



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, February 21, 2019 @ 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 review and approve or disapprove the February 7, 2019 Planning and Zoning Commission Minutes. | Community
Development |
|----|----------|---|--------------------------|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--------------------------|
| 2. | District 6 | Consideration and action on the Conditional Use Permit (Use Only) to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road. | Community
Development |
|----|------------|--|--------------------------|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--------------------------|
| 3. | District 5 | Consideration and action pertaining to approval of the Site Plan for the Texas Ranger's Housing Facility located approximately 600 feet north of the northeast corner of Greenway Road and Bullard Avenue in the Surprise Center Planned Area Development. | Community
Development |
|----|------------|--|--------------------------|

- G. Other Business and Future Agenda Items
- H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:Posted on February 14, 2019 @ 11:43 a.m.

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 21, 2019 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to review and approve or disapprove the February 7, 2019 Planning and Zoning Commission Minutes.

Motion:

Consideration and action to approve or disapprove the February 7, 2019 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 2-7-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 7, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 February 7, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Ken Chapman, Gisele Norberg and Scott Krous. Commissioner Dennis Smith was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Chief Deputy City Attorney Ellen Van Riper, Current Planning Supervisor Robert Kuhfuss, and Human Services and Community Vitality Director Seth Dyson, Neighborhood Services Coordinator Alicia Rubio and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the January 24, 2019 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the January 24, 2019 Planning and Zoning Commission Minutes as presented. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Chair Keating noted that item 4 will be moved before item 2 because it is a much shorter presentation and the other presentations will be longer.

Item 4 – Internal – Presentation and discussion regarding transportation access at Sierra Montana Crossings Driveway on Greenway Road.

Martin Lucero, Transportation Planning Manager, presented item 4 to the commission.

The Commission discussed the following:

- Next Transportation Staff meeting
- Accident Reports
- Timeframe of signage if it is decided a sign is needed

Item 2 – Citywide – Presentation and discussion pertaining to the Public Service Activities for the Community Development Block Grant Program, Fifth Year Annual Action Plan for Year 2019-2020.

Commissioner Norberg will recuse herself from this item because she currently is on the Wham board.

Alicia Rubio, Neighborhood Services Coordinator, presented item 2 to the Commission.

Public Service Application presentations were given by the following:

- St. Vincent De Paul
- Ability 360
- A New Leaf
- Friends of Southwest
- What's Happenin' Arts Movement (Wham)
- Bloom 365
- Benevilla
- Central Arizona Shelter Services (CASS)
- Community Legal Services
- Northwest Valley Connect
- Lutheran Social Services
- City of Surprise – Crisis Assistance
- Not My Kid

Pam Thompson shared that Benevilla has helped her mom who is 93 years attend Lucy Anne's Place. She has truly benefited from the program.

Item 3 – Internal – Open Meeting Law and Conflicts of Interest Presentation

Chief Deputy City Attorney Ellen Van Riper presented item 3 to the Commission.

The Commission had no comments for this item.

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

Eric Fitzer, director, noted that Dysart Community Center and Friends of Southwest were unable to attend this evening to present during item 2 because of issues with the time of tonight's meeting.

Commissioner Norberg noted she will not be at the next Planning and Zoning meeting because she will be out of town on business.

ADJOURNMENT:

Hearing no further business, Chair Keating asked for a motion to adjourn the Planning and Zoning Commission meeting.

Commissioner Rosenbaum made a motion to adjourn the meeting. Vice Chair Bash seconded the motion. Motion passes 6 in favor.

Meeting adjourned at 7:28 p.m.

Eric Fitzer
Community Development Director

Matthew Keating
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:

Lorraine Nevarez, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 21, 2019 Contact Person:
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Conditional Use Permit (Use Only) to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road.

Motion:

I move to approve/deny the Conditional Use Permit (Use Only) to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road, subject to stipulations "A" through "C".

Background:

On October 18, 2018 CEI Engineering, Inc. submitted a request for a Conditional Use Permit (Use Only) to allow for a new Firestone Complete Auto Care in a portion of Parcel 2 of the Surprise Pointe PAD generally located south of Waddell Road and east of Litchfield Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS18-631-Firestone- staff report
2. 01-FS18-631- Firestone-CUP-Vicinity Map

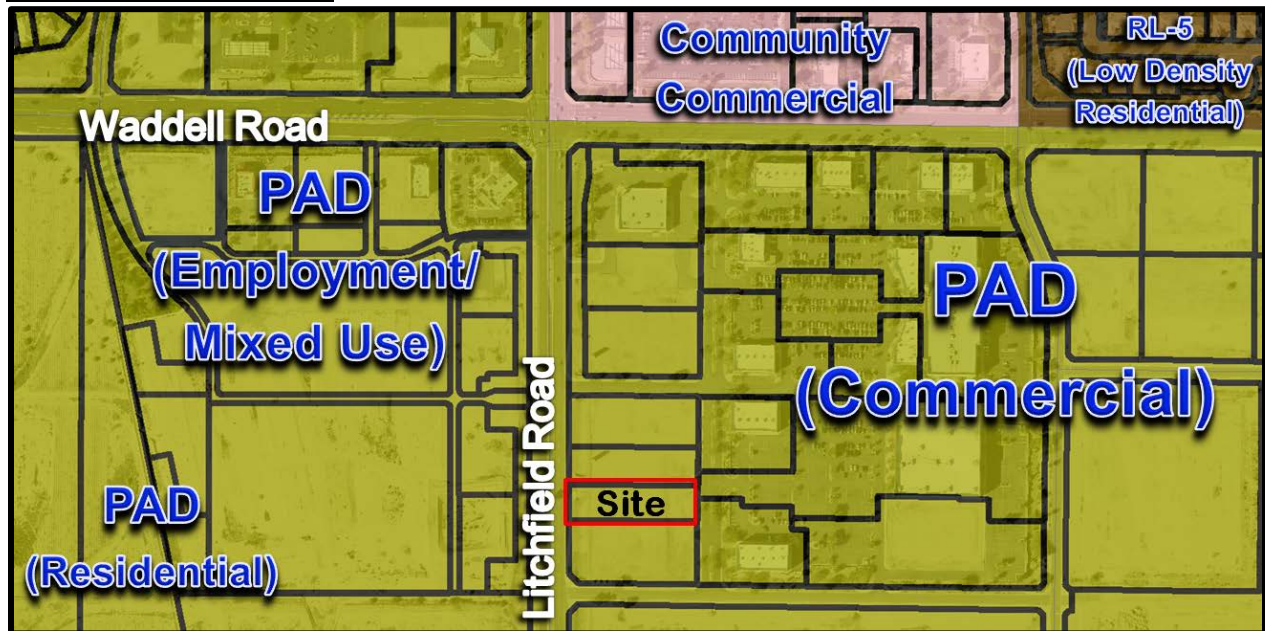
3. 02-FS18-631- Firestone-CUP-Conceptual Site Plan
 4. 03-FS18-631-Firestone-CUP-Luke Letter
 5. 04-FS18-631-Firestone-CUP-FCDX
 6. 05-FS18-631-Firestone-CUP-Citizen Participation Report
 7. FS18-631- Firestone-CUP- PowerPoint
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS18-631**
2
3 **Project Name:** Firestone Complete Auto Care (Use-Only)
4
5 **Council District:** 6- Palo Verde
6
7 **Meeting Date:** **February 21, 2019**
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** Surprise SE, LLC
13
14 **Applicant:** CEI Engineering INC.
15
16 **Request:** Conditional Use Permit (Use Only) for a Firestone Complete Auto
17 Care Facility
18
19 **Site Location:** Generally southeast of the intersection of Waddell and Litchfield
20 Roads
21
22 **Site Size:** 1.03 acres (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035.
25
26 **Support/Opposition:** Residents from the vicinity attended the Citizen Review Meeting on
27 January 7, 2019. The residents that attended were in general support
28 of the facility.
29
30 **Staff Recommendation:** Staff recommends the Commission move to **approve** case FS18-631,
31 subject to stipulations 'A' through 'C'.

Surrounding Land Zoning:



PAD (Employee/Mixed Use)	PAD (Commercial)	PAD (Commercial)
PAD (Employee/Mixed Use)	PAD (Commercial)	PAD (Commercial)
PAD (Employee/Mixed Use)	PAD (Commercial)	PAD (Commercial)

History:

September 29, 2005: The subject parcel was annexed into the City under Ordinance 05-42.

February 23, 2006: The Mayor and City Council approved the Surprise Pointe PAD (Planned Area Development) under case PAD05-282.

December 11, 2008: The City Council approved a Replat for Lots 4 & 5 under case FPA08-149.

October 18, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-522 Firestone Complete AutoCare at Surprise Pointe.

November 20, 2018: The applicant filed a request for a Conditional Use Permit (Use Only) for a new Firestone Complete AutoCare under case FS18-631.

January 7, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach: As mentioned above, the applicant held a Citizen Review Meeting on January 7, 2019 in the Hampton Inn & Suite located at 14783 West Grand Avenue. Residents from the vicinity attended to ask questions about the project and voice their concerns. Overall, the majority of the attendees were in support given the range of uses that are permitted on the site.

Project Description:

CEI Engineering, Inc. on behalf of Firestone Complete Auto Care, requests approval of a Conditional Use Permit (Use Only) to allow for a new automobile service center in a portion of Parcel 2 of the Surprise Pointe PAD generally located southeast of the intersection of Waddell and Litchfield Roads. The subject site is zoned PAD and has a land use designation of Community Commercial C-2.

The Surprise Pointe PAD references the C-2 uses listed under Title 17 for Principally Permitted uses and Conditionally Permitted uses. Title 17 lists "Automobile service center" as Conditionally Permitted in C-2 zoning districts, but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under section 17.28.080.C.12. of Title 17. These standards include the following:

1. All services and repairs shall be conducted entirely within an enclosed building except sales of gasoline.
2. Outdoor storage is prohibited.
3. Outdoor displays are prohibited.
4. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.
5. Any area used for parking shall be paved.
6. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail sales or the business operation of a minor automobile service center, and where all such completed products are sold at retail on the premises.

This CUP-use only application has been reviewed against the standards listed above. The applicant submitted a preliminary site plan to demonstrate how the proposed site complies with the standards listed above. The preliminary site plan submitted with this application will not be part of this approval and will require a separate review. At this time staff has reviewed the use on the subject site and Staff finds that this CUP-use only application conforms to the requirements set forth under Title 17.

Reviewing Agencies:

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

94 **Summary:**

95
96 Staff believes the proposed Conditional Use Permit (Use Only) meet the requirements of the
97 Surprise Point PAD, SUDC, and the General Plan.
98

99 **Findings:**

- 100
101 • The proposed Conditional Use Permit (Use Only) is consistent with the Surprise General Plan
102 2035.
103 • The proposed Conditional Use Permit (Use Only) meets the provisions of the Surprise Pointe
104 PAD and the SUDC as applicable.
105

106 **Recommendation:**

107
108 Based on the findings noted above, staff recommends the Commission move to **approve** case **FS18-**
109 **631**, subject to stipulations 'A' - 'C' as outlined below:
110

111 A. The proposed Automobile Service will require a Site Plan review and approval by the
112 Planning and Zoning Commission.
113

114 B. This Conditional Use Permit (Use Only) is valid for one (1) year after approval by the
115 Planning and Zoning Commission. This Conditional Use Permit shall expire on the one (1)
116 year anniversary of approval, unless construction commences prior to that date.
117

118 C. Non-compliance with the stipulations of approval of this case will be treated as a
119 violation in accordance with the provisions of Article XIV of the Surprise Unified
120 Development Code.
121

122 However, should the Commission wish to recommend **denial** of the request, the Commission
123 should make its own findings and base its decision on those alternative findings.
124

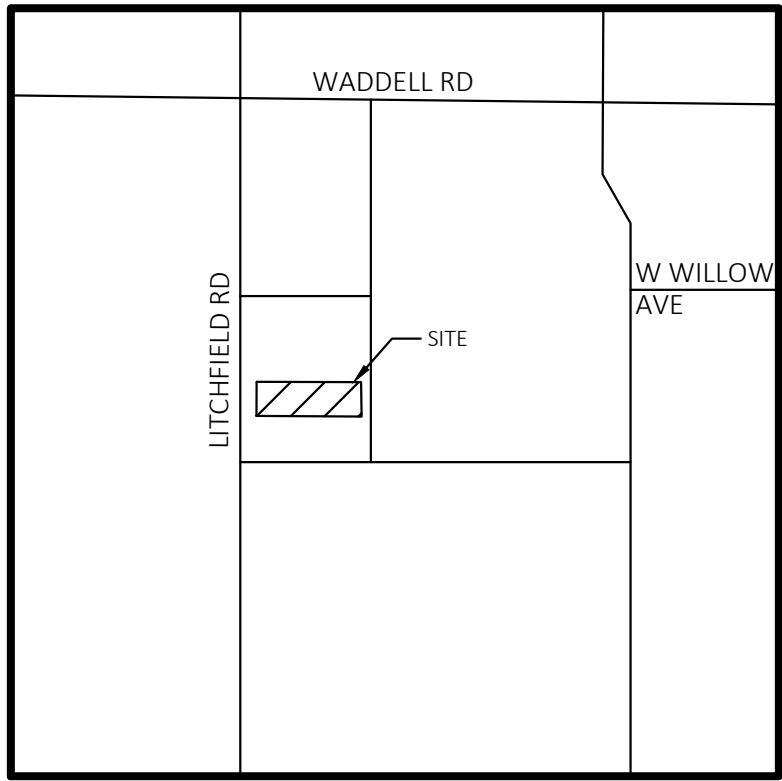
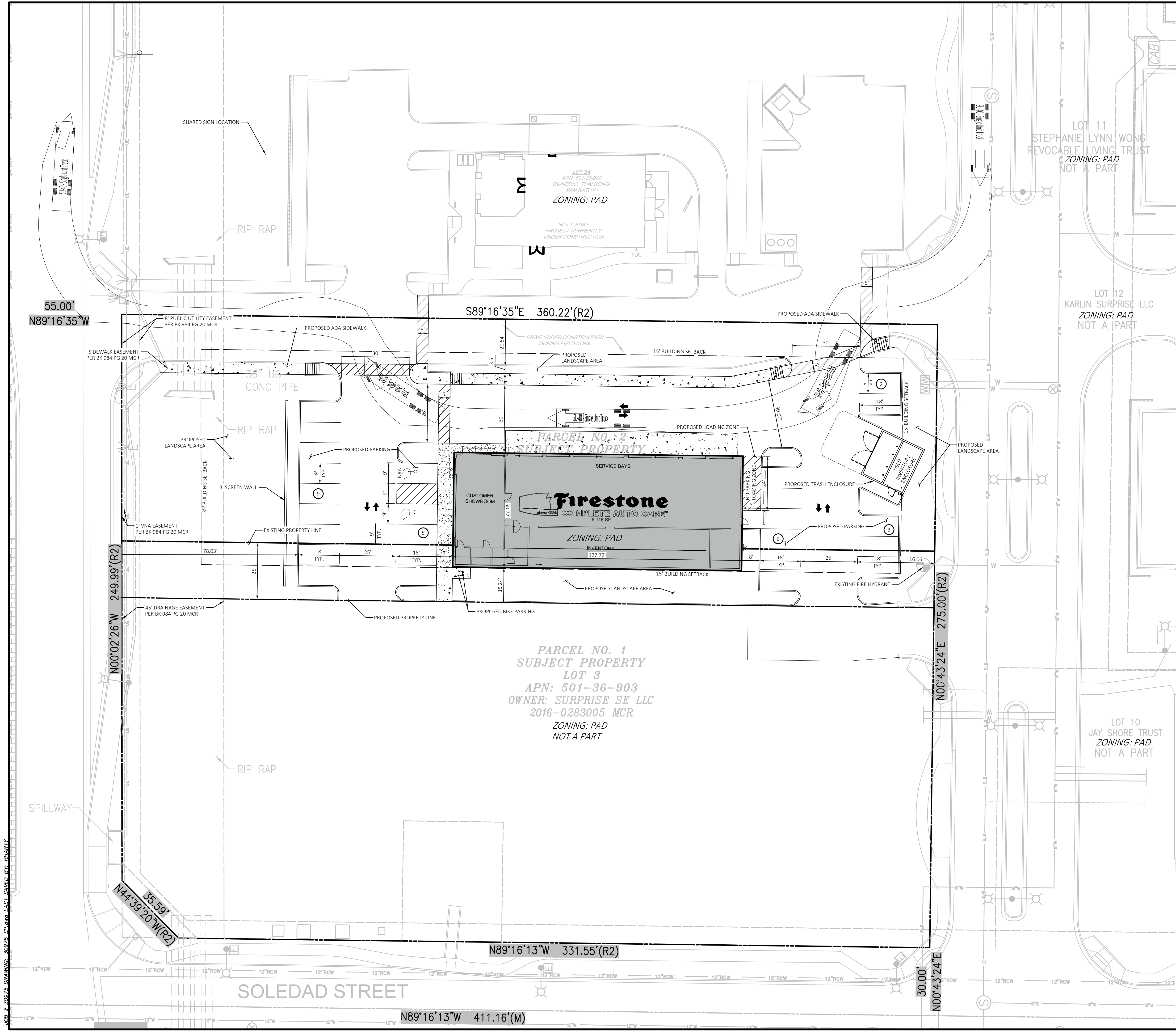
125 **Attachments:**

- 126
127 01 Vicinity Map
128 02 Conceptual Site Plan
129 03 Luke AFB comments
130 04 Flood Control District Comments
131 05 Citizen Participation Report
132

VICINITY MAP

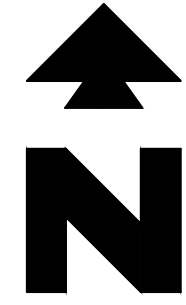


JOB: 30975 DRAWING: 30975 SP.dwg LAST SAVED BY: RHARTY



Vicinity Map

Not to Scale



NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

PROPERTY INFO		
EXISTING PROPERTY AREA	35,955 SF	0.83 ACRES
PROPOSED PROPERTY AREA	44,923 SF	1.03ACRES
BUILDING AREA	6,116 SF	0.14 ACRES
BUILDING COVERAGE	14%	
IMPERVIOUS AREA	30,596 SF	0.70 ACRES (84%)
OPEN SPACE	14,327 SF	0.39 ACRES (16%)
SETBACKS	BUILDING	LANDSCAPE
FRONT (LITCHFIELD)	35 FEET	0 FEET
SIDE	15 FEET	0 FEET
REAR	15 FEET	0 FEET

PARKING RATIO		
	REQUIRED	PROVIDED
	1 SPACES PER 500 GSF	
STANDARD PARKING	12 SPACES	23 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	14 SPACES	25 SPACES
BICYCLE PARKING	4 SPACES	4 SPACES

THE DEVELOPER WILL REPAINT THE PEDESTRIAN CROSSING ON NORTHWEST CORNER OF THE DEVELOPMENT.

RESOURCE LIST:

OWNER BENDALIN FARMS, LLC 393 EAST PALM LANE PHOENIX, AZ 85004 (602) 955 - 7097	CIVIL ENGINEER CEI ENGINEERING 3108 SW REGENCY PKWY, STE 2 BENTONVILLE, AR 72712 CHRIS HARTY (479) 273-9472 rharty@ceieng.com
DEVELOPER PAVILION DEVELOPMENT COMPANY 5605 CARNegie BLVD, STE 110 CHARLOTTE, NC 28209 ANDREW DAVIES (904) 471-0845 ad@pavdevco.com	ARCHITECT SGA DESIGN GROUP 1437 SOUTH BOULDER AVE, STE 550 TULSA OK 74119 JEFF DALTON, AIA (918) 587-8602 EX 255 jeffd@sgadesigngroup.com

LEGAL DESCRIPTION:

PARCEL NO 1:
LOT 3, AMENDED FINAL PLAT SURPRISE POINTE, ACCORDING TO THE PLAT RECORDED IN BOOK 984 OF MAPS, PAGE 20, AND AFFIDAVIT OF CORRECTION RECORDED MAY 1, 2008 IN RECORDING NO. 2008-388669, RECORDS OF MARICOPA COUNTY, AZ

PARCEL NO 2:
LOT 4, REPLAT OF LOTS 4 & 5 OF SURPRISE POINTE, ACCORDING TO BOOK 1021 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, AZ

Engineering Associates, Inc.
CEI
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
rharty@ceieng.com

COMPLETE AUTO CARE

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NEW FCAC STORE
8 BAY - FCAC - ER - RIGHT
LITCHFIELD RD AT WADDELL RD
SURPRISE, AZ 85379

FILE NAME: 30975 SP.dwg
CEI PROJECT NUMBER: 30975
REVISION: REV 0 DATE: 11/20/18

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

PRELIMINARY NOT FOR CONSTRUCTION



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

4 December 2018

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS18-631; Firestone Complete Auto Care (APN: 501-36-938)

Dear Ms. Robinson

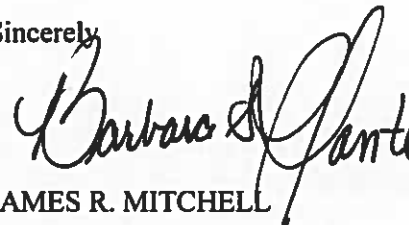
Thank you for the opportunity to comment on the Conditional Use Permit for the Firestone Complete Auto Care Facility. The site sits on approximately 1.17 acres at N. Litchfield Road south of Waddell Road and is part of the Surprise Point (Bendalin Farms) PAD in Surprise AZ. This project is a proposed 6,116 square foot Auto Care store with eight vehicle service bays. The site is inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As stated in the narrative, a CUP for an auto care facility, at the location stated above will not negatively impact flying operations at Luke AFB.

