COMMENTS</td><td>7/31/20</td></tr> <tr> <td>2. 2ND SITE PLAN COMMENTS</td><td>8/25/20</td></tr> <tr> <td>3. 3RD SITE PLAN COMMENTS</td><td>10/12/20</td></tr> </tbody> </table>		Revisions	DATE	1. SITE PLAN COMMENTS	7/31/20	2. 2ND SITE PLAN COMMENTS	8/25/20	3. 3RD SITE PLAN COMMENTS	10/12/20
Revisions	DATE								
1. SITE PLAN COMMENTS	7/31/20								
2. 2ND SITE PLAN COMMENTS	8/25/20								
3. 3RD SITE PLAN COMMENTS	10/12/20								
PROJECT NO.: DRAWN BY: DJC CHECKED BY: JB/OTC COPYRIGHT: DEUTSCH ARCHITECTURE GROUP PUBLIC SAFETY SITE PLAN									

2929.COM

ARCHITECTURE GROUP

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

ANCONA SURPRISE POINT 33
N/W CORNER DYSART RD AND SWEETWATER
SURPRISE ARIZONA

AS-112

GENERAL NOTES

ROOF-TOP PLUMBING: VENTS, DUCTS, AIR CONDITIONING AND HEATING EQUIPMENT, CONDENSATION RETURN AND ANY OTHER MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE LOCATED AWAY FROM PUBLIC VIEW AND ACCORDING TO A MANSARD'S CODE NOT TO BE HIGHER FROM ANY WALL OR ANY HEIGHT OUTSIDE A BUILDING, THE USE OF A PARAPET WALL FOR SCREENING PURPOSES IS PROHIBITED; HOWEVER, THE HEIGHT OF THE PARAPET WALL MUST BE EQUAL TO OR GREATER THAN THE HEIGHT OF ANY MECHANICAL EQUIPMENT.

46500

GLAZING MATERIALS, GLASSING AND
PROVIDER, ARIZONA BUILDING
DEPT - GLAZING - CONTRACT 99

ANCONIA SURPRISE POINT 33 SPEC BUILDINGS

GLAZING BY RYANAT AND SWEETWATER
SURPRISE, AZ

THIS IS A CONTRACT FOR THE SUPPLY AND INSTALLATION OF GLAZING MATERIALS, GLASSING AND PROVIDER, ARIZONA BUILDING DEPT - GLAZING - CONTRACT 99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARIZONA BUILDING DEPT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE BUILDING DURING THE GLAZING PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE BUILDING DURING THE GLAZING PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS.

PRINT REFERENCE: 201006	
REVISIONS	
NO.	DATE DESCRIPTION
1	201006 2007 REV COMPLETION
PROJECT NO.: 10191006	
DRAWN BY:	AD
CHECKED BY:	AD
COPYRIGHT 2007 DESIGN ARCHITECTURE GROUP	
BUILDING A EXTENSION ELEVATIONS	
A-210	



MASTER PLANT LIST

TREES	SIZE/ COMMENTS/ QUANTITY
AZT HYBRID PALM BREA PARKINSONIA PRINCECOK AZT #8	36" BOX / LOW BREAKING / MATCHED / 23 QTY
AZT POOLESS MESQUITE PROSPERS AZT POOLESS HYBRID	24" BOX / LOW BREAKING / MATCHED / 103 QTY
RED PUSH PISTACHE PISTACHIA RED PUSH	24" BOX / LOW BREAKING / MATCHED / 14 QTY
MULGA ACACIA ACACIA ANELURA	24" BOX / LOW BREAKING / MATCHED / 22 QTY

SHRUBS	
CHUPAROSA	5 GAL, 134 QTY
JUSTICIA CALIFORNICA	5 GAL, 395 QTY
DWARF OLIVE	5 GAL, 113 QTY
OLEA EUROPAEA 'LITTLE OLIVE'	5 GAL, 79 QTY
OSMORHIZA SAGE	5 GAL, 85 QTY
BAIR RUELARIA	5 GAL, 34 QTY
RUELARIA PENINSULARIS	5 GAL, 113 QTY
JOUBA	5 GAL, 426 QTY
SIEMONDIA CHINENSIS	5 GAL, 19 QTY
WINTER BLAZE SAGE	5 GAL, 35 QTY
LEUCOPHYLLUM LAMORANGE	5 GAL, 48 QTY
GIANT HESPERALOE	5 GAL, 78 QTY
HESPERALOE FUNIFERA	
COMPACT MYRTLE	
MYRTUS COMMUNIS COMPACTA	
DESERT CASSIA	
BIENNA MEMPHILA	
FEATHERY CASSIA	
BIENNA ANTISSIOIDES	

