

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, February 4, 2021 @ 6:00 PM
COUNCIL CHAMBERS



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

For instructions on how to comment on agenda items and public hearings, please go to <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 PandZComments@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 January 7, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

2. District 6 Consideration and action to approve or disapprove a Site Plan for Kiff Enterprises - J Bugs, generally located on the southwest corner of Dysart Road and Sweetwater Avenue subject to Conditions "a" through "d." (Case FS20-567) 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: January 25, 2021 at 10:50 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 4, 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 January 7, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve the January 7, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 1-7-21 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 7, 2021 / 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 January 7, 2021.

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; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Shirley Phan, Current Planner; Nicole Isfan, Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Abrams notified the Commissioners the January 21, 2021 Planning and Zoning Commission Meeting will be canceled due to no items on the agenda.

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 December 17, 2020 Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the December 17, 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 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, Current Planner, presented item 2 to the Commission.

Brian Johns and Gabriel Torres of Associated Architects and Daniel Moezzi, DVM, Owner of Urgent Petcare, were on the conference line and available to provide feedback if necessary 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:

- Hours of operation
- Land use and location
- Landscaping maintenance
- Community need for facility

Commissioner Smith made a motion approve the 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”.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

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

Andrew Yancey, Attorney for Bergin, Frakes, Smalley & Oberholtzer, PLLC, was on the conference line and available to provide feedback if necessary as it pertained to the project.

The Commission discussed the following:

- Commercial building development

Commissioner Sartor made a motion to approve 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.”

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:14 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: February 4, 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 Kiff Enterprises - J Bugs, generally located on the southwest corner of Dysart Road and Sweetwater Avenue subject to Conditions "a" through "d." (Case FS20-567)

Motion:

I move to approve/disapprove a Site Plan for Kiff Enterprises - J Bugs, generally located on the southwest corner of Dysart Road and Sweetwater Avenue subject to Conditions "a" through "d."

Background:

LGE Corporation dba LGE Design Build, on behalf of Gary Vogl, seeks approval of a Site Plan to allow for an 80,382 square foot warehouse building within The Business Park (BP) Zoning District. Site improvements will include the building, loading areas, 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 - FS20-567 - Kiff Enterprises J Bugs SP - PZ Staff Report - 020421

2. 01 - FS20-567 - Kiff Enterprises J Bugs SP - Vicinity Map - 020421
 3. 02 - FS20-567 - Kiff Enterprises J Bugs SP - Case Map - 020421
 4. 03 - FS20-567 - Kiff Enterprises J Bugs SP - Site Plan - 020421
 5. 04 - FS20-567 - Kiff Enterprises J Bugs SP - Elevations - 020421
 6. 05 - FS20-567 - Kiff Enterprises J Bugs SP - Landscape - 020421
 7. PP - FS20-567 - Kiff Enterprises J Bugs SP - PZ PowerPoint - 020421
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS20-567**
2
3 **Project Name:** Kiff Enterprises / J Bugs Site Plan
4
5 **Council District:** 6 – Palo Verde
6
7 **Meeting Date:** **February 4, 2021**
8
9 **Planner:** Hobart Wingard, Planner II
10
11
12 **Owner:** Gary Vogl
13
14 **Applicant:** LGE Corporation dba LGE Design Build
15
16 **Request:** Site Plan approval to allow for an 80,382 square foot
17 warehousing and distribution building
18
19 **Site Location:** Generally located on the southwest corner of Dysart Road and
20 Sweetwater Avenue
21
22 **Site Size:** Approximately 5.80 acres
23
24 **Zoning:** Business Park (BP)
25
26 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
27
28 **Support/Opposition:** None received by staff
29
30 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed Site
31 Plan for Kiff Enterprises / J Bugs, subject to Stipulations “a”
32 through “d.”
33
34
35
36
37

38 **PROJECT DESCRIPTION:**
39

LGE Corporation dba LGE Design Build, on behalf of Gary Vogl, seeks approval of a Site Plan to allow for an 80,382 square foot warehousing and distribution building within the Business Park (BP) zoning district. Site improvements will include the building, associated loading areas, 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 Vacant Commercial/Industrial	Surprise Pointe PAD Vacant Commercial/Industrial	City of El Mirage Residential
Industrial General (IG) Vacant	Business Park (BP) Vacant	City of El Mirage Residential
Industrial General (IG) Vacant	Business Park (BP) Vacant	City of El Mirage Residential

BACKGROUND:

September 26, 1996: The City Council approved an annexation for the subject property under Ordinance 96-17.

June 26, 1997: The City Council approved a rezone for the subject parcel to Business Park (BP), under Case RZ97-055.

April 12, 2007: The City Council approved a commercial subdivision for the subject parcel under Case CS06-386.

July 30, 2020: A Concept Review meeting was held for the current proposal under case CR20-447.

September 4, 2020: The applicant submitted a request for a Site Plan for Kiff Enterprises / J Bugs, under Case FS20-567, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves the development of an 80,382 square foot warehousing and distribution building on a 5.80-acre site within the Business Park (BP) zoning district. Kiff Enterprises / J Bugs, providing classic Volkswagen parts for online sales, will utilize 59,351 square feet while the remaining 20,531 square feet will be available for lease.

Access to the site will be provided by a driveway on Dysart Road and another off Sweetwater Avenue. The Dysart driveway will be right-in/right-out only, while the Sweetwater driveway will have full access. The Project will provide 162 passenger vehicle parking spaces located throughout the site, which exceeds the requirement of 144 spaces.

Consistent with the existing architecture along Dysart Road, a clean, modern aesthetic is proposed for the overall building design, utilizing colors and materials that are common in the area. The most visible north, east, and south elevations will be characterized by banded and scored multi-colored concrete panels, and exposed painted metal accents. Large painted metal-paneled canopies will shade entries. Changes in depth will create a hierarchy of massing and add character to the structure.

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 warehousing and distribution site plan.

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 warehousing and distribution uses such as that proposed.

