



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, August 5, 2021 @ 6:00 PM  
**COUNCIL CHAMBERS**

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

**CALL TO THE PUBLIC:**

**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 July 15, 2021 Planning and Zoning Commission Minutes.                   | None<br><br>Ashley Labhart<br>Community<br>Development |
| 2. | Internal | Consideration and action to approve or disapprove the July 15, 2021 Planning and Zoning Commission Executive Session Minutes. | Ashley Labhart<br>Community<br>Development             |

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                         |                                                        |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 3. | District 5 | Consideration and action to approve or disapprove a Use-Only Conditional Use Permit for a new veterinary clinic to be located at 13839 W. Bell Road, Suite 109. Case FS21-281.                          | Rob Kuhfuss<br>Community<br>Development                |
| 4. | 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) | None<br><br>Robert Kuhfuss<br>Community<br>Development |

- |    |            |                                                                                                                                                                                                                                                                                                                                             |                                           |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 5. | 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<br>Community<br>Development |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- |    |            |                                                                                                                                                                                                                                                                                                                                             |                                                    |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 6. | District 5 | Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD, generally located on the southwest corner of Bell and Litchfield Road. The main topic of discussion will be the review of specific procedural elements within the PAD. | None<br><br>Chris Boyd<br>Community<br>Development |
| 7. | District 3 | Consideration and action to recommend approval or disapproval of a Preliminary Plat entitled "Preliminary Plat Unit H – Phase 3 – Toll at Prasada" (Case FS21-080)                                                                                                                                                                          | Trevor Fleetham<br>Community<br>Development        |
| 8. | Internal   | Presentation and discussion to review the FY21 Community Development and Planning and Zoning Commission activity.                                                                                                                                                                                                                           | None<br><br>Chris Boyd<br>Community<br>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

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: July 30, 2021 at 8:25 AM

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE**



**PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

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Council Meeting Date: August 5, 2021      Contact Person: Ashley Labhart  
Submitting Department: Community Development      District: Internal  
Staff Recommendations: None

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

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**Agenda Wording:**

Consideration and action to approve or disapprove the July 15, 2021 Planning and Zoning Commission Minutes.

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**Motion:**

I move to approve/disapprove the July 15, 2021 Planning and Zoning Commission Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 7-15-21 PZ MIN

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**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**July 15, 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 July 15, 2021.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planner; Sergio Angulo, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Mr. Boyd provided a reminder that the FY21 Planning and Zoning update for the Commissioners will occur during 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.

Joan Carlson – Surprise, AZ – Conveyed concerns regarding traffic and pedestrian safety in the area of Vista Ranch Road and the proposed roadway extension in the area. *(Comment received via email, read into the record by the Planning and Zoning Commission Secretary)*

Melinda Gayle Gill – Surprise, AZ – Conveyed concerns regarding approval of additional homes being built in Mountain Vista Ranch, impacts on traffic, safety of children and water conservation. *(Comment received via email, read into the record by the Planning and Zoning Commission Secretary)*

Michael Yokubison – Surprise, AZ – Was in search of details regarding low income housing and the potential development near Cotton and Waddell.

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 17, 2021 Planning and Zoning Commission Minutes.**

Commissioner Smith made a motion to approve the June 17, 2021, Planning and Zoning Commission Minutes as presented.

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

##### **Item 2 – Internal – Consideration and action to approve or disapprove the June 17, 2021 Planning and Zoning Executive Session Minutes.**

Commissioner Chapman made a motion to approve the June 17, 2021, Planning and Zoning Executive Session Minutes as presented.

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

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

##### **ITEM: 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, 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:

- Dual licensees
- City ordinance
- Designated areas and separation requirements
- PAD allowance
- Drive-thru allowance and parameters

Chair Bash made a motion to recommend approval of the proposed Text Amendment to Chapters 102 and 106 of the Surprise Land Development Ordinance regarding Recreational Marijuana, as amended, to include drive-thru allowance, hours of operation extending from 8:00 am to 9:00 pm and separation distance requirements specific to residential uses within a PAD.

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

**ITEM: 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, Current Planner, presented item 4 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Mark Hornberger, Property Owner, was present and responded to questions from the Commissioners regarding an HOA in the area.

The Commission discussed the following:

- Use of the proposed garage
- HOA and neighborhood requirements

Vice Chair Keating made a motion to approve the 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.

Chair Bash seconded the motion. Motion passes with 7 votes in favor.

**ITEM: 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)**

Commissioner Krous recused himself and did participate in or vote upon this agenda item.

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

Chair Bash opened the public hearing.

Gayle Wyman - Conveyed concerns regarding rezoning of the area due to potential flooding impacts, flood plain concerns and jurisdictional responsibility. *(Comment received via email, read into the record by the Planning and Zoning Commission Secretary)*

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

The Commission discussed the following:

- Access points
- Emergency access
- Easements

Commissioner Smith made a motion to recommend approval to the Mayor and City Council of the Zone Change of approximately 19.896 acres from Rural Residential (RR) to Residential Low Density (R-1), subject to stipulation “a” and “b” as memorialized in the staff report.

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

**ITEM: 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)**

Commissioner Krous recused himself and did participate in or vote upon this agenda item.

Sergio Angulo, Current Planner, advised this item was to be continued to the August 5, 2021 Planning and Zoning Commission meeting agenda.

Vice Chair Keating made a motion to continue the 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.

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

**ITEM: 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, Current Planner, presented item 7 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- 1,000 ft Rule
- Clustering/spacing
- Effort and review put forth for the current sign code
- Distraction
- Visibility
- Effect on business owner(s)
- Business license requirements
- Exemptions

No motion was made for this item.

**ITEM: 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, Current Planner, presented item 8 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Kurt Jones of Tiffany and Bosco and Rhett Cooney with Boulevard Media provided feedback and information in response to questions and comments received.

Commissioner Sartor called for an Executive Session at 7:36 P.M.

Vice Chair Keating seconded the motion. All voted in favor.

Chair Bash made a motion to adjourn from Executive Session.

Commissioner Smith seconded the motion.

Chair Bash made a motion to resume the regular meeting.

Vice Chair Keating seconded the motion.

The Planning & Zoning regular meeting reconvened at 7:46 P.M.

The Commission discussed the following:

- Applicant driven requests
- Size of proposed signs
- Historic billboard review by the Planning and Zoning Commission
- Benefit to the City and property owner
- Revenue share to the City
- Trips per day
- Corridor distance
- Sign spacing
- City-owned property and lease options
- Wall height near residential area

Commissioner Sartor made a motion to recommend approval of the proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs to the City Council as amended to allow one (1) sign at 45'.

Commissioner Chapman seconded the motion. Commissioner Smith voted against. Motion passes with 6 votes in favor.

#### **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

#### **ITEM: 9 – District 1 - Consideration and action to recommend approval or disapproval of the preliminary plat for Windstone Ranch. (Case FS20-596)**

Commissioner Krous recused himself and did participate in or vote upon this agenda item.

Sergio Angulo, Current Planner, presented item 9 to the Commission.

Kent Xander of KAX Group provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Setbacks
- Zoning approval

Vice Chair Keating made a motion to recommend approval of the preliminary plat entitled "Preliminary Plat for Windstone Ranch" subject to stipulations "a" through "d" as memorialized in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

#### **ITEM: 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)**

Commissioner Krous recused himself and did participate in or vote upon this agenda item.

Trever Fleetham, Current Planner, presented item 10 to the Commission.

Commissioner Rosenbaum made a motion to recommend approval of the Preliminary Plat entitled "Preliminary Plat Unit G - Phase 3 - Toll at Prasada" subject to stipulations "a" through "c". Vice Chair Keating seconded the motion. Motion passes with 6 votes in favor.

**ITEM: 11 – Internal - Nomination and selection of the Planning and Zoning Commission Chair.**

Dennis Smith made a motion to nominate Dennis Bash for the position of Chair for the Planning and Zoning Commission. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

**ITEM: 12 – Internal - Nomination and selection of the Planning and Zoning Commission Vice Chair.**

Matthew Keating made a motion to nominate Kevin Sartor for the position of Vice Chair for the Planning and Zoning Commission. Dennis Bash seconded the motion. Motion passes with 7 votes in favor.

**OTHER BUSINESS:**

**Item G – Other Business and Future Agenda Items.**

Chair Bash reminded the Commissioners it was inappropriate to discuss future known agenda items with members of the public prior to Planning and Zoning Commission meetings and encouraged members of the Commission to keep this in mind when interacting with the public.

**ADJOURNMENT:**

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

Meeting adjourned at 8:10 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**

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Council Meeting Date: August 5, 2021      Contact Person: Ashley Labhart  
Submitting Department: Community Development      District: Internal  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action to approve or disapprove the July 15, 2021 Planning and Zoning Commission Executive Session Minutes.

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**Motion:**

I move to approve/disapprove the July 15, 2021 Planning and Zoning Commission Executive Session Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

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Council Meeting Date: August 5, 2021      Contact Person: Rob Kuhfuss  
Submitting Department: Community Development      District: District 5  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action to approve or disapprove a Use-Only Conditional Use Permit for a new veterinary clinic to be located at 13839 W. Bell Road, Suite 109. Case FS21-281.

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**Motion:**

I move to approve/disapprove a Conditional Use Permit for Companion Pet Partners, subject to stipulations “a” through “c” as identified in the staff report.

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**Background:**

PF Design Group, on behalf of Southwest AZ Properties, Inc., requests approval of a Use-Only Conditional Use Permit to allow for a new Veterinary Clinic to be located south and east of the southeast corner of Litchfield Road and Bell Road.

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 00 - FS21-281 - Staff Report
2. 01 - FS21-281 - Companion Pet Partners CUP - Vicinity Map
3. 02 - FS21-281 - Companion Pet Partners CUP - Case Map

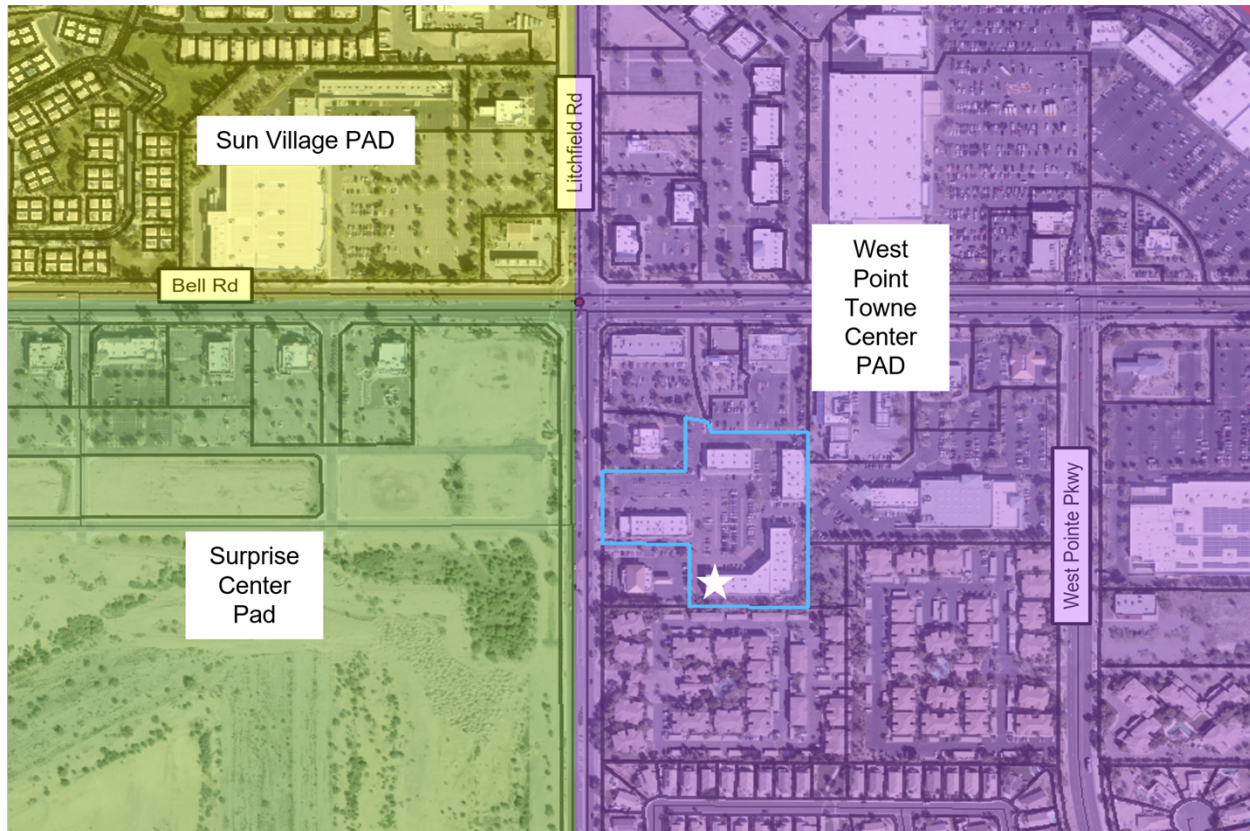
4. 03 - FS21-281 - Companion Pet Partners CUP - Zoning Map
  5. 04 - FS21-281 - Companion Pet Partners CUP - Narrative
  6. 05 - FS21-281 - Companion Pet Partners CUP - Outreach Report and site postings
  7. PP - FS21-281 - Companion Pet Partners CUP -PZ PowerPoint - 080521
-

1 **Case:** **FS21-281**  
2  
3 **Project Name:** Companion Pet Partners  
4  
5 **Council District:** 5 – Palm  
6  
7 **Meeting Date:** August 05, 2021  
8  
9 **Planner:** Robert H. Kuhfuss, AICP  
10  
11  
12 **Owner:** Southwest AZ Properties, Inc.  
13  
14 **Applicant:** PF Design Group  
15  
16 **Request:** Conditional Use Permit (Use-Only) for a new Veterinary Clinic  
17  
18 **Site Location:** South and east of the southeast corner of Litchfield Road and  
19 Bell Road  
20  
21 **Site Size:** 4,140 square foot existing commercial suite  
22  
23 **General Plan**  
24 **Conformance:** The proposal is consistent with the Surprise General Plan 2035.  
25  
26 **Support/Opposition:** One item of support received  
27  
28 **Staff Recommendation:** Staff recommends the Commission **approve** case FS21-281,  
29 subject to stipulations 'a' through 'c'.

30 **Project Description:**  
31

PF Design Group, on behalf of Southwest AZ Properties, Inc., requests approval of a Use-Only Conditional Use Permit to allow for a new Veterinary Clinic to be located south and east of the southeast corner of Litchfield Road and Bell Road.

**Existing Zoning:**



|                                                         |                                                                 |                                                         |
|---------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------|
| West Point Towne Center PAD<br>C-2 Community Commercial | West Point Towne Center PAD<br>C-2 Community Commercial         | West Point Towne Center PAD<br>C-2 Community Commercial |
| Surprise Center PAD                                     | <b>West Point Towne Center PAD<br/>C-2 Community Commercial</b> | West Point Towne Center PAD<br>C-2 Community Commercial |
| West Point Towne Center PAD<br>R-3 Multi-Family         | West Point Towne Center PAD<br>R-3 Multi-Family                 | West Point Towne Center PAD<br>C-2 Community Commercial |

The proposed use includes a new animal clinic for small animals, mainly focusing services on dogs and cats, to be housed within an existing 4,140 square foot commercial suite located in the West Point Towne Center PAD. There will be no outdoor kennel or dog run.

The site has multiple access points from Bell Road and Litchfield Road, through the existing shopping center. The shopping center also has an adequate number of shared parking spaces to accommodate this use.

The proposed clinic will be open from 7:00 a.m. to 6:00 p.m. 7-days a week. There will be between six and ten employees present each day. The clinic will specialize and focus on cats and dogs, with very limited care provided to birds, reptiles and pocket pets. This facility will provide regular check-ups for the animals, while providing shots and necessary testing in order to keep the animals healthy. Surgeries will be performed, as required by the health of each pet. Occasionally owners may need to drop off their pets the night before, for early morning surgeries; however, there will be no long-term kenneling and no exterior component at this location.

The subject property is zoned West Point Towne Center PAD (C-2; C-3 Conditional). The PAD allows animal hospitals, clinics and kennels as a Conditional Use, provided all associated uses are contained within an enclosed building.

The C-3 conditional uses will be as follows:

- ✧ Animal hospital, clinic and kennel provided that the establishment's and runs are completely enclosed in the building.

Since no long-term kenneling is proposed, and there is no exterior dog run, the expected impacts to the adjacent shops is expected to be no different than any other medical use in a commercial building. Though the hours of operation are earlier than most commercial uses in a similar location, the nature of the traffic does not lend itself to be objectionable to neighboring properties that could be impacted.

#### **History:**

**March 25, 2021:** Staff met with the applicant via WebEx, to discuss the project during a regularly scheduled Concept Review meeting under CR21-063.

**April 12, 2021:** The applicant filed a request for a Conditional Use Permit for the proposed Animal Clinic.

**June 10, 2021:** The applicant held a Neighborhood Outreach Meeting regarding the subject request.

#### **Neighborhood Meeting:**

The applicant held a hybrid in-person / virtual Neighborhood Outreach Meeting on June 10, 2021, which was properly advertised. Two residents attended the meeting in person with no one attending virtually. One member of the public expressed support for the request.

#### **Reviewing Agencies:**

The request was routed to the standard internal and external reviewing agencies who expressed no objections to the request.

88  
89 **Summary:**

90  
91 The proposed use will be located within an existing commercial suite and meets the  
92 requirement for a Conditional Use Permit per the West Point Towne Center PAD.  
93

94 **Findings:**

- 95  
96 • The proposed Conditional Use Permit is consistent with the West Point Towne Center  
97 PAD

98 **Recommendation:**

99  
100 Based on the findings noted above, staff recommends the Commission **approve** case FS21-  
101 281, subject to stipulations 'a' through 'c' as outlined below:  
102

- 103 a. Development and use of the site shall be consistent with the Conditional Use Permit  
104 narrative entitled "Project Narrative for 13839 West Bell Road, Suite 109, in Surprise,  
105 Arizona", prepared by Theodore J. Peterson, and stamped received January 25, 2021,  
106 under CR21-063.  
107  
108 b. The applicant shall obtain a building permit for the subject facility within one (1) year  
109 of the effective date of Planning and Zoning Commission approval of this Conditional  
110 Use Permit. If the applicant does not obtain said building permit within the specified  
111 time, this Conditional Use Permit shall be deemed null and void.  
112  
113 c. Non-compliance with the stipulations of approval of this case will be treated as a  
114 violation in accordance with the applicable provisions of the Surprise Municipal Code.  
115

116 However, should the Commission wish to **deny** the request, the Commission should make  
117 its own findings and base its decision on those alternative findings.  
118

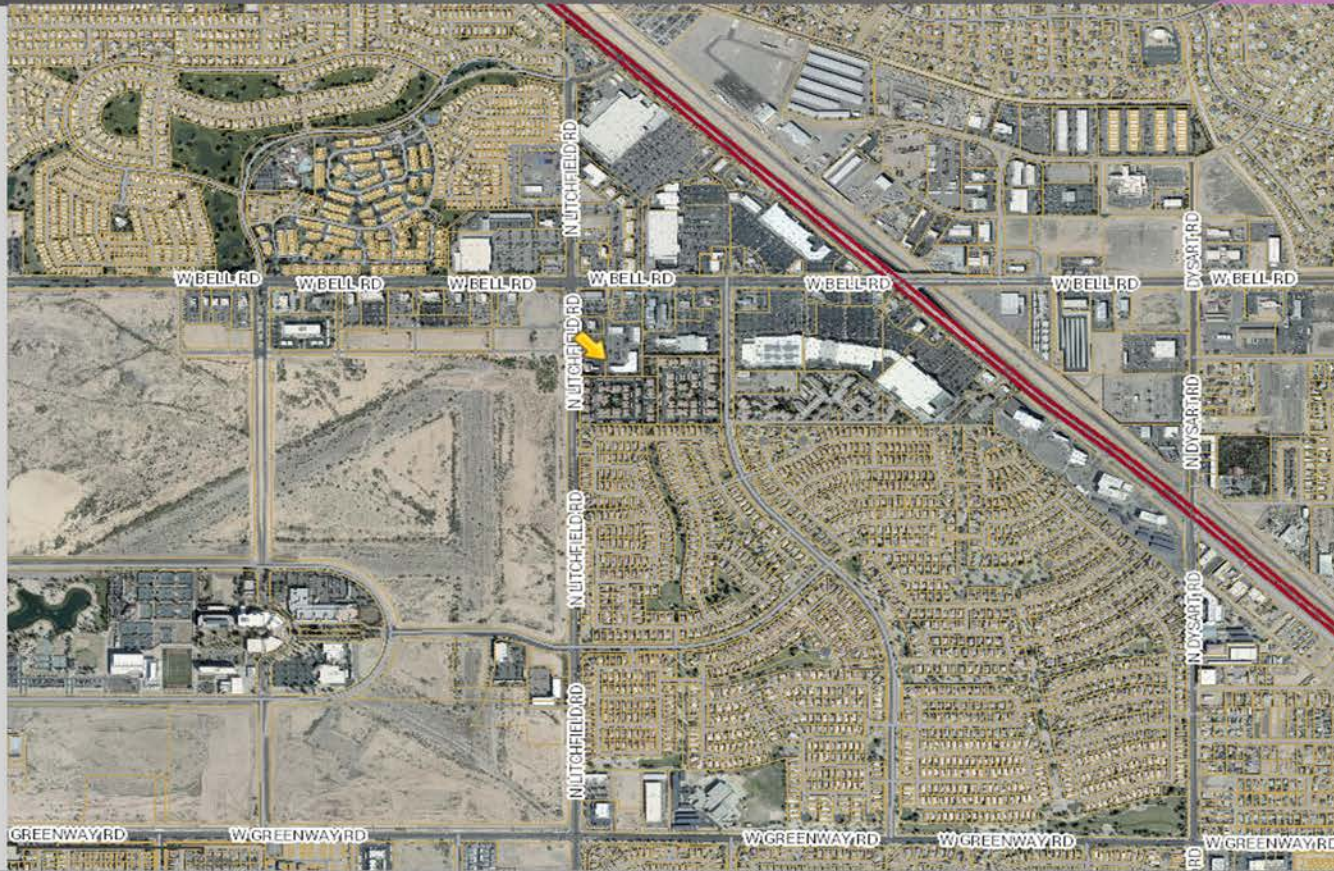
119 **Attachments:**

- 120  
121 01 Vicinity Map  
122 02 Case Map  
123 03 Zoning Map  
124 04 Narrative Report  
125 05 Citizen Participation Report w/ Site Postings



# VICINITY MAP

FS21-281  
Companion Pet Partners  
CUP







# CASE MAP

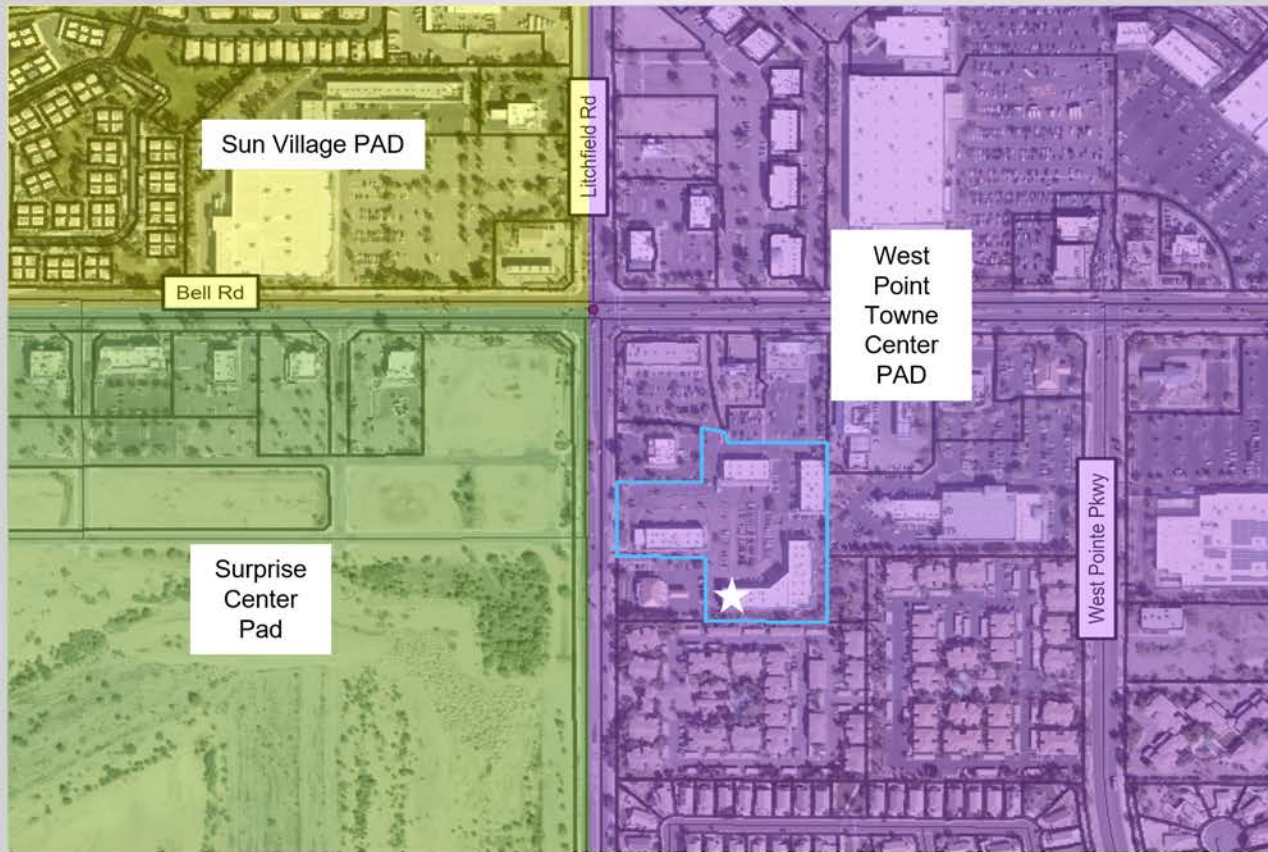
FS21-281  
Companion Pet Partners  
CUP





# ZONING MAP

FS21-281  
Companion Pet Partners  
CUP



Project Narrative for 13839 West Bell Road, Suite 109, in Surprise, Arizona

Animal Medical Center of Surprise located at 13839 West Bell Road, Suite 109, in Surprise, Arizona 85374 has the intentions of practicing small animal veterinary medicine. Small animal's mainly consisting of dogs and cats with very limited care extended to exotics, i.e. reptiles, birds and pocket pets.

In terms of what services will be conducted on site we will mention as many that come to mind but this is not the entire list of services but the most common: Surgeries both orthopedic and soft tissue, blood and urine analysis, vaccinations, fecal exams, heartworm tests, Felv-FIV tests, X-rays and laser therapies.

There will be several drugs utilized for anesthesia and analgesic purposes that are managed and monitored by the DEA, i.e. opiates.

The days of operations are yet to be determined, but preliminarily are M-Sunday, 7am-6pm.

The average day will typically have 6-10 employees engaged in care for that particular day.

In terms of patient care, we will not be caring for patients on a 24-hour basis but there are few exceptions that pets may remain in the hospital. Examples maybe owner's who drop off the night before for surgeries, Post -op care needed for common procedures, and continued IV therapies for morbid patients and lastly owner neglect or stray pets.



Partition report for Conditional Use Permit for: Companion Pet Partners LLC. 13839 West Bell Road Surprise, AZ Suite 109.

1. Meeting was held at the site (13839 West Bell Road Surprise, AZ Suite 109) at 6 pm on June 10, 2021. We posted two signs by May 26, 2021 at the property with notifications of the time and place of the meeting along with the information regarding attending the meeting online through a zoom meeting.
2. We provided the city with the pertinent information regarding the citizen participation meeting and the affidavit of sign posting and the city sent out notifications (mailers).
3. We had two people attend in person and no one logged into the zoom meeting which was broadcasted on a laptop on site during the designated timeslot.

Lloyd Abrams Assistant Director with the city of Surprise and Andy Cepen (citizen) were both in attendance.

One comment from Andy Cepen: He 100% supports the project and thinks it is phenomenal that someone is expanding their business to double or triple their previous size. Loves the project.

That was the only comment we received during the meeting.



# AFFIDAVIT OF POSTING

Case Number FS21-281  
Project Name: COMPANION PET PARTNERS US LLC  
Project Location: 13839 W BELL RD  
Date Site Posted: ~~6/24/2021~~ 6/18/2021

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

6/21/2021  
Date

This instrument was acknowledged before me this 21 day of June,  
20 21 by Anthony Felix

[Signature]  
Notary Public

My Commission Expires: Dec 14, 2024









# **FS21-281**

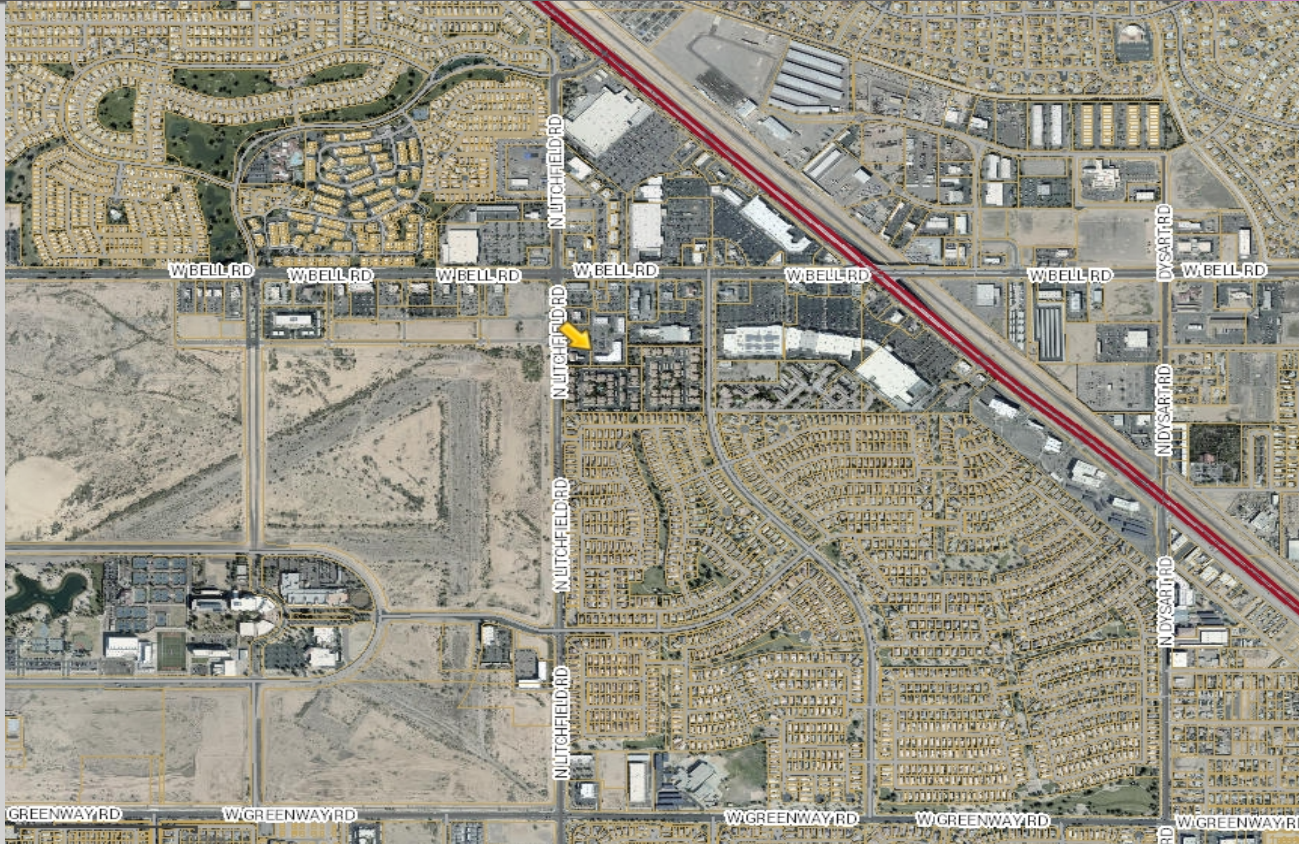
## **Companion Pet Partners CUP**

Planning Commission – August 5, 2021



# VICINITY MAP

FS21-281  
Companion Pet Partners  
CUP





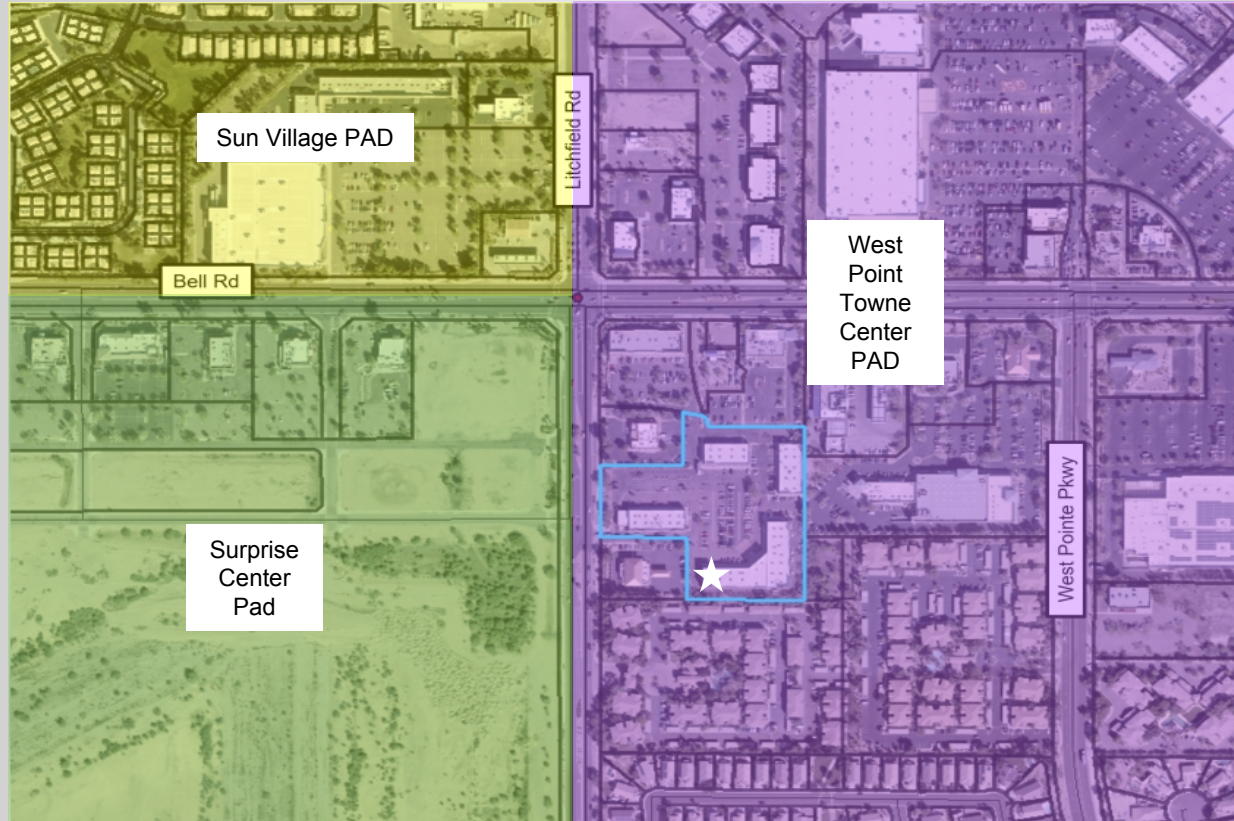
# CASE MAP

FS21-281  
Companion Pet Partners  
CUP



# ZONING MAP

FS21-281  
Companion Pet Partners  
CUP



# Conditional Uses

- ✓ “The C-3 conditional uses will be as follows:
  - ❖ Animal hospital, clinic and kennel provided that the establishment’s and runs are completely enclosed in the building.”



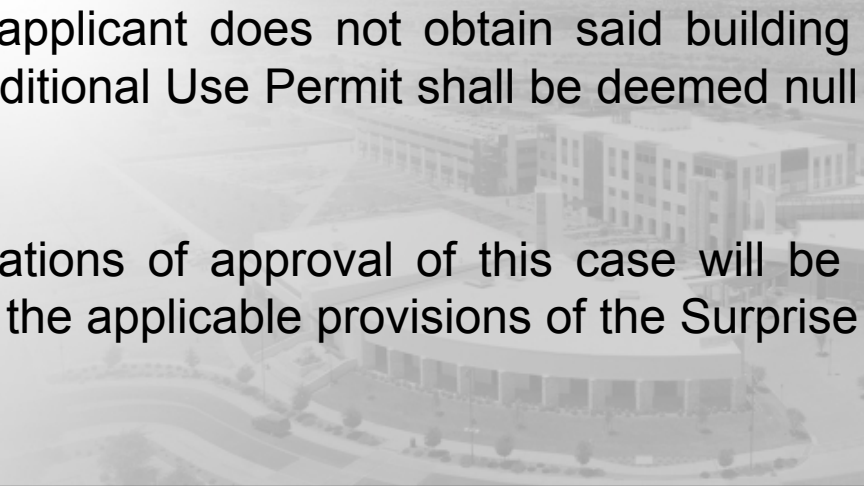
# Recommendation:

Approve subject to stipulations 'a' through 'c'



# QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Conditional Use Permit narrative entitled “Project Narrative for 13839 West Bell Road, Suite 109, in Surprise, Arizona”, prepared by Theodore J. Peterson, and stamped received January 25, 2021, under CR21-063.
- b. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- c. 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

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Council Meeting Date: August 5, 2021      Contact Person: Robert Kuhfuss  
Submitting Department: Community Development      District: Citywide  
Staff Recommendations: None

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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 of the proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs to the City Council as presented.
- I move to recommend approval of the proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs to the City Council with alternative language.
- I move to recommend denial of the proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs 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. During the Planning and Zoning Commission hearing of July 15, 2021, the Commission expressed concerns over the proposed language. Staff has revised the language based on Commission input and seeks a recommendation from the Commission.

### **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.

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 00 FS121-372 A-Frame Signs 08-05-21 P&Z Staff Report
  2. 01 - FS21-372 SMC Section 109-1.6 Definitions Leg-Edit
  3. 02 - FS21-372 SMC Section 109-1.8 General Provisions Leg-Edit
  4. 03 - FS21-372 SMC Section 109-1.9 Sign Classifications and Types Leg-Edit REVISED
  5. 04 - FS21-372 A-Frame Sign Text Amendment Outreach Summary w Attachments
  6. 05 - FS21-372 A Frame Sign Amendment Citizen Comments\_Redacted
  7. 06 FS21-372 Additional Opposition and Support as of 070621\_Redacted
  8. FS21-372 Temporary Signs 08-05-21 P&Z
-

# TEXT AMENDMENT

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## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS21-372

**Project Name:** A-Frame Signs

**Council District:** All

**Meeting Date:** August 5, 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”.  
48

49 **BACKGROUND:**

50  
51 **April 16, 2015:** Staff began the overhaul of the Sign Code as previously written in Chapter 113  
52 of the Surprise Municipal Code (SMC).  
53

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

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

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

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

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

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

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

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

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

77 **July 15, 2021:** The Commission reviewed the originally proposed language at their regularly  
78 scheduled public hearing.  
79  
80  
81  
82  
83  
84  
85

**OUTREACH:**

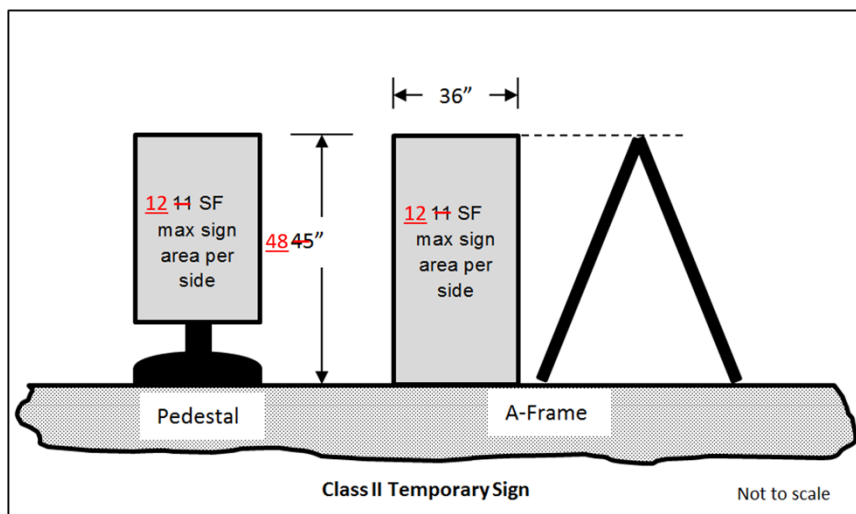
Staff held an outreach meeting on Wednesday, June 9, 2021 in both in-person and virtual format. Six (6) members of the public were present in person while two (2) members of the public attended virtually. Those in attendance in person were generally divided on the issue. Those in favor cited better business 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:**

During the public hearing held on July 15, 2021, the Commission expressed concerns over certain aspects of the originally proposed text, while expressing support for other aspects. In essence, the Commission was comfortable with making minor changes, but was not comfortable with changing the overall manner in which large A-Frame signs are regulated. Based on input from the Commission, staff revised the proposed language as indicated below (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) – [no changes since July 15, 2021]**

*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 inches, the overall width of the sign structure does not exceed 36 inches and which does not exceed 224 square feet of aggregate sign area.



➤ **Amend subsection 109-1.8(B) to add clarity regarding materials and legibility – [no changes since July 15, 2021]**

(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 no unfinished, sharp or rough edges.
7. All sign copy must be clearly legible.

Staff had previously proposed amending Table 109-1a to allow Class II Temporary Signs in both public and private rights-of-way; however, based on input received from the Commission on July 15, 2021, staff has removed that language from the proposed text.

As noted above, the Commission expressed significant concerns with changing manner in which such signs are regulated. Proposed Section 109-1.9.A.3 originally contained the bulk of the substantive changes; however, based on Commission input, the proposed changes are now limited to formatting and minor clarifications as expressed below:



➤ 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. ~~Class II temporary signs~~ *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*.
  - b. 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.
  - c. 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*.
  - d. 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.
  - e. 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*.
  - f. ~~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*.

**FINDINGS:**

- The proposed changes are consistent with state statute.
- The proposed changes are compliant with applicable case law regarding signs and the 1<sup>st</sup> Amendment.
- The proposed changes are consistent with Commission direction.

207 **RECOMMENDATION:**

208  
209 **Staff recommends the Commission take one of the three actions listed below:**

- 210  
211 1) The Commission may vote to recommend **approval** of the subject Text Amendment to  
212 the City Council as written; or,  
213  
214 2) The Commission may vote to recommend approval of the subject text amendment to  
215 the City Council with alternative language; or,  
216  
217 3) The Commission may vote to recommend denial of the subject Text Amendment to the  
218 City Council.  
219

220 **ATTACHMENTS:**

- 221  
222 01 – SMC Section 109-1.6 Definitions, leg-edit format  
223 02 – SMC Section 109-1.8 General Provisions, leg-edit format  
224 03 – SMC Section 109-1.9 Sign Classifications and Types, leg-edit format, revised  
225 04 – Citizen Outreach Summary  
226 05 – Opposition and Support  
227 06 – Additional Opposition and Support as of 07/06/21

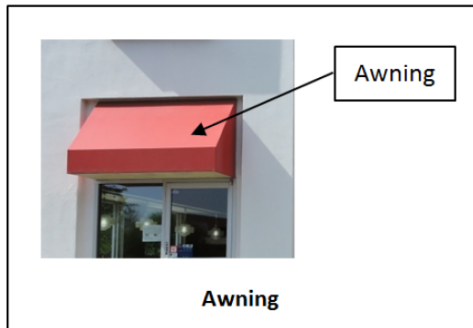
## 109-1.6 Glossary of Terms.

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.



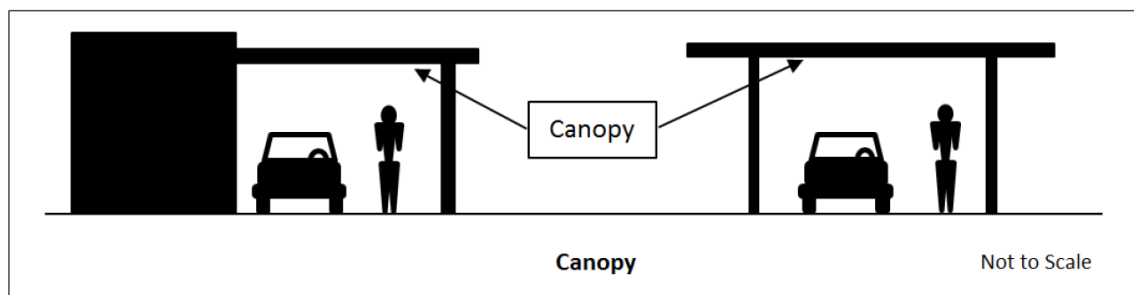
### B

**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.

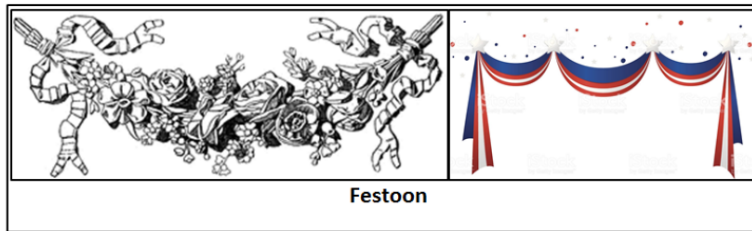
*Electronic messaging centers, level 2.* An EMC that contains monochromatic or full-color static messages which may be changed automatically at a rate not exceeding once every eight seconds, and which do not employ "scroll", "fade" or "dissolve" transitions, animation, or similar subtle transitions or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

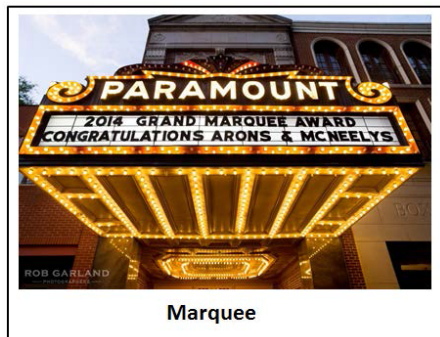
*Logo, Primary City of Surprise.* The official logo of the city.

*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.



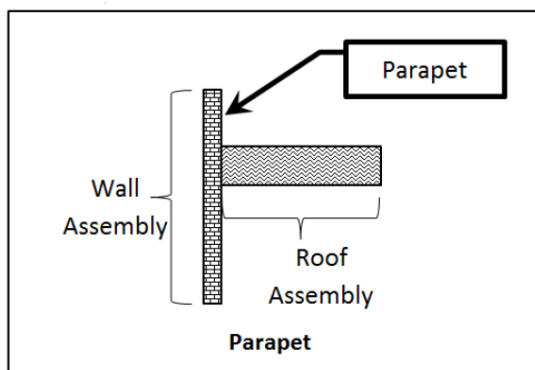
**Message, commercial.** Speech that identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, including, without limitation, any speech naming a brand of good or service and any speech that is not a non-commercial message.

**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.

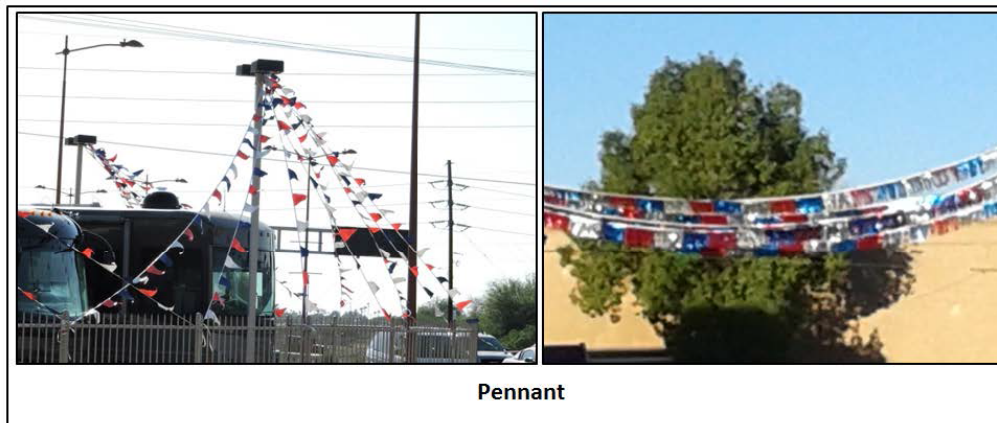
**Model home complex.** A use of land that is in accordance with **Section 106-10.29** of the Surprise Municipal Code.

## N; O; P

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

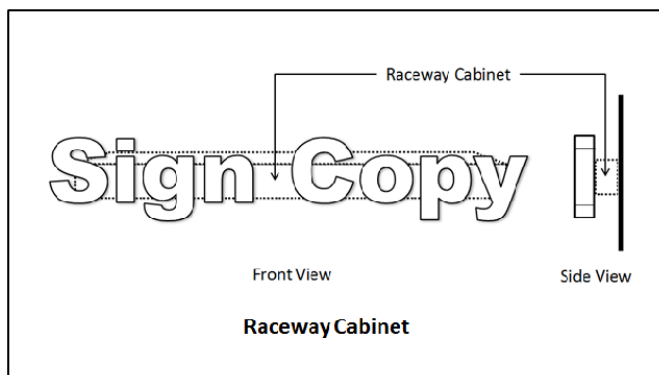


**Pennant.** A type of flag, generally in the shape of a triangle and typically flown from a string.



## **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.

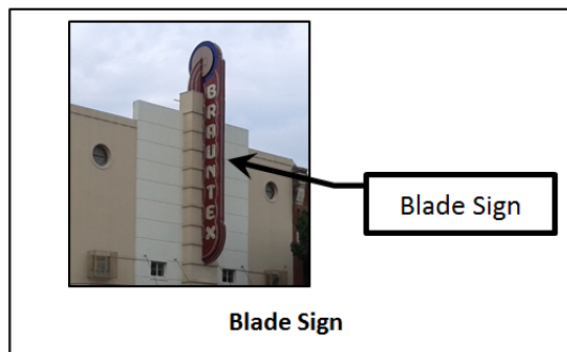


*Sign, billboard.* A sign that advertises a business, commodity, service, entertainment, product or attraction which is sold, offered or existing elsewhere than on the property where the sign is located or which takes on the physical characteristics historically associated with such signs.

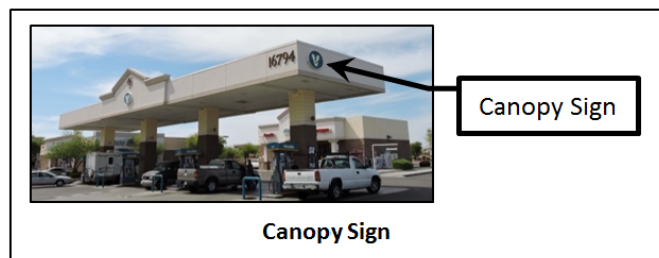




*Sign, blade.* A sign which stands off from the facade of the building and is designed to be read in a vertical manner.



*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.

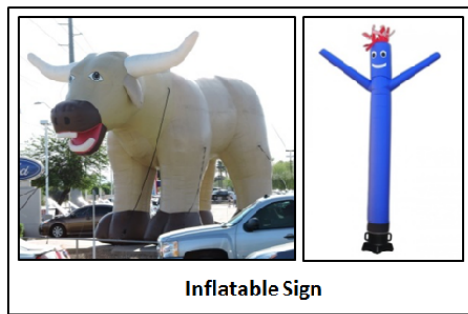
*Sign, freeway monument.* A pylon sign which is located along a freeway right-of-way and intended to display a commercial message relating to the commercial center on which the sign is located. Freeway monument signs are not considered billboard signs.

*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.

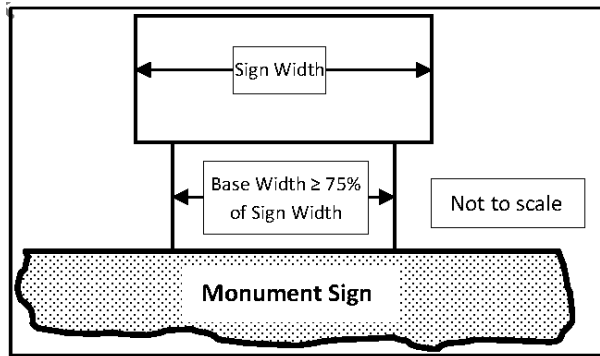
*Sign, light pole banner.* A fabric sign suspended between two horizontal supports, which are attached to a light pole for the purpose of supporting the sign.



*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.



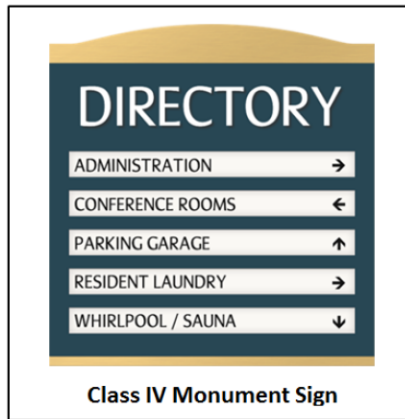
*Sign, monument, class II.* Commonly referred to as a "preview sign", a class II monument sign is a monument sign associated with the drive-through lanes of a drive-through business, and which is not equipped with a loudspeaker or microphone.



*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.

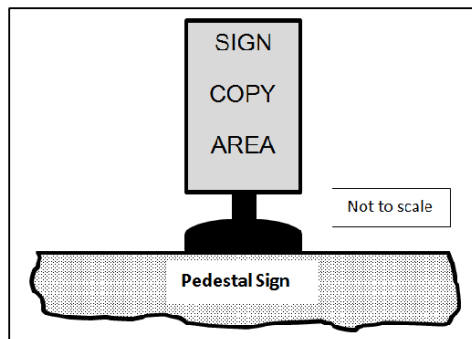
*Sign, off-premises.* A class I temporary sign or class II temporary sign that directs attention to an activity, business, commodity, service, entertainment, product, or attraction sold, offered, or existing elsewhere than upon the property where the sign is located.

*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.

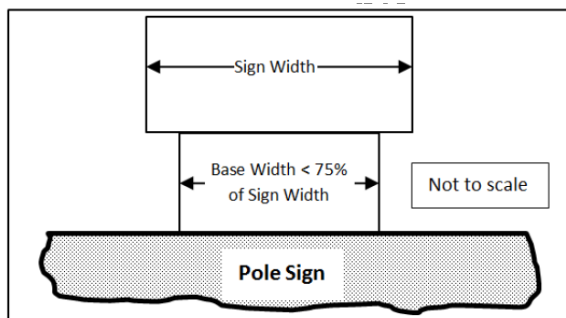
*Sign, pedestal.* A portable sign in which the sign panel is affixed to and supported by a weighted base.





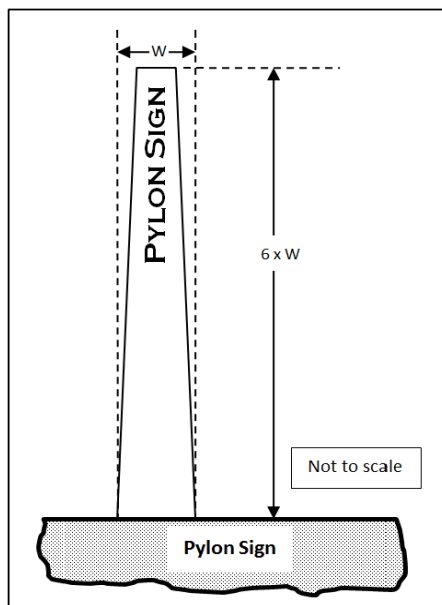
*Sign, permanent.* An on-premises sign that due to its physical characteristics and method of attachment is intended for permanent display.

*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".)

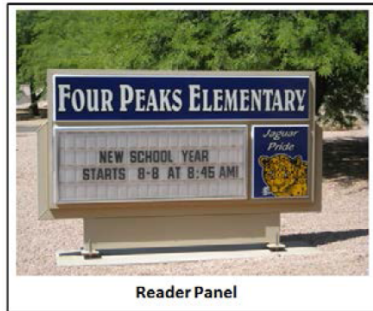


*Sign, portable.* A temporary sign that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any structure.

*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.

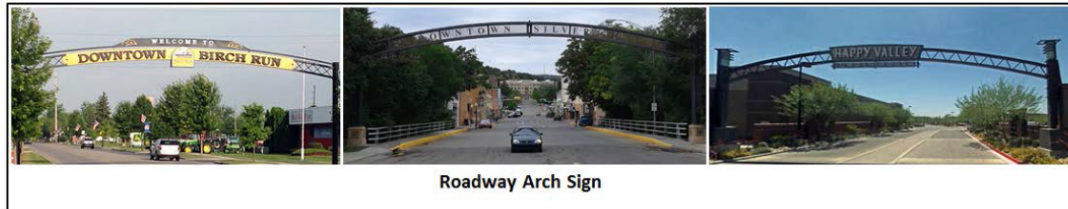


*Sign, reader panel.* An on-premises sign in which the individual characters of the sign copy may be changed manually and immediately, but not including electronic messaging.



*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.

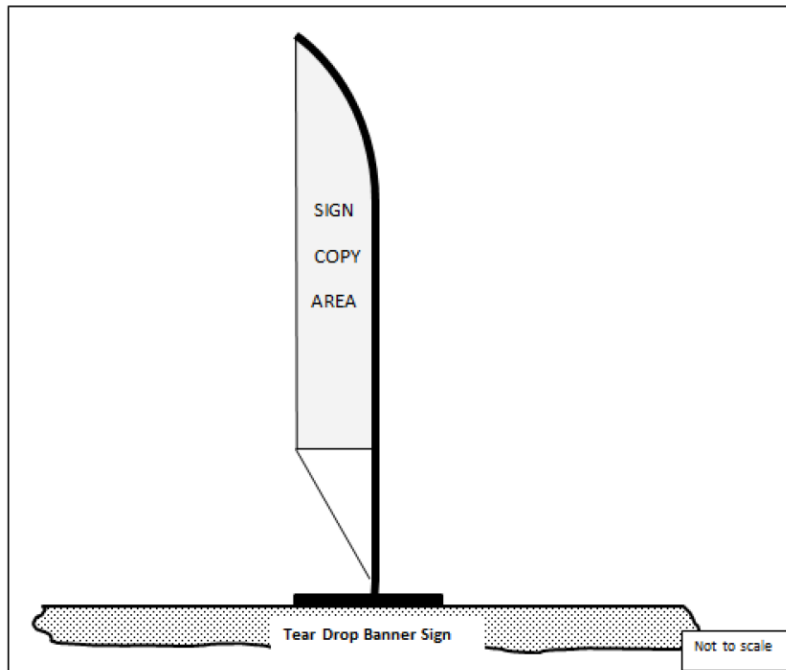
*Sign, shingle.* An on-premises sign suspended from, and located entirely under a covered porch, walkway, canopy or awning.