If approved the facility will be located within the "territory in the vicinity of a military airport," and will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely


JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Peter Hughes - FCDX](#)
To: [Allysa Robinson](#)
Subject: RE: FS18-631 Firestone Complete Auto Care Conditional Use New Submittal 112118
Date: Tuesday, December 04, 2018 12:34:45 PM

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

Allysa,

Project Name: FS18-631 Firestone Complete Auto Care. Project Information: N Litchfield Road (1,000 feet south of Waddell Road). APN(s): 501-36-938

- Parcel 501-36-938 is located in FEMA Zone X, which is not in the SFHA.
- Parcel 501-36-938 is located partially on FEMA FIRM panel 1680L.

Thanks,

Peter

From: Allysa Robinson [mailto:Allysa.Robinson@surpriseaz.gov]

Sent: Wednesday, November 21, 2018 9:31 AM

To: 'Barbara Plante - Luke' ; 'Bob Woodring - TEMPX' ; 'Chris Cain - MWD' ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; Mark Frago - FCDX ; 'Mary Orta - Surprise Chamber' ; Peter Hughes - FCDX ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Subject: FS18-631 Firestone Complete Auto Care Conditional Use New Submittal 112118

Attached you will find the submittal documents for the above referenced project.

Please feel free to contact us with any questions or concerns.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

Phone: 623-222-3099

Fax: 623-222-3001

Allysa.Robinson@surpriseaz.gov

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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0.1

21 Nov 2018 16:31:27 -0000

Jan. 22nd 2019

Shirley Phan
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3153

Dear Shirley:

CEI contracted with Dynamite Signs to post the required signage to advertise the time, date, and location of the neighborhood meeting. The signs were placed on December 19th, 2018. Photographs of the placed signs were taken and an Affidavit of Posting was created and sent to The City. At this time The City created the mailers to be sent out to the neighbors and an advertisement was created by The City to completely fulfill the requirements of the public notification process.

CEI reserved a meeting room at the Hampton Inn and Suites at 14783 W. Grand Avenue in Surprise to hold the Neighborhood meeting. The meeting was scheduled for Monday January 7th at 6:00pm. The meeting was attended by Bob Bauer (CEI Engineering), Phil Bramsen (SanTan Commercial Advisors), Shirley Phan (City of Surprise), Rob Kuhfuss (City of Surprise), and Chris Judd (City of Surprise Councilman for District 6). There were no members of the community that came to the meeting. Approximately 10 min after the start of the meeting Concilman Ken Remley who represents District 4 came into the meeting. He asked about the location of the project and voiced his general acceptance of the proposed project and mentioned how the area to the south of Bell Road was underserved with respect to automotive repair facilities. The meeting continued with no other neighbors or members of City staff appearing at the meeting. At approximately 650pm I ended the meeting.

Sincerely,

Robert Bauer



FS18-631

**Firestone Complete Auto care
Conditional Use-Only Permit**

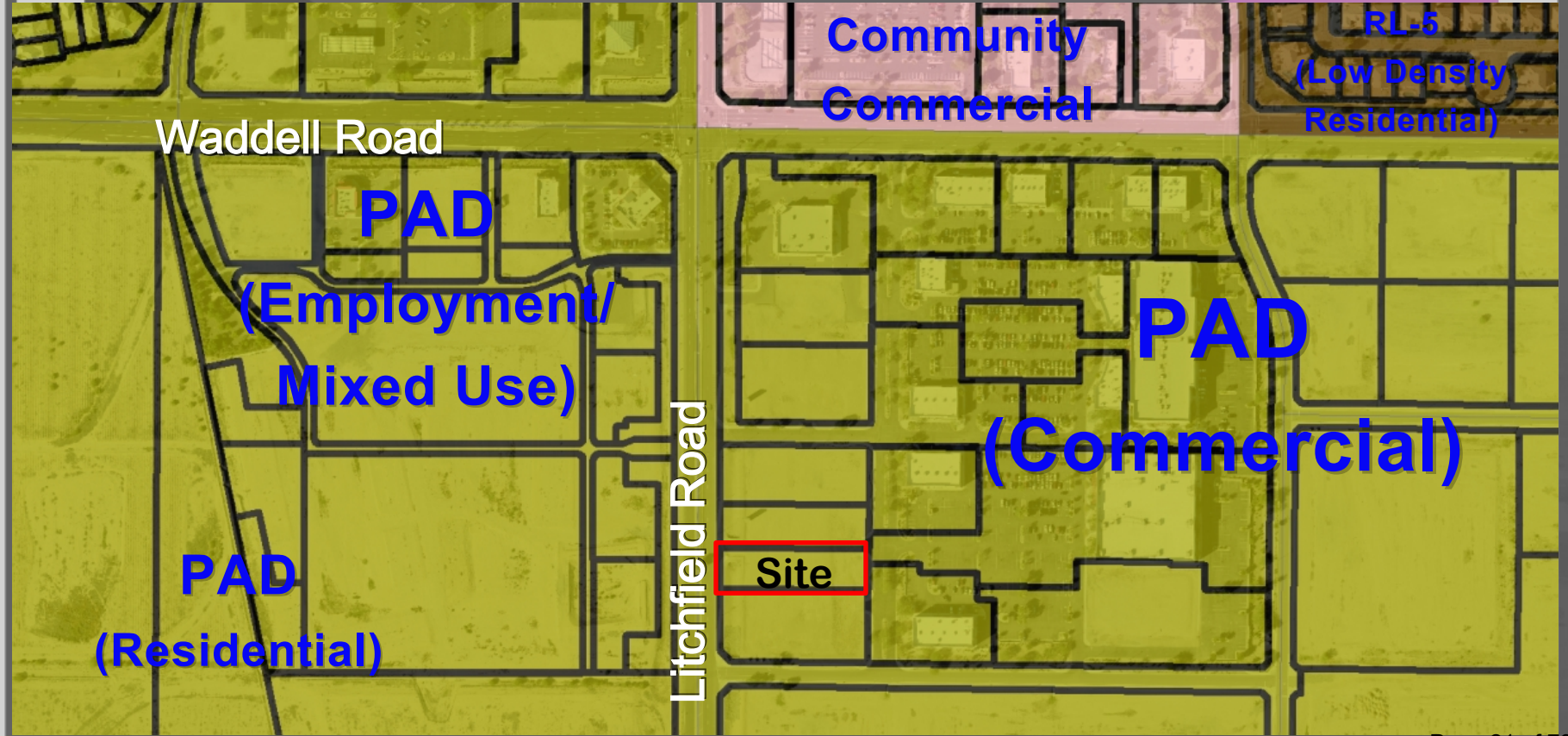
Planning & Zoning Commission

February 21, 2019

VICINITY MAP



SURROUNDING ZONING





CITIZEN OUTREACH

Citizen Outreach Meeting

- January 7, 2019

Comments/Concerns

- A new auto car would be beneficial to the city.

STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'A' through 'C'



STIPULATIONS

'A' through 'C':

A. The proposed Automobile Service will require a Site Plan review and approval by the Planning and Zoning Commission.

B. This Conditional Use Permit (Use Only) is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use Permit shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 21, 2019 Contact Person:
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Site Plan for the Texas Ranger's Housing Facility located approximately 600 feet north of the northeast corner of Greenway Road and Bullard Avenue in the Surprise Center Planned Area Development.

Motion:

I Move to approve a Site Plan for the Texas Ranger's Housing Facility located approximately 600 feet north of the northeast corner of Greenway Road and Bullard Avenue in the Surprise Center Planned Area Development.

Background:

FM Group, Inc., on behalf of TR Surprise, LLC, seeks approval of a Site Plan for the proposed Ranger's Housing facility in Surprise Center. This request is being processed in conjunction with a Final Plat, Case FS18-665, for the southwest quadrant of Surprise Center to be heard by the City Council on March 5, 2019.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS18-615 - Rangers Housing at Surprise Center SP - Staff Report - 022119

2. 01 - FS18-615 - Rangers Housing at Surprise Center SP - Vicinity Maps - 022119
 3. 02 - FS18-615 - Rangers Housing at Surprise Center SP - Site Plan - 022119
 4. 03 - FS18-615 - Rangers Housing at Surprise Center SP - Housing Elevations - 022119
 5. 04 - FS18-615 - Rangers Housing at Surprise Center SP - Sports Lab Elevations - 022119
 6. 05 - FS18-615 - Rangers Housing at Surprise Center SP - Parking Study - 022119
 7. 06 - FS18-615 - Rangers Housing at Surprise Center SP - Landscape - 022119
 8. 07 - FS18-615 - Rangers Housing at Surprise Center SP - PowerPoint - 022119
-

Case: **FS18-615**

Project Name: Rangers Housing at Surprise Center Site Plan

Council District: 5 – Palm

Meeting Date: **February 21, 2019**

Planner: Hobart Wingard, Planner II

Owner: TR Surprise, LLC

Applicant: FM Group, Inc.

Request: Site Plan approval for the Texas Ranger's Housing Facility in the Surprise Center Planned Area Development ("PAD").

Site Location: Approximately 600 feet north of the northeast corner of Greenway Road and Bullard Avenue.

Site Size: Approximately 3.07 acres of the 640 acre Surprise Center PAD.

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

Support/Opposition: None received by staff.

Staff Recommendation: Staff recommends the Commission approve the proposed Texas Ranger's Housing Facility at Surprise Center, subject to Stipulations "A" thru "C."

Findings:

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

ALTERNATIVE ACTIONS:

Approval of the requested Site Plan will allow the applicant to develop the property in a manner that is consistent with the Site Plan, City of Surprise requirements, and the approved PAD.

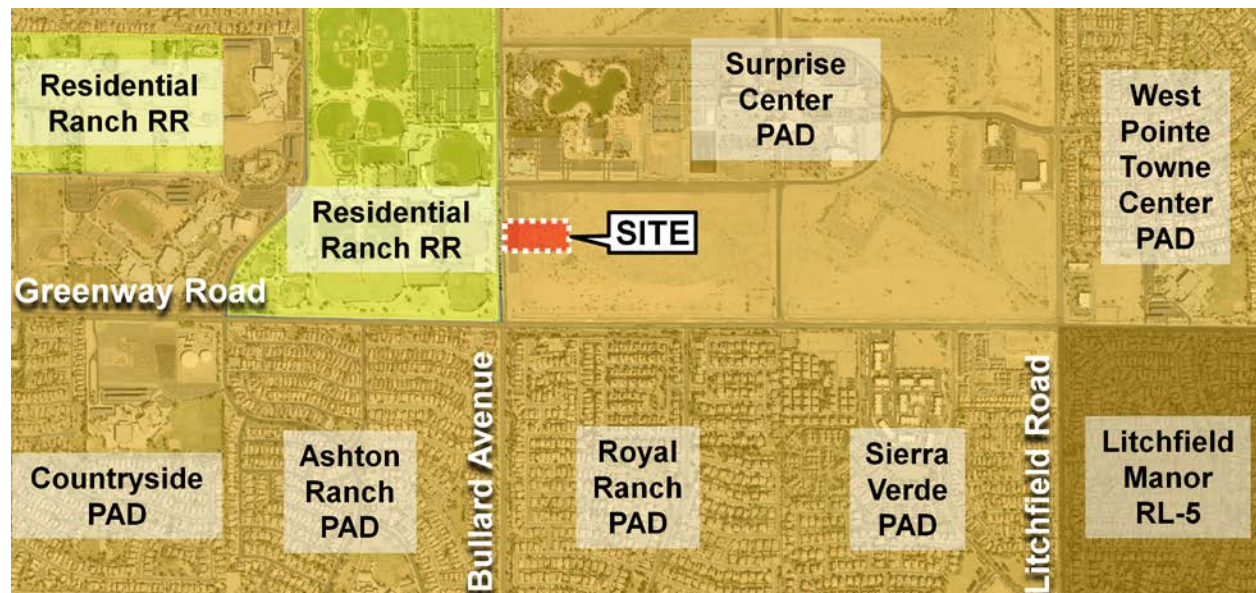
Denial of the requested Site Plan will deny the applicant the opportunity to develop the property pursuant to the requested Site Plan.

PROJECT DESCRIPTION:

FM Group, Inc., on behalf of TR Surprise, LLC, seeks approval of a Site Plan for the proposed Ranger's Housing facility in Surprise Center. This request is being processed in conjunction with a Final Plat, Case FS18-665, for the southwester quadrant of Surprise Center to be heard by the City Council on March 5, 2019.

EXISTING ZONING:

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



Residential Ranch (RR) Surprise Stadium	Surprise Center PAD Vacant	Surprise Center PAD Vacant
Residential Ranch (RR) Surprise Stadium	Surprise Center PAD	Surprise Center PAD Vacant
Residential Ranch (RR) Surprise Stadium	Surprise Center PAD Vacant	Surprise Center PAD Vacant

BACKGROUND:

June 12, 1980: The Mayor and City Council approved an Annexation for the subject property under Ordinance 80-03.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center, under case PAD00-105.

September 20, 2018: Staff met with the applicant for concept review to discuss the subject project during a regularly scheduled Concept review meeting under Case CR18-420.

November 13, 2018: The applicant filed a request for a Site Plan for the Ranger's Housing facility under Case FS18-615, the subject case.

December 7, 2018: The applicant filed a request for a Final Plat for the Ranger's Housing facility under Case FS18-665.

ANALYSIS AND DISCUSSION:

Proposed is the Texas Rangers Baseball Club Spring Training Housing Facility on the east side of Bullard Avenue directly east of the existing Ranger's Practice Fields. The 3.07-acre property is being developed in conjunction with the construction of Saguaro Lane to the south of the project.

The development of the parcel will include a 70,139 square foot, 36-bedroom, 3-story housing unit and a single-story 12,760 square foot State-of-the-Art Sports Lab for specialized training. The lab will be located directly east of the housing facility.

Design of the buildings was a collaborative effort between the Baseball Club and the Master Developer, Surprise Center Development, LLC. Specifically, the exterior design character was carefully crafted to match the PAD requirement of "Modern Mediterranean Architecture".

The Housing facility will include a lobby, public restrooms, breakfast restaurant, various classrooms, fitness room, 1-bedroom and 2-bedroom suites, guest laundry, housing management offices, and mechanical / electrical support rooms. The exterior will feature outdoor eating areas. Primarily, the residents will occupy the facility during Spring Training and for short duration visits. Parking requirements reflect the included parking study and include 35 regular spaces, 15 visitor spaces, and 10 golf cart spaces.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

101 **CONFORMANCE WITH ADOPTED PLANS:**

102 The Surprise General Plan 2035 shows the subject property as lying within the Commerce
103 and Office Character Area, which supports uses such as that proposed.

104
105 **REVIEWING AGENCIES:**

106 All City reviewing departments have reviewed the request and expressed no objections.
107 The subject Site Plan was also routed to the standard external reviewing agencies, who
108 offered the following comments:

109 **Arizona Department of Transportation (ADOT):** In emails dated November 30, 2018,
110 ADOT indicated the proposal will have no impact on existing highway facilities.

111
112 **SUMMARY:**

113 Staff believes the proposed Site Plan is consistent with the manner and intent of the
114 Surprise Center PAD Zoning District in which it occupies. If approved, the site will be
115 allowed to be developed in accordance with the requirements of the City of Surprise.

116
117 **FINDINGS:**

- 118 • The proposed Site Plan demonstrates compliance with the General Plan.
119 • The proposed Site Plan demonstrates compliance with the criteria set forth in the
120 Surprise Center PAD.
121 • The proposed Site Plan demonstrates compliance with the criteria set forth in
122 Surprise Unified Development Code (SUDC).
123 • The reviewing agencies have indicated no objections to the request.

124
125 **RECOMMENDATION:**

126 Based on the findings noted above, staff recommends the Commission **approve** the
127 subject Site Plan for Texas Ranger's Housing facility at Surprise Center, subject to
128 Stipulations "A" through "C."

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

131
132 **CONDITIONS:**

- 133 A. The Site Plan, prepared by FM Group, Inc., date received January 24, 2019, will
134 be revised and submitted for review to include the following modifications:
- 135 1. The subject Site Plan is deemed not approved until which time the Final Plat
136 for the subject Property, Case FS18-665, is approved by the Mayor and City
137 Council.
 - 138 2. Sight distance requirements on Arterials and Collectors will adhere to
139 Surprise Detail 4-01 of the City of Surprise Engineering Development

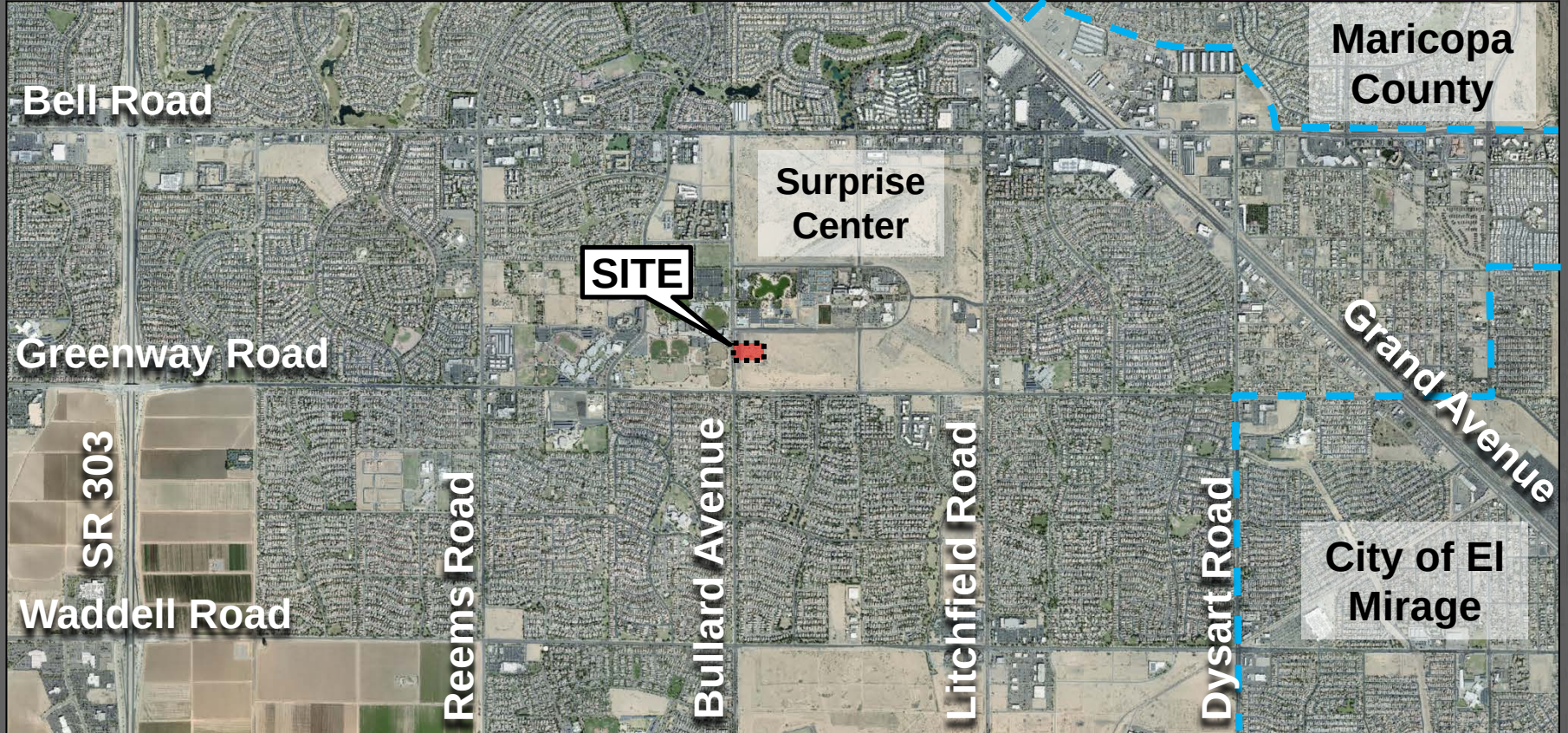
- 140 Standards. Sight visibility within the unobstructed view easement area and in
141 front of stop signs must meet or exceed requirements in Surprise Details 4-01
142 and 4-02.”
- 143 3. Temporary, Conditional, or Full Certificate of Occupancies will not be issued
144 until which time the Surprise Center deed restriction is lifted on the subject
145 parcel.
- 146 4. Revise keynote 11 to read Barricade with road closed sign.
- 147 B. The Lighting and Photometrics Plan, prepared by Survey Innovation Group, Inc.,
148 date received January 24, 2019, will be revised and submitted for review to
149 include the following modifications:
- 150 1. Concrete light bases are to be painted to match the architecture.
- 151 C. Non-compliance with the stipulations of approval of this case will be treated as
152 a violation in accordance with the provisions of Article XIV of the Surprise
153 Unified Development Code.

