

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, April 1, 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. Watch live on Cox channel 11, www.surpriseaz.gov/surprisetv, or the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise

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 to approve or disapprove the March 18, 2021 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 1 | Consideration and action to approve or disapprove a Major Site Plan Amendment for St. Clare of Assisi Catholic Parish Expansion (Case FS20-630) | None

Shirley Phan
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: March 24, 2021 at 8:30 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: April 1, 2021 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 to approve or disapprove the March 18, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the March 18, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 3-18-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 18, 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 March 18, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Matthew Keating, Commissioner Scott Krous, Commissioner Dennis Smith, and Commissioner Kevin Sartor. Commissioner Mitchell Rosenbaum participated remotely. Commissioner Ken Chapman had an excused absence.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Joshua Mike, Long Range Planner; Tierney Farago, Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd asked that going forward, when Commissioners send notifications regarding planned absence or recusals as it pertains to the Planning and Zoning Commission, all appropriate City staff, as well as the Commission Chair, shall be included to ensure all appropriate individuals are made aware.

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.

The following individuals provided comment by phone:

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments on annexations with regard to the Enclave projects

Michelle Brown – Surprise, AZ - Expressed concern and offered comments on annexations with regard to the Enclave projects

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the February 4, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the February 4, 2021, Planning and Zoning Commission Minutes as presented.

Vice Chair Keating seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to approve or disapprove the rezoning of 4.98 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 4.01 dwelling units per acre for Enclave II at Paloma Creek, Case FS20-718.

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

Robert Kuhfuss, Current Planning Supervisor, recommended this item be continued indefinitely to allow the applicant time to provide appropriate notice for the project before proceeding.

Due to the fact this item was continued indefinitely and not heard by the Commission, Chair Bash did not open the public hearing.

Chair Bash made a motion to continue the item, Enclave II at Paloma Creek Rezone. Commissioner Sartor seconded the motion. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 3 - Consideration and action to approve or disapprove a preliminary plat for "Fulton Homes at Prasada," Case FS20-363.

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

Joshua Mike, Long Range Planner, presented item 3 to the Commission.

Chris Webb, Director of Land Development Solutions Group, was available on the phone line to address any questions or comments posed by the Commissioners.

The Commission discussed the following:

- Pool
- Amenities
- Drainage channel – maintenance responsibility
- Traffic signal
- Driveway lengths

Commissioner Sartor made a motion to recommend approval of the preliminary plat entitled "Preliminary Plat for Fulton Homes at Prasada" subject to stipulations "a" through "c" as memorialized in the staff report.

Vice Chair Keating seconded the motion. Commissioner Rosenbaum who was participating remotely did not vote on this item due to technical difficulty. Motion passes with 4 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, all Commissioners except Commissioner Rosenbaum voted in favor of adjournment.

Meeting adjourned at 6:28 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: April 1, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove a Major Site Plan Amendment for St. Clare of Assisi Catholic Parish Expansion (Case FS20-630)

Motion:

I move to approve/disapprove the Major Site Plan Amendment for St. Clare of Assisi Catholic Parish Expansion, subject to stipulations “a” through “e”.

Background:

Adaptive Architects, LLC, on behalf of St. Clare of Assisi Catholic Parish, requests a Major Site Plan Amendment for the campus located on the southwest corner of Bell Road and Cotton Lane. The proposed site plan amendment involves a new social hall and classrooms, together with related site improvements. The proposal also anticipates a future phase to include a new K-8 school and multi-sport athletic field.

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 FS20-630 Staff Report for 04-01-21 P&Z

2. 01- FS20-630- St Clare Assisi Catholic Parish- Vicinity Map
 3. 02- FS20-630- St Clare Assisi Catholic Parish- Case Map
 4. 03- FS20-630- St Clare Assisi Catholic Parish- Site Plan
 5. 04- FS20-630- St Clare Assisi Catholic Parish- Landscape Plan
 6. 05- FS20-630- St Clare Assisi Catholic Parish- Elevation Plan
 7. FS20-630- St Clare of Assisi Catholic Parish for 040121 P&Z
-

Major Site Plan Amendment

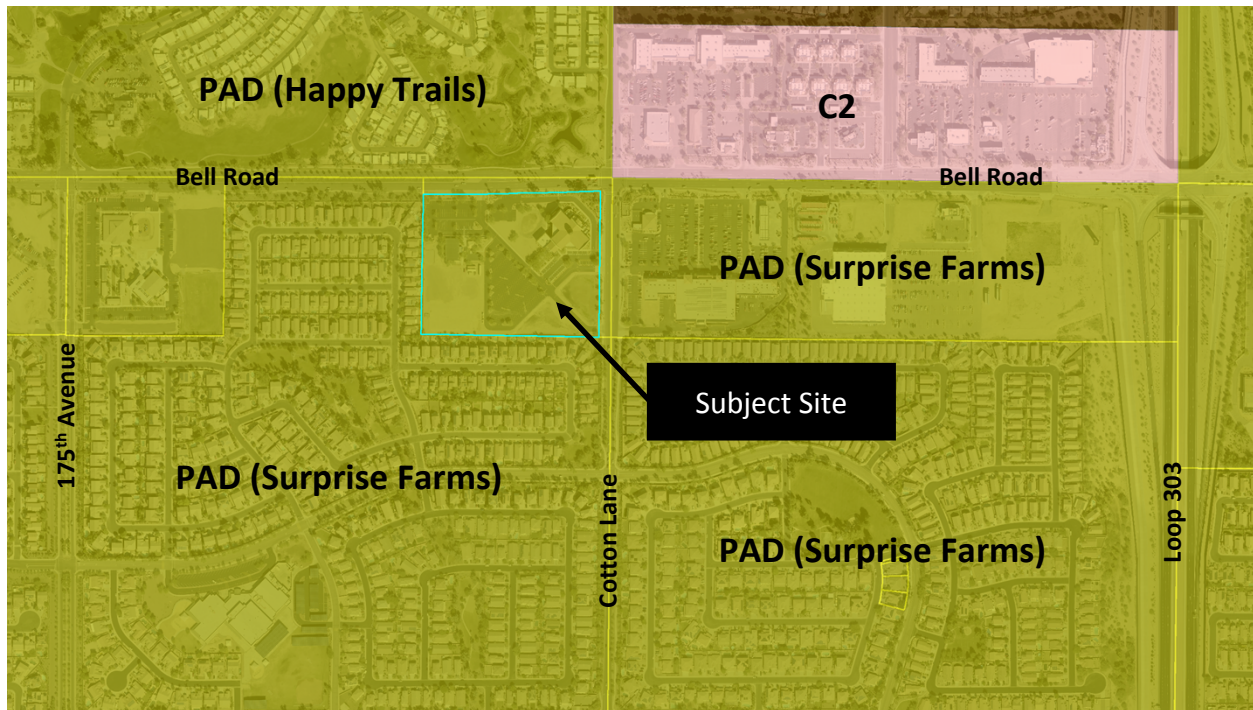
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** FS20-630
2
3 **Project Name:** St. Clare of Assisi Catholic Parish Expansion
4
5 **Council District:** 1
6
7 **Meeting Date:** April 1, 2021
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** St. Clare of Assisi Catholic Parish
13
14 **Applicant:** Adaptive Architects, LLC
15
16 **Request:** Major Site Plan Amendment
17
18 **Site Location:** Southwest corner of Bell Road and Cotton Lane
19
20 **Site Size:** 12.68 acres (approx.)
21
22 **Density:** N/A
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** None known
27
28 **Staff Recommendation:** Approve, subject to stipulations "a" through "e"
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Project Description:

Adaptive Architects, LLC, on behalf of St. Clare of Assisi Catholic Parish, requests a Major Site Plan Amendment for the campus located on the southwest corner of Bell Road and Cotton Lane. The proposed site plan amendment involves a new social hall and classrooms, together with related site improvements. The proposal also anticipates a future phase to include a new K-8 school and multi-sport athletic field.

Surrounding Zoning:



PAD (Happy Trails)	PAD (Happy Trails)	C-2
PAD (Surprise Farms - LDR)	PAD (Surprise Farms - LDR)	PAD (Surprise Farms - Commercial)
PAD (Surprise Farms - LDR)	PAD (Surprise Farms - LDR)	PAD (Surprise Farms - LDR)

Background:

March 27, 1995: The City Council approved the Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

April 23, 2020: Staff met with the applicant to discuss proposed site plan changes during a Concept Review meeting held under CR20-252.

September 9, 2020: The applicant filed a request for a Major Site Plan Amendment regarding a new social hall and classrooms under FS20-630, the subject case.

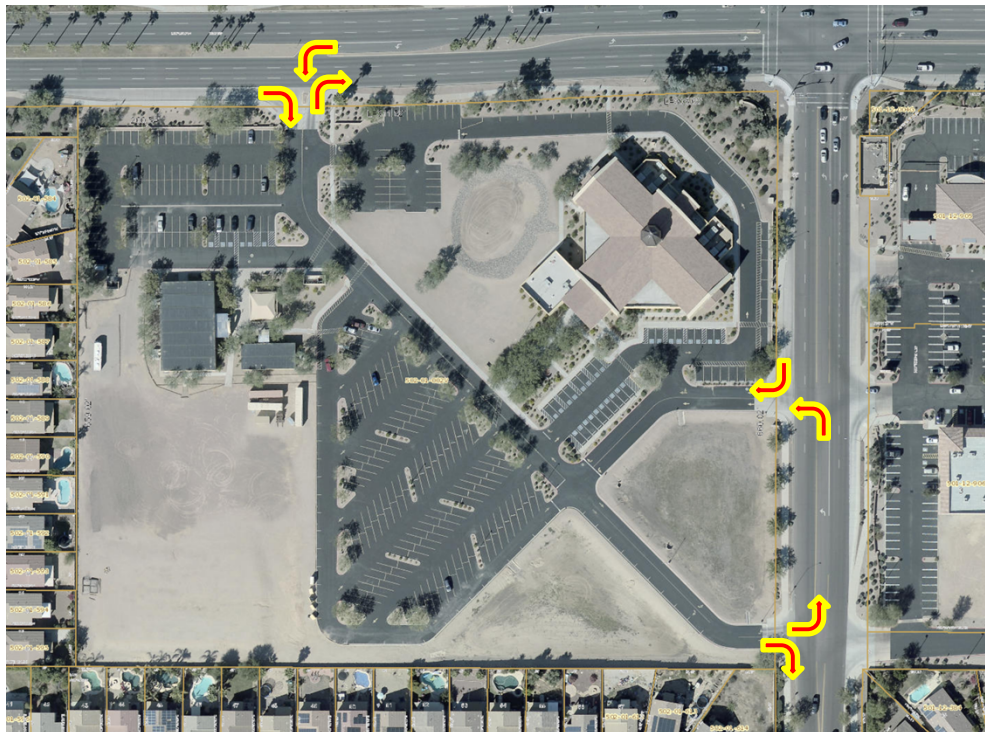
April 1, 2021 P&Z
Case: FS20-630
Page 2 of 6

Analysis and Discussion:

The subject site is currently developed as a place of worship consisting of an existing 28,558 square foot single-story church (assembly) building with existing promenade and associated parking. The Master Site Plan shows a proposed expansion to be developed in two phases. Phase 1 will consist of a new two-story, 39,908 square foot social hall building that will house classrooms, a service kitchen, assembly space, and an Adoration Chapel. The new building will be two stories at a maximum height of 33' with the exception of the tower feature associated with the Adoration Chapel that will be at 40' in height. The floor area of the new building, including the basement, will be 45,572 square feet.

Phase 2, although conceptual at this point, will likely consist of a new K-8 school and associated administrative uses. The school will also include a 9,926 square foot gym, a 26,950 square foot, two-story classroom building, baseball and soccer fields, a playground, and additional parking. Additional details will be reviewed and processed as a Minor Site Plan Amendment at a later date, provided the overall design remains consistent with what is shown currently.