REVIEWING AGENCIES:

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

100

101 **SUMMARY:**

102

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

106

107 **FINDINGS:**

108

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

113

114 **RECOMMENDATION:**

115

116 Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan,
117 Case FS20-567, subject to stipulations 'a' through 'd' as outlined below:

118

- 119 a. Development and use of the site shall be consistent with the Site Plan entitled "Kiff
120 Enterprises - J Bugs" consisting of one (1) sheet prepared by LGE Design Group and stamped
121 received November 30, 2020.
- 122
- 123 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Kiff Enterprises
124 - J Bugs" consisting of one (1) sheet prepared by LGE Design Group and stamped received
125 November 30, 2020.
- 126
- 127 c. Elevations shall be consistent with the Elevations entitled "Kiff Enterprises - J Bugs" consisting
128 of one (1) sheet prepared by LGE Design Group and stamped received November 6, 2020.
- 129
- 130 d. Non-compliance with the stipulations of approval of this case will be treated as a violation in
131 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 132

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

135

136

137

138 **ATTACHMENTS:**

139 01 - Vicinity Map

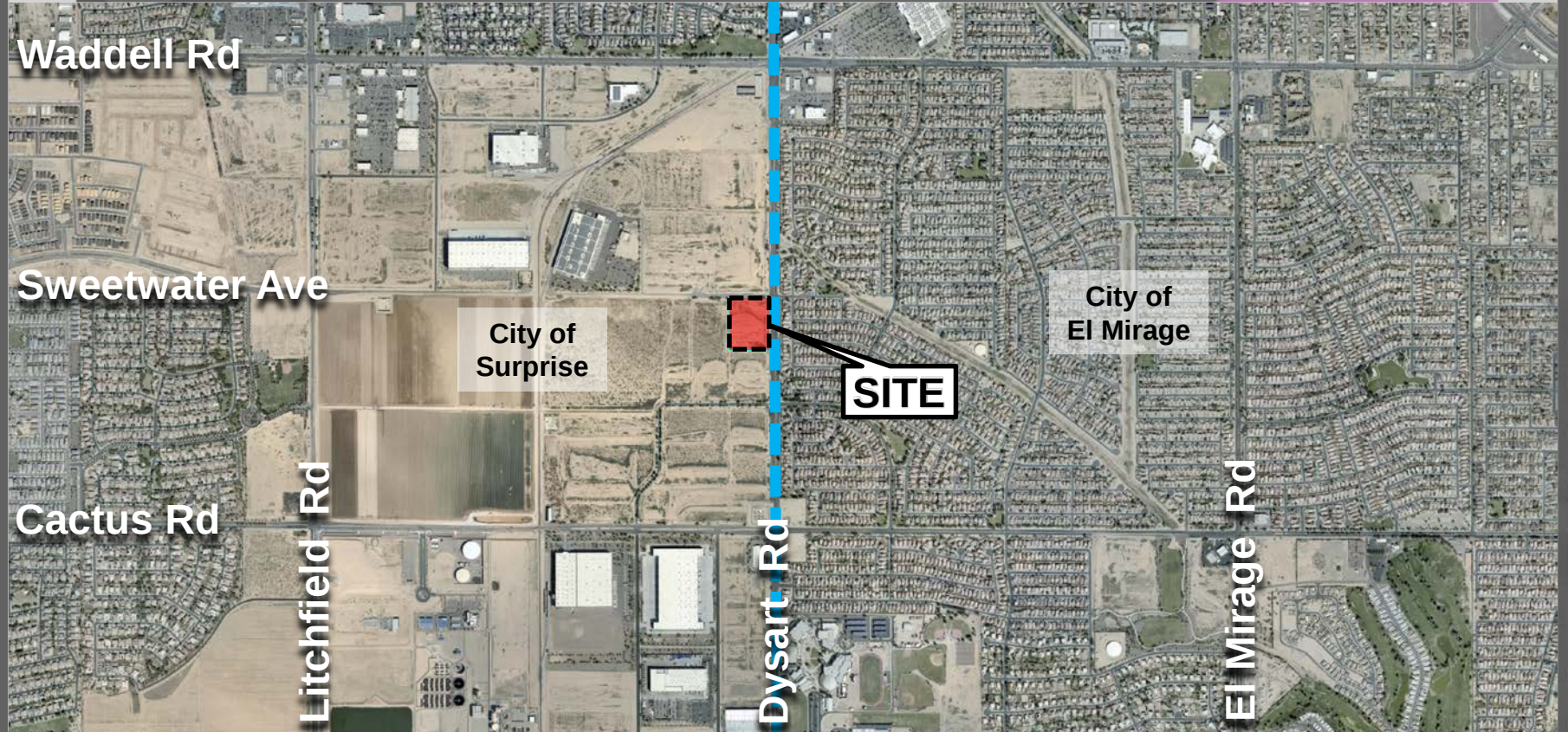
140 02 - Case Map

- 141 03 - Site Plan
- 142 04 - Elevations
- 143 05 - Landscape Plans

VICINITY MAP

FS20-567

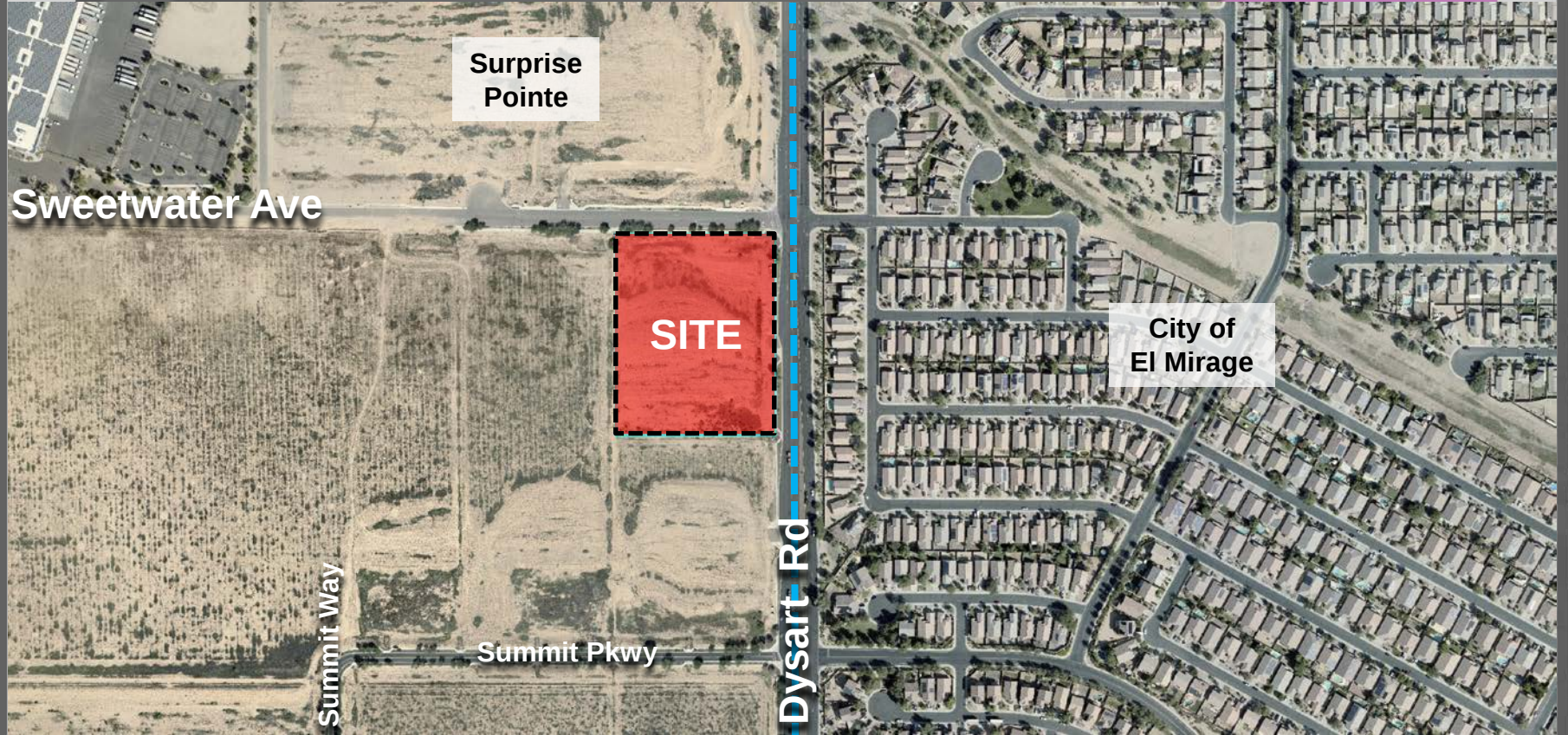
Kiff Enterprises / J Bugs



CASE MAP

FS20-567

Kiff Enterprises / J Bugs



[illegible]

LEGEND:

LANDSCAPE AREA:  15,405 S.F. (EXCLUDING PERIMETRY)
51,159 S.F. (PARKING LOT AREA) =
30.2% PARKING LOT LANDSCAPE RATIO

FIRE LAKE:  51,159 S.F. (PARKING LOT AREA) / 252,485 S.F. GROSS SITE