*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.

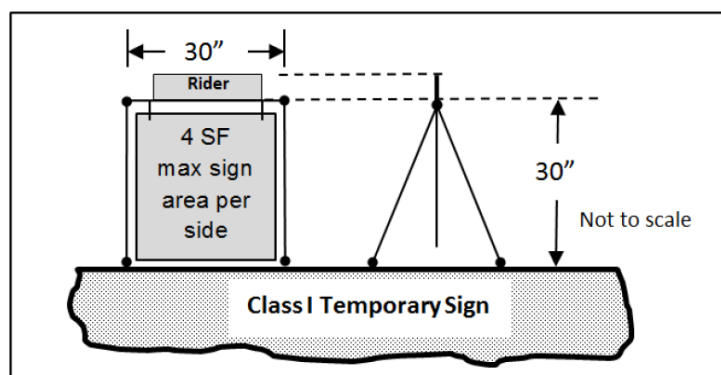
*Sign structure.* The supports and framework of a sign.

*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.

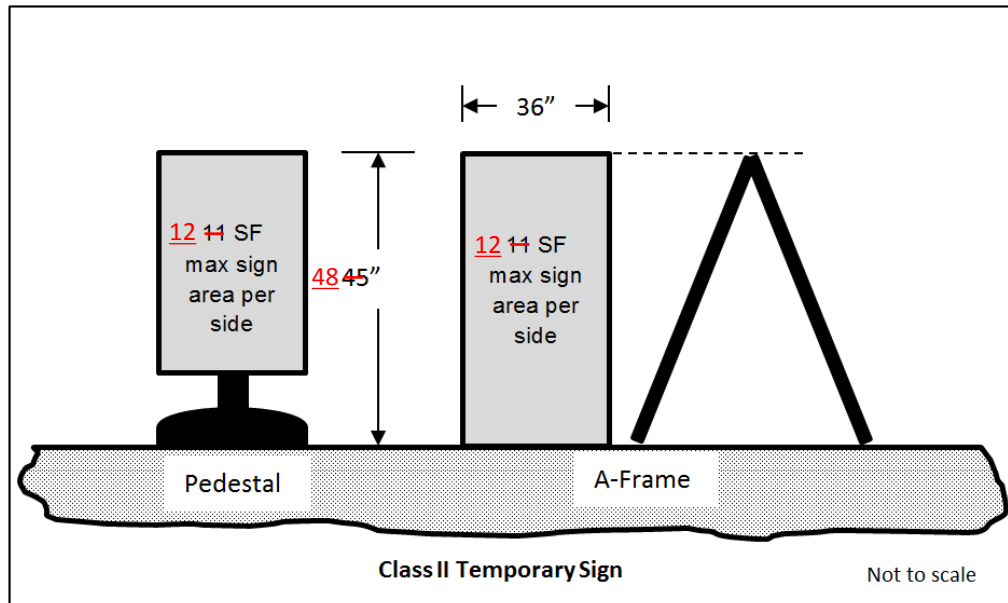


*Sign, temporary.* A sign that due to its physical characteristics and method of attachment is not intended for permanent display. See also "sign, permanent".

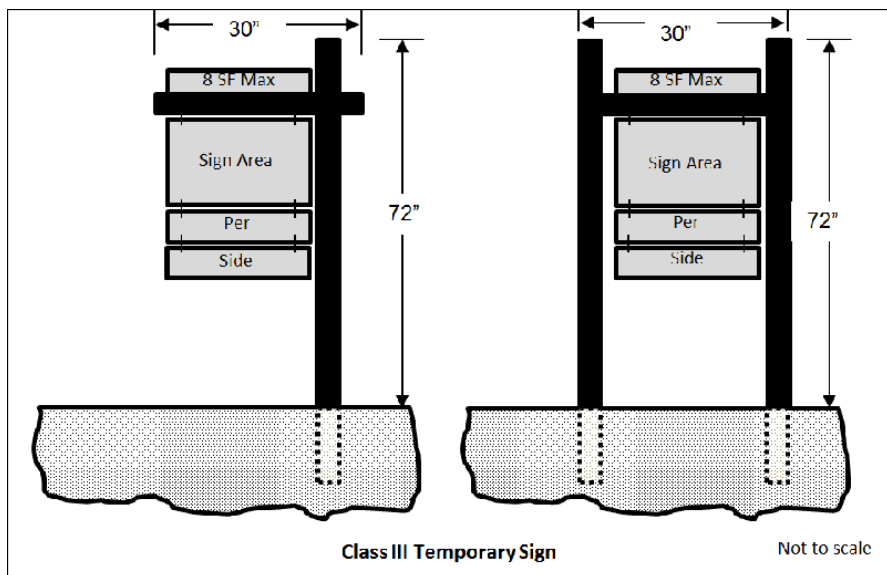
*Sign, temporary, class I (small A-frame sign).* A temporary, portable sign generally in the shape of the letter "A" in which the overall height of the sign structure does not exceed 30 inches, the overall width of the sign structure does not exceed 30 inches and which does not exceed eight square feet 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~~<sup>48</sup> inches, the overall width of the sign structure does not exceed 36 inches and which does not exceed ~~22~~<sup>24</sup> square feet of aggregate sign area.

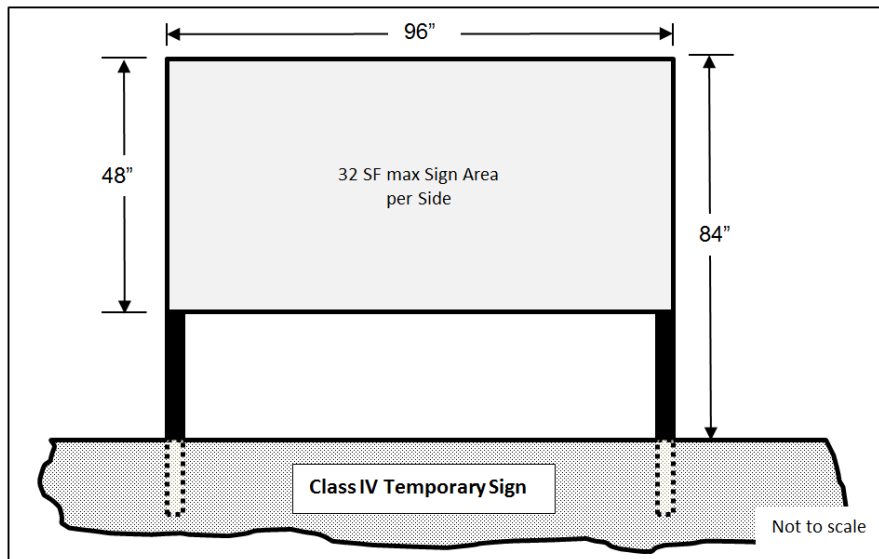


*Sign, temporary, class III (small post sign).* An on-premises temporary sign supported by one or more rigid posts in which the overall height of the sign structure does not exceed 72 inches, the overall width of the sign structure does not exceed 30 inches, and the aggregate sign area does not exceed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



*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**

## **109-1.8 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.



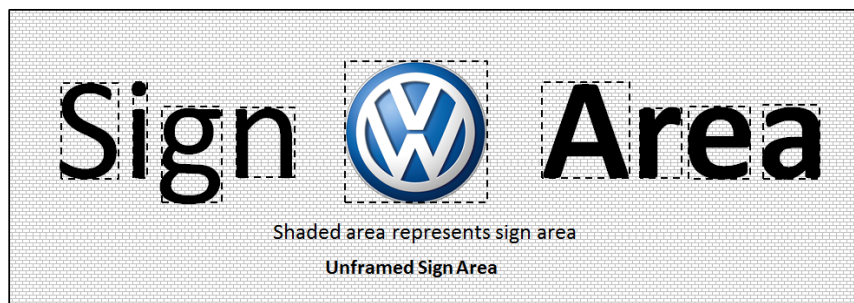
5. When electrical service is provided to any sign, all components of said service are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.
6. All ~~permanent~~ signs permitted by this chapter shall be constructed of durable material 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 no unfinished, sharp or rough edges.
7. All sign copy must be clearly legible.

**C** Sign maintenance.

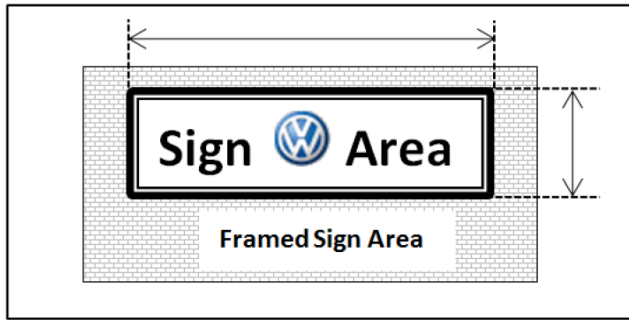
1. All signs shall be maintained in a state of good repair, operational, and free of blight and/or hazards. Weathered, sun damaged, tattered or faded signs or related components shall be repaired or replaced.
2. Whenever any sign, either legally conforming or legally nonconforming, is required to be 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.

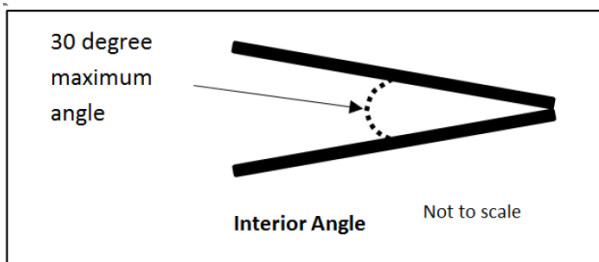
1. *Sign area.*
  - a. *Unframed signs.* Where the individual letters, logos and graphics of a sign are mounted directly to a wall or sign structure, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.



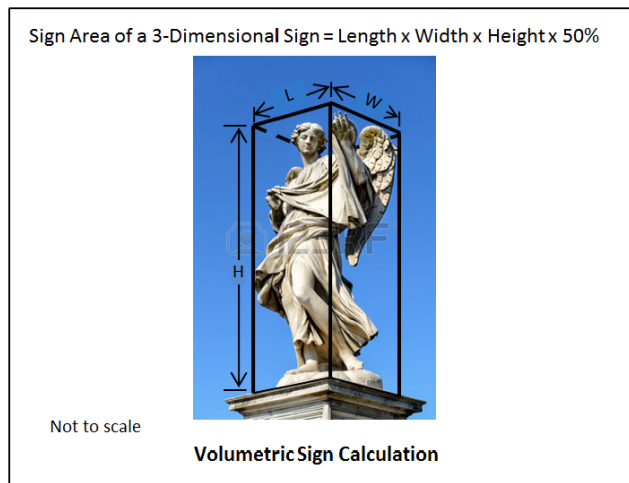
- b. *Framed signs.* Where the individual letters, logos and graphics are integral to a sign panel, or are framed in by an architectural element or contrasting color apart from the color of the wall or sign structure, the sign area shall be the area of the panel or frame.



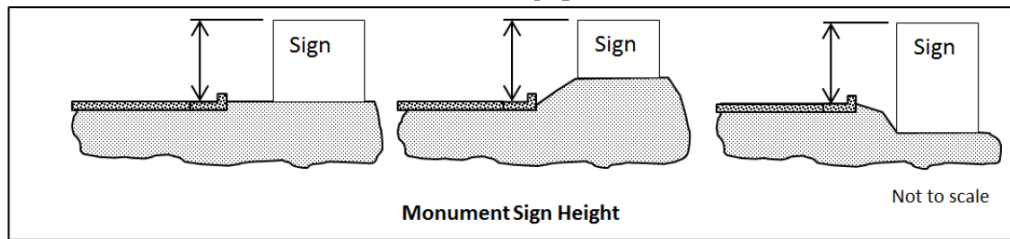
- c. *Double-sided signs.* Only one side of a double-sided freestanding ground sign shall be used to calculate the sign area, provided the interior angle between sign faces is not greater than 30 degrees. This provision does not apply to A-frame signs.



- 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.

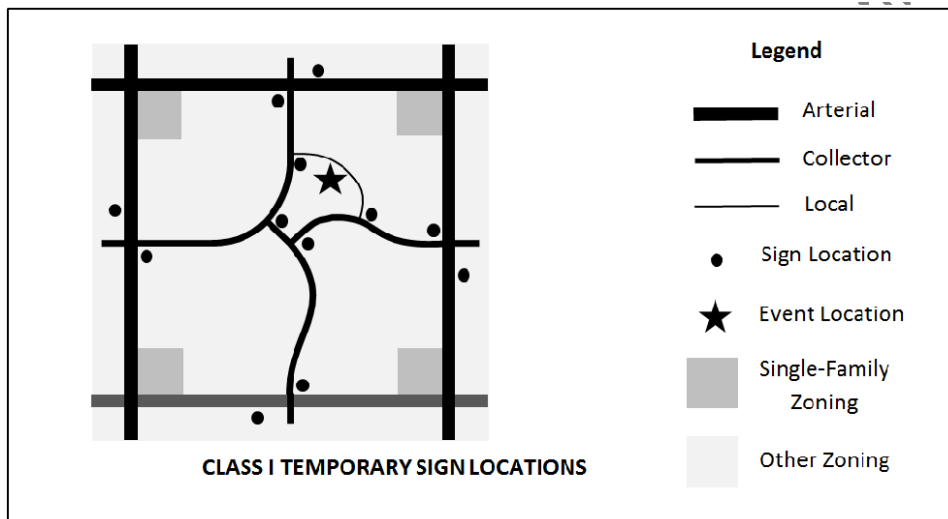
**A.** Temporary signs. When allowed, temporary signs shall conform to the following requirements:

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. ~~Class II temporary signs~~ *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*.
    - b. 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.
    - c. When allowed, ~~Class II temporary signs~~ *Class II Temporary Signs* may be located within the street right-of-way, but not within any

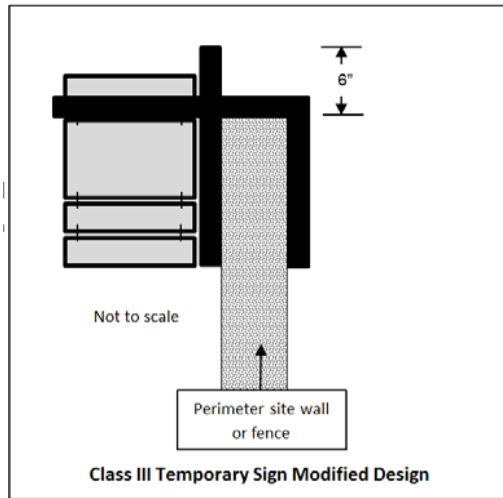


median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise ~~engineering development standards~~ Engineering Development Standards.

- d. 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.
- e. 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.
- f. ~~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.*

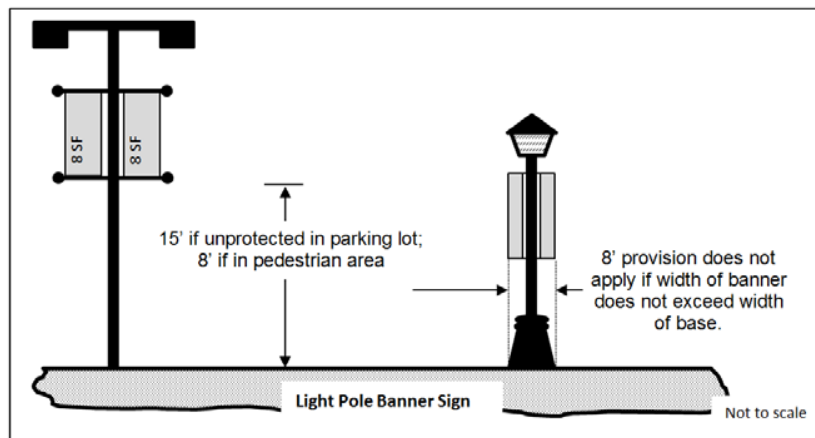
- a. *General.* The following provisions apply to all banner signs and festoons:
  - (1) Banner signs shall be equipped with ventilation flaps.
  - (2) Banner signs and festoons shall be securely attached to the building or fence, but in no case shall be attached to freestanding poles or vegetation.
- 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.

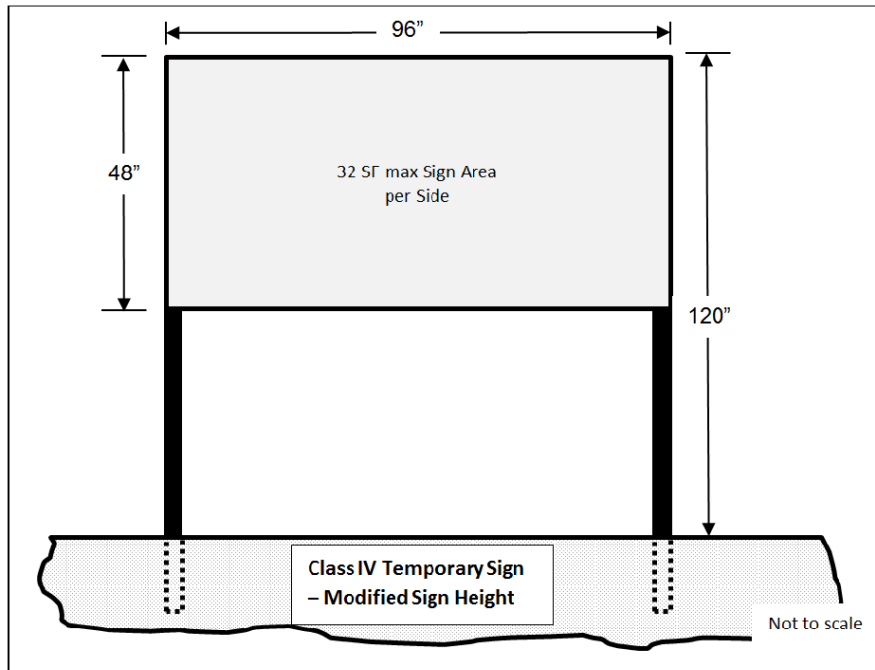
- f. Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.
- g. Light pole banner signs shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.
- 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.

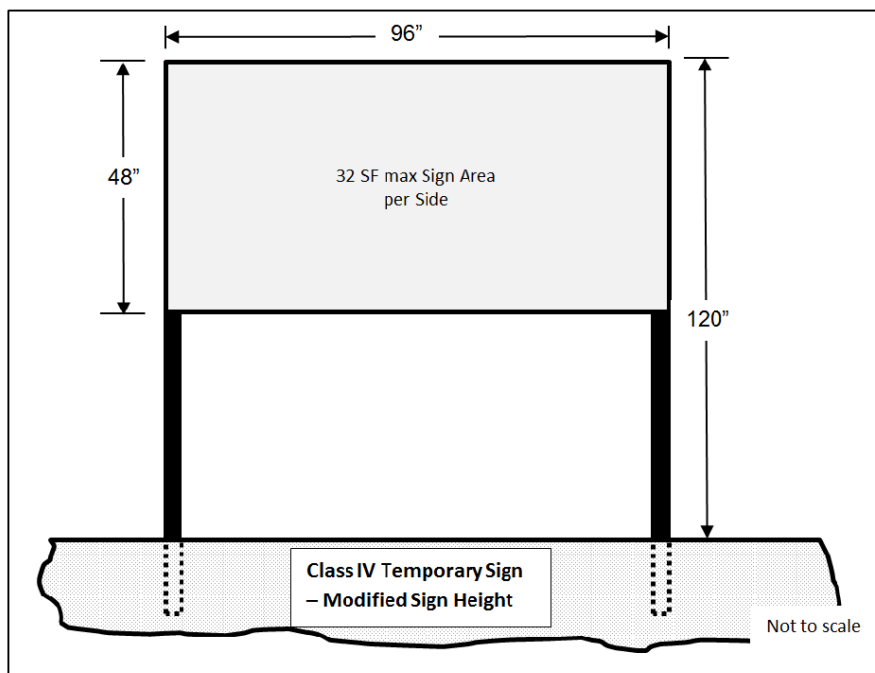




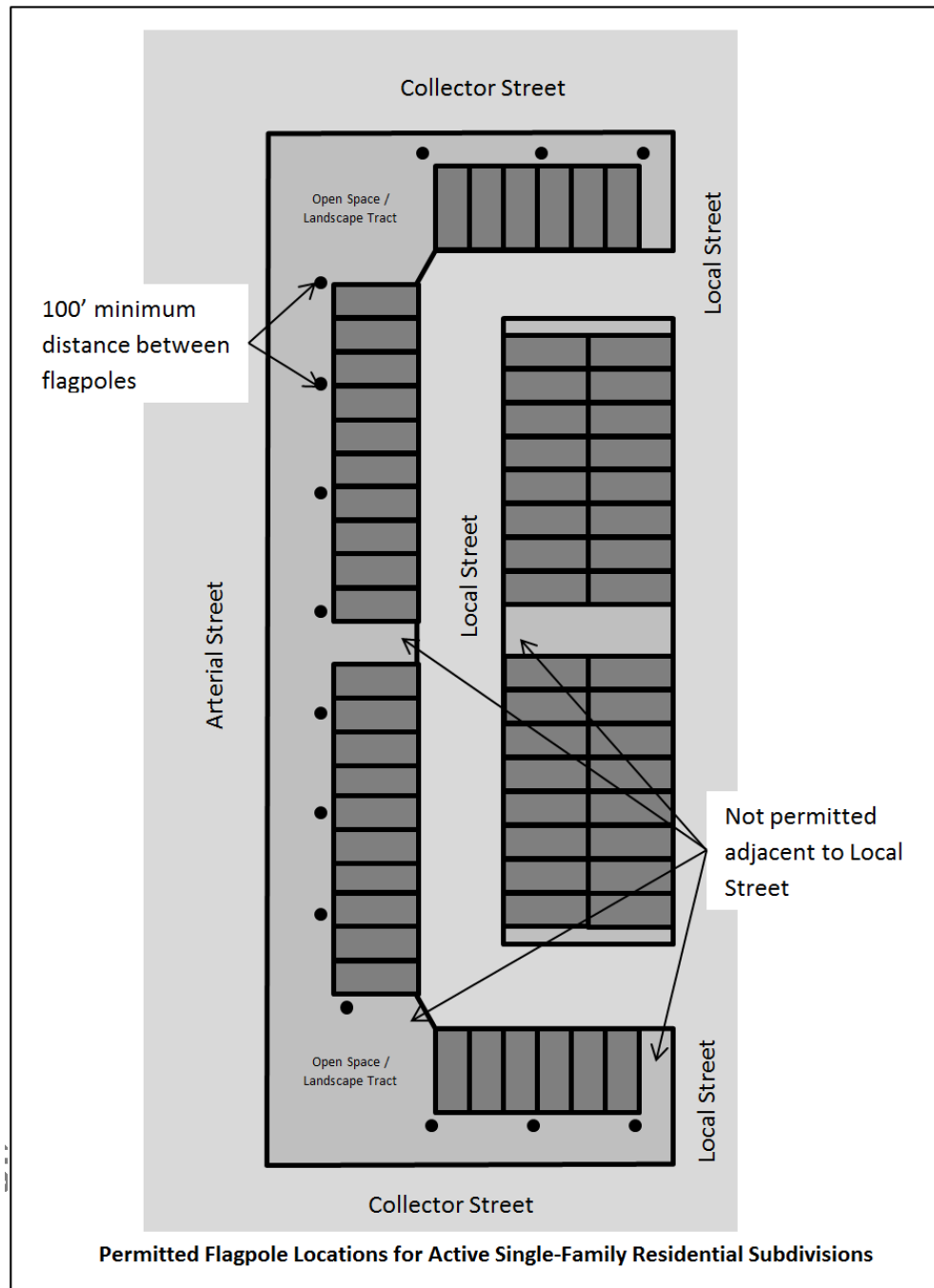
- c. One flagpole not exceeding a height of 45 feet may be erected within the boundaries of the model home complex provided said flagpole is located within the building envelope or within the required front yard of the lot in which it is placed, but not located within any required side or required rear 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.

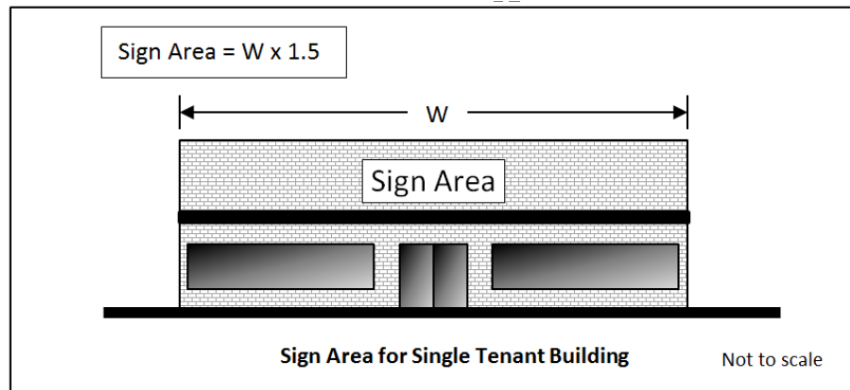


- b. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding 20 feet in height may be erected within said tract provided said flagpoles are spaced no closer than 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.

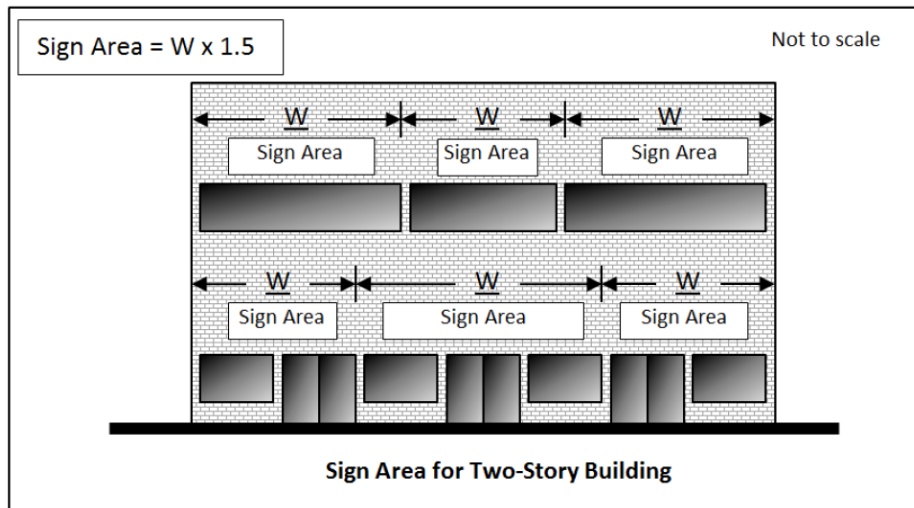


- c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.
- B. Building-mounted signs.** Building-mounted signs may only be placed on building elevations which face a street 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:

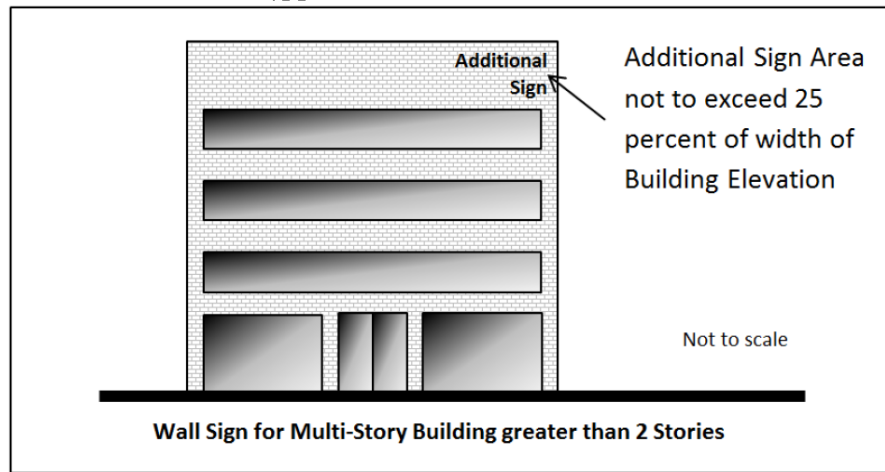
- a. For single story, single-tenant buildings, any number of building wall signs may be affixed to any building elevation, provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of building elevation on which the sign is mounted.



- 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.



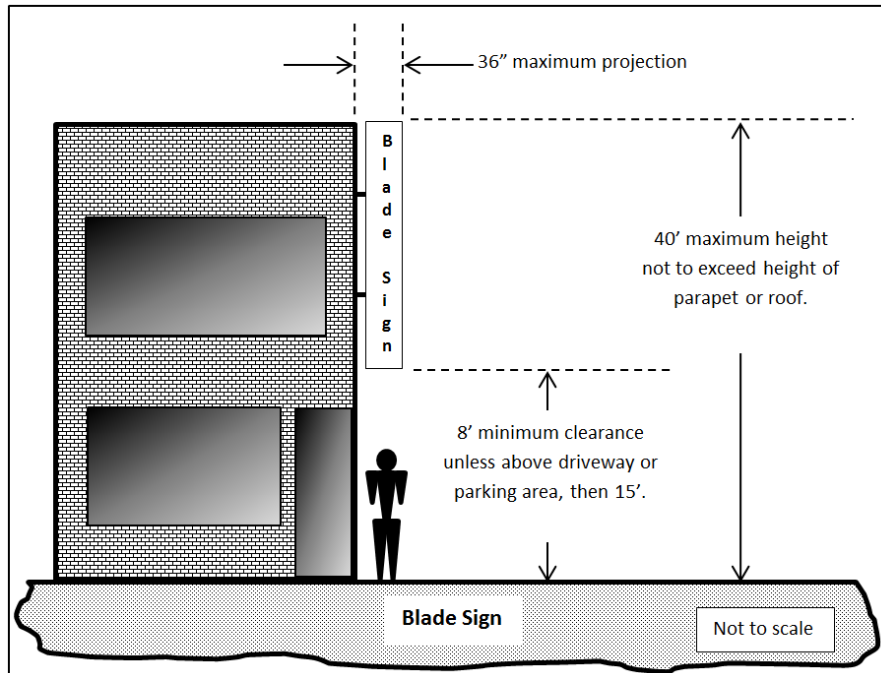
- d. The sign area of any building wall sign serving an arterial street may be increased by 25 percent when the building is setback at least 600 feet from the public right-of-way and may be further increased an additional 25 percent for each additional 200 feet of setback, up to a maximum of 100 percent, 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.

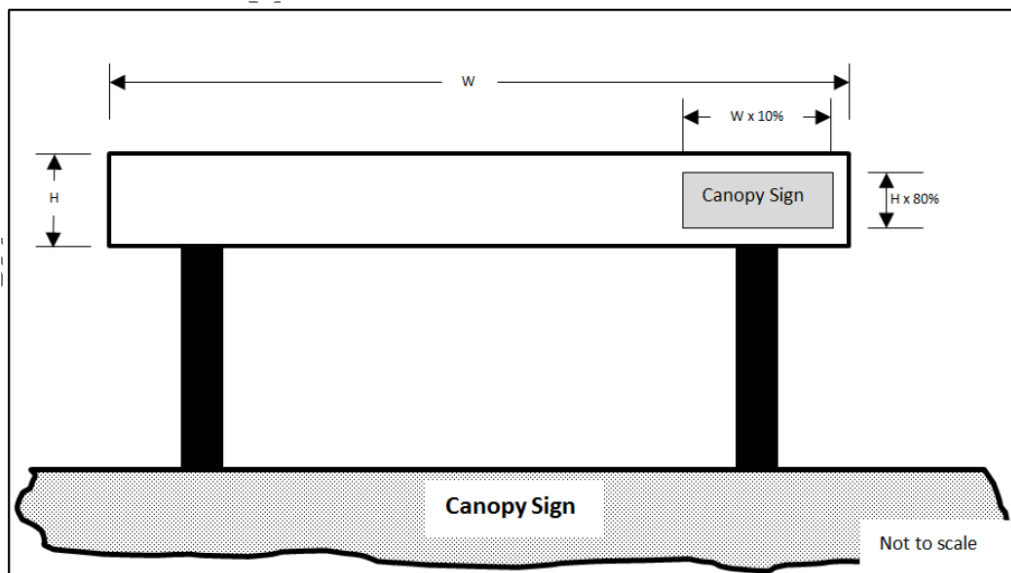


- d. The blade sign shall not project more than 36 inches from the wall onto which the blade sign is mounted.
- e. The blade sign shall not be externally illuminated in any manner except by ambient lighting as may be present on the property; however, blade signs may be internally illuminated in accordance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

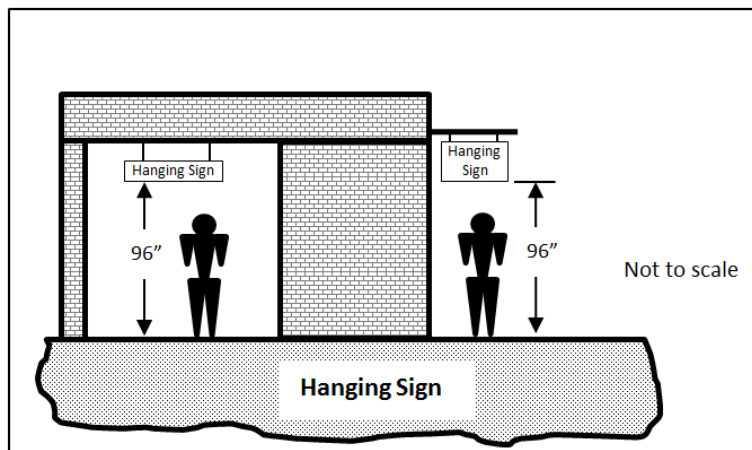
4. *Marquee signs.*

- 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.



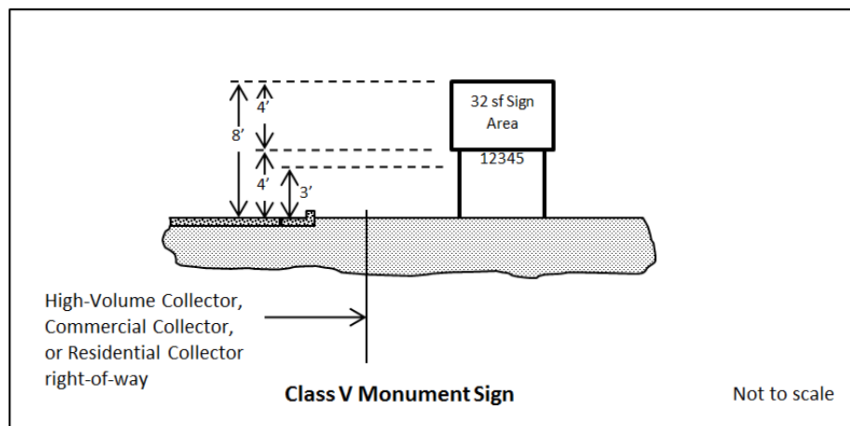
7. *Window signs and sunscreens.*

- 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.

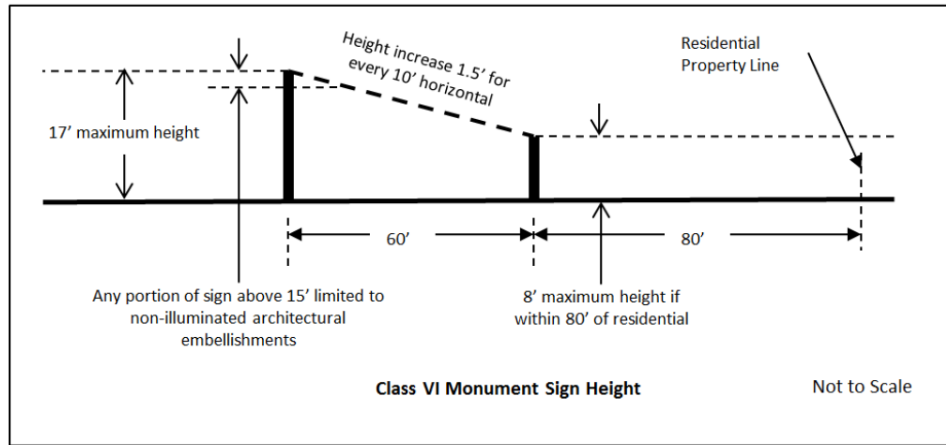


- d. The base of a class V monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
- e. A class V monument sign shall be located within a landscape area not less than 80 square feet.
- f. Class V monument signs shall be setback not 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).*

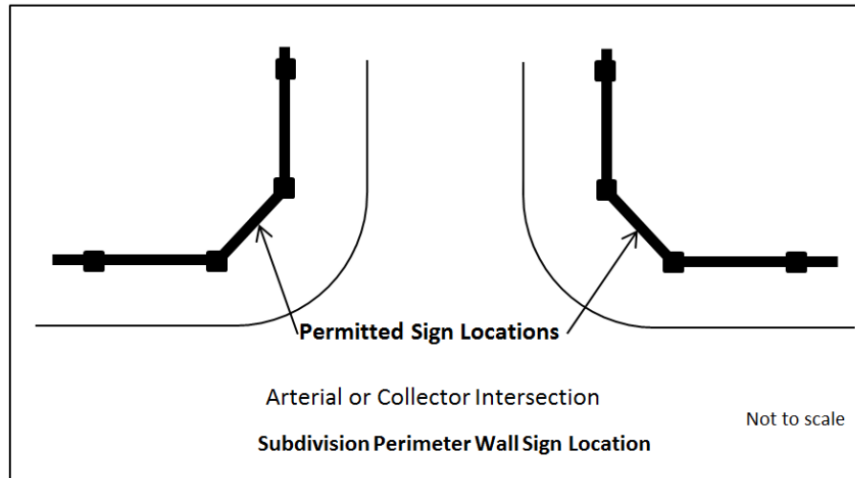
- a. Class VI monument signs are permitted in conjunction with non-residential uses in a non-residential zone or that portion of a planned area development where the land use plan of the PAD specifically calls out non-residential uses.
- b. Class VI monument signs shall only be located adjacent to a 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.



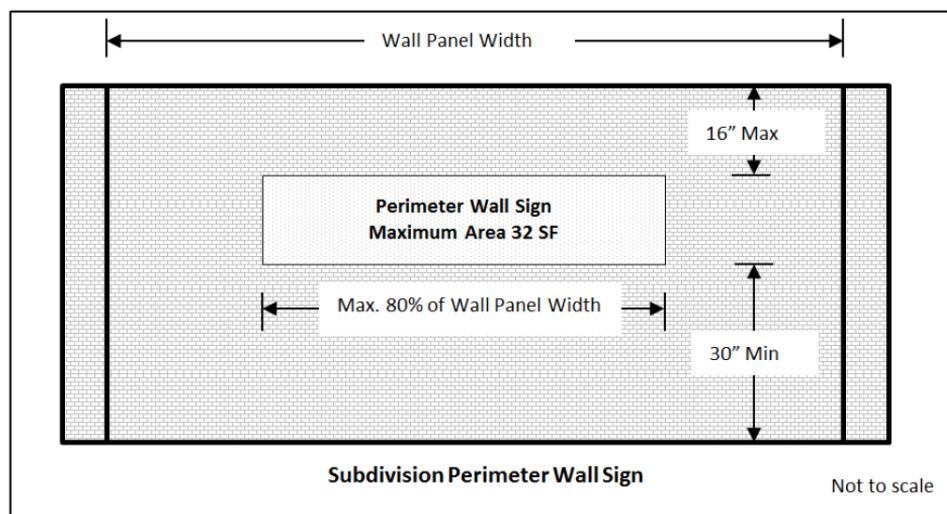


- d. The sign area of a class VI monument sign shall be limited to 36 square feet, but may increase 12 square feet for every one foot increase in the overall height of the sign up to a maximum sign area of 120 square feet.
  - e. The base of a class VI monument sign shall be fitted with the address of 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.

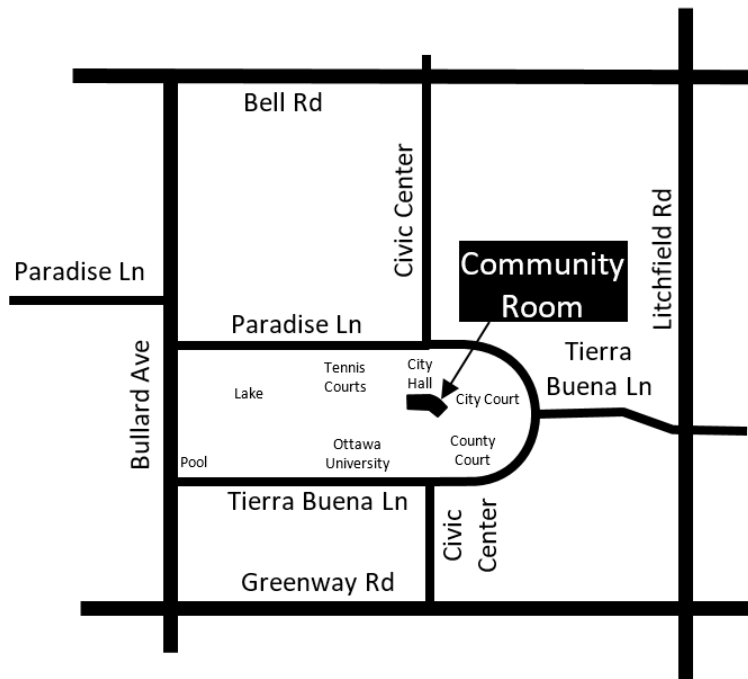
Applicant: City of Surprise

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





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

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**\*\*\*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](http://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

[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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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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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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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,

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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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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Thank you for your attention and reaching out to us.

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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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,

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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

[robert.kuhfuss@surpriseaz.gov](mailto: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

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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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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**

**WeSERV Association of REALTORS®**

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**Facebook:** [@WeSERV GAD](#)

**LinkedIn:** [Liz Recchia](#)

[www.weserv.realtor](http://www.weserv.realtor)

Follow WeSERV on [Facebook](#) and [Twitter](#)!

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

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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.\*\*\***

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Attachments available until Jul 9, 2021

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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





**From:** [Donna LaPorte](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Oppose Sign Amendment  
**Date:** Monday, June 21, 2021 12:56:51 PM

---

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

Mr. Kuhfuss,

After attending the June 9th Outreach presentation & meeting regarding the Sign Amendment, I stand by and further solidifies that I am against such amendment.

As I stated in the meeting, besides the sign clutter that can result, it poses safety concerns of improper placement, resulting in signs in walkways and streets, as well as, illegal time frame of posting such signs. All of this additional sign placement will be further problematic during Monsoon time, with the potential of accidents from signs in the streets, damage to vehicles etc. AND added clean up and emergency services from various City Departments. I am aware that small businesses may attract additional customers with additional signage YYY the downside of such signage for the entire City of Surprise outweighs any potential plus. Rather I would like the City to consider alternative means to assist small businesses: such as (1) complimentary website development; (2) "bingo" game for residents to visit/purchase from a small business and receive stamp to qualify for prizes; (3) one-time grants to offset the expense of signage on the main property board (which I was informed is expensive & often prohibits small business from such advertising).

In closing, please consider the above facts & options in the Sign Amendment.

Appreciate this email be forwarded to all Departments and individuals who will be voting on the matter.

Thank you,

Donna LaPorte

Surprise AZ

**From:** [Leo Mankiewicz](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** Re: FS21-372 A-Frame Signs ZTA Public Hearing Notice 07152021 PZ.docx  
**Date:** Tuesday, June 29, 2021 12:07:17 PM

---

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

Thank you, Robert, for the notice. I will be in a hearing that evening by Zoom and won't be able to attend personally. I am a court reporter by profession and I take hearings for the California Attorney General. Please ensure that our previous remarks are noted for the record. I can only say that with the present technology, signs should be kept at a minimum in a city that wants to have a quality look about it.

Very truly yours,  
Leo Mankiewicz

On Tue, Jun 29, 2021 at 9:51 AM Robert Kuhfuss <[REDACTED]> wrote:

All,

Please see attached legal ad pertaining to the proposed Text Amendment regarding Large A-Frame Signs. I am sending you this email as you have indicated an interest in this matter. Please don't hesitate to contact me with any questions you might have.

Thank you

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]

---

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29 Jun 2021 16:51:55 -0000

**From:** [Liz Recchia](#)  
**To:** [Robert Kuhfuss](#)  
**Subject:** WeSERV REALTORS - Comments on Class II Temporary Signs  
**Date:** Thursday, July 1, 2021 11:54:22 AM  
**Attachments:** [WeSERV letter to City of Surprise re Sign Ord June 30 2021.pdf](#)

---

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

Good Afternoon Robert,

Attached are the comments form WeSERV regarding the proposed changes to the Class II Temporary Sign ordinance.

If you have questions or would like more information, please let me know.

Thank you for the opportunity to participate in this discussion,

*Liz Recchia*

**Government Affairs Director**

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**LinkedIn:** [Liz Recchia](#)

[www.weserv.realtor](http://www.weserv.realtor)

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June 30, 2021

Dear Robert,

Thank you for the public meeting on June 9, 2021. WeSERV would like to address the proposed changes to the Class II Temporary Sign code.

WeSERV appreciates the proposed change in dimensions. We believe this change will increase the effectiveness of signage for business and customers.

**Page 2, Section 109-1.9.A3 – 3a regarding Class II Temporary Signs:**

WeSERV would like to point out that by state law, some businesses may not be required to have a city business license. An example is ARS 9-491.01 which forbids cities and towns from requiring a real estate broker or salesperson to acquire a business license if they are already licensed in the city or town in which their primary place of business is located.

WeSERV is concerned real estate brokerages may not have Class II Temporary signage available to them under this change.

**Page 3, Section 109-1.9.A3 – 3a,ii**

WeSERV appreciates the city realizing businesses may not have access to adequate signage within a retail, medical, office or other commercial location.

WeSERV suggests business be allowed to place (1) additional Class II Temporary sign near the street entrance to the location.

For businesses in locations such as the Brookside Bel Professional Plaza, 1,000 feet from the business entrance may not be adequate for signage to be seen from the street. The center is an example of commercial centers with their back to the road (Bell Rd), so there is little chance of adequate or visible signage.

Another example are businesses located off Grand Ave, behind other businesses. Most likely a sign placed 1,000 feet from the entrance will not provide visibility.



WeSERV appreciates the City of Surprise being attuned to the challenges some businesses have in gaining visibility.

We look forward to further discussion and seeing the updated proposed draft of the Class II Temporary Sign Code.

Thank you for the opportunity to provide input,

A handwritten signature in blue ink, appearing to read "Liz Recchia", is positioned above the printed name.

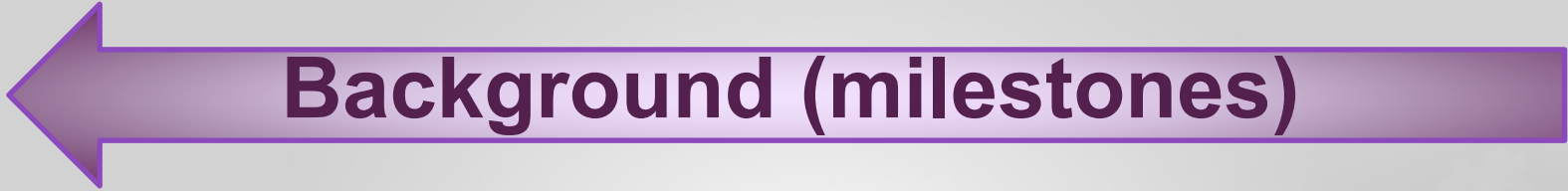
Liz Recchia  
Government Affairs Director





## Temporary Signs (Large A-Frame)

Planning and Zoning Commission  
August 5, 2021



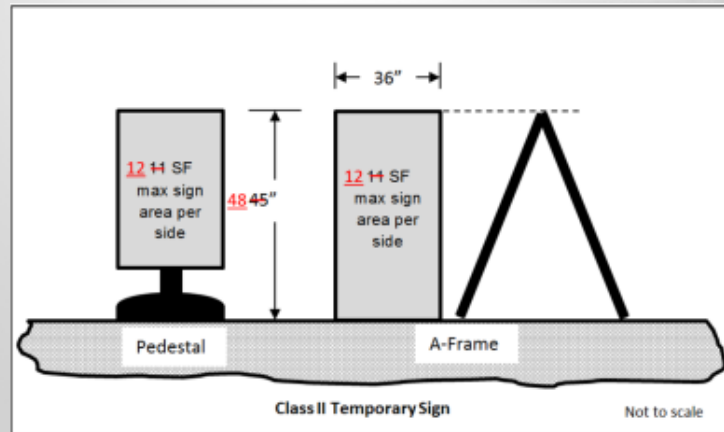
## Background (milestones)

- 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
- July 15, 2021 – Planning and Zoning Commission hearing

# Proposed Text

- Amend Subsection 109-1.6 regarding definition:
  - Increased sign area from 11 SF to 12 SF per side
  - Increased the height from 45" to 48 "

No change since  
July 15<sup>th</sup> P&Z



# Proposed Text

- Amend Table 109-1a to allow Class II Temporary Signs in public and private rights-of-way

| TABLE 109-1a PERMITTED SIGNS<br>(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      |            |    |

DELETING THIS CHANGE – CURRENTLY APPROVED TEXT REMAINS

# Proposed Text

➤ Amend Subsection 109-1.8(B) regarding materials and legibility:

- Deleted the word “permanent”
- Clarified that Class II Temporary Signs must be fabricated of durable certain materials e.g. wood, hard plastic, or metal with no sharp edges
- Sign copy must be legible

No change since  
July 15<sup>th</sup> P&Z

# Proposed Text

➤ Amend Subsection 109-1.9.A.3:

- Correcting scrivener errors
- ~~▪ Tied Class II Temporary Signs to Business License~~
- ~~▪ Added provision that would allow one additional sign within 1,000 feet of business~~
- ~~▪ Added provision that prohibits locating in landscaping strip between sidewalk and curb~~
- Other clarifying language

# Outreach

➤ **June 9, 2021**

➤ **Mixed opinions** (Based on original proposal)

➤ **Support**

➤ **Increased visibility**

➤ **Concerns over Business License requirement**

➤ **Concerns over 1,000' limitation**

➤ **Opposition**

➤ **Sign clutter**

➤ **Enforceability**



# Timeline

- **Target**
  - **City Council Work Session on August 17, 2021**
  - **City Council hearing on September 21, 2021**
  - **Effective date of October 21, 2021**



# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Planning and Zoning Commission Meeting

---

Council Meeting Date: August 5, 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 - Affidavit of Sign Posting - Updated Signs
  8. FS20-702 - PowerPoint
-

# Conditional Use Permit

---

REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS20-702

**Project Name:** Surprise Storage and RV Addition

**Council District:** 5 – Palm

**Meeting Date:** August 5, 2021

**Planner:** Sergio Angulo

---

**Owner:** GSA Group Surprise 2, LLC

**Applicant:** Michelle Bach with EAPC Architects Engineers, Inc.

**Request:** Conditional Use Permit and Site Plan for the expansion of the existing Sierra Verde Self-Storage Facility.

**Site Location:** Generally north of Waddell Road and east of 140<sup>th</sup> Drive in a portion of Section 9, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

**Site Size:** 9.8 acres (approx.)

**General Plan**

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

**Support/Opposition:** Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on December 22, 2020. During the meeting, there was some opposition to the project as residents in the vicinity would prefer to see retail and entertainment uses on this site.

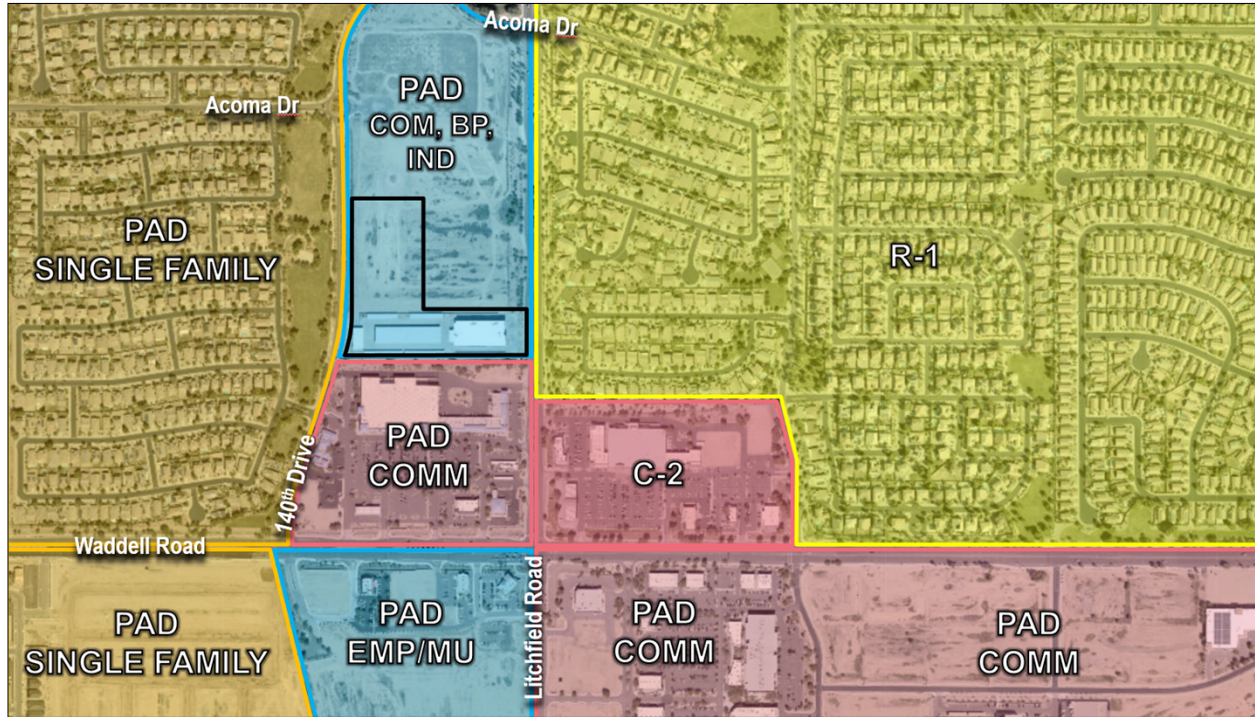
**Staff Recommendation:** Staff recommends the Commission **approve** case FS20-702, subject to stipulations 'a' through 'g'.

**Project Description:**

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 140<sup>th</sup> Drive in the Sierra Verde  
40 PAD.

41

42 **Existing Land Zoning:**



|                     |                         |     |
|---------------------|-------------------------|-----|
| PAD – Single Family | PAD – COM/BP/IND        | R-1 |
| PAD – Single Family | <b>PAD – COM/BP/IND</b> | 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 140<sup>th</sup> 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 140<sup>th</sup>  
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.



