



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, July 15, 2021 @ 6:00 PM
COUNCIL CHAMBERS

Amended items 5 and 9 on July 12, 2021 at 12:25 PM

- 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:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the June 17, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
| 2. | Internal | Consideration and action to approve or disapprove the June 17, 2021 Planning and Zoning Executive Session Minutes. | Ashley Labhart
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | Citywide | Consideration and action to recommend approval or disapproval of a Zoning Text Amendment allowing dual licensees to sell recreational marijuana within medical marijuana facilities. (Case FS20-619) | Robert Kuhfuss
Community
Development |
| 4. | District 2 | Consideration and action to approve or disapprove a Conditional Use Permit for a new accessory detached garage in lot 127 of Stonebrook Phase 2, and Site Plan entitled "Hornberger Residence New Garage", date received April 20, 2021, located on the northeast corner of Parkview Place and 144th Avenue in the Park Place PAD. (Case FS21-118) | Sergio Angulo
Community
Development |

- | | | | |
|----|------------|---|--|
| 5. | District 1 | Consideration and action to recommend approval or disapproval of a proposed rezoning of approximately 19.896 acres from Rural Residential (RR) to Residential Low Density (R-1), generally located north of Happy Valley Road and west of the 151st Avenue alignment. Case FS21-208 | Sergio Angulo
Community
Development |
| 6. | District 5 | Consideration and action to approve or disapprove a Conditional Use Permit for the expansion of the existing Sierra Verde Self-Storage Facility, and Site Plan entitled "Sierra Verde Self Storage RV Addition" prepared by EAPC and received May 7, 2021, generally located north of Waddell Road and east of 140th Drive. (Case FS20-702) | Sergio Angulo
Community
Development |
| 7. | Citywide | Consideration and action to recommend approval or disapproval of a proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs. (Case FS21-372) | Robert Kuhfuss
Community
Development |
| 8. | Citywide | Consideration and action to recommend approval or disapproval of a proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Billboard Signs (Case FS21-147). | Robert Kuhfuss
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|------------|---|---|
| 9. | District 1 | Consideration and action to recommend approval or disapproval of the preliminary plat for Windstone Ranch. (Case FS20-596) | Sergio Angulo
Community
Development |
| 10. | District 3 | Consideration and action to recommend approval or disapproval of a Preliminary Plat entitled "Preliminary Plat Unit G - Phase 3 - Toll at Prasada". (Case FS21-061) | Trevor Fleetham
Community
Development |
| 11. | Internal | Nomination and selection of the Planning and Zoning Commission Chair. | Chris Boyd
Community
Development |
| 12. | Internal | Nomination and selection of the Planning and Zoning Commission Vice Chair. | Chris Boyd
Community
Development |

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: July 8, 2021 at 1:45 PM
Amended items 5 and 9 on July 12, 2021 at 12:25 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 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 to approve or disapprove the June 17, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the June 17, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 6-17-21 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 17, 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 June 17, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, Current Planner; Shirley Phan, Current 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 announced there will not be a July 1, 2021 Planning and Zoning Commission meeting.

Mr. Boyd also advised the end of year Planning and Zoning update for the Commissioners will be moved to the August 5, 2021 Planning and Zoning Commission meeting.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Mark Graham – Surprise, AZ – Conveyed concerns pertaining to conflicting information, record request process and information provided.

Hearing no additional requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 3, 2021 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the June 3, 2021, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 3 - Consideration and action to approve or disapprove a Conditional Use Permit to allow a new drive-thru facility, generally located south of Greenway Road and west of Cotton Lane, FS20-210.

Shirley Phan, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Traffic circulation and pedestrian safety
- Vehicle stacking/queuing

Juan Salamanca, Applicant with Texas Land Engineers provided feedback and information in response to questions received.

Commissioner Smith made a motion to approve the Conditional Use Permit for Kentucky Fried Chicken, subject to stipulations “a” through “e”.

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

ITEM: 3 – District 5 - Consideration and action to approve or disapprove a Conditional Use Permit for a new private Christian school located south of Bell Road and east of West Point Parkway in the West Point Towne Center PAD. Case FS20-288.

Sergio Angulo, Current Planner, presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing

The Commission discussed the following:

- Number of classrooms
- Traffic

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for a new private school subject to stipulations “a” and “b” as memorialized in the staff report.

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

ITEM: 4 – District 5 - Consideration and action to recommend approval or disapproval of a Major Zoning Amendment, entitled “Sierra Verde Planned Area Development Amendment to RZ03-188” dated April 2021, for a property generally located north of Waddell Road and east of 140th Drive in the Sierra Verde PAD. Case FS21-177.

Sergio Angulo, Current Planner, presented item 4 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Calculations
- Number of additional RV spaces
- Traffic and roadway impacts

Vice Chair Keating made a motion to recommend approval of the Major Zoning Amendment, entitled “Sierra Verde Planned Area Development Amendment to RZ03-188” dated April 2021, subject to stipulations “a” and “b” as memorialized in the staff report.

Chair Bash seconded the motion. Commissioner Sartor and Commissioner Chapman voted against. Motion passes with 4 votes in favor.

ITEM: 5 – District 1 - Consideration and action to recommend approval or disapproval of three zoning changes for Enclave Point:

- 1) **Rezone from Residential Ranch (RR) to Residential High Density with Planned Unit Development Overlay (RH-15 PUD) amending development standards and limiting residential density to 13.58 dwelling units per acre;**
- 2) **Rezone 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 3.20 dwelling units per acre; and,**
- 3) **Rezone from Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) to Residential High Density with Planned Unit Development Overlay (RH-15 PUD) amending development standards and limiting residential density to 13.58 dwelling units per acre for Enclave Point. (Case FS21-026)**

Robert Kuhfuss, Current Planning Supervisor, presented item 5 to the Commission.

Chair Bash opened the public hearing.

Mark Graham – Surprise, AZ – Discussed traffic impacts, Traffic Impact Analysis (TIA), incomplete submissions and City staff

Jane Peiffer – Surprise, AZ – Discussed high density zoning, neighborhood petition, traffic impacts, City staff transparency

Pia Nielsen – Surprise, AZ – Discussed rural living, development, traffic impacts

Hearing no additional requests, Chair Bash closed the public hearing.

Vice Chair Keating conveyed he wished to move into Executive Session.

Vice Chair Keating called for an Executive Session at 6:52 P.M.

Commissioner Chapman seconded the motion. Commissioner Smith opposed.

Chair Bash made a motion to adjourn from Executive Session at 7:02 P.M. All voted in favor of adjournment.

The Planning & Zoning regular meeting reconvened at 7:02 P.M.

The Commission discussed the following:

- Traffic
- Phases of the project process

Vice Chair Keating made a motion recommend approval of the Enclave Point rezone subject to stipulations “a” through “e”.

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Chair Bash seconded the motion. All voted in favor.

Meeting adjourned at 7:04 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: July 15, 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 to approve or disapprove the June 17, 2021 Planning and Zoning Executive Session Minutes.

Motion:

Consideration and action to approve or disapprove the June 17, 2021 Planning and Zoning Commission Executive Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a Zoning Text Amendment allowing dual licensees to sell recreational marijuana within medical marijuana facilities. (Case FS20-619)

Motion:

I move to recommend approval/disapproval of the proposed Zoning Text Amendment for Recreational Marijuana.

Background:

This proposed change is in response to the “Smart and Safe Arizona Act,” which was approved by Arizona’s voters in November 2020 and City Ordinance No. 2020-37, which regulates the use of recreational marijuana within Surprise. Currently, the Surprise Land Development Ordinances only regulate medical marijuana dispensaries under Section 106-10.27. At present, there are no approved medical marijuana dispensaries in Surprise.

Objective Analysis:

Policy Compliant:

Financial Impact:

The subject ordinance has the potential, if approved, to provide additional revenues base on the sales of recreational marijuana.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS20-619 Recreational Marijuana ZTA-PZ Staff Report - 7.15.2021
2. 01 FS20-619 Marijuana ZTA (DRAFT June 2021)

3. 02 FS20-619 Citizen Participation Report
 4. 03 FS20-619 Rec Marijuana ZTA 7.15.21
-



ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-619
2		
3	Project Name:	Recreational Marijuana Zoning Text Amendment (ZTA)
4		
5	Council District:	Citywide
6		
7	Meeting Date:	July 15, 2021
8		
9	Planner:	Joshua Mike, AICP
10		
11		
12	Applicant:	City of Surprise
13		
14	Request:	Amend parts of Chapter 102 and 106 of the Land Development Ordinance as it relates to recreational marijuana facilities.
15		
16		
17	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
18		
19	Support/Opposition:	None received
20		
21	Staff Recommendation:	Staff recommends the Commission move to recommend approval to
22		the Mayor and City Council Case FS20-619
23		

24 **PROJECT DESCRIPTION:**

25
26 The City of Surprise requests a Text Amendment to parts of Chapter 102 and 106 of the Land
27 Development Ordinances (LDO), allowing dual licensees to sell recreational marijuana within medical
28 marijuana facilities.

29
30 **BACKGROUND:**

31
32 This proposed change is in response to the “Smart and Safe Arizona Act,” which was approved by
33 Arizona’s voters in November 2020 and City Ordinance No. 2020-37, which regulates the use of
34 recreational marijuana within Surprise. Currently, the Surprise Land Development Ordinances
35 only regulate medical marijuana dispensaries under Section 106-10.27. At present, there are no
36 approved medical marijuana dispensaries in Surprise.

37
38 **STAKEHOLDER AND CITIZEN OUTREACH:**

39
40 Staff hosted a hybrid outreach meeting on June 16, 2021 that had 1 in-person and 3 online attendees.
41 There was no stated opposition, and the in-person attendee suggested that hours of operation be
42 extended to the hours of 8am-9pm in an effort to accommodate more common retail hours of
43 operation.

44
45 **ANALYSIS AND DISCUSSION:**

46
47 The proposed text amendment revises parts of the LDO to incorporate new terms in Chapter 102
48 associated with Prop 207 “Smart and Safe Arizona” initiative and City Ordinance 2020-37. These
49 terms relate to the various products, business types, and licensee requirements associated with
50 both recreational and medical marijuana facilities. By including these words and phrases, the
51 LDO coordinates and consolidates these under one term for easier interpretation.

52
53 *MARIJUANA FACILITY:*

54 Includes a medical marijuana dispensary, medical marijuana offsite cultivation facility,
55 and/or medical marijuana infusion facility; or

56
57 A marijuana retail establishment operated by a dual licensee that is co-located on the
58 same property with a medical marijuana dispensary which has an active, valid medical
59 marijuana dispensary registration from DHS as well as a marijuana retail establishment
60 license issued by DHS.

61
62 Within Chapter 106, this Zoning Text Amendment (ZTA) proposes to amend the Land Use Matrix
63 and Use Specific Standard 106-10.27 to include recreational marijuana facilities to operate with
64 dual licenses issued by the Department of Health Service (DHS).

66 The Land Use Matrix (Table 106-1c) removes the specific uses “Medical Marijuana Dispensary”
 67 and “Medical Marijuana Offsite Cultivation Facility” and adds a new use “Marijuana Facility”, as
 68 a replacement. Marijuana Facilities are allowed in the same zoning districts and still requires a
 69 Conditional Use Permit (CUP).

70 Table 106-1c

Zoning District	C-2	C-3	I-1	I-2
Uses				
Medical Marijuana Dispensary	CUP	CUP	CUP	
Medical Marijuana Offsite Cultivation Facility	CUP	CUP	CUP	CUP
MARIJUANA FACILITY	CUP	CUP	CUP	CUP

71
 72 The Use Specific Standard in Section 106-10.27 replaces the specific term “Medical Marijuana”
 73 with “Marijuana Facility” and focuses on only allowing recreational marijuana as a dual licensee.
 74 The text amendment includes additional regulations related to secure storage area, overall
 75 security measures, and disposal of marijuana products.

76
 77 This section also revises the separation requirements from incompatible uses in Table 106-10c.
 78

Table 106-10c - Separation Distances for any Medical MARIJUANA FACILITY MARIJUANA FACILITY	
Land Use	MARIJUANA FACILITY Dispensaries Off-site Cultivation Facilities Infusion Facilities
From any PARCELS THAT ARE residentially zoned property OR DESIGNATED RESIDENTIAL LAND USE WITHIN AN APPROVED PAD	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet
From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground OR USABLE OPEN SPACE	1,500 feet
FROM ANY ENTERTAINMENT ESTABLISHMENT	1,500 FEET
From any other Medical Marijuana Facility MARIJUANA FACILITY of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

79
 80
 81 **CONFORMANCE WITH ADOPTED PLANS:**
 82

83 **Surprise General Plan 2035:** Updating the development code and design standards further the goals
 84 of the General Plan 2035. These regulations and standards implement tools to achieve the goals and
 85 policies for future development within the City, such as the Land Use and Open Space Elements.

86 **REVIEWING AGENCIES:**

87
88 Staff has not received any feedback from any outside agencies regarding support or opposition
89 related to this text amendment.

90
91 **ALTERNATIVE LANGUAGE:**

92
93 The Planning and Zoning Commission may consider the following alternative language below and can
94 include any/all revisions in a recommendation to City Council.

95
96 *Alternative Language #1 – Drive-Thru*

97 This section of alternative language changes paragraph B.3 of section 106-10.27 to allow Marijuana
98 Facilities to have a drive-thru service as an accessory use with the approval of a Conditional Use
99 Permit. It should be noted that allowing or prohibiting drive-thru facilities must be applied to both
100 medical marijuana dispensaries and recreational marijuana establishments since they are required
101 to operate with dual licenses issued by DHS.

102
103 106-10.27 Marijuana Facility Uses.

104 B. Any *marijuana facility* shall meet the following requirements:

105 3. ~~Not~~ MAY have a drive-thru
106
107

108 *Alternative Language #2 – Hours of Operation*

109 The current LDO does not regulate hours of operation for a medical marijuana dispensary. This
110 paragraph in the ZTA means to ensure marijuana facilities operate within the typical commercial and
111 retail practices.

112
113 This section of alternative language changes paragraph B.10 of section 106-10.27 to allow Marijuana
114 Facilities extended hours of operation.

115
116 106-10.27 Marijuana Facility Uses.

117 B. Any *marijuana facility* shall meet the following requirements:

118 10. The permitted hours of operation of a marijuana facility operated by a dual
119 licensee shall be limited to 8:00 a.m. to ~~7:00~~ 9:00P.M.
120

121 *Alternative Language #3 – Separation from PADs with Residential*

122 The current LDO carried over strict separation requirements that prohibited any Medical Marijuana
123 Facility from being within 500 feet of a residentially zoned property. The previous interpretations of
124 this language included separation from the whole PAD (Planned Area Development) if it included
125 any residentially zoned areas. This ZTA proposes to specify that separation requirement for the
126 properties zoned for residential uses within the PAD and not exclude PAD as a whole. A Marijuana
127 Facility may be near or within a PAD if the subject parcel meets the zoning districts and separation
128 requirements, and obtains a CUP.

129 This section of alternative language changes paragraph E of section 106-10.27 to exclude and
130 separate from any PAD with residential zoning.
131

Table 106-10c - Separation Distances for any Marijuana Facility	
Land Use	Marijuana Facility
From any parcels that are residentially zoned PROPERTY OR PAD WITH RESIDENTIAL USES or designated residential land use within an approved pad	500 feet

132
133

134 **FINDINGS:**

135

- 136 • The proposed Zoning Text Amendment is consistent with Prop 207 “Smart and Safe Arizona”
137 and City Ordinance No. 2020-37, which regulates the use of recreational marijuana within
138 Surprise.

139

140 **RECOMMENDATION:**

141

142 Based on the analysis and findings noted above, staff recommends the Commission move to
143 recommend approval of case FS20-619 to the City Council. The Commission may include any of the
144 alternative language listed above in its recommendation to City Council.

145

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

148

149 **ATTACHMENTS:**

150

- 151 01 FS20-619 – Recreational Marijuana ZTA DRAFT
152 02 FS20-619 – Citizen Participation Report
153 03 FS20-619 – Recreational Marijuana ZTA Presentation

Revise Land Use Matrix to include adding **MARIJUANA FACILITY**

Table 106-1c

Zoning District Uses	C-2	C-3	I-1	I-2
Medical Marijuana Dispensary	CUP	CUP	CUP	
Medical Marijuana Offsite Cultivation Facility	CUP	CUP	CUP	CUP
MARIJUANA FACILITY	CUP	CUP	CUP	CUP

LDO Section 101-2.2(C) (Glossary of Terms)

(From Ord 2020-37)

MARIJUANA TERMS: THE FOLLOWING TERMS ARE ASSOCIATED WITH THE CREATION, SALES, AND CONSUMPTION OF MARIJUANA.

- CHEMICAL EXTRACTION:** THE PROCESS OF REMOVING A PARTICULAR COMPONENT OF A MIXTURE FROM OTHERS PRESENT, INCLUDING REMOVING RESINOUS TETRAHYDROCANNABINOL FROM MARIJUANA.
- CHEMICAL SYNTHESIS:** PRODUCTION OF A NEW PARTICULAR MOLECULE BY ADDING TO, SUBTRACTING FROM, OR CHANGING THE STRUCTURE OF A PRECURSOR MOLECULE.
- CONSUME, CONSUMING, AND CONSUMPTION:** THE ACT OF SMOKING, INGESTING, INHALING, OR OTHERWISE INTRODUCING MARIJUANA INTO THE HUMAN BODY.
- CONSUMER:** AN INDIVIDUAL WHO IT AT LEAST TWENTY-ONE YEARS OF AGE AND WHO PURCHASES MARIJUANA OR MARIJUANA PRODUCTS.
- CULTIVATE AND CULTIVATION:** TO PROPAGATE, BREED, GROW, PREPARE, AND PACKAGE MARIJUANA.
- DHS:** THE STATE OF ARIZONA DEPARTMENT OF HEALTH SERVICES OR ITS SUCCESSOR AGENCY.

7. **DUAL LICENSEE:** AN ENTITY THAT HOLDS BOTH A NONPROFIT *MEDICAL MARIJUANA DISPENSARY* REGISTRATION AND A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE.
8. **EXTRACTION:** THE *PROCESS* OF REMOVING OR SEPARATING RESIN FROM *MARIJUANA* TO PRODUCE OR *PROCESS* ANY FORM OF *MARIJUANA CONCENTRATES* USING WATER, LIPIDS, GASES, SOLVENTS, OR OTHER CHEMICALS OR CHEMICAL *PROCESSES*.
9. **MARIJUANA:** ALL PARTS OF THE PLANT OF THE GENUS CANNABIS, WHETHER GROWING OR NOT, AS WELL AS THE SEEDS FROM THE PLANT, THE RESIN *EXTRACTED* FROM ANY PART OF THE PLANT, AND EVERY COMPOUND, *MANUFACTURE*, SALT, DERIVATIVE, MIXTURE, OR PREPARATION OF THE PLANT OR ITS SEEDS OR RESIN.
- A. INCLUDES CANNABIS AS DEFINED IN A.R.S. § 13-3401.
- B. DOES NOT INCLUDE INDUSTRIAL HEMP, THE FIBER PRODUCED FROM THE STALKS OF THE PLANT OF THE GENUS CANNABIS, OIL, OR CAKE MADE FROM THE SEEDS OF THE PLANT, STERILIZED SEEDS OF THE PLANT THAT ARE INCAPABLE OF GERMINATION, OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH *MARIJUANA* TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK, OR OTHER PRODUCTS.
10. **MARIJUANA CONCENTRATE:**
- A. RESIN *EXTRACTED* FROM ANY PART OF A PLANT OF THE GENUS CANNABIS AND EVERY COMPOUND, *MANUFACTURE*, SALT, DERIVATIVE, MIXTURE, OR PREPARATION OF THAT RESIN OR TETRAHYDROCANNABINOL.
- B. DOES NOT INCLUDE INDUSTRIAL HEMP OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH CANNABIS TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK, OR OTHER PRODUCTS.
11. **MARIJUANA FACILITY:**
- A. INCLUDES A *MEDICAL MARIJUANA DISPENSARY*, *MEDICAL MARIJUANA OFFSITE CULTIVATION FACILITY*, AND/OR *MEDICAL MARIJUANA INFUSION FACILITY*; OR
- B. A *MARIJUANA RETAIL ESTABLISHMENT* OPERATED BY A *DUAL LICENSEE* THAT IS CO-LOCATED ON THE SAME PROPERTY WITH A *MEDICAL MARIJUANA DISPENSARY* WHICH HAS AN ACTIVE, VALID *MEDICAL MARIJUANA DISPENSARY* REGISTRATION FROM *DHS* AS WELL AS A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE ISSUED BY *DHS*.

12. **MARIJUANA MANUFACTURE AND MANUFACTURING:** TO COMPOUND, BLEND, EXTRACT, INFUSE, OR OTHERWISE MAKE OR PREPARE A MARIJUANA PRODUCT.
13. **MARIJUANA PRODUCTS:** MARIJUANA CONCENTRATE AND PRODUCTS THAT ARE COMPOSED OF MARIJUANA AND OTHER INGREDIENTS AND THAT ARE INTENDED FOR USE OR CONSUMPTION, INCLUDING SMOKING, EDIBLE PRODUCTS, OINTMENTS, AND TINCTURES.
14. **MARIJUANA RETAIL ESTABLISHMENT:** AN ENTITY LICENSED BY DHS TO OPERATE ANY OR ALL THE FOLLOWING:
- A. A SINGLE RETAIL LOCATION AT WHICH THE LICENSEE MAY SELL MARIJUANA AND MARIJUANA PRODUCTS TO CONSUMERS, CULTIVATE MARIJUANA, AND/OR MANUFACTURE MARIJUANA PRODUCTS.
 - B. A SINGLE OFF-SITE CULTIVATION LOCATION AT WHICH THE LICENSEE MAY CULTIVATE MARIJUANA, PROCESS MARIJUANA, AND MANUFACTURE MARIJUANA PRODUCTS, BUT FROM WHICH MARIJUANA AND MARIJUANA PRODUCTS MAY NOT BE TRANSFERRED OR SOLD TO CONSUMERS.
 - C. A SINGLE OFF-SITE LOCATION AT WHICH THE LICENSEE MAY MANUFACTURE MARIJUANA PRODUCTS AND PACKAGE AND STORE MARIJUANA AND MARIJUANA PRODUCTS, BUT FROM WHICH MARIJUANA AND MARIJUANA PRODUCTS MAY NOT BE TRANSFERRED OR SOLD TO CONSUMERS.
15. **MARIJUANA TESTING FACILITY:** DHS, OR ANOTHER ENTITY THAT IS LICENSED BY DHS, TO ANALYZE THE POTENCY OF MARIJUANA AND TEST MARIJUANA FOR HARMFUL CONTAMINANTS.
16. **Medical Marijuana Dispensary:** Medical Marijuana Dispensary: A not-for-profit entity defined in A.R.S. § 36-2801(11), that acquires, possesses, cultivates, MANUFACTURES, delivers, transfers, transports, supplies, sells, dispenses, or otherwise provides medical MARIJUANA or related supplies and educational materials to cardholders as defined in A.R.S. § 36-2801(2).
17. **Medical Marijuana Dispensary Off-Site Cultivation Facility:** An enclosed, locked facility where MARIJUANA is cultivated by a Medical Marijuana Dispensary as referenced in A.R.S. § 36-2804(B)(1)(b)(ii).
18. **Medical Marijuana Infusion Facility:** A facility that incorporates medical MARIJUANA into consumable/edible goods by the means of cooking or blending.
19. **Process and Processing:** To harvest, dry, cure, trim, or separate parts of the MARIJUANA plant.

- 20. *Smoke*:** To inhale, exhale, burn, carry, or possess any lighted *MARIJUANA* or lighted *MARIJUANA PRODUCTS*, whether natural or synthetic.

Current LDO provisions for *MEDICAL MARIJUANA* approved by P&Z on 11/19 and City Council on 12/15.

Proposed changes in legislative format. New text is shown in **ALL CAPS AND HIGHLIGHTED** and text to be removed is shown with a ~~strikethrough~~ line.

106-10.27 Medical Marijuana **FACILITY Uses.**

- A.** All ~~medical marijuana~~ *FACILITY* ~~uses~~ shall comply with all ~~regulations and laws~~ pursuant to the Arizona Revised Statutes **AND ALL REGULATIONS ISSUED BY DHS**. The following provisions will not be construed as permitting any *use* or act which is otherwise prohibited or made punishable by law.
- B.** Any ~~Medical Marijuana Dispensary facility, Medical Marijuana Dispensary off-site cultivation location, and/or a medical MARIJUANA infusion facility,~~ **MARIJUANA FACILITY** shall meet the following requirements:
1. Be located in a permanent *building* and may not be located in a trailer, cargo container, storage unit, or motor vehicle.
 2. The *business* location shall not exceed a maximum size of 2,500 gross square feet, **EXCEPT THAT A CO-LOCATED MEDICAL MARIJUANA DISPENSARY AND MARIJUANA RETAIL ESTABLISHMENT OPERATED BY A DUAL LICENSEE MAY BE A MAXIMUM SIZE OF 5,000 GROSS SQUARE FEET.**
 3. Not have a drive-through service.
 4. Not emit dust, fumes, vapors, or odors into the environment.
 5. Not provide *off-site* delivery of ~~medical MARIJUANA~~ **OR MARIJUANA PRODUCTS**.
 6. Prohibit *consumption* of *MARIJUANA* on the premises.
 7. Not have outdoor seating areas.
 8. Disposal of *MARIJUANA* remnants, by-products, and/or infused products shall not to be placed within the ~~facilities~~ exterior refuse containers.
 9. **THE SECURE STORAGE AREA FOR THE MARIJUANA STORED AT A MARIJUANA FACILITY OPERATED BY A DUAL LICENSEE SHALL NOT EXCEED**

TWENTY PERCENT (20%) OF THE MAXIMUM GROSS FLOOR AREA OF THE MARIJUANA FACILITY.

10. THE PERMITTED HOUSE OF OPERATION OF A MARIJUANA FACILITY OPERATED BY A DUAL LICENSEE SHALL BE LIMITED TO 8:00 A.M. TO 7:00 P.M.
11. THE OPERATOR OF A MARIJUANA FACILITY SHALL PROVIDE UNRESTRICTED ACCESS TO CITY CODE ENFORCEMENT OFFICERS OR POLICE OFFICERS WHO REQUEST ADMISSION FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THESE STANDARDS.
12. WITHIN A MARIJUANA FACILITY THERE SHALL BE A SECURE STORAGE AREA SUFFICIENT TO DETER AND PREVENT THEFT.
13. ALL MARIJUANA AND MARIJUANA PRODUCTS SHALL BE SECURELY LOCKED WITHIN THE SECURE STORAGE AREA AT ANY TIME THE MEDICAL MARIJUANA DISPENSARY OR MARIJUANA FACILITY OPERATED BY A DUAL LICENSEE IS NOT OPEN FOR BUSINESS.
14. A MEDICAL MARIJUANA DISPENSARY OR MARIJUANA FACILITY OPERATED BY A DUAL LICENSEE SHALL HAVE ONLY ONE SECURE ENTRANCE TO THE BUILDING AND ANY OTHER DOORS REQUIRED FOR EXITING SHALL BE LOCKED TO THE OUTSIDE AND HAVE AN ALARM THAT SOUNDS WHEN OPENED FROM THE INSIDE.
15. A MARIJUANA FACILITY SHALL HAVE AN ALARM SYSTEM WITH A REDUNDANT POWER SUPPLY AND CIRCUITRY TO PREVENT DEACTIVATION.
16. A MARIJUANA FACILITY SHALL HAVE A VIDEO SURVEILLANCE SYSTEM THAT AT ALL TIMES RECORDS ALL INTERIOR AREAS AND THE EXTERIOR PERIMETER.
17. A MARIJUANA FACILITY SHALL HAVE ADEQUATE EXTERIOR SECURITY LIGHT, WHICH ALSO COMPLIES WITH CHAPTER 107-ARTICLE 3 OF THIS ORDINANCE.
18. THE OPERATOR OF A MARIJUANA FACILITY SHALL DEVELOP AND MAINTAIN A SECURITY PLAN WHICH DEMONSTRATES COMPLIANCE WITH ALL OF THE MINIMUM STANDARDS SPECIFIED HEREIN.

- C. Any ~~Medical Marijuana Dispensary, Medical Marijuana Dispensary off-site cultivation, and/or a medical MARIJUANA infusion facility~~ MARIJUANA FACILITY shall meet the following minimum separations, measured in a straight line from the boundary of the ~~parcel containing the Medical Marijuana Dispensary, off-site cultivation, or infusion~~ MARIJUANA FACILITY location to the boundary of the ~~parcel containing any uses as listed below in (see Table 106-10c).~~ IF EITHER THE

MARIJUANA FACILITY OR BUFFERED USE IS IN A COMMERCE CENTER DEVELOPMENT, THE SEPARATION REQUIREMENTS SHALL BE MEASURED FROM THE BOUNDARY OF THE COMMERCE CENTER.

- D. A Medical Marijuana Dispensary off-site cultivation location or a medical marijuana infusion facility not associated with a Medical Marijuana Dispensary is prohibited.

MARIJUANA RETAIL ESTABLISHMENTS AND MARIJUANA TESTING FACILITIES ARE PROHIBITED, EXCEPT THAT A MARIJUANA RETAIL ESTABLISHMENT IS PERMITTED WHEN IT IS OPERATED IN THE SAME BUILDING ON THE SAME PROPERTY WITH A MEDICAL MARIJUANA DISPENSARY BY A DUAL LICENSEE WHO HAS AN ACTIVE, VALID MEDICAL MARIJUANA DISPENSARY REGISTRATION FROM DHS AS WELL AS A MARIJUANA RETAIL ESTABLISHMENT LICENSE ISSUED BY DHS.

- E. A **MARIJUANA FACILITY** ~~Medical Marijuana Dispensary, off-site cultivation facility, or an infusion facility~~ lawfully operating is not rendered in violation of these provisions by the subsequent location of a ~~place of worship, public or private primary or secondary school, public or private day care, preschool, kindergarten facility, public park, or playground~~ **OF A NEW USE IS ESTABLISHED** closer than the outlined below in **Table 106-10c**.

Table 106-10c - Separation Distances for any Medical MARIJUANA FACILITY MARIJUANA FACILITY	
Land Use	MARIJUANA FACILITY Dispensaries Off-site Cultivation Facilities Infusion Facilities
From any PARCELS THAT ARE residentially zoned property OR DESIGNATED RESIDENTIAL LAND USE WITHIN AN APPROVED PAD	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet
From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground OR USABLE OPEN SPACE	1,500 feet
FROM ANY ENTERTAINMENT ESTABLISHMENT	1,500 FEET
From any other medical MARIJUANA FACILITY MARIJUANA FACILITY of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

- F.** Medical *MARIJUANA* designated caregiver *cultivation* and qualifying patient *cultivation* locations shall further comply with the follow requirements:
1. *Cultivation* locations will be an enclosed, locked facility such as a closet, room, greenhouse or other *building* that does not exceed 50 square feet of *cultivation* space.
 2. *Cultivation* locations will not be visible from beyond the boundaries of the property on which the *cultivation* location is situated.
 3. Medical *MARIJUANA cultivation* as an *accessory use* to the qualifying patient primary residence will only be permitted if the residence is located at least 25 miles from a *Medical Marijuana Dispensary*.

Citizen Participation Report

Recreational Marijuana Zoning Text Amendment

Case FS20-619

Project Summary:

The City of Surprise requests a Text Amendment to the Surprise Municipal Code to amend parts of Chapter 102 and 106 of the Land Development Ordinance as it relates to recreational marijuana facilities.

Advertising:

Because of the COVID-19 health emergency, a hybrid Neighborhood Outreach Meeting was held with in-person and virtual attendees on June 16, 2021 at 6:00pm.

Attendance:

There was a single attendee in-person and three online attendees to discuss the merits of the proposal.

Feedback:

There was not opposition stated. Support was given towards:

1. allowing a Marijuana Facility on a C-2 commercial property within a PAD so long as the separation distances are met
2. extending the hours of operation to 9pm



Presentation: Recreational Marijuana Zoning Text Amendment (ZTA)

Planning and Zoning Public Hearing
July 15, 2021

Today's Discussion

- Overview of the Recreational Marijuana ZTA
- Proposed Changes to the:
 - Glossary of Terms (Chapter 102)
 - Land Use Matrix (Chapter 106)
 - Use Specific Standards (Chapter 106)
- Current draft available [online](#)

Overview

- Response to the “Smart and Safe Arizona Act”
 - Approved by Arizona’s voters in November 2020 and City Ordinance No. 2020-37
 - Regulates the use of recreational marijuana within Surprise
- Proposed Recreational Marijuana Zoning Text Amendment
 - Revises parts of the Land Development Ordinances (LDO)
 - Revises the permitted business establishments to include recreational marijuana
 - LDO currently allows Medical Marijuana dispensaries (none currently operate)
 - This ZTA proposes to allow facilities with dual state licensing
 - Both recreational and medical marijuana

Proposed Changes

- Glossary of Terms (Chapter 102)
 - All related terms under the heading “*MARIJUANA TERMS*”
 - Includes terms associated with City Ordinance No. 2020-37
 - Such as Marijuana Facility MARIJUANA FACILITY:
 - A. Includes a medical marijuana dispensary, medical marijuana offsite cultivation facility, and/or medical marijuana infusion facility; or
 - B. A marijuana retail establishment operated by a dual licensee that is co-located on the same property with a medical marijuana dispensary which has an active, valid medical marijuana dispensary registration from DHS as well as a marijuana retail establishment license issued by DHS.

Proposed Changes

- Table 106-1c Land Use Matrix (Chapter 106)
 - Removes the specific uses “Medical Marijuana Dispensary” and “Medical Marijuana Offsite Cultivation Facility”
 - Adds a new use Marijuana Facility as a replacement
 - Still requires Conditional Use Permit (CUP)

Table 106-1c

Zoning District	C-2	C-3	I-1	I-2
Uses				
Medical Marijuana Dispensary	CUP	CUP	CUP	
Medical Marijuana Offsite Cultivation Facility	CUP	CUP	CUP	CUP
MARIJUANA FACILITY	CUP	CUP	CUP	CUP

Proposed Changes

- Use Specific Standard (Section 106-10.27)
 - Replaces specific term “Medical Marijuana” with “Marijuana Facility”
 - Focuses on only allowing recreational marijuana as a dual licensee
 - Additional regulations related to secure storage area, overall security measures, and disposal of marijuana products
 - Revises the separation requirements from incompatible uses

Proposed Changes

- Separation requirements (Table 106-10c)

Table 106-10c - Separation Distances for any Medical MARIJUANA FACILITY MARIJUANA FACILITY	
Land Use	Dispensaries Off-site Cultivation Facilities Infusion Facilities MARIJUANA FACILITY
From any PARCELS THAT ARE residentially zoned property OR DESIGNATED RESIDENTIAL LAND USE WITHIN AN APPROVED PAD	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet
From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground OR USABLE OPEN SPACE	1,500 feet
FROM ANY ENTERTAINMENT ESTABLISHMENT OR AMUSEMENT FACILITY, SUCH AS A MOVIE THEATER, SPORTS VENUE, BOWLING ALLEY, ARCADE, OR GAMING HALL	1,500 FEET
From any other medical MARIJUANA FACILITY MARIJUANA FACILITY of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

Questions for P&Z and City Council?

- Still prohibit drive-thru?
- Regulate the hours of operation
 - 8am-7pm, or
 - 8am-9pm
- Separation distance requirements?
 - Whole PAD with any residential, or
 - Specific to the residential uses within a PAD

Next Steps

Planning and Zoning Commission - Public Hearing

- July 15, 2021
- Presentation and provided recommendation

City Council – Work Session

- August 17, 2021
- Presentation and discussion

City Council Work Session - Public Hearing

- September 21, 2021
- Consideration and action



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 2
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 for a new accessory detached garage in lot 127 of Stonebrook Phase 2, and Site Plan entitled "Hornberger Residence New Garage", date received April 20, 2021, located on the northeast corner of Parkview Place and 144th Avenue in the Park Place PAD. (Case FS21-118)

Motion:

I move to approve/disapprove a Conditional Use Permit for a new accessory detached garage in lot 127 of Stonebrook Phase 2, and Site Plan entitled "Hornberger Residence New Garage", date received April 20, 2021, subject to stipulations "a" through "d" as memorialized in the staff report.

Background:

The subject property is part of the "Park Place" PAD, is designated for low density residential development, and is located on the northeast corner of Parkview Place and 144th Avenue. On site, the applicant is proposing a new accessory detached garage.

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 - FS21-118 - Staff Report - REVISED
 2. 01 - FS21-118 - Vicinity Map
 3. 02 - FS21-118 - Site Plan
 4. 03 - FS21-118 - Building Elevations
 5. 04 - FS21-118 - Citizen Participation Report - REVISED
 6. 05 -- Affidavit of Posting
 7. 06 -- Photo of Site Posting
 8. FS21-118 - PowerPoint
-

Conditional Use Permit

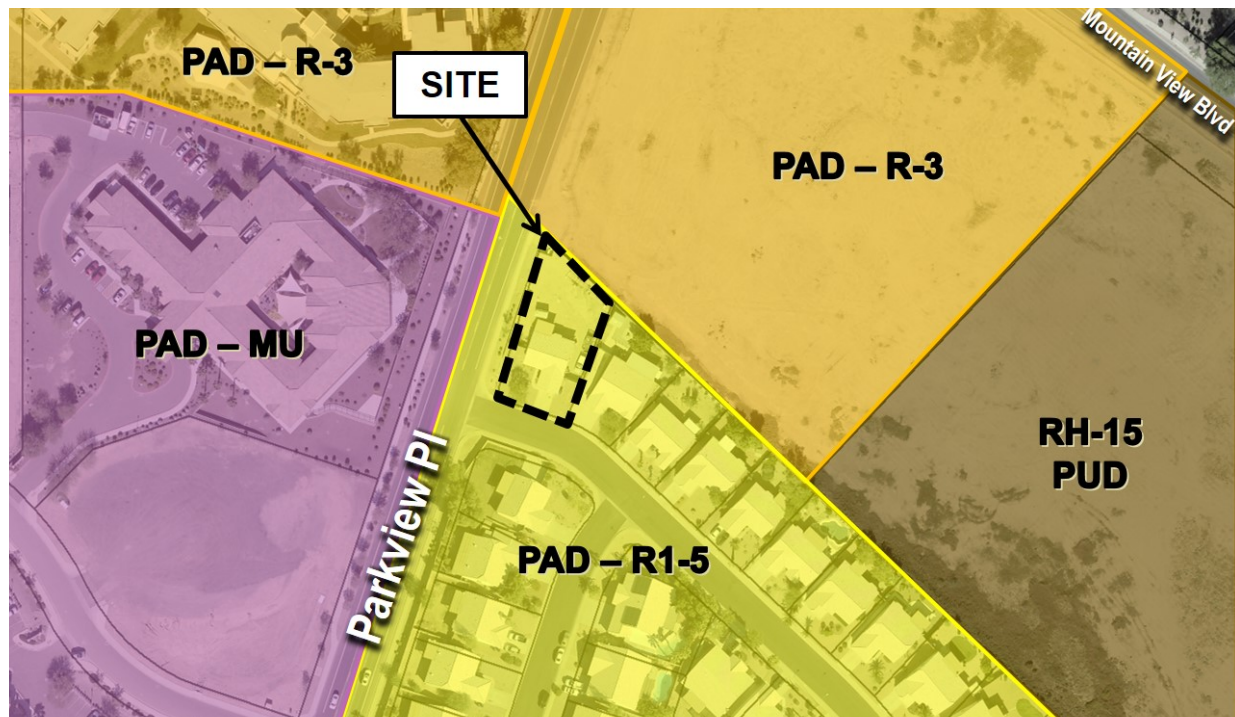
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS21-118**
2
3 **Project Name:** Hornberger Residence New Garage
4
5 **Council District:** 2 – Cottonwood
6
7 **Meeting Date:** July 15, 2021
8
9 **Planner:** Sergio Angulo
10
11
12 **Owner:** Mark Hornberger
13
14 **Applicant:** Joseph Osborn with JDO Architecture
15
16 **Request:** Conditional Use Permit and Site Plan for a new accessory
17 detached garage.
18
19 **Site Location:** Northeast corner of Parkview Place and 144th Avenue.
20
21 **Site Size:** 12,515 sq. ft. (approx.)
22
23 **General Plan**
24 **Conformance:** The proposal is consistent with the Surprise General Plan 2035.
25
26 **Support/Opposition:** Residents from the vicinity attended the Neighborhood Meeting
27 on June 7, 2021. The residents in attendance support the
28 project. There was no opposition to the project.
29
30 **Staff Recommendation:** Staff recommends the Commission **approve** case FS21-118,
31 subject to stipulations 'a' through 'd'.

32 **Project Description:**

JDO Architecture, on behalf of Mark Hornberger, requests approval of a Conditional Use Permit and Site Plan to allow for a new accessory detached garage in lot 127 of the Stonebrook Phase 2 subdivision, located on the northeast corner of Parkview Place and 144th Avenue in the Park Place PAD.

Existing Zoning:



PAD – R-3	PAD – R-3	PAD – R-3
PAD – Mixed-Use	PAD – R1-5	PAD – R1-5
PAD – Mixed-Use	PAD – R1-5	PAD – R1-5

History:

November 10, 1983: The subject property was annexed into the City of Surprise by the Mayor and City Council.

August 8, 1996: The Mayor and City Council approved the Park Place Planned Area Development (PAD).

October 15, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-615.

February 12, 2021: The applicant filed a request for a Conditional Use Permit and Site Plan approval for a new accessory detached garage under case FS21-118, the subject case.

July 15, 2021 P&Z
Case: FS21-118
Hornberger Residence New Garage
Page 2 of 5

53
54 **June 7, 2021:** The applicant held a Neighborhood Meeting, which was properly advertised.
55 Residents from the vicinity attended the meeting to learn about the project. The residents is
56 attendance expressed their support for the project. There were no concerns or opposition
57 brought up by those who attended the meeting. Attached is a copy the Citizen Participation
58 Report.

59
60 **Discussion:**
61

62 The subject property is zoned Planned Area Development (PAD) with a low density
63 residential (R1-5) land use designation. The Park Place PAD follows the standards set forth
64 in the 1986 zoning ordinance, a previous Zoning Code. Per Section 8-805.C of the 1986
65 zoning ordinance, "No accessory building or garage for single-family homes shall occupy
66 more than 25 percent of a rear yard nor exceed 600 square feet of floor area, except that
67 garages which exceed the aforesaid maximum may be allowed with a Conditional Use
68 Permit."

69
70 The proposed accessory detached garage is 1,787 square feet and exceeds the allowed
71 maximum area mentioned above for accessory buildings or garage; therefore, it requires
72 approval of a Conditional Use Permit.

73
74 In addition, the 1986 zoning ordinance sets the following standards for detached accessory
75 garage buildings:

76
77 Accessory buildings and garages in residential districts shall not exceed the height of
78 the principal structure and shall not be located within a utility easement.

79
80 No permit shall be issued for the construction of more than one accessory, detached,
81 private garage structure for each dwelling.

82
83 This Conditional Use Permit application has been reviewed against these standards and staff
84 finds that this Conditional Use Permit application conforms to the requirements set forth
85 under this section of the 1986 zoning ordinance.

86
87 The proposed site design includes a second driveway that leads from the local street to the
88 proposed detached garaged along the east side of the property. Per Section 8-808.B.(10) of
89 the 1986 zoning ordinance, "Each property shall be allowed one (1) drive access for each
90 100 feet of street frontage. Single-family uses shall be limited to one (1) drive access per
91 property. These conditions shall apply unless otherwise granted approval by the Planning
92 and Zoning Commission."

93 Should the Planning and Zoning Commission approve the site plan as is, the applicant may
94 move forward with the second separate driveway as shown on the site plan entitled
95 "Hornberger Residence New Garage", date received April 20, 2021.

The proposed building elevation of the new accessory detached garage will match the materials and colors of the existing home on site. The proposed building elevations meet with the requirements of the Park Place PAD.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, Maricopa Water District and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

By accepting and incorporating stipulations 'a' through 'd', the proposed Site Plan will meet the requirements of the Park Place PAD, the 1986 zoning ordinance, and the General Plan.

Findings:

- The proposed Conditional Use Permit and Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit and Site Plan meets the provisions of the Park Place PAD and the 1986 zoning ordinance as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case FS21-118, subject to stipulations 'a' through 'd' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Hornberger Residence New Garage" prepared by JDO Architecture date received April 20, 2021.
- b. Building Elevations shall be consistent with the Building Elevations entitled "Hornberger Residence New Garage" prepared by JDO Architecture date received February 12, 2021.
- c. This Conditional Use Permit is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use Permit shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- 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.

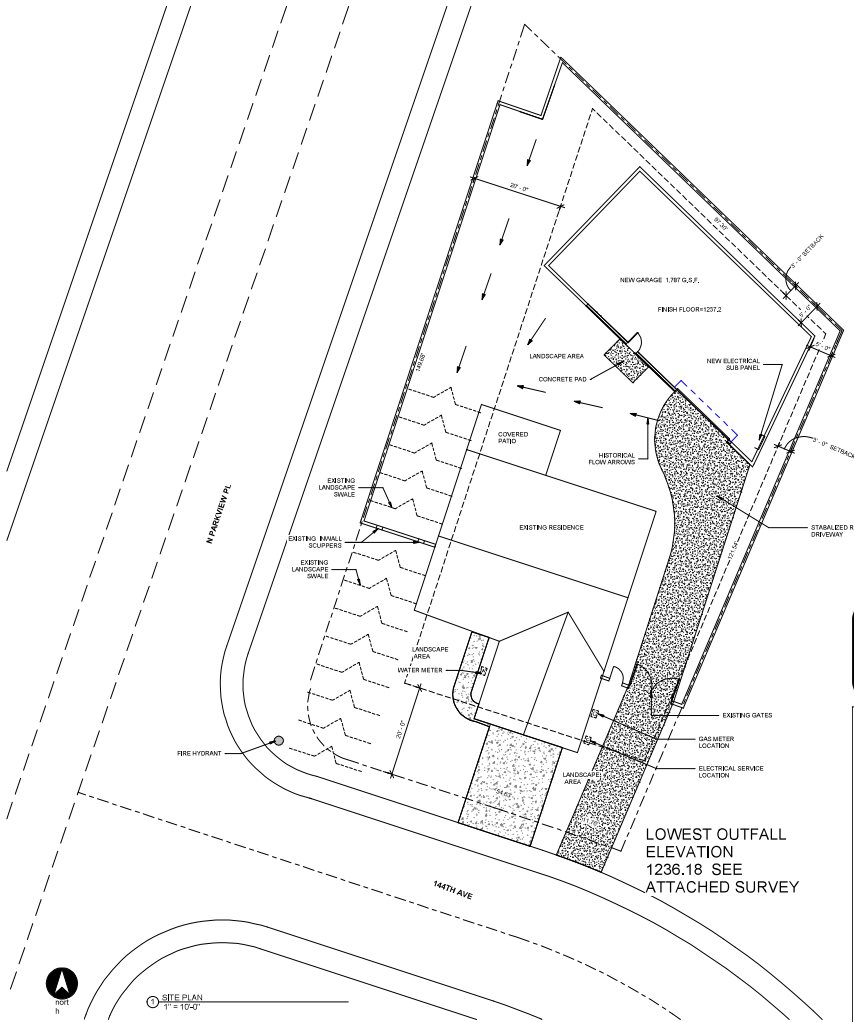
Attachments:

July 15, 2021 P&Z
Case: FS21-118
Hornberger Residence New Garage
Page 4 of 5

141
142 01 Vicinity Map
143 02 Site Plan
144 03 Building Elevations
145 04 Citizen Participation Report



FS21-118 VICINITY MAP



GENERAL NOTE:

1. A MANHOLE RING 31" DIAMETER GREY PLASTIC PORTABLE 4" GAL. HAND RING 28" I.D. X 38" I.D. X 10" H. 8" H. OR EQUAL SHALL BE PROVIDED IN THE GARAGE TO PREVENT GREASE/OIL BUILD UP IN THE LINE.

PROJECT DESCRIPTION

NEW GARAGE IN BACKYARD OF PROPERTY. CONCRETE PAD, FRAMED WALLS W/ STUCCO FINISH, GARAGE DOOR, AND PRE-ENGINEERED TRUSSES.

SHEET INDEX

CTXT	CONTEXT SITE PLAN
CS	COVER SHEET
GSN	GENERAL STRUCTURAL NOTES
A1	FLOOR AND FRAMING PLANS
A2	ROOF PLAN, BUILDING ELEVATIONS AND BUILDING SECTION
A3	DETAILS
A4	DETAILS
E1	ELECTRICAL PLAN AND CUT SHEETS
E2	ELECTRICAL PANEL, SCHEDULE, ONE LINE AND SPECIFICATIONS

ZONING CODE COMPLIANCE

ADD.	253.2B-12B
ADD. NUMBER	124
ZONING	R4D
USE	DETACHED GARAGE
EXISTING HOME AREA	1,176 G.S.F.
AREA OF NEW GARAGE	1,787 G.S.F.
LOT AREA	12,915 G.S.F.
LOT COVERAGE	24%

BUILDING CODE COMPLIANCE

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE

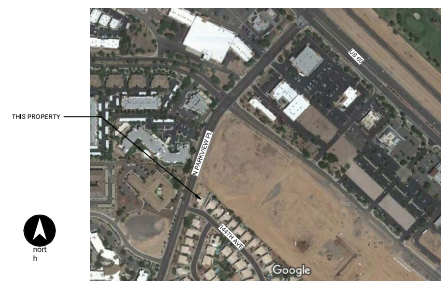
USE: GARAGE

PROJECT INFORMATION

ADDRESS	19337 N. 144TH AVE SURPRISE, AZ 85374
OWNER	MARK HORNBERGER
ARCHITECT	JDO ARCHITECTURE A. JESSAL, CHARTER OAK, ROAD PHOENIX, AZ 85028 HORNBERGER E. JOSEPH@JDOAZ.COM CONTACT: JOSEPH OSBORN



VICINITY MAP



Joseph Osborn AIA
Architect
P. 480.466.4981
D. 480.466.4982
F. 480.466.4983
www.jdoaz.com



EXPIRES 12/04/2021

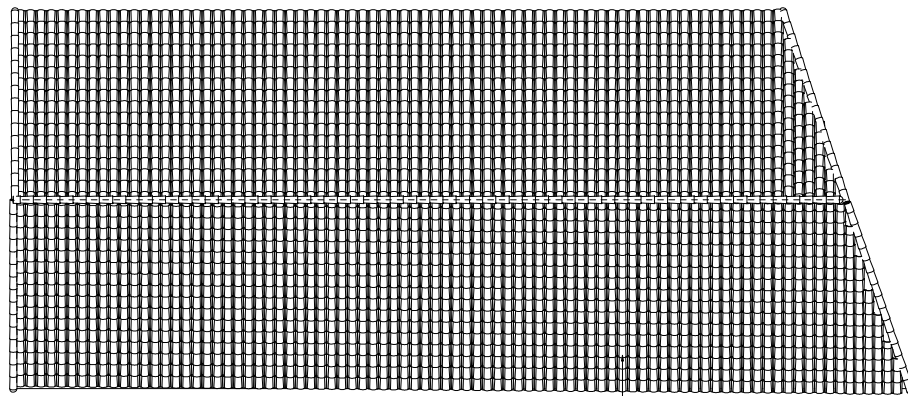
HORNBERGER RESIDENCE NEW GARAGE

18337 N. 144TH AVE
SURPRISE, AZ 85374

Project Number:	28021
Drawn By:	JDO
Date:	7/29/2019
Sheet Name:	COVER SHEET
Sheet Number:	CS

CS

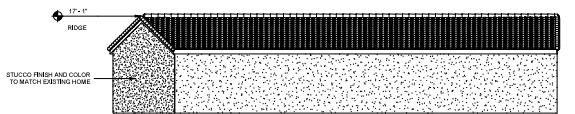
RECEIVED
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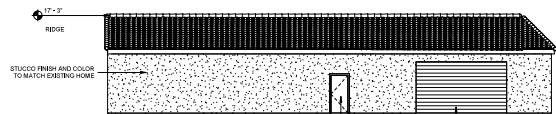
1 ROOF PLAN
1/4" = 1'-0"



SPANISH TILE ROOF TO MATCH EXISTING.
SEE DETAILS SHEET A3

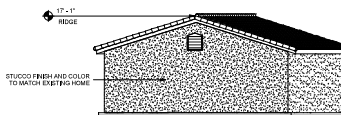


2 NORTH ELEVATION
1/8" = 1'-0"

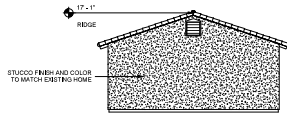


3 SOUTH ELEVATION
1/8" = 1'-0"

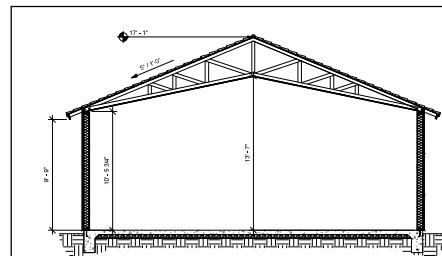
DOORS FINISH TO MATCH
EXISTING DOORS OF HOME



4 EAST ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
1/8" = 1'-0"



6 BUILDING SECTION
1/4" = 1'-0"

Joseph Osborn AIA
Architect
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D 480.666.4981
F 480.666.4981
www.josoba.com



EXPIRES 12/04/2021

HORNBERGER RESIDENCE NEW GARAGE

18337 N. 144TH AVE
SURPRISE, AZ 85374

Project Number: 20021
Drawn By: JDO
Date: 05/18/20
Sheet: ROOF PLAN BUILDING
Name: ELEVATIONS AND BUILDING
SECTION
Sheet Number:

A2



Monday, June 7, 2021

Public Outreach Meeting Report – FS21-118 Hornberger Residence New Garage

Meeting Date: Monday, June 7, 2021

Meeting Location: Hampton Inn & Suites 14783 W Grand Ave, Surprise, AZ 85734

Meeting Time: 6 PM

List of Attendees:

1. Joseph Osborn – Architect
2. Chirs Ross- IT personel
3. Karen Sweany Justice- Neighbor
4. Ric Robertson – Neighbor
5. Sheree Roberson- Neighbor
6. Mark Hornberger- Home Owner
7. Sergio Angulo- City of Surprise Staff
8. Robert Kuhfuss- City of Surprise Staff
9. Lloyd Abrams- City of Surprise Staff

Meeting Summary:

Joseph Osborn (architect) started the meeting off with an explanation of the project. A print out of the site plan of the project was made available. Neighbors attending the meeting asked questions about the garage. All neighbors in attendance showed support of the garage. Mark Hornberger (homeowner) then asked city staff questions about the project including process, next steps, setbacks and questions regarding fees accessed and future fees for permitting. City staff was available to answer Mark's questions. The meeting was additionally made available for online guests and no online guests were present.

End of Meeting Summary

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'J Osborn', is written over a horizontal line.

Joseph Osborn, President
For: JDO Architecture LLC
P: 480-686-6981
E: josborn@jdoaz.com

Monday, June 7, 2021
Date

AFFIDAVIT OF POSTING

Case Number FS21-118

Project Name: HORNBERGER RESIDENCE NEW GARAGE

Project Location: 18337 N 144TH AVE SURPRISE AZ 85374

Date Site Posted: 6/25/2021

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

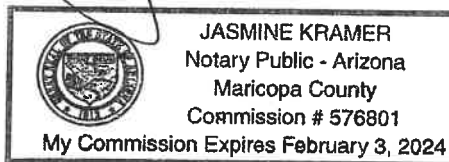
[Signature]
Owner/Applicant Signature

06/29/2021
Date

This instrument was acknowledged before me this 29th day of June,
2021 by Mark Hornberger

[Signature]
Notary Public

My Commission Expires: 02/03/2024



NOTICE OF PUBLIC HEARING City of Surprise

Planning and Zoning Hearing Date:

Date: July 15th 2021

Time: 6 pm

Location: City of Surprise City Hall
16000 N. Civic Center Plaza Surprise, AZ 85374

CASE # FS21-118

REQUEST: APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW
FOR A NEW DETACHED GARAGE AT 10037 N 14TH AVE
SURPRISE, AZ 85374

MEETING LOCATION
OFF PUBLIC HEARINGS

For more information call: 623-222-3011
Surpriseaz.gov



FS21-118

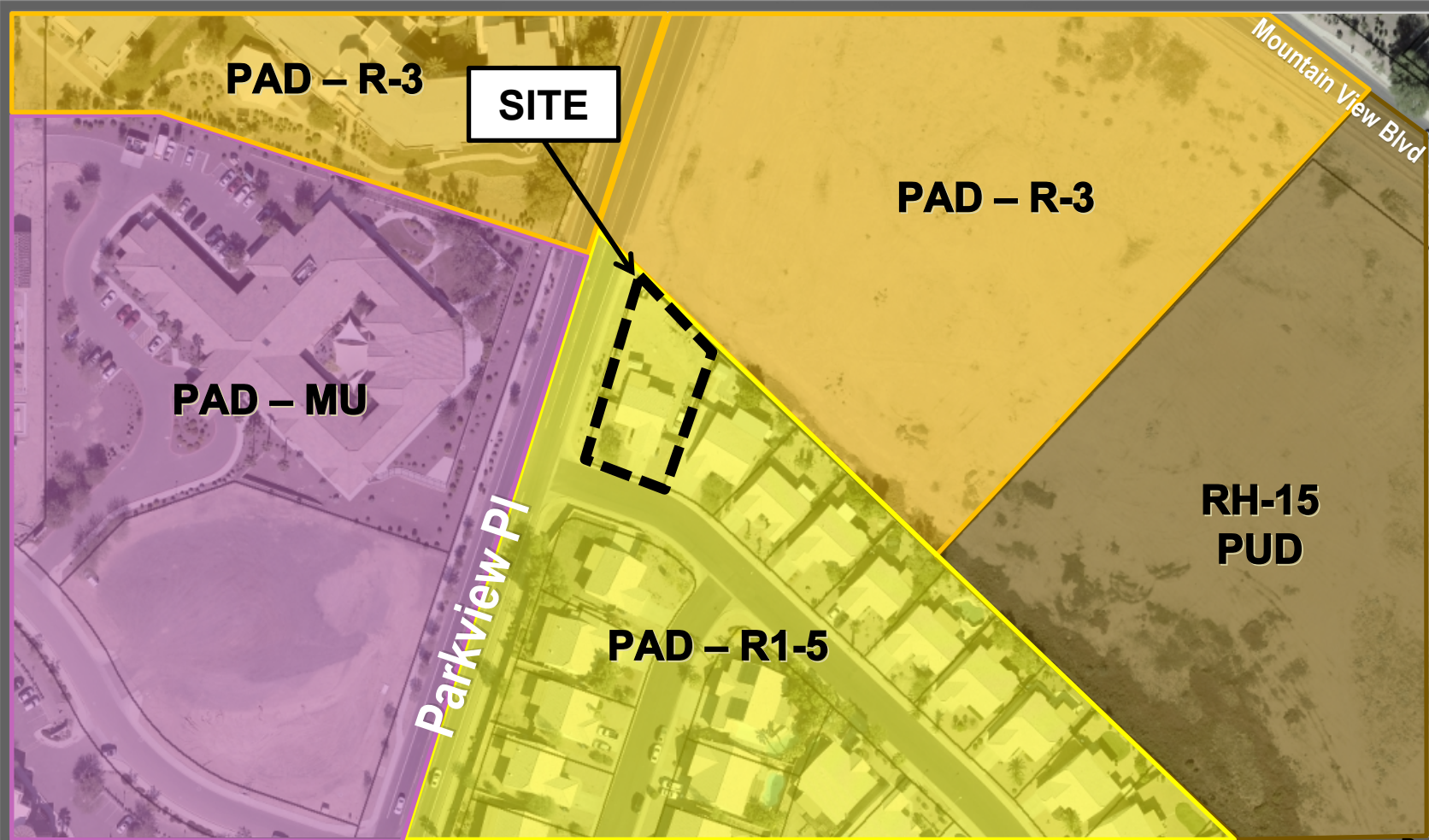
Hornberger Residence Garage Conditional Use Permit

Planning & Zoning Commission

July 15, 2021



FS21-118 VICINITY MAP



FS21-118 ZONING





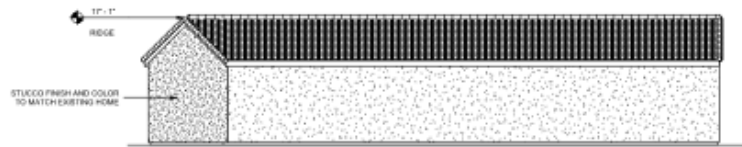
ADDRESS: 10215 S. 14TH AVE
SUITE 200, AZ 85049

OWNER: BETH HORNBERGER

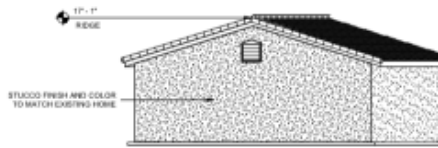
WEBSITE: WWW.MARKETPLACE
304 N. CANTERBURY RD
PHOENIX, AZ 85004
P: 480-486-8800
E: JHORNBER@GMAIL.COM

CONTACT: JOSEPH@CIBERW

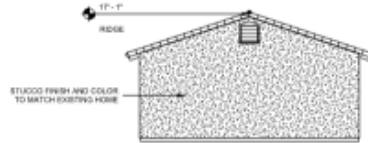




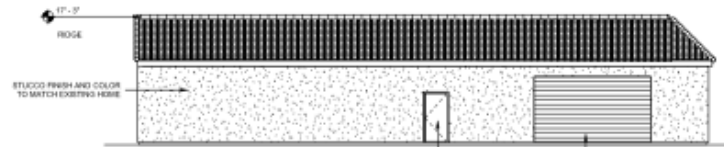
④ NORTH ELEVATION
1/8" = 1'-0"



⑤ EAST ELEVATION
1/8" = 1'-0"



③ WEST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



OUTREACH

June 7th

- In-Person & Virtual Meeting
- Residents from Stonebrook attended to show support
- No concerns or opposition



RECOMMENDATION

Staff recommends the P&Z Commission recommend Approval to the Mayor and City Council subject to stipulations 'a' – 'd'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a proposed rezoning of approximately 19.896 acres from Rural Residential (RR) to Residential Low Density (R-1), generally located north of Happy Valley Road and west of the 151st Avenue alignment. Case FS21-208

Motion:

I move to recommend approval/disapproval of the rezoning of approximately 19.896 acres from Rural Residential (RR) to Residential Low Density (R-1), subject to stipulation "a" as memorialized in the staff report.

Background:

At the time of this report, the subject property is within the jurisdiction of Maricopa County outside of City limits and is zoned RU-43. This proposed zoning change would only become effective if the subject property is annexed. Following annexation, the applicant proposes to rezone the subject property to R-1 with a maximum density of 3.12 DU/Ac. for a single-family residential development known as Windstone Ranch North.

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 - FS21-208 - Staff Report - REVISED
 2. 01 - FS21-208 - Vicinity Map
 3. 02 - FS21-208 - Zoning Change Document
 4. 03 - FS21-208 - Luke AFB Comments
 5. 04 - FS21-208 - Citizen Participation Report Redacted
 6. Updated Affidavit of Site Posting for P&Z
 7. FS21-208 - PowerPoint - REVISED
-

38 **Project Description:**

39
40 Kent Xander of KAX Group, LLC on behalf of Farhad Shokoohi, requests a Zone Change of 19.9 acres
41 (approx.) from Rural Residential (RR) to Residential Low Density (R-1) to accommodate a future 62-
42 lot single-family residential development, generally located north of Happy Valley Road and west of
43 the 151st Avenue alignment.
44

45 **Background:**

46
47 **February 25, 2021:** Staff met with the applicant to discuss the project during a regularly scheduled
48 Concept Review meeting under CR21-048.
49

50 **March 12, 2021:** The applicant filed a related request for a Zone Change from RR to R-1 for
51 approximately 19.896 acres under case FS21-208, the subject case.
52

53 **May 17, 2021:** The applicant held a neighborhood outreach meeting to discuss the project.
54

55 **Neighborhood Meeting Summary:**

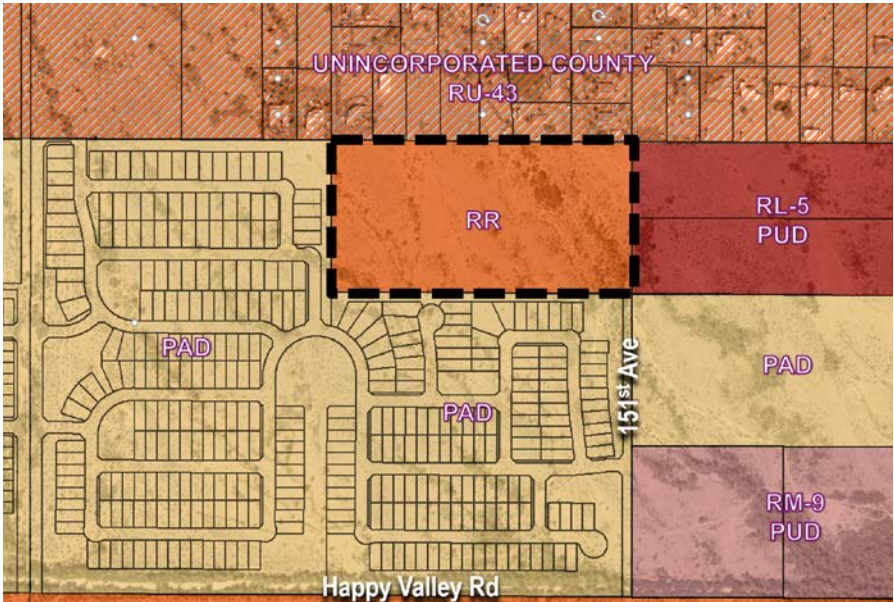
56
57 The applicant held a neighborhood outreach meeting on May 17, 2021 that was properly advertised
58 per the requirements of the LDO. The meeting took place in-person and was available virtually via
59 Go-To-Meetings. During this meeting, residents from the vicinity expressed their concerns with this
60 project. The main concern was regarding possible increase in traffic. Some of the residents expressed
61 their desire to keep these properties zoned for 1-acre lots to have minimal traffic increase in this area.
62 Residents also asked the applicant to explain the drainage plan for this development and to ensure
63 that development of this site would not cause flooding onto their properties. Another resident
64 expressed his support for the project. There were other comments regarding buffer areas and
65 setbacks. See the attached Citizen Participation Report for a detailed summary of the meeting.
66

67 **Analysis and Discussion:**

68
69 At the time of this report, the subject property is in Maricopa County jurisdiction outside of City limits.
70 The current zoning of the subject property is Rural-43 (RU-43) under County jurisdiction. In
71 conjunction with this Zone Change application the applicant submitted an annexation request under
72 case FS21-209 to incorporate the subject property into the City of Surprise. The subject Zone Change
73 will follow the annexation if approved. If the annexation is approved by the Mayor and City Council
74 the subject property will assume like-zoning of Rural Residential (RR), which is the City's equivalent
75 zoning to Maricopa's County RU-43 zoning district. If the annexation is denied by the Mayor and City
76 Council this Zone Change request becomes null and void.

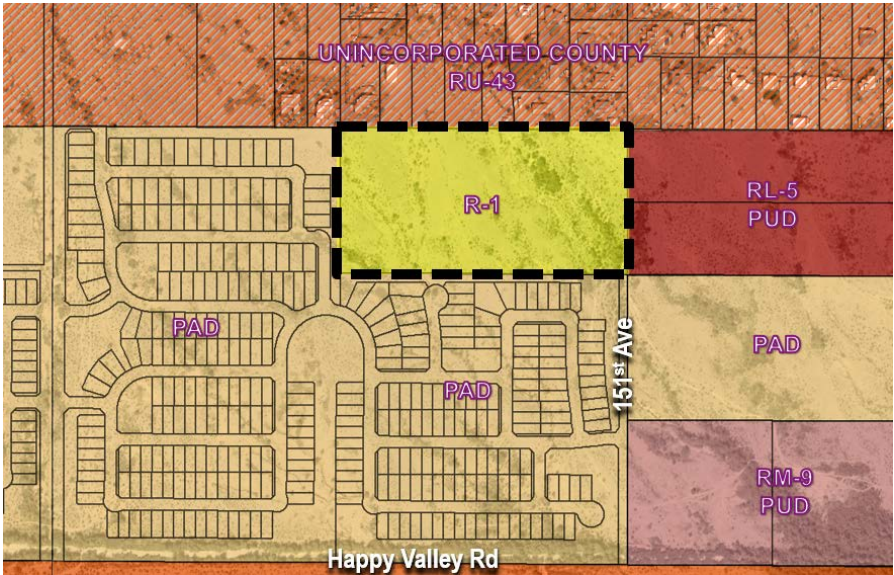
77 Following the annexation of the subject property, the applicant requests to rezone the subject site
 78 from Rural Residential (RR) to Residential Low Density (R-1) to accommodate a future 62-lot single-
 79 family residential subdivision over approximately 19.9 acres for a maximum density of 3.12 dwelling
 80 units per acre.

Existing Zoning (post-annexation)



Maricopa County (RU-43)	Maricopa County (RU-43)	Maricopa County (RU-43)
PAD – Tierra Verde East	RR	RL-5 PUD
PAD – Tierra Verde East	PAD – Tierra Verde East	PAD – Tierra Verde East

Proposed Zoning



July 15, 2021 P&Z
 Case: FS21-208
 Windstone Ranch North Rezone
 Page 3 of 6

Maricopa County (RU-43)	Maricopa County (RU-43)	Maricopa County (RU-43)
PAD – Tierra Verde East	R-1	RL-5 PUD
PAD – Tierra Verde East	PAD – Tierra Verde East	PAD – Tierra Verde East

81 **Development Standards:**

The following table depicts the R-1 Development Standards per Lot Category as depicted in the Land Development Ordinance (LDO). Lot Category A is highlighted in red as this is the Lot Category that is most applicable to the proposed development.

Table 106-2c - Residential Low Density (R-1) Zoning district						
Lot Categories	A ³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban	Suburban and Rural	Rural	Rural
Lot Area (sf)	4950-7,999	8,000-11,999	12,000-17,999	18,000-27,999	28,000-43,559	≥ 43,560
Min Lot Width (sf)	45	60	80	90	100	130
Min. Front setback ¹ (ft)	12	12	15	20	20	30
Max. Front setback (ft)	25	25	30	35		
Min. Rear setback ¹ (ft)	15	20	20	25	30	30
Min. Side setback ¹ (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. Street side setback ¹ (ft)	15	15	15	15	20	20
Max. Bldg. Height (ft)	35	35	35	35	35	35
Max Lot coverage		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%
Notes: 1. <i>Garage</i> face and embellishments shall be <i>setback</i> a minimum of twenty feet (20') measured from any opposing property line; except rear <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> six feet (6') from edge of <i>alley</i> line. 2. The City requires <i>open space</i> on a development/subdivision basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 3. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.						

82
83 Note that Footnote 3 above requires that not less than 50% of the lots be less than 48' in width;
84 however, the applicant will meet this criteria in that 100% of the lots will be 60' or greater in width.
85

The applicant proposes the following lot mix. While the proposed Lot Widths are more in keeping with Lot Category B, with the exception of the eight (8) buffer lots, the Lot Area does not meet the 8,000 square-foot threshold. Further, the applicant seeks the lesser side yard setbacks allowed under Lot Category A for the entire lot mix.

Quantity	Lot Size	Lot Area
6	60' x 120'	7,200 s.f.
48	60' x 125'	7,500 s.f.
8	70' x 125'	8,750 s.f.

The proposed development will provide at least 20% open space as required by the LDO. In effort to create a buffer from the existing county rural lots to the north, the applicant proposes a 50' wide open space tract along the project's northern boundary. This development will also provide pedestrian paths that connect to the existing and proposed pedestrian trail system in the adjacent developments.

Of note, the R-1 Zoning District will allow development in accordance with Table 106-2c as long as all other development criteria are met. Compliance with these criteria will be evaluated at the time of Preliminary Plat; however, to ensure a predictable lot yield for both the applicant and the City, staff recommends a stipulation limiting lot yield to not more than 62 lots be included with the approval of this request. The applicant is amendable to this stipulation.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed Zone Change and PUD Overlay will allow for a development with a maximum density of 3.12 DU/Ac., which demonstrates consistency with this land use category. In addition, the conceptual subdivision plan submitted in the zoning document shows an open space buffer and larger lot sizes along the project's northern boundary, meeting the general plan's density transition requirement

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Zone Change from Rural Residential (RR) to Residential Low Density (R-1) for Windstone Ranch North sets the maximum density at 3.12 DU/Ac. and will be developed under the provisions of the LDO.

Findings:

- The proposed Zone Change and density is consistent with the Surprise General Plan 2035.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS21-208** to the City Council, subject to stipulation 'a' and 'b' as outlined below:

- a. The maximum lot yield for the subject property shall not exceed 62 lots.
- b. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

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

Attachments:

- 01 Vicinity Map
- 02 Zone Change Document
- 03 Luke AFB comments
- 04 Citizen Participation Report



FS21-208 VICINITY MAP

WINDSTONE RANCH NORTH

Case # FS21-208
Zone Change from Rural Residential (RR) to
Residential Low Density (R-1) Lot Category A

19.8964 Gross Acres

North of Happy Valley Road on the East side of 151st Avenue
at W. Cottontail Lane
Surprise, Arizona

Prepared by: KAX Group, LLC

Submitted To: City of Surprise, Arizona

Dated: March 5, 2021
Revised: April 27, 2021
Revised: May 12, 2021

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Drainage Solution to 151st Avenue	6
Vicinity Map.....	Exhibit A
Existing Zoning Map.....	Exhibit B
Proposed Zoning Map.....	Exhibit C
Legal Description and Map.....	Exhibit D
Development Concept Plan.....	Exhibit E
Taper of 151st Avenue Diagram	Exhibit F
General Plan 2035 Land Use Map.....	Exhibit G

Windstone Ranch North Team:

Applicant:

KAX Group, LLC

Kent A. Xander kxander@kaxgroup.com

9290 e. Thompson Peak Pkwy., Unit 227

Scottsdale, Arizona 85255

(602) 499-9305

Location and Introduction:

A Vicinity Map is shown on Exhibit A illustrating Windstone Ranch North located North of Happy Valley Road on the East side of 151st Avenue at W. Cottontail Lane.

Windstone Ranch North is a 19.8964-acre proposed subdivision adjacent to Tierra Verde East PAD Parcel 2 and Parcel 3 and the north portion of Windstone Ranch previously known as Saddlehorn Ranch. The subject property is also adjacent to unincorporated vacant land and homes to the north. This project includes working with and the cooperation with the Tierra Verde East PAD and Windstone Ranch (west, south and east adjacent property Owners), to formulate a cohesive development plan working out community trail connections, roadway circulation, utilities, and drainage issues. The Development Conceptual Plan shown in **Exhibit E**, addresses these issues and provides for a conceptual plan for single family residential subdivision. One of the major development constraints of this property are two floodways that impact the project. The east portion of Windstone Ranch North is impacted by Wash 10 East floodway. The natural floodway cuts thru the eastern portion of the property to the southeast corner. At the 151st Avenue alignment along the east side of the property at the North boundary line 151st Avenue alignment is directly impacted by the Wash 10 East Split 2 floodway. The Development Conceptual Plan provides to fix the drainage issues.

Exhibit B depicts a map of the existing zoning of the subject property and the adjacent PUD's and PAD's, and the vacant land and homes to the north. The adjacent specific land uses are as follows:

East

- | | | |
|--|-------------|----------------------|
| • North 20 acres of Windstone Ranch | 20.00 Acres | 15 lots (70' x 130') |
| previously known as Saddlehorn Ranch PUD | | 45 lots (60' x 120') |

West

- | | | |
|----------------------------------|-------------|----------------------|
| • Tierra Verde East PAD Parcel 2 | 20.00 Acres | 68 lots (60' x 120') |
|----------------------------------|-------------|----------------------|

South

- | | | |
|----------------------------------|-------------|-----------------------|
| • Tierra Verde East PAD Parcel 3 | 40.00 Acres | 144 lots (50' x 120') |
|----------------------------------|-------------|-----------------------|

North

- | | | |
|-------------------------|---------------------------------|-----------------|
| • Maricopa County RU-43 | Existing Single
Family Homes | Maricopa County |
|-------------------------|---------------------------------|-----------------|

Description of Request:

Applicant requests approval of a Zone Change (Case # FS21-208) for 19.8964 gross acres from Rural Residential (RR) to Residential Low Density (R-1) Lot Category A. **See Exhibit C for Proposed Zoning Map. See Exhibit D for Legal Description.** Approval of this zone change request presumes the successful annexation of the subject property as being processed under (Case# FS21-209). Should said annexation request fail, the zoning of the property granted under the subject property approval is null and void.

The subject property proposes not more than 62 dwelling units over approximately 19.8964 acres for a maximum gross density of 3.12 DU/Ac. With a cap on density of 62 dwelling units, the applicant believes the development standards associated with the Residential Low Density (R-1) zoning district, Lot Category A, as shown in Section 106-2.3.C of the Surprise Land Development Ordinance. These proposed development standards for Windstone Ranch North are more in line with those of the adjacent Tierra Verde East PAD and Windstone Ranch development adjacent to the subject property. The standard minimum lot size will be 60' x 120' (7,200 sq. ft.). Windstone Ranch North Development Concept Plan shown on **Exhibit E** shows the north/south lot sizes located along the north side of the subject property to be a minimum lot size of 70' x 125' (8,750 sq. ft.) plus a minimum 50-foot open space area adjacent to the RU-43 zoned land in Maricopa County.

This project will provide that not less than 20% of the "Net Residential Acreage" be set aside as open space. The Net Residential Acreage % is calculated dividing the total Open Space by the total of land taken up by the individual lots ("Lot Area") plus the total Open Space.

The primary amenity area will include a Ramada, seating areas, tot lot, with a turf area providing play opportunities for all ages and shaded seating areas. The landscaping plan will develop pedestrian connections to adjacent land and use the same landscaping quantity, quality, and materials as used for adjacent PUD's and PAD's.

The result of the Windstone Ranch North Zone Change would be:

- Windstone Ranch North will be annexed into the City of Surprise.
- Windstone Ranch North will be in conformance with the adopted Surprise General Plan 2035 as noted below.
- The development of Windstone Ranch North will occur in a manner that is consistent with the surrounding PUD's and PAD's and share in major offsite infrastructure costs.
- The development will have seamlessly been integrated and aligned with adjacent zoning, open space, pedestrian trails, drainage tracts, roads, and utilities with adjacent Tierra Verde East and Windstone Ranch.
- Windstone Ranch North will provide a minimum 50 foot open space tract next to north subject property for incidental drainage control and an open space transition to buffer between the subject property and the adjacent single-family homes.

Conformance with the adopted Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Land Use Character Area, which in a Suburban Neighborhood supports residential development of 2 to 8 DU/Acre, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 3.1 DU/Ac, the project is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas. To meet this guideline, the lots along the north side of the subject property will be set back a minimum of 50 feet from the north property line and a minimum of 8,750 sq. ft. lots.

Ingress/Egress/Access:

The ingress/egress access to Windstone Ranch North will be:

1. South on 151st Avenue from W. Cottontail Lane to Happy Valley Road.
2. East on W. Cottontail Lane through Windstone Ranch through Rancho Mercado Parcel A22 to Happy Valley Road.
3. Access Easement south through Tierra Verde East Parcel 3.

Transportation Planning and Traffic Engineering

1. Dedicate 40' of right of way along 151st Avenue to Cottontail Lane and construct the adjacent half street per Surprise Detail 3-05.
2. Along the 151st Avenue alignment, north of Cottontail Lane, provide 40' of access easement to the northern property boundary.
3. The 50' access easement between lots 23 and 24 will align with the access easement from Tierra Verde East shall remain.
4. At the northwest corner of this parcel, the development shall provide a public access easement 12' x 25' for access to the private access easement to the west.
5. The development will provide 6' wide community pedestrian trails throughout the open space tracts and provide a community trail in the open space behind lots 5 to 12 to activate the corridor.

Drainage Solution to 151st Avenue

One of the major development constraints of this property are two floodways that impact the project. The east portion of Windstone Ranch North is impacted by Wash 10 East floodway. The natural floodway cuts thru the eastern portion of the property from to the southeast corner. At the 151st Avenue alignment along the east side of the property at the North boundary line 151st Avenue alignment is directly impacted by the Wash 10 East Split 2 floodway. Windstone Ranch Preliminary Plat Case # FS20-596 is on the east side of 151st Avenue and is directly impacted by the Wash 10 East Split 2 floodway.

This development has joined the Owners of Tierra Verde East Parcel 3 and Windstone Ranch to solve the floodway impacts in this area.

The goal was to come up with a plan that reduced the need for 3 separate box culvert structures and design the drainage and road system so only 1 box culvert structure would need to be built to convey the Wash 10 flow and the Wash 10 split flow into one channel.

In order to accomplish directing the property offsite flows to and along the east side of 151st Avenue into one channel, the right of way on 151st Avenue north of W. Hackamore Dr. will taper from 80' right of way to 55' to W. Cottontail Lane. This will allow the channel on the east side of 151st Avenue to be designed 25' wider to contain both the Wash 10 flow and the Wash 10 split flow into one channel. Northeast corner of Tiera Verde Parcel 3 box culvert on 151st Avenue would be eliminated and there would be no requirement for a box culvert into the entrance in the project at W. Cottontail Lane. See attached **Exhibit F** for taper on 151st Avenue.

The proposed development plan for Windstone Ranch North provides for Wash 10 East Floodway to be engineered so when the offsite flow comes on to the property, then it would be directed east along the north boundary line and connect with Wash 10 East Split 2 Floodway. At that point, the offsite flow would flow south in a channel along the east side of 151st Avenue south to Happy Valley Road. Windstone Ranch North Development Concept Plan shown on **Exhibit E** (cross hatched in red) directing the north side of property offsite flows to the east and then south along the east side of 151st Avenue into one channel to Happy Valley Road. The plan shows 1 box culvert structure would need to be built at W. Cottontail Lane and 151st Avenue to convey the Wash 10 flow and the Wash 10 split flow into one channel.