The site currently takes access at three (3) locations. One point of access lies on Bell Road and currently accommodates right-in, right-out, and left-in turning movements only. The site also takes access at two locations along Cotton Lane. The northernmost access will accommodate right-in and left-in turning movements only, while the southernmost location will accommodate right-out and left-out movements only. There are no access changes associated with this proposal.



The Phase 1 landscaping will be consistent with the existing landscaping present on the site and will use a plant palette consisting of desert plant species. The Phase 2 landscaping has not been developed at this time, but will be included with the Minor Site Plan Amendment to be processed at a later date.

The building elevations utilize materials and colors such as red tile roof and a three-tone Exterior Insulation Finish System (EIFS), which are consistent with the existing church facility and appropriate for this area. Further, the design incorporates a variety of architectural features such as arches, cornices, eaves, gables, and windows that provide visual interest. The design also includes a faux bell tower, further adding to the visual interest as well as emphasizing this as a place of worship.

The site plan includes parking calculations that accommodate both the assembly uses associated with the place of worship as well as the future school site. A parking study was included with this application, which shows these parking spaces being utilized on different days, therefore a certain amount of shared parking will take place; however, the site is well parked consisting of a total of 517 spaces where 363 are required. Further, these parking spaces are well dispersed throughout the campus with accessible spaces available in two distinct locations. Staff notes that with the development of the future school, additional accessible spaces may be required in the vicinity of the school's administration building.

A photometric site lighting plan was included for the Phase 1 improvements and demonstrates consistently with the current outdoor lighting requirements of the city; however, the site lighting associated with the future school will be evaluated at a later date as part of the aforementioned Minor Site Plan Amendment.

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	Unknown
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area. The primary land use designation within this Character Areas is Residential, which includes supportive uses such as places of worship and other civic uses. The proposed site plan amendment is consistent with the General Plan in this regard.

127 **Reviewing Agencies:**

128
129 In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona Department of
130 Transportation, the Maricopa Water District, and the Flood Control District of Maricopa County,
131 were included in the routing of this request. None of the reviewing agencies indicated any
132 concerns over the request.

133
134 **Summary:**

135
136 The proposed Major Site Plan Amendment provides for the expansion of an existing place of
137 worship and demonstrates compliance with the Surprise Farms PAD and the applicable regulations
138 of the Surprise Municipal Code. All city reviewing departments have reviewed the request and
139 expressed no concerns.

140
141 **Findings:**

- 142
143 • The proposed site plan is consistent with the Surprise General Plan 2035.
144 • The proposed site plan meets the requirements of the Surprise Farms PAD.
145 • The proposed site plan meets the applicable requirements of the LDO.
146

147 **Recommendation:**

148
149 Based on the findings noted above, staff recommends the Commission **approve** the proposed
150 Major Site Plan Amendment subject to stipulations “a” through “e” as outlined below:

- 151
152 a. Development and use of the site shall be consistent with the Site Plan entitled “Saint
153 Clare of Assisi Social Hall” consisting of two (2) sheets prepared by Adaptive Architects
154 and received February 5, 2021.
155
156 b. Building elevations shall be consistent with the Elevations entitled “Saint Clare of Assisi
157 Social Hall” consisting of one (1) sheet prepared by Adaptive Architects and received
158 February 5, 2021.
159
160 c. Landscaping of the site shall be consistent with the Landscape Plan entitled “Saint Clare
161 of Assisi Social Hall” consisting of one (1) sheet prepared by Adaptive Architects and
162 received February 5, 2021.
163
164 d. Prior to approval of the Final Civil review documents, the applicant shall provide an
165 addendum to the existing Drainage Report that addresses increased runoff, removal of
166 the retention area, and redirection of stormwater to the existing basin to the south.
167
168

169 e. Non-compliance with the stipulations of approval of this case will be treated as a
170 violation in accordance with the applicable provisions of the Surprise Municipal Code.