96  
97 c. On-site circulation, drives and parking:  
98

99 i. Each mini-warehouse site shall provide a minimum of two exits, one of which  
100 may be for emergency vehicle only.  
101

102 ii. All one-way driveways shall provide for one ten-foot parking lane and one  
103 fifteen-foot travel lane. Traffic direction and parking shall be designated by signing  
104 and painting.  
105

106 iii. All two-lane driveways shall provide for one ten-foot parking lane and two  
107 twelve-foot travel lanes.  
108

109 iv. The parking lanes may be eliminated when the driveway does not serve storage  
110 cubicles.  
111

112 v. At least one parking space for each ten storage cubicles equally distributed  
113 throughout the storage area shall be provided.  
114

115 vi. All driveways, parking, loading, and circulation areas shall be paved with  
116 concrete, asphalt or asphaltic concrete.  
117

118 d. Fencing and screening:  
119

120 i. A minimum of six-foot high masonry wall with architectural enhancements shall  
121 be provided around the perimeter of the property. When adjacent to an arterial  
122 street, the wall will be designed with insets or offsets to eliminate long, unbroken  
123 walls.  
124

125 ii. All outdoor storage shall be limited to recreational vehicles, shall be limited to a  
126 maximum ten percent of the net site area, and shall be screened from view from  
127 surrounding properties.  
128

129 e. Building setbacks:  
130

131 i. A setback adjacent to any arterial or collector street shall be a minimum of  
132 twenty-five feet.  
133

134 ii. Side and rear setbacks shall be a minimum of twenty-five feet when adjacent to  
135 any residential zoning district. The Planning and Zoning Commission may approve  
136 a zero-foot setback if the perimeter buildings are intended to serve as the  
137 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 140<sup>th</sup> 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 140<sup>th</sup> 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 140<sup>th</sup> 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 140<sup>th</sup> 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

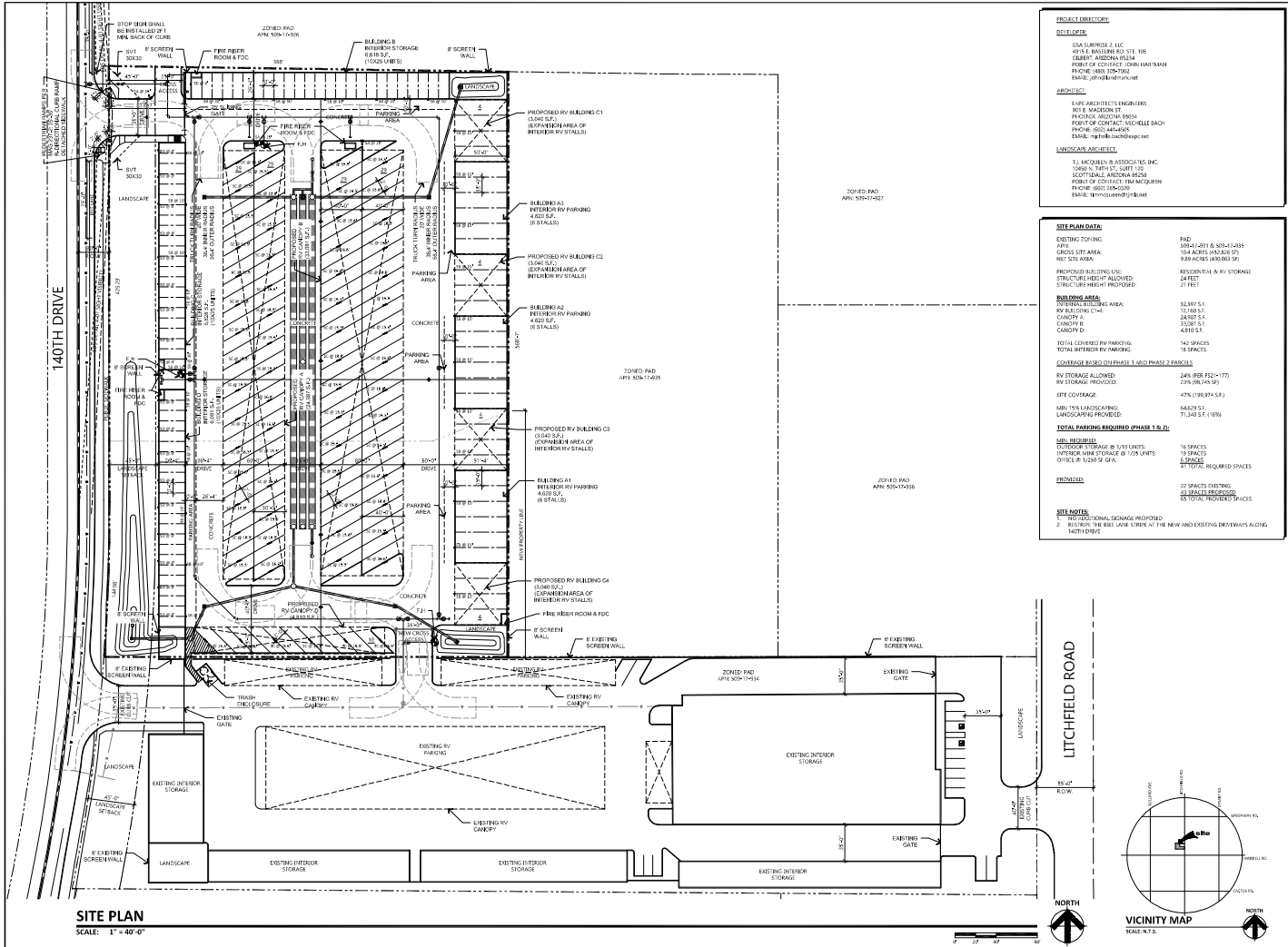
276 05 Citizen Participation Report

277 06 Affidavit of Sign Posting



# FS20-702 VICINITY MAP





100 600.441.4565  
501 E. Madison, ST., Phoenix, AZ 85004

Operating: MAB  
 Design: MAB  
 Construction: MAB

Project: MAB  
 Design: MAB  
 Construction: MAB

Project: MAB  
 Design: MAB  
 Construction: MAB

**CLIENT**  
GSA SURPRISE 2, LLC

**PROJECT DESCRIPTION**  
SIERRA VERDE SELF STORAGE RV ADDITION

**CITY** SURPRISE  
**STATE** ARIZONA

**ISSUE DATES**

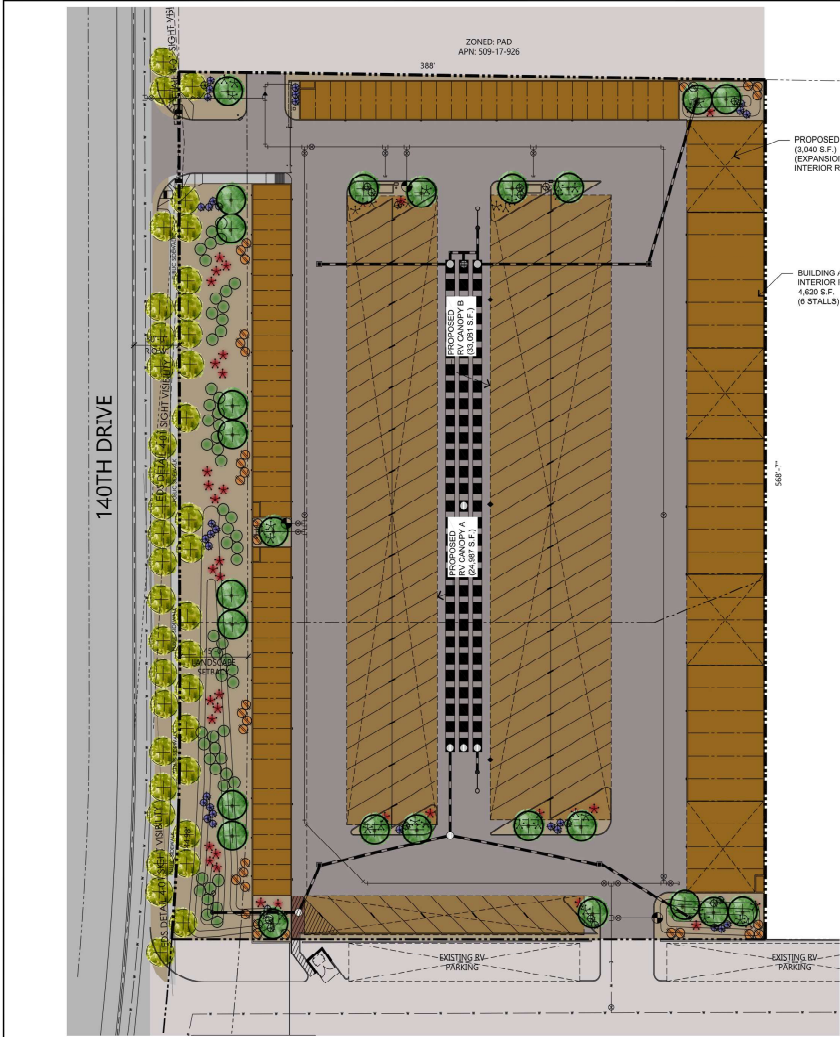
| NO. | DESCRIPTION         | DATE       |
|-----|---------------------|------------|
| 01  | PRELIMINARY REVIEW  | 04-14-2010 |
| 02  | DESIGN REVIEW       | 04-27-2010 |
| 03  | CONSTRUCTION REVIEW | 04-27-2010 |
| 04  | CONSTRUCTION REVIEW | 04-27-2010 |
| 05  | CONSTRUCTION REVIEW | 04-27-2010 |

**PROJECT NO.** 20040490  
**DESIGNED BY** MAB  
**CHECKED BY** MAB  
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**ISSUING TITLE**  
**SITE PLAN**

**A002**





# LANDSCAPE LEGEND

- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
- QUINCE TREE  
PKUNU, 1" KUM  
CONSTRUCTION
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- CAESALPINA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- ACACIA REDOLENS  
'DESERT CARPET' TM  
5 GALLON

MATCH ADJACENT GRANITE  
DISCONTINUED GRANITE  
2" USPTM IN ALL LANDSCAPE AREAS

## LANDSCAPE CALCULATIONS:

OFF SITE LANDSCAPE AREA: 6,771 SQ. FT. (EXISTING)  
ON SITE LANDSCAPE AREA: 35,205 SQ. FT. (14%)  
TOTAL LANDSCAPE: 42,076 SQ. FT.

## SVT NOTE:

TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMITS. LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 50 INCHES OR ABOVE 64 INCHES PER SURPRISE EDS DETAIL 4-01

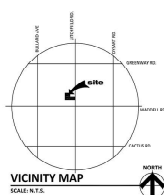
**PROJECT DESCRIPTION:**

**DEVELOPER:**  
GSA SURPRISE 2, LLC  
8001 E. BARTON RD., SUITE 100  
CLUBBIE, ARIZONA 85204  
POINT OF CONTACT: JOHN HARTMAN  
PHONE: (602) 441-4500  
FAX: (602) 441-4500  
EMAIL: jhartman@gsa2.com

**ARCHITECT:**  
LAPC ARCHITECTS ENGINEERS  
301 E. MADISON ST.  
PHOENIX, ARIZONA 85004  
POINT OF CONTACT: JEFFREY RAY  
PHONE: (602) 441-4500  
FAX: (602) 441-4500  
EMAIL: jray@lapc.com

**LANDSCAPE ARCHITECT:**  
T.J. McQUEEN & ASSOCIATES, INC.  
10450 N. 76TH STREET, SUITE 120  
SCOTTSDALE, ARIZONA 85258  
POINT OF CONTACT: T.J. McQUEEN  
PHONE: (602) 364-2100  
FAX: (602) 364-2100  
EMAIL: tmmcqueen@tjm.com

|                                                                                                                           |                                                                          |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>SITE PLAN DATA:</b>                                                                                                    |                                                                          |
| EXISTING ZONING:                                                                                                          | RAD                                                                      |
| APN:                                                                                                                      | 500-17-001 B (201-17-000)                                                |
| EXISTING SITE AREA:                                                                                                       | 10.4 ACRES (452,000 S.F.)                                                |
| PROPOSED BUILDING USE:                                                                                                    | RESIDENTIAL & RV STORAGE                                                 |
| STRUCTURE HEIGHT ALLOWED:                                                                                                 | 24 FEET                                                                  |
| STRUCTURE HEIGHT PROPOSED:                                                                                                | 21 FEET                                                                  |
| <b>BUILDING AREA:</b>                                                                                                     |                                                                          |
| INTERNAL BUILDING AREA:                                                                                                   | 32,207 S.F.                                                              |
| RV BUILDING AREA:                                                                                                         | 12,700 S.F.                                                              |
| CANOPY A:                                                                                                                 | 24,000 S.F.                                                              |
| CANOPY B:                                                                                                                 | 33,000 S.F.                                                              |
| CANOPY C:                                                                                                                 | 4,000 S.F.                                                               |
| TOTAL COVERED BY PARKING:                                                                                                 | 142 SPACES                                                               |
| TOTAL INTERIOR BY PARKING:                                                                                                | 18 SPACES                                                                |
| <b>COVERAGE BASED ON PHASE 1 AND PHASE 2 PARCELS:</b>                                                                     |                                                                          |
| RV STORAGE ALLOWED:                                                                                                       | 100% (452,000 S.F.)                                                      |
| RV STORAGE PROVIDED:                                                                                                      | 23% (26,745 S.F.)                                                        |
| SITE COVERAGE:                                                                                                            | 47% (198,874 S.F.)                                                       |
| MIN 10% LANDSCAPING:                                                                                                      | 64,620 S.F.                                                              |
| LANDSCAPING PROVIDED:                                                                                                     | 77,345 S.F. (16%)                                                        |
| <b>TOTAL PARKING REQUIRED:</b>                                                                                            |                                                                          |
| DRIVE UP SPACES:                                                                                                          | 5 SPACES REQUIRED                                                        |
| RV STORAGE PROVIDED:                                                                                                      | 5 SPACES PROVIDED IN THE 10' PARKING LANE IN FRONT OF THE DRIVE UP UNITS |
| <b>SITE NOTES:</b>                                                                                                        |                                                                          |
| 1. NO ADDITIONAL STORAGE PROPOSED                                                                                         |                                                                          |
| 2. RESTRICTION: THE BUREAU OF LAND MANAGEMENT (BLM) HAS A RESTRICTION ON THE NEW AND EXISTING DRIVEWAYS ALONG 140TH DRIVE |                                                                          |



**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 76TH STREET, SUITE 120  
SCOTTSDALE, ARIZONA 85258  
P: (602) 364-2100  
F: (602) 364-2100  
E: tmmcqueen@tjm.com

**EAPC**

**PROJECT DESCRIPTION:**

**CITY:** SURPRISE  
**STATE:** ARIZONA

**PROJECT NO.:** 2020490  
**DRAWN BY:** MAD  
**CHECKED BY:** MAD  
**COPYRIGHT:** © 2020 T.J. McQUEEN & ASSOCIATES, INC.

**DRAWING TITLE:** LANDSCAPE PLAN

**La.01**  
**FS20-702**

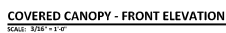
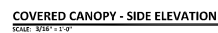
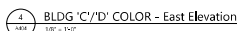
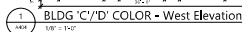


### PROJECT DESCRIPTION

ISSUE DATES

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

A403



- [illegible]

## PROJECT DESCRIPTION

ISSUE DATES

|             |          |
|-------------|----------|
| PROJECT NO: | 20204090 |
| DRAWN BY:   | AJS      |
| CHECKED BY: | MB       |

DRAWING TITLE  
EXTERIOR COLOR  
ELEVATIONS

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 26<sup>th</sup>, 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 17<sup>th</sup>, 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 140<sup>th</sup> drive. Responded to concern by clarifying construction is expected to take about 8 months. Construction will impact some of the road on 140<sup>th</sup> 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 <b>AZ</b>     | St. Paul, Bemidji <b>MN</b> | Minot, Bismarck, Fargo, Grand Forks, Williston <b>ND</b> |                         |
|  | Sioux Falls <b>SD</b> | Fort Collins <b>CO</b>      | Norwich <b>VT</b>                                        | Buenos Aires <b>ARG</b> |







**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 20th, 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

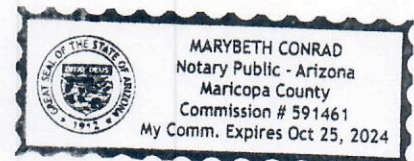
7.20.2021  
Date

This instrument was acknowledged before me on this 20th 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**

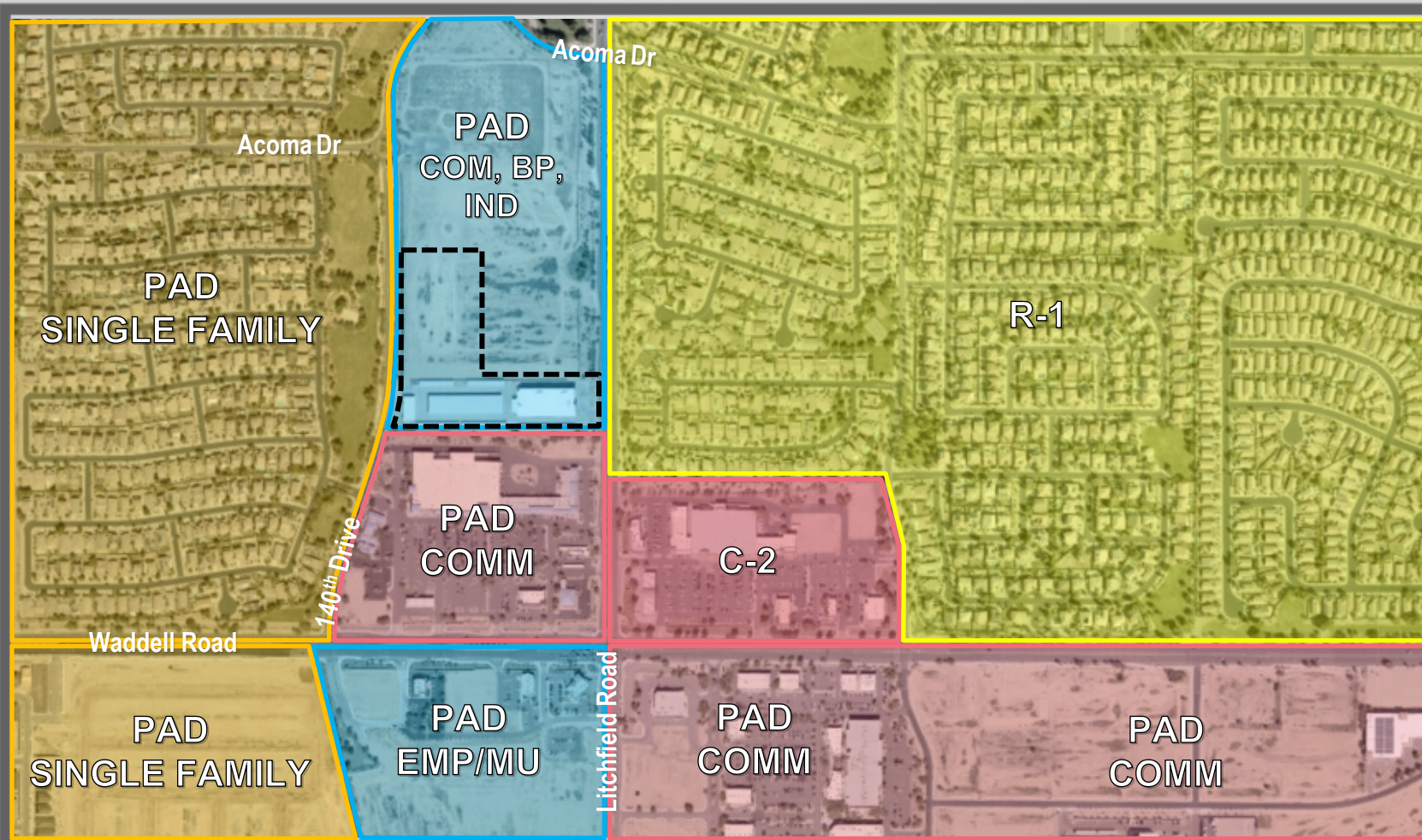
Planning & Zoning Commission

August 5, 2021



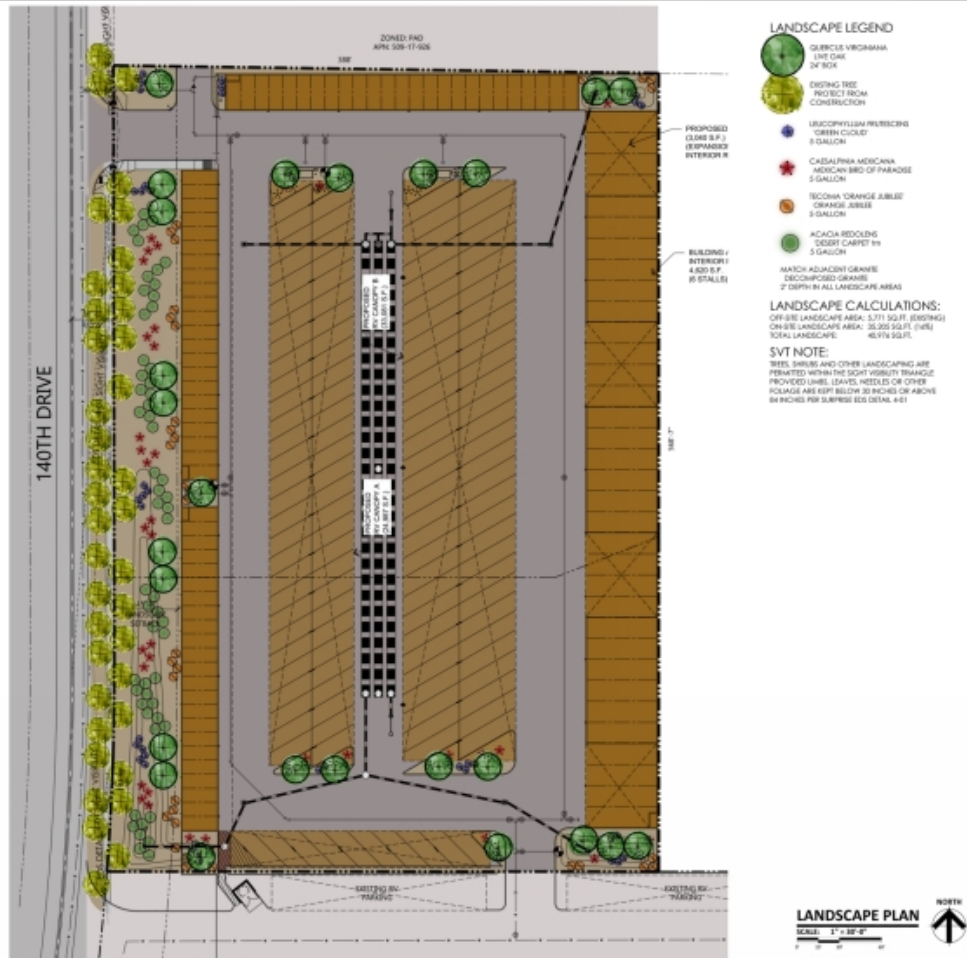
# FS20-702 VICINITY MAP





# FS20-702 ZONING

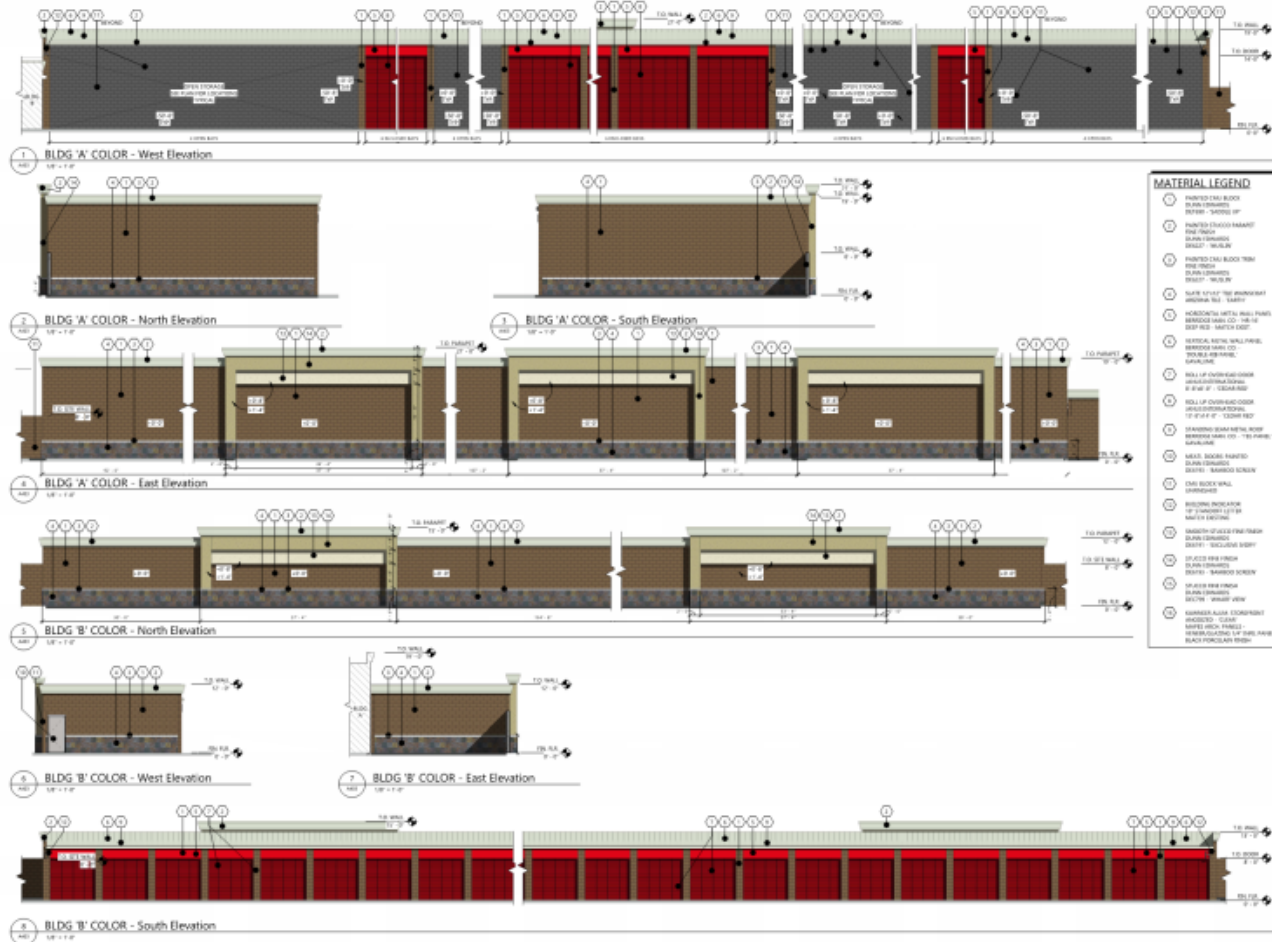




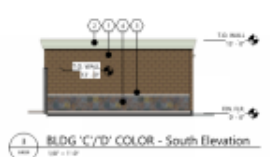
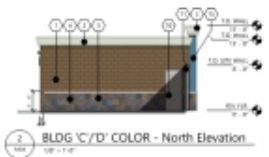
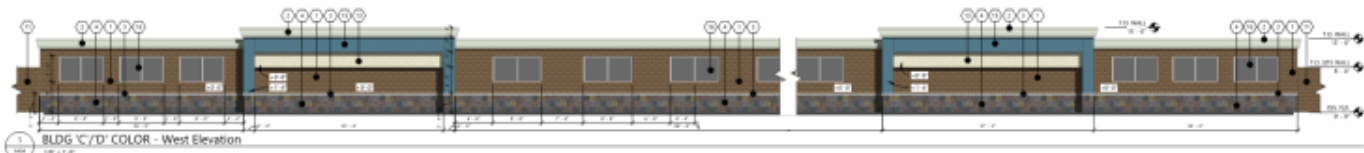
# FS20-702 LANDSCAPE PLAN



# FS20-702 ELEVATIONS

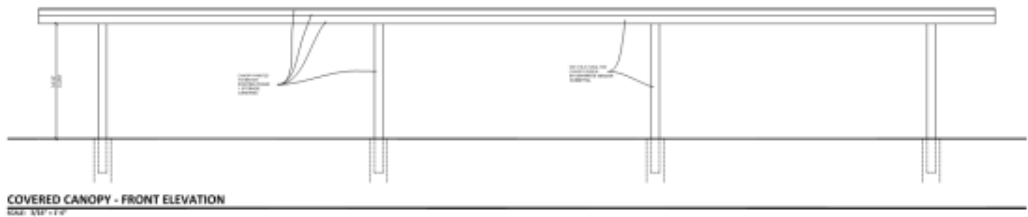
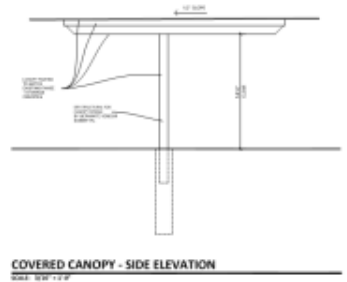






**MATERIAL LEGEND**

- 1 PAINTED CONCRETE BLOCK  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 2 PAINTED 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 3 PAINTED CONCRETE BLOCK  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 4 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 5 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 6 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 7 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 8 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 9 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"
- 10 1/2" X 1/2" X 1/2" PLYWOOD  
COLOR: CHALKED  
DETAIL: THICK 1/2"



# FS20-702 ELEVATIONS



# 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: August 5, 2021

Contact Person: Chris Boyd, AD - BS DV & CD  
ENF

Submitting Department: Community Development District: District 5

Staff Recommendations: None

---

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

---

### **Agenda Wording:**

Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD, generally located on the southwest corner of Bell and Litchfield Road. The main topic of discussion will be the review of specific procedural elements within the PAD.

---

### **Motion:**

Presentation and discussion only.

---

### **Background:**

The SCDC PAD was adopted in January of 2001.

---

### **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:**

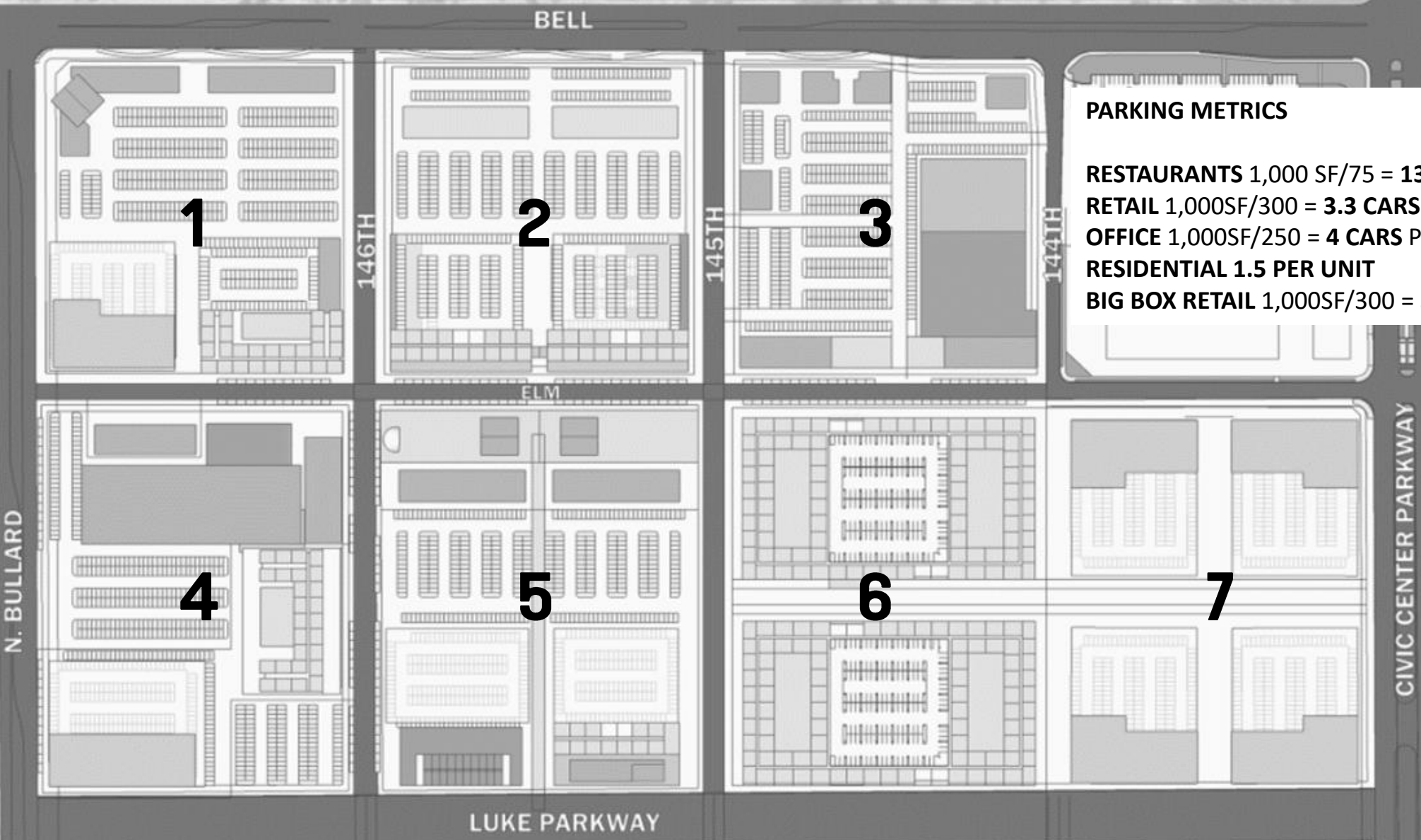
1. 8.5.21 PZ SCDC Presentation
2. Planning and Zoning Master Site Plan Discussion

3. SURPRISE CENTER PAD-Revised Date of Dec 2000

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**PARKING METRICS**

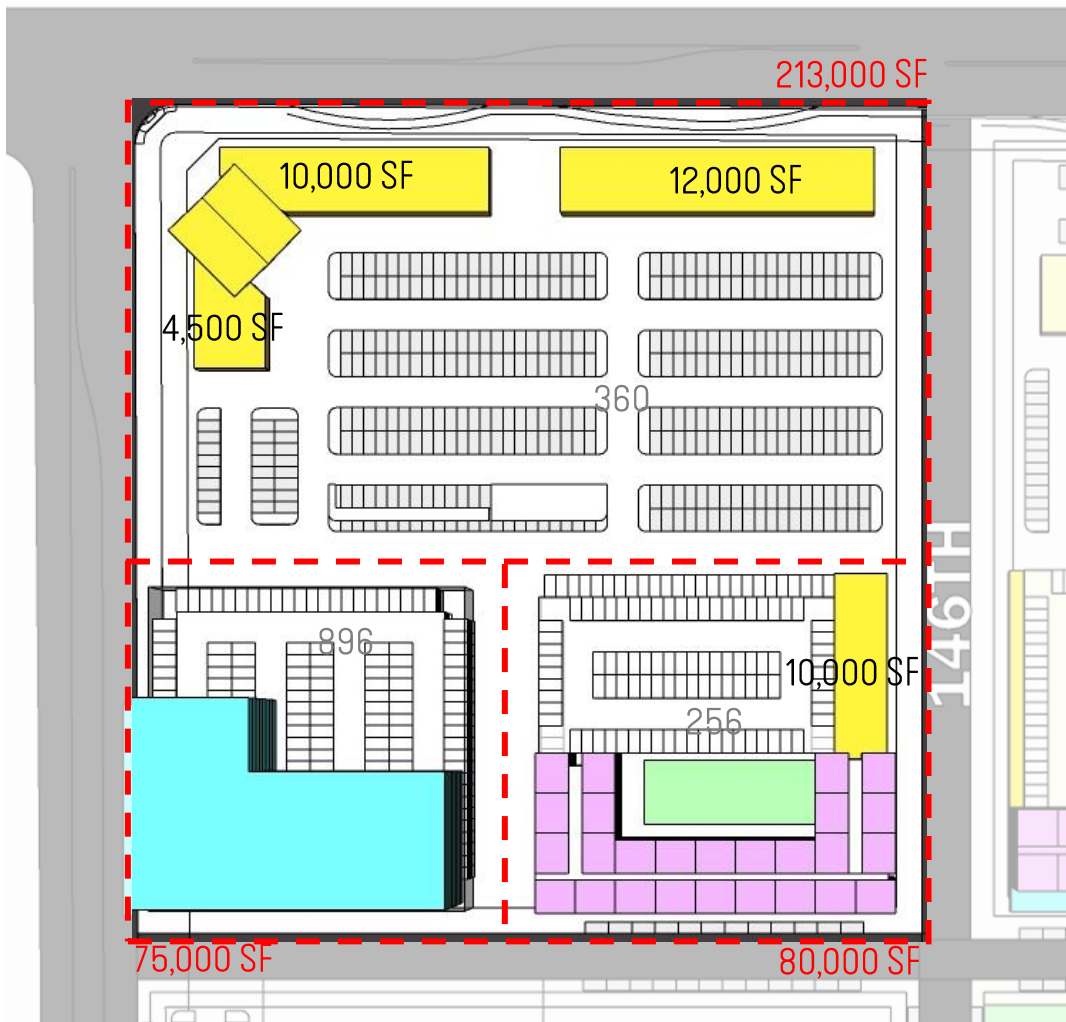
**RESTAURANTS** 1,000 SF/75 = **13.3 CARS** PER 1,000 SF

**RETAIL** 1,000SF/300 = **3.3 CARS** PER 1,000 SF

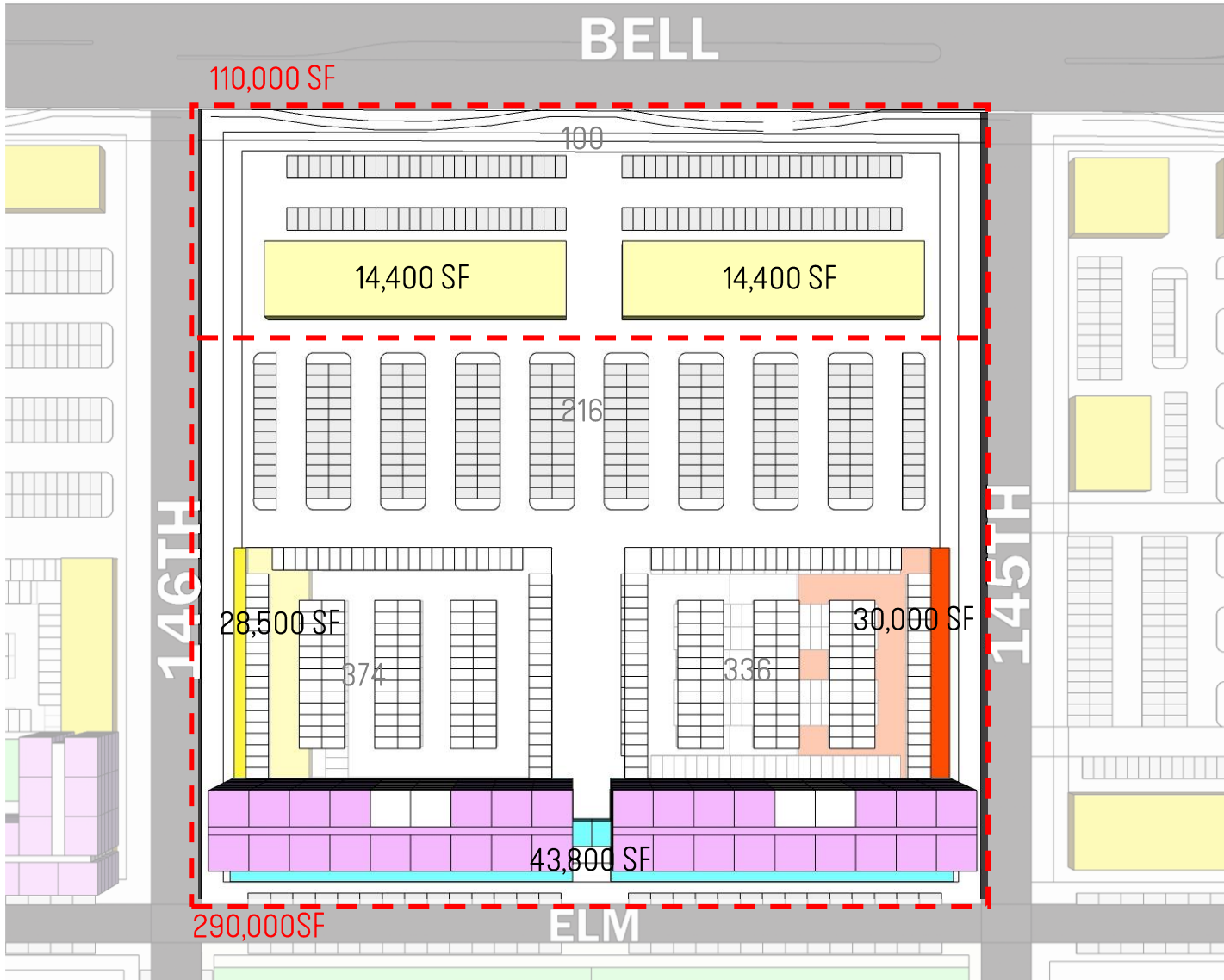
**OFFICE** 1,000SF/250 = **4 CARS** PER 1,000 SF

**RESIDENTIAL** 1.5 PER UNIT

**BIG BOX RETAIL** 1,000SF/300 = **3.3 CARS** PER 1,000SF



|                               |                                      |
|-------------------------------|--------------------------------------|
| <b>BLOCK 1</b>                | <b>368,000 SF</b>                    |
|                               |                                      |
| <b>RETAIL</b>                 | <b>26,500 SF</b>                     |
| Levels                        | 1                                    |
| Required Parking              | 353                                  |
| Provided Parking              | 360                                  |
|                               |                                      |
| <b>OFFICE</b>                 | <b>28,000 SF/FL * 8 = 224,000 SF</b> |
| Levels                        | 8                                    |
| Required Parking              | 896 (4/1,000 sf)                     |
| Provided Parking              | 1,000 (4.4/1,000 sf)                 |
|                               |                                      |
| <b>RESIDENTIAL</b>            | <b>140 UNITS</b>                     |
| Units                         | 140                                  |
| Levels                        | 6                                    |
| Required Parking              | 210                                  |
|                               |                                      |
| <b>RETAIL</b>                 | <b>10,000 SF</b>                     |
| Levels                        | 1                                    |
| Required Parking              | 34                                   |
|                               |                                      |
| Total Required Parking        | 244                                  |
| Provided Parking              | 256                                  |
|                               |                                      |
| <b>Total parking required</b> | <b>1,493</b>                         |
| <b>Total parking provided</b> | <b>1,616</b>                         |



BLOCK 2

400,000 SF

|                  |                           |
|------------------|---------------------------|
| RETAIL           | 14,400 SF * 2 = 28,800 SF |
| Levels           | 1                         |
| Required Parking | 96 (3/1,000 SF)           |
| Provided Parking | 100 (3/1,000 SF)          |

|                  |                    |
|------------------|--------------------|
| RESIDENTIAL      | 288 UNITS          |
| Units            | 288                |
| Levels           | 9                  |
| Required Parking | 432 (1.5 PER UNIT) |

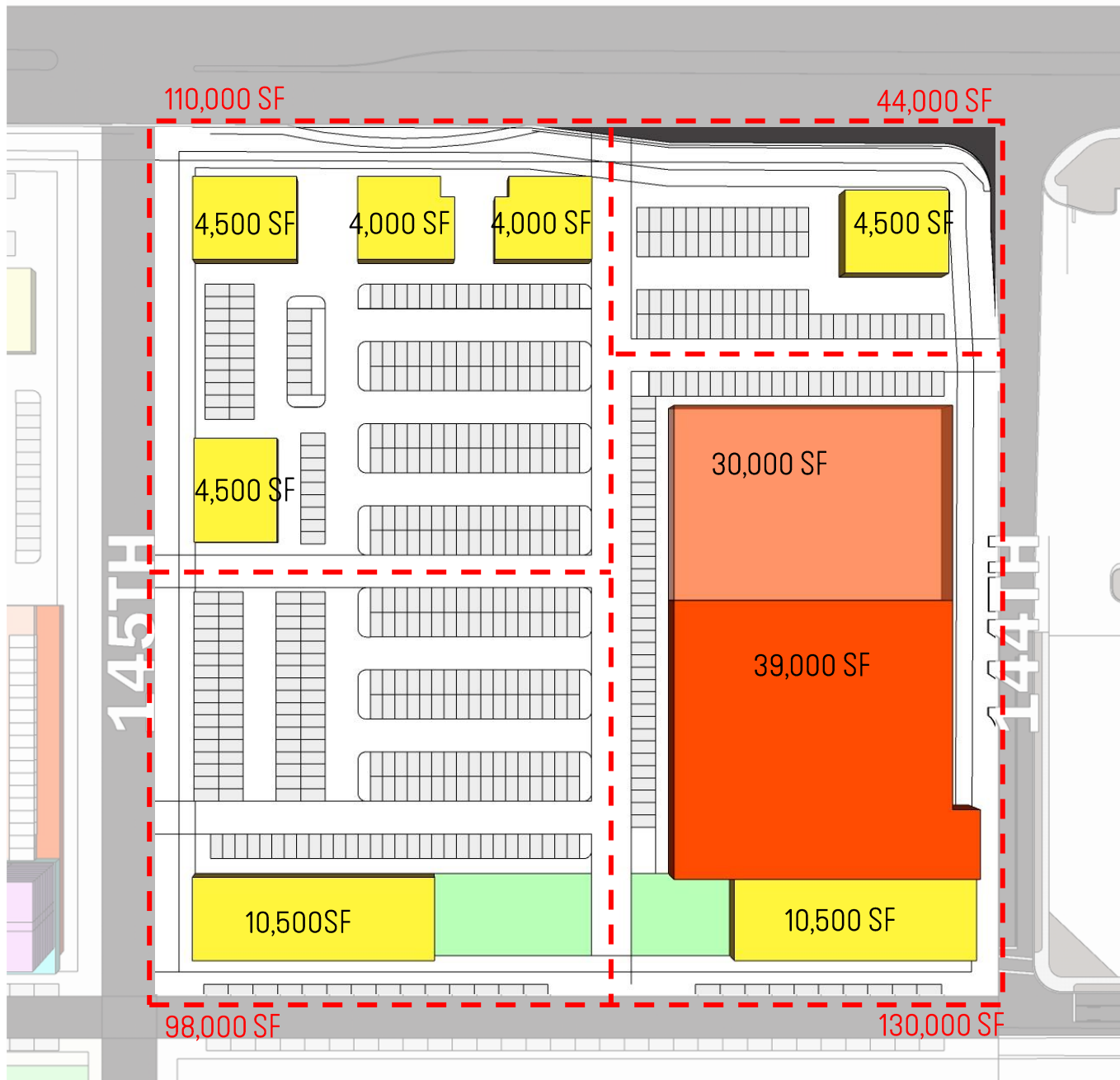
|                  |                          |
|------------------|--------------------------|
| OFFICE           | 21,900 SF * 2 = 43,800SF |
| Levels           | 1                        |
| Required Parking | 176 (4/1,000 SF)         |

|                  |          |
|------------------|----------|
| RETAIL           | 28,500SF |
| Required Parking | 95       |

|                  |                  |
|------------------|------------------|
| BIG BOX RETAIL   | 30,000SF         |
| Required Parking | 100 (3/1,000 sf) |

|                        |     |
|------------------------|-----|
| Total Required Parking | 803 |
| Provided Parking       | 926 |

|                        |       |
|------------------------|-------|
| Total parking required | 899   |
| Total parking provided | 1,026 |



### BLOCK 3

382,000 SF

#### RETAIL 42,500 SF

Levels 1  
Required Parking 140 ((3 cars/1,000 SF)

#### BIG BOX RETAIL 30,000 SF

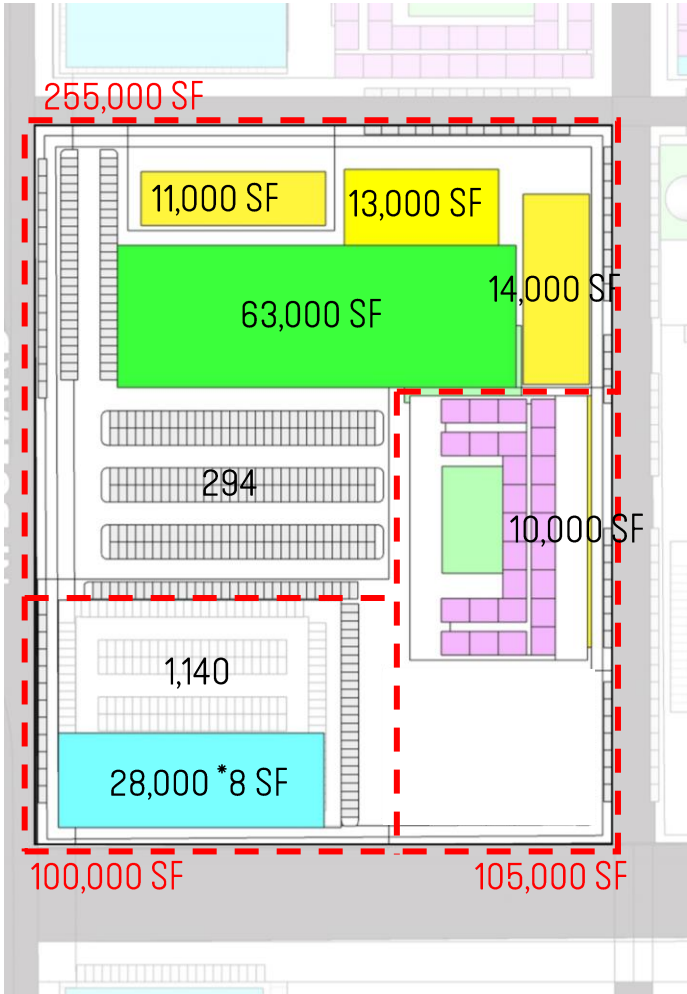
Levels 1  
Required Parking 100 (3 cars/1,000 SF)

#### BIG BOX RETAIL 39,000 SF

Levels 1  
Required Parking 130 (3 cars/1,000 SF)

Total parking required 307  
Total parking provided 478





**BLOCK 4** **460,000 SF**

**POP STROKE** **76,000 SF**

|                  |           |
|------------------|-----------|
| Restaurant       | 13,000 SF |
| Two-18 holes     | 63,000 SF |
| Required parking | 150       |

**RETAIL** **25,000 SF**

|                  |     |
|------------------|-----|
| Required parking | 334 |
|------------------|-----|

**OFFICE** **28,000 SF/FL \* 8 = 224,000 SF**

|                  |                                |
|------------------|--------------------------------|
| Levels           | 8                              |
| Required Parking | <b>896 (4 cars/1,000 sf)</b>   |
| Provided Parking | <b>1,140 (5 cars/1,000 sf)</b> |

|                        |       |
|------------------------|-------|
| Total Required Parking | 1,198 |
| Total Provided Parking | 1,434 |

| USE        |       |     |     |     |     |
|------------|-------|-----|-----|-----|-----|
| OFFICE     | 896   | 90  | 171 | 45  | 45  |
| RESTAURANT | 242   | 484 | 484 | 484 | 49  |
| ENT        | 60    | 150 | 120 | 150 | 15  |
| TOTAL      | 1,198 | 724 | 775 | 679 | 109 |

**RESIDENTIAL** **295 UNITS**

|                  |           |
|------------------|-----------|
| Units            | 295 UNITS |
| Levels           | 13        |
| Required Parking | 443       |

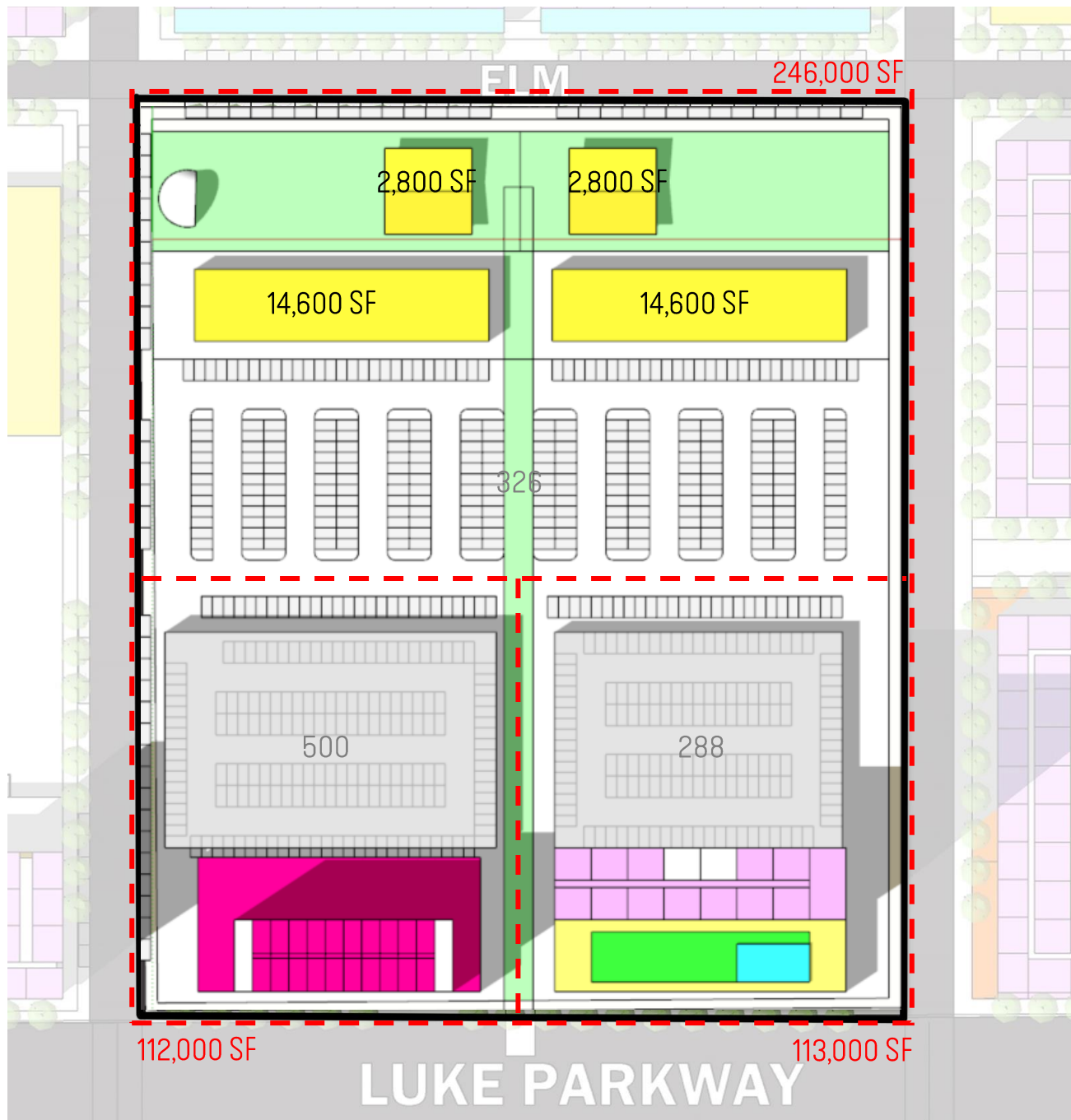
**RETAIL** **10,000 SF**

|                  |    |
|------------------|----|
| Levels           | 1  |
| Required Parking | 20 |

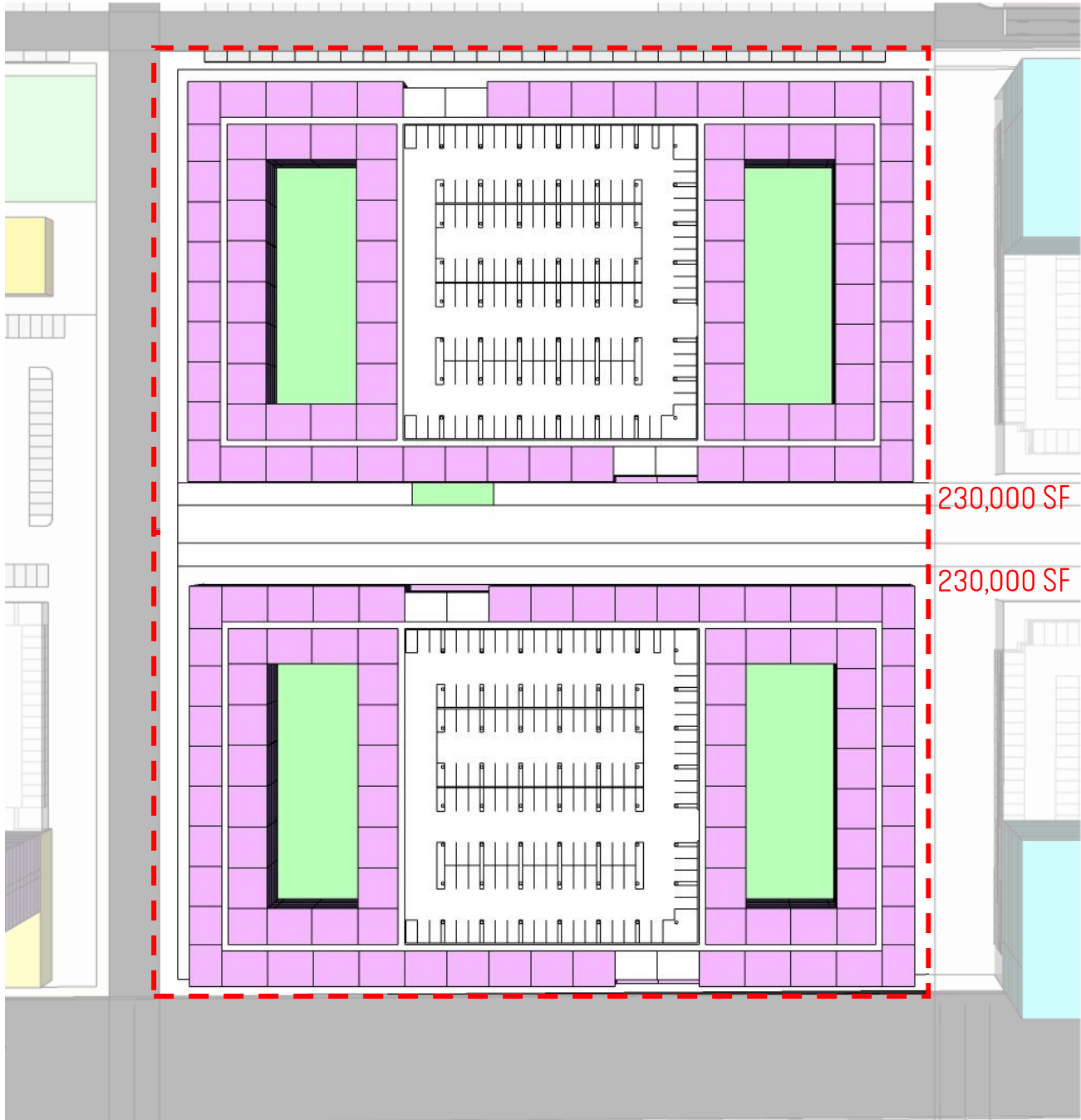
|                         |     |
|-------------------------|-----|
| Total Required Parking  | 463 |
| Provided Parking levels | 589 |

|                        |       |
|------------------------|-------|
| Total parking required | 1,661 |
| Total parking provided | 2,023 |





| BLOCK 5                |     | 471,000 SF                            |     |     |     |
|------------------------|-----|---------------------------------------|-----|-----|-----|
| RESIDENTIAL            |     | 337,000 SF                            |     |     |     |
| Units                  |     | 140                                   |     |     |     |
| Levels                 |     | 10                                    |     |     |     |
| Required Parking       |     | 210                                   |     |     |     |
| Provided Parking       |     | 288                                   |     |     |     |
| HOTEL                  |     | 200 KEYS                              |     |     |     |
| Units                  |     | 20 KEYS PER FLOOR                     |     |     |     |
| Levels                 |     | 10                                    |     |     |     |
| Required Parking       |     | 200                                   |     |     |     |
| Provided Parking       |     | 500                                   |     |     |     |
| RETAIL                 |     | (2,800 SF +14,600 SF) * 2 = 40,400 SF |     |     |     |
| Levels                 |     | 1                                     |     |     |     |
| Required Parking       |     | 539                                   |     |     |     |
| Provided Parking       |     | 326                                   |     |     |     |
| USE                    |     |                                       |     |     |     |
| HOTEL                  | 150 | 200                                   | 150 | 200 | 150 |
| RESTAURANT             | 270 | 539                                   | 539 | 539 | 54  |
| TOTAL                  | 420 | 739                                   | 589 | 739 | 204 |
| Total Required Parking |     | 949                                   |     |     |     |
| Total Provided Parking |     | 1,114                                 |     |     |     |



**BLOCK 6**

**460,000 SF**

**RESIDENTIAL (NORTH )**

**350 UNITS**

|                  |                       |
|------------------|-----------------------|
| Units            | 350                   |
| Levels           | 4                     |
| Required parking | 525 (1.5 PER UNIT SF) |

**RETAIL**

**21,500 SF**

|                  |                            |
|------------------|----------------------------|
| Required Parking | <b>72 (3 PER 1,000 SF)</b> |
|------------------|----------------------------|

|                  |            |
|------------------|------------|
| Required Parking | <b>597</b> |
| Provided Parking | <b>720</b> |
| Levels           | 5          |