GROUNDCOVERS	
TURPENTINE BUSH	1 GAL, 177 QTY
ERCAEMERA LANCEIFOLIA 'AGURRIE'	
TRAILING YELLOW LANTANA	1 GAL @ 3" O.C., 50 QTY
LANTANA 'NEW GOLD'	1 GAL @ 3" O.C., 276 QTY
BLONDE AMBITION GRAMA	1 GAL @ 3" O.C., 417 QTY
OUTBACK SUNSHINE EMU	1 GAL @ 4" O.C., 363 QTY
EREMOPHILA GLABRA	1 GAL @ 4" O.C., 598 QTY
NASHVILLE GRASS	1 GAL @ 3" O.C., 498 QTY
NON-EREMOPHILA WIGIDA	1 GAL @ 3" O.C., 322 QTY
DESERT CARPET TRAILING ACACIA	
ACACIA RECOLING 'DESERT CARPET'	
TRAILING ROSEMARY	
ROSEMARY 'WASHINGTON CARPET'	
PURPLE TRAILING LANTANA	
LANTANA MONTENEGRO PURPLE	

PLANT CALCULATIONS:

	24" BOX	36" BOX
TREE SIZE RATIO	133% QTY	23 QTY
TOTAL TREES: 162	88%	15%
LANDSCAPE AREA	REQUIRED	PROVIDED
COVERAGES	46.54% F	144.06% F
	10%	26%
PERCENTAGE LOW-WATER	REQUIRED	PROVIDED
USE ADORN PLANTS	3,857 QTY	4,083 QTY
TOTAL PLANTS: 4,083	98%	100%



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ACONA SURPRISE POINT 33
N.W. CORNER DYSART RD AND SWEETWATER
SURPRISE, ARIZONA