171

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

174

175 **Attachments:**

176

177 01 Vicinity Map

178 02 Case Map

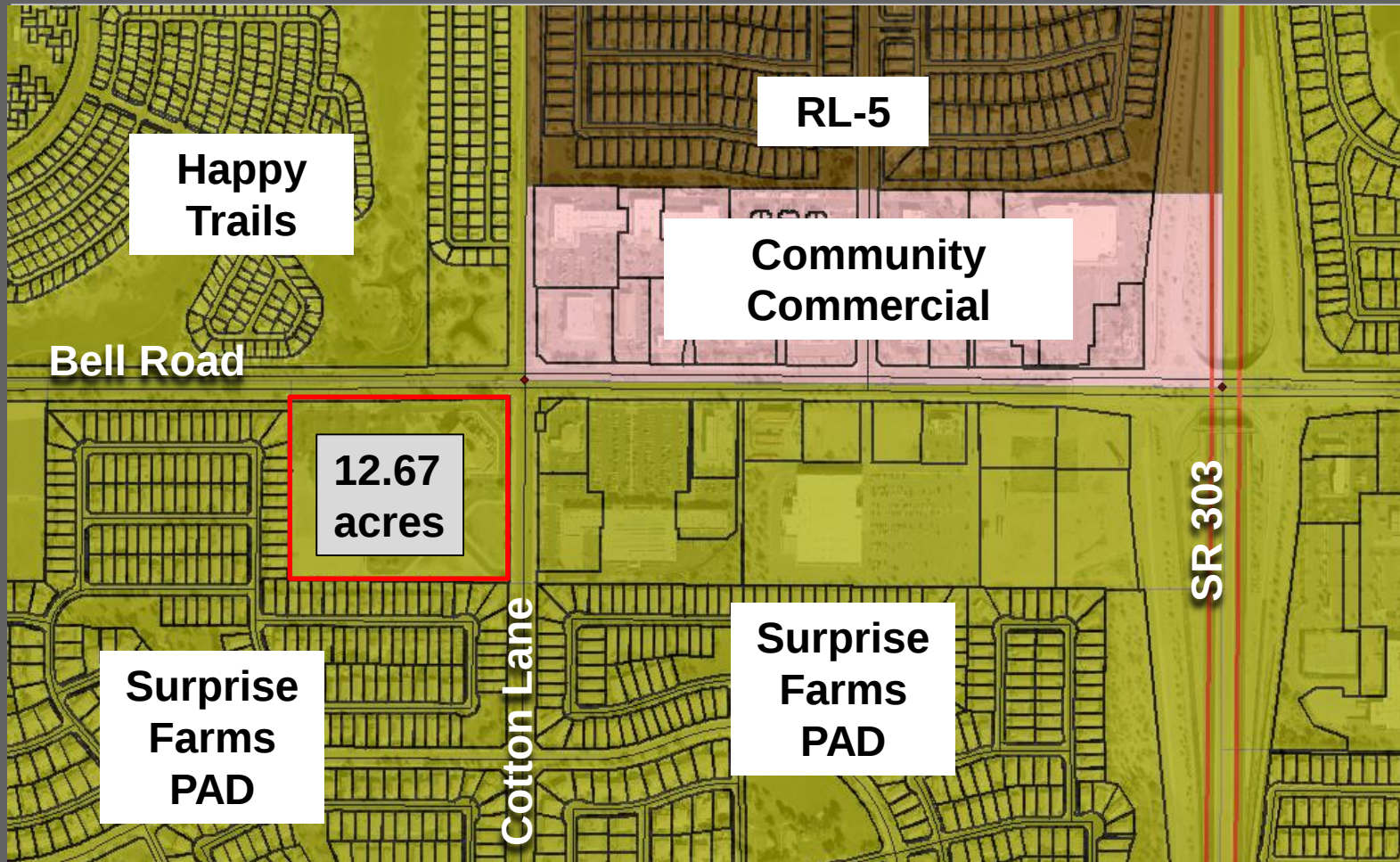
179 03 Site Plan

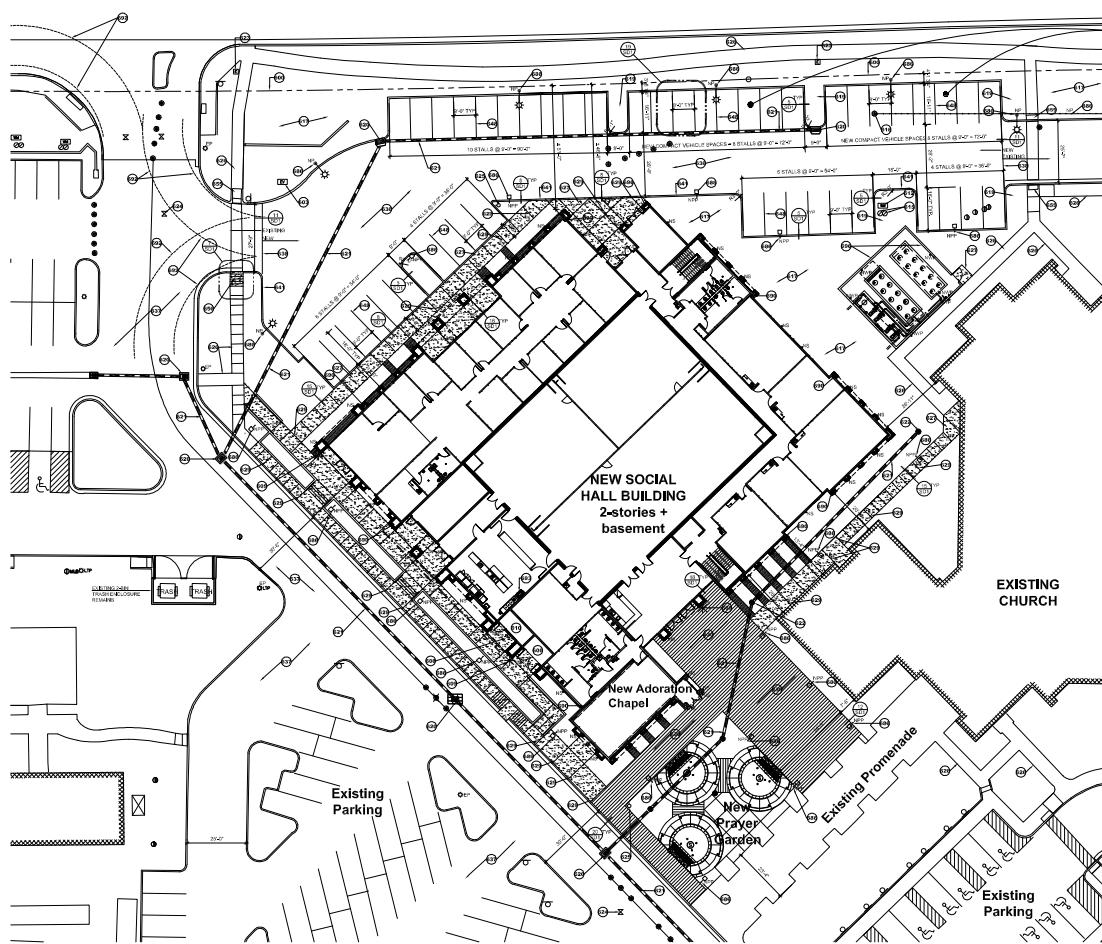
180 04 Landscape Plan

181 05 Elevations



St Clare of Assisi Catholic Parish
FS20-630 Vicinity Map



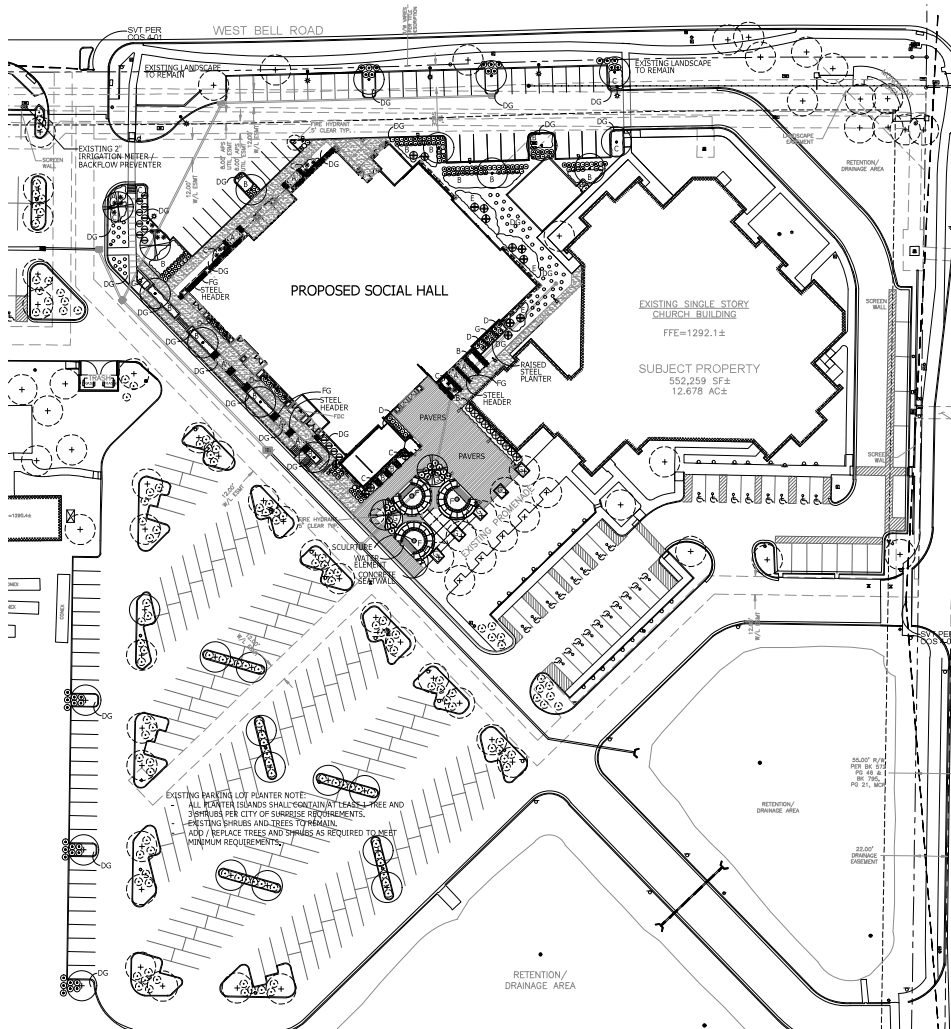


NOTE: All compact vehicle parking areas shall be identified by individually marking each parking space on the surface with lettering a minimum of six inches in size.

A total of 16 compact spaces are provided.

- | SITE PLAN KEY KEYNOTES | |
|------------------------|--------------------------------|
| 1 | PROPERTY LINE |
| 2 | ELECTRIC VALVE FOR GAS SERVICE |
| 3 | 1" GALVANIZED PIPE |
| 4 | ELECTRIC TRANSFORMER CONDUIT |
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		adaptive ARCHITECTS 1000 N. 1st Avenue Suite 200 Phoenix, AZ 85004 Phone: 602.452.2222 www.adaptivearchitects.com
Phase DESIGN DEVELOPMENT		
Saint Clare of Assisi Social Hall 17111 W Bell Road Surprise, AZ 85388		
Enlarged Site Plan		
Project Number: 2004	Revision Date:	Sheet Number: SP-2
Date: 12/21/2021		



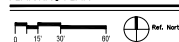
MASTER PLANT LIST

SYMBOL	PLANT NAME	SIZE	COMMENTS	QTY
+	EXISTING TREE TO REMAIN	N/A		
+	CERCIDYLLUM PRAECOX 'AZT #5'	48" BOX / LOW BREAKING / MATCHED / 4 QTY		
+	OPTION: PISTACHIA CHINENSIS 'RED PUS'			
