



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 2, 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 August 19, 2021 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action to recommend approval or disapproval of a Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard. Case FS21-391. | Sergio Angulo
Community
Development |
|----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 6 | Consideration and action regarding a proposed Site Plan to allow a new office and warehouse facility on Lot 3 and 4 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS20-438. | Shirley Phan
Community
Development |
| 4. | District 5 | Consideration and action to approve or disapprove a proposed Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way in the Orchards PAD. (Case FS20-808) | Robert Kuhfuss
Community
Development |

5. District 6 Consideration and action regarding the Site Plan for U-Haul Moving and Storage of Surprise. (Case FS20-074) Trever Fleetham
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: August 24, 2021 at 12:10 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 2, 2021 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the August 19, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the August 19, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 8-19-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 19, 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 August 19, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Ken Chapman, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating 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; Shirley Phan, Current Planner; Tierney Farago, Administrative Specialist and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Vice Mayor Duffy.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided the Commission with an update regarding the current Commission vacancy, as well as notified the Commission of department related staffing changes.

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.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the August 5, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the August 5, 2021, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 3 - Consideration and action to recommend approval or disapproval of a Major PAD Amendment for Truman Ranch aka The Promenade aka Waddell Crossing. Case FS20-829

Robert Kuhfuss, Current Planner, advised the Commission the applicant had requested to continue item 2 indefinitely.

Commissioner Smith made a motion to continue Case No. FS20-829, Major PAD Amendment, Truman Ranch aka The Promenade aka Waddell Crossing to a future date to be determined. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

ITEM: 3 – District 1 - Consideration and action to recommend approval or disapproval of a request to rezone approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), generally located south of Dynamite Boulevard and east of 163rd Avenue. Case FS20-225.

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

Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer, PLLC provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- PUD process
- LDO and SUDC
- Standards and exceptions
- Road improvements

Commissioner Keating made a motion to recommend approval of the Zone Change of approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Commissioner Sartor seconded the motion. Chair Bash, Commissioner Chapman and Commissioner Smith voted against. Motion deemed unsuccessful due to tied vote.

ITEM: 4 – District 4 - Consideration and action to approve or disapprove a Conditional Use Permit with Site Plan for a new Auto Repair Facility entitled “AAA Auto Building & Site

Improvements”, date received April 22, 2021, located east of the northeast corner of Dysart Road and Bell Road. Case FS21-064.

Robert Kuhfuss, Current Planner, presented item 4 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Bay openings
- Noise to neighboring property

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for a new Auto Repair Facility, and Site Plan entitled “AAA Auto Building & Site Improvements”, date received April 22, 2021, subject to stipulations “a” through “e” as identified in the staff report.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 5 – District 1 - Consideration and action to approve or disapprove the Site Plat entitled “Christ’s Church of the Valley,” generally located at the northeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS20-557

Robert Kuhfuss, Current Planner, presented item 5 to the Commission.

Paul Worden of Merchant Design Group provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Lighting
- Traffic control
- Off-duty police officer parameters
- In-lieu fees
- Traffic light warrants
- Field location

Commissioner Sartor made a motion to disapprove the Site Plan Site Plat entitled “Christ’s Church of the Valley”. Motion failed without a second motion.

Commissioner Smith made a motion to approve the Site Plan Site Plat entitled “Christ’s Church of the Valley,” subject to stipulations “a” through “e”.

Commissioner Rosenbaum seconded the motion. Commissioner Sartor voted against. Motion passes with 5 votes in favor.

ITEM: 6 – District 5 - Consideration and action on the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place. Case FS21-340

Shirley Phan, Current Planner, presented item 6 to the Commission.

Cecelia Smith – Surprise, AZ – Conveyed concerns of RF radiation and studies regarding the possible environmental and health related impacts.

Commissioner Smith made a motion to approve the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place.

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

ITEM: 7 – District 4 - Consideration and action to approve or disapprove a Site Plan Amendment for U-Haul at Grand Avenue. Case FS20-478

Robert Kuhfuss, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Traffic improvements

Commissioner Chapman made a motion to approve the proposed site plan subject to stipulations “a” through “c” as memorialized in the staff report.

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Chair Bash announced his planned absence for the September 2, 2021 Planning and Zoning Commission meeting.

ADJOURNMENT:

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

Meeting adjourned at 7:01 P.M.

Dennis Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 2, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard. Case FS21-391.

Motion:

I move to recommend approval/disapproval of the Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard.

Background:

Bootz and Duke Sign Co., on behalf of the property owner, requests approval of a Comprehensive Sign Program to establish unique sign requirements for the Marketplace at Asante.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-391 - Staff Report - REVISED (1)
2. 01 - FS21-391 - Vicinity Map

3. 02 - FS21-391 - The Marketplace at Asante - Comprehensive Sign Program Document
 4. 03 - FS21-391 - Citizen Participation Report_Redacted
 5. 04 - FS21-391 - Affidavits of Postings
 6. FS21-391 - PowerPoint
-

Comprehensive Sign Program

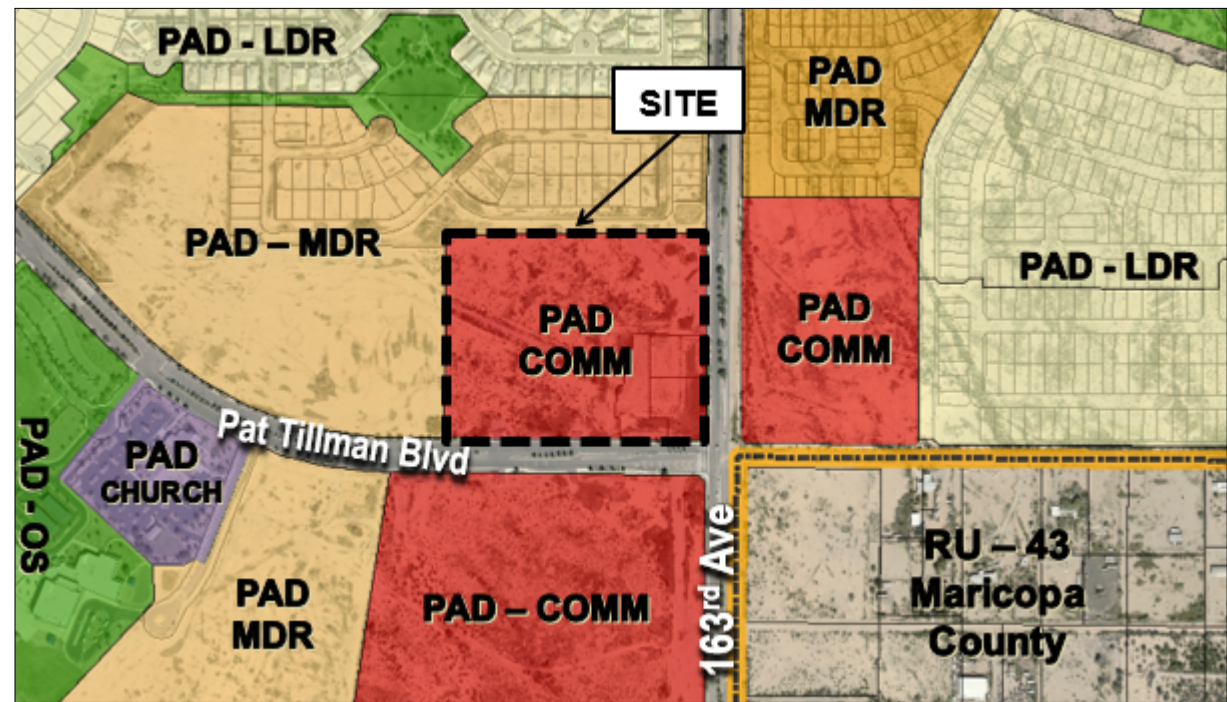
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS21-391**
2
3 **Project Name:** The Marketplace at Asante – Comprehensive Sign Program
4
5 **Council District:** 1 – Acacia
6
7 **Planning and Zoning**
8 **Commission Date:** **September 2, 2021**
9
10 **Planner:** Sergio Angulo, Planner II
11
12
13 **Owner:** Smiths Food & Drug Centers Inc. & Barclay Holdings C LLC
14
15 **Applicant:** Bootz and Duke Sign Company
16
17 **Request:** Comprehensive Sign Program for The Marketplace at Asante
18
19 **Site Location:** Northwest corner of 163rd Avenue and Pat Tillman Boulevard
20
21 **Site Size:** 19 acres (approx.)
22
23 **Density:** N/A
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** To recommend **Approval** to the City Council, subject to stipulations ‘a’
30 and ‘b’

31 **Project Description:**
32

Bootz and Duke Sign Company, on behalf of Smiths Food & Drug Centers Inc. & Barclay Holdings C LLC, requests a Comprehensive Sign Program (CSP) for the Marketplace at Asante project located at the northwest corner of 163rd Avenue and Pat Tillman Boulevard.

EXISTING ZONING



PAD – MDR	PAD – MDR	PAD – Commercial
PAD – MDR	PAD – Commercial	PAD – Commercial
PAD – Commercial	PAD – Commercial	Maricopa County RU-43

History:

November 3, 1988: The subject property was annexed into the City of Surprise by the Mayor and City Council.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development.

April 29, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-157.

May 20, 2021: The Planning and Zoning Commission approved a Conditional Use Permit for the Fry’s at Asante project case FS20-712.

June 1, 2021: The Mayor and City Council approved the Re-Plat of Lot 1 through 7 of Surprise Spectrum for the Fry's at Asante project case FS20-712.

July 7, 2021: The applicant held a Neighborhood Outreach Meeting, which was properly advertised. Residents from the vicinity attended the meeting to learn about the project and voice their concerns. Attached you will find a copy of the Citizen Participation Report.

Citizen Outreach:

The applicant held a Neighborhood Outreach Meeting on July 7, 2021. The request was posted and advertised in accordance with city code and state statute. Residents in attendance had questions regarding the commercial development but there were no questions regarding the proposed CSP. There is no known opposition to the CSP request.

Discussion:

The purpose of the proposed CSP for the Marketplace at Asante is to provide signage design requirements that are appropriate to the character of the development. The proposed CSP contains several different components that have guidelines for the different types of signs within the commercial center.

This CSP proposes the following signage and requirements for the Marketplace at Asante:

Two (2) major monument signs; one (1) along 163rd Avenue and one (1) along Pat Tillman Boulevard. These signs will be double-sided and 15' tall and allow a total of 86 square feet of sign area on each face of the sign. Section 109-1.9.C.5 of the Land Development Ordinance (LDO) allows major monument signs to have a height up to 17' and a total sign area of 120 square feet. This proposed sign type falls within the guidelines of the LDO.

Two (2) secondary monument signs; one (1) along 163rd Avenue and one (1) along Pat Tillman Boulevard. These signs will also be double-sided, 12' tall and allow a total of 57.5 square feet of sign area on each face of the sign. Section 109-1.9.C.4 of the LDO allows minor monument signs to have a height up to 8' and a total sign area of 32 square feet. This proposed sign type exceeds the requirements of the LDO for minor monument signs.