11.23.2020

LOOO



FS20-159

Industrial at Surprise Pointe

Planning and Zoning Commission – January 7, 2021

VICINITY MAP

FS20-159

Industrial at Surprise Pointe



CASE MAP

FS20-159

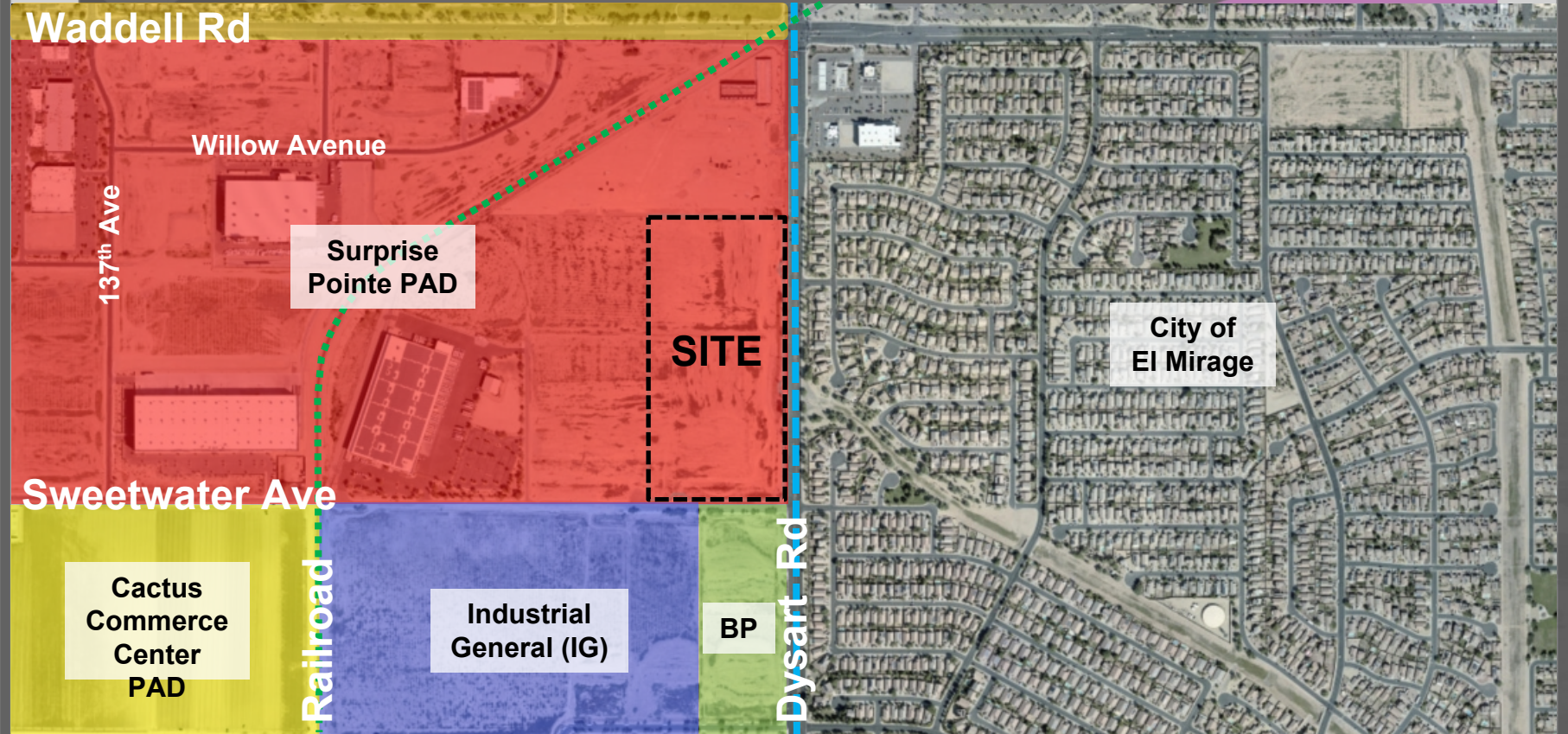