+	PROSOPIS SP. 'AZT SEEDLESS'	36" BOX / LOW BREAKING / MATCHED / 12 QTY		
+	OPTION: AZT POOLDES MESQUITE			
+	PROSOPIS SP. 'AZT SEEDLESS'	24" BOX / MATCHED / LOW BREAKING / +/- 14 QTY		
+	OPTION: AZT POOLDES MESQUITE			
+	SHRUBS			
+	EXISTING SHRUB TO REMAIN	N/A		
+	RUSSELLIA EQUISETHIFORMIS	5 GAL / 11 QTY		
+	OLEA EUROPAEA 'LITTLE OLIVE'	5 GAL / 128 QTY		
+	LEUCOPHYLLUM LANGMANIAE	5 GAL / 19 QTY		
+	EREMOPHILA CARNOSEA	5 GAL / 16 QTY		
+	WINTER BLAZE SHU	5 GAL / 36 QTY		
+	RUELLIA BRITTONIANA	5 GAL / 21 QTY		
+	RUELLIA PENINSULARIS	5 GAL / 13 QTY		
+	BACCA RUELLIA	5 GAL / 15 QTY		
+	CASAHUATLA PALCHERINIA	5 GAL / 10 QTY		
+	RED BIRD			
+	SEMPODIA CHINENSIS			
+	ZOOBARA			
+	GROUNDCOVER			
+	ERICACEAE LARICIFOLIA 'AGUIRRE'	1 GAL / 55 QTY		
+	TURPENTINE BUSH			
+	LANTANA 'NEVE GOLD'	1 GAL / 3 O.C.		
+	TRAILING YELLOW LANTANA	64 QTY		
+	EREMOPHILA GLABRA	1 GAL / 3 O.C.		
+	CUTBACK SUMMER EMU	285 QTY		
+	ROSMARINUS 'HUNTINGTON CARPET'	1 GAL / 3 O.C.		
+	TRAILING ROSEMARY	86 QTY		
+	CHRYSANTHEMUM MEDICINA	1 GAL / 2.5 O.C.		
+	DAMIANITA	94 QTY		
+	CALLISTEPHANUS 'LITTLE JONNY'	1 GAL / 2.5 O.C.		
+	DOWNY BOTTLEBRUSH	147 QTY		
+	BOULEQUA GRACILIS	1 GAL / 2 O.C.		
+	BLUE GRAMA	98 QTY		
+	JUSTICIA CALIFORNICA	1 GAL / 3 O.C.		
+	CHUPAROSA	58 QTY		
+	DECOMPOSED GRANITE	2" DEPTH TYP.		
+	SIZE AND COLOR TO MATCH EXISTING IN FIELD			
+	FRACTURED GRANITE	1'-3" SCREENED 4" DEPTH TYP.		
+	TABLE MESA BROWN			