= 20.3% IMPERMEABLE PAVING COVERAGE

PARKING CALCS:		
BUILDING OCCUPANCY	SQ. FT.	TOTAL
WAREHOUSE	74,362 SF@600SF	= 124
OFFICE	6,000 SF@600SF	= 10
TOTAL SPACES REQUIRED:		144 SPACES
PARKING PROVIDED:		
TOTAL REGULAR SPACES		116 SPACES
TOTAL ADA SPACES		6 SPACES
TOTAL SPACES		122 SPACES
PARKING RATIO	2.01 CAR/ PER 1,000 SF	

PROJECT DESCRIPTION:
THIS PROJECT IS A NEW 85,382 SQUARE FOOT, 1-STORY WAREHOUSE WHICH INCLUDES A 6,000 S.F. 3-STORY OFFICE COMPONENT, AND SITE IMPROVEMENTS ON A 5.80 ACRE PARCEL.

NOTES:
VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS". 2015 IFC SECTION 901.4

NOTES:
VERTICAL CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF IFC CHAPTER 16 AND NFPA 281, 2015 IFC SECTION 1603.1

- a. EMERGENCY RESPONDER RADIO COVERAGE (EPRC) (5.0)
- b. THE EPRC REQUIREMENTS APPLY AND THE INITIAL RF SURVEY TEST SHALL BE COMPLETED PRIOR TO FIRE C OR FIRE C OF Q TO ALL BUILDINGS THAT SATISFY ANY ONE OF THE FOLLOWING CHARACTERISTICS:
 - c. BUILDINGS OR STRUCTURES THAT EXCEED 3 STORIES ABOVE FINISHED GRADE;
 - d. THE TOTAL BUILDING AREA IS 10,000 SQUARE FEET (929 0304 M²) OR MORE;
 - e. ONE STORY BELOW GRADE WITH AN AREA OF 5,000 SQUARE FEET (464 5122 M²);
 - f. BUILDINGS WITH METAL GLAZING OR LOW E REFLECTIVE GLAZING;
 - g. BUILDINGS WITH LOW E GLASS WINDOWS.

IF THE ENRIC TEST FAILS TO MEET REQUIREMENTS, A SIGNAL BOOSTER SHALL BE INSTALLED. FOR ADDITIONAL INFORMATION PLEASE VISIT THE SURPRISE FIRE-MEDICAL WEBSITE AND LOOK AT THE TECHNICAL ADVISORIES FOR ENRIC.

[illegible]

KIFF ENTERPRISES - JBUGS

KCE DESIGN GROUP

1200 N. 52nd Street • Phoenix, AZ • 85008
P. 480.956.4001

S.W.C. OF SWEETWATER AVE. & N. DYSART RD.
SURPRISE, AZ

11/25/2020 - CASE # ES20-567

REVISION	DATE

EXPRESS 00/00/0000

DRAW TITLE

SITE PLAN

DATE 11/25/20

SCALE 1"=20'