Industrial at Surprise Pointe

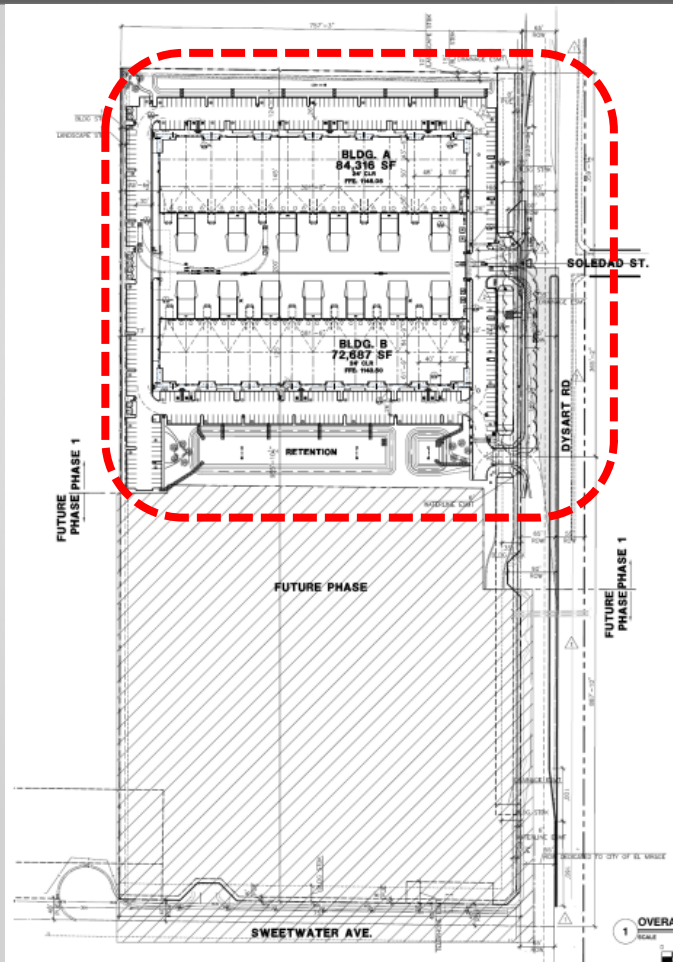


ZONING MAP

FS20-159

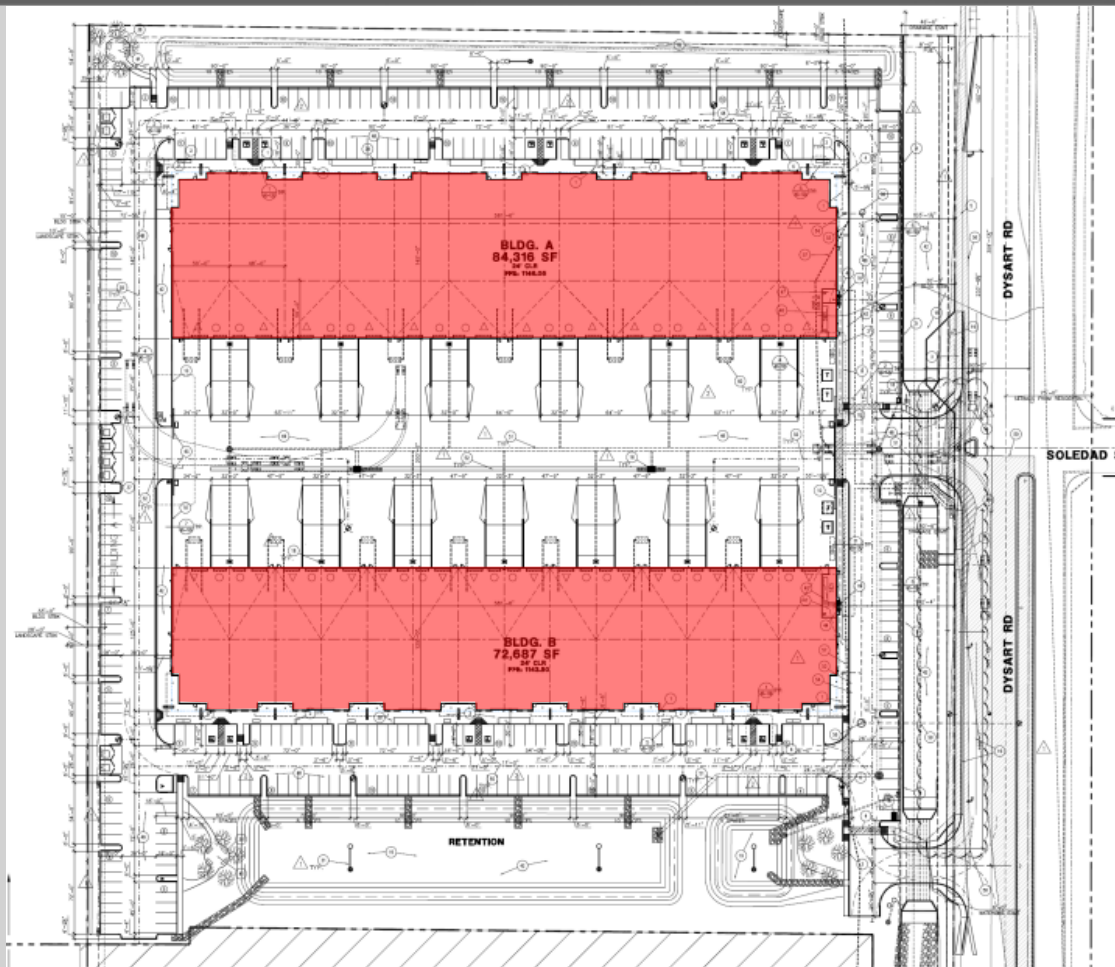
Industrial at Surprise Pointe





27.16 Acres
Overall

SITE PLAN