One (1) directory sign is proposed at the main entrance along 163rd Avenue. This CSP allows for additional directory signs as needed. The directory signs will be double-sided, 6' tall and allow a total of 12 square feet of sign area on each face of the sign. Section 109-1.9.C.3 of the LDO allows minor monument signs to have a height up to 8' and a total sign area of 32 square feet. This proposed sign type also falls within the guidelines of the LDO.

The proposed directional signs will consist of 1' tall by 3' wide sign panels that are set into a monument structure for an overall height of 3' and a total of three (3) square feet of sign copy per corner. The directional signs will be dispersed within the development as needed. The proposed directional signs exceed the height requirement (2' 6") of Section 109-1.9.C.2 of the LDO but provides less sign area than the six (6) square feet allowed by the LDO for this sign type.

This CSP will allow two (2) menu boards per business. Menu boards will be 8' tall and allow for 36 square feet of sign area. Section 109-1.9.C.3 of the LDO allows minor monument signs to have a height up to 8' and a total sign area of 32 square feet. This proposed sign type also falls within the guidelines of the LDO.

Window signage will be limited to no more than 25 percent of the window on which it is displayed. Section 109-1.9.B.7 of the LDO allows window signage to cover up to 40 percent of the windowpane. This proposed sign type also falls within the guidelines of the LDO.

Per this proposed CSP, wall signage will be limited to two (2) square feet of sign area per one (1) linear foot of business frontage, while all other sides of the buildings will be allowed one and one half (1.5) square foot of sign area per each linear foot of leased space. No tenant sign will exceed 80 percent of the leased frontage. This CSP prohibits wall signs along the north side of the buildings to avoid any lighting glare spills to the residential lots to the north. Section 109-1.9.B.1 of the LDO limits the signage area for wall signs to one and one-half (1.5) square foot per one (1) linear foot of building elevation on which the sign is mounted. This proposed frontage wall sign area exceeds the requirements of the LDO but the signs on the sides of the building are consistent with the requirements of the LDO.

This CSP also includes signage requirements for the fuel canopy that meet the current requirements of the LDO.

Summary:

Staff believes the proposed CSP provides a mechanism whereby the applicant may create signage that is consistent with the design of the Marketplace at Asante project. The proposed signage meets the requirements of Section 109-1.15 with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited. The applicant's purpose to create a comprehensive sign program for this development to ensure a cohesive sign design for the Marketplace at Asante.

Findings:

- The proposed Comprehensive Sign Program is consistent with the Surprise General Plan 2035.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Comprehensive Sign Program to the City Council, subject to stipulations ‘a’ and ‘b’ as outlined below:

- a. Development and use of the site shall be consistent with the Comprehensive Sign Program entitled “Comprehensive Sign Plan The Marketplace at Asante” prepared by Bootz and Duke Signs dated July 8, 2021.
- b. 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 Vicinity Map
- 02 CSP Document
- 03 Citizen Participation Report
- 04 Affidavits of Postings



VICINITY MAP

Comprehensive Sign Plan

The Marketplace at Asante

NWC 163rd Ave and N. Pat Tilman
Surprise, AZ

July 8th, 2021

Prepared by:



Address: 2831 W. Weldon Ave. | Phoenix, AZ 85017
Phone: 602-272-9356 | Fax: 602-272-4608
www.bootzandduke.com

COMPREHENSIVE SIGN PACKAGE
THE MARKETPLACE AT ASANTE
SURPRISE, ARIZONA

I. INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout The Marketplace at Asante for the mutual benefit of all Tenants.

II. GENERAL REQUIREMENTS

- A. Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by the Property Owner indicating the location, size, layout, design, color and method of attachment. Upon the Property Owner approval, a signed copy will be returned.
- B. All signs shall be constructed and installed at Tenant's sole expense.
- C. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Property Owner.
- D. Signs installed without written approval from the Property Owner may be subject to removal repairs to sign band or removal of signage resulting from unapproved installations.
- E. Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.
- F. No window signs are permitted without written approval from the Property Owner. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- G. A fixed balloon used as a sign, portable signs, posters, banners or flags are **prohibited per section 109-1.7.F of the Surprise Land Development Ordinance (LDO)**.
- H. Tenant shall be responsible for obtaining all sign permits from the City of Surprise, prior to the installation of any signage.
- I. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.
- J. **Unless modified by this Comprehensive Sign Plan, signs shall comply with the requirements of the City of Surprise sign code.**

III. SPECIFIC TENANT RESPONSIBILITIES

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, the Property Owner shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, the Property Owner shall undertake repairs and Tenant shall reimburse the Property Owner within ten (10) days from receipt of invoice.

IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

- A. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed. Unless channel or reverse pan channel letters are mounted on structural beam, raceways to be painted the color of the beam.
- D. All electrical signs shall bear the UL label, conform to 2000 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MAJOR TENANT

Major Tenant shall be defined as a Tenant occupying 50,000 square feet of leased floor space or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Major Tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on the main fascia, one and a half (1.5) square feet of signage for each lineal foot of side elevation on each building elevation up to a maximum of 600 square feet of aggregate sign area for all building elevations. In no case shall a Major Tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS

Pad Tenant shall be defined as a Tenant occupying a single use building signs Identification shall be designed as an integral part of the building fascia in a manne complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on the main fascia, one and a half (1.5) square feet of signage for each lineal foot of side elevation on each building elevation up to a maximum of 500 sq.ft. aggregate sign area for all building elevations. Regardless of frontage, in no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MINOR TENANTS

An Minor Tenant shall be defined as a Tenant occupying less than 50,000 square feet of leased floor space and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Each tenant will be allowed a maximum of two (2) square feet of signage for each lineal foot of leased frontage on the main fascia, one and a half (1.5) square feet of signage for each lineal foot of side elevation on each building elevation up to a maximum maximum of 500 sq.ft. aggregate sign area for all building elevations. Minor Tenants with only two frontages may erect up to two building mounted signs. In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VIII. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as pan channel or reverse pan channel internally illuminated letters. Final approval of any building mounted sign is at the sole discretion of the Landlord and must be permitted by the City of Surprise.

Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 backs and .040 returns
- 3-8" deep returns painted acrylic polyurethane or equivalent
- Minimum 3/4" trimcap
- 3/16" translucent acrylic faces - Colors are open for corporate ID
- 3/16" white plex with translucent vinyl overlay allowd achieve custom colors
- Formed sign faces are also acceptable
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout
- Landlord can approve modifications for return depth and trimcap size

Reverse Pan Channel Internally Illuminated Letter Specifications:

- Aluminum construction with minimum .063 faces and .040 returns
- 2-5" deep returns painted Akzo Nobel acrylic polyurethane or equivalent
- 3/16" clear Lexan backs on all letters
- No clear plex or clear lexan faces will be acceptable
- Internal illumination with neon or LED fixtures
- Neon signs shall use UL approved electrobit housings and 30ma GFI transformers
- LED signs shall use UL approved components throughout
- Landlord can approve modifications for return depth

IX. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS

There will be four types of freestanding multi-tenant identification signs. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

Major Monument Sign - M1 & M2

- 15'-0" high double face internally illuminated Two (2) multi-tenant monument sign

Secondary Monument Sign - M3 & M4

- 12'-0" high double face internally illuminated Two (2) monument sign

Directory Sign - D1

- 6'-0" high double face internally illuminated as needed.

Directional Sign - D2 & D3

- 3'-0" high double face internally illuminated as needed.

Menu Boards - TBD

- Multiple Menu Boards are permitted Two (2) per business
- Each sign area not to exceed 36 sq. ft. and 8ft. in height

Sign Consultant: Andy Gibson
Bootz & Duke Sign Co. • 2831 W. Weldon Ave. | Phoenix, AZ 85017
Phone: 602-272-9356 • Fax: 602-272-4608 • andy@bootzandduke.com

SIGN	QUANTITY	LOCATION	MAX HEIGHT	ALLOWED SIGN AREA	MATERIALS	ILLUMINATION	CURRENT LDO REQUIREMENTS
BUILDING SIGNAGE	TBD	Over Suite Unless Approved by Landlord	80% of the Height and Width of the Sign Band	2 sq.ft. per Linear Foot of Main Elevation and 1.5 sq.ft. per Linear Foot Secondary Elevation	Aluminum Acrylic LED Lights	Yes	1.5 Sq. Ft. Per Liner Ft.
FUEL CENTER CANOPY SIGNAGE	Not to Exceed 10% of Canopy Length	Canopy Fascia	Not to Exceed 80% of Height	10% of Canopy Length	Aluminum Acrylic LED Lights	Yes	Meets Code
MAJOR MONUMENT SIGN (5 Tenants)	Two (2) Double Faced	Designated on Site Map	15'-0" Above Grade	86.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 17'-0" Allowed Sign Area: 120 Sq. Ft.
SECONDARY MONUMENT SIGN (6 Tenants)	Two (2) Double Faced	Designated on Site Map	12'-0" Above Grade	57.50 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 8'-0" Allowed Sign Area: 32 Sq. Ft.
DIRECTIONAL SIGN	TBD as Needed Single and Double Faced	Designated on Site Map	3'-0" Above Grade	3.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 2'-6" Allowed Sign Area: 6 Sq. Ft.
DIRECTORY SIGN	TBD as Needed Single and Double Faced	Designated on Site Map	6'-0" Above Grade	12.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 6'-0" Allowed Sign Area: 12 Sq. Ft.
MENU BOARDS	Two (2) Per Business Single Faced	Designated on Site Map	8'-0" Above Grade to Top of Sign	36.00 Sq. Ft.	Aluminum Steel Acrylic Concrete	Yes	Max Height: 8'-0" Allowed Sign Area: 50 Sq. Ft.

LOT 1

A portion of Surprise Spectrum as shown on final plat recorded in Book 969, Page 17, Maricopa County Records, lying within the southeast quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap flush, from which the east quarter corner of Section 12, a brass cap flush, bears North 00°45'18" East (Basis of Bearing), a distance of 2633.98 feet;

Thence along the east line of the southeast quarter of said Section 12, North 00°45'18" East, a distance of 883.18 feet;

Thence leaving said east line, North 90°00'00" West, a distance of 67.51 feet, to the westerly right-of-way line of 163rd Avenue and the **Point of Beginning**;

Thence along said westerly right-of-way line, South 00°45'18" West, a distance of 75.58 feet;

Thence leaving said westerly right-of-way line, North 89°08'07" West, a distance of 240.73 feet;

Thence South 00°51'53" West, a distance of 162.54 feet;

Thence North 89°08'07" West, a distance of 97.08 feet;

Thence South 00°50'55" West, a distance of 24.04 feet;

Thence North 89°08'07" West, a distance of 18.17 feet;

Thence South 00°51'53" West, a distance of 486.01 feet;

Thence North 89°08'07" West, a distance of 17.36 feet;

Thence South 00°51'53" West, a distance of 66.49 feet, to the northerly right-of-way line of W Pat Tillman Boulevard;

Thence along said northerly right-of-way, North 89°08'07" West, a distance of 652.39 feet, to the westerly line of said Surprise Spectrum;

Thence leaving said northerly right-of-way line, along said westerly line, North 00°51'53" East, a distance of 799.18 feet, to the northerly line of said Surprise Spectrum;

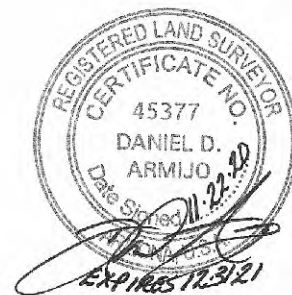
Thence leaving said westerly line, along said northerly line, North 90°00'00" East, a distance of 1025.71 feet, to the **Point of Beginning**.