154
155 **ATTACHMENTS:**

- 156 01 - Vicinity Maps
157 02 - Site Plan
158 03 - Housing Elevations
159 04 - Sports Lab Elevations
160 05 - Parking Study
161 06 - Landscape
162 07 - PowerPoint

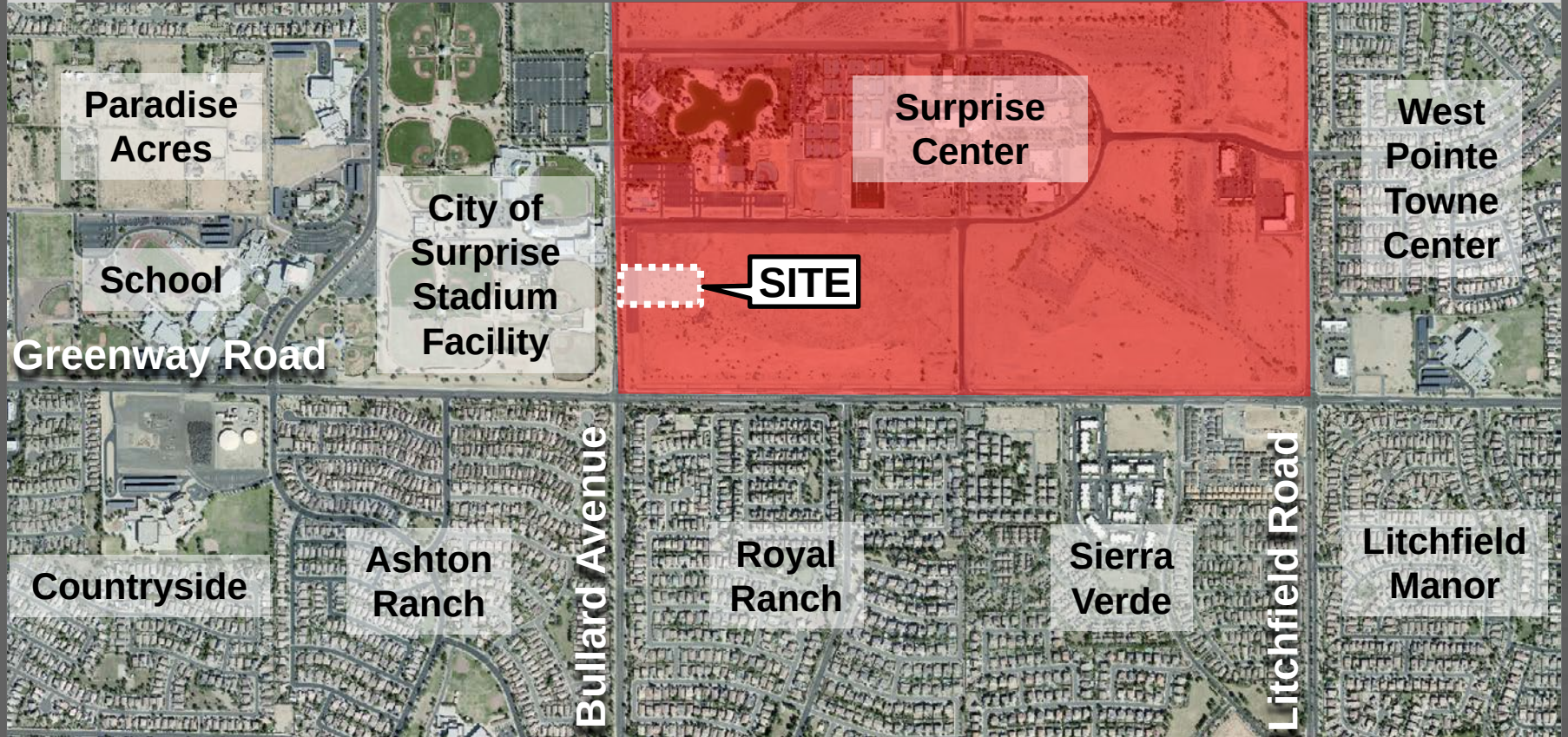
VICINITY MAP

FS18-615
Ranger's Housing



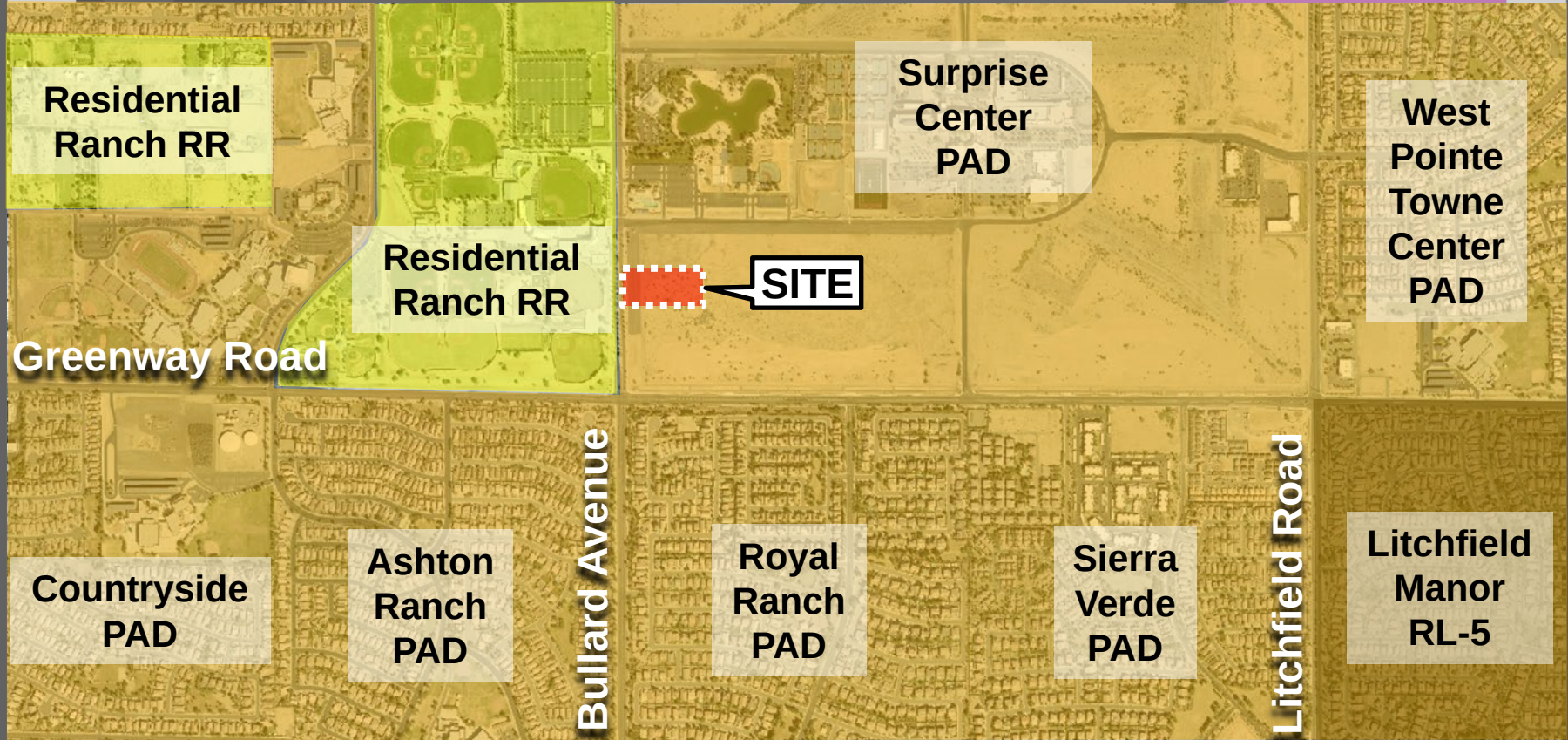
VICINITY MAP

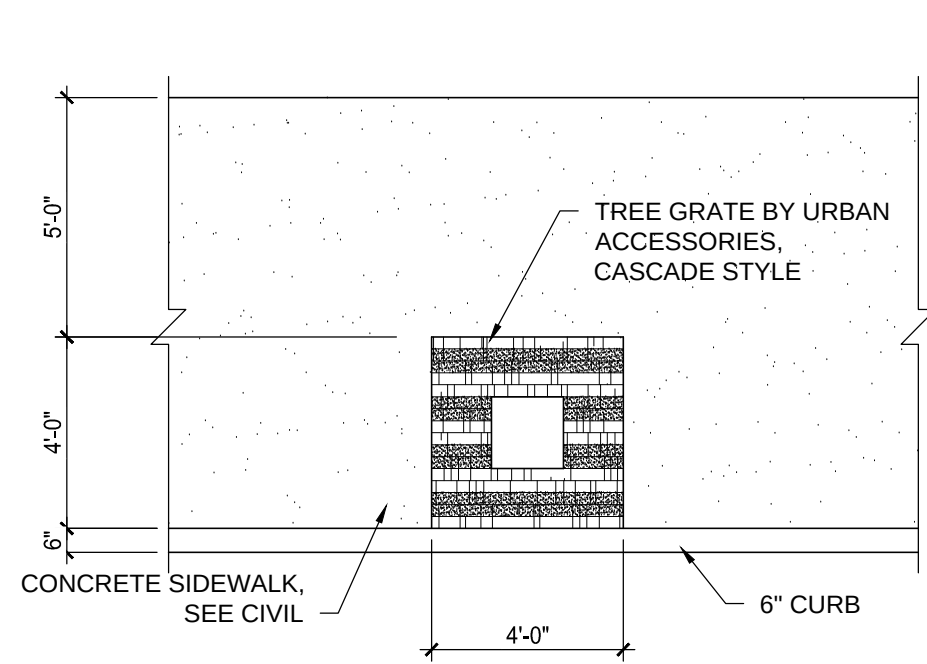
FS18-615
Ranger's Housing



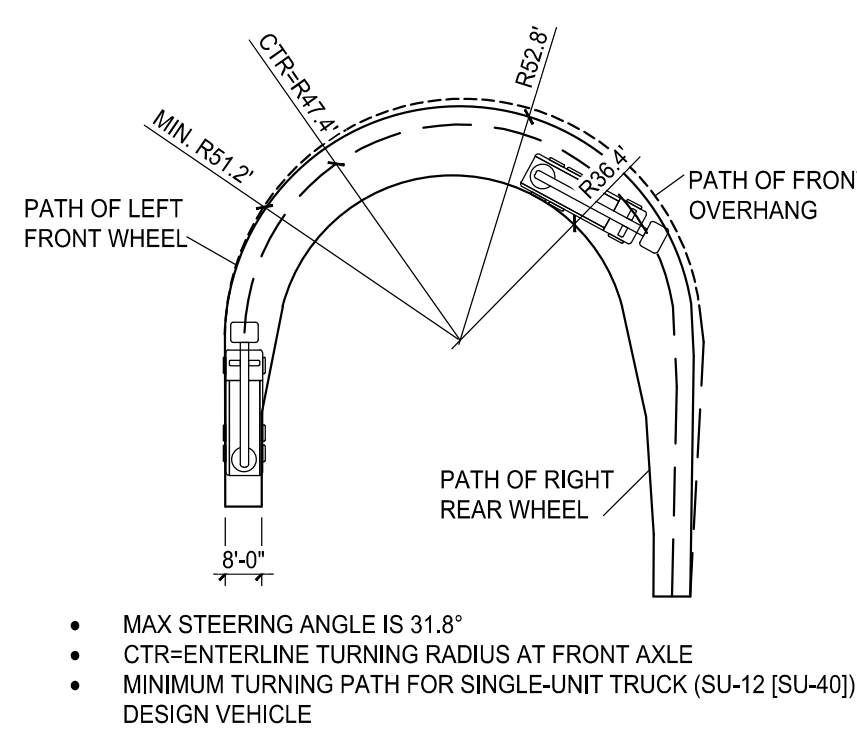
ZONING

FS18-615
Ranger's Housing

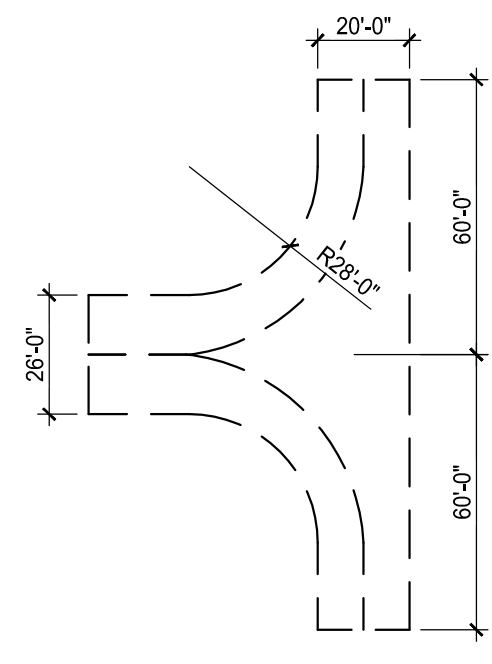




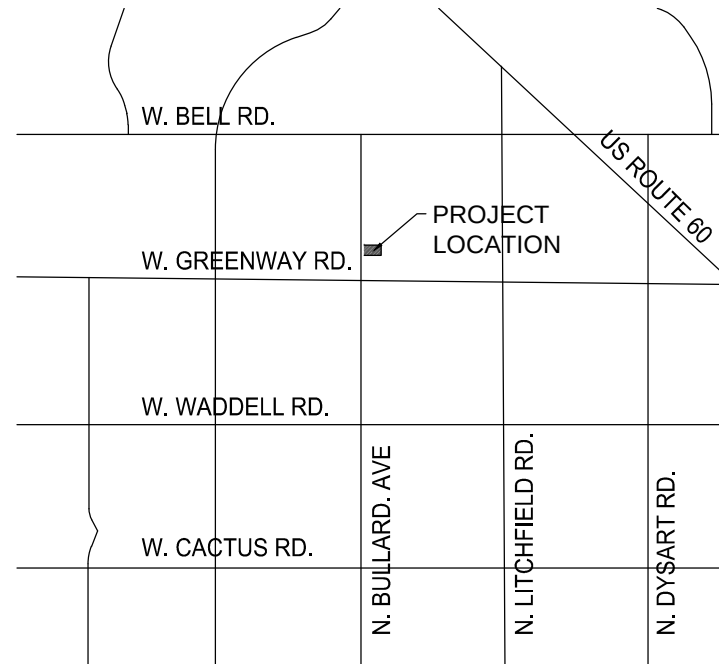
5 SIDEWALK DETAIL
SCALE: 1/4"=1'-0"



4 MIN. TURNING PATH FOR SU-40
SCALE: N.T.S.



3 FIRE TRUCK HAMMERHEAD
SCALE: N.T.S.



2 VICINITY MAP
SCALE: N.T.S.

SITE SUMMARY

OWNER	TR SURPRISE, LLC. 5850 S HERRY LANE, SUITE 550 DALLAS, TX. 75225
ADDRESS	N. BULLARD AVE & W. GREENWAY RD, SURPRISE AZ 85379
JURISDICTION LAND USE PLAN AREA	SURPRISE, AZ PAD
ZONING CLASSIFICATION SETBACK HEIGHT ALLOWED	PAD 0'-0" REQUIRED EXCEPT 8'-0" PUE ALONG BULLARD 15 - STORIES (0 - 300'-0") OFF BULLARD - 3 STORIES
SITE AREA (NET) RANGERS NEW R.O.W.	166,181 SQ. FT. (3.81 ACRES) 134,021 SQ. FT. (3.08 ACRES) 32,160 SQ. FT. (.73 ACRES)
PERMEABLE SURFACE COVERAGE SITE AREA VILLAGE FOOTPRINT SPORTS LAB FOOTPRINT IMPERMEABLE SURFACE TOTAL (94,646/134,021)	134,021 SQ. FT. 30,636 SQ. FT. 12,760 SQ. FT. 51,250 SQ. FT. 94,646 SQ. FT. 70.62%
DENSITY RANGE RANGERS HOUSING FACILITY FIRST FLOOR SECOND FLOOR THIRD FLOOR RANGERS SPORTS LAB TOTAL (82,899/134,021)	FLOOR AREA RATIO (F.A.R.) MAXIMUM = 1.50 30,636 SQ. FT. 21,867 SQ. FT. 17,636 SQ. FT. 12,760 SQ. FT. 82,899 SQ. FT. F.A.R. = 0.62
PARKING REQUIRED .8 PER ROOM 1800 SQ.FT. PUBLIC SPACE SPORTS LAB TOTAL PROVIDED	36 ROOMS X 0.8 PER ROOM = 28.8 NO PUBLIC SPACE PROVIDED 12,760 SQ.FT. / 4 PER 1,000 SQ.FT. = 13 42 PARKING SPACES 3 ACCESSIBLE STALLS INCLUDING 50 TOTAL SPACES NOTE: REFER TO PARKING STUDY PREPARED BY CIVTECH DATED 11-5-18 STIPULATIONS: DESIGNATE 15-18 SPACES AS VISITOR SPACES
BICYCLE PARKING	3 REQUIRED 3 PROVIDED

PROJECT SUMMARY

THE PROPOSED PROJECT IS BEING DEVELOPED BY T.R. SURPRISE, L.L.C. FOR THE TEXAS RANGERS BASEBALL CLUB. THIS PROPOSED DEVELOPMENT INCLUDES A COMMERCIAL LOT FOR A TWO STORY PUBLIC AREA AND A PRIVATE THREE-STORY HOUSING FACILITY FOR THE TEXAS RANGERS BASEBALL CLUB WHICH IS FOR THE MINOR LEAGUE BASEBALL PLAYERS AND COACHES. IN ADDITION, A PRIVATE "STATE-OF-THE-ART" SPORTS LAB FOR INDIVIDUAL TRAINING OF THE TEXAS RANGERS BASEBALL CLUB.

THE PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF BULLARD AVENUE, DIRECTLY ACROSS FROM THE EXISTING TEXAS RANGERS PRACTICE FIELDS. THIS EXISTING VACANT PROPERTY IS LOCATED IN THE CITY OF SURPRISE, AZ. THIS IS A "P.A.D." SPECIAL PLANNING AREA.

HISTORICALLY THIS CURRENT PROPERTY HAS SERVED AS OVERFLOW PARKING FOR SPRING TRAINING GAMES AT THE SHARED TEXAS RANGERS AND KANSAS CITY ROYALS BASEBALL STADIUM.

THE TEXAS RANGERS HOUSING FACILITY WILL CONSIST OF AN TWO-STORY STRUCTURE FOR THE PUBLIC AREA AND A THREE-STORY PRIVATE STRUCTURE FOR THE VILLAGE HOUSING UNITS. THE FACILITY WILL INCLUDE A LOBBY, PUBLIC RESTROOMS, BREAKFAST RESTAURANT, CLASSROOMS, AUDITORIUM, FITNESS ROOM, ONE-BEDROOM, AND TWO-BEDROOM ROOM SUITES, LAUNDRY ROOMS, HOUSING MANAGEMENT OFFICES, AND MECHANICAL/ELECTRICAL SUPPORT ROOMS. THE EXTERIOR AMENITIES WILL BE OUTDOOR EATING AREAS AND ROOFTOP PATIO. NO POOL IS PLANNED. THE RESIDENTS ARE EITHER BALLPLAYERS OR CLUB EMPLOYEES THAT WILL ARRIVE BY PLANE, SO LIMITED SURFACE PARKING WILL BE SUPPLIED.

THE RANGERS SPORTS LAB IS A CLEAR-SPAN METAL BUILDING WITH MATCHING EXTERIOR FEATURES AS TO THE HOTEL BUILDING. THE INTERIOR INCLUDES AN OPEN TRAINING AREA, WEIGHT ROOM, LOCKER ROOM, AND A SPORTS SCIENCE ROOM.