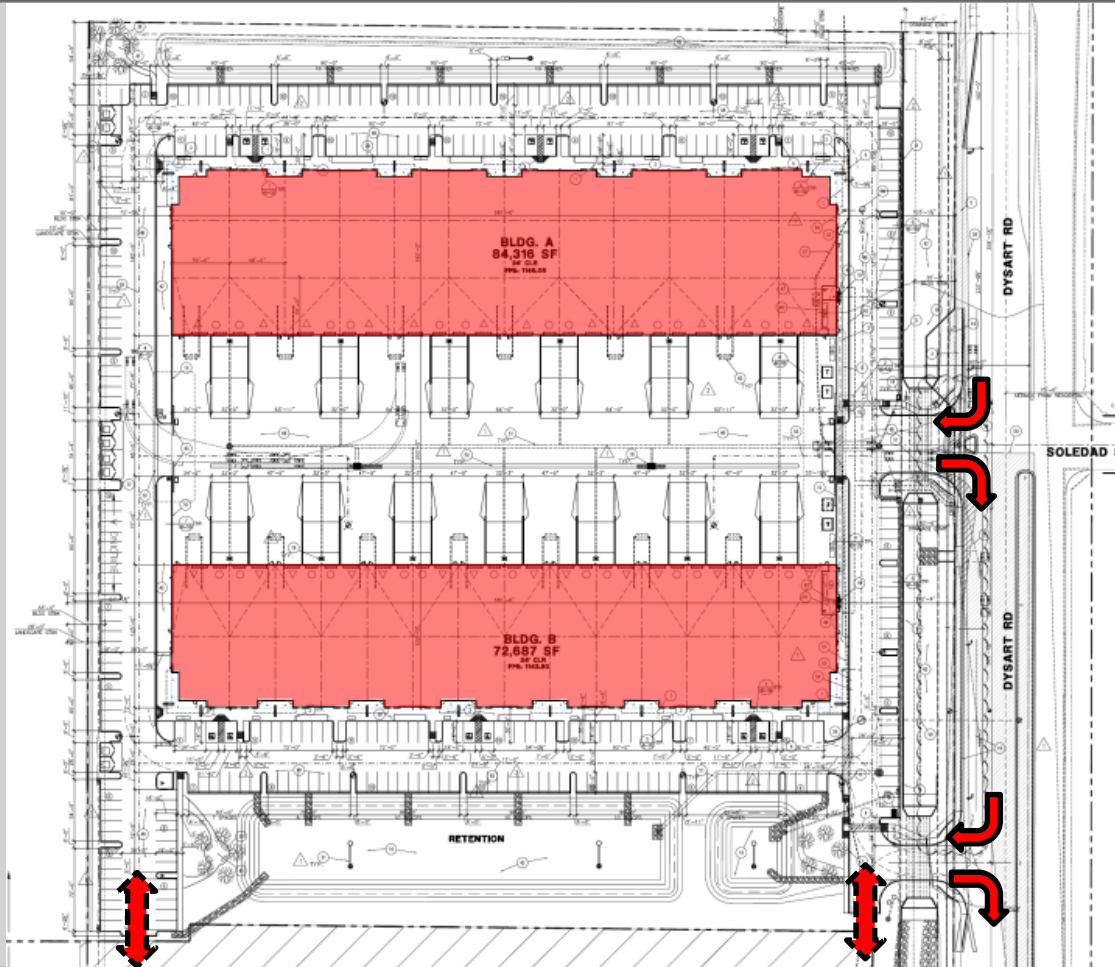


Building 'A'
84,316 sf

Building 'B'
72,687 sf

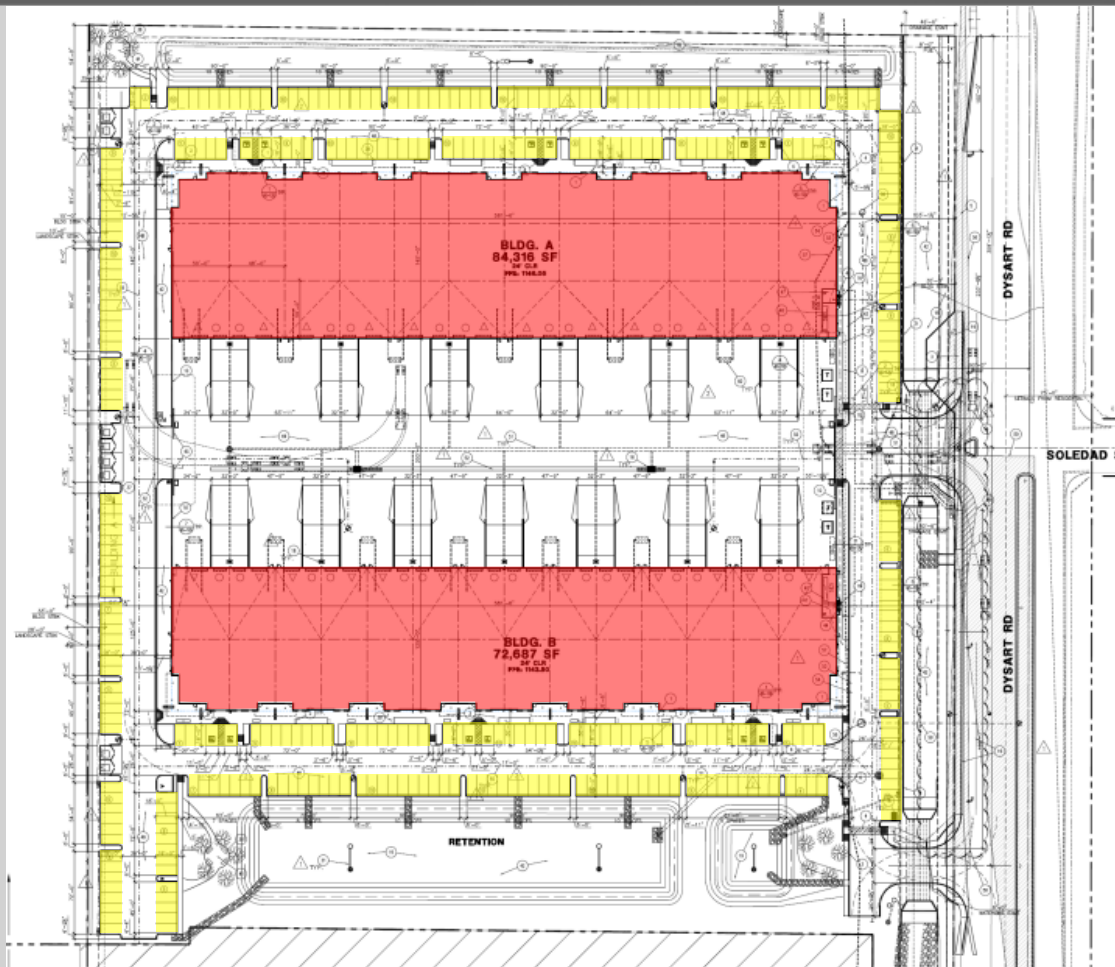
Total
157,003 sf

SITE PLAN



SITE PLAN

Access

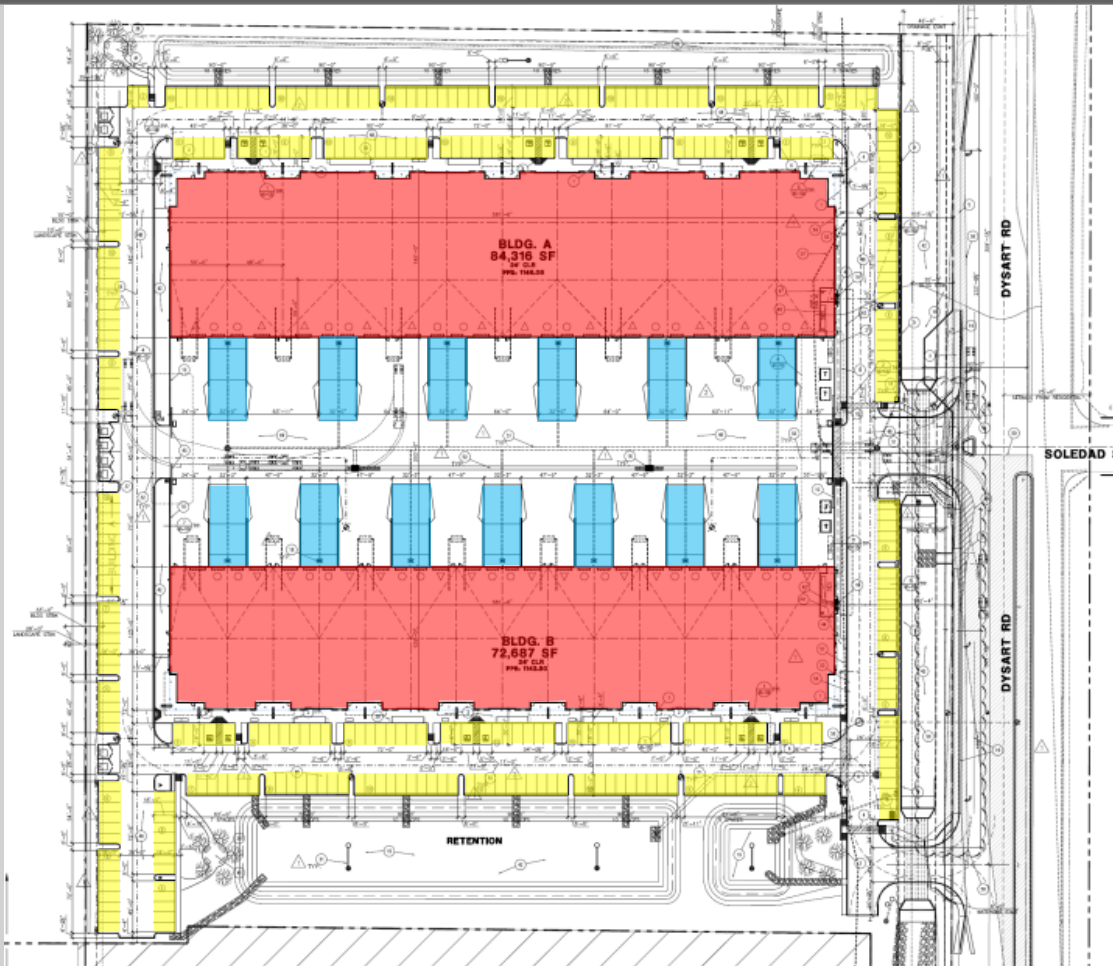