Exhibit A

VICINITY MAP

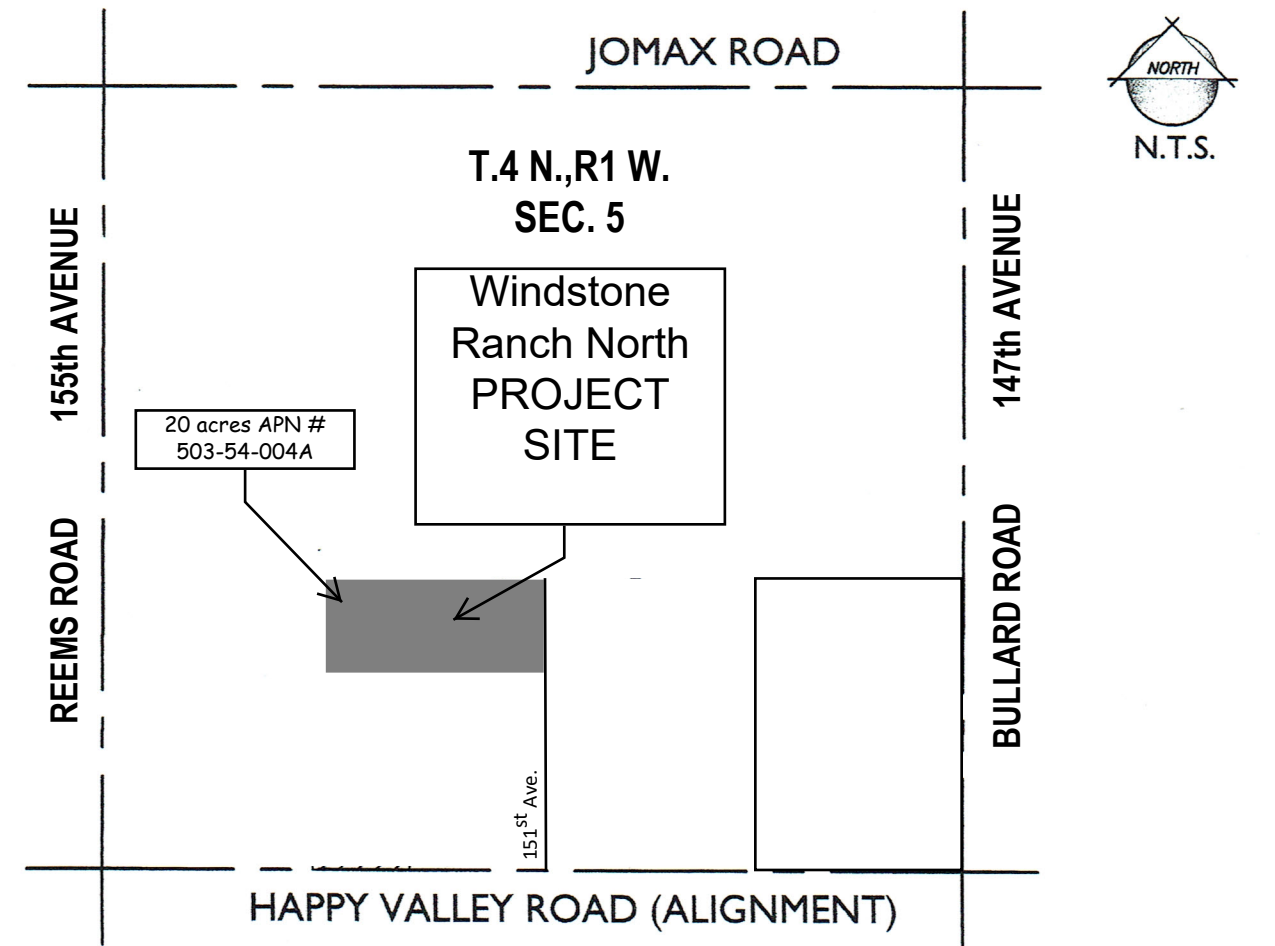


Exhibit B

Existing Zoning Map

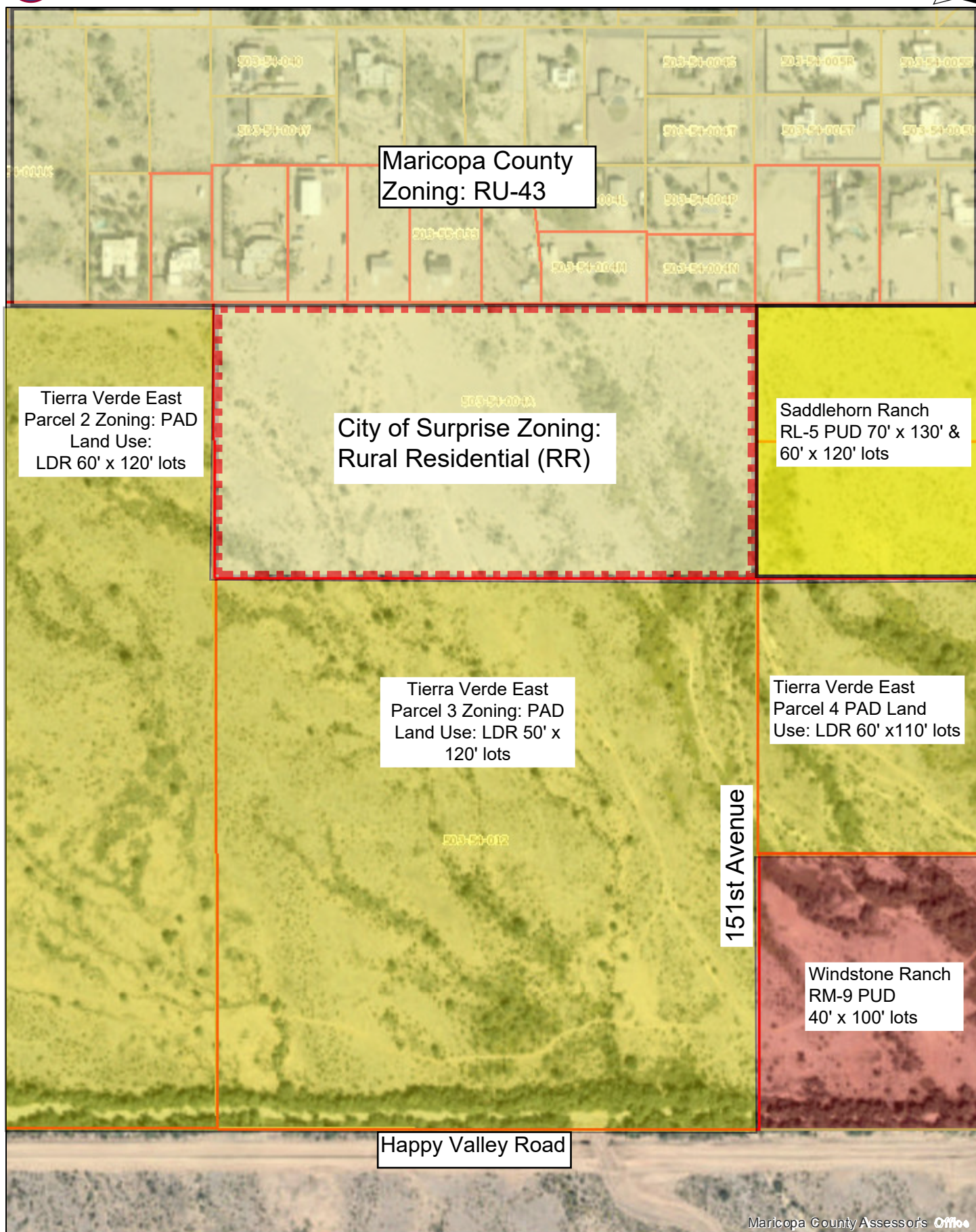
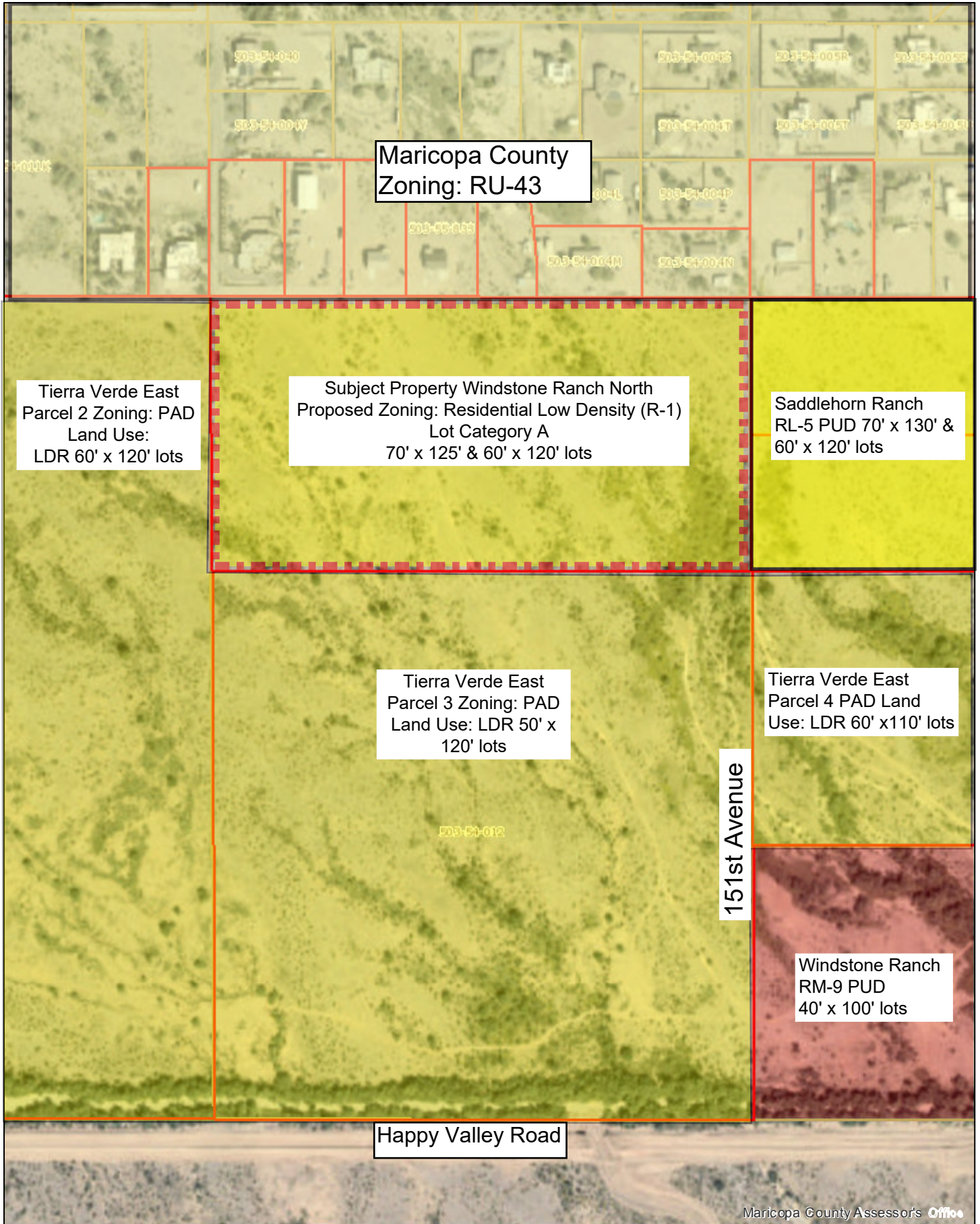


Exhibit C

Proposed Zoning Map



LEGAL DESCRIPTION

The South half of the Northeast quarter of the Southwest quarter of Section 5, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described by metes and bounds as follows:

Commencing at the West quarter corner of said Section 5, from whence the Southwest corner of Section 5 bears South 00° 08' 49" West a distance of 2639.35 feet;

Thence South 89° 41' 02" East along the North line of the Southwest quarter of Section 5 a distance of 1309.67 feet to the Northwest corner of the Northeast quarter of Section 5;

Thence South 00° 05' 23" West along the West line thereof a distance of 660.20 feet to the Northwest corner of the South half of the Northeast quarter of the Southwest quarter of Section 5 and the **POINT OF BEGINNING**;

Thence South 89° 40' 04" East along the North line thereof a distance of 1310.32 feet to the Northeast corner of the South half of the Northeast quarter of the Southwest quarter of Section 5;

Thence South 00° 02' 07" West along the East line thereof a distance of 660.57 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of Section 5;

Thence North 89° 39' 08" West along the South line thereof a distance of 1310.95 feet to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 5;

Thence North 00° 05' 23" East along the West line thereof a distance of 660.20 feet to the **POINT OF BEGINNING**.

Containing 19.8964 acres



Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255

Job No. 21007

Parcel Map Check Report

Date: 1/25/2021 2:17:22 PM

Parcel Name: APN 503-54-004A

Description: S1/2, NE1/4, SW1/4 SEC 5, T4N, R1W

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 988,744.0331'	East: 555,968.8663'
----------------------	---------------------

Segment# 1: Line

Course: S89°40'04"E	Length: 1,310.32'
North: 988,736.4354'	East: 557,279.1643'

Segment# 2: Line

Course: S0°02'07"W	Length: 660.57'
North: 988,075.8656'	East: 557,278.7576'

Segment# 3: Line

Course: N89°39'08"W	Length: 1,310.95'
North: 988,083.8228'	East: 555,967.8317'

Segment# 4: Line

Course: N0°05'23"E	Length: 660.20'
North: 988,744.0220'	East: 555,968.8656'

Perimeter: 3,942.04'	Area: 19.8694Acre
Error Closure: 0.0111	Course: S3°54'45"W
Error North : -0.01112	East: -0.00076

Precision 1: 355,138.74

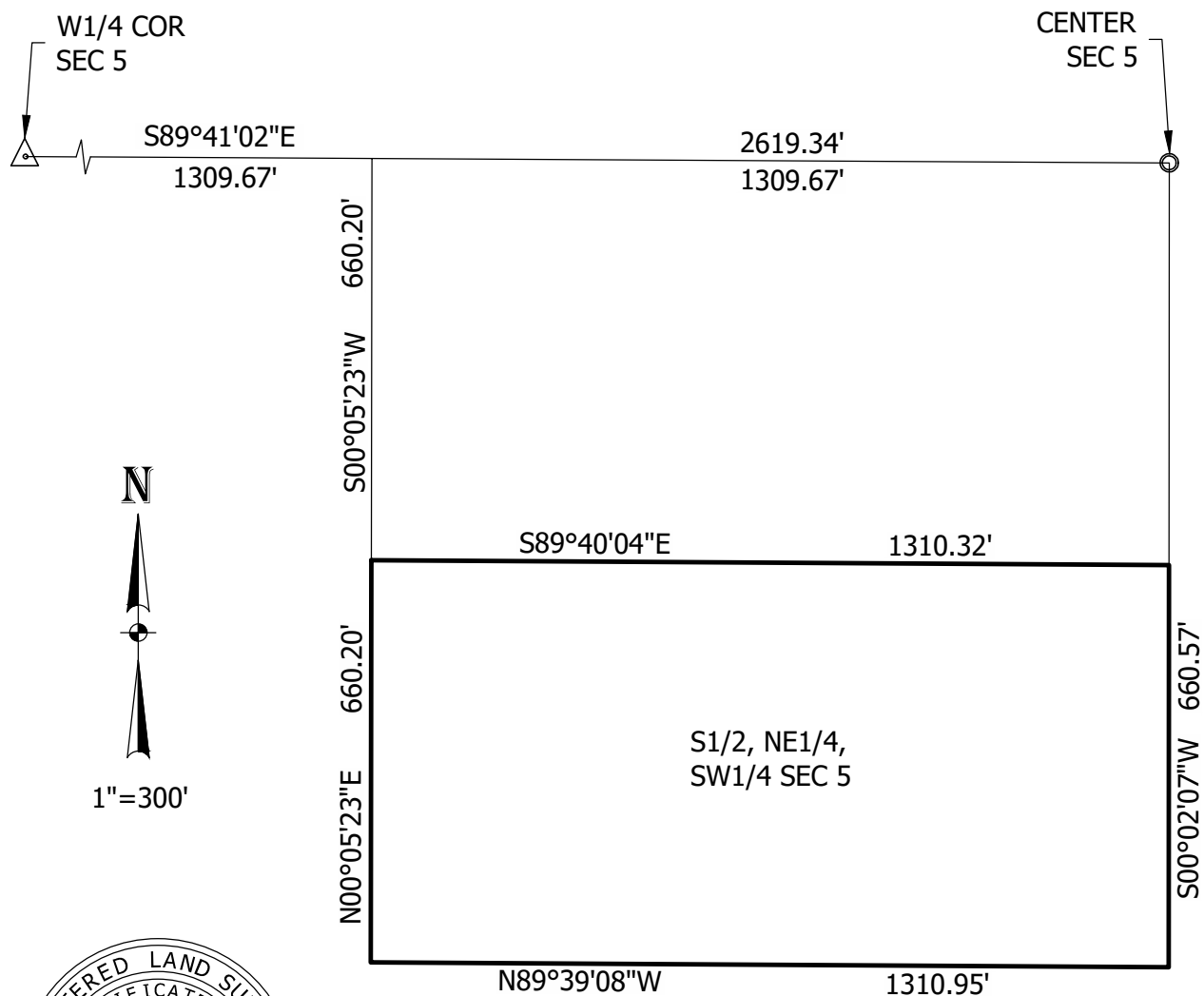


Land Survey Services PLC
 20651 W. Pasadena Avenue
 Buckeye, AZ 85396-1255

Job No. 21007

EXHIBIT

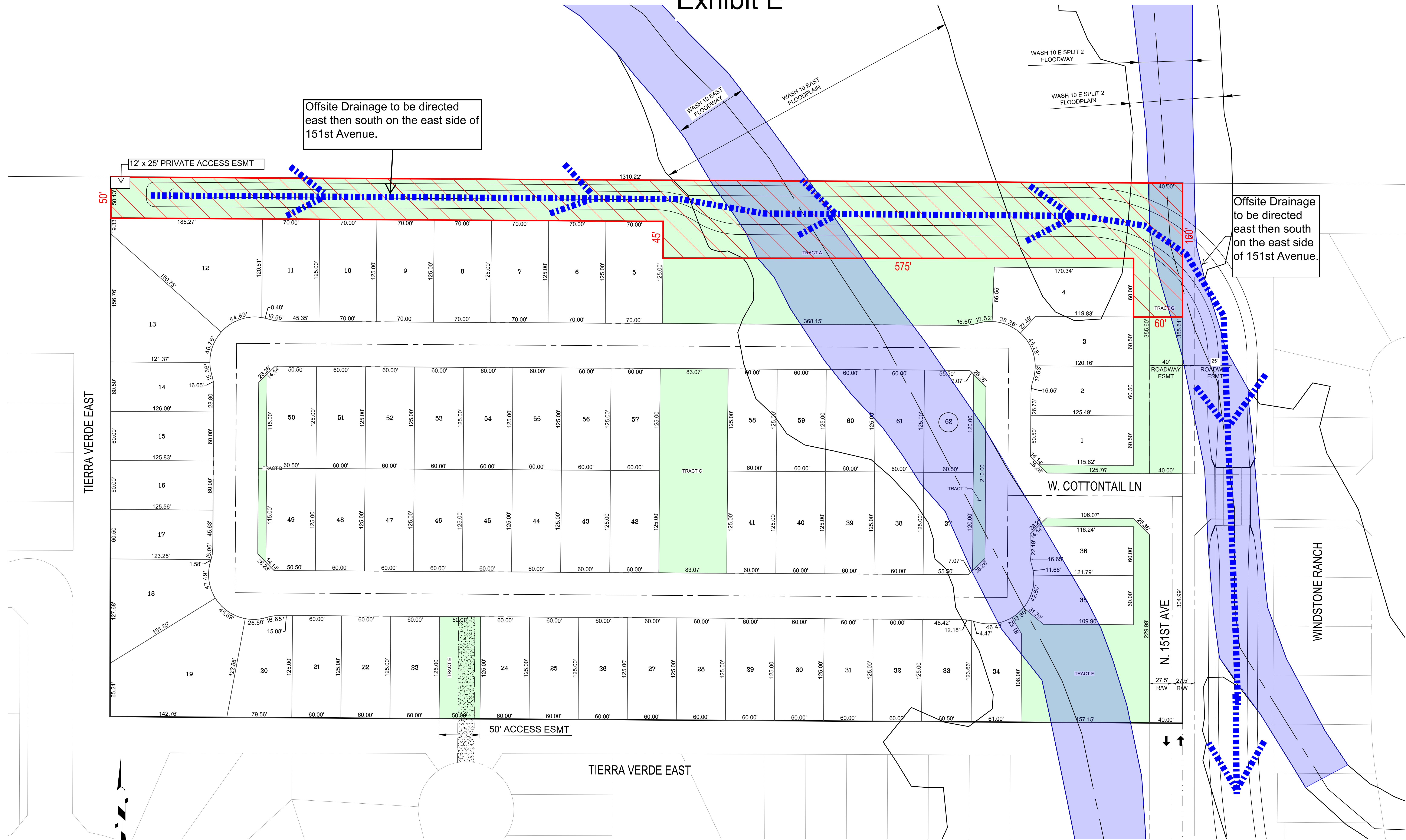
A PART OF THE SOUTHWEST QUARTER OF SECTION 5,
T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA



Thomas L. Rope

Job No. 21007

Exhibit E



WINDSTONE RANCH NORTH

k:\9000853\dwg\base\happy valley rd-curb improvements\9000853hv-lb exhibit for kent layout 5.dwg



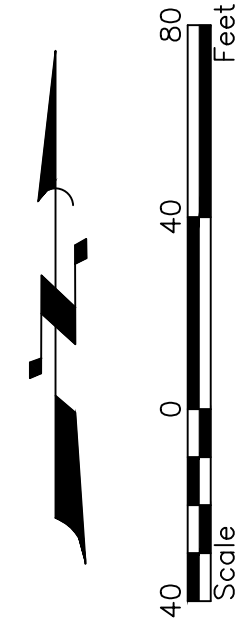


Exhibit F

WINDSTONE RANCH

W. Cottontail Ln

WINDSTONE RANCH

W. HACKAMORE DR.

TIERRA VERDE EAST

WINDSTONE RANCH NORTH

151ST AVE

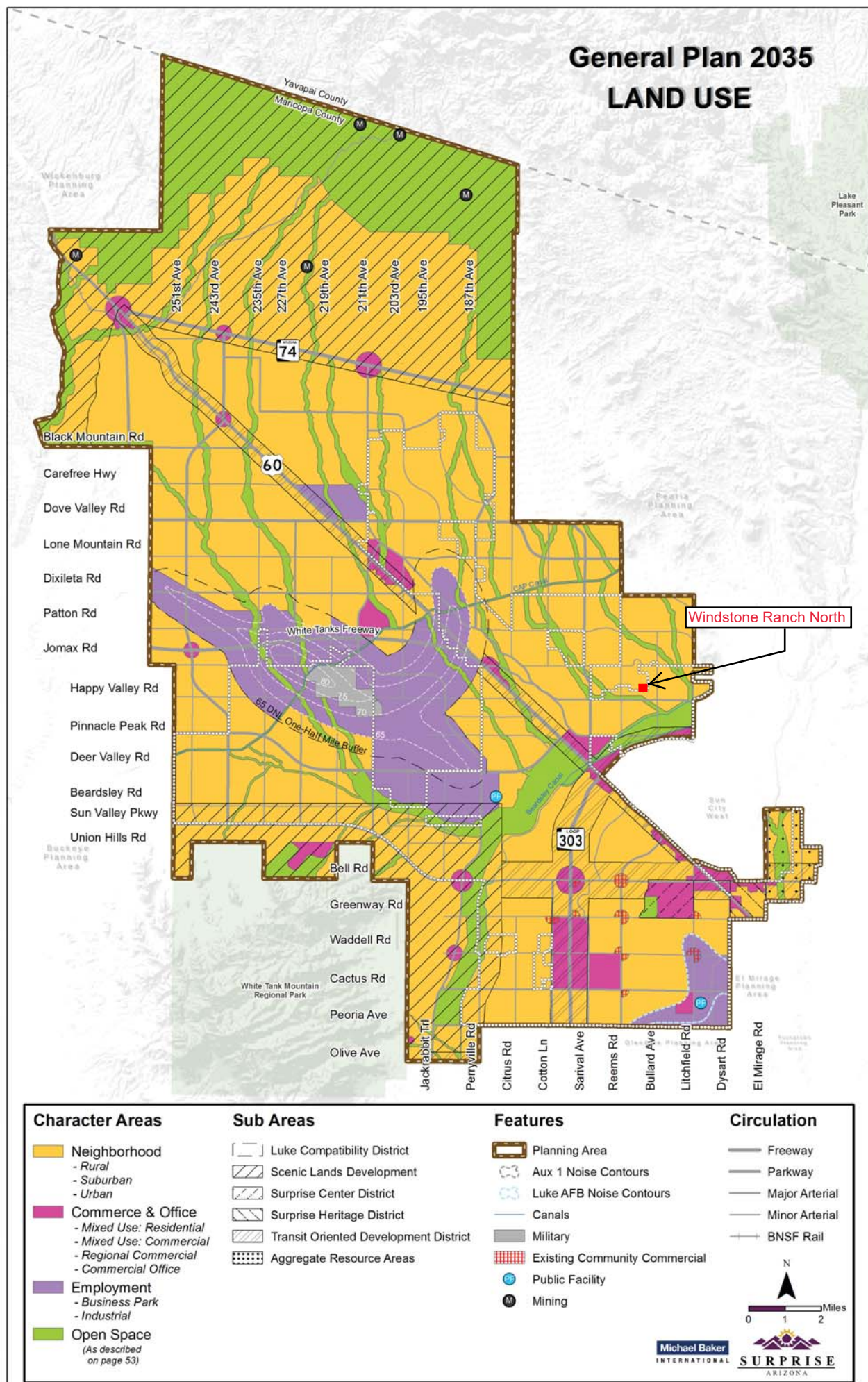
- STRIPED MEDIAN

40'

R/W

40' R/V

25' R/W



From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Wednesday, April 21, 2021 8:20 AM
To: Lorraine Nevarez
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-208 Windstone Ranch North Rezone Luke AFB

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

Lorraine,

Thank you for allowing Luke AFB to make comments on the Windstone Ranch North Rezone Application. This application is to Zone Change from Residential Ranch (RR) to Residential Medium Density (R-2). The site is located North of Happy Valley Road on the East side of 151st Avenue at W. Cottontail Lane Surprise, Arizona. It is approximately 4.6 miles outside the Luke AFB Aux-1 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Lorraine Nevarez
Sent: Monday, March 15, 2021 12:52 PM
To: '56FW.CIT.CommunityInitiative@us.af.mil' <56FW.CIT.CommunityInitiative@us.af.mil>; 'Afshin Ahouraiyan (Maricopa)' <Afshin.Ahouraiyan@Maricopa.Gov>; 'Bob Woodring - TEMPX' <Bob.Woodring@mail.maricopa.gov>; 'Chris Cain - MWD' <chrisc@mwdaz.com>; 'Daniel Trujillo' <Daniel.Trujillo@surpriseaz.gov>; 'Debbie Trasancos - MWD' <debbiet@mwdaz.com>; 'Donna Miller' <donna.miller@surpriseaz.gov>; 'Ernest (USPS)' <Ernest.L.James@usps.gov>; 'Eva Pierce' <eva.pierce@dysart.org>; 'Greg Welch' <greg.welch@surpriseaz.gov>; 'Ibeth - USPS' <lbeth.L.Roman@usps.gov>; 'Jerome Choy - ADOT' <jchoy@azdot.gov>; 'Kevin Shipman' <kevin.shipman@dysart.org>; 'Leslie - MWD' <lesliej@mwdaz.com>; 'Mark Frago' <fragom@mail.maricopa.gov>; 'Mary Orta - Surprise Chamber'

<mary.orta@surpriseregionalchamber.com>; 'Peter Hughes - FCDX' <PeterHughes@mail.maricopa.gov>;
'Raoul Sada - Surprise Chamber' <raoul@surpriseregionalchamber.com>; Sandy Simmons
<Sandy.Simmons@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>; 'Victor.Schaum'
<Victor.Schaum@cox.com>; 'Yvonne Aguirre' <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: FS21-208 Windstone Ranch North Rezone New Submittal

On behalf of Nichole Flores, please find the attached **application** and **narrative**, for the above referenced project.

Best regards,

Lorraine Nevarez

Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 t

623.222.3001 f



Windstone Ranch North

Annexation and Zoning Case

Citizen Participation Plan

May 20, 2021

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

Windstone Ranch North Citizen Participation Plan & Report

The annexation area is 19.8964 gross acres of vacant land identified as Assessor Tax Parcel Number APN #'s 503-54-004A. The purpose of this annexation request is to have the City annex the parcel and then upon annexation, the City will adopt equivalent zoning per the Land Development Ordinances, Rural Residential (RR). The Applicant requests approval of a Zone Change for 19.8964 gross acres from Residential Ranch (RR) to Residential Medium Density (R-2) Lot Category B with a PUD Overlay.

We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date.



City initiated.

- o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **City initiated.**
- o Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See City initiated list.**
- o The head of any homeowner's association or registered neighborhood within the public notice area established in item (3) indicated above. **See City initiated list.**

Site Posting

The site was posted on April 29, 2021 to alert interested citizens and stakeholders of our upcoming combined virtual and in-person open house on May 17, 2021. The photographs of the signs and affidavit are attached at **Tab 1**. The signs do not have the anticipated Planning & Zoning Commission and City Council hearings dates and will be updated as we learn these dates.

Participation Report.

After the notices were sent by staff and the site was posted, we did not field any telephone calls or emails of concern regarding the rezoning case. We held the combined virtual and in-person open house on Go-to-Meetings while we were in actual attendance at the Asante Prep. Academy School located 23251 N. 166th Drive in Surprise at 6:00 pm. During the open house, there were approximately eight (8) in-person attendees and no one participated virtually. The sign-in sheets are attached at **Tab 2**. Councilman Roland Winters was present along with City staff, Lloyd Abrams and Joshua Mike. The discussion topics included:

- Confusion that some attendees were told the proposal was for multi-family uses
- Traffic and under-built roadways were the over-riding concern of the attendees
- Concerns with how drainage was handled in the area and as a part of this proposal
- Will there be a greenbelt/buffer to county parcels
- Connections into surrounding communities
- Discussion on the traffic study



- Discussion of overall development in the area

Specific Discussion:

Two (2) of the attendees live adjacent to the proposed project. Prior to the neighborhood meeting, another attendee told them the proposed land use was for multi-family apartments and they were very concerned about having that kind of project next to their home. The 2 attendees asked questions about Windstone Ranch North density which was explained to them that the proposed density is 3.1 DU/AC. They asked about the number of stories the homes would be within the project was explained to them the north lots are limited to one-story, and the balance of the lots can be one or two-story homes. They asked about the north setback distance from the homes, and it was explained to them that the setback is landscaped with a community trail and the setback would be 50 to 95 feet. The 2 attendees had questions on how the 2 points of drainage coming from the north and how it was being designed for the project which was explained to them that the drainage and wash would be designed in a natural state as much as possible with tree and plant landscaping, hydro seeding, and material installed in the locations where the drainage would erode the banks. They asked about utilities such as Cox and if it would be available to the County residents to the North. Applicant said he would talk to the Engineer to find out if extending COX is possible. Applicant has connected with its Engineer regarding extending COX into the County Homes and it may be a possibility. The Applicant will pursue the opportunity to extend COX utilities to the County Homes on the north side of the project near 151st Avenue during Final Plat Engineering. They asked if 151st Avenue was being extended north into the County jurisdiction and the Applicant explained to them at a previous rezone case of Saddlehorn Ranch, the residents at that time did not want a road connection to 151st Avenue. At the end of the meeting the 2 attendees were satisfied with the overall project and the Applicant provided them with his phone number for additional questions they may have.

Another attendee was in full support of the proposed project and thought it was planned great and liked the drainage landscape setback and one-story homes adjacent to the County Homes to the north.

Another attendee lives to the northeast of the project in the County and did not support the density increase and did not want the project built unless it was 1 house per acre. The attendee had major concerns about the increased traffic in the area.

Three other attendees live one (1) mile to the northwest of the project in the County and did not support the density increase and did not want the project built unless it was 1 house per acre. The attendees had major concerns about the increased traffic in the area.

The overall major concern from the four (4) opposing attendees is the density of the project and increased traffic in the area. The applicant explained to them that the proposed project met General Plan transition criteria with regards to the setback buffer, one-story homes on the north side of the project adjacent to County Homes and the multi-use community trail system on the north side of the



project for all the community. The applicant explained to them that the Owners of the land and for all their projects in the area are spending approximately six million dollars on road improvements to Happy Valley Road and 163rd Avenue including two traffic signals and drainage structures.

After our discussion, we felt the participants were able to express their concerns, questions, and opinions throughout the open house. Smaller discussion groups broke off after the conclusion of the in-person open house.

City staff required a hybrid meeting with virtual attendees. There were no virtual attendees with this open house.

There were no comment cards left behind at this open house. We have committed to working through many of the discussion points during the virtual open house and we will continue to follow up with the in-person and virtual attendees if requested. We have been working cooperatively with City staff on the annexation and rezone request and will continue to work towards public hearings on the proposed request. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will reach out to them and provide updates to the City staff with an amended report.

Tab 1



AFFIDAVIT OF POSTING

Application No: FS21-208 & FS21-209

Applicant Name:

Location: South of Frontier East of 153rd Avenue

Date Site Posted: April 29th, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt
Applicant/Representative Signature

4-29-2021
Date

This instrument was acknowledged before me on this 29th day of April, 2021, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10.28.2024
My commission expires



Tab 2

NEIGHBORHOOD MEETING SIGN-IN SHEET

Asante Preparatory Academy
Date : 5/17/2021 Time: 6:00PM - 7:00PM

NAME	ADDRESS	EMAIL	PHONE #
Kharen Cote			
J. E. GRAFFIS			
Dan & Sheila Goodbolen			

Date : 5/17/2021 Time: 6:00PM - 7:00PM

Page 93 of 415

Notice of Public Hearing City of Surprise

Neighborhood Meeting Annexation and Rezone	City Council Annexation Hearing	Planning & Zoning Commission Rezone Hearing	City Council Annexation and Rezone Hearing
Date: <u>May 17, 2021</u>	Date: <u>August 17, 2021</u>	Date: <u>July 15, 2021</u>	Date: <u>TBD</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: Asante Preparatory Academy, Calestria 23251 N 165th Dr., Surprise, AZ 85387	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16020 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

To participate virtually, see below: <https://www.gotomeet.me/1TBZoningneighborhood-mtg-windstone> You can also dial in using your phone. United States: +1 (872) 240-3311
Access Code: 136-046-837

Case #s: FS21-208 & FS21-209

Project Name: Windstone Ranch North, parcel 503-54-0040A.
Request: This applicant is requesting approval of the following:
Case FS21-208 - An annexation of approximately 19,896.4 acres of unincorporated land into the City of Surprise and establishing equivalent zoning of Rural Residential (RR).
Case FS21-209 - Rezone of approximately 19,896.4 acres from Rural Residential (RR) to Residential Low Density (R-1) with no more than sixty-two (62) single-family lots.

Applicant requesting the action: KAT Group, LLC
Contact Community Development for more information Sergio Angulo: 623-222-3137, sergio.angulo@surpriseaz.gov
Joshua Mike: 623-222-3134, joshua.mike@surpriseaz.gov

For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov

VICINITY MAP

6/23/21 10:27:33

Notice of Public Hearing City of Surprise

Neighborhood Meeting Annexation and Rezone	City Council Annexation Hearing	Planning & Zoning Commission Rezone Hearing	City Council Annexation and Rezone Hearing
Date: <u>May 17, 2021</u>	Date: <u>August 17, 2021</u>	Date: <u>July 15, 2021</u>	Date: <u>TBD</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Asanta Preparatory Academy Cafeteria 2325 N 166th Dr. Surprise, AZ 85387</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>

To participate virtually, see below: <https://www.gotownmeet.com/782Zoningneighborhoodmeeting-windstone> You can also dial in using your phone. United States: +1 (872) 240-3311
Access Code: 136-046-837

Case #s: FS21-208 & FS21-209

Project Name: Windstone Ranch North, parcel 503-54-0044
Request: This applicant is requesting approval of the following:
Case FS21-208 - An annexation of approximately 19,894 acres of unincorporated land into the City of Surprise and establishing equivalent zoning of Rural Residential (RR)
Case FS21-209 - Rezone of approximately 19,894 acres from Rural Residential (RR) to Residential Low Density (R-1) (R-1 has no more than single two (2) single-family lots
Applicant requesting the action: KAX Group, LLC
Contact Community Development for more information Sergio Angulo: 623-222-3137, sergio.angulo@surpriseaz.gov
Joshua Mike: AICP 623-222-3134, joshua.mike@surpriseaz.gov

For more information and to confirm dates, call: 623-222-3011. Surpriseaz.gov

Notice of Public Hearing City of Surprise

**Neighborhood Meeting
Annexation and Rezone**

Date: May 17, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy
Cafeteria 23251 N 166th Dr, Surprise, AZ 85381
To participate virtually, see below: <https://www.gotomeet.me/1T5Zommg/neighborhood-meeting-windstone> You can also dial in using your phone, United States +1 (872) 240-3311
Access Code: 136-046-837

**City Council
Annexation Hearing**

Date: August 17, 2021
Time: 6:00 P.M.
Location: 16500 N Civic Center Plaza
Surprise, AZ 85374

**Planning & Zoning
Commission Rezone Hearing**

Date: July 15, 2021
Time: 6:00 P.M.
Location: 16500 N Civic Center Plaza
Surprise, AZ 85374

**City Council Annexation
and Rezone Hearing**

Date: TBD
Time: 6:00 P.M.
Location: 16500 N Civic Center Plaza
Surprise, AZ 85374

Case #s: FS21-208 & FS21-209

Project Name: Windstone Ranch North, parcel 903-54-0064
Request: This applicant is requesting approval of the following:
Case FS21-208 - An annexation of approximately 19,896 acres of unincorporated land into the City of Surprise and establishing equivalent zoning of Rural Residential (RR)
Case FS21-209 - Rezone of approximately 19,896 acres from Rural Residential (RR) to Residential Low Density (R-1) with no more than sixty-two (62) single-family lots

Applicant requesting the action: KAX Group, LLC
Contact Community Development for more information Sergio Angulo: 623-222-3137, sergio.angulo@surpriseaz.gov
Joshua Mike: AICP 623-222-3134, joshua.mike@surpriseaz.gov

For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov

VELOCITY MAP

Notice of Public Hearing City of Surprise

Neighborhood Meeting Annexation and Rezone	City Council Annexation Hearing	Planning & Zoning Commission Rezone Hearing	City Council Annexation and Rezone Hearing
Date: <u>May 17, 2021</u>	Date: <u>August 17, 2021</u>	Date: <u>July 15, 2021</u>	Date: <u>TBD</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Asante Preparatory Academy Calestani 23551 N 16th Dr, Surprise, AZ 85387</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza Surprise, AZ 85374</u>

To participate virtually, see below <https://www.gotomeet.me/7BZcangneighbourhood-mtg-windstone>. You can also dial in using your phone. United States: +1 (872) 240-3311
Access Code: 136-046-831

Case #s: FS21-208 & FS21-209

Project Name: Windstone Ranch North, parcel 502-54-0044

Request: This applicant is requesting approval of the following:
Case FS21-208 - An annexation of approximately 19,894 acres of unincorporated land into the City of Surprise and establishing equivalent zoning of Rural Residential (RR) Case FS21-209 - Rezone of approximately 19,894 acres from Rural Residential (RR) to Residential Low Density (R-1) with no more than sixty-two (62) single-family lots

Applicant requesting the action: KAX Group, LLC
Contact Community Development for more information: Sergio Angulo: 623-222-2137, sergio.angulo@surpriseaz.gov
Joshua Mike: ACP: 623-222-3114, joshua.mike@surpriseaz.gov

For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov

6/23/21 10:38:27

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Annexation and Rezone	City Council Annexation Hearing	Planning & Zoning Commission Rezone Hearing	City Council Annexation and Rezone Hearing
Date: <u>May 17, 2021</u>	Date: <u>August 17, 2021</u>	Date: <u>July 15, 2021</u>	Date: <u>TBD</u>
Time: <u>6:00 PM</u>	Time: <u>6:00 PM</u>	Time: <u>6:00 PM</u>	Time: <u>6:00 PM</u>
Location: Asante Preparatory Academy Chileno 23251 N 166th Dr, Surprise, AZ 85387	Location: 16000 N Civic Center Plaza Location: Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

To participate virtually, see below: <https://www.gotomeet.me/1BZozningneighbourhoodcity-windstone> You can also dial in using your phone. United States: +1 (872) 240-3311

Access Code: 136-646-837

Case #s: FS21-208 & FS21-209

Project Name: Windstone Ranch North, parcel 503-54-0044

Request: This applicant is requesting approval of the following:

- Case FS21-208 - An annexation of approximately 19.864 acres of unincorporated land into the City of Surprise and establishing equivalent zoning of Rural Residential (RR).
- Case FS21-209 - Rezone of approximately 19.864 acres from Rural Residential (RR) to Residential Low Density (R-L1) with no more than sixty-two (62) single-family lots

Applicant requesting the action: KAX Group, LLC
Contact Community Development for more information Sergio Angulo: 623-222-3137, sergio.angulo@surpriseaz.gov
Joshua Mike: AICP 623-222-3134, joshua.mike@surpriseaz.gov

For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov

6/23/21 10:45:43

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Annexation and Rezone	City Council Annexation Hearing	Planning & Zoning Commission Rezone Hearing	City Council Annexation and Rezone Hearing
Date: <u>May 17, 2021</u>	Date: <u>August 17, 2021</u>	Date: <u>July 15, 2021</u>	Date: <u>TBD</u>
Time: <u>6:00 PM</u>	Time: <u>6:00 PM</u>	Time: <u>6:00 PM</u>	Time: <u>6:00 PM</u>
Location: Asante Preparatory Academy Cafeteria 23251 N 16th Dr, Surprise, AZ 85387	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

Project Name: Windstone Ranch North, parcel 503-54-004A
Request: This applicant is requesting approval of the following:
Case FS21-208 - An annexation of approximately 5.8964 acres of unincorporated land into the City of Surprise and establishing equivalent zoning of Rural Residential (RR) Case FS21-209 - Rezone of approximately 19.8864 acres from Rural Residential (RR) to Residential Low Density (R-1) with no more than sixty-two (62) single-family lots

Project requesting the action: **RAX Group, LLC**
Contact Community Development for more information Sergio Angulo: 623-222-3137, sergio.angulo@surpriseaz.gov
Joshua Mike: ALCP 623-222-3134, joshua.mike@surpriseaz.gov

For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov

VICINITY MAP

6/23/21 10:45:52

**AFFIDAVIT OF POSTING
(Sign modification)**

Application No: FS21-208 & Fs21-209
Applicant Name: _____
Location: South of Frontier East of 153rd Avenue
Date Site Posted: April 29th, 2021 sign modified: June 23rd, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 6-23-2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 23rd day of June, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public 10-28-2024

My commission expires

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





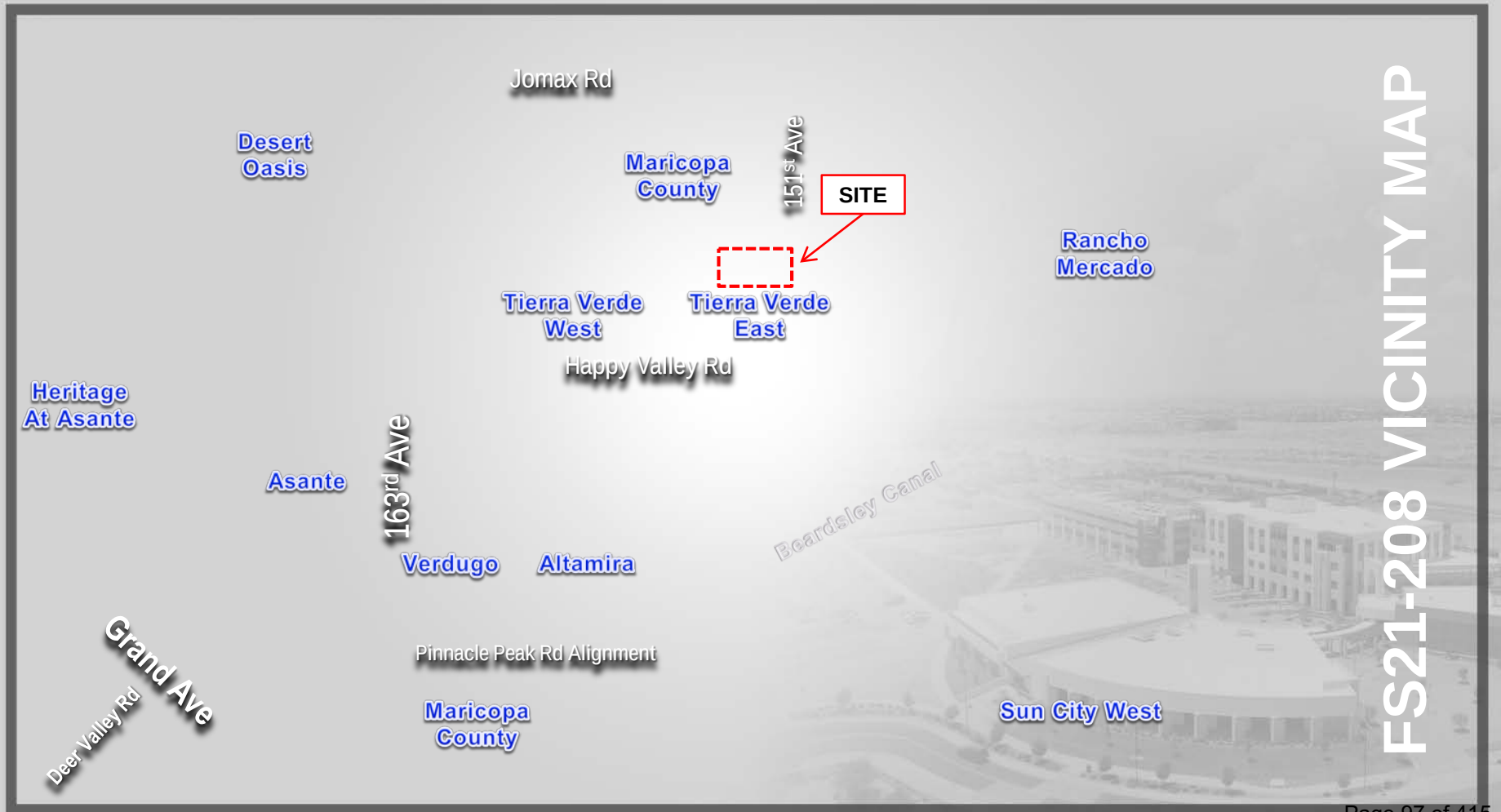
FS21-208

Windstone Ranch North

Zone Change

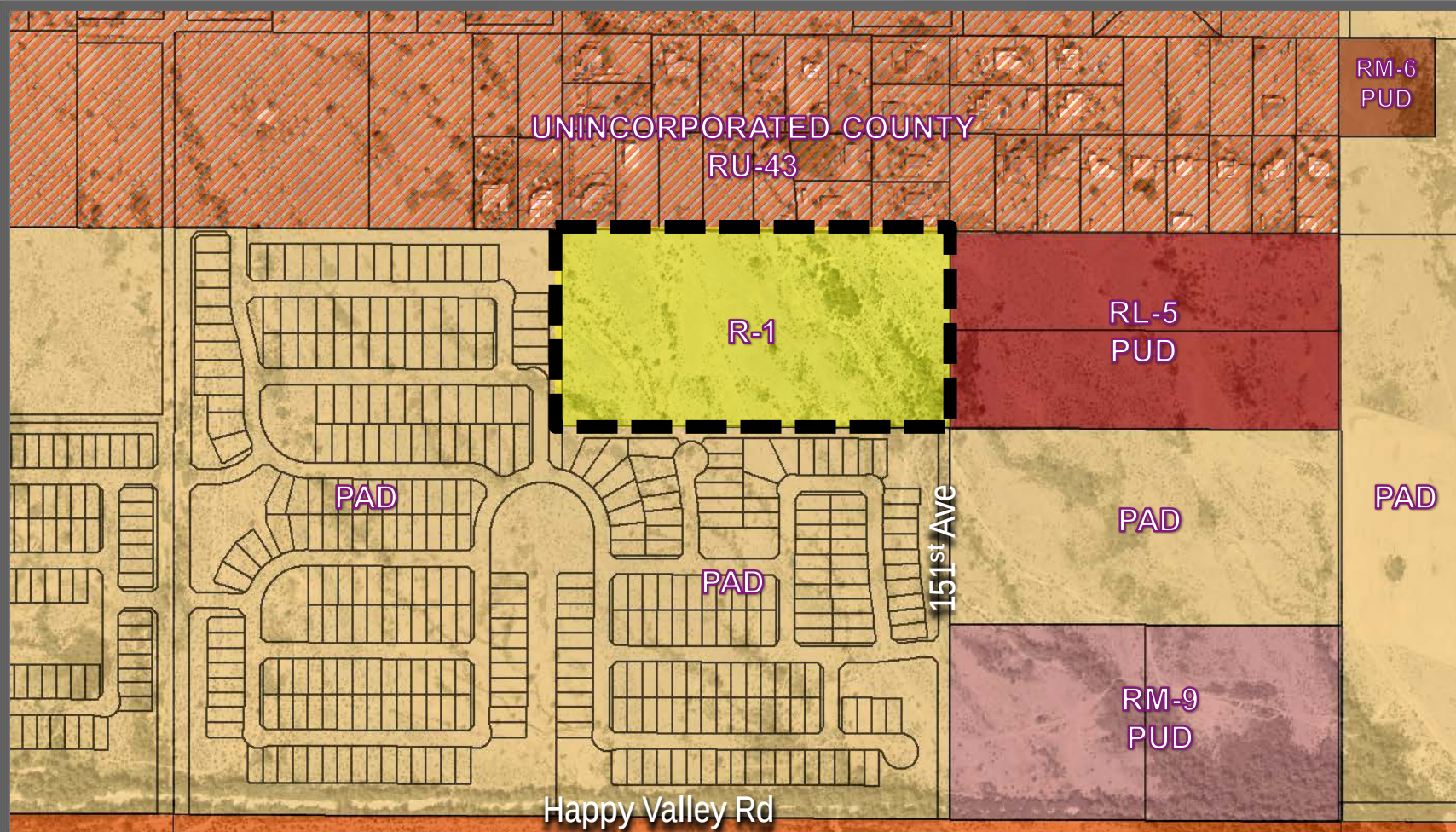
Planning and Zoning Commission

July 15, 2021



FS21-208 VICINITY MAP







CONCEPTUAL DEVELOPMENT PLAN



OUTREACH

Neighborhood Meeting

May 17, 2021

Concerns:

- Traffic in the area
- Drainage
- Access to/from adjacent development
- Buffer to county parcels





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council, subject to stipulation 'a' and 'b'.

- a. The maximum lot yield for the subject property shall not exceed 62 lots.
- b. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Sergio Angulo
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 for the expansion of the existing Sierra Verde Self-Storage Facility, and Site Plan entitled "Sierra Verde Self Storage RV Addition" prepared by EAPC and received May 7, 2021, generally located north of Waddell Road and east of 140th Drive. (Case FS20-702)

Motion:

I move to approve/disapprove a Conditional Use Permit for the expansion of the existing Sierra Verde Self-Storage Facility, and Site Plan entitled "Sierra Verde Self Storage RV Addition" prepared by EAPC and received May 7, 2021, subject to stipulations "a" to "g" as memorialized in the staff report.

Background:

The subject property is zoned PAD and is generally located north of Waddell Road and east of 140th Drive. The applicant is proposing a total of 70 new storage units distributed in three (3) different buildings (buildings B – D) and a total of 142 outdoor RV storage shaded spaces.

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 - FS20-702 - Staff Report
 2. 01 - FS20-702 - Vicinity Map
 3. 02 - FS20-702 - Site Plan
 4. 03 - FS20-702 - Landscape Plan
 5. 04 - FS20-702 - Building Elevations
 6. 05 - FS20-702 - Citizen Participation Report
 7. 06 -- FS20-702 Sign Posting
 8. FS20-702 - PowerPoint
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

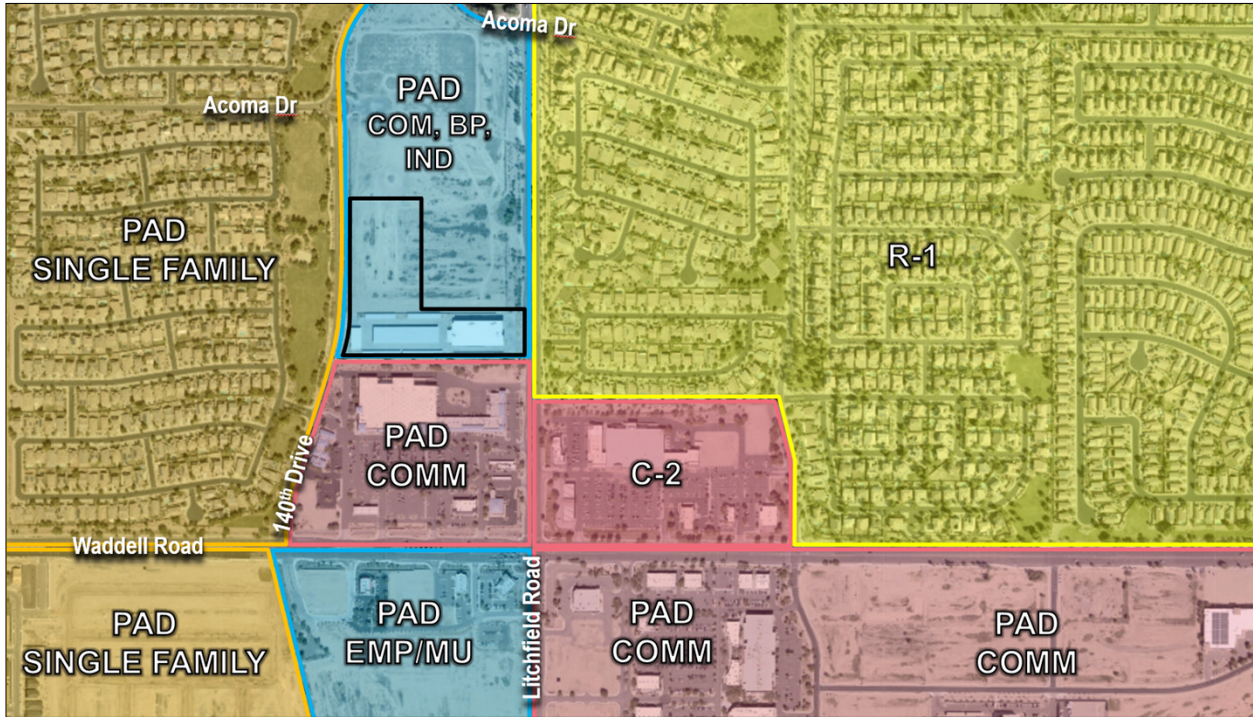
1 **Case:** FS20-702
2
3 **Project Name:** Surprise Storage and RV Addition
4
5 **Council District:** 5 – Palm
6
7 **Meeting Date:** July 15, 2021
8
9 **Planner:** Sergio Angulo
10
11
12 **Owner:** GSA Group Surprise 2, LLC
13
14 **Applicant:** Michelle Bach with EAPC Architects Engineers, Inc.
15
16 **Request:** Conditional Use Permit and Site Plan for the expansion of the existing
17 Sierra Verde Self-Storage Facility.
18
19 **Site Location:** Generally north of Waddell Road and east of 140th Drive in a portion
20 of Section 9, Township 3 North, Range 1 West of the Gila and Salt River
21 Meridian, Maricopa County, Arizona.
22
23 **Site Size:** 9.8 acres (approx.)
24
25 **General Plan**
26 **Conformance:** The proposal is consistent with the Surprise General Plan 2035.
27
28 **Support/Opposition:** Residents from the vicinity attended the applicant's Neighborhood
29 Outreach Meeting on December 22, 2020. During the meeting, there
30 was some opposition to the project as residents in the vicinity would
31 prefer to see retail and entertainment uses on this site.
32
33 **Staff Recommendation:** Staff recommends the Commission **approve** case FS20-702, subject to
34 stipulations 'a' through 'g'.

35 **Project Description:**
36

37 EAPC Architects Engineers, Inc., on behalf of GSA Group Surprise 2, LLC, requests approval of a
38 Conditional Use Permit and Site Plan to allow for the expansion of the existing Sierra Verde Self-
39 Storage facility, located generally north of Waddell Road and east of 140th Drive in the Sierra Verde
40 PAD.

41

42 **Existing Land Zoning:**



PAD – Single Family	PAD – COM/BP/IND	R-1
PAD – Single Family	PAD – COM/BP/IND	R-1
PAD – Single Family	PAD - COMM	C-2

43

44 **History:**

45

46 **February 25, 1999:** The subject property was annexed into the City of Surprise by the Mayor and City
47 Council.

48

49 **August 7, 2003:** The Mayor and City Council approved the Rezone of the subject property from
50 R1-43 to PAD to allow uses permitted under Title 17 in commercial, business park, and light industrial
51 zones.

52 **April 20, 2017:** The Planning and Zoning Commission approved a Conditional Use Permit (case FS16-
53 512) for the existing self-storage facility on a portion of the site.

54 **August 20, 2020:** A Concept Review meeting was held for the current proposal under case CR20-484.

56 **October 27, 2020:** The applicant filed a request for a Conditional Use Permit and Site Plan approval
57 for the expansion of the existing Sierra Verde Self-Storage Facility, the subject project.

59 **June 17, 2021:** The Planning and Zoning Commission recommended approval to the City Council of
60 a Major PAD Amendment relating to the percentage of RV storage allowed under case FS21-177.

62 **Neighborhood Meeting:**

64 The applicant held a virtual neighborhood outreach meeting on December 22, 2020 that was properly
65 advertised per the requirements of the SUDC. During this meeting, residents from the vicinity
66 connected to the meeting virtually. Residents asked the applicant to explain the demand for
67 additional storage units on site and in the City overall. The residents felt there are sufficient storage
68 facilities in Surprise, and that retail and entertainment uses on this property are more appropriate.
69 The applicant explained that the existing facility, especially the outdoor RV storage component, filled
70 up and there is a demand for more. One of the residents mentioned that he appreciates the
71 landscape along 140th Drive as that will provide additional screening of the storage facility.

73 **Analysis and Discussion**

75 The overall site is approximately 9.8 acres and is located north of Waddell Road and east of 140th
76 Drive and is zoned Planned Area Development (PAD). The Sierra Verde PAD lists the uses allowed in
77 this parcel as those uses permitted by Title 17, a previous zoning ordinance, in the Neighborhood
78 Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and
79 Business Park (BP) zoning districts. Title 17 lists Warehouse, Residential Storage (Mini-Warehouse) as
80 Conditionally Permitted in C-2 zoning districts. A mini-warehouse requires an analysis of the
81 proposed Conditional Use Permit to be based on the use specific standards listed under section
82 17.28.080.C.19. These standards include the following:

84 **19. Warehouse, Residential Storage (Mini-Warehouse)**

86 a. Minimum site size shall be one acre.

88 b. Architectural standards:

90 i. All buildings that are visible from a public street shall exhibit architectural
91 enhancements, including variation of rooflines, uses of multiple material types,
92 and color variations compatible with surrounding uses.

94 ii. Architectural plans, including material and color samples, shall be submitted for
95 review at the time of application.

c. On-site circulation, drives and parking:

i. Each mini-warehouse site shall provide a minimum of two exits, one of which may be for emergency vehicle only.

ii. All one-way driveways shall provide for one ten-foot parking lane and one fifteen-foot travel lane. Traffic direction and parking shall be designated by signing and painting.

iii. All two-lane driveways shall provide for one ten-foot parking lane and two twelve-foot travel lanes.

iv. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

v. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.

vi. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.

d. Fencing and screening:

i. A minimum of six-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to an arterial street, the wall will be designed with insets or offsets to eliminate long, unbroken walls.

ii. All outdoor storage shall be limited to recreational vehicles, shall be limited to a maximum ten percent of the net site area, and shall be screened from view from surrounding properties.

e. Building setbacks:

i. A setback adjacent to any arterial or collector street shall be a minimum of twenty-five feet.

ii. Side and rear setbacks shall be a minimum of twenty-five feet when adjacent to any residential zoning district. The Planning and Zoning Commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall. Such approval must include the written support of a minimum of

fifty-one percent of property owners within seventy-five feet of the subject property boundaries.

iii. Side and rear setbacks shall be a minimum of fifteen feet when adjacent to any zoning district other than a residential zoning district. The Planning and Zoning Commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall.

f. Building height: Building height adjacent to a residential zoning district shall be a maximum one-story or fourteen feet in height from finished grade. Building height may provide a setback of one foot for each foot in height in addition to the required setback provided.

i. Building height adjacent to other than a residential zoning district shall be a maximum two stories or twenty-four feet in height from finished grade.

g. Landscape standards:

i. A minimum of fifteen percent of the net land area shall be landscaped. The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.

ii. Perimeter landscape areas shall be landscaped with shade trees and five shrubs located twenty feet on-center or in equivalent groupings. A minimum of twenty-five percent of the trees shall be twenty-four-inch box size or greater.

iii. Adjacent to RV storage areas a minimum of seventy-five percent of the trees shall be twenty-four-inch box size or greater.

iv. All landscape areas shall be irrigated with an appropriate automatic underground watering system and shall be continuously maintained.

v. All other provisions of Section 17.32-.030, Landscaping requirements, shall apply.

h. All other provisions of Chapter 17.32, General Building and Performance Requirements, shall apply.

i. A residence and office for the use of an on-site manager may be permitted. All applicable codes for residential occupancy shall pertain to this use.

j. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.

This Conditional Use Permit application has been reviewed against these standards and staff finds that this Conditional Use Permit application conforms to the requirements set forth under this section of Title 17 with the exception of Section 17.28.080.C.19.d.ii, which limits the amount of outdoor RV storage area to 10% of the site. For that reason, the applicant submitted a request for a Major Zoning Amendment to the Sierra Verde PAD under case FS21-177, to increase the total allowed outdoor RV storage area to 24%. Stipulation 'a' holds the final approval of this Conditional Use Permit until the Major Zoning Amendment, case FS21-177, is approved by the City Council.

The existing self-storage facility sits on approximately 4.8 acres, the new expansion of this site is approximately 5.08 acres. The site will have one (1) access point from 140th Drive at the west side of the property that includes a gate at the entrance to the storage units. The existing facility has two (2) access points; one (1) from Litchfield Road and another from 140th Drive. The proposed expansion site will provide a driveway that connects to the existing facility. This project provides a pedestrian path from the site to the sidewalk in the right-of-way along 140th Drive to the west.

The proposed expansion area includes three (3) additional storage buildings located along the north (Building 'B') and west (Buildings 'C' and 'D') sides of the property for a total of 70 new storage units. Building 'A' is proposed for 18 enclosed and 16 covered RV storage units and is located along the east side of the property.

This project provides 142 outdoor covered RV storage spaces, including the 16 spaces within Building 'A'. The RV storage spaces will be located interior to the site and screened from the view of adjacent properties by storage unit buildings, which will act as a perimeter fence.

This proposed expansion does not include additional public parking. The public will continue to use the existing parking by the entrance of the existing building along Litchfield Road. The proposed expansion provides 10' loading spaces along the front of the storage buildings that is equivalent to 46 parking spaces, exceeding the minimum parking requirement (7 spaces).

The proposed building elevations meet the requirements of the Sierra Verde PAD and were designed to match the buildings in the existing facility.

The proposed landscape meets the requirements of the Sierra Verde PAD and will continue the same plant species palette used on the existing facility. The existing landscape in the right-of-way of 140th Drive will remain as is.

The application also included a lighting photometric study that meets the lighting requirements of the SUDC.

This Conditional Use Permit and Site Plan application is also in conjunction with a related Final Plat, which is being processed under this same case. The final plat will be heard by the City Council on August 17, 2021. This Conditional Use Permit and Site Plan is deemed not approved until the Final Plat entitled "Re-Plat Surprise Self Storage" and the Major Zoning Amendment, case FS21-177 is approved by the City Council.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Maricopa County Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes by accepting and incorporating stipulations 'a' to 'g', the proposed Conditional Use Permit and Site Plan will meet the requirements of the Sierra Verde PAD, the SUDC, and the General Plan.

Findings:

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

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case FS20-702, subject to stipulations 'a' through 'g' as outlined below:

- a. This Conditional Use Permit will not be deemed approved until the Major Zoning Amendment, case FS21-177, is approved by the City Council.
- b. This Conditional Use Permit and Site Plan will not be deemed approved until the Final Plat entitled "Re-Plat Surprise Self Storage" is approved by the City Council.
- c. Development and use of the site shall be consistent with the Site Plan entitled "Sierra Verde Self Storage RV Addition" prepared by EAPC and received May 7, 2021.
- d. Landscaping associated with the site shall be consistent with the Landscape Plan entitled "Sierra Verde Self Storage RV Addition" prepared by EAPC and received April 2, 2021.

- 259 e. Building Elevations shall be consistent with the Building Elevations entitled “Sierra
260 Verde Self Storage RV Addition” prepared by EAPC and received April 2, 2021.
261 f. This Conditional Use Permit is valid for one (1) year after approval by the Planning
262 and Zoning Commission. This Conditional Use Permit shall expire on the one (1)
263 year anniversary of approval, unless construction commences prior to that date.
264 g. Non-compliance with the stipulations of approval of this case will be treated as a
265 violation in accordance with the applicable provisions of the Surprise Municipal
266 Code.

267 However, should the Commission wish to **deny** the request, the Commission should make its own
268 findings and base its decision on those alternative findings.
269

270 **Attachments:**

271

272 01 Vicinity Map

273 02 Site Plan

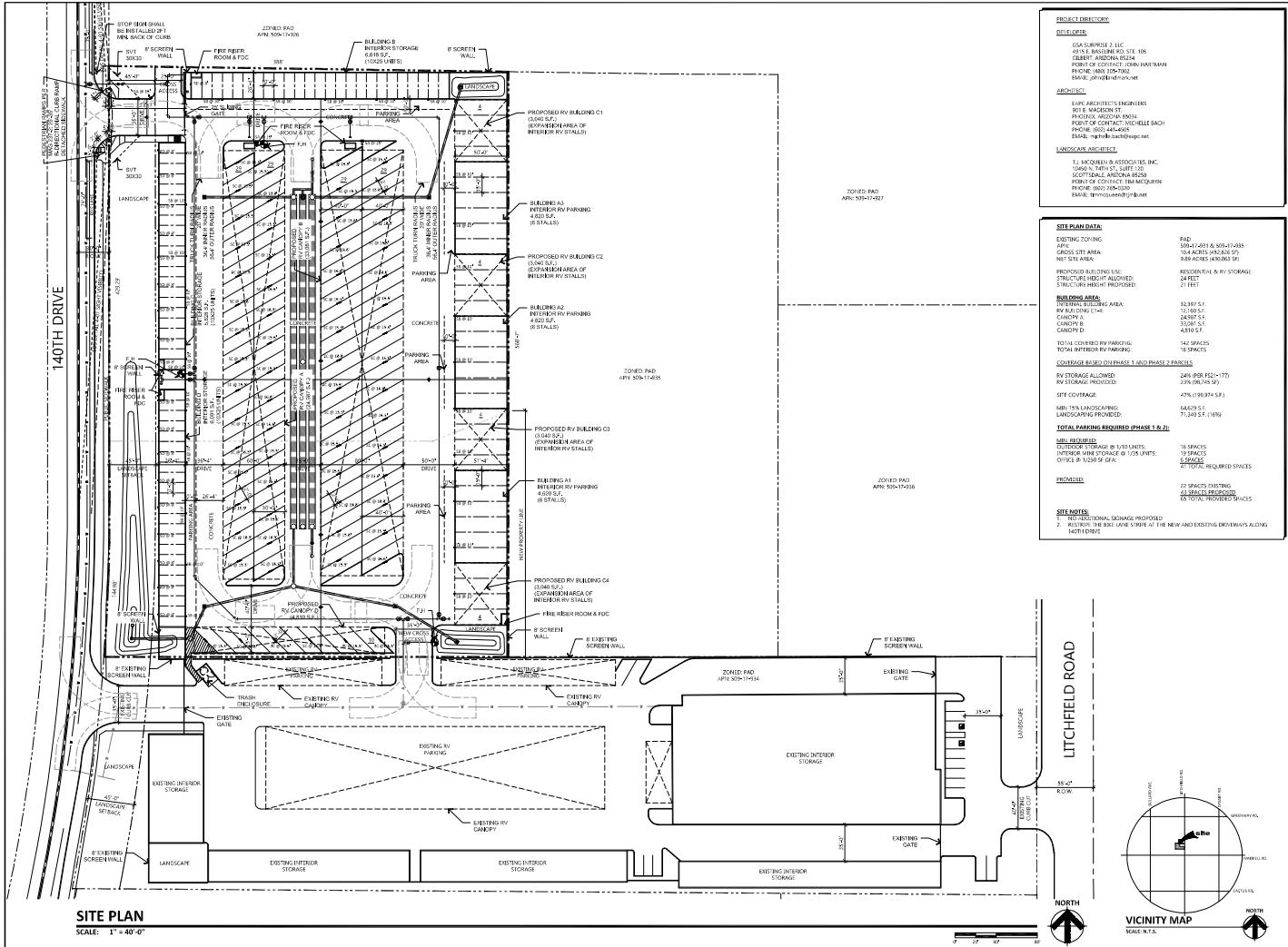
274 03 Landscape Plan

275 04 Building Elevations

276 05 Citizen Participation Report



FS20-702 VICINITY MAP



PROJECT DESCRIPTION

CLIENT
GSA SURPRISE 2, LLC

ARCHITECT
EAPC ARCHITECTS ENGINEERS
101 E. WASHINGTON ST.
PHOENIX, ARIZONA 85004
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: mbach@eapc.com

LANDSCAPE ARCHITECT
T. J. KROENKE & ASSOCIATES, INC.
101 E. WASHINGTON ST., SUITE 100
SCOTTSDALE, ARIZONA 85254
POINT OF CONTACT: TRAVIS KROENKE
PHONE: (602) 100-1000
EMAIL: tkroenke@tjkroenke.com

SITE PLAN DATA

EXISTING ZONING	PUD
APR. GROSS SITE AREA	10.0 ACRES (435,600 S.F.)
PROPOSED BUILDING USE	RESIDENTIAL & RV STORAGE
STRUCTURE HEIGHT ALLOWED	24 FEET
STRUCTURE HEIGHT PROPOSED	21 FEET

BUILDING AREA

TOTAL BUILDING AREA	10,000 S.F.
RV STORAGE ALLOWED	10,000 S.F.
RV STORAGE PROVIDED	10,000 S.F.
RV STORAGE REQUIRED (PHASE 1 & 2)	10,000 S.F.

LANDSCAPE

LANDSCAPE PROVIDED	10,000 S.F.
LANDSCAPE REQUIRED (PHASE 1 & 2)	10,000 S.F.

MIN. REQUIRED

INTERIOR VEHICLE STORAGE	10 SPACES
INTERIOR VAN STORAGE	10 SPACES
OTHER VEHICLE STORAGE	10 SPACES
TOTAL REQUIRED SPACES	30 SPACES

PROVIDED

22 SPACES EXISTING	
8 SPACES PROVIDED	
TOTAL PROVIDED SPACES	30 SPACES

SITE NOTES

1. ALL EXISTENTIAL STORAGE PROVIDED
2. EXISTENTIAL STORAGE PROVIDED AT THE NEW AND EXISTING DRIVEWAYS ALONG EAST DRIVE

EAPC

101 E. WASHINGTON ST., PHOENIX, AZ 85004

TEL: (602) 441-4505 FAX: (602) 441-4506

WWW.EAPC.COM

CLIENT
GSA SURPRISE 2, LLC

PROJECT DESCRIPTION
SIERRA VERDE SELF STORAGE RV ADDITION

CITY
SURPRISE

STATE
ARIZONA

ISSUE DATES

NO.	DESCRIPTION	DATE
01	PRELIMINARY DESIGN	04-20-2010
02	PRELIMINARY DESIGN	04-20-2010
03	PRELIMINARY DESIGN	04-20-2010
04	CONCEPT DESIGN	04-20-2010
05	CONCEPT DESIGN	04-20-2010

PROJECT NO.
20040400

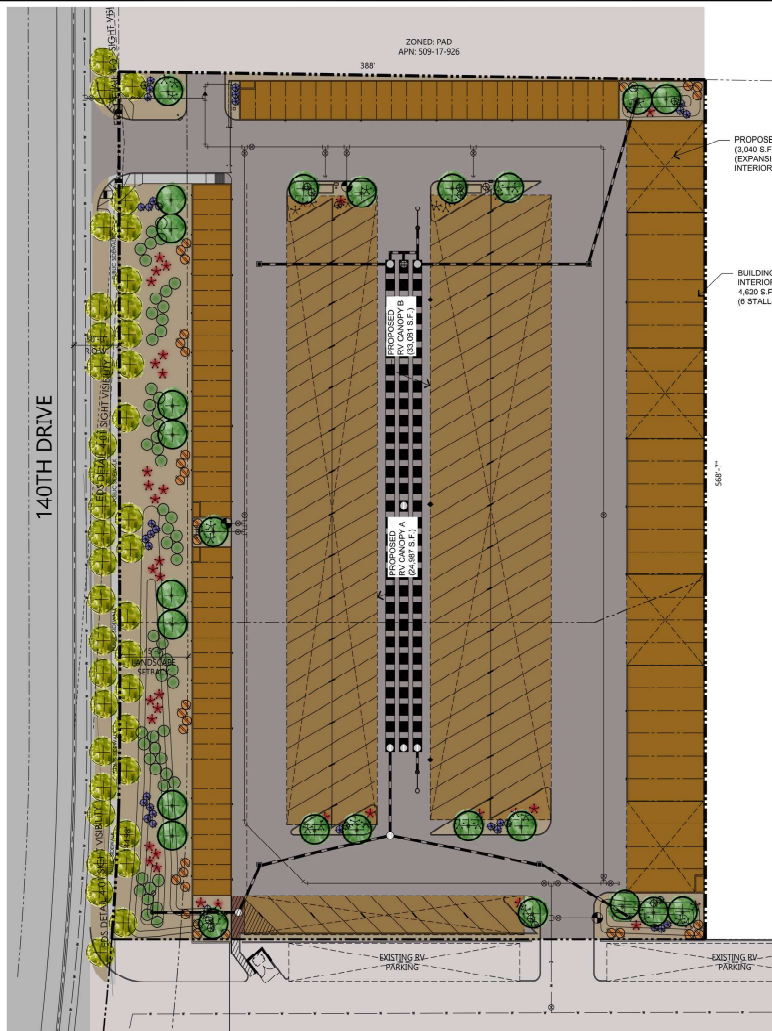
DESIGNED BY
MAB

CHECKED BY
MAB

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ISSUING TITLE
SITE PLAN

A002





EAPC
 Architectural Engineering Planning Construction
 602.441.5455
 901 E. McDowell St., Phoenix, AZ 85004
www.eapc.net

CLIENT
 GSA SURPRISE 2, LLC

PROJECT DESCRIPTION
 SIERRA VERDE SELF STORAGE RV ADDITION

CITY SURPRISE
STATE ARIZONA

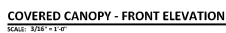
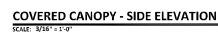
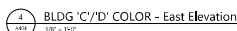
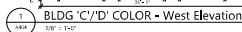
ISSUE DATES

NO.	REVISION/REVIEW	DATE
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4	DESIGN/REVIEW	10/20/2019
5	DESIGN/REVIEW	10/20/2019
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100	DESIGN/REVIEW	10/20/2019

PROJECT NO. 20204090
DRAWN BY: AJS
CHECKED BY: MB
DATE: 10/20/2019

DRAWING TITLE
 EXTERIOR COLOR ELEVATIONS

A403



- [illegible]

PROJECT DESCRIPTION

ISSUE DATES

PROJECT NO:	20204090
DRAWN BY:	AJS
CHECKED BY:	MB
CONVERT:	

A404

Participation Report

FS20-702 Surprise Self-Storage RV and Storage Expansion – Neighborhood Meeting minutes

December 22, 2020 Meeting

Time: 6pm-7pm

Virtual Platform: Zoom

Meeting ID: 886 3082 7666

Passcode: 450173

- Attendance
 - Owner: John Hartman
 - EAPC Architects Engineers Owner Representative/Applicant: Michelle Bach
 - City member: Lloyd Abrams, Sergio Angulo and Robert Kuhfuss
 - City councilman: Jack Hastings
 - Neighbors: Alex, one additional call in via phone
- Meeting Notes
 - Neighbor asked what the reasoning for the expansion of the storage was and how we will ensure that there won't be a need for a second expansion in future. Owner explained that most of the buildings and RV parking are at capacity, and that there will be no need for a second expansion.
 - Resident expressed concerns about having a larger storage building near his house. Responded by explaining that there is a demand in the area for storage, and that the building will be designed elegantly. Neighbor said he appreciates the use of trees and other landscaping on the edge of the property.
 - Neighbor requested information on metrics and demand of storage in the area, as well as capacity of the facility. Provided specific numbers and information about this property. Explained that RV parking filled up within a couple of months of opening as well as drive up storage. Also received contact information of resident to send over specific numbers.
 - Neighbor asked councilman when a vote would be taking place to oppose the expansion to the storage facility and wanted to know when public input could occur throughout the process. City members explained the process and when it would go to Planning and Zoning and City Council. Explained that comments during Planning and Zoning as well as contacting city members directly.

Phoenix **AZ**St. Paul, Bemidji **MN**Minot, Bismarck, Fargo, Grand Forks, Williston **ND**Sioux Falls **SD**Fort Collins **CO**Norwich **VT**Buenos Aires **ARG**

April 26th, 2021 Meeting

Time: 6pm-7pm

Virtual Platform: Zoom

Meeting ID: 846 2320 8726

Passcode: 918916

Physical Location: 14136 N Litchfield Rd

Surprise, AZ 85379

- Attendance
 - Owner: John Hartman
 - EAPC Architects Engineers Owner Representative/Applicant: Michelle Bach
 - City members: Lloyd Abrams, Sergio Angulo and Robert Kuhfuss
- Meeting Notes
 - No one from the general public attended this public meeting.

May 17th, 2021 Meeting

Time: 6pm-7pm

Virtual Platform: Zoom

Meeting ID: 850 3547 7063

Passcode: 682515

Physical Location: 14136 N Lichfield Rd

Surprise, AZ 85379

- Attendance
 - Owner: John Hartman
 - EAPC Architects Engineers Owner Representative/Applicant: Michelle Bach
 - City members: Sergio Angulo and Robert Kuhfuss
 - City councilman: Jack Hastings
 - Neighbors: Dustin, Abby and one additional call in via phone
- Meeting Notes
 - Participant Dustin was concerned about how long construction will take and if it will impact travel along 140th drive. Responded to concern by clarifying construction is expected to take about 8 months. Construction will impact some of the road on 140th drive for access to the site, but some construction access can occur through the existing site.
 - Participant was concerned about storage being expanded and wanted to see more retail space instead.
 - Participant Abby wanted to know what other sorts of entertainment and retail will be included in the project. Responded by explaining that the expansion will occur in only one of the vacant parcels, while the other parcels are owned by a different entity, so that will not be part of the current development.

	Phoenix AZ	St. Paul, Bemidji MN	Minot, Bismarck, Fargo, Grand Forks, Williston ND	
	Sioux Falls SD	Fort Collins CO	Norwich VT	Buenos Aires ARG



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS20-702 & FS21-177
Applicant Name: _____
Location: North of Waddell Road and East of 140th Drive
Date Site Posted: May 3rd, 2021 sign modified: July 1st, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Surprise shall erect two (2) signs giving notice of the date, time and place of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 7-1-2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 1st day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10-25-2024

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





FS20-702

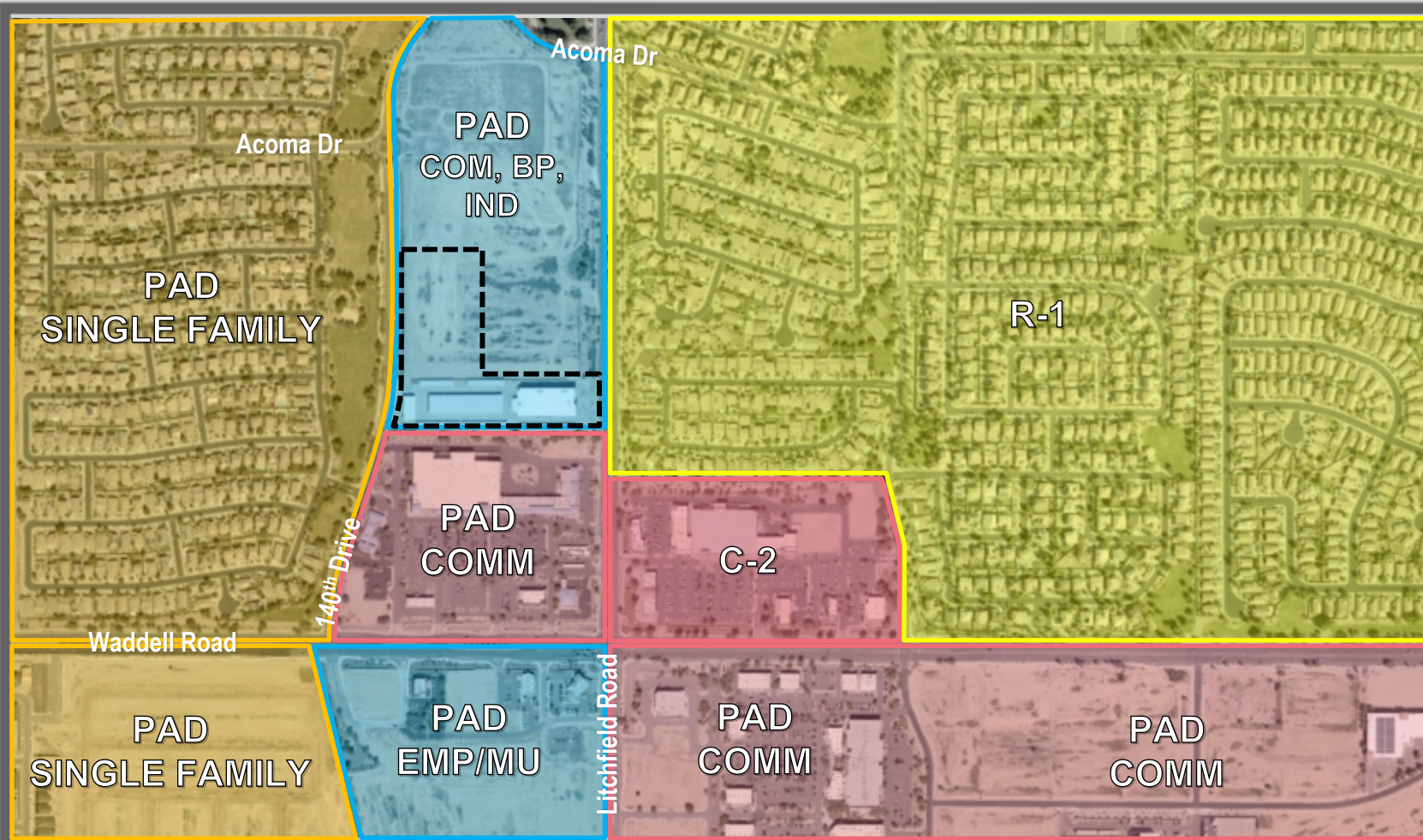
Surprise Storage & RV Addition Conditional Use Permit

Planning & Zoning Commission

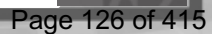
July 15, 2021

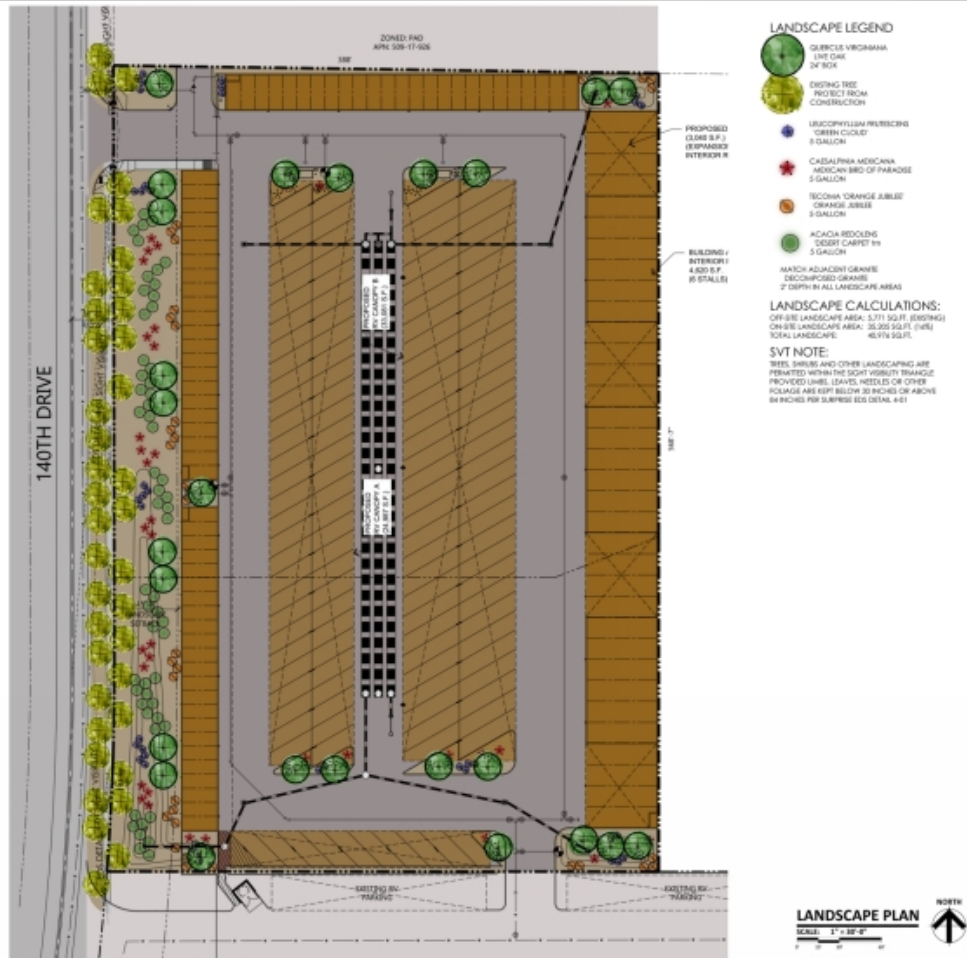


FS20-702 VICINITY MAP



FS20-702 ZONING



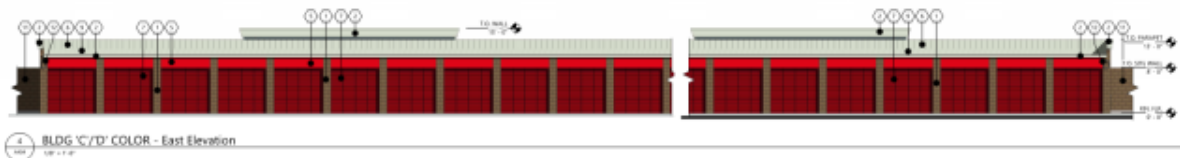
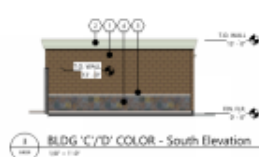
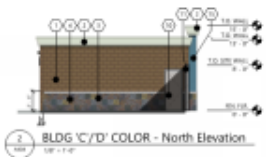
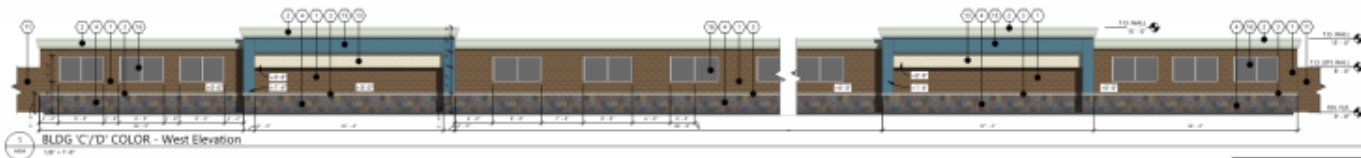


FS20-702 LANDSCAPE PLAN

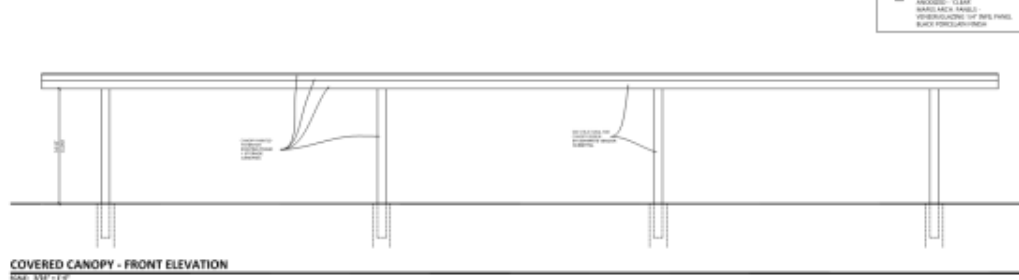
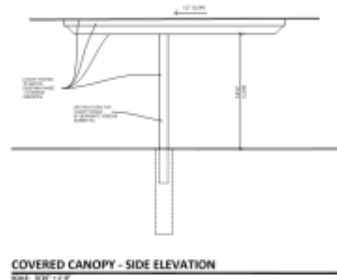
FS20-



FS20-702 ELEVATIONS



- [illegible]





Outreach

Neighborhood Meeting

- December 22, 2020
- Main Concerns:
 - The Use





RECOMMENDATION

Staff recommends the P&Z Commission Approve FS20-702 subject to stipulations 'a' – 'g'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs. (Case FS21-372)

Motion:

I move to recommend approval of the subject Text Amendment to the City Council as presented.