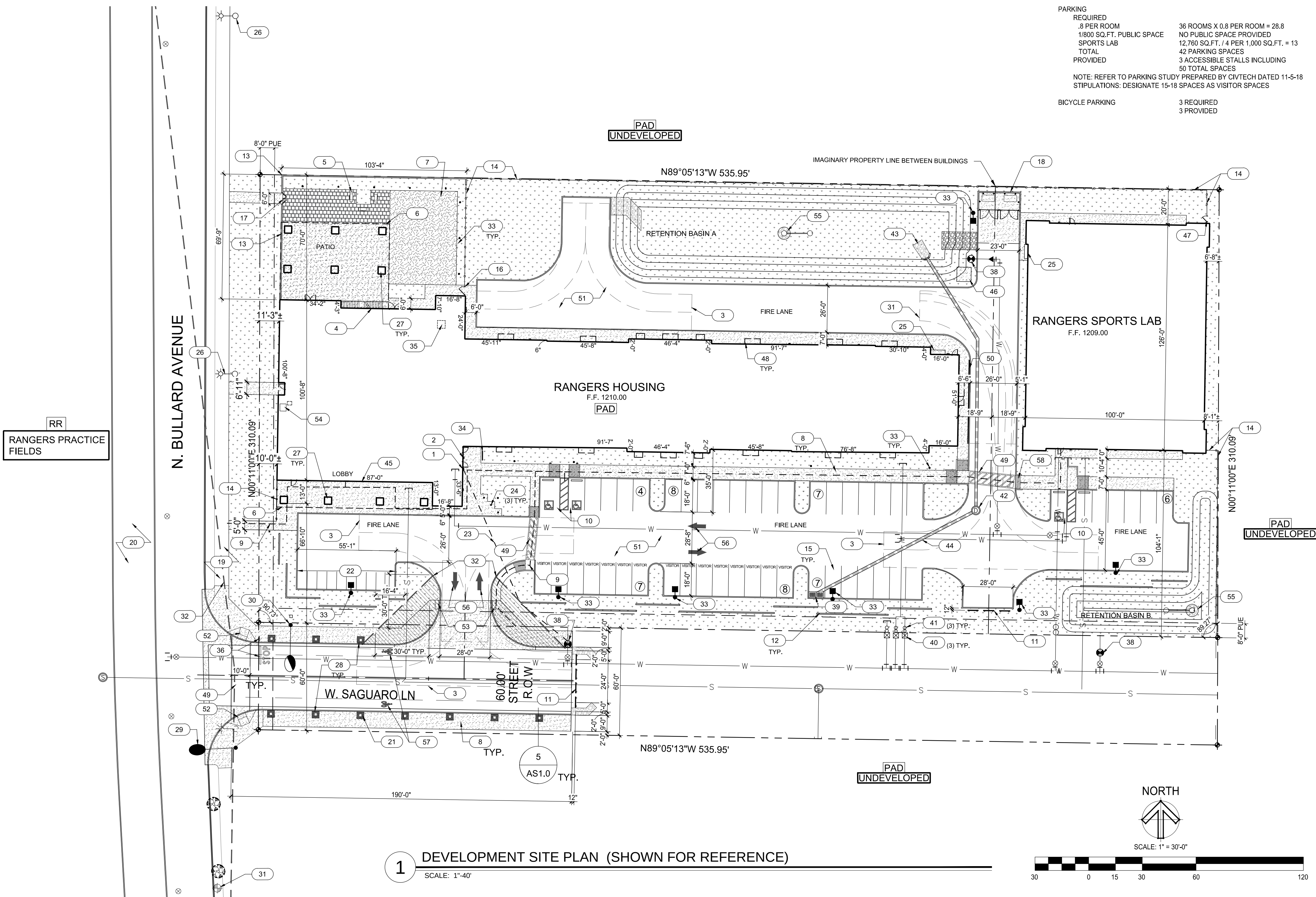
THE PROPERTY IS BEING DEVELOPED WITH A PORTION OF NEW PUBLIC STREET AT THE REQUEST OF THE CURRENT LANDOWNER WHO PLANS ON DEVELOPING THE REMAINING BLOCKS AROUND THIS PROJECT. AS AGREED TO WITH THE CITY OF SURPRISE, CONSTRUCTION OF THE NEW PUBLIC STREET WILL EXTEND JUST PAST THE FIRST DRIVEWAY AND TO INCLUDE REQUIRED STREET LIGHTS, PUBLIC SIDEWALKS WITH TREE WELLS, AND ONE DRIVEWAY CURB CUT FOR THE PARKING LOT.

BUILDING SUMMARY

TEXAS RANGERS HOUSING USE:	R-1: RESIDENTIAL CONSTRUCTION TYPE V-B SPRINKLERED BUILDING Aa = [At + (At x 2)] Aa = (7,000 + [7,000 x 2]) = 21,000 21,000 SQ.FT. > 18,255 SQ.FT. ACTUAL 3 FLOOR ALLOWED = 3 FLOORS ACTUAL
	B: BUSINESS CONSTRUCTION TYPE V-B SPRINKLERED BUILDING Aa = [At + (At x 2)] Aa = (9,000 + [9,000 x 2]) = 27,000 27,000 SQ.FT. > 8,522 SQ.FT. ACTUAL 2 FLOORS ALLOWED > 2 FLOORS ACTUAL
SPORTS LAB:	B: BUSINESS CONSTRUCTION TYPE II-B SPRINKLERED BUILDING Aa = [At + (At x 2)] Aa = (19,000 + [19,000 x 2]) = 57,000 57,000 SQ.FT. > 12,760 SQ.FT. ACTUAL 4 FLOOR ALLOWED > 1 FLOORS ACTUAL

KEYNOTES

- FIRE RISER ROOM
- FIRE CONNECTION LOCATED 36" ABOVE FINISHED GRADE
- FIRE HAMMERHEAD TURN, REFER TO DETAIL 3/AS1.0 & 4/AS1.0
- EXTERIOR STAIRS TO ROOFTOP PATIO
- OUTDOOR GRILL AREA
- ROOF OF SHADE STRUCTURE
- LAWN AREA
- SIDEWALK
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC ACCESS
- ACCESSIBLE PARKING SPACES
- BARRICADE WITH ROAD CLOSURE SIGN
- 3'-0" PAINTED SCREEN WALL, TYPICAL ALONG NEW ROW, REFER TO WALL ELEVATIONS
- 8'-0" PAINTED SCREEN WALL, REFER TO WALL ELEVATIONS
- 8'-0" PAINTED ORNAMENTAL METAL FENCE, REFER TO WALL ELEVATIONS
- 9'-0"x18'-0" PARKING SPACE
- 4'-0" GATE
- (2)3'-0" GATE
- TRASH ENCLOSURE
- EXISTING PUBLIC SIDEWALK
- EXISTING LANDSCAPE MEDIAN
- NEW IRRIGATION FOR TREES ON SOUTH SIDE OF ROW TO CONNECT UNDERGROUND TO IRRIGATION SYSTEM ON NORTH SIDE OF ROW
- 5'-6"x9'-0" GOLF CART PARKING
- 15' MAXIMUM HOSE-LAY
- FLAGPOLE
- APPROXIMATE LOCATION OF FUTURE SES CABINET, PAINT TO MATCH BUILDING
- EXISTING STREET LIGHT, SEE STREET LIGHT PLANS
- STRUCTURAL COLUMN
- PLANTER WITH GRATE, REFER TO LANDSCAPING PLAN
- EXISTING STREET LIGHT TO BE RELOCATED, SEE STREET LIGHT PLANS
- NEW STREET LIGHT, SEE STREET LIGHT PLANS
- FIRE TURNING RADIUS, REFER TO DETAIL 4/AS1.0
- 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
- SITE LIGHTING, SEE ELECTRICAL DRAWINGS. CONCRETE LIGHT POLE TO BE PAINTED TO MATCH BUILDING; COLOR: DUNN EDWARDS "SLOPES"
- BIKE RACK
- LINT TRAP FOR STACKED GUEST LAUNDRY ROOMS - ENGINEERED CALCULATIONS WILL BE PROVIDED IN PERMIT DRAWINGS
- STOP SIGN AND MARKING
- EXISTING FIRE HYDRANT
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- CATCH BASIN, SEE CIVIL DRAWINGS
- WATER METER, SEE CIVIL DRAWINGS
- BACKFLOW PREVENTOR WITH LOCKABLE CAGE, SEE CIVIL DRAWINGS
- STORM DRAIN MANHOLE, SEE CIVIL DRAWINGS
- CONCRETE HEADWELL, SEE CIVIL DRAWINGS
- UNDERGROUND STORM DRAIN, SEE CIVIL DRAWINGS
- KNOW BOX AT MAIN ENTRANCE
- POSSIBLE LOCATION OF PAD MOUNTED ELECTRICAL TRANSFORMER
- 3'-0" GATE
- STEEL CANOPY
- CROSSWALK PER CITY STANDARDS
- 42" HIGH GUARDRAIL
- PAVING, SEE CIVIL DRAWINGS
- CURB RAMP PER MAG DETAIL 237, SEE CIVIL DRAWINGS
- CURB RAMP PER SURPRISE DETAIL 3-09, SEE CIVIL DRAWINGS
- INTERNAL GREASE TRAP WITH EXTERIOR CLEAN-OUT PORT - ENGINEERED CALCULATIONS WILL BE PROVIDED IN PERMIT DRAWINGS
- DRYWELL, SEE CIVIL DRAWINGS
- PAINTED TRAFFIC ARROWS
- 5'-0" WIDE BIKE LANE, SEE CIVIL DRAWINGS
- ACCESS WARNING PANEL AT ROAD, SEE CIVIL DRAWINGS



1 DEVELOPMENT SITE PLAN (SHOWN FOR REFERENCE)
SCALE: 1"=40'

TITLE

SITE PLAN

DATE
1.23.19
PROJECT NO.
18-177

SURPRISE CASE NUMBER FS18-615

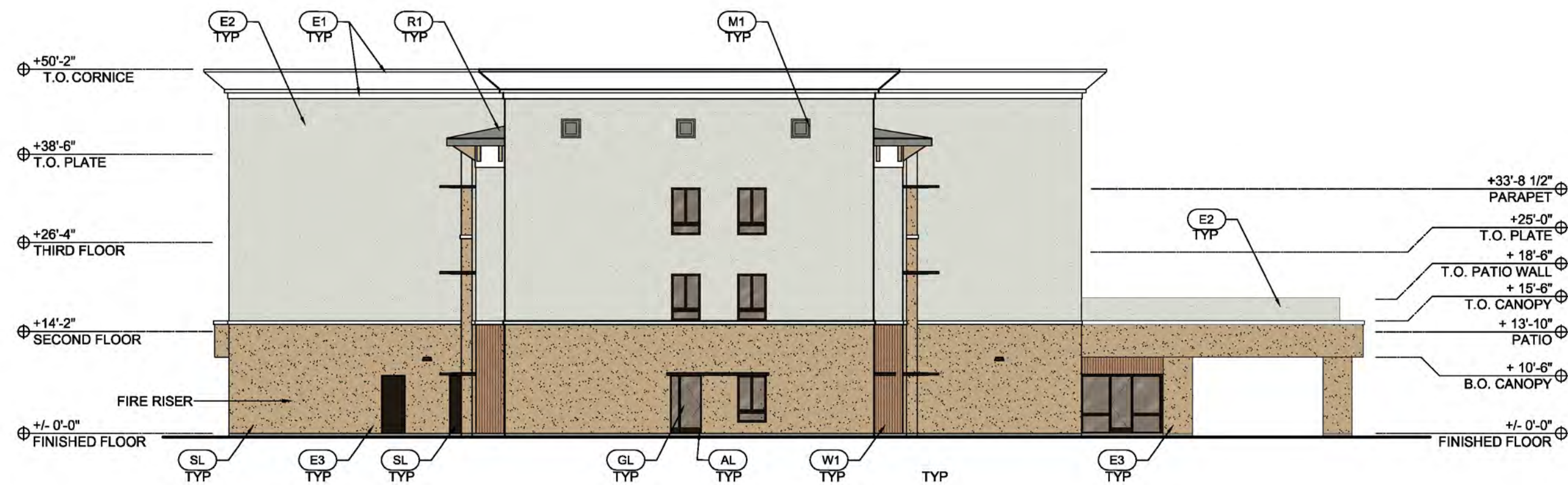
AS1.0

FINISH LEGEND

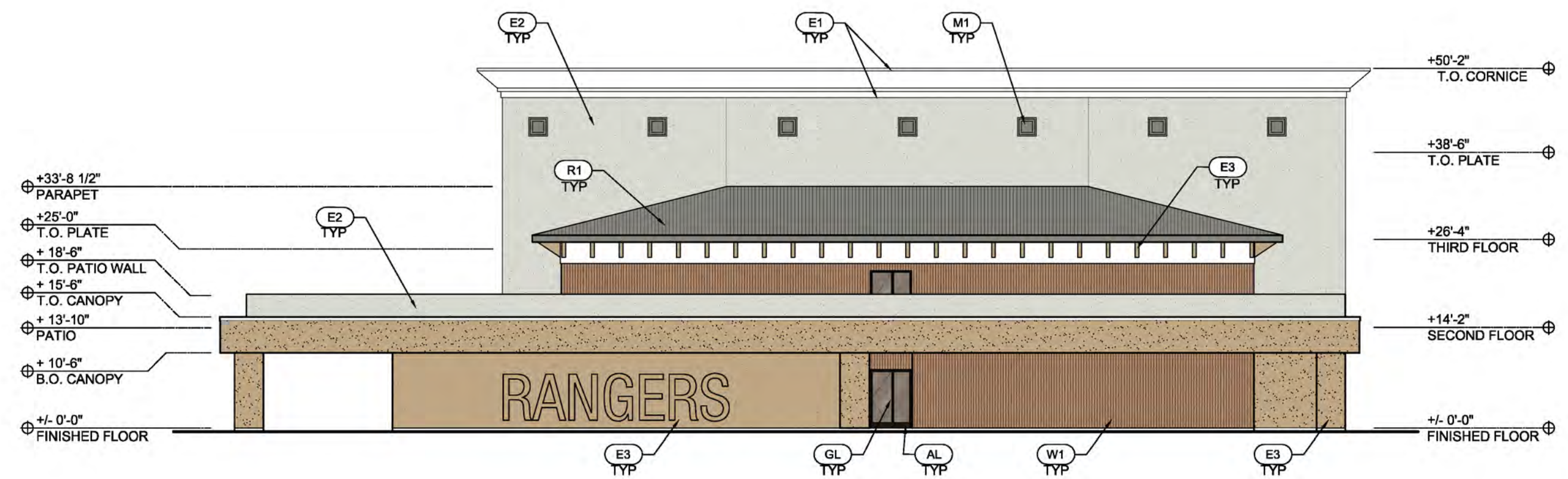
- EIFS
- E1 DRYVIT 101 - SUPER WHITE
SANDBLAST FINISH
 - E2 DRYVIT 104 - DOVER SKY
SANDBLAST FINISH
 - E3 DRYVIT 444 - CARAMEL
SANDBLAST FINISH
- SIDING
- W1 NICHIBA FIBER CEMENT - VINTAGE WOOD
EPC762F
- ROOFING
- R1 LOKSEAM SERIES 16" - SLATE GRAY SR.37 SRI
39
- METAL
- AL ALUMINUM STOREFRONT - DARK BRONZE
 - SL PAINTED STEEL - DARK BRONZE
 - M1 PAINTED METAL - DUNN EDWARDS DE 6376
LOOKING GLASS
- GLASS
- GL INSULATED SOLARCOOL - SOLARGRAY GLASS
BRONZE



4 NORTH ELEVATION - TEXAS RANGERS HOUSING
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION - TEXAS RANGERS HOUSING
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - TEXAS RANGERS HOUSING
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION - TEXAS RANGERS HOUSING
SCALE: 1/16" = 1'-0"



15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

TEXAS
RANGERS
VILLAGE
N. BULLARD AVE.
SURPRISE, AZ 85079

TR Surprise, LLC



PLANNING SUBMITTAL

TITLE
ELEVATIONS

DATE
1.23.19
PROJECT NO.
SURPRISE CASE NUMBER FS18-615

A2.0

FINISH LEGEND

INSULATED METAL PANEL

- E1 BUTLER TEXTURE-COTE - ASPEN WHITE II
E2 BUTLER TEXTURE-COTE - GRAY II
E3 BUTLER TEXTURE-COTE - ADOBE II

SIDING

- W1 NICHHA FIBER CEMENT - VINTAGE WOOD
EPC762F

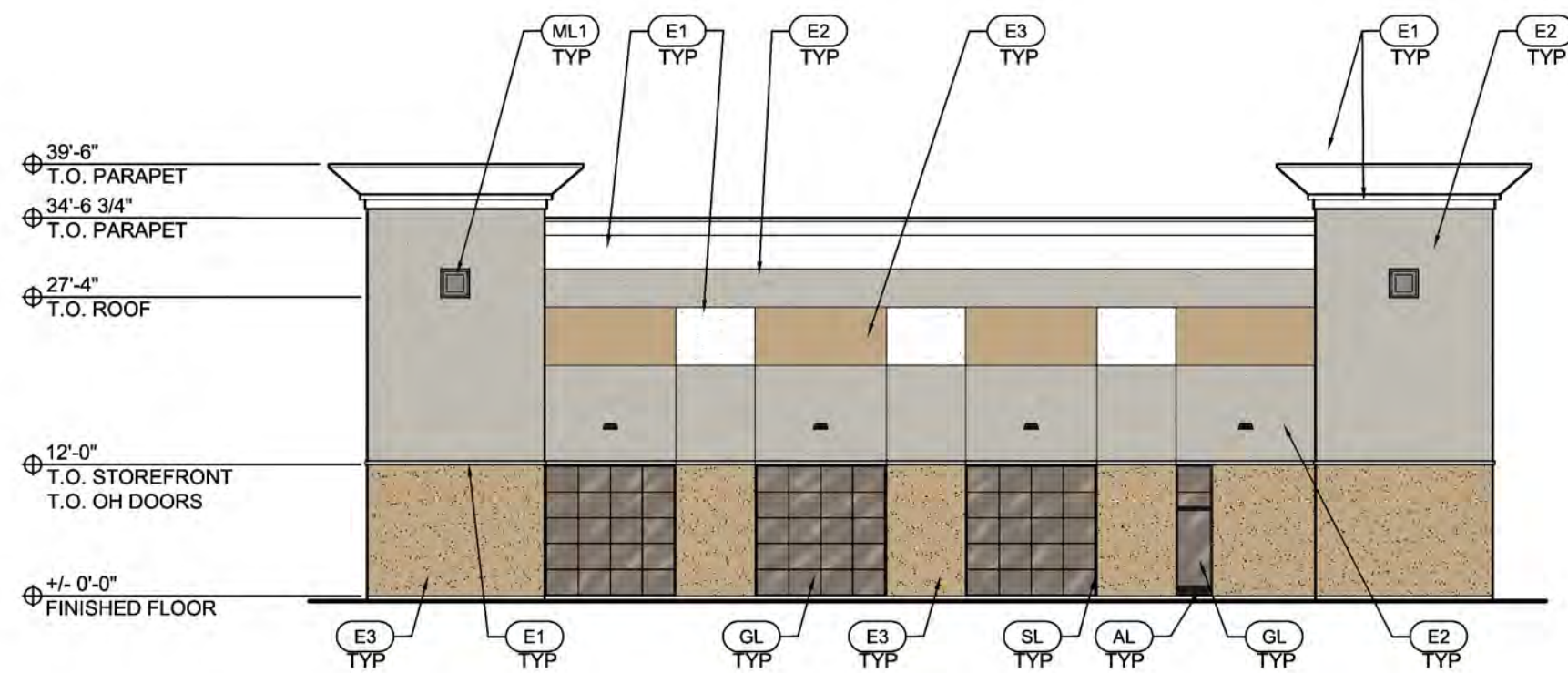
SPECIALTY METAL

- AL ALUMINUM STOREFRONT - DARK BRONZE
ML1 PAINTED METAL - DUNN EDWARDS DE6376
LOOKING GLASS

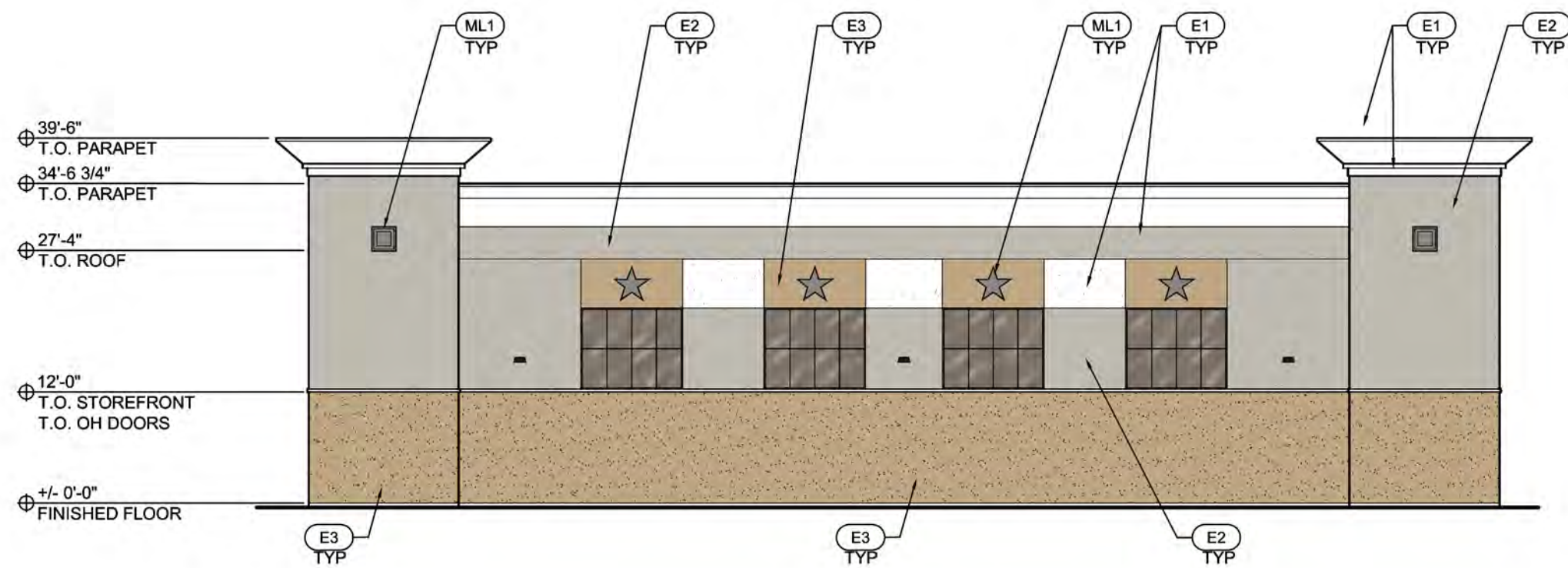
GLASS

- GL INSULATED SOLARCOOL - SOLARGRAY GLASS
BRONZE

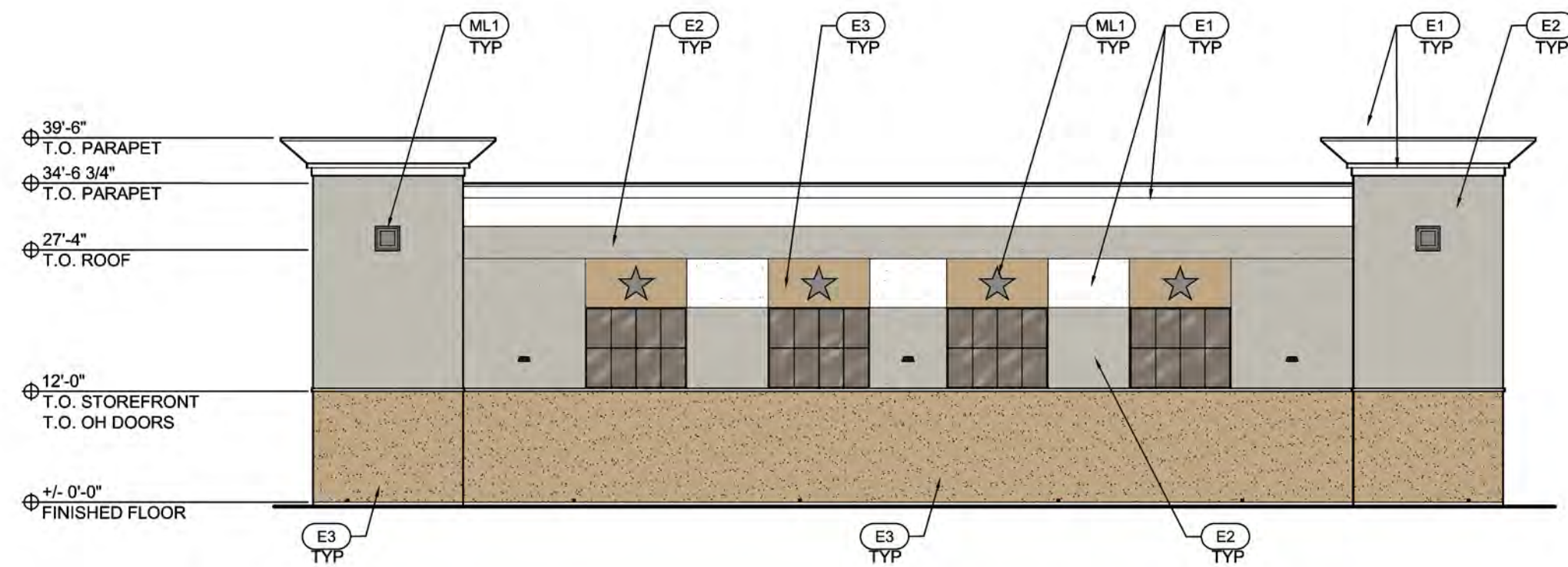
ALL ROOFTOP MECHANICAL UNITS SHALL BE
SCREENED FROM VIEW.