Parking
301 Required
362 Provided

SITE PLAN

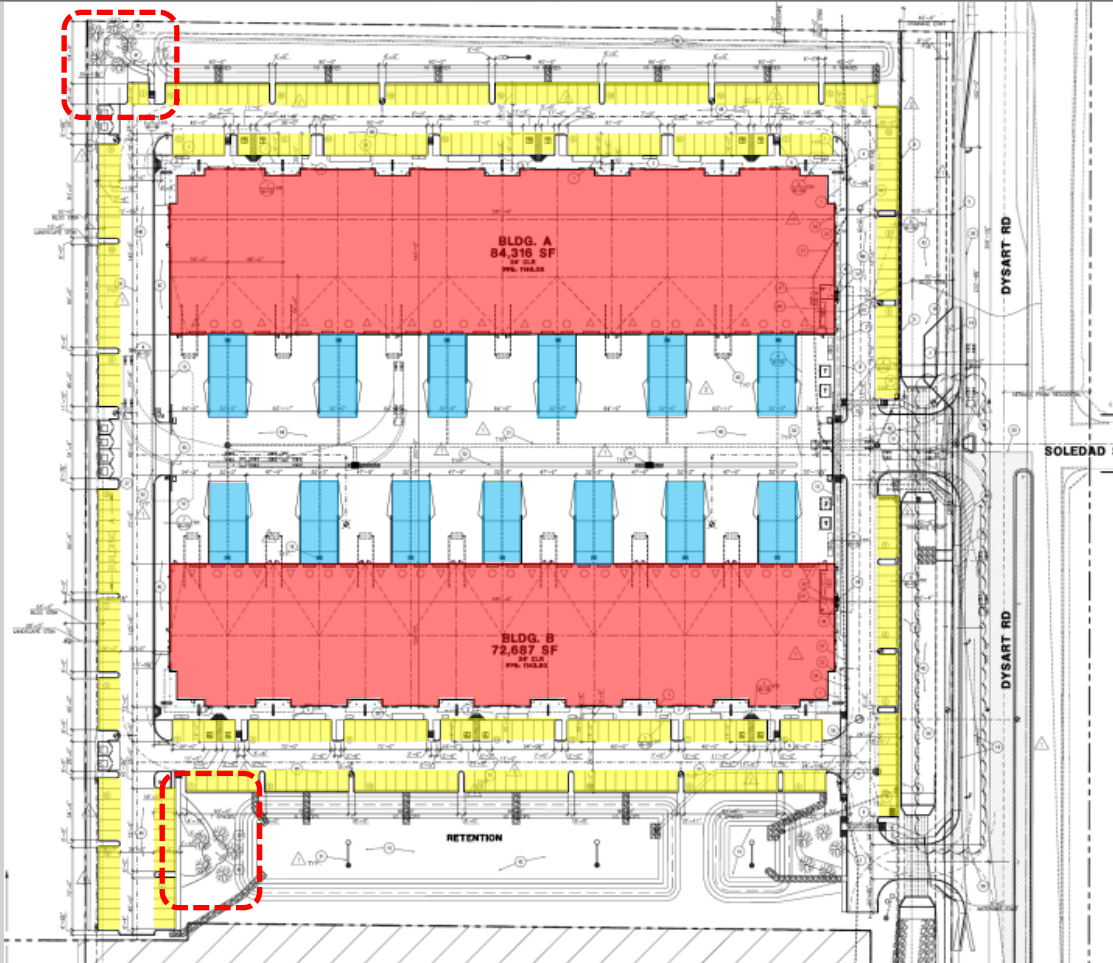
SITE PLAN

13 Truck
Bays



SITE PLAN

Outdoor
Seating Areas

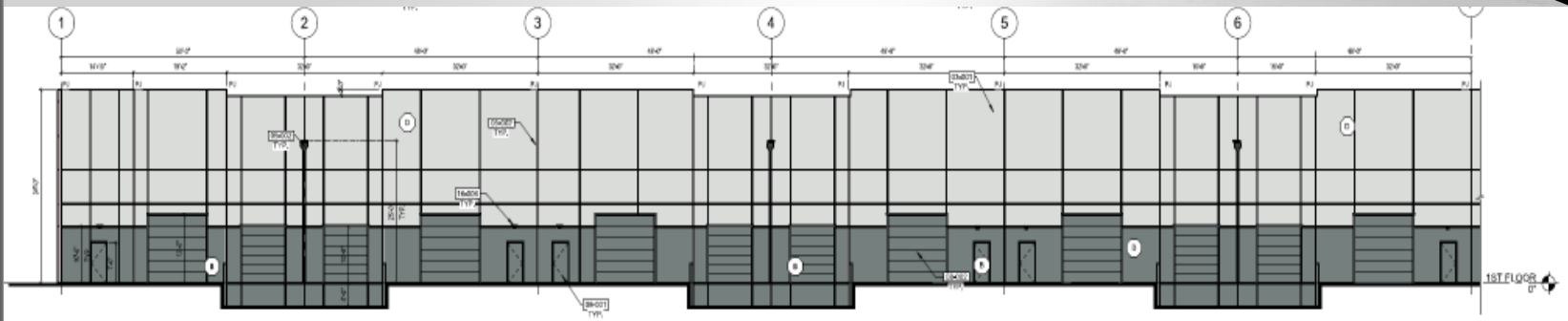