I move to recommend approval of the subject Text Amendment to the City Council with alternative language.

I move to recommend denial of the subject Text Amendment to the City Council.

Background:

At the direction of City Council, the Surprise Community Development Department seeks an amendment to Chapter 109 of the Surprise Municipal Code regarding Large A-Frame Signs otherwise referred to as “Class II Temporary Signs”. The proposed Text Amendment, if approved, would amend the manner in which such signs are regulated within the City of Surprise.

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 FS121-372 A-Frame Signs 07-15-21 P&Z Staff Report
 2. 01 - FS21-372 Class II Temporary Signs Text Amendment Narrative Version 1
 3. 02 - FS21-372 SMC Section 109-1.6 Definitions Leg-Edit
 4. 03 - FS21-372 SMC Section 109-1.7 Permitted and Prohibited Signs Leg-Edit
 5. 04 - FS21-372 SMC Section 109-1.8 General Provisions Leg-Edit
 6. 05 - FS21-372 SMC Section 109-1.9 Sign Classifications and Types Leg-Edit
 7. 06 - FS21-372 A-Frame Sign Text Amendment Outreach Summary w Attachments
 8. 07 - FS21-372 A Frame Sign Amendment Citizen Comments_Redacted
 9. FS21-372 Temporary Signs 07-15-21 P&Z
-

TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-372

Project Name: A-Frame Signs

Council District: All

Meeting Date: July 15, 2021

Planner: Robert H. Kuhfuss, AICP

Applicant: City of Surprise

Request: Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs

Location: Citywide

Support/Opposition: Staff has received several items of input

Alternative Actions:

- 1) The Commission may vote to recommend **approval** of the subject Text Amendment to the City Council as presented; or,
- 2) The Commission may vote to recommend **approval** of the subject Text Amendment to the City Council with alternative language; or,
- 3) The Commission may vote to recommend **denial** of the subject Text Amendment to the City Council.

43 **PROJECT DESCRIPTION:**

44
45 At the direction of City Council, the Surprise Community Development Department seeks an
46 amendment to Chapter 109 of the Surprise Municipal Code regarding Large A-Frame Signs
47 otherwise referred to as "Class II Temporary Signs". The proposed Text Amendment, if
48 approved, would amend the manner in which such signs are regulated within the City of
49 Surprise.

50
51 **BACKGROUND:**

52
53 **April 16, 2015:** Staff began the overhaul of the Sign Code as previously written in Chapter 113
54 of the Surprise Municipal Code (SMC).

55
56 **March 6, 2018:** The City Council approved the amended Chapter 113 Sign Code.

57
58 **April 5, 2018:** The new Sign Code per Chapter 113 went into effect.

59
60 **March 26, 2020:** The City Council adopted a temporary sign policy in response to the COVID-19
61 pandemic.

62
63 **December 15, 2020:** The City Council approved the Land Development Ordinance (LDO), at which
64 time Chapter 113 of the SMC became Chapter 109 of the LDO.

65
66 **January 14, 2021:** The LDO became effective.

67
68 **March 2, 2021:** The City Council requested staff re-evaluate the provisions of the current Sign Code
69 as they pertain to Large A-Frame Signs (Class II Temporary Signs).

70
71 **April 6, 2021:** Staff presented the matter to the City Council during a regular Work Session.

72
73 **May 11, 2021:** Staff initiated case FS21-372 as it relates to Large A-Frame Signs (Class II Temporary
74 Signs).

75
76 **June 9, 2021:** Staff held an outreach meeting to discuss the proposed changes to the Sign Code as
77 they pertain to Large A-Frame Signs (Class II Temporary Signs).

OUTREACH:

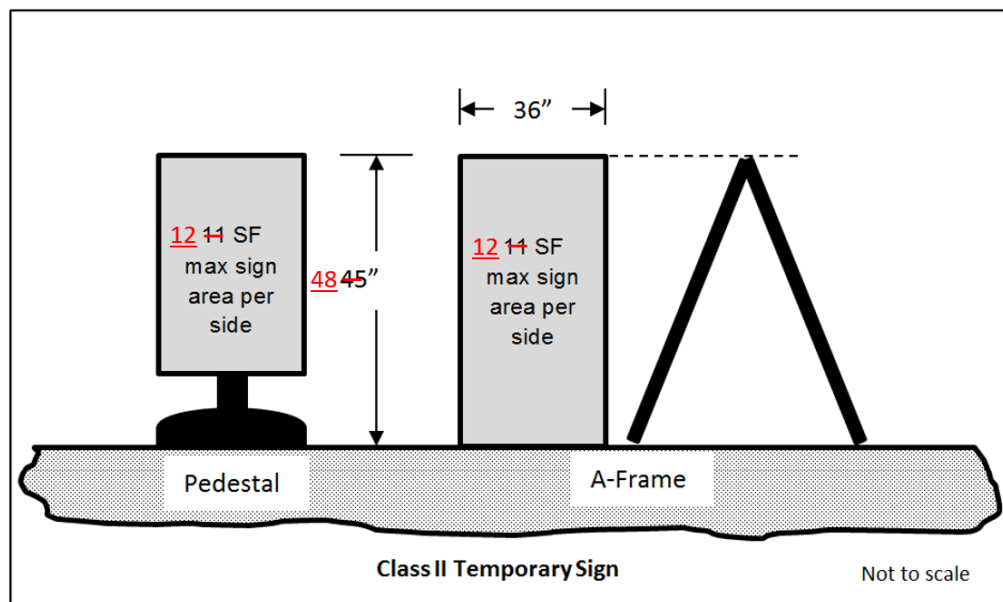
Staff held an outreach meeting on Wednesday, June 9, 2021 in both in-person and virtual format. Six (6) members of the public were present in person while two (2) members of the public attended virtually. Those in attendance in person were generally divided on the issue. Those in favor cited better business exposure, while those opposed cited the potential for sign clutter coupled with the potential for enforcement issues related to after-hours enforcement. Two members who attended virtually, stated they had difficulty hearing the conversation that was taking place; however, in subsequent communications, one individual indicated support, while the other individual supported the idea as long as it does not lead to sign clutter. The outreach meeting, as well as the Planning and Zoning Commission hearing, were advertised in accordance with state and local regulations.

DISCUSSION:

Staff proposes the following changes (deleted text is ~~red strike-through~~. Added text is red underline):

➤ **Amend the definition of Class II Temporary Sign in subsection 109-1.6(A):**

Sign, temporary, class II (A-frame sign and pedestal sign). A temporary, portable sign in which the overall height of the sign structure does not exceed 45~~48~~ inches, the overall width of the sign structure does not exceed 36 inches and which does not exceed 22~~24~~ square feet of aggregate sign area.



➤ Amend Table 109-1a to allow Class II Temporary Signs in Rights-of-Way:

109-1.7 Permitted and prohibited signs.

- A** Permitted signs by zoning district. Only those sign types and classes that are specifically listed in table 109-1a for each zoning district may be allowed, subject to the provisions outlined elsewhere in this chapter.

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	Private Property
TEMPORARY SIGNS											
109-1.9(a)(2)	Class I Temporary Signs (Small A-Frame Signs)	P	P	P				P			
109-1.9(a)(3)	Class II Temporary Signs (Large A-Frame Signs)	<u>P</u>	<u>P</u>			P	P	P	P		

➤ Amend subsection 109-1.8(B) to add clarity regarding materials and legibility:

(B) Sign quality, construction, and aesthetics.

- Signs shall be designed in compliance with the applicable construction codes adopted by the city and in effect at the time of construction.
- Where raceway cabinets are utilized, said raceway cabinets shall be painted to match the color of the surface onto which it is mounted.
- Whenever a permanent sign is removed, the surface onto which the sign was mounted shall be repaired as closely as practicable to a new-like condition.
- Unless specifically approved by the City Council through a comprehensive sign program or conditional use permit for other than freeway monument sign, as applicable, supporting elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.
- When electrical service is provided to any sign, all components of said service are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.

6. All ~~permanent~~ signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment. Class II Temporary Signs shall be fabricated of wood, hard plastic, or metal that is at least one-half inch thick with nor unfinished, sharp or rough edges.

7. All sign copy must be clearly legible.

➤ Amend Section 109-1.9.A.3 regarding Class II Temporary Signs as follows:

3. ~~Class II temporary signs~~ Temporary Signs (large A-frame signs and pedestal signs). ~~Class II temporary signs~~ Class II Temporary Signs, as defined herein, are allowed subject to the ~~general requirements~~ General Requirements as ~~stated outlined in subsection 109-1.9.A.1 above~~ plus and the following:
- a. A business entity in possession of a valid business license from the City of Surprise who is engaged in ~~Class II temporary signs are only allowed in conjunction with~~ a lawful commercial use including ~~cottage industries~~ cottage industries, but not ~~home occupations~~ home occupations, may display Class II Temporary Signs, as follows:-
- b. — i. ~~When a class II temporary sign is being utilized in conjunction with a lawful commercial use,~~ One (1) such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located.
- ii. One (1) additional Class II Temporary Sign may be displayed not more than 1,000 feet from the lawful commercial use advertised by the sign.
- eb. When allowed, ~~Class II temporary signs~~ Class II Temporary Signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise ~~engineering development standards~~ Engineering Development Standards. Further, when a sidewalk is separated from the street or curb by a landscape strip of any size, the Class II Temporary Sign must be located behind the sidewalk and not within the landscape strip.
- dc. There is no limit to the number of ~~sign panels~~ sign panels per ~~sign structure~~ sign structure provided the ~~defined specified~~ height, width and ~~sign area~~ sign area limitations are not exceeded.

ed. The ~~sign-sign~~ may be weighted or ballasted; however, no such ~~sign-sign~~ may be affixed to the ground or to any permanent ~~structure-structure~~.

fe. ~~Class II temporary signs~~ *Class II Temporary Signs* utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the ~~Class II temporary signs~~ *Class II Temporary Signs*.

Note: A separate, applicant-driven Text Amendment pertaining to Billboards is in process under case FS21-147 and is scheduled for Commission and Council on the same dates as the subject request. Since FS21-147 affects some of the same Sections as the subject case, staff will ensure the approval or denial of one request does not negate the approval or denial of the other case.

FINDINGS:

- The proposed changes are consistent with state statute.
- The proposed changes are compliant with applicable case law regarding signs and the 1st Amendment.

RECOMMENDATION:

Staff recommends the Commission take one of the three actions listed below:

- 1) The Commission may vote to recommend **approval** of the subject Text Amendment to the City Council as written; or,
- 2) The Commission may vote to recommend approval of the subject text amendment to the City Council with alternative language; or,
- 3) The Commission may vote to recommend denial of the subject Text Amendment to the City Council.

ATTACHMENTS:

- 01 – Class II Temporary Signs Narrative Report
- 02 – SMC Section 109-1.6 Definitions, leg-edit format
- 03 – SMC Section 109-1.7 Permitted and Prohibited Signs, leg-edit format
- 04 – SMC Section 109-1.8 General Provisions, leg-edit format
- 05 – SMC Section 109-1.9 Sign Classifications and Types, leg-edit format
- 06 – Citizen Outreach Summary
- 07 – Opposition and Support

NARRATIVE REPORT

Text Amendment to Section 109 of the Land Development Ordinance pertaining to Class II Temporary Signs (Large A-Frames)

**Prepared by
Robert H. Kuhfuss, AICP
Current Planning Supervisor
City of Surprise**

**Date: May 7, 2021
Revised: June 22, 2021**

PURPOSE:

The purpose of this Text Amendment is to relax the parameters governing the use of Class II Temporary Signs in the City of Surprise, while correcting formatting and scrivener's errors.

BACKGROUND:

In March of 2020, in response to the COVID-19 Pandemic, the Mayor and City Council approved a Temporary Sign Policy that served to relax the rules regarding the placement of A-Frame Signs. The Sign Policy included the following provisions:

A-Frame Signs

- Cannot be placed in any public or private street or sidewalk.
- Must be placed behind sidewalk. Cannot be placed between sidewalk and street curb.
- Sign cannot be placed within any visibility triangle (30' from curb intersection).
- 12 square feet sign area. (two sided)
- 4 feet maximum height.
- Sign must be maintained in good order and repair.
- Sign copy must be legible.
- Sign must be properly anchored or weighted to prevent movement but shall not be chained or cabled.
- A-frame sign shall have the internal spacing between faces of 45 degrees. Each face shall be fabricated of a wood, hard plastic or metal material that is at least one-half inch thick with no unfinished, sharp or rough edges.

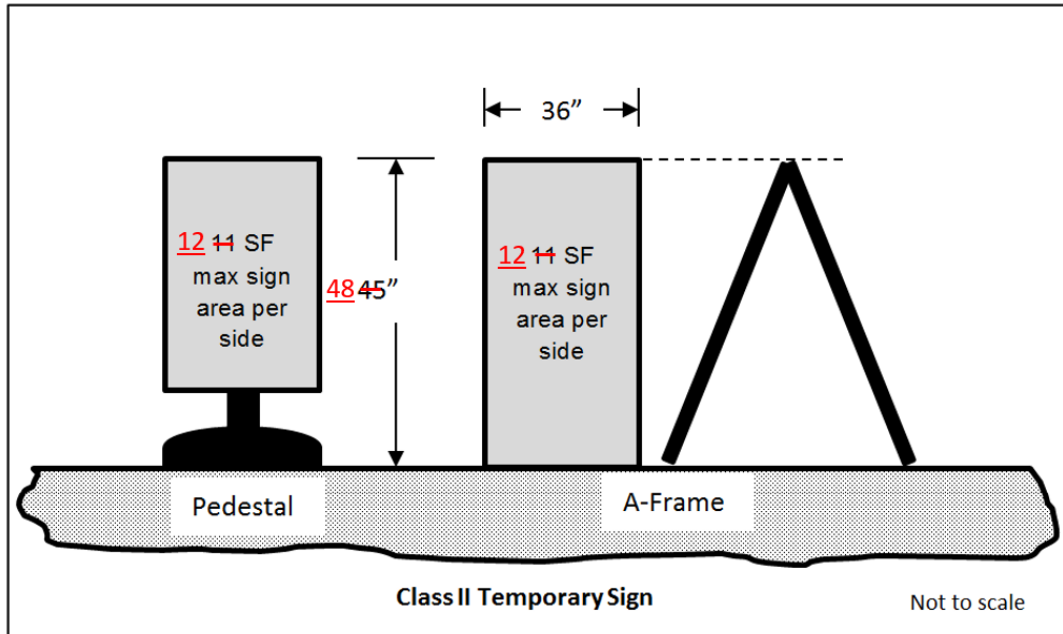
Members of the City Council have since requested that the City's Sign Code be amended in a similar manner. Some of the above provisions are already incorporated in the existing text of Section 109 of the LDO, while other provisions will necessitate revisions to the code.

PROPOSED TEXT:

Staff proposes the following changes (deleted text is ~~red strike-through~~. Added text is red underline):

➤ **Amend the definition of Class II Temporary Sign in subsection 109-1.6(A):**

Sign, temporary, class II (A-frame sign and pedestal sign). A temporary, portable sign in which the overall height of the sign structure does not exceed ~~45~~48 inches, the overall width of the sign structure does not exceed 36 inches and which does not exceed ~~222~~224 square feet of aggregate sign area.



➤ Amend Table 109-1a to allow Class II Temporary Signs in Rights-of-Way:

109-1.7 Permitted and prohibited signs.

- A Permitted signs by zoning district. Only those sign types and classes that are specifically listed in table 109-1a for each zoning district may be allowed, subject to the provisions outlined elsewhere in this chapter.

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(2)	Class I Temporary Signs (Small A-Frame Signs)	P	P	P				P			
109-1.9(a)(3)	Class II Temporary Signs (Large A-Frame Signs)	<u>P</u>	<u>P</u>			P	P	P	P		

➤ Amend subsection 109-1.8(B) to add clarity regarding materials and legibility:

B Sign quality, construction, and aesthetics.

1. Signs shall be designed in compliance with the applicable construction codes adopted by the city and in effect at the time of construction.
2. Where raceway cabinets are utilized, said raceway cabinets shall be painted to match the color of the surface onto which it is mounted.
3. Whenever a permanent sign is removed, the surface onto which the sign was mounted shall be repaired as closely as practicable to a new-like condition.
4. Unless specifically approved by the City Council through a comprehensive sign program or conditional use permit for other than freeway monument sign, as applicable, supporting elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.
5. When electrical service is provided to any sign, all components of said service are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.
6. All ~~permanent~~ signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment. Class II Temporary Signs shall be fabricated of wood, hard plastic, or metal that is at least one-half inch thick with nor unfinished, sharp or rough edges.

7. All sign copy must be clearly legible.

➤ Amend Section 109-1.9.A.3 regarding Class II Temporary Signs as follows:

3. ~~Class II temporary signs~~ Class II Temporary Signs (large A-frame signs and pedestal signs). ~~Class II temporary signs~~ Class II Temporary Signs, as defined herein, are allowed subject to the ~~general requirements~~ General Requirements as ~~stated~~ outlined in subsection 109-1.9.A.1 above ~~plus and~~ the following:
 - a. A business entity in possession of a valid business license from the City of Surprise who is engaged in -Class II temporary signs are only allowed in conjunction with a lawful commercial use including cottage industries-cottage industries, but not home occupations-home occupations, may display Class II Temporary Signs, as follows:-
 - b. ~~When a class II temporary sign is being utilized in conjunction with a lawful commercial use, o~~ One (1) such sign may be located within 15 feet of the

doorway of the customer entrance to the building in which the lawful commercial use is located.

ii. One (1) additional Class II Temporary Sign may be displayed not more than 1,000 feet from the lawful commercial use advertised by the sign.

- eb. When allowed, ~~Class II temporary signs~~ Class II Temporary Signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise ~~engineering development standards~~ Engineering Development Standards. Further, when a sidewalk is separated from the street or curb by a landscape strip of any size, the Class II Temporary Sign must be located behind the sidewalk and not within the landscape strip.
- dc. There is no limit to the number of ~~sign panels~~ sign panels per ~~sign structure~~ sign structure provided the ~~defined~~ specified height, width and ~~sign area~~ sign area limitations are not exceeded.
- ed. The ~~sign~~ sign may be weighted or ballasted; however, no such ~~sign~~ sign may be affixed to the ground or to any permanent ~~structure~~ structure.
- fe. ~~Class II temporary signs~~ Class II Temporary Signs utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the ~~Class II temporary signs~~ Class II Temporary Signs.

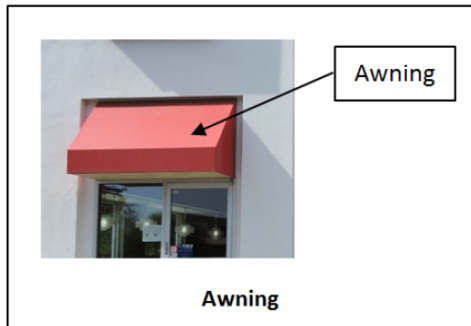
109-1.6 Glossary of Terms.

A. For purposes of administering Chapter 109, the following definitions apply:

A

Active single-family residential subdivision. A subdivision consisting of single-family lots that are for sale to the public by a homebuilder.

Awning. An architectural projection, typically made of cloth or metal, which projects from and is supported by the walls of a building and is intended to provide shade or shelter above a window or door.



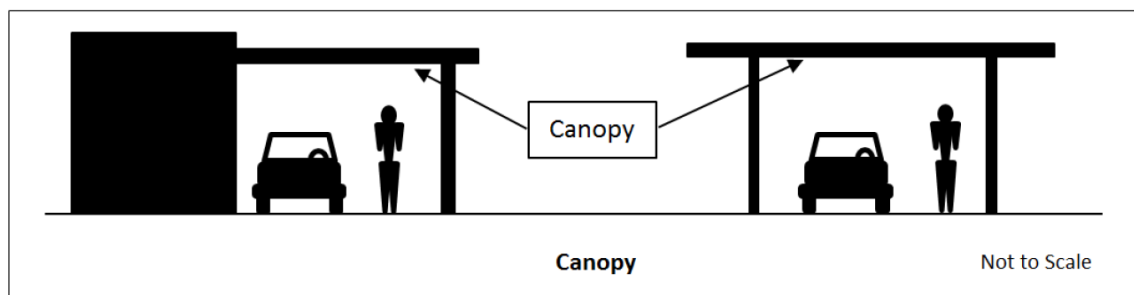
B

Blight. Unsightly conditions including but not limited to damage, tattered, faded, cracking, peeling, rusting or any other condition of disrepair, deterioration, or lack of maintenance.

Building. Any structure having a roof supported by walls or columns used for the shelter of persons, animals, or personal property.

C

Canopy. A building or portion thereof, which is open on not less than two sides and is entirely or partially supported by the ground.



Copy, changeable. Sign copy that is changed or capable of being changed at intervals of more than once per day.

Cottage industry. A cottage industry is a small business, owned and operated by the residential occupant, in a residential area, conducted within the dwelling or in an accessory building. The business may have employees and customers but must be clearly incidental and secondary to the use of the property for single-family residential purposes as well as adhere to the Use Specific Standards in **Section 106-10.14** of the Surprise Municipal Code.

D

Daylight hours. That portion of the day beginning when the sun breaks the morning horizon and ending when the sun falls below the evening horizon.

Drive-in business. A retail business establishment where on-site transactions may be conducted from the confines of a parked vehicle. See also "drive-through business".

Drive-through business. A retail business establishment where on-site transactions may be conducted from the confines of a vehicle which is staged in a drive-through lane. See also "drive-in business".

E

Electronic messaging center (EMC). A sign that utilizes computer-generated messages or some other electronic means of changeable copy. These signs include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.

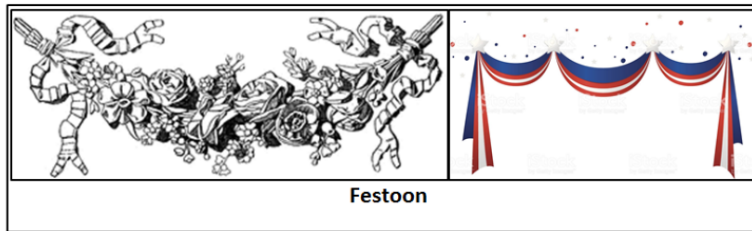
Electronic messaging centers, level 1. An EMC that contains monochromatic static messages which may only be changed manually and which do not employ "scroll", "fade" or "dissolve" transitions, animation or video, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Electronic messaging centers, level 2. An EMC that contains monochromatic or full-color static messages which may be changed automatically at a rate not exceeding once every eight seconds, and which do not employ "scroll", "fade" or "dissolve" transitions, animation, or similar subtle transitions or frame effects which create the appearance of moving text or images.

F

Flag. Any fabric or flexible material attached to or designed to be flown from a flagpole or similar device, but not including banners.

Festoon. A swath of fabric, ribbon, garland, or flowers which is suspended, draped, and bound at intervals to form graceful loops or scalloped folds. Festoons do not include pennant strings or string lighting.



G; H

Home occupation. A use of land that is in accordance with **Section 106-10.23** of the Surprise Municipal Code.

I

Illuminance. The amount of light falling upon a real or imaginary surface, measured in either foot-candles or lux. See also "luminance".

Illumination, bare-bulb. A type of external illumination consisting of light bulbs or a string of light bulbs, or takes on the appearance of such including LEDs.

Illumination, bent-tube. A source of light for externally illuminated graphics supplied by a glass tube that is bent to form letters, symbols, or other shapes and filled with a gas that when electrically charged emits light, or any other method or technology, such as but not limited to LED rope lighting, utilized to achieve the same effect.

Illumination, external. A light source that is separate and apart from the sign.

Illumination, internal. A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface.

J; K; L

Lawful temporary event. A use of land that is permitted by and in accordance with **Section 106-10.42** of the Surprise Municipal Code. For purposes of this chapter, the following uses are also considered lawful temporary events: real estate open houses occurring within lands zoned for residential uses; and, religious institutions where religious services or religious events are held on lands zoned for residential uses, but where the primary use established for said land is that of a public school, private school, or charter school, or other community facility, or public meeting hall.

Logo. A graphic symbol representing a business, activity or use.

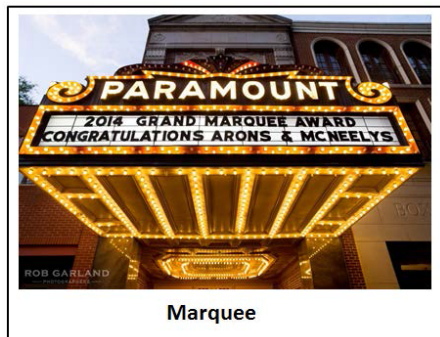
Logo, Primary City of Surprise. The official logo of the city.

Luminance. The light that is emitted by a light source or reflected from a surface, measured in foot-lamberts or nits. See also "illuminance".

M

Maintenance. The replacing or repairing of a part or portion of a sign necessitated by ordinary wear, tear or damage beyond the control of the owner, or the reprinting of existing sign copy without changing the wording, composition, design, original color or size of the sign copy.

Marquee. A type of building projection typically attached to and projecting from the front entrance of a hotel or theater, and intended to provide an opportunity for signage.



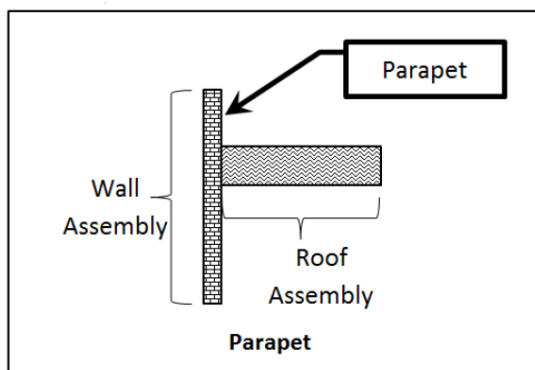
Message, commercial. Speech that identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, including, without limitation, any speech naming a brand of good or service and any speech that is not a non-commercial message.

Message, non-commercial. Speech that in no way identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, including, but not limited to, religious, political, and ideological speech.

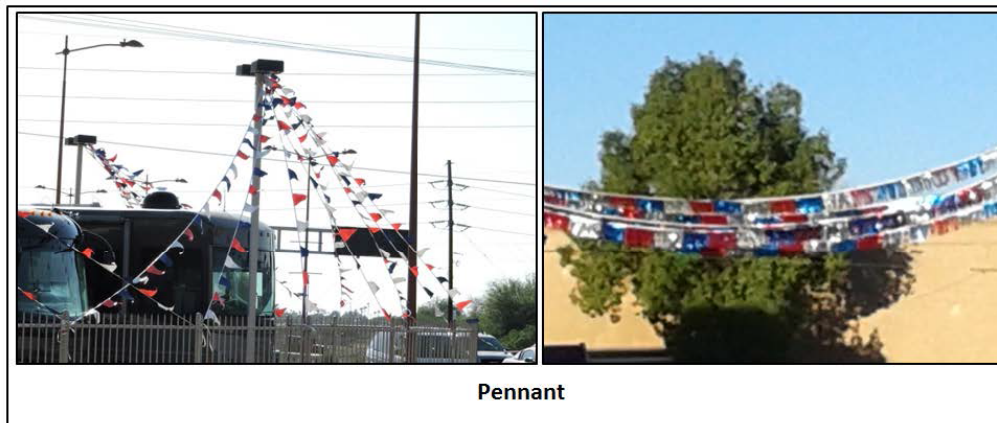
Model home complex. A use of land that is in accordance with **Section 106-10.29** of the Surprise Municipal Code.

N; O; P

Parapet. That portion of a building's exterior wall which projects above the roof of the building.

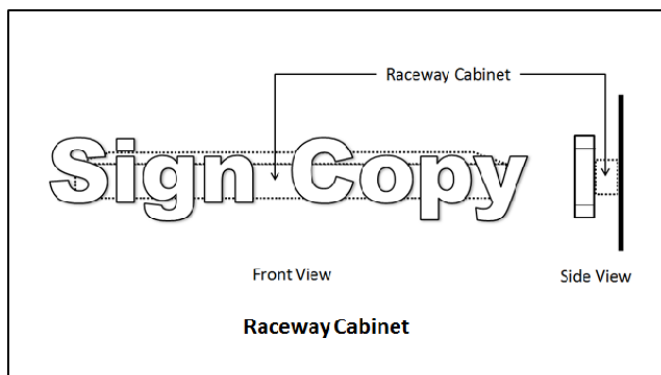


Pennant. A type of flag, generally in the shape of a triangle and typically flown from a string.



Q; R

Raceway cabinet. An aluminum channel box not more than eight inches in depth used to mount signage to a wall or other structure.



Roof. That portion of a building's exterior intended to provide overhead protection from the elements.

Roof, exposed pitch. Any roof where the pitch of the roof is visible from the ground.

Roofline. The highest point of the main roof or the highest point on a parapet, but not including cupolas, pylons, projections or minor raised portions of the roof.

S

Sign. Any device depicting written letters, words, numerals, figures, emblems, logos, trademarks, pictures, or any part or combination thereof used for visual communication that attracts the attention of the public and is visible from public or private rights-of-way or other properties, but not including athletic scoreboards when associated with a sanctioned athletic field.

Sign, abandoned. Any sign located on a vacant property or premises, which is vacant for a period of 90 calendar days, or a sign which is damaged, in disrepair, or vandalized and not repaired within 90 calendar days of the date of the damaging event.

Sign, address. A sign intended for the display of a property's address.

Sign, A-frame. A portable sign designed in the shape of the letter "A" consisting of two rigid surfaces joined along an adjacent edge.

Sign, animated. A sign which incorporates movement or the optical illusion of movement of any part of the sign or sign structure, including the flashing or varying of light intensity; or the automatic changing of all or any part of the sign; or any movement or rotation of the sign or any part of the sign structure.

Sign, area. The smallest rectangular area or areas of a two-dimensional sign which can enclose all of the sign copy, or in the case of a three-dimensional sign, 50 percent of the volume of the smallest cuboid which can enclose the sign.

Sign, awning. Any information or graphics painted on or integrated into an awning.



Sign, backlit. A sign typically utilizing opaque graphics, in which the light source is concealed or contained within the graphic thereby causing the graphic to become visible against the illuminated surface onto which the graphic is mounted.

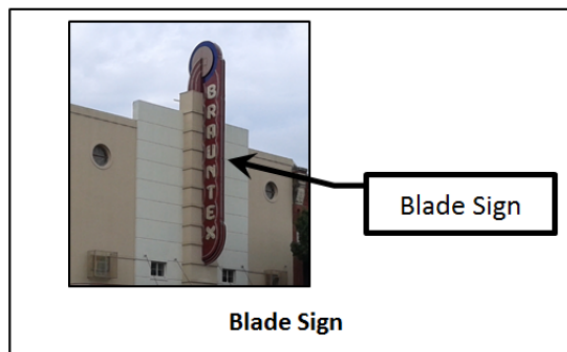
Sign, banner. A sign consisting of fabric, paper, or other lightweight pliable material, either enclosed or not enclosed in a rigid frame, and secured or mounted to minimize movement in the wind, but not including inflatable signs.



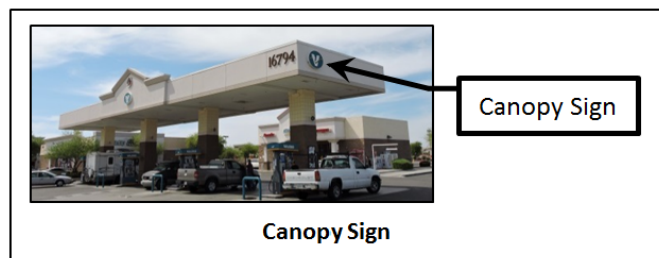
Sign, billboard. A sign that advertises a business, commodity, service, entertainment, product or attraction which is sold, offered or existing elsewhere than on the property where the sign is located or which takes on the physical characteristics historically associated with such signs.



Sign, blade. A sign which stands off from the facade of the building and is designed to be read in a vertical manner.



Sign, canopy. A type of building wall sign that is mounted to the face of a canopy.



Sign copy. The letters, words or graphics used to convey information on a sign.

Sign, freestanding ground. A sign that is erected on its own self-supporting structure, detached from any supporting elements of a building, but not a billboard sign or off-premises sign.

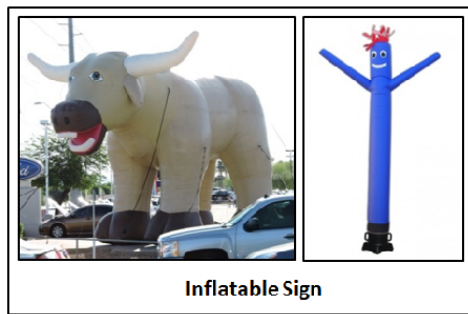
Sign, freeway monument. A pylon sign which is located along a freeway right-of-way and intended to display a commercial message relating to the commercial center on which the sign is located. Freeway monument signs are not considered billboard signs.

Sign, governmental. A sign erected by or on behalf of a governmental body, including but not limited to a sign to post legal notices, identify public property, convey public information, or direct or regulate pedestrian or vehicular traffic.

Sign, hanging. See "shingle sign".

Sign, illuminated. A sign of which the surface is artificially lighted either internally or externally. (See also "illumination" et seq.)

Sign, inflatable. Any on-premises flexible fabric device which is filled with a gas or pressurized air that is tethered or anchored to the ground or other stationary object, or any device taking on such an appearance.



Sign, legal non-conforming. A sign lawfully erected and maintained prior to the adoption of the ordinance from which this chapter or amendments thereto is derived that does not conform to the requirements of this chapter.

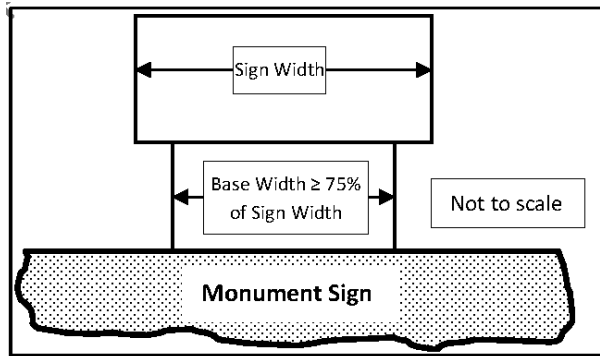
Sign, light pole banner. A fabric sign suspended between two horizontal supports, which are attached to a light pole for the purpose of supporting the sign.



Sign, median. Any sign other than a public sign that is located within the median of any street, regardless of whether the median is painted or raised.

Sign, model home complex. Any sign or flag that is approved for use in a model home complex.

Sign, monument. A freestanding ground sign with a base that is at least 75 percent of the width of the sign intended to display a message relating to the property on which the sign is located. Monument signs are not considered billboard signs.



Sign, monument, class I. Commonly referred to as a "menu sign", a class I monument sign is a monument sign associated with the drive-through lanes of a drive-through business, and which is equipped with a loudspeaker and microphone for the purpose of placing and confirming an order.



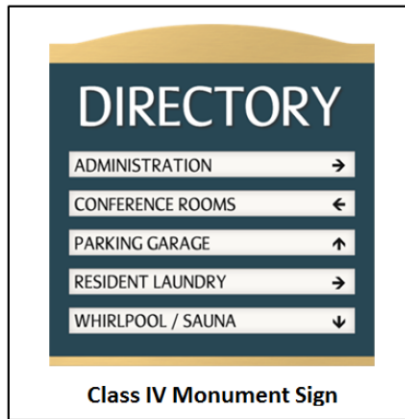
Sign, monument, class II. Commonly referred to as a "preview sign", a class II monument sign is a monument sign associated with the drive-through lanes of a drive-through business, and which is not equipped with a loudspeaker or microphone.



Sign, monument, class III. Commonly referred to as a "directional sign", a class III monument sign is a monument sign typically associated with a multi-family, commercial or industrial driveway or drive aisle.



Sign, monument, class IV. Commonly referred to as a "directory sign", a class IV monument sign is a monument sign typically associated with a pedestrian promenade or parking lot drive aisle.



Sign, monument, class V. A monument sign associated with a high volume collector street, residential collector street, or commercial collector street, as defined by the Surprise engineering design standards, and provides the primary source of signage for the property served by the sign.

Sign, monument, class VI. A monument sign associated with a parkway, major arterial, or minor arterial as defined by the Surprise engineering design standards, or Grand Avenue, and provides the primary source of signage for the property served by the sign.

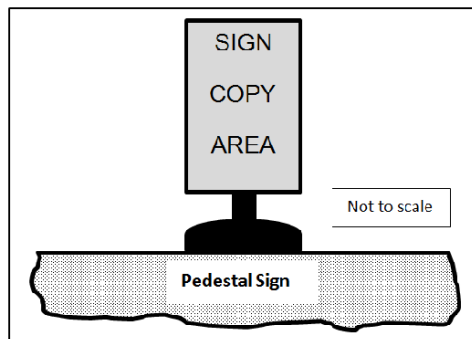
Sign, non-conforming. A sign that does not conform to the requirements of this chapter.

Sign, off-premises. A class I temporary sign or class II temporary sign that directs attention to an activity, business, commodity, service, entertainment, product, or attraction sold, offered, or existing elsewhere than upon the property where the sign is located.

Sign, on-premises. Any sign, other than a billboard sign, that directs attention to an activity, business, commodity, service, entertainment, product, or attraction sold, offered, or existing on the property where the sign is located.

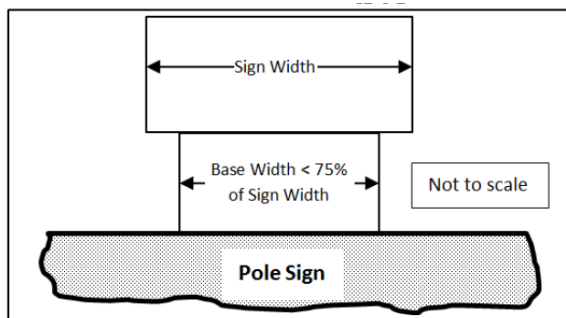
Sign panel. The surface on which sign copy is depicted.

Sign, pedestal. A portable sign in which the sign panel is affixed to and supported by a weighted base.



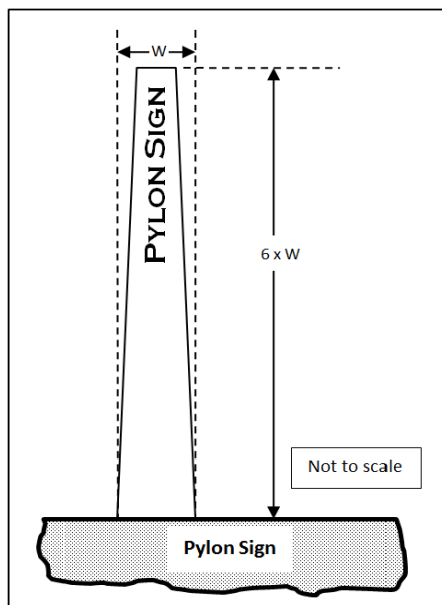
Sign, permanent. An on-premises sign that due to its physical characteristics and method of attachment is intended for permanent display.

Sign, pole. An on-premises freestanding ground sign where the width of the supporting poles, uprights or braces are collectively less than 75 percent of the width of the sign. For purposes of this chapter, a light pole banner is not considered a pole sign. (See also "sign, monument" and "sign, pylon".)

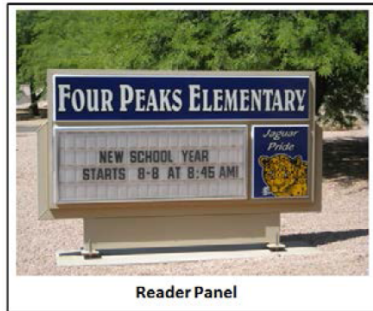


Sign, portable. A temporary sign that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any structure.

Sign, pylon. An on-premises monument sign in which the height of the sign structure is at least six times the width of the base of the sign structure.

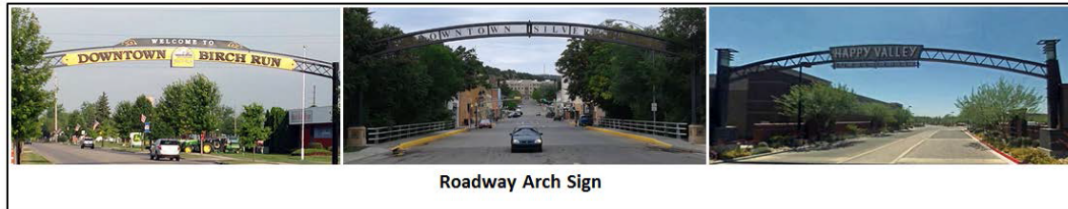


Sign, reader panel. An on-premises sign in which the individual characters of the sign copy may be changed manually and immediately, but not including electronic messaging.



Sign, residential subdivision. Any sign that is approved for use in association with an active single-family residential subdivision.

Sign, roadway arch. A sign mounted to a structure that spans a roadway or commercial driveway in which the structure is intended for that sole purpose. A roadway arch sign is not considered a billboard sign.



Sign, roof. An on-premises building-mounted sign that is attached to or extends above the roof of a building.



Sign, sandwich. A type of A-frame sign designed to be worn by a person.

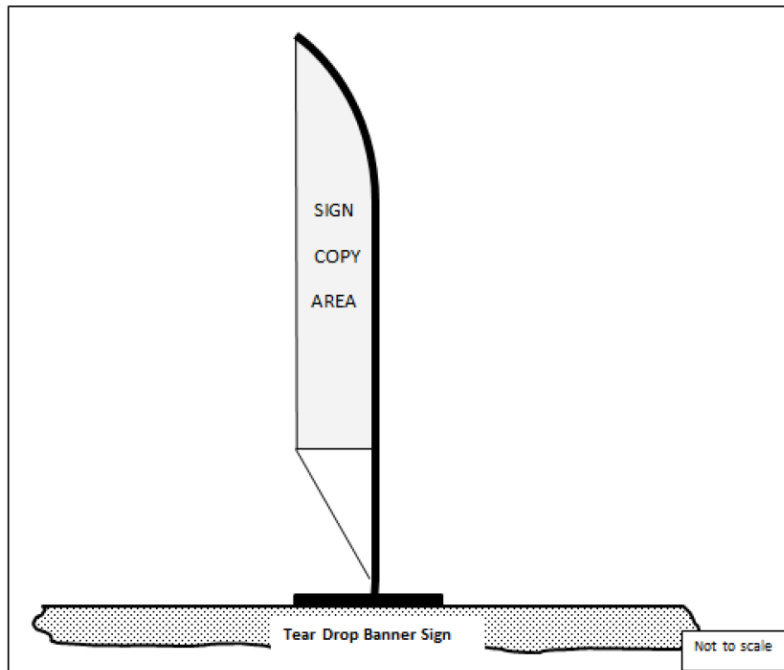
Sign, shingle. An on-premises sign suspended from, and located entirely under a covered porch, walkway, canopy or awning.



Sign, snipe. Any sign, other than a public sign, that is posted on a tree, landscaping, utility pole or structure, streetlight, fence, fire hydrant, bridge, curb, or park bench.

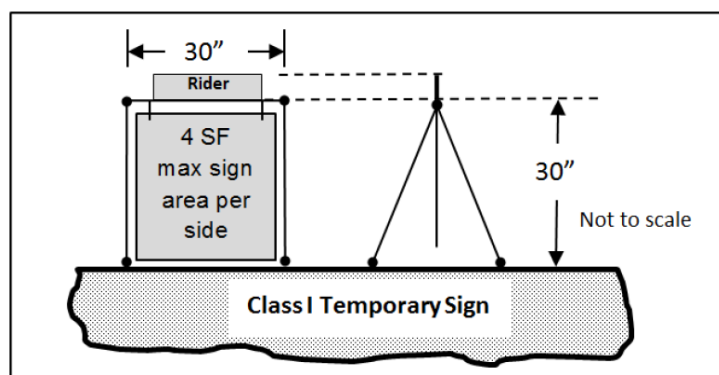
Sign structure. The supports and framework of a sign.

Sign, teardrop banner. An on-premises sign consisting of a narrow strip of fabric material which is attached to a flexible or partially flexible pole in a vertical manner.

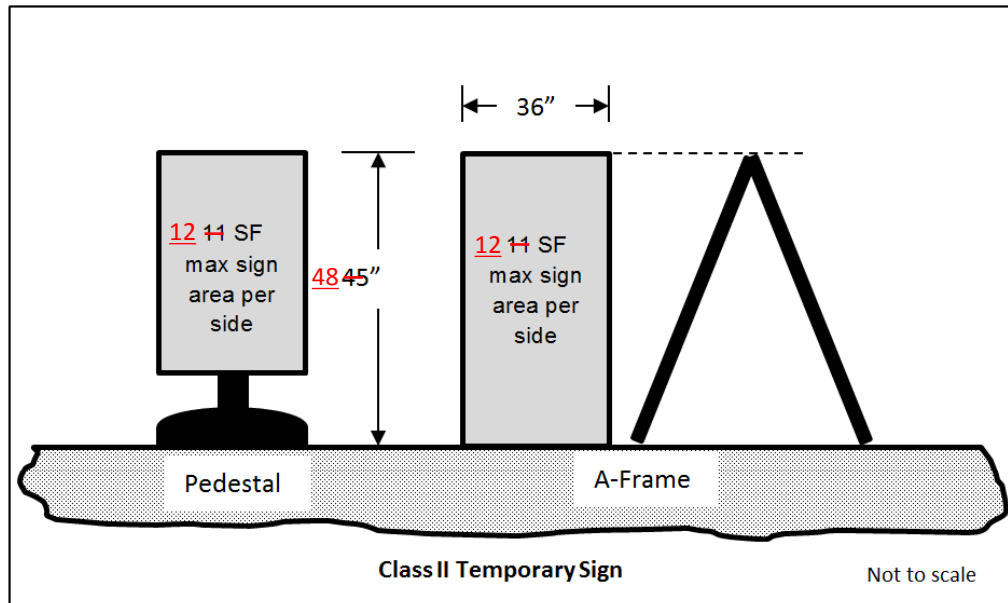


Sign, temporary. A sign that due to its physical characteristics and method of attachment is not intended for permanent display. See also "sign, permanent".

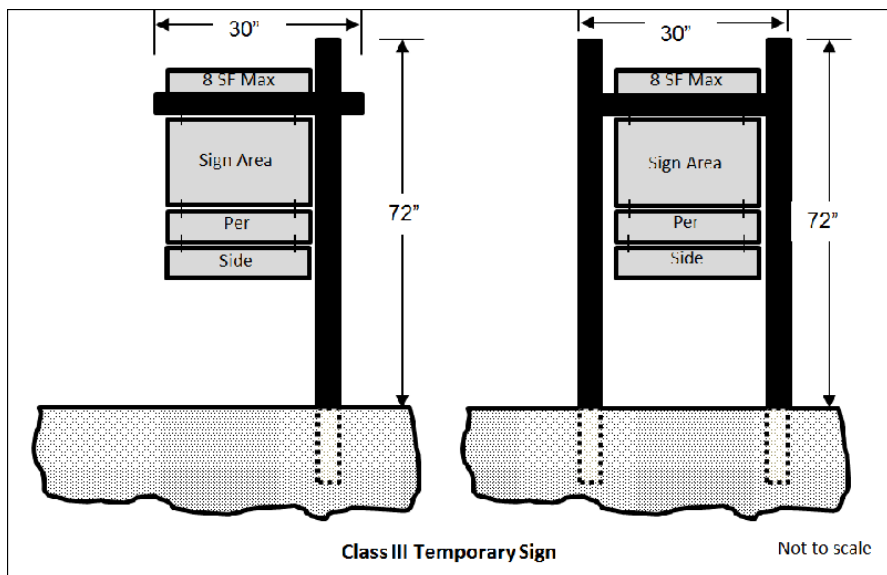
Sign, temporary, class I (small A-frame sign). A temporary, portable sign generally in the shape of the letter "A" in which the overall height of the sign structure does not exceed 30 inches, the overall width of the sign structure does not exceed 30 inches and which does not exceed eight square feet of aggregate sign area. Riders not exceeding six inches in height and 24 inches in length which are attached to the top of the A-frame shall not be included in the overall height measurement or sign area measurement.



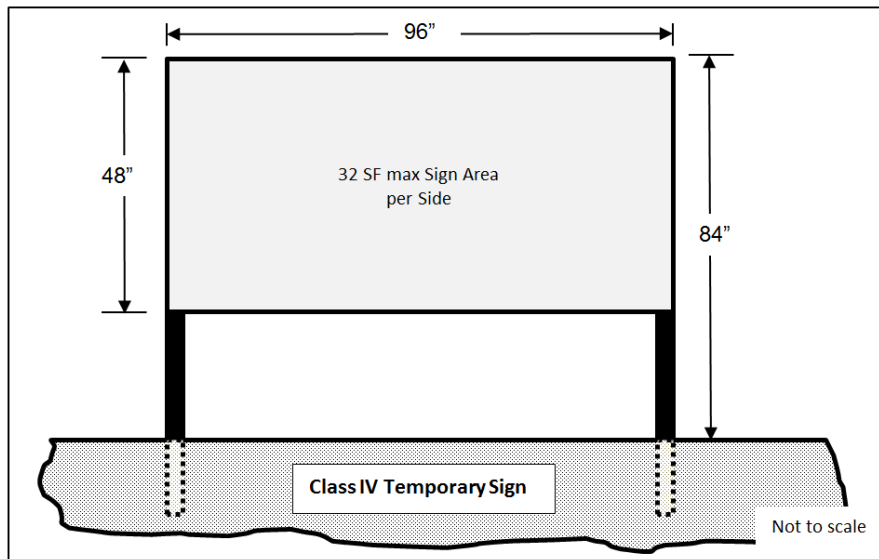
Sign, temporary, class II (A-frame sign and pedestal sign). A temporary, portable sign in which the overall height of the sign structure does not exceed ~~45~~⁴⁸ inches, the overall width of the sign structure does not exceed 36 inches and which does not exceed ~~22~~²⁴ square feet of aggregate sign area.



Sign, temporary, class III (small post sign). An on-premises temporary sign supported by one or more rigid posts in which the overall height of the sign structure does not exceed 72 inches, the overall width of the sign structure does not exceed 30 inches, and the aggregate sign area does not exceed 16 square feet.



Sign, temporary, class IV. An on-premises temporary sign supported by two rigid posts in which the overall height of the sign structure does not exceed 84 inches, the overall width of the sign structure does not exceed 96 inches, and the aggregate sign area does not exceed 64 square feet.



Sign, three-dimensional. A sign in which is meant to be viewed from all angles.



3-Dimensional Sign

Sign, vehicle. Any sign mounted, painted, or otherwise erected on a vehicle.

Sign walker. A person carrying a portable sign intended to convey a message to motorists and passersby.



Sign Walker

Sign, wall, building. A sign mounted flat against a building wall with the exposed face of the sign in a plane generally parallel to the face of the wall, but not including window signs.



Sign, wall, subdivision perimeter. A sign mounted or painted onto a subdivision perimeter wall.



Sign, window. Any combination of decals, posters, murals or other media which are affixed to a window pane or otherwise intended to be viewed through the window pane from the exterior of the building, but not including merchandise normally displayed within a show window of a retail merchant shop.



Speech, commercial. (see "message, commercial").

Speech, non-commercial. (see "message, non-commercial").

Structure. Anything constructed or erected that requires attachment to the ground, or is structurally connected to something having attachment to the ground.

T; U; V

Vehicle. Any car, truck, motorcycle, all-terrain vehicle, recreational vehicle, boat, trailer, tractor, crane, mobile machinery, or similar.

W

Wall, building. A wall that is integral to a building.

Wall, subdivision perimeter. A freestanding wall that is located around a subdivision.

X; Y; Z

109-1.7 Permitted and prohibited signs.

- A** Permitted signs by zoning district. Only those sign types and classes that are specifically listed in table 109-1a for each zoning district may be allowed, subject to the provisions outlined elsewhere in this chapter.

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(2)	Class I Temporary Signs (Small A-Frame Signs)	P	P	P				P			
109-1.9(a)(3)	Class II Temporary Signs (Large A-Frame Signs)	<u>P</u>	<u>P</u>			P	P	P	P		
109-1.9(a)(4)	Class III Temporary Signs (Small Post Signs)			P	P	P	P	P	P		P
109-1.9(a)(5)	Class IV Temporary Signs (Large Post Signs)			P	P	P	P	P	P		P
109-1.9(a)(6)	Banner Signs and Festoons			P	P	P	P	P	P		P
109-1.9(a)(7)	Light Pole Banner Signs	P	P		P	P	P	P	P		P
109-1.9(a)(8)	Teardrop Banner Signs			P	P	P	P	P	P	P	P
109-1.9(a)(9)	Sign Walkers	P	P	P	P	P	P	P	P	P	P
109-	Model Home			P				P			

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
1.9(a)(10)	Complex Signs										
109-1.9(a)(11)	Residential Subdivision Signs			P				P			
BUILDING MOUNTED SIGNS											
109-1.9(b)(1)	Building Wall Signs			P	P	P	P		P		P
109-1.9(b)(2)	Blade Signs			P	P	P	P		P		P
109-1.9(b)(3)	Canopy Signs				P	P	P		P		P
109-1.9(b)(4)	Marquee Signs						P				P
109-1.9(b)(5)	Awning Signs						P		P		P
109-1.9(b)(6)	Hanging Signs					P	P	P	P		P
109-1.9(b)(7)	Window Signs and Sunscreens			P	P	P	P	P	P		P
FREESTANDING GROUND SIGNS											
109-1.9(c)(1)	Class I Monument Signs (Menu Signs)						P		P		
109-1.9(c)(1)	Class II Monument Signs (Preview Signs)						P		P		
109-1.9(c)(2)	Class III Monument Signs (Directional Signs)	P	P	P	P	P	P	P	P	P	P

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
109-1.9(c)(3)	Class IV Monument Signs (Directory Signs)				P	P	P		P		
109-1.9(c)(4)	Class V Monument Signs (Minor Monument Signs)			P	P	P	P		P		P
109-1.9(c)(5)	Class VI Monument Signs (Major Monument Signs)				P	P	P		P		P
109-1.9(c)(6)	Roadway Arch Signs	P	P				P		P		
109-1.9(c)(7)	Subdivision Perimeter Wall Signs			P	P	P	P				P
109-1.9(c)(8)	Freeway Monument Signs						C				
OTHER SIGNAGE											
109-1.11	Level 1 Electronic Messaging			P	P	P	P	P	P		P
109-1.11	Level 2 Electronic Messaging				P	P	P		P		P
109-1.12	Reader Panels			P	P	P	P	P	P		P
109-1.13	Address Identification			P	P	P	P	P	P	P	P

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
109-1.14	Flags and Flagpoles			P	P	P	P	P	P		P

- B** Signs in the public street right-of-way. Signs are not permitted within the public street right-of-way, except for those signs erected by, or on behalf of the city, or as otherwise expressly permitted in this chapter.
- C** Signs in the private street right-of-way. Signs are not permitted within private street rights-of-way, except when associated with an approved planned area development (PAD) or comprehensive sign program (CSP), as required by the city, or as otherwise permitted in this chapter.
- D** Encroachments. No portion of any sign erected on any property may encroach into the public right-of-way, except as otherwise permitted in this chapter or where expressed written permission is granted by the city to allow said encroachment.
- E** Signs as an accessory use. All signs must be an accessory use to a primary use. In no case shall a sign be established as a primary use of the property; except that temporary signs as otherwise allowed within a given zoning district are exempt from this provision.
- F** Prohibited signs. The following sign types are specifically prohibited:
1. *Abandoned signs*, pole signs of a permanent nature, snipe signs, and median signs;
 2. Animated signs, flashing, blinking, or rotating signs, festoons, inflatable signs including latex or mylar balloons, permanent banner signs, pennants, searchlights, streamers, signs other than class 1 monument signs that emit audible sound, and any clearly similar features;
 3. Vehicle signs when the vehicle is placed in a location not approved for vehicular parking or storage;
 4. Signs containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;
 5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;

6. Signs located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations;
7. Signs containing vulgar or profane messages, hate speech, or language intended to incite violence;
8. Signs greater than 30 inches in height and which are located within any sight visibility triangle of any street or driveway intersection as required by the Surprise engineering design standards;
9. Signs not expressly permitted as being allowed by right under this chapter, or by specific requirements in another portion of this chapter, or otherwise expressly allowed by the city board of adjustment;
10. Signs placed in locations that are deemed by the city to present a hazard to public safety, obstruct clear vision in the area, or interferes with the requirements of the Americans with Disabilities Act (42 United States Code sections 12101 through 12213 and 47 United States Code sections 225 and 611);
11. Billboard signs.

G Signs exempt from these regulations. The following signs are exempt from regulation under this chapter:

1. Governmental signs.
2. Any sign that is not visible from another property to the naked eye, provided said sign otherwise meets applicable Building Code requirements and the requirements of sections 109-1.10, 109-1.11 and 109-1.12 herein.

H Violation. Any sign that is not in compliance with this section is in violation of this chapter.

109-1.8 General provisions.

A Permitting requirements.

1. *Permits required.* With the exception of those sign types listed in subsection 8(a)(3) below, a construction permit is required for all signs regulated by this chapter and erected within the city.
2. *Property owner authorization required.* No sign regulated by this chapter shall be erected on a property not owned by the person or entity erecting the sign without the expressed written permission from the property owner of the property onto which the sign is erected. Said written permission shall be made available to the city upon request.
3. *Exceptions from the permitting requirement.* The following sign types are exempt from the permitting requirement:
 - a. Temporary signs;
 - b. Sign walkers;
 - c. Window signs, provided the sign is not electrically connected to the building;
 - d. Sun screens;
 - e. Shingle signs, provided the sign is not electrically connected to the building;
 - f. Address signs, provided the sign is not electrically connected to the building;
 - g. Flags except that in the event the flagpole is greater than six feet in length, then a permit is required for the flagpole.

B Sign quality, construction, and aesthetics.

1. Signs shall be designed in compliance with the applicable construction codes adopted by the city and in effect at the time of construction.
2. Where raceway cabinets are utilized, said raceway cabinets shall be painted to match the color of the surface onto which it is mounted.
3. Whenever a permanent sign is removed, the surface onto which the sign was mounted shall be repaired as closely as practicable to a new-like condition.
4. Unless specifically approved by the City Council through a comprehensive sign program or conditional use permit for other than freeway monument sign, as applicable, supporting elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.

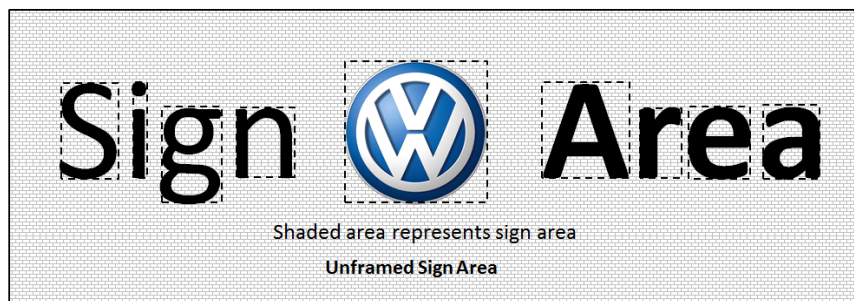
5. When electrical service is provided to any sign, all components of said service are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.
6. All ~~permanent~~ signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment. Class II Temporary Signs shall be fabricated of wood, hard plastic, or metal that is at least one-half inch thick with nor unfinished, sharp or rough edges.
7. All sign copy must be clearly legible.

C Sign maintenance.

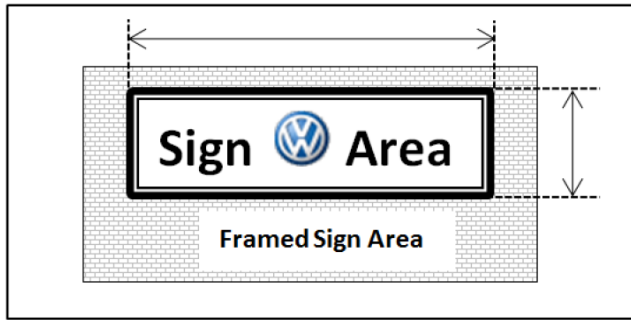
1. All signs shall be maintained in a state of good repair, operational, and free of blight and/or hazards. Weathered, sun damaged, tattered or faded signs or related components shall be repaired or replaced.
2. Whenever any sign, either legally conforming or legally nonconforming, is required to be removed for the purpose of repair, lettering or repainting, the same may be done provided:
 - a. There is no alteration or remodeling to the structure or to the mounting of the sign itself;
 - b. There is no enlargement or increase in any of the dimensions of the sign, sign copy, or sign structure;
 - c. The sign is an accessory to a legally conforming use, conditional use, or legally nonconforming use.

D Methods of measurements.

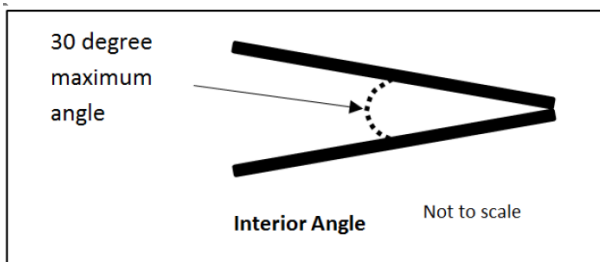
1. *Sign area.*
 - a. *Unframed signs.* Where the individual letters, logos and graphics of a sign are mounted directly to a wall or sign structure, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.



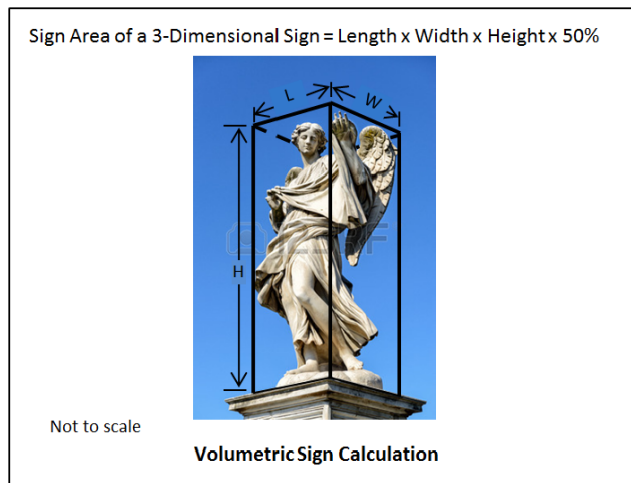
- b. *Framed signs.* Where the individual letters, logos and graphics are integral to a sign panel, or are framed in by an architectural element or contrasting color apart from the color of the wall or sign structure, the sign area shall be the area of the panel or frame.



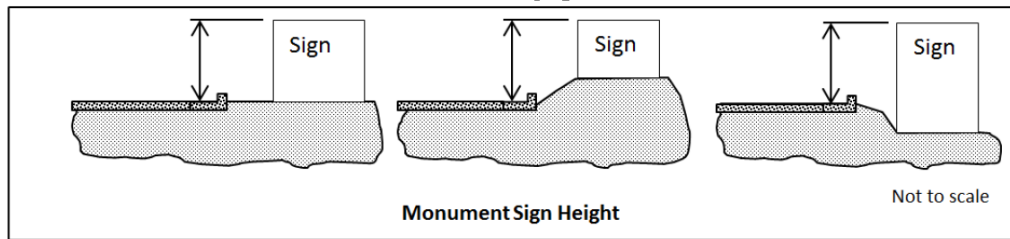
- c. *Double-sided signs.* Only one side of a double-sided freestanding ground sign shall be used to calculate the sign area, provided the interior angle between sign faces is not greater than 30 degrees. This provision does not apply to A-frame signs.



- d. *Three-dimensional signs.* Where a sign consists of a three-dimensional, free-form, sculptural or other non-planar design, the sign area shall be calculated as 50 percent of the total volume of space contained within the smallest cuboid, which will enclose the sign structure.



2. *Monument sign height.* Unless otherwise noted, notwithstanding adjacent topography, the height of any class of monument sign shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



3. *Fractional calculations.* All linear measurements and calculations shall be accurate to the closest inch. All area measurements and calculations shall be accurate to the closest square inch. All volumetric measurements and calculations shall be accurate to the closest cubic inch.

109-1.9 Sign classifications and types. The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in table 109-1a subject to the following "time, place and manner" restrictions.

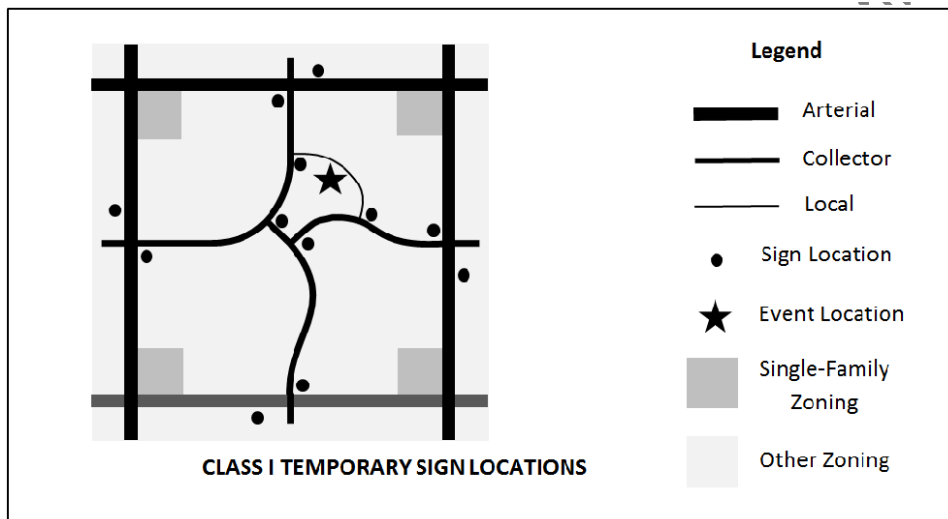
A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

1. *General requirements.*

- a. Temporary signs shall not be illuminated in any manner except by ambient lighting present on the property.
- b. Temporary signs shall include the name and phone number of the contact person responsible for placing the sign.
- c. No temporary sign may interfere with the free movement of pedestrian or vehicular traffic.
- d. The supporting elements for class III temporary signs and class IV temporary signs may be directly buried or inserted into the soil; however, in no case shall concrete, or other permanent attachments to the ground, or attachment to other permanent structure(s) be utilized.

2. *Class I temporary signs (small A-frame signs).* Class I temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:

- a. Class I temporary signs are only allowed in conjunction with a lawful temporary event being held on land zoned for single-family residential uses.
- b. Class I temporary signs may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:
 - (1) One class I temporary sign at the site of the lawful temporary event,
 - (2) One class I temporary sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid,
 - (3) Two class I temporary signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street, provided said sign is no further than 500 feet from the intersection.



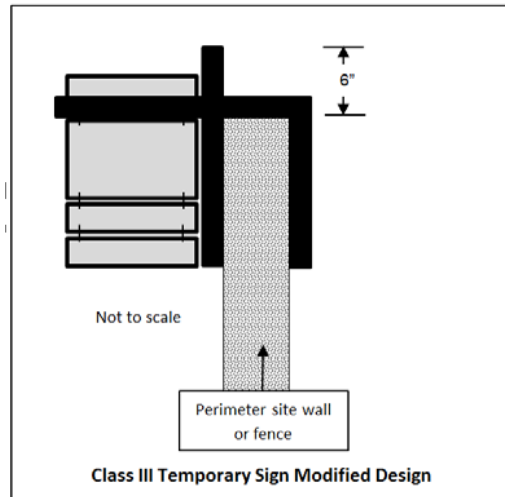
- c. When allowed, class I temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
 - d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
 - e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
 - f. Class I temporary signs may be placed one hour before the start of a lawful temporary event and shall be removed not more than one hour after the end of a lawful temporary event that occurs between the hours of 9:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, and Thursdays. In addition, class I temporary signs may be placed for any length of time between the hours of 4:00 p.m. Friday and 11:00 p.m. Sunday.
 - g. If the lawful temporary event being served by the class I temporary sign requires a temporary use permit, the locations of the class I temporary signs shall be included with the application materials.
3. *Class II ~~temporary signs~~ Temporary Signs* (large A-frame signs and pedestal signs). ~~Class II temporary signs~~ *Class II Temporary Signs*, as defined herein, are allowed subject to the ~~general requirements~~ *General Requirements* as ~~stated outlined in subsection 109-1.9.A.1~~ above ~~plus and~~ the following:
 - a. *A business entity in possession of a valid business license from the City of Surprise who is engaged in ~~Class II temporary signs are only allowed in conjunction with~~ a lawful commercial use including ~~cottage industries~~ cottage industries, but not ~~home occupations~~ home occupations, may display Class II Temporary Signs, as follows:-*

- ~~b.~~ ~~i.~~ ~~When a class II temporary sign is being utilized in conjunction with a lawful commercial use, o~~One (1) such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located.
- ~~ii.~~ ~~One (1) additional Class II Temporary Sign may be displayed not more than 1,000 feet from the lawful commercial use advertised by the sign.~~
- ~~eb.~~ When allowed, ~~Class II temporary signs~~ *Class II Temporary Signs* may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise ~~engineering development standards~~ *Engineering Development Standards*. ~~Further, when a sidewalk is separated from the street or curb by a landscape strip of any size, the Class II Temporary Sign must be located behind the sidewalk and not within the landscape strip.~~
- ~~dc.~~ There is no limit to the number of ~~sign panels~~ *sign panels* per ~~sign structure~~ *sign structure* provided the ~~defined~~ *specified* height, width and ~~sign area~~ *sign area* limitations are not exceeded.
- ~~ed.~~ The ~~sign~~ *sign* may be weighted or ballasted; however, no such ~~sign~~ *sign* may be affixed to the ground or to any permanent ~~structure~~ *structure*.
- ~~fe.~~ ~~Class II temporary signs~~ *Class II Temporary Signs* utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the ~~Class II temporary signs~~ *Class II Temporary Signs*.

4. *Class III temporary signs (small post-signs).*

- a. Not more than one class III temporary sign meeting the specific requirements outlined in this section is permitted per lot of record except that if said lot abuts more than one street, one additional class III temporary sign meeting said requirements may be erected along each additional street frontage.
- b. In the event a property is vacant, additional class III temporary signs may be erected on said property provided the spacing between such signs is not less than 600 feet.
- c. Class II temporary signs shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
- e. In the event that a lot's perimeter site wall or fence is adjacent to or within 20 feet of a street, the class III temporary sign may be

modified to allow the sign to be hung from but not attached to the perimeter site wall or fence provided the sign does not exceed the height of the wall or fence by more than six inches and does not interfere with pedestrian movement.



5. *Class IV temporary signs (large post-signs).*

- a. Not more than one class IV temporary sign meeting the specific requirements outlined in this section is permitted per lot of record except that if said lot abuts more than one street, one additional class IV temporary sign meeting said requirements may be erected along each additional street frontage, except that class IV temporary signs associated with a public hearing shall not be counted towards this total.
- b. Class IV temporary signs shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- c. The maximum number of sign panels per sign structure shall not exceed two.

6. *Banner signs and festoons.*

- a. *General.* The following provisions apply to all banner signs and festoons:
 - (1) Banner signs shall be equipped with ventilation flaps.
 - (2) Banner signs and festoons shall be securely attached to the building or fence, but in no case shall be attached to freestanding poles or vegetation.
- b. *Residential.* Any number of banner signs, festoons or combination thereof are permitted per dwelling unit, provided the aggregate length does not exceed 20 lineal feet and the aggregate area does not exceed 100 square feet.

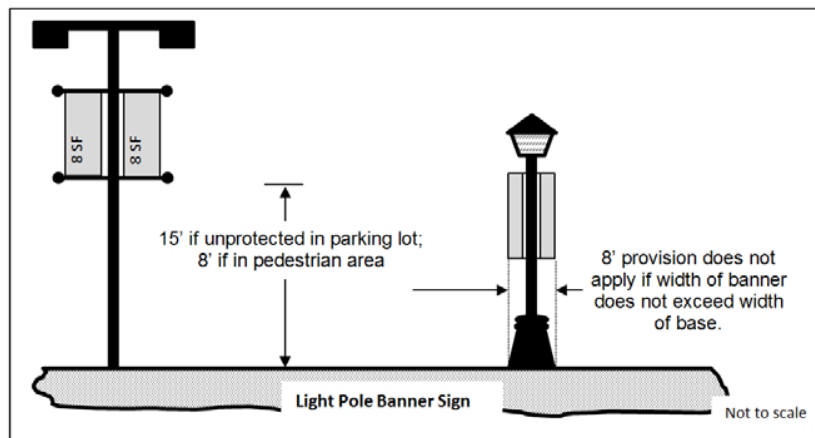
- c. *Non-residential.* Banner signs and festoons are permitted on properties zoned for non-residential use subject to the following:
 - (1) One banner sign may be placed on a building, provided the maximum area of the banner sign shall not exceed one square foot per linear foot of building elevation, not to exceed 500 square feet.
 - (2) For a single-tenant building, the width of the banner sign shall not exceed 80 percent of the width of the building elevation onto which the banner sign is attached. For multi-tenant building, the width of the banner sign shall not exceed 80 percent of the leased tenant frontage.
 - (3) Any number of festoons may be placed on a building provided the festoon contains no advertising copy, the aggregate length does not exceed 20 lineal feet, and the aggregate area does not exceed 100 square feet.
- d. *Construction sites and temporary construction yards.* Banner signs are allowed in conjunction with active construction sites and temporary construction yards regardless of zoning, subject to the following:
 - (1) One or more banner signs may be affixed to the perimeter fence surrounding a construction site or temporary construction yard, provided said banner signs do not extend above the height of the perimeter fence.
 - (2) Individual banner signs shall not exceed ten feet in length. Where multiple banner signs are utilized in lieu of screening material on a fence surrounding a construction site or temporary construction yard, said signs shall be spaced not less than one foot apart unless the banner sign is fabricated of material with not less than 50 percent visual transparency, in which case this provision shall not apply.

7. *Light pole banner signs.*

- a. Light pole banner signs may be attached to light poles when the pole is so equipped to receive such banner, except that in no case shall a light pole banner sign be affixed to a light pole in a public right-of-way without the expressed written permission from the city.
- b. The surface area of a single light pole banner sign shall not exceed eight square feet as measured on a single side.
- c. When two light pole banner signs are affixed to a single light pole, both light pole banner signs shall be consistent with each other with respect to size and shape so as to create uniformity.
- d. When the light pole onto which a light pole banner sign is placed is located within the paved portion of a parking lot, and the light pole base is unprotected from vehicular traffic, the bottom of the

light pole banner sign shall be a minimum of 15 feet above the parking surface over which the banner is placed. If the base of the light pole is protected from vehicular traffic, this provision shall not apply.

- e. When the light pole is located within a pedestrian area, the bottom of the light pole banner sign shall be a minimum of eight feet above the surface over which the light pole banner sign is placed, unless the light pole banner sign is sufficiently narrow so as to not extend beyond the base of the light pole.
- f. Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.
- g. Light pole banner signs shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.
- h. Light pole banner signs shall be equipped with ventilation flaps.

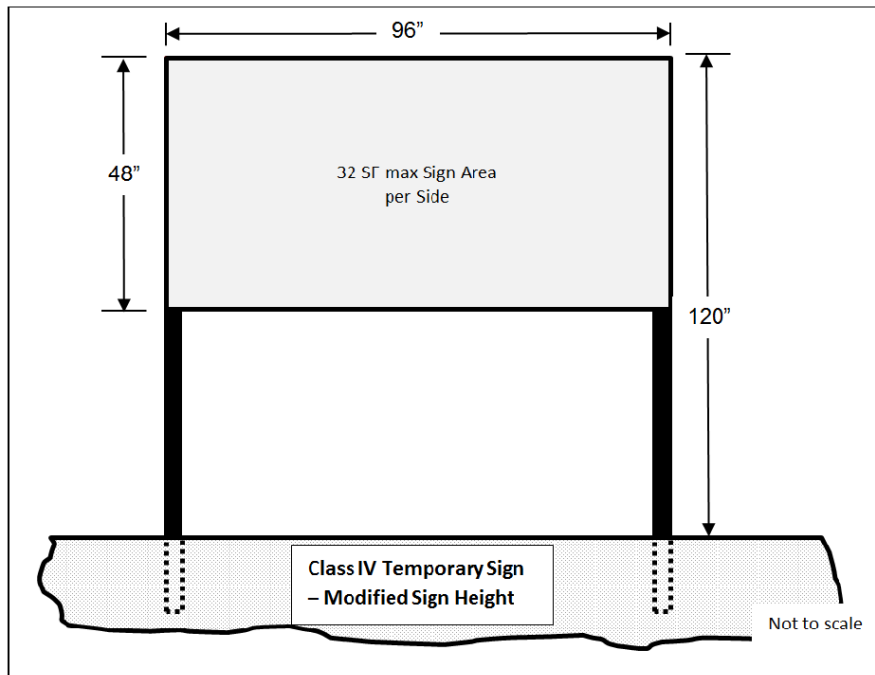


8. *Teardrop banner signs.*

- a. Not more than two teardrop banner signs are permitted in conjunction with a lawful temporary event subject to the specific requirements as outlined herein except that in no case shall a teardrop banner sign be allowed on a vacant property.
- b. Teardrop banner signs may only be erected on the property on which the lawful temporary event is occurring. In no case shall a teardrop banner sign be located within a public or private right-of-way.
- c. No teardrop banner sign shall be located within 15 feet of a pedestrian path, sidewalk, or trail, whether public or private.
- d. No teardrop banner sign shall be located within 15 feet of any vehicular parking surface or driveway.
- e. No teardrop banner sign shall be located within 50 feet of any public or private right-of-way.
- f. The maximum height of the sign structure as measured from the nearest adjacent grade shall not exceed 12 feet with the flag portion of the sign not exceeding 16 square feet.

- g. The teardrop banner sign shall be supported by a pedestal, which may be weighted or ballasted to prevent being overturned, but in no case shall the supporting sign structure be inserted into the ground.
9. *Sign walkers*. Sign walkers are permitted to operate within the city subject to the following restrictions:
 - a. Sign walkers may only operate during daylight hours.
 - b. Sign walkers may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.
 - c. Sign walkers may carry a maximum of two single-sided signs not exceeding three square feet of sign copy each or one double-sided sign not exceeding 12 square feet of aggregate sign copy; however, in no case shall a sign walker carry any form of electronic messaging.
 - d. Sign walkers shall not display a sign in any manner other than by personally holding or wearing said sign.
10. *Model home complex signs*. In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:
 - a. One class III temporary sign meeting the requirements of subsection 9(a)(4) herein for each lot located within the boundaries of an approved model home complex. Such signs shall not be illuminated except by ambient lighting.
 - b. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.

10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:
 - a. One class III temporary sign meeting the requirements of subsection 9(a)(4) herein for each lot located within the boundaries of an approved model home complex. Such signs shall not be illuminated except by ambient lighting.
 - b. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.