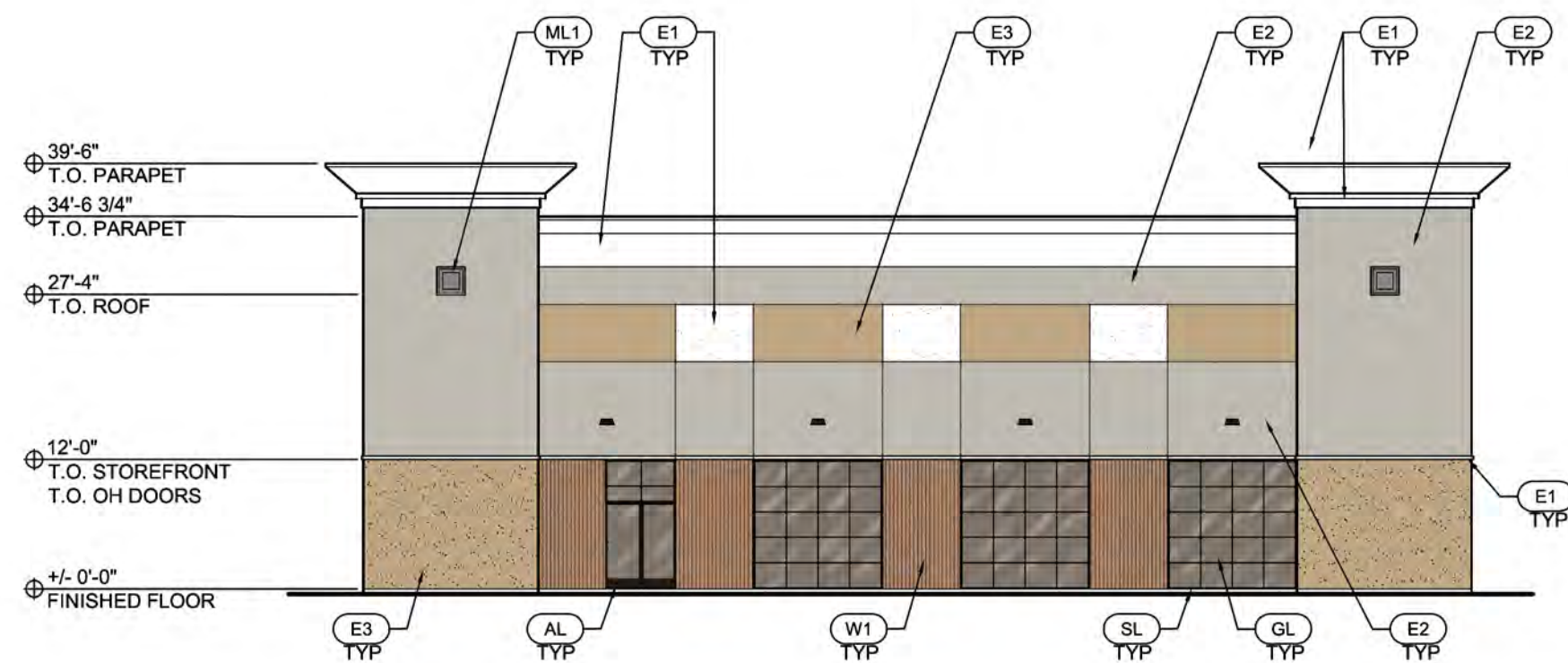
4 NORTH ELEVATION - SPORTS LAB
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - SPORTS LAB
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION - SPORTS LAB
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION - SPORTS LAB
SCALE: 1/16" = 1'-0"



15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

TEXAS
RANGERS
VILLAGE
N. BULLARD AVE.
SURPRISE, AZ 85379

TR Surprise, LLC



PLANNING SUBMITTAL

TITLE
SPORTS LAB
ELEVATIONS

DATE
1-23-18
PROJECT NO.
18-177

SURPRISE CASE NUMBER FS18-015

A2.0



November 1, 2018

Mr. Michael T Fries, AIA
FM Group, Inc.
15974 North 77th Street, Suite 100
Scottsdale, Arizona 85260
T: 602.277.7877
D: 480.397.0046
F: 602.277.8288
Email: mtfries@fmgroup.net



RE: Parking Study for Texas Rangers' Village – Surprise, Arizona

Dear Ms. Fries:

CivTech Inc. has been retained to provide traffic engineering services for a parking study for the proposed Texas Rangers' Village development located on the east side of Bullard Avenue across from the spring training facility owned by the City of Surprise, Arizona. A parking study is being requested by the City of Surprise.

BACKGROUND

The Texas Rangers Village will provide housing for players and other traveling staff required to support the baseball team. Housing will be provided in apartment style dorms requiring the players and staff to travel together to games, training, and other functions. Transportation to major events and team practices is provide via bus. The players and staff have permanent residency in other locations, due to the provision for transportation provided by the team, most players and staff will not have a primary vehicle stored on site.

The Village will provide 30 two-bedroom suites and 6 one-bedroom suites. The facility will be private and not open to the public. It will be primarily used during spring training (mid-February through end on March) and could be used when the team is in the Valley to play the Arizona Diamondbacks.

Most of the personnel allowed to live in the facility will not be driving to and from the facility each day and, therefore, the need for parking should be substantially less than may be required when calculated using parking ratios adopted by the City of Surprise. CivTech has been asked to analyze the parking needed to support the use and determine if fewer spaces than required by the City can be provided based on information to be provided by the Client.

City of Surprise has a Code of Ordinance, *Part II - Land Development Ordinance, Chapter 122 – Surprise Unified Development Code, Article IX – Parking and Loading, Section 122-133 - Parking*, that provides parking rates for land uses for developments. This parking study will cover the applicable requirements located in *Section 122-133 – Parking* and the recommended parking rates from other research and relatable uses. The parking ordinance is included as an **Attachment A**.

SITE PLAN AND ACCESS

The facility will provide 30 two-bedroom suites and 6 one-bedroom suites with 51 total parking spaces of which 2 are accessible stalls and 1 is a van stall. The parking ratio for the proposed 51 vehicle parking spaces for 36 units is 1.41 spaces per 1 unit. The site plan can be seen in **Attachment B**. The full movement access to the site is located on Bullard Avenue.

PARKING REQUIREMENTS AND CALCULATIONS

Parking requirements are specified in the City of Surprise Code of Ordinance, *Part II - Land Development Ordinance, Chapter 122 – Surprise Unified Development Code, Article IX – Parking and Loading, Section 122-133 – Parking*. The parking ratio required for the land use of multi-family apartments is 1.5 spaces per unit for the 6 one-bedroom suites and 2 spaces per unit for the 30 two-bedroom suites.

Parking requirements using *Institute of Transportation Engineers Parking Generation Manual* (ITE) 4th Edition Parking Generation were calculated to compare to the City of Surprise requirements. The rate for the land use of low/mid-rise apartment (LUC 221) is an average of 1.20 spaces per unit for both the one-bedroom suites and two-bedroom suites. ITE provides a 95 percent confidence interval for the data which indicates that the upper limit of the range would park at a rate of 1.33 spaces per dwelling unit. In the determination of the rate, a review of the data points provided indicate that locations with fewer than 50 units generate a parking need of less than 50 spaces placing these facilities below the lower end of the 95% confidence range rate of 1.07 spaces per unit. For this study the upper range of the confidence interval has been assumed to provide the needed parking for a facility with 36 units since it exceeds the data collected at other low and mid-rise multi-family residences.

The alternative option that may represent the facility more accurately would be a dormitory for student housing. They are similar in the fact that not every person would have a vehicle, the housing locations are close to most destinations (school/training facility), amenities are provided and transportation is provided to team functions. The City of Surprise parking ratio for the land use dormitory is 1 space per 2 beds. With 30 two-bedroom suites and 6 one-bedroom suites there would be a total of 66 beds.

The ITE 4th Edition *Parking Generation* does not have a parking ratio provided for student housing or dormitories. Therefore, research was conducted to determine if there had been any publications from other data sources on this land use. Tripgeneration.org reports open source trip generation and parking generation data collected from over 13,500 locations. A rate of 0.81 spaces per dwelling unit is reported for student housing.

Table 2 summarizes the requirements per the City of Surprise, ITE, and tripgeneration.org.

Table 2: Parking Ratios and Calculations

Land Use	Units	Source	Requirement Per Code	Required Vehicle Spaces
Proposed	36 Units	Proposed	1.41 spaces per 1 unit	51
Multi-family Apartment	6 One-bedroom Units 30 Two-bedroom Units	⁽¹⁾ COS	1.5 space per One-bedroom Unit 2.0 space per Two-bedroom Units	69
Multi-family Apartment	36 Units	ITE	1.33 space per 1 Unit	48
Dormitories	66 Beds	⁽¹⁾ COS	1.0 space per 2 Beds	33
Dormitories	36 Units	⁽²⁾ tripgeneration.org	0.81 spaces per 1 unit	30

(1) Parking requirements are specified in Table 9-1 of the City of Surprise (COS) Code of Ordinance.

(2) Combination of data supplied by TripGeneration.org and ITE's Parking Generation, 4th Edition.

As summarized in **Table 2**, the City of Surprise multi-family apartment parking requirements show a need for 69 vehicle spaces. The ITE multi-family apartment data indicated that less than one parking spaces per unit would be required based on the small number of units being provided. Considering the high end of ITE's 95% confidence interval, 48 parking spaces would be required for the Texas Rangers Village. The City of Surprise dormitory parking rate requires 33 vehicle parking spaces and the TripGeneration.org student housing parking rate requires 30 vehicle parking spaces.

The ITE multi-family apartment parking requirements resulted in a lower parking requirement than the City of Surprise code required parking. The City of Surprise code provides guidance for parking regardless of location, user or the numbers of units. The rate provided by ITE can be more finely tailored to match what is being provided for an individual development. In this case, the ITE parking rate more closely aligns with the parking determined to be sufficient by the Texas Ranger baseball team and data collected at other facilities with less than 50 units.

The City of Surprise dormitory and TripGeneration.org student housing rates resulted in a similar outcome with a difference of three vehicle parking spaces. While this land use more closely matches the intended use of the facility, the ITE parking rate for low/mid-rise apartment provides a more conservative estimate of parking needs.

The proposed 51 vehicle parking spaces surpasses the parking rate provided by ITE for low/mid-rise apartment and is much larger than the parking rate provided by the City of Surprise for a dormitory use and tripgeneration.org for a student housing type use.

CONCLUSIONS

- The facility will provide 30 two-bedroom suites and 6 one-bedroom suites with 51 total parking spaces of which 2 are accessible stalls and 1 is a van stall.
- Housing will be provided in apartment style dorms requiring the players and staff to travel together to games, training, and other functions. Transportation to major events and team practices is provide via bus. The players and staff have permanent residency in other locations, due to the provision for transportation provided by the team, most players and staff will not have a primary vehicle stored on site.
- The City of Surprise multi-family apartment parking rate requires 69 vehicle spaces. ITE multi-family apartments requires 48 vehicles spaces. City of Surprise also provides a parking rate for dormitories which more closely aligns with the residential use within the

Texas Rangers Village. Using the City of Surprise dormitory rate, 33 vehicles parking spaces are required. This is very similar to the parking rate provided via TripGeneration.org for student housing which results in 30 vehicle parking spaces.

- The ITE multi-family apartment parking requirements resulted in a lower parking requirement than the City of Surprise code required parking. The City of Surprise code provides guidance for parking regardless of location, user or the numbers of units. The rate provided by ITE can be more finely tailored to match what is being provided for an individual development. In this case, the ITE parking rate more closely aligns with the parking determined to be sufficient by the Texas Ranger baseball team and data collected at other facilities with less than 50 units.
- The proposed 51 vehicle parking spaces surpasses the parking rate provided by ITE for low/mid-rise apartment and is much larger than the parking rate provided by the City of Surprise for a dormitory use and tripgeneration.org for a student housing type use.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

CivTech



Dawn D. Cartier, P.E., PTOE.
Principal/President

ATTACHMENT A

SITE PLAN

ATTACHMENT B

PARKING RATIO REQUIREMENTS & CALCULATIONS

Sec. 122-133. - Parking.

- (a) *Purpose.* This section sets minimum standards for off-street requirements for new construction and expansion of or changes to existing uses. The purpose of this section is to ensure that uses have a minimum level of off-street parking to avoid congestion on surrounding streets while avoiding excessive parking, discouraging pedestrian access, driving up the cost of development, and inviting excessive levels of traffic congestion, which creates increases in flooding and nonpoint source pollution. On-street parking is also encouraged in some locations in order to provide a buffer between pedestrians and vehicular traffic.
- (b) *Applicability.* The standards herein apply to all residential, commercial, industrial and public uses.
- (c) *General standard.*
- (1) *Parking ratios.*
- Applicability:* The minimum parking ratio standards apply to all zoning districts, with the exception that the minimum parking ratios do not apply to the city center character use pattern.
 - Uses not identified:* The city manager or designee shall determine the parking requirement for uses that do not correspond to the categories listed in Table 9-1. In such instances, the applicant shall provide adequate information by which the proposal can be reviewed, which includes but may not necessarily be limited to the following:
 - Type of uses;
 - Number of employees;
 - Building design capacity;
 - Square feet of sales area and service area;
 - Parking spaces proposed on site;
 - Parking spaces provided elsewhere; and
 - Hours of operation.
 - Multiple uses:* Where the application identifies accessory or multiple uses within a structure or multiple structures, the minimum standards shall apply to each use or structure. This does not apply to the Shared Parking section of this article.
 - Fractional measurements:* When units or measurements determining the number of required off-street parking spaces result in a fractional space, then such fraction equal or greater than one-half shall require a full off-street parking space.
 - Floor area measurement:* Floor area and gross floor area (GFA) are synonymous for purposes of this article, see "gross floor area," as defined in article XV of chapter 122.
 - On-street parking:* With the exception of single-family residential neighborhoods in conventional character pattern neighborhoods, the minimum number of required off-street parking spaces shall be reduced by the number of on-street parking spaces abutting the property lines of the lot or parcel.
 - Table 9-1 establishes the minimum numbers of parking spaces required for the uses indicated.* Failure to comply with the minimum off-street parking requirements is a violation of this article. For the purposes of parking calculations, the gross area of any parking garage within a building shall not be included within the GFA of the building. Parking requirements may be met by one or more of a combination of the following methods:
 - Providing on-site parking spaces:* Only spaces that are designed consistent with this section are counted toward the minimum parking required. Spaces at gasoline pumps and bays for auto repair/service are not counted toward the minimum parking required. No part of a parking or loading space required for any building to comply with this article shall be included as part of a parking or loading space required for another building.
 - Making payments in lieu of parking spaces that shall be contributed to a parking fund specifically set aside to provide public parking within one-quarter mile of the exterior boundaries of the proposed development:* The amount of the payment for each space shall be established by a resolution of the City of Surprise and shall be reasonable and based on the actual or estimated cost to provide such spaces. No development approvals shall be issued until complete payment has been received by the City of Surprise.
 - Providing off-site parking spaces in a shared parking facility:* Shared parking facilities must conform to the shared parking section of this article.
- (d) *Shared parking.*
- Generally.* Parking spaces required under this section may be provided cooperatively for two or more uses in a development or for two or more individual uses, subject to the requirements of this section.
 - Cooperative parking.* Off-street parking requirements of a given use may be met with off-site, off-street parking facilities of another use when, and if, all of the following conditions are met:
 - The parking demands of the individual uses, as determined by the administrator based upon minimum off-street parking requirements, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required;
 - A written agreement between the owners and lessees is executed for a minimum of 20 years, approved by the city manager or designee as provided in subsection (c), below. The application shall be recorded and a copy maintained in the project file. Should the lease expire or otherwise terminate, the use for which the off-site parking was provided shall be considered nonconforming and any and all approvals, including CUPs, shall be subject to a standard CUP revocation process. Continuation or expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this division;
 - An application for approval of a cooperative parking plan shall be provided by the owner of the entire land area to be included within the cooperative parking plan, the owner or owners of all structures then existing on such land area, and all parties having a legal interest in such land area and structures. Sufficient evidence to establish the status of applicants as owners of parties in interest shall be provided. The application shall include plans showing the location of the uses or structures for which off-street parking facilities are required, the location of the off-street parking facilities, and the schedule of times used by those sharing parking in common; and
 - Pursuant to the same procedure and subject to the same limitations and requirements by which the cooperative parking plan was approved and registered, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with all the conditions and limitations of the plan, and all land and structures withdrawn from such plan comply with the regulations of this division.
 - Shared parking.* Developments that contain a mix of uses on the same parcel, as set forth in Table 9-1, may reduce the amount of required parking in accordance with the following methodology:
 - Determine the minimum parking requirements in accordance with Table 9-1 for each land use as if it were a separate use;
 - Multiply each amount by the corresponding percentages for each of the five time periods set forth in columns (B) through (F) of Table 9-2;
 - Calculate the total for each time period; and
 - Select the total with the highest value as the required minimum number of parking spaces.
- (e) *Parking ratios.*