**RESIDENTIAL**

**350 UNITS**

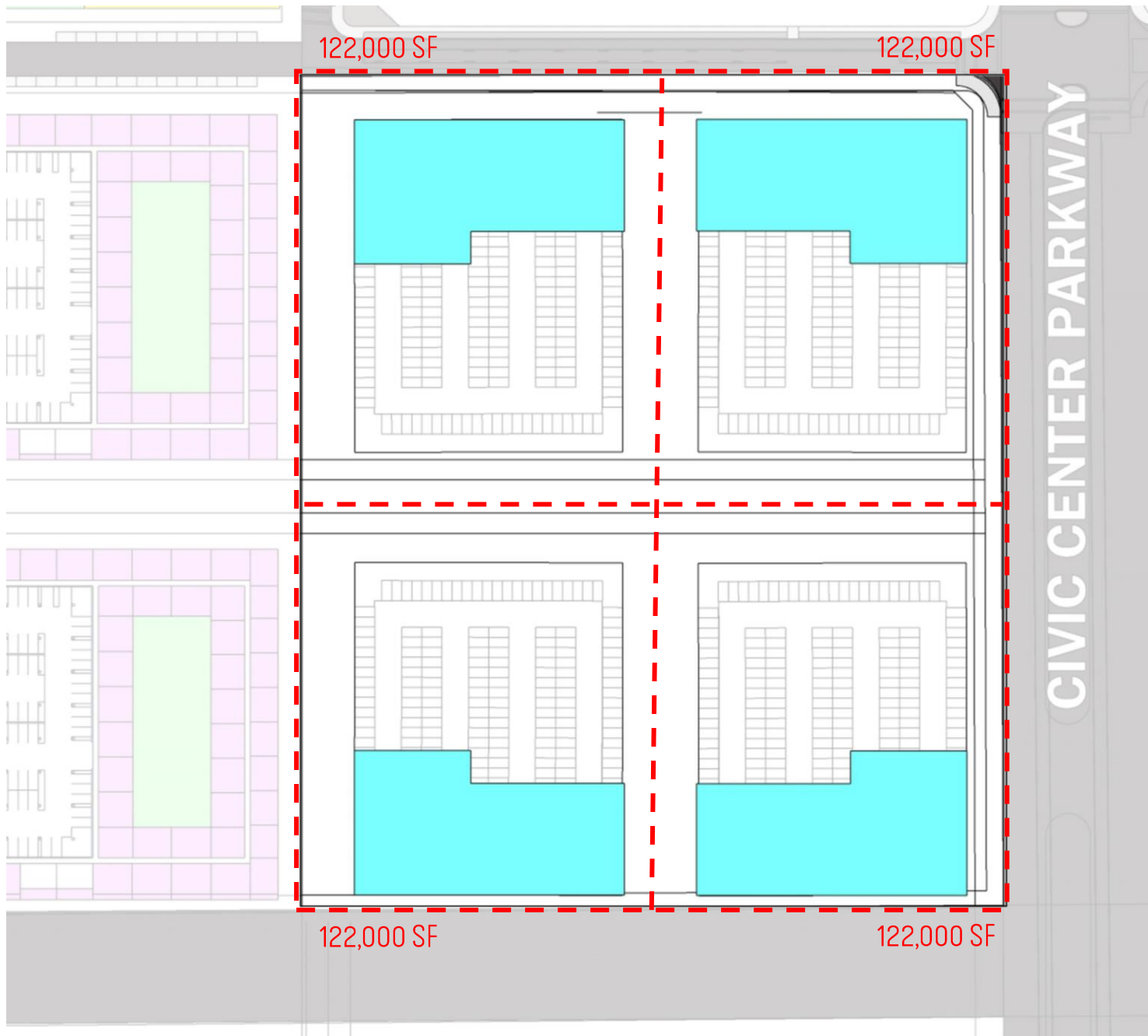
|                  |                              |
|------------------|------------------------------|
| Units            | 350                          |
| Levels           | 4                            |
| Required Parking | <b>525 (1.5 PER UNIT SF)</b> |
| Provided Parking | <b>576</b>                   |
| Levels           | 4                            |

**Total Required Parking**

**1,122**

**Total Provided Parking**

**1,296**



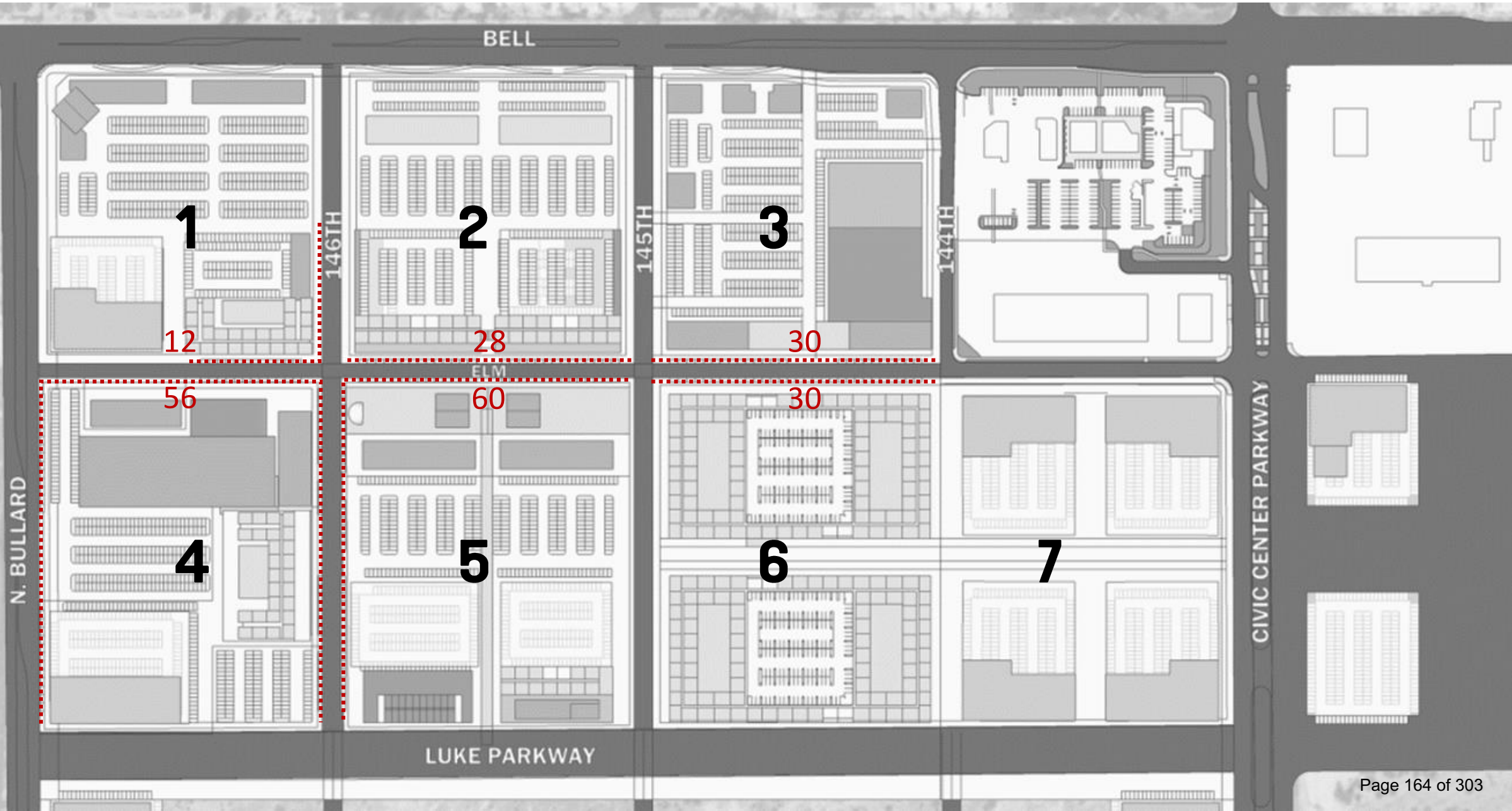
**BLOCK 7** **488,000 SF**

**OFFICE** **27,200 SF/FL \* 8 = 217,500 SF**

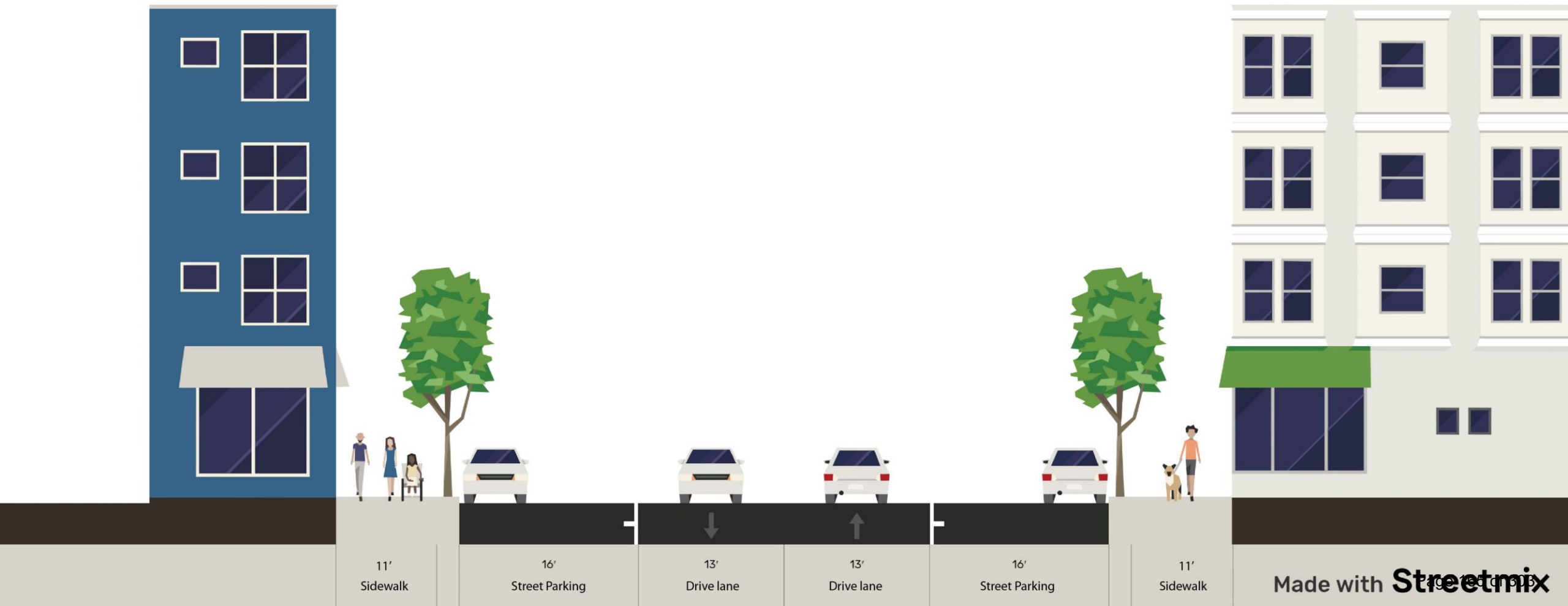
|                  |                       |
|------------------|-----------------------|
| Levels           | 8                     |
| Required Parking | 870 (4 cars/1,000 sf) |
| Provided Parking | 912 (4 cars/1,000 sf) |

|                  |                         |
|------------------|-------------------------|
| Total SF         | 896,000 SF              |
| Required Parking | 3,480 (4 cars/1,000 sf) |
| Provided Parking | 3,648 (4 cars/1,000 sf) |

# STREET PARKING



# STREET CROSS SECTION



# Memorandum

To: Chris Boyd, Community Development Director

From: Scott Phillips, Representing Surprise Center Development Company, LLC

Re: City Center Site Planning and Processing Concepts

---

## Background

The Surprise Center PAD, approved in 2001, provides for a variety of deviations from standard zoning due to the ultimate goal of an urban center for the City of Surprise. This has been recognized by all parties and, as a result, we are moving towards greater densities and pushing towards urban at solid pace.

Within the PAD framework there are specific processing timeframes provided as part of the site plan process. The language within the PAD follows:

b. The City Planning Staff shall meet with the property owner or applicant upon request. A written recommendation from the Planning Staff shall be forwarded to the Planning Commission regarding the site plan within fifteen (15) days from the date of application.

c. The Planning Commission shall approve or deny such request for approval of the site plan within thirty (30) days of receipt of the Planning Staff's written recommendation, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

The Surprise Center Development Company has sought to process site plans within the existing timeframes for a variety of reasons. Primarily, we have wanted to assure, within the complexity of the review process, that no technical details are overlooked by any party to the development process as a result of any expedited processing. However, we recognize, and the city recognizes, that expedited processing is a right within the PAD.



## **Discussion**

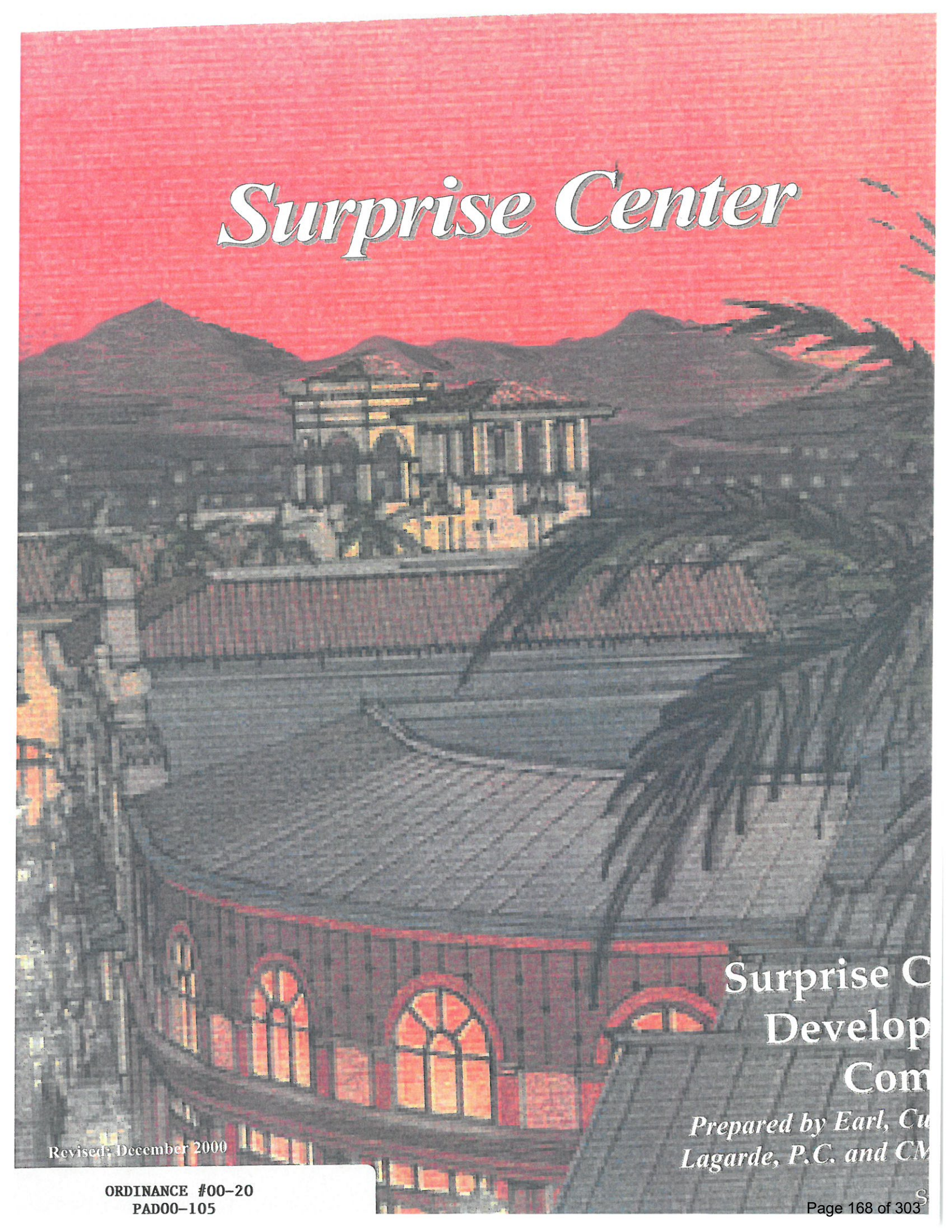
For purposes of discussion, we would like the city and the Planning and Zoning Commission to consider working on a process within the existing PAD that 1) meets the intent of the expedited process section in the PAD, 2) keeps the Planning and Zoning Commission informed and engaged in the City Center throughout the process, and 3) maintains the comprehensive review standards and process at the city staff level.

First, we would like to assure we maintain a standard schedule for presentations to the Planning and Zoning Commission, which should include quarterly updates at public meetings. Second, we are including, by example, a master site plan the Planning and Zoning Commission could approve which would then enable all future site plans for specific sites to be adjusted administratively, reducing the timeframes involved. Third, as a part of the ongoing updates, we anticipate input earlier in the design and development process from the Planning and Zoning Commission, which will enable more productive initial dialogue related to any design preferences or concerns.

We are looking forward to this discussion and appreciate the spirit of partnership with the City of Surprise.



# *Surprise Center*



Surprise Center  
Development  
Commission

*Prepared by Earl, Cullen  
Lagarde, P.C. and CM*

Revised: December 2000

ORDINANCE #00-20  
PAD00-105





THE CITY OF SURPRISE, ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT

12425 WEST BELL ROAD  
SUITE D-100  
SURPRISE, AZ 85374  
OFFICE (623) 583-1088 FAX (623) 583-1091

MEMORANDUM

January 5, 2001

To: Honorable Mayor and Members of the City Council

From: Scott Phillips, Senior Planner

Re: Surprise Center P.A.D. and photo gallery

You received a notebook of photos from our California trip that represent the themes and styles of architecture, open spaces, streetscapes, etc. intended for the Surprise Center. Please include those with this notebook.

Thank you.

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| Exhibit (5): Conceptual Master Water Plan                                        | 30            |
| Wastewater Collection System                                                     | 31            |
| Exhibit (6): Conceptual Wastewater Master Plan                                   | 32            |
| Storm Drain System                                                               | 33            |
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| <b>Appendix</b>                                                                  | <b>Tab #7</b> |
| Exhibit A: Legal Description/Legal Description Exhibit                           |               |
| Exhibit B: Existing Topographic Map                                              |               |
| Exhibit C: Surprise Center PAD Landscape Palette                                 |               |
| Exhibit D: Surprise Center PAD Permitted Land Uses List/<br>Restricted Land Uses |               |
| Exhibit E: Surprise Center PAD Development Standards                             |               |

Surprise Center  
**SURPRISE CENTER PAD DOCUMENT  
DEVELOPMENT TEAM**

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SURPRISE CENTER  
DEVELOPMENT COMPANY L.L.C.

Applicant

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## Surprise Center

### PAD Submittal Design Theme

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**SURPRISE CENTER  
Planned Area  
Development  
P.A.D. 00-105**

**REQUEST:** Rezoning to Surprise Center P.A.D. designation.

**APPLICANT:** Earl, Curley and Lagarde, P.C. for owner Surprise Center Development Company, L.L.C.

**SITE LOCATION:** Area generally bounded by Bell and Greenway Roads on the north and south, and Litchfield Road and the Bullard Road Alignment on the east and west.

**GENERAL PLAN:** Regional Commercial.

**EXISTING ZONING:** C-3 (General Commercial.)

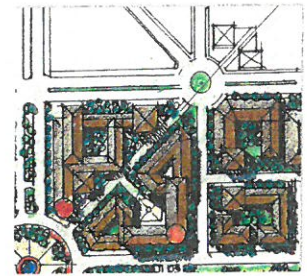
**EXISTING LAND USES:** Vacant.

**PROPOSED ZONING:** Surprise Center P.A.D.

## Surprise Center REQUEST

This is a formal request by the Surprise Center Development Company ("SCDC") to rezone approximately 655.76 gross acres of land located at the southwest corner of Bell and Litchfield Roads (the "Site") from C-3, General Commercial, to the Surprise Center Planned Area Development (the "Surprise Center PAD"). The Site is surrounded by Bell Road on the north, Greenway Road on the south, Litchfield Road on the east, and the Bullard Avenue alignment on the west. Currently vacant, the Site has not been used since World War II when it was utilized as a United States Army Air Corps training and emergency airfield. Current land uses create blighting conditions and include a dilapidated and obsolete triangular-shaped runway system, an unused munitions dump, and several areas of illegal dumping on the vacant property. Because of the current and continuing condition of the Site and its location within an emerging area of the City of Surprise, the public health, safety and welfare are best served by this redevelopment.

Within the redevelopment site the City of Surprise owns 115 gross acres (the "City Property") for the development of a new City Municipal Civic Center Complex. The City Property is part of this PAD application. However, the PAD shall govern and control only the privately held land in this section. The PAD shall not apply to or bind the publicly held land. The PAD zoning for the entire section is being done to facilitate minor boundary adjustments between the publicly and privately held land. The privately held land will be developed to create an exciting new urban core for the City of Surprise. This urban core will combine residential and non-residential uses to establish a dynamic mixed-use downtown. Consistent with the goals and objectives found within the City of Surprise Comprehensive Development Guide, the Site and the City Property are intended to be planned in a cooperative manner by the City of Surprise and SCDC with the Civic Center serving as the central municipal and recreational focus. The SCDC Site is more particularly described in Appendix Exhibit "A".



The land use relationships between the SCDC Site and the City Site are intended to be planned cooperatively. The Development Standards of the Surprise Center PAD shall apply to development on the SCDC Site, notwithstanding contrary provisions found within the City of Surprise Zoning Ordinance. (Please refer to the Surprise Center Development Standards, Appendix Exhibit "F".) Ideally, the development of the City Site will reflect and relate to the architectural, landscape and streetscape development themes occurring on the Site.

The City of Surprise and SCDC contemplate that adjacent properties may be incorporated into the Surprise Center PAD at a later time. The City and SCDC will work together to incorporate such additional properties in an expeditious manner.



## Surprise Center SITE LOCATION

The Site is located at the southwest corner of Bell and Litchfield Roads, approximately one-half mile west of Grand Avenue (U.S. 60) in an area, which is rapidly becoming a developing population center of the City. The Site is an infill parcel surrounded by planned development on all sides. (Please refer to Exhibits "1", "2" and "3" on pages 6, 7 and 10 for additional general location maps.) The Site occupies approximately one square mile of land, roughly equivalent to lower Manhattan, downtown San Francisco or downtown Phoenix and is similarly an excellent location for an urban core. Surrounded by existing or planned major arterial streets on four sides, this location is ideal for the development of a new Civic Center with new employment-based



New York



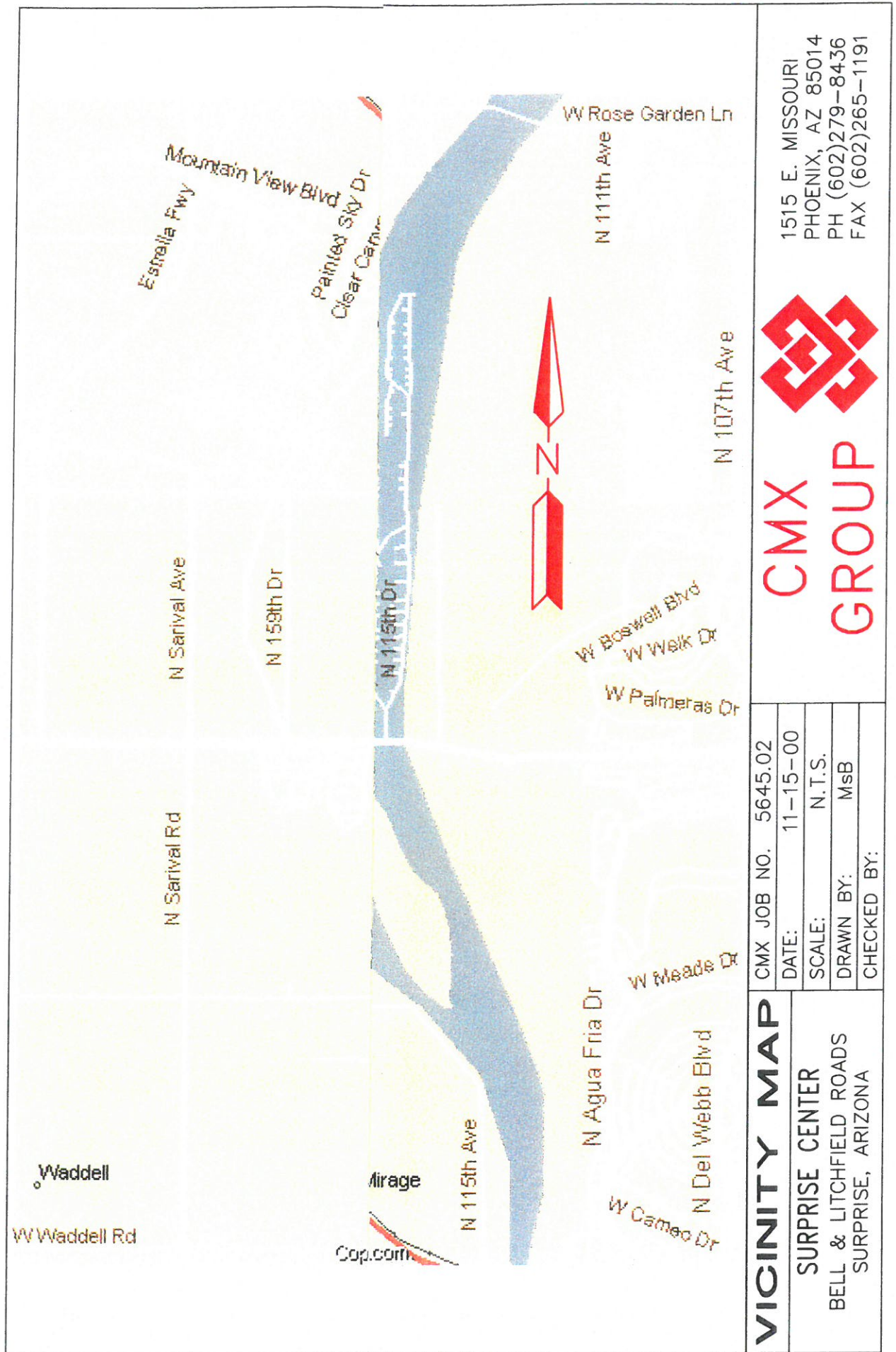
Phoenix



San Francisco

private development. Several master-planned residential communities entitled to allow over 30,000 homes are currently under planning or development within three miles of the Site. Prominent examples include: the West Point Town Center, entitled to contain approximately 1,300 units, directly east adjacent to the Site across Litchfield Road; Sun City Grand, a 10,000 unit active adult retirement community developed by Del Webb located one mile north of the Site on Bell Road; Kingswood Parke, a 1,497 unit master-planned residential community on Bell Road directly northwest of the Site; Arizona Traditions, a 1,725 unit active adult retirement community on Bell Road three miles northwest of the Site; The Villages at Surprise, a 7,339 unit master-planned residential community two miles west of the Site, south of Bell Road; Mountain Vista Estates, a 2,200 unit master-planned residential community one mile west of the Site on the south side of Bell Road; and Happy Trails, an 1,800 unit motor and manufactured home golf community located at the northwest corner of Bell and Cotton Roads. (Please refer to Exhibits "1" and "3" on pages 6 and 10 for locations of these developments.)







## Surprise Center HISTORY

The relevant history of this Site begins during World War II when it was used as a United States Army Air Corps training and emergency airfield, the Luke Auxiliary Field 3. In 1949, the Site was no longer needed and the City of Phoenix obtained ownership of the Site from the Army. Since that date, this property has remained vacant and unused.

During a citizen's planning charette in 1995, the conceptual planning for the future of Surprise began. With an eye toward the future, the Surprise Center Development Company perceived the unique locational qualities of the Site, which lend themselves well to the creation of a new city center at this location. In 1997, the SCDC and the City of Surprise entered into the Greenway Corridor Redevelopment Area Redevelopment and Disposition Agreement, opening the doors for the development of this Site as anticipated in this Planned Area Development application.

In 2000, SCDC acquired the Site and the City acquired its Property. This enabled the entire section to be developed in a unique public/private effort which is currently planned to include a new public Civic Center on the City Property consisting of municipal, social and recreational amenities, and includes private amenities such as banking, shopping, working, entertainment and educational opportunities on the Site for the benefit of all citizens of the City of Surprise.

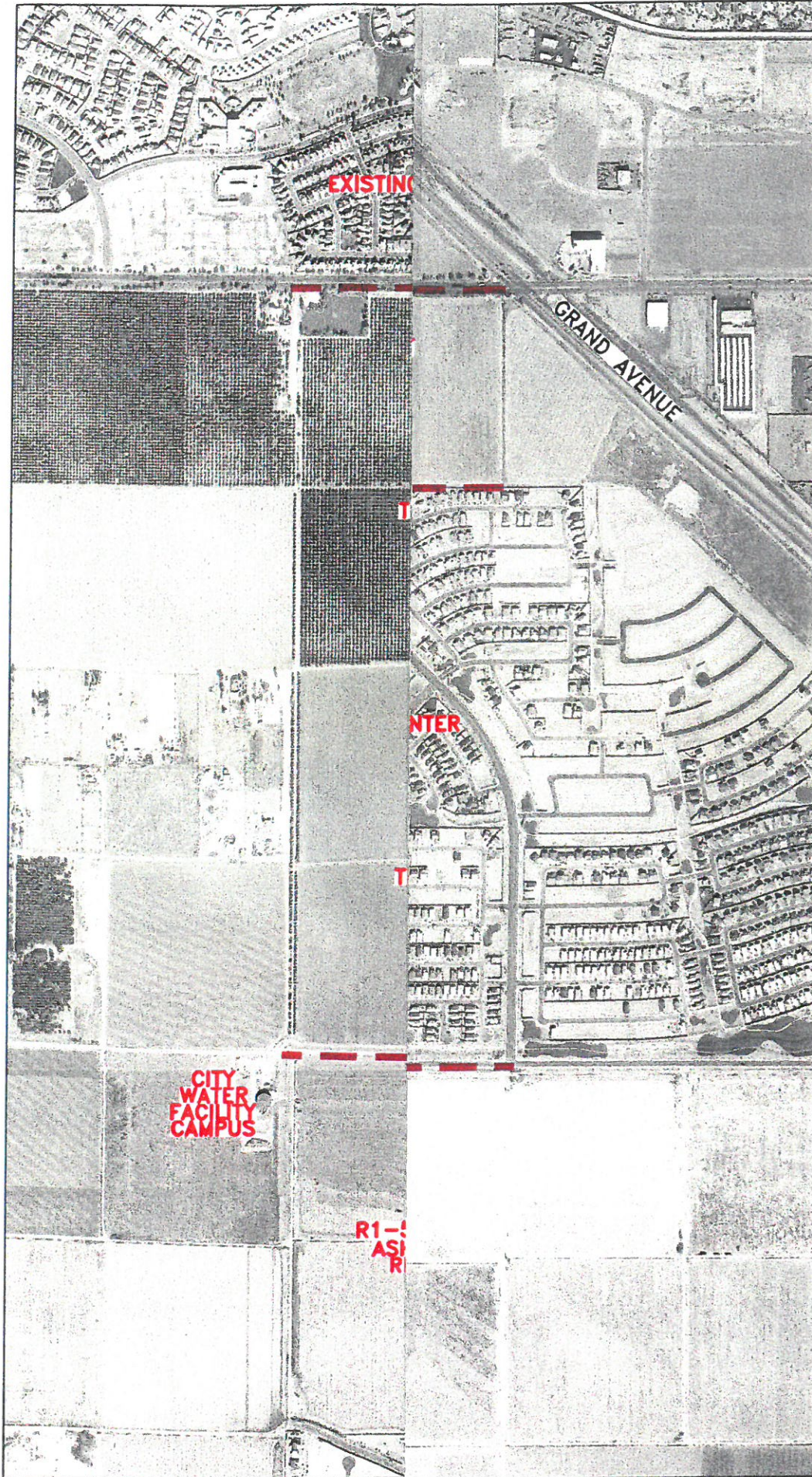
Today, this Planned Area Development application is the next step in realizing the goal of creating a unique public/private city center for the City of Surprise.

Surprise Center  
**SURROUNDING ZONING  
AND LAND USES**

The requested land uses within this PAD are compatible with the surrounding residential and non-residential land uses and zoning designations. (Please refer to Exhibit "3" on page 10.) The surrounding land uses and zoning include:

|                  | <b>Zoning</b>                               | <b>Land Use(s)</b>      |
|------------------|---------------------------------------------|-------------------------|
| <b>NORTH</b>     | C-2, PAD (R1-5 equivalent)                  | Commercial, Residential |
| <b>SOUTH</b>     | PAD (R1-5 equivalent), R-43 (County)        | Planned Residential     |
| <b>EAST</b>      | PAD (C-2 equivalent), PAD (R1-5 equivalent) | Commercial, Residential |
| <b>WEST</b>      | PAD (R1-5 equivalent)                       | Planned Residential     |
| <b>NORTHEAST</b> | PAD (C-2 equivalent)                        | Commercial              |
| <b>NORTHWEST</b> | PAD (R1-5 equivalent)                       | Residential             |
| <b>SOUTHEAST</b> | R1-5                                        | Planned Residential     |
| <b>SOUTHWEST</b> | PAD (R1-5 equivalent)                       | Planned Residential     |





**ADJACENT LAND USE & ZONING PLAN**

**SURPRISE CENTER**  
BELL AND LITCHFIELD ROADS  
SURPRISE, ARIZONA

CMX JOB NO. 5645.02

DATE: 11-15-00

SCALE: N.T.S.

DRAWN BY: MsB

CHECKED BY: MsB



1515 E. MISSOURI  
PHOENIX, AZ 85014  
PH (602)279-8436  
FAX (602)265-1191



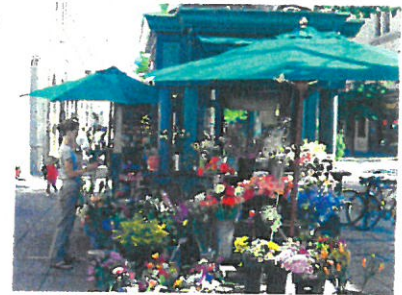
Surprise Center  
**PAD ORDINANCE**

The City of Surprise Planned Area Development Zoning Ordinance anticipates the changing technologies and lifestyles, which are a constant part of everyday life in the 21<sup>st</sup> Century: the PAD zone was also developed “to reflect changes in the technology of land development.” In general, the PAD zoning district was created as an alternative to conventional zoning districts in reaction to new and ever-changing land development opportunities, which the increasing urbanization of our Valley currently requires and will continue to require well into the 21<sup>st</sup> Century. The Ordinance states that the Planned Area Development zone is “an alternative to conventional zoning and development approaches” which is created “in order that the public health, safety and general welfare be furthered in an era of increasing urbanization...” The Surprise Center PAD is an innovative alternative which anticipates the increasing urbanization of the Valley through specialized development standards and architectural guidelines, which encourage residential and non-residential development, while maintaining high standards for the health, safety and welfare of the City’s citizens. The Ordinance also states that the PAD zone is meant to “encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Surprise...” Again, the Surprise Center PAD is designed to allow many opportunities for creative and innovative development, which all citizens of the City of Surprise may enjoy. This is most clearly illustrated by the availability under the Surprise Center PAD for creation of open spaces surrounded by an urban fabric potentially containing a broad range of mixed-use opportunities throughout the Site.

## Surprise Center THE SURPRISE CENTER EXPERIENCE

The best way to communicate the “SURPRISE CENTER EXPERIENCE” is to take a stroll through a typical “downtown” space. The Mediterranean-style architecture creates an environment that reflects the southwest lifestyle and speaks to the area’s Latin heritage. Landscaping, appropriate to the Southwest and complementary to the Mediterranean-style architecture, shades and cools the area.

Shaded, meandering sidewalks provide comfortable pedestrian passageways. Groups of people – families, neighbors, friends and visitors – walk amiably and interact and socialize. The pleasant streetscape includes pedestrian-oriented building facades, storefront treatments and interesting window displays. The articulated building facades add detail and visual interest. This lively street scene engages people’s attention and encourages strolling and window-shopping.



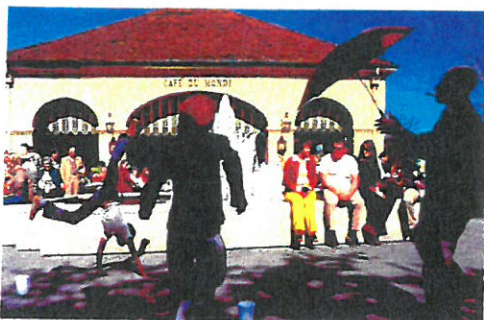
Street/pedestrian activities

The Mediterranean-style architecture, with its textured walls, terra cotta roof tiles and warm-hued colors, invites people through arched gateways into interior garden courtyards. Quaint bistros, cafes and specialty stores line the courtyard. Trellis-covered interior walks and seating areas enhance the intimacy and comfort of the courtyards. The courtyard paving materials add to the visually appealing space. Water fountains create pleasant background sounds. Green lawn areas allow children to play while parents look on as they sit with friends sharing lively conversations over cool refreshments.



Landscape feature

Surprise Center will be a place of pride and focus for the entire community. The Mediterranean-style architecture, with its natural textures and colors, will set the tone and overall feeling of the Center.



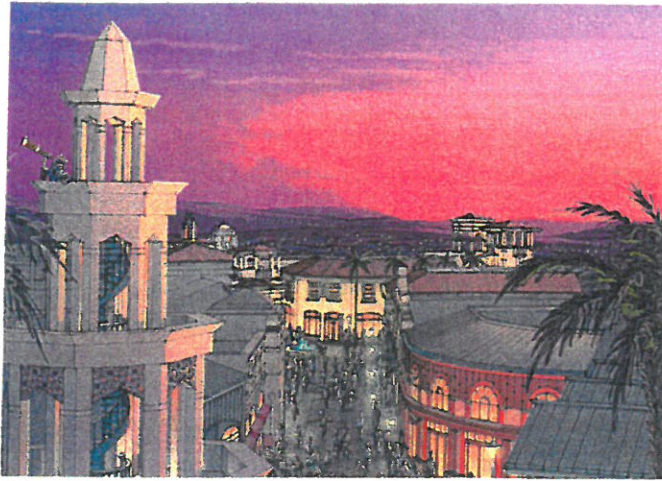
Street/pedestrian activities

Planned open spaces and strategically placed amenities will create a natural and relaxing ambiance – a place where the community will come together to socialize, recreate, shop and work. The unifying design features in both architecture and landscaping will create a sense of balance, coherence and comfort – a true sense of place – and that place is Surprise Center.



## Surprise Center LANDSCAPE AND OPEN SPACE

The Civic Center will most likely comprise a significant portion of the major open space, park and recreation facilities for Surprise Center. The SCDC Site will include open space elements to unite the overall Surprise Center open space system. A network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas, passageways (paseos) and courtyards may be developed on the SCDC Site to create a socially active and environmentally-responsive environment. An inviting pedestrian streetscape should certainly play an important role in creating an integrated landscape, pedestrian and community framework for Surprise Center. Please refer to the Design Guidelines contained herein at page 21.



In addition, major access streets will be designed to create a hierarchy of land uses and unity of design. View corridors could be used to enhance the visual importance of community facilities by, for example, placing the Civic Center at the terminus of a landscaped boulevard. A common landscape theme should also be developed for the major access streets and the internal loop road. The streetscape landscaping will be enhanced by incorporating special street furniture compatible with the surrounding prevalent architectural themes. For example, this street furniture could include such items as architecturally integrated directional graphics, benches, trash containers, and light and signal standards. The streetscape could be further designed to accommodate banners, flags and lighting to generate seasonal interest and to mark the occasion of special events or community celebrations.



The intent of the landscaping concept throughout Surprise Center concentrates landscaping elements to create an inviting, primarily shaded pedestrian environment while being respectful of the need to conserve water. An emphasis should be placed upon the role of landscape to create shade and facilitate summer season use. The landscape concept for each separate development should build upon shade and streetscape concepts, while incorporating paseos, courtyards or small parks. The private landscape and open space could also be designed to create seasonal interest through annual changes in the plant materials. The landscape and the architecture could be designed as an integrated whole with the use of planter boxes, trellis, espalier elements on buildings and freestanding pergolas, trellises and covered walkways. Water

## Surprise Center

as a visual and acoustical feature could be used as a focal element, such as in small lakes, ponds, streambeds, formal fountains or runnels. These elements add a pleasant ambient sound and help in moderating the heat. A proposed landscape plant material palette for the entire SCDC Site is included as Appendix Exhibit "D".





## Surprise Center EMPLOYMENT

Employment opportunities within the City of Surprise will be dramatically expanded by development of this Site under the Surprise Center PAD regulations. The City of Surprise is currently a bedroom community of the City of Phoenix, City of Glendale and Luke Air Force Base with a negligible employment base. The addition of non-residential development will raise



the City from a bedroom community to a regional economic force in the Valley. Also, the addition of professional and administrative offices, a medical center and/or campus or a university along with the Civic Center has the potential to increase the employment base for the City's residents as well as to attract non-residents to the City for personal and professional services, employment and entertainment opportunities. Along with increasing employment opportunities for

its residents, retail development under the Surprise Center PAD will provide convenient shopping for the City's residents while retaining the residents' sales tax dollars within the City. Residential development will fulfill a need for unique, urban density housing within the City and allow the City's residents to have easy access to employment, commercial, retail, office, medical, educational and municipal services within a cohesive community urban fabric.

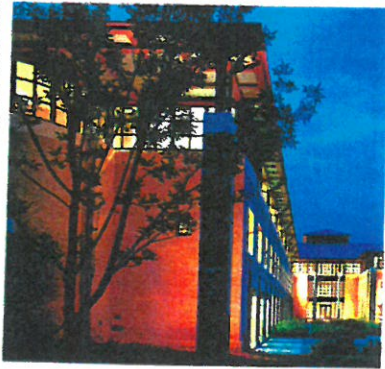


## Surprise Center LAND USES

Proposed land uses for the Site include a mix of public and private uses combining the City's and SCDC's planning expertise to insure appropriate relationships between the public and private land uses within the Site.

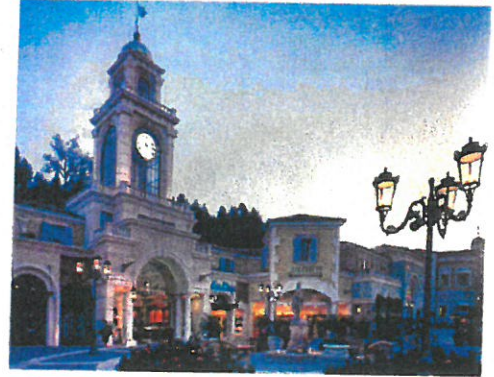
### THE SITE

The Site will be developed by SCDC and will provide opportunities for various land uses including, for example; employment, commercial, retail, office, medical, educational and municipal services, and other similar land uses. Some proposed land uses include: specialty shops and services, small and large-scale merchandisers, neighborhood retail, entertainment, restaurants, administrative and professional offices and general commercial. In addition, the Surprise Center PAD creates the potential for a medical campus with research facilities, clinical facilities along with physical and other therapy. Other mixed-uses may also occur within the Site



Business

under the Surprise Center PAD regulations, as well as high technology facilities, light assembly, light manufacturing, distribution, research and development, office/showrooms or warehousing. (Please refer to Exhibit "4" on page 19 for a conceptual land use plan showing one possible method of site development.) Certain specific land uses are currently limited until such time as an existing deed restriction is removed.



Mediterranean style retail center

The ultimate location and inclusion of individual uses will take into account many factors including, for example, the available frontages on major arterial or local collector streets as well as the location of designed view corridors into the Civic Center. It is the intent of SCDC to develop a harmonious, diverse and cohesive urban fabric through careful land planning techniques.

The physical location of various uses on the SCDC Site are not proposed in this PAD. For illustrative purposes only, the conceptual land use plan has been developed to assist in understanding one method of adapting the land use pattern to the SCDC Site. (Exhibit "4" on page 19.) While a multi-use pattern of development will be emphasized, the uses will be planned to optimize access patterns, visual exposure, pedestrian and transit strategies and appropriate adjacencies. Campus-like settings or open space plazas may also be used. The general intent is to create a cohesive urban fabric that will generate an active Surprise Center experience.





## CITY PROPERTY

Although not a part of this PAD application, the City Property may include those uses consistent with the equivalent zoning of "Governmental Use", which allows all non-profit municipal and community recreational land uses for the provision of municipal services to the community and which will complement the surrounding land uses within the Surprise Center PAD. These uses may include municipal uses, public open space and community recreational facilities. City Property land uses are currently regulated by two deed restrictions. Some of the land uses on the City Site may include, for example, the new City of Surprise municipal building, museums, galleries, performing arts facilities and meeting rooms, passive parks and open spaces for gathering and informal recreation, an aquatic



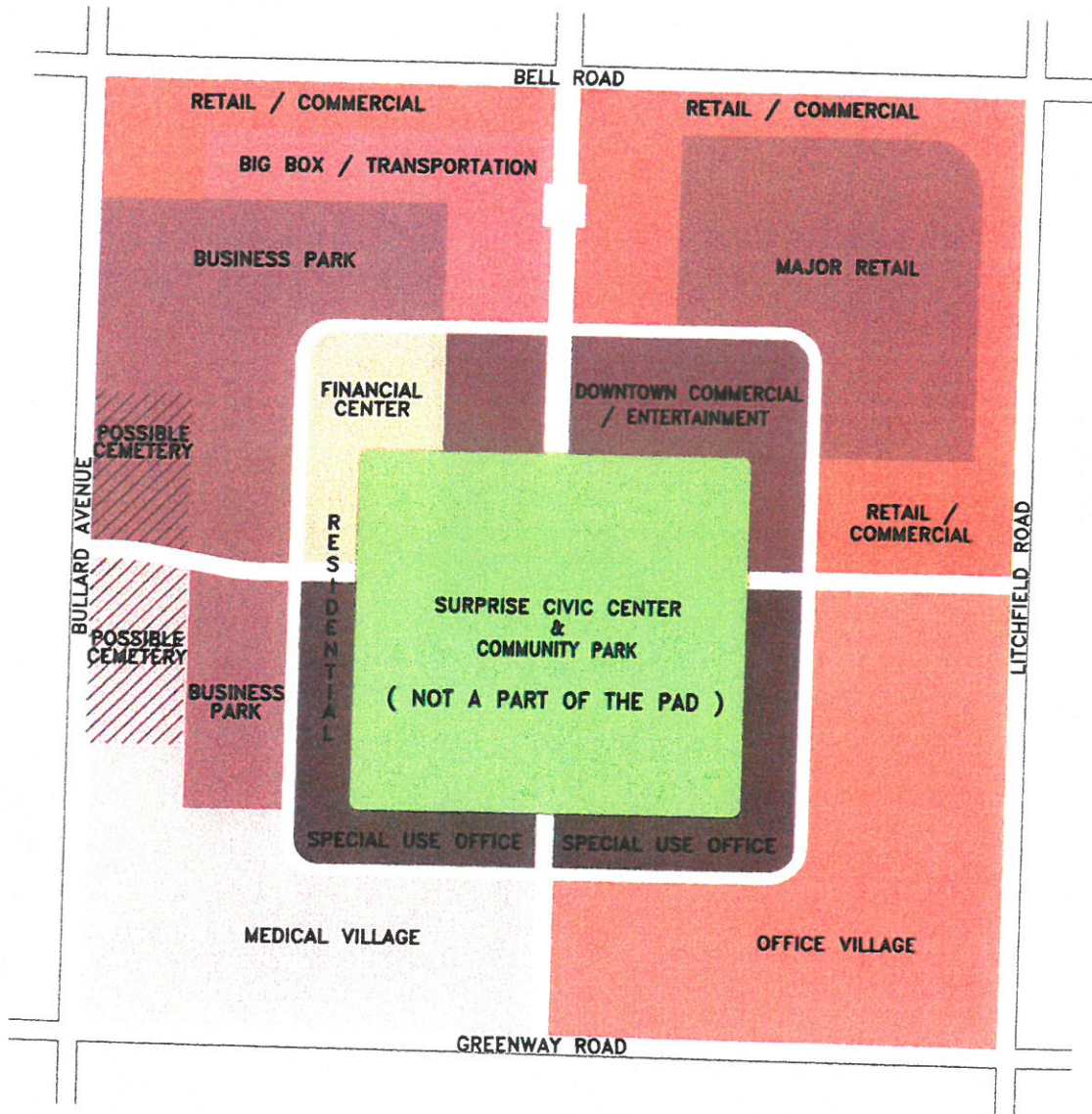
Civic Center buildings in a park setting

center, children's play areas, a recreation center and active recreation areas for organized activities such as soccer, football, baseball, tennis, basketball and softball, in addition to the potential for professional sports complexes and a stadium or amphitheater. This area is intended to be planned to enhance the public environment through the development of open space, water and/or effluent recharge lakes and municipal buildings and community facilities to create a true "Civic Center" for the City of Surprise. A bicycle and pedestrian path system may also be included within the Civic Center to create a relationship with the Site through open space linkages. To maintain the civic prominence of the City Property, the City of Surprise will also



have the opportunity to utilize view corridors to establish a visual precedence of the Civic Center from the main entry and from development within the SCDC Site.

# SURPRISE CENTER



## CONCEPTUAL LAND USE PLAN

THIS CONCEPT DRAWING IS ILLUSTRATIVE AND IS MEANT TO DEMONSTRATE BUT ONE WAY THE PERMITTED LIST OF LAND USES AND CIRCULATION COULD BE ARRAYED ON THE SITE

THE PAD IS INTENDED TO ALLOW FLEXIBILITY WITH RESPECT TO THE LOCATION AND CONFIGURATION OF THE PERMITTED USES



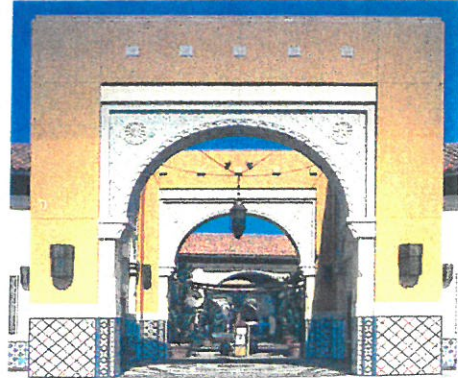


Surprise Center  
**EXISTING LANDSCAPE CHARACTER**

The majority of the Site is primarily devoid of existing vegetation as a result of the Site's former service as an auxiliary airfield for Luke Air Force Base and the past years of inactivity. The most significant landscaping occurs along Bell Road including palm trees, citrus trees, large evergreen trees, and oleander shrubs. A few mesquite and palo verde trees and rabbitbrush grow along the Bullard Avenue alignment and Litchfield Road – primarily at the corners of the property. Dotting the interior of the Site are creosote bush and other similar Sonoran desert shrubs and ground covers. Adjacent to the Site on the south side of the western half of Greenway Road is a row of eucalyptus trees forming a wind barrier for the bordering agricultural field.

## Surprise Center DESIGN GUIDELINES

To create a cohesive “sense of place” throughout the entire Site, the architecture is proposed to embrace the “Mediterranean” style, without mandating a single “typology” or form. The buildings will be allowed to develop their individual character within the broad visual framework of the Mediterranean style. It is intended that the buildings be designed with the same architectural forms and patterns as the historic buildings that were developed around the Mediterranean areas and were later brought to the southwestern United States by the Spanish explorers. Mediterranean architecture functions well in the hot climate and bright light of a desert environment such as ours by utilizing deep reveals, indirect lighting and thick insulating forms to passively control these factors.



The following Architectural and Landscape Design Guidelines should be considered as general guidelines to direct all development within the Surprise Center PAD. These considerations are important to the utilization of the Mediterranean architectural theme chosen



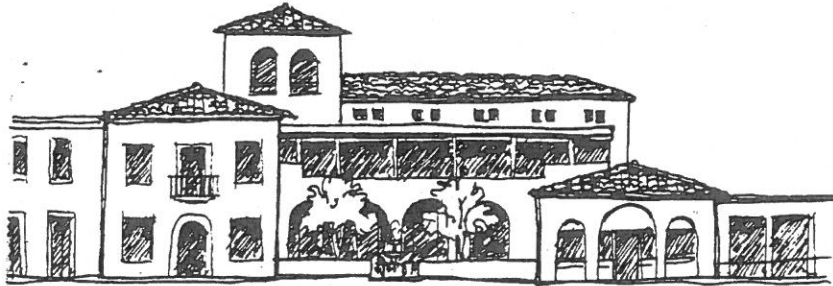
Contemporary mission style building

for the Surprise Center PAD. Since a mix of land uses and a variety of building types and heights are anticipated to be developed within the Surprise Center PAD, the more specific guidelines may be analogized to other comparable building elements to create similar effects as those intended here. For example, for taller buildings, terra cotta tiles, stucco or varying building facades can be used at pedestrian level in conjunction with step-back or similar massing elements above to reduce the buildings' apparent mass. Additionally, the suggested Mediterranean building materials should be interpreted to allow a variety of styles without straying from a common architectural theme. Along that same theory, individual land uses should be encouraged to celebrate their distinctiveness and be identifiable without eliminating the cohesive architectural theme.



## Architectural Design Guidelines

- Buildings composed of a variety of building modules or elements which could include step backs, and where appropriate, planned around open space elements such as courtyards to provide opportunities for outdoor uses are encouraged. The incorporation of a variety of building elements can reduce the mass of the overall building.

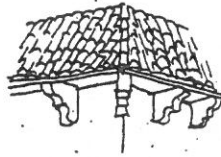


- Buildings shall be designed with materials appropriate to the Mediterranean theme including, but not limited to, stucco or stone and should utilize where appropriate courtyards, arches, towers, balconies, doors and windows, decorative iron and tile details or other features typical of the Mediterranean style.



- Windows should emulate the size and detail of classic Mediterranean style windows.
- Building forms should suggest thick masonry, reminiscent of the period architecture and incorporate features such as recessed doors and windows.

- Buildings should develop multiple rhythms in the façade through the use of building elements such as balconies, overhangs, decorative banding, cornices, soffits, windows, shutters, trellises, pergolas, etc.



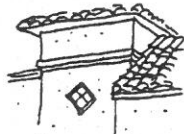
Decorative eave/soffit



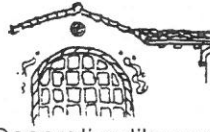
Decorative wood door



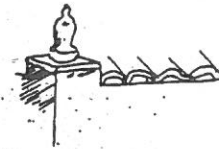
Traditional window pattern



Decorative banding at roof



Decorative tile and plaster detail



Decorative parapet

- Buildings should be designed for efficient climate control. Exterior elements such as awnings, overhangs and recessed windows are encouraged as architectural sun control elements. Buildings that otherwise incorporate traditional methods of sun control and protection are also strongly encouraged. The use of coated, reflective or colored glass is generally discouraged.
- Roofs should be hipped or gabled, or should have flat roofs completely surrounded by a parapet. Roof materials should reflect the traditional Mediterranean theme where appropriate such as terra cotta or natural clay tiles. The skyline of the building is important to the overall neighborhood character. Therefore, flat and monotonous rooflines are discouraged, while roof profiles with a planned variety of forms are encouraged.



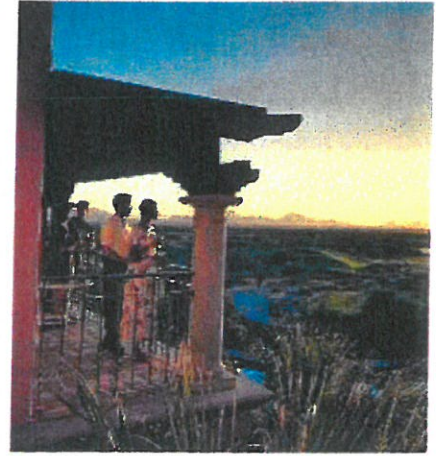
Desirable roof profile



Undesirable roof profile

## Surprise Center

- Buildings colors should reflect the many varieties of the Mediterranean style, including both warm tone muted colors as well as bright bold tone colors. Multiple color combinations could be used provided a consistent design theme is used. Variations in shade or tone could be used to articulate architectural features.
- The articulation between the base, middle and top of a building creates three-dimensional interest in the façade. Buildings should incorporate decorative architectural elements similar to belt-courses, cornices and eaves that project from the building to define the building elements where appropriate.
- Façade design should incorporate multiple rhythms or cadences to reflect patterns found in traditional Mediterranean buildings, rather than simple repetition.
- Building walls could be punctured by well-proportioned window openings that provide three dimensional relief, detail, interest and rhythmic variation in the wall.
- Building walls may be articulated with three-dimensional architectural features to mitigate large, unbroken wall segments. Elements that make up the rhythmic variation may include such features as: recessed windows, projecting windows, bay windows, structural elements, textures, patterns and colors, trim elements, balconies, belt-courses, cornices, awnings, trellises, shutters or landscape elements.
- Towers, cupolas, dormers, domes, spires and other distinctive architectural elements can be used to highlight special locations such as major entrances, street termini, gateways, intersections and focal points.
- All mechanical equipment should be incorporated into the design of the roof. Full parapets, sloping roofs and lower parapets with supplemental screens may be used to screen mechanical equipment provided that the screen walls are fully integrated with the building architecture. Parapet walls or other mechanical screening elements must be equal to or taller than the height of the mechanical equipment.
- Satellite dishes should be located and screened to avoid visual intrusion on adjacent uses and neighborhoods.
- Solar panels should be integrated into the roof design and located to be as visually unobtrusive as possible. Panels on sloped roofs shall be parallel to and resting on the roof slope.
- Roof vents, flashing and other roof appurtenances shall be located to be minimally visible from public areas and rights-of-way, and colored to be visibly unobtrusive.





## Landscape Guidelines

- Landscaping should be designed to enhance and incorporate the Mediterranean architectural theme.
- Landscaping should be used as a unifying design element and a cost effective, long-term aesthetic and environmental enhancement to the community.
- The palette of acceptable plant materials for trees, shrubs, flowering plants and groundcovers for the Surprise Center PAD ensures a broad range of plant materials, yet a sense of consistency within Surprise Center.
- Interior and street-facing courtyards, passages and pedestrian walkways are encouraged. The use of architectural paving materials, trees and colorful, perennial and annual plant species in these areas is also encouraged.
- A combination of trees, shrubs and ground covers should be used to frame, soften and embellish the quality of the architecture and the open space, to screen undesirable views and to define outdoor spaces.
- Landscaping should be in scale with adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
- Lush, colorful, scented, and dramatic-form plant materials are encouraged to enhance the character of entries, courtyards, plazas and pedestrian ways.
- Permanent containers for flowering plants, such as window boxes and planters, are encouraged for use in limited space areas at entries and in courtyards and plazas.
- Vines and climbing plants integrated with building design and used on walls, trellises and espaliers are encouraged to enhance the structures, soften blank walls and provide passive security barriers.
- The interior portions of non-structured, surface parking lots should be landscaped with trees and planter beds to reduce heat and glare and to provide visual relief from broad expanses of paving.
- Street lighting elements shall be designed to incorporate the character of the areas fronting the particular street and shall reflect a common theme throughout. The Mediterranean theme shall be integrated with the street lighting design where appropriate.