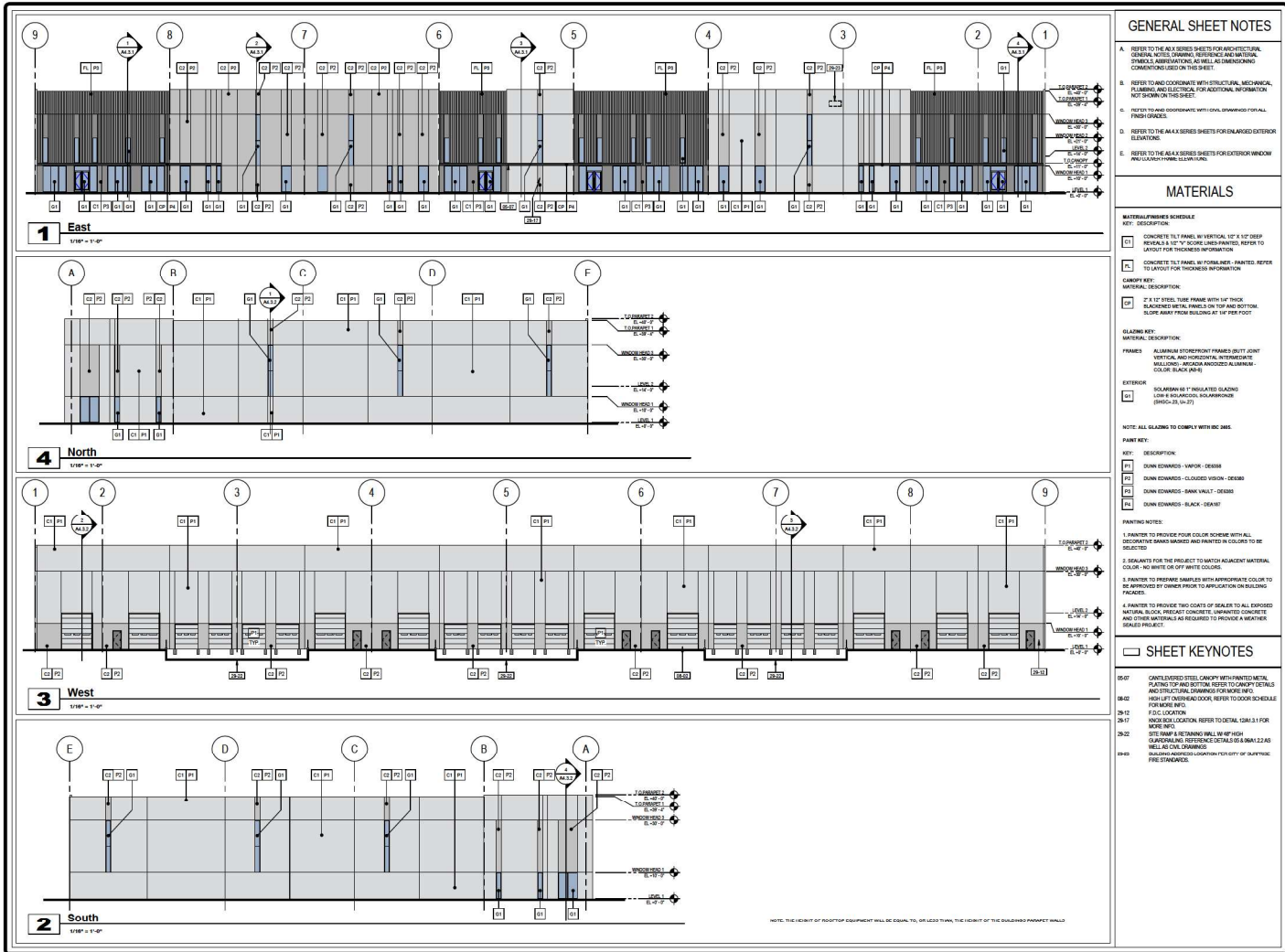
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PROJECT Name

PROJECT

A1.1.1



GENERAL SHEET NOTES

- REFER TO THE A4.1 SERIES SHEETS FOR ARCHITECTURAL, GENERAL NOTES, FINISHES, MATERIALS, SYMBOLS, DIMENSIONS, AND DIMENSIONS. DIMENSIONS AND DIMENSIONS SHALL BE SHOWN ON THE SHEET.
- REFER TO THE A4.1 SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
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MATERIALS

KEY: DESCRIPTION

- CONCRETE TILT PANEL WITH VERTICAL 1/4" X 1/4" DEEP REINFORCING BARS. REFER TO LAYOUT FOR THICKNESS INFORMATION.
- CONCRETE TILT PANEL WITH VERTICAL 1/4" X 1/4" DEEP REINFORCING BARS. REFER TO LAYOUT FOR THICKNESS INFORMATION.

CANOPY KEY:

- 2" X 12" STEEL TUBE FRAME WITH 1/4" THICK BLACKENED METAL PANELS ON TOP AND BOTTOM. SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT.

GLAZING KEY:

- ALUMINUM STOREFRONT FRAMES (BUTY JOINT VERTICAL AND HORIZONTAL INTERSECTIONS).

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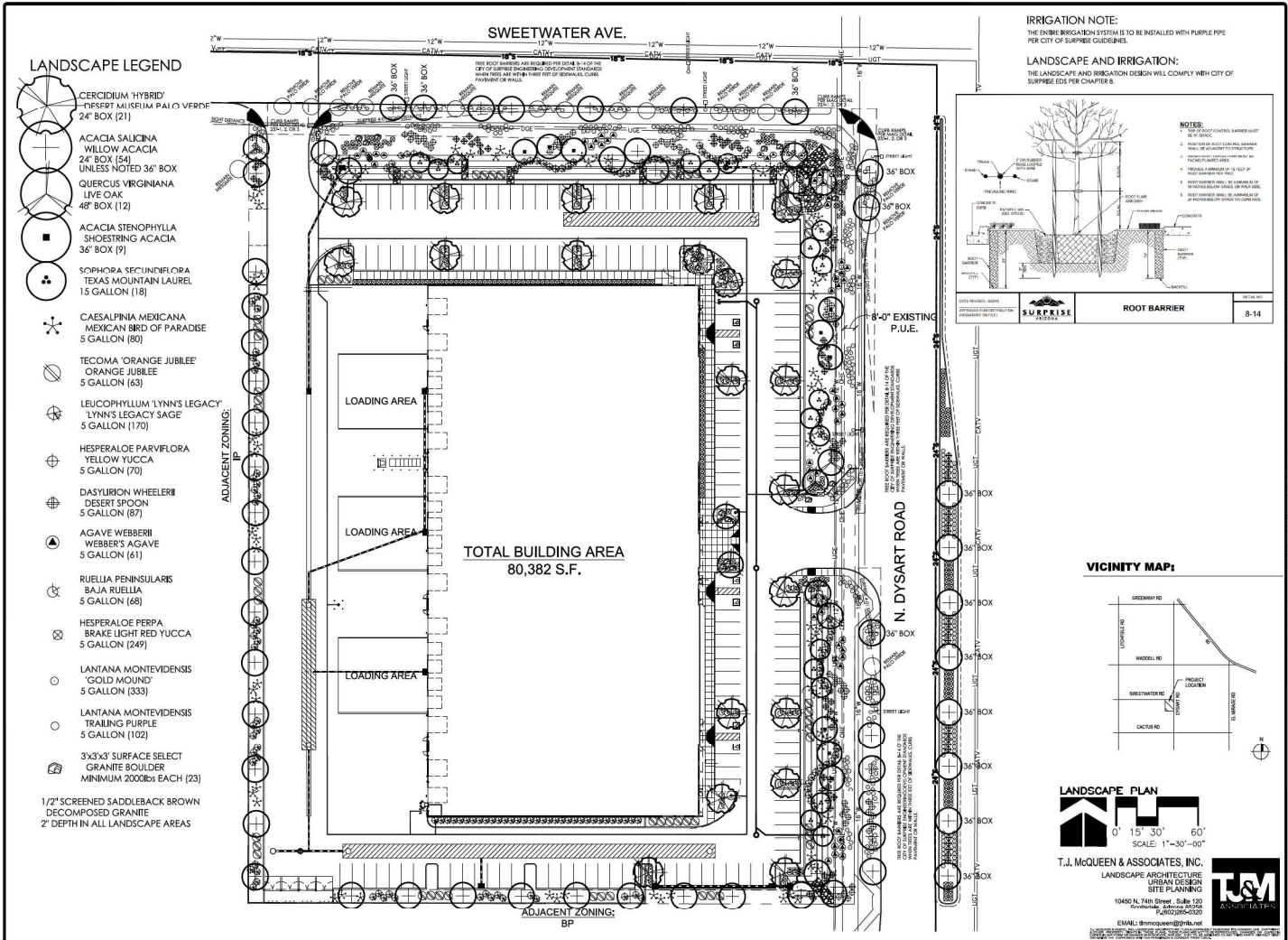
LGE | DESIGNGROUP
1200 N. 30th Street, Suite 400, AZ 85008
PH: 602.960.0001