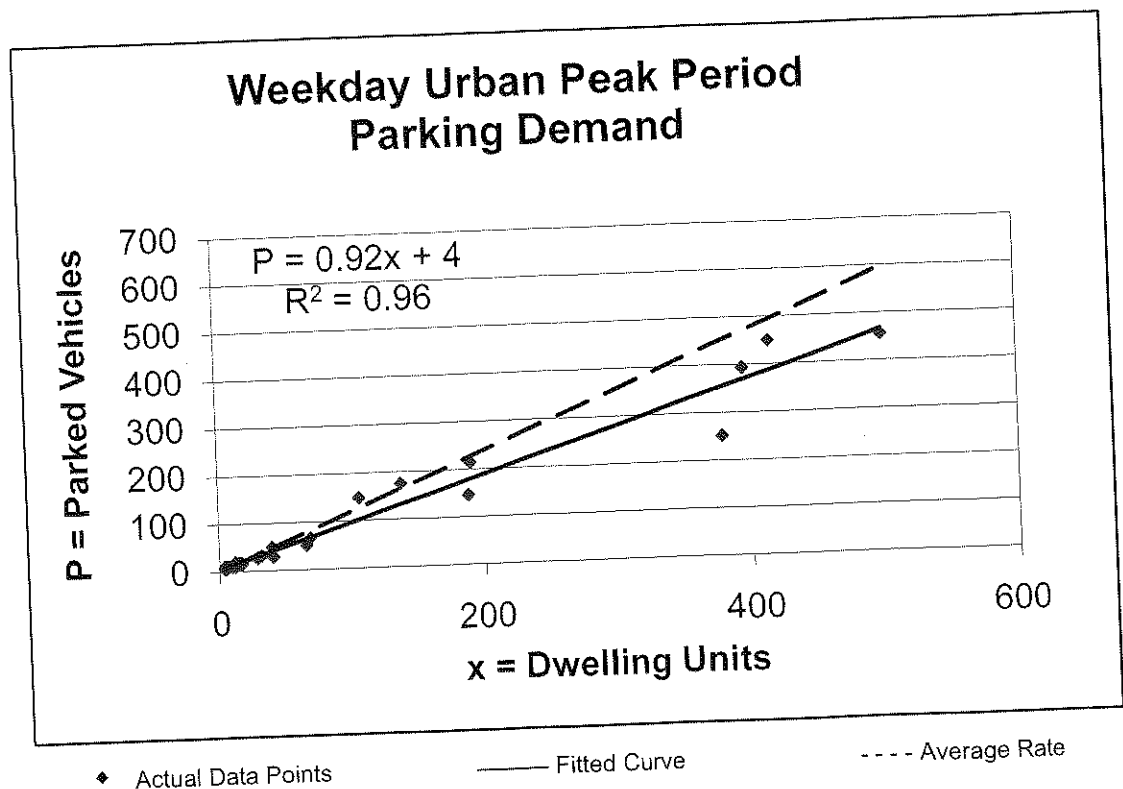
Table 9-1 Parking Ratios			
Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Residential Buildings			
Single-family detached dwellings	2 per DU	—	—
Single-family attached dwellings	2 per DU	—	—
Duplex structures	1 per DU	2 per DU	—
Zero lot line or row houses	1 per DU	2 per DU	—
Accessory dwelling units	1 per DU	—	—
Townhouses	2 per DU	2.5 per DU	—
Multifamily dwellings:			
Studio 1.5 spaces/unit	Studio 1.5 Spaces 1 bedroom 1.5	1.9 per DU	0.5 per DU
1 Bedroom 1.5 spaces/unit			
2 Bedroom 2.0 spaces/unit			
3+ Bedroom 2.5 spaces/unit			
Retirement housing services	1 per three DUs	1.5 per DU	—
Congregate living services	1 per three DUs	1.5 per DU	—
Assisted living services	0.5 per room	1 per room	—
Life care or continuing care services	0.5 per room	1 per room	—
Skilled nursing services	0.5 per room	1 per room	—
Group home	0.5 per room	1 per room	—
Dormitories	1 per 2 beds	1 per bed	0.5 per DU
Hotels, Motels, or Other Accommodation Services			
Bed-and-breakfast inn	1 per guest room plus 2 spaces for owner's portion	—	—
Hotel, motel	0.8 per room plus 1 per 800 sf of public meeting area and restaurant space	1 per room plus 1 per 400 sf of public meeting area and restaurant space	1 per 20 rooms + 1 per 400 sf of meeting area and restaurant space

Land Use: 221

Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Urban

Statistic	Peak Period Demand
Peak Period	10:00 p.m.–5:00 a.m.
Number of Study Sites	40
Average Size of Study Sites	70 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.42
Coefficient of Variation	35%
95% Confidence Interval	1.07–1.33 vehicles per dwelling unit
Range	0.66–2.50 vehicles per dwelling unit
85th Percentile	1.61 vehicles per dwelling unit
33rd Percentile	0.93 vehicles per dwelling unit



arking Generation Data for Uses Not in arking Generation Report



By Mike Spack, PE, PTOE

As a follow-up to our comparison post [Building the Right Amount of Parking Stalls](#) between the parking generation data from [TripGeneration.org](#) vs. ITE's *Parking Generation, 4th Edition*, here are average peak parking rates for fourteen land uses that aren't in ITE's dataset. Enjoy!

Average Peak Parking Rates

Land Use	Rate in Vehicles per:	Average Peak Rate
Storage Units	Storage Units	0.02
Charter School	Students	0.19
Public Works	KSF	0.51
Hotel	Dwelling Units	0.57
Delivery Distribution Center	KSF	0.80
Student Housing	Dwelling Units	0.81
City Hall	KSF	1.14
Dollar Store	KSF	1.79
Urgent Care-Emergency Room	KSF	1.83
Gas Station w/Carwash & Market	Fueling Positions	2.45
Small Box Store	KSF	2.71
Car Wash	Wash Stalls	9.00
Fast Casual Restaurant	KSF	10.13
Marijuana Dispensary	KSF	12.53

Visit [TripGeneration.org](#) to get our full parking data set.

Are you conducting a traffic study and in need of some equipment? We are looking for people to help collecting trip generation data particularly for urgent care-emergency room, marijuana dispensary, delivery distribution center, and fast casual restaurants. If you have an upcoming traffic study for any of these land uses (or others) we would like to hear from you. We have a limited number of data collection equipment that we will lend you for your study in exchange for sharing the data with TripGeneration.org. We will even help you count the data you collect! Email sales@countingcars.com for more information.

The post [New Parking Generation Data for Uses Not in ITE's Parking Generation Report](#) appeared first on .

[Continue Reading...](#)

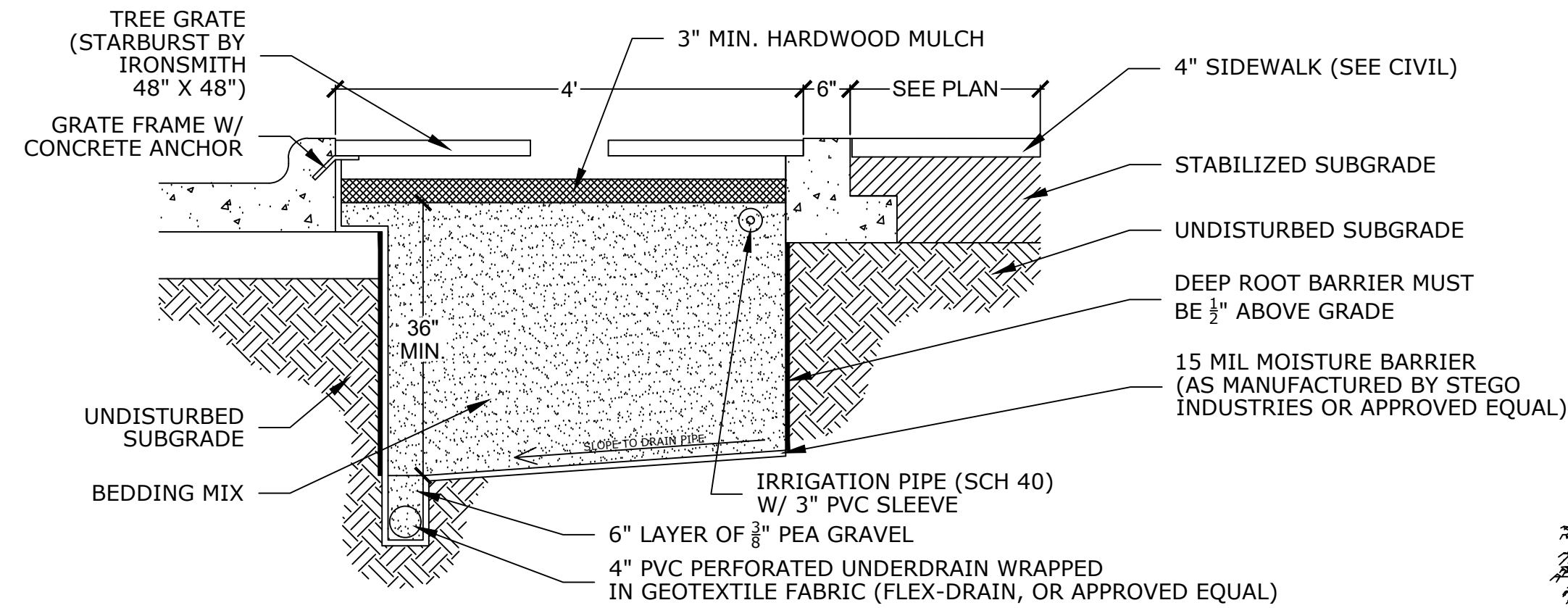
LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. the contractor shall provide 100% coverage of non paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (e.g. summer vs winter) should the landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting, once planted, all plant material is subject to specified warranties.
- All palm and deciduous trees to be unconditionally guaranteed for one year after installation. all other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the city/owner. any plant materials not approved by city/owner prior to october 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
- Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. all slopes not to exceed 4:1 in landscape areas.
- The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. should a discrepancy exist between the plans, urban graphite should be notified immediately.
- Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
- Shrubs must be at maturity, 6' from the rear of a fire hydrant. no material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. field verify all hydrant location with the civil engineering plans.
- All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have minimum canopy clearance of 4'8"
- Collector and Arterial Street Trees will have a deep root barrier installed.

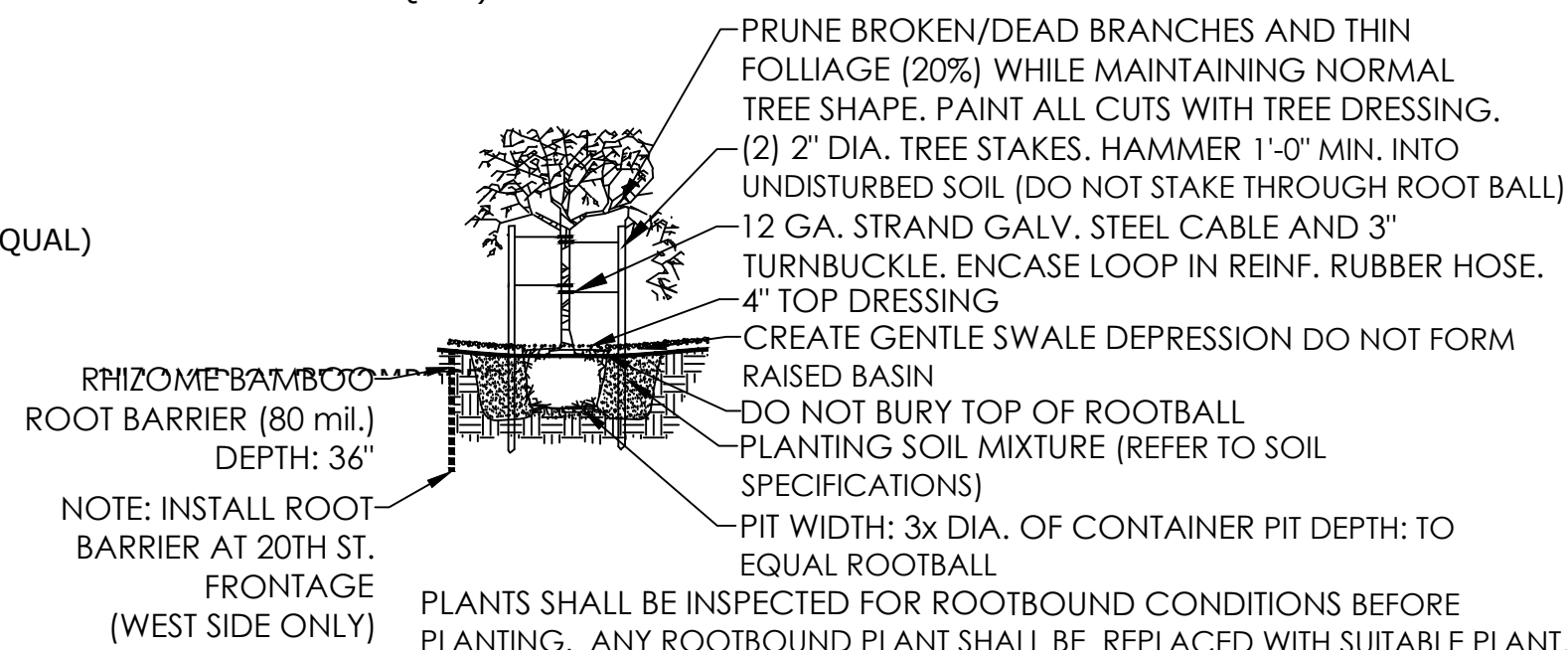
Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