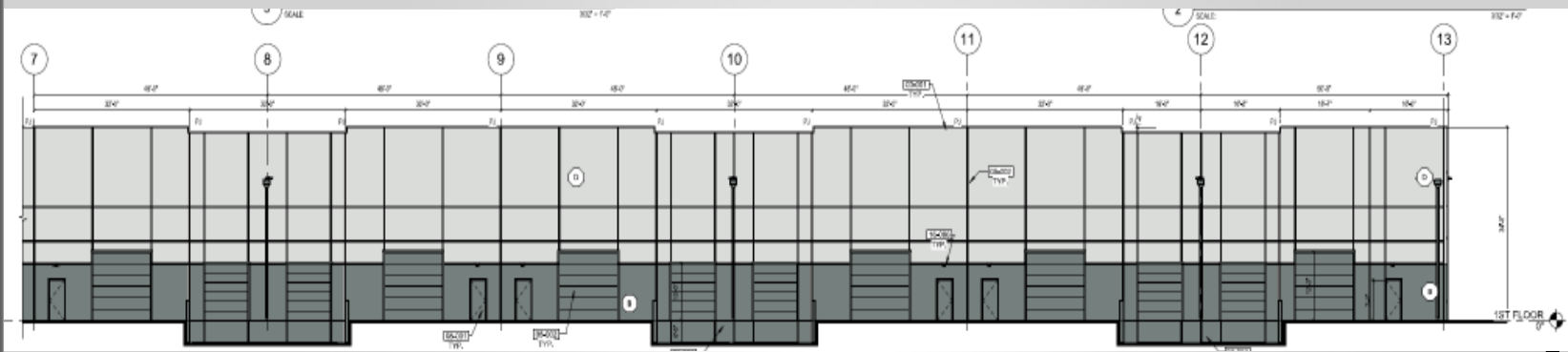


ELEVATIONS 'A'

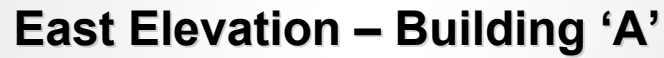


North Elevation – Building 'A'

ELEVATIONS 'A'

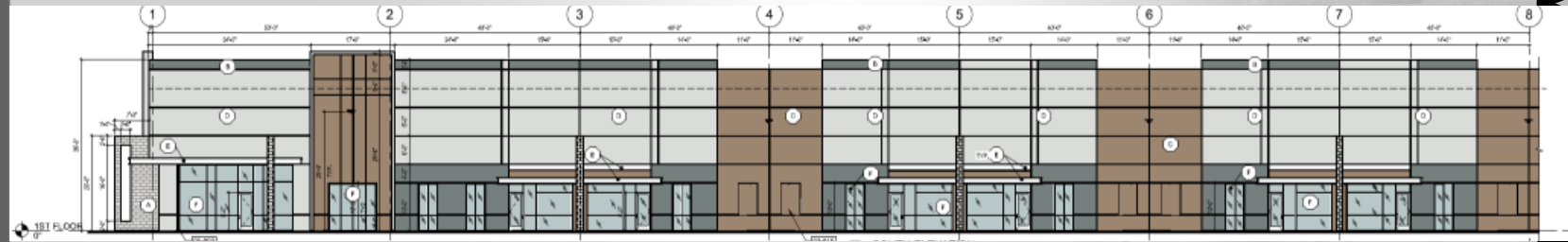


South Elevation – Building 'A'