CITY OF SURPRISE GENERAL NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
2. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
3. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 5 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. MAINTAIN 5 FOOT CLEARANCE TYP.
4. TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE DETAIL 4-01.
6. A MINIMUM OF TEN (10) PERCENT OF THE SITE IS TO BE LANDSCAPED.
7. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
8. ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES PLANT MATERIALS LIST.

PLANTING PLAN



GENERAL NOTES:

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

IRRIGATION NOTES:

1. THE PROPOSED IRRIGATION IS TO BE TIED INTO THE EXISTING CHURCH IRRIGATION SYSTEM.
2. LANDSCAPE CONTRACTOR IS TO VERIFY CONDITION AND LOCATION IN THE FIELD AND UPGRADE ANY EQUIPMENT AS REQUIRED.
3. PURPLE PIPE AND PURPLE EQUIPMENT SHALL BE USED FOR THE IRRIGATION SYSTEM AFTER THE METER / BACKFLOW PREVENTER PER EDS CRITERIA FOR RECLAIMED WATER.

DESIGN DEVELOPMENT	
Saint Clare of Assisi Social Hall 17111 W Bell Road Surprise, AZ 85388	
Project Number: 2004	Revision Date: 1/28/2021
Sheet Number: L-1	Case # FS20-630

KEYNOTES

A	CONCRETE BLOCKWORK TO BE BUILT ACCORDING TO PEOPLE COLOR SPECIFICATIONS
B	THE CLAY COLORED BRICKS TO BE USED: OPERATIVE COLOR TO BE WHITE COLOR
C	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
D	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
E	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
F	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
G	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
H	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
I	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
J	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
K	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
L	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
M	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
N	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
O	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
P	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
Q	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
R	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
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X	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
Y	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS
Z	EXTERIOR INSULATION FINISH SYSTEM (EIFS) TO BE USED FOR THE ENTIRE EXTERIOR WALLS



adaptive
architecture, LLC

17111 W. Bell Road
Surprise, AZ 85374

Design Review

Project Number: 2004
Date: 1/21/2021

Project Name: Saint Clare Of Assisi Social Hall
17111 W. Bell Road
Surprise, AZ 85374