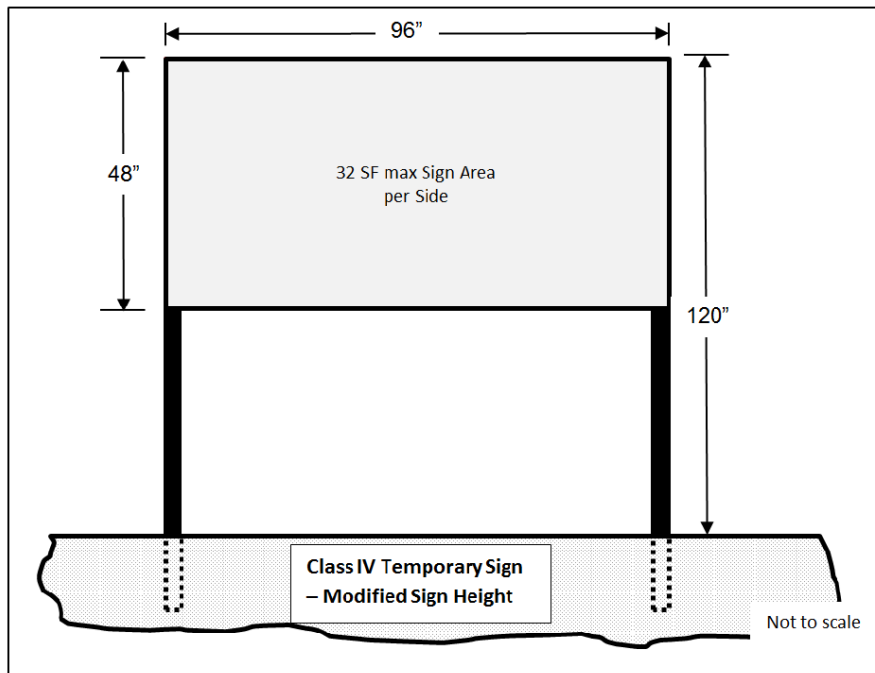
- c. One flagpole not exceeding a height of 45 feet may be erected within the boundaries of the model home complex provided said flagpole is located within the building envelope or within the required front yard of the lot in which it is placed, but not located within any required side or required rear yard. A maximum of two flags may be displayed from said flagpole. The flag and flagpole permitted under this paragraph may be externally illuminated in accordance with **Chapter 107-Article 3** of the Surprise Municipal Code.
- d. Two flagpoles not exceeding a height of 20 feet may be erected for each lot located within the boundaries of the approved model home complex. A maximum of one flag may be displayed from each flagpole. Flagpoles permitted under this section may be erected along the perimeter of the model home complex. Flagpoles permitted under this paragraph shall not be illuminated except by ambient lighting.
- e. Four additional teardrop banner signs meeting the requirements of subsection 9(a)(8) herein for each lot located within the boundaries of an approved model home complex. Except that subsections 9(a)(8)c., 9(a)(8)d. and 9(a)(8)e. shall not apply. Teardrop banner signs permitted under this section shall not be illuminated except by ambient lighting.
- f. One banner sign not exceeding three feet in height and five feet in length may be attached to the trap fence. Said banner sign shall be equipped with ventilation flaps. Banner signs permitted under this paragraph shall not be illuminated except by ambient lighting.
- g. One awning sign or canopy sign provided the awning or canopy is limited to the customer entrance to the sales office associated with the approved model home complex. Awning signs or canopy

signs permitted under this paragraph shall not be illuminated except by ambient lighting.

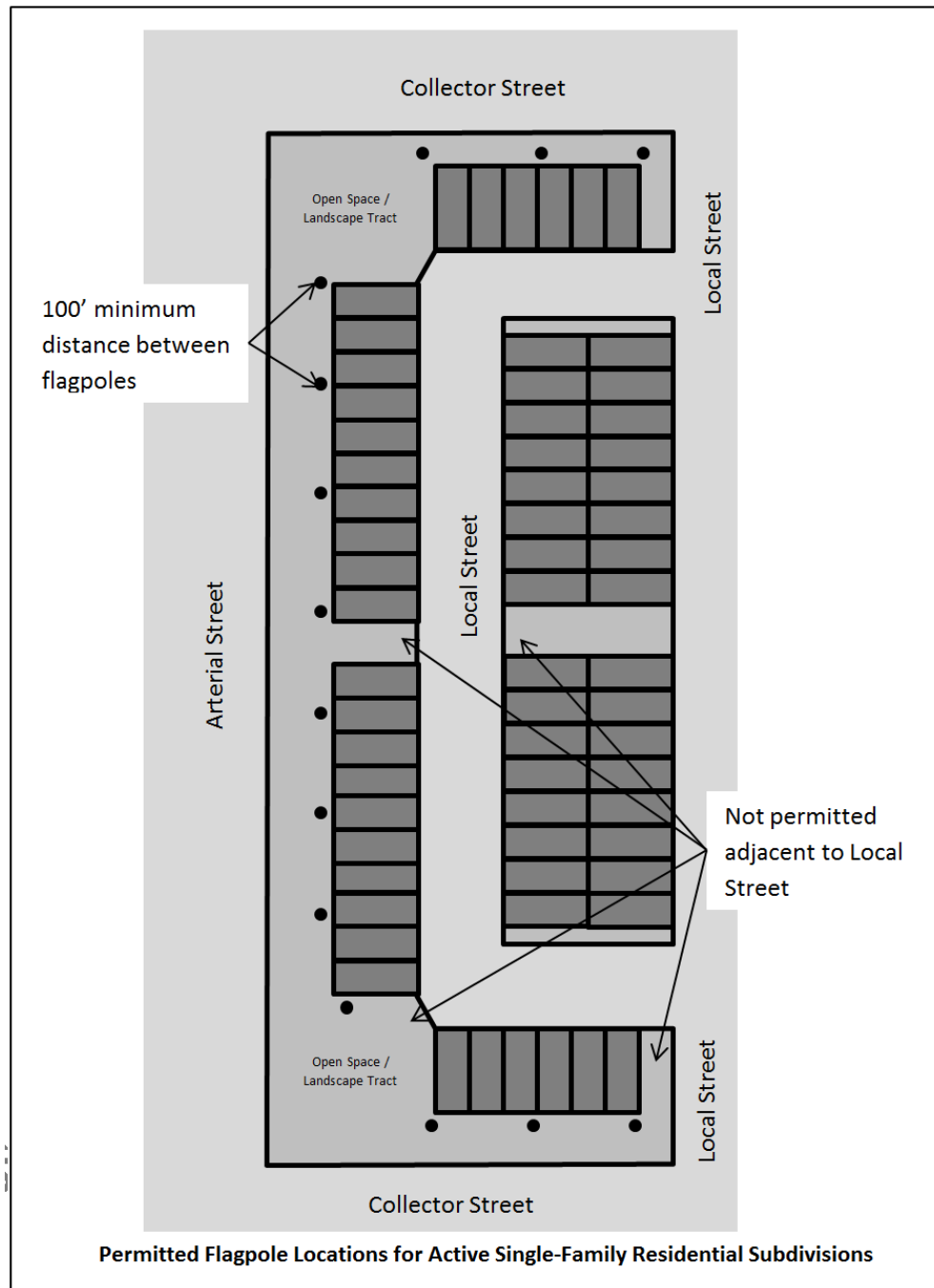
- h. One building wall sign not exceeding four square feet may be affixed to the front elevation of the model home sales office facing the street from which the model home complex takes access. Said sign may be externally illuminated or back-lit in accordance with section 10.
- i. Information regarding model home signs shall be included with the model home complex application packet to be reviewed and approved with the model home complex. In circumstances where model home complexes in existence as of the effective date of this chapter are to be retrofitted for purposes of implementing signage permitted under this section, an amendment to the approved model home complex is required.
- j. All model home signs permitted under this section shall be removed upon the conversion of the model homes to a residential use in accordance with subsection 106-10.29 of the Surprise Municipal Code.

11. *Active single-family residential subdivision signs.* In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:

- a. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.

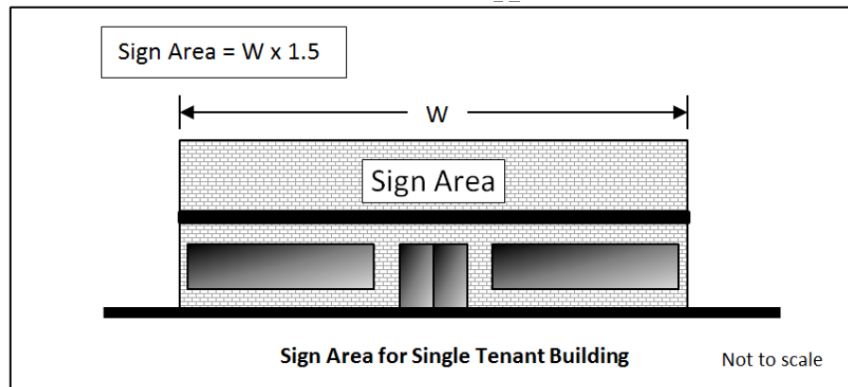


- b. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding 20 feet in height may be erected within said tract provided said flagpoles are spaced no closer than 100 feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.

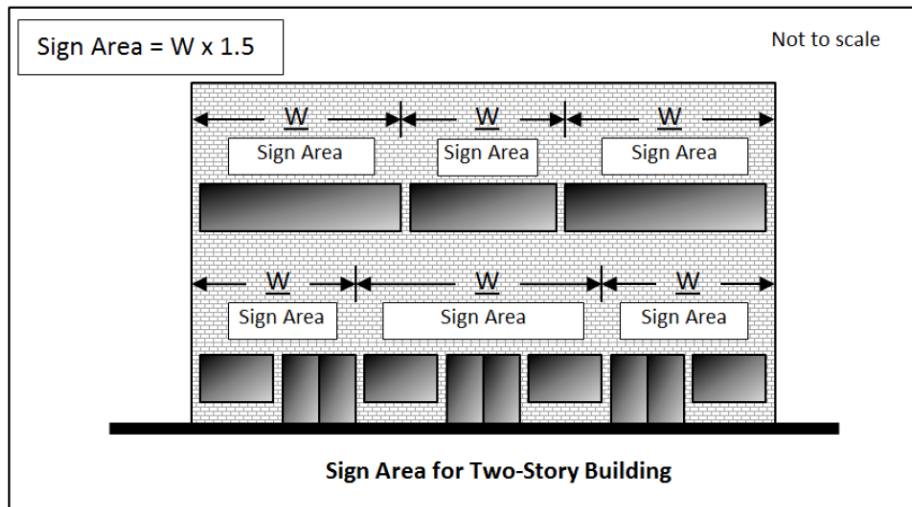


- c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.
- B. Building-mounted signs.** Building-mounted signs may only be placed on building elevations which face a street or primary parking lot. For purposes of this section, parking areas adjacent to service bays, access drives located behind a building, or alley ways are not considered primary parking areas.
1. **Building wall signs.** In other than residential zoning, building wall signs are permitted on any building elevation of any primary use building, subject to the following:

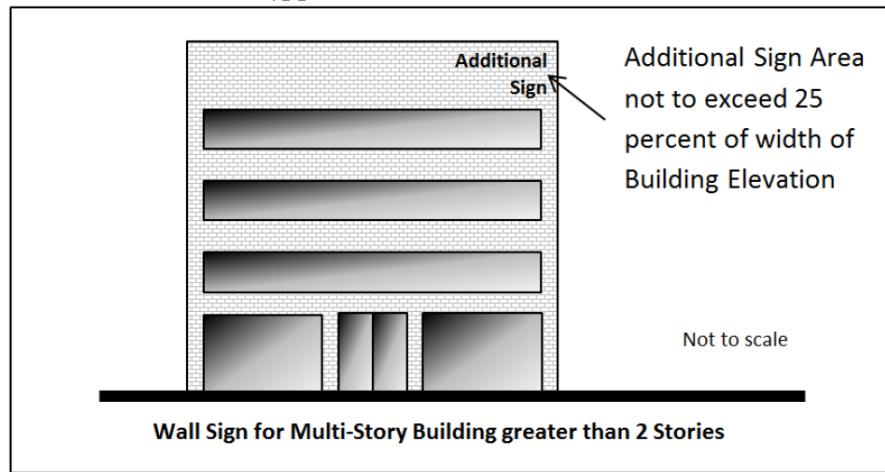
- a. For single story, single-tenant buildings, any number of building wall signs may be affixed to any building elevation, provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of building elevation on which the sign is mounted.



- b. For two-story office buildings or two-story mixed-use buildings, each tenant who possesses leased tenant frontage on the exterior wall of the building may affix any combination of building wall signs provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of that tenant's leased frontage. In the event a tenant does not possess leased tenant frontage located along the exterior of the building, this provision does not apply.



- c. For multi-story buildings greater than two stories one building wall sign, the area of which not exceeding 25 percent of the width of the elevation may be affixed to each building elevation at a location that is nearest the top of the building provided said sign does not extend above the parapet, or in the case of an exposed pitch roof, the drip line of the roof. In no case shall such signs be affixed to an elevator shaft or equipment screening.



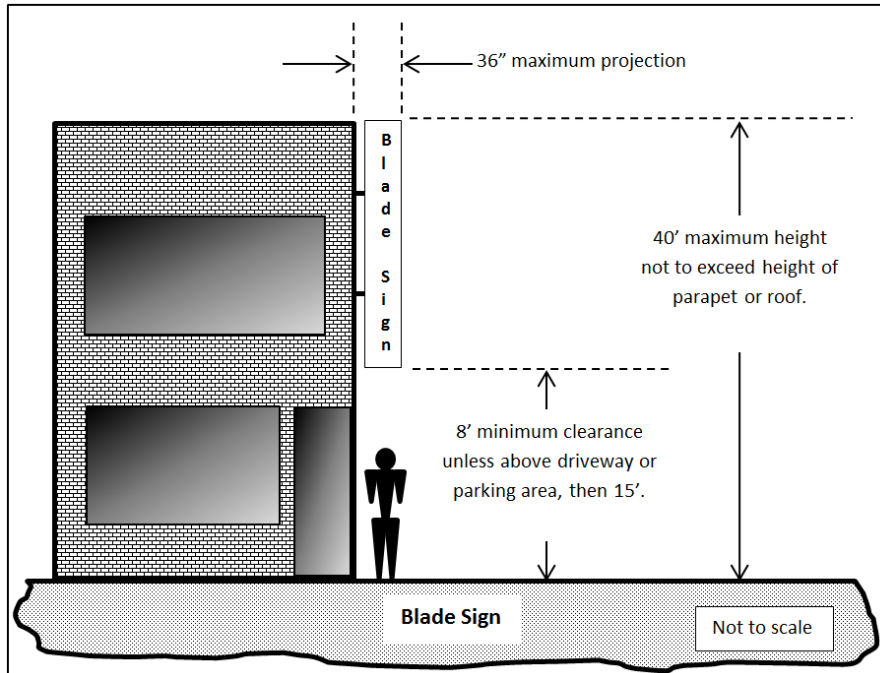
- d. The sign area of any building wall sign serving an arterial street may be increased by 25 percent when the building is setback at least 600 feet from the public right-of-way and may be further increased an additional 25 percent for each additional 200 feet of setback, up to a maximum of 100 percent, provided the increase in sign area does not cause the sign to be in violation with the other provisions of this section.
- e. The maximum width of a building wall sign shall not exceed 80 percent of the leased tenant frontage for a multi-tenant building, or building elevation for a single-tenant building.
- f. Building wall signs shall be installed in a manner that does not obscure architectural features such as, but not limited to, pilasters, arches, windows, cornices, pop-outs, decorative trims, moldings, and frieze.
- g. Building wall signs may be internally illuminated, externally illuminated, or back-lit, but may not include electronic messaging (EMCs). Further, illumination shall be in accordance with the requirements set forth in section 10.

2. *Blade signs.*

- a. One blade sign is permitted per primary use multi-story building located in multi-family, commercial, mixed-use or industrial zoning subject to the specific requirements outlined below.
- b. When a blade sign extends over a pedestrian area a distance of six inches or more, the bottom of the sign shall not be any closer than eight feet above the walking surface over which the sign is placed. When a blade sign extends any distance over a parking lot or vehicular area, the bottom of the sign shall not be any closer than 15 feet above the paving surface over which the sign is placed.
- c. The blade sign shall be mounted such that the top of the sign is not higher than 40 feet above the ground, sidewalk, or pavement surface above which the sign is mounted, except that in no case shall the blade sign extend above the roof of the building onto

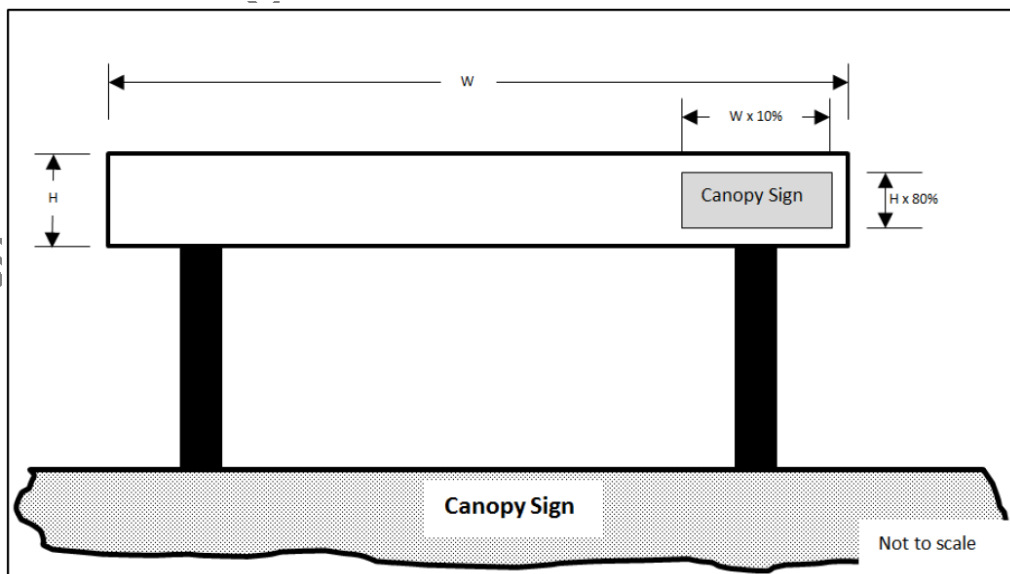
which the sign is mounted, or if mounted adjacent to a parapet, the sign shall not extend above the parapet.

- d. The blade sign shall not project more than 36 inches from the wall onto which the blade sign is mounted.
- e. The blade sign shall not be externally illuminated in any manner except by ambient lighting as may be present on the property; however, blade signs may be internally illuminated in accordance with the requirements set forth in section 10.

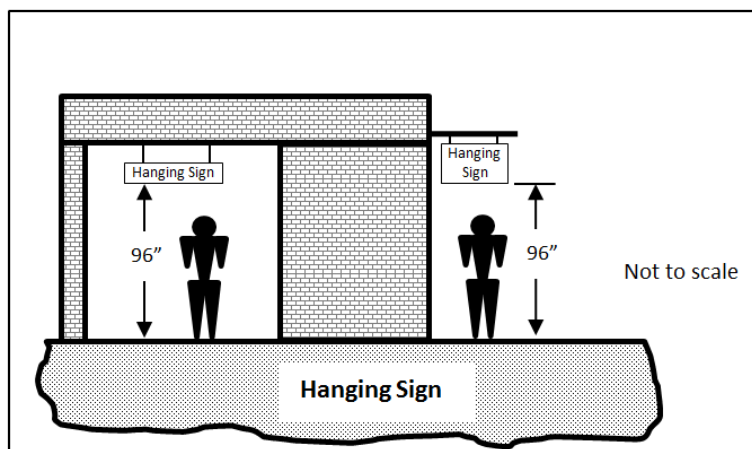


3. *Canopy signs.*

- a. Canopy signs shall not exceed 80 percent of the height of the face of the canopy onto which the canopy sign is mounted.
- b. Canopy signs shall not exceed ten percent of the width of the face of the canopy onto which the canopy sign is mounted.



- c. Canopy signs may be internally illuminated or back-lit in accordance with the requirements set forth in section 9. Level 1 electronic messaging is permitted on a canopy sign, subject to the provisions outlined in section 11.
- 4. *Marquee signs.*
 - a. The marquee sign shall be affixed to the face plane of the marquee and shall not extend above the uppermost or lowermost limits of the marquee.
 - b. The marquee sign shall not exceed 80 percent of the width of the face of the marquee onto which the sign is mounted.
 - c. Marquee signs may be internally illuminated or back-lit in accordance with the requirements set forth in section 9. Level 1 electronic messaging is permitted subject to the provisions outlined in section 11.
- 5. *Awning signs.* In mixed-use, commercial and industrial zoning districts, awnings may be integrated with sign copy, but shall not contribute towards the overall building wall sign area of a particular building.
- 6. *Hanging signs.* In mixed-use, commercial and industrial zoning districts, hanging signs are permitted subject to the following time, place, and manner restrictions:
 - a. Not more than one hanging sign is permitted per customer entrance and shall be mounted above the customer entrance or as close as reasonably practicable.
 - b. The maximum sign area of the hanging sign shall not exceed six square feet.
 - c. Where a hanging sign is erected above a pedestrian pathway, the bottom of the sign shall be not less than 96 inches from the walkable surface above which the hanging sign is placed.
 - d. The hanging sign shall not be externally illuminated in any manner except by ambient lighting present on the property; however, such signs may be internally illuminated in accordance with the requirements set forth in section 10.



7. *Window signs and sunscreens.*

- a. Window signs are allowed provided the combined sign area for all window signs affixed to a particular window does not exceed 40 percent of the individual window pane. Etched or stained glass, when integral to the window, shall not be included in the sign area calculation.
- b. Sunscreen material may cover 100 percent of the window pane, provided not more than 40 percent of the window pane is covered by any mural or other graphics.
- c. Window signs shall not contribute towards the aggregate building wall sign area of a building.

C *Freestanding ground signs.*

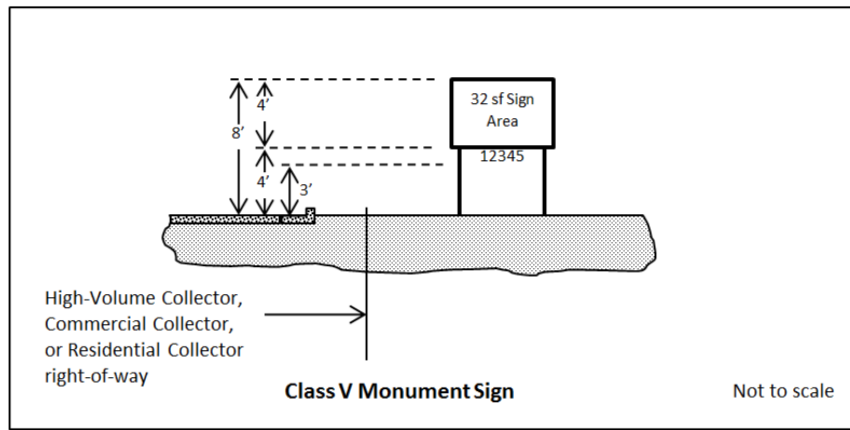
1. *Class I monument signs (menu signs) and class II monument signs (preview signs) for drive-through businesses.* Drive-through businesses may utilize one class I monument sign and one class II monument sign per drive-through lane subject to the following:

- a. The bottom of the sign copy of a class I monument sign or class II monument sign shall not be less than two feet above the adjacent drive-through lane's paved surface.
- b. The overall height of the sign structure of a class I monument sign or class II monument sign shall not be more than eight feet above the adjacent drive-through lane's paved surface.
- c. The sign area for an individual class I monument sign or class II monument sign shall not exceed 50 square feet.
- d. A class I monument sign shall not be audible from any residential zoning district or residential use, hotel or motel room, or patient room of an overnight medical facility.
- e. No class I monument sign or class II monument sign may be located within 100 feet of a residential zoning district or use.
- f. Class I monument signs and class II monument signs may be internally illuminated in accordance with the requirements set forth in section 10.
- g. Level 2 electronic messaging is permitted, subject to the provisions outlined in section 11.

2. *Class III monument signs (directional signs).* Class III monument signs are permitted along the street frontage in conjunction with a driveway serving any multi-family residential, commercial or industrial development, subject to the following:

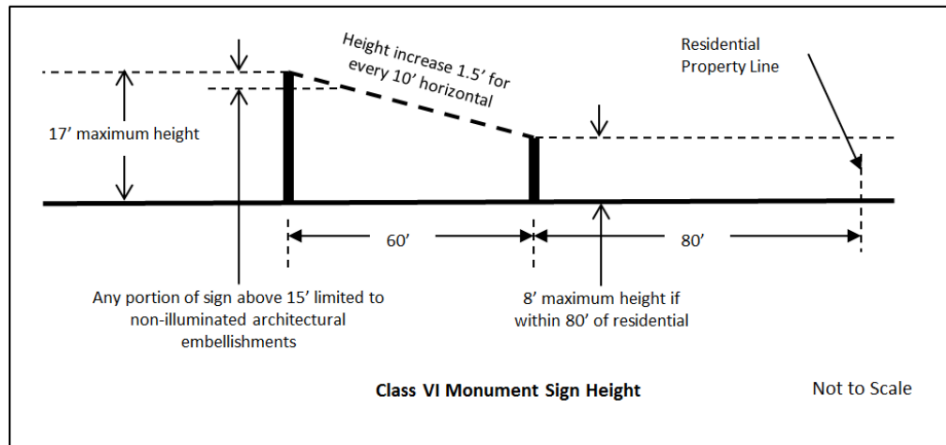
- a. The class III monument sign shall not exceed 30 inches in height as measured from the adjacent pavement surface of the roadway served by the sign;
- b. The sign area of a class III monument sign shall not exceed six square feet;

- c. The class III monument sign may be internally illuminated, back-lit, or externally illuminated as outlined in section 10 provided the source of external illumination is not visible.
- 3. *Class IV monument signs (directory signs).* Class IV monument signs are permitted within the interior of any multi-family residential, commercial or industrial development, subject to the following:
 - a. The class IV monument sign shall not exceed six feet in height as measured from the adjacent pavement surface of the roadway or sidewalk served by the sign;
 - b. The sign area of a class IV monument sign shall not exceed 12 square feet;
 - c. The class IV monument sign may be internally illuminated, back-lit, or externally illuminated in accordance with the requirements set forth in section 10 provided the source of external illumination is not visible.
- 4. *Class V monument signs (minor monument signs).*
 - a. Class V monument signs are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.
 - b. One class V monument sign meeting the requirements outlined below is permitted for every 150 feet of collector or arterial street frontage or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class V monument signs, or between a class V monument sign and a class VI monument signs, located on the same property shall be not less than 150 feet measured radially.
 - c. When allowed, the height of the class V monument sign shall not exceed eight feet as measured from the edge of pavement of the street being served by the sign, nor shall the maximum sign area exceed 32 square feet. The bottom edge of the sign copy shall be no lower than four feet above the adjacent edge of pavement of the street being served by the sign. The height of the sign structure may extend an additional two feet above the face if the sign provided said extension is limited to non-illuminated architectural embellishments and contains no sign copy.



- d. The base of a class V monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
 - e. A class V monument sign shall be located within a landscape area not less than 80 square feet.
 - f. Class V monument signs shall be setback not less than two feet from the right-of-way line except that in the event a public utility easement is present, in which case the sign shall be setback not less than two feet from the easement.
 - g. Class V monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in section 10.
 - h. Level 1 electronic messaging and level 2 electronic messaging are permitted on a monument sign, subject to the provisions outlined in section 11.
5. *Class VI monument signs (major monument signs).*
- a. Class VI monument signs are permitted in conjunction with non-residential uses in a non-residential zone or that portion of a planned area development where the land use plan of the PAD specifically calls out non-residential uses.
 - b. Class VI monument signs shall only be located adjacent to a parkway, major arterial street, minor arterial street, or along grand avenue. When allowed, one class VI monument sign meeting the requirements outlined below is permitted for every 150 feet of said roadway or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class VI monument signs located on the same property shall be not less than 150 feet measured radially. The minimum spacing between class V monument signs and class VI monument signs located on the same property shall not be less than 150 feet measured radially. Properties with less than 150 feet of parkway, major arterial street, minor arterial street, or grand avenue frontage shall not be permitted any class VI monument sign.

- c. No class VI monument sign may be located within 80 feet of a property having single-family residential zoning. The height of a class VI monument sign located 80 feet or more from a property having single-family zoning shall not exceed eight feet at 80 feet distant; however, the height of a class VI monument sign may increase one and one-half foot for every additional ten feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of 17 feet, provided however that any height in excess of 15 feet shall be limited to architectural embellishments.

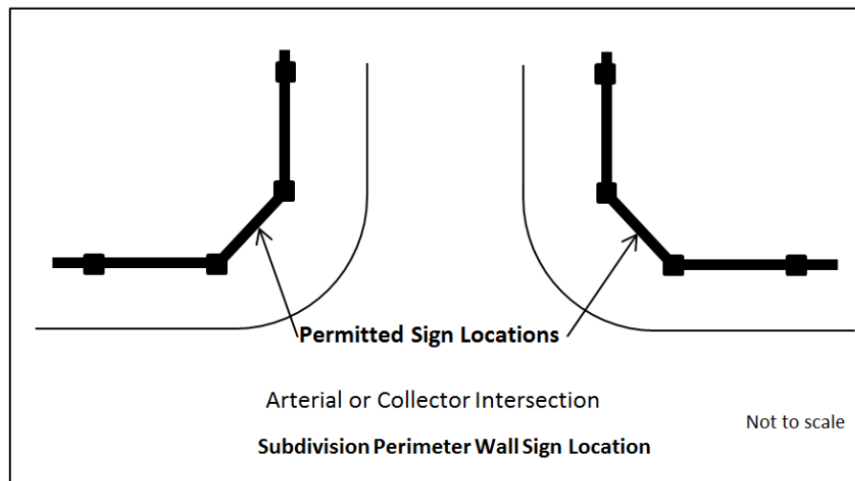


- d. The sign area of a class VI monument sign shall be limited to 36 square feet, but may increase 12 square feet for every one foot increase in the overall height of the sign up to a maximum sign area of 120 square feet.
- e. The base of a class VI monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
- f. A class VI monument sign shall be located within a landscape area not less than the maximum sign area allowed for that sign.
- g. Class VI monument signs shall be setback not less than two feet from the right-of-way line. Further, in the event a public utility easement is present, the sign shall be setback not less than two feet from the easement, unless the property owner signs a waiver acknowledging the prior rights of the utility companies to occupy said easement.
- h. Class VI monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in section 10.
- i. Level 1 electronic messaging and level 2 electronic messaging are permitted on a class VI monument sign, subject to the provisions outlined in section 11.
6. *Roadway arch signs.* Roadway arch signs may be erected within any commercial or industrial development subject to the following:

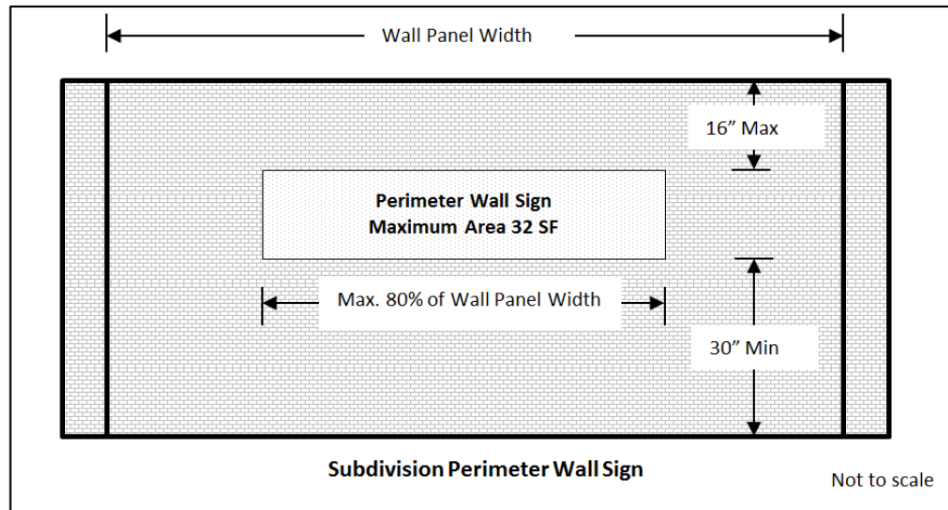
- a. Roadway arch signs shall maintain a vehicular clearance of not less than 18 feet;
- b. Roadway arch signs shall not interfere with pedestrian or vehicular movement;
- c. Roadway arch signs may be internally illuminated, or back-lit in accordance with the requirements set forth in section 10 except that if the roadway arch sign is located within 100 feet of any residential zoning district or use, the roadway arch sign shall not be illuminated.

7. *Subdivision perimeter wall signs.*

- a. Where a subdivision perimeter wall is located adjacent to a street corner that intersects a collector or arterial street, one subdivision perimeter wall sign may be affixed to the wall panel of the subdivision perimeter wall most closely oriented to the intersection, subject to the specific requirements outlined below.



- b. The maximum sign area shall not exceed 32 square feet.
- c. The width of the sign shall not exceed 80 percent of the width of the perimeter wall panel into which the sign is mounted.
- d. The bottom of the sign shall be no lower than 30 inches from the adjacent grade.
- e. The top of the sign shall be no higher than 16 inches from the top of the wall panel onto which the sign is mounted.
- f. The sign may be back-lit or externally illuminated provided the source of illumination is not visible from the street or from the adjacent residential property and is otherwise in accordance with the requirements set forth in section 10.



8. *Freeway monument signs.* Freeway monument signs may be permitted as outlined in this section:

a. *State Route 303 Corridor.* Freeway monument signs may be located within the following portions of the State Route 303 Corridor, subject to prior approval of a conditional use permit to be processed as a Type 3 application in accordance with Chapter 102 of this Ordinance:

(1) *State Route 303 and U.S. 60.* An area of land generally located at the intersection of State Route 303 and U.S. 60, being situated in the south half of Section 18 and the north half of Section 19, Township 4 North, Range 2 West and the south half of Section 36, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point located at longitude 112°24'13" west by latitude 33°40'49" north, thence southwesterly along a line bearing N43°00'58"E a distance of 1,320 feet to the beginning of a non-tangent curve the center of which is said longitude and latitude; thence clockwise along the arc of said curve a distance of approximately 2,070 feet, thence departing said arc southeasterly along a line bearing N46°13'20"W a distance of 1,320 feet to the POINT OF BEGINNING

(2) *State Route 303 and Bell Road.* An area of land generally located at the intersection of State Route 303 and Bell Road, being situated in the north half of Section 1, Township 3 North, Range 2 West and the south half of Section 36, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the north quarter corner of said Section 1, thence easterly along the north line of the northeast quarter of said Section 01 a distance of 850 feet to the beginning of a non-tangent curve the center of which is said north quarter corner; thence clockwise along the arc of said curve a distance of approximately 4,000 feet to a point on the east line of the southwest quarter of said Section 36, thence departing said curve, southerly along said east line a distance of 850 feet to the POINT OF BEGINNING

- (3) *State Route 303 and Greenway Road.* An area of land generally located at the intersection of State Route 303 and Greenway Road, being situated in the southeast quarter of Section 1, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the south quarter corner of said Section 01, thence northerly along the west line of said southeast quarter a distance of 450 feet to the beginning of a non-tangent curve the center of which is said south quarter corner; thence clockwise along the arc of said curve a distance of approximately 700 feet to a point on the south line of said southeast quarter; thence departing said curve, westerly along said south line a distance of 450 feet to the POINT OF BEGINNING

- (4) *State Route 303 and Cactus Road.* An area of land generally located at the intersection of State Route 303 and Cactus Road, being situated in the northeast quarter of Section 24, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at the north quarter corner of said Section 24; thence easterly along the north line of said northeast quarter a distance of 850 feet to the beginning of a non-tangent curve the center of which is said north quarter corner; thence clockwise along the arc of said curve approximately 1,340 feet to a point on the west line of said northeast quarter; thence departing said curve, northerly along said west line a distance of 850 feet to the POINT OF BEGINNING

- (5) All freeway monument signs located within the aforementioned locations are subject to the provisions in subsections 9(c)(9)b.—e.

- b. *Additional locational requirements.* The following additional locational requirements apply for all freeway monument signs regardless of where in the corridor it is located:

- (1) Freeway monument signs may only be approved on lands zoned for commercial or industrial uses.
- (2) No freeway monument sign shall be located within 300 feet of a property zoned for residential uses, or any open space tract that is associated with a residential development.
- (3) Freeway monument signs shall not be located closer than 20 feet from the adjacent right-of-way.
- (4) Spacing between freeway monument signs shall be not less than 750 feet, unless separated by a freeway or arterial right-of-way.
- (5) Freeway monument signs shall not be allowed within a natural or manmade watercourse.

c. *Dimensional requirements.* The following dimensional requirements apply for all freeway monument signs regardless of the corridor in which it is located:

- (1) The overall height of a freeway monument sign shall not exceed 65 feet as measured from the finished grade of the site where the freeway monument sign is located to the highest point of the sign structure.
- (2) Freeway monument signs shall be allowed an extra three feet in height for architectural embellishments.
- (3) The sign area of a freeway monument sign shall not exceed 650 square feet.

d. *Design requirements.* The following design requirements apply for all freeway monument signs regardless of the corridor in which it is located:

- (1) Freeway monument signs may incorporate level 2 electronic messaging centers as outlined section 11 herein, except that electronic messaging centers used in freeway monument sign applications may occupy up to 50 percent of the allowable sign area of the sign, exclusive of architectural embellishments as required herein, and provided such electronic messaging centers are turned off between 11:00 p.m. and dawn.
- (2) Freeway monument signs shall incorporate architectural features of the commercial development on which the sign is located; however, such embellishments shall not include any sign copy.
- (3) Freeway monument signs shall require a landscaped area equal to four square feet of landscaping for each square foot of sign area and shall be located around the base of the sign; freeway monument signs may be illuminated by externally-illuminated indirect or internal lighting.

- e. Any conditional use permit approval is hereby conditioned upon the applicant obtaining a valid construction permit for the freeway monument sign approved under said conditional use permit. The applicant shall obtain certificate of completion from the city within six months of approval of the conditional use permit by the City Council. Failure to obtain a certificate of completion within the designated time allotment shall render the conditional use permit null and void; however, the city manager or designee may grant a one-time extension for a period not to exceed six months when in the opinion of the city manager or designee the circumstances warrant such.

CITIZEN OUTREACH SUMMARY

Regarding

**Text Amendment to Section 109 of the Land
Development Ordinance pertaining to Class II
Temporary Signs (Large A-Frames)**

**Prepared by
Robert H. Kuhfuss, AICP
Current Planning Supervisor
City of Surprise**

Date: June 21, 2021

PURPOSE:

The purpose of this document is to outline the steps taken towards citizen outreach as it pertains to the aforementioned Text Amendment.

Summary of Outreach Efforts:

Staff held an outreach meeting on Wednesday, June 9, 2021 in both in-person and virtual format. Six (6) members of the public were present in person while two (2) members of the public attended virtually. Those in attendance in person were generally divided on the issue. Those in favor cited better business exposure, while those opposed cited the potential for sign clutter coupled with the potential for enforcement issues related to after-hours enforcement. Two members who attended virtually, stated they had difficulty hearing the conversation that was taking place; however, in subsequent communications, one individual indicated support, while the other individual supported the idea as long as it does not lead to sign clutter.

In preparation for the Outreach Meeting, staff ran a legal ad in two (2) separate publications in accordance with city standards. Staff also sent notification of the Outreach Meeting to a list of potentially interested parties and advertise the meeting on the City's website. The outreach meeting, as well as the Planning and Zoning Commission hearing, were advertised in accordance with state and local regulations.

Attachments:

Legal Ad
Mailing List
Sign In Sheet
Opposition and Support Emails (via separate instrument)

SIGN CODE TEXT AMENDMENT **NEIGHBORHOOD MEETING**

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Sign Code Text Amendment referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, we are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

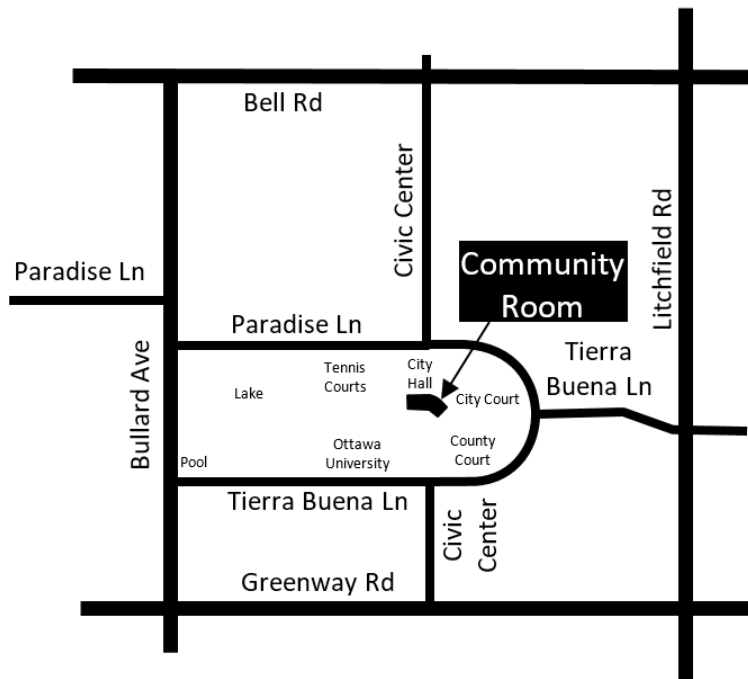
Applicant: City of Surprise

City of Surprise Planner: Robert H. Kuhfuss, AICP 623-222-3137, robert.kuhfuss@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, June 9, 2021
TIME: 6:00 PM
PHYSICAL LOCATION: City of Surprise
Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=mb4d1c0221e27b5dce666339d40b50f54>

Join by meeting number

Meeting number (access code): 187 820 2427
Meeting password: DFkw8gaas36

Join by phone

1-408-418-9388 United States Toll
1-602-666-0783 United States Toll (Phoenix)

PROJECT DESCRIPTION:

A Text Amendment to Chapter 109 of the Surprise Land Development Ordinance as it pertains to A-Frame Signs, Case # FS21-372.

Organization	Address	City	State	Zip
3 Minute Express Car Wash		Goodyear	AZ	85338
3-Minute Carwash		Goodyear	AZ	85338
ALB Industries		Tempe	AZ	85281
Allen Industries		Phoenix	AZ	85022
Ann's Asian Bistro & Bar		Surprise	AZ	85340
Arizona Commercial Signs		Phoenix	AZ	85040
Arizona Commercial Signs		Phoenix	AZ	85040
Arizona Sign Company		Phoenix	AZ	85050
Arrow Graphics		Scottsdale	AZ	85260
Bergin, Frakes, Smalley & Oberholtzer		Phoenix	AZ	85018
Beus Gilbert		Phoenix	AZ	85008
Bootz & Duke Signs		Phoenix	AZ	85019
Capitol Consulting, LLC		Phoenix	AZ	85002
Carefree Partners		Phoenix	AZ	85028
CBRE		Phoenix	AZ	85016
CIRE Equity		San Diego	CA	92101
City of Buckeye		Buckeye	AZ	85326
City of Chandler		Chandler	AZ	85225
City of El Mirage		El Mirage	AZ	85335
City of Glendale		Glendale	AZ	85301
City of Peoria		Peoria	AZ	85345
City of Phoenix		Phoenix	AZ	85003
Coldwell Banker Residential Brokerage		Sun City West	AZ	85375
Comfort Inn		Surprise	AZ	85374
Courtland Homes		Chandler	AZ	85226
Cross Church		Surprise	AZ	85374
Design With Cents		Surprise	AZ	85374
Earl, Curley And Lagarde		Phoenix	AZ	85012
Farmers Insurance		Surprise	AZ	85374
Fast Signs		Glendale	AZ	85374
Goldwater Institute		Phoenix	AZ	85004
Homebuilders Association of Central Arizona		Phoenix	AZ	85020
Homes by Towne		Phoenix	AZ	85022
Identity Sign Group / K Squared Consulting		Phoenix	AZ	85020
Impact Sign & Graphics		Phoenix	AZ	85040
James M. Day & Associates Architecture		Peoria	AZ	85382
KS Signs		Surprise	AZ	85378
Logo Design Group		Phoenix	AZ	85037
Long Realty Surprise		Surprise	AZ	85374
Long Realty West Valley		Sun City West	AZ	85375
Long Realty West Valley		Surprise	AZ	85374
Long Realty West Valley		Surprise	AZ	85374
Long Realty West Valley		Sun City West	AZ	85375
Long Realty West Valley		Glendale	AZ	85308
Long Realty West Valley		Sun City West	AZ	85375
Maricopa County Planning and Development Department		PHOENIX	AZ	85003
Meritage Homes		Scottsdale	AZ	85262
N. Glantz & Sons Sign Supplies		Phoenix	AZ	85017
ORAZ Quality Resale		Surprise	AZ	85374
O'Reilly Auto Parts		Peoria	AZ	85382

Pottery Place	Surprise	AZ	85387
Realty City	Glendale	AZ	85305
ReMax	Glendale	AZ	85308
Resident	Surprise	AZ	85260
Resident	Surprise	AZ	85379
Resident	Surprise	AZ	85374
Resident	Surprise	AZ	85378
Resident	Surprise	AZ	85379
Resident	Surprise	AZ	85378
Resident	Surprise	AZ	85378
Resident	Phoenix	AZ	85013
Richmond American Homes	Scottsdale	AZ	85254
Signline USA	Mesa	AZ	85210
Southwest Center for Policy & Law	Phoenix	AZ	85032
SpeedPro Imaging	Scottsdale	AZ	85260
Summit West Signs	Gilbert	AZ	85233
Surprise Honda	Surprise	AZ	85388
Surprise Regional Chamber of Commerce	Surprise	AZ	85374
The Laughton Team	Peoria	AZ	85382
The Mad Platter	Surprise	AZ	85379
The SK8Haus	Surprise	AZ	85374
Tiffany & Bosco	Phoenix	AZ	85016
Tintas Granite	Surprise	AZ	85378
Town of Wickenburg	Wickenburg	AZ	85390
Trademark Visual	Phoenix	AZ	85034
U-Haul	Phoenix	AZ	85004
Van's RV	Surprise	AZ	85378
WeMAR	Peoria	AZ	85382
West USA Realty	Surprise	AZ	85374
Word of Life Lutheran Church	Surprise	AZ	85374
Young Electric Sign Company	Chandler	AZ	85226

Sign In sheet for A-Frame Sign Text Amendment June 9, 2021 Outreach Meeting

[illegible]

From: [Bastien Andruet](#)
To: [Robert Kuhfuss](#)
Subject: A Frame Sign Amendment
Date: Wednesday, June 9, 2021 7:03:17 PM

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

Good evening Rob,

Thank you for offering to send over the text amendment language for review, as well as offering to include me on any future distribution lists for updates and hearing notifications on this sign text amendment.

As I stated, the Arizona Multihousing Association would support added flexibility and increased allowances for A-Frame signs, and as such would see no reason to oppose such a text amendment.

Best regards,

Bastien Y. Andruet
Capitol Consulting, LLC



www.azcapitolconsulting.com

From: [Robert Kuhfuss](#)
To: [Leo Mankiewicz](#)
Cc: [Michael Frazier](#); [Lloyd Abrams](#); [Ken Chapman](#)
Subject: RE: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372
Date: Wednesday, June 9, 2021 1:33:00 PM

Leo – thank you again for your input. We will include this in our packet.

Will you be attending tonight's outreach?

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470

From: Leo Mankiewicz [REDACTED] >
Sent: Tuesday, June 8, 2021 1:11 PM
To: Robert Kuhfuss [REDACTED] >
Cc: Michael Frazier [REDACTED] >; Lloyd Abrams [REDACTED] >; Ken Chapman [REDACTED]
Subject: Re: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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

Thank you, Robert, for the clarification. We are still not in favor of these signs. With today's technology, Google maps and other navigational systems, this is unnecessary and may become a blight in certain areas.

Who will police the sign ordinance when they leave it out after normal business hours? That may be problematic for Code Enforcement. They may have to hire an after-hours person, more cost to City government. They have trouble enforcing the no soliciting ordinance and we still pick up advertisements in front of our house from time to time. I'd be interested in knowing if the businesses really benefit from these signs, and how they can tell. They have direct mailing. The established businesses already have their customers who know where they are. The people pushing this would be the sign companies, convincing a business that this will help.

For me, it comes down to the design of our commercial areas. The need for these signs shows that the commercial centers are using obsolete planning designs which discourage foot traffic but only encourage car traffic. Let's hope we do better with the City Center. That's our last opportunity to get it right.

All the best,
Leo

On Tue, Jun 8, 2021 at 12:49 PM Robert Kuhfuss [REDACTED] wrote:

Leo,

Thank you for the email. Please see attached.

The proposed language does not limit the number of signs at any specific location but does limit the number of signs per business and limits the location of said signs to 1,000 feet of the business. The signs may only be displayed during business hours. This Text Amendment deals strictly with Class II Temporary Signs (large a-frame signs). Realtors typically use Class I Temporary Signs (small a-frame signs), which are not affected by this amendment.

Please let me know if you have any questions, concerns, or comments. We welcome the input.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
[REDACTED]
[REDACTED]

From: Leo Mankiewicz [REDACTED] >
Sent: Monday, June 7, 2021 11:40 AM
To: Robert Kuhfuss [REDACTED] >
Subject: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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Dear Mr. Kuhfuss,

I wanted to see the actual text of the amendment online, and when you click on the link, it only goes to the notice for the meeting.

Our concerns are:

(1) how many can be on one corner at one time,

(2) that they are collected and not left out overnight,

(3) and that this amendment specifically deals with realtors' signs.

Not having the proposed language in front of me, we are not sure what we are dealing with. Stationary businesses should be able to use other forms of advertising than A-frame signs, in order to preserve the City's landscape.

Thank you for your attention and reaching out to us.

Leo and JoAnna Mankiewicz
Surprise, AZ



This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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08 Jun 2021 19:49:11 -0000

From: [Leo Mankiewicz](#)
To: [Robert Kuhfuss](#)
Cc: [Michael Frazier](#); [Lloyd Abrams](#); [Ken Chapman](#)
Subject: Re: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372
Date: Tuesday, June 8, 2021 1:11:36 PM

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Thank you, Robert, for the clarification. We are still not in favor of these signs. With today's technology, Google maps and other navigational systems, this is unnecessary and may become a blight in certain areas.

Who will police the sign ordinance when they leave it out after normal business hours? That may be problematic for Code Enforcement. They may have to hire an after-hours person, more cost to City government. They have trouble enforcing the no soliciting ordinance and we still pick up advertisements in front of our house from time to time. I'd be interested in knowing if the businesses really benefit from these signs, and how they can tell. They have direct mailing. The established businesses already have their customers who know where they are. The people pushing this would be the sign companies, convincing a business that this will help.

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All the best,
Leo

On Tue, Jun 8, 2021 at 12:49 PM Robert Kuhfuss [REDACTED] wrote:

Leo,

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Please let me know if you have any questions, concerns, or comments. We welcome the input.

Robert H. Kuhfuss, AICP, MPA

Current Planning Supervisor

City of Surprise Community Development Department

16000 North Civic Center Plaza

Surprise, AZ 85374-7470

[REDACTED]

[REDACTED]

From: Leo Mankiewicz [REDACTED]

Sent: Monday, June 7, 2021 11:40 AM

To: Robert Kuhfuss [REDACTED]

Subject: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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Thank you for your attention and reaching out to us.

Leo and JoAnna Mankiewicz

Surprise, AZ

[REDACTED]

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08 Jun 2021 19:49:11 -0000

From: [Robert Kuhfuss](#)
To: [Leo Mankiewicz](#)
Subject: RE: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372
Date: Tuesday, June 8, 2021 12:48:00 PM
Attachments: [Class II Temporary Signs Text Amendment Narrative Version 1.pdf](#)

Leo,

Thank you for the email. Please see attached.

The proposed language does not limit the number of signs at any specific location but does limit the number of signs per business and limits the location of said signs to 1,000 feet of the business. The signs may only be displayed during business hours. This Text Amendment deals strictly with Class II Temporary Signs (large a-frame signs). Realtors typically use Class I Temporary Signs (small a-frame signs), which are not affected by this amendment.

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Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470

[REDACTED]
[REDACTED]

From: Leo Mankiewicz [REDACTED] >
Sent: Monday, June 7, 2021 11:40 AM
To: Robert Kuhfuss [REDACTED]
Subject: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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Leo and JoAnna Mankiewicz
Surprise, AZ



From: [Robert Kuhfuss](#)
To: [Leo Mankiewicz](#)
Cc: [Michael Frazier](#); [Lloyd Abrams](#); [Ken Chapman](#)
Subject: RE: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372
Date: Friday, June 11, 2021 3:59:00 PM

Leo, thanks again for your email. There were a hand full of attendees and as I expected the issue was divided between those in support and those not.

We are targeting the 7/15 Planning Commission and 8/15 City Council. I will send you notice when the time comes.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470

[REDACTED]
[REDACTED]

From: Leo Mankiewicz [REDACTED]
Sent: Thursday, June 10, 2021 3:22 PM
To: Robert Kuhfuss [REDACTED] >
Cc: Michael Frazier [REDACTED]; Lloyd Abrams
<[REDACTED]>; Ken Chapman [REDACTED]
Subject: Re: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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

Dear Robert,

I'm sorry I could not make the meeting yesterday. My brother-in-law is in town, visiting his Dad, who is 93 and not doing so well. I'd be interested in knowing the results of your meeting.

Thank you,
Leo

On Wed, Jun 9, 2021 at 1:33 PM Robert Kuhfuss <[REDACTED]> wrote:

Leo – thank you again for your input. We will include this in our packet.

Will you be attending tonight's outreach?

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470

[REDACTED]
[REDACTED]

From: Leo Mankiewicz [REDACTED]
Sent: Tuesday, June 8, 2021 1:11 PM
To: Robert Kuhfuss [REDACTED] >
Cc: Michael Frazier [REDACTED] >; Lloyd Abrams
<[REDACTED]>; Ken Chapman [REDACTED] >
Subject: Re: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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For me, it comes down to the design of our commercial areas. The need for these signs shows that the commercial centers are using obsolete planning designs which discourage foot traffic but only encourage car traffic. Let's hope we do better with the City Center. That's our last opportunity to get it right.

All the best,
Leo

On Tue, Jun 8, 2021 at 12:49 PM Robert Kuhfuss <[REDACTED]> wrote:

Leo,

Thank you for the email. Please see attached.

The proposed language does not limit the number of signs at any specific location but does limit the number of signs per business and limits the location of said signs to 1,000 feet of the business. The signs may only be displayed during business hours. This Text Amendment deals strictly with Class II Temporary Signs (large a-frame signs). Realtors typically use Class I Temporary Signs (small a-frame signs), which are not affected by this amendment.

Please let me know if you have any questions, concerns, or comments. We welcome the input.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470

robert.kuhfuss@surpriseaz.gov

From: Leo Mankiewicz [REDACTED]
Sent: Monday, June 7, 2021 11:40 AM
To: Robert Kuhfuss [REDACTED] >
Subject: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372

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

Dear Mr. Kuhfuss,

I wanted to see the actual text of the amendment online, and when you click on the link, it only goes to the notice for the meeting.

Our concerns are:

- (1) how many can be on one corner at one time,
- (2) that they are collected and not left out overnight,
- (3) and that this amendment specifically deals with realtors' signs.

Not having the proposed language in front of me, we are not sure what we are dealing with. Stationary businesses should be able to use other forms of advertising than A-frame signs, in order to preserve the City's landscape.

Thank you for your attention and reaching out to us.

Leo and JoAnna Mankiewicz
Surprise, AZ



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0.1

08 Jun 2021 19:49:11 -0000

From: [Liz Recchia](#)
To: [Robert Kuhfuss](#)
Subject: Sign Ordinance
Date: Thursday, June 10, 2021 8:57:03 AM

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

Good Morning Robert,

It was good to see you last night. Thank you for the meeting.

We will be submitting comments to you later this month. Can you please send me the pdf of the redline proposed changes? I could not find that on the website.

Thank you again for the opportunity to participate,

Liz Recchia

Government Affairs Director

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Also, check out our REALTOR Store and our [School of Real Estate](#)!

From: [Leo Mankiewicz](#)
To: [Robert Kuhfuss](#)
Subject: Text Amendment to Chapter 109 re A-Frame signs - Case # FS21-372
Date: Monday, June 7, 2021 11:40:41 AM

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

Dear Mr. Kuhfuss,

I wanted to see the actual text of the amendment online, and when you click on the link, it only goes to the notice for the meeting.

Our concerns are:

- (1) how many can be on one corner at one time,
- (2) that they are collected and not left out overnight,
- (3) and that this amendment specifically deals with realtors' signs.

Not having the proposed language in front of me, we are not sure what we are dealing with. Stationary businesses should be able to use other forms of advertising than A-frame signs, in order to preserve the City's landscape.

Thank you for your attention and reaching out to us.

Leo and JoAnna Mankiewicz
Surprise, AZ



From: [Susan](#)
To: [Robert Kuhfuss](#)
Cc: [Patrick Duffy](#)
Subject: Thanks for the sign meeting
Date: Wednesday, June 9, 2021 10:04:36 PM

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

I appreciate the city updating us on the potential plans for changes to the sign program. I think we should support our small businesses where we can so I would support allowing another sign, but I would not support the proposed 1000 ft distance from the building. 1000 ft is 3 1/3 football fields. That seems too far from the business to be effective.

The other concern I have (like others at the meeting) is how these new rules will be enforced. No one wants "sign pollution" so enforcement would be the key to success here. Does the city plan to have sufficient enforcement personnel policing these new sign rules? I'm guessing that would take more people than currently do this job. Is this the best way for the city to spend its money?

For businesses that cannot afford to have signage on the monument signs (or areas where they are no monument signs), perhaps utilizing a sign like the ones that advertise builders projects would be helpful to inform consumers where our small businesses are located. Other avenues would be highlighting small and new businesses on social media on an ongoing basis not just when there is a ribbon cutting event.

Just my 2 cents. Thanks for your patience and listening to all our concerns even when we strayed off topic.

Susan Draper

From: [Nancy Collins](#)
To: [Robert Kuhfuss](#)
Subject: Tonight's WebEx Meeting
Date: Wednesday, June 9, 2021 7:08:43 PM

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

Attachments available until Jul 9, 2021

Hi, Robert,

I hope it was OK that I spoke about how bad the sound was from your meeting, but I have complained to the City before to no avail. This has gone on for so long, I stopped watching meetings, and, as you may know, I have long attended City Council Meetings, before and after Covid!

I first met you when I was on the Chamber of Commerce Committee that met with the Police Department when they were talking about charging Citizens for false house alarms.

Having served as a City Council Person myself, I am always interested in City Government. These microphone-poor meetings will prevent many constituents from even tuning in to the City's Webex meetings. My recordings are typical of the meetings I log into.

As I mentioned, I teach, host, and take part in many, many Zoom or WebEx meetings. I have served on the Sun City Grand Computer Club as an Officer and as a tech support specialist on all kinds and ages of computers, with local residents and those and living far away (Canada) attending, face to face or on Zoom-type meetings, and I rarely have someone who sounds like the microphones your attendees were speaking through.

Here are two attachments - quick recordings of the meeting so you could hear how bad it is. I believe only you are speaking in the first one, and the people at the table to your right have equally poor quality when speaking. As you know, I was on the meeting for a while, and only when you came close to the front microphone did I discern you were asking those (two of us) in the audience if we 'gained something from the meeting' (?) So I spoke.

[Click to Download](#)

Screen Recording 2021-06-09 at 6.28.02 PM A.mov

15 MB

[Click to Download](#)

Screen Recording 2021-06-09 at 6.15.12 PM.mov
23 MB

Thank you so much for allowing me to speak to you about this. I hope it can all be corrected, since I feel these types of meetings are here to stay and make it so easy for many of us to attend who otherwise would not be able to!

Sincerely,
Nancy

Nancy Collins





Temporary Signs (Large A-Frame)

Planning and Zoning Commission
July 15, 2021

Topics of Discussion

- **Sign Code Background**
- **Current Sign Policy**
- **Current Sign Code**
- **Proposed code language**
- **Timeline**
- **Questions or Comments**



Background (milestones)

- April 2015 – March 2018: Overhaul of the city's Sign Code
- March 6, 2018: City Council approval of the new Sign Code
- April 5, 2018: New Sign Code goes into effect
- March 26, 2020: Adoption of Temp Sign Policy relative to COVID-19
- June 30, 2020: COVID-19 Temp Sign policy expires
- December 2020: Recent approval of the LDO
- March 2, 2021: Request to re-evaluate Large A-Frame Signs
- May 11, 2021 – Staff initiated case FS21-372 as it relates to Chapter 109 of the LDO
- April 6, 2021 – City Council Discussion
- June 9, 2021 – Outreach meeting

← Background (cont.)

➤ Temporary Sign Policies

- Early version in response to Recession
- Led to proliferation of sign clutter



- Revised as it related to Bell/Grand Overpass Project
- Most recent version in response to COVID-19 pandemic

2020 Sign Policy

- **Response to COVID-19**
- **March 27, 2020**
- **Grants certain relief from Sign Code**
- **Primarily with regard to A-Frame signs**

2020 Sign Policy

- May not be located in a public or private street or sidewalk
- Must be placed behind the sidewalk, not between the sidewalk and curb
- Cannot be located within Sight Visibility Triangle (SVT)
- Must be legible
- Must be weighted but not anchored
- Certain size requirements

Current Sign Code

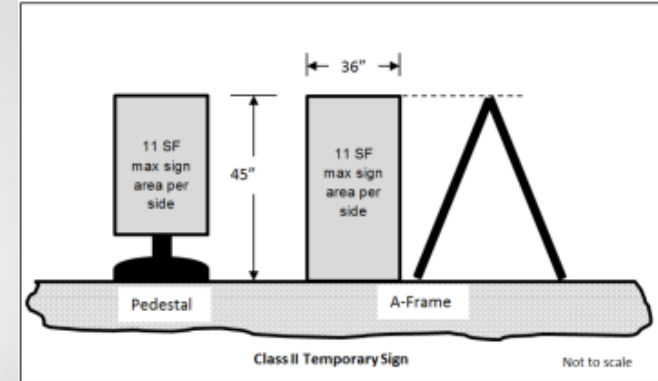
Section 109-1.9 – Sign Classifications and Types

- Establishes 4 “Classes” of Temporary Sign:
 - Class I – Small A-Frame (open house)
 - Class II – Large A-Frame
 - Class III – Small Post Sign (real estate)
 - Class IV – Large Post Sign

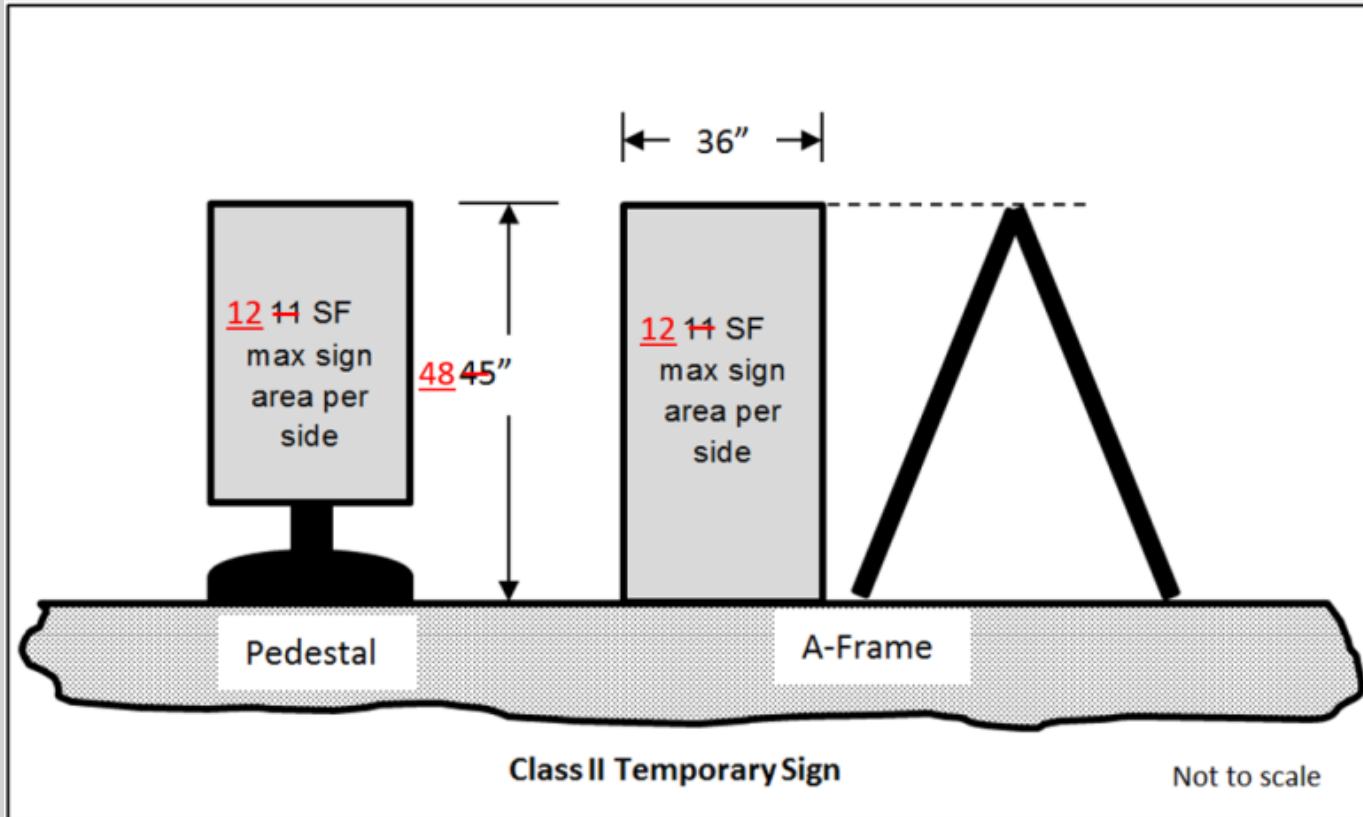
Current Sign Code

Class II Temporary Sign

- 1 Class II Temporary Sign per commercial use or “lawful temporary event”
- May not be located on vacant property
- Must be located within 15’ of customer entrance
- May not be located within public right-of-way unless customer entrance is opens directly into right-of-way
- No limit to number of sign panels provided sign copy does not exceed 20 square feet
- May be weighed or ballasted but not affixed to ground or permanent structure
- May only be displayed during business hours



Proposed Text



Proposed Text

➤ Amend Table 109-1a to allow Class II Temporary Signs in Rights-of-Way:

109-1.7 Permitted and prohibited signs.

- A Permitted signs by zoning district. Only those sign types and classes that are specifically listed in table 109-1a for each zoning district may be allowed, subject to the provisions outlined elsewhere in this chapter.

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	P
TEMPORARY SIGNS											
109-1.9(a)(2)	Class I Temporary Signs (Small A-Frame Signs)	P	P	P				P			
109-1.9(a)(3)	Class II Temporary Signs (Large A-Frame Signs)	<u>P</u>	<u>P</u>			P	P	P	P		

Proposed Text

B Sign quality, construction, and aesthetics.

1. Signs shall be designed in compliance with the applicable construction codes adopted by the city and in effect at the time of construction.
2. Where raceway cabinets are utilized, said raceway cabinets shall be painted to match the color of the surface onto which it is mounted.
3. Whenever a permanent sign is removed, the surface onto which the sign was mounted shall be repaired as closely as practicable to a new-like condition.
4. Unless specifically approved by the City Council through a comprehensive sign program or conditional use permit for other than freeway monument sign, as applicable, supporting elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.
5. When electrical service is provided to any sign, all components of said service are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.
6. All ~~permanent~~-signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment. Class II Temporary Signs shall be fabricated of wood, hard plastic, or metal that is at least one-half inch thick with nor unfinished, sharp or rough edges.
7. All sign copy must be clearly legible.

Proposed Text

3. ~~Class II temporary signs~~ Temporary Signs (large A-frame signs and pedestal signs). ~~Class II temporary signs~~ Class II Temporary Signs, as defined herein, are allowed subject to the ~~general requirements~~ General Requirements as ~~stated~~ outlined in subsection 109-1.9.A.1 above ~~plus and~~ the following:
- a. A business entity in possession of a valid business license from the City of Surprise who is engaged in ~~Class II temporary signs are only allowed in conjunction with~~ a lawful commercial use including ~~cottage industries~~ cottage industries, but not ~~home occupations~~ home occupations, may display Class II Temporary Signs, as follows:-
 - b.
 - i. ~~When a class II temporary sign is being utilized in conjunction with a lawful commercial use,~~ One (1) such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located.
 - ii. One (1) additional Class II Temporary Sign may be displayed not more than 1,000 feet from the lawful commercial use advertised by the sign.

Proposed Text

- eb. When allowed, ~~Class II temporary signs~~ Class II Temporary Signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise ~~engineering development standards~~ Engineering Development Standards. Further, when a sidewalk is separated from the street or curb by a landscape strip of any size, the Class II Temporary Sign must be located behind the sidewalk and not within the landscape strip.
- dc. There is no limit to the number of ~~sign panels~~ sign panels per ~~sign structure~~ sign structure provided the ~~defined~~ specified height, width and ~~sign area~~ sign area limitations are not exceeded.
- ed. The ~~sign~~ sign may be weighted or ballasted; however, no such ~~sign~~ sign may be affixed to the ground or to any permanent ~~structure~~ structure.
- fe. ~~Class II temporary signs~~ Class II Temporary Signs utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the ~~Class II temporary signs~~ Class II Temporary Signs.

Timeline

➤ Target

- City Council on August 17, 2021
- Effective date of September 16, 2021

Outreach

- **June 9, 2021**
 - **Mixed opinions**





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Billboard Signs (Case FS21-147).

Motion:

I move to recommend approval of the proposed Text Amendment relating to Billboard Signs to the City Council as proposed.

I move to recommend approval of the proposed Text Amendment relating to Billboard Signs to the City Council with alternative language.

I move to recommend denial of the proposed Text Amendment relating to Billboard Signs to the City Council.

Background:

Rhett Cooney of Boulevard Media seeks an amendment to Chapter 109 of the Surprise Municipal Code regarding Billboard Signs. The proposed Text Amendment, if approved, would amend the manner in which such signs are regulated within the City of Surprise, specific to a short segment of the Loop 303 in District 1.

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 FS121-147 Billboard Signs 07-15-21 P&Z Staff Report
 2. 01 FS21-147 Billboard Signs Text Amendment Applicant Narrative
 3. 02 FS21-147 Applicant Response Letter w Outreach Summary
 4. 03 - FS21-147 SMC Section 109-1.7 Permitted and Prohibited Signs, leg-Edit
 5. 04 - FS21-147 SMC Section 109-1.9 Sign Classifications and Types, leg-Edit
 6. 05 - FS21-147 SMC Section 109-1.11 Electronic Messaging Centers, leg-Edit
 7. FS21-147 Billboard Signs 07-15-21 P&Z
-

TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-147

Project Name: Billboard Signs

Council District: All

Meeting Date: July 15, 2021

Planner: Robert H. Kuhfuss, AICP

Applicant: Rhett Cooney, Boulevard Media Co.

Request: Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Billboard Signs

Location: Citywide *

Support/Opposition: Mixed

Alternative Actions:

- 1) The Commission may vote to recommend **approval** of the subject Text Amendment to the City Council as proposed; or,
- 2) The Commission may vote to recommend **approval** of the subject Text Amendment to the City Council with alternative language; or,
- 3) The Commission may vote to recommend **denial** of the subject Text Amendment to the City Council.

* Note: While the subject Text Amendment involves proposed changes to the LDO, if approved the affected properties are exclusive to District 1.

43 **PROJECT DESCRIPTION:**

44
45 Rhett Cooney of Boulevard Media seeks an amendment to Chapter 109 of the Surprise
46 Municipal Code regarding Billboard Signs. The proposed Text Amendment, if approved, would
47 amend the manner in which such signs are regulated within the City of Surprise, specific to a
48 short segment of the Loop 303 in District 1.

49
50 **BACKGROUND:**

51
52 **April 16, 2015:** Staff began the overhaul of the Sign Code as previously written in Chapter 113
53 of the Surprise Municipal Code (SMC).

54
55 **March 6, 2018:** The City Council approved the amended Chapter 113 Sign Code.

56
57 **April 5, 2018:** The new Sign Code per Chapter 113 went into effect.

58
59 **December 15, 2020:** The City Council approved the Land Development Ordinance (LDO), at which
60 time Chapter 113 of the SMC became Chapter 109 of the LDO.

61
62 **January 14, 2021:** The LDO became effective.

63
64 **February 4, 2021:** Staff discussed the billboard matter during a regular Concept Review meeting
65 under CR20-818.

66
67 **February 22, 2021:** The applicant filed case FS21-147 as it relates to Billboard Signs.

68
69 **May 12, 2021:** The applicant held an outreach meeting to discuss the proposed changes to the Sign
70 Code as they pertain to Billboard Signs.

71
72 **OUTREACH:**

73
74 The applicant held an outreach meeting on Wednesday, May 12, 2021 in both in-person and virtual
75 format. Seven (7) attendees were present in person while one (1) attended virtually. The outreach
76 meeting, as well as the Planning and Zoning Commission hearing, were advertised in accordance
77 with state and local regulations.

78
79 **DISCUSSION:**

80
81 During the re-write of the Sign Code back in the 2015-2018 timeframe, members of the
82 billboard industry approached staff regarding the possibility of including permissive language in
83 the Sign Code that would allow Billboards. Staff presented the idea to the Planning and Zoning
84 Commission who were amenable to the idea as long as it was on a limited basis. Staff, with the
85 assistance of the billboard community, and with input from stakeholders, prepared draft

language for the Commission's consideration. After considerable discussion, the Billboard language was revised and forwarded to the City Council for consideration; however, the Council rejected the idea and opted to approve a version of the Sign Code that specifically prohibited billboards anywhere within the City of Surprise.

The billboard language considered by the Commission in 2018, if approved, would have allowed billboards in certain segments of the Grand Avenue corridor as well as a short segment of the north Loop 303 corridor. The applicant's current proposal contains similar language pertaining to the north Loop 303 corridor, but deliberately excludes the Grand Avenue Corridor. The proposed text also increases the maximum height of a billboard sign to 45' above the edge of pavement as opposed to 30' as was the case with the original language back in 2018. The complete language is included as attachments to this report, but is summarized here:

- Section 109-1.7 A, Table 109-1a – revised to include billboards in certain zoning districts
- Section 109-1.7F.11 – revised to remove billboards as a prohibited use
- Section 109-1.9C.9 – revised to establish specific time, place and manner requirements specific to billboards
- Section 109-1.11 – revised to clarify the use of electronic messaging on billboards

Attachment 04 includes staff-proposed changes to the language that identifies the beginning and ending points for the actual corridor. These proposed changes are intended to provide clarity and do not affect the intent of the applicant's proposal. Should the Commission wish to include these changes, Recommendation alternative # 2 below would be appropriate.

Note: A separate, staff-driven Text Amendment pertaining to Class II Temporary Signs is in process under case FS21-372 and is scheduled for Commission and Council on the same dates as the subject request. Since FS21-327 affects some of the same Sections as the subject case, staff will ensure the approval or denial of one request does not negate the approval or denial of the other case.

FINDINGS:

- The proposed changes are consistent with state statute.
- The proposed changes are compliant with applicable case law regarding signs and the 1st Amendment.

RECOMMENDATION:

Staff recommends the Commission take one of the three actions listed below:

- 1) The Commission may vote to recommend **approval** of the subject Text Amendment to the City Council as proposed by the applicant; or,

- 129 2) The Commission may vote to recommend approval of the subject text amendment to
130 the City Council with alternative language; or,
131
132 3) The Commission may vote to recommend denial of the subject Text Amendment to the
133 City Council.

134 **ATTACHMENTS:**

- 135
136 01 – Applicant’s Narrative
137 02 – Applicant Response to Comments Letter w/ Revised language
138 03 – SMC Section 109-1.7 Permitted and Prohibited Signs, leg-edit format
139 04 – SMC Section 109-1.9 Sign Classifications and Types, leg-edit format
140 05 – SMC Section 109-1.11 Electronic Messaging Centers, leg-edit format



Project Narrative
Proposed Text Amendment
Land Development Ordinance
February 18, 2021

Description of Request

We represent Rhett Cooney of Boulevard Media Company and their request for a Text Amendment to Chapter 109 of the City of Surprise (City) Land Development Ordinance (LDO). The purpose of this request is to update the current language within the City LDO and proposes additional usage, such as billboards and including digital billboards, which are currently prohibited. This Text Amendment will amend Chapter 109 - Signs with the proposed changes and additions.

1. Adding billboards as permitted use in Section 109-1.7 A. Table 109-1a Permitted Signs-Freestanding Ground Signs.
2. Striking billboards as a prohibited use in 109-1.7 F.11.
3. Adding criteria under which billboards will be allowed in Section 109-1.9 C.9 (see attached Billboard Signs).
4. Adding language in Section 109-1.11 6.

The proposed Text Amendment changes are attached.

Project Location

The proposed Text Amendment would allow for billboards in a very limited portion of the City along a very short stretch of State Route Loop 303. The specific location where billboards may be allowed (after receiving a conditional use permit from the City Council) are within three (3) privately owned parcels along the north side of the State Route 303 Corridor between the City boundary on the east and where a significant power line corridor bisects properties along the north side of the freeway (see specific sign location details within the attached proposed text amendment – Section 109-1.9). This limited area is generally located along the east/west portion of the Loop 303 along the north side of the



freeway, north of the Sun City master planned community. Please refer to the specific text of the Text Amendment for the specific location for potential billboard locations.

Historical Data

There is not much historical data on billboards in Surprise, other than the LDO and previous Surprise Unified Development Code (SUDC) prohibited billboards as part of the sign code. In 2018, there was an attempt to include billboards as part of the sign code. The process included proposed billboard locations in the same general area along the Loop 303 and some opportunities for billboards along Grand Avenue. The 2018 text amendment received City staff and Planning & Zoning Commission support. The proposed billboard portion of the sign code text amendment was removed by the City Council at their February 6, 2018 public hearing. Nearby communities and Maricopa County have varying billboard ordinances.

Operational Aspect of Use

The proposal is to allow for a very limited area of potential billboard locations along the east/west stretch of the Loop 303 within the City of Surprise. There are only a few privately owned parcels in the City limits along this stretch of the freeway that meet the specific locational criteria. The entire southern side of the Loop 303 has tall sound walls that act as a barrier to viewing any proposed billboard along the north side of the freeway. Other than the specific approximately 4,500 feet of distance along the north side of the freeway, no billboards are proposed for any location within the entire City with this Text Amendment.

Infrastructure

The proposed Text Amendment does not affect any City infrastructure or City maintenance costs.

Phasing

No phasing is needed or required.



Robert Kuhfuss
Development Department
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85374

RE: FS21-147

Dear Mr. Kuhfuss:

The following is our responses to Staff's comments regarding FS21-147 Billboard Text Amendment.

A. GENERAL COMMENTS:

PLANNING:

1. These comments should in no way be construed as staff support, but rather an attempt to provide clarity should the proposed Text Amendment be adopted.

Response: So noted.

2. Additional revisions may be warranted as the proposal moves through the stakeholder process

Response: So noted.

B. The Citizen Participation Plan prepared by Tiffany & Bosco and received February 22, 2021, will be revised and submitted for review to include the following modifications:

PLANNING:

1. This document seems to be written based off obsolete language found in the SUDC. Revise the document relative Article 2 (specifically Table 102-2a) and Article 3 of the LDO.

Response: Document has been revised.

2. Discuss how you intend to conduct Neighborhood Meeting as required by Section 102-3.2 of the LDO.

Response: We held a hybrid (in-person and virtual) open house on May 12, 2021 at 6pm at the Asante elementary school in Surprise, AZ. There were three (3) members from the public, two (2) City Councilmembers and two (2) City staff members. There was one (1) person in attendance on-line as the open house was a hybrid of in-person and virtual. The person on-line was a City of Glendale staff member monitoring the text amendments progress. There was a great discussion among the participants on the make-up of the proposed Land Development Code verbiage, location questions, billboard sign operational characteristics and other relevant issues with allowing billboards along this portion of the Loop 303. There was only one (1) comment card left behind. Please see attached Citizen Participation Report.

3. Indicate the date of revision.

Response: The Citizen Participation report was updated on May 17, 2021.

C. The Narrative Report prepared by Tiffany & Bosco and received February 22, 2021, will be revised and submitted for review to include the following modifications:

PLANNING:

1. Indicate the date of revision:

Response: Narrative Report updated May 19, 2021.



SECTION 109-1.7A EXHIBIT:

2. Add language to Table 109.A that allows for Billboards in Commercial and Industrial zoning districts with a CUP. Include the reference to Section 109- 1.9(c)(9) in the left hand column. (You may annotate a screen shot if that is easier and I will format later.)

Response: Updated and included with this resubmittal.

SECTION 109-1.9 EXHIBIT:

3. In Paragraph C.9.1, identifying the western and eastern limits of the corridor might be made clearer if you state "...extending from the West line of Range 1 West of the Gila and Salt River Base and Meridian and extending in an easterly direction a distance of approximately 1 mile to the east line of Range 1 West of said Base and Meridian."

Response: Updated.

4. With the corridor limited to approximately 1 mile, Paragraph 1.b is not necessary.

Response: So noted.

5. Under Paragraph 2, delete the phrase "...regardless of the corridor in which it is located."

Response: Updated.

6. Under Paragraph 2.a, add that billboards may be located in Commercial or Industrial zoning districts, and only within the specified Corridor.

Response: Updated.

7. Paragraph 2.b regarding the railroad is also not necessary.

Response: So noted.

8. Under Paragraph 2.e, you state 1,760' separation. How many billboards are you seeking? Will that separation distance allow that number of billboards?

Response: With the proposed separation of 1,760', approximately three (3) billboards will be allowed.

9. Under Paragraph 3, delete the phrase "...regardless of the corridor in which it is located."

Response: Updated.

10. In Paragraph 3.c, add the various dimensions to the drawing. Since there is only one corridor, no need for the table.

Response: Updated.

11. In Paragraph 3.d, add the various dimensions to the drawing.

Response: Updated.

Please let me know if you need any other changes to the proposed billboard text amendment. Please let us know the soonest we can be scheduled for a Planning & Zoning Commission hearing for this text amendment proposal. Thank you.

Sincerely,

Kurt Jones, AICP

CC: Rhett Cooney



Citizen Participation Plan & Report

Proposed Text Amendment

Land Development Ordinance

May 17, 2021

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this text amendment to the City's Land Development Ordinance (LDO). The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

Proposed Billboard Text Amendment – Citizen Participation Plan & Report

The request is for a Text Amendment to Chapter 109 of the City of Surprise (City) Land Development Ordinance (LDO). The purpose of this request is to update the current language within the City LDO and proposes additional usage, such as billboards and including digital billboards, which are currently prohibited. This Text Amendment will amend Chapter 109 - Signs with the proposed changes and additions.

1. Adding billboards as permitted use in Section 109-1.7 A. Table 109-1a Permitted Signs-Freestanding Ground Signs.
2. Striking billboards as a prohibited use in 109-1.7 F.11.
3. Adding criteria under which billboards will be allowed in Section 109-1.9 C.9 (see attached Billboard Signs).



4. Adding language in Section 109-1.11 6.

We intend to meet the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
 - The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **City initiated.**
 - For applications involving rezoning of land or text amendments which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**
 - For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters including text amendments, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **City initiated.**
 - Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See City initiated list.**
 - The head of any homeowner's association or registered neighborhood within the public notice area established in item (3) indicated above. **See City initiated list.**

Site Posting

The site was posted for the proposed Text Amendment in the one location which would allow for the proposed billboards. These signs are on a local dirt road leading to the sites adjacent to the Loop 303. You can see the one (1) of the sites posting signs from the Loop 303, but the sign is unreadable because of the distance from the travel lanes and vehicle speeds on the freeway. Refer to **Tab 1** for the site posting locations. Refer to **Tab 2** for the site posting language and affidavit of posting.

Participation Report.

An open house was held on May 12, 2021 at 6pm at the Asante elementary school in Surprise, AZ. There were three (3) members from the public, two (2) City Councilmembers and two (2) City staff members. There was one (1) person in attendance on-line as the open house was a hybrid of in-person and virtual. The person on-line was a City of Glendale staff member monitoring the text amendments progress. There was a great discussion among the participants on the make-up of the proposed Land Development Code verbiage, location questions, billboard sign operational characteristics and other relevant issues with allowing billboards along this portion of the Loop 303.

There was only one (1) comment card left behind which is attached at **Tab 3**. We have committed to working through many of the discussion points during the virtual open house and we will continue to



follow up with the in-person and virtual attendees if requested. We have been working cooperatively with City staff on the text amendment request and will continue to work towards public hearings on the proposed request. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will reach out to them and provide updates to the City staff with an amended report.