KIFF ENTERPRISES - JBUGS
SW CORNER OF SWEETWATER AVE. AND DYSART ROAD
SURPRISE, AZ 85335

LGE | DESIGNGROUP
NUMBER REVISION DATE

NUMBER	REVISION	DATE
05-07	05-07	05-07
05-08	05-08	05-08
05-09	05-09	05-09
05-10	05-10	05-10
05-11	05-11	05-11
05-12	05-12	05-12
05-13	05-13	05-13
05-14	05-14	05-14
05-15	05-15	05-15
05-16	05-16	05-16
05-17	05-17	05-17
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05-100	05-100	05-100

A4.1.1
SITE II RESUBMITTAL - 10.27.20 - CASE #FS20-567



LGE DESIGNGROUP

1200 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

KIFF ENTERPRISES - JBUGS

S.W.C. OF SWEETWATER AVE. & N. DYSART RD.
SURPRISE, AZ

NUMBER	REVISION	DATE

SHEET TITLE:
LANDSCAPE PLAN

REVISION DATE:
10.30.20

DESIGNED BY:
DS

CHECKED BY:
BLM

PROJECT FILE:

La.01

FS20-567



FS20-567

KIFF ENTERPRISES / JBUGS



Planning and Zoning Commission – February 4, 2021

VICINITY MAP

FS20-567

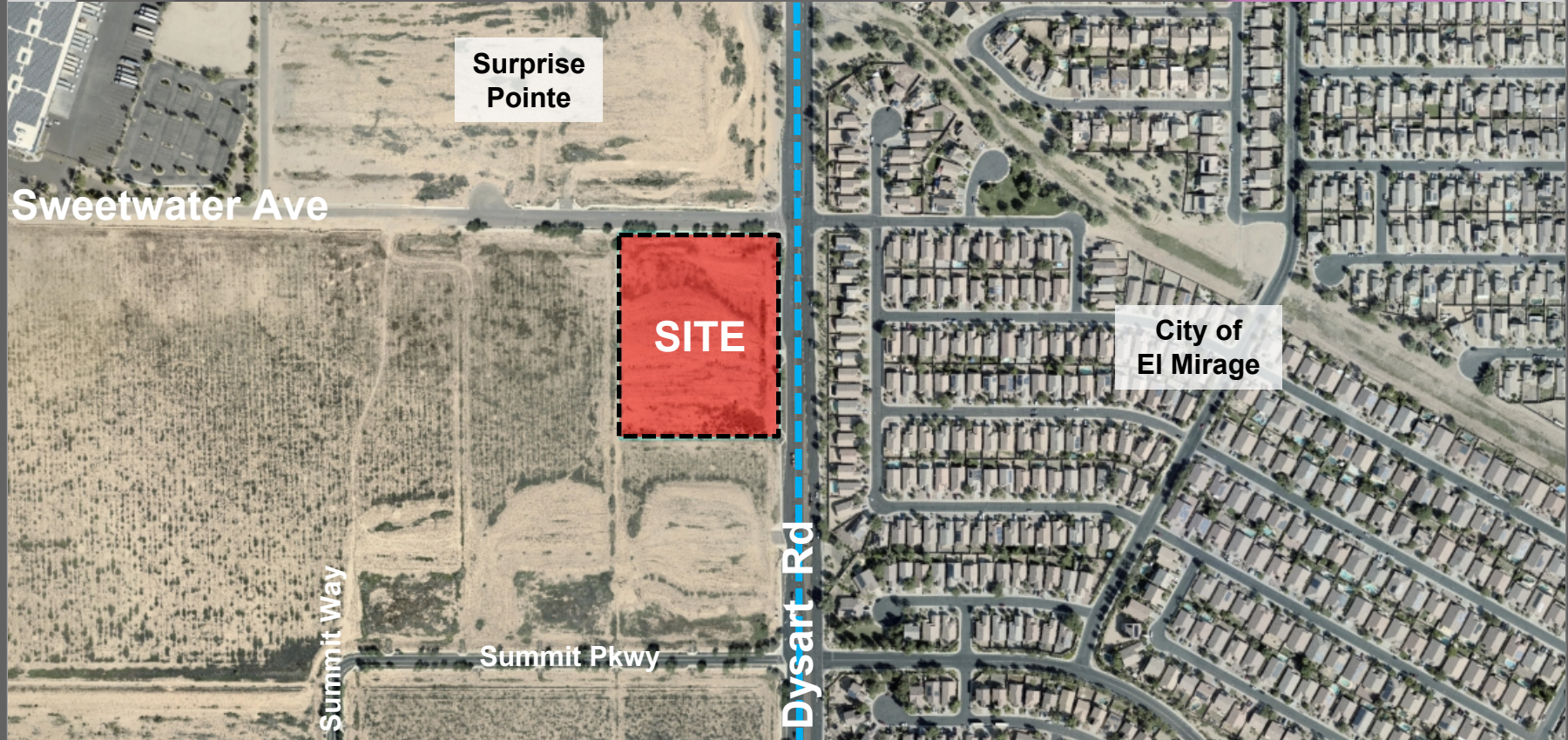
Kiff Enterprises / J Bugs



CASE MAP

FS20-567

Kiff Enterprises / J Bugs



ZONING MAP

FS20-567

Kiff Enterprises / J Bugs

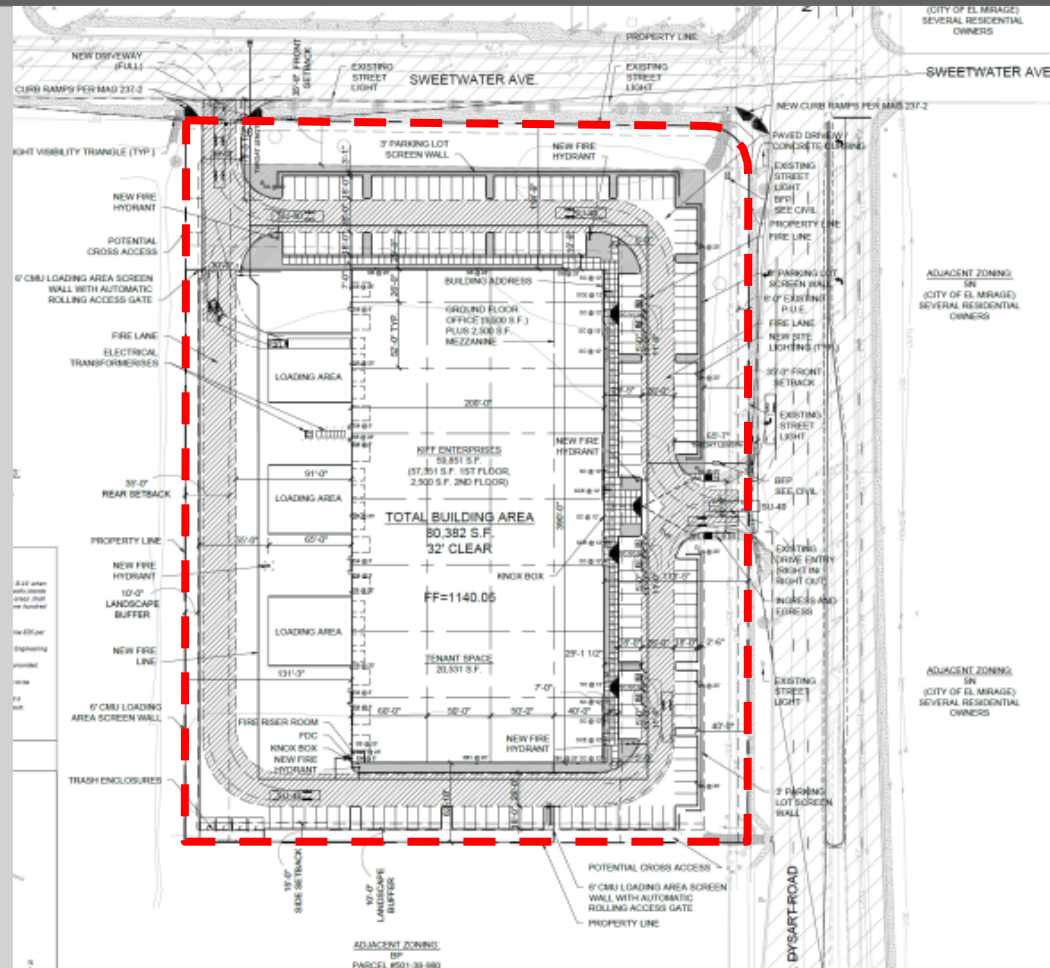


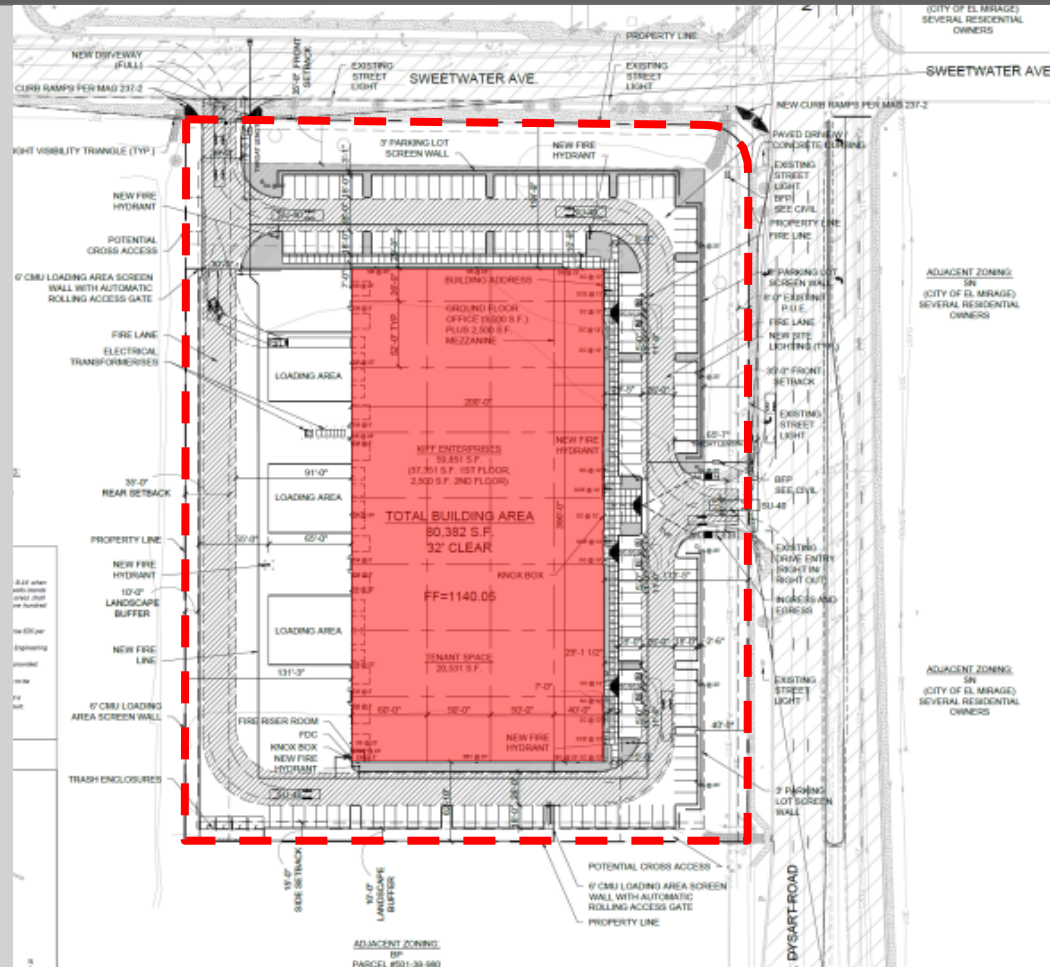
5.80 Acres

SITE



5.80 Acres





**Total Building
80,382 sf**

**Kiff / J Bugs
59,851 sf**

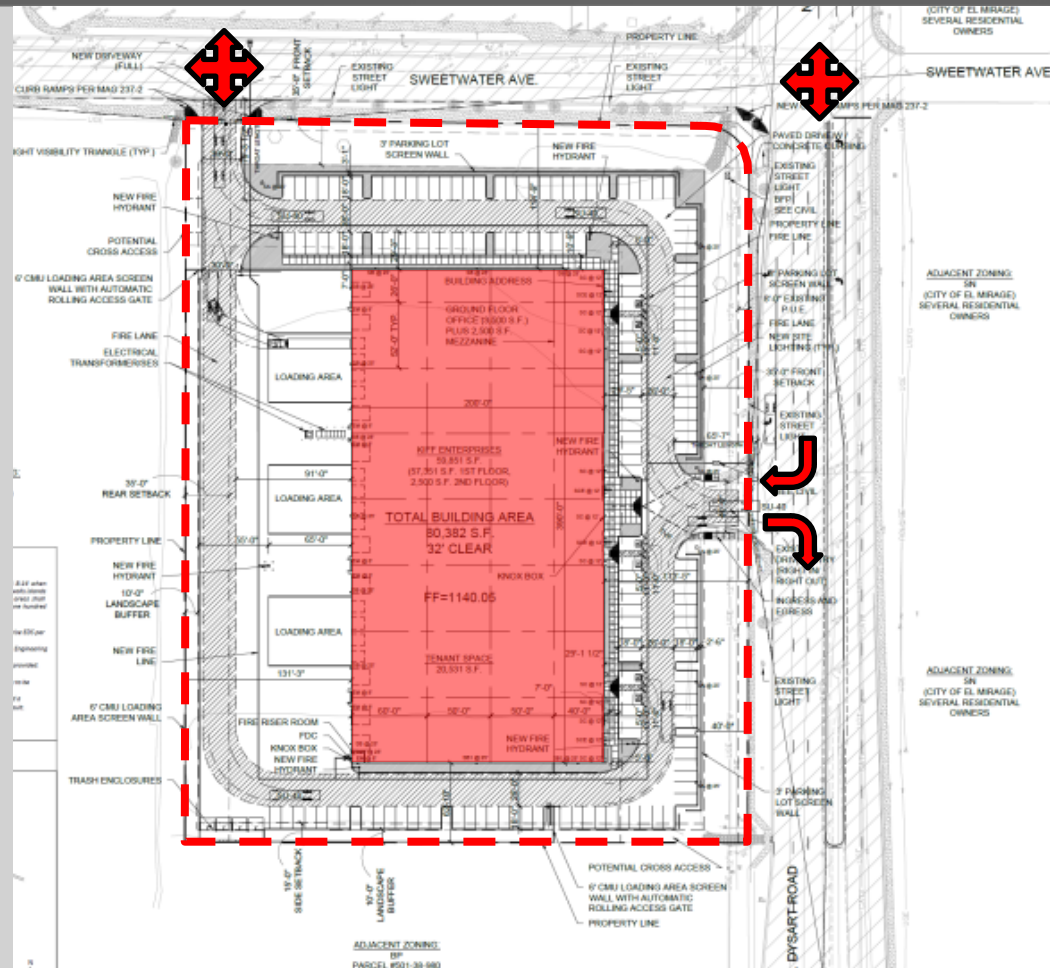