A wide landscaped median on a major boulevard



Courtyard and shading elements

**Signage**

- All signage for Surprise Center will be developed under a Master Sign Program pursuant to Title 15 of the Surprise Center Municipal Code to provide consistency of signage as well as the opportunity for creative private identification within a controlled environment.



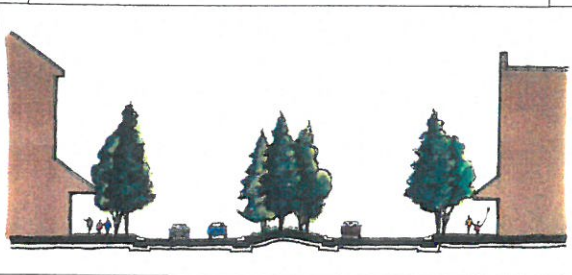
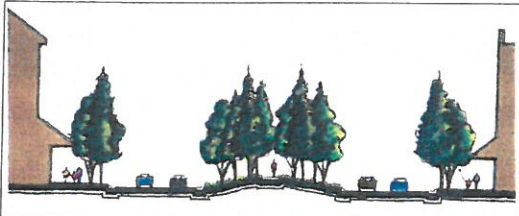
## Surprise Center INFRASTRUCTURE

Major internal streets are proposed to be improved at one hundred ten feet (110') in width and will include "Paradise Lane East", an east/west roadway located west of Litchfield Road; "Paradise Lane West", an east/west roadway located east of Bullard Avenue alignment; and "Civic Center Drive South", a north/south roadway located north of Greenway Road. The main entry to the Civic Center will be "Civic Center Drive North", a north/south roadway located south of Bell Road and will be the widest parkway at one hundred fifty feet (150'). The main internal loop road ("Surprise Center Drive") is proposed for four (4) to six (6) lanes in width. Local internal streets will be designed



pursuant to demand and traffic studies as the Site is developed. A common street lighting theme is proposed throughout the SCDC Site to illuminate and enhance the Surprise Center experience. All streets will be dedicated to and maintained by the City, except for certain local streets as shown on the site plan for a specific project which shall, at the property owner's discretion, remain as private streets so as to further connectivity and cohesiveness within the Site.

Primary access to the Site will be from Bell Road, Litchfield Road and Greenway Road with Bullard Avenue providing an important secondary access route. The new major access road,



Conceptual Street Sections

Civic Center Drive, will extend south from Bell Road to the Civic Center creating a focal point of the municipal Civic Center buildings by placing them at the end of the major landscaped boulevard. The ground under the Civic Center buildings could even be raised in height to further enhance the visual prominence of the community's most important buildings. Paradise Lane connecting the Civic Center with Litchfield Road will also provide a major visual and vehicular connection to the Civic Center.

Surprise Center  
**PHASING**

This Site provides the unique opportunity for the owner of the SCDC Site to partner with the City in developing a community center providing a multitude of public and private destinations. As such, development is planned to occur over several years.

Surprise Center  
**UTILITIES**

The Site will utilize City water and sewer services, and other private utilities already in proximity to the Site. Please refer to the following utility statements and Exhibits "5" and "6" on pages 32 and 34 for general existing utility information. Perimeter rights-of-way will be improved and interior streets will be designed and constructed in compliance with current City requirements and standards for the proposed traffic generation.

## **WATER SUPPLY SYSTEM**

### **Existing Conditions**

Water facilities are available adjacent to the site. An existing 24-inch transmission main extends from the west (Ashton Ranch) along Greenway Road to Bullard Avenue. A 20-inch transmission main extends along Bullard Avenue from Greenway Road to the west corner of the section (approximately 2640 feet). The transmission main is connected to the Ashton Ranch water plant located on the south side of Greenway and ½ mile west of Bullard Road. The plant consists of a well, storage tank and booster system.

A 16-inch public distribution main extends along Greenway Road along the site frontage. Near the intersection of Litchfield Road, this existing 16-inch water main connects to the Citizen's Utilities System through a meter. A 12-inch main, which is part of the Citizen's Utilities System, exists along the site frontage on Litchfield Road.

### **Proposed System**

The Site will be served by connecting to and expansion of the City of Surprise System.

The installation of a storage and booster system will either be completed as an expansion of the existing Ashton Ranch system, a new onsite system, or a combination of both. The storage capacity provided would be based on water demand analysis, which will be completed for the Master Water Report and will include both minimum day demand plus fire flow.

Based on the final detailed water analysis noted above, it is anticipated one to three wells will be added to the City of Surprise system to provide the water requirements for the site. Transmission mains will be installed interconnecting the wells with the storage and booster sites.

Distribution piping throughout the Surprise Center PAD development will be provided in accordance with the City of Surprise guidelines

Once more detailed site development information is available, a computer analysis will be completed to assure all portions of the site contain adequate pressure during peak demands and also meet all fire flow demands. The final system will be a result of the computer analysis.

Mains will be extended to Bell Road and Litchfield Road in the event the Citizen's Utility System is integrated into the City of Surprise system or new mains are extended along these roads in the future.

Because the development will occur in phases over several years, the system will be designed so that the initial phases can be served through the installation of smaller size mains with the larger size mains being installed in subsequent phases.





## Surprise Center STORM DRAIN SYSTEM

### Existing Condition

#### Offsite Drainage

Topography in the vicinity of the site generally falls from the northwest to the southwest. Development north of Bell Road (Kingswood Park and Sun Village) directs the offsite flows through the developments and a series of retention basins and lakes to Bell Road and Litchfield Road. Engineering and Environmental consultants are currently performing a Master Drainage Study for a 24-square mile area including the site and the offsite development impacting the site.

In the draft of the study, the consultants have identified the quantity of water which may impact the site. The study indicates a very significant quantity flowing east along Bell Road and combining with a flow from the north on Litchfield Road. These two flows are shown combined and flowing south along Litchfield Road.

#### Onsite Drainage

The site topography gently slopes (0.5%) from the northwest corner to the southeast corner. The aerial photo and topography identified four minor washes traversing the site. (Please refer to Topographic Map, Appendix Exhibit "C"). These natural washes were interrupted many years ago when the airfield was constructed on the site. It appears from the vegetation that the existing drainage was not re-routed, but rather ponded adjacent to the raised runway or flowed along a swale at the edge of the runways.

### Proposed Drainage

The proposed drainage system will address both the offsite and onsite drainage. The offsite drainage impacting the site will be directed along Bullard Avenue, Bell Road and Litchfield Road. A drainage easement may be required on these roads in addition to right-of-way dedications to carry these offsite flows. The Master Drainage Report will review all existing drainage reports from the developments adjacent to the site (Kingswood Park, Sun Village, The Orchards, WestPoint Towne Center and the Golden Triangle) to determine the size of channels and easements that may be required.

All onsite design will be completed with onsite retention meeting the City of Surprise requirements. Where the proposed grading allows, the retention basins will be sized to accommodate large parcels as opposed to small individual basins for each development. The retention basins will be sized to retain the 100-year, 2 hours frequency storm and will be emptied within 36 hours. The use of drywells in the retention basins will assure the basins have a positive outfall and can also function as part of a groundwater recharge system. Each basin will be designed with an overflow for all storms greater than the retention volume. The site grading will be established so the overflow is directed through the street system to an outfall near the southeast corner of the site (Litchfield Road/Greenway Road Intersection).

## **REUSE SYSTEM**

### **Existing System**

Existing reuse systems are not readily available adjacent to the site. The Maricopa Water District (M.W.D.) facility ends one-half mile west of Bullard Avenue along the south side of Bell Road. There is also a source of reclaimed water at the City of Surprise South Water Reclamation Facility.

### **Proposed System**

Initial stages of the development (the Civic Center) will most likely use one of the two existing sources of reuse water as indicated above. A detailed Reuse Master Plan will be prepared which will identify the details for each of the options.

## LEGAL DESCRIPTION FOR SURPRISE CENTER, SURPRISE ARIZONA

That portion of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 east, a distance of 2638.98 feet, along the north line of said Northwest quarter of section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the Southeast quarter of said Section 4, to the Southeast corner of said Section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4, to the Southwest corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.16 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.17 feet, along the west line of the Northwest quarter of said Section 4, to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Said parcel contains 28,565,092.0062 square feet, or 655.7642 acres, less the following two exceptions.

### **EXCEPTION 1**

A portion of land inside the previously described Surprise Center parcel to be dedicated as rights of ways for Bell Road, Litchfield Road, and Greenway Road. This parcel is to hereby be known as **TRACT A**, and more particularly described as follows.

Beginning at the Northwest corner of said Section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the north line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the southeast quarter of section 4, to the southeast corner of section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 55.00 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence south 89 degrees 09 minutes 02 seconds east, a distance of 2636.06 feet, along said north right of way line of Greenway Road;

Thence south 89 degrees 09 minutes 40 seconds east, a distance of 2582.53 feet, along said north right of way line of Greenway Road, to a point on the west right of way line of Litchfield Road;

Thence north 00 degrees 13 minutes 59 seconds east, a distance of 2593.48 feet, along said west right of way line of Litchfield Road;

Thence continuing north 00 degrees 13 minutes 27 seconds east, a distance of 2711.34 feet, along said west right of way line of Litchfield Road, to a point on the south right of way line of Bell Road;

Thence north 89 degrees 23 minutes 04 seconds west, a distance of 2583.62 feet, along said south right of way line of Bell Road;

Thence north 89 degrees 22 minutes 39 seconds west, a distance of 2638.94 feet, along said south right of way line of Bell Road, to a point on the west line of the Northwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 65.00 feet, along said west line of the Northwest quarter to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Exception 1, known as TRACT A contains 924,840.2383 square feet, or 21.2314 acres.

#### **CITY PARCEL**

A portion of land inside the SURPRISE CENTER parcel, owned by the City of Surprise, and hereby to be known as the **CIVIC CENTER**, more particularly described as follows.

Commencing at the northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the North line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 65.00 feet, along the north-south mid section line of said Section 4, to a point on the south right of way line of Bell Road, and to the **POINT OF BEGINNING**;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 75.00 feet, along said south right of way line of Bell Road;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 527.37 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 250.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1260.09 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet to the beginning of a tangent curve concave to the south, whose center bears south 00 degrees 12 minutes 57 seconds west, a distance of 50.00 feet;

Thence southeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 587.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 1483.16 feet, to a point on the west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 53.83 feet, along said west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 56.17 feet, along said west right of way line of Litchfield Road;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 1483.14 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1225.96 feet to the beginning of a tangent curve concave to the west, whose center bears north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence southwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 110.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 300.00 feet;



Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet to the beginning of a tangent curve concave to the north, whose center bears north 00 degrees 12 minutes 57 seconds east, a distance of 50.00 feet;

Thence northwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1225.96 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 110.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 587.54 feet to the beginning of a tangent curve concave to the east, whose center bears south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence northeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1260.09 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 250.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 528.43 feet, to a point on the south right of way line of Bell Road;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 75.00 feet, along said right of way line of Bell road, to the **POINT OF BEGINNING**.

CITY PARCEL, known as the Civic Center contains 5,009,412.2325 square feet, or 115.0002 acres.

The net parcel, known as the **SURPRISE CENTER** contains 22,630,839.5354 square feet, or 519.5326 acres.

## SURPRISE CENTER - LANDSCAPE PALETTE

### TREES

| <i>Botanical Name</i> |                                     | <i>Common Name</i>                |
|-----------------------|-------------------------------------|-----------------------------------|
| <i>Genus</i>          | <i>Species</i>                      | <i>Common Name</i>                |
| - <i>Acacia</i>       | <i>spp.</i>                         | Acacia, Wattle                    |
| * <i>Acacia</i>       | <i>abyssinica</i>                   | Abyssinian Acacia                 |
| * <i>Acacia</i>       | <i>aneura</i>                       | Mulga                             |
| * <i>Acacia</i>       | <i>farnesiana (smallii, minuta)</i> | Sweet Acacia                      |
| * <i>Acacia</i>       | <i>greggii</i>                      | Catclaw Acacia                    |
| * <i>Acacia</i>       | <i>salicina</i>                     | Willow-leaf Acacia                |
| * <i>Acacia</i>       | <i>schaffneri</i>                   | Twisted Acacia                    |
| * <i>Acacia</i>       | <i>stenophylla</i>                  | Shoestring Acacia                 |
| * <i>Acacia</i>       | <i>willardiana</i>                  | Palo Blanco                       |
| - <i>Bauhinia</i>     | <i>congesta</i>                     | Anacacho Orchid Tree              |
| - <i>Brahea</i>       | <i>spp.</i>                         | Fan Palm                          |
| * <i>Brahea</i>       | <i>armata</i>                       | Mexican Blue Palm                 |
| * <i>Brahea</i>       | <i>edulis</i>                       | Guadalupe Palm                    |
| - <i>Butia</i>        | <i>capitata</i>                     | Jelly Palm                        |
| - <i>Caesalpinia</i>  | <i>spp.</i>                         | Bird-of-Paradise                  |
| * <i>Caesalpinia</i>  | <i>cacalaco</i>                     | Cascalote                         |
| - <i>Celtis</i>       | <i>reticulata</i>                   | Western Hackberry                 |
| - <i>Ceratonia</i>    | <i>siliqua</i>                      | St. John's Bread Tree, Carob Tree |
| - <i>Cercidium</i>    | <i>spp.</i>                         | Palo Verde                        |
| * <i>Cercidium</i>    | <i>floridum</i>                     | Blue Palo Verde                   |
| <i>Cercidium</i>      | <i>hybrid 'Desert Museum'</i>       | Desert Museum Palo Verde          |
| * <i>Cercidium</i>    | <i>microphyllum</i>                 | Foothill Palo Verde               |
| * <i>Cercidium</i>    | <i>praecox</i>                      | Sonoran Palo Verde, Palo Brea     |
| - <i>Cercis</i>       | <i>canadensis var. mexicana</i>     | Mexican Redbud                    |
| - <i>Cercis</i>       | <i>canadensis var. texensis</i>     | Texas Redbud                      |
| - <i>Chamaerops</i>   | <i>humilis (Castela emoryi)</i>     | Mediterranean Fan Palm            |
| - <i>Chilopsis</i>    | <i>linearis</i>                     | Desert-willow                     |
| - <i>Chitalpa</i>     | <i>tashkentensis</i>                | Chitalpa                          |
| - <i>Cupressus</i>    | <i>arizonica</i>                    | Arizona Cypress                   |
| - <i>Cupressus</i>    | <i>sempervirens</i>                 | Italian Cypress                   |
| - <i>Dalbergia</i>    | <i>sissoo</i>                       | Sissoo Tree                       |
| - <i>Eucalyptus</i>   | <i>spp.</i>                         | Eucalyptus                        |
| * <i>Eucalyptus</i>   | <i>erythrocorys</i>                 | Red Cap Gum                       |
| * <i>Eucalyptus</i>   | <i>leucoxydon</i>                   | White Ironbark                    |
| * <i>Eucalyptus</i>   | <i>microtheca</i>                   | Coolibah                          |
| * <i>Eucalyptus</i>   | <i>papuana</i>                      | Ghost Gum                         |
| <i>Fraxinus</i>       | <i>velutina 'Rio Grane'</i>         | Fan-Tex Ash                       |
| - <i>Gleditsia</i>    | <i>triacanthos</i>                  | Honey Locust                      |
| <i>Jacaranda</i>      | <i>mimosifolia</i>                  | Jacaranda                         |
| * <i>Lysiloma</i>     | <i>candida</i>                      | Palo Blanco                       |
| * <i>Lysiloma</i>     | <i>microphylla var. thornberi</i>   | Desert Fern                       |
| - <i>Olea</i>         | <i>europaea</i>                     | Olive                             |

|                         |                                         |                                    |
|-------------------------|-----------------------------------------|------------------------------------|
| - <i>Olneya</i>         | <i>tesota</i>                           | Ironwood                           |
| - <i>Phoenix</i>        | <i>canariensis</i>                      | Canary Island Date Palm            |
| - <i>Phoenix</i>        | <i>dactylifera</i>                      | Date Palm                          |
| - <i>Pinus</i>          | <i>canariensis</i>                      | Canary Island Pine                 |
| - <i>Pinus</i>          | <i>eldarica</i>                         | Afghan Pine                        |
| - <i>Pinus</i>          | <i>halepensis</i>                       | Aleppo Pine                        |
| - <i>Pinus</i>          | <i>pinea</i>                            | Italian Stone Pine                 |
| - <i>Pinus</i>          | <i>roxburghii</i>                       | Chir Pine                          |
| - <i>Pistacia</i>       | <i>spp.</i>                             | Pistachio                          |
| * <i>Pistacia</i>       | <i>atlantica</i>                        | Mt. Atlas Pistache                 |
| * <i>Pistacia</i>       | <i>chinensis</i>                        | Chinese Pistache                   |
| - <i>Pithecellobium</i> | <i>spp.</i>                             | Ebony                              |
| * <i>Pithecellobium</i> | <i>flexicaule</i>                       | Texas Ebony                        |
| * <i>Pithecellobium</i> | <i>mexicanum</i>                        | Palo Chino                         |
| - <i>Pittosporum</i>    | <i>phillyraeoides</i>                   | Willow Pittosporum                 |
| - <i>Prosopis</i>       | <i>spp.</i>                             | Mesquite                           |
| * <i>Prosopis</i>       | <i>alba</i>                             | Argentine Mesquite                 |
| * <i>Prosopis</i>       | <i>chilensis</i>                        | Chilean Mesquite                   |
| * <i>Prosopis</i>       | <i>glandulosa</i> var. <i>torreyana</i> | Texas Honey Mesquite               |
| * <i>Prosopis</i>       | <i>pubescens</i>                        | Screwbean Mesquite                 |
| * <i>Prosopis</i>       | <i>velutina</i> (juliflora)             | Velvet Mesquite                    |
| - <i>Quercus</i>        | <i>spp.</i>                             | Oak                                |
| * <i>Quercus</i>        | <i>virginiana</i>                       | Southern Live Oak                  |
| - <i>Rhus</i>           | <i>lancea</i>                           | African Sumac                      |
| - <i>Schinus</i>        | <i>terebinthifolius</i>                 | Brazilian Pepper Tree              |
| - <i>Schinus</i>        | <i>molle</i>                            | California Pepper Tree             |
| - <i>Sophora</i>        | <i>secundiflora</i>                     | Texas Mountain-laurel, Mescal Bean |
| - <i>Tipuana</i>        | <i>tipu</i>                             | Tipu Tree                          |
| - <i>Ulmus</i>          | <i>parvifolia</i> cv. 'Sempervirens'    | Evergreen Elm                      |
| - <i>Vitex</i>          | <i>agnus-castus</i>                     | Chaste Tree                        |
| - <i>Washingtonia</i>   | <i>spp.</i>                             | Desert Fan Palm                    |
| * <i>Washingtonia</i>   | <i>filifera</i>                         | California Fan Palm                |
| * <i>Washingtonia</i>   | <i>robusta</i>                          | Mexican Fan Palm                   |
| - <i>Ziziphus</i>       | <i>jujuba</i>                           | Chinese Jujube                     |

## SHRUBS

### Botanical Name

| Genus                   | Species                                |
|-------------------------|----------------------------------------|
| - <i>Abutilon</i>       | <i>palmeri</i>                         |
| - <i>Anisacanthus</i>   | <i>spp.</i>                            |
| * <i>Anisacanthus</i>   | <i>andersonii</i>                      |
| * <i>Anisacanthus</i>   | <i>quadrifidus</i>                     |
| * <i>Anisacanthus</i>   | <i>thurberi</i>                        |
| - <i>Bauhinia</i>       | <i>congesta (lunarioides)</i>          |
| - <i>Bauhinia</i>       | <i>macarantthera</i>                   |
| - <i>Bauhinia</i>       | <i>ramosissima</i>                     |
| - <i>Berberis</i>       | <i>trifoliolata</i>                    |
| - <i>Caesalpinia</i>    | <i>spp.</i>                            |
| * <i>Caesalpinia</i>    | <i>gilliesii</i>                       |
| * <i>Caesalpinia</i>    | <i>mexicana</i>                        |
| * <i>Caesalpinia</i>    | <i>pulcherrima</i>                     |
| - <i>Calliandra</i>     | <i>californica</i>                     |
| - <i>Calliandra</i>     | <i>erriophylla</i>                     |
| - <i>Calliandra</i>     | <i>peninsularis</i>                    |
| - <i>Callistemon</i>    | <i>citrinus</i>                        |
| - <i>Callistemon</i>    | <i>phoeniceus</i>                      |
| - <i>Callistemon</i>    | <i>viminalis</i> cv. 'Captain Cook'    |
| - <i>Cassia (Senna)</i> | <i>spp.</i>                            |
| * <i>Cassia (Senna)</i> | <i>artemisioides</i>                   |
| * <i>Cassia (Senna)</i> | <i>biflora</i>                         |
| * <i>Cassia (Senna)</i> | <i>nemophila</i>                       |
| * <i>Cassia (Senna)</i> | <i>phyllodinea</i>                     |
| * <i>Cassia (Senna)</i> | <i>wislizenii</i>                      |
| - <i>Celtis</i>         | <i>pallida</i>                         |
| - <i>Chrysactinia</i>   | <i>mexicana</i>                        |
| - <i>Chrysothamnus</i>  | <i>nauseosus</i>                       |
| - <i>Convolvulus</i>    | <i>cneorum</i>                         |
| - <i>Cordia</i>         | <i>parvifolia</i>                      |
| - <i>Dalea</i>          | <i>spp.</i>                            |
| * <i>Dalea</i>          | <i>bicolor</i> var. <i>argyrea</i>     |
| * <i>Dalea</i>          | <i>frutescens</i>                      |
| * <i>Dalea</i>          | <i>pulchra</i>                         |
| * <i>Dalea</i>          | <i>versicolor</i> var. <i>sessilis</i> |
| - <i>Dodonaea</i>       | <i>viscosa</i>                         |
| * <i>Encelia</i>        | <i>farinosa</i>                        |
| - <i>Ephedra</i>        | <i>spp.</i>                            |
| * <i>Ephedra</i>        | <i>nevadensis</i> var. <i>aspera</i>   |
| * <i>Ephedra</i>        | <i>trifurca</i>                        |
| - <i>Jasminum</i>       | <i>spp.</i>                            |
| - <i>Juniperus</i>      | <i>chinensis</i> varieties             |
| - <i>Justicia</i>       | <i>spp.</i>                            |
| * <i>Justicia</i>       | <i>californica</i>                     |
| * <i>Justicia</i>       | <i>candicans (ovata)</i>               |
| * <i>Justicia</i>       | <i>sonorae</i>                         |
| * <i>Justicia</i>       | <i>spicigera</i>                       |

### Common Name

| Common Name                    |
|--------------------------------|
| Superstition Mallow            |
| Desert Honeysuckle             |
| Anderson's Honeysuckle         |
| Flame Honeysuckle              |
| Desert Honeysuckle             |
| Anacacho                       |
| Orchid Tree                    |
| Orchid Tree                    |
| Agarita                        |
| Bird-of-Paradise               |
| Desert Bird of Paradise        |
| Red Bird of Paradise           |
| Mexican Bird of Paradise       |
| Baja Red Fairy Duster          |
| Pink Fairy Duster              |
| Fairy Duster                   |
| Lemon Bottlebrush              |
| Salt Resistant Bottlebrush     |
| Dwarf Bottlebrush              |
| Cassia                         |
| Feathery Cassia                |
| Twin Flower Cassia             |
| Desert Cassia                  |
| Silver-leaf Cassia             |
| Shrubby Cassia                 |
| Desert Hackberry               |
| Damianita                      |
| Rabbit Brush                   |
| Bush Morning Glory, Silverbush |
| Little Leaf Cordia             |
| Smoketree, Indigo Bush         |
| Silver Dalea                   |
| Black Dalea                    |
| Indigo Bush                    |
| Wislizenus Dalea               |
| Hopbush                        |
| Brittle Bush                   |
| Mormon-tea                     |
| Boundary Ephedra               |
| Mormon Tea                     |
| Primrose Jasmine               |
| Juniper                        |
| Mexican Honeysuckle, Chuparosa |
| Chuparosa                      |
| Red Justicia                   |
| Palm Canyon Justicia           |
| Mexican Honeysuckle            |

|                       |                               |                                                           |
|-----------------------|-------------------------------|-----------------------------------------------------------|
| - <i>Lantana</i>      | <i>spp.</i>                   | Lantana                                                   |
| - <i>Larrea</i>       | <i>tridentata</i>             | Creosote Bush                                             |
| - <i>Leucophyllum</i> | <i>spp.</i>                   | Texas Sage, Texas Ranger                                  |
| * <i>Leucophyllum</i> | <i>candidum</i>               | Silver Sage (cv. 'Silver Cloud', 'Thunder Cloud')         |
| * <i>Leucophyllum</i> | <i>frutescens</i>             | Texas Sage (cv. 'Green Cloud', 'White Cloud', 'Compacta') |
| * <i>Leucophyllum</i> | <i>laevigatum</i>             | Chihuahuan Sage                                           |
| * <i>Leucophyllum</i> | <i>langmanniae</i>            | Sierra Madre Sage                                         |
| * <i>Leucophyllum</i> | <i>pruinatum</i>              | Fragrant Sage                                             |
| * <i>Leucophyllum</i> | <i>zygophyllum</i>            | Blue Ranger                                               |
| * <i>Lycium</i>       | <i>brevipes</i>               | Frutilla                                                  |
| - <i>Melaleuca</i>    | <i>spp.</i>                   | Australian Myrtle                                         |
| - <i>Myrtus</i>       | <i>communis</i>               | Myrtle                                                    |
| - <i>Myrtus</i>       | <i>communis</i> 'boetica'     | Twisted Desert Myrtle                                     |
| - <i>Nandina</i>      | <i>domestica</i>              | Heavenly-bamboo                                           |
| - <i>Nerium</i>       | <i>oleander</i> varieties     | Oleander                                                  |
| - <i>Nerium</i>       | <i>oleander</i> 'Petite Pink' | Dwarf Oleander "Petite Pink"                              |
| - <i>Punica</i>       | <i>granatum</i> varieties     | Pomegranate                                               |
| - <i>Pyracantha</i>   | <i>spp.</i>                   | Pyracantha, Fire-thorn                                    |
| * <i>Pyracantha</i>   | <i>coccinea</i>               | Firethorn                                                 |
| - <i>Rhus</i>         | <i>choriophylla</i>           | Mearns Sumac                                              |
| - <i>Rhus</i>         | <i>microphylla</i>            | Desert Sumac                                              |
| - <i>Rhus</i>         | <i>ovata</i>                  | Sugarbush                                                 |
| - <i>Rhus</i>         | <i>trilobata</i>              | Skunkbush                                                 |
| - <i>Rhus</i>         | <i>virens</i>                 | Evergreen Sumac                                           |
| - <i>Rosmarinus</i>   | <i>officinalis</i>            | Bush Rosemary                                             |
| - <i>Ruellia</i>      | <i>spp.</i>                   | Ruellia                                                   |
| - <i>Ruellia</i>      | <i>peninsularis</i>           | Baja Ruellia                                              |
| - <i>Salvia</i>       | <i>spp.</i>                   | Sage                                                      |
| * <i>Salvia</i>       | <i>chamaedryoides</i>         | Blue Sage                                                 |
| * <i>Salvia</i>       | <i>clevelandii</i>            | Chapparal Sage                                            |
| * <i>Salvia</i>       | <i>dorrii</i>                 | Desert Sage                                               |
| * <i>Salvia</i>       | <i>greggii</i>                | Autumn Sage                                               |
| * <i>Salvia</i>       | <i>leucantha</i>              | Mexican Bush Sage                                         |
| * <i>Salvia</i>       | <i>leucophylla</i>            | Purple Sage                                               |
| - <i>Simmondsia</i>   | <i>chinensis</i>              | Jojoba                                                    |
| - <i>Tecoma</i>       | <i>spp.</i>                   | Tacoma                                                    |
| - <i>Tecoma</i>       | <i>stans</i> 'stans'          | Arizona Yellowbells                                       |
| - <i>Tecomaria</i>    | <i>capensis</i>               | Cape Honeysuckle                                          |



## GROUND COVERS

| <i>Botanical Name</i> |                                     | <i>Common Name</i>                    |
|-----------------------|-------------------------------------|---------------------------------------|
| <i>Genus</i>          | <i>Species</i>                      | <i>Common Name</i>                    |
| - <i>Acacia</i>       | <i>spp.</i>                         | Acacia                                |
| * <i>Acacia</i>       | <i>redolens</i>                     | Trailing Acacia (cv. 'Desert Carpet') |
| - <i>Asparagus</i>    | <i>densiflorus</i> cv. 'Sprengeri'  | Sprenger Asparagus                    |
| * <i>Baccharis</i>    | cv. 'Centennial'                    | Centennial Baccharis                  |
| - <i>Convolvulus</i>  | <i>mauritanicus</i>                 | Ground Morning Glory                  |
| - <i>Dalea</i>        | <i>spp.</i>                         | Indigo Bush                           |
| * <i>Dalea</i>        | <i>greggii</i>                      | Trailing Dalea                        |
| - <i>Eschscholzia</i> | <i>mexicana</i>                     | Mexican Gold Poppy                    |
| - <i>Gazania</i>      | <i>spp.</i>                         | Gazania                               |
| * <i>Gazania</i>      | <i>rigens</i>                       | Trailing Gazania                      |
| - <i>Lantana</i>      | <i>spp.</i>                         | Lantana                               |
| <i>Lantana</i>        | <i>camara</i>                       | Trailing Yellow Lantana               |
| <i>Lantana</i>        | <i>montevidensis</i>                | Trailing Purple Lantana               |
| - <i>Myoporum</i>     | <i>parvifolium</i>                  | Myoporum Green                        |
| - <i>Oenothera</i>    | <i>speciosa</i> (berlandieri)       | Mexican Evening Primrose              |
| - <i>Oenothera</i>    | <i>stubby</i>                       | Saltillo Primrose                     |
| - <i>Rosmarinus</i>   | <i>officinalis</i> cv. 'Prostratus' | Prostrate Rosemary                    |
| - <i>Salvia</i>       | <i>chamaedryoides</i>               | Blue Sage                             |
| - <i>Salvia</i>       | <i>farinacea</i>                    | Mealy Cup Sage                        |
| - <i>Verbena</i>      | <i>spp.</i>                         | Verbena                               |
| - <i>Verbena</i>      | <i>bipinnatifida</i>                | Verbena                               |
| - <i>Verbena</i>      | <i>peruviana</i>                    | Peruvian Verbena                      |
| <i>Verbena</i>        | <i>pulchella</i>                    | Rock Verbena                          |
| - <i>Verbena</i>      | <i>rigida</i>                       | Sandpaper Verbena                     |
| - <i>Verbena</i>      | <i>tenera</i>                       | Moss Verbena                          |

## VINES

| <i>Botanical Name</i>  |                                           | <i>Common Name</i>          |
|------------------------|-------------------------------------------|-----------------------------|
| <b>Genus</b>           | <b>Species</b>                            | <b>Common Name</b>          |
| - <i>Antigonon</i>     | <i>leptopus</i>                           | Coral Vine, Queen's Wreath  |
| - <i>Bougainvillea</i> | <i>spp.</i>                               | Bougainvillea               |
| <i>Bougainvillea</i>   | <i>sp. 'Barbara Karst'</i>                | Barbara Karst Bougainvillea |
| * <i>Bougainvillea</i> | <i>spectabilis (brasiliensis)</i>         | Bougainvillea               |
| - <i>Callaeum</i>      | <i>macropterum (Mascagnia macroptera)</i> | Yellow Orchid Vine          |
| - <i>Campsis</i>       | <i>radicans</i>                           | Common Trumpet Creeper      |
| - <i>Cissus</i>        | <i>trifoliata</i>                         | Grape Ivy                   |
| - <i>Macfadyena</i>    | <i>unguis - cati</i>                      | Cat's Claw                  |
| - <i>Mascagnia</i>     | <i>lilacina</i>                           | Purple Mascagnia            |
| - <i>Maurandya</i>     | <i>antirrhiniflora</i>                    | Snapdragon Vine             |
| - <i>Maurandya</i>     | <i>wislizeni</i>                          | Snapdragon Vine             |
| - <i>Merremia</i>      | <i>aurea</i>                              | Yellow Morning Glory Vine   |
| - <i>Podranea</i>      | <i>ricasoliana</i>                        | Pink Trumpet Vine           |
| - <i>Rhynchosia</i>    | <i>texana</i>                             | Rosary Bead Vine            |
| - <i>Rosa</i>          | <i>banksiae</i>                           | Lady Bank's Rose            |
| - <i>Solanum</i>       | <i>jasminoides</i>                        | Potato Vine                 |

## GRASSES

| <i>Botanical Name</i> |                               | <i>Common Name</i>    |
|-----------------------|-------------------------------|-----------------------|
| <b>Genus</b>          | <b>Species</b>                | <b>Common Name</b>    |
| - <i>Aristida</i>     | <i>purpurea</i>               | Purple Three-awn      |
| - <i>Bouteloua</i>    | <i>aristidoides</i>           | Six-weeks Grama       |
| - <i>Bouteloua</i>    | <i>curtipendula</i>           | Side Oats Grama       |
| - <i>Bouteloua</i>    | <i>gracilis</i>               | Blue Grama            |
| - <i>Erioneuron</i>   | <i>pulchellum</i>             | Fluffgrass            |
| - <i>Hilaria</i>      | <i>rigida</i>                 | Big Galleta           |
| - <i>Muhlenbergia</i> | <i>capillaris</i>             | Gulf Muhly            |
| - <i>Muhlenbergia</i> | <i>dumosa</i>                 | Giant Muhly           |
| - <i>Muhlenbergia</i> | <i>emersleyi</i>              | Bull Grass            |
| - <i>Muhlenbergia</i> | <i>lindheimeri</i>            | Lindheimer Muhly      |
| - <i>Muhlenbergia</i> | <i>porteri</i>                | Bush Muhly            |
| - <i>Muhlenbergia</i> | <i>rigens</i>                 | Deer Muhly            |
| - <i>Pennisetum</i>   | <i>setaceum</i> cv. 'Cupreum' | Purple Fountain Grass |
| - <i>Schismus</i>     | <i>barbatus</i>               | Mediterranean Grass   |
| - <i>Setaria</i>      | <i>macrostachya</i>           | Plains Bristlegrass   |
| - <i>Sporobolus</i>   | <i>cryptandrus</i>            | Sand Dropseed         |
| - <i>Trichachne</i>   | <i>californica</i>            | Cotton top            |

## SUCCULENTS/ACCENTS

| <i>Botanical Name</i>   |                           | <i>Common Name</i>      |
|-------------------------|---------------------------|-------------------------|
| <b>Genus</b>            | <b>Species</b>            | <b>Common Name</b>      |
| - <i>Agave</i>          | <i>spp.</i>               | Century Plant, Agave    |
| * <i>Agave</i>          | <i>americana</i>          | Century Plant           |
| * <i>Agave</i>          | <i>colorata</i>           | Mescal Ceniza           |
| * <i>Agave</i>          | <i>murpheyi</i>           | Murphy's Agave          |
| * <i>Agave</i>          | <i>parryi</i>             | Parry's Agave           |
| * <i>Agave</i>          | <i>victoriae-reginae</i>  | Royal Agave             |
| <i>Agave</i>            | <i>vilmoriniana</i>       | Octopus Agave           |
| * <i>Agave</i>          | <i>weberi</i>             | Smooth Edged Agave      |
| - <i>Aloe</i>           | <i>spp.</i>               | Aloe                    |
| * <i>Aloe</i>           | <i>barbadensis (vera)</i> | Medicinal Aloe          |
| * <i>Aloe</i>           | <i>ferox</i>              | Tree Aloe               |
| * <i>Aloe</i>           | <i>marlothii</i>          |                         |
| * <i>Aloe</i>           | <i>saponaria</i>          | Tiger Aloe              |
| * <i>Aloe</i>           | <i>striata</i>            | Coral Aloe              |
| - <i>Bulbine</i>        | <i>frutescens</i>         | Bulbine                 |
| * <i>Carnegiea</i>      | <i>gigantea</i>           | Saguaro                 |
| * <i>Carpobrotus</i>    | <i>chilensis</i>          | Ice Plant               |
| * <i>Carpobrotus</i>    | <i>edulis</i>             | Hottentot Fig           |
| * <i>Cephalophyllum</i> | cv. 'Red Spike'           | Red Spike Ice Plant     |
| * <i>Cereus</i>         | <i>hildmannianus</i>      | Hildmann's Cereus       |
| - <i>Dasyliirion</i>    | <i>spp.</i>               | Desert Spoon            |
| * <i>Dasyliirion</i>    | <i>acrotriche</i>         | Green Desert Spoon      |
| * <i>Dasyliirion</i>    | <i>wheeleri</i>           | Sotol, Desert Spoon     |
| * <i>Drosanthemum</i>   | <i>speciosum</i>          | Dewflower               |
| * <i>Echinocactus</i>   | <i>engelmannii</i>        | Engelmann's Hedgehog    |
| * <i>Echinocereus</i>   | <i>grusonii</i>           | Golden Barrel           |
| * <i>Ferocactus</i>     | <i>acanthodes</i>         | Compass Barrel          |
| * <i>Ferocactus</i>     | <i>wislizenii</i>         | Fishhook Barrel         |
| - <i>Fouquieria</i>     | <i>spp.</i>               | Ocotillo                |
| * <i>Fouquieria</i>     | <i>splendens</i>          | Ocotillo                |
| - <i>Hesperaloe</i>     | <i>spp.</i>               | Hesperaloe              |
| * <i>Hesperaloe</i>     | <i>parviflora</i>         | Red Hesperaloe          |
| * <i>Malephora</i>      | <i>crocea</i>             | Ice Plant               |
| - <i>Manfreda</i>       | <i>maculosa</i>           | Common Ice Plant        |
| - <i>Nolina</i>         | <i>spp.</i>               | Bear-grass              |
| * <i>Nolina</i>         | <i>matapensis</i>         | Tree Bear Grass         |
| * <i>Nolina</i>         | <i>microcarpa</i>         | Bear Grass              |
| <i>Opuntia</i>          | <i>spp.</i>               | Prickly Pear            |
| * <i>Opuntia</i>        | <i>acanthocarpa</i>       | Buckhorn Cholla         |
| * <i>Opuntia</i>        | <i>basilaris</i>          | Beavertail Prickly Pear |
| * <i>Opuntia</i>        | <i>bigelovii</i>          | Teddy Bear Cholla       |
| * <i>Opuntia</i>        | <i>engelmannii</i>        | Desert Prickly Pear     |
| * <i>Opuntia</i>        | <i>ficus-indica</i>       | Indian Fig              |
| * <i>Opuntia</i>        | <i>violacea</i>           | Purple Prickly Pear     |
| * <i>Pachycereus</i>    | <i>marginatus</i>         | Mexican Organ Pipe      |
| * <i>Stenocereus</i>    | <i>thurberi</i>           | Arizona Organ Pipe      |
| * <i>Trichocereus</i>   | <i>candicans</i>          | Argentine Trichocereus  |
| - <i>Yucca</i>          | <i>spp.</i>               | Yucca                   |

|                |                   |                 |
|----------------|-------------------|-----------------|
| * <i>Yucca</i> | <i>aloifolia</i>  | Spanish Bayonet |
| * <i>Yucca</i> | <i>baccata</i>    | Banana Yucca    |
| * <i>Yucca</i> | <i>brevifolia</i> | Joshua Tree     |
| * <i>Yucca</i> | <i>elata</i>      | Soaptree Yucca  |
| * <i>Yucca</i> | <i>rigida</i>     | Blue Yucca      |
| * <i>Yucca</i> | <i>rostrata</i>   | Beaked Yucca    |



## ANNUAL WILDFLOWERS

| <i>Botanical Name</i>    |                             | <i>Common Name</i>                      |
|--------------------------|-----------------------------|-----------------------------------------|
| <i>Genus</i>             | <i>Species</i>              | <i>Common Name</i>                      |
| * Abronia                | villosa                     | Sand-verbena                            |
| * Argemone               | pleiacantha                 | Prickly-poppy                           |
| * Camissonia             | cardiophylla                | Heart-leaved Primrose                   |
| * Camissonia             | brevipes                    | Yellow Cups                             |
| * Catharanthus           | roseus                      | Madagascar Periwinkle                   |
| * Centaurea              | rothrockii                  | Basket Flower                           |
| * Cirsium                | neomexicanum                | Thistle                                 |
| * Clarkia                | amoena                      | Farewell-to-Spring                      |
| * Collinsia              | heterophylla                | Chinese-houses                          |
| - Cosmos                 | bipinnatus                  |                                         |
| - Cosmos                 | parviflorus                 |                                         |
| * Cosmos                 | spp.                        | Cosmos                                  |
| - Cosmos                 | sulphureus                  | Yellow Cosmos                           |
| - Dimorphotheca          | sinuata                     | African Daisy                           |
| * Dimorphotheca          | spp.                        | African Daisy                           |
| * Eriastrum              | diffusum                    | Prickly Stars                           |
| * Eriophyllum            | lanosum                     | Woolly Daisy                            |
| * Eriophyllum            | wallacei                    | Woolly Daisy                            |
| * Eschscholzia           | californica                 | California Poppy                        |
| * Euphorbia              | heterophylla                | Painted Spurge                          |
| * Gaillardia             | pulchella                   | Fire Wheel, Blanket Flower              |
| * Geraea                 | canescens                   | Desert Sunflower                        |
| * Gomphrena              | globosa                     | Globe Amaranth                          |
| * Helianthus             | annuus                      | Wild Sunflower                          |
| * Helichrysum bracteatum |                             | Everlasting Daisy                       |
| * Helipterum             | spp.                        | Helipterum                              |
| - Helipterum             | roseum                      | Pink Everlasting                        |
| * Ipomoea                | cristulata                  | Morning Glory                           |
| * Ipomoea                | leptotoma                   | Morning Glory                           |
| * Kallstroemia           | grandiflora                 | Arizona poppy                           |
| * Lasthenia              | chrysostoma                 | ( <i>Baeria chrysostoma</i> ) Goldfield |
| * Layia                  | platyglossa                 |                                         |
| * Lesquerella            | gordonii                    | Yellow Blanket                          |
| - Linaria                | maroccana                   | Toadflax                                |
| - Linaria                | pinnifolia                  | Toadflax                                |
| * Linaria                | spp.                        | Toadflax                                |
| - Linaria                | texana                      | Toadflax                                |
| * Linum                  | grandiflorum cv. 'Rubrum'   | Red Flax                                |
| * Lupinus                | arizonicus                  | Arizona Lupine                          |
| * Lupinus                | densiflorus                 | Lupine                                  |
| * Lupinus                | sparsiflorus                | Desert Lupine                           |
| * Lupinus                | succulentus                 | Arroyo Lupine                           |
| * Machaeranthera         | canescens (Aster bigelovii) | Blue Aster                              |
| * Machaeranthera         | tanacetifolia (Aster)       | Purple Aster, Tahoka Daisy              |
| * Matricaria             | grandiflora                 | Pineapple Weed                          |
| * Matthiola              | longipetala cv. 'Bicornis'  | Evening Scented Stock Birdcage          |
| - Mentzelia              | involucrata                 | Morning Stars                           |
| - Mentzelia              | lindleyi                    | Blazing Stars                           |

## ANNUAL WILDFLOWERS

| <i>Botanical Name</i> |                  | <i>Common Name</i>     |
|-----------------------|------------------|------------------------|
| * Mentzelia           | spp.             | Blazing Star           |
| * Mimulus             | bigelovii        | Bigelow's Monkeyflower |
| * Mohavea             | confertiflora    | Ghost Flower           |
| * Monarda             | austromontana    | Bee Balm               |
| * Monoptilon          | bellioides       | Belly Flower           |
| * Nama                | demissum         | Purple Mat             |
| * Nama                | hispidum         | Purple Mat             |
| * Nemophila           | maculata         | Five Spot              |
| * Nemophila           | menziesii        | Baby Blue Eyes         |
| * Oenothera           | deltoides        | Evening Primrose       |
| * Oenothera           | primiveris       | Evening Primrose       |
| * Orthocarpus         | purpurascens     | Owl's Clover           |
| * Papaver             | rhoeas           | Shirley Poppy          |
| * Pectis              | papposa          | Chinch Weed            |
| * Perityle            | emoryi           | Rock Daisy             |
| - Phacelia            | campanularia     | California Bluebell    |
| * Phacelia            | spp.             | Scorpion Weed          |
| - Phacelia            | tanacetifolia    | Scorpion Weed          |
| - Plantago            | insularis        | Indian Wheat           |
| * Plantago            | spp.             | Indian-wheat           |
| * Platystemon         | californicus     | Cream Cups             |
| * Proboscidea         | parviflora       | Devil's Claw           |
| * Rafinesquia         | neomexicana      | Desert-chicory         |
| * Salvia              | columbariae      | Chia                   |
| * Sisymbrium          | ambiguum         | Purple Rocket          |
| * Solanum             | xanti            | Solanum                |
| * Tithonia            | rotundifolia     | Mexican Sunflower      |
| - Ursinia             | calenduliflora   |                        |
| - Ursinia             | chrysanthemoides |                        |
| - Ursinia             | speciosa         |                        |
| * Ursinia             | spp.             | Ursinia                |
| * Verbesina           | encelioides      | Golden Crown Beard     |
| * Viguiera            | annua            | Golden Eye             |
| *                     |                  | Desert Coreopsis       |
| *                     |                  | Showy Blue Gilia       |

## PERENNIAL WILDFLOWERS

### Botanical Name

| Genus                   | Species                  |
|-------------------------|--------------------------|
| * <i>Allionia</i>       | <i>incarnata</i>         |
| * <i>Amsonia</i>        | <i>palmeri</i>           |
| - <i>Anigozanthos</i>   | <i>flavidus</i>          |
| - <i>Anigozanthos</i>   | <i>manglesii</i>         |
| * <i>Anigozanthos</i>   | <i>spp.</i>              |
| - <i>Anigozanthos</i>   | <i>viridis</i>           |
| * <i>Anisodonteia</i>   | <i>hypomandrum</i>       |
| - <i>Arctotis</i>       | <i>acaulis</i>           |
| * <i>Arctotis</i>       | <i>spp.</i>              |
| * <i>Argemone</i>       | <i>munita</i>            |
| * <i>Argemone</i>       | <i>platyceras</i>        |
| * <i>Bahia</i>          | <i>absinthifolia</i>     |
| * <i>Baileya</i>        | <i>multiradiata</i>      |
| * <i>Berlandiera</i>    | <i>lyrata</i>            |
| * <i>Castilleja</i>     | <i>chromosa</i>          |
| * <i>Castilleja</i>     | <i>lanata</i>            |
| * <i>Datura</i>         | <i>inoxia</i>            |
| * <i>Delphinium</i>     | <i>amabile</i>           |
| * <i>Delphinium</i>     | <i>scaposum</i>          |
| * <i>Dichelostemma</i>  | <i>pulchellum</i>        |
| * <i>Dyssodia</i>       | <i>acerosa</i>           |
| * <i>Dyssodia</i>       | <i>pentachaeta</i>       |
| * <i>Erigeron</i>       | <i>divergens</i>         |
| * <i>Eupatorium</i>     | <i>greggii</i>           |
| * <i>Evolvulus</i>      | <i>arizonicus</i>        |
| * <i>Gaura</i>          | <i>lindheimeri</i>       |
| * <i>Hesperocallis</i>  | <i>undulata</i>          |
| * <i>Hibiscus</i>       | <i>coulteri</i>          |
| * <i>Hymenoxys</i>      | <i>acaulis</i>           |
| * <i>Ipomopsis</i>      | <i>longiflora</i>        |
| * <i>Justicia</i>       | <i>sonorae</i>           |
| * <i>Linum</i>          | <i>lewisii</i>           |
| * <i>Lotus</i>          | <i>rigidus</i>           |
| * <i>Machaeranthera</i> | <i>gracilis</i>          |
| * <i>Machaeranthera</i> | <i>tortifolia</i>        |
| * <i>Melampodium</i>    | <i>leucanthum</i>        |
| * <i>Mirabilis</i>      | <i>multiflora</i>        |
| * <i>Oenothera</i>      | <i>caespitosa</i>        |
| - <i>Penstemon</i>      | <i>baccharifolius</i>    |
| - <i>Penstemon</i>      | <i>barbatus</i>          |
| - <i>Penstemon</i>      | <i>eatonii</i>           |
| - <i>Penstemon</i>      | <i>palmeri</i>           |
| - <i>Penstemon</i>      | <i>parryi</i>            |
| - <i>Penstemon</i>      | <i>pseudospectabilis</i> |
| - <i>Penstemon</i>      | <i>spectabilis</i>       |
| * <i>Penstemon</i>      | <i>spp.</i>              |
| - <i>Penstemon</i>      | <i>superbus</i>          |
| * <i>Proboscidea</i>    | <i>altheaefolia</i>      |

### Common Name

| Common Name               |
|---------------------------|
| Trailing Windmills        |
| Amsonia                   |
| Kangaroo Paw              |
| Kangaroo Paw              |
| Kangaroo-paw              |
| Kangaroo Paw              |
| African Mallow            |
| African Daisy             |
| African Daisy             |
| Prickly Poppy             |
| Prickly Poppy             |
| Bahia                     |
| Desert Marigold           |
| Chocolate Flower          |
| Indian Paintbrush         |
| Indian Paintbrush         |
| Sacred Datura, Jimsonweed |
| Larkspur                  |
| Barestem Larkspur         |
| Bluedicks                 |
| Dyssodia                  |
| Dyssodia                  |
| Spreading Fleabane        |
| Eupatorium                |
| Arizona Blue Eyes         |
| Desert Orchid             |
| Ajo Lily                  |
| Desert Rose Mallow        |
| Angelita Daisy            |
| Pale Blue Trumpets        |
| Sonoran Justicia          |
| Blue Flax                 |
| Desert Rock Pea           |
| Yellow Aster              |
| Mohave Aster              |
| Blackfoot Daisy           |
| Desert Four O'Clock       |
| Tufted Evening Primrose   |
| Rock Penstemon            |
| Scarlet Penstemon         |
| Firecracker Penstemon     |
| Palmer's Penstemon        |
| Parry's Penstemon         |
| Canyon Penstemon          |
| Royal Penstemon           |
| Penstemon                 |
| Superb Penstemon          |
| Devil's Claw              |

## PERENNIAL WILDFLOWERS

| <i>Botanical Name</i> |                                          | <i>Common Name</i>      |
|-----------------------|------------------------------------------|-------------------------|
| * <i>Psilostrophe</i> | <i>cooperi</i>                           | Paperflower             |
| * <i>Psilostrophe</i> | <i>tagetina</i>                          | Paperflower             |
| * <i>Ratibida</i>     | <i>columnaris</i>                        | Mexican Hat, Coneflower |
| * <i>Romneya</i>      | <i>coulteri</i>                          | Matilija Poppy          |
| * <i>Senna</i>        | <i>covesii</i> ( <i>Cassia covesii</i> ) | Desert Senna            |
| - <i>Sphaeralcea</i>  | <i>ambigua</i>                           | Globe Mallow            |
| * <i>Sphaeralcea</i>  | <i>spp.</i>                              | Globe-mallow            |
| * <i>Stachys</i>      | <i>coccinea</i>                          | Red Mint, Betony        |
| - <i>Tagetes</i>      | <i>lucida</i>                            | Mexican Mint Marigold   |
| - <i>Tagetes</i>      | <i>palmeri</i> ( <i>lemmoni</i> )        | Mt. Lemmon Marigold     |
| * <i>Tagetes</i>      | <i>spp.</i>                              | Marigold                |
| * <i>Verbena</i>      | <i>gooddingii</i>                        | Goodding Verbena        |
| * <i>Zephyranthes</i> | <i>spp.</i>                              | Rain Lily               |
| - <i>Zephyranthes</i> | <i>candida</i>                           | Zephyr Flower           |
| - <i>Zephyranthes</i> | <i>citrina</i>                           | Fairy Lily              |
| - <i>Zephyranthes</i> | <i>grandiflora</i>                       | Rain Lily               |
| * <i>Zinnia</i>       | <i>acerosa</i>                           | Desert Zinnia           |
| * <i>Zinnia</i>       | <i>grandiflora</i>                       | Rocky Mountain Zinnia   |

## I. PERMITTED LAND USES

Except as specifically defined within the City of Surprise of Surprise Zoning Ordinance dated September 1, 2000, all uses shall have their customary dictionary definitions.

Accessory buildings  
Antique shop and store  
Apparel and accessory store  
Appliance repair, sales and services  
Art supply stores  
Assembly halls and auditoriums  
Athletic clubs and commercial recreation  
Auctioneers' auditorium for antiques and fine arts  
Auto seat covers and trim shop  
Auto supply store  
Automated collection center  
Automobile parking lot or garage (public or private)  
Automobile sales  
Automobile rental and/or leasing  
Automobile service center, major and/or minor  
Automobile service station, with or without convenience store  
Automobile washing establishments  
Automobile, auto body repair  
Automobile, boat or recreational vehicle sales, service and rental  
Bakers and baked goods, manufacturing wholesale and storage  
Bakery for on-site sales  
Bank vault storage  
Banks and other savings and lending institutions  
Barber shop  
Bars and cocktail lounges  
Baths, public  
Beauty parlor  
Beer, ale and wine distributor, wholesale and storage  
Beverages, wholesale and storage  
Bicycle sales, service and repair shop  
Bingo  
Blood banks and blood plasma centers as accessory to a hospital  
Blueprint shop  
Boat repair  
Bonding companies  
Book and stationery store  
Bookbinders, commercial  
Bowling alley  
Brokerage house  
Building and loan associations  
Building materials, retail  
Burglar alarm watching service  
Bus terminals  
Business and office machine sales, service and repair shop  
Business signs  
Business, technical or vocational schools  
Candy and ice cream store  
Candy, wholesale distribution  
Car wash  
Carpet, rug and furniture cleaners



Caterers  
Cemetery  
Chemicals and drugs, storage and distribution  
Christian science reading rooms  
Church  
Church and parish house  
Cigar and tobacco store  
Cigars manufacturing, custom hand rolled  
Cigars, wholesale and storage  
Cleaning and dyeing outlets  
Clothing and costume rental shop  
Clothing, wholesale and distribution  
Coffee, wholesale and storage, no roasting  
Coin machines, rental and service  
Collection agencies  
Community center or meeting hall  
Community correctional facility  
Compressed natural gas retail sales, as an accessory use to automobile service stations  
Conference and reception center and facilities  
Contractors storage yard, temporary during construction  
Convenience food restaurant  
Convenience store restaurants  
Convenience store, with or without gas pumps  
Costumes rentals  
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less  
Dancing or theatrical studio  
Delicatessen and catering establishment  
Department store  
Detective agencies  
Diaper supply service  
Draperies, manufacturing  
Dressmakers, custom  
Drive-in business  
Driving schools, auto  
Drugs, wholesale storage  
Dry cleaning and laundry establishment  
Dry goods and notion store  
Dry goods, wholesale and storage  
Electrical substation  
Electronic instruments and devices, assembling and manufacturing  
Employment agencies, not including day labor hiring and transportation centers  
Engravers  
Entertainment bureaus  
Environmental remediation facility  
Equipment and machining rental, retail  
Essential public service or utility installation  
Exhibition hall  
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way, accessory to primary permitted use.  
Exterminator shop  
Family game center  
Feed store  
Finance companies and loan offices  
Florist  
Frozen food locker  
Frozen foods, wholesale storage and distribution

Furniture store  
 Furniture, repairing and refinishing  
 Furs, custom cleaning, storage  
 Game rooms, pool halls  
 Garages, public  
 Garden supply store  
 Gas regulating station  
 Gift shop  
 Golf course, miniature  
 Golf driving range and practice facilities  
 Granary, elevator storage  
 Greenhouse  
 Grocery store, (including retail markets and produce store)  
 Gymnasiums, private or commercial  
 Hardware, retail with or without outdoor garden display and/or sales  
 Hat cleaners and renovators  
 Health and exercise center  
 Health / recreation center facilities  
 Hemstitching  
 Hobby, stamp and coin shop  
 Home improvement store, including building materials  
 Hospital service organizations  
 Hunting and fishing supply store  
 Industrial, scientific or business research development and testing laboratories and offices  
 Interior decorators shop  
 Janitors' supplies, storage and warehouse  
 Jewelers, manufacturing  
 Jewelry and metal craft store  
 Laboratories, clinical and dental  
 Laboratories, testing and research  
 Laundries, collecting shops  
 Laundromat, self-service  
 Lawn mower repair shops  
 Leather goods and luggage store  
 Leather goods, repairing, sales, custom or handicraft manufacturing  
 Libraries  
 Linen supply and service  
 Liquor store  
 Liquor, storage and wholesale  
 Lithographers  
 Lock and key shop  
 Lockers, food storage  
 Locksmiths' repair shops  
 Mail order catalog store  
 Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances  
 Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cork, cloth, feathers, felt, fibers, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yarn  
 Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods  
 Market, stock and bond  
 Medical and orthopedic appliance store  
 Medical center

Medical clinic  
 Medical schools  
 Messenger or telegraph service station  
 Messenger service  
 Millinery and artificial flower making  
 Millwork (woodworking, manufacturing)  
 Mini-warehouse/storage/distribution center  
 Mirrors, resilvering, custom work  
 Monument sales and engraving shop  
 Mortuary  
 Motion picture studio  
 Motion picture theatres  
 Museum  
 Music and instrument sales, service and repair shop  
 Music or dance studio  
 Needlework  
 News dealers  
 News service  
 Newspaper distribution centers with management offices  
 Newspaper office  
 Newspaper printing  
 Newsstand  
 Office service: stenographic service, letter preparation, addressing and mailing, duplicating, multigraphing, machine tabulation, research and statistical  
 Office supply and office equipment store  
 Offices  
 Optical goods, manufacturing and sales  
 Optician  
 Orthopedic appliances, manufacturing and sales  
 Outdoor recreational facility  
 Outside retail food sales as an accessory use to a general retailer  
 Package liquor store  
 Paint and wallpaper store  
 Painters' equipment and supplies shops, wholesale and storage  
 Parking lot  
 Personal and convenience services  
 Personal wireless service facility, subject to the provisions of Section 17.32.150  
 Pet shop  
 Philatelist (stamps)  
 Photo-engraving  
 Photographic developing and printing  
 Photographic equipment and supply store  
 Photographic studio  
 Picture frame shop  
 Plant nursery, retail  
 Plumbing shop  
 Pool and billiard halls  
 Poster illustration, studio  
 Precision instruments, custom repair  
 Printers  
 Printing and publishing house (including newspapers)  
 Private club, fraternity, sorority or lodge, for profit and/or non-profit  
 Private garage  
 Private or jointly owned community center recreational facilities, pools, tennis courts  
 Private streets  
 Professional and administrative offices

Propane retails sales as an outside accessory use to a retail facility  
 Public buildings  
 Public park  
 Public storage garages  
 Public utility plants  
 Public utility facilities  
 Publicity service  
 Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations  
 Radio or television sales, service and repair  
 Recreational facilities, indoor and/or outdoor  
 Reducing salons  
 Research facility  
 Restaurant  
 Retail membership stores with or without outdoor garden display and/or sales  
 Retail sales of goods and services  
 Rug cleaning  
 RV repair  
 Schools, including, but not limited to: barber, beauty, business, commercial correspondence, data processing, dancing, gymnastics, health, insurance, martial arts, modeling, private, real estate and stenographic  
 Sewer lift station  
 Sewing machine store  
 Shoe repair and shoe shine shop  
 Shoe store  
 Shopping center  
 Sightseeing tours, garages and depot  
 Sign fabrication shops  
 Sign painters shops  
 Signs  
 Skating rinks, indoor  
 Slip covers, custom manufacturing  
 Sound systems, rental and repairs  
 Spices, wholesale and storage  
 Sporting and athletic goods store  
 Stable  
 Stadium  
 Steam baths  
 Surgical center and treatment facility, with no overnight stays  
 Swimming pool commercial  
 Tailor shop  
 Tailors, custom  
 Tanning salon  
 Tapestries  
 Tavern, bar or lounge  
 Taxidermist  
 Teaching of fine arts  
 Temporary buildings accessory to construction work  
 Temporary construction offices and sheds, appurtenant storage incidental to a construction project only for the duration of such project  
 Temporary sales and office buildings, buildings incidental to construction work  
 Temporary uses (Subject to Section 17.32.170 of the City of Surprise Zoning Ordinance)  
 Temporary uses related to seasonal or special events (Subject to Section 17.32.170 of the City of Surprise Zoning Ordinance)  
 Theaters  
 Theatrical agencies  
 Tire sales, repair and mounting (with or without outside storage)  
 Tobacco, wholesale and storage

Tools, wholesale and distribution  
Trade schools  
University  
Upholstery shop  
Variety store  
Venetian blinds, custom manufacturing and cleaning  
Veterinary hospitals  
Video arcades  
Wallpaper store  
Warehousing and distribution centers  
Watch repair shop  
Water or mineral, drinking or curative, bottling and distribution  
Water pump station  
Water tower  
Wholesale sales of goods  
Window cleaners' service  
Window display installations, studio and shops  
Window glass installation shops  
Wines, storage and wholesale

Any and all uses not listed here may which are similar to, but not more detrimental than, the above uses shall also be permitted.