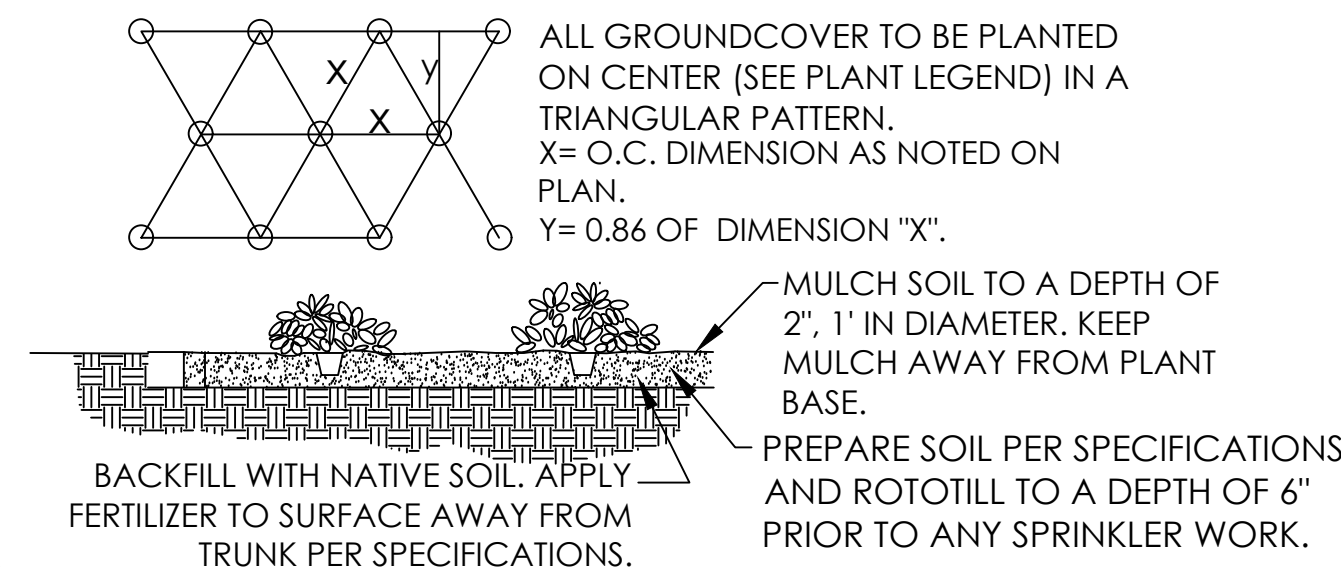
Call 811 or click Arizona811.com



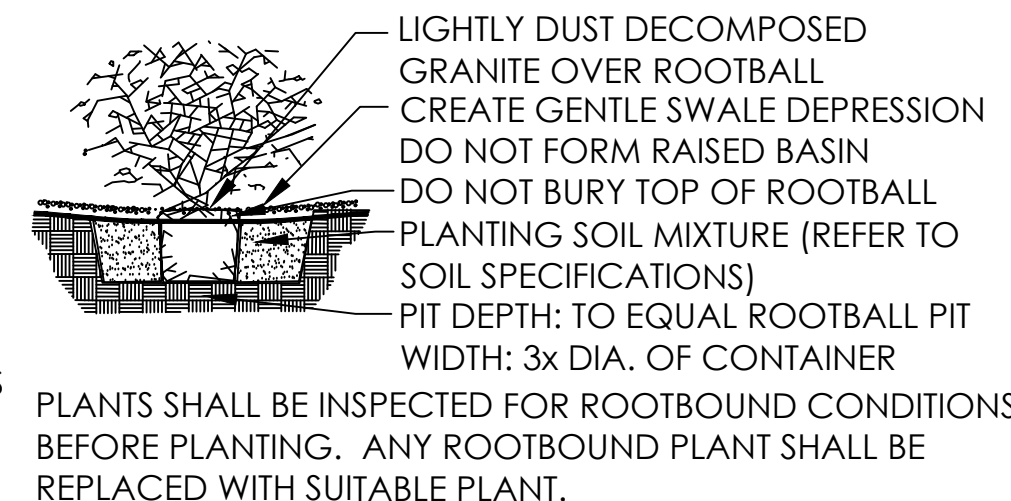
TREE GRATE NO SCALE



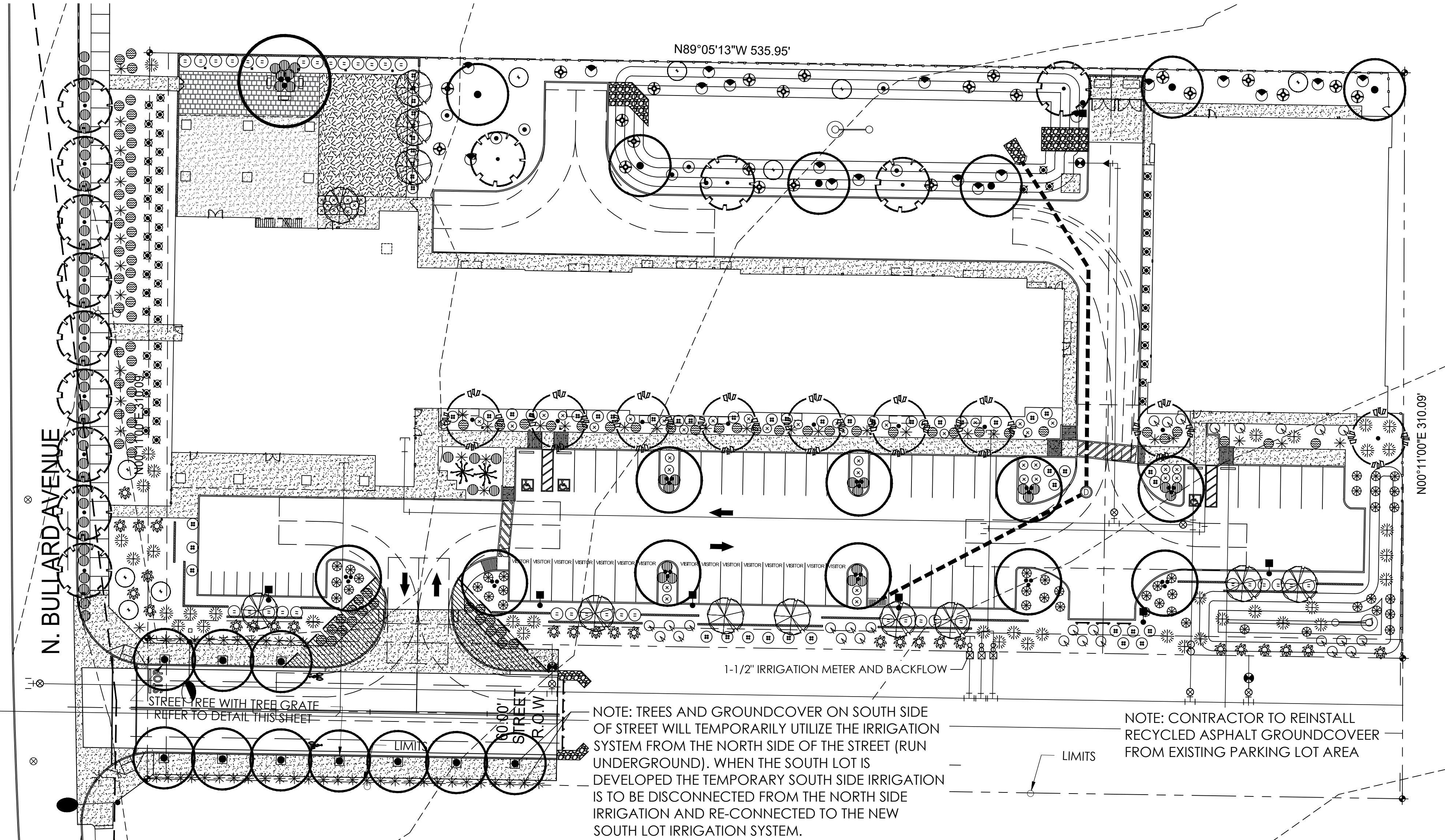
TREE PLANTING NO SCALE



GROUNDCOVER PLANTING NO SCALE

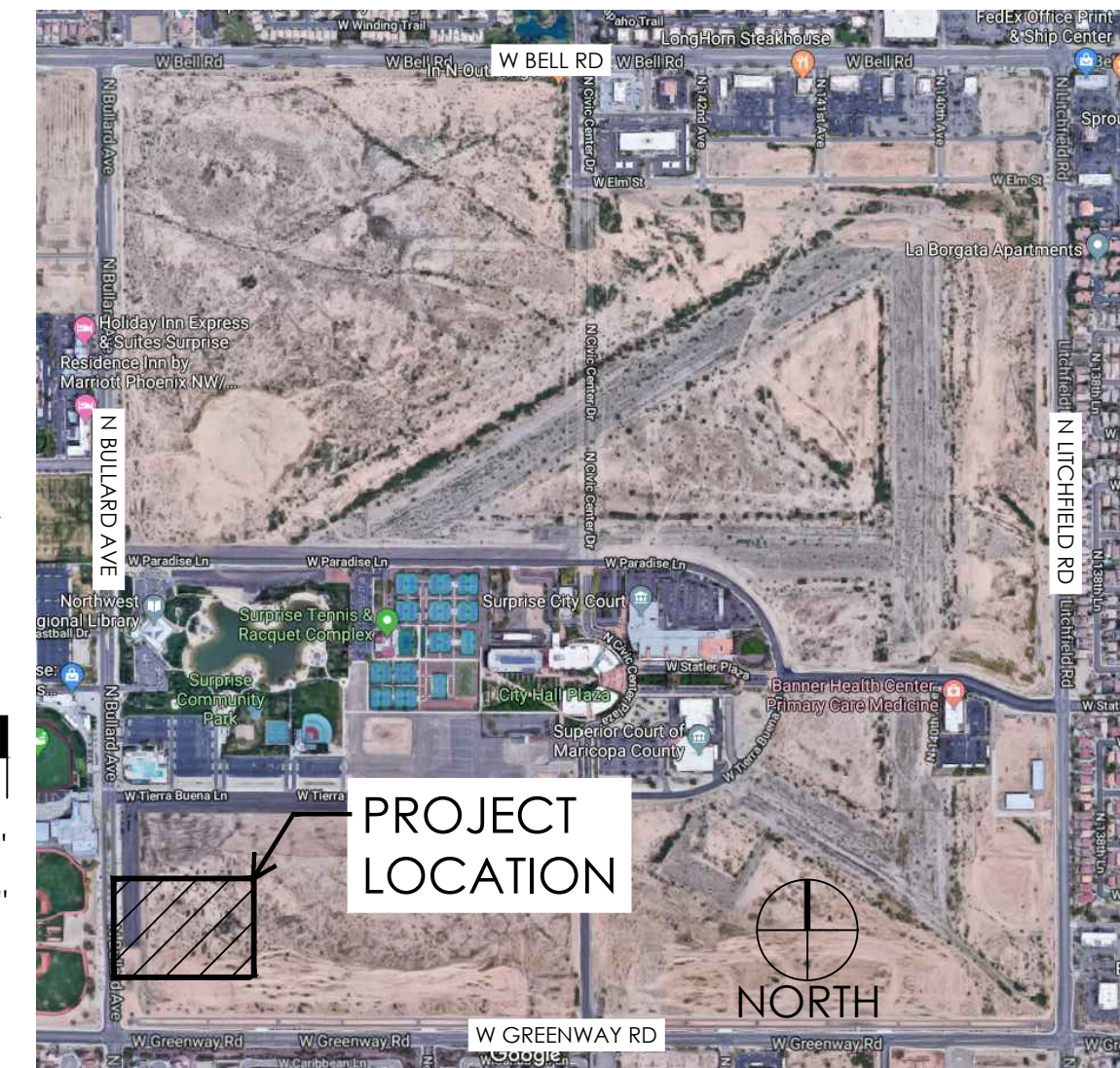


SHRUB PLANTING NO SCALE



LANDSCAPE PLAN

LANDSCAPE TABLE:
SITE SQUARE FOOTAGE = 166,177 SF (3.8 ACRES)
TOTAL LANDSCAPE AREA = 43,342 SF (.99 ACRES) (26%)
TURF PERCENTAGE = 1971 S.F. (1.2%)



VICINITY MAP NTS



TITLE

LANDSCAPE PLAN

DATE 1.23.19
PROJECT NO. 18-177

SURPRISE CASE NUMBER FS18-615

L1.0

studio **SPRAWL**

GCON
Plan. Build. Deliver.

FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

TEXAS
RANGERS
VILLAGE
HOUSING
N BULLARD AVE
SURPRISE, AZ 85379

TR Surprise, LLC

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SURPRISE
ARIZONA

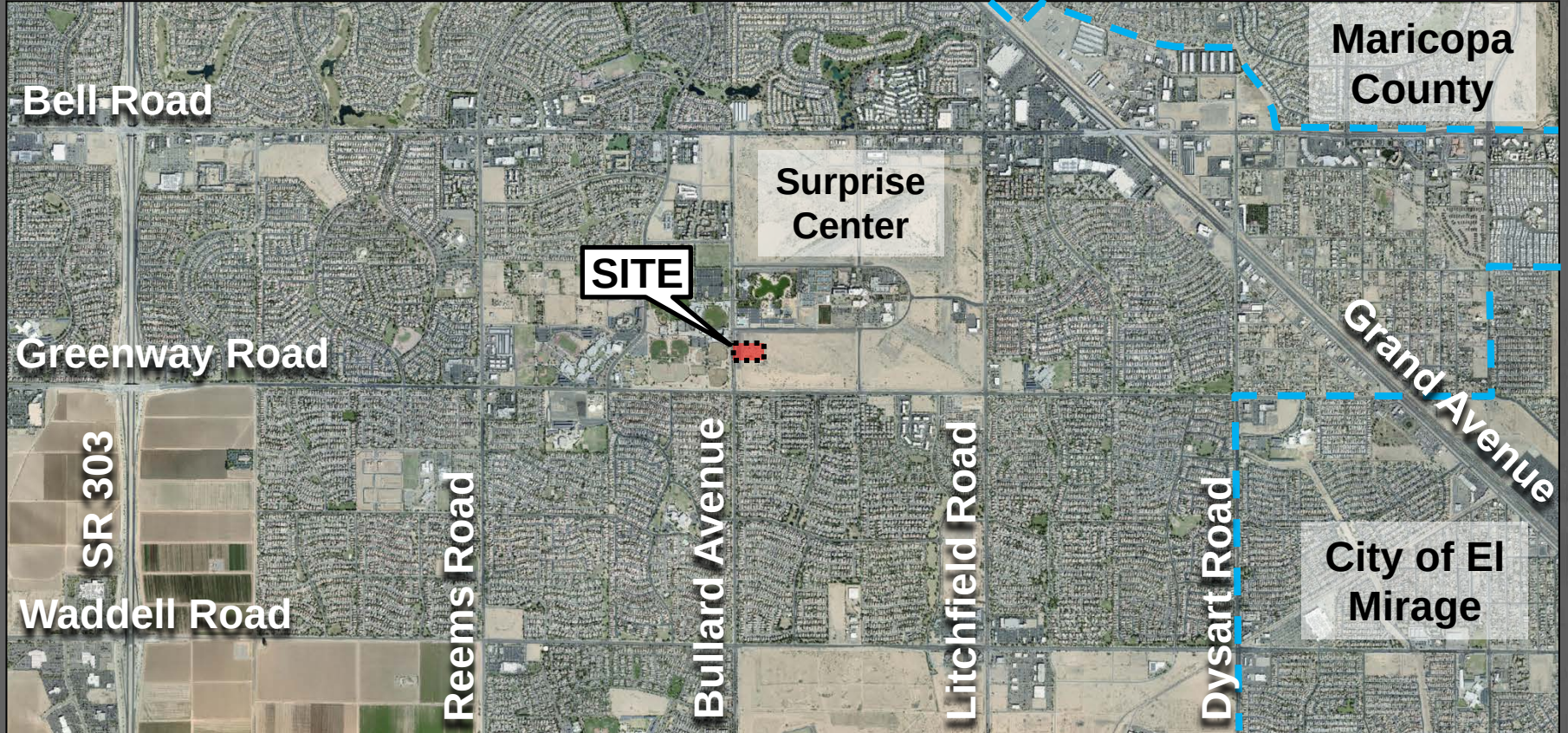
FS18-615

Ranger's Housing at Surprise Center Site Plan

Planning and Zoning Commission – February 21, 2019

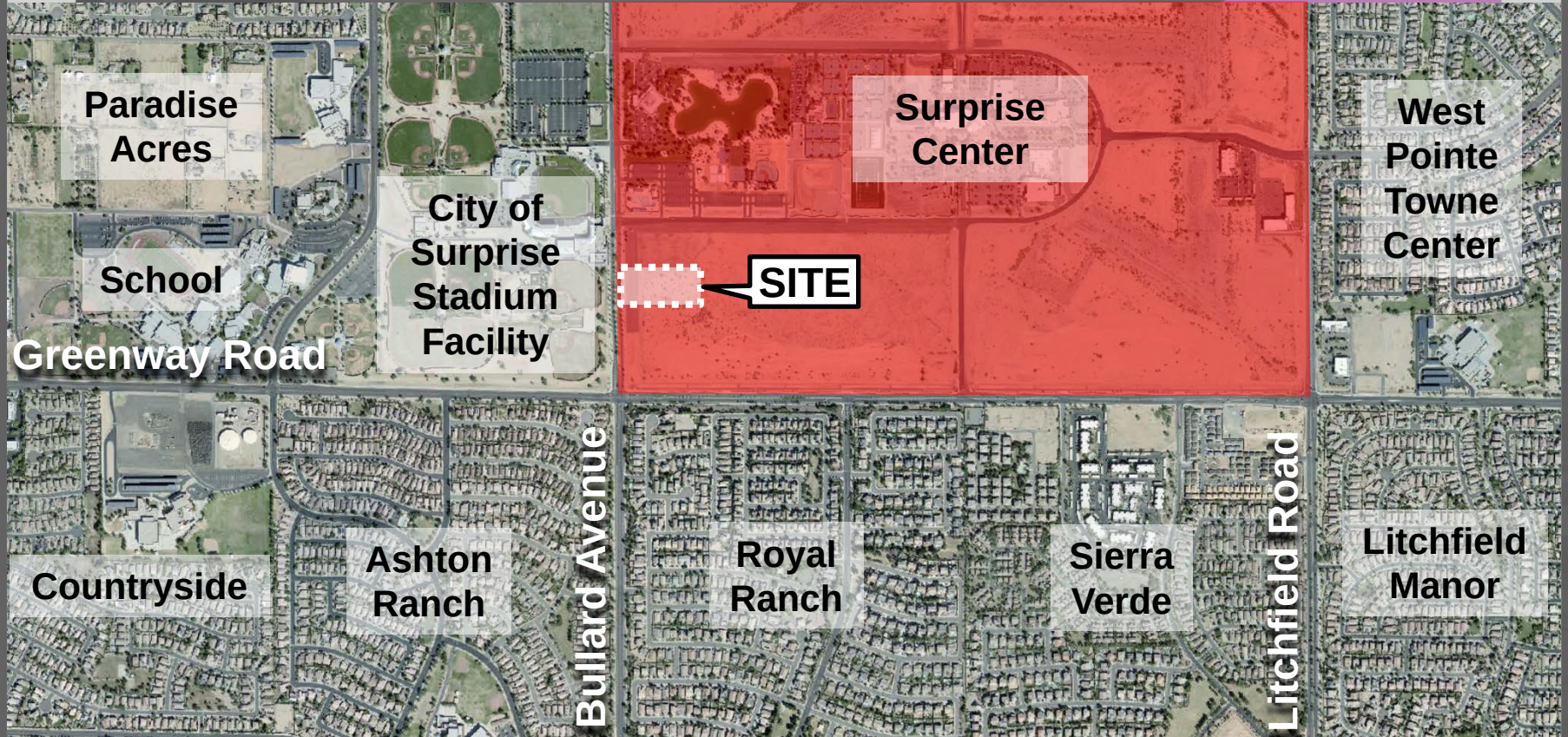
VICINITY MAP

FS18-615
Ranger's Housing



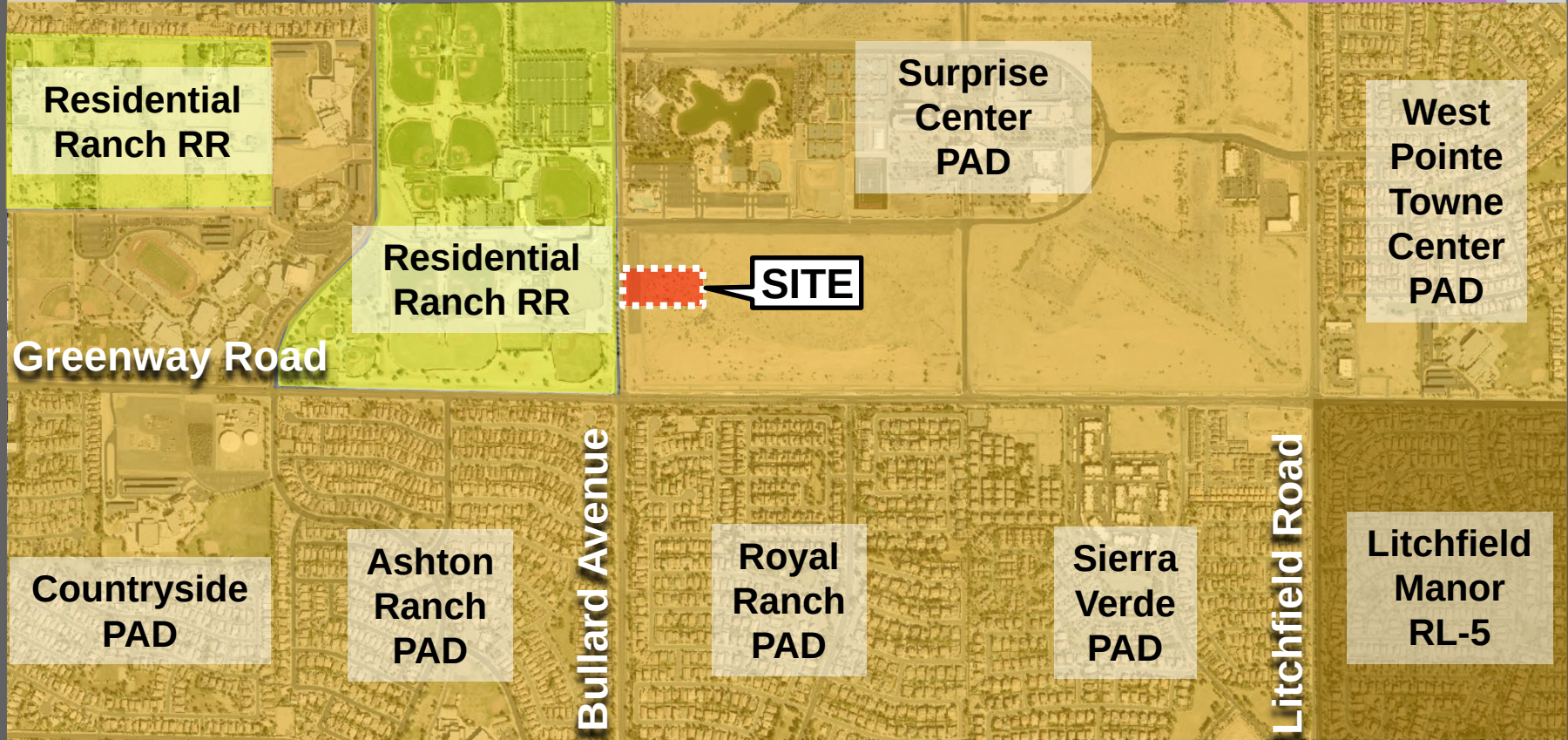
VICINITY MAP

FS18-615
Ranger's Housing

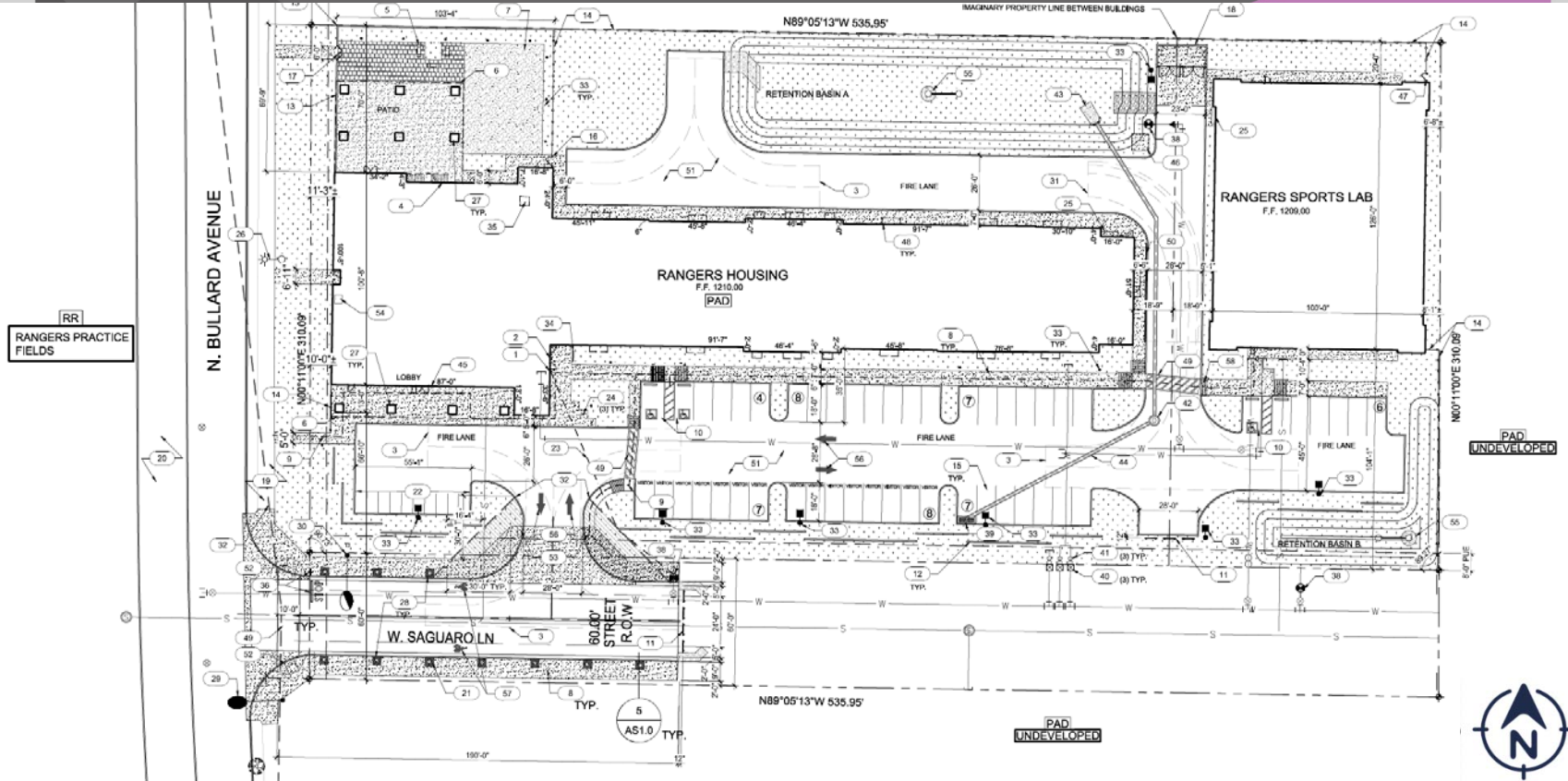


ZONING

FS18-615
Ranger's Housing

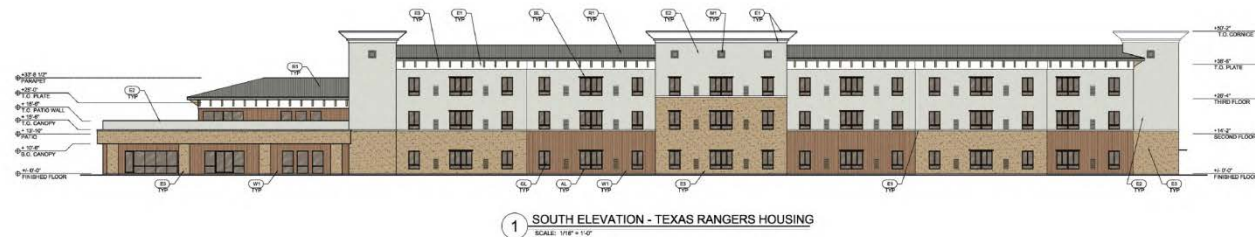
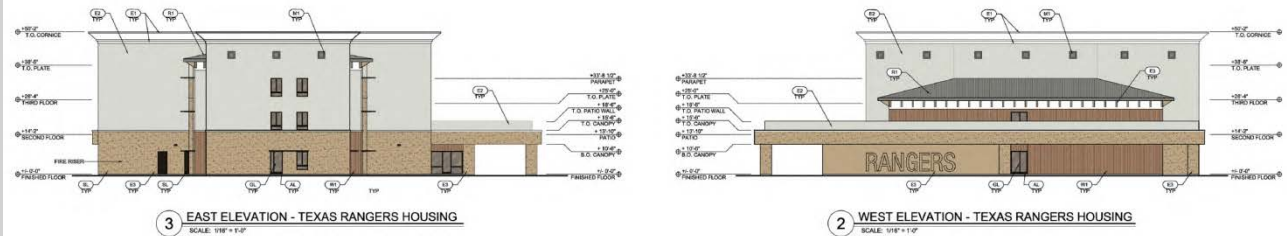