Containing 582,598 Square Feet or 13.37 Acres more or less.
Subject to easements, restrictions and rights of way of record.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287

November 22, 2020
AWLS #20-065



LOT 2

A portion of Surprise Spectrum as shown on final plat recorded in Book 969, Page 17, Maricopa County Records, lying within the southeast quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap flush, from which the east quarter corner of Section 12, a brass cap flush, bears North 00°45'18" East (Basis of Bearing), a distance of 2633.98 feet;

Thence along the east line of the southeast quarter of said Section 12, North 00°45'18" East, a distance of 806.71 feet;

Thence leaving said east line, North 89°14'42" West, a distance of 67.50 feet, to the westerly right-of-way line of 163rd Avenue and the **Point of Beginning**;

Thence along said westerly right-of-way line, South 00°45'18" West, a distance of 162.54 feet;

Thence leaving said westerly right-of-way line, North 89°08'07" West, a distance of 241.05 feet;

Thence North 00°51'53" East, a distance of 162.54 feet;

Thence South 89°08'07" East, a distance of 240.73 feet, to the **Point of Beginning**.

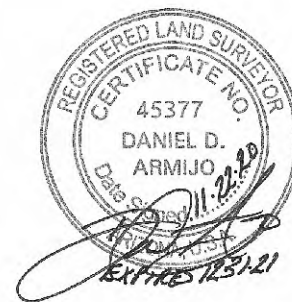
Containing 39,155 Square Feet or 0.90 Acres more or less.

Subject to easements, restrictions and rights of way of record.



P.O. Box 2170, Chandler, AZ 85244
 Daniel D. Armijo, RLS (480) 244-7630
 Brian D. Warren, LSIT (480) 243-4287

November 22, 2020
 AWLS #20-065



LOT 3

A portion of Surprise Spectrum as shown on final plat recorded in Book 969, Page 17, Maricopa County Records, lying within the southeast quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap flush, from which the east quarter corner of Section 12, a brass cap flush, bears North 00°45'18" East (Basis of Bearing), a distance of 2633.98 feet;

Thence along the east line of the southeast quarter of said Section 12, North 00°45'18" East, a distance of 644.17 feet;

Thence leaving said east line, North 89°14'42" West, a distance of 67.50 feet, to the westerly right-of-way line of 163rd Avenue and the **Point of Beginning**;

Thence along said westerly right-of-way line, South 00°45'18" West, a distance of 164.02 feet;

Thence leaving said westerly right-of-way line, North 89°08'07" West, a distance of 245.93 feet;

Thence South 00°51'47" West, a distance of 159.73 feet;

Thence North 89°19'57" West, a distance of 110.68 feet;

Thence North 00°51'53" East, a distance of 300.09 feet;

Thence South 89°08'07" East, a distance of 18.17 feet;

Thence North 00°50'55" East, a distance of 24.04 feet;

Thence South 89°08'07" East, a distance of 338.12 feet, to the **Point of Beginning**.

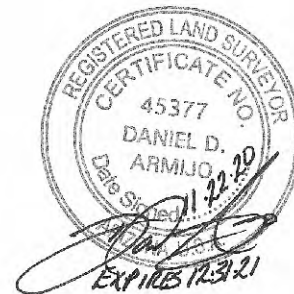
Containing 75,726 Square Feet or 1.74 Acres more or less.

Subject to easements, restrictions and rights of way of record.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287

November 22, 2020
AWLS #20-065



LOT 4

A portion of Surprise Spectrum as shown on final plat recorded in Book 969, Page 17, Maricopa County Records, lying within the southeast quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap flush, from which the east quarter corner of Section 12, a brass cap flush, bears North 00°45'18" East (Basis of Bearing), a distance of 2633.98 feet;

Thence along the east line of the southeast quarter of said Section 12, North 00°45'18" East, a distance of 235.56 feet;

Thence leaving said east line, North 89°14'42" West, a distance of 67.50 feet, to the westerly right-of-way line of 163rd Avenue and the **Point of Beginning**;

Thence leaving said westerly right-of-way line, North 89°08'07" West, a distance of 67.58 feet;

Thence North 00°51'53" East, a distance of 84.86 feet;

Thence North 89°08'07" West, a distance of 178.81 feet;

Thence North 00°51'47" East, a distance of 159.73 feet;

Thence South 89°08'07" East, a distance of 245.93 feet, to the westerly right-of-way line of 163rd Avenue;

Thence along said westerly right-of-way line, South 00°45'18" West, a distance of 244.59 feet, to the **Point of Beginning**.

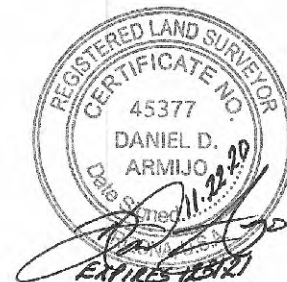
Containing 45,035 Square Feet or 1.03 Acres more or less.

Subject to easements, restrictions and rights of way of record.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287

November 22, 2020
AWLS #20-065



LOT 5

A portion of Surprise Spectrum as shown on final plat recorded in Book 969, Page 17, Maricopa County Records, lying within the southeast quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap flush, from which the east quarter corner of Section 12, a brass cap flush, bears North 00°45'18" East (Basis of Bearing), a distance of 2633.98 feet;

Thence along the south line of the southeast quarter of said Section 12, North 89°08'07" West, a distance of 228.39 feet;

Thence leaving said south line, North 00°51'53" East, a distance of 67.50 feet, to the northerly right-of-way line of W Pat Tillman Boulevard and the **Point of Beginning**;

Thence along said northerly right-of-way line, North 89°08'07" West, a distance of 213.99 feet;

Thence leaving said northerly right-of-way line, North 00°51'53" East, a distance of 66.49 feet;

Thence South 89°08'07" East, a distance of 17.36 feet;

Thence North 00°51'53" East, a distance of 185.92 feet;

Thence South 89°19'57" East, a distance of 110.68 feet;

Thence South 00°51'47" West, a distance of 186.30 feet;

Thence South 89°08'07" East, a distance of 85.95 feet;

Thence South 00°51'53" West, a distance of 66.49 feet, to the **Point of Beginning**.

Containing 34,827 Square Feet or 0.80 Acres more or less.

Subject to easements, restrictions and rights of way of record.



P.O. Box 2170, Chandler, AZ 85244
Daniel D. Armijo, RLS (480) 244-7630
Brian D. Warren, LSIT (480) 243-4287

November 22, 2020
AWLS #20-065



LOT 6

A portion of Surprise Spectrum as shown on final plat recorded in Book 969, Page 17, Maricopa County Records, lying within the southeast quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap flush, from which the east quarter corner of Section 12, a brass cap flush, bears North 00°45'18" East (Basis of Bearing), a distance of 2633.98 feet;

Thence along the east line of the southeast quarter of said Section 12, North 00°45'18" East, a distance of 235.56 feet;

Thence leaving said east line, North 89°14'42" West, a distance of 67.50 feet, to the westerly right-of-way line of 163rd Avenue and the **Point of Beginning**;

Thence along said westerly right-of-way line, South 00°45'18" West, a distance of 137.93 feet;

Thence leaving said westerly right-of-way line, South 45°48'35" West, a distance of 42.39 feet, to the northerly right-of-way line of W Pat Tillman Boulevard;

Thence along said northerly right-of-way line, North 89°08'07" West, a distance of 130.76 feet;

Thence leaving said northerly right-of-way line, North 00°51'53" East, a distance of 66.49 feet;

Thence North 89°08'07" West, a distance of 85.95 feet;

Thence North 00°51'47" East, a distance of 186.30 feet;

Thence South 89°08'07" East, a distance of 178.81 feet;

Thence South 00°51'53" West, a distance of 84.86 feet;

Thence South 89°08'07" East, a distance of 67.58 feet, to the **Point of Beginning**.

Containing 50,413 Square Feet or 1.16 Acres more or less.

Subject to easements, restrictions and rights of way of record.



P.O. Box 2170, Chandler, AZ 85244
 Daniel D. Armijo, RLS (480) 244-7630
 Brian D. Warren, LSIT (480) 243-4287

November 22, 2020
 AWLS #20-065



NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER
TENANT.
3/4" TRIM CAP, COLOR AS PER TENANT..

MOUNTING

MOUNT FLUSH TO WALL.

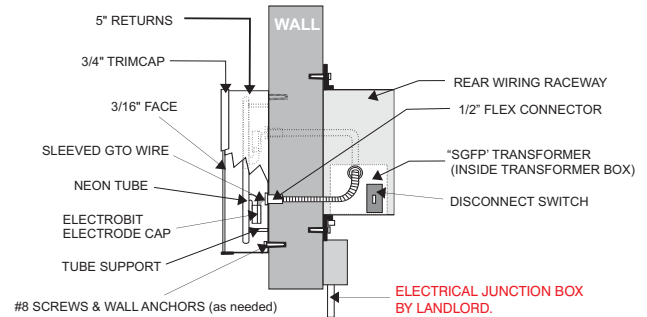
FACE

3/16" SG ACRYLIC, COLOR AS PER TENANT.

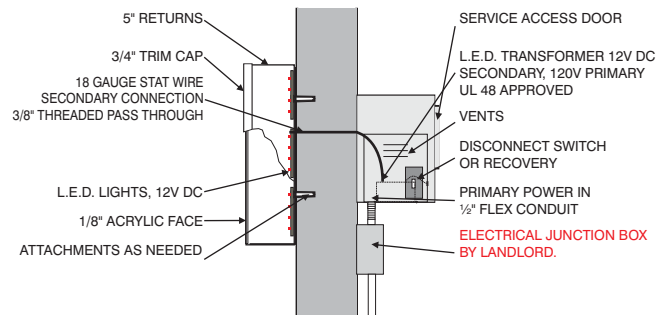
ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

NEON ILLUMINATED PAN CHANNEL LETTERS



L.E.D. ILLUMINATED PAN CHANNEL LETTERS



NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT

TENANT

CONSTRUCTION

.063" CLC RETURNS 2-5" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

MOUNTING

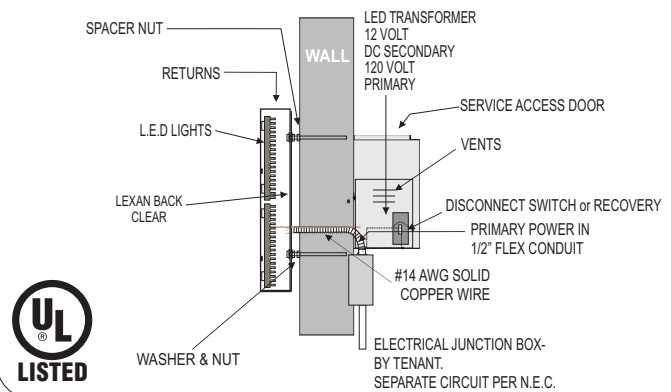
STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

ILLUMINATION

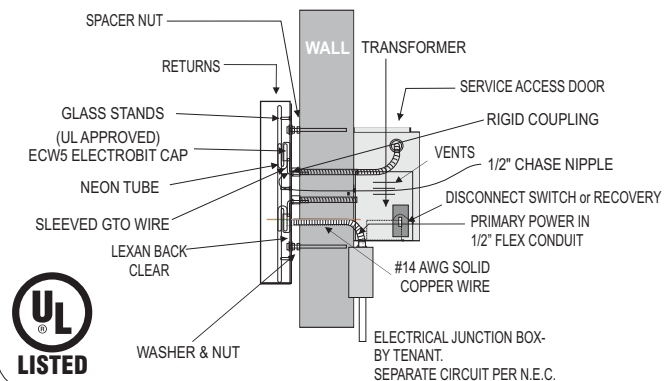
L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4"
WITH REMOTE TRANSFORMER.