## II. RESTRICTED LAND USES

SCDC acquired this property from the City of Phoenix pursuant to a contract entitled "Exchange and Settlement Agreement", which is dated November 19, 1999, and signed by the City of Phoenix, the City of Surprise, and the Surprise Center Development Company, LLC. Under the terms of the Exchange and Settlement Agreement, SCDC agreed that certain uses would be prohibited on its property, and that this prohibition would be enforced through a restriction on the deed by which SCDC obtained title to its property from the City of Phoenix. Under both the Exchange and Settlement Agreement and the deed restriction, these uses are prohibited until such time as "Luke Air Force Base permanently ceases active military flight operations which overfly" the SCDC property, or until an earlier time when the City of Phoenix elects to voluntarily release the deed restriction, if any. None of the uses prohibited by the deed restriction is permitted use under this PAD, and therefore, these uses are also prohibited by this zoning action.

Nevertheless, certain of the prohibited uses would be appropriate uses on this property, if it were not for the restrictions described above. Both the City of Surprise and SCDC desire to honor their commitments to the City of Phoenix, while at the same time providing for appropriate use of this property if the restrictions described above are ever lawfully released with respect to any or all of the uses listed below, then that or those uses(s) shall become principally permitted use(s) on the property beginning on the date that the restrictions are released.

Apartment building (subject to the limitations stated below for Residential Dwelling Units)

Assisted living facilities

Congregate care facility group home

Day Care Center

Hospitals

Hotels, restricted to 2,500 units across site

Motels, restricted to 2,500 units across site

Medical facilities/offices with facilities (i.e. beds) for overnight recovery from medical procedures

Nursing homes

Post-secondary education facilities with outdoor uses

Residential Dwelling Units

Residential Dwelling units shall be permitted at a minimum of 10 dwelling units per gross acre and a maximum of 55 dwelling units per gross acre. No single family detached residential units shall be permitted.

Schools, university

Tourist home

If any or all of these uses become principally permitted uses in the manner described above, then such uses(s) shall be subject to the development standards and the processing requirements of the Surprise Center PAD.

The Exchange and Settlement Agreement and the deed restriction prohibit other uses, which are not listed above. If these restrictions are released with respect to prohibited uses, which are not listed above, such non-listed uses shall not thereby become permitted uses under this PAD.

## **SURPRISE CENTER PAD DEVELOPMENT STANDARDS**

Due to the proposed mix of land uses and the resultant potential for an exciting and distinctive Civic Center, general site development regulations must take into account the unique and innovative nature of this type of land development. Building heights will be allowed from one (1) to fifteen (15) stories to adequately address the potential for both taller, urban scale office building, hospital or hotel uses as well as small, pedestrian scale retail uses along exterior major arterial streets. Within 300' of the major arterial streets, building height will be limited to 4 stories.

Consequently, non-residential land use densities may occur at a maximum floor area ratio ("FAR") of 1.5 across the entirety of the SCDC Site. For example, this level of density adequately allows development of taller buildings on portions of the SCDC Site, which if calculated within their lot area only, would exceed 1.5 FAR. However, this ratio is calculated across the entire SCDC Site where development of shorter buildings with pedestrian plazas and open spaces on the remaining portions of the SCDC Site will, on average across the entire development, result in an FAR of 1.5 or less. Therefore, a true urban fabric encompassing a mix of high and low density may occur within the entirety of the planned development allowing the opportunity for resort, conference center and general hotel and/or motel uses.

Again, due to the unique vision for the development of Surprise Center, setbacks and building separation parameters within the Site may, but are not required to, utilize zero foot setbacks and/or building separations. In any event, there shall be no minimum or maximum building setback or separation requirement. This development standard allows the creation of a dense urban city center with tightly-knit building facades and exciting streetscapes, while maintaining the option to create the wide depths of pedestrian lanes or alternating setbacks with plazas and open spaces in other areas of the Site. In the event such zero foot setbacks or separations are desired, strict accordance with City of Surprise building and fire code requirements shall be maintained. Each site plan will indicate the chosen building separations and setbacks for that portion of development.

I. Surprise Center PAD Development Standards.

A. General.

1. *Intent.* The intent of the Surprise Center PAD Development Standards is to provide for a diverse mix of land uses, densities and architectural character within a high-quality, attractive development with the potential for both residential and non-residential uses, while promoting the health, safety and welfare of the citizens of the City of Surprise.

2. *Applicability.* These Development Standards shall apply to all development on the SCDC Site within the Surprise Center PAD and shall specifically supercede any similar or more restrictive regulations contained within the City of Surprise Zoning Ordinance.

3. *Conflict.* Where these Development Standards conflict with similar provisions of the City of Surprise Zoning Ordinance, the Surprise Center Development Standards shall prevail.

B. Permitted Land Uses. Permitted land uses shall be those uses listed in the Permitted Land Uses List, Appendix Exhibit "E". All uses similar to and not more detrimental than those listed in the Permitted Land Uses List shall also be permitted. Except as specifically defined within the City of Surprise of Surprise Zoning Ordinance as of September 1, 2000, all land uses listed in Appendix Exhibit "E" shall have their customary dictionary definitions.

C. Access.

1. Location of access points is critical to an efficient traffic circulation system. All access points for specific developments are to be planned in conjunction with the overall access plan and under a traffic study completed by a qualified traffic engineer and submitted to the City of Surprise Traffic Engineer.

2. The above traffic study shall address the following site conditions, present and future:

- i. Traffic volumes;
- ii. Turning movements;
- iii. Traffic controls;
- iv. Site design;
- v. Site distances;
- vi. Location and alignment of other access points.

D. Setbacks and Height.

1. Consistent with the intent of the Surprise Center PAD to encourage diverse development including an urban core, there shall be no minimum or maximum building setbacks from any lot line or public street right-of-way (except for the perimeter arterial streets

where a minimum building setback of 40' shall be maintained with an average depth of landscaping within the building setback of 25') and no minimum or maximum building separation requirements. All development shall conform to applicable building and fire code requirements, particularly those building and fire code requirements which allow development utilizing zero foot, or near zero foot, lot line setbacks and/or building separations upon the satisfaction of special conditions.

2. *Maximum building height:* fifteen (15) stories. Within that area between zero feet (0') and 300' from the major arterial street rights-of-way (Bell Road, Litchfield Road, Greenway Road and Bullard Avenue), the maximum building height shall be limited to 4 stories.

E. Development Intensity.

1. *Floor Area Ratio.* The allowable Floor Area Ratio ("FAR") for property developed within the SCDC Site shall be calculated as a maximum aggregate allowable of 1.5 FAR across the entire SCDC Site. It is understood that development on any one particular site may be at a density as high as 15.0 FAR while still meeting the 1.5 FAR aggregate maximum across the entire SCDC Site. Under this density, the Surprise Center PAD may therefore include both high and low-density development not exceeding the maximum aggregate FAR of 1.5 across the entire SCDC Site. Additional density above the 1.5 aggregate maximum allowable may be approved by an amendment to the Surprise Center PAD under the provisions contained herein.

F. Lot Width and Lot Area. There shall be no minimum lot area or lot width requirements. Lot area and lot width shall generally be determined by building area, lot size, aboveground parking, if any, and applicable City of Surprise fire codes and/or building codes.

G. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements stated herein, the general intent of the approved Surprise Center PAD, and any amendments or approved refinements thereto.

H. Relationship to Overlay Zones. Any property located in the Surprise Center PAD district, which also falls within the F-1 or F-2 overlay zones, must comply with the regulations of the overlay zones.

II. SURPRISE CENTER PAD LANDSCAPING STANDARDS.

A. Generally. Landscaping requirements as set forth herein have been established to encourage quality development in the City; to provide a smooth transition between adjoining properties; to screen service yards, parking lots and other areas which tend to be unsightly; to facilitate the buffering of one land use from other land uses; to encourage harmonious relationships between buildings which are a part of one development and buildings located on abutting properties; to provide open space and recreational areas to serve the needs of the residents of the City; to soften the effect of development; to improve erosion and storm water runoff control; to reduce the particulate matter in the air; to encourage a sense of commitment to

the City and its residents on the part of the developers; and to provide for the health, safety and general welfare of the residents of the City.

B. Definition. "Landscaping," "landscape" or "landscaped" for the purposes of this chapter shall be defined as including any or all of the following: lawn, turf or grass areas; trees; shrubs; ground cover or other plantings; sprinkler or irrigation systems; decorative rock, natural or man-made; decorative lighting; benches, tables, fountains, planters or other similar outdoor furniture; decorative screen walls; detention and retention ponds; waterfalls and human-made streams; paved exterior pedestrian areas including patios, seating areas and plazas; and berms or mounds.

C. General Requirements.

1. A minimum of ten percent (10%) of the net land area over the entire Site (City Site and SCDC Site) shall be landscaped.

2. Landscaping is encouraged along the street frontage between the street or sidewalk and any buildings, parking areas, loading or storage areas in accordance with the following:

a. The intersection of arterial and collector streets is a dominant feature of the urban landscape, serving as major focal points of activity in the community. Because of the importance of these intersections, design features are encouraged at those intersections, which may include, but not be limited to, unique building orientation and design, or special landscape features such as fountains, walls, or screening elements.

3. Any part of a site not used for buildings, parking driveways, sidewalks, etc., shall be landscaped.

4. An automatic irrigation system shall be provided to all landscaped areas requiring water.

5. All landscaped areas adjacent to vehicular parking and access areas shall, as necessary, be protected by concrete curbing if necessary to control storm water flows and minimize damage by vehicular traffic. Unique edging treatments in these areas are encouraged to complement the architectural design theme of the Surprise Center PAD.

6. All trees and plant material shall conform to the Arizona Department of Water Resources plant material list and/or the Surprise Center Landscape Palette, Appendix Exhibit "D".

7. All trees required by this part shall have a minimum trunk height of six feet (6'), with a minimum one and one-half inch (1 ½") caliper measured four feet (4') above the ground. Multi-trunk trees may have average caliper measurements not less than one inch (1"). Palms shall have a minimum trunk height of five feet (5'). This size of tree is generally referred to as fifteen gallons in the landscaping industry.



8. Twenty-four inch (24") box trees shall have a minimum trunk height of eight feet (8') with a minimum two-inch (2") caliper measured four feet (4') above the ground. Multi-trunk trees may have average caliper measurements of not less than one and one-half inches (1 ½"). Palms shall have a minimum trunk height of eight feet (8').

9. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(C) upon the request of the property owner. It is the intent of the property owner and the City that proper landscaping transitions shall be provided between disparate land uses.

D. Streetscape Standards. The streetscape design of any particular project shall be in conformance with the intent of the approved Surprise Center PAD. However, the following general landscaping guidelines shall apply along streets:

1. Special entry features shall be provided at major entrances into a project to provide a sense of identification and uniqueness commensurate with the intent of the Surprise Center PAD.

2. Trees with a minimum size as specified herein shall be planted at the rate of one tree per forty feet (40') of linear street frontage. A minimum of twenty-five percent (25%) of the required trees shall be twenty-four inch (24") box trees.

3. Shrubbery with a minimum size of five (5) gallons shall be planted in appropriate numbers to complement the placement of trees, but in no case shall be less than two shrubs per twenty five feet (25') of linear street frontage.

4. Clustering of trees and shrubbery shall be encouraged to accent focal points or landmarks and to provide variety to the streetscape. Contouring of the ground and placement of mounds, earth berms, raised planters and similar landscaping accents along streets shall further be encouraged to maintain conformance with the intent of the Surprise Center PAD.

5. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (D) upon the request of the property owner.

E. Non-Structure, Surface Parking Lot Landscaping.

1. A minimum of five percent (5%) of the parking lot area shall be landscaped, exclusive of front yard or perimeter landscaping and street trees. Such landscaping shall consist of parking islands located within the perimeter of the parking lot.

2. Parking islands or landscaped areas shall be installed at least every ten lineal consecutive parking spaces; said islands shall be a minimum of five feet (5') wide and contain a minimum of fifty square feet in area. A minimum of one tree shall be provided for every parking island required hereunder, exclusive of perimeter landscaping or street trees.

3. Any area used for vehicular overhang shall not be counted towards the required landscaping. The total length of the stall may be calculated to include area used for the overhang, to a maximum of two feet six inches (2'-6") in depth.

4. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (E) upon the request of the property owner.

F. Ground Cover.

1. Vegetative ground cover shall be so located to accentuate landmarks for focal points on a site and to create a "lush" appearance to the landscaped area from public streets and areas, or to create an appropriate appearance in conformance with the intent of the approved Surprise Center PAD. Mounding and contouring of landscaped areas is encouraged.

2. When used as a landscaping feature, inorganic ground cover, consisting of decomposed granite (3/4 inch or smaller), crushed rock, gravel, river run rock and/or boulders, shall be of sufficient variety in terms of color, texture, and materials to provide a pleasant and diverse appearance.

3. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (F) upon the request of the property owner.

G. Retention Basins.

1. All private retention basins shall be landscaped, contoured and designed as an integral part of any lot frontage and shall not take on the appearance of a ditch. Maximum side slopes of basins shall be a four to one (4:1) ratio; side slopes of six to one (6:1) or of varying slope are preferred.

2. Where exceptional design or shallow depths are proposed for the retention basin, the Planning Director, or his designee may waive or amend the application of the requirements of this Section II (G) as requested by the property owner.

H. Maintenance.

1. All landscape materials and landscaped areas shall be maintained in accordance with the approved landscaped plan. Such landscaped areas shall be kept free of trash, debris, weeds, and dead plant material, and shall in all respects be maintained in a neat and clean fashion.

2. All dead or removed plants shall be replaced with plants of the same variety, and in the size and quality as those removed, unless an appropriate alternative has been approved by the Planning Staff.

3. The maintenance of landscaping in the public right-of-way shall be the responsibility of the City of Surprise.

4. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (H) upon the request of the property owner.

I. Foundation Planting. Foundation planting shall not be required.

J. Preliminary Landscape Plan.

1. A preliminary landscape plan shall be submitted along with the required development site plan for review by the Community Development Director, or designee. The preliminary landscape plan may be shown on the development site plan drawings. The preliminary landscape plan shall be a conceptual plan and shall include the following information in generalized form:

a. The location and identification of all proposed landscaped areas (on-site, street right of-way, parking area, landscaped buffers and others).

b. Preliminary data pertaining to the amount of net site area, the ground floor areas of all proposed parking spaces, and the amount of all proposed landscaped areas, required and provided.

c. The approximate location of all proposed trees, shrubs, and other landscape materials and improvements.

d. The location of all visibility site triangles.

e. Notes or geographical representations adequately showing the intent of the proposed plans and materials and indicating how those plans will comply with this chapter and the intent of the Surprise Center PAD.

f. The location, height, type, and general design and finish of all proposed screening walls.

g. The location of all proposed storm-water retention areas.

2. The preliminary landscape plan shall be reviewed and approved by the Community Development Director, or his designee, as part of the development site plan review, and may be approved with stipulated changes or additions.

K. Final Landscape Plan.

1. Five copies of a final landscape plan shall be submitted to the Community Development Director, or his designee, along with other required site improvement and building plans prior to or concurrent with the application for a building permit. The final landscape plan shall contain the final calculations, data, and specific details and information of all proposed landscaped areas, landscape materials, screening walls, irrigation system, and other items that were required and identified in conceptual form on the preliminary landscape plan. The final landscape plan shall clearly indicate the quantity and size of each tree and shrub to be installed.

2. The final landscape plan shall be in conformance with the approved preliminary landscape plan and stipulated changes or additions, and shall be approved by the

City of Surprise Community Development Director, or designee prior to the issuance of a building permit.

3. All changes in landscape plans before, during, or after preliminary or final landscape plan approval and/or landscape installation shall be approved by the Community Development Director, or his designee, with the right of the property owner to appeal such decision pursuant to the general appeal provisions contained within these Development Standards.

L. Installation Prior to Occupancy Permit. All landscaping materials and equipment as provided for on the approved final landscaped plan for any development, or for any particular phase of development, shall be installed prior to the issuance of any occupancy permit, unless one of the following occurs: (1) the City of Surprise issues an expedited permanent Certificate of Occupancy; (2) the City of Surprise issues an expedited or regular temporary Certificate of Occupancy; or (3) the property owner submits to the City of Surprise a financial guarantee in the amount of one hundred fifty percent (150%) of the cost of the materials and labor. Financial guarantees shall be of the types and forms as provided in Chapter 16.242 of the City Code. In the event that a cash deposit is made for the purpose of a financial guarantee, no interest shall be paid by the City unless specific arrangements are made for such interest to be paid, prior to City acceptance of the deposit.

### III. SPECIAL STANDARDS FOR SPECIFIED PERMITTED LAND USES.

A. All land uses listed in the Permitted Land Uses list, Appendix Exhibit "E", shall be permitted by right without conditions, except for these specified uses which shall be required to comply with the setback standards:

1. *Convenience stores:*

a. Pump stands, if any, shall be setback no less than twenty-five feet (25') from any street right-of-way, not less than four feet (4') from any non-street property line.

2. *Automobile service stations and automobile washing establishments:*

a. Pump islands shall be setback not less than twenty-five feet (25') from any street right-of-way line, and not less than forty feet (40') from any non-street property line.

3. The Community Development Director, or his designee, may waive or amend the application of the requirements of this Section III (A) upon the request of the property owner.

IV. MISCELLANEOUS.

A. Duration of Surprise Center PAD zoning approval. Duration of the Surprise Center PAD approval shall be as set forth in the Development Agreement.

B. Amendments to the Surprise Center PAD approval.

1. *Minor Changes.* Proposed changes by a property owner within the Surprise Center PAD which do not increase the approved density and/or intensity shall be referred to the City of Surprise Community Development Director, or his designee. The Planning Director, or his designee, is hereby authorized to review and approve or deny such amendment where such change is requested. The Community Development Director, or his designee shall render a decision on the request for the minor change within thirty (30) days from the date of receipt of the request by the property owner. The decision shall be in writing and delivered to the property owner.

a. The property owner shall have the right to appeal any decision on a minor change to the PAD by the Community Development Director, or his designee, to the Planning Commission. Such appeal shall be made by the property owner in writing within thirty (30) days of receiving the written notification of the Community Development Director, or designee's, decision.

b. Within thirty (30) days of the written request for appeal by the property owner of the Community Development Director, or designee's, decision, the Planning Commission shall approve or deny such request for appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

c. The Commission shall deliver its decision in writing to the property owner stating its decision and reasons therefor.

d. The property owner shall have the right to further appeal any decision of the Planning Commission on a minor amendment appeal to the City Council. Such appeal shall be made by the property owner in writing within thirty (30) days of receiving the written notification of the Commission's decision.

e. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

f. Within thirty (30) days of receipt of the Planning Commission's written decision, the City Council shall hear the appeal of the property owner de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner. The City of Surprise Council shall deliver its decision in writing to the applicant stating its reasons therefor.



g. The approval and appeal procedures as stated in this Section IV(B).1 shall apply to all requests for minor changes to the Surprise Center PAD.

2. *Major Changes.* Proposed changes by a property owner within the Surprise Center PAD which increase the approved density and/or intensity shall be considered to be major changes and shall be referred to the City of Surprise Planning and Zoning Commission.

a. Within thirty (30) days of the written request for amendment by the property owner, and upon advice of the Planning Director, or his designee, the Planning Commission shall approve or deny such request for amendment, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

b. The Commission shall deliver its decision in writing to the property owner stating the decision and reasons therefor. If the amendment is granted by the Commission, the property owner shall submit a revised plan showing the authorized changes to the Planning Department for inclusion in the Surprise Center PAD zoning file.

c. The property owner shall have the right to appeal any decision of the Planning Commission to the City Council within thirty (30) days of receiving the written notification of the Commission's decision.

d. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

e. Within thirty (30) days of receipt of the Planning Commission's written decision, the City Council shall hear the appeal of the property owner de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner. The City of Surprise Council shall deliver its decision in writing to the property owner stating its reasons therefor.

f. The approval and appeal procedures as stated in this Section IV(B).2 shall apply to all requests for major changes to the Surprise Center PAD.

C. Site Plan Approvals.

1. *Generally.* Due to the unique nature and framework of the Surprise Center PAD, any development proposal within the Surprise Center PAD shall be subject to this Section IV(C) regarding site plan review prior to any physical development of that site. The purpose of this review is to relieve demonstrable adverse impacts of the development, if any, upon the public safety, health or welfare; to protect public investments in roads, drainage facilities, sewage facilities, etc.; to conserve the value of buildings; and to ensure that the regulations of the City of Surprise are upheld.

2. *Application of these procedures.* These procedures shall only apply to site plans for development proposed within the Surprise Center PAD.

3. *Variances.* Any requires variances to the applicable Surprise Center PAD regulations or the applicable City of Surprise Zoning Ordinance regulations shall be heard by the City of Surprise Board of Adjustment in accordance with Chapter 17.12 of the City of Surprise Zoning Ordinance.

4. *Site Plan Review.*

a. In considering applications for site plan approval within the Surprise Center PAD, the Planning Staff, Planning Commission, or City of Surprise Council, as applicable, shall consider the following relationship of the plan elements to conditions both on and off the property: conformance to the development standards set forth herein as well as applicable City of Surprise Zoning Ordinance regulations; conformance to the City of Surprise's Comprehensive Development Guide; conformance with the intent and regulations of the Surprise Center PAD; the impact of the plan in existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location; landscaping; lighting; provision for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; and other related matters.

b. The City Planning Staff shall meet with the property owner or applicant upon request. A written recommendation from the Planning Staff shall be forwarded to the Planning Commission regarding the site plan within fifteen (15) days from the date of application.

c. The Planning Commission shall approve or deny such request for approval of the site plan within thirty (30) days of receipt of the Planning Staff's written recommendation, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

d. The Commission shall deliver its decision in writing to the property owner. If the application for site plan approval is granted by the Commission, no further approvals are required for that site plan.

e. If the Planning Commission shall determine that the proposed site plan will not be detrimental to the health, safety or welfare of the community and at the same time is in harmony with the purpose and intent of the Surprise Center PAD, the plan for the area, if any, and the Comprehensive Development Guide, the Planning Commission may grant such site plan approval, with such conditions and safeguards as it may deem necessary.

f. The property owner shall have the right to appeal a decision of the Planning Commission to the City Council within thirty (30) days of receiving the written notification of the Commission's decision.

g. Within thirty (30) days of receipt of the Planning Commission's decision of denial and reasons therefor, the City Council shall hear the property owner's appeal

de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

h. The site plan approval procedures as stated herein shall apply to all requests for site plan approvals within the Surprise Center PAD.

5. *Amendments to Approved Site Plans.*

a. Any request for amendment or modification to an approved site plan by a property owner shall be submitted in writing to the City for approval. All requested amendments or modifications shall be shown on a revised site plan drawing.

b. Any requested amendment or modification to an approved site plan shall be submitted to City of Surprise Planning Director, or his designee, who may approve such amendment(s) if they determine such amendment(s) are acceptable to the City of Surprise, under the site plan review criteria as stated herein, and whether the amendment is in conformance with the intent of the Surprise Center PAD.

c. A decision by the Planning Director, or his designee, regarding a site plan amendment shall be final unless appealed to the Planning Commission by the property owner. Thereafter, the appeal shall be heard as an appeal to the Planning Commission and follow the procedures stated within Section 4(C).5.c through j herein, with subsequent appeal rights by the property owner to the City Council.



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

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Council Meeting Date: August 5, 2021      Contact Person: Trever Fleetham  
Submitting Department: Community Development      District: District 3  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action to recommend approval or disapproval of a Preliminary Plat entitled "Preliminary Plat Unit H – Phase 3 – Toll at Prasada" (Case FS21-080)

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**Motion:**

Motion to recommend approval/disapproval of the Preliminary Plat entitled "Preliminary Plat Unit H – Phase 3 – Toll at Prasada" subject to stipulations "a" through "c".

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**Background:**

The subject request involves a Preliminary Plat for Unit H of the Toll at Prasada project. The proposed Preliminary Plat contemplates 61 standard lots consisting of five (5) lot products. Unit H 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.

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 00 FS21-080 Toll at Prasada Unit H Preliminary Plat 08-05-21 P&Z Staff Report

2. 01 Toll at Prasada Unit H Vicinity Map
  3. 02 Toll at Prasada Unit H Blow-Up
  4. 03 Toll at Prasada Unit H Preliminary Plat
  5. 04 Toll at Prasada Unit H Landscape Plans
  6. FS21-080 Toll at Prasada Unit H 08-05-21 P&Z Preliminary Plat Presentation
-



# PRELIMINARY PLAT

## REPORT TO THE PLANNING AND ZONING COMMISSION

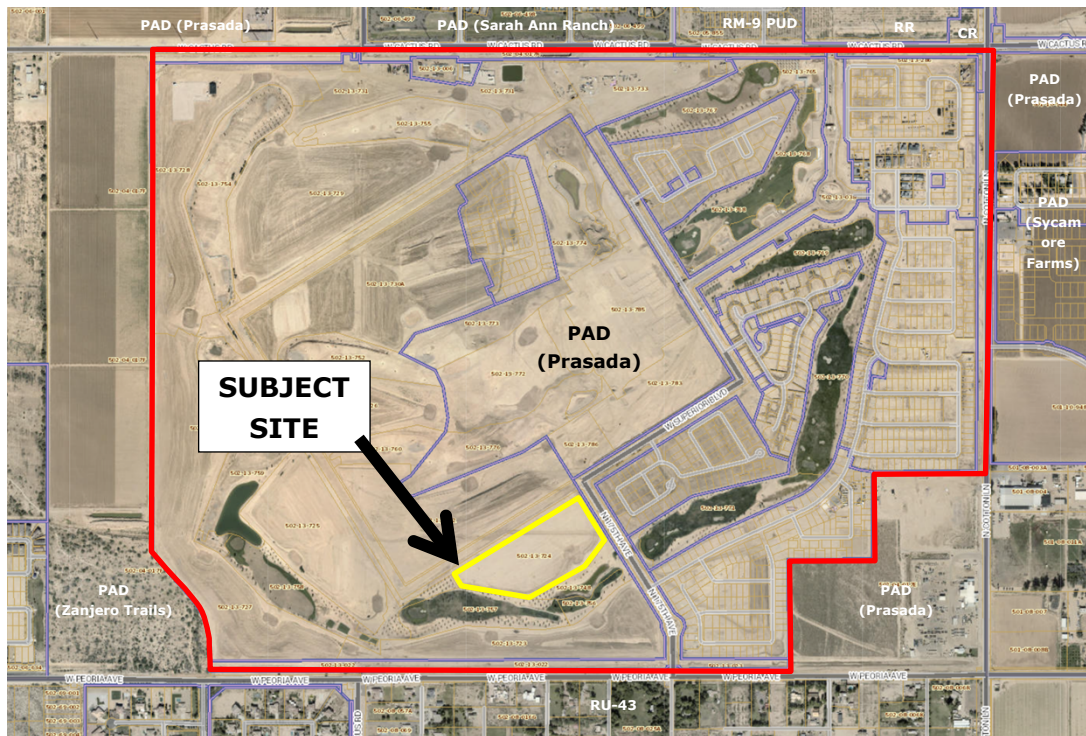
1 **Case:** FS21-080  
2  
3 **Project Name:** Toll at Prasada Unit H Preliminary Plat  
4  
5 **Council District:** 3 - Mesquite  
6  
7 **Meeting Date:** August 5, 2021  
8  
9 **Planner:** Trever Fleetham, AICP  
10  
11  
12 **Owner:** Toll Prasada, LLC  
13  
14 **Applicant:** Aaron Insco of Toll Bros, Inc.  
15  
16 **Request:** Preliminary Plat for Toll at Prasada Unit H 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:** 61  
22  
23 **Area:** 13.587 acres  
24  
25 **Density:** 4.49 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"  
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**PROJECT DESCRIPTION:**

The subject request involves a Preliminary Plat for Unit H of the Toll at Prasada project. The proposed Preliminary Plat contemplates 61 standard lots consisting of five (5) lot products. Unit H 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 surroundings.



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.

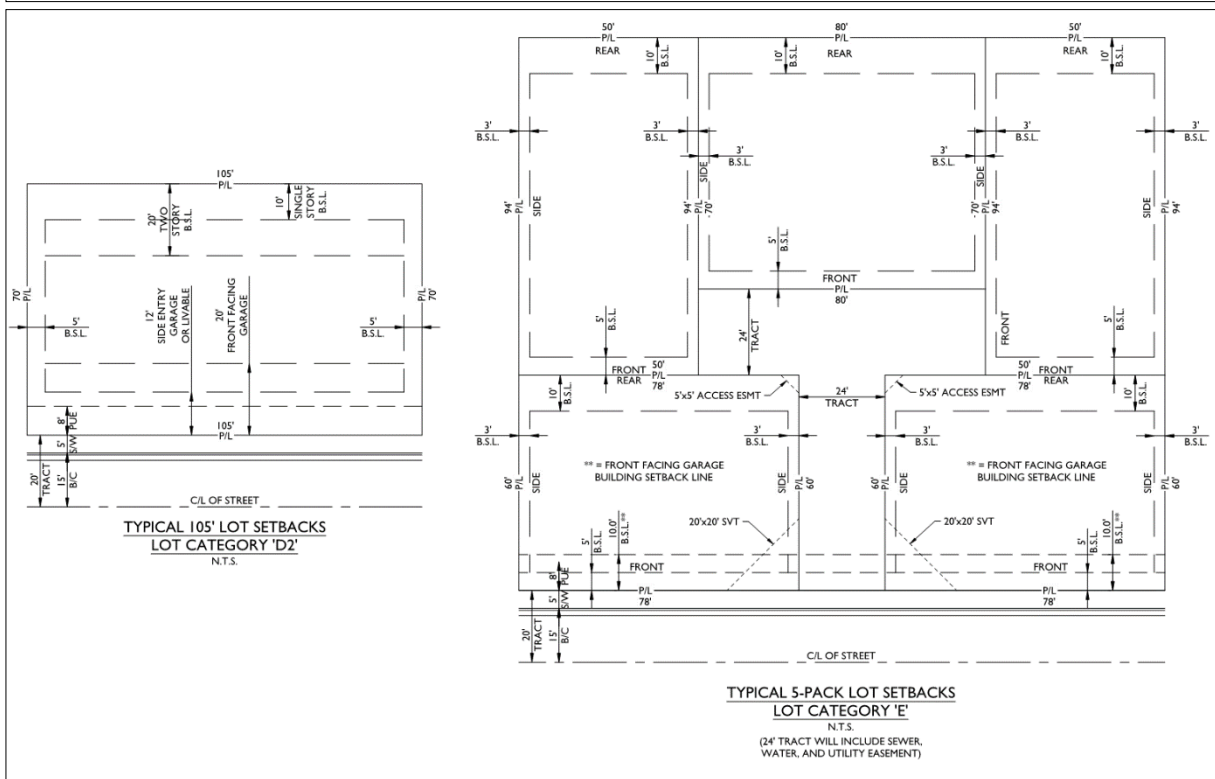
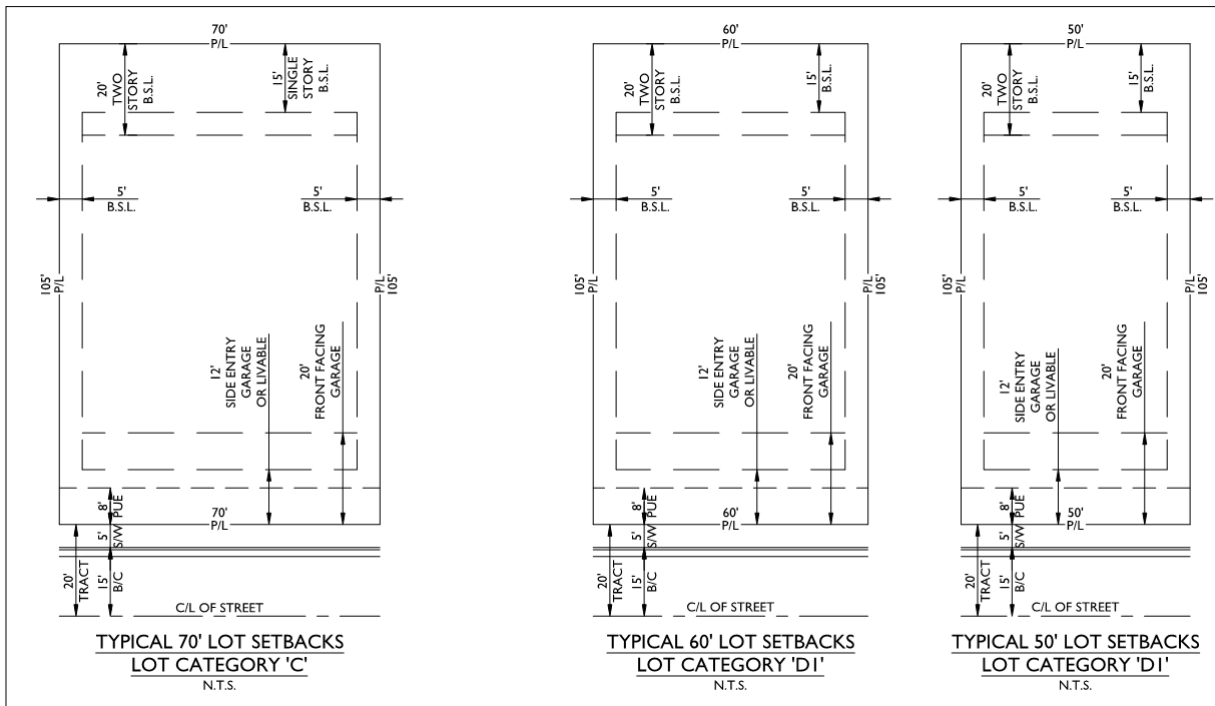
70  
71 **August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure  
72 under case FS19-061.

73  
74 **February 2, 2021:** The applicant filed case FS21-080, the subject case.

75  
76  
77 **ANALYSIS AND DISCUSSION:**

78  
79 The proposed subdivision anticipates five (5) Lot Categories. These include Lot Category C, two (2)  
80 configurations of Lot Category D1, Lot Category D2, and a 5-Pack lot configuration under Lot Category  
81 E. All of the proposed configurations are consistent with the approved PAD zoning. These  
82 configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.

83  
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86 [Continued on following page.]  
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99 Primary access to this subdivision will be via Superior Boulevard, which runs along the northerly  
100 boundary of the site. Hailey Avenue will act as the primary ingress/egress for the site and a secondary  
101 emergency access will extend from McKinney Street.

102

103 The subject site will also have 1.59 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 4.49 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.

**REVIEWING AGENCIES:**

The subject request was routed to the standard reviewing agencies, who offered the following comments:

**Flood Control District of Maricopa County (FCDMC):** In an email dated December 16, 2020, FCDMC offered minor comments pertaining to the Flood Zone determination, but indicated no objection to the request.

**Maricopa Water District (MWD):** In an email dated February 4, 2021, MWD stated the project is located within an area included in the Toll at Prasada Development and Water Delivery Agreement between MWD and the original developer/landowner.

**Luke Air Force Base (LAFB):** In a memo dated February 2, 2021, LAFB stated the request will not negatively impact flight operations, but recommends a strong notification program.

**Summary:**

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.



**Findings:**

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

**Recommendation:**

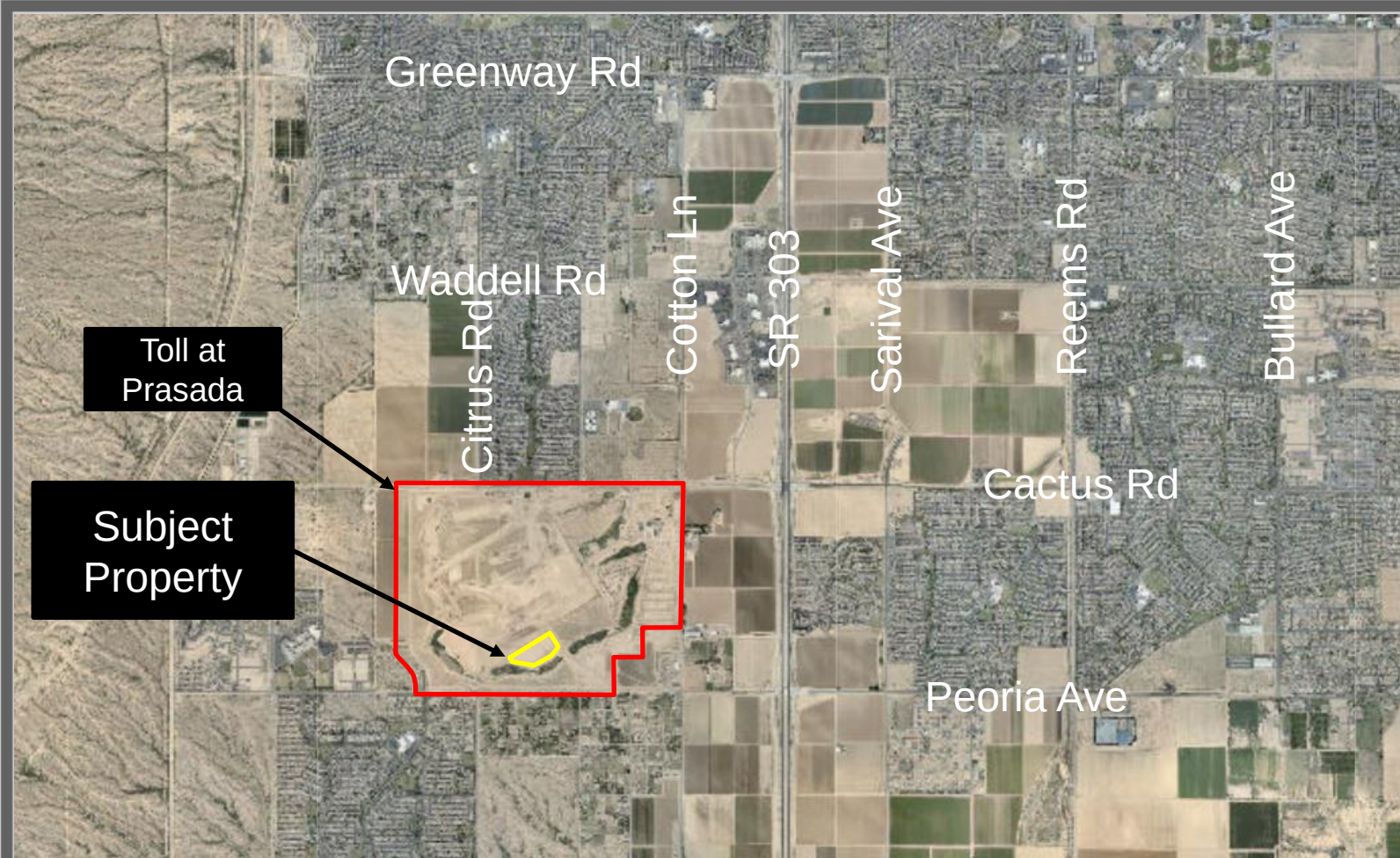
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- Development and use of the site shall be in conformance with the Preliminary Plat entitled "Preliminary Plat Unit H - Phase 3 - Toll at Prasada", prepared by EPS Group and received June 6, 2021.
- Landscaping of the site shall be consistent with the Landscape Plans entitled "Prasada – Unit H", prepared by Greey|Pickett and received May 25, 2021.
- 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.

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 Toll at Prasada Unit H Vicinity Map
- 02 Toll at Prasada Unit H Blow-Up
- 03 Toll at Prasada Unit H Preliminary Plat
- 04 Toll at Prasada Unit H Preliminary Landscape Plans



# FS21-080 Vicinity Map

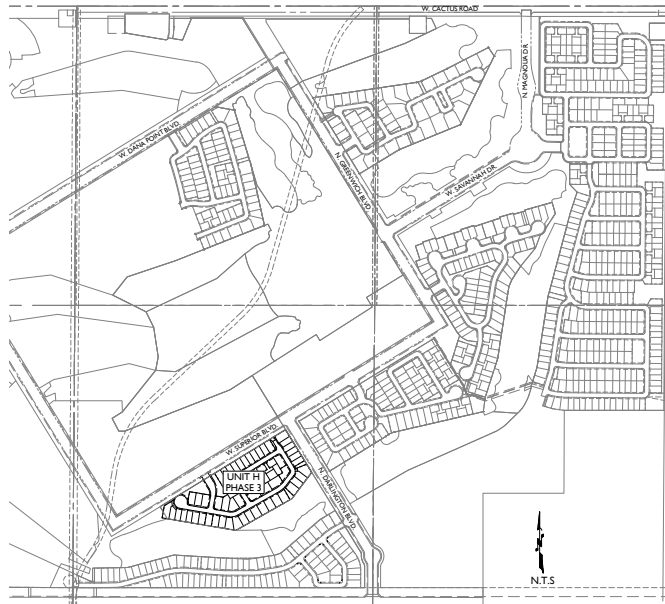
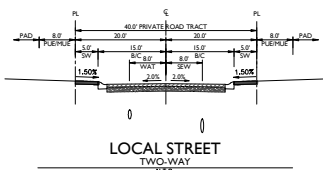


Unit H  
Unit Total - 61  
Parcel Size - 13.56 Acres  
Right of Way Width - 40'  
Roadway Width - 30' boc to boc





A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



|           |                        |
|-----------|------------------------|
| WATER     | EPICOR 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 - 5 | PP01 - PP02 | PRELIMINARY PLAT                       |
| SHEET 6     | TB01        | DATA TABLES                            |

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007-0000  
CERTIFICATE NUMBER

11/14/2018  
DATE

The map shows the project site as a shaded area within a larger rectangular boundary. The site is located south of W. Cactus Rd. and east of N. Citrus Rd. (Alignment). To the south of the site is W. Peoria Ave. To the east of the site is N. Cotton Lane. A dashed line indicates the toll at the Prigada Boundary Line. A north arrow is located in the top right corner, and a scale bar is located in the bottom right corner.

DEVELOPER:  
TOLL BROTHERS  
8747 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (602) 999-5684  
CONTACT: AARON INSCO

CIVIL ENGINEER:  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD, SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
FAX: (480) 503-2258  
CONTACT: JAMES ROGERS, P.E.

|                                            |                                                                                        |
|--------------------------------------------|----------------------------------------------------------------------------------------|
| A.P.N.                                     | 502-04-017P                                                                            |
| EXISTING GENERAL PLAN:<br>EXISTING ZONING: | NEIGHBORHOOD CHARACTER AREA<br>PLANNED AREA DEVELOPMENT (PAD)<br>(ORDINANCE NO. 06-26) |
| GROSS AREA:                                | +/- 13.59 ACRES                                                                        |
| NET AREA:                                  | +/- 13.59 ACRES                                                                        |
| PRIVATE STREET TRACT AREA:                 | +/- 2.53 ACRES                                                                         |
| LOT AREA                                   | +/- 9.47 ACRES                                                                         |
| TRACT/OPEN SPACE:                          | +/- 1.59 ACRES                                                                         |

| TOLL AT PRASADA              |               |              |                   |          |             |           |
|------------------------------|---------------|--------------|-------------------|----------|-------------|-----------|
| Development<br>Plan          | Acreage       | Lot<br>Yield | Nest Density      | Case #   | Case        | Case Type |
| A                            | 32,736        | 141          | 3,307 DUAC        | F158-260 | FINAL       |           |
| B                            | 47,999        | 220          | 2,192 DUAC        | F157-700 | FINAL       |           |
| C                            | 21,939        | 90           | 1,102 DUAC        | F158-289 | FINAL       |           |
| D                            | 17,622        | 49           | 2,784 DUAC        | F159-471 | FINAL       |           |
| E                            | 18,961        | 81           | 1,372 DUAC        | F159-472 | FINAL       |           |
| Unit A, Unit C and<br>Unit D | N/A           | -            | 1,317 DUAC        | F159-508 | Not Pass    |           |
| F                            | 24,104        | 114          | 2,076 DUAC        | F159-671 | FINAL       |           |
| G                            | 12,760        | 60           | 2,720 DUAC        | F159-671 | FINAL       |           |
| NOTATIONS                    | 15,810        | 64           | 4,084 DUAC        | F206-117 | FINAL       |           |
| CONTINGENCY                  | 1,498         | 8            | 5,340 DUAC        | F206-719 | FINAL       |           |
| K                            | 12,727        | 134          | 10,529 DUAC       | F206-720 | FINAL       |           |
| L                            | 8,550         | 80           | 4,310 DUAC        | F201-061 | Preliminary |           |
| H                            | 13,340        | 100          | 4,310 DUAC        | F201-068 | Preliminary |           |
| J                            | 30,204        | 90           | 4,848 AC          | F201-331 | Preliminary |           |
| K                            | 42,100        | 179          | 4,348 AC          | F201-339 | Preliminary |           |
| <b>Total</b>                 | <b>300,47</b> | <b>1380</b>  | <b>4,559 DUAC</b> |          |             |           |

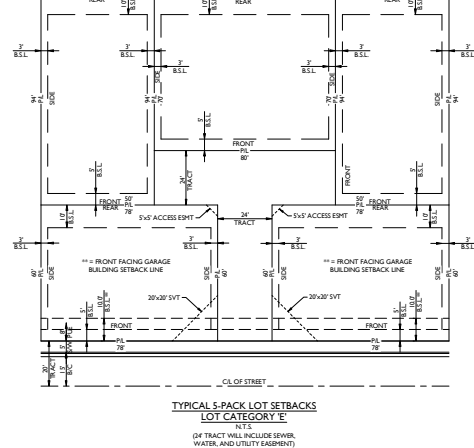
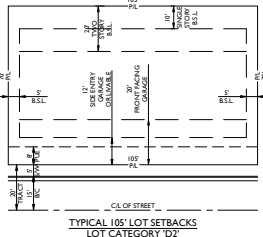
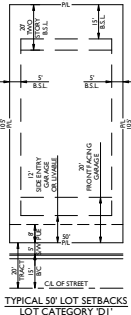
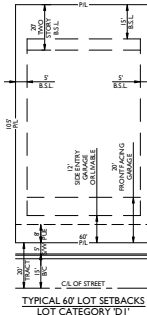
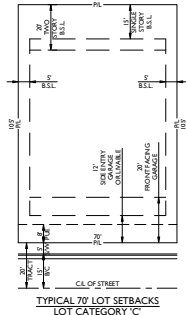
THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. ALL 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 HOMEOWNERS' 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 SURREY 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                                         | 5,000 Square Feet | 4,000 Square Feet |
| Minimum Lot Width                                        | 45 Feet           | 45 Feet           |
| Minimum Building Setbacks <sup>(1)</sup>                 |                   |                   |
| Front <sup>(2)</sup>                                     | 20 Feet           | 20 Feet           |
| Side entry garage, porch or livable space <sup>(3)</sup> | 12 Feet           | 12 Feet           |
| Side <sup>(4)(5)</sup>                                   | 5 Feet / 5 Feet   | 5 Feet / 5 Feet   |
| Rear <sup>(6)(7)</sup>                                   | 20 Feet (2 Story) | 15 Feet (1 Story) |
| Maximum Building Height <sup>(8)</sup>                   | 35 Feet           | 35 Feet           |

- Notes:**
1. Lot width may range from 45 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 tract on the street side adjacent to the lot. The landscape tract 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, pot shelves, and other pop-outs, 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 3 feet into the rear setback.
  7. Building height is measured from the finished floor in 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                                                                   | 5,000 Square Feet | 4,000 Square Feet |
| Minimum Lot Width                                                                  | 45 Feet           | 45 Feet           |
| Minimum Building Setbacks <sup>(1)</sup>                                           |                   |                   |
| Front <sup>(2)</sup>                                                               | 20 Feet           | 20 Feet           |
| Front & side facing garage (measured from back of sidewalk to face of garage door) | 20 Feet           | 20 Feet           |
| Side entry garage, porch or livable space <sup>(3)</sup>                           | 12 Feet           | 12 Feet           |
| Side <sup>(4)(5)</sup>                                                             | 5 Feet / 5 Feet   | 5 Feet / 5 Feet   |
| Rear <sup>(6)(7)</sup>                                                             | 20 Feet (2 Story) | 15 Feet (1 Story) |
| Maximum Building Height <sup>(8)</sup>                                             | 35 Feet           | 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. Driveways 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 tract on the street side adjacent to the lot. The landscape tract 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, pot shelves, and other pop-outs, 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 3 feet into the rear setback.
  8. Building height is measured from the finished floor in 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 | 4,000 Square Feet |
| Minimum Lot Width                                                                  | 45 Feet           | 45 Feet           |
| Minimum Building Setbacks <sup>(1)</sup>                                           |                   |                   |
| Front <sup>(2)</sup>                                                               | 20 Feet           | 20 Feet           |
| Front & side facing garage (measured from back of sidewalk to face of garage door) | 20 Feet           | 20 Feet           |
| Side entry garage, porch or livable space <sup>(3)</sup>                           | 12 Feet           | 12 Feet           |
| Side <sup>(4)(5)</sup>                                                             | 5 Feet / 5 Feet   | 5 Feet / 5 Feet   |
| Rear <sup>(6)(7)</sup>                                                             | 20 Feet (2 Story) | 15 Feet (1 Story) |
| Maximum Building Height <sup>(8)</sup>                                             | 35 Feet           | 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. Driveways 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 tract on the street side adjacent to the lot. The landscape tract 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, pot shelves, and other pop-outs, 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 3 feet into the rear setback.
  8. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.

**Development Standard E - FS17-587**

| Zoning District                                                             | PLV-1             | PLV-2             | PLV-3             |
|-----------------------------------------------------------------------------|-------------------|-------------------|-------------------|
| Minimum Lot Area                                                            | 5,000 Square Feet | 4,000 Square Feet | 4,000 Square Feet |
| Minimum Lot Width                                                           | 45 Feet           | 45 Feet           | 45 Feet           |
| Minimum Building Setbacks <sup>(1)</sup>                                    |                   |                   |                   |
| Front <sup>(2)</sup>                                                        | 20 Feet           | 20 Feet           | 20 Feet           |
| Front facing garage (measured from back of sidewalk to face of garage door) | 20 Feet           | 20 Feet           | 20 Feet           |
| Porch or Living Space                                                       | 5 Feet            | 5 Feet            | 5 Feet            |
| Side <sup>(3)(4)</sup>                                                      | 0 Feet / 5 Feet   | 0 Feet / 5 Feet   | 0 Feet / 5 Feet   |
| Rear <sup>(5)(6)(7)</sup>                                                   | 10 Feet           | 10 Feet           | 10 Feet           |
| Maximum Building Height <sup>(8)</sup>                                      | 35 Feet           | 35 Feet           | 35 Feet           |

- Notes:**
1. 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.
  2. Architectural features such as, but not limited to, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and rear setbacks.
  3. Side setbacks for "2"-Lots and "3"-Lots shall be "0" aggregate, "0" minimum at shared side setback.
  4. "0" Setback from alley R.O.W. or shared driveway to face of garage.
  5. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.
  6. Covered patios may encroach up to 2 feet into the rear setback.
  7. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.
  8. Building height is measured from the finished floor in the top of the parapet or highest point of the roofline.