**Leased
20,531 sf**

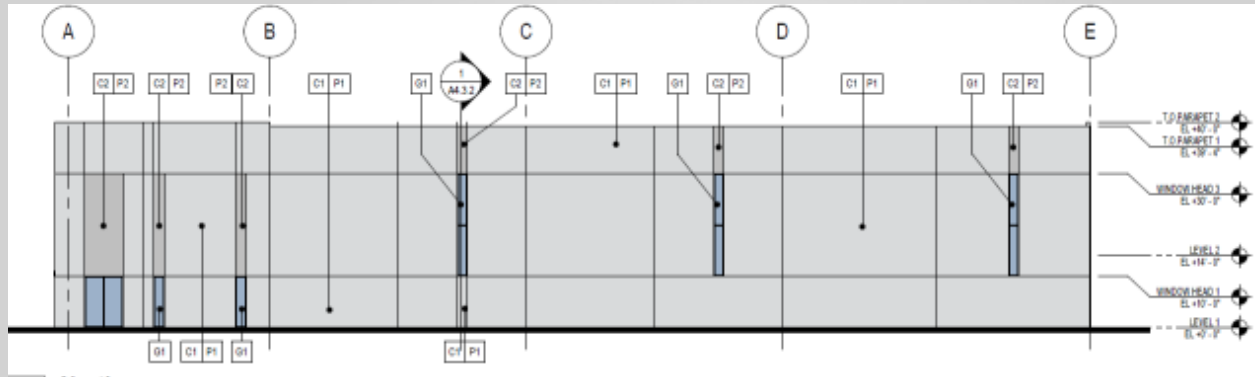
SITE PLAN

Access

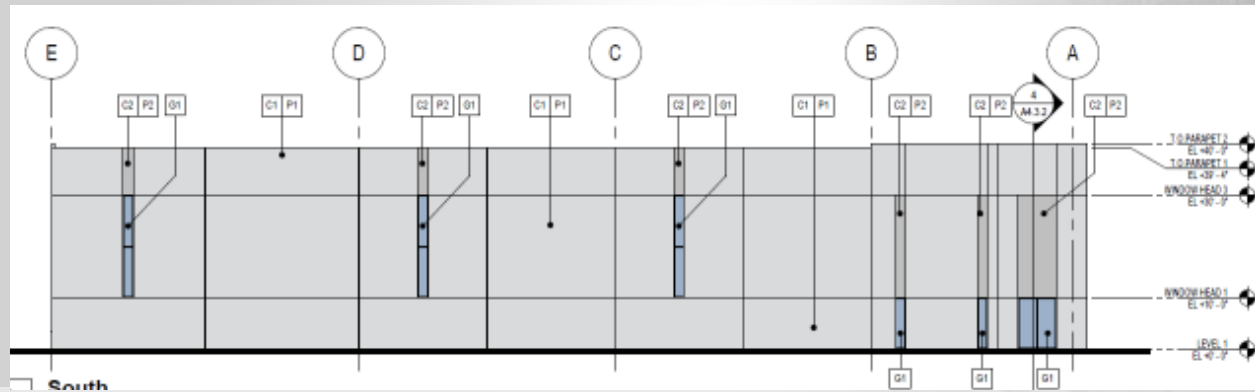
SITE

Access



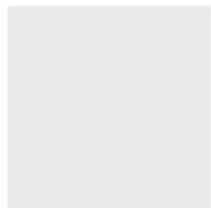


North Elevation – Along Sweetwater Avenue



South Elevation

ELEVATIONS



P1 - Vapor
DE6358
Dunn Edwards



P2 - Clouded Vision
DE6380
Dunn Edwards



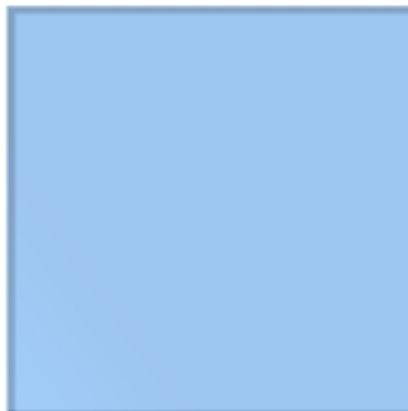
P3 - Bank Vault
DE 6383
Dunn Edwards



P4 - Black
DEA187
Dunn Edwards



Anodized Aluminum Storefront
Black (AB-8) Arcadia



Glass
Solarcool Solarblue



Rendering View - South Entry

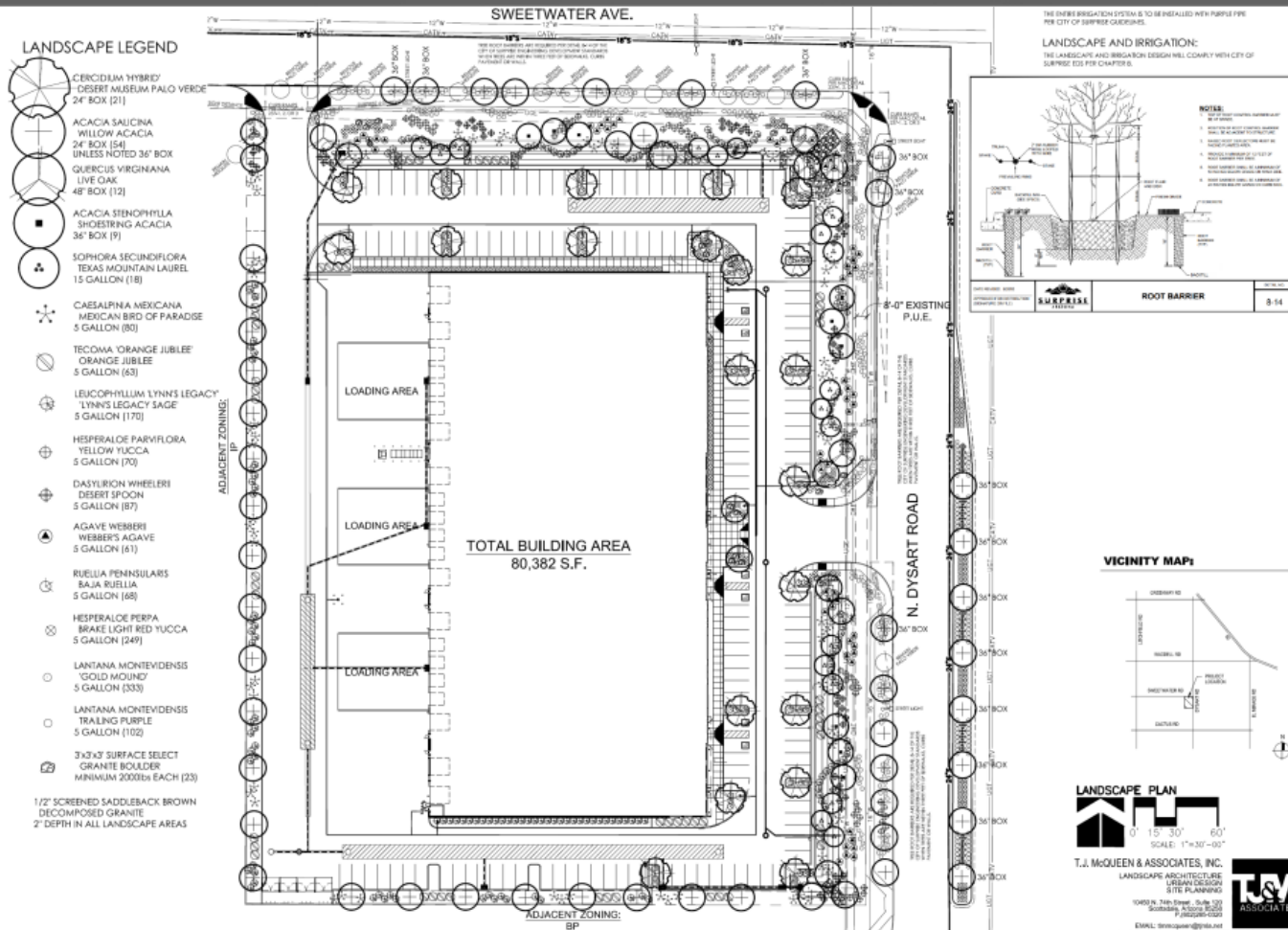


RENDERING



RENDERING

LANDSCAPE





QUESTIONS OR COMMENTS?

Thank You

- a. Development and use of the site shall be consistent with the Site Plan entitled “Kiff Enterprises - J Bugs” consisting of one (1) sheet prepared by LGE Design Group and stamped received November 30, 2020.**
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Kiff Enterprises - J Bugs” consisting of one (1) sheet prepared by LGE Design Group and stamped received November 30, 2020.**
- c. Elevations shall be consistent with the Elevations entitled “Kiff Enterprises - J Bugs” consisting of one (1) sheet prepared by LGE Design Group and stamped received November 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.**