TAB 1

Properties within the Boundary proposed for Potential billboard locations, Maricopa County Assessor
Parcels: 503-69-015F, 503-69-015E & 503-69-008D

600ft



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TAB 2



AFFIDAVIT OF POSTING

Application No: FS21-147

Applicant Name:

Location: 14102 W. Pinnacle Peak Rd & 14210 W Pinnacle Peak Rd

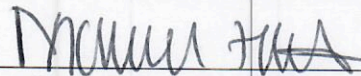
Date Site Posted: April 23rd, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

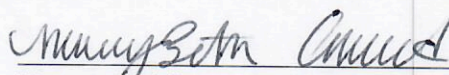
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

 4-23-2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 23rd day of April,

2021, and by Maria Hitt. I witness whereof I hereunto

set my hand and official seal.


Notary Public

10-25-2024
My commission expires



TAB 3

COMMENT CARD

NAME: Andy Cepon

ADDRESS: [REDACTED]

COMMENT: In addition to the City getting 1 of the
8 "cycles" to promote/advertise the City/CityEvents
there must be an on going revenue share component.

Please Send Comment Card or Contact Us with Additional Comments or Questions

Kurt Jones

2525 E Camelback Road – Seventh Floor

Phoenix, AZ 85016

602-452-2729, kaiones@tblaw.com

Date : 5/12/2021 Time: 6:00PM - 7:00PM

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Date : 5/12/2021 Time: 6:00PM - 7:00PM



Project Narrative
Proposed Text Amendment
Land Development Ordinance

February 18, 2021
Revised May 19, 2021

Description of Request

We represent Rhett Cooney of Boulevard Media Company and their request for a Text Amendment to Chapter 109 of the City of Surprise (City) Land Development Ordinance (LDO). The purpose of this request is to update the current language within the City LDO and proposes additional usage, such as billboards and including digital billboards, which are currently prohibited. This Text Amendment will amend Chapter 109 - Signs with the proposed changes and additions.

1. Adding billboards as permitted use in Section 109-1.7 A. Table 109-1a Permitted Signs-Freestanding Ground Signs.
2. Striking billboards as a prohibited use in 109-1.7 F.11.
3. Adding criteria under which billboards will be allowed in Section 109-1.9 C.9 (see attached Billboard Signs).
4. Adding language in Section 109-1.11 6.

The proposed Text Amendment changes are attached.

Project Location

The proposed Text Amendment would allow for billboards in a very limited portion of the City along a very short stretch of State Route Loop 303. The specific location where billboards may be allowed (after receiving a conditional use permit from the City Council) are within three (3) privately owned parcels along the north side of the State Route 303 Corridor between the City boundary on the east and where a significant power line corridor bisects properties along the north side of the freeway (see specific sign location details within the attached proposed text amendment – Section 109-1.9). This limited area is



generally located along the east/west portion of the Loop 303 along the north side of the freeway, north of the Sun City master planned community. Please refer to the specific text of the Text Amendment for the specific location for potential billboard locations.

Historical Data

There is not much historical data on billboards in Surprise, other than the LDO and previous Surprise Unified Development Code (SUDC) prohibited billboards as part of the sign code. In 2018, there was an attempt to include billboards as part of the sign code. The process included proposed billboard locations in the same general area along the Loop 303 and some opportunities for billboards along Grand Avenue. The 2018 text amendment received City staff and Planning & Zoning Commission support. The proposed billboard portion of the sign code text amendment was removed by the City Council at their February 6, 2018 public hearing. Nearby communities and Maricopa County have varying billboard ordinances.

Operational Aspect of Use

The proposal is to allow for a very limited area of potential billboard locations along the east/west stretch of the Loop 303 within the City of Surprise. There are only a few privately owned parcels in the City limits along this stretch of the freeway that meet the specific locational criteria. The entire southern side of the Loop 303 has tall sound walls that act as a barrier to viewing any proposed billboard along the north side of the freeway. Other than the specific approximately 4,500 feet of distance along the north side of the freeway, no billboards are proposed for any location within the entire City with this Text Amendment.

Infrastructure

The proposed Text Amendment does not affect any City infrastructure or City maintenance costs.

Phasing

No phasing is needed or required.

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

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
	Monument Signs)										
109-1.9(c)(5)	Class VI Monument Signs (Major Monument Signs)				P	P	P		P		P
109-1.9(c)(6)	Roadway Arch Signs	P	P				P		P		
109-1.9(c)(7)	Subdivision Perimeter Wall Signs			P	P	P	P				P
109-1.9(c)(8)	Freeway Monument Signs						C				
OTHER SIGNAGE											
109-1.11	Level 1 Electronic Messaging			P	P	P	P	P	P		P
109-1.11	Level 2 Electronic Messaging				P	P	P		P		P
109-1.12	Reader Panels			P	P	P	P	P	P		P
109-1.13	Address Identification			P	P	P	P	P	P	P	P
109-1.14	Flags and Flagpoles			P	P	P	P	P	P		P
109-1.15	Billboards						C ¹				

¹ Refer to section 109-1.9 (C) (9)

Revision #1 - 5/19/2021

Section 109-1.9 – Sign Classifications and Types

C.9. Billboard Signs: Billboard Signs may be permitted as outlined in this Section:

1. State Route 303 Corridor: Billboard Signs may be located within that portion of the State Route 303 Corridor between a specific point extending from the southeast corner of Section 9 of the Gila and Salt River Base and Meridian and extending in a westerly direction a distance of 3,960' along the south line of Section 9 located at Latitude 33°41'49" N by Longitude 112°21'35" W and the specific point of Latitude 33°41' 47" N by Longitude 112°22' 22" W, subject to prior approval of a Conditional Use Permit in accordance with Chapter 102-6.3 of the Surprise Land Development Ordinance. All billboard signs located within the aforementioned corridor are subject to the provisions in Paragraph 109-1.9.C.9.:

~~a. No billboard sign shall be located within 2,640 feet of the intersection of U.S. 60 and State Route 303, specifically defined as a point located at Longitude 112°24'13"W by Latitude 33°40'49"N.~~

~~b.a.~~ Billboard signs located within the State Route 303 corridor as defined above shall serve eastbound and/or westbound traffic but shall only be located north of the freeway right-of-way. Further, where a billboard sign is located within the State Route 303 Corridor, at least one (1) sign face shall consist of an Electronic Messaging Center.

~~e.b.~~ The overall height of a billboard sign within the State Route 303 Corridor shall not exceed forty-five (45) feet as measured from the adjacent roadway to the top of the sign structure, exclusive of architectural embellishments as permitted in this Section.

~~e.c.~~ The overall dimensions of the sign panel associated with a billboard sign within the State Route 303 Corridor shall not exceed forty-eight (48) feet in width and fourteen (14) feet in height for a total sign area not to exceed 672 square feet, exclusive of architectural embellishments as permitted in this Section.

2. Additional Locational Requirements: The following additional locational requirements apply for all billboard signs ~~regardless of the corridor in which it is located:~~

a. Billboard signs may only be approved within a Planned Area Development (PAD), that portion of the PAD in which the approved land use plan specifically calls out commercial, industrial or employment uses and in Commercial or Industrial zoning districts, and only within the specified Corridor.

~~b. Notwithstanding the Union Pacific Railroad right-of-way, no billboard sign shall be located within 300 feet of a property zoned for residential uses within the City, or any open space tract that is associated with a residential development.~~

~~e.b.~~ Billboard signs shall not be located closer than twenty (20) feet from the State Route 303 right-of-way line and not further than 200 feet from said right-of-way line.

dc. No billboard sign shall be approved within 660 feet of any Freeway Monument Sign existing at the time of Conditional Use Permit application for the billboard sign in question.

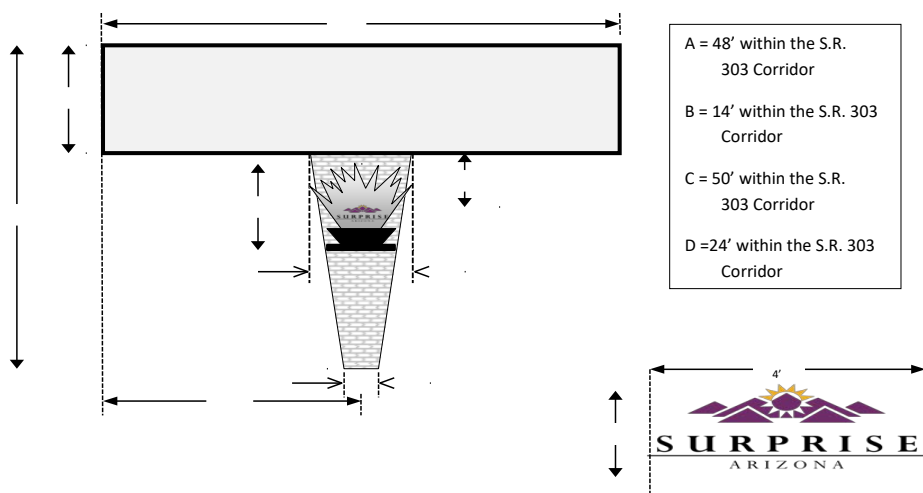
ed. No billboard sign shall be approved within 1760' of any billboard sign approved or existing at the time of Conditional Use Permit application for the billboard sign in question.

3. Design Requirements: The following design requirements apply for all billboard signs ~~regardless of the corridor in which it is located~~:

a. Billboard Signs may incorporate Level 2 Electronic Messaging Centers as outlined Chapter 109-1.11.6 herein, except that Electronic Messaging Centers used in billboard applications may occupy up to 100% of the allowable sign area of the billboard, exclusive of architectural embellishments as may be permitted or required herein and provided such Electronic Messaging Centers are turned off between 11:00 PM and dawn.

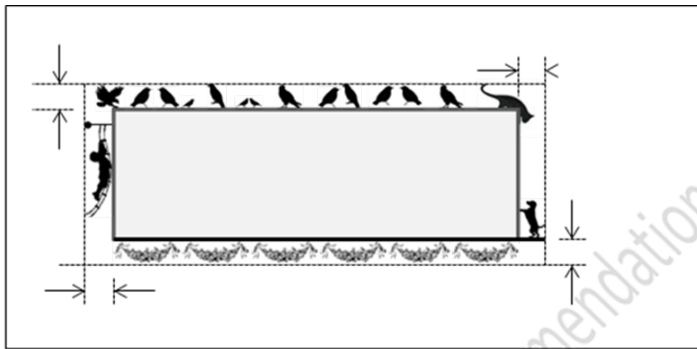
b. Billboard Signs shall be supported by a single pole or column, which shall be dimensionally centered beneath the sign panel and shall incorporate a pole cover comprised of stone, brick or other architecturally compatible material that conceals the structural component of the pole or column. Unless an alternative design is approved by the Planning and Zoning Commission, the pole cover shall be of a trapezoidal shape, with a base width equal to one-third (1/3) the width of the top of the pole cover.

c. Unless an alternative design is approved by the Planning and Zoning Commission, the supporting pole or column shall also include additional architectural embellishments that incorporate the official Primary City of Surprise Logo superimposed onto a stylized agave image. The logo shall be approximately two (2) feet tall by four (4) feet wide. The stylized agave image shall be eight (8) feet high by six (6) feet wide. The vertical center of the arrangement shall be five (5) feet below the lower edge of the sign panel.



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d. Artistic or architectural embellishments up to thirty (30) square feet may be attached to the perimeter of the sign panel, provided said embellishments do not extend more than two (2) feet in any direction beyond the face of the sign and do not otherwise obstruct the architectural embellishments as may be required under Paragraph 109-1.9.C.9.c above. ~~A-B 5' 8' C 6' 2' D 2' Not to scale 4' Support Pole and Logo A = 48' if within the S.R. 303 Corridor B = 14' if within the S.R. 303 Corridor C = 45' if within the S.R. 303 Corridor D = 24' if within the S.R. 303 Corridor~~



4. Any Conditional Use Permit approval is hereby conditioned upon the applicant obtaining a valid construction permit for the billboard sign approved under said Conditional Use Permit. The applicant shall obtain Certificate of Completion from the City of Surprise within six (6) months of approval of the Conditional Use Permit by the Planning and Zoning Commission. Failure to obtain a Certificate of Completion within the designated time allotment shall render the Conditional Use Permit null and void; however, the City Manager or designee may grant a one-time extension for a period not to exceed six (6) months when in the opinion of the City Manager or designee the circumstances warrant such.

109-1.7 Permitted and prohibited signs.

- A** Permitted signs by zoning district. Only those sign types and classes that are specifically listed in table 109-1a for each zoning district may be allowed, subject to the provisions outlined elsewhere in this chapter.

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(2)	Class I Temporary Signs (Small A-Frame Signs)	P	P	P				P			
109-1.9(a)(3)	Class II Temporary Signs (Large A-Frame Signs)					P	P	P	P		
109-1.9(a)(4)	Class III Temporary Signs (Small Post Signs)			P	P	P	P	P	P		P
109-1.9(a)(5)	Class IV Temporary Signs (Large Post Signs)			P	P	P	P	P	P		P
109-1.9(a)(6)	Banner Signs and Festoons			P	P	P	P	P	P		P
109-1.9(a)(7)	Light Pole Banner Signs	P	P		P	P	P	P	P		P
109-1.9(a)(8)	Teardrop Banner Signs			P	P	P	P	P	P	P	P
109-1.9(a)(9)	Sign Walkers	P	P	P	P	P	P	P	P	P	P
109-	Model Home			P				P			

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
1.9(a)(10)	Complex Signs										
109-1.9(a)(11)	Residential Subdivision Signs			P				P			
BUILDING MOUNTED SIGNS											
109-1.9(b)(1)	Building Wall Signs			P	P	P	P		P		P
109-1.9(b)(2)	Blade Signs			P	P	P	P		P		P
109-1.9(b)(3)	Canopy Signs				P	P	P		P		P
109-1.9(b)(4)	Marquee Signs						P				P
109-1.9(b)(5)	Awning Signs						P		P		P
109-1.9(b)(6)	Hanging Signs					P	P	P	P		P
109-1.9(b)(7)	Window Signs and Sunscreens			P	P	P	P	P	P		P
FREESTANDING GROUND SIGNS											
109-1.9(c)(1)	Class I Monument Signs (Menu Signs)						P		P		
109-1.9(c)(1)	Class II Monument Signs (Preview Signs)						P		P		
109-1.9(c)(2)	Class III Monument Signs (Directional Signs)	P	P	P	P	P	P	P	P	P	P

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
109-1.9(c)(3)	Class IV Monument Signs (Directory Signs)				P	P	P		P		
109-1.9(c)(4)	Class V Monument Signs (Minor Monument Signs)			P	P	P	P		P		P
109-1.9(c)(5)	Class VI Monument Signs (Major Monument Signs)				P	P	P		P		P
109-1.9(c)(6)	Roadway Arch Signs	P	P				P		P		
109-1.9(c)(7)	Subdivision Perimeter Wall Signs			P	P	P	P				P
109-1.9(c)(8)	Freeway Monument Signs						C				
<u>109-1.9(c)(9)</u>	<u>Billboard Signs</u>						<u>C</u>				
OTHER SIGNAGE											
109-1.11	Level 1 Electronic Messaging			P	P	P	P	P	P		P
109-1.11	Level 2 Electronic Messaging				P	P	P		P		P
109-1.12	Reader Panels			P	P	P	P	P	P		P

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
109-1.13	Address Identification			P	P	P	P	P	P	P	P
109-1.14	Flags and Flagpoles			P	P	P	P	P	P		P

- B** Signs in the public street right-of-way. Signs are not permitted within the public street right-of-way, except for those signs erected by, or on behalf of the city, or as otherwise expressly permitted in this chapter.
- C** Signs in the private street right-of-way. Signs are not permitted within private street rights-of-way, except when associated with an approved planned area development (PAD) or comprehensive sign program (CSP), as required by the city, or as otherwise permitted in this chapter.
- D** Encroachments. No portion of any sign erected on any property may encroach into the public right-of-way, except as otherwise permitted in this chapter or where expressed written permission is granted by the city to allow said encroachment.
- E** Signs as an accessory use. All signs must be an accessory use to a primary use. In no case shall a sign be established as a primary use of the property; except that temporary signs as otherwise allowed within a given zoning district are exempt from this provision.
- F** Prohibited signs. The following sign types are specifically prohibited:
1. *Abandoned signs*, pole signs of a permanent nature, snipe signs, and median signs;
 2. Animated signs, flashing, blinking, or rotating signs, festoons, inflatable signs including latex or mylar balloons, permanent banner signs, pennants, searchlights, streamers, signs other than class 1 monument signs that emit audible sound, and any clearly similar features;
 3. Vehicle signs when the vehicle is placed in a location not approved for vehicular parking or storage;
 4. Signs containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;

5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;
6. Signs located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations;
7. Signs containing vulgar or profane messages, hate speech, or language intended to incite violence;
8. Signs greater than 30 inches in height and which are located within any sight visibility triangle of any street or driveway intersection as required by the Surprise engineering design standards;
9. Signs not expressly permitted as being allowed by right under this chapter, or by specific requirements in another portion of this chapter, or otherwise expressly allowed by the city board of adjustment;
10. Signs placed in locations that are deemed by the city to present a hazard to public safety, obstruct clear vision in the area, or interferes with the requirements of the Americans with Disabilities Act (42 United States Code sections 12101 through 12213 and 47 United States Code sections 225 and 611);

~~11. —Billboard signs.~~

- G** Signs exempt from these regulations. The following signs are exempt from regulation under this chapter:
1. Governmental signs.
 2. Any sign that is not visible from another property to the naked eye, provided said sign otherwise meets applicable Building Code requirements and the requirements of sections 109-1.10, 109-1.11 and 109-1.12 herein.
- H** Violation. Any sign that is not in compliance with this section is in violation of this chapter.

109-1.9 Sign classifications and types. The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in table 109-1a subject to the following "time, place and manner" restrictions.

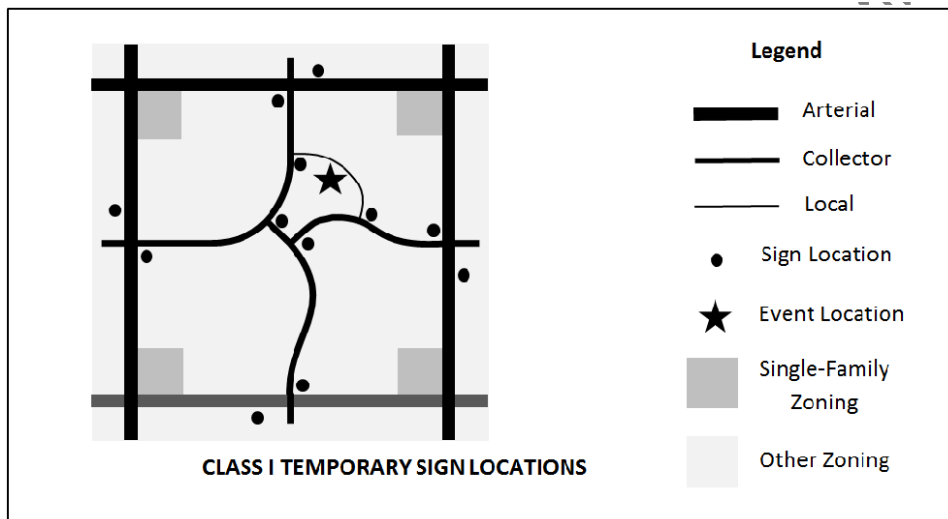
A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

1. *General requirements.*

- a. Temporary signs shall not be illuminated in any manner except by ambient lighting present on the property.
- b. Temporary signs shall include the name and phone number of the contact person responsible for placing the sign.
- c. No temporary sign may interfere with the free movement of pedestrian or vehicular traffic.
- d. The supporting elements for class III temporary signs and class IV temporary signs may be directly buried or inserted into the soil; however, in no case shall concrete, or other permanent attachments to the ground, or attachment to other permanent structure(s) be utilized.

2. *Class I temporary signs (small A-frame signs).* Class I temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:

- a. Class I temporary signs are only allowed in conjunction with a lawful temporary event being held on land zoned for single-family residential uses.
- b. Class I temporary signs may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:
 - (1) One class I temporary sign at the site of the lawful temporary event,
 - (2) One class I temporary sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid,
 - (3) Two class I temporary signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street, provided said sign is no further than 500 feet from the intersection.

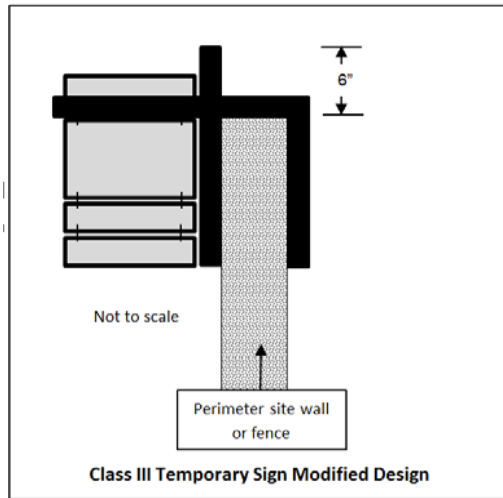


- c. When allowed, class I temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
 - d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
 - e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
 - f. Class I temporary signs may be placed one hour before the start of a lawful temporary event and shall be removed not more than one hour after the end of a lawful temporary event that occurs between the hours of 9:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, and Thursdays. In addition, class I temporary signs may be placed for any length of time between the hours of 4:00 p.m. Friday and 11:00 p.m. Sunday.
 - g. If the lawful temporary event being served by the class I temporary sign requires a temporary use permit, the locations of the class I temporary signs shall be included with the application materials.
3. *Class II temporary signs (large A-frame signs and pedestal signs).* Class II temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:
 - a. Class II temporary signs are only allowed in conjunction with a lawful commercial use including cottage industries, but not home occupations.
 - b. When a class II temporary sign is being utilized in conjunction with a lawful commercial use, one such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located.

- c. When allowed, Class II temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
- e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
- f. Class II temporary signs utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the Class II temporary signs.

4. *Class III temporary signs (small post-signs).*

- a. Not more than one class III temporary sign meeting the specific requirements outlined in this section is permitted per lot of record except that if said lot abuts more than one street, one additional class III temporary sign meeting said requirements may be erected along each additional street frontage.
- b. In the event a property is vacant, additional class III temporary signs may be erected on said property provided the spacing between such signs is not less than 600 feet.
- c. Class II temporary signs shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
- e. In the event that a lot's perimeter site wall or fence is adjacent to or within 20 feet of a street, the class III temporary sign may be modified to allow the sign to be hung from but not attached to the perimeter site wall or fence provided the sign does not exceed the height of the wall or fence by more than six inches and does not interfere with pedestrian movement.



5. *Class IV temporary signs (large post-signs).*

- a. Not more than one class IV temporary sign meeting the specific requirements outlined in this section is permitted per lot of record except that if said lot abuts more than one street, one additional class IV temporary sign meeting said requirements may be erected along each additional street frontage, except that class IV temporary signs associated with a public hearing shall not be counted towards this total.
- b. Class IV temporary signs shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- c. The maximum number of sign panels per sign structure shall not exceed two.

6. *Banner signs and festoons.*

- a. *General.* The following provisions apply to all banner signs and festoons:
 - (1) Banner signs shall be equipped with ventilation flaps.
 - (2) Banner signs and festoons shall be securely attached to the building or fence, but in no case shall be attached to freestanding poles or vegetation.
- b. *Residential.* Any number of banner signs, festoons or combination thereof are permitted per dwelling unit, provided the aggregate length does not exceed 20 lineal feet and the aggregate area does not exceed 100 square feet.
- c. *Non-residential.* Banner signs and festoons are permitted on properties zoned for non-residential use subject to the following:
 - (1) One banner sign may be placed on a building, provided the maximum area of the banner sign shall not exceed one

square foot per linear foot of building elevation, not to exceed 500 square feet.

- (2) For a single-tenant building, the width of the banner sign shall not exceed 80 percent of the width of the building elevation onto which the banner sign is attached. For multi-tenant building, the width of the banner sign shall not exceed 80 percent of the leased tenant frontage.
- (3) Any number of festoons may be placed on a building provided the festoon contains no advertising copy, the aggregate length does not exceed 20 lineal feet, and the aggregate area does not exceed 100 square feet.

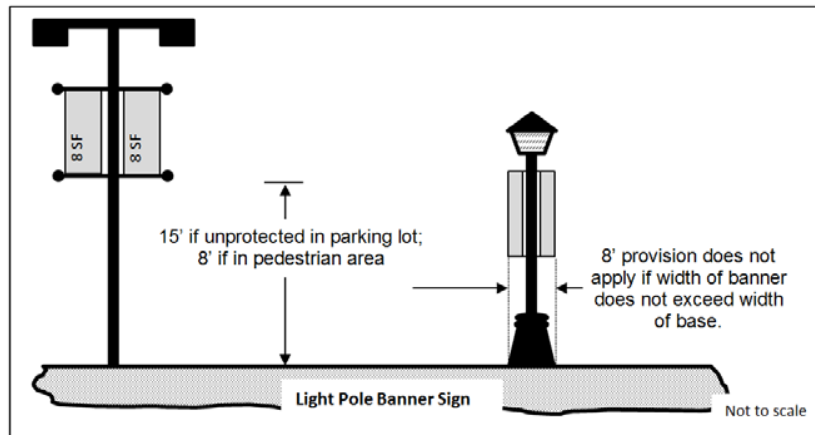
d. *Construction sites and temporary construction yards.* Banner signs are allowed in conjunction with active construction sites and temporary construction yards regardless of zoning, subject to the following:

- (1) One or more banner signs may be affixed to the perimeter fence surrounding a construction site or temporary construction yard, provided said banner signs do not extend above the height of the perimeter fence.
- (2) Individual banner signs shall not exceed ten feet in length. Where multiple banner signs are utilized in lieu of screening material on a fence surrounding a construction site or temporary construction yard, said signs shall be spaced not less than one foot apart unless the banner sign is fabricated of material with not less than 50 percent visual transparency, in which case this provision shall not apply.

7. *Light pole banner signs.*

- a. Light pole banner signs may be attached to light poles when the pole is so equipped to receive such banner, except that in no case shall a light pole banner sign be affixed to a light pole in a public right-of-way without the expressed written permission from the city.
- b. The surface area of a single light pole banner sign shall not exceed eight square feet as measured on a single side.
- c. When two light pole banner signs are affixed to a single light pole, both light pole banner signs shall be consistent with each other with respect to size and shape so as to create uniformity.
- d. When the light pole onto which a light pole banner sign is placed is located within the paved portion of a parking lot, and the light pole base is unprotected from vehicular traffic, the bottom of the light pole banner sign shall be a minimum of 15 feet above the parking surface over which the banner is placed. If the base of the light pole is protected from vehicular traffic, this provision shall not apply.

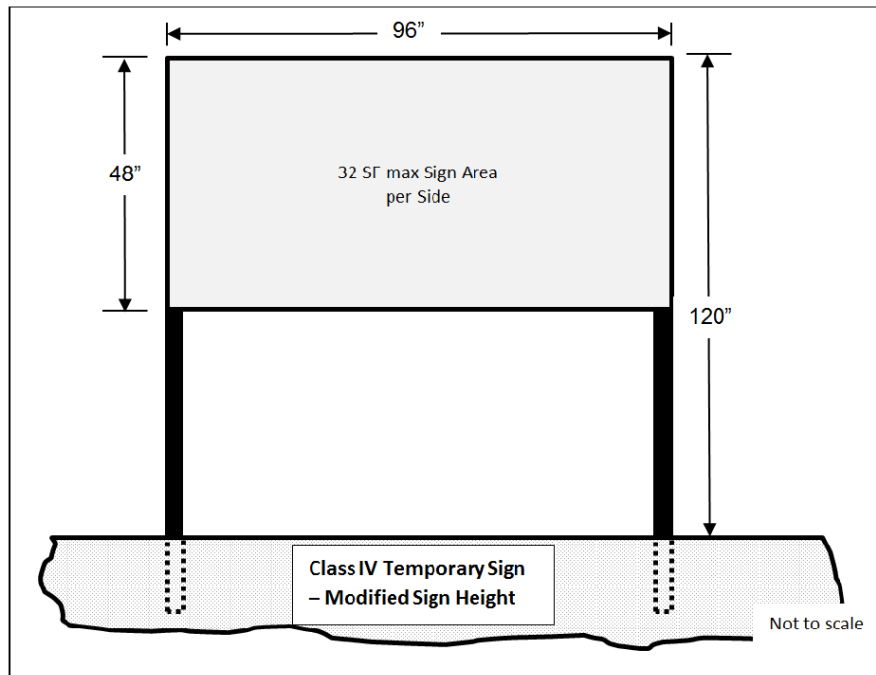
- e. When the light pole is located within a pedestrian area, the bottom of the light pole banner sign shall be a minimum of eight feet above the surface over which the light pole banner sign is placed, unless the light pole banner sign is sufficiently narrow so as to not extend beyond the base of the light pole.
- f. Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.
- g. Light pole banner signs shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.
- h. Light pole banner signs shall be equipped with ventilation flaps.



8. *Teardrop banner signs.*

- a. Not more than two teardrop banner signs are permitted in conjunction with a lawful temporary event subject to the specific requirements as outlined herein except that in no case shall a teardrop banner sign be allowed on a vacant property.
- b. Teardrop banner signs may only be erected on the property on which the lawful temporary event is occurring. In no case shall a teardrop banner sign be located within a public or private right-of-way.
- c. No teardrop banner sign shall be located within 15 feet of a pedestrian path, sidewalk, or trail, whether public or private.
- d. No teardrop banner sign shall be located within 15 feet of any vehicular parking surface or driveway.
- e. No teardrop banner sign shall be located within 50 feet of any public or private right-of-way.
- f. The maximum height of the sign structure as measured from the nearest adjacent grade shall not exceed 12 feet with the flag portion of the sign not exceeding 16 square feet.
- g. The teardrop banner sign shall be supported by a pedestal, which may be weighted or ballasted to prevent being overturned, but in no case shall the supporting sign structure be inserted into the ground.

9. *Sign walkers.* Sign walkers are permitted to operate within the city subject to the following restrictions:
 - a. Sign walkers may only operate during daylight hours.
 - b. Sign walkers may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.
 - c. Sign walkers may carry a maximum of two single-sided signs not exceeding three square feet of sign copy each or one double-sided sign not exceeding 12 square feet of aggregate sign copy; however, in no case shall a sign walker carry any form of electronic messaging.
 - d. Sign walkers shall not display a sign in any manner other than by personally holding or wearing said sign.
10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:
 - a. One class III temporary sign meeting the requirements of subsection 9(a)(4) herein for each lot located within the boundaries of an approved model home complex. Such signs shall not be illuminated except by ambient lighting.
 - b. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.



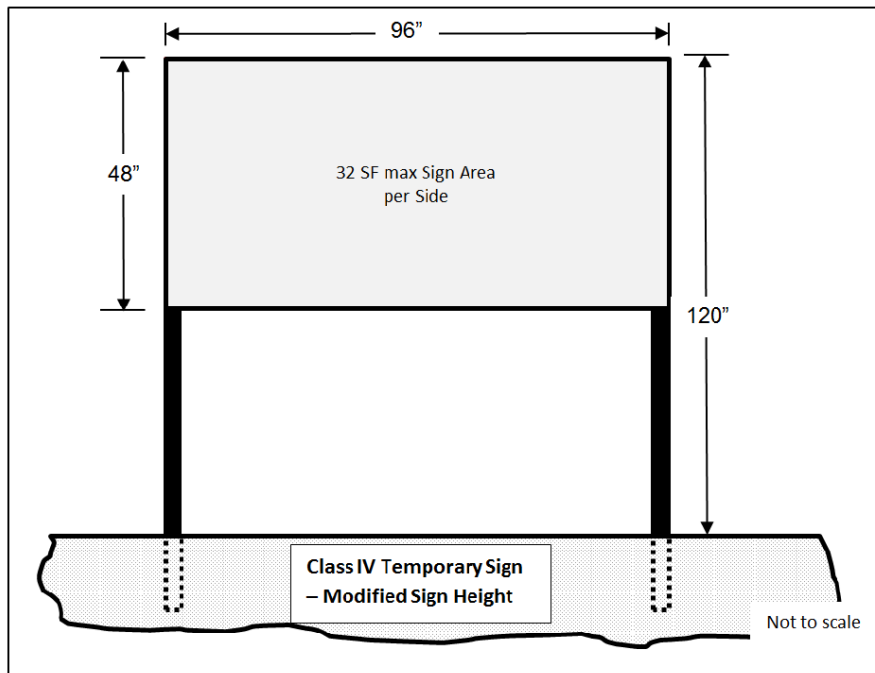
- c. One flagpole not exceeding a height of 45 feet may be erected within the boundaries of the model home complex provided said flagpole is located within the building envelope or within the required front yard of the lot in which it is placed, but not located within any required side or required rear yard. A maximum of two flags may be displayed from said flagpole. The flag and flagpole permitted under this paragraph may be externally illuminated in accordance with **Chapter 107-Article 3** of the Surprise Municipal Code.
- d. Two flagpoles not exceeding a height of 20 feet may be erected for each lot located within the boundaries of the approved model home complex. A maximum of one flag may be displayed from each flagpole. Flagpoles permitted under this section may be erected along the perimeter of the model home complex. Flagpoles permitted under this paragraph shall not be illuminated except by ambient lighting.
- e. Four additional teardrop banner signs meeting the requirements of subsection 9(a)(8) herein for each lot located within the boundaries of an approved model home complex. Except that subsections 9(a)(8)c., 9(a)(8)d. and 9(a)(8)e. shall not apply. Teardrop banner signs permitted under this section shall not be illuminated except by ambient lighting.
- f. One banner sign not exceeding three feet in height and five feet in length may be attached to the trap fence. Said banner sign shall be equipped with ventilation flaps. Banner signs permitted under this paragraph shall not be illuminated except by ambient lighting.
- g. One awning sign or canopy sign provided the awning or canopy is limited to the customer entrance to the sales office associated with the approved model home complex. Awning signs or canopy

signs permitted under this paragraph shall not be illuminated except by ambient lighting.

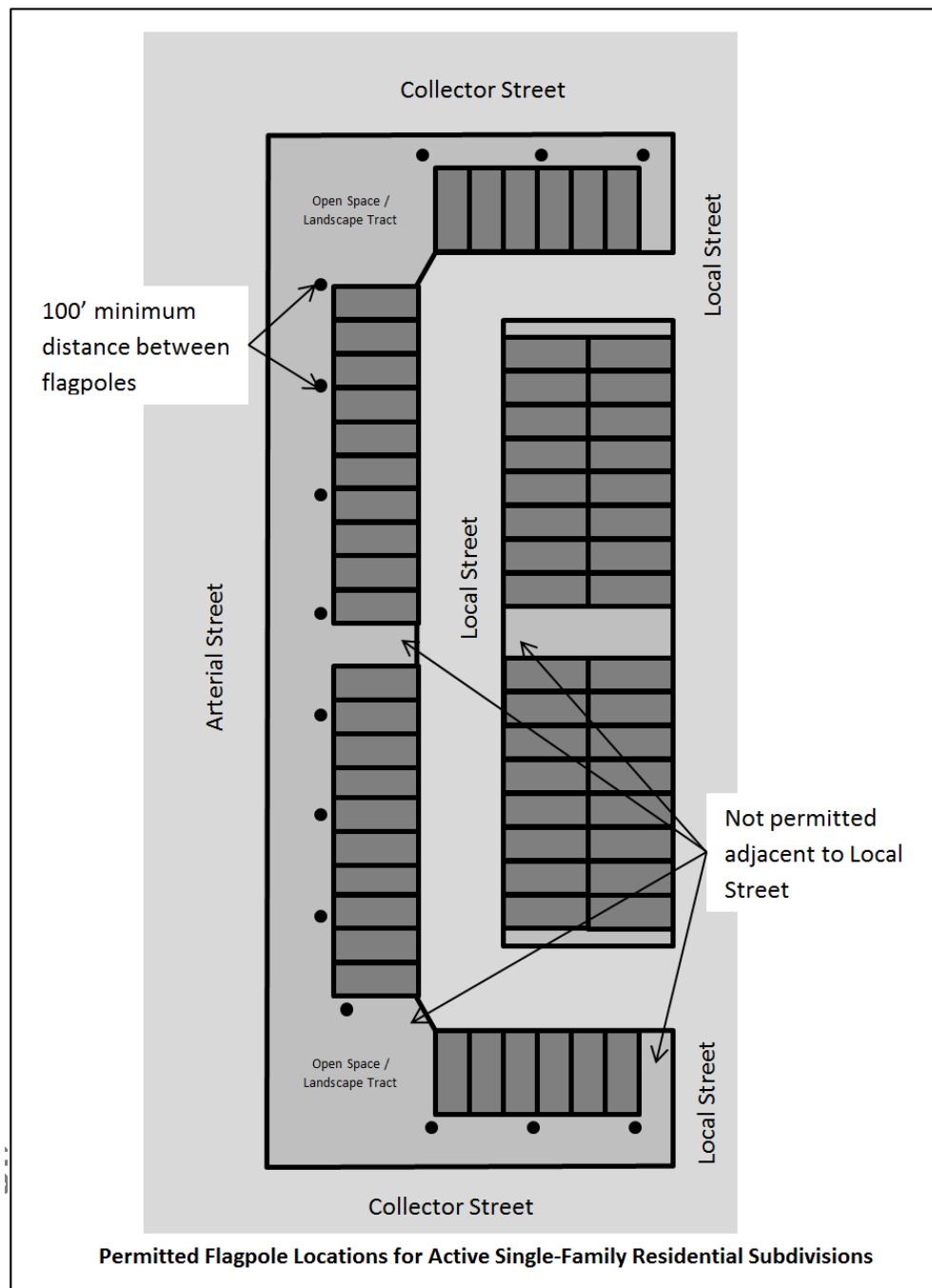
- h. One building wall sign not exceeding four square feet may be affixed to the front elevation of the model home sales office facing the street from which the model home complex takes access. Said sign may be externally illuminated or back-lit in accordance with section 10.
- i. Information regarding model home signs shall be included with the model home complex application packet to be reviewed and approved with the model home complex. In circumstances where model home complexes in existence as of the effective date of this chapter are to be retrofitted for purposes of implementing signage permitted under this section, an amendment to the approved model home complex is required.
- j. All model home signs permitted under this section shall be removed upon the conversion of the model homes to a residential use in accordance with subsection 106-10.29 of the Surprise Municipal Code.

11. *Active single-family residential subdivision signs.* In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:

- a. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.

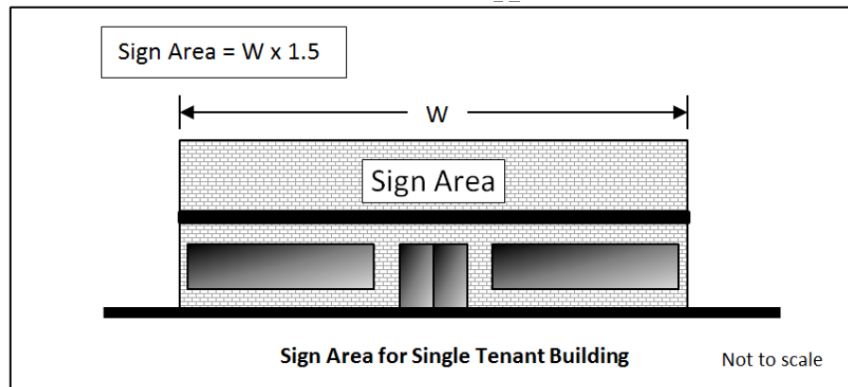


- b. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding 20 feet in height may be erected within said tract provided said flagpoles are spaced no closer than 100 feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.

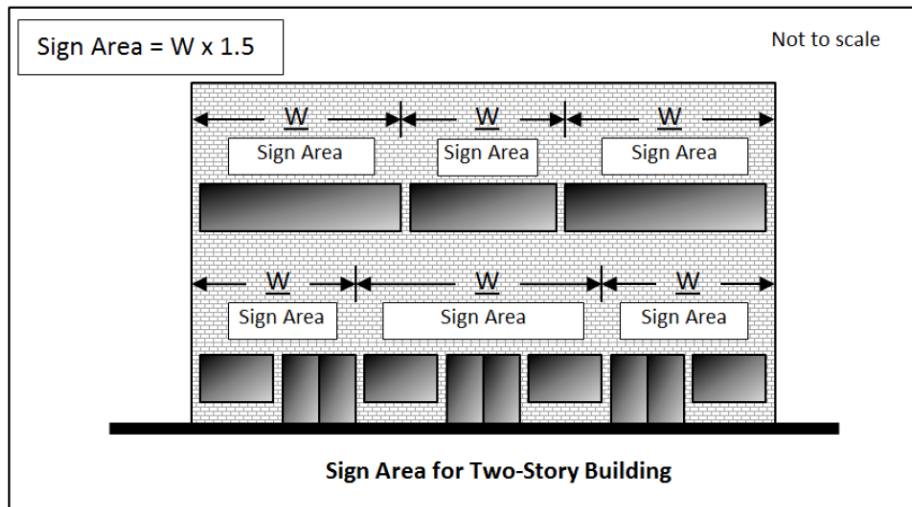


- c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.
- B. Building-mounted signs.** Building-mounted signs may only be placed on building elevations which face a street or primary parking lot. For purposes of this section, parking areas adjacent to service bays, access drives located behind a building, or alley ways are not considered primary parking areas.
1. **Building wall signs.** In other than residential zoning, building wall signs are permitted on any building elevation of any primary use building, subject to the following:

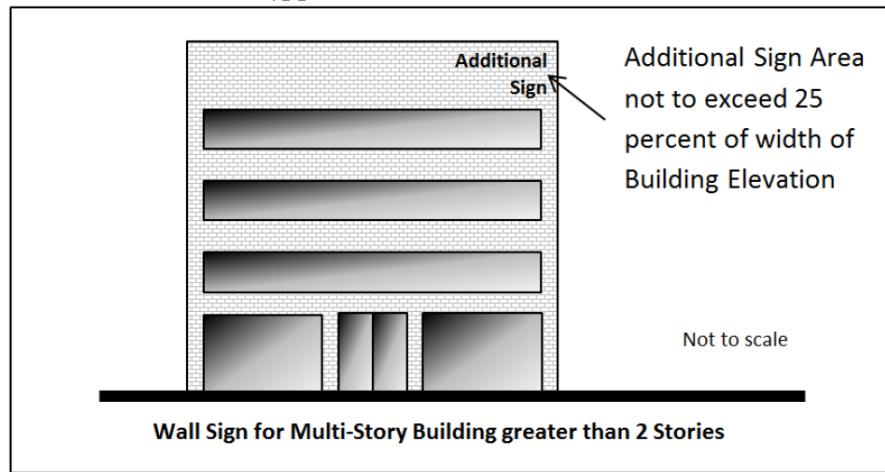
- a. For single story, single-tenant buildings, any number of building wall signs may be affixed to any building elevation, provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of building elevation on which the sign is mounted.



- b. For two-story office buildings or two-story mixed-use buildings, each tenant who possesses leased tenant frontage on the exterior wall of the building may affix any combination of building wall signs provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of that tenant's leased frontage. In the event a tenant does not possess leased tenant frontage located along the exterior of the building, this provision does not apply.



- c. For multi-story buildings greater than two stories one building wall sign, the area of which not exceeding 25 percent of the width of the elevation may be affixed to each building elevation at a location that is nearest the top of the building provided said sign does not extend above the parapet, or in the case of an exposed pitch roof, the drip line of the roof. In no case shall such signs be affixed to an elevator shaft or equipment screening.



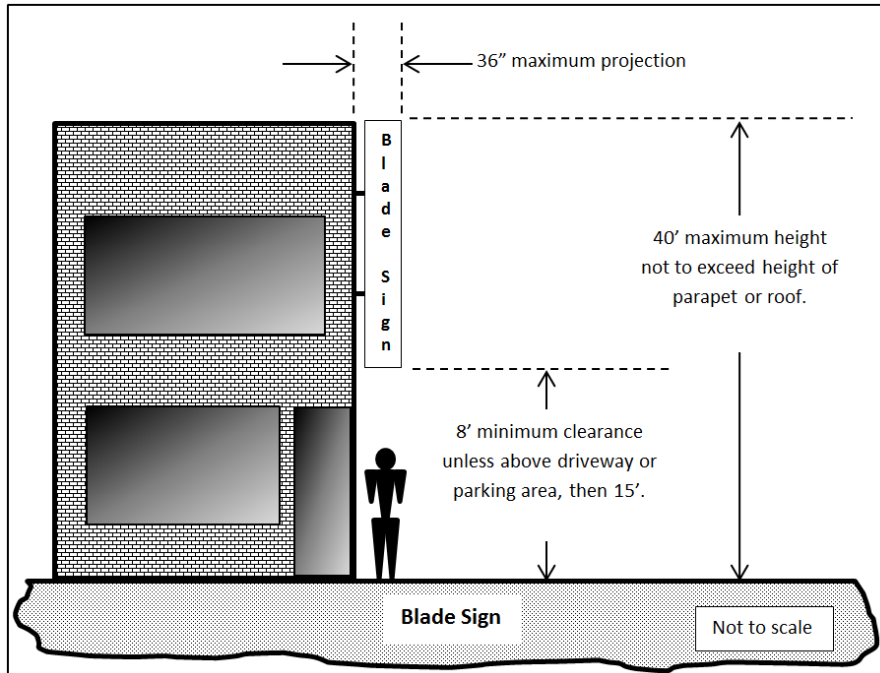
- d. The sign area of any building wall sign serving an arterial street may be increased by 25 percent when the building is setback at least 600 feet from the public right-of-way and may be further increased an additional 25 percent for each additional 200 feet of setback, up to a maximum of 100 percent, provided the increase in sign area does not cause the sign to be in violation with the other provisions of this section.
- e. The maximum width of a building wall sign shall not exceed 80 percent of the leased tenant frontage for a multi-tenant building, or building elevation for a single-tenant building.
- f. Building wall signs shall be installed in a manner that does not obscure architectural features such as, but not limited to, pilasters, arches, windows, cornices, pop-outs, decorative trims, moldings, and frieze.
- g. Building wall signs may be internally illuminated, externally illuminated, or back-lit, but may not include electronic messaging (EMCs). Further, illumination shall be in accordance with the requirements set forth in section 10.

2. *Blade signs.*

- a. One blade sign is permitted per primary use multi-story building located in multi-family, commercial, mixed-use or industrial zoning subject to the specific requirements outlined below.
- b. When a blade sign extends over a pedestrian area a distance of six inches or more, the bottom of the sign shall not be any closer than eight feet above the walking surface over which the sign is placed. When a blade sign extends any distance over a parking lot or vehicular area, the bottom of the sign shall not be any closer than 15 feet above the paving surface over which the sign is placed.
- c. The blade sign shall be mounted such that the top of the sign is not higher than 40 feet above the ground, sidewalk, or pavement surface above which the sign is mounted, except that in no case shall the blade sign extend above the roof of the building onto

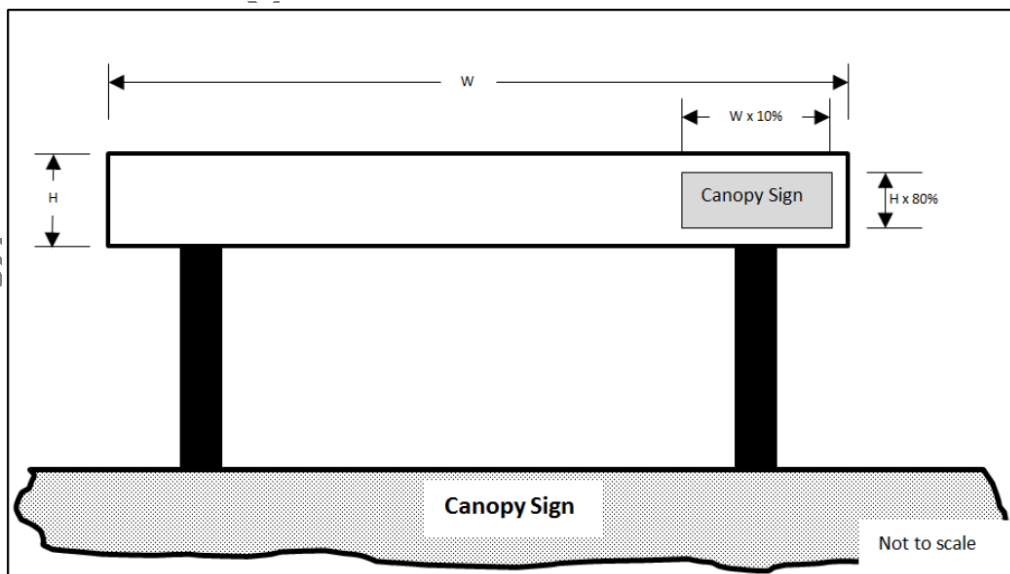
which the sign is mounted, or if mounted adjacent to a parapet, the sign shall not extend above the parapet.

- d. The blade sign shall not project more than 36 inches from the wall onto which the blade sign is mounted.
- e. The blade sign shall not be externally illuminated in any manner except by ambient lighting as may be present on the property; however, blade signs may be internally illuminated in accordance with the requirements set forth in section 10.

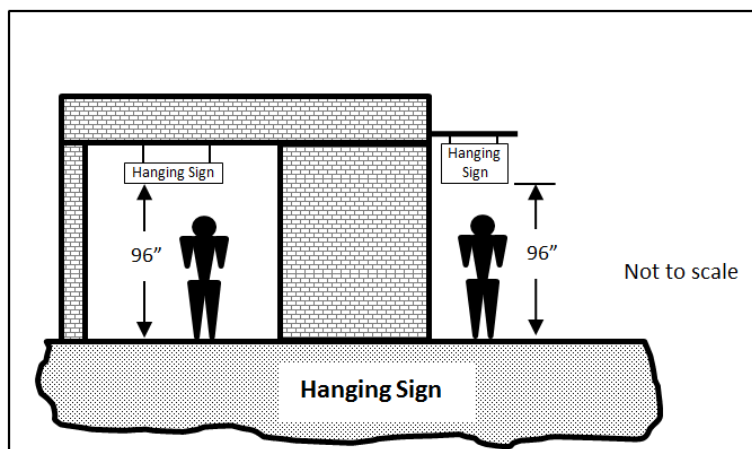


3. *Canopy signs.*

- a. Canopy signs shall not exceed 80 percent of the height of the face of the canopy onto which the canopy sign is mounted.
- b. Canopy signs shall not exceed ten percent of the width of the face of the canopy onto which the canopy sign is mounted.



- c. Canopy signs may be internally illuminated or back-lit in accordance with the requirements set forth in section 9. Level 1 electronic messaging is permitted on a canopy sign, subject to the provisions outlined in section 11.
- 4. *Marquee signs.*
 - a. The marquee sign shall be affixed to the face plane of the marquee and shall not extend above the uppermost or lowermost limits of the marquee.
 - b. The marquee sign shall not exceed 80 percent of the width of the face of the marquee onto which the sign is mounted.
 - c. Marquee signs may be internally illuminated or back-lit in accordance with the requirements set forth in section 9. Level 1 electronic messaging is permitted subject to the provisions outlined in section 11.
- 5. *Awning signs.* In mixed-use, commercial and industrial zoning districts, awnings may be integrated with sign copy, but shall not contribute towards the overall building wall sign area of a particular building.
- 6. *Hanging signs.* In mixed-use, commercial and industrial zoning districts, hanging signs are permitted subject to the following time, place, and manner restrictions:
 - a. Not more than one hanging sign is permitted per customer entrance and shall be mounted above the customer entrance or as close as reasonably practicable.
 - b. The maximum sign area of the hanging sign shall not exceed six square feet.
 - c. Where a hanging sign is erected above a pedestrian pathway, the bottom of the sign shall be not less than 96 inches from the walkable surface above which the hanging sign is placed.
 - d. The hanging sign shall not be externally illuminated in any manner except by ambient lighting present on the property; however, such signs may be internally illuminated in accordance with the requirements set forth in section 10.



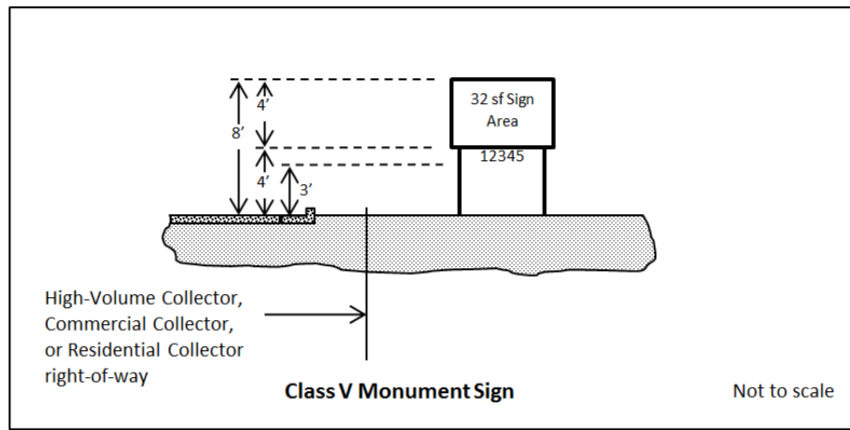
7. *Window signs and sunscreens.*

- a. Window signs are allowed provided the combined sign area for all window signs affixed to a particular window does not exceed 40 percent of the individual window pane. Etched or stained glass, when integral to the window, shall not be included in the sign area calculation.
- b. Sunscreen material may cover 100 percent of the window pane, provided not more than 40 percent of the window pane is covered by any mural or other graphics.
- c. Window signs shall not contribute towards the aggregate building wall sign area of a building.

C *Freestanding ground signs.*

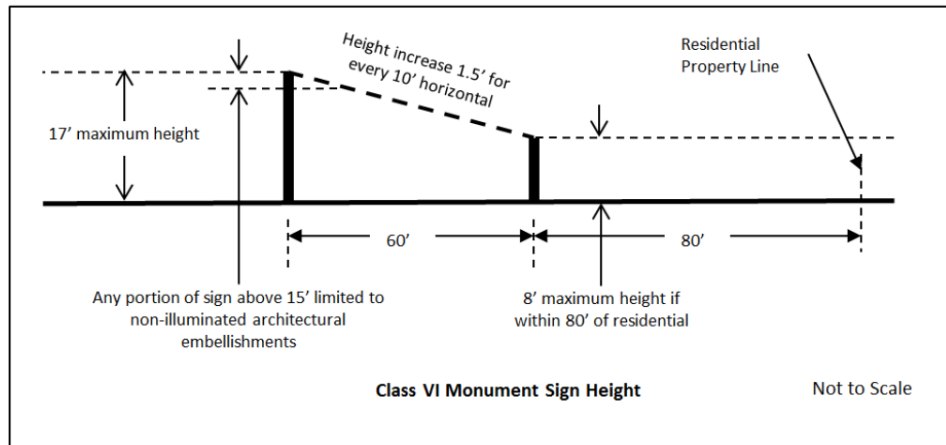
1. *Class I monument signs (menu signs) and class II monument signs (preview signs) for drive-through businesses.* Drive-through businesses may utilize one class I monument sign and one class II monument sign per drive-through lane subject to the following:
 - a. The bottom of the sign copy of a class I monument sign or class II monument sign shall not be less than two feet above the adjacent drive-through lane's paved surface.
 - b. The overall height of the sign structure of a class I monument sign or class II monument sign shall not be more than eight feet above the adjacent drive-through lane's paved surface.
 - c. The sign area for an individual class I monument sign or class II monument sign shall not exceed 50 square feet.
 - d. A class I monument sign shall not be audible from any residential zoning district or residential use, hotel or motel room, or patient room of an overnight medical facility.
 - e. No class I monument sign or class II monument sign may be located within 100 feet of a residential zoning district or use.
 - f. Class I monument signs and class II monument signs may be internally illuminated in accordance with the requirements set forth in section 10.
 - g. Level 2 electronic messaging is permitted, subject to the provisions outlined in section 11.
2. *Class III monument signs (directional signs).* Class III monument signs are permitted along the street frontage in conjunction with a driveway serving any multi-family residential, commercial or industrial development, subject to the following:
 - a. The class III monument sign shall not exceed 30 inches in height as measured from the adjacent pavement surface of the roadway served by the sign;
 - b. The sign area of a class III monument sign shall not exceed six square feet;

- c. The class III monument sign may be internally illuminated, back-lit, or externally illuminated as outlined in section 10 provided the source of external illumination is not visible.
- 3. *Class IV monument signs (directory signs).* Class IV monument signs are permitted within the interior of any multi-family residential, commercial or industrial development, subject to the following:
 - a. The class IV monument sign shall not exceed six feet in height as measured from the adjacent pavement surface of the roadway or sidewalk served by the sign;
 - b. The sign area of a class IV monument sign shall not exceed 12 square feet;
 - c. The class IV monument sign may be internally illuminated, back-lit, or externally illuminated in accordance with the requirements set forth in section 10 provided the source of external illumination is not visible.
- 4. *Class V monument signs (minor monument signs).*
 - a. Class V monument signs are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.
 - b. One class V monument sign meeting the requirements outlined below is permitted for every 150 feet of collector or arterial street frontage or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class V monument signs, or between a class V monument sign and a class VI monument signs, located on the same property shall be not less than 150 feet measured radially.
 - c. When allowed, the height of the class V monument sign shall not exceed eight feet as measured from the edge of pavement of the street being served by the sign, nor shall the maximum sign area exceed 32 square feet. The bottom edge of the sign copy shall be no lower than four feet above the adjacent edge of pavement of the street being served by the sign. The height of the sign structure may extend an additional two feet above the face if the sign provided said extension is limited to non-illuminated architectural embellishments and contains no sign copy.



- d. The base of a class V monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
 - e. A class V monument sign shall be located within a landscape area not less than 80 square feet.
 - f. Class V monument signs shall be setback not less than two feet from the right-of-way line except that in the event a public utility easement is present, in which case the sign shall be setback not less than two feet from the easement.
 - g. Class V monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in section 10.
 - h. Level 1 electronic messaging and level 2 electronic messaging are permitted on a monument sign, subject to the provisions outlined in section 11.
5. *Class VI monument signs (major monument signs).*
- a. Class VI monument signs are permitted in conjunction with non-residential uses in a non-residential zone or that portion of a planned area development where the land use plan of the PAD specifically calls out non-residential uses.
 - b. Class VI monument signs shall only be located adjacent to a parkway, major arterial street, minor arterial street, or along grand avenue. When allowed, one class VI monument sign meeting the requirements outlined below is permitted for every 150 feet of said roadway or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class VI monument signs located on the same property shall be not less than 150 feet measured radially. The minimum spacing between class V monument signs and class VI monument signs located on the same property shall not be less than 150 feet measured radially. Properties with less than 150 feet of parkway, major arterial street, minor arterial street, or grand avenue frontage shall not be permitted any class VI monument sign.

- c. No class VI monument sign may be located within 80 feet of a property having single-family residential zoning. The height of a class VI monument sign located 80 feet or more from a property having single-family zoning shall not exceed eight feet at 80 feet distant; however, the height of a class VI monument sign may increase one and one-half foot for every additional ten feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of 17 feet, provided however that any height in excess of 15 feet shall be limited to architectural embellishments.

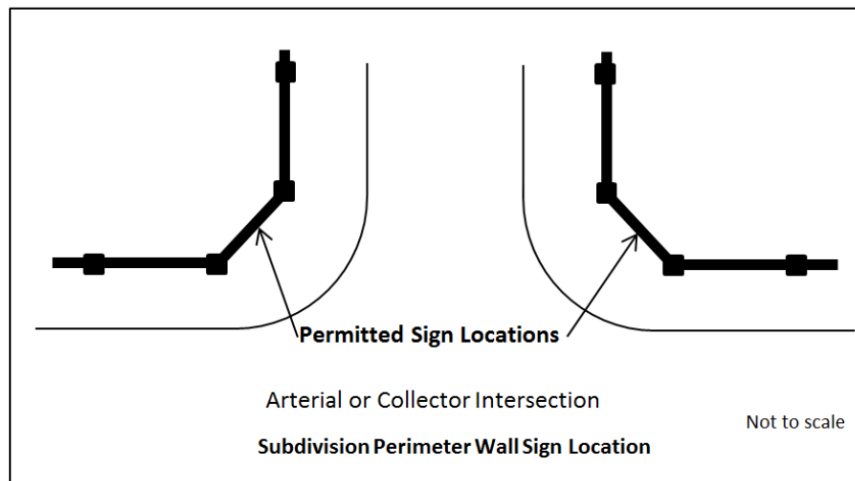


- d. The sign area of a class VI monument sign shall be limited to 36 square feet, but may increase 12 square feet for every one foot increase in the overall height of the sign up to a maximum sign area of 120 square feet.
- e. The base of a class VI monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
- f. A class VI monument sign shall be located within a landscape area not less than the maximum sign area allowed for that sign.
- g. Class VI monument signs shall be setback not less than two feet from the right-of-way line. Further, in the event a public utility easement is present, the sign shall be setback not less than two feet from the easement, unless the property owner signs a waiver acknowledging the prior rights of the utility companies to occupy said easement.
- h. Class VI monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in section 10.
- i. Level 1 electronic messaging and level 2 electronic messaging are permitted on a class VI monument sign, subject to the provisions outlined in section 11.
6. *Roadway arch signs.* Roadway arch signs may be erected within any commercial or industrial development subject to the following:

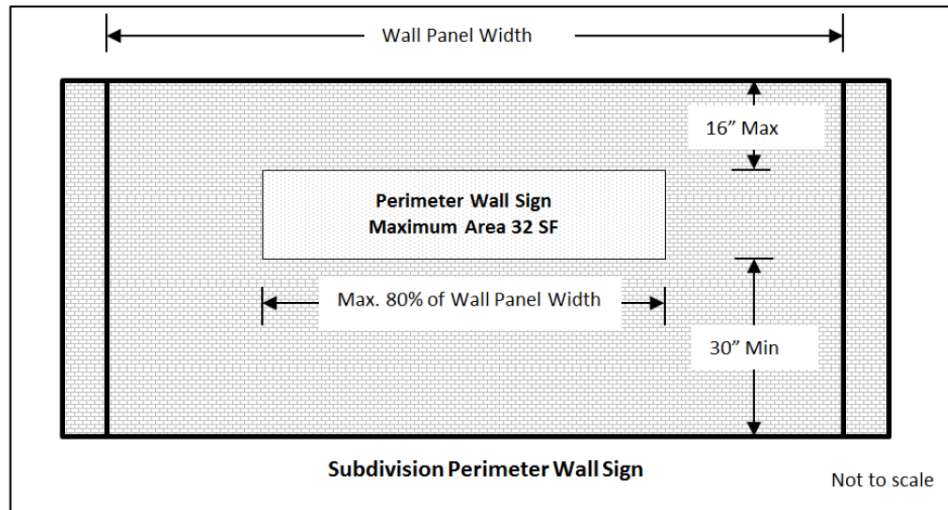
- a. Roadway arch signs shall maintain a vehicular clearance of not less than 18 feet;
- b. Roadway arch signs shall not interfere with pedestrian or vehicular movement;
- c. Roadway arch signs may be internally illuminated, or back-lit in accordance with the requirements set forth in section 10 except that if the roadway arch sign is located within 100 feet of any residential zoning district or use, the roadway arch sign shall not be illuminated.

7. *Subdivision perimeter wall signs.*

- a. Where a subdivision perimeter wall is located adjacent to a street corner that intersects a collector or arterial street, one subdivision perimeter wall sign may be affixed to the wall panel of the subdivision perimeter wall most closely oriented to the intersection, subject to the specific requirements outlined below.



- b. The maximum sign area shall not exceed 32 square feet.
- c. The width of the sign shall not exceed 80 percent of the width of the perimeter wall panel into which the sign is mounted.
- d. The bottom of the sign shall be no lower than 30 inches from the adjacent grade.
- e. The top of the sign shall be no higher than 16 inches from the top of the wall panel onto which the sign is mounted.
- f. The sign may be back-lit or externally illuminated provided the source of illumination is not visible from the street or from the adjacent residential property and is otherwise in accordance with the requirements set forth in section 10.



8. *Freeway monument signs.* Freeway monument signs may be permitted as outlined in this section:

a. *State Route 303 Corridor.* Freeway monument signs may be located within the following portions of the State Route 303 Corridor, subject to prior approval of a conditional use permit to be processed as a Type 3 application in accordance with Chapter 102 of this Ordinance:

(1) *State Route 303 and U.S. 60.* An area of land generally located at the intersection of State Route 303 and U.S. 60, being situated in the south half of Section 18 and the north half of Section 19, Township 4 North, Range 2 West and the south half of Section 36, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point located at longitude 112°24'13" west by latitude 33°40'49" north, thence southwesterly along a line bearing N43°00'58"E a distance of 1,320 feet to the beginning of a non-tangent curve the center of which is said longitude and latitude; thence clockwise along the arc of said curve a distance of approximately 2,070 feet, thence departing said arc southeasterly along a line bearing N46°13'20"W a distance of 1,320 feet to the POINT OF BEGINNING

(2) *State Route 303 and Bell Road.* An area of land generally located at the intersection of State Route 303 and Bell Road, being situated in the north half of Section 1, Township 3 North, Range 2 West and the south half of Section 36, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the north quarter corner of said Section 1, thence easterly along the north line of the northeast quarter of said Section 01 a distance of 850 feet to the beginning of a non-tangent curve the center of which is said north quarter corner; thence clockwise along the arc of said curve a distance of approximately 4,000 feet to a point on the east line of the southwest quarter of said Section 36, thence departing said curve, southerly along said east line a distance of 850 feet to the POINT OF BEGINNING

- (3) *State Route 303 and Greenway Road.* An area of land generally located at the intersection of State Route 303 and Greenway Road, being situated in the southeast quarter of Section 1, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the south quarter corner of said Section 01, thence northerly along the west line of said southeast quarter a distance of 450 feet to the beginning of a non-tangent curve the center of which is said south quarter corner; thence clockwise along the arc of said curve a distance of approximately 700 feet to a point on the south line of said southeast quarter; thence departing said curve, westerly along said south line a distance of 450 feet to the POINT OF BEGINNING

- (4) *State Route 303 and Cactus Road.* An area of land generally located at the intersection of State Route 303 and Cactus Road, being situated in the northeast quarter of Section 24, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at the north quarter corner of said Section 24; thence easterly along the north line of said northeast quarter a distance of 850 feet to the beginning of a non-tangent curve the center of which is said north quarter corner; thence clockwise along the arc of said curve approximately 1,340 feet to a point on the west line of said northeast quarter; thence departing said curve, northerly along said west line a distance of 850 feet to the POINT OF BEGINNING

- (5) All freeway monument signs located within the aforementioned locations are subject to the provisions in subsections 9(c)(9)b.—e.

- b. *Additional locational requirements.* The following additional locational requirements apply for all freeway monument signs regardless of where in the corridor it is located:

- (1) Freeway monument signs may only be approved on lands zoned for commercial or industrial uses.
- (2) No freeway monument sign shall be located within 300 feet of a property zoned for residential uses, or any open space tract that is associated with a residential development.
- (3) Freeway monument signs shall not be located closer than 20 feet from the adjacent right-of-way.
- (4) Spacing between freeway monument signs shall be not less than 750 feet, unless separated by a freeway or arterial right-of-way.
- (5) Freeway monument signs shall not be allowed within a natural or manmade watercourse.

c. *Dimensional requirements.* The following dimensional requirements apply for all freeway monument signs regardless of the corridor in which it is located:

- (1) The overall height of a freeway monument sign shall not exceed 65 feet as measured from the finished grade of the site where the freeway monument sign is located to the highest point of the sign structure.
- (2) Freeway monument signs shall be allowed an extra three feet in height for architectural embellishments.
- (3) The sign area of a freeway monument sign shall not exceed 650 square feet.

d. *Design requirements.* The following design requirements apply for all freeway monument signs regardless of the corridor in which it is located:

- (1) Freeway monument signs may incorporate level 2 electronic messaging centers as outlined section 11 herein, except that electronic messaging centers used in freeway monument sign applications may occupy up to 50 percent of the allowable sign area of the sign, exclusive of architectural embellishments as required herein, and provided such electronic messaging centers are turned off between 11:00 p.m. and dawn.
- (2) Freeway monument signs shall incorporate architectural features of the commercial development on which the sign is located; however, such embellishments shall not include any sign copy.
- (3) Freeway monument signs shall require a landscaped area equal to four square feet of landscaping for each square foot of sign area and shall be located around the base of the sign; freeway monument signs may be illuminated by externally-illuminated indirect or internal lighting.

- e. Any conditional use permit approval is hereby conditioned upon the applicant obtaining a valid construction permit for the freeway monument sign approved under said conditional use permit. The applicant shall obtain certificate of completion from the city within six months of approval of the conditional use permit by the City Council. Failure to obtain a certificate of completion within the designated time allotment shall render the conditional use permit null and void; however, the city manager or designee may grant a one-time extension for a period not to exceed six months when in the opinion of the city manager or designee the circumstances warrant such.

9. *Billboard Signs:* Billboard Signs may be permitted as outlined in this Section:

- a. *State Route 303 Corridor:* Billboard Signs may be located within that portion of the State Route 303 Corridor between a specific point located at Latitude 33°41'49" N by Longitude 112°21'35" W and extending in a westerly direction along the northern right-of-way line of State Route 303 from the southeast corner of Section 9 of the Gila and Salt River Base and Meridian and extending in a westerly direction a distance of approximately 3,960' along the south line of Section 9 located at Latitude 33°41'49" N by Longitude 112°21'35" W and to the specific point of Latitude 33°41' 47" N by Longitude 112°22' 22" W, subject to prior approval of a Conditional Use Permit in accordance with Chapter 102-6.3 of the Surprise Land Development Ordinance. All billboard signs located within the aforementioned corridor are subject to the provisions in Paragraph 109-1.9.C.9:

- (1) Billboard signs located within the State Route 303 corridor as defined above shall serve eastbound and/or westbound traffic but shall only be located north of the freeway right-of-way. Further, where a billboard sign is located within the State Route 303 Corridor, at least one (1) sign face shall consist of an Electronic Messaging Center.
- (2) The overall height of a billboard sign within the State Route 303 Corridor shall not exceed forty-five (45) feet as measured from the adjacent roadway to the top of the sign structure, exclusive of architectural embellishments as permitted in this Section.
- (3) The overall dimensions of the sign panel associated with a billboard sign within the State Route 303 Corridor shall not exceed forty-eight (48) feet in width and fourteen (14) feet in height for a total sign area not to exceed 672 square feet, exclusive of architectural embellishments as permitted in this Section.

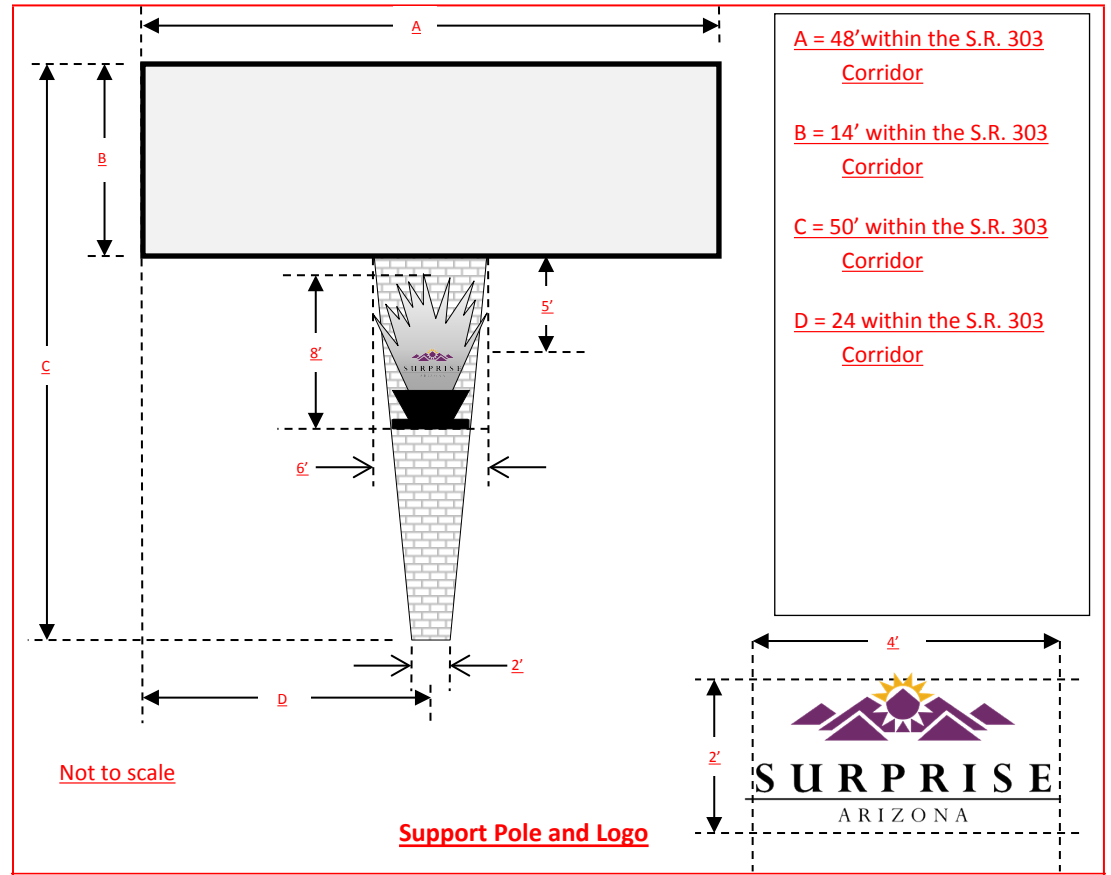
b. *Additional Locational Requirements:* The following additional locational requirements apply for all billboard signs:

- (1) Billboard signs may only be approved within a Planned Area Development (PAD), that portion of the PAD in which the approved land use plan specifically calls out commercial, industrial or employment uses and in Commercial or Industrial zoning districts, and only within the specified Corridor.
- (2) Billboard signs shall not be located closer than twenty (20) feet from the State Route 303 right-of-way line and not further than 200 feet from said right-of-way line.
- (3) No billboard sign shall be approved within 660 feet of any Freeway Monument Sign existing at the time of Conditional Use Permit application for the billboard sign in question.
- (4) No billboard sign shall be approved within 1760' of any billboard sign approved or existing at the time of Conditional Use Permit application for the billboard sign in question.

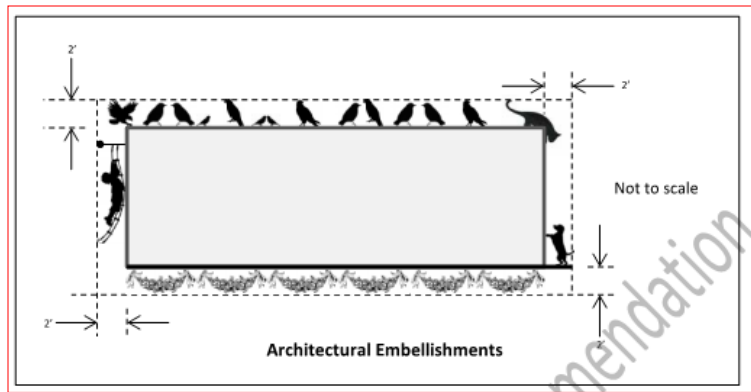
c. *Design Requirements:* The following design requirements apply for all billboard signs:

- (1) Billboard Signs may incorporate Level 2 Electronic Messaging Centers as outlined Chapter 109-1.11.6 herein, except that Electronic Messaging Centers used in billboard applications may occupy up to 100% of the allowable sign area of the billboard, exclusive of architectural embellishments as may be permitted or required herein and provided such Electronic Messaging Centers are turned off between 11:00 PM and dawn.
- (2) Billboard Signs shall be supported by a single pole or column, which shall be dimensionally centered beneath the sign panel and shall incorporate a pole cover comprised of stone, brick or other architecturally compatible material that conceals the structural component of the pole or column. Unless an alternative design is approved by the Planning and Zoning Commission, the pole cover shall be of a trapezoidal shape, with a base width equal to one-third (1/3) the width of the top of the pole cover.
- (3) Unless an alternative design is approved by the Planning and Zoning Commission, the supporting pole or column shall also include additional architectural embellishments

that incorporate the official Primary City of Surprise Logo superimposed onto a stylized agave image. The logo shall be approximately two (2) feet tall by four (4) feet wide. The stylized agave image shall be eight (8) feet high by six (6) feet wide. The vertical center of the arrangement shall be five (5) feet below the lower edge of the sign panel.



- (4) Artistic or architectural embellishments up to thirty (30) square feet may be attached to the perimeter of the sign panel, provided said embellishments do not extend more than two (2) feet in any direction beyond the face of the sign and do not otherwise obstruct the architectural embellishments as may be required under Paragraph 109-1.9.C.9.c above.



- d. Any Conditional Use Permit approval is hereby conditioned upon the applicant obtaining a valid construction permit for the billboard sign approved under said Conditional Use Permit. The applicant shall obtain Certificate of Completion from the City of Surprise within six (6) months of approval of the Conditional Use Permit by the Planning and Zoning Commission. Failure to obtain a Certificate of Completion within the designated time allotment shall render the Conditional Use Permit null and void; however, the City Manager or designee may grant a one-time extension for a period not to exceed six (6) months when in the opinion of the City Manager or designee the circumstances warrant such.

109-1.11 Electronic messaging centers (EMCs).

- A** *Levels of electronic messaging.* For purposes of this chapter, electronic messaging centers (EMCs) are divided into two categories: level 1 electronic messaging and level 2 electronic messaging, as defined in section 6.
- B** *EMC illumination.* The nighttime illumination of an electronic messaging center shall conform to the criteria set forth in this section.
1. *Illumination measurement criteria.* The illuminance of an electronic messaging center shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the EMC turned off, and again with the EMC displaying a white image for a full color-capable electronic messaging center, or a solid message for a single-color electronic messaging center. All measurements shall be taken perpendicular to the face of the electronic messaging center at the distance determined by the total square footage of the electronic messaging center as set forth in table 109-1b below.

TABLE 109-1b MEASUREMENT DISTANCE AS A FUNCTION OF SIGN AREA			
Area of Sign (sq. ft.)	Measurement Distance (ft.)	Area of Sign (sq. ft.)	Measurement Distance (ft.)
5	22	55	74
10	32	60	77
15	39	65	81
20	45	70	84
25	50	75	87
30	55	80	89
35	59	85	92
40	63	90	95
45	67	95	97
50	71	100	100
For EMCs with an area in square feet other than those specifically listed in this table, the measurement distance may be calculated using the following formula: Measurement Distance = $\sqrt{\text{Area of sign sq. ft.} \times 100}$			

2. *EMC illumination limits.* The difference between the "off" and "solid-message" measurements using the illumination measurement criteria outlined in subsection 11(b)(1) above shall not exceed 0.3 foot-candles at night.
3. *Dimming capabilities.* All permitted electronic messaging centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according

to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurement criteria.

4. *EMCs as a portion of sign area.* When allowed, electronic messaging centers may comprise not more than 50 percent of the allowable sign area of a particular sign.
5. *Certification.* Prior to the issuance of a permit relating to an electronic messaging center, the applicant shall provide a written certification from the owner of the sign attesting that said owner has read and understands the provisions of this section, agrees to abide by said section, and agrees to cooperate with City of Surprise staff with regards to any nighttime testing that may be necessary should the 0.3 foot-candle limitation be at question.
6. When Electronic Messaging Centers are utilized in conjunction with a Billboard Sign, the sign area of the Electronic Messaging Center may encompass 100% of the allowable sign area as outlined in Paragraph 109-1.9.C.9.



SURPRISE

ARIZONA

Billboard Signs

FS21-147

Planning and Zoning Commission

July 15, 2021

Topics of Discussion

- **Sign Code Background**
- **Proposed code language**
- **Timeline**
- **Questions or Comments**



Background (milestones)

- April 2015: March 2018: Overhaul of the city's Sign Code
- March 6, 2018: City Council approval of the new Sign Code
- April 5, 2018: New Sign Code goes into effect
- March 26, 2020: Adoption of Temp Sign Policy relative to COVID-19
- June 30, 2020: COVID-19 Temp Sign policy expires
- December 2020: Recent approval of the LDO
- March 2, 2021: Request to re-evaluate Large A-Frame Signs
- May 11, 2021: Staff initiated case FS21-372 as it relates to Chapter 109 of the LDO
- April 6, 2021: City Council Discussion
- May 12, 2021: Outreach meeting

Proposed Text (Section 109-1.7 Permitted and Prohibited Signs)

TABLE 109-1a PERMITTED SIGNS

(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
109-1.9(c)(8)	Freeway Monument Signs						C				
<u>109-1.9(c)(9)</u>	<u>Billboard Signs</u>						<u>C</u>				

Proposed Text (Section 109-1.7 Permitted and Prohibited Signs)

10. Signs placed in locations that are deemed by the city to present a hazard to public safety, obstruct clear vision in the area, or interferes with the requirements of the Americans with Disabilities Act (42 United States Code sections 12101 through 12213 and 47 United States Code sections 225 and 611);

~~11. Billboard signs.~~

Proposed Text (Section 109-1.9 Sign Classifications and Types)

9. *Billboard Signs:* Billboard Signs may be permitted as outlined in this Section:

a. *State Route 303 Corridor:* Billboard Signs may be located within that portion of the State Route 303 Corridor between a specific point located at Latitude 33°41'49" N by Longitude 112°21'35" W and extending in a westerly direction along the northern right-of-way line of State Route 303 from the southeast corner of Section 9 of the Gila and Salt River Base and Meridian and extending in a westerly direction a distance of approximately 3,960' along the south line of Section 9 located at Latitude 33°41'49" N by Longitude 112°21'35" W and to the specific point of Latitude 33°41' 47" N by Longitude 112°22' 22" W, subject to prior approval of a Conditional Use Permit in accordance with Chapter 102-6.3 of the Surprise Land Development Ordinance. All billboard signs located within the aforementioned corridor are subject to the provisions in Paragraph 109-1.9.C.9:



Proposed Corridor Location

Proposed Text (Section 109-1.9 Sign Classifications and Types)

- (1) Billboard signs located within the State Route 303 corridor as defined above shall serve eastbound and/or westbound traffic but shall only be located north of the freeway right-of-way. Further, where a billboard sign is located within the State Route 303 Corridor, at least one (1) sign face shall consist of an Electronic Messaging Center.
- (2) The overall height of a billboard sign within the State Route 303 Corridor shall not exceed forty-five (45) feet as measured from the adjacent roadway to the top of the sign structure, exclusive of architectural embellishments as permitted in this Section.
- (3) The overall dimensions of the sign panel associated with a billboard sign within the State Route 303 Corridor shall not exceed forty-eight (48) feet in width and fourteen (14) feet in height for a total sign area not to exceed 672 square feet, exclusive of architectural embellishments as emitted in this Section.