**EPS GROUP**

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www.epsaz.com

**TOLL AT PRASADA**  
UNIT H - PHASE 3 - PRELIMINARY PLAT  
Lot Diagrams and Development Standards

Project: 16-339 - Unit H - Phase 3 - Preliminary Plats  
Revision: 3  
Date: 06/14/2021  
By: JK  
Check: PJK

Job No: 16-339  
Sheet No: DT01  
3 of 6

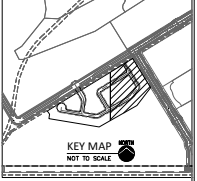
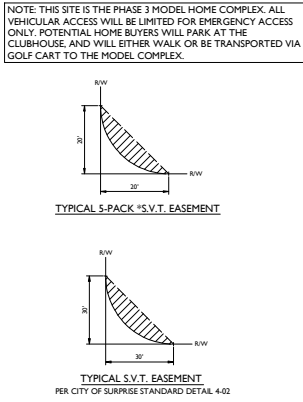
J. Rogers



16-339 - UNIT H - PHASE 3 - PRELIMINARY PLAT



- ABBREVIATIONS**
- FT FEE TITLE
  - CE COMMON ELEMENT
  - LCE LIMITED COMMON ELEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - F/C FACE OF CURB
- LINE TYPE LEGEND**
- MATCH LINE
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - GOLF TRACT BOUNDARY LINE



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**TOLL AT PRASADA**  
**UNIT H - PHASE 3 - PRELIMINARY PLAT**  
**Preliminary Plat**

Project: **16-339**  
Revision: **PP02**  
Job No: **16-339**  
Sheet No: **5**  
of **6**

Drawn by: **JK**  
Checked by: **JK**

APPROVED FOR THE ARIZONA DEPARTMENT OF REVENUE  
REGISTERED PLAT AND PLAT COMMUNITY 5211

Stamp: **ARIZONA DEPARTMENT OF REVENUE**  
Stamp: **PLAT COMMUNITY 5211**

Stamp: **16-339**  
Stamp: **PP02**  
Stamp: **5**  
Stamp: **of 6**

| LOT # | AREA (SQ) | AREA (AC) | LOT CATEGORY |
|-------|-----------|-----------|--------------|
| 1701  | 8,399     | 0.1908    | C            |
| 1702  | 5,662     | 0.1300    | DI           |
| 1703  | 5,500     | 0.1263    | DI           |
| 1704  | 5,500     | 0.1263    | DI           |
| 1705  | 5,500     | 0.1263    | DI           |
| 1706  | 5,500     | 0.1263    | DI           |
| 1707  | 6,979     | 0.1601    | DI           |
| 1708  | 6,492     | 0.1504    | DI           |
| 1709  | 6,400     | 0.1515    | DI           |
| 1710  | 8,363     | 0.1902    | C            |
| 1711  | 7,753     | 0.1780    | C            |
| 1712  | 7,700     | 0.1768    | C            |
| 1713  | 7,700     | 0.1768    | C            |
| 1714  | 7,700     | 0.1768    | C            |
| 1715  | 7,700     | 0.1768    | C            |
| 1716  | 6,800     | 0.1515    | DI           |
| 1717  | 6,800     | 0.1515    | DI           |
| 1718  | 6,367     | 0.1462    | DI           |
| 1719  | 7,315     | 0.1680    | DI           |
| 1720  | 6,401     | 0.1515    | DI           |
| 1721  | 6,401     | 0.1515    | DI           |
| 1722  | 6,400     | 0.1515    | DI           |
| 1723  | 6,400     | 0.1515    | DI           |
| 1724  | 5,500     | 0.1263    | DI           |
| 1725  | 5,500     | 0.1263    | DI           |
| 1726  | 5,567     | 0.1278    | DI           |
| 1727  | 6,196     | 0.1421    | DI           |
| 1728  | 6,360     | 0.1454    | DI           |
| 1729  | 7,160     | 0.1644    | DI           |
| 1730  | 7,300     | 0.1673    | DI           |
| 1731  | 8,313     | 0.1908    | D2           |
| 1732  | 8,314     | 0.1909    | D2           |
| 1733  | 8,517     | 0.1955    | DI           |
| 1734  | 8,571     | 0.1968    | DI           |
| 1735  | 8,412     | 0.1931    | D2           |
| 1736  | 10,874    | 0.2496    | D2           |
| 1737  | 10,992    | 0.2523    | DI           |
| 1738  | 4,076     | 0.0936    | DI           |
| 1739  | 5,599     | 0.1285    | DI           |
| 1740  | 5,500     | 0.1263    | DI           |
| 1741  | 5,500     | 0.1263    | DI           |
| 1742  | 5,500     | 0.1263    | DI           |
| 1743  | 5,500     | 0.1263    | DI           |
| 1744  | 5,500     | 0.1263    | DI           |
| 1745  | 5,500     | 0.1263    | DI           |
| 1746  | 5,500     | 0.1263    | DI           |
| 1747  | 4,999     | 0.1151    | DI           |
| 1748  | 8,314     | 0.1909    | D2           |
| 1749  | 5,148     | 0.1182    | E            |
| 1750  | 4,760     | 0.1079    | E            |
| 1751  | 6,400     | 0.1486    | E            |
| 1752  | 4,760     | 0.1079    | E            |
| 1753  | 5,148     | 0.1182    | E            |
| 1754  | 5,148     | 0.1182    | E            |
| 1755  | 5,148     | 0.1182    | E            |
| 1756  | 4,760     | 0.1079    | E            |
| 1757  | 5,600     | 0.1286    | E            |
| 1758  | 4,760     | 0.1079    | E            |
| 1759  | 8,662     | 0.1969    | D2           |
| 1760  | 9,146     | 0.2100    | D2           |
| 1761  | 9,643     | 0.2214    | D2           |

| CURVE | LENGTH  | RADIUS  | CHORD   | DELTA      |
|-------|---------|---------|---------|------------|
| C1    | 13.137  | 58.00'  | 155.02' | 128°44'14" |
| C2    | 25.54'  | 58.00'  | 34.99'  | 03°36'35"  |
| C3    | 47.62'  | 58.00'  | 46.29'  | 04°32'31"  |
| C4    | 27.87'  | 58.00'  | 37.56'  | 02°39'30"  |
| C5    | 29.51'  | 38.00'  | 29.19'  | 02°08'59"  |
| C6    | 4.74'   | 20.00'  | 4.72'   | 01°33'59"  |
| C7    | 26.68'  | 30.00'  | 24.75'  | 07°34'01"  |
| C8    | 35.71'  | 40.00'  | 35.18'  | 09°35'52"  |
| C9    | 26.74'  | 40.00'  | 26.84'  | 01°04'12"  |
| C10   | 21.22'  | 40.00'  | 21.17'  | 02°01'38"  |
| C11   | 16.58'  | 40.00'  | 16.53'  | 01°50'12"  |
| C12   | 33.08'  | 30.00'  | 28.70'  | 09°54'46"  |
| C13   | 54.86'  | 80.00'  | 53.80'  | 09°17'37"  |
| C14   | 31.42'  | 30.00'  | 28.28'  | 09°00'00"  |
| C15   | 111.47' | 155.00' | 109.09' | 04°12'23"  |
| C16   | 8.12'   | 95.00'  | 8.11'   | 04°53'40"  |
| C17   | 40.24'  | 95.00'  | 39.31'  | 02°01'40"  |
| C18   | 11.90'  | 20.00'  | 11.80'  | 05°04'00"  |
| C19   | 18.92'  | 20.00'  | 18.22'  | 05°01'09"  |
| C20   | 31.42'  | 20.00'  | 28.28'  | 09°00'00"  |
| C21   | 31.42'  | 30.00'  | 28.28'  | 09°00'00"  |
| C22   | 23.91'  | 20.00'  | 22.51'  | 06°30'18"  |
| C23   | 73.54'  | 180.00' | 73.03'  | 02°34'28"  |
| C24   | 26.75'  | 20.00'  | 27.81'  | 08°05'14"  |
| C25   | 3.40'   | 20.00'  | 3.40'   | 00°00'00"  |
| C26   | 27.96'  | 20.00'  | 25.74'  | 08°04'09"  |
| C27   | 44.94'  | 220.00' | 44.86'  | 01°42'14"  |
| C28   | 18.08'  | 220.00' | 18.08'  | 00°54'24"  |
| C29   | 26.36'  | 220.00' | 26.34'  | 00°31'51"  |
| C30   | 24.67'  | 40.00'  | 24.49'  | 02°33'23"  |
| C31   | 7.96'   | 40.00'  | 7.90'   | 02°33'20"  |
| C32   | 16.67'  | 40.00'  | 16.62'  | 01°55'04"  |
| C33   | 35.68'  | 40.00'  | 35.15'  | 09°04'12"  |
| C34   | 25.18'  | 40.00'  | 25.00'  | 04°32'58"  |
| C35   | 10.88'  | 40.00'  | 10.86'  | 01°23'08"  |
| C36   | 28.62'  | 120.00' | 28.56'  | 01°40'00"  |
| C37   | 48.42'  | 120.00' | 48.10'  | 02°39'27"  |
| C38   | 5.24'   | 120.00' | 5.24'   | 00°33'08"  |
| C39   | 47.62'  | 58.00'  | 46.29'  | 04°32'31"  |
| C40   | 18.92'  | 30.00'  | 18.22'  | 05°01'09"  |
| C41   | 48.42'  | 120.00' | 48.10'  | 02°39'27"  |
| C42   | 44.94'  | 220.00' | 44.86'  | 01°42'14"  |
| C43   | 25.18'  | 40.00'  | 25.00'  | 04°32'58"  |
| C44   | 16.67'  | 40.00'  | 16.62'  | 01°55'04"  |
| C45   | 26.68'  | 30.00'  | 24.75'  | 07°34'01"  |
| C46   | 26.74'  | 40.00'  | 26.84'  | 01°04'12"  |
| C47   | 27.96'  | 20.00'  | 25.74'  | 08°04'09"  |
| C48   | 89.90'  | 125.00' | 87.97'  | 04°17'23"  |
| C49   | 68.58'  | 100.00' | 67.24'  | 03°01'23"  |
| C50   | 81.71'  | 200.00' | 81.14'  | 02°34'28"  |
| C51   | 43.82'  | 40.00'  | 36.57'  | 09°00'00"  |
| C52   | 19.42'  | 75.00'  | 19.36'  | 01°45'06"  |
| C53   | 19.42'  | 75.00'  | 19.36'  | 01°45'06"  |
| C54   | 40.21'  | 95.00'  | 39.21'  | 03°01'40"  |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 17.02' | N42°46'50"W |
| L2   | 4.24'  | N26°30'24"E |
| L3   | 31.40' | S42°57'00"W |
| L4   | 4.40'  | S37°34'54"E |
| L5   | 10.00' | S37°34'54"E |
| L6   | 1.25'  | S58°25'00"W |
| L7   | 36.95' | S65°40'51"E |
| L8   | 28.75' | S58°25'00"W |
| L9   | 20.81' | S09°37'00"W |
| L10  | 0.00'  | N26°30'24"E |
| L11  | 32.04' | N07°34'54"W |
| L12  | 25.12' | N07°34'54"W |
| L13  | 38.00' | N09°37'30"E |
| L14  | 16.56' | S58°25'00"W |

| TRACT      | USE                                                             | AREA (SQ) | AREA (AC) |
|------------|-----------------------------------------------------------------|-----------|-----------|
| TRACT H-A  | LANDSCAPE OPEN SPACE                                            | 3367      | 0.054     |
| TRACT H-B  | LANDSCAPE OPEN SPACE                                            | 18285     | 0.420     |
| TRACT H-C  | LANDSCAPE OPEN SPACE                                            | 6601      | 0.153     |
| TRACT H-D  | LANDSCAPE OPEN SPACE                                            | 13286     | 0.305     |
| TRACT H-E  | LANDSCAPE OPEN SPACE                                            | 2564      | 0.059     |
| TRACT H-F  | LANDSCAPE OPEN SPACE                                            | 3631      | 0.083     |
| TRACT H-G  | LANDSCAPE OPEN SPACE                                            | 8570      | 0.197     |
| TRACT H-H  | LANDSCAPE OPEN SPACE                                            | 3030      | 0.070     |
| TRACT H-I  | LANDSCAPE OPEN SPACE, WATER & SEWER BASINMENT                   | 2499      | 0.057     |
| TRACT H-J  | SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT | 3004      | 0.080     |
| TRACT H-K  | SHARED DRIVEWAY, LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT | 3004      | 0.080     |
| TRACT H-PS | PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT                   | 11001     | 2.526     |

13274 H-Phase 3-Prelim Plat  
Scale: 1"= 60'-0"  
Date: 02-03-2021  
T:\600-500-2-2-01\1-600-500-2-2-01.dwg  
W:\600-500-2-2-01\1-600-500-2-2-01.dwg

**EPS GROUP**

**TOLL AT PRASADA**  
UNIT H - PHASE 3 - PRELIMINARY PLAT  
S. PRASADA, ARCHT

**Data Tables**

Project  
Revisions

| No. | Description      | By  | Check | Date |
|-----|------------------|-----|-------|------|
| 1   | Issue for Review | PKB | JK    |      |

Issue by: PKB  
Check by: JK

Job No.  
**16-339**

Sheet No.  
**TBO1**

**6**  
of 6

F321-080

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD  
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

[illegible]

2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL COMPLIANCE OF ALL PLANT MATERIAL.
3. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PLUMPING PANS, AFTER FIELD VERIFICATION, DETERMINING POINT OF CONNECTION, MEET LOCATION AND SIZE, TO THE ARCHITECT FOR REVIEW AND APPROVAL.
4. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SPECIFICATIONS, NOTES, DETAILS, AND SPECIFICATIONS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE ARCHITECT OF ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
7. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING PLANT LOCATIONS. INSTALL THE PLANT MATERIAL IN ACCORDANCE WITH THE ATTACHED SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF EXISTING PAVING TO ACCOMMODATE THE PLANTING AND PLANTING MATERIALS.
9. FIELD VERIFICATION SHALL BE PERFORMED AS PART OF THE PLANTING, CONTROLLED SIZE AND QUANTITIES TO DETERMINE IF THE VALVE REQUIREMENTS AND PORTS OF CONNECTION, INSTALLED AT EACH CONNECTION AT EACH POINT OF CONNECTION.
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN RECORDS AND FIELD ASSESSMENT LOGS.
11. VALVE BOXES SHALL NOT EXCEED ANY ARCHITECT'S SPECIFICATIONS.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALLS OR CURBS AND FLUSH WITH THE FINAL GRADE.
13. VALVE BOXES SHALL CONFORM TO ALL CONNECTION CODES AND REGULATIONS.
14. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND PLANTING AREAS.

[illegible]

**DEVELOPER:**  
TOLL BROTHERS  
8767 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (480) 314-6711  
CONTACT: OSCAR DOMINGUEZ

**LANDSCAPE ARCHITECT/PLANNER:**  
GREY I. PICKETT  
7144 E. STETSON DRIVE, SUITE 205  
SCOTTSDALE, AZ 85251  
PHONE: (480) 609-0009  
CONTACT: WENDELL PICKETT

**CIVIL ENGINEER:**  
EPG GROUP  
1130 N Alma School Road, Suite 120  
MESA, AZ 85201  
PHONE: (480) 933-2260

[illegible][illegible]

19. CATCH SHALL BE WELL ROOTED AND NON-SCARRED.

20. PLANT MATERIAL MAINTAINED SAVAGE SHALL BE SELECTED FROM ON-SITE SAVAGE INVENTORY. ALL MATERIAL SELECTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER AUTHORIZED REPRESENTATIVE.

21. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION AUTHORIZED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT BUSH/SHRUB COVER CODES AND COLOR CODES TO THE PROJECT.

22. NATIVE VEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PER-EMERGENT AS PER PERMITS AND/OR LANDSCAPE ARCHITECT RECOMMENDATIONS. REMOVE ALL DEAD DESERT.

23. THE CONTRACTOR SHALL PROVIDE A 50% OF 50" X 50" TYPICAL MUCK-OUT OF NATIVE VEGETATION AREAS FOR THE LANDSCAPE ARCHITECT TO CONSIDER FOR REVEGETATION RECOMMENDATIONS. REMOVE ALL DEAD DESERT.

24. ALL TREE SPACING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE SPACING.

**INSTALL GRANITE RIP-RAP**

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE BI-PREP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT [TYPICAL].

## GRADING GENERAL NOTES:

1. CONSTRUCTORS SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE IN THE DIRECTION OF THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
3. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:  
A. FIRM GRADING SHALL BE SMOOTH ENOUGH FOR THE REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE.
4. B. "STORMING AND PLACING "OFF-SITE 30" MINUS TOLERANCE" IN THE FOLLOWING AREAS:  
a. TURF, AND ANNUAL AREAS (IF DEPTH).  
b. PLANT PLACERS [CAN BE SCREENED OR SIFTED SOIL].
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY CAUTION ENCLOSED ON

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 DETAIL 4-01

**LANDSCAPE PLANS**  
COVER SHEET  
WALL PLAN  
LANDSCAPE PLANS  
PLANTING DETAILS

| Irrigated Acres | Annual Ac-Ft | Peak Flow GPM | Peak Gallons/Day |
|-----------------|--------------|---------------|------------------|
| Turf .36        | 2.48         | 11            | 4092             |
| Deco 1.60       | 2.43         | 8             | 4404             |

| TRACT     | LANDSCAPE USE      | AREA (SF) | AREA (AC) |
|-----------|--------------------|-----------|-----------|
| TRACT H-A | PASSIVE OPEN SPACE | 2367      | 0.054     |
| TRACT H-B | PASSIVE OPEN SPACE | 18285     | 0.420     |
| TRACT H-C | PASSIVE OPEN SPACE | 660       | 0.152     |
| TRACT H-D | PASSIVE OPEN SPACE | 12286     | 0.305     |
| TRACT H-E | PASSIVE OPEN SPACE | 2564      | 0.059     |
| TRACT H-F | PASSIVE OPEN SPACE | 3631      | 0.083     |
| TRACT H-G | PASSIVE OPEN SPACE | 8570      | 0.197     |
| TRACT H-H | PASSIVE OPEN SPACE | 4549      | 0.104     |
| TRACT H-I | PASSIVE OPEN SPACE | 2499      | 0.057     |
| TRACT H-J | PASSIVE OPEN SPACE | 3504      | 0.080     |

GREY | PICKETT  
landscape architecture community design  
7144 e stetson drive, suite 283  
scottsdale, arizona 85251  
480.609.0009 fax 480.609.0009



PRASADA  
Parcel H  
URPRISE, ARIZONA

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

revisio

project  
TOL :  
by

ISSUED  
REVIEW  
CIRCUIT  
TE

05.20.20  
draw  
Cover Sheet

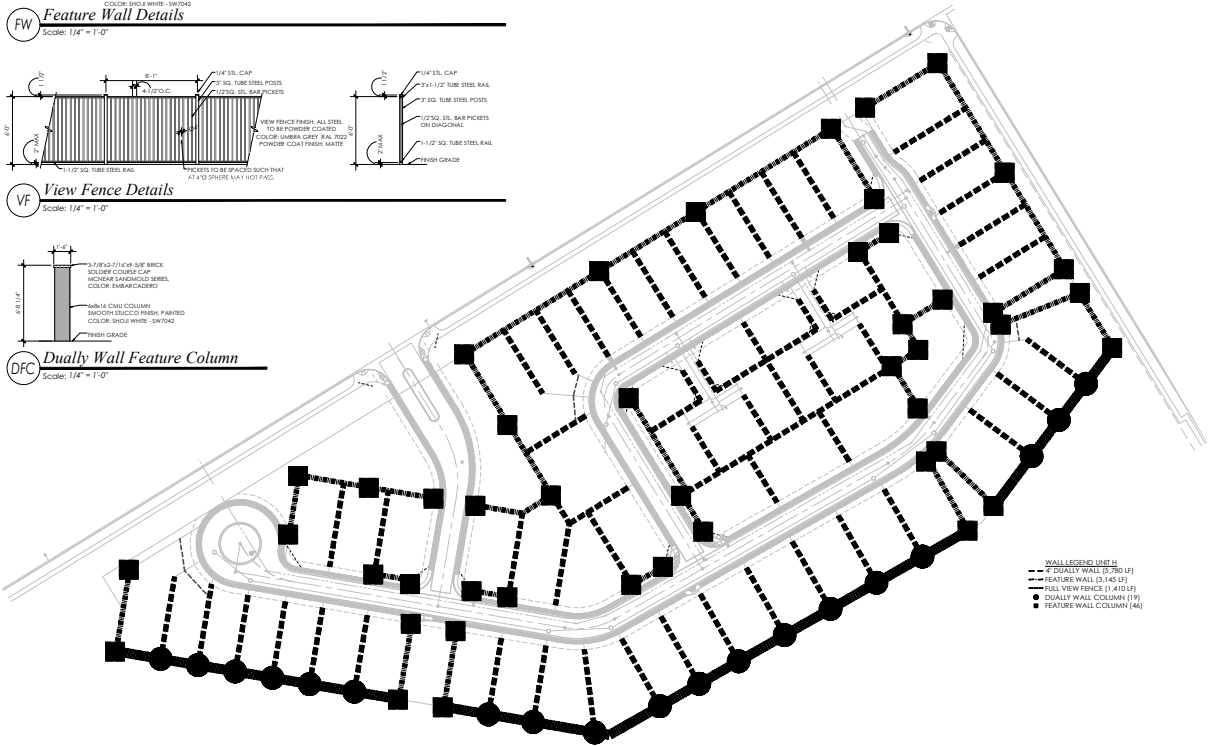
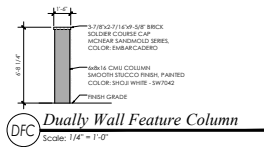
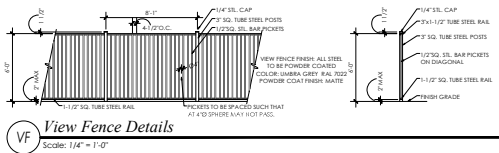
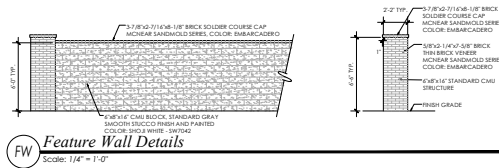
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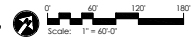
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UNIT H WALL PLAN



**GREY PICKETT**  
Landscape Architecture  
7144 E. Green Drive, Suite 202  
Phoenix, Arizona 85024  
480.466.8888

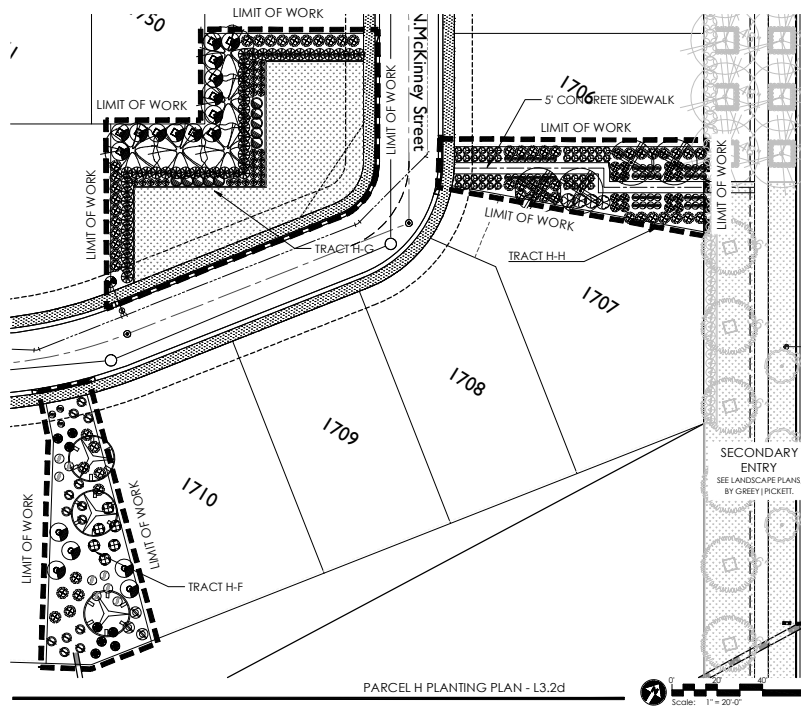
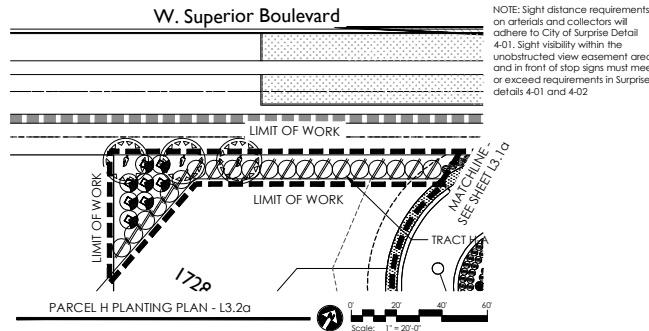
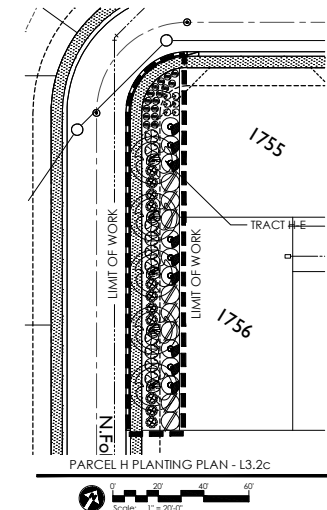
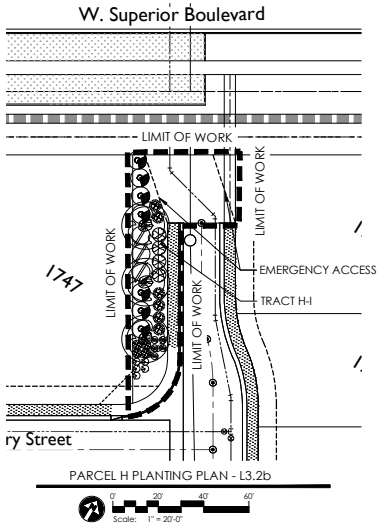
**PRASADA**  
Parcel H  
SURPRISE, ARIZONA

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER

project #1  
TOL 241  
As Shown  
Review  
drawn by  
TEAM  
05.20.2021  
drawing  
Wall Plan

Sheet #  
**L1.1**  
02 of 06  
FS21-080  
Drawing by: [Signature]  
Date: 05/20/2021





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 |
|--------|--------------------------------|---------|-----|
|        | Fraxinus velutina              | 48" Box | 2   |
|        | Glax sempervirens 'Green Hill' | 36" Box | 4   |
|        | Prunella americana             | 36" Box | 9   |
|        | Pinus x 'Red Peak'             | 36" Box | 14  |
|        | Quercus virginiana             | 48" Box | 5   |
|        | Prosopis juliflora             | 24" Box | 3   |
|        | Schinus molle                  | 36" Box | 3   |
|        | Euphorbia corollata            | 36" Box | 21  |
|        | Ficus sp.                      | 36" Box | 10  |

Groundcovers

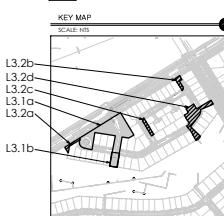
| Symbol | Plant Name           | Size   | Qty |
|--------|----------------------|--------|-----|
|        | Brunnera macrophylla | 5 gal. | 10  |
|        | Brunnera macrophylla | 5 gal. | 140 |
|        | Calliandra argentea  | 5 gal. | 13  |
|        | Calliandra argentea  | 5 gal. | 22  |
|        | Euphorbia corollata  | 5 gal. | 102 |
|        | Euphorbia corollata  | 5 gal. | 18  |
|        | Euphorbia corollata  | 5 gal. | 6   |
|        | Euphorbia corollata  | 5 gal. | 92  |
|        | Euphorbia corollata  | 5 gal. | 102 |
|        | Euphorbia corollata  | 5 gal. | 19  |
|        | Euphorbia corollata  | 5 gal. | 74  |
|        | Euphorbia corollata  | 5 gal. | 34  |
|        | Euphorbia corollata  | 5 gal. | 21  |
|        | Euphorbia corollata  | 5 gal. | 35  |
|        | Euphorbia corollata  | 5 gal. | 8   |

Accents / Vines

| Symbol | Plant Name            | Size   | Qty |
|--------|-----------------------|--------|-----|
|        | Hesperaloe parviflora | 5 gal. | 22  |
|        | Hesperaloe parviflora | 5 gal. | 71  |
|        | Hesperaloe parviflora | 5 gal. | 30  |
|        | Hesperaloe parviflora | 5 gal. | 112 |
|        | Hesperaloe parviflora | 5 gal. | 100 |

MASS PLANTING

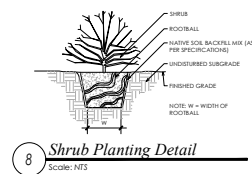
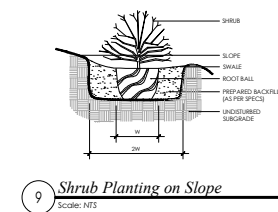
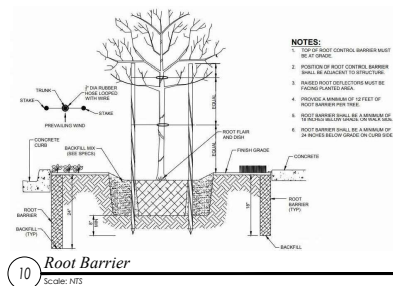
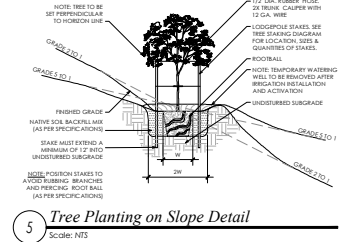
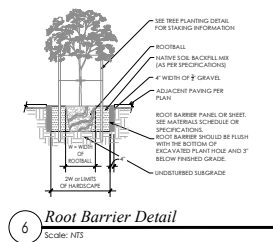
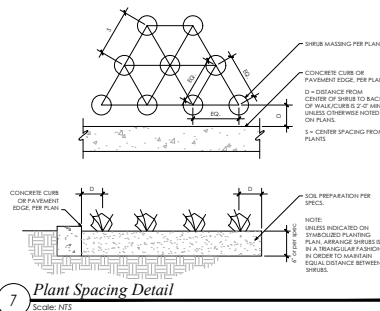
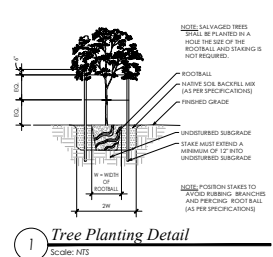
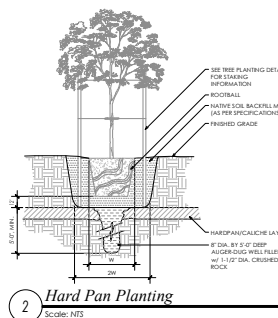
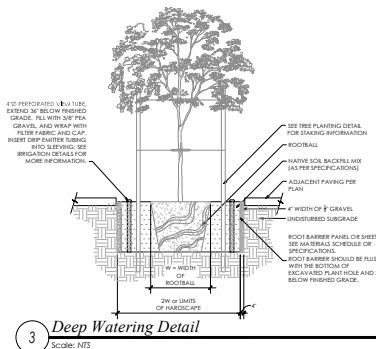
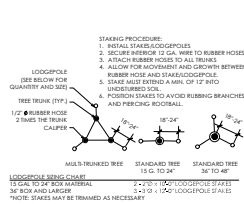
| Symbol | Description        |
|--------|--------------------|
|        | SODDED GRASS       |
|        | DECOMPOSED GRANITE |



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7100 N. GILBERT AVENUE, SUITE 200  
DOWNEY, CALIFORNIA 90241  
415.650.1000 FAX 415.650.1001

PRASADA  
Parcel H  
SURPRISE, ARIZONA

Toll Brothers  
AMERICA'S LUXURY HOME BUILDER



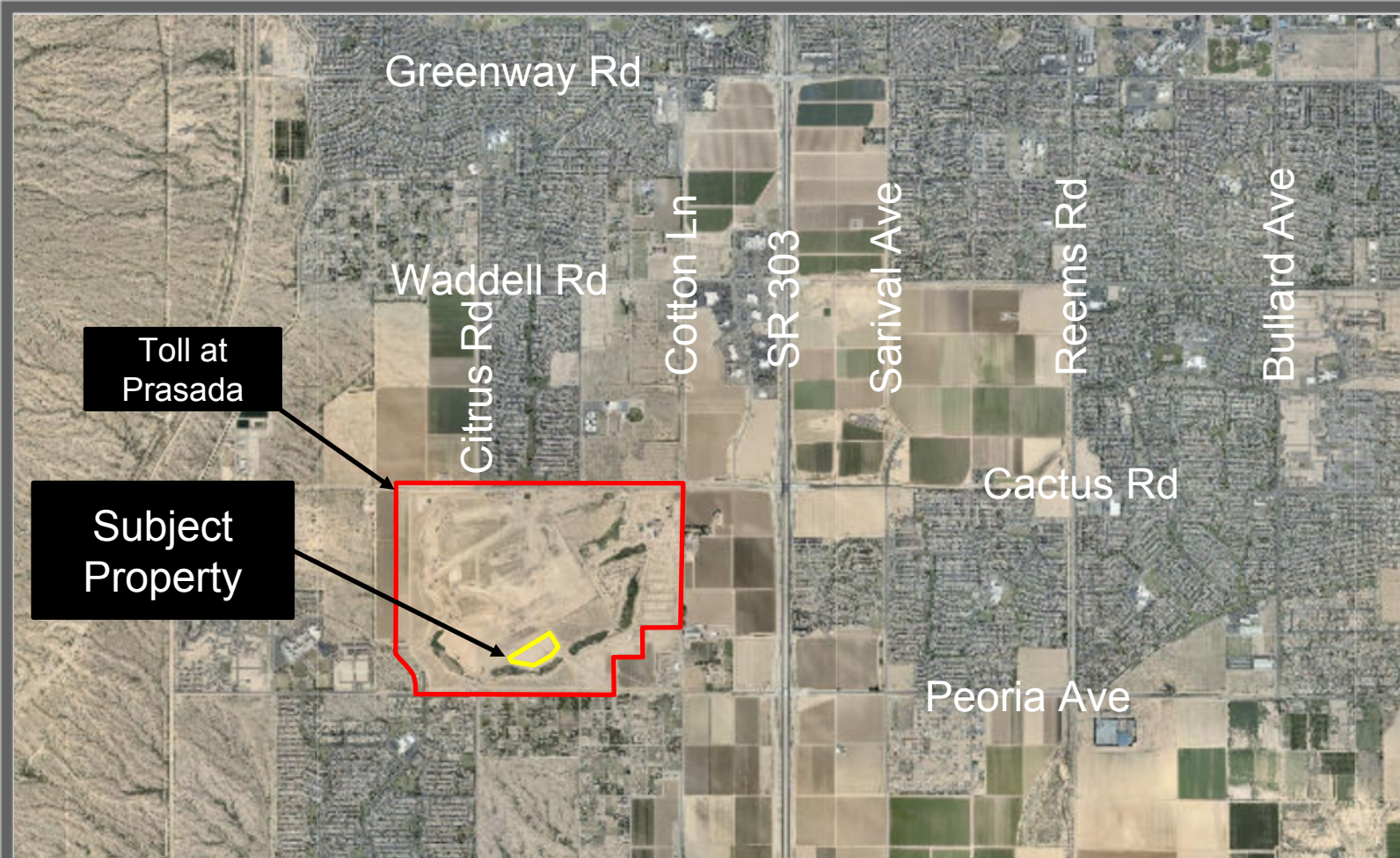






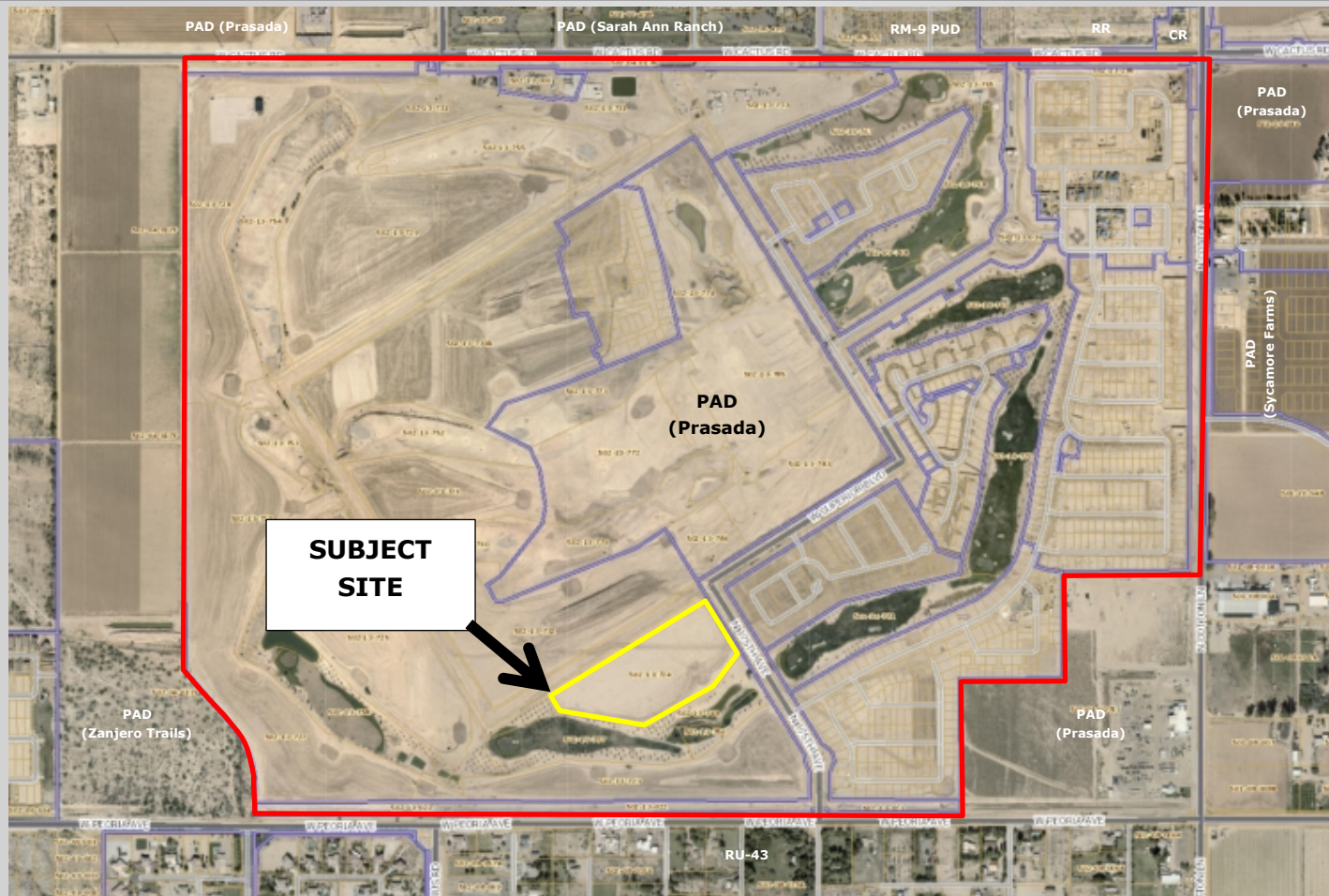
Planning and Zoning Commission  
August 5, 2021

Toll at Prasada  
Unit H Preliminary Plat  
FS21-080



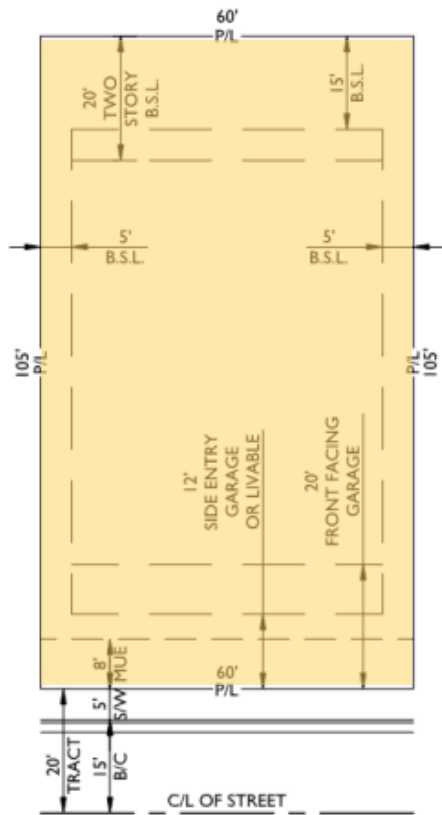
# FS21-080 Vicinity Map



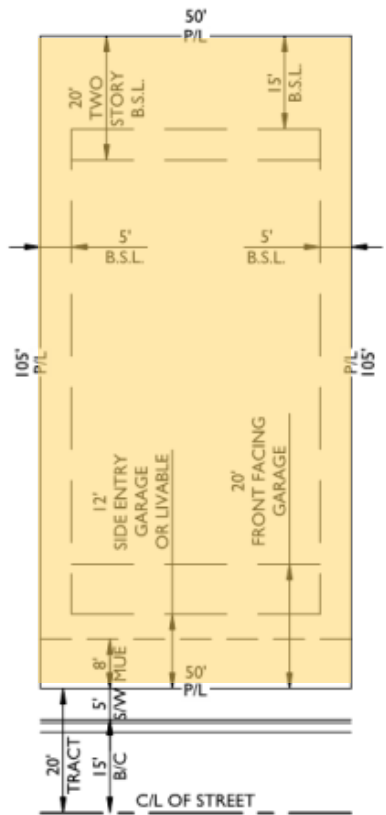


# FS21-080 Case Map





**TYPICAL 60' LOT SETBACKS**  
**LOT CATEGORY 'DI'**  
 N.T.S.

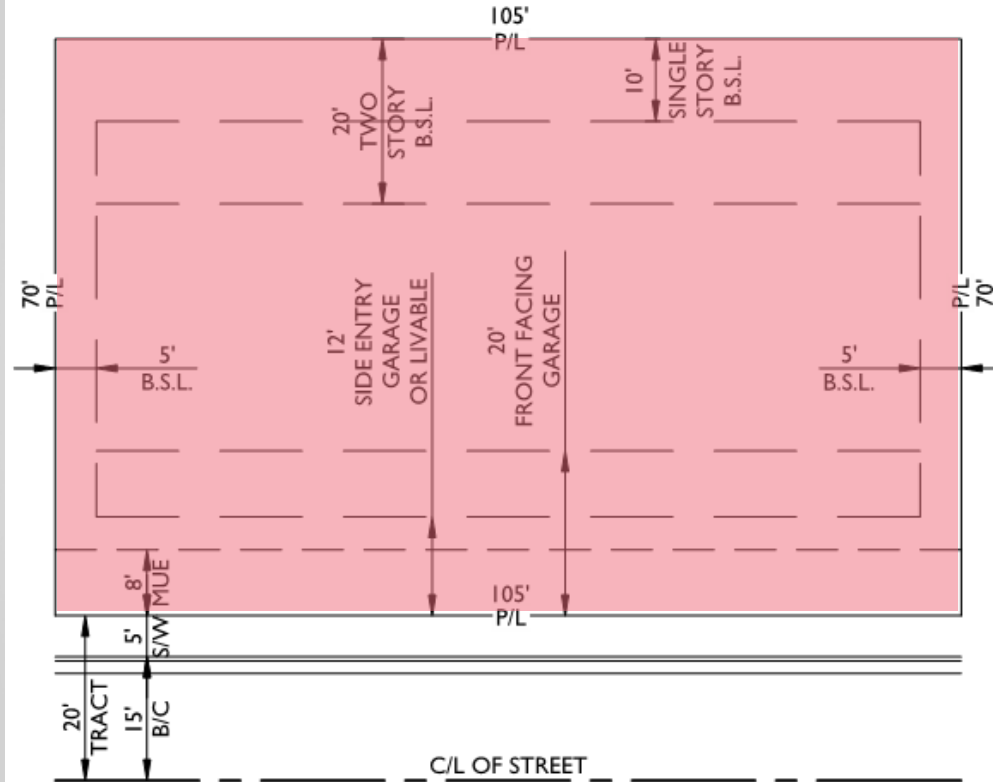


**TYPICAL 50' LOT SETBACKS**  
**LOT CATEGORY 'DI'**  
 N.T.S.

# FS21-080 Unit H

## Preliminary Plat





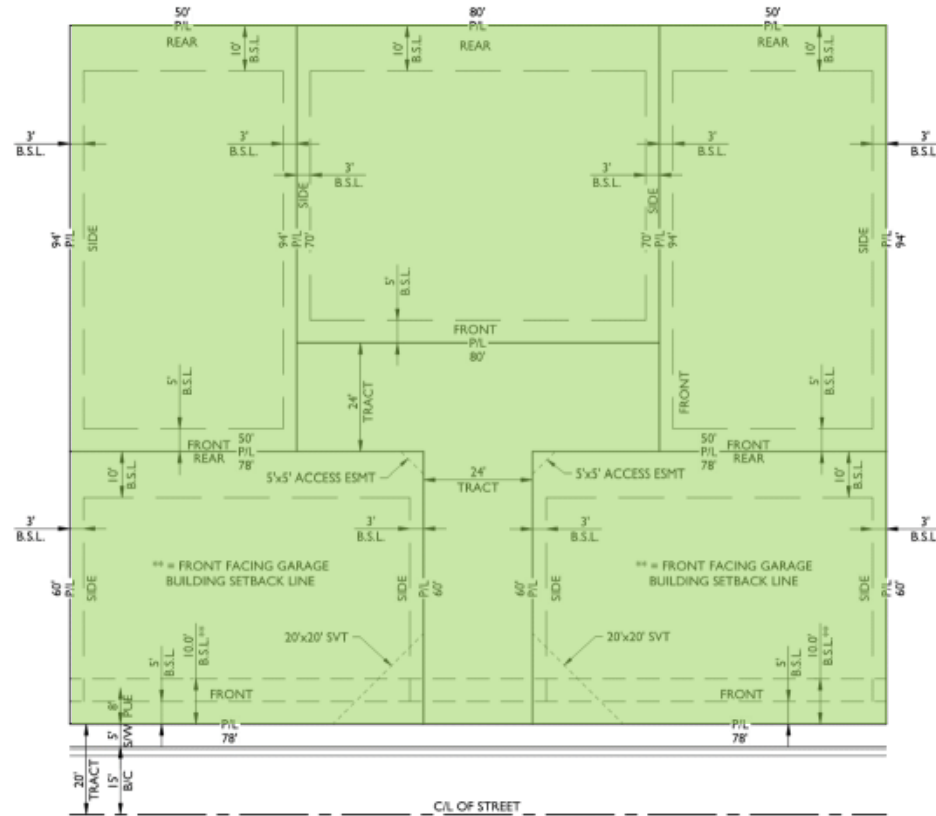
TYPICAL 105' LOT SETBACKS  
LOT CATEGORY 'D2'  
 N.T.S.

# FS21-080 Unit H

## Preliminary Plat

# FS21-080 Unit H

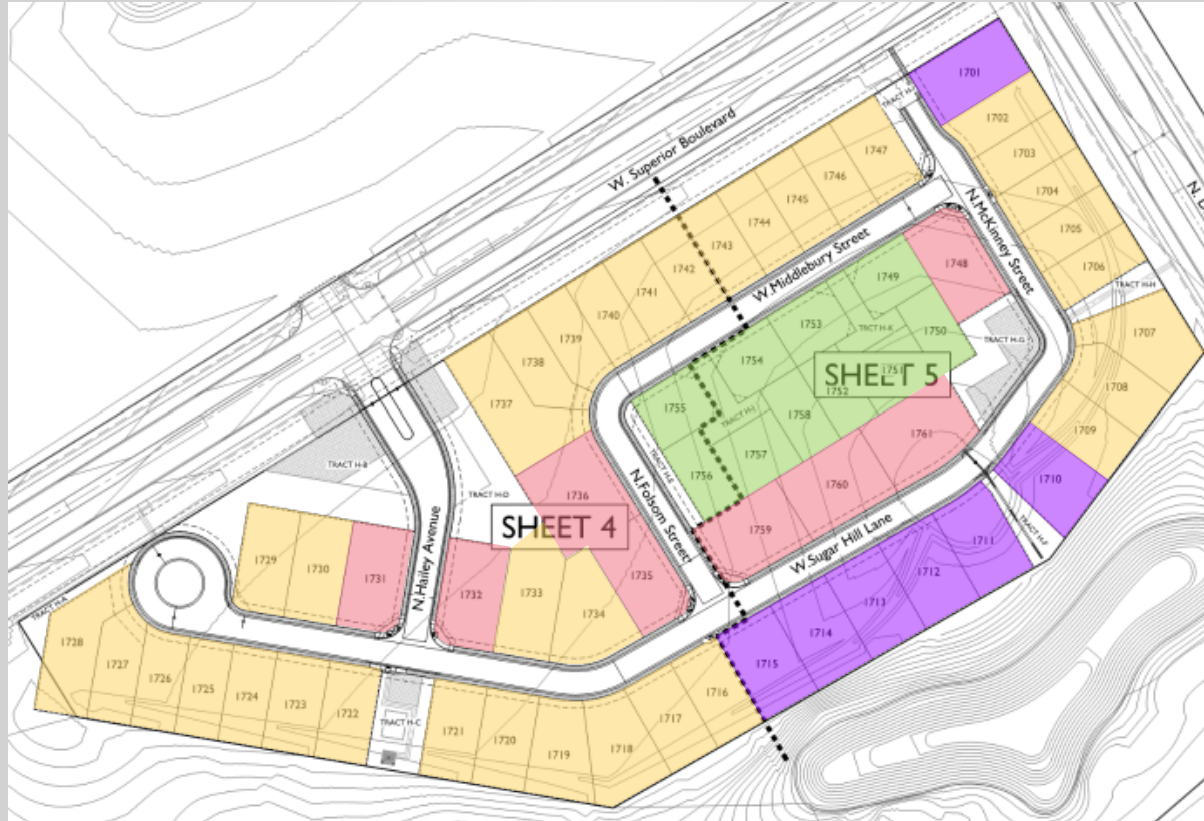
## Preliminary Plat



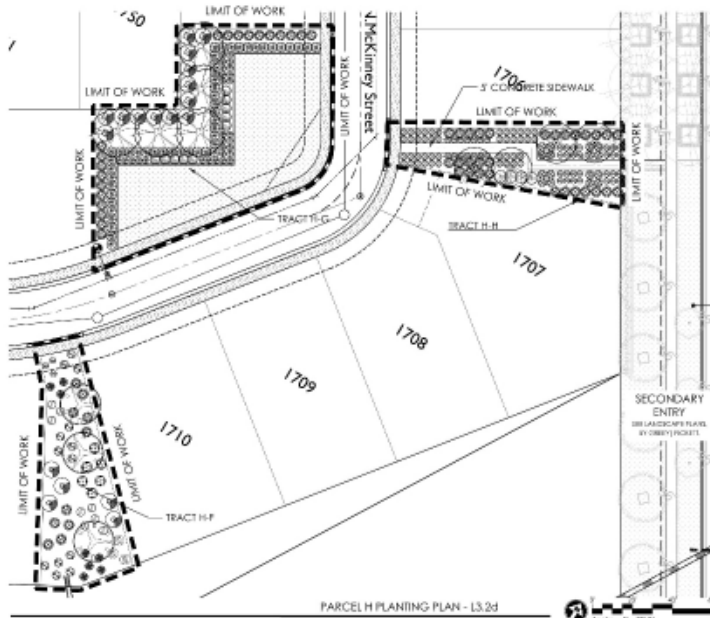
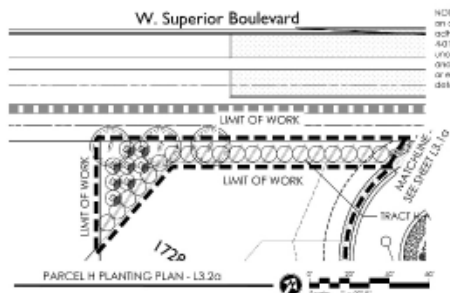
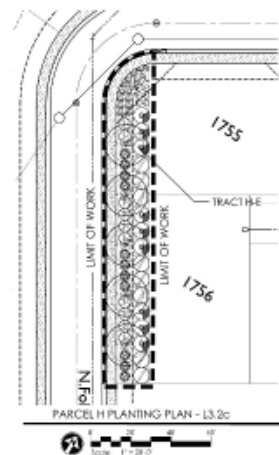
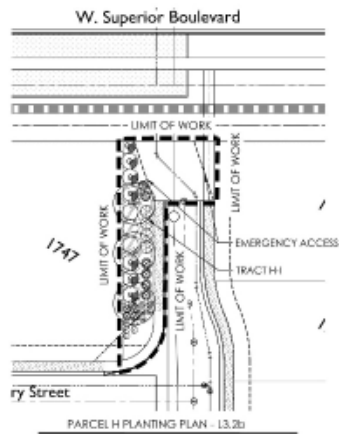
**TYPICAL 5-PACK LOT SETBACKS**  
**LOT CATEGORY 'E'**

N.T.S.  
 (24' TRACT WILL INCLUDE SEWER,  
 WATER, AND UTILITY EASEMENT)

# FS21-080 Unit H Preliminary Plat







NOTE: Sign distance requirements on canopy and collection will adhere to City of Surprise Detail 401. Sign validity within the undivided view momentary area and in front of stop sign must meet or exceed requirements in Surprise details 401 and 402.

#### PLANT MATERIALS LEGEND

| Symbol | Plant Name | Size      | Qty |
|--------|------------|-----------|-----|
| 1      | Platanus   | 18" x 24" | 2   |
| 2      | Platanus   | 18" x 24" | 2   |
| 3      | Platanus   | 18" x 24" | 2   |
| 4      | Platanus   | 18" x 24" | 2   |
| 5      | Platanus   | 18" x 24" | 2   |
| 6      | Platanus   | 18" x 24" | 2   |
| 7      | Platanus   | 18" x 24" | 2   |
| 8      | Platanus   | 18" x 24" | 2   |
| 9      | Platanus   | 18" x 24" | 2   |
| 10     | Platanus   | 18" x 24" | 2   |
| 11     | Platanus   | 18" x 24" | 2   |
| 12     | Platanus   | 18" x 24" | 2   |
| 13     | Platanus   | 18" x 24" | 2   |
| 14     | Platanus   | 18" x 24" | 2   |
| 15     | Platanus   | 18" x 24" | 2   |
| 16     | Platanus   | 18" x 24" | 2   |
| 17     | Platanus   | 18" x 24" | 2   |
| 18     | Platanus   | 18" x 24" | 2   |
| 19     | Platanus   | 18" x 24" | 2   |
| 20     | Platanus   | 18" x 24" | 2   |
| 21     | Platanus   | 18" x 24" | 2   |
| 22     | Platanus   | 18" x 24" | 2   |
| 23     | Platanus   | 18" x 24" | 2   |
| 24     | Platanus   | 18" x 24" | 2   |
| 25     | Platanus   | 18" x 24" | 2   |
| 26     | Platanus   | 18" x 24" | 2   |
| 27     | Platanus   | 18" x 24" | 2   |
| 28     | Platanus   | 18" x 24" | 2   |
| 29     | Platanus   | 18" x 24" | 2   |
| 30     | Platanus   | 18" x 24" | 2   |
| 31     | Platanus   | 18" x 24" | 2   |
| 32     | Platanus   | 18" x 24" | 2   |
| 33     | Platanus   | 18" x 24" | 2   |
| 34     | Platanus   | 18" x 24" | 2   |
| 35     | Platanus   | 18" x 24" | 2   |
| 36     | Platanus   | 18" x 24" | 2   |
| 37     | Platanus   | 18" x 24" | 2   |
| 38     | Platanus   | 18" x 24" | 2   |
| 39     | Platanus   | 18" x 24" | 2   |
| 40     | Platanus   | 18" x 24" | 2   |
| 41     | Platanus   | 18" x 24" | 2   |
| 42     | Platanus   | 18" x 24" | 2   |
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| 44     | Platanus   | 18" x 24" | 2   |
| 45     | Platanus   | 18" x 24" | 2   |
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| 47     | Platanus   | 18" x 24" | 2   |
| 48     | Platanus   | 18" x 24" | 2   |
| 49     | Platanus   | 18" x 24" | 2   |
| 50     | Platanus   | 18" x 24" | 2   |
| 51     | Platanus   | 18" x 24" | 2   |
| 52     | Platanus   | 18" x 24" | 2   |
| 53     | Platanus   | 18" x 24" | 2   |
| 54     | Platanus   | 18" x 24" | 2   |
| 55     | Platanus   | 18" x 24" | 2   |
| 56     | Platanus   | 18" x 24" | 2   |
| 57     | Platanus   | 18" x 24" | 2   |
| 58     | Platanus   | 18" x 24" | 2   |
| 59     | Platanus   | 18" x 24" | 2   |
| 60     | Platanus   | 18" x 24" | 2   |
| 61     | Platanus   | 18" x 24" | 2   |
| 62     | Platanus   | 18" x 24" | 2   |
| 63     | Platanus   | 18" x 24" | 2   |
| 64     | Platanus   | 18" x 24" | 2   |
| 65     | Platanus   | 18" x 24" | 2   |
| 66     | Platanus   | 18" x 24" | 2   |
| 67     | Platanus   | 18" x 24" | 2   |
| 68     | Platanus   | 18" x 24" | 2   |
| 69     | Platanus   | 18" x 24" | 2   |
| 70     | Platanus   | 18" x 24" | 2   |
| 71     | Platanus   | 18" x 24" | 2   |
| 72     | Platanus   | 18" x 24" | 2   |
| 73     | Platanus   | 18" x 24" | 2   |
| 74     | Platanus   | 18" x 24" | 2   |
| 75     | Platanus   | 18" x 24" | 2   |
| 76     | Platanus   | 18" x 24" | 2   |
| 77     | Platanus   | 18" x 24" | 2   |
| 78     | Platanus   | 18" x 24" | 2   |
| 79     | Platanus   | 18" x 24" | 2   |
| 80     | Platanus   | 18" x 24" | 2   |
| 81     | Platanus   | 18" x 24" | 2   |
| 82     | Platanus   | 18" x 24" | 2   |
| 83     | Platanus   | 18" x 24" | 2   |
| 84     | Platanus   | 18" x 24" | 2   |
| 85     | Platanus   | 18" x 24" | 2   |
| 86     | Platanus   | 18" x 24" | 2   |
| 87     | Platanus   | 18" x 24" | 2   |
| 88     | Platanus   | 18" x 24" | 2   |
| 89     | Platanus   | 18" x 24" | 2   |
| 90     | Platanus   | 18" x 24" | 2   |
| 91     | Platanus   | 18" x 24" | 2   |
| 92     | Platanus   | 18" x 24" | 2   |
| 93     | Platanus   | 18" x 24" | 2   |
| 94     | Platanus   | 18" x 24" | 2   |
| 95     | Platanus   | 18" x 24" | 2   |
| 96     | Platanus   | 18" x 24" | 2   |
| 97     | Platanus   | 18" x 24" | 2   |
| 98     | Platanus   | 18" x 24" | 2   |
| 99     | Platanus   | 18" x 24" | 2   |
| 100    | Platanus   | 18" x 24" | 2   |

GREEN PICKETT  
landscape architecture community design  
1000 N. GILBERT AVENUE, SUITE 100  
PHOENIX, ARIZONA 85028  
602.955.1111 www.gpickett.com



PRASADA  
Prasada H  
SURPRISE, ARIZONA

Toll Brothers  
Toll Brothers Home Furnishings

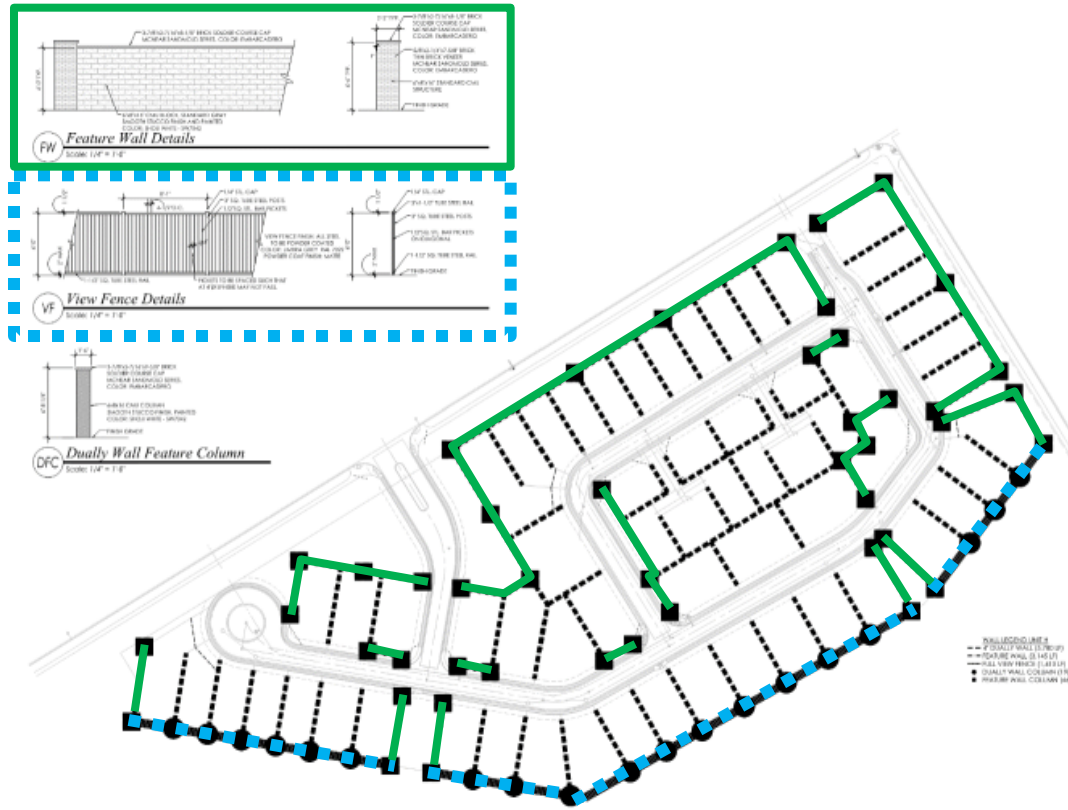
DESIGNED BY  
TOL BROS.  
1700 N. GILBERT AVENUE  
SUITE 100  
PHOENIX, ARIZONA 85028  
602.955.1111 www.tollbrothers.com

L3.2  
04 of 06  
FS21-080

# FS21-080 Unit H Landscape



# FS21-080 Unit H Landscape



# FS21-080 Unit H Concept

## Unit H

Unit Total - 61

Parcel Size - 13.56 Acres

Right of Way Width - 40'

Roadway Width - 30' boc to boc



**Toll Brothers**  
America's Luxury Home Builder™

**sterling**  
GROVE

0' 30' 60' 90'  
SCALE: 1" = 80'  
GREEY|PICKETT

# Sterling Grove Master Plan



# **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: August 5, 2021

Contact Person: Chris Boyd, AD - BS DV & CD  
ENF

Submitting Department: Community Development District: Internal

Staff Recommendations: None

---

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

---

**Agenda Wording:**

Presentation and discussion to review the FY21 Community Development and Planning and Zoning Commission activity.