SITE PLAN





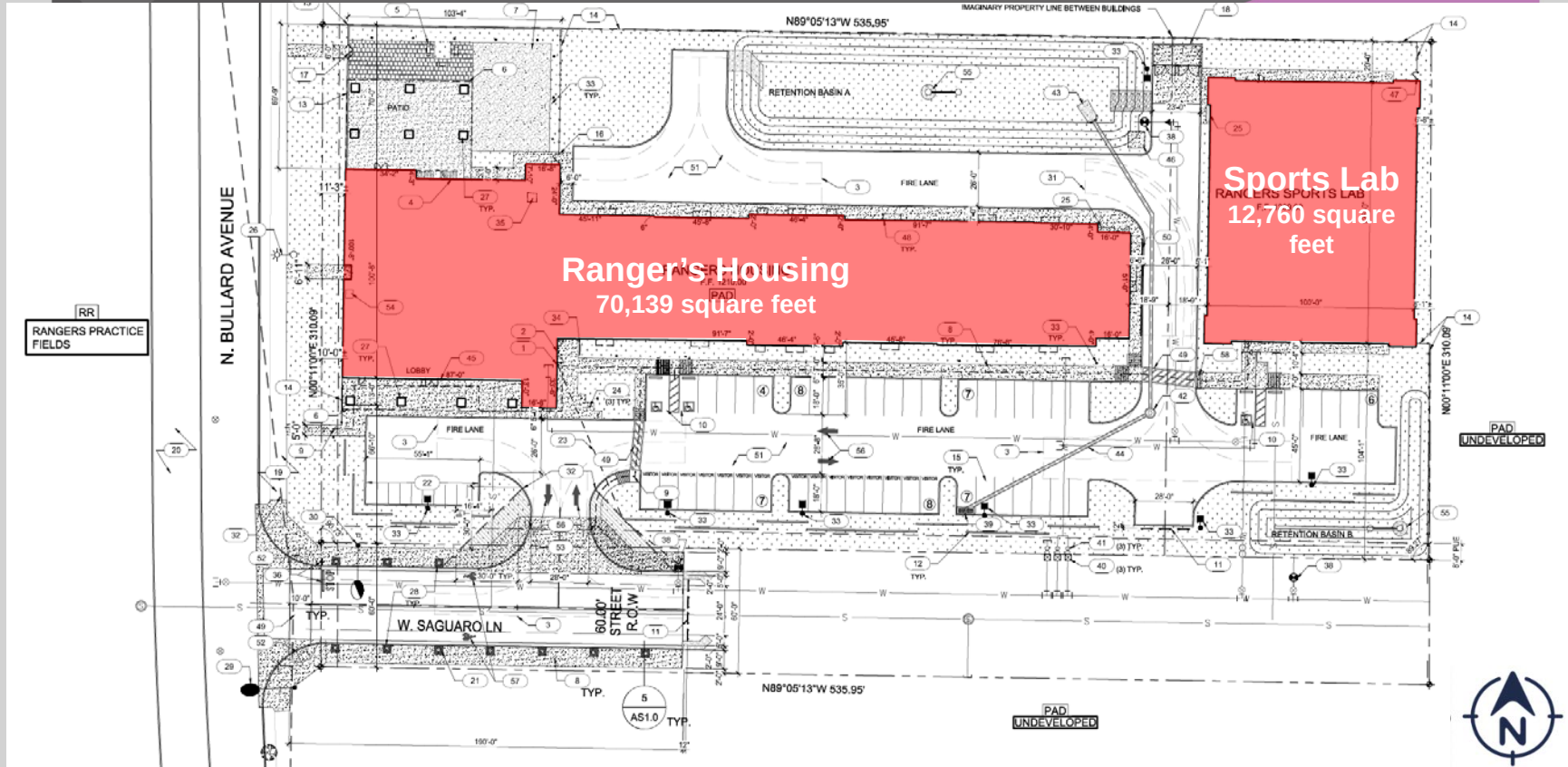
Architectural drawing of the North Elevation of Texas Rangers Housing. The drawing shows a long, multi-story building with a mix of brick and light-colored siding. It features a central entrance with a small porch and a large window. The drawing includes callouts for various materials and dimensions. The title "4 NORTH ELEVATION - TEXAS RANGERS HOUSING" is at the bottom, with a scale of 1/8" = 1'-0".



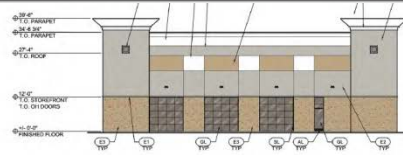
Ranger's Housing Elevations



SITE PLAN

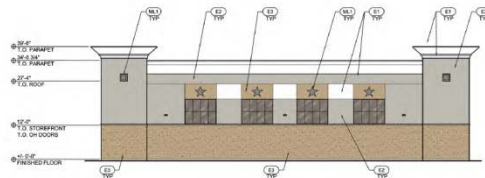


SPORTS LAB ELEVATIONS



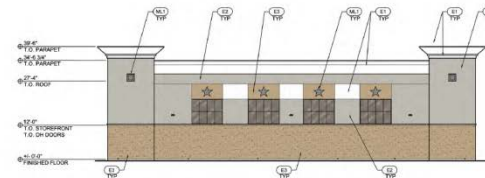
4 NORTH ELEVATION - SPORTS LAB

SCALE: 1/8" = 1'-0"



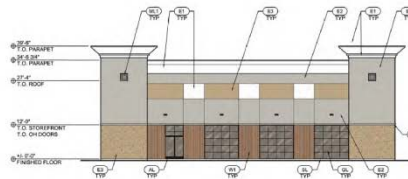
2 EAST ELEVATION - SPORTS LAB

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - SPORTS LAB

SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - SPORTS LAB

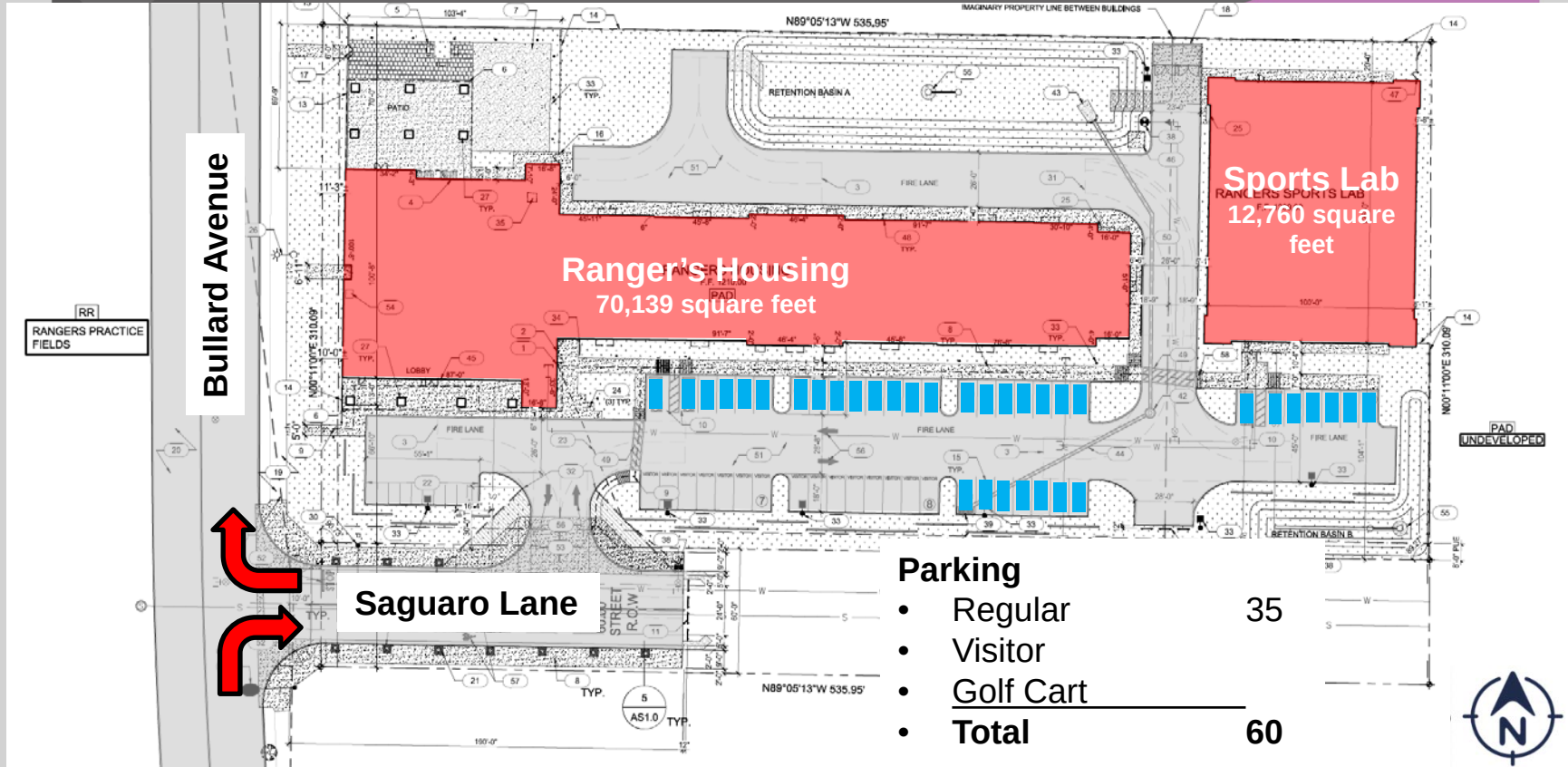
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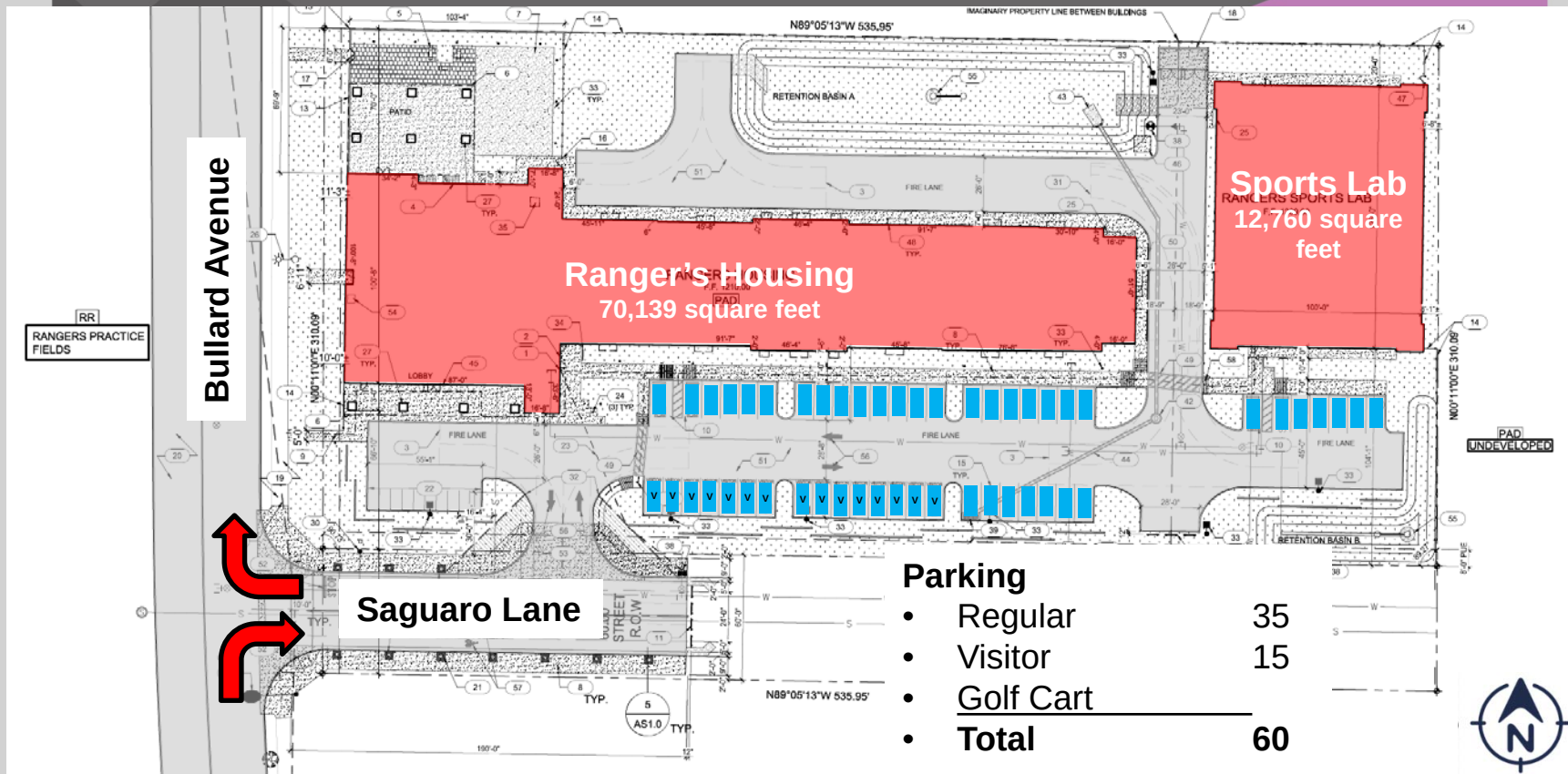




SITE PLAN



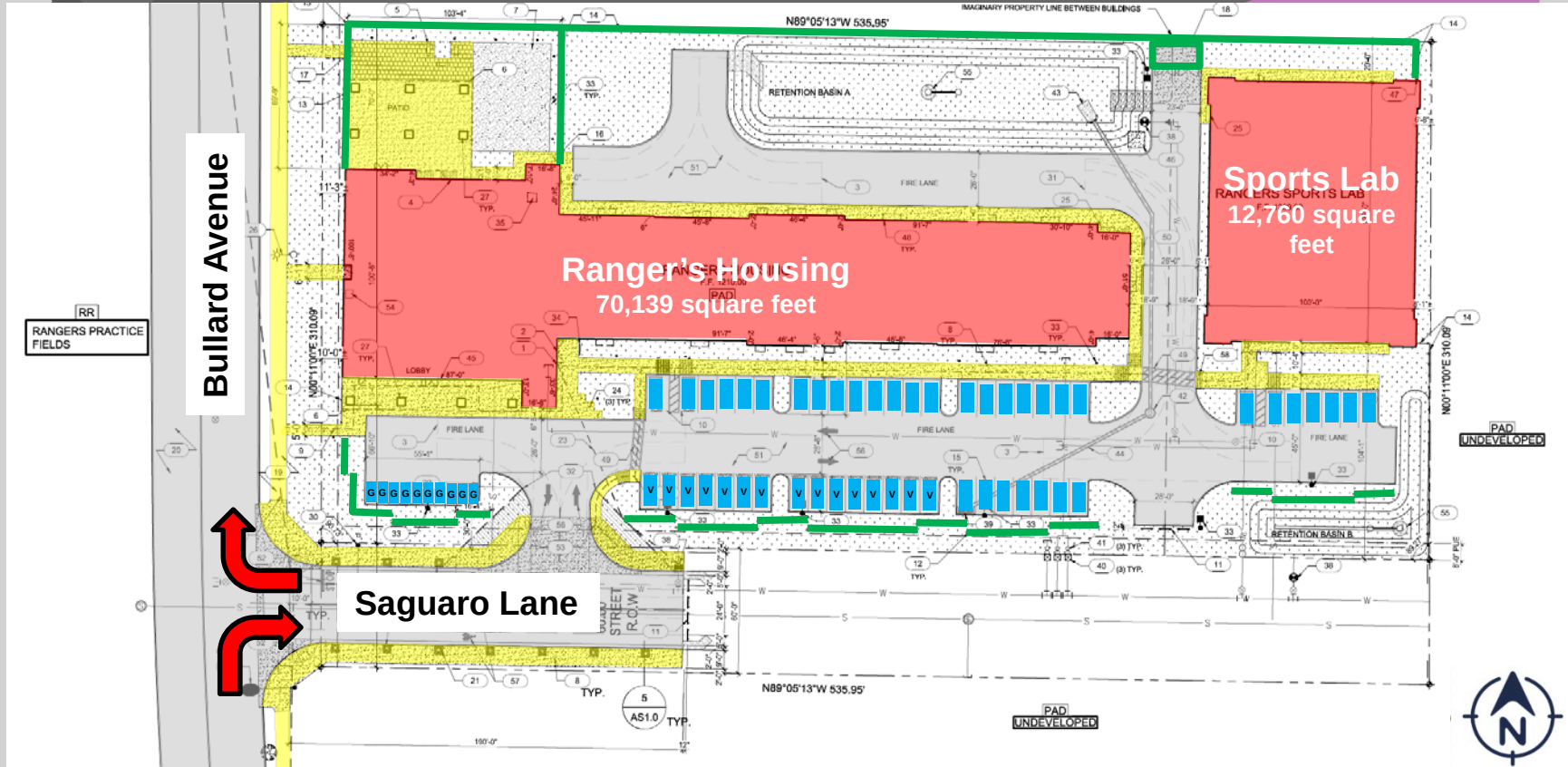
SITE PLAN





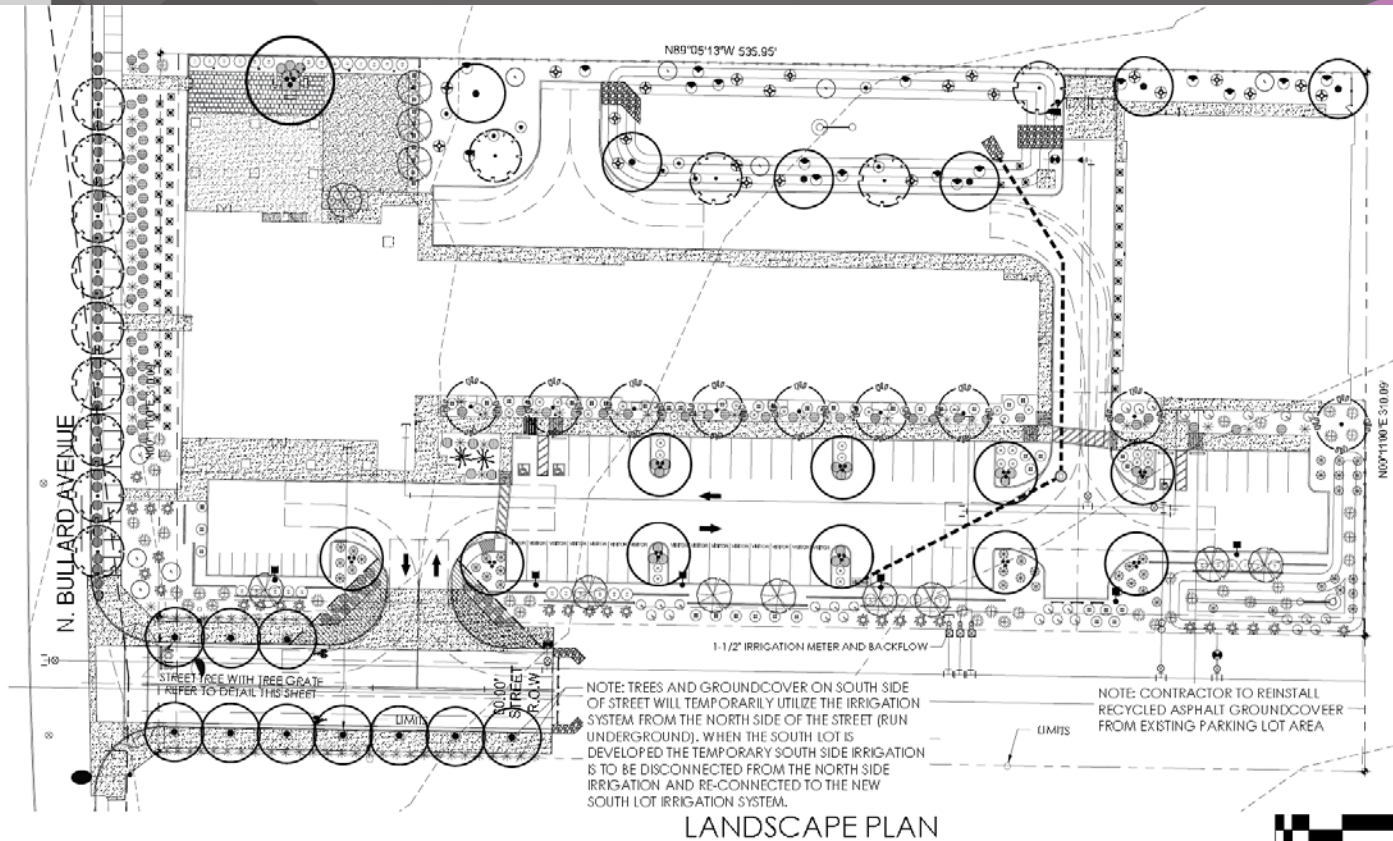


SITE PLAN





LANDSCAPE

[illegible]

MATERIALS

- ALL PLANTING AREAS TO RECEIVE 2" THICK DECOMPOSED GRANITE WITH 1/2" SCREENED FINEST COIL
- ALL AREAS THAT ARE NOT BEING PLANTED WILL RECEIVE 9/16" MINUS 1/2" THICK DECOMPOSED GRANITE FOR DIRT CONTROL AND WEED PREVENTION. THIS INCLUDES ALL PAVED AREAS SUCH AS RETENTION BASINS RAIL AREAS AND OUT-COM STORAGE
- ALL NEW LANDSCAPE TO RECEIVE NEW PERMANENT DRIP IRRIGATION. SEE IRRIGATION PLAN.

AND IRON SOO 1971 S.F.





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You