*THE PROPERTY OWNER CAN APPROVE MODIFICATIONS FOR RETURN DEPTH AND TRIMCAP SIZE

LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



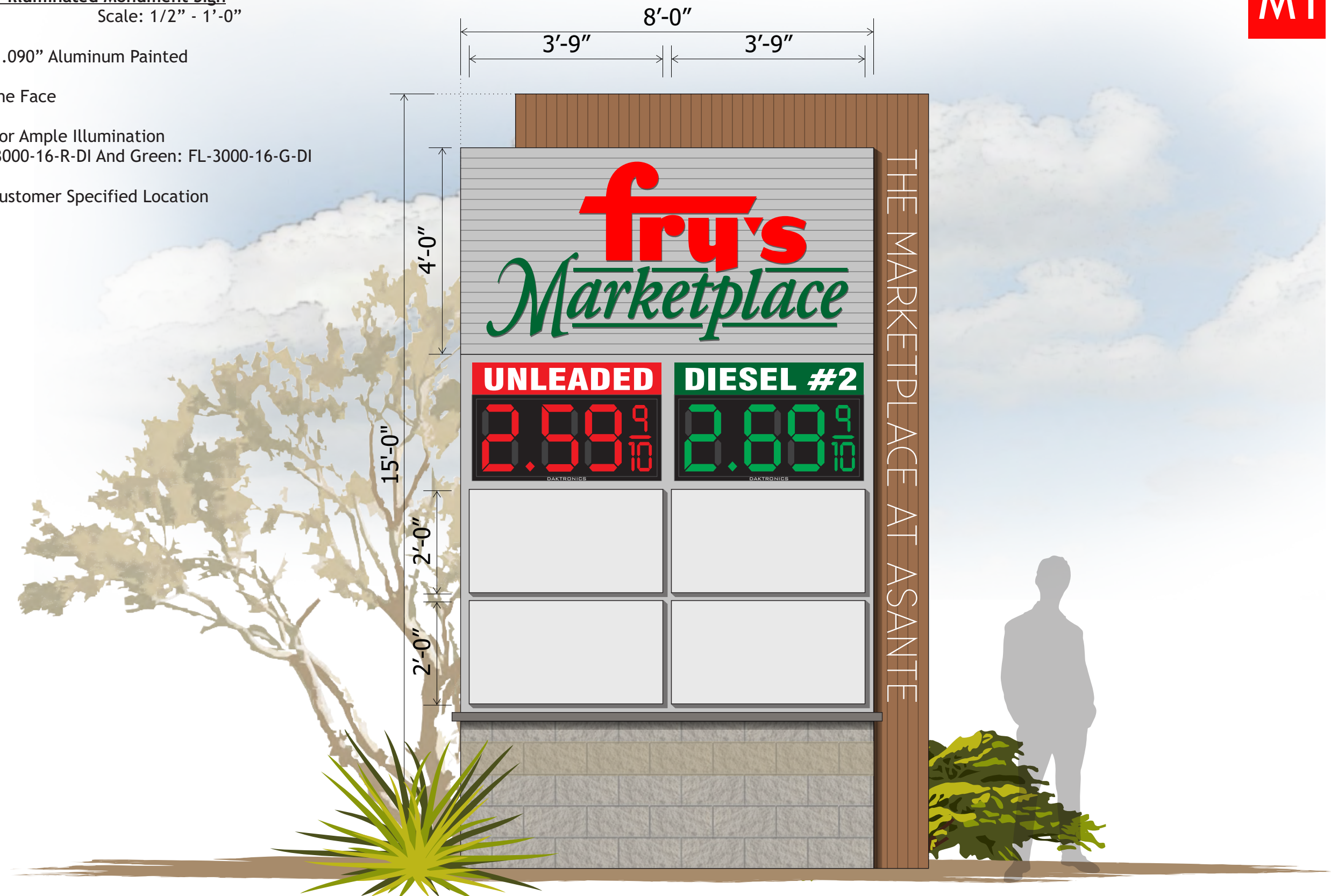
NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



Manufacture and Install One(1) Internally Illuminated Monument Sign
86.00 Sq. Ft. Scale: 1/2" - 1'-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** LEDs Spaced as Necessary for Ample Illumination
- **Displays:** Daktronics FuelLight # Red: FL-3000-16-R-DI And Green: FL-3000-16-G-DI
- **Power:** Power Supplies in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location



Elevation exhibit showing the relation between the proposed landscape and the location of the monument signs.



Manufacture and Install One(1) Internally Illuminated Monument Sign
86.00 Sq. Ft. Scale: 1/2" - 1'-0"

- Monument Sign:**
- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
 - **Faces:** Routed .125 Painted
 - **Backed:** 3/16" Acrylic Stud Mounted to the Face
 - **Vinyl:** Colors TBD
 - **Illumination:** LEDs Spaced as Necessary for Ample Illumination
 - **Displays:** Daktronics FuelLight # Red: FL-3000-16-R-DI And Green: FL-3000-16-G-DI
 - **Power:** Power Supplies in Sign
 - **Installation:** On ASA Pipe and Footer at Customer Specified Location



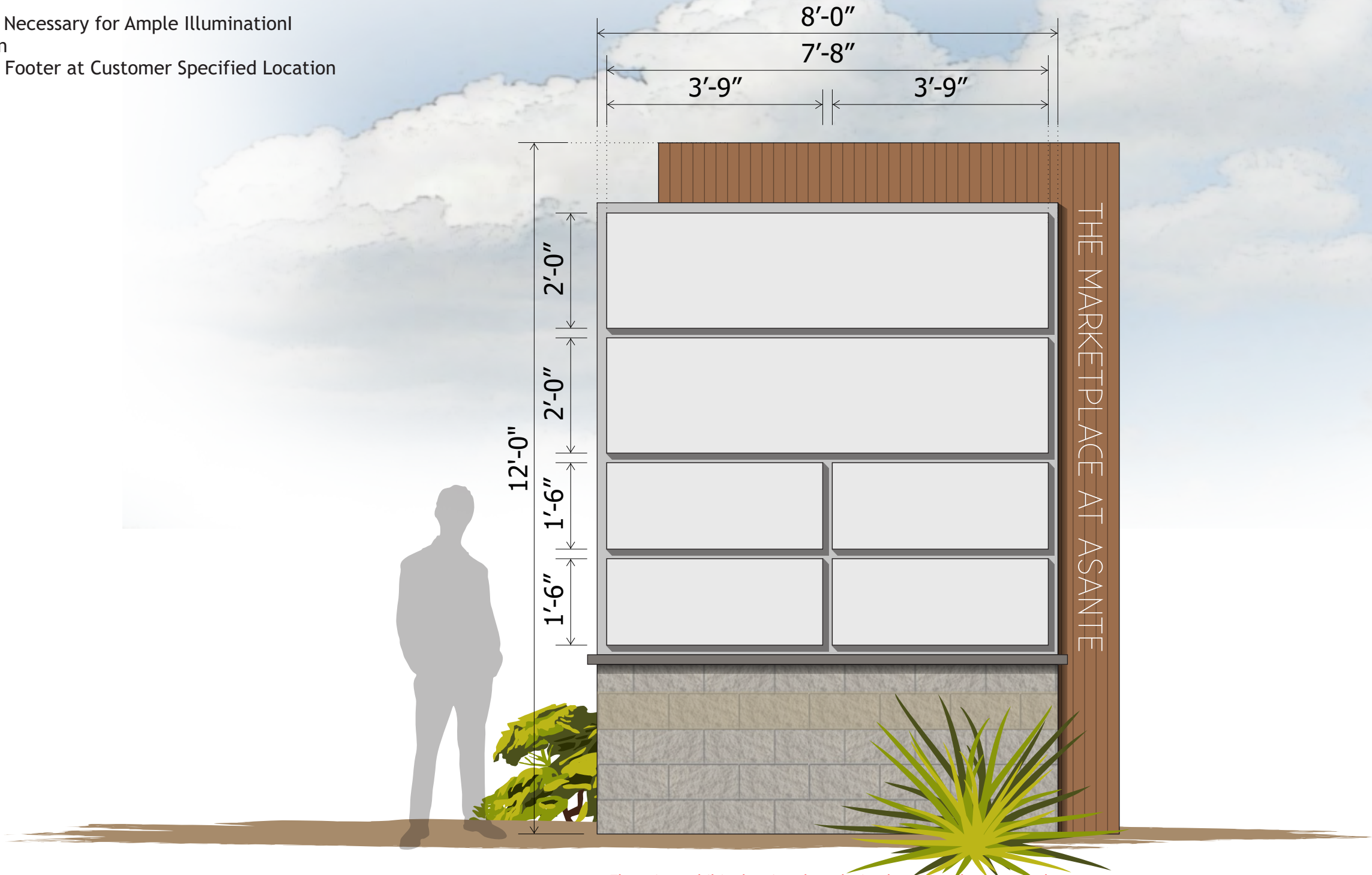
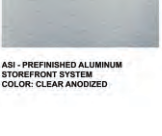
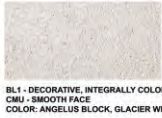
Elevation exhibit showing the relation between the proposed landscape and the location of the monument signs.



Manufacture and Install One(1) Internally Illuminated Monument Sign
57.50 Sq. Ft. Scale: 1/2" - 1'-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** LEDs Spaced as Necessary for Ample Illuminationl
- **Power:** Power Supplies in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location



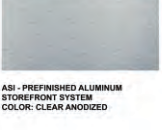
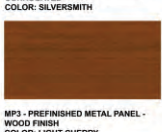
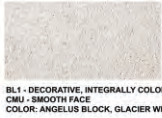
Elevation exhibit showing the relation between the proposed landscape and the location of the monument signs.