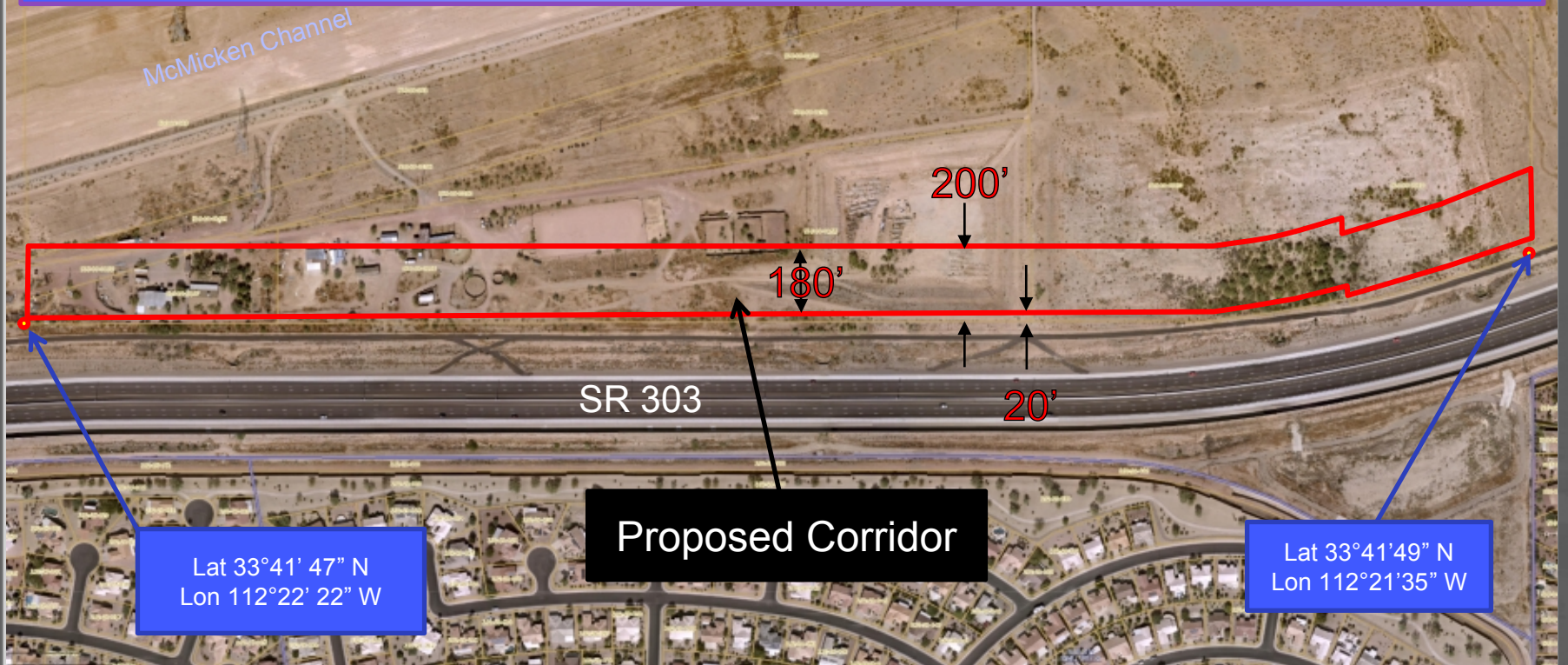
Proposed Text (Section 109-1.9 Sign Classifications and Types)

b. *Additional Locational Requirements:* The following additional locational requirements apply for all billboard signs:

Proposed Text (Section 109-1.9 Sign Classifications and Types)

- (1) Billboard signs may only be approved within a Planned Area Development (PAD), that portion of the PAD in which the approved land use plan specifically calls out commercial, industrial or employment uses and in Commercial or Industrial zoning districts, and only within the specified Corridor.
- (2) Billboard signs shall not be located closer than twenty (20) feet from the State Route 303 right-of-way line and not further than 200 feet from said right-of-way line.

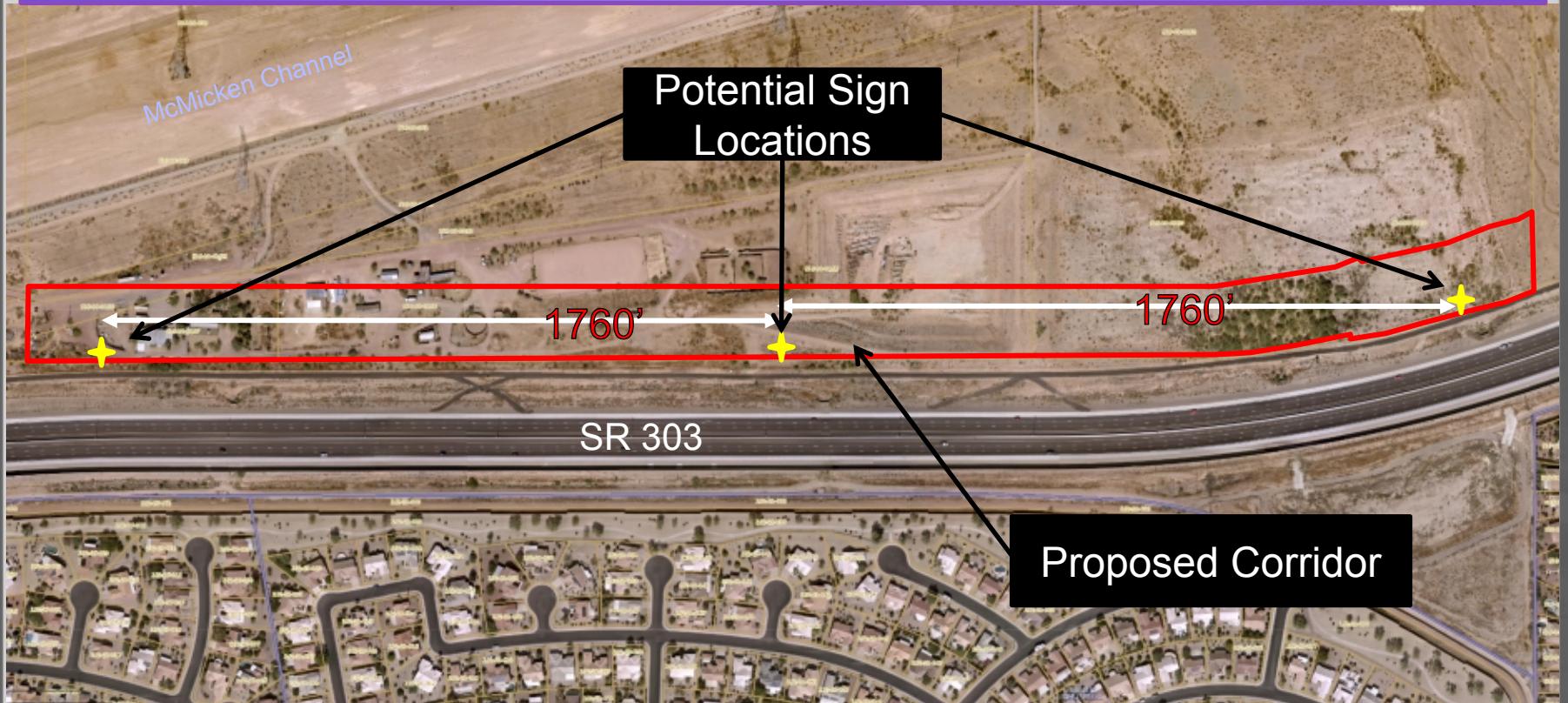
Proposed Corridor Dimensions



Proposed Text (Section 109-1.9 Sign Classifications and Types)

- (3) No billboard sign shall be approved within 660 feet of any Freeway Monument Sign existing at the time of Conditional Use Permit application for the billboard sign in question.
- (4) No billboard sign shall be approved within 1760' of any billboard sign approved or existing at the time of Conditional Use Permit application for the billboard sign in question.

Potential Sign Locations



Proposed Text (Section 109-1.9 Sign Classifications and Types)

- c. *Design Requirements:* The following design requirements apply for all billboard signs:

Proposed Text (Section 109-1.9 Permitted and Prohibited Signs)

- (1) Billboard Signs may incorporate Level 2 Electronic Messaging Centers as outlined Chapter 109-1.11.6 herein, except that Electronic Messaging Centers used in billboard applications may occupy up to 100% of the allowable sign area of the billboard, exclusive of architectural embellishments as may be permitted or required herein and provided such Electronic Messaging Centers are turned off between 11:00 PM and dawn.

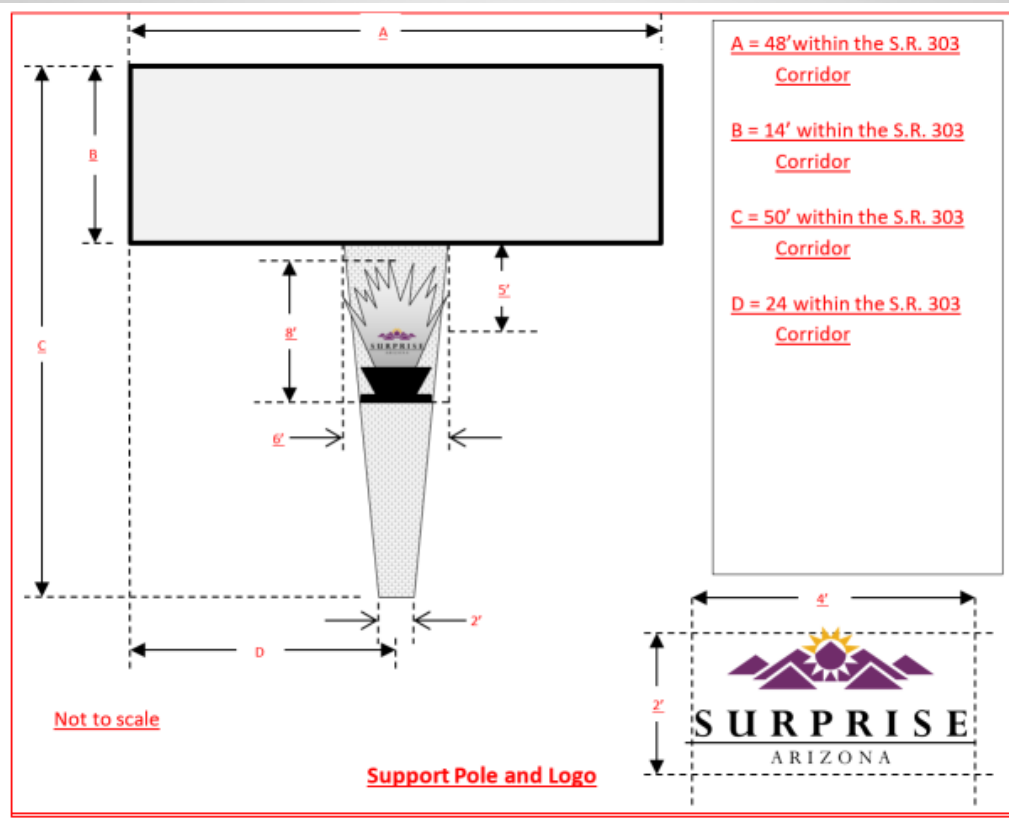
Proposed Text (Section 109-1.9 Sign Classifications and Types)

(2) Billboard Signs shall be supported by a single pole or column, which shall be dimensionally centered beneath the sign panel and shall incorporate a pole cover comprised of stone, brick or other architecturally compatible material that conceals the structural component of the pole or column. Unless an alternative design is approved by the Planning and Zoning Commission, the pole cover shall be of a trapezoidal shape, with a base width equal to one-third (1/3) the width of the top of the pole cover.

Proposed Text (Section 109-1.9 Sign Classifications and Types)

- (3) Unless an alternative design is approved by the Planning and Zoning Commission, the supporting pole or column shall also include additional architectural embellishments that incorporate the official Primary City of Surprise Logo superimposed onto a stylized agave image. The logo shall be approximately two (2) feet tall by four (4) feet wide. The stylized agave image shall be eight (8) feet high by six (6) feet wide. The vertical center of the arrangement shall be five (5) feet below the lower edge of the sign panel.

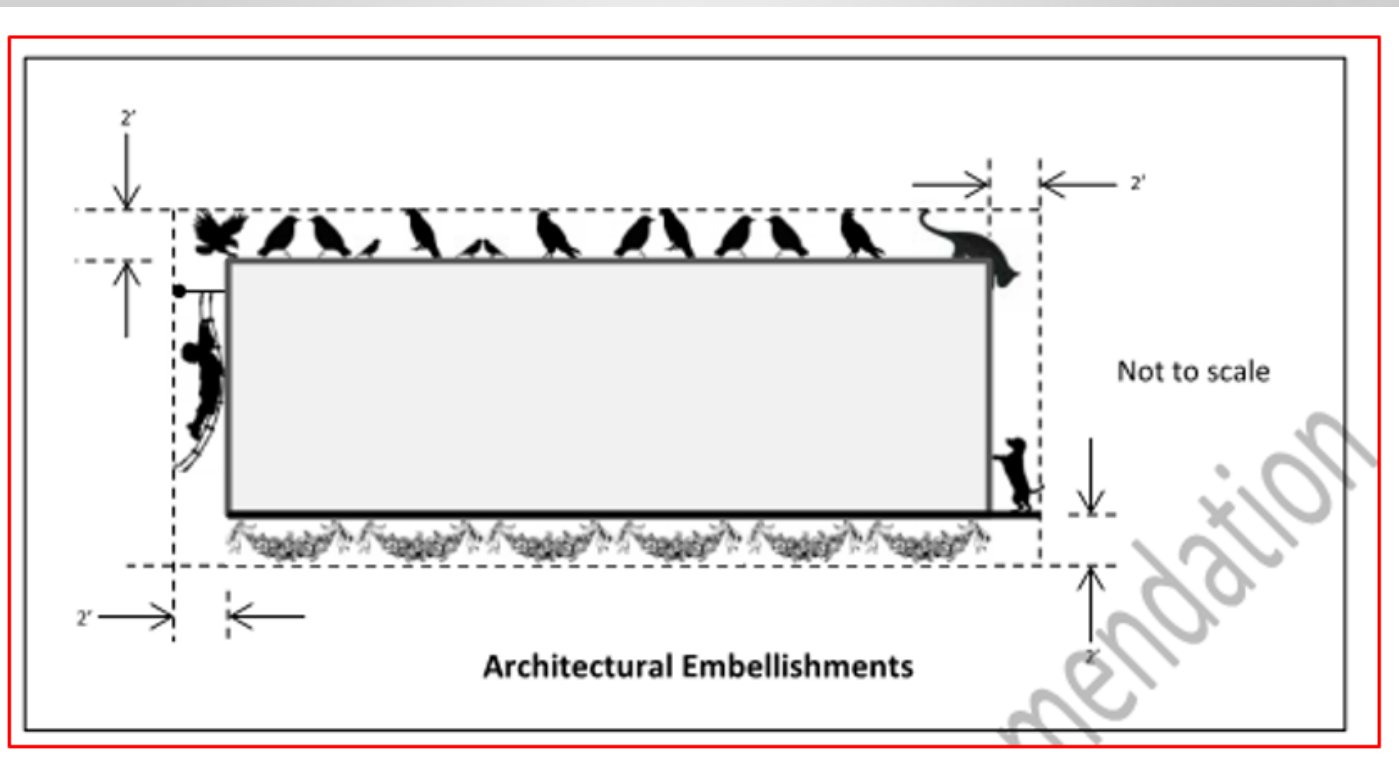
Proposed Text (Section 109-1.9 Sign Classifications and Types)



Proposed Text (Section 109-1.9 Sign Classifications and Types)

- (4) Artistic or architectural embellishments up to thirty (30) square feet may be attached to the perimeter of the sign panel, provided said embellishments do not extend more than two (2) feet in any direction beyond the face of the sign and do not otherwise obstruct the architectural embellishments as may be required under Paragraph 109-1.9.C.9.c above.

Proposed Text (Section 109-1.9 Sign Classifications and Types)



Proposed Text (Section 109-1.9 Sign Classifications and Types)

- d. Any Conditional Use Permit approval is hereby conditioned upon the applicant obtaining a valid construction permit for the billboard sign approved under said Conditional Use Permit. The applicant shall obtain Certificate of Completion from the City of Surprise within six (6) months of approval of the Conditional Use Permit by the Planning and Zoning Commission. Failure to obtain a Certificate of Completion within the designated time allotment shall render the Conditional Use Permit null and void; however, the City Manager or designee may grant a one-time extension for a period not to exceed six (6) months when in the opinion of the City Manager or designee the circumstances warrant such.

Proposed Text (Section 109-1.11 Electronic Messaging Centers)

6. When Electronic Messaging Centers are utilized in conjunction with a Billboard Sign, the sign area of the Electronic Messaging Center may encompass 100% of the allowable sign area as outlined in Paragraph 109-1.9.C.9.

Outreach

- **May 12, 2021**
 - **Mixed opinions**



Timeline

➤ Target

- City Council on August 17, 2021
- Effective date of September 16, 2021



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of the preliminary plat for Windstone Ranch. (Case FS20-596)

Motion:

I move to recommend approval/disapproval of the preliminary plat entitled "Preliminary Plat for Windstone Ranch" subject to stipulations "a" through "c" as memorialized in the staff report.

Background:

The subject property is approximately 60 acres of vacant land which includes portions of the following zoning projects: Tierra Verde East PAD, Saddlehorn Ranch (RL-5 PUD) and Windstone Ranch (RM-9 PUD). The Windstone Ranch preliminary plat with a residential density of 3.35 DU/Ac will create 200 single-family residential lots.

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 FS20-596 Windstone Ranch PP Staff Report - 7.15.21 PZ - REVISED
2. 01 FS20-596 Windstone Ranch PP Vicinity Map - 7.15.21 PZ

3. 02 FS20-596 Windstone Ranch PP Case Map - 7.15.21 PZ
 4. 03 FS20-596 Windstone Ranch PP Narrative
 5. 04 FS20-596 Windstone_Preliminary Plat
 6. 05 FS20-596 Windstone_Preliminary Landscape Plan
 7. 06 FS20-596 Windstone Ranch PP PZ PowerPoint - 7.15.2021 - REVISED
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS20-596

Project Name: Windstone Ranch – Preliminary Plat

Council District: 1 - Acacia

Planning and Zoning Date: July 15, 2021

Planner: Joshua Mike, AICP

Owner: Voyager Properties.

Applicant: KAX Group, LLC

Request: Preliminary Plat for a 200-lot single-family residential subdivision in portions of the PAD (Tierra Verde East), RL-5 PUD (Saddlehorn Ranch), and RM-9 PUD (Windstone Ranch) zoning districts.

Site Location: Generally located north of Happy Valley Road and east of the 151st Avenue alignment.

Site Size: 59.73 acres (approx.)

Gross Density: 3.35 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Preliminary Plat is consistent with the PAD (Tierra Verde East), RL-5 PUD (Saddlehorn Ranch), and RM-9 PUD (Windstone Ranch) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

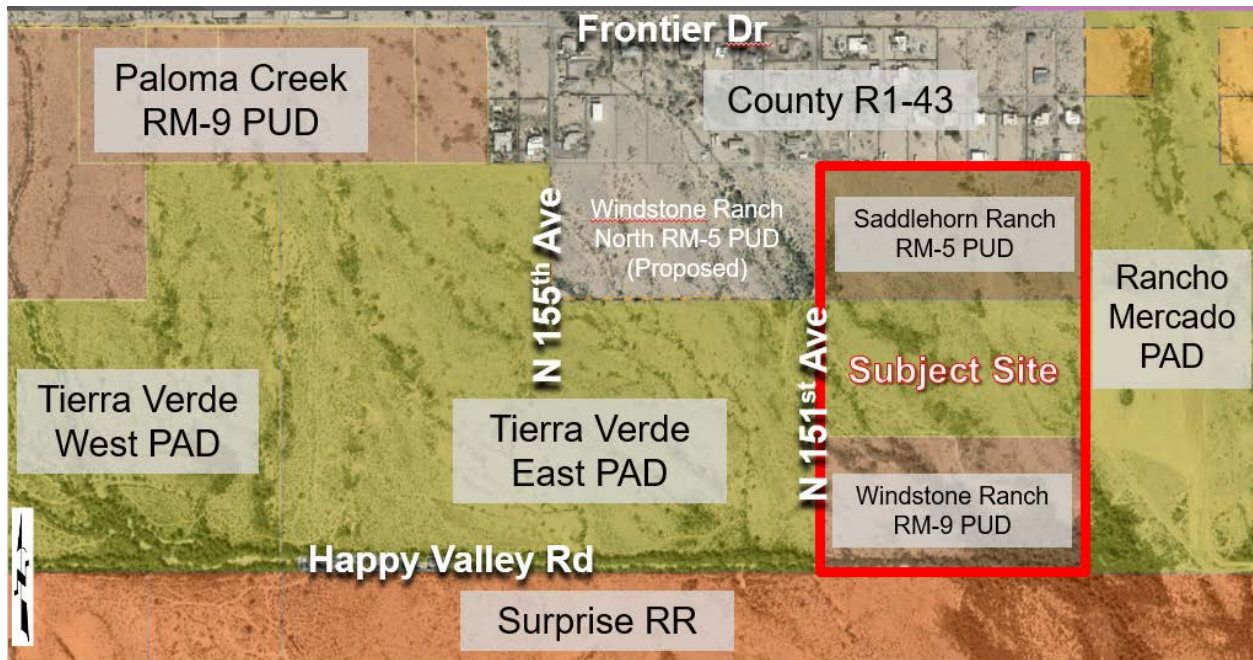
Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS20-596 to the City Council, subject to stipulations 'a' through 'd.'

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for a portion of the Tierra Verde East PAD, as well as the entirety of Saddlehorn Ranch (RL-5 PUD) and Windstone Ranch (RM-9 PUD). The applicant seeks to subdivide the subject property into 200 lots and 17 tracts.

SURROUNDING LAND ZONING:

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



BACKGROUND:

March 23, 2006: A portion of the subject property was added to the Tierra Verde East PAD as part of rezoning application case PADA06-455 and rezoned from R1-43 to Planned Area Development (PAD) under Ordinance 07-50.

April 2, 2019: A portion of the subject property (Saddlehorn Ranch) was annexed under Ordinance 2019-08 and rezoned from RR to RL-5 PUD under Ordinance 2019-05.

May 5, 2020: A portion of the subject property (Windstone Ranch) rezoned from RR to RM-9 PUD under Ordinance 2020-11.

September 16, 2020: The applicant filed a request for a 60-acre, 200-lot Preliminary Plat under case FS0-596, the subject case.

ANALYSIS AND DISCUSSION:

Kent Xander of KAX Group, LLC is requesting Preliminary Plat approval for a 200-lot single-family residential subdivision on approximately 60 acres, generally located north of Happy Valley Rd and on the east side of 151st Ave. The lots, open space, and landscape shall comply with the approved design standards set in each of the three different zoning districts.



RESIDENTIAL PARCEL DATA

ZONING	LOTS	PAD LAND USE	LOT SIZES	GROSS ACRES	NO. LOTS	NET DU/AC	% OPEN SPACE
RL-5	1-56, 197-200	LMDR	70'x130' & 60'x120'	19.91 AC	60	3.01	25.6%
TVE PAD	57-107, 187-196	LMDR	60'x120'	19.90 AC	61	3.07	27.0%
RM-9	108-186	MDR	45'x100'	19.92 AC	79	4.09	35.3%
TOTAL				59.73 AC	200	3.38	29.2%

* GROSS AREA LESS ARTERIAL ROW

503-54-005C	9.95 ACRES
503-54-005D	9.96 ACRES
503-54-013B	9.96 ACRES
503-54-013D	9.96 ACRES
503-54-013C	19.90 ACRES
GROSS AREA	59.73 ACRES
N 151ST AVENUE ROW	1.16 ACRES
HAPPY VALLEY ROW	0.59 ACRES
INTERIOR ROAD ROW	11.04 ACRES
TRACT AREA	17.29 ACRES
LOT AREA	29.65 ACRES
TOTAL AREA	59.73 ACRES

Open Space

The applicant proposes 17.29 acres of open space, which is 29.2% and exceeds the 20% minimum required by City Code. Additionally, the Preliminary Plat includes a 96-foot wide drainage channel to act as a buffer along N 151st Ave and Happy Valley Rd.

This Preliminary Plat will include the development of Three (3) neighborhood parks with large amenities along a crisscross open space corridor trail that balances active and passive open space tracts, all to be maintained by the Homeowners Association. The primary amenity areas conform to SUDC 122-137(o) including a ramada, seating areas, and tot lot area. The local trail system will connect to the trail system in the adjacent Rancho Mercado and Tierra Verde East parcels.

88 *Parking*

89
90 This Preliminary Plat addresses on-street parking in two primary ways:

- 91
92 1. Blocks with lot widths of 45' will have areas open space landscape tracts nearby to allow for
93 additional on-street parking, specifically the mid-block path, ends of the block, and the
94 southeast park area.
95
96 2. Less than 40% of lots within this Preliminary Plat are less than 50-feet wide.
97

98 *Vehicular Access and Circulation*

99
100 Primary access to the neighborhood will be from Happy Valley Road via 151st Ave along the west
101 property line. There are two roads, Cottontail Lane and Hackamore Drive, that provide access from
102 151st Avenue to the site. Secondary access will be from Bronco Trail to the east through Rancho
103 Mercado. The internal street network will then provide north-south access and connectivity
104 throughout the neighborhood.
105

106 **Utility and Services Table:**

107

Water:	City of Surprise.
Wastewater:	City of Surprise
School District:	Dysart Unified

108
109 **Conformance with Adopted Plans:**

110
111 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
112 Character Area, which supports residential development of up to 8 DU/Ac. or more.
113

114 **Reviewing Agencies:**

115
116 In addition to the standard city reviewing agencies, Maricopa County, Arizona Department of
117 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request.
118

119 The City received the following responses:

- 120
121 1. Flood Control: The development will require coordination and floodplain use permits prior to
122 obtaining building permits.
123
124 2. Arizona Department of Transportation (ADOT): The development has no additional
125 requirements.
126

- 127 3. Luke Air Force Base: The Development will not have a negative impact on Luke AFB Flight
128 Operations.
129

130 **Summary:**
131

132 The applicant seeks a Preliminary Plat across the subject property. The proposed development is
133 compatible with the neighboring land uses and the amenities included will provide recreational
134 opportunities for the neighborhood residents.
135

136 **Findings:**
137

- 138 • The proposed Preliminary Plat is consistent with the PAD (Tierra Verde East), RL-5 PUD
139 (Saddlehorn Ranch), and RM-9 PUD (Windstone Ranch) zoning districts.
- 140 • The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- 141 • The reviewing agencies have indicated no objections to the request.
142

143 **Recommendation:**
144

145 Based on the findings noted above, staff recommends the Commission move to recommend
146 approval of the subject Preliminary Plat to the City Council, subject to stipulations 'a' through 'd' as
147 outlined below:
148

- 149 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
150 "Preliminary Plat for Windstone Ranch", prepared by ATWELL Group and stamped
151 received May 12, 2021.
152
- 153 b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan
154 entitled "Windstone Ranch", prepared by RVi and stamped received May 12, 2020.
155
- 156 c. Prior to the City recording a final plat or approving a site plan or building permit within
157 the property, the applicant shall provide the City with a Notice of Payment from
158 William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy
159 Valley East ("HVE") Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as
160 applicable, all as described in the Rancho Mercado Supplemental Development
161 Agreement (Regional Improvements Overlay Agreement), as amended, have been
162 paid.
163
- 164 d. Non-compliance with the stipulations of approval of this case will be treated as a
165 violation in accordance with the applicable provisions of the Surprise Municipal Code.
166

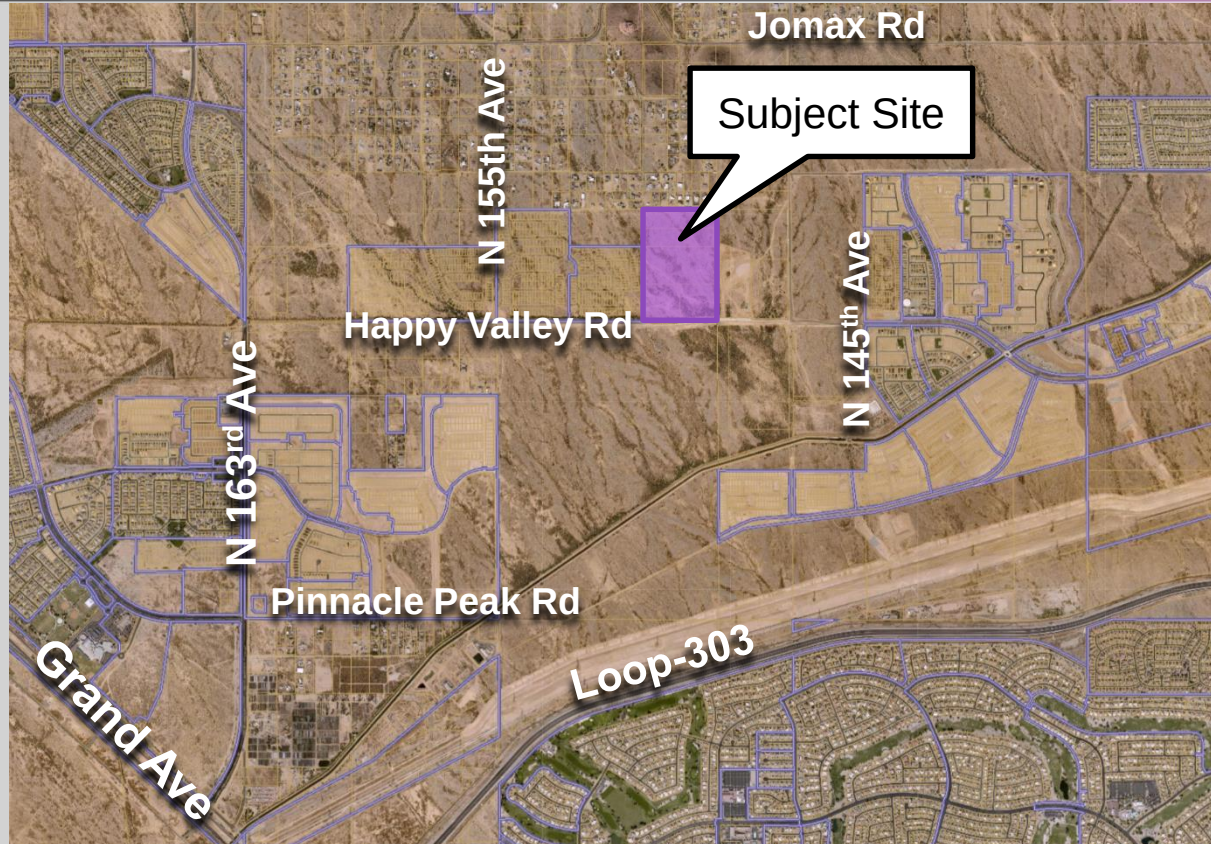
167 **Attachments:**
168

169 01 Vicinity Map

170	02 Case Map
171	03 Applicant Narrative
172	04 Preliminary Plat
173	05 Preliminary Landscape Plan

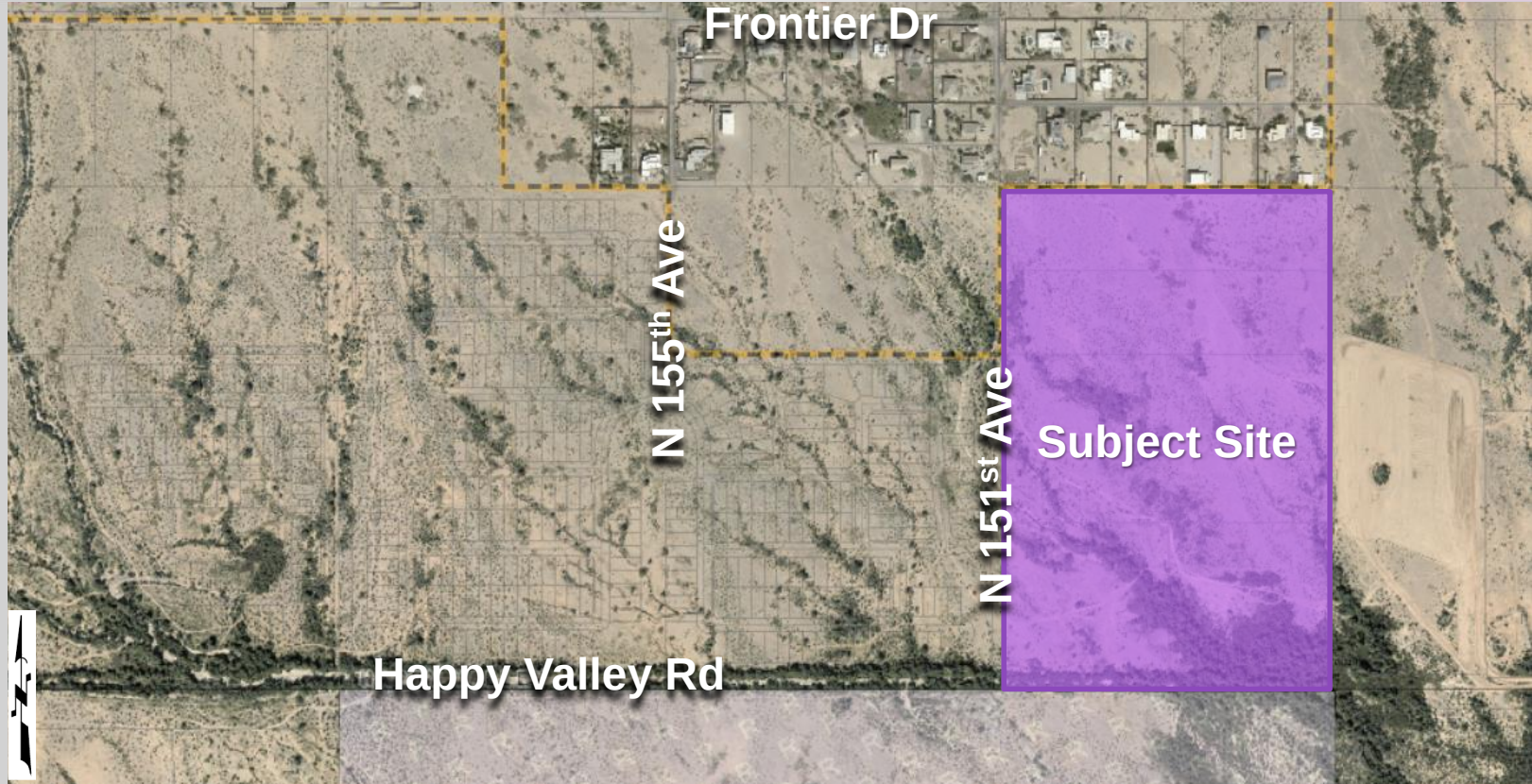
VICINITY MAP

FS20-596
Windstone Ranch PP



CASE MAP

FS20-596
Windstone Ranch PP



Windstone Ranch Preliminary Plat Narrative

Windstone Ranch (CR20-308) – City of Surprise
Northeast corner of Happy Valley Road and 151st Avenue
Submitted: Dated September 7, 2020

Windstone Ranch Team

Owner Representative

KAX Group, LLC
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Scottsdale, AZ 85259
kxander@kaxgroup.com
Contact: Kent Xander

Applicant/Engineer

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mjpark@atwell-group.com

Landscape Architect

RVi Planning
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Tempe, AZ 85281
Tel: 480-586-2359
Contact: Shawn Byron
sbyron@rviplanning.com

Owner Representative

Voyager Properties
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Scottsdale, AZ 85251
Tel: 480-363-6072
Contact: Mark Voigt

Introduction and Location

Windstone Ranch is located in the City of Surprise at the Northeast corner of Happy Valley Road and 151st Avenue. **See Exhibit A, Vicinity Map.**

Windstone Ranch is a 59.4092 gross acre proposed single-family residential subdivision consisting of 200 residential single-family lots combining three (3) approved City of Surprise zoning cases as follows.

1. Saddlehorn Ranch zoned RL-5 PUD consisting of 60 residential lots.
2. Tierra Verde East Parcel 4 zoned LDR PAD consisting of 61 residential lots.
3. Windstone Ranch zoned RM-9 PUD consisting of 79 residential lots.

The major development constraint of this property is the offsite drainage which traverses from northwest to southeast. This project includes working with and the cooperation with all the Owners of Windstone Ranch to formulate a cohesive development plan working out circulation, utilities and drainage (including a drainage report and CLOMR).

This application submittal is a request for approval of a Preliminary Plat with the City to allow for the development three (3) approved City of Surprise single-family residential zoning cases into one development totaling 200 lots. The Development Standards for each of the three (3) approved City of Surprise zoning cases are as follows:

Windstone Ranch Lots 1-56, 197-200

MINIMUM STANDARD	RL-5 Residential Zoning District Development Standards	Saddlehorn Ranch RL- 5 PUD Approved Development Standards (1)
MINIMUM LOT AREA (PER UNIT)	7,200	7,200 (5)
MINIMUM LOT WIDTH	60'	60' (5)
MINIMUM LOT DEPTH	100'	100'
BUILDING SET BACK - FRONT (LIVEABLE)	15'	12' (4)
BUILDING SET BACK - FRONT (GARAGE)	15'	21' (2) (4)
BUILDING SETBACK - SIDE	5'	5'
BUILDING SETBACK - SIDE (AGGREGATE)	15'	15'
BUILDING SETBACK - SIDE (STREET SIDE CORNER LOT)	10'	10'
BUILDING SETBACK - REAR	20'	20'
MAXIMUM BUILDING HEIGHT	35'	35' (3)

(1) The Front Garage setback means back-of-walk to face of garage door only if the garage is located in the front yard.

(2) Garage front setbacks may be reduced to 12 feet for sided-loaded garage product.

(3) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(4) Front setbacks measured from back-of-walk.

(5) The Development Standards for all lots that are adjacent to the north property line shall be changed to a minimum lot width of 70 feet and minimum lot depth of 120 feet.

Windstone Ranch Lots 57-107, 187-196

MINIMUM STANDARD	Low Density Residential (LDR) Required Development Standards	Tierra Verde East Parcel 4 formerly Parcel 3 PAD Approved Development Standards
MINIMUM LOT AREA (PER UNIT)	6,380	6,600
MINIMUM LOT WIDTH	58'	60'
MINIMUM LOT DEPTH	100'	115'
BUILDING SET BACK - FRONT (LIVEABLE)	12'	10'
BUILDING SET BACK - FRONT (GARAGE)	18'	22'
BUILDING SETBACK - SIDE	5'/8'	TBD
BUILDING SETBACK - SIDE (AGGREGATE)	13'	15'
BUILDING SETBACK - SIDE (STREET SIDE CORNER LOT)	13' single story, 20' multi-story	10' single story, 15' multi-story
BUILDING SETBACK - REAR	15'	15'
MAXIMUM BUILDING HEIGHT	35'	35'

Windstone Ranch Lots 108 -186

MINIMUM STANDARD	RM-9 Residential Zoning District Development Standards	Windstone Ranch RM- 9 PUD Approved Development Standards
MINIMUM LOT AREA (PER UNIT)	4,500	4,500
MINIMUM LOT WIDTH	40'	40'
MINIMUM LOT DEPTH	100'	100'
BUILDING SET BACK - FRONT (LIVEABLE)	12'	12' (1)
BUILDING SET BACK - FRONT (GARAGE)	20'	21' (2)
BUILDING SETBACK - SIDE	N/A (3)	5'
BUILDING SETBACK - SIDE (AGGREGATE)	N/A (3)	10'
BUILDING SETBACK - SIDE (STREET SIDE CORNER LOT)	N/A (4)	5'
BUILDING SETBACK - REAR	20'	20' (5)
MAXIMUM BUILDING HEIGHT	35'	35'

(1) Front facing garages shall have a minimum 21-foot front yard setback measured from back of sidewalk.

(2) 12-foot livable front setback is measured from back of right of way.

(3) To be determined at Site Plan or Preliminary Plat Review.

(4) There is not a street side setback requirement in the SUDC.

(5) Porches/patios may encroach 2.5' into the rear yard setbacks.

Area Context / Topography

The development area proposed for Windstone Ranch project is characterized by desert landscapes, vegetation, and soils. The existing area topography falls generally from the northwest to the southeast with areas that are carved out in topographic grade with ephemeral washes. The slope of the existing topography is anywhere from 0.50% to over 1.5% in some locations. The site topography in final developed conditions will be shaped to conform with existing conditions as much as possible, with site edge finishes observing and matching the existing grades and tying into surrounding existing developments and/or natural features.

Surrounding Land Uses

Windstone Ranch is undeveloped desert land. The proposed development is surrounded by unincorporated Maricopa County single-family residences to the north, single-family Rancho Mercado PAD Parcel A22 to the east, ASLD to the south zoned RR, and Tierra Verde East Parcel 3 PAD / Vacant Land zoned RU-43 to the west.

Preliminary Plat and Master Landscape Plans

This request is for the approval of the Windstone Ranch Preliminary Plat which has been submitted along with this application showing the layout of the proposed subdivision (**Exhibit B, Preliminary Plat**). The size, scale and environment of the site are appropriate for a single-family residential development. The layout has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and provide

compatibility to the surrounding area. The lots, open space, and landscape comply with the approved development and design standards set in each of the different zoning districts on the site.

The Windstone Ranch Preliminary Plat consists of 200 single family residential lots with three different typical lot sizes of 70' x 130', 60' x 120', and 45' x 100'. The overall gross density for the proposed development is approximately 3.37 dwelling units per acre. There is also an estimated 16.9 acres or 28.6% of open space within of the site with three amenity areas distributed throughout the development (**Exhibit C, Master Landscape Plan**). A park amenity will be part of the first phase. The lots, open space, and landscape shall comply with the approved design standards set in each of the different zoning districts. The primary amenity areas conform to SUDC 122-137(o) including a ramada, seating areas, and tot lot area. The local trail system shall connect to the trail system in the adjacent Rancho Mercado and Tierra Verde East parcels. Development to provide a system of local pedestrian paths throughout the site. Local paths must be a minimum of 6' wide.

Area & Development Drainage

Due to the geography and topographic setting of Windstone Ranch, the region is subjected to considerable offsite drainage. The offsite drainage in the region is generated from watersheds in the far northwest part of Maricopa County, several miles upstream of Windstone Ranch, composed of several square miles of runoff area. Flow is abated to a large degree by the Central Arizona Project (CAP) and the associated McMicken Dam. The CAP has a number of overchutes whose discharges reach the area of Windstone Ranch and will influence the grading to manage the flows.

Sanitary Sewer

The middle 20 acres of Windstone Ranch (aka Tierra Verde East Parcel 4) has purchased 61 sewer units from the Owners of SPA 2 Water Reclamation Facility Allocation Agreement. The sanitary sewer connection proposed for Windstone Ranch is located at the Southeast corner of the site with a sewer tap installed in Happy Valley Road. With regards to the remaining sewer unit needs at Windstone Ranch, the Developer will contact the Owners the Owner's representative of SPA 2 Water Reclamation Facility Allocation Agreement to obtain the necessary sewer capacity for this development prior to approval of the final plat.

Water

Water for domestic and fire flow demands are supplied in the surrounding streets and will be capable of servicing the entire development area of Windstone Ranch. A 16" waterline in Happy Valley Road will supply a 12" inch waterline in 151st Avenue and will loop east internally into Windstone Ranch providing for the various site water demands. Prior to the City approving a final plat, site plan, or building permit within the property, applicant shall provide the City with a Notice of Payment from WLH that the HVW Buy-in Fee and the Water Buy-in Fee, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), have been paid. If there is no remaining capacity in any of the existing Rancho Mercado water infrastructure, the Developer and the City will need to determine well improvements necessary to serve the development within a regional development agreement.

Dry Utilities

The project development is serviced by APS for electric, Cox and Qwest for communications, and Southwest Gas for natural gas. The project is serviced by all dry utility demands within designated service areas of these providers.

Transportation and Traffic Engineering

Happy Valley Road

At final plat, Developer to dedicate required right-of-way along the project frontage on Happy Valley Road

William Lyon Homes is developing the two northern lanes of Happy Valley Road for Rancho Mercado development. Upon development of Windstone Ranch, Developer shall construct the remaining northern portion of Happy Valley Road including a westbound right turn lane at 151st Avenue.

151st Avenue

At final plat recordation, Owner agrees with Transportation Planning and Traffic Engineering “to dedicate 40’ of ROW along 151st Avenue alignment from Happy Valley Road to the northern interesting local street” (W. Cottontail Ln.).

Upon development of Windstone Ranch, Developer shall construct the eastern half street on 151st Avenue alignment from Happy Valley Road to the northern interesting local street” (W. Cottontail Ln.).

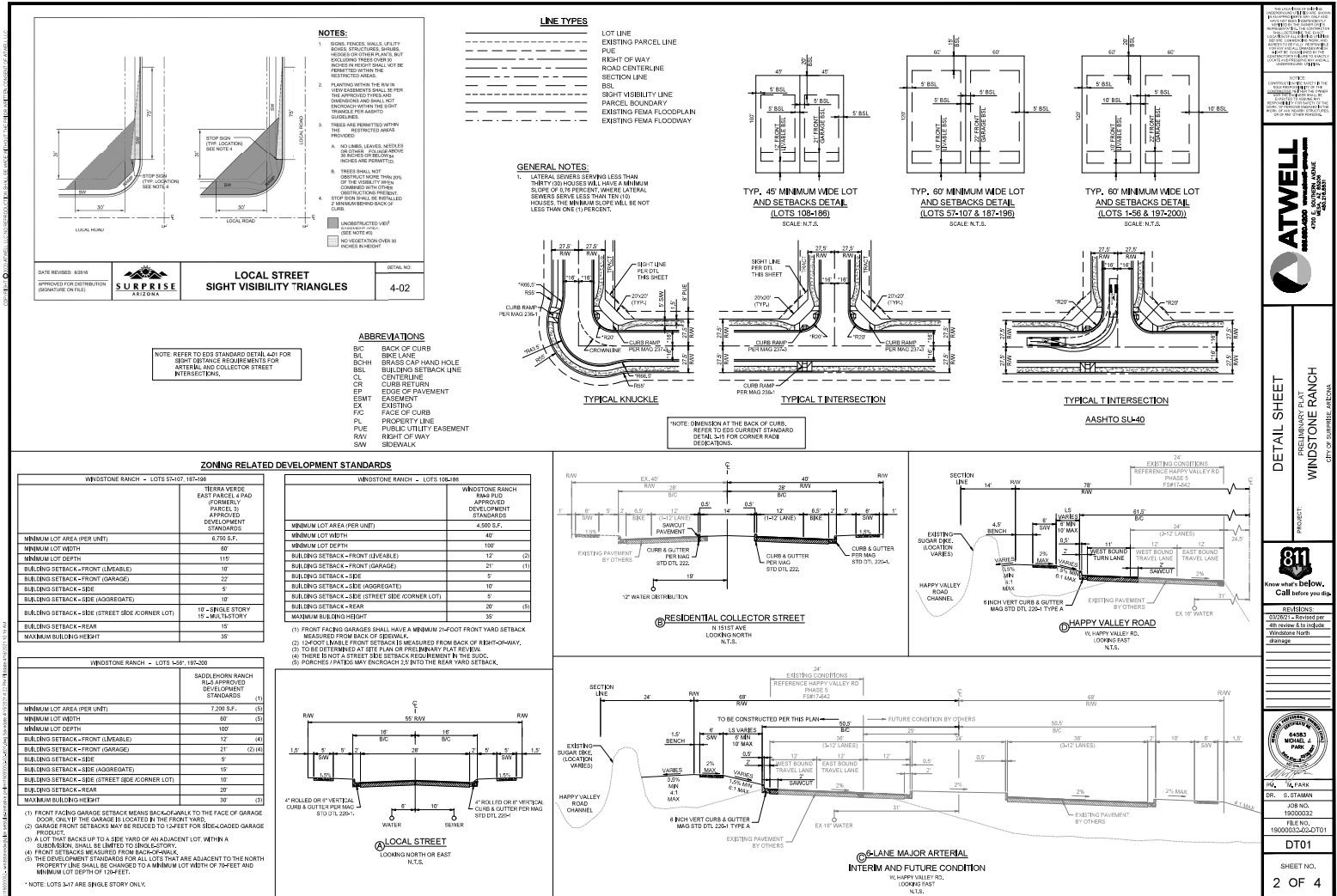
Saddlehorn Ranch, Case# FS18-316, (now part of Windstone Ranch), approved Narrative dated September 18, 2018 “Plan” shown on Exhibit D of the Rezone Narrative and (page 257 of 282 of the documents prepared by Community Development to Council) approved by City Council on April 2, 2019 does not obligate Developer to dedicate or improve the east side of 151st Avenue from the northern interesting local street” (W. Cottontail Ln.) to the north Property line at 151st Avenue. The Plan shows the area regarding # 5 Comment as Open Space and staff did not have a recommendation for # 5 Comment to dedicate the ROW or pay an-in-lieu fee for the future development of the ROW. In addition, the one-acre lot neighbors adjacent on the north of the northern project boundary did not want the road to go through. When Saddlehorn Ranch rezoning was being discussed by Council on April 2, 2019 regarding Comment # 5 ROW area Mayor Hall made a comment to this ROW and said “No ingress or egress, correct? I like the way this is designed, it was well thought out”. Please review video time of 1:01:56 – 1:06:56 of the April 2, 2019 Council meeting regarding #14 on the Council Agenda to confirm. The City did not require right of way (“ROW”) to match ROW in the County and pay in-lieu fees for the future construction of the eastern half of the roadway, as part of the approved zoning for Case# FS18-316. Although the Developer has decided to dedicate east side ROW to match required City required ROW and develop Open Space, as rezoning approved, on the east side of 151st Avenue from the northern interesting local street” (W. Cottontail Ln.) to the north Property line at 151st Avenue. When Windstone Ranch is developed, the adjacent half street improvements on 151st Avenue shall be constructed by the developer. The Preliminary Plat submitted under separate cover, provides for a 200-lot single-family residential subdivision on 59.4092 gross acres.

Tierra Verde East shall pay for the cost of eastbound left turn lane on Happy Valley Road and 151st Avenue and Windstone Ranch will pay for the westbound right turn lane at 151st Avenue and Happy Valley Road.

Windstone Ranch will maintain Windstone Ranch property side of the road connection (Bronco Trail) with Parcel A22 connection. Added to Windstone Ranch Narrative.

Conclusion

The Preliminary Plat application is the next step in the development process to put this site to a contributing use and will initiate the development of single family residential development in compliance with the vision, goals and policies of the City of Surprise's General Plan. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area that is in the best interest of the residents in the area and provides a new and more diverse living space as a benefit to the community. We look forward to working with the City on this single-family development.



ATWELL
CONSULTING ENGINEERS
1000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, AZ 85004
TEL: 602.441.1111
WWW.ATWELL-ENGINEERS.COM

DETAIL SHEET

WINDSTONE RANCH
CITY OF SURPRISE, ARIZONA

PROJECT

811
Know what's below.
Call before you dig.

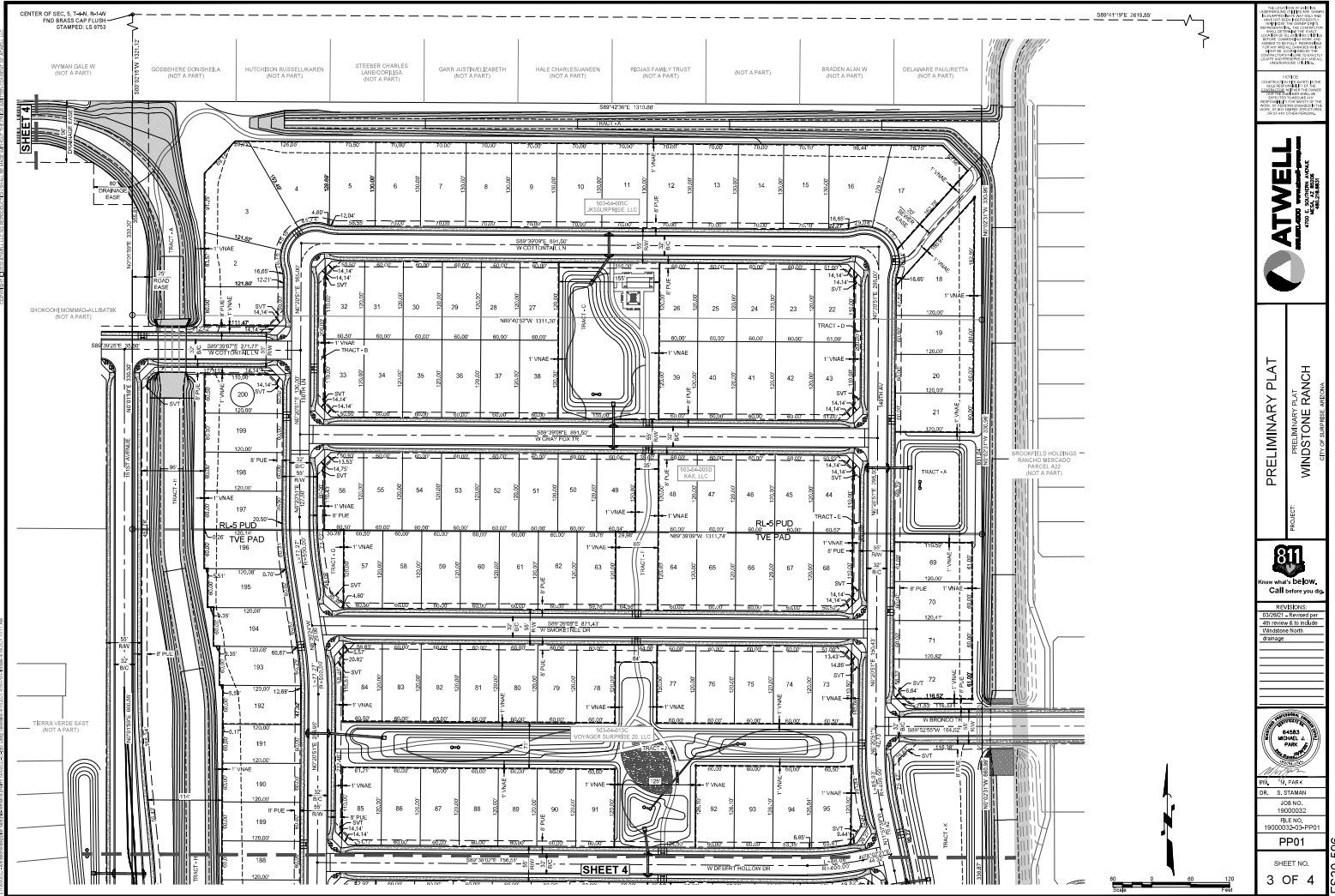
REVISIONS

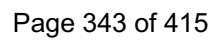
NO.	DATE	DESCRIPTION
1	03/20/2020	Revised per 03/20/2020 City Council Meeting

DR. S. STANLEY
CER. NO. 15000032
FILE NO. 15000032-02-0701

DT01

SHEET NO.
2 OF 4





WINDSTONE RANCH

PRELIMINARY LANDSCAPE SUBMITTAL

SURPRISE, ARIZONA

CONTACT INFO

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 Scottsdale, Arizona 85259
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 Contact: Kent Xander

LANDSCAPE ARCHITECT
RVI PLANNING + LANDSCAPE ARCHITECTURE
 120 S. Ash Avenue
 Tempe, Arizona 85281
 480.994.0994
 Contact: Shawn Byron

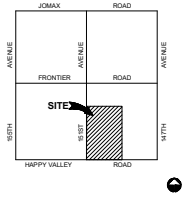
CIVIL ENGINEER
ATWELL
 4700 E. Southern Avenue
 Mesa, Arizona 85206
 480.218.8831
 Contact: Mike Park, P.E.

SUBMITTAL HISTORY

1ST SUBMITTAL	09/11/2020
2ND SUBMITTAL	11/24/2020
3RD SUBMITTAL	04/28/2021



VICINITY MAP



SITE DATA

PROJECT SIZE: 59.41 ACRES (2,587,866 sq. ft)
 PROPOSED LOTS: 200 total Lots
 PROPOSED DENSITY: 3.36 DU/AC
 PROPOSED OPEN SPACE: 17.90 ACRES (780,000 sq. ft)
 PERCENT OPEN SPACE: 30.1%
 PROPOSED TURF AREA: 1.07 ACRES (46,750 sq. ft)
 PROPOSED PERCENT TURF: 6%
 TURF PEAK SEASON DEMAND (GPM): 21GPM (PEAK DAILY FLOW MONTH OF JUNE)
 NON-TURF PEAK SEASON DEMAND (GPM): 68GPM (PEAK DAILY FLOW MONTH OF JUNE)
 ANNUAL TOTAL DEMAND (GALLONS): 12,939,581 GALLONS

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WINDSTONE RANCH • OVERALL

● SURPRISE, ARIZONA
 ■ 04/28/2021
 ● 20000770
 ▲ KAX GROUP



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Aerial Photography Data

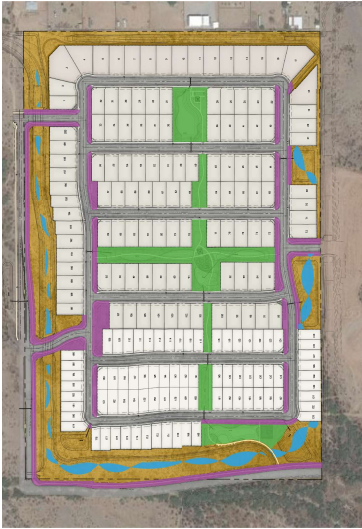


WINDSTONE RANCH • MASTERPLAN

SURPRISE, ARIZONA
 04/26/2021
 20002176
 KAX GROUP



PAGE 2 of 17



PLANTING AREA LEGEND

- Native Desert Planting
- Hydroseed
- Amenity Planting
- Street Planting

LANDSCAPE MATERIAL SCHEDULE

DESERT TREE PALETTE	SIZE
Acacia spp.	24" BOX
ACACIA	
Chrysolepis spp.	24" BOX
DESERT WILLOW	
Parthenocera spp.	24" BOX
PALM VERDE	
Prosopis spp.	24" BOX
MESQUITE	
Ononis tomentosa	24" BOX
IRONWOOD	
DESERT SHRUB PALETTE	SIZE
Agave spp.	5 GAL
ALOE	
Alseis spp.	5 GAL
ALOE	
Artemisia subulata	5 GAL
DESERT MILKWED	
Baccharis spp.	5 GAL
GRAMMA GRASS	
Chrysolepis spp.	5 GAL
BIRD OF PARADISE	
SAGUARO	
Cordia alliodora	5 GAL
LITTLE LEAF CORDIA	
Desert spp.	5 GAL
DALEA	
Callitriche spp.	5 GAL
DESERT SPON	
Odontadenia viscosa	5 GAL
Encelia farinosa	1 GAL
BRITTLEBUSH	
Eremophila spp.	5 GAL
EMU BUSH	
Eremophila bracteata Agave™	5 GAL
TURPENTINE BUSH	5 GAL
DESERT MILKWED	5 GAL
Eremophila spp.	5 GAL
GOPHER PLANT	
BARRELL CACTUS	10" HT.
POPPONIA	
COCTILLO	3 GAL
Hebe spp.	5 GAL
RED YUCCA	
Justicia californica	5 GAL
CHAPARRAL	
Larrea tridentata	5 GAL
Leucosiphium spp.	5 GAL
SAGE	
Mulleberry spp.	5 GAL
MULBERRY GRASS	5 GAL
Yucca spp.	5 GAL
BEAR GRASS	5 GAL
Opuntia spp.	5 GAL
PRICKLY PEAR	
JUGOBA	5 GAL
Sphaeralcea obtusica	5 GAL
GLOBEMALLOW	
Yucca spp.	5 GAL
YUCCA	
GROUNDCOVERS	SIZE
Acacia spp.	1 GAL
ACACIA	
Eremophila spp.	1 GAL
EMU BUSH	
Larrea spp.	1 GAL
LANTANA	
Verbena spp.	1 GAL
VERBENA	

SONORAN DESERT WILDFLOWER MIX

BOTANICAL NAME	COMMON NAME	LBS/AC	BOTANICAL NAME	COMMON NAME	LBS/AC
ARIZONA VILLOSA	DESERT SAND VERBENA	0.5	LEUCOSPHELLA GLOBOIDES	GLOBE EUPHORBIA	0.5
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1.0	LUPINUS BIUCULATUS	ARROYO LUPINE	2.0
CAROLINA COUS	DESERT SENNA	1.0	FRIEDLANDER'S PENSTEMON	PENSTEMON	0.5
ENCILIA FARINOSA	BRITTLEBUSH	0.5	PENSTEMON PARVIFLORUS	PENSTEMON	0.5
ERIOCAERARIA LARGIFLORA	TURPENTINE BUSH	0.5	PEROTIA GORDONII	GORDON'S BLACKBERRY	0.5
ESCHOLZIA MEXICANA	MEXICAN POPPY	1.0	PHACELIA CAMPANULATA	DESERT BLUEBELL	0.5
GALLAGHER SP.	BLANKET FLOWER	1.0	SPHAERALCEA AMERICANA	GLOBEMALLOW	1.0

NOTE:
SEED MIX SHALL BE PURE LIVE SEED. HYDRO MULCH SHALL BE GRADE A FIBER (NO PAPER) CONSISTING OF A SPECIALLY PREPARED VIRGIN WOOD FIBER PROCESSED TO CONTAIN NO GROWTH OR GERMINATION INHIBITING FACTORS. FURTHER, THE MULCH SHALL BE MANUFACTURED AND PROCESSED SO THE WOOD CELLULOSE FIBERS WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED. 16-20% FERTILIZER (250 LBS/AC), TOPDRESSER (80 LBS/AC), AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE PROPOSED MULCH MATERIAL SHALL HAVE CHARACTERISTICS TO FORM A BLOTTER-LIKE GROUND COVER UPON APPLICATION WITH MOISTURE AND PERCOLATION PROPERTIES AND THE ABILITY TO COVER AND HOLD SEED IN CONTACT WITH THE SOIL. HYDRO MULCH SHALL BE APPLIED AT 1,500 LBS/AC.

AMENITY TREE PALETTE	SIZE
Acacia spp.	24" BOX
ACACIA	
Chrysolepis spp.	24" BOX
DESERT WILLOW	
Eucalyptus spp.	24" BOX
EUCALYPTUS	
Ficus spp.	24" BOX
FRUIT	
Fraxinus velutina	24" BOX
ARIZONA ASH	
Parthenocera spp.	24" BOX
PALM VERDE	
Platanus angustifolia	24" BOX
ARIZONA SYCAMORE	
Prosopis spp.	24" BOX
MESQUITE	
AMENITY SHRUB PALETTE	SIZE
Agave spp.	5 GAL
ALOE	
Alseis spp.	5 GAL
ALOE	
Callitriche spp.	5 GAL
FARTY DUSTER	
Cassipouia spp.	5 GAL
BIRD OF PARADISE	
Chrysolepis spp.	5 GAL
LITTLE LEAF CORDIA	
Desert spp.	5 GAL
DALEA	
Odontadenia viscosa	5 GAL
HORNBUSH	5 GAL
Eremophila spp.	5 GAL
Euphorbia spp.	5 GAL
GOPHER PLANT	3 GAL
Hebe spp.	5 GAL
JUSTICE CALIFORNICA	5 GAL
CHAPARRAL	
Larrea tridentata	5 GAL
CHOCOLITE	
Leucosiphium spp.	5 GAL
SAGE	
Mulleberry spp.	5 GAL
MULBERRY GRASS	5 GAL
Yucca spp.	5 GAL
BEAR GRASS	5 GAL
Opuntia spp.	5 GAL
PRICKLY PEAR	
JUGOBA	5 GAL
Sphaeralcea obtusica	5 GAL
GLOBEMALLOW	
Yucca spp.	5 GAL
YUCCA	
GROUNDCOVERS	SIZE
Acacia spp.	1 GAL
ACACIA	
Eremophila spp.	1 GAL
EMU BUSH	
Larrea spp.	1 GAL
LANTANA	
Verbena spp.	1 GAL
VERBENA	

HYDROSEED SHRUB MIX SCHEDULE

BOTANICAL NAME	COMMON NAME	LBS/AC	BOTANICAL NAME	COMMON NAME	LBS/AC
ACACIA CORSTETICIA	WHITETHORN ACACIA	1.5	LUPINUS TRIDENTATUS	DESERT LUPINE	4.0
ACACIA GREGGII	CATCLAW ACACIA	3.0	LUPINUS SPARSIFLORUS	DESERT LUPINE	2.0
AMORPHOSA CALIFORNICA	SEABOE	4.0	LYCOPUS DESERTI	BLUE PALM VERDE	0.5
ARISTIDA PURPUREA	PURPLE THREE-AWNS	1.0	PARKINSONIA FLORIDANA	FOOTBALL PALM VERDE	3.0
ATROPIS CALIFORNICA	FOUR-ROWED BAY	1.0	PARKINSONIA	FOOTBALL PALM VERDE	3.0
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1.0	MICROPHYLLUM	IRONWOOD	2.0
BOULEAU	DESERT MARIGOLD	1.0	CANETIA TRISTATA	PENSTEMON	0.5
ARISTODODES	DESERT SENNA	1.0	PENSTEMON PARVIFLORUS	DESERT BLUEBELL	0.5
CAROLINA COUS	ENCILIA FARINOSA	0.5	PRODRIPS VELUTINA	VELVET MESQUITE	1.0
ENCILIA FARINOSA	TURPENTINE BUSH	0.5	PLANTAGO MEXICANA	INDIAN WHEAT	4.0
FRAXINUS	FLAT-TOP BLACKWHEAT	0.5	SPHARALCEA AMERICANA	GLOBEMALLOW	1.0
ESCHOLZIA MEXICANA	MEXICAN POPPY	1.0	VERBENA	VERBENA	0.5

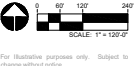
NOTE:
SEED MIX SHALL BE PURE LIVE SEED. HYDRO MULCH SHALL BE GRADE A FIBER (NO PAPER) CONSISTING OF A SPECIALLY PREPARED VIRGIN WOOD FIBER PROCESSED TO CONTAIN NO GROWTH OR GERMINATION INHIBITING FACTORS. FURTHER, THE MULCH SHALL BE MANUFACTURED AND PROCESSED SO THE WOOD CELLULOSE FIBERS WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED. 16-20% FERTILIZER (250 LBS/AC), TOPDRESSER (80 LBS/AC), AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE PROPOSED MULCH MATERIAL SHALL HAVE CHARACTERISTICS TO FORM A BLOTTER-LIKE GROUND COVER UPON APPLICATION WITH MOISTURE AND PERCOLATION PROPERTIES AND THE ABILITY TO COVER AND HOLD SEED IN CONTACT WITH THE SOIL. HYDRO MULCH SHALL BE APPLIED AT 1,500 LBS/AC.



WINDSTONE RANCH • PLANT PALETTE

- SURPRISE, ARIZONA
- 04/28/2021
- 20002176
- KAX GROUP

08/25/2021



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LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS SHALL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW (ASBESTOS) AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED.
2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 36 INCHES OR ABOVE 8 INCHES. PER SURPRISE DETAIL 4.01.
3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL 8-14.
4. TREE PLANTING ALONG HAPPY VALLEY ROAD AND 15TH AVE SHALL MATCH AND BE CONSISTENT WITH THE TREES AT TERRA VERDE EAST. HAPPY VALLEY ROAD SHALL BE DESERT WILLOW AS THE STREET TREE AND A DESERT TREE PALETTE BEHIND THE PLUS. 15TH AVE SHALL HAVE A STREET TREE OF MANGO.
5. OPEN SPACE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLAT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
6. SOIL WASTE STATIONS SHALL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
7. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 3 FT IN HEIGHT.

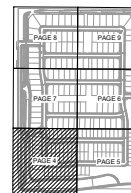
PLANT PALETTE

DESERT TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Parsonsia spp.	24" BOK
PALED VERDE	
Prosopis spp.	24" BOK
MESQUITE	
Chenopod spp.	24" BOK
CHENOPOD	
ARIDITY TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Eucalyptus spp.	24" BOK
EUCALYPTUS	
Fraxinus spp.	24" BOK
ASH	
Fraxinus velutina	24" BOK
ARIZONA ASH	
Parsonsia spp.	24" BOK
PALED VERDE	
Prosopis spp.	24" BOK
ARIZONA SYCAMORE	
Prosopis spp.	24" BOK
MESQUITE	
STREET TREE PALETTE	
ITEM	SIZE
Acacia arvensis	24" BOK
MANGO	
Acacia saligna	24" BOK
WILLOW ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Eucalyptus spp.	24" BOK
GHOST GUM	

LANDSCAPE KEYNOTES

1. PRIMARY ENTRY MONUMENT
2. PLAYGROUND
3. THEME WALL
4. PARTIAL VIEW WALL
5. PAINTED CMU BLOCK WALL
6. DETENTION AREA
7. CONCRETE REGIONAL TRAIL
8. OPEN TURF
9. MANGROVE TYP
10. CONCRETE SIDEWALK
11. SEATWALL
12. CORNHOLE
13. TABLE
14. BASKETBALL COURT
15. MAILBOX KIOSK
16. ADA RAMP
17. TRASH CAN
18. DRILLS
19. SECONDARY CORNER COLUMN
20. TRAIL CONNECTION
21. NATURAL DESERT PLANTING
22. DECORATIVE COLUMN
23. BRIDGE RAIL
24. 8 FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER

KEY MAP

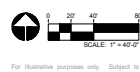


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WINDSTONE RANCH • LANDSCAPE PLAN

- 1 SURPRISE, ARIZONA
- 2 04/26/2021
- 3 20002176
- 4 KAX GROUP



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- LANDSCAPE NOTES**
1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITH THE UNOBSERVED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02.
 2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LAMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 6 INCHES, PER SURPRISE DETAIL 4.01.
 3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL 4.01.
 4. TREE PLANTING ALONG HAPPY VALLEY ROAD AND 151ST AVE SHALL MATCH AND BE CONSISTENT WITH THE TREES AT TERRA VERDE EAST. HAPPY VALLEY ROAD SHALL BE DESERT WILLOW AS THE STREET TREE AND A DESERT TREE PALETTE BEHIND THE PLE. 151ST AVE SHALL HAVE A STREET TREE OF WALNUT.
 5. OPEN SPACE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLAT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
 6. DATA POSTS 3 INCHES WILL BE PROVIDED ADJACENT TO "U" AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
 7. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 3 FT IN HEIGHT.

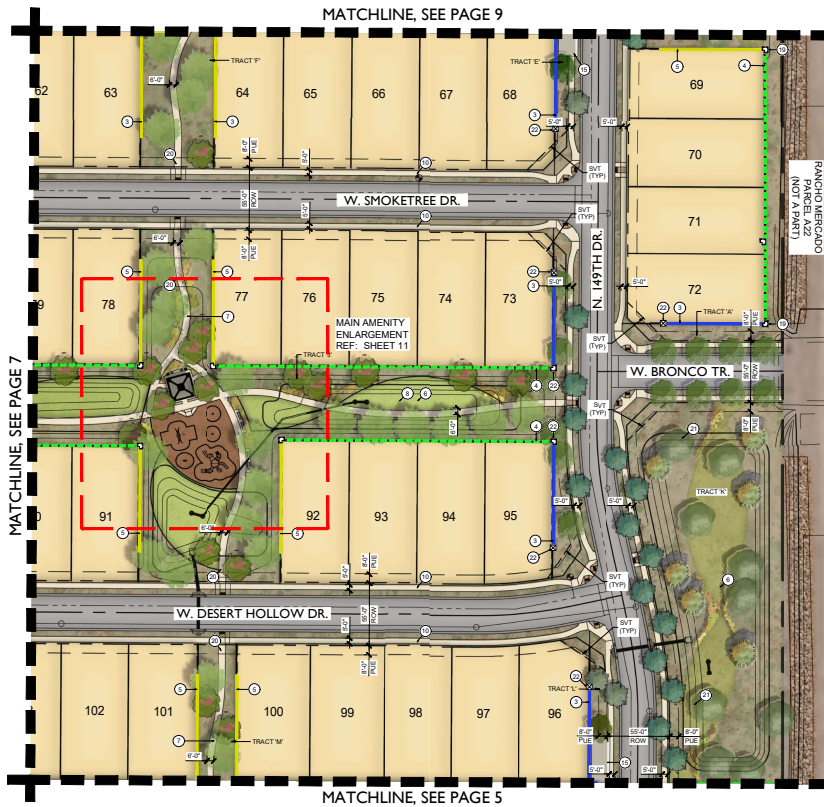
PLANT PALETTE

DESERT TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Parsonsia spp.	24" BOK
PAID VERDE	
Prosopis spp.	24" BOK
MESQUITE	
Chenopod toads	24" BOK
IRONWOOD	

ABENITY TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Eucalyptus spp.	24" BOK
EUCALYPTUS	
Fraxinus spp.	24" BOK
ASH	
Fraxinus velutina	24" BOK
ARIZONA ASH	
Parsonsia spp.	24" BOK
PAID VERDE	
Fraxinus angustifolia	24" BOK
ARIZONA SYCAMORE	
Prosopis spp.	24" BOK
MESQUITE	

STREET TREE PALETTE	
ITEM	SIZE
Acacia arvensis	24" BOK
MALGA	
Acacia saligna	24" BOK
WILLOW ACACIA	
Chenopod toads	24" BOK
DESERT WILLOW	
Eucalyptus angustifolia	24" BOK
GHOST GUM	

- LANDSCAPE KEYNOTES**
- 1 PRIMARY ENTRY MONUMENT
 - 2 PLAYGROUND
 - 3 THEME WALL
 - 4 PARTIAL VIEW WALL
 - 5 PAINTED CMU BLOCK WALL
 - 6 DETENTION AREA
 - 7 CONCRETE REGIONAL TRAIL
 - 8 OPEN TURF
 - 9 RAMADA, TYP
 - 10 CONCRETE SIDEWALK
 - 11 SEATWALL
 - 12 CORNHOLE
 - 13 TABLE
 - 14 BASKETBALL COURT
 - 15 MAILBOX KIOSK
 - 16 ADA RAMP
 - 17 TRASH CAN
 - 18 GRILLS
 - 19 SECONDARY CORNER COLUMN
 - 20 TRAIL CONNECTION
 - 21 NATURAL DESERT PLANTING
 - 22 DECORATIVE COLUMN
 - 23 BRIDGE RAIL
 - 24 8 FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER
- KEY MAP**
-



LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED.
2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 36 INCHES OR ABOVE 8 INCHES. PER SURPRISE DETAIL 4.01.
3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL EDR 8-14.
4. TREE PLANTING ALONG HAPPY VALLEY ROAD AND 151ST AVE SHALL MATCH AND BE CONSISTENT WITH THE TREES AT TESERA VERDE EAST. HAPPY VALLEY ROAD SHALL BE DESERT WILLOW AS THE STREET TREE AND A DESERT TREE PALETTE BEHIND THE PLUS. 151ST AVE SHALL HAVE A STREET TREE OF MALGA.
5. SPOT SPRINKLER LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLANT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
6. GOLF WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLANT.
7. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLANT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 3 FT IN HEIGHT.

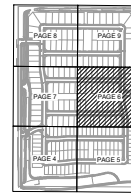
PLANT PALETTE

DESERT TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
Acacia	
Chenopod spp.	24" BOK
DESERT WILLOW	
Parsonsia spp.	24" BOK
PALED VERDE	
Prosopis spp.	24" BOK
MESQUITE	
Chenopod spp.	24" BOK
IRONWOOD	
ABENITY TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
Acacia	
Chenopod spp.	24" BOK
DESERT WILLOW	
Parsonsia spp.	24" BOK
ELUCALYPTUS	
Fraxinus spp.	24" BOK
ASH	
Fraxinus velutina	24" BOK
ARIZONA ASH	
Parsonsia spp.	24" BOK
PALED VERDE	
Fraxinus viridis	24" BOK
ARIZONA SYCAMORE	
Prosopis spp.	24" BOK
MESQUITE	
STREET TREE PALETTE	
ITEM	SIZE
Acacia arvensis	24" BOK
MALGA	
Acacia saligna	24" BOK
WILLOW ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Caragana arborescens	24" BOK
GHOST GUM	

LANDSCAPE KEYNOTES

1. PRIMARY ENTRY MONUMENT
2. PLAYGROUND
3. THEME WALL
4. PARTIAL VIEW WALL
5. PAINTED CMU BLOCK WALL
6. DETENTION AREA
7. CONCRETE REGIONAL TRAIL
8. OPEN TURF
9. CONCRETE SIDEWALK
10. SEATWALL
11. CORNHOLE
12. TABLE
13. BASKETBALL COURT
14. MAILBOX KIOSK
15. ADA RAMP
16. TRASH CAN
17. GRILLS
18. SECONDARY CORNER COLUMN
19. TRAIL CONNECTION
20. NATURAL DESERT PLANTING
21. DECORATIVE COLUMN
22. BRIDGE RAIL
23. 8 FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER

KEY MAP

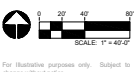


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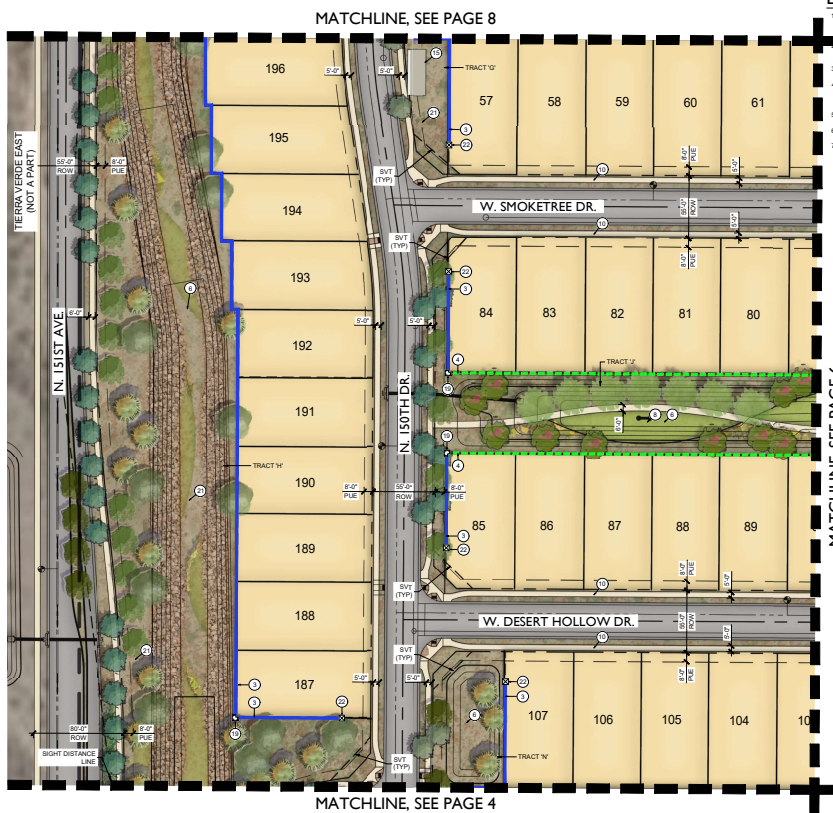


WINDSTONE RANCH • LANDSCAPE PLAN

- 1 SURPRISE, ARIZONA
- 2 04/28/2021
- 3 20022176
- 4 KAX GROUP



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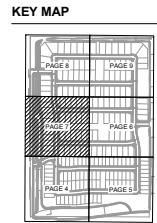
- LANDSCAPE NOTES**
1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW (ASBESTOS) AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02.
 2. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL 4.01-4.04.
 3. TREE PLANTING ALONG HAPPY VALLEY ROAD AND 151ST AVE SHALL MATCH AND BE CONSISTENT WITH THE TREES AT TERRA VERDE EAST. HAPPY VALLEY ROAD SHALL BE DESERT WILLOW AS THE STREET TREE AND A DESERT TREE PALETTE BEHIND THE PLUS. 151ST AVE SHALL HAVE A STREET TREE OF MALGA.
 4. SPIN SPICE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLANT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
 5. SOIL WARE STATIONS WILL BE PROVIDED ALONGSIDE TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLANT.
 6. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLANT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 3FT IN HEIGHT.

PLANT PALETTE

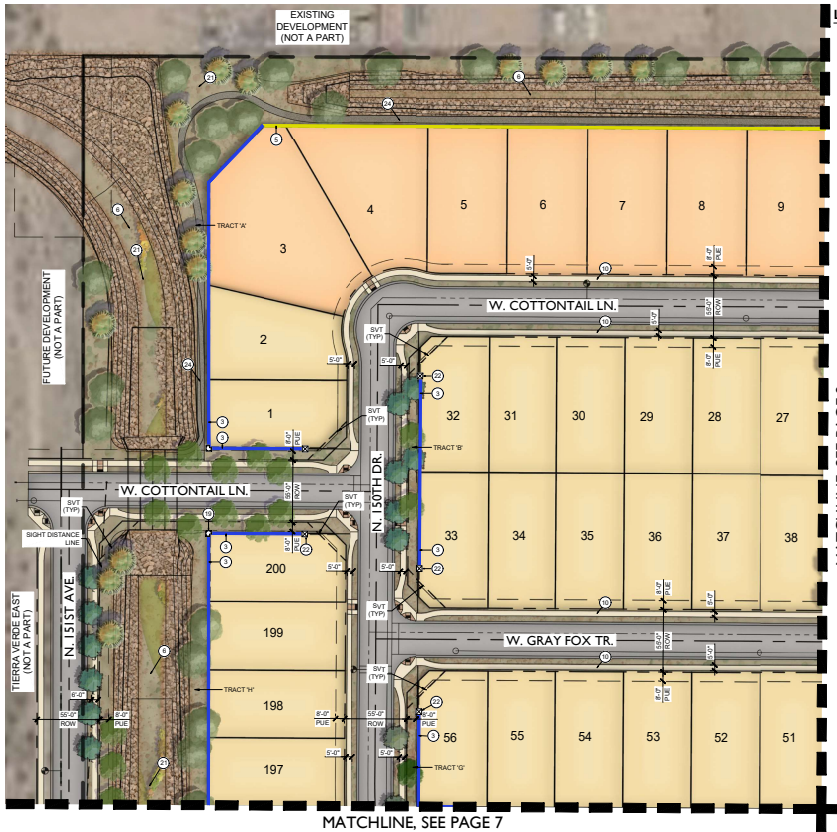
DESERT TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
Acacia	
Chenopod spp.	24" BOK
Desert Willow	
Parsonsia spp.	24" BOK
Palmdale	
Prosopis spp.	24" BOK
Mesquite	
Chenopod	
Rockwood	

ABENITY TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
Acacia	
Chenopod spp.	24" BOK
Desert Willow	
Eucalyptus spp.	24" BOK
Eucalyptus	
Fraxinus spp.	24" BOK
Alb	
Fraxinus velutina	24" BOK
Arizona Ash	
Parsonsia spp.	24" BOK
Palmdale	
Prosopis spp.	24" BOK
Mesquite	

STREET TREE PALETTE	
ITEM	SIZE
Acacia arvensis	24" BOK
Malga	
Acacia saligna	24" BOK
Willow Acacia	
Chenopod	
Desert Willow	
Eucalyptus arvensis	24" BOK
Ghost Gum	



- LANDSCAPE KEYNOTES**
- 1 PRIMARY ENTRY MONUMENT
 - 2 PLAYGROUND
 - 3 THEME WALL
 - 4 PARTIAL VIEW WALL
 - 5 PAINTED CMU BLOCK WALL
 - 6 DETENTION AREA
 - 7 CONCRETE REGIONAL TRAIL
 - 8 OPEN TURF
 - 9 NAMADA TYP
 - 10 CONCRETE SIDEWALK
 - 11 SEATWALL
 - 12 CORNHOLE
 - 13 TABLE
 - 14 BASKETBALL COURT
 - 15 MAILBOX KIOSK
 - 16 ADA RAMP
 - 17 TRASH CAN
 - 18 DRILLS
 - 19 SECONDARY CORNER COLUMN
 - 20 TRAIL CONNECTION
 - 21 NATURAL DESERT PLANTING
 - 22 DECORATIVE COLUMN
 - 23 BRIDGE RAIL
 - 24 8FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER



LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW (EXISTING AREA AND IN FRONT OF STOP SIGNS) MUST MEET OR EXCEED.
2. REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02.
3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL EDR-8-14.
4. TREE PLANTING ALONG HAPPY VALLEY ROAD AND 151ST AVE SHALL MATCH AND BE CONSISTENT WITH THE TREES AT TERRA VERDE EAST. HAPPY VALLEY ROAD SHALL BE DESERT WILLOW AS THE STREET TREE AND A DESERT TREE PALETTE BEHIND THE PLUS. 151ST AVE SHALL HAVE A STREET TREE OF MALGA.
5. OPEN SPACE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLAT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
6. SOIL WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
7. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 3FT IN HEIGHT.