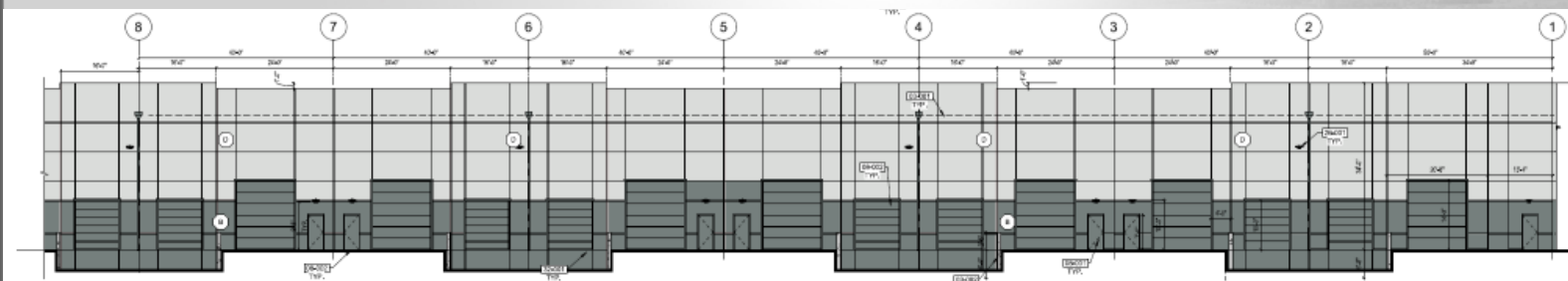
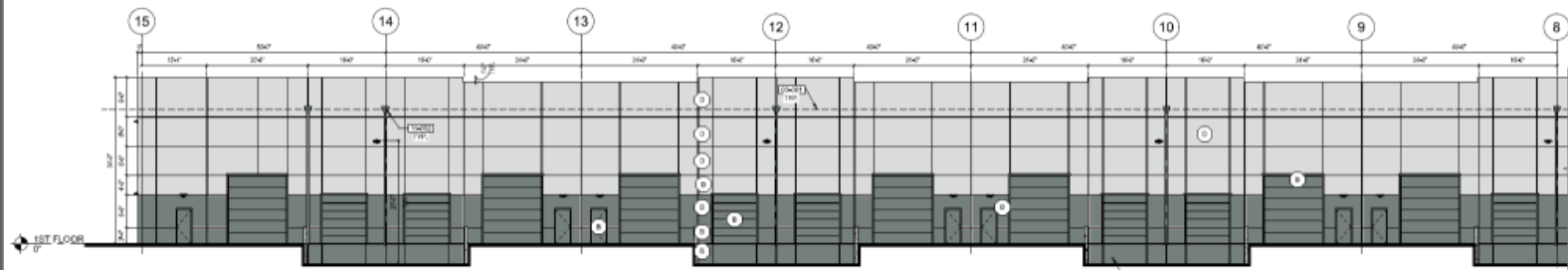


ELEVATIONS

'A'

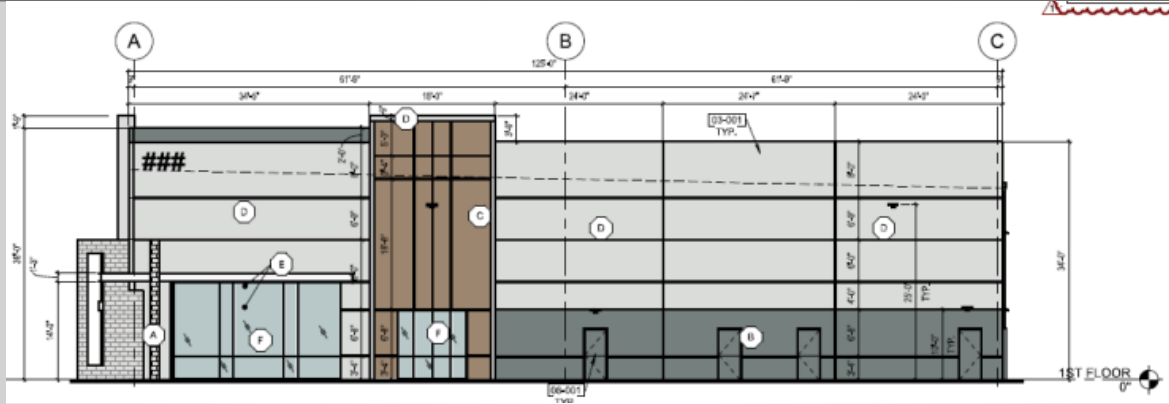


South Elevation – Building 'B'



ELEVATIONS 'B'

North Elevation – Building 'B'



East Elevation – Building 'B'



West Elevation – Building 'B'

ELEVATIONS 'B'



QUESTIONS OR COMMENTS?

Thank You