Manufacture and Install One(1) Internally Illuminated Monument Sign
57.50 Sq. Ft. Scale: 1/2" - 1'-0"

Monument Sign:

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors TBD
- Illumination: LEDs Spaced as Necessary for Ample Illuminationl
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location



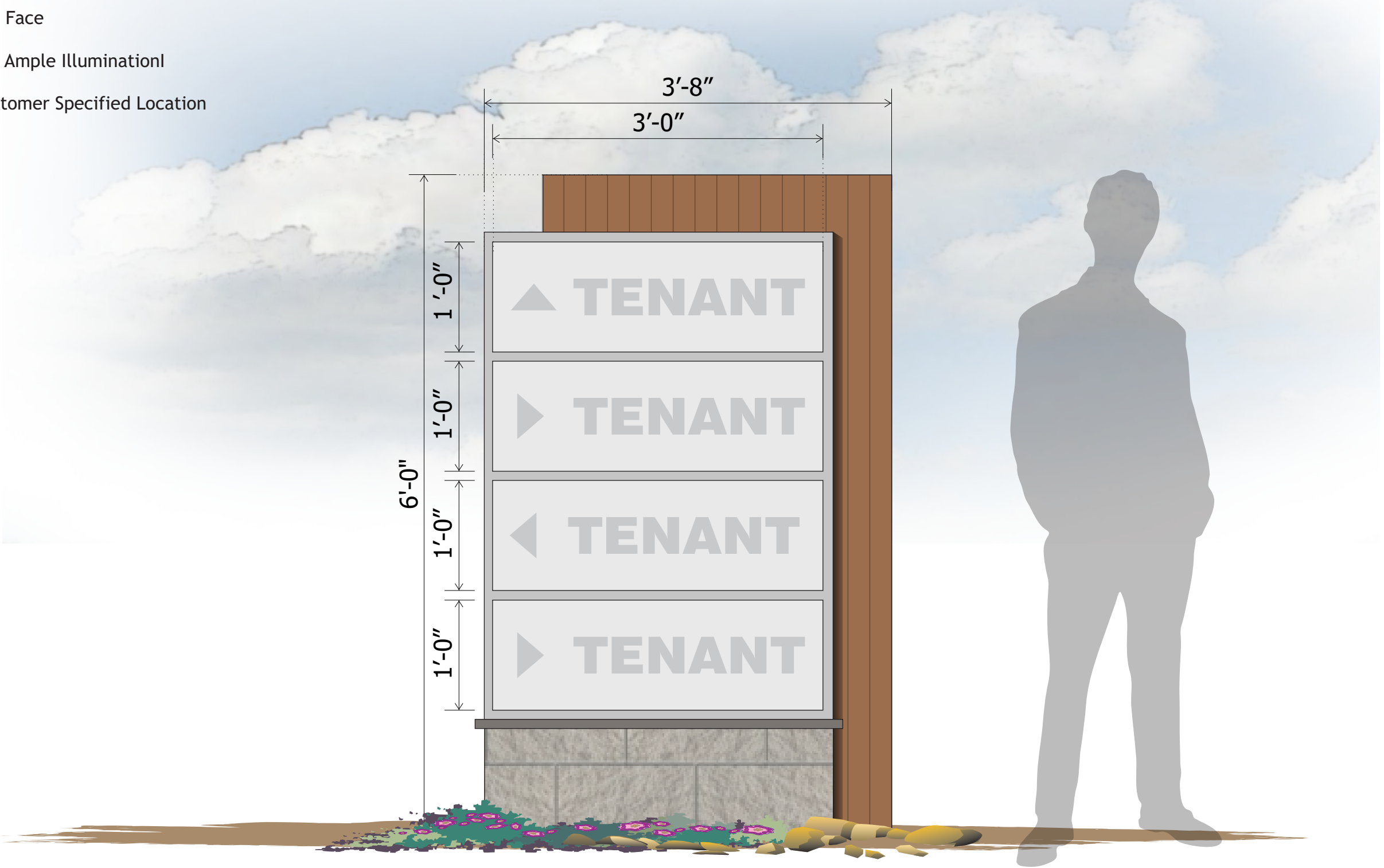
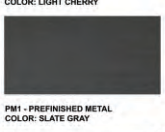
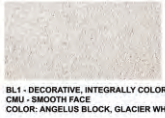
Elevation exhibit showing the relation between the proposed landscape and the location of the monument signs.



Manufacture and Install Two(2) Internally Illuminated Directory Sign
12.00 Sq. Ft. Scale: 1" = 1'-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** LEDs Spaced as Necessary for Ample Illuminationl
- **Power:** Power Supplies in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

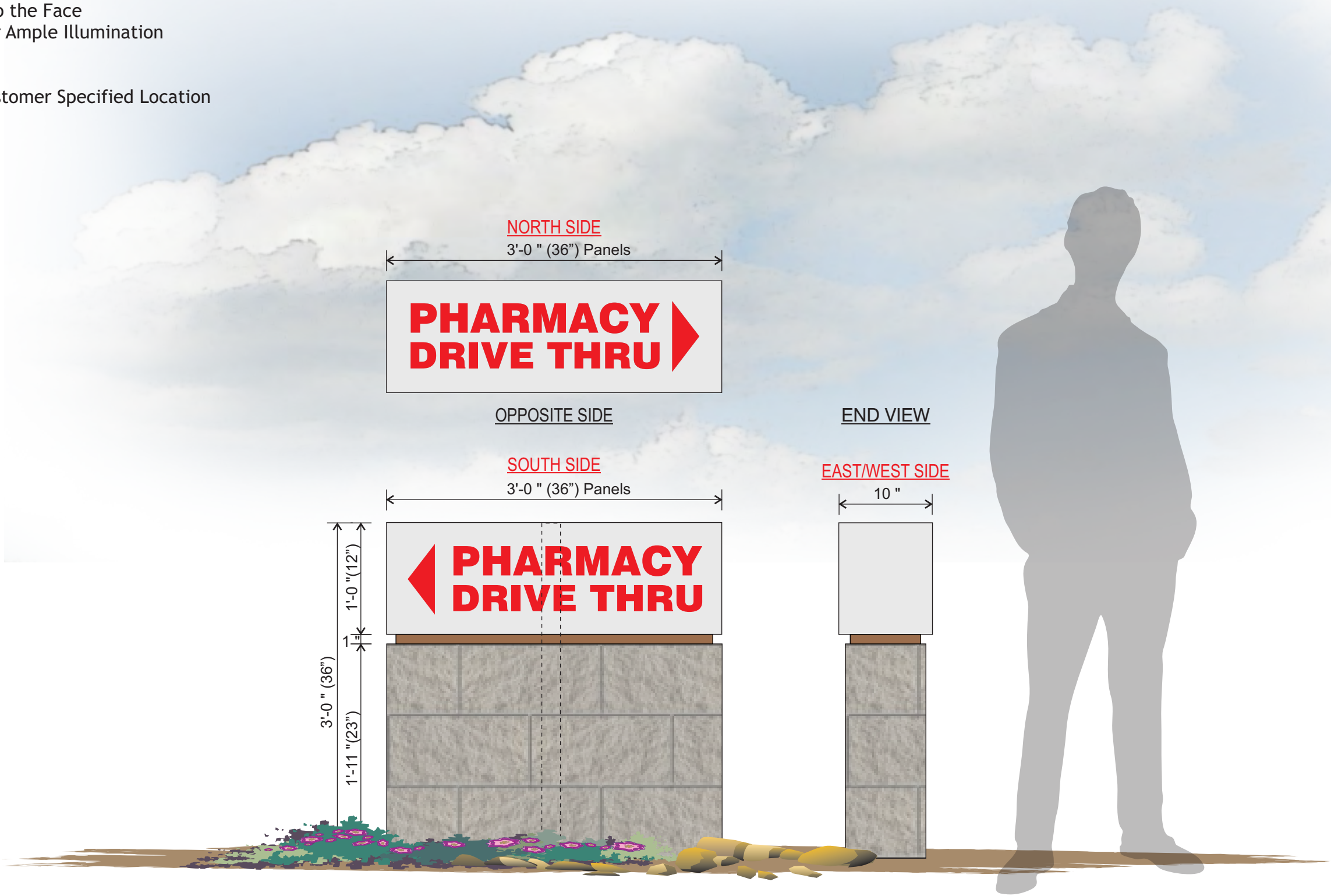
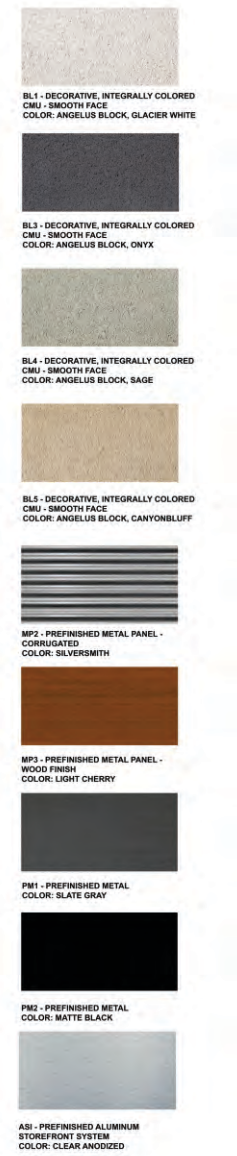




Fabricate & Install (1)One Double Face Illuminated Directional
3.00 Sq. Ft. Scale: 1" = 1'-0"

Directional Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Red Acrylic Stud Mounted to the Face
- **Illumination:** LEDs Spaced as Necessary for Ample Illumination
- **Power:** Power Supplies in Sign
- **Base:** Split Face Block Base
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