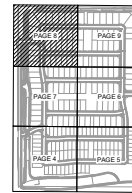
PLANT PALETTE

DESERT TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Parsonsia spp.	24" BOK
PAID VERDE	
Prosopis spp.	24" BOK
MESQUITE	
Chenopod spp.	24" BOK
IRONWOOD	
ABENITY TREE PALETTE	
ITEM	SIZE
Acacia spp.	24" BOK
ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Eucalyptus spp.	24" BOK
ELUCALYPTUS	
Fraxinus spp.	24" BOK
ASH	
Fraxinus velutina	24" BOK
ARIZONA ASH	
Parsonsia spp.	24" BOK
PAID VERDE	
Prosopis spp.	24" BOK
ARIZONA SYCAMORE	
Prosopis spp.	24" BOK
MESQUITE	
STREET TREE PALETTE	
ITEM	SIZE
Acacia arvensis	24" BOK
MALGA	
Acacia saligna	24" BOK
WILLOW ACACIA	
Chenopod spp.	24" BOK
DESERT WILLOW	
Eucalyptus spp.	24" BOK
GHOST GUM	

LANDSCAPE KEYNOTES

1. PRIMARY ENTRY MONUMENT
2. PLAYGROUND
3. THEME WALL
4. PARTIAL VIEW WALL
5. PAINTED CMU BLOCK WALL
6. DETENTION AREA
7. CONCRETE REGIONAL TRAIL
8. OPEN TURF
9. MALGA, TYP
10. CONCRETE SIDEWALK
11. SEATWALL
12. CORNHOLE
13. TABLE
14. BASKETBALL COURT
15. MAILBOX KIOSK
16. ADA RAMP
17. TRASH CAN
18. DRILLS
19. SECONDARY CORNER COLUMN
20. TRAIL CONNECTION
21. NATURAL DESERT PLANTING
22. DECORATIVE COLUMN
23. BRIDGE RAIL
24. 8FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER

KEY MAP

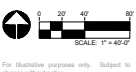


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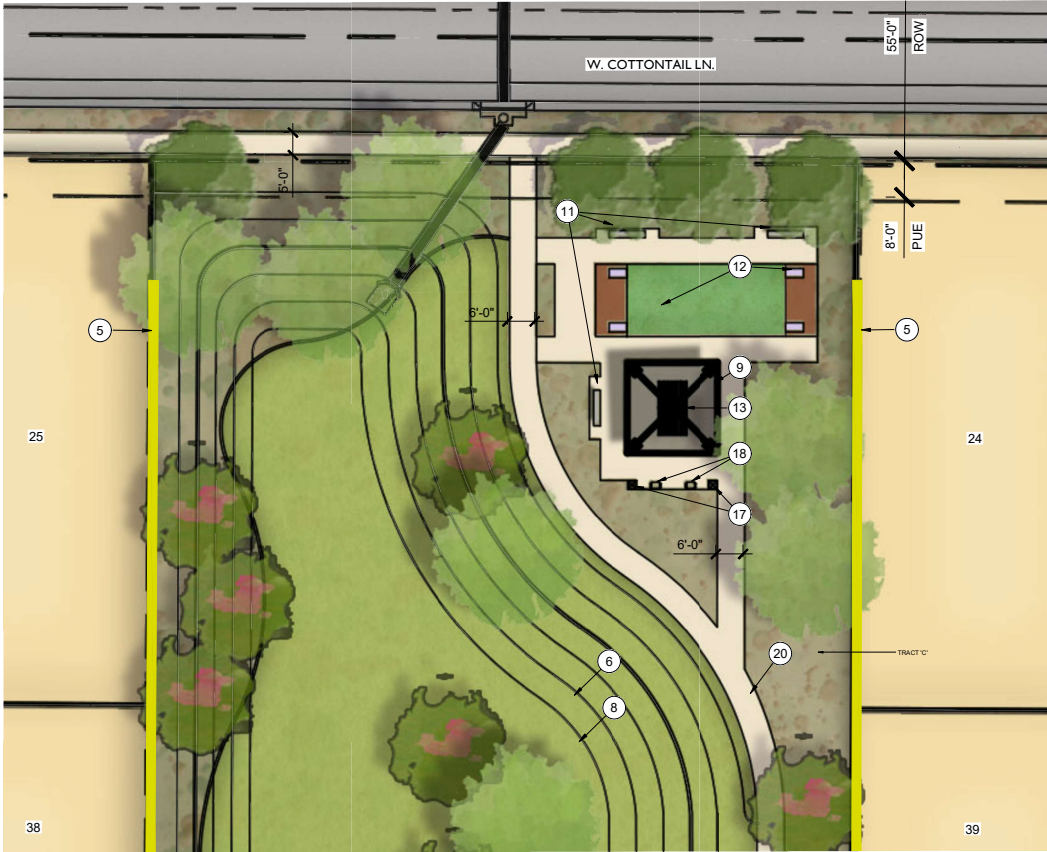
WINDSTONE RANCH • LANDSCAPE PLAN

- 1 SURPRISE, ARIZONA
- 2 04/28/2021
- 3 20002176
- 4 KAX GROUP

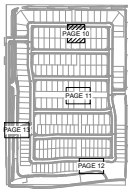


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PAGE 8 OF 17

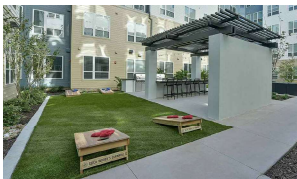


KEY MAP



LANDSCAPE KEYNOTES

- 1 PRIMARY ENTRY MONUMENT
- 2 PLAYGROUND
- 3 THEME WALL
- 4 PARTIAL VIEW WALL
- 5 PAINTED CMU BLOCK WALL
- 6 DETENTION AREA
- 7 6" CONCRETE REGIONAL TRAIL
- 8 OPEN TYP
- 9 RAMADA, TYP
- 10 6" CONCRETE SIDEWALK
- 11 SEATWALL
- 12 CORNHOLE
- 13 TABLE
- 14 BASKETBALL COURT
- 15 MAILBOX KIOSK
- 16 ADA RAMP
- 17 TRASH CAN
- 18 GRILLS
- 19 SECONDARY CORNER COLUMN
- 20 TRAIL CONNECTION
- 21 NATURAL DESERT PLANTING
- 22 DECORATIVE COLUMN
- 23 BRIDGE RAIL
- 24 8FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER

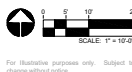


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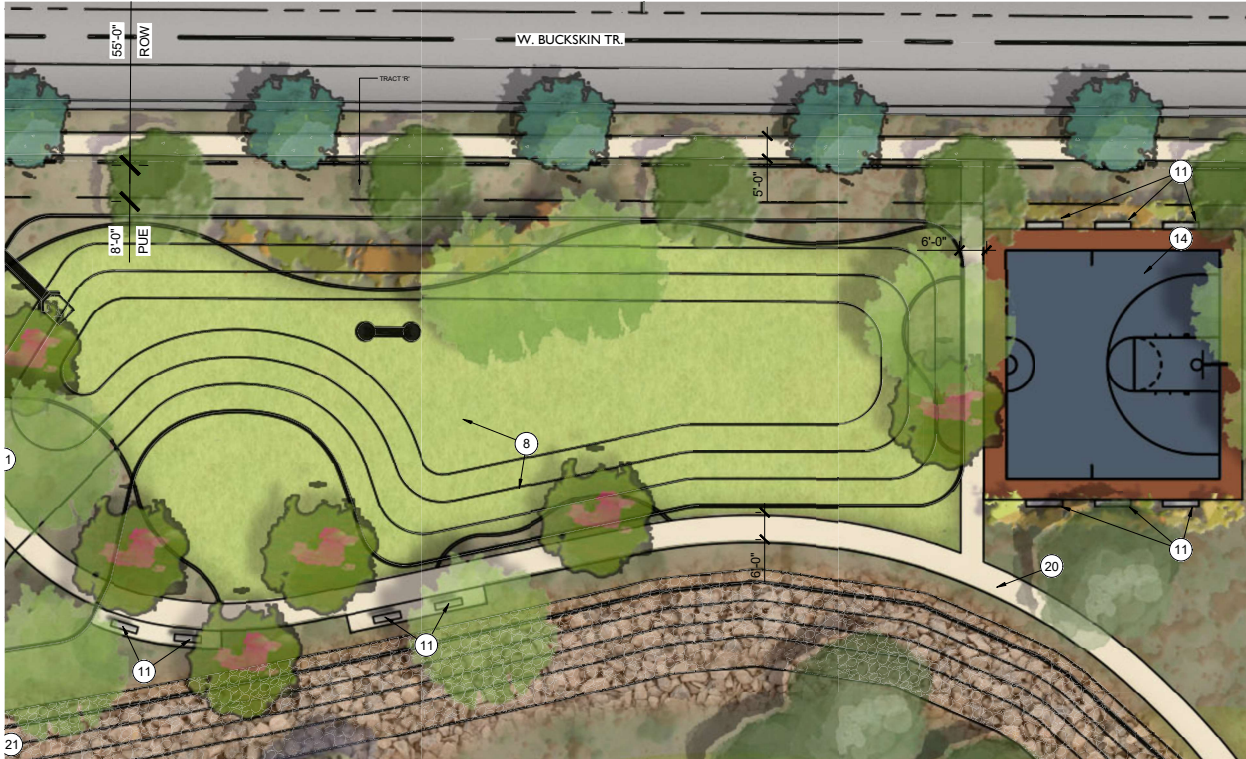


WINDSTONE RANCH • NORTH PARK ENLARGEMENT

- 1 SURPRISE, ARIZONA
- 2 04/28/2021
- 3 20002176
- 4 KAX GROUP



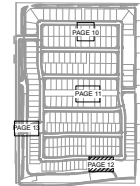
PAGE 10 of 17



LANDSCAPE KEYNOTES

- ① PRIMARY ENTRY MONUMENT
- ② PLAYGROUND
- ③ THEME WALL
- ④ PARTIAL VIEW WALL
- ⑤ PAINTED CMU BLOCK WALL
- ⑥ DETENTION AREA
- ⑦ 6" CONCRETE REGIONAL TRAIL
- ⑧ OPEN TYP
- ⑨ RAMADA, TYP
- ⑩ 6" CONCRETE SIDEWALK
- ⑪ SEATWALL
- ⑫ CORNHOLE
- ⑬ TABLE
- ⑭ BASKETBALL COURT
- ⑮ MAILBOX KIOSK
- ⑯ ADA RAMP
- ⑰ TRASH CAN
- ⑱ GRILLS
- ⑲ SECONDARY CORNER COLUMN
- ⑳ TRAIL CONNECTION
- ㉑ NATURAL DESERT PLANTING
- ㉒ DECORATIVE COLUMN
- ㉓ BRIDGE RAIL
- ㉔ 8FT STABILIZED DECOMPOSED GRANITE TRAIL WITH POST APPLIED STABILIZER

KEY MAP



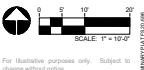
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Aerial Photography Data

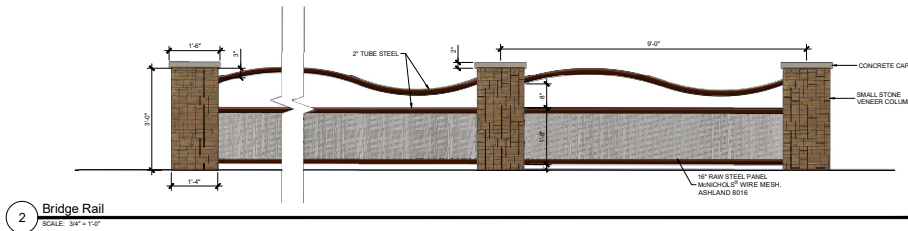
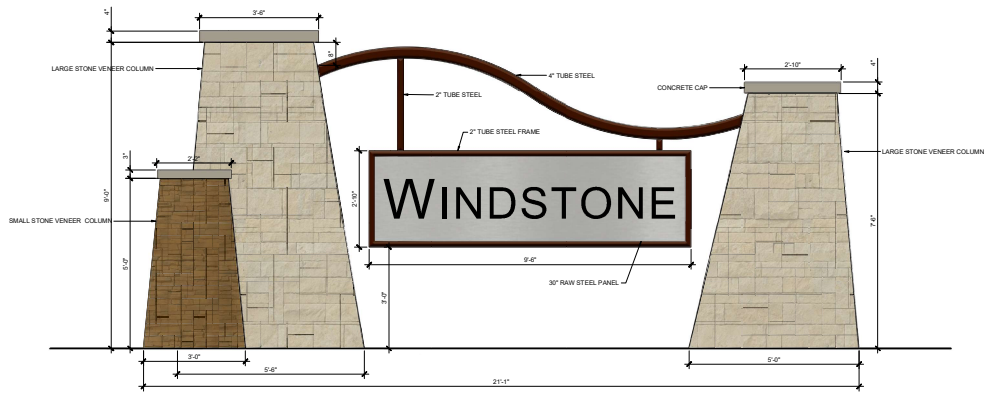


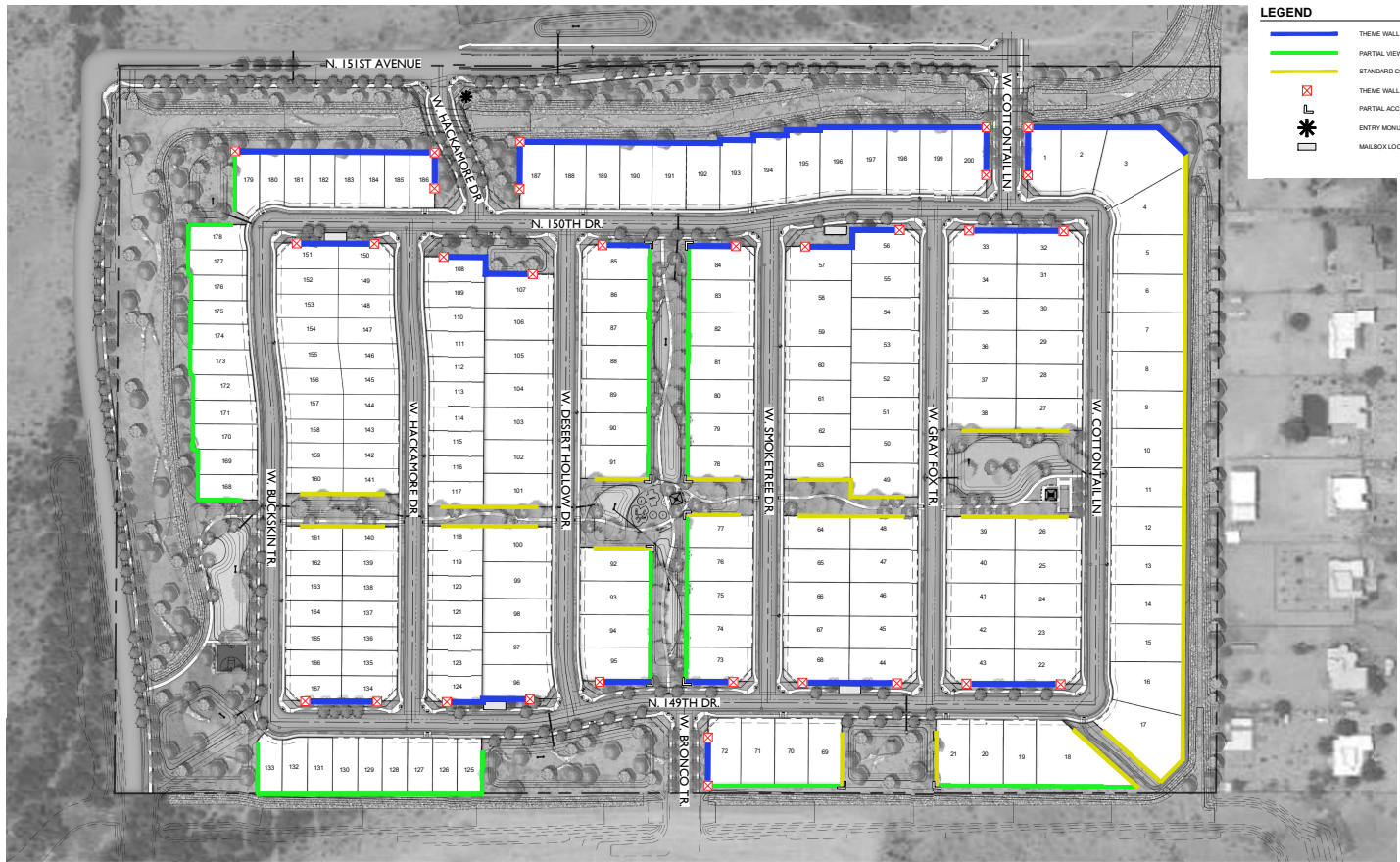
WINDSTONE RANCH • SOUTH PARK ENLARGEMENT

- 📍 SURPRISE, ARIZONA
- 📅 04/28/2021
- 🔢 20002176
- 🏢 KAX GROUP



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WINDSTONE RANCH • WALL PLAN

SURPRISE, ARIZONA
 04/26/2021
 20000770
 KAX GROUP



PAGE 15 of 17





LEGEND

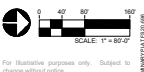
- 6' PEDESTRIAN CONCRETE TRAIL
- 6' REGIONAL CONCRETE TRAIL
- 6' STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL
- ★ AMENITY

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WINDSTONE RANCH • TRAIL SYSTEM

SURPRISE, ARIZONA
 04/26/2021
 20000770
 KAX GROUP



PAGE 17 OF 17



S U R P R I S E
ARIZONA

FS20-596

Windstone Ranch Preliminary Plat

Planning and Zoning Commission – July 15, 2021

VICINITY MAP

FS20-596
Windstone Ranch PP



CASE MAP

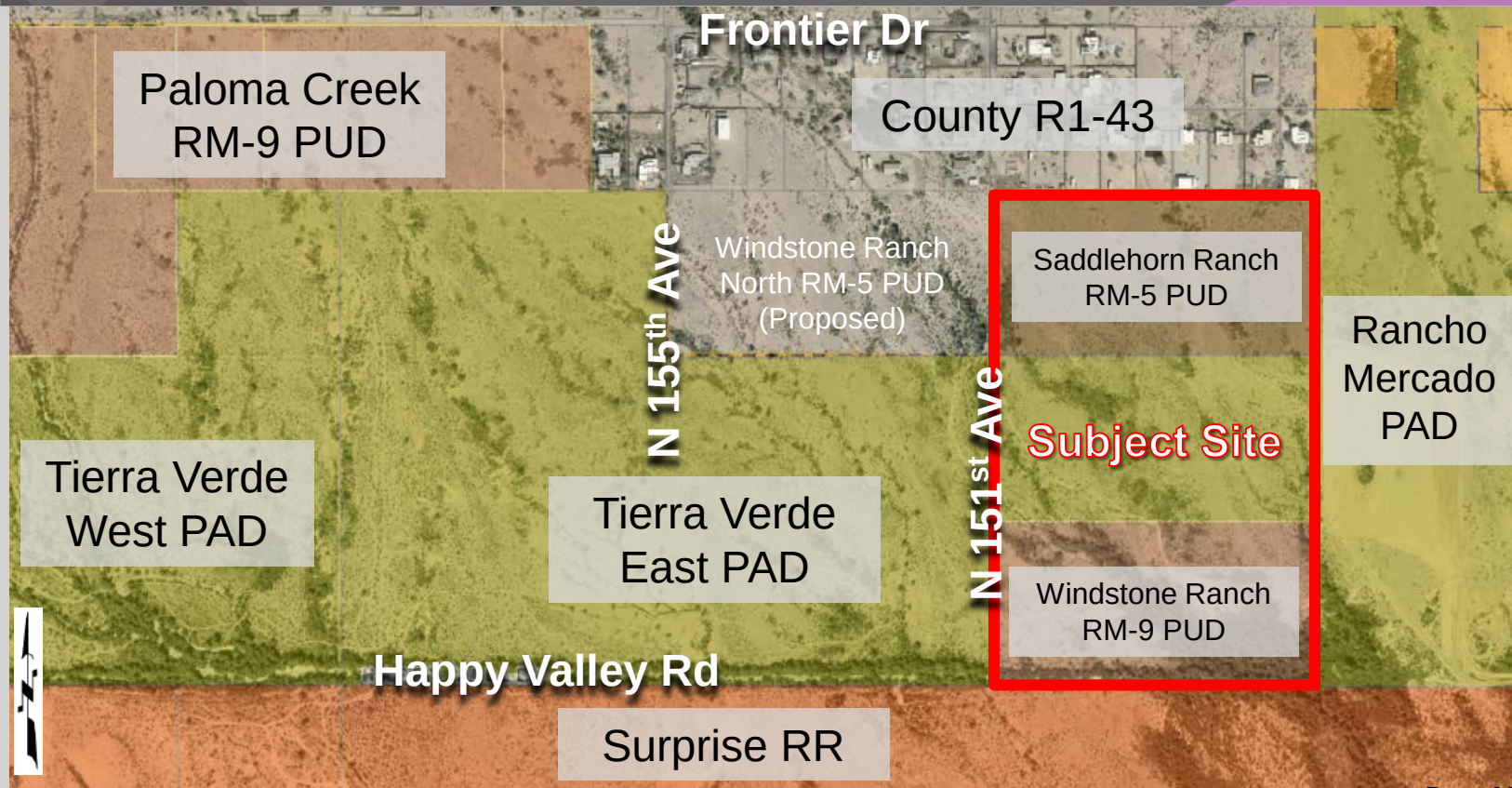
FS20-596
Windstone Ranch PP



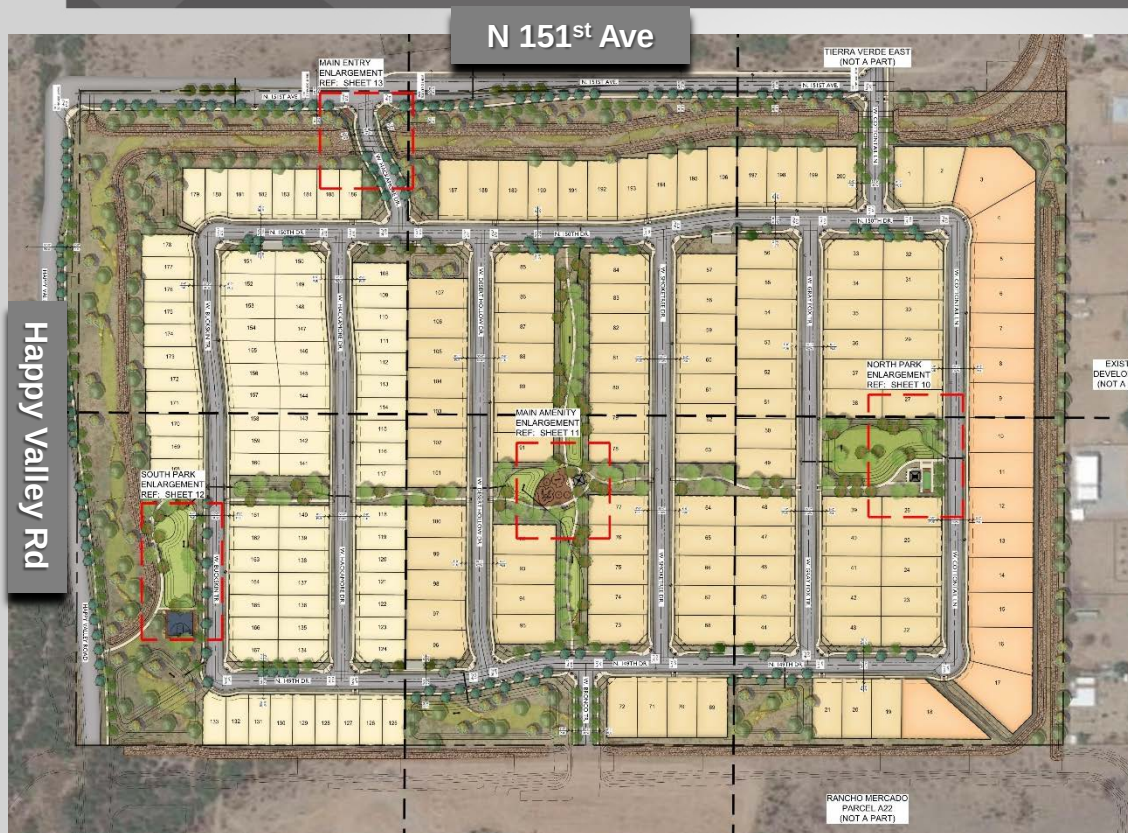


ZONING MAP

FS20-596
Windstone Ranch PP



PRELIMINARY PLAT



RESIDENTIAL PARCEL DATA

ZONING	LOTS	PAD LAND USE	LOT SIZES	GROSS ACRES	NO. LOTS	NET DU/AC	% OPEN SPACE
RL-5	1-56, 197-200	LMDR	70'x130' & 60'x120'	19.91 AC	60	3.01	25.6%
TVE PAD	57-107, 187-196	LMDR	60'x120'	19.90 AC	61	3.07	27.0%
RM-9	108-186	MDR	45'x100'	19.92 AC	79	4.09	35.3%
TOTAL				59.73 AC	200	3.38	29.2%

* GROSS AREA LESS ARTERIAL ROW

503-54-005C	9.95 ACRES
503-54-005D	9.96 ACRES
503-54-013B	9.96 ACRES
503-54-013D	9.96 ACRES
503-54-013C	19.90 ACRES

GROSS AREA 59.73 ACRES

N 151ST AVENUE ROW	1.16 ACRES
HAPPY VALLEY ROW	0.59 ACRES
INTERIOR ROAD ROW	11.04 ACRES
TRACT AREA	17.29 ACRES
LOT AREA	29.65 ACRES
TOTAL AREA	59.73 ACRES

FS20-596

LOTS AND ACCESS

N 151st Ave



- A: 45' x 100' = 79 lots
- B: 60' x 120' = 107 lots
- D: 70' x 130' = 14 lots
- Primary interior street
- Entrances access
 - 3 entrances
 - 151st Ave (from Happy Valley)
 - East to Rancho Mercado (future)

Happy Valley Rd

RANCHO MERCADO
PARCEL A22
(NOT A PART)



FS20-596

OPEN SPACE



Total Open Space=17.29 ac

Active Open Space

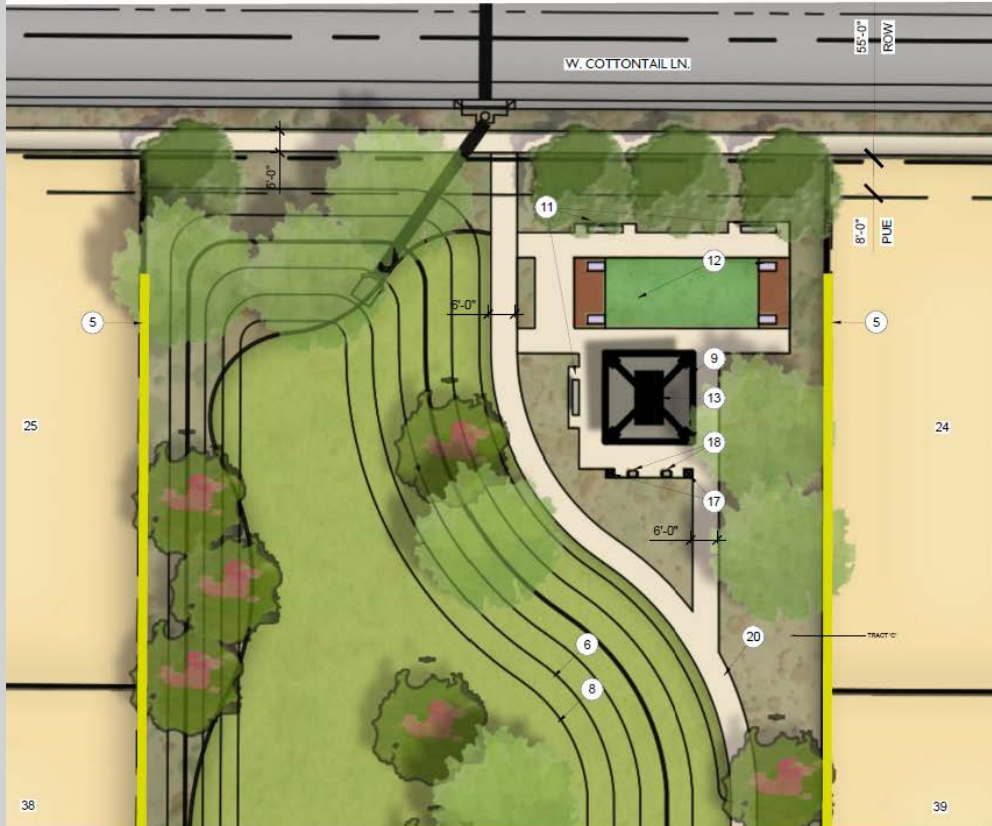
- 8.49 Ac (49%)
- 3 Community Amenities
- Pedestrian Paths

Passive Open Space

- 8.8 Ac (51%)
- Drainage
- Storm Water Retention



AMENITIES



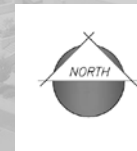
Turf & Retention
Sport Courts

- Cornhole

Seat walls

Ramada with:

- Grills
- Table



AMENITIES



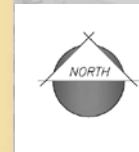
Turf & Retention Playground

- Tot Lot and Swings

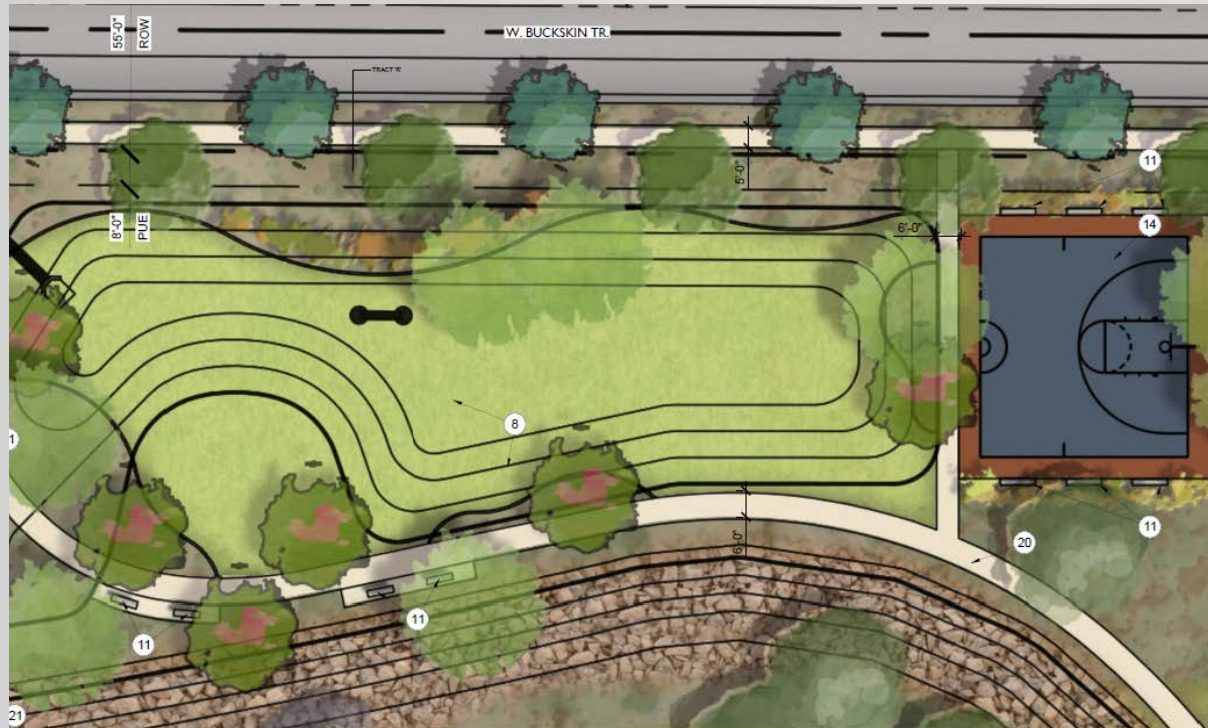
Seat walls

Ramada with:

- Grills
- Table



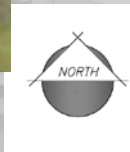
AMENITIES



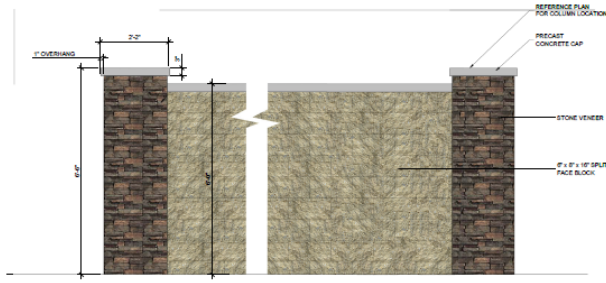
Turf & Retention
Sport Courts

- Basketball Court

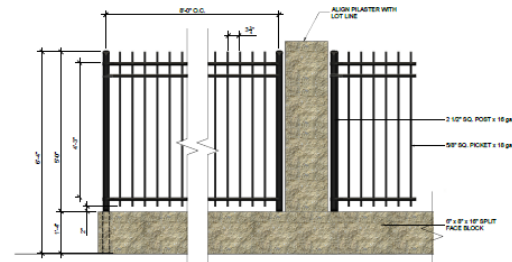
Seat walls



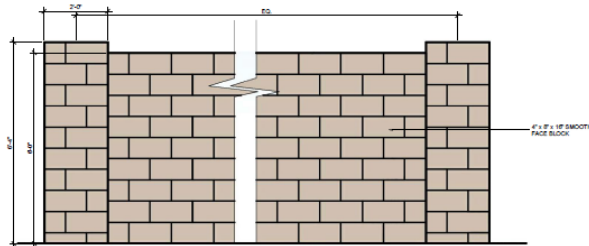
WALL PLAN



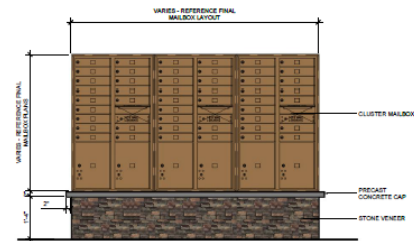
1 Theme Wall
SCALE: 3/4" = 1'-0"



2 Partial View Wall
SCALE: 3/4" = 1'-0"



3 PAINTED DOOLEY WALL
SCALE: 3/4" = 1'-0"



4 Mailbox
SCALE: 3/4" = 1'-0"

WALL PLAN





CONCLUSION

Recommendation:

Staff recommends approval of the subject Preliminary Plat subject to stipulations 'a' through 'd' as outlined in the Staff Report.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Windstone Ranch”, prepared by ATWELL Group and stamped received May 12, 2021.
- b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled “Windstone Ranch”, prepared by RVi and stamped received May 12, 2020.
- c. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West (“HVW”) Buy-in Fee, the Happy Valley East (“HVE”) Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.
- d. 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.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a Preliminary Plat entitled "Preliminary Plat Unit G - Phase 3 - Toll at Prasada". (Case FS21-061)

Motion:

Motion to recommend approval/disapproval of the Preliminary Plat entitled "Preliminary Plat Unit G - Phase 3 - Toll at Prasada" subject to stipulations "a" through "c".

Background:

The subject request involves a Preliminary Plat for Unit G of the Toll at Prasada project. The proposed Preliminary Plat contemplates 80 standard lots consisting of four (4) lot products. Unit G was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

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 FS21-061 Toll at Prasada Unit G Preliminary Plat 07-15-21 P&Z Staff Report

2. 01 FS21-061 Toll at Prasada Unit G Revised Preliminary Plat Vicinity Map
 3. 02 FS21-061 Toll at Prasada Unit G Revised Preliminary Plat Case Map
 4. 03 FS21-061 Toll at Prasada Unit G Preliminary Plat
 5. 04 FS21-061 Toll at Prasada Unit G Preliminary Landscape Plans
 6. FS21-061 Toll at Prasada Unit G 07-15-21 P&Z Preliminary Plat Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

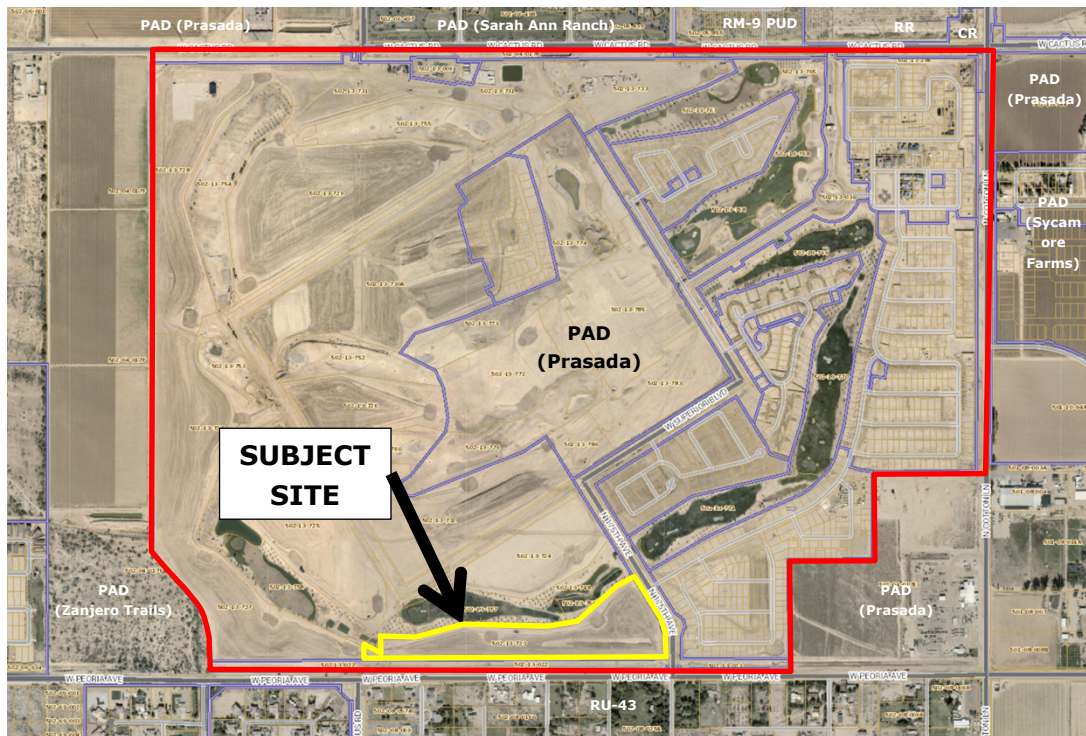
1 **Case:** FS21-061
2
3 **Project Name:** Toll at Prasada Unit G Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** July 15, 2021
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Preliminary Plat for Toll at Prasada Unit G in the Prasada PAD
17
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
19 Peoria Avenue
20
21 **Lot Yield:** 80
22
23 **Area:** 18.56 acres
24
25 **Density:** 4.31 DU/Ac.
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** None known
30
31 **Staff Recommendation:** Approve, subject to stipulations "a" through "c"
32
33
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41
42

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit G of the Toll at Prasada project. The proposed Preliminary Plat contemplates 80 standard lots consisting of four (4) lot products. Unit G was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surrounds.



53 **BACKGROUND:**

54
55 **June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.

56
57 **December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada
58 PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development
59 standards.

60
61 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada
62 Lake Village under case FS17-587 for the purpose of revising specific development standards related
63 to the Toll Brothers development.

64
65 **April 17, 2018:** The City Council approved the original Preliminary Plat for Toll at Prasada under
66 case FS17-394.

67
68 **January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I
69 Infrastructure under case FS18-290.

70
71 **August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure
72 under case FS19-061.

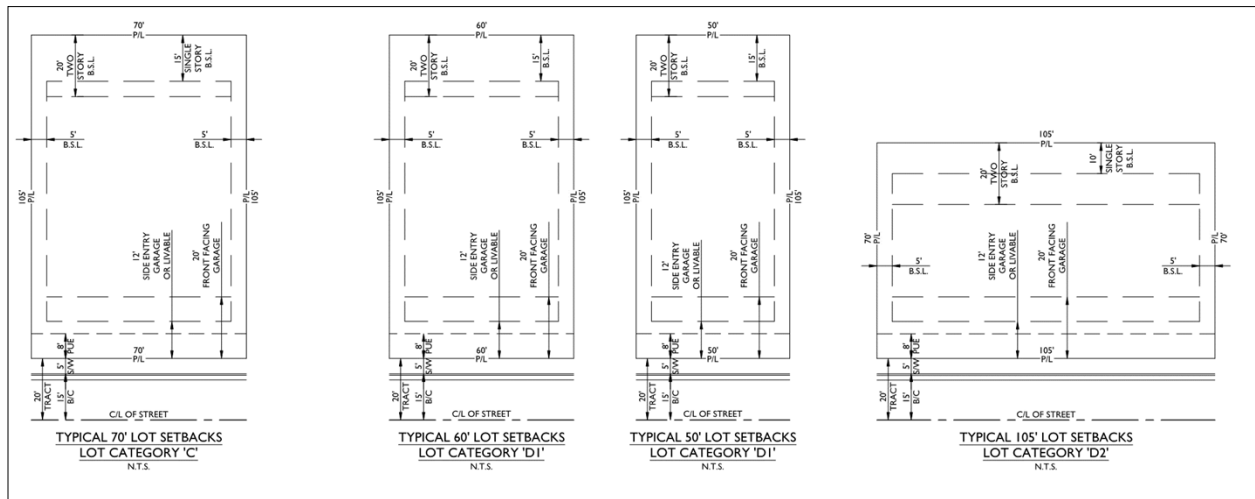
73
74 **January 25, 2021:** The applicant filed case FS21-061, the subject case.

75
76 **May 26, 2021:** The applicant filed a request for a Final Plat over Unit G under case FS21-429.

77
78 **ANALYSIS AND DISCUSSION:**

79
80 The proposed subdivision anticipates four (4) Lot Categories. These include Lot Category C, two (2)
81 configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are
82 consistent with the approved PAD zoning. These configurations are depicted below and on Sheet
83 DT01 of the subject Preliminary Plat.

84
85
86
87 [Continued on following page.]
88
89
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92
93
94
95



Primary access to this subdivision will be via Darlington Parkway located east of the site. Crawfordsville Drive will extend through the site to the western end and will terminate at a temporary turnaround until such time as the adjacent Unit K develops. A temporary 26' fire access road will extend northward from the western end of the subdivision to provide temporary emergency access.

The subject site will also have 2.08 acres of passive open space.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
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, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.31 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

121 **REVIEWING AGENCIES:**

122
123 The subject request was routed to the standard reviewing agencies, who offered the following
124 comments:

125
126 **Flood Control District of Maricopa County (FCDMC):** In an email dated December 16, 2020, FCDMC
127 offered minor comments pertaining to the Flood Zone determination, but indicated no objection to
128 the request.

129
130 **Maricopa Water District (MWD):** In an email dated January 26, 2021, MWD stated the project is
131 located within an area included in the Toll at Prasada Development and Water Delivery Agreement
132 between MWD and the original developer/landowner.

133
134 **Luke Air Force Base (LAFB):** In a memo dated February 1, 2021, LAFB stated the request will not
135 negatively impact flight operations, but recommends a strong notification program.

136
137 **Summary:**

138
139 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other
140 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the
141 request and expressed no concerns.

142
143 **Findings:**

- 144
145 • The proposed Preliminary Plat is consistent with the Surprise General Plan.
146 • The proposed Preliminary Plat is consistent with the Prasada PAD.
147 • The reviewing agencies have indicated no objections.

148
149
150 **Recommendation:**

151
152 Based on the findings noted above, staff recommends the Commission move to recommend
153 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through
154 'c' as outlined below:

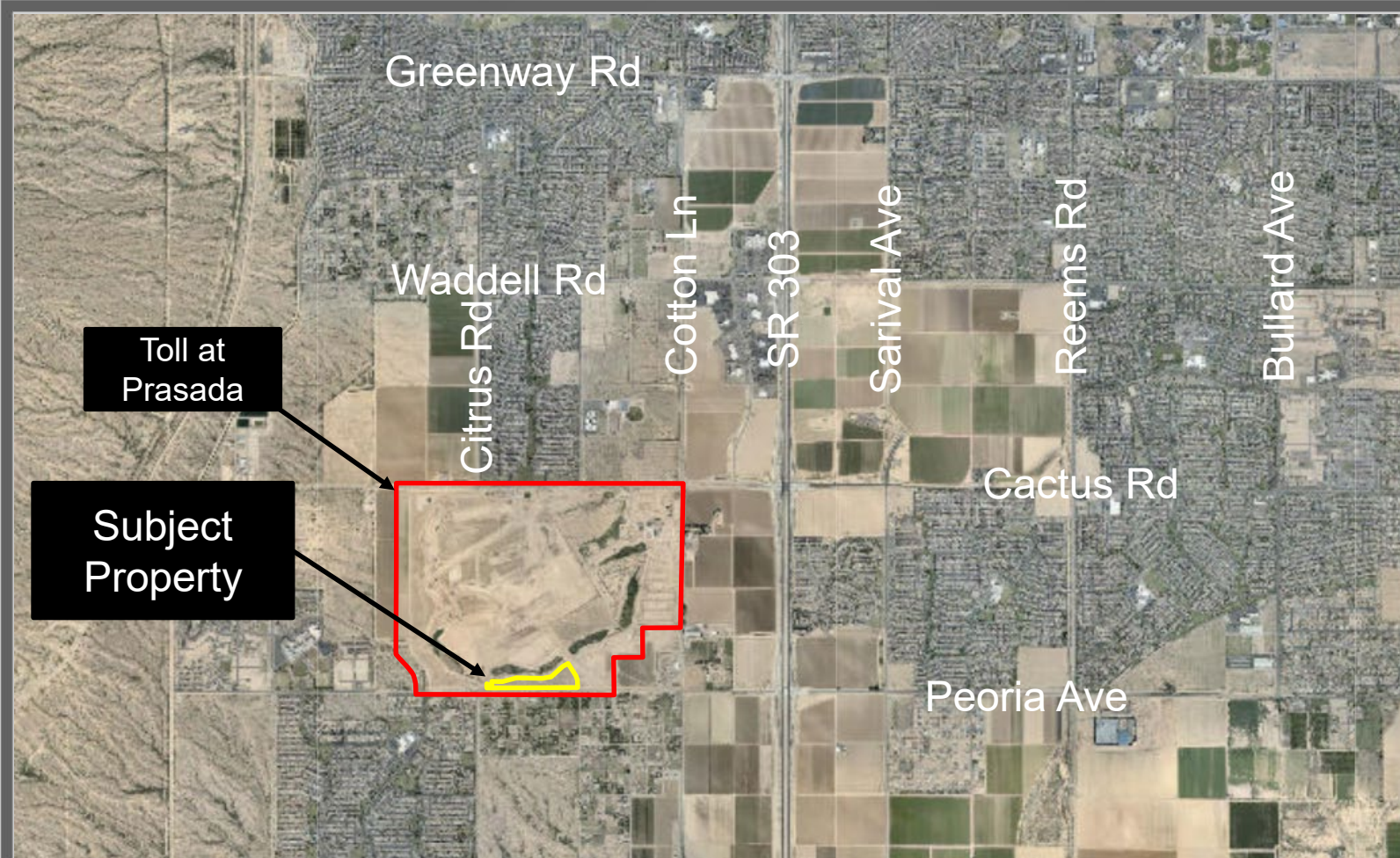
- 155
156 a. Development and use of the site shall be in conformance with the Preliminary Plat
157 entitled "Preliminary Plat Unit G - Phase 3- Toll at Prasada", prepared by EPS Group
158 and stamped received May 20, 2021.
159
160 b. Landscaping of the site shall be in conformance with the Preliminary Landscape
161 Plans entitled "Prasada – Unit G", prepared by Greey|Pickett and received April 9,
162 2021.

164 c. Non-compliance with the stipulations of approval of this case will be treated as a
165 violation in accordance with the applicable provisions of the Surprise Municipal
166 Code.
167

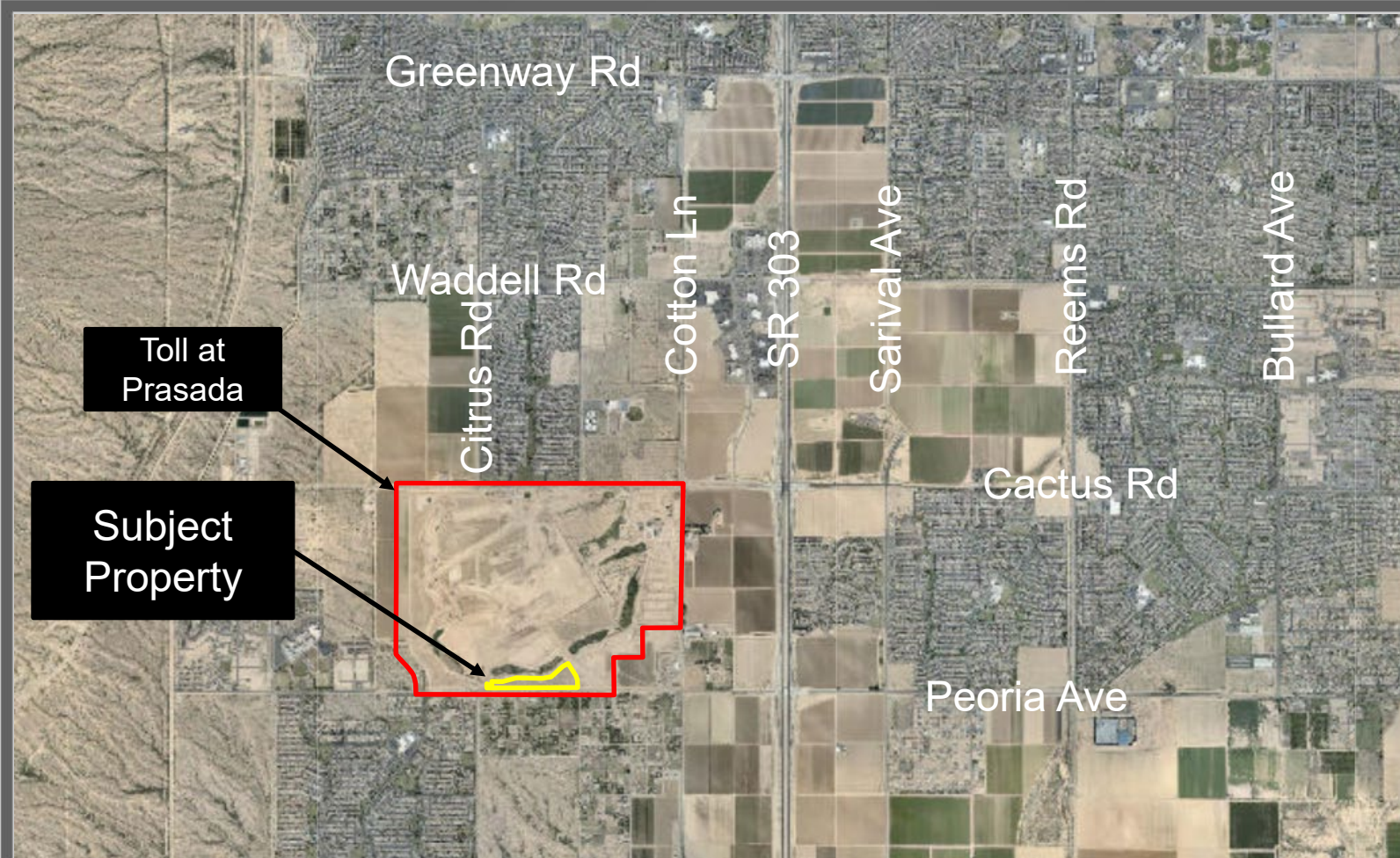
168 However, should the Commission wish to recommend denial of the request, the Commission should
169 make its own findings and base its decision on those alternative findings.
170

171 **Attachments:**
172

- 173 01 Toll at Prasada Unit G Vicinity Map
- 174 02 Toll at Prasada Unit G Case Map
- 175 03 Toll at Prasada Unit G Preliminary Plat
- 176 04 Toll at Prasada Unit G Preliminary Landscape Plans



FS21-061 Vicinity Map



FS21-061 Vicinity Map

FS21-061

A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE CLIA AND SALT RIVER MERIDIAN, BEING SOUTH 60°24'44" WEST AS MEASURED AND BEING SOUTH 60°24'44" WEST SHOWN ON MAP/COPA COUNTY GDACS SURVEY RECORDED IN BOOK 66, PAGE 18, MARICOPA COUNTY RECORDS.

A REPEAT OF UNIT G AS PLATTED BY 'TOLL AT PRASADA' PHASE 2
ON-SITE INFRA TO BE RECORDED

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007.0000

CERTIFICATE NUMBER

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 7	PP01 - PP04	PRELIMINARY PLAT
SHEET 8	TB01	DATA TABLES



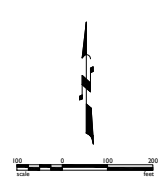
A.P.N.	502-04-017P
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 04-24)

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOPEWELL ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. §45-576.

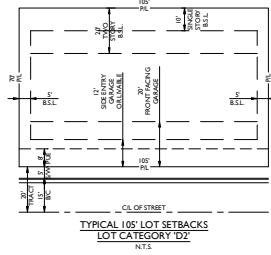
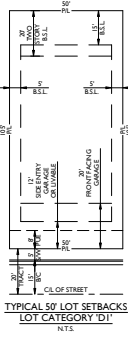
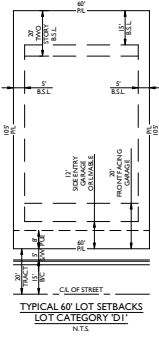
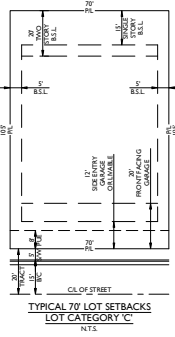
THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASE PS17-587.



Development Standard C - FS16-400		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	3,600 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾⁽⁴⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽⁶⁾⁽⁷⁾	5 Feet / 5 Feet	
Rear ⁽⁸⁾⁽⁹⁾	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽¹⁰⁾	35 Feet	
Notes:		
1. Lot widths may range from 48 feet to 80 feet, with lot areas from 5,000 square feet.		
2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
3. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape trust on the street side adjacent to the lot. The landscape trust shall be maintained by the Home Owner's Association.		
4. Architectural features such as, but not limited to, covered patios and porches (fireplaces, bay windows, shadow boxes, porches, and other porches), can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.		
6. Covered patios may encroach up to 5 feet into the rear setback.		
7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D1 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	4,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾⁽⁴⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽⁶⁾⁽⁷⁾	5 Feet / 5 Feet	
Rear ⁽⁸⁾⁽⁹⁾	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽¹⁰⁾	35 Feet	
Notes:		
1. Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape trust on the street side adjacent to the lot. The landscape trust shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches (fireplaces, bay windows, shadow boxes, porches, and other porches), can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D2 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾⁽⁴⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽⁶⁾⁽⁷⁾	5 Feet / 5 Feet	
Rear ⁽⁸⁾⁽⁹⁾	20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height ⁽¹⁰⁾	35 Feet	
Notes:		
1. Typical configured lot widths may range from 45 feet to 115 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape trust on the street side adjacent to the lot. The landscape trust shall be maintained by the Home Owner's Association.		
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7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

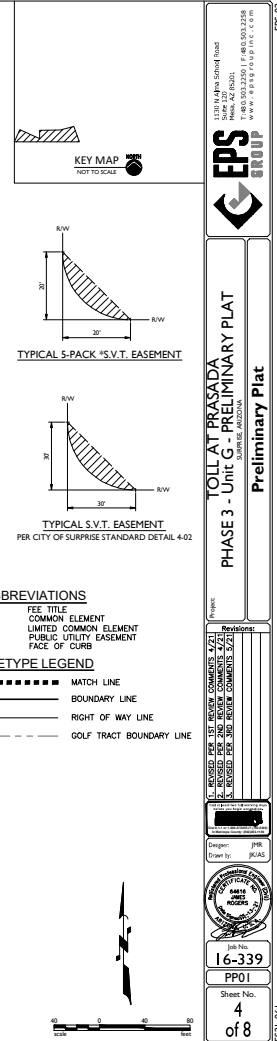


13279 N. 48th Street
Suite 102
Phoenix, AZ 85021
Tel: 480.500.2200 | Fax: 480.500.2206
www.epsaz.com

TOLL AT PRASADA
PHASE 3 - Unit G - PRELIMINARY PLAT
Lot Diagrams and Development Standards

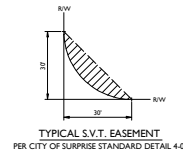
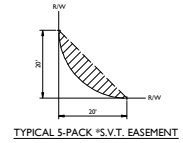
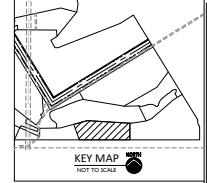
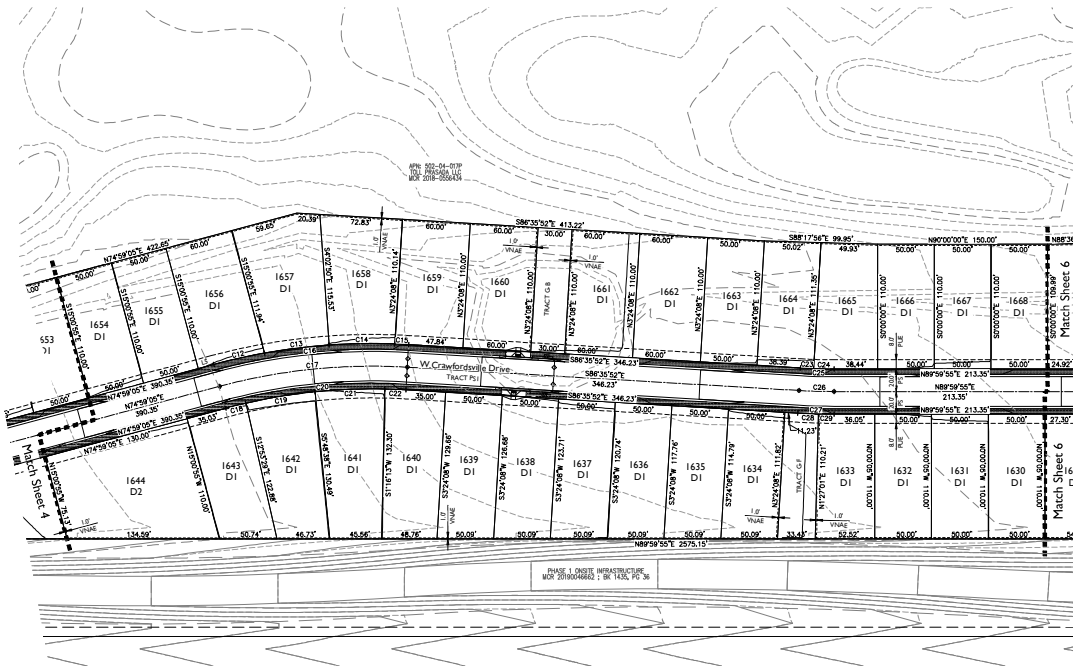
Project: 16-339
Drawn by: JUCAS
Check by: JUCAS
Job No: 16-339
Sheet No: DT01
3 of 8

\mbox{
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 Pre Plot\16-339 - pp - Ph 3 - Unit 0 - PP01.dwg
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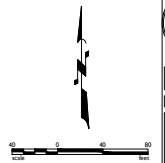
16-339 - Phase 3 - Unit G - PRELIMINARY PLAT

Map 13, 2021 10:44am S:\Projects\16-339\16-339.dwg User: JYH Date: 10/14/2021 10:44:00 AM Plot: 16-339 - Phase 3 - Unit G - PRELIMINARY



ABBREVIATIONS
 FT FEE TITLE
 CE COMMON ELEMENT
 LCE LIMITED COMMON ELEMENT
 PUE PUBLIC UTILITY EASEMENT
 F/C FACE OF CURB

LINETYPE LEGEND
 - - - - - MATCH LINE
 - - - - - BOUNDARY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - GOLF TRACT BOUNDARY LINE



10110 1st Ave. Suite 100
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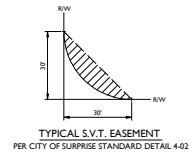
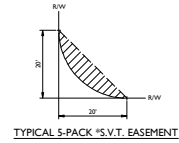
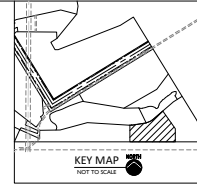
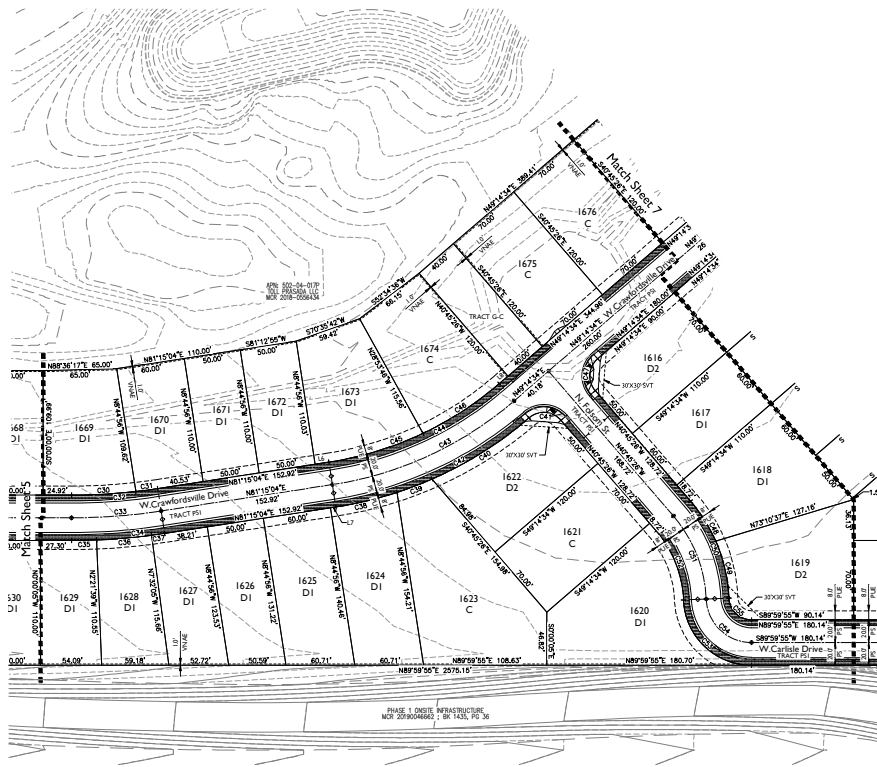
TOLL AT PRASADA
PHASE 3 - Unit G - PRELIMINARY PLAT
Preliminary Plat

Project: 16-339
 Revision: 1
 Date: 10/14/2021
 Drawn by: JYH
 Checked by: JYH
 Title: 16-339 - Phase 3 - Unit G - PRELIMINARY PLAT

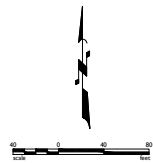
Job No: 16-339
 Sheet No: 5 of 8

16-339 - Phase 3 - Unit G - PRELIMINARY PLAT

Map 13, 2021 10:44am S:\Projects\16-339\16-339.dwg Author: JYH Date: 10/15/2021 PLOT DATE: 10/15/2021 PLOT BY: JYH



- ABBREVIATIONS
- FT FEE TITLE
 - CE COMMON ELEMENT
 - LCE LIMITED COMMON ELEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - F/C FAZE OF CURB
- LINETYPE LEGEND
- MATCH LINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - GOLF TRACT BOUNDARY LINE

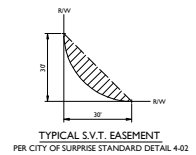
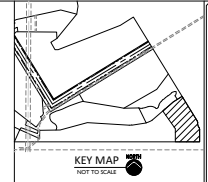


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TOLL AT PRASADA
PHASE 3 - Unit G - PRELIMINARY PLAT
Preliminary Plat

Project: 16-339
Revision: 1
Date: 10/15/2021
By: JYH
Check: JYH
Title: 16-339
Sheet No.: 6
of 8

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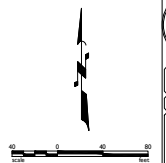


FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

■■■■■■■■■■■■■■■	MATCH LINE
—————	BOUNDARY LINE
=====	RIGHT OF WAY LINE
- - - - -	GOLF TRACT BOUNDARY

 MATCH LINE
 BOUNDARY LINE
 RIGHT OF WAY LINE
 GOLF TRACT BOUNDARY LINE



1.	REVISED PER 1ST REVIEW COMMENTS	4/21
2.	REVISED PER 2ND REVIEW COMMENTS	4/21
3.	REVISED PER 3RD REVIEW COMMENTS	5/21

Designer:



Job #
16-3

Sheet 7

of

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BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	280.59	55.00	61.37	292°18'00"
C2	18.76	25.00	16.68	034°39'57"
C3	38.17	25.00	34.57	087°29'22"
C4	4.46	30.00	4.46	001°14'19"
C5	7.10	30.00	7.10	001°14'19"
C6	7.55	340.00	7.55	001°14'19"
C7	43.72	30.00	43.68	009°13'14"
C8	28.75	30.00	28.74	005°29'28"
C9	72.47	30.00	72.39	013°39'38"
C10	77.31	30.00	77.12	013°59'38"
C11	82.14	340.00	81.94	013°59'38"
C12	45.78	340.00	45.76	004°11'28"
C13	57.59	340.00	57.57	004°06'39"
C14	58.05	340.00	58.02	004°09'37"
C15	12.16	340.00	12.16	001°17'24"
C16	173.58	340.00	172.87	018°25'52"
C17	167.15	30.00	166.43	018°25'52"
C18	18.53	30.00	18.52	002°07'26"
C19	61.79	30.00	61.75	002°04'51"
C20	160.72	30.00	160.03	018°25'52"
C21	61.79	30.00	61.75	002°04'51"
C22	18.60	30.00	18.60	002°07'54"
C23	11.62	30.00	11.62	001°19'52"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C24	18.08	500.00	18.08	002°34'20"
C25	29.70	500.00	29.70	003°24'11"
C26	30.89	500.00	30.88	003°24'11"
C27	52.88	540.00	52.07	003°24'11"
C28	18.40	540.00	18.39	001°52'56"
C29	13.68	540.00	13.68	001°27'56"
C30	56.86	500.00	56.83	004°39'55"
C31	19.48	500.00	19.48	002°13'53"
C32	76.34	500.00	76.34	008°44'52"
C33	79.39	500.00	79.31	008°44'52"
C34	82.45	540.00	82.37	008°44'52"
C35	22.24	540.00	22.24	002°28'30"
C36	48.76	540.00	48.75	005°19'36"
C37	11.44	540.00	11.44	001°12'51"
C38	55.53	340.00	55.47	009°28'30"
C39	33.67	340.00	33.68	005°34'38"
C40	30.148	340.00	30.117	013°15'00"
C41	31.47	30.00	38.29	090°18'40"
C42	190.11	340.00	187.65	032°02'14"
C43	178.77	320.00	176.65	032°00'29"
C44	167.59	300.00	165.42	032°00'29"
C45	87.02	300.00	86.71	014°13'70"
C46	80.58	300.00	80.37	013°22'20"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C47	31.42	30.00	38.28	090°10'00"
C48	41.90	140.00	41.75	017°08'54"
C49	61.79	140.00	61.50	021°11'48"
C50	93.69	140.00	91.96	038°20'40"
C51	80.31	120.00	78.82	038°20'40"
C52	66.92	100.00	65.68	038°20'40"
C53	91.72	60.00	83.05	087°20'22"
C54	61.15	40.00	55.37	087°20'22"
C55	35.57	20.00	27.68	087°20'22"
C56	94.25	60.00	86.85	090°00'00"
C57	62.83	40.00	56.57	090°00'00"
C58	31.42	20.00	38.28	090°00'00"
C59	8.78	120.00	8.77	004°11'24"
C60	43.52	120.00	43.28	030°46'47"
C61	33.06	120.00	32.96	011°47'84"
C62	85.36	120.00	83.57	040°45'21"
C63	71.13	100.00	69.64	040°45'21"
C64	56.91	80.00	55.71	040°45'21"
C65	31.42	20.00	38.28	090°00'00"
C66	31.42	20.00	38.28	090°00'00"
C67	53.84	540.00	53.82	001°42'46"
C68	49.46	540.00	49.44	001°14'51"
C69	103.30	540.00	103.14	019°57'37"

BACK OF CURB AND CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C70	99.47	520.00	99.32	019°17'37"
C71	95.65	500.00	95.50	019°17'37"
C72	28.64	43.50	28.17	037°49'55"
C73	76.57	100.00	74.75	047°52'22"
C74	28.64	43.50	28.17	037°49'55"
C75	46.34	240.00	46.30	011°02'44"
C76	86.93	240.00	86.45	030°45'18"
C77	86.93	240.00	86.45	030°45'18"
C78	18.78	240.00	18.77	004°38'56"

LINE TABLE	
LINE	LENGTH
L1	5.47
L2	17.94
L3	5.48
L4	6.49
L5	14.28
L6	12.40
L7	4.77
L8	10.16
L9	12.77
L10	14.78

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1601	10,340	0.2374	D2
1602	7,868	0.1804	D1
1603	6,342	0.1454	D1
1604	6,147	0.1411	D1
1605	7,447	0.1710	D1
1606	7,864	0.1792	D1
1607	6,412	0.1472	D1
1608	4,000	0.0917	D1
1609	6,813	0.2003	D1
1610	7,614	0.1748	D2
1611	8,543	0.1961	D1
1612	5,500	0.1263	D1
1613	6,600	0.1515	D1
1614	6,600	0.1515	D1
1615	7,614	0.1748	D2
1616	7,614	0.1748	D2
1617	6,600	0.1515	D1
1618	6,600	0.1487	D1
1619	9,998	0.2295	D2
1620	11,651	0.2675	D1

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1661	6,600	0.1515	D1
1662	6,600	0.1515	D1
1663	5,500	0.1263	D1
1664	5,537	0.1271	D1
1665	5,895	0.1353	D1
1666	5,500	0.1263	D1
1667	5,500	0.1263	D1
1668	5,500	0.1263	D1
1669	8,095	0.1858	D1
1670	6,598	0.1515	D1
1671	5,500	0.1263	D1
1672	5,500	0.1263	D1
1673	9,069	0.2077	D1
1674	9,367	0.2150	C
1675	8,400	0.1928	C
1676	8,400	0.1928	C
1677	8,400	0.1928	C
1678	8,400	0.1928	C
1679	9,014	0.2069	C
1680	8,952	0.2055	C

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1621	8,400	0.1928	C
1622	8,808	0.2022	D2
1623	13,773	0.3162	C
1624	8,787	0.2017	D1
1625	8,150	0.1871	D1
1626	6,369	0.1462	D1
1627	6,887	0.1597	D1
1628	4,887	0.1133	D1
1629	5,704	0.1309	D1
1630	5,500	0.1263	D1
1631	5,500	0.1263	D1
1632	5,500	0.1263	D1
1633	5,625	0.1291	D1
1634	5,665	0.1301	D1
1635	5,814	0.1335	D1
1636	5,963	0.1369	D1
1637	6,111	0.1403	D1
1638	6,360	0.1457	D1
1639	6,469	0.1471	D1
1640	6,707	0.1540	D1

TRACT USE TABLE (PS = PRIVATE STREET TRACT)			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT G-A	LANDSCAPE OPEN SPACE, PUBLIC UTILITY EASEMENT	4776	0.108
TRACT G-B	LANDSCAPE OPEN SPACE, STORM DRAIN	3300	0.076
TRACT G-C	LANDSCAPE OPEN SPACE, STORM DRAIN	4800	0.110
TRACT G-D	LANDSCAPE OPEN SPACE	26285	0.603
TRACT G-E	LANDSCAPE OPEN SPACE	8094	0.186
TRACT G-F	LANDSCAPE OPEN SPACE	3495	0.080
TRACT G-G	LANDSCAPE OPEN SPACE, PUBLIC UTILITY EASEMENT	10920	0.251
TRACT P-1	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	138662	3.169

15274 14th Street Road
Map 12, 2021
T: 480.500.2265 | F: 480.500.2266
W: 480.500.2267 | C: 480.500.2268



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15274 14th Street Road
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W: 480.500.2267 | C: 480.500.2268

TOLL AT PRASADA
PHASE 3 - Unit G - PRELIMINARY PLAT
S. PRASADA, ARIZONA

Data Tables

Project
Revisions
Job No.
16-339
TBO1
Sheet No.
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of 8
F321-061

Prasada - Unit G

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITINGS BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE, NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITIES CO 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
A) BLUE STAKE (ARIZONA) 1-800-782-5348
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
C) ARIZONA PUBLIC SERVICE 1-800-240-2014
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR. CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS, DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR. TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS; HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDOPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALLS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATURE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS [TYPICAL]. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT [TYPICAL].
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

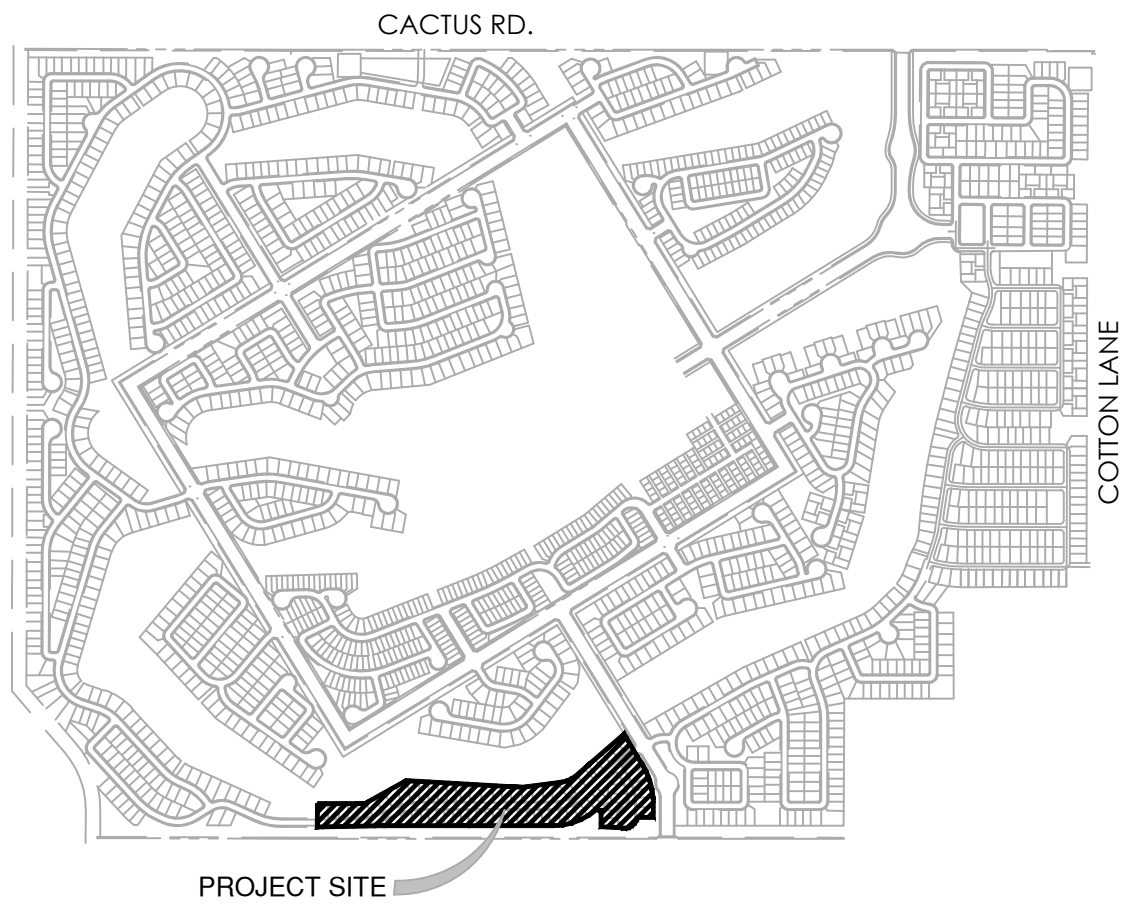
IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT. IF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS [TYPICAL].
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVES SUPPLIED.
B) TWO KEYS FOR EACH OF THE CONTROLLERS.
C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
D) TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC. SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL SYSTEMS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2)" INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 2'x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6)" INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF, AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS, ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
- ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
- ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE. IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
- THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
- ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED; AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 3-FOOT WIDE ARE TO HAVE 1 1/2" - 3" DECOMPOSED GRANITE (PIT RUN ROCK) MIX.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. REFERENCE EDS 8-14
- ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
- TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
- TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.
- THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
- UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
- DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
- ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
- PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
- LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC OR SOLAR CONTROLLERS, AS APPROVED BY THE CITY.
- A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES. FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
- ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40; ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.
- ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8 AND CHAPTER 107 ARTICLE 2 OF THE MUNICIPAL CODE.