---

**Motion:**

Presentation and discussion only.

---

**Background:**

---

**Objective Analysis:**

---

**Policy Compliant:**

---

**Financial Impact:**

---

**Budget Impact:**

---

**FTE Impact:**

---

**ATTACHMENTS:**

1. PZ CD Update FY2021 - 8.5.21 PZ
-



# Community Development & Related Transportation Update

Planning & Zoning Commission  
August 5, 2021

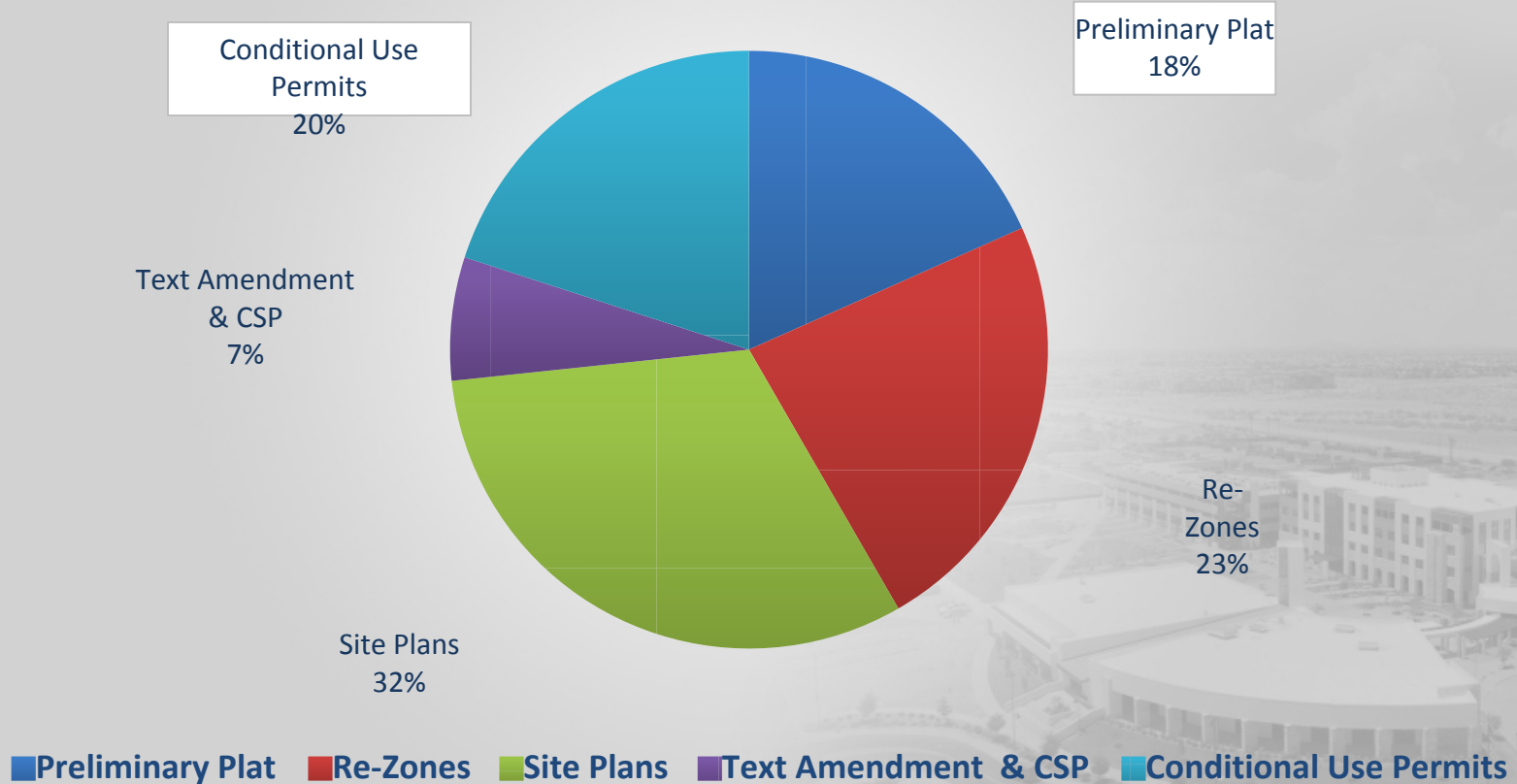
# PRESENTATION OVERVIEW

- Planning & Zoning Commission Activity
- Community Development Overview
- Development Activity

**THE**  
***PLANNING & ZONING COMMISSION***  
**HEARD THE FOLLOWING CASES IN FY21:**

|                                   |           |
|-----------------------------------|-----------|
| <b>Site Plans</b>                 | <b>19</b> |
| <b>Rezones</b>                    | <b>14</b> |
| <b>Conditional Use Permits</b>    | <b>12</b> |
| <b>Preliminary Plats</b>          | <b>11</b> |
| <b>Comprehensive Sign Program</b> | <b>2</b>  |
| <b>Text Amendment</b>             | <b>2</b>  |

## Cases Heard by the Planning & Zoning Commission - FY21



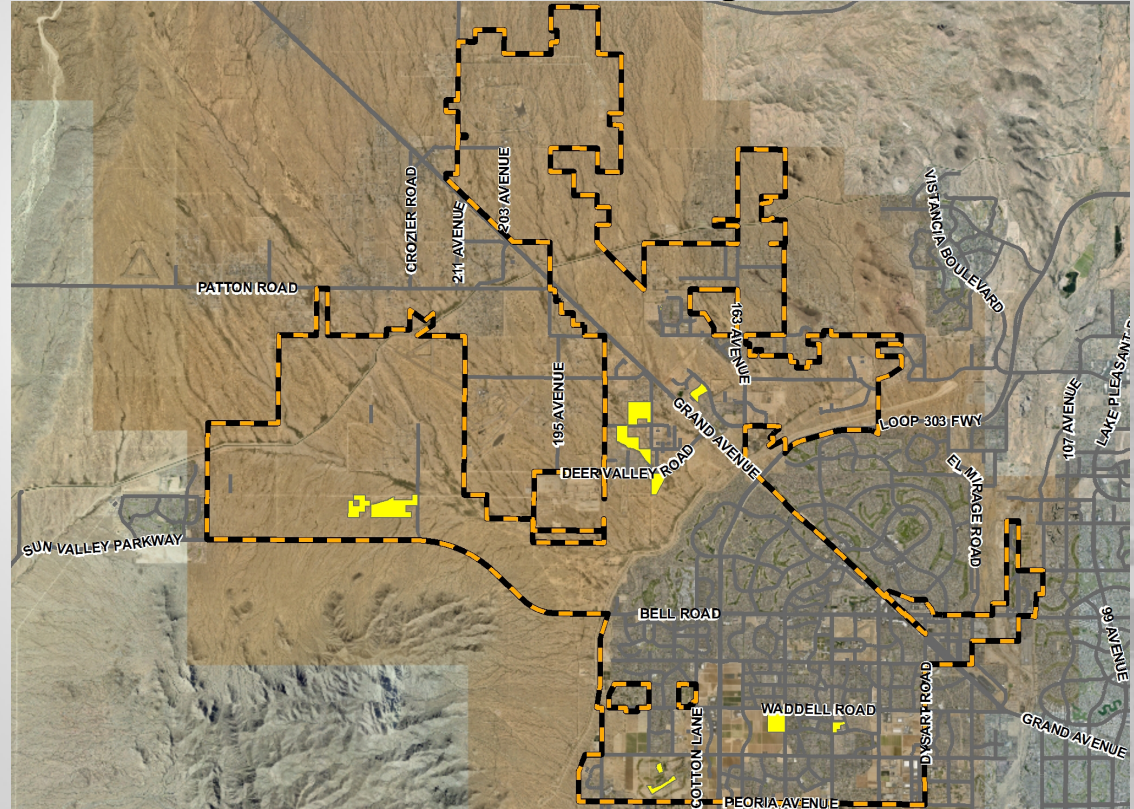


# FY21 Approved Preliminary Plats

- Number of Plats **11**
- Pre-Platted Lots **3,531**

## Legend

-  City Limits Boundary
-  Preliminary Plats



# FY21 Approved Final Plats

- Number of Plats **62**  
*Residential 49*  
*Commercial 13*
- Platted Lots **4,210**  
*Residential 4,178*  
*Commercial 32*

## Legend

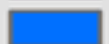


City Limits Boundary

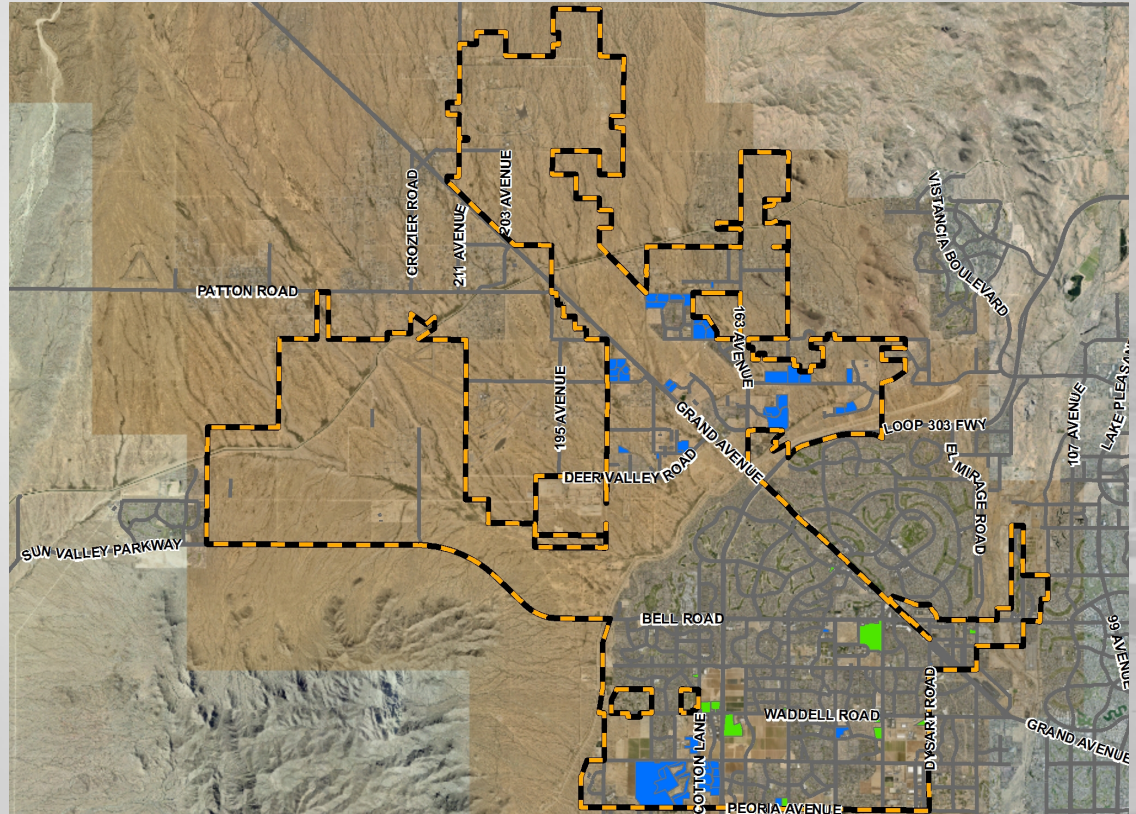
## Final Plats By Type



Commercial

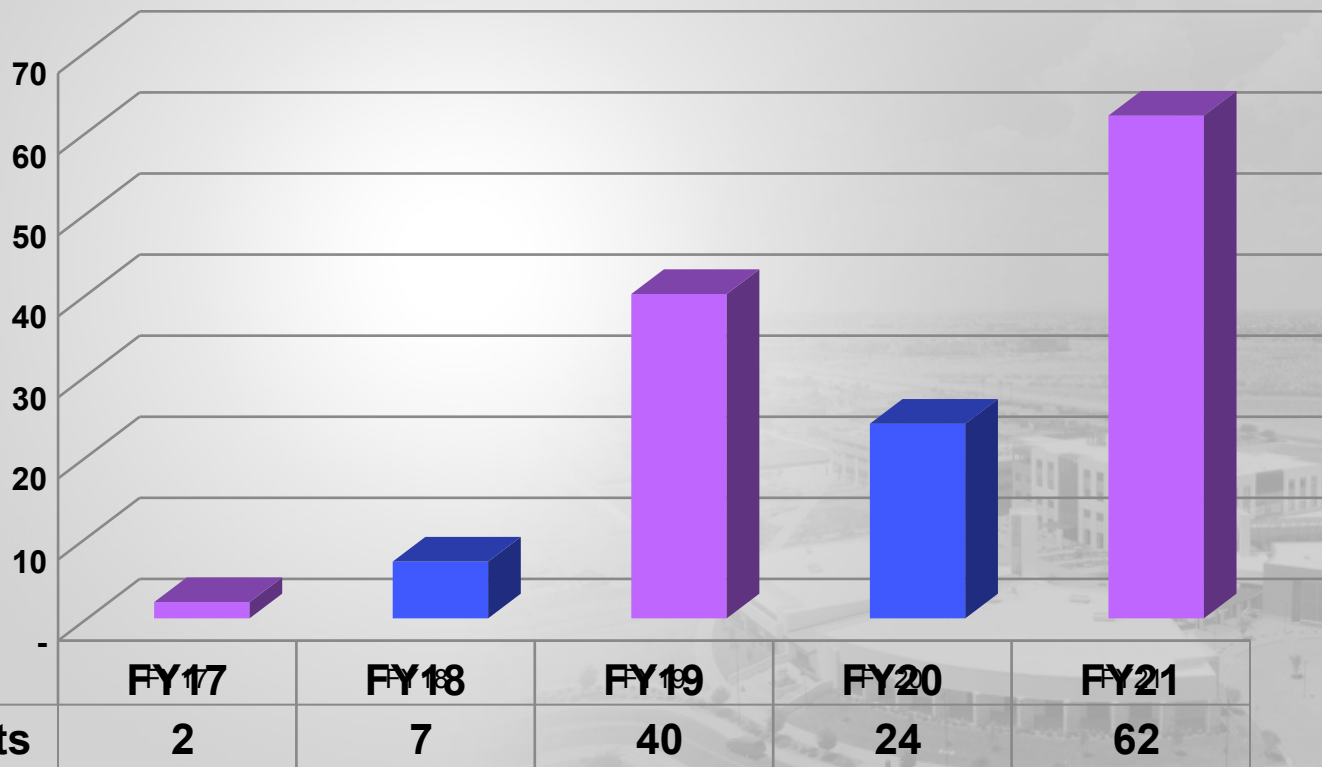


Residential



# Number of Plats

Grand Total =  
**135**

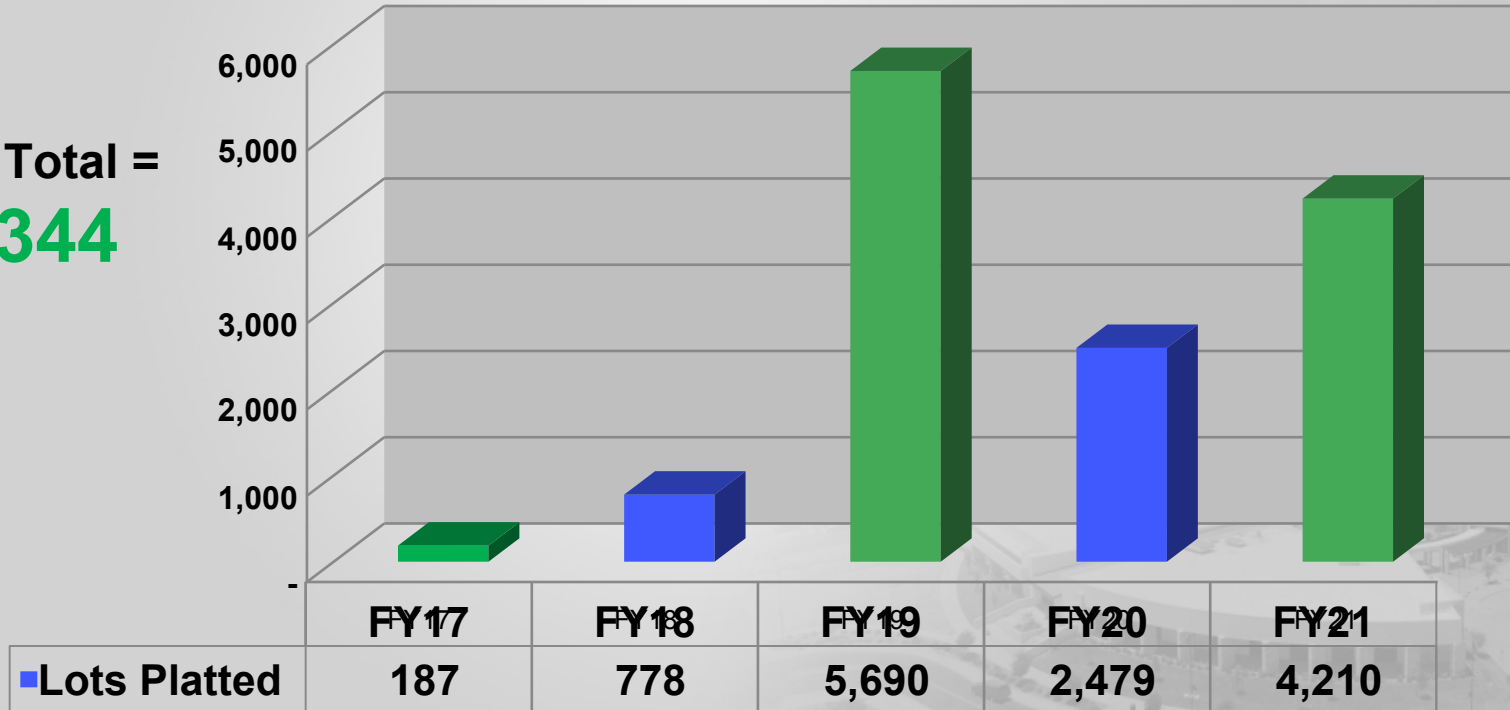


■ Number of Plats



# Lots Platted

Grand Total =  
**13,344**



# Plan Review

20,000  
18,000  
16,000  
14,000  
12,000  
10,000  
8,000  
6,000  
4,000  
2,000  
-

Number of Building Reviews Completed

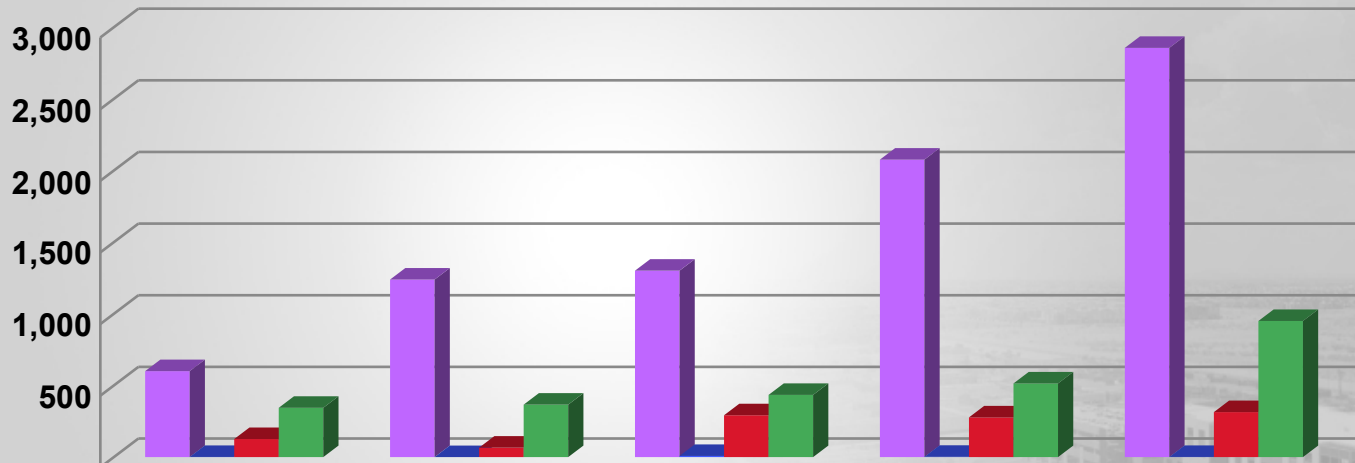
|      |        |
|------|--------|
| FY17 | 12,684 |
| FY18 | 12,848 |
| FY19 | 12,695 |
| FY20 | 14,583 |
| FY21 | 18,866 |

% Completed On or Before Due Date

|      |        |
|------|--------|
| FY17 | 99.83% |
| FY18 | 99.61% |
| FY19 | 99.71% |
| FY20 | 99.64% |
| FY21 | 98.88% |



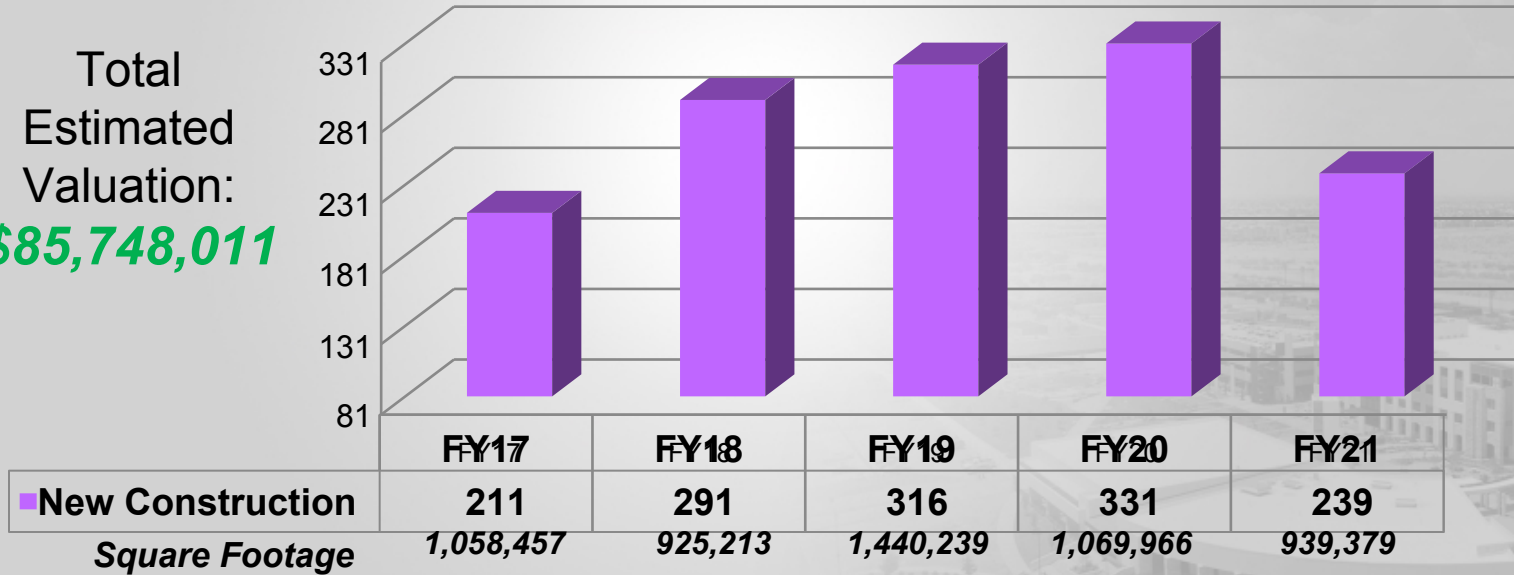
# Residential Permits Issued



|                 | FY17 | FY18  | FY19  | FY20  | FY21  |
|-----------------|------|-------|-------|-------|-------|
| Single Family   | 600  | 1,239 | 1,301 | 2,076 | 2,856 |
| Apartment Sites | 1    | -     | 8     | 2     | 1     |
| Condo           | 126  | 66    | 292   | 277   | 314   |
| Pools           | 344  | 366   | 434   | 514   | 950   |

# NEW COMMERCIAL

Total  
Estimated  
Valuation:  
**\$85,748,011**



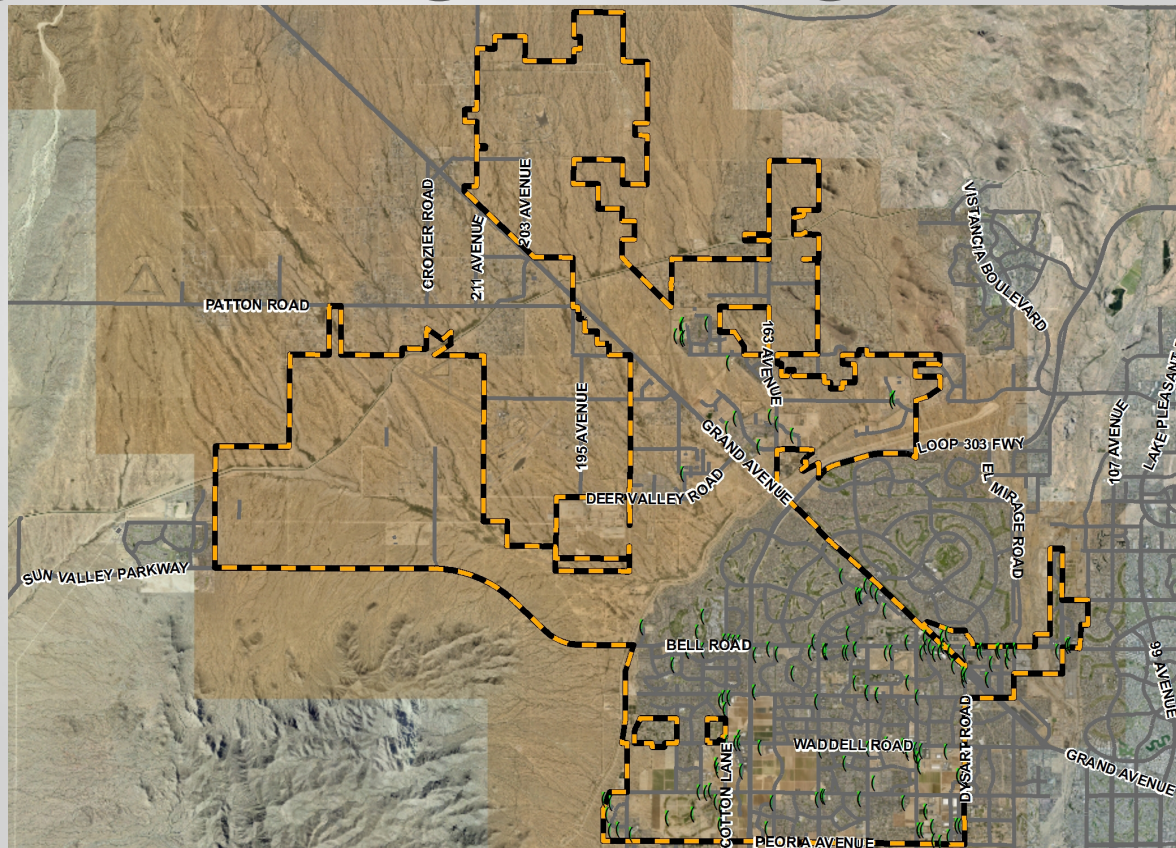
# NEW COMMERCIAL ACTIVITY

Commercial  
New Construction  
Permits

239

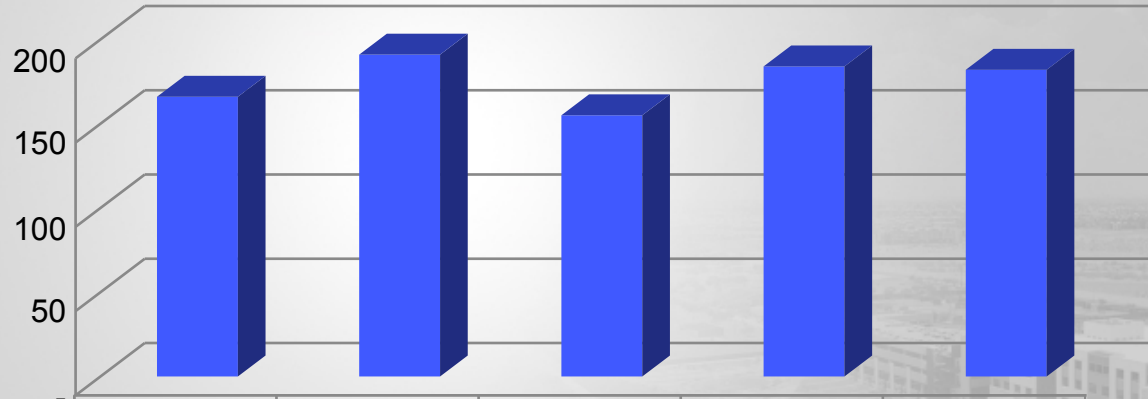
## Legend

-  City Limits Boundary
-  Commercial Permits



# TENANT IMPROVEMENT

Total Estimated  
Valuation:  
**\$38,089,239**



|                                   | FY17    | FY18    | FY19      | FY20    | FY21    |
|-----------------------------------|---------|---------|-----------|---------|---------|
| Tenant Improvement Square Footage | 166     | 191     | 155       | 184     | 182     |
|                                   | 347,253 | 413,971 | 1,006,462 | 802,185 | 652,336 |



# FY21 RESIDENTIAL PERMITS ISSUED

|               |                   |
|---------------|-------------------|
| Single Family | 2,856             |
| Apartment     | 1 Site (47 Units) |
| Condominium   | 314               |
| Pools         | 950               |

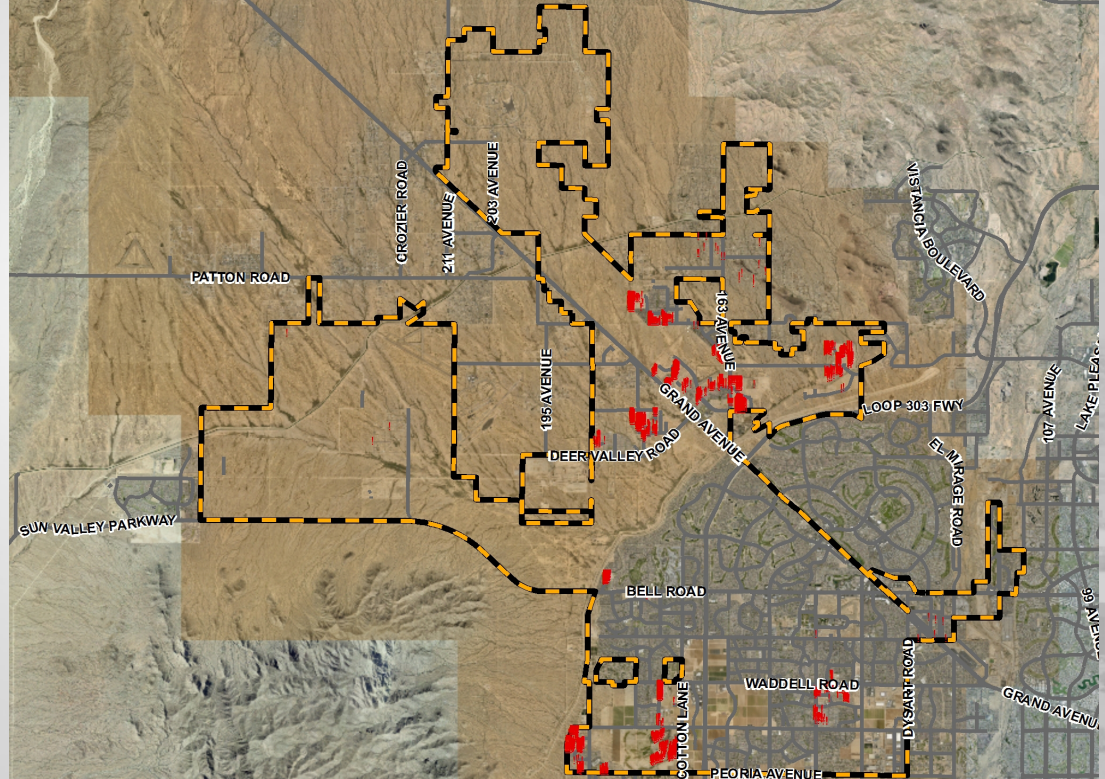
## Legend



City Limits Boundary



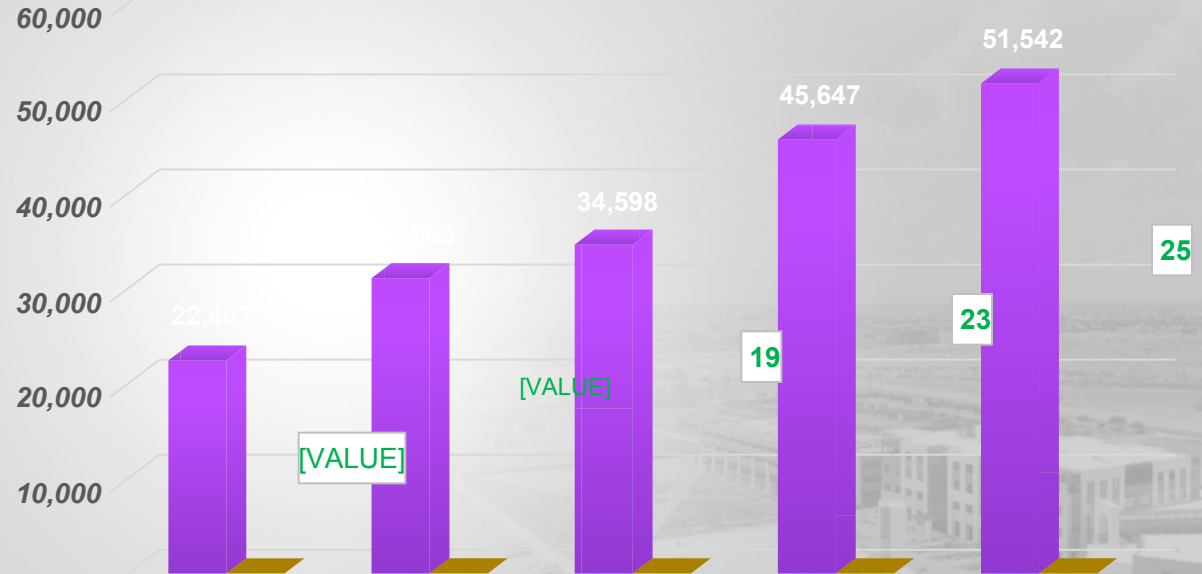
Residential Permits







# Building Safety Inspections



 Total Building Safety Inspections

 Average Inspections Per Day  
(Per Inspector)

**FY17**

**22,407**

**15**

**FY18**

**31,063**

**21**

**FY19**

**34,598**

**19**

**FY20**

**45,647**

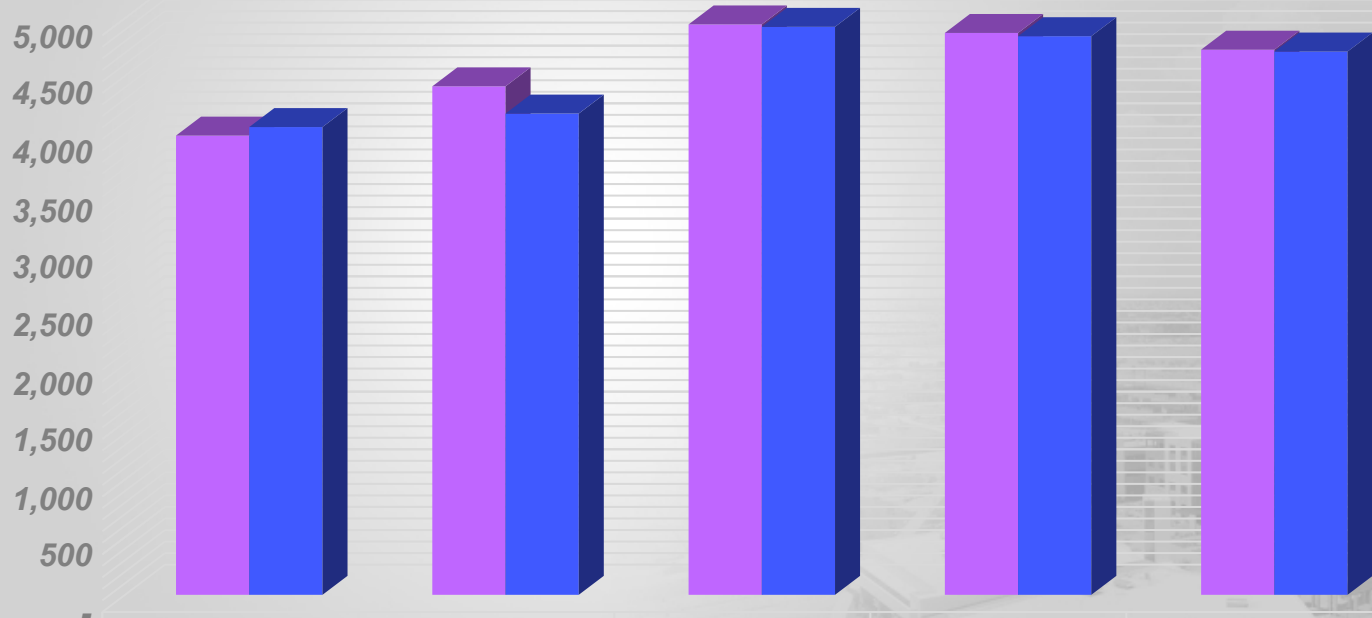
**23**

**FY21**

**51,542**

**25**

# Code Enforcement



**Cases Opened**

**FY17**

**3,982**

**FY18**

**4,409**

**FY19**

**4,946**

**FY20**

**4,872**

**FY21**

**4,727**

**Cases Resolved**

**4,056**

**4,173**

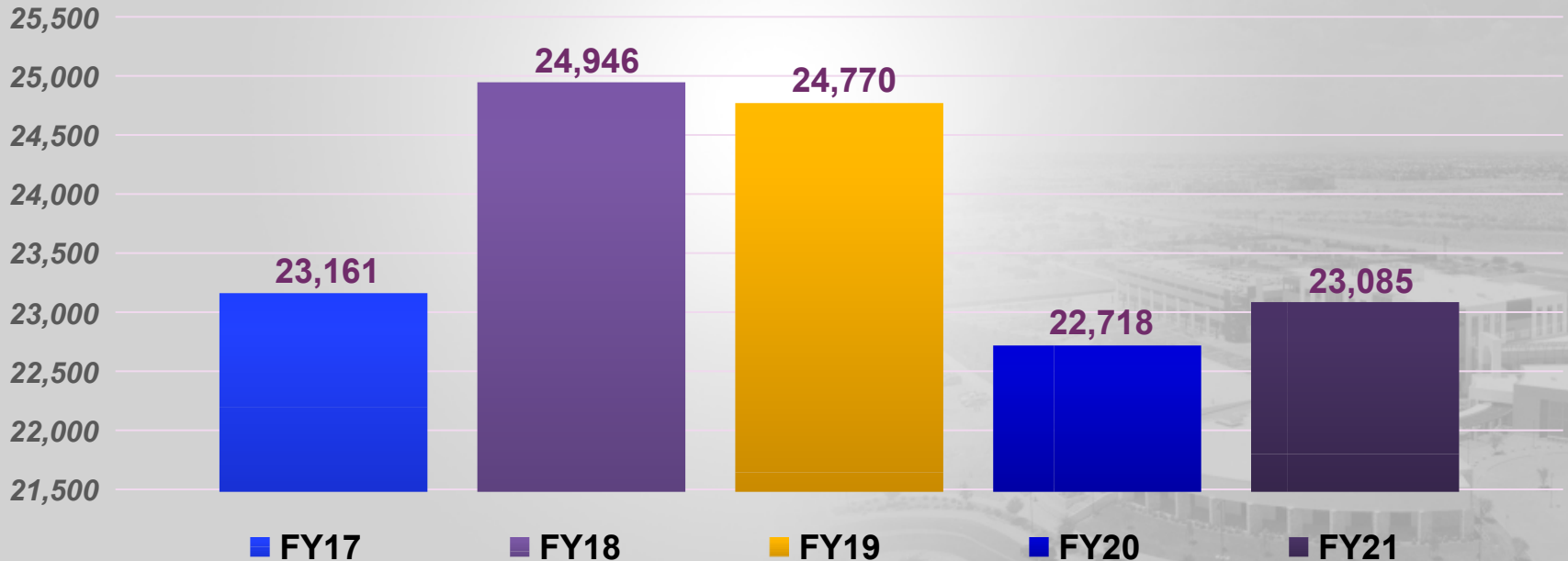
**4,925**

**4,844**

**4,711**

# Code Enforcement

## Total Inspections Performed





# Community Development

## Development Activity

# Costco





# Fire Station 304



# Heritage at Asante

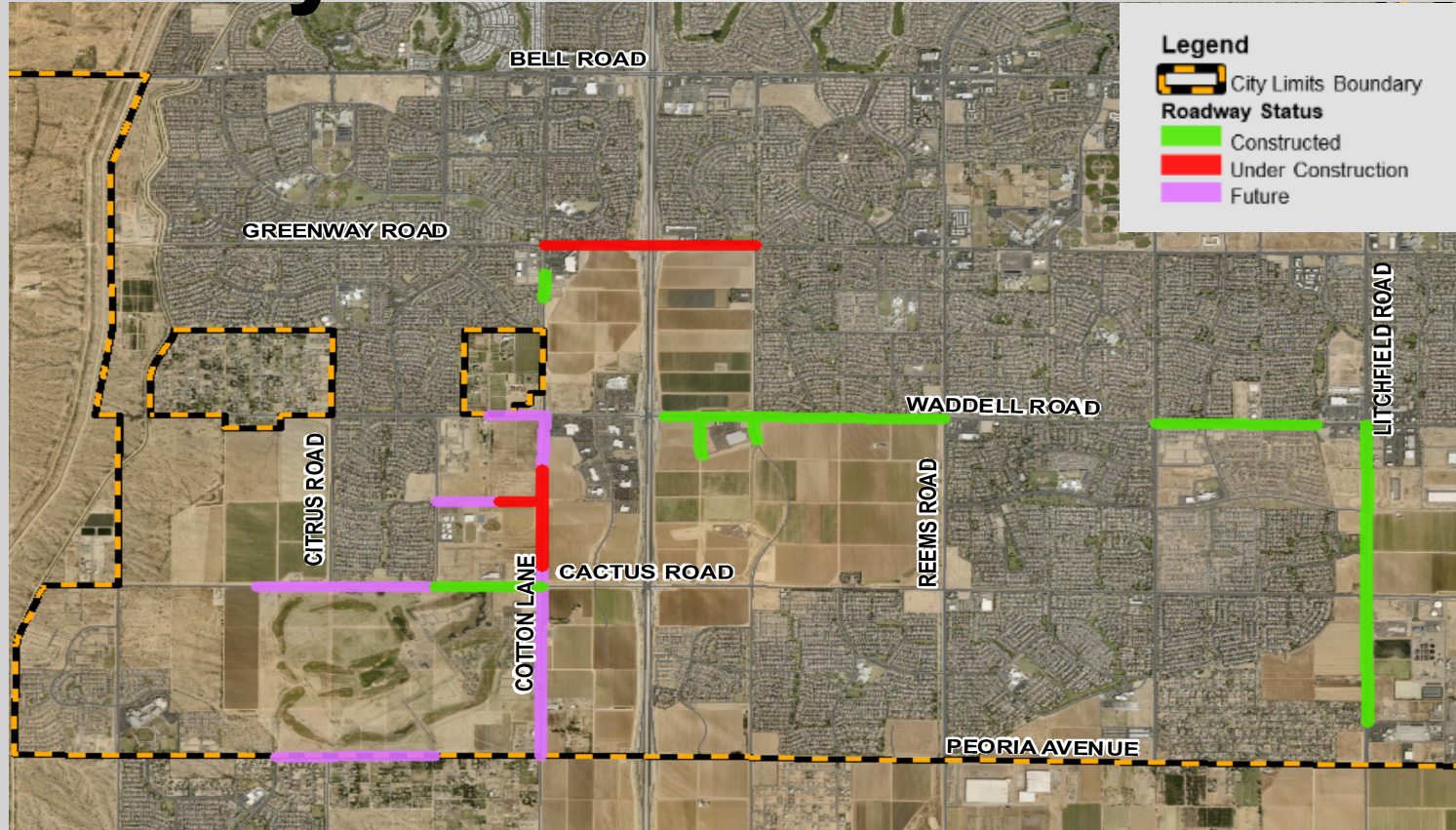




# Sterling Grove



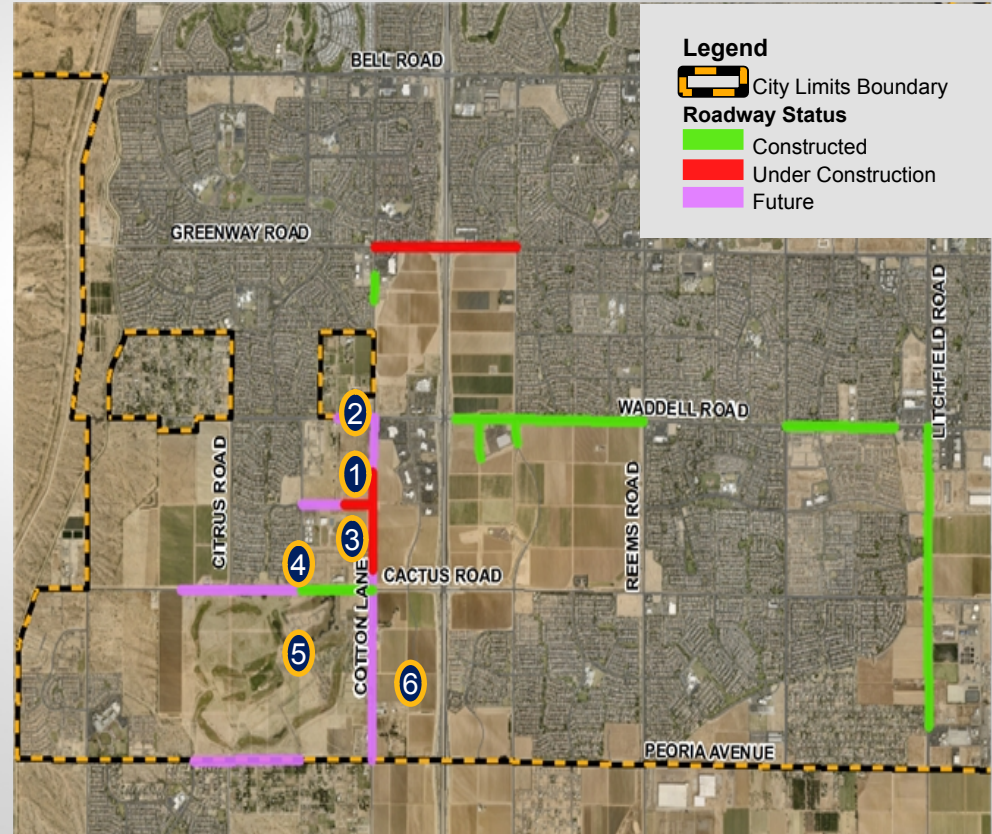
# Roadway Status SPA 1





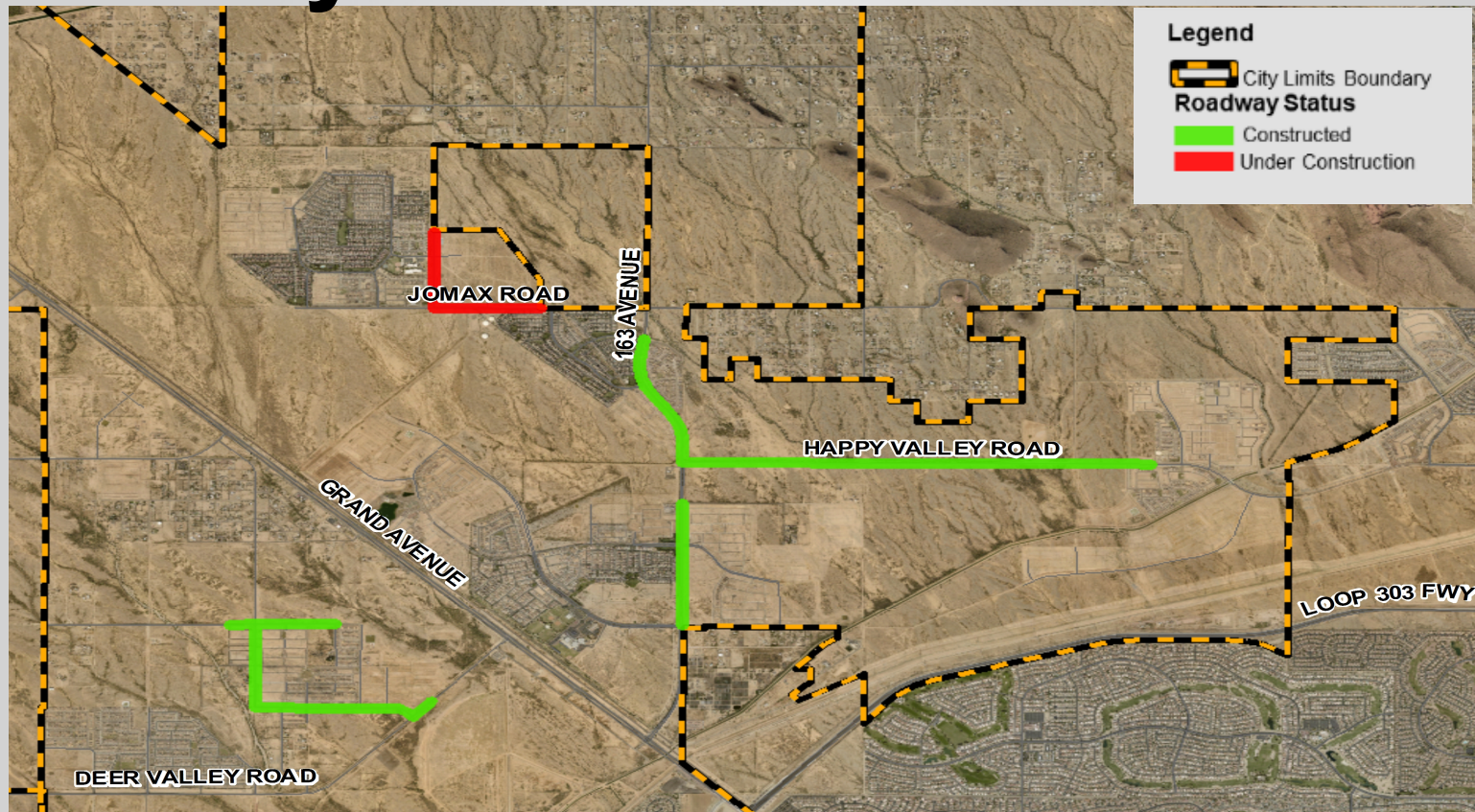
# Roadway Status SPA 1

| ID | Developments              | Lot Count | Roadways Developed     |
|----|---------------------------|-----------|------------------------|
| 1  | Hayden Farms              | 174       | Cotton                 |
| 2  | Rancho Trugold            | 139       | Cotton & Sweetwater    |
| 3  | Ryder Ranch               | 145       | Cotton & Sweetwater    |
| 4  | Sierra Sky                | 157       | Cactus                 |
| 5  | Sterling Grove            | 64        | Cactus, Cotton, Peoria |
| 6  | Sycamore Farms - Paradisi | 520       | Cotton & Sweetwater    |



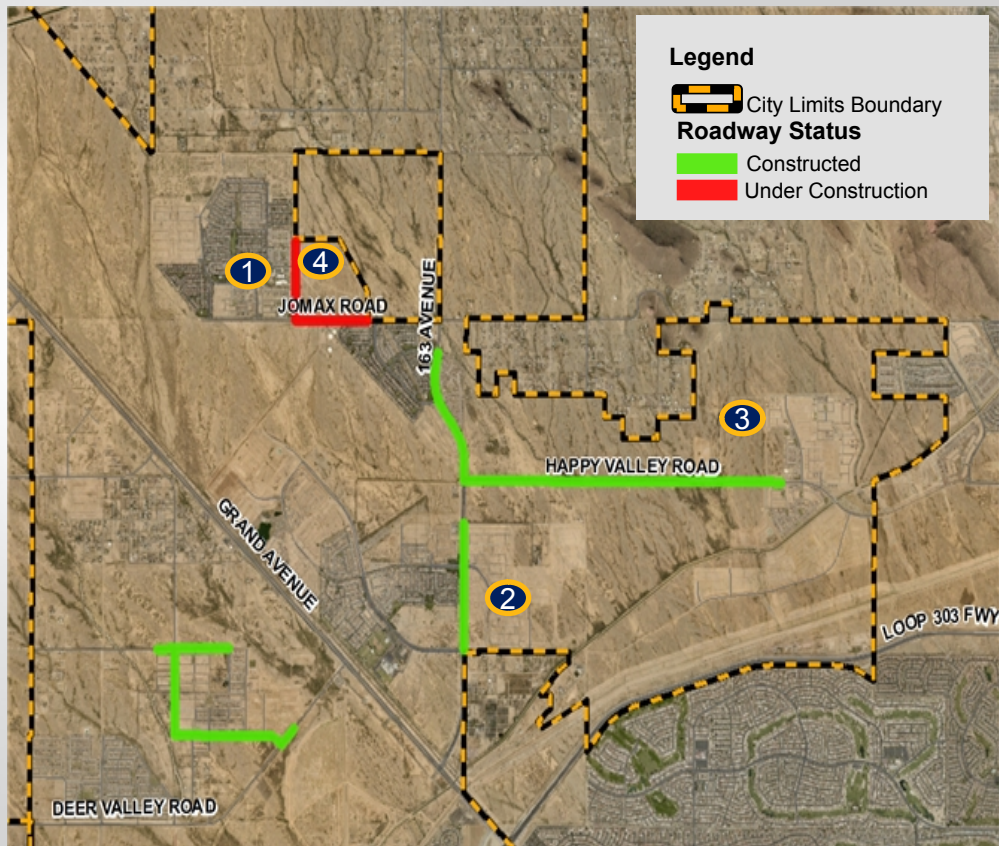


# Roadway Status SPA 2 & SPA 3



# Roadway Status SPA 2 & SPA 3

| ID | Developments   | Lot Count | Roadways Developed           |
|----|----------------|-----------|------------------------------|
| 1  | Desert Oasis   | 1,675     | 163 <sup>rd</sup> Ave        |
| 2  | Escalante      | 483       | 163 <sup>rd</sup> Ave        |
| 3  | Rancho Mercado | 1,643     | Happy Valley                 |
| 4  | Sunrise Ranch  | 476       | Jomax, 171 <sup>st</sup> Ave |





# General Obligation Bond Roadway Status

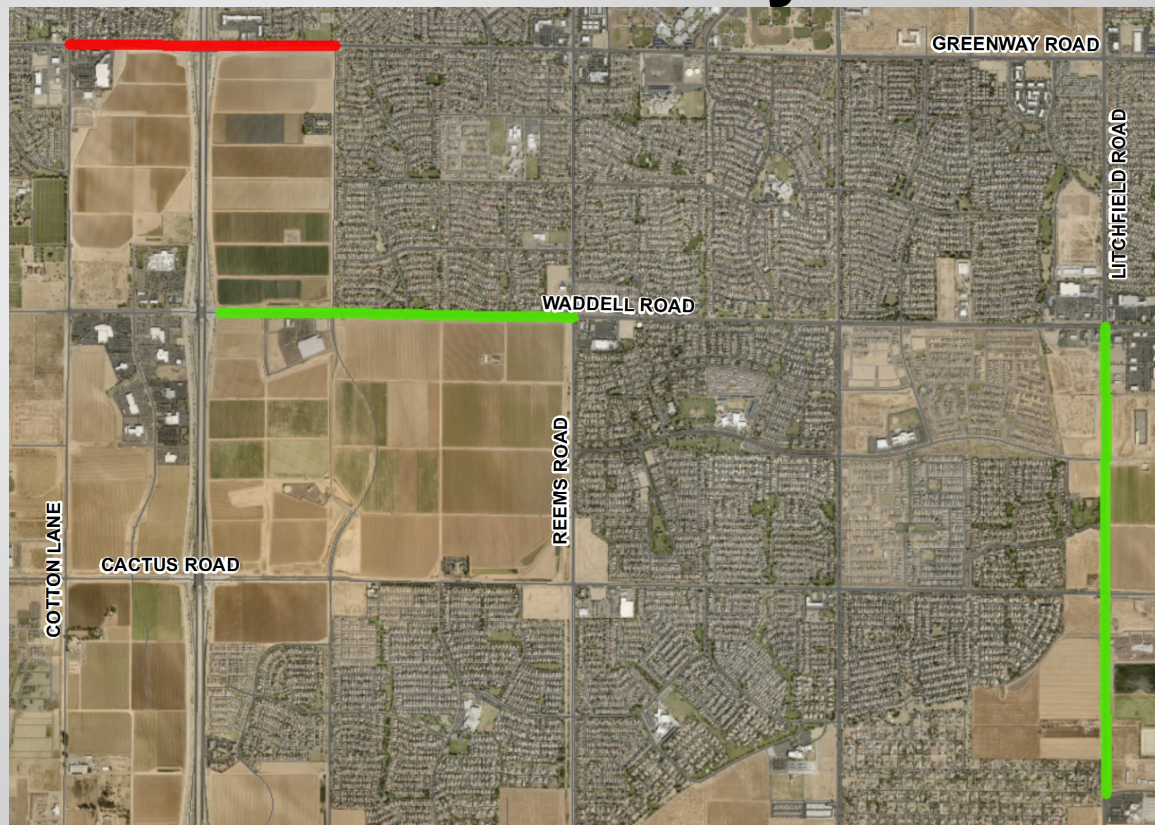
## Roadways

- W. Greenway Road
- W. Litchfield Road
- W. Waddell Road

## Legend

### Roadway Status

- Constructed
- Under Construction





# QUESTIONS OR COMMENTS?

Thank You