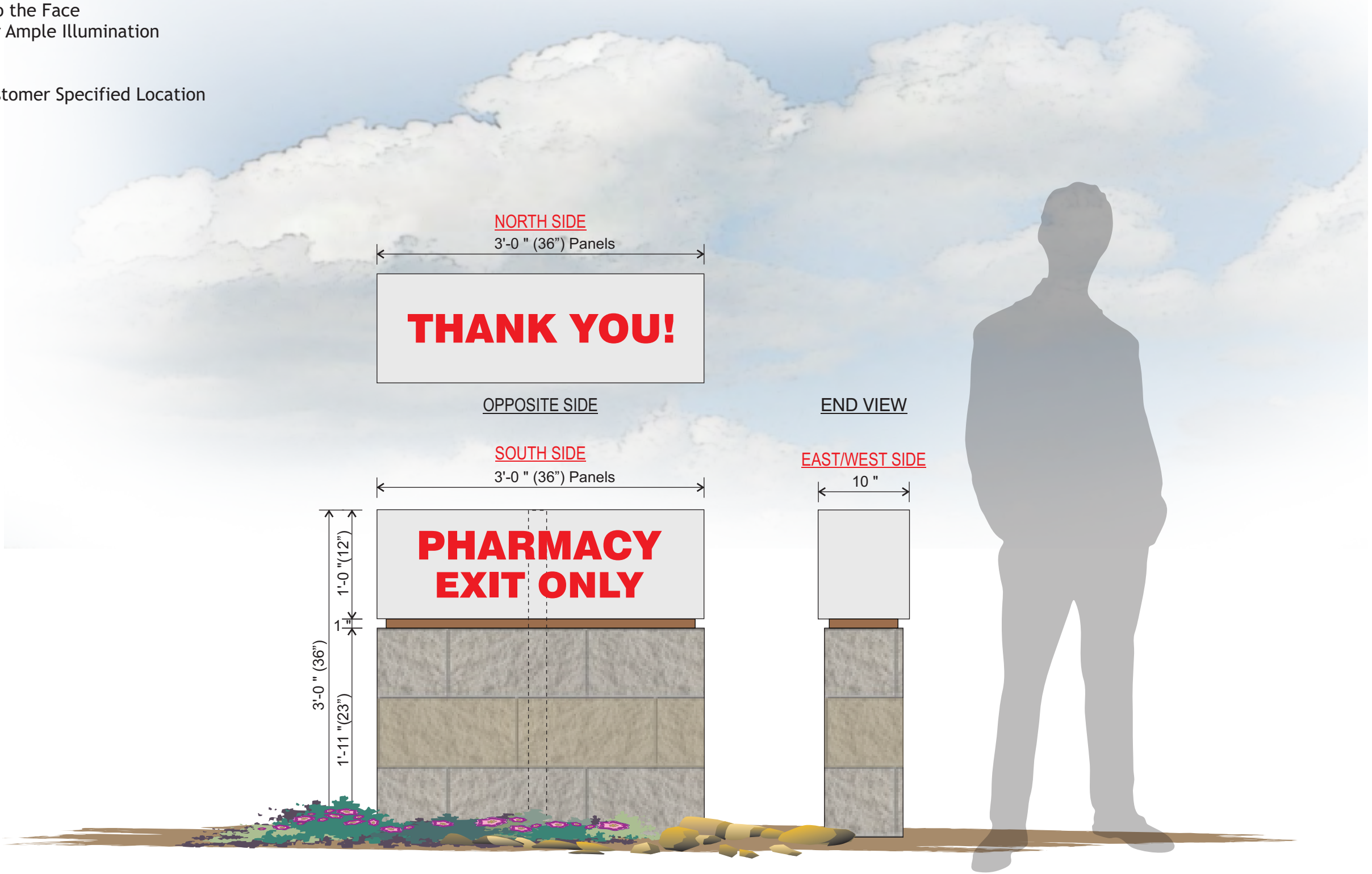
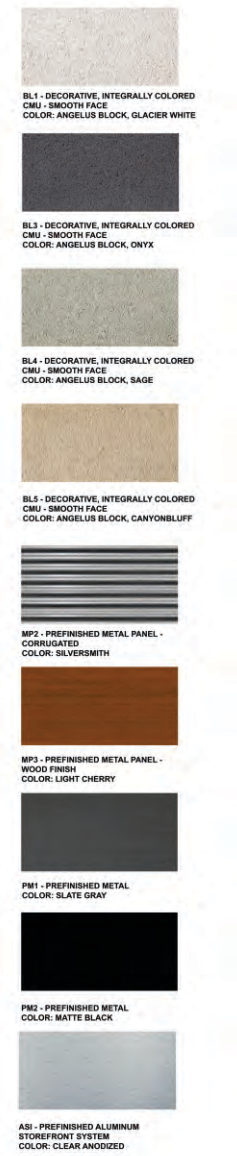


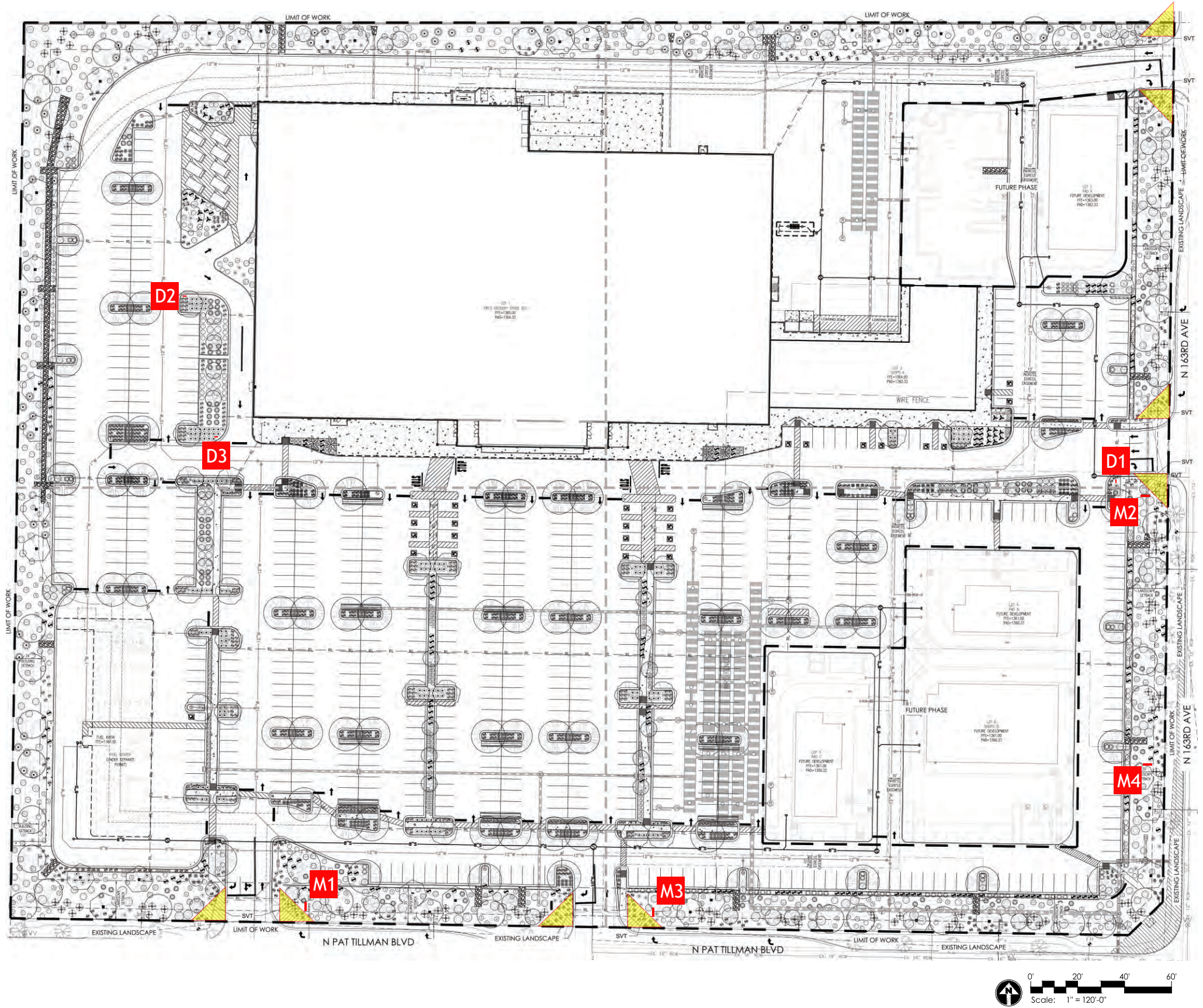


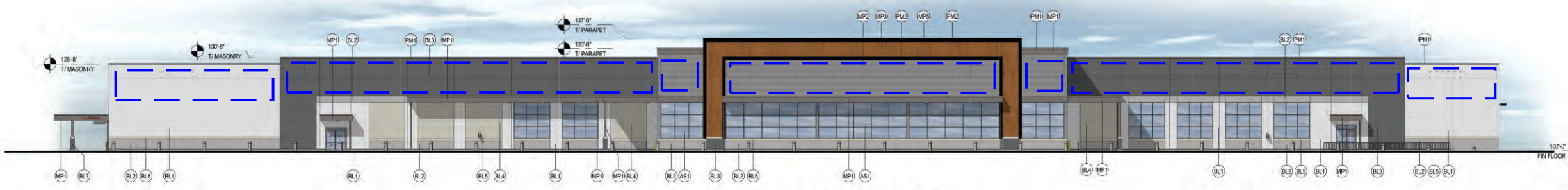
Fabricate & Install (1)One Double Face Illuminated Directional
3.00 Sq. Ft. Scale: 1" = 1'-0"

Directional Sign:

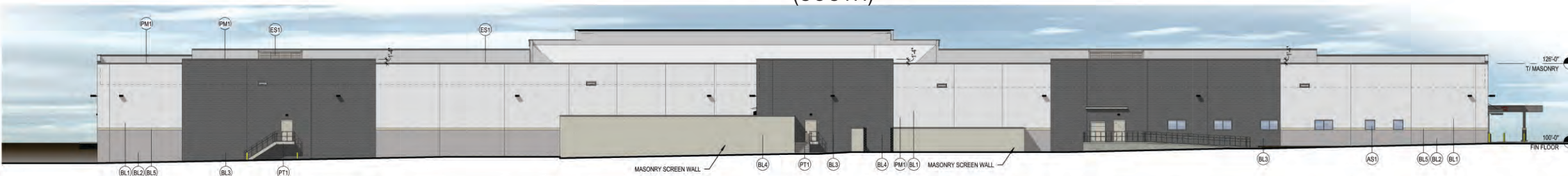
- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted
- **Faces:** Routed .125 Painted
- **Backed:** 3/16" Red Acrylic Stud Mounted to the Face
- **Illumination:** LEDs Spaced as Necessary for Ample Illumination
- **Power:** Power Supplies in Sign
- **Base:** Split Face Block Base
- **Installation:** On ASA Pipe and Footer at Customer Specified Location



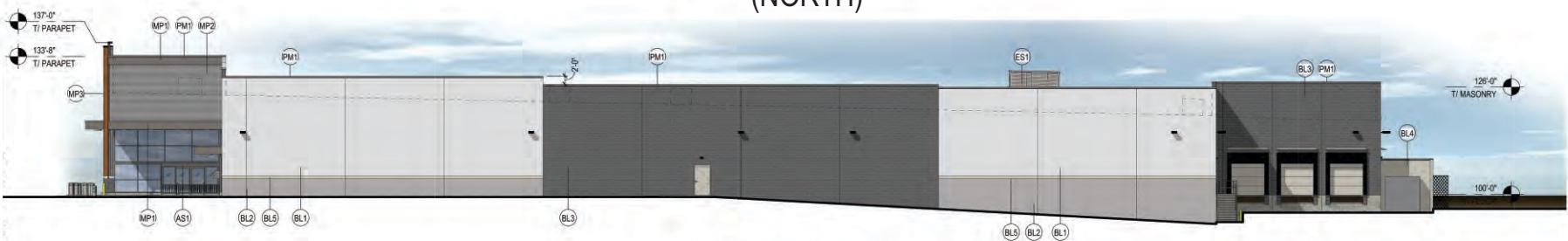




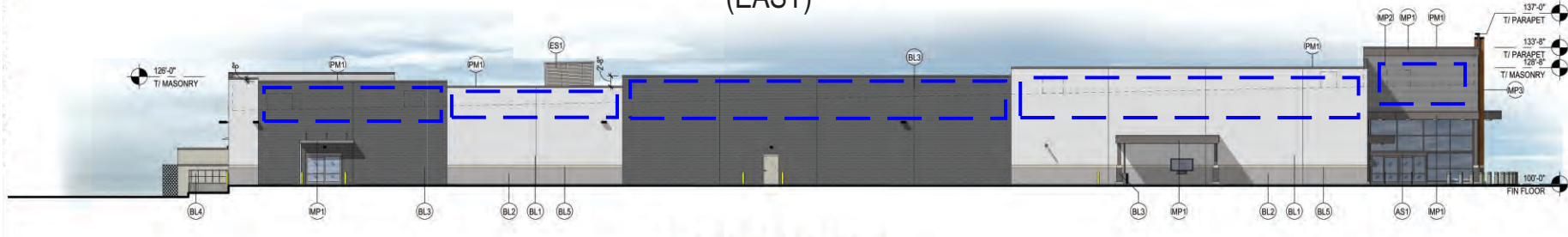
FRONT ELEVATION
(SOUTH)