CITY OF SURPRISE ENGINEERING NOTES:

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

HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY GOOKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOOKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'x4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

SHEET INDEX:

LANDSCAPE PLANS

COVER SHEET	L0.0
WALL PLAN	L1.1
LANDSCAPE PLANS	L3.1-L3.2
PLANTING DETAILS	L7.1
LANDSCAPE SPECIFICATIONS	L8.1

RECLAIMED WATER CALCULATIONS:

PARCEL G:

Irrigated Acres	Annual Ac-Ft	Peak Flow GPM	Peak Gallons/Day
Turf .07	0.5	2	782
Drip 3.33	5.8	17	9,372
Totals 3.4	6.3	19	10,154

CONSULTANT TEAM

DEVELOPER:

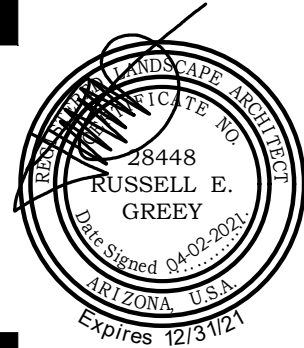
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:

GREEY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:

EPS GROUP
1130 N Alma School Road, Suite 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

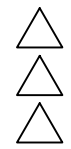


PRASADA

Parcel G

SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



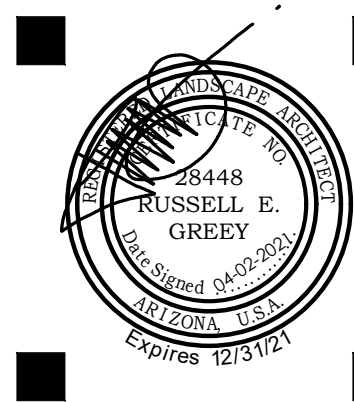
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TEAM
date:
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drawing:
Cover Sheet

sheet #

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01 of 06

FS-21-061



revisions:

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TEAM
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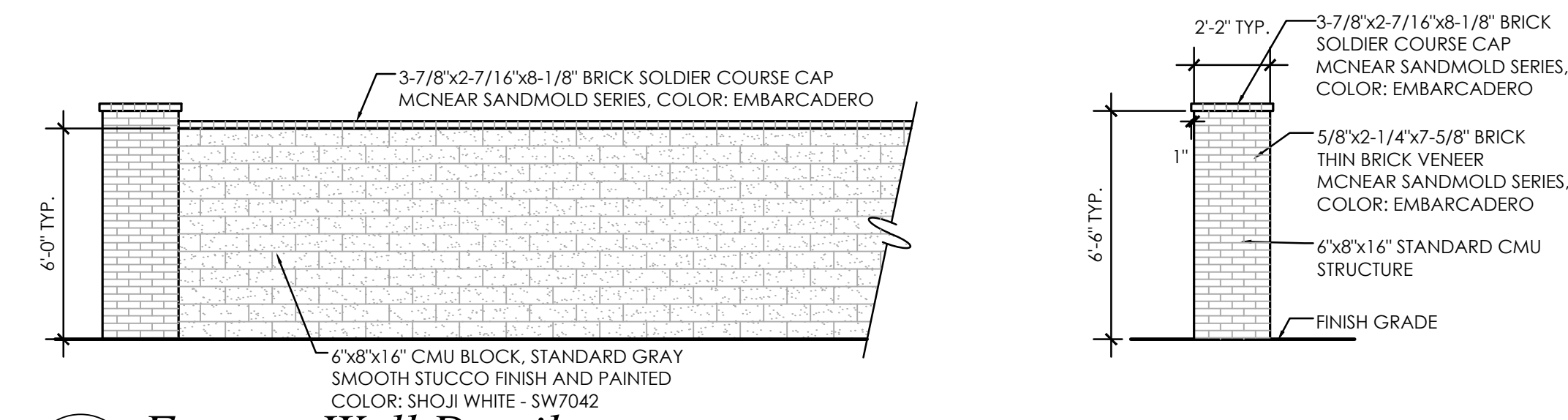
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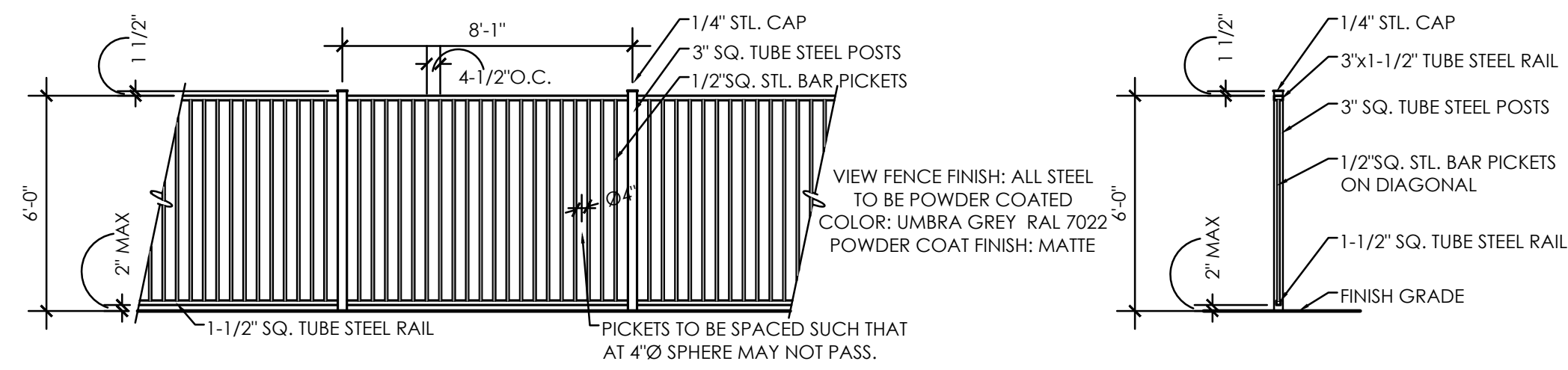
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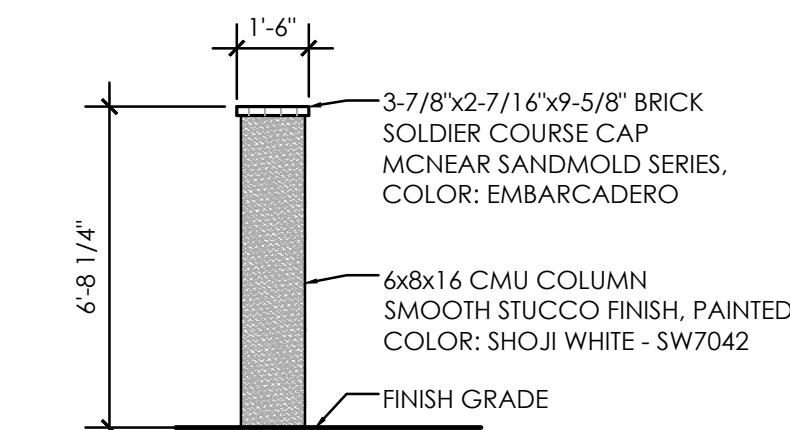
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Scale: 1/4" = 1'-0"



View Fence Details

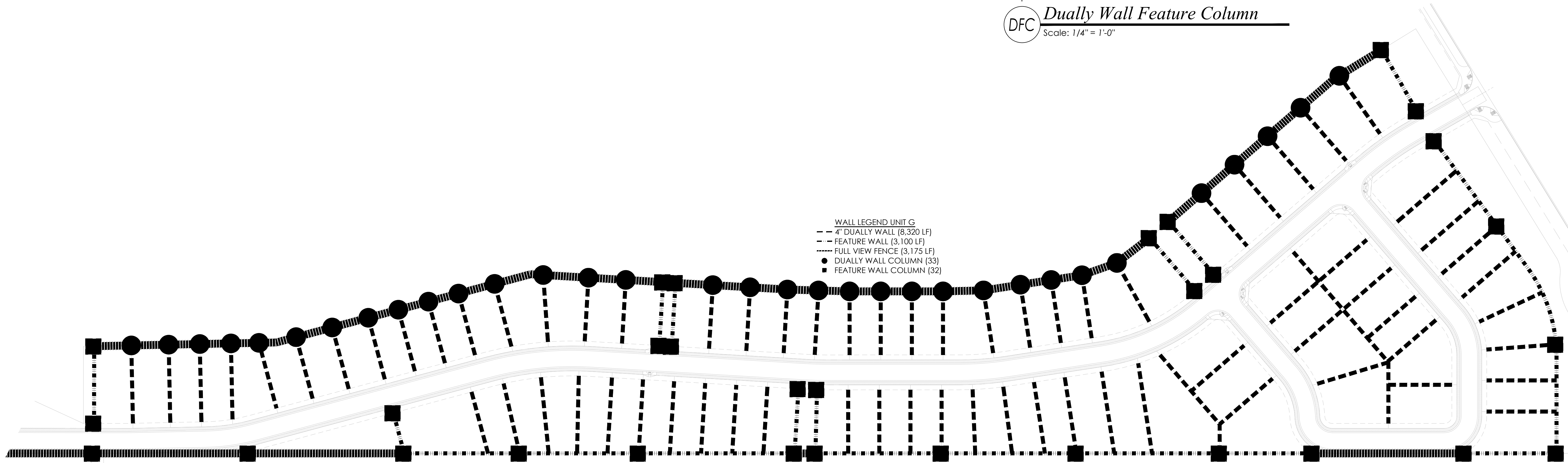
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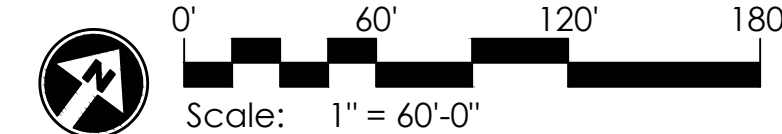
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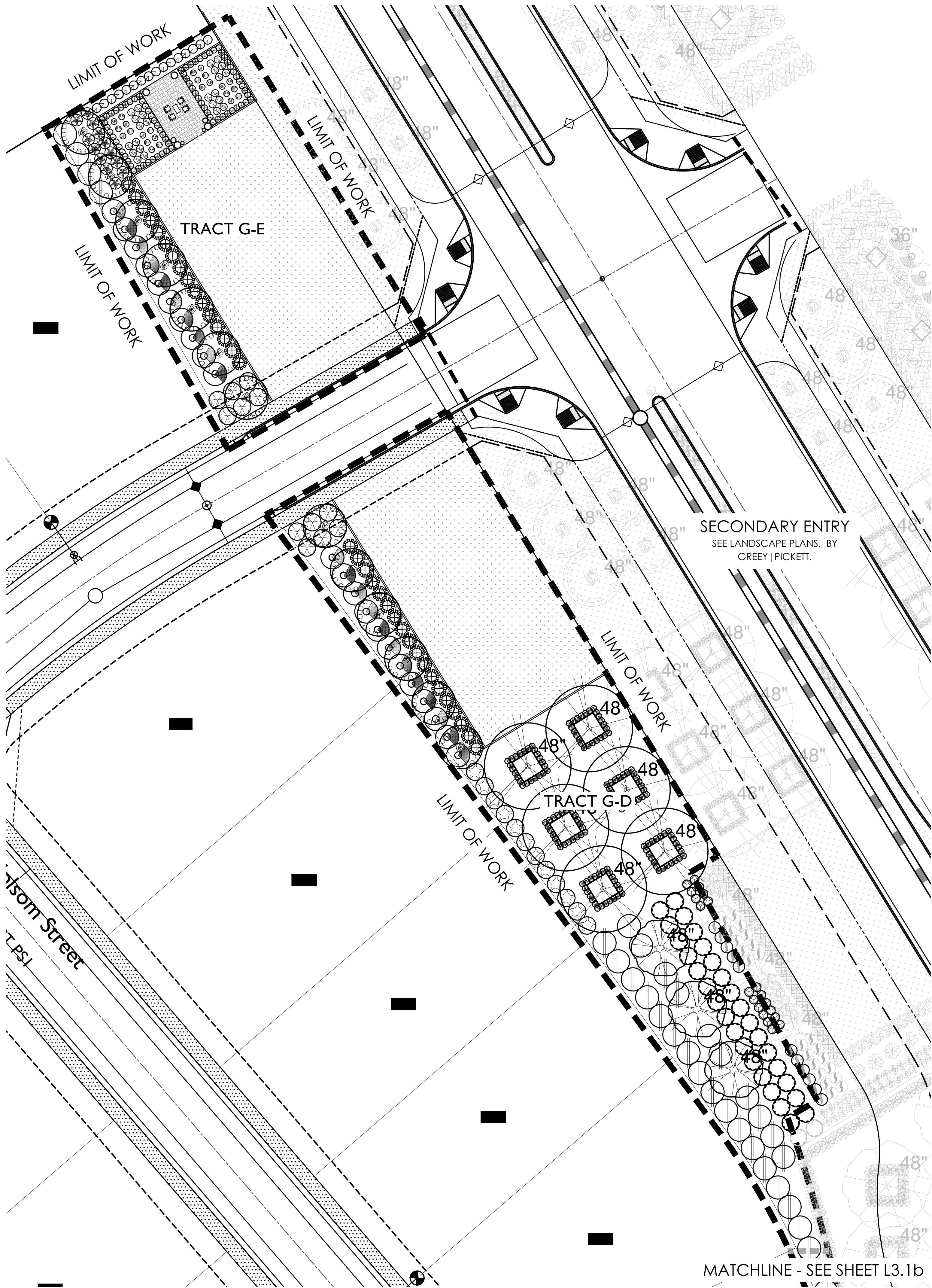
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- WALL LEGEND UNIT G
- 4" Dually Wall (8,320 LF)
 - - - Feature Wall (3,100 LF)
 - Full View Fence (3,175 LF)
 - Dually Wall Column (33)
 - Feature Wall Column (32)

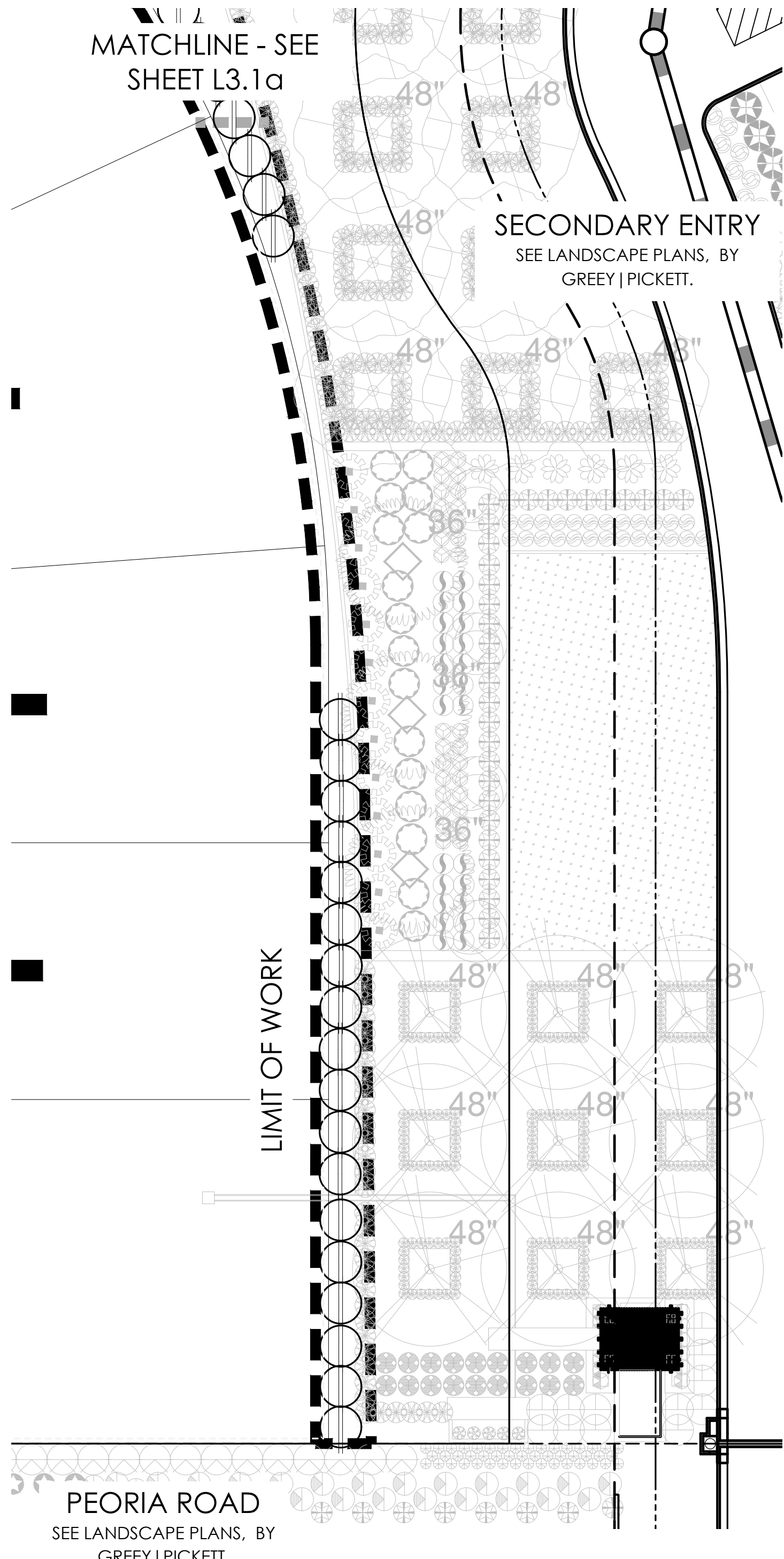
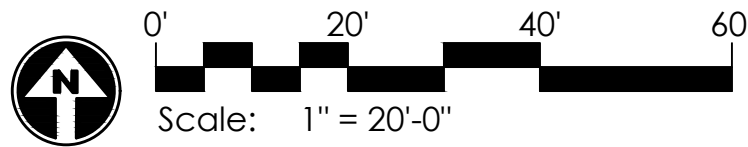


UNIT G WALL PLAN

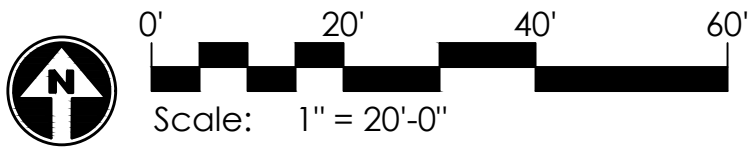




PARCEL G PLANTING PLAN - L3.1a



PARCEL G PLANTING PLAN - L3.1b



NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

PLANT MATERIALS LEGEND			
Sym.	Plant Name	Size	Qty
Trees			
	<i>Olea europaea</i> 'Svan Hill' Svan Hill Olive	36" Box	3
	<i>Pistacia lentiscus</i> Mastic Tree	36" Box	13
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	3
	<i>Prosopis velutina</i> Native Mesquite	24" Box	5
	<i>Tipuana tipu</i> Tipu Tree	48" Box 36" Box	6 8

Shrubs			
	<i>Alyogyne huegii</i> Blue Hibiscus	5 gal.	30
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	10
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	6
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	27
	<i>Carissa macrocarpa</i> 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	144
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	52
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	39
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Eremophila	5 gal.	13
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	20
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	18
	<i>Leucophyllum langmanianae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	34
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	42
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	5 gal.	12
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	5
	<i>Ruellia brittoniana</i> Purple Ruellia	5 gal.	56
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	21
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	21
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	26
	<i>Tecoma stans</i> Yellow Bells	5 gal.	18
	<i>Vigueria deltoidea</i> Goldeneye	5 gal.	34

Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.	42
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	50
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	27
	<i>Teucrium chamaedrys</i> Germander	1 gal.	76

Accents / Vines			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	48
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	6
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	54
	<i>Rosa</i> x 'PRObril' Brilliant Pink Iceberg Rose	5 Gal.	24
	<i>Rosa</i> x 'NO.4974004' Amber Groundcover Rose	5 gal.	24

MASS PLANTING

	SODDED GRASS
	DECOMPOSED GRANITE.

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

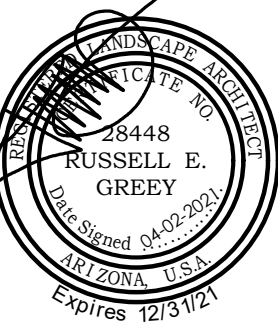
KEY MAP

SCALE: NTS



L3.1a
L3.1b
L3.2b
L3.2c
L3.2d
L3.2a

G R E E Y | P I C K E T T
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
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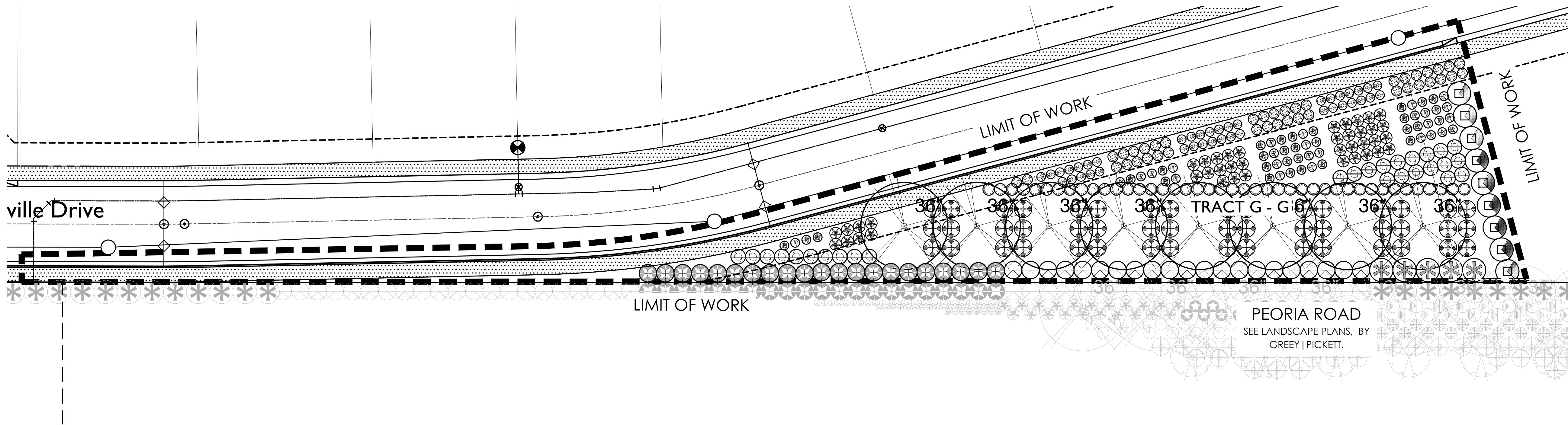


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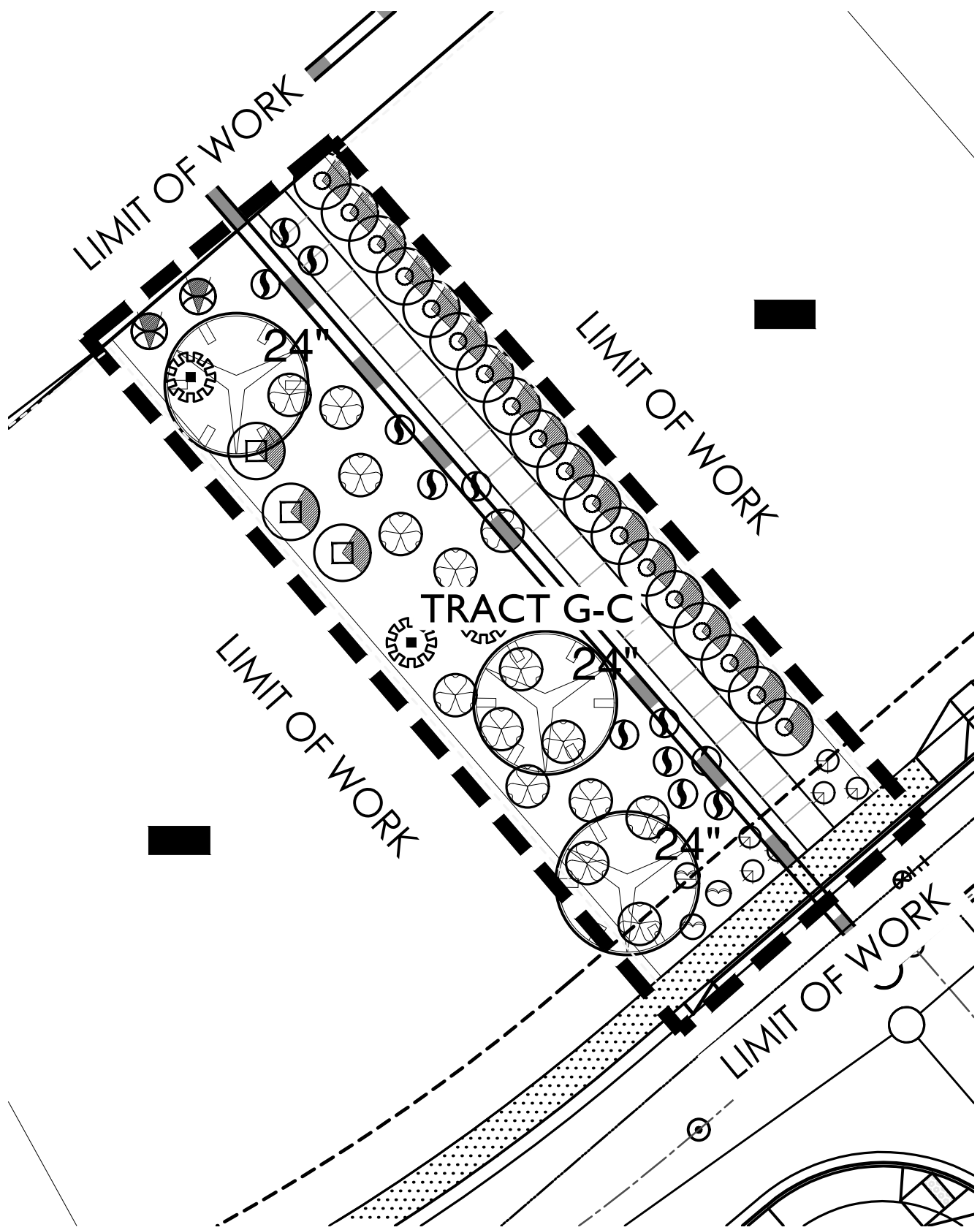
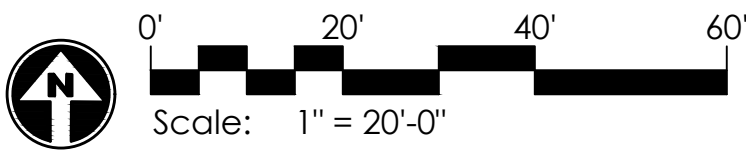
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

project #:
TOL 241
scale:
1" = 20'-0"
issued for:
REVIEW
drawn by:
TEAM
date:
04.02.2021
drawing:
Planting Plan

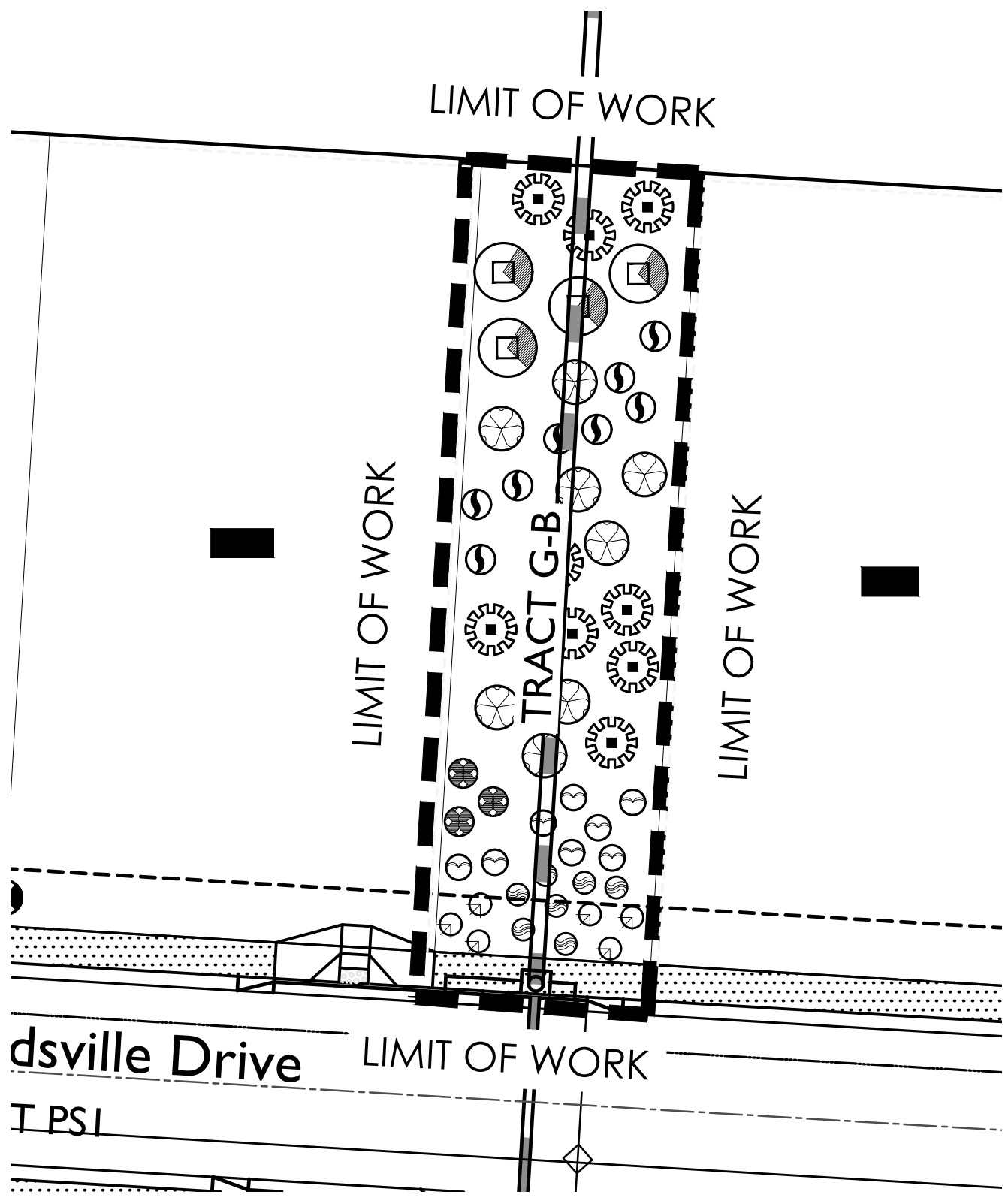
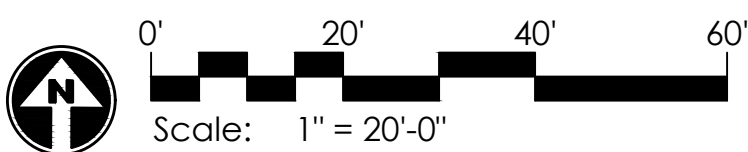
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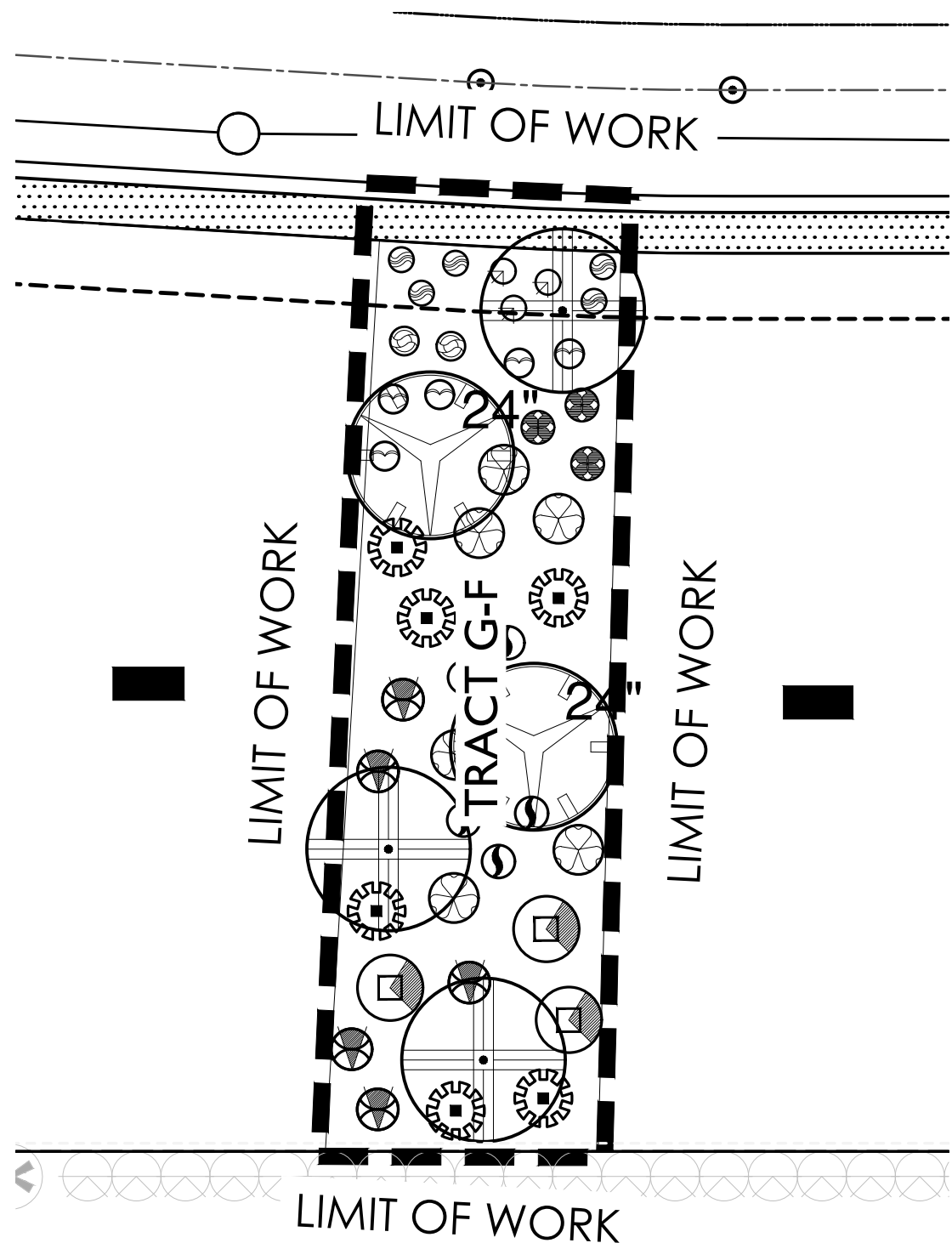
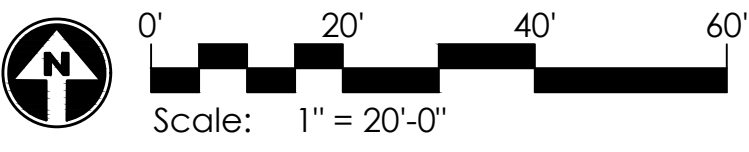
PARCEL G PLANTING PLAN - L3.2a



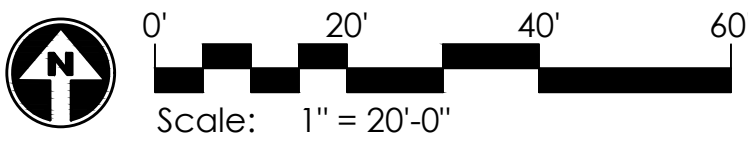
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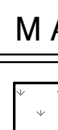
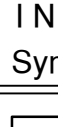
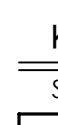
PARCEL G PLANTING PLAN - L3.2c



PARCEL G PLANTING PLAN - L3.2d



NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

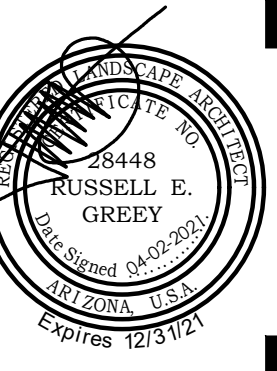
PLANT MATERIALS		LEGEND	
Sym.	Plant Name	Size	Qty
Trees			
	<i>Olea europaea</i> 'Svan Hill' Svan Hill Olive	36" Box	3
	<i>Pistacia lentiscus</i> Mastic Tree	36" Box	13
	<i>Quercus virginiana</i> Southern Live Oak	48" Box	3
	<i>Prosopis velutina</i> Native Mesquite	24" Box	5
	<i>Tipuana tipu</i> Tipu Tree	48" Box 36" Box	6 8
Shrubs			
	<i>Abyogme huegii</i> Blue Hibiscus	5 gal.	30
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	10
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	6
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.	27
	<i>Carissa macrocarpa</i> 'Boxwood Beauty' Boxwood Beauty Carissa	5 gal.	144
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	52
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.	39
	<i>Eremophila hygrophana</i> 'Blue Bells' Blue Bells Eremophila	5 gal.	13
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.	20
	<i>Leucophyllum frutescens</i> 'White Cloud' White Cloud Sage	5 gal.	18
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	34
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	42
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	5 gal.	12
	<i>Plumbago auriculata</i> Cape Plumbago	5 gal.	5
	<i>Ruellia brittoniana</i> Purple Ruellia	5 gal.	56
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	21
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	21
	<i>Tecoma alata</i> 'Orange Jubilee' Orange Jubilee	5 gal.	26
	<i>Tecoma stans</i> Yellow Bells	5 gal.	18
	<i>Viguiera deltoidea</i> Goldeneye	5 gal.	34
Groundcovers			
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.	42
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.	50
	<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal.	27
	<i>Teucrium chamaedrys</i> Germander	1 gal.	76
Accents / Vines			
	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.	48
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.	6
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.	54
	<i>Rosa</i> x 'PRObrill' Brilliant Pink Iceberg Rose	5 Gal.	24
	<i>Rosa</i> x 'NOA974004' Amber Groundcover Rose	5 gal.	24
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		

KEY MAP

SCALE: NTS



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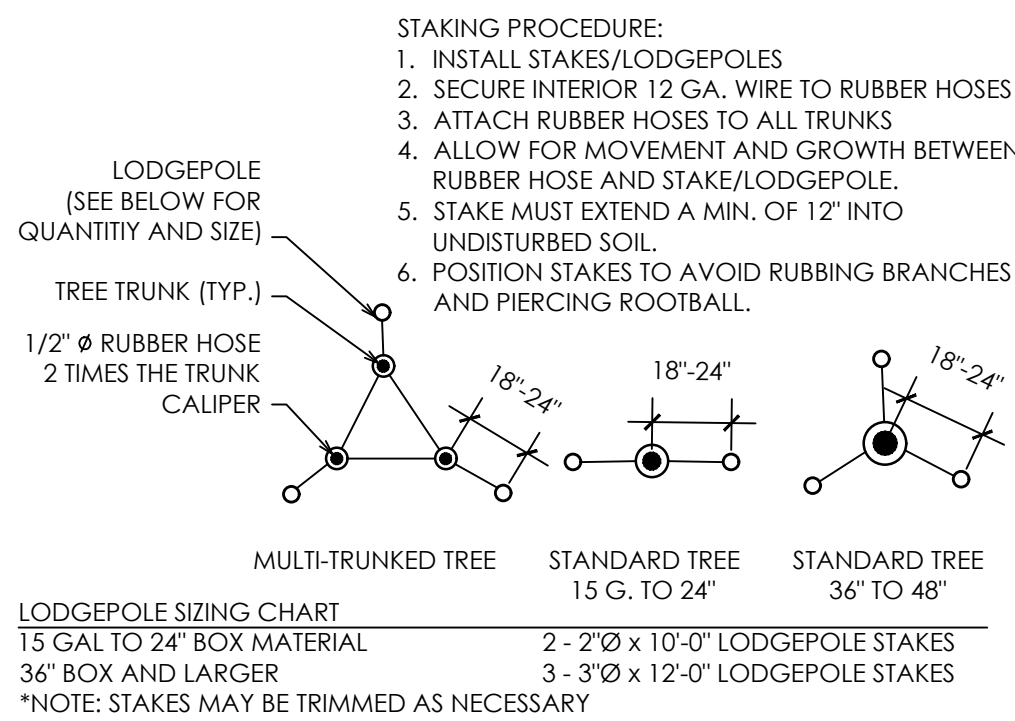


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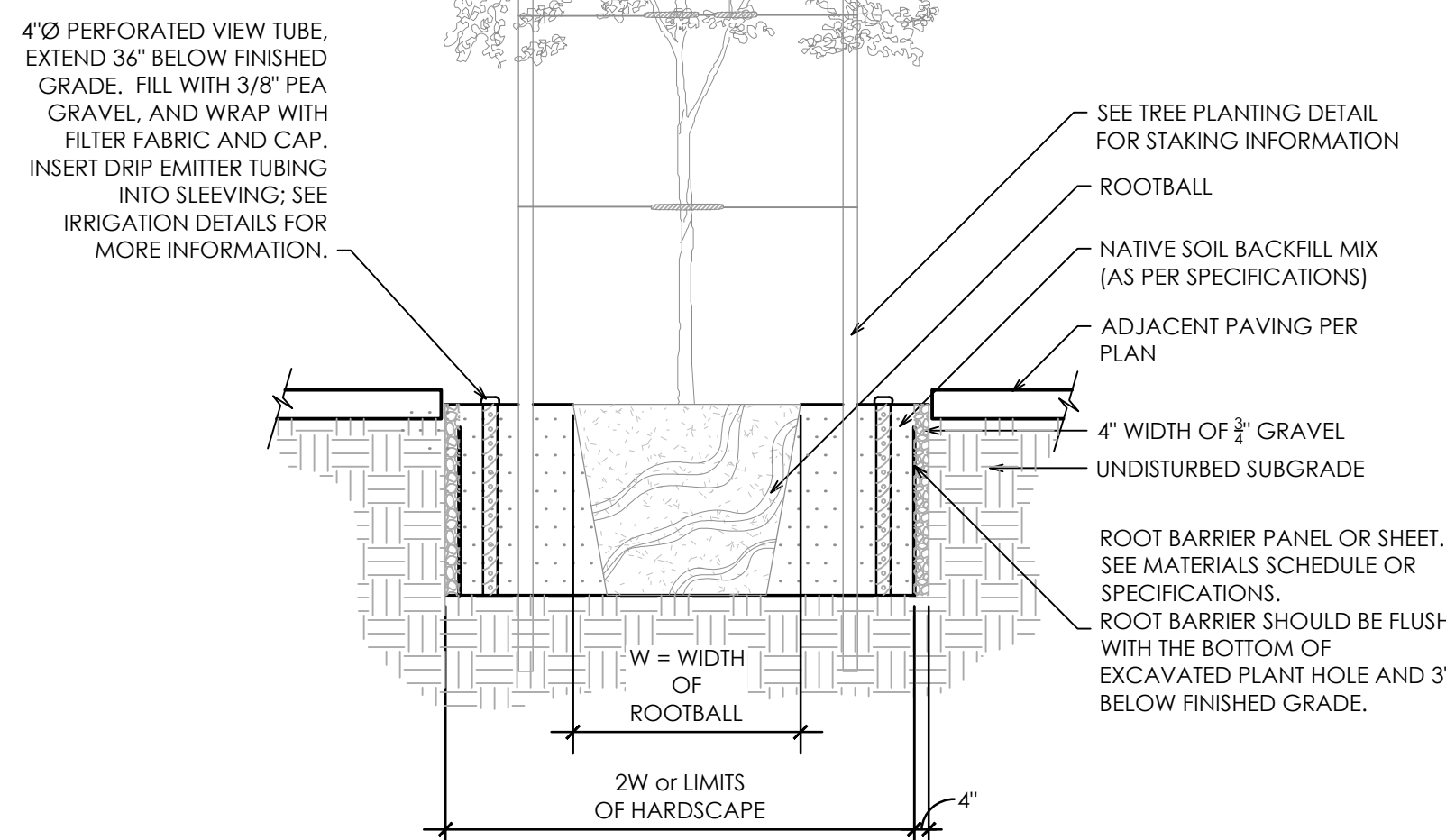
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

project #: TOL 241
scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 04.02.2021
drawing: Planting Plan

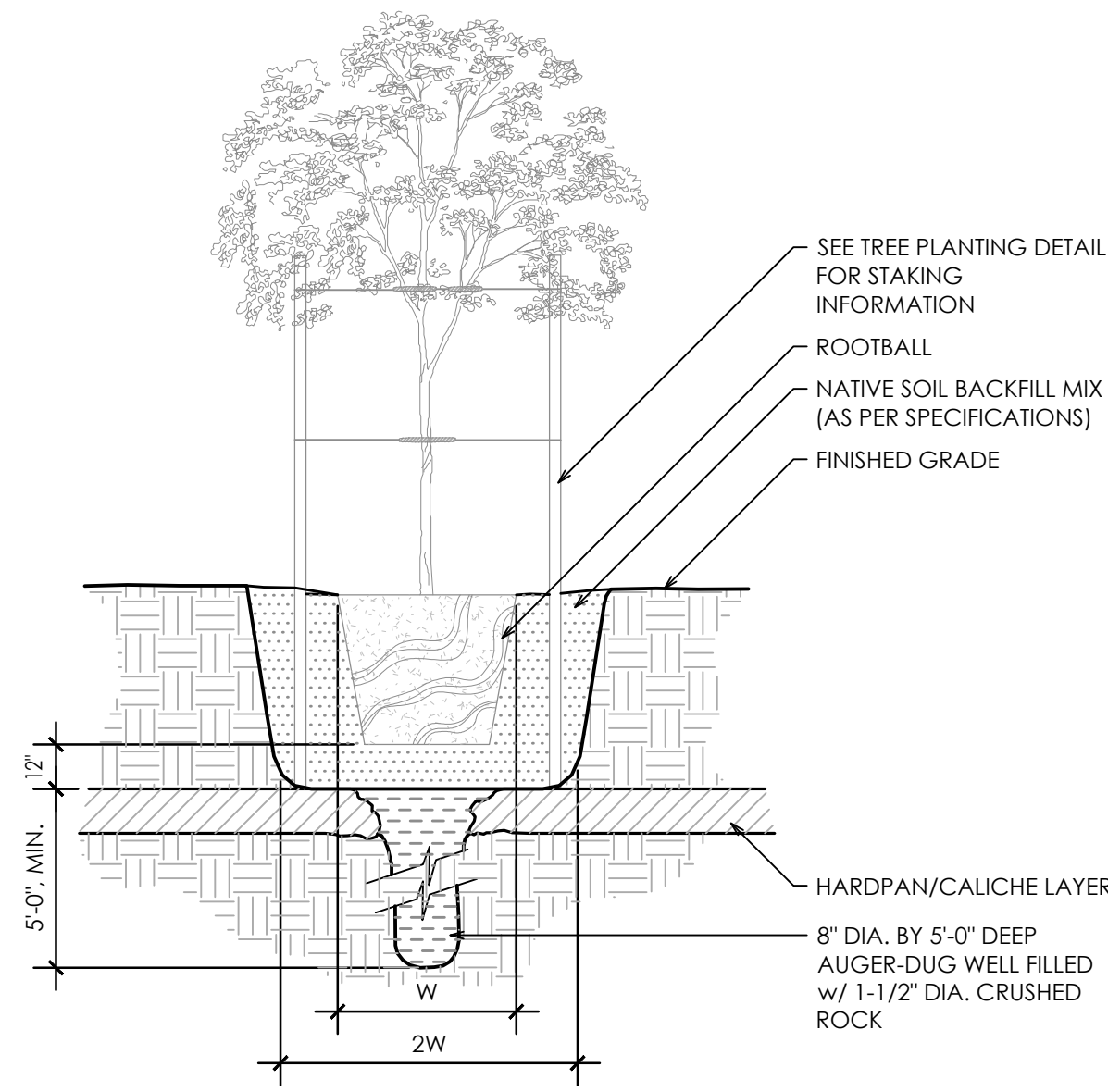
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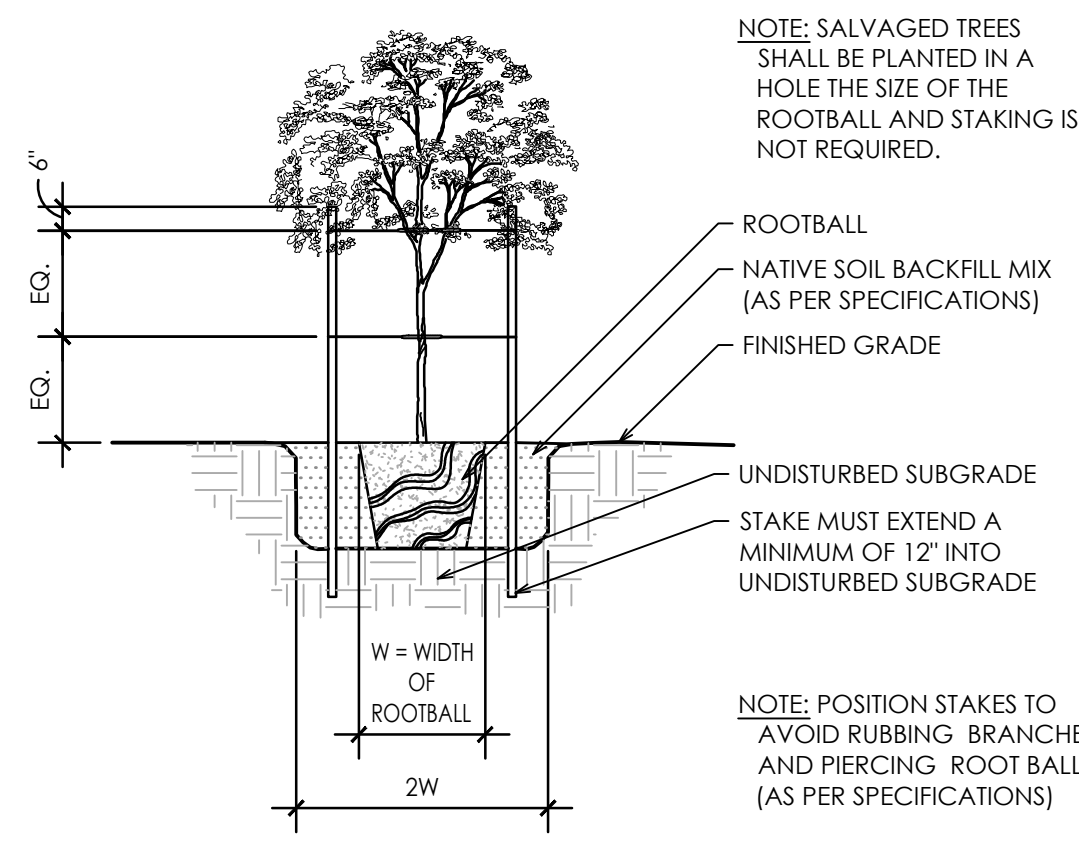
4 Tree Staking Diagram
Scale: NTS



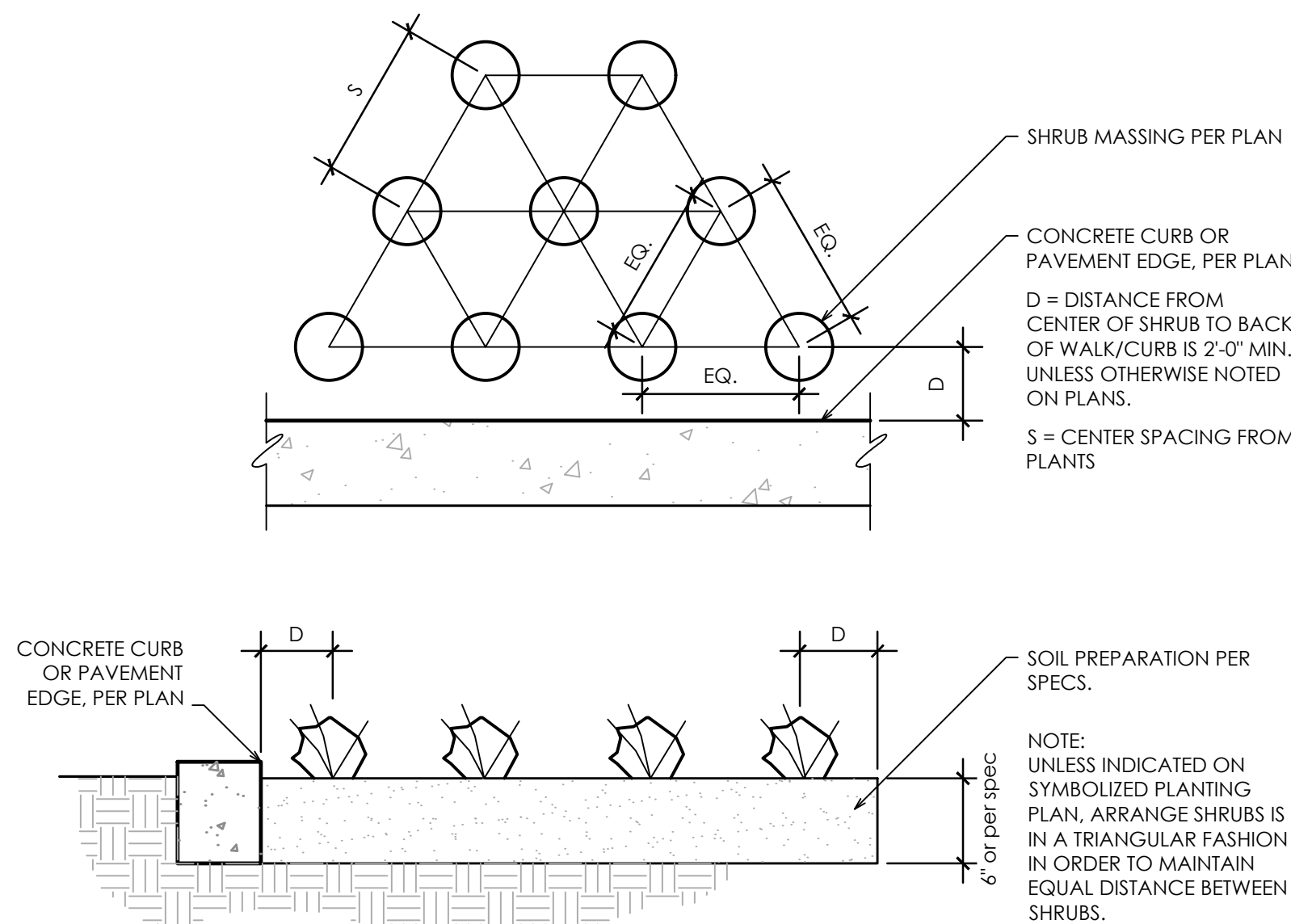
3 Deep Watering Detail
Scale: NTS



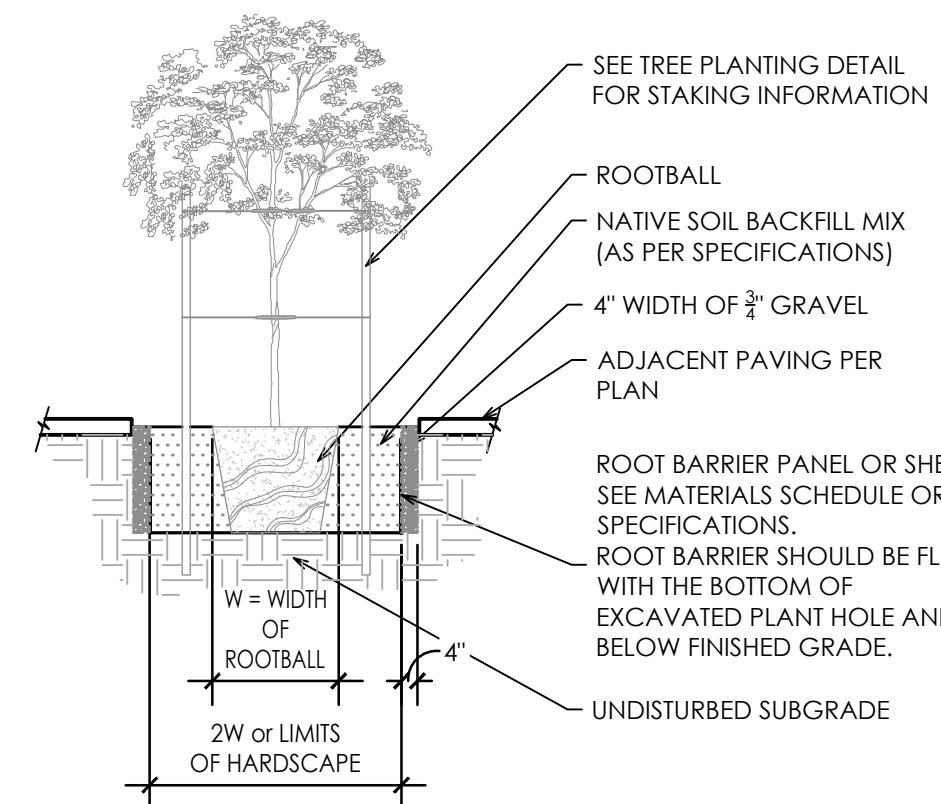
2 Hard Pan Planting
Scale: NTS



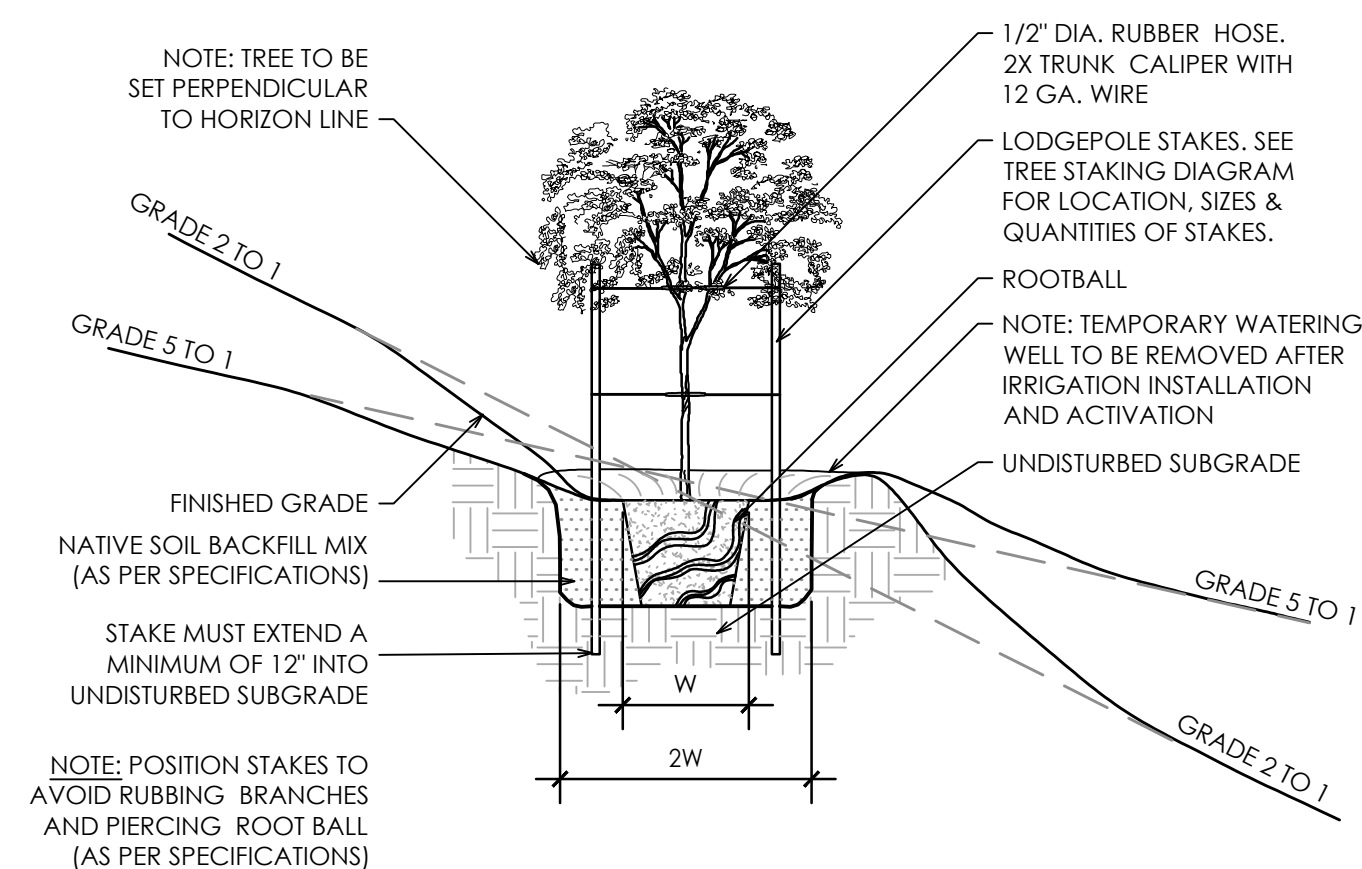
1 Tree Planting Detail
Scale: NTS



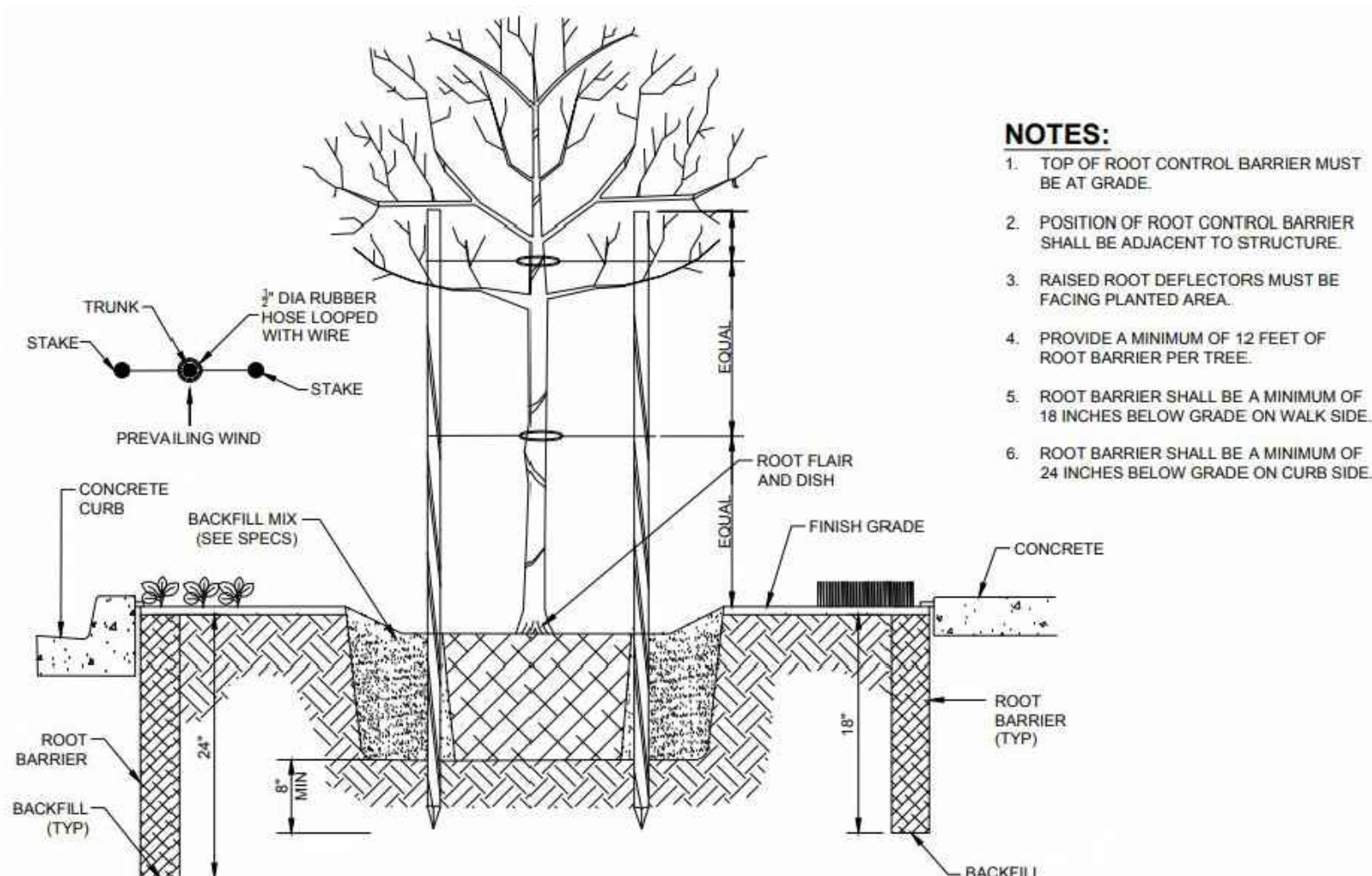
7 Plant Spacing Detail
Scale: NTS



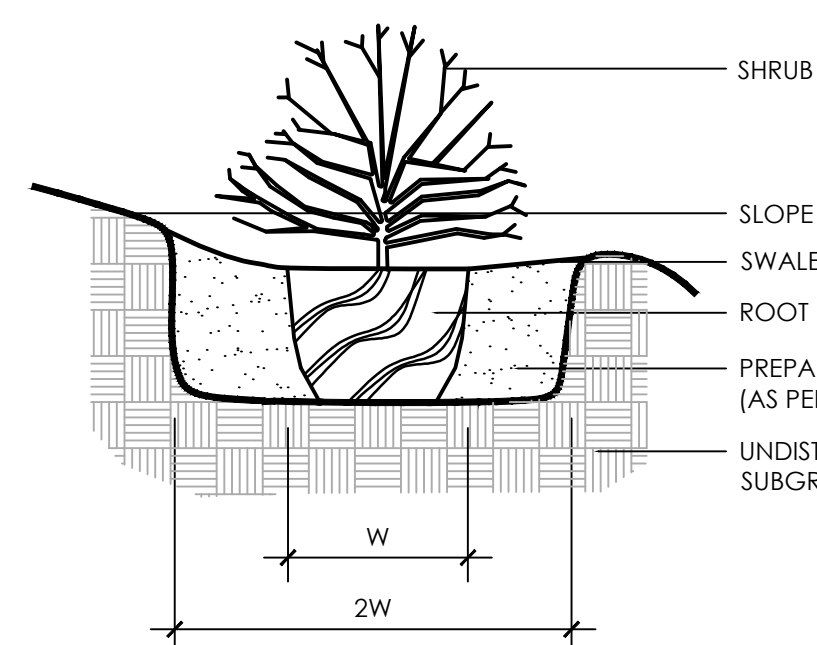
6 Root Barrier Detail
Scale: NTS



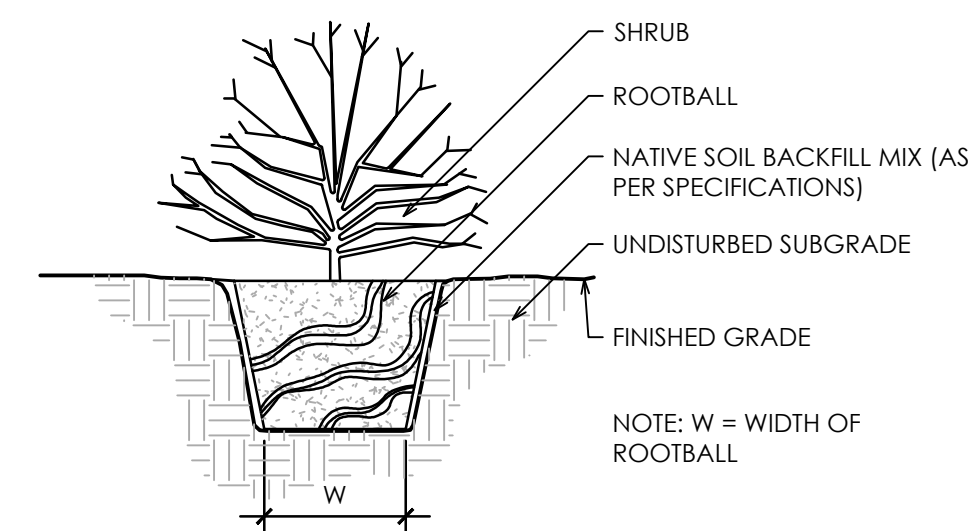
5 Tree Planting on Slope Detail
Scale: NTS



10 Root Barrier
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.

Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- Topsoil for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Decomposed granite.
- Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- Topsoil and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- Irrigated trees and shrubs.
- Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- Silt: 20-45 %
- Clay: 15-20 %
- Sand: 30-60 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Soluble salts: 1,500 ppm.
- Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Depersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree: No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide 'Specimen' plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scanned boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

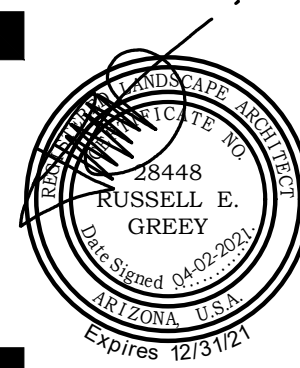
Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



revisions:

project #:
TOL 241
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
04.02.2021
drawing:

Landscape Spec's

sheet #

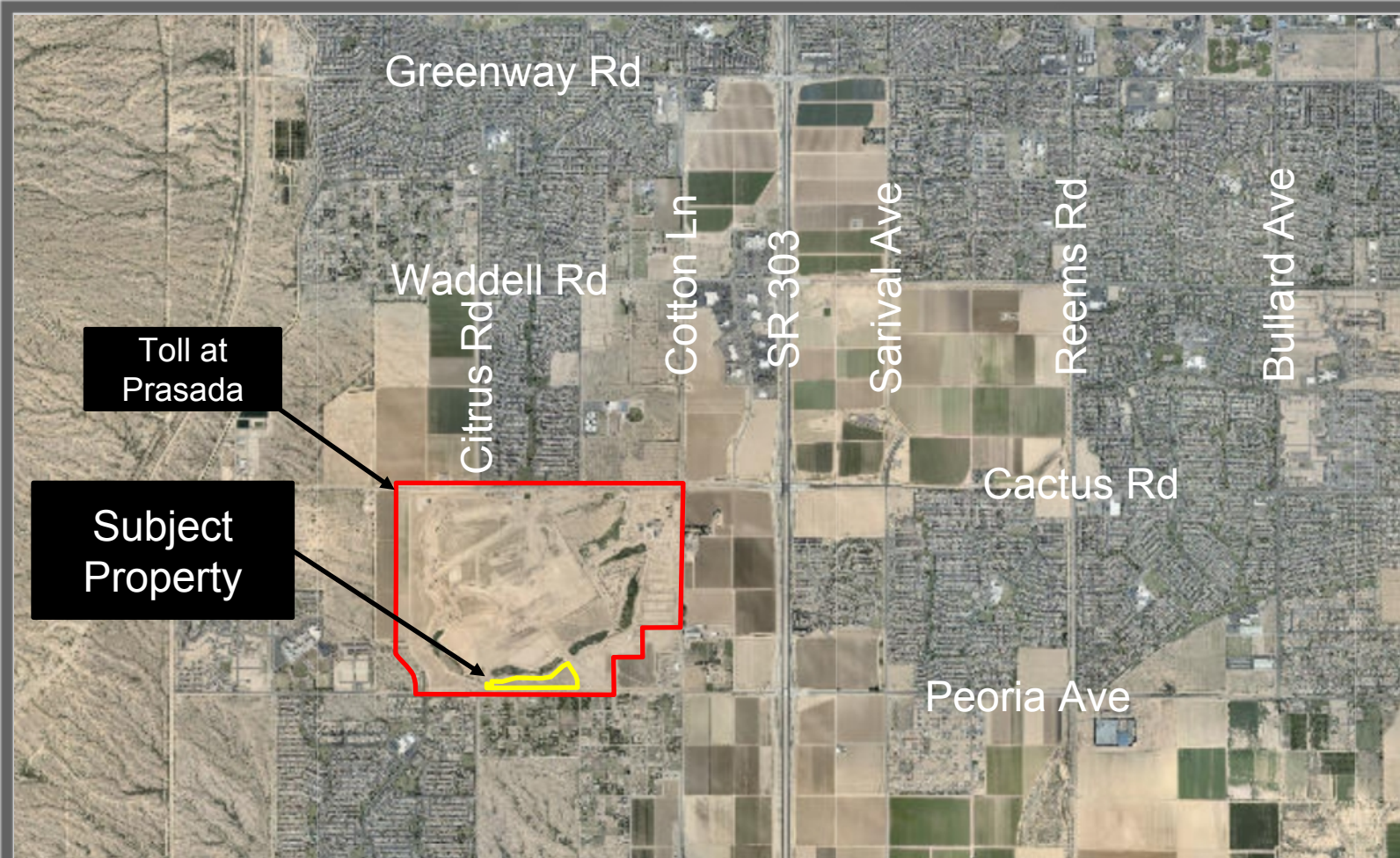
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06 of 06

FS-21-061

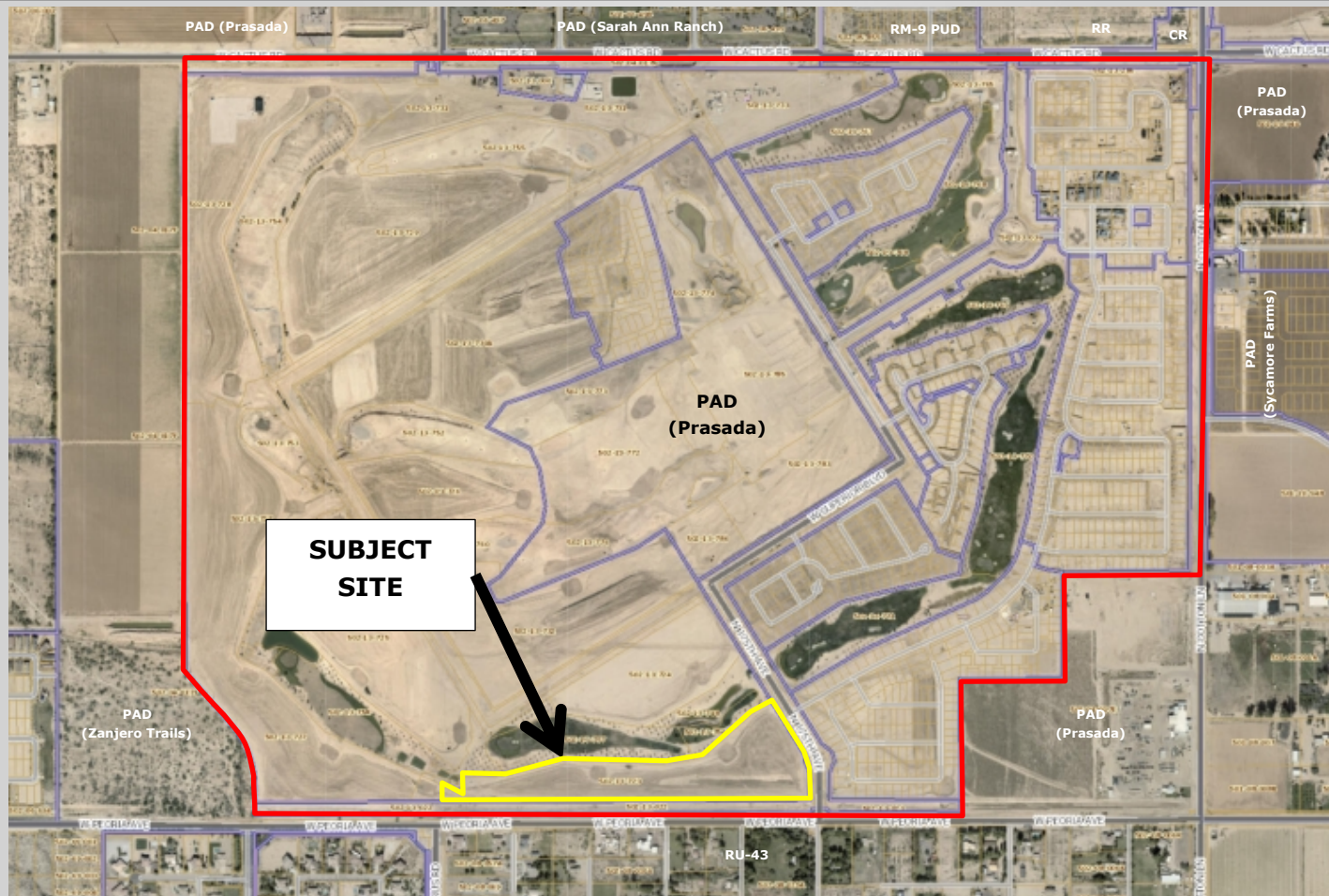


Planning and Zoning Commission
July 15, 2021

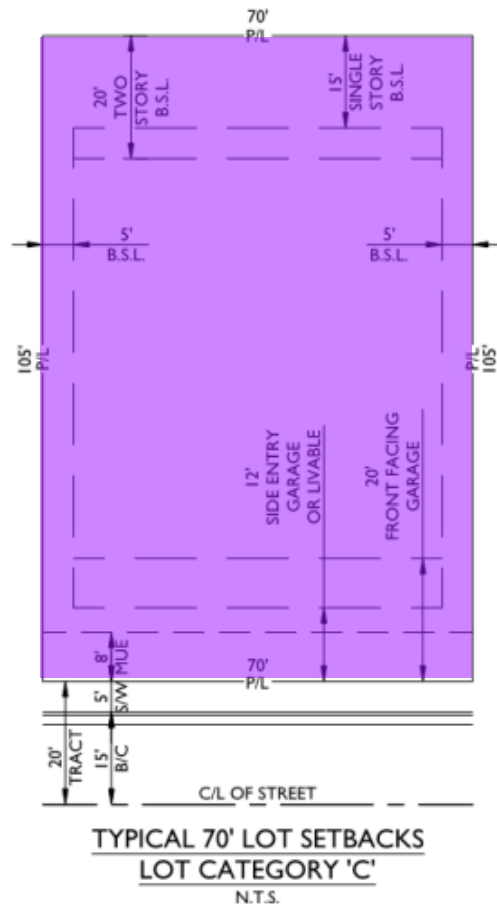
Toll at Prasada
Unit G Preliminary Plat
FS21-061



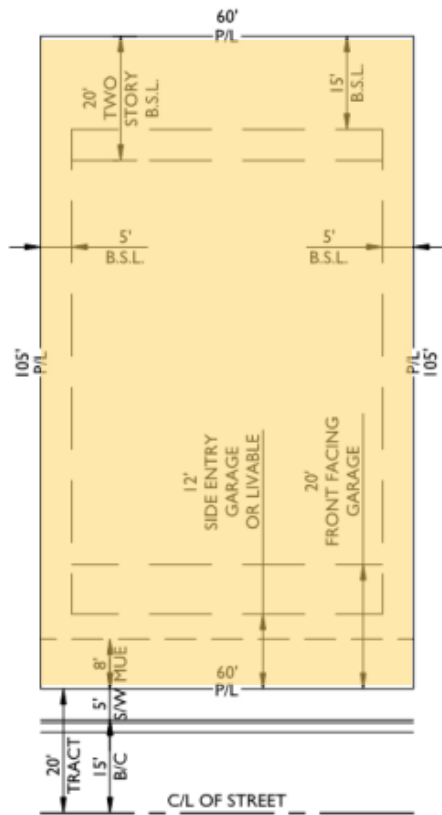
FS21-061 Vicinity Map



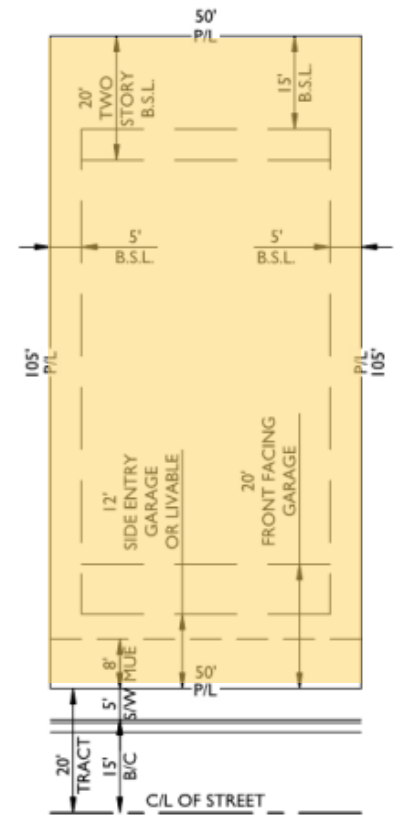
FS21-061 Case Map



FS21-061 Unit G Preliminary Plat



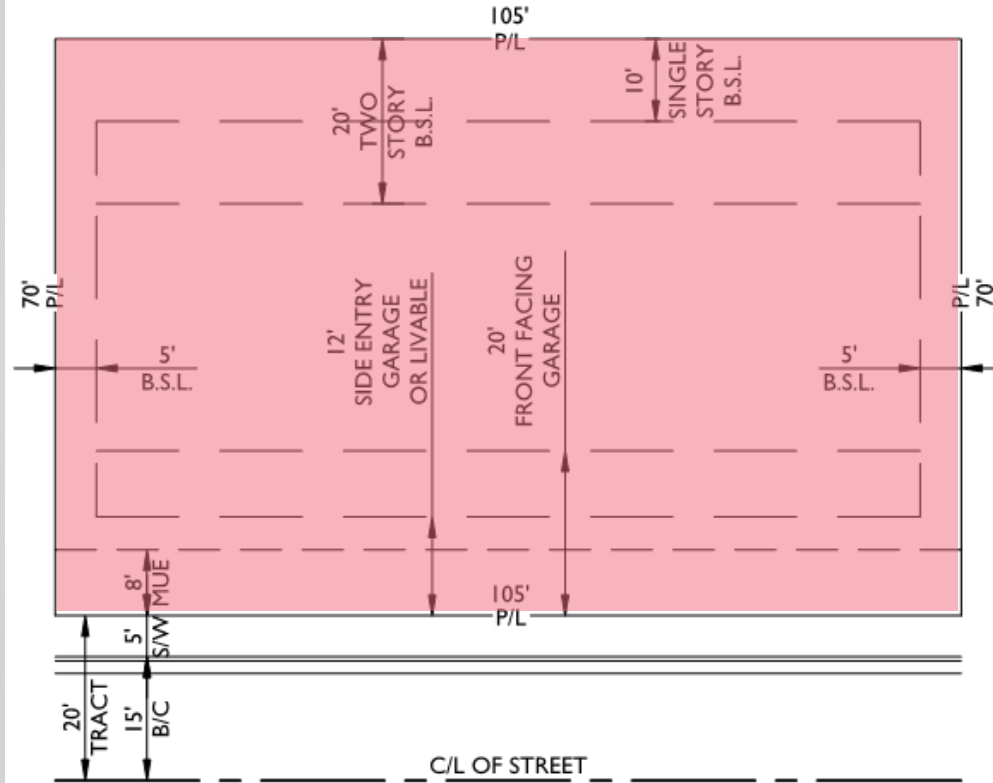
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.

FS21-061 Unit G

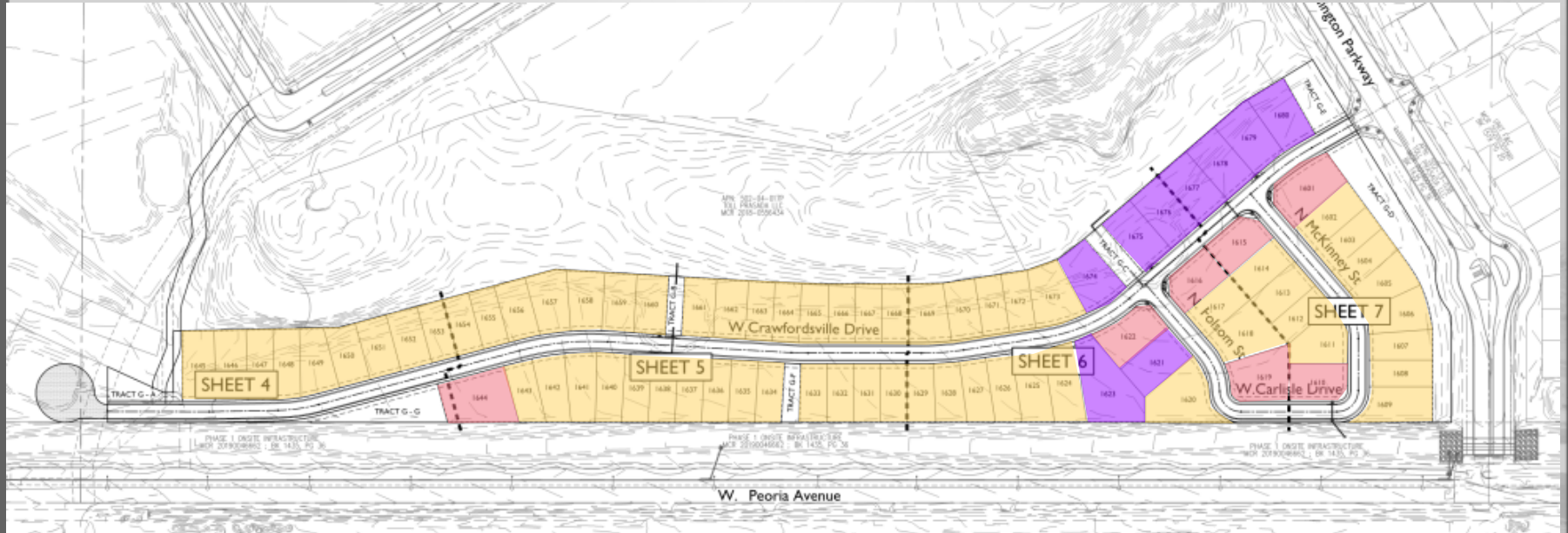
Preliminary Plat

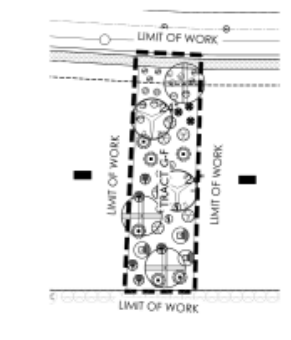
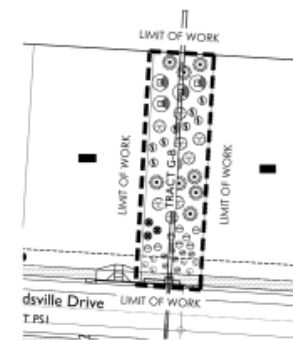
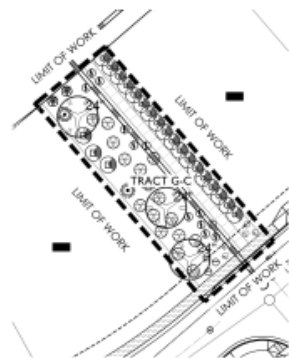
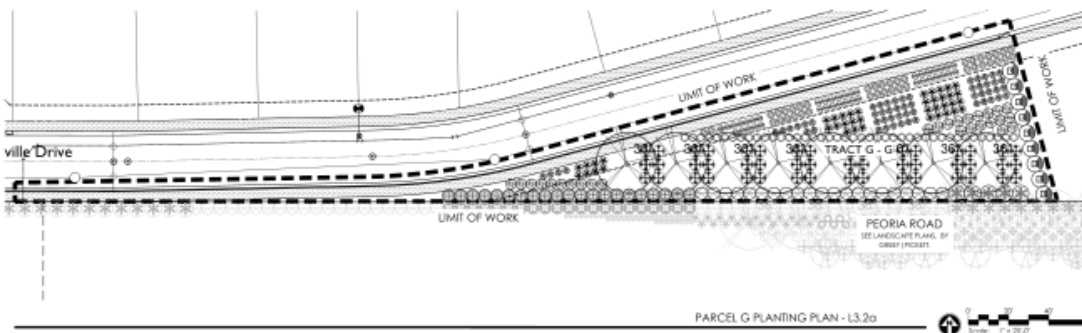


TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
 N.T.S.

FS21-061 Unit G Preliminary Plat

FS21-061 Unit G Preliminary Plat





NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02.

PLANT MATERIALS LEGEND

Symbol	Plant Name	Size	Qty
	Tree		

Struktur	Struktur	Struktur	Struktur	Struktur	Struktur
					
Struktur	Struktur	Struktur	Struktur	Struktur	Struktur

	Algebra/Geometry	1 page	30
	Calculus	1 page	31
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	Calculus	1 page	100

[illegible]

MASS FLIGHTING

5000 DANCE

INERTS

Item	Description
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☐ Individuelle Betreuung

1000000

YEAR: 20

10



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GREY|PICKETT
architecture | community design

PRASADA
Parcel G
SURPRISE, ARIZONA

Toll Brothers
INTERIORS • FURNITURE • LIGHTING

Planting 2

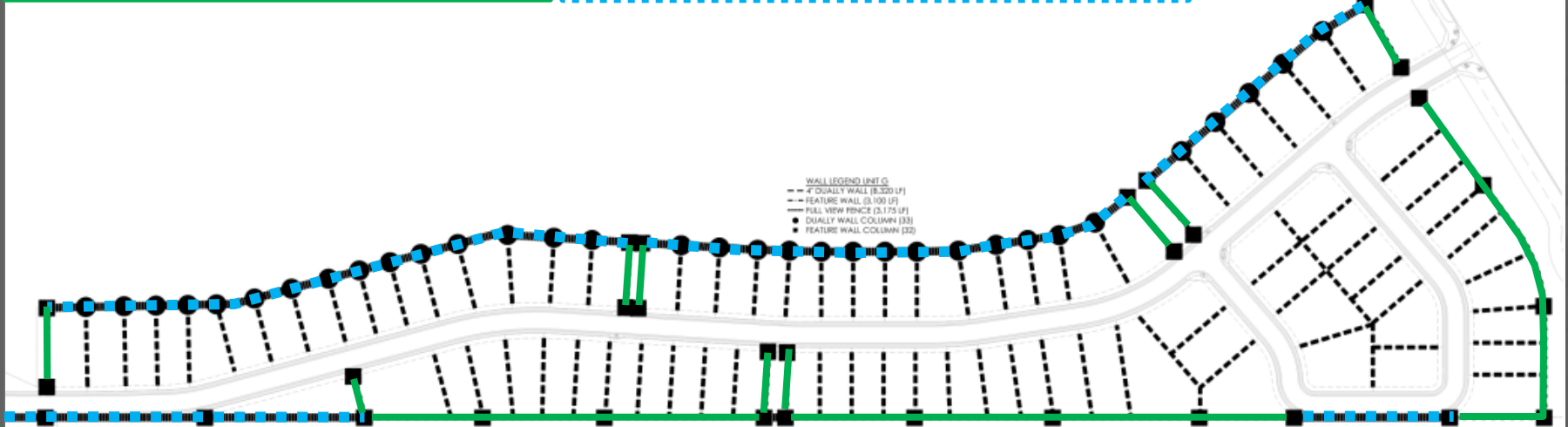
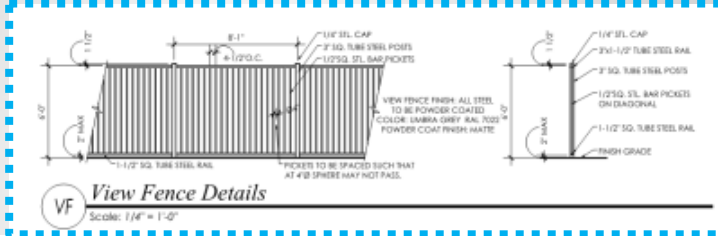
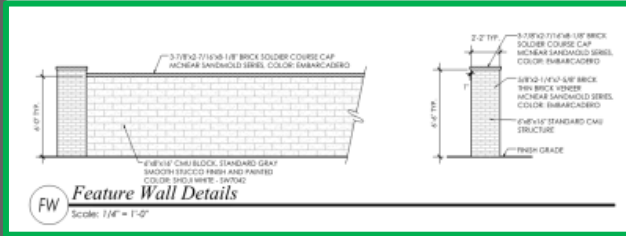
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1000

PL-20-040
www.pearsoned.com

Source: *Journal of the American Statistical Association*, 90(430), 1031-1041.

FS21-061 Unit G Landscape



Staff Recommendation:

Approve subject to stipulations 'a' through 'c'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021

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

Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

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

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Memo - Chair & Vice Chair 2021
-

Memorandum

To: Planning and Zoning Commissioners
From: Chris Boyd, Director
Date: June 28, 2021
Re: Selection of Chair and Vice Chair

Introduction

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

Please be prepared to discuss your interest and qualifications. Action will be taken during the July 15, 2021 Planning and Zoning meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



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Planning and Zoning Commission Meeting

Council Meeting Date: July 15, 2021

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

Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

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

Motion:

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

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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