Exterior Elevations

A3.0

CASE # FS20-630



Planning and Zoning Commission

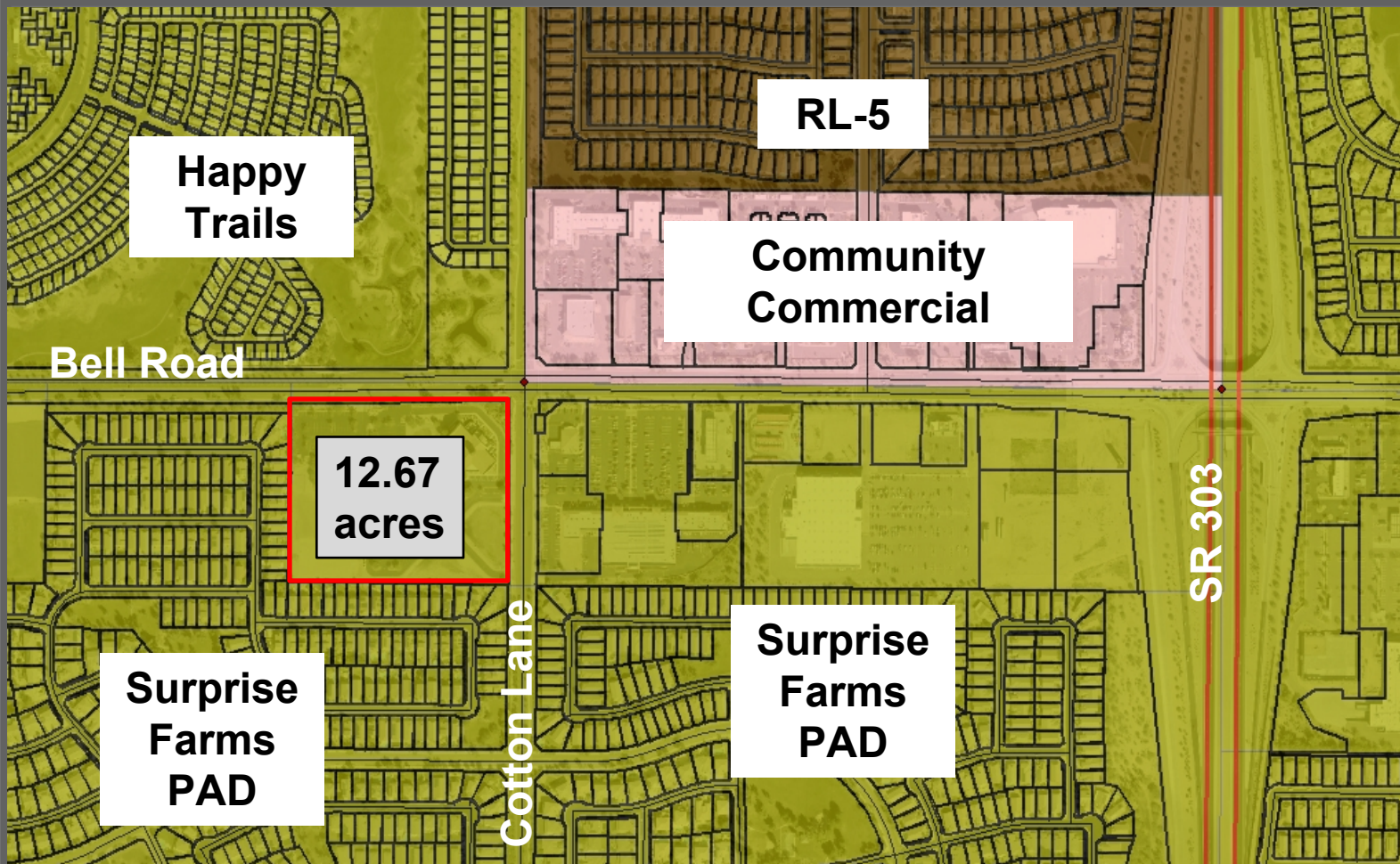
April 1, 2021

St. Clare of Assisi Catholic Parish

FS20-630

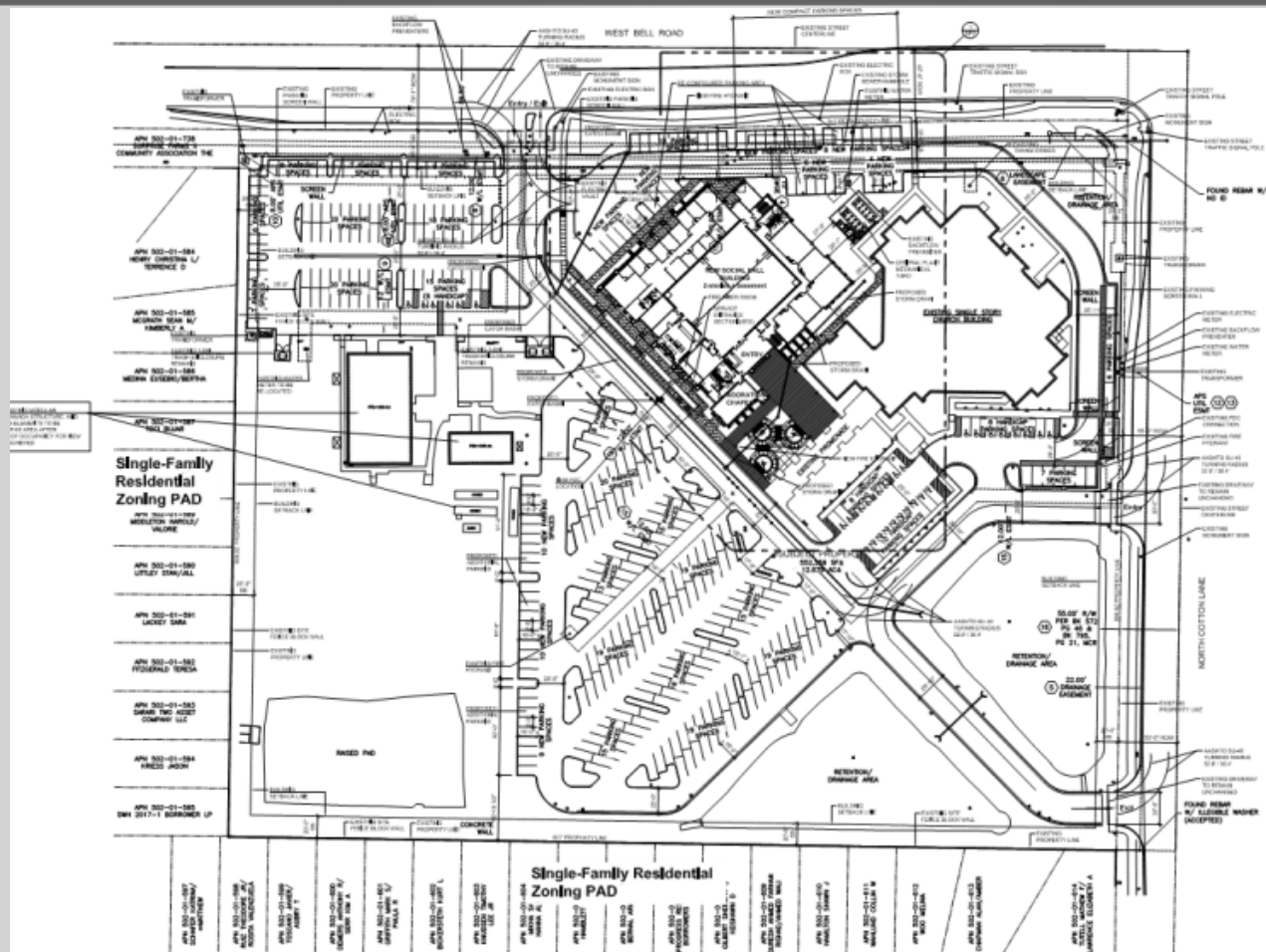


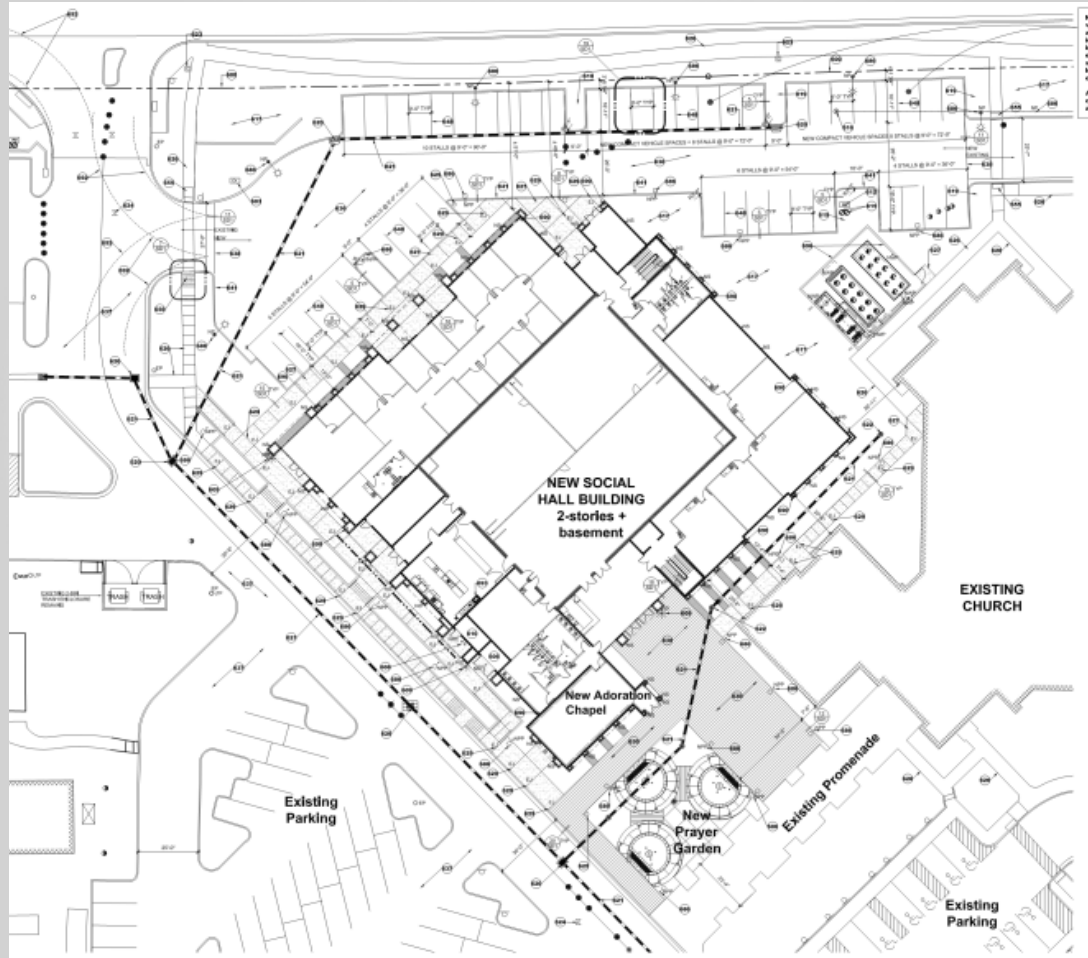
St Clare of Assisi Catholic Parish
FS20-630 Vicinity Map





Site

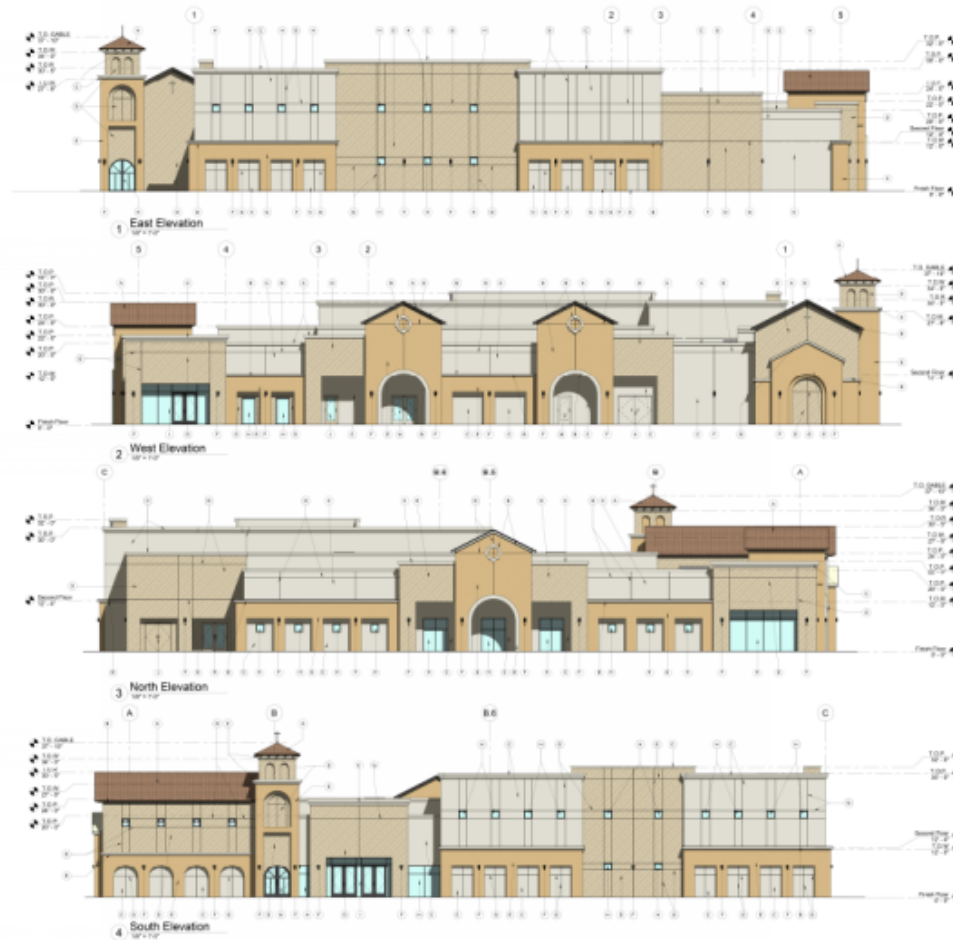




Site Plan



Access



Elevations

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 “Saint Clare of Assisi Social Hall” consisting of two (2) sheets prepared by Adaptive Architects and received February 5, 2021.**
- b. Building elevations shall be consistent with the Elevations entitled “Saint Clare of Assisi Social Hall” consisting of one (1) sheet prepared by Adaptive Architects and received February 5, 2021.**
- c. Landscaping of the site shall be consistent with the Landscape Plan entitled “Saint Clare of Assisi Social Hall” consisting of one (1) sheet prepared by Adaptive Architects and received February 5, 2021.**
- d. Prior to approval of the Final Civil review documents, the applicant shall provide an addendum to the existing Drainage Report that addresses increased runoff, removal of the retention area, and redirection of stormwater to the existing basin to the south.**
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.**