REAR ELEVATION
(NORTH)



SIDE ELEVATION
(EAST)



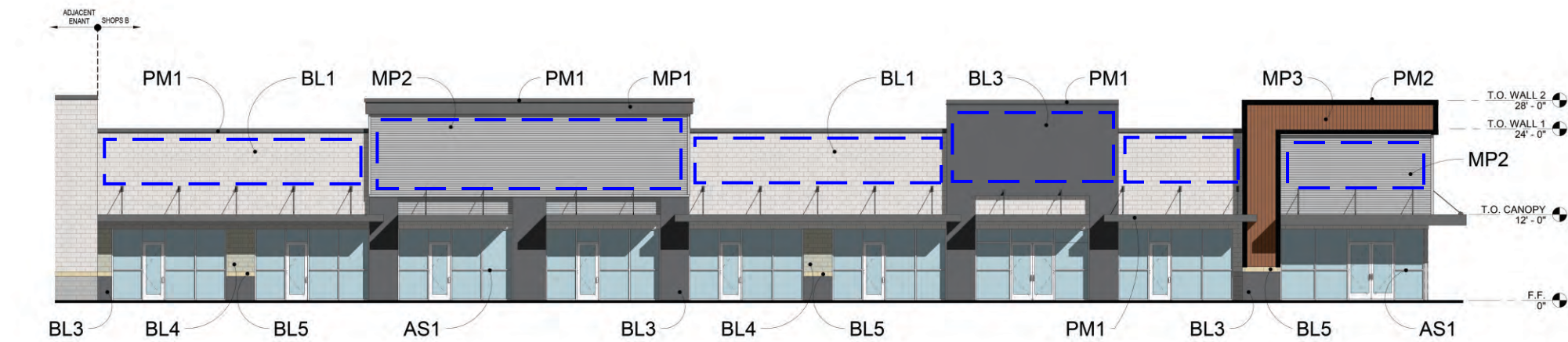
SIDE ELEVATION
(WEST)

- EXTERIOR MATERIAL LEGEND**
- BL1 Decorative, IntegrallyColored CMU - Smooth face
Color: Angelus Block, Glacier White
 - BL2 Decorative, IntegrallyColored CMU - Split face
Color: Angelus Block, Silver
 - BL3 Decorative, IntegrallyColored CMU - Smooth face
Color: Angelus Block, Org
 - BL4 Decorative, IntegrallyColored CMU - Smooth face
Color: Angelus Block, Sage
 - BL5 Decorative, IntegrallyColored CMU - Smooth face
Color: Angelus Block, Cargobuff
 - MP1 Prefinished Metal Panel - Smooth
Color: Slate Gray
 - MP2 Prefinished Metal Panel - Corrugated
Color: Silversmith
 - MP3 Aluminum Metal Panel - Wood Finish
Color: Light Cherry
 - PM1 Prefinished Metal
Color: Slate Gray
 - PM2 Prefinished Metal
Color: Matte Black
 - AS1 Prefinished Aluminum Storefront
Color: Clear Anodized
 - PT1 Painted Metal
Color: SW7016 Mindful Gray
 - ES1 Equipment Screen
Color: Citycapes Enviro Louvered Panel, Shadow Gr. ay

EXTERIOR ELEVATIONS

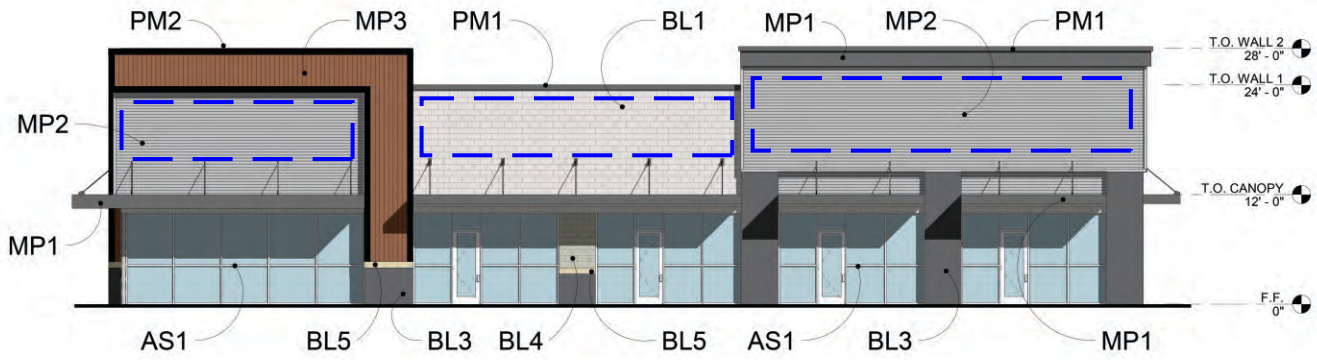
October 1, 2020

Sign Band for Building Signage



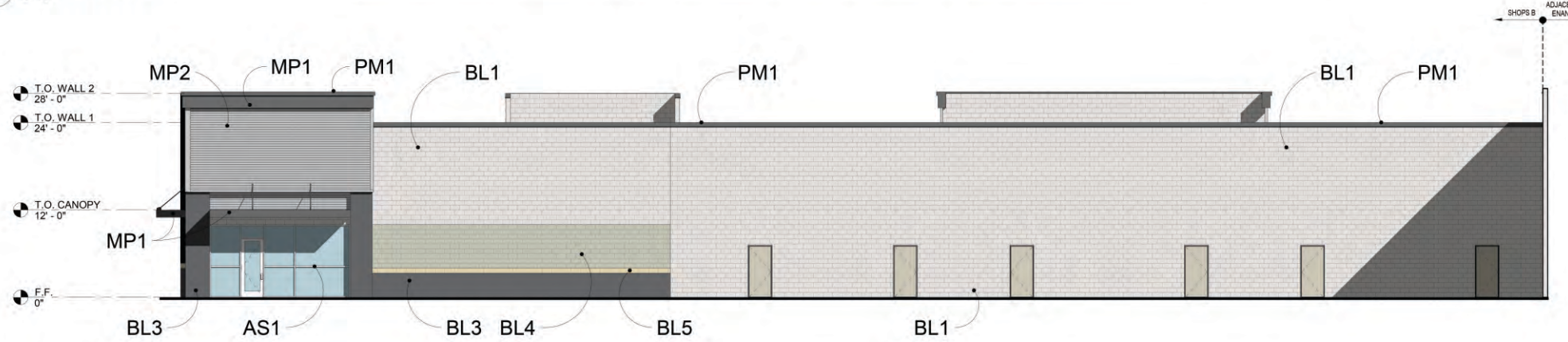
1 SOUTH ELEVATIONS

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"



3 NORTH ELEVATION

1/8" = 1'-0"

Sign Band for Building Signage



BL1 - DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: ANGELUS BLOCK, GLACIER WHITE



BL3 - DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: ANGELUS BLOCK, ONYX



BL4 - DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: ANGELUS BLOCK, SAGE



BL5 - DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: ANGELUS BLOCK, CANYONBLUFF



MP2 - PREFINISHED METAL PANEL - CORRUGATED
COLOR: SILVERSMITH



MP3 - PREFINISHED METAL PANEL - WOOD FINISH
COLOR: LIGHT CHERRY



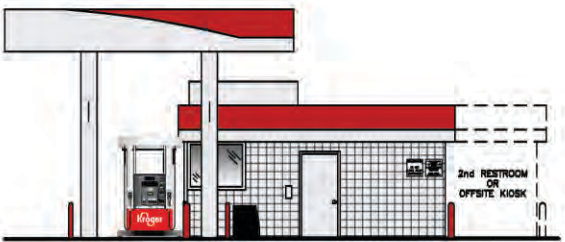
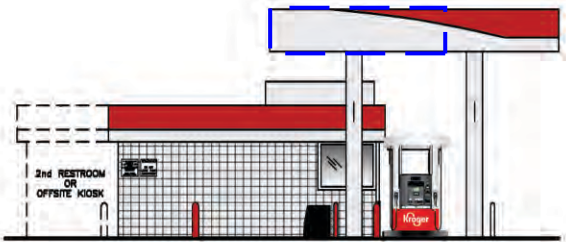
PM1 - PREFINISHED METAL
COLOR: SLATE GRAY



PM2 - PREFINISHED METAL
COLOR: MATTE BLACK



AS1 - PREFINISHED ALUMINUM STOREFRONT SYSTEM
COLOR: CLEAR ANODIZED



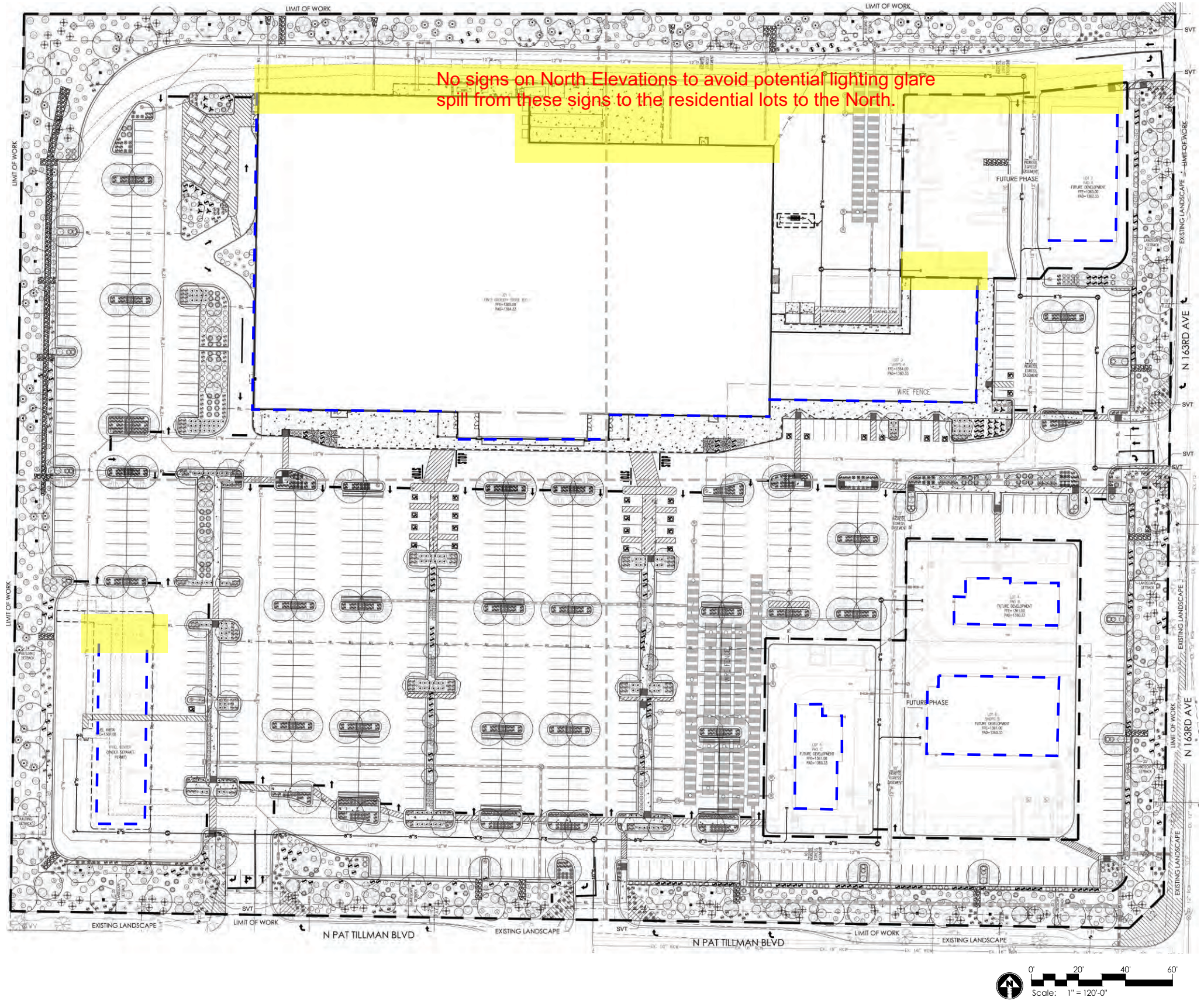
Sign Band for Canopy Signage

Scale: 1/16"=1'-0"

This is a three inch scale to confirm size of document



9x1 DISPENSERS, 1 & 2 RESTROOM KIOSK
JULY 2018



Sign Band for Building Signage



To: City of Surprise – Community Development Department
From: Bootz and Duke Sign Company
Date: 7/9/21
Re: FS 21- 391 (Citizen Participation Report)
Marketplace at Asante – CSP

On-Site Signage Details:

The following on-site signage was placed on two (2) double-sided signs on Wednesday, June 16, 2021 near the intersection of 163rd Avenue and Pat Tilman Blvd.

In-Person Meeting Details:

Date: Wednesday, July 7, 2021
Time: 6:00 p.m. – 8:00 p.m.
Place: Asante Preparatory Academy
Room: Cafeteria
23251 N 166th Drive
Surprise, AZ 85387-1498



On-Line Zoom Meeting Details:

Link: <https://zoom.us/j/98037921468?pwd=ZEF6TW9nZFVmOFNaQnUvam13YkZKUT09>
Meeting ID: 980 3792 1468
Passcode: Bootz
Dial In: 669 900 6833

In-Person Attendance: (See attached Sign in Sheet)

Mike & Cindy Donnelly
Arnett Duncan
Jim Sharp
Roland Winters
Marilyn Hinrichs
Sam & Anita Azzarella
Nancy & David Tavares
C.R. Asnate
Weldon Emery
Pat Morgan
Donald Thomas & Isabela Musial
Sergio Angulo

Zoom Meeting Attendance:

; Mike Jermolowicz
; Aly Cline
Sherry Korpi
Rodocker2
Mary's iPhone

- All Zoom meeting attendees that requested a CSP were emailed a copy and were able to read through it and discuss with Andy Gibson.

Meeting Introduction:

At 6:00 p.m. the meeting began with Andy Gibson, CEO and project leader for the Marketplace at Asante – CSP submittal provided an introduction of himself to the live and Zoom audience and stated that he was there to only discuss the Comprehensive Sign Package, not the rest of build project. He stated that this was the first public input meeting established for neighbors to hear about the proposed signs for the project and that after this meeting and staff review, a hearing would be later scheduled before the Planning and Zoning Commission and then another meeting at City Council where these details would be discussed again.

Mr. Gibson stated that the proposed Fry's project included a grocery store and fuel center. He provided an exhibit of the sign site plan showing the location and typical monument sign that would be placed on the site. This was done in front of a camera so the digital viewers could follow along as well. Mr. Gibson further stated that the signs will include the texture, color, and size that are less the City Code standards for all signs and were created to be a cohesive and attractive element to the commercial center.

He also stated the there were two ground signs along 163rd and two ground signs along Pat Tillman Boulevard. He then stated that he brought extra copies of the submitted CSP for all attendees to pick up a copy and walk through it and that he would be happy to address any comments that they might have.

Mr. Gibson further stated that there will be other stores coming to the site, but that he is not aware of any specific stores at this time. There will be no signs on the north facing elevations facing the north side of the site because that has been slated as a residential use and the center did not want to put signs that would negatively impact residents. Mr. Gibson also stated that the standards table found in the CSP would direct all future signage for the site. As an example only 25% of windows can be covered, drive-thru signage will be less than city code standards and that all tenants will have to get future signs approved by both the Commercial Center and the City of Surprise. He concluded his remarks by stating that the Marketplace at Asante sign package was prepared carefully and to the high standards that the Barclay Group's projects are known for with clean and cohesive signs that will complement the area while being sensitive to the surrounding uses.

Questions and Answers:

After about a 15-minute introduction to the project, Mr. Gibson opened up to questions from the neighbors.

Q1. Can you talk about the building plans for the rest of the commercial property?

A1. Mr. Gibson: Sorry, I am really only here to talk about the signs. I have very little information about the development of the site.

Q2. Will there be other PAD or commercial sites on this property? Do you know who they might be?

A2. Mr. Gibson: again, I really don't have any specific information on this rest of the site. I assume that other commercial uses will in added, but not really aware of any at this time.

Q3. Do you know of any specific tenants now?

A3. Mr. Gibson: not really. I would look at other Fry's developments to look at the types of mixed commercial uses that might be located here.

Q4. We have some traffic concerns for the site in general. Can you talk about the future ingress- egress of the site?

A4. Mr. Gibson: stated that Mr. Roland Winters was in attendance and that perhaps he could answer some of these concerns and restated that he was here to talk about the sign package and just did not have much information about the site development.

Q5. How tall will the ground signs be?

A5. Mr. Gibson: 15' is the total height for the proposed monument signs. The city allows taller signs and signs with more square footage, but this project will not be pushing any code boundaries.

Q6. Who is the developer?

A6. Mr. Gibson: stated that the Barclay Group was the developer.

Those in attendance asked quite a few questions of Mr. Winters about the details of the site development. Mr. Gibson asked if anyone had any specific sign related questions and then collected all emails of those in attendance that wanted a copy of the CSP. Drafts were emailed to them before they left the meeting for both in-person and on-line neighbors.

There were no specific issues raised about the signs during this meeting and no comments were generated before this meeting. Mr. Gibson made everyone aware of his phone and email if future questions came up. He thanked them for their attendance and questions.



The main body of attendance left around 7:00-7:15. The Zoom meeting continued until 8:00 p.m. no further comments or questions were generated.

Meeting Notice Process:

Kristi Trisko, from Bootz and Duke, provided the City of Surprise with the meeting details both in-person and on-line via email on June 4, 2021.

Neighborhood Meeting Notices and newspaper publishing at least 15 days prior to the meeting were completed by the City of Surprise.

We will continue to provide the City with any comments or concerns from neighbors as the Marketplace at Asante CSP moves through staff review, Planning and Zoning Commission, and City Council.

Sincerely,

A handwritten signature in black ink that reads 'Andy Gibson'.

Andy Gibson, CEO
Bootz and Duke Sign Company
Andy@BootzandDuke.com
602-272-9356

MIKE & CINDY DONNELLY

SURPRISE AZ 85387

ARNETT DUNCAN

Surprise 85387

JIM SHARP

SURPRISE AZ 85387



surpriseaz.gov

Roland F. Winters Jr.

Councilmember, District 1

623.222.1300 • Main Line
623.222.1321 • Office
623.594.5952 • Direct
roland.winters@surpriseaz.gov

16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Marilyn Heinrichs

Sam & Anita Azzarella

Nancy & David Tavares

C.R.
ASANTE

WELDON EMERY

85387

PAT Morgan

Surprise, AZ 85387

Donald Thomas + Izabela
Musial

Rd. Surprise, AZ 85387

AFFIDAVIT OF POSTING

Case Number FS21-391

Project Name: Comprehensive Sign Package for the Marketplace at Asante

Project Location: NWC of 163rd and Pat Tilman Blvd.

Date Site Posted: June 14, 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.

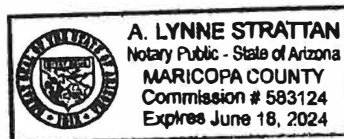
[Signature]
Owner/Applicant Signature

6-14-21
Date

This instrument was acknowledged before me this 14 day of June,
2021 by Andy Gibson

A. Lynne Strattan
Notary Public

My Commission Expires: June 18, 2024



Notice of Public Hearing City of Surprise

Knight-Ridder Meeting
Date: Wednesday, July 7, 2010
Time: 6:00 PM

Planning and Zoning
Date:
Time:

City Council
Date:
Time:
Location:

William J. Arata, President, Asante, Location:
2001 N. 17th Dr. (aka) AZ 85375
Board of Directors

2001 N. 17th Dr. (aka) AZ 85375
2001 N. 17th Dr. (aka) AZ 85375
Meeting Room 1000 (aka) - Phone: 602-272-9356 - Email: info@surpriseaz.gov



Case # P821-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante
For more information, call:
602-272-9356
Surpriseaz.gov



Robert P. Kelly Library
24th & Baseline
Hours: Mon-Fri 10am-5pm, Sat 10am-4pm, Sun 12pm-4pm
Phone: (928) 438-1234
Fax: (928) 438-1235
Website: www.rpklibrary.org
Address: 24th & Baseline, Phoenix, AZ 85016

↑
LINO MISSION CENTER
HERITAGE
Lino Mission Center
Heritage Center
24th & Baseline
Phoenix, AZ 85016
(928) 438-1234

AFFIDAVIT OF POSTING

Case Number FS21-391

Project Name: Comprehensive Sign Package for the Marketplace at Asante

Project Location: NWC of 163rd and Pat Tilmant Blvd.

Date Site Posted: July 27, 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

7-29-2021
Date

This instrument was acknowledged before me this 29 day of July,
20 21 by Andy Gibson

A. Lynne Stratton
Notary Public

My Commission Expires: June 18, 2024



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Wednesday, July 7, 2021

Time: 6:00 p.m.

Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387

Room: Cafeteria

Zoom Meeting: <https://zoom.us/j/98037921468?pwd=ZEF6TW9nZFVmOFNaQnUvam13YkZKUT09>

Meeting ID: 980 3792 1468 Passcode: Bootz Dial In: 699 900 6833

Planning and Zoning

Date: Thursday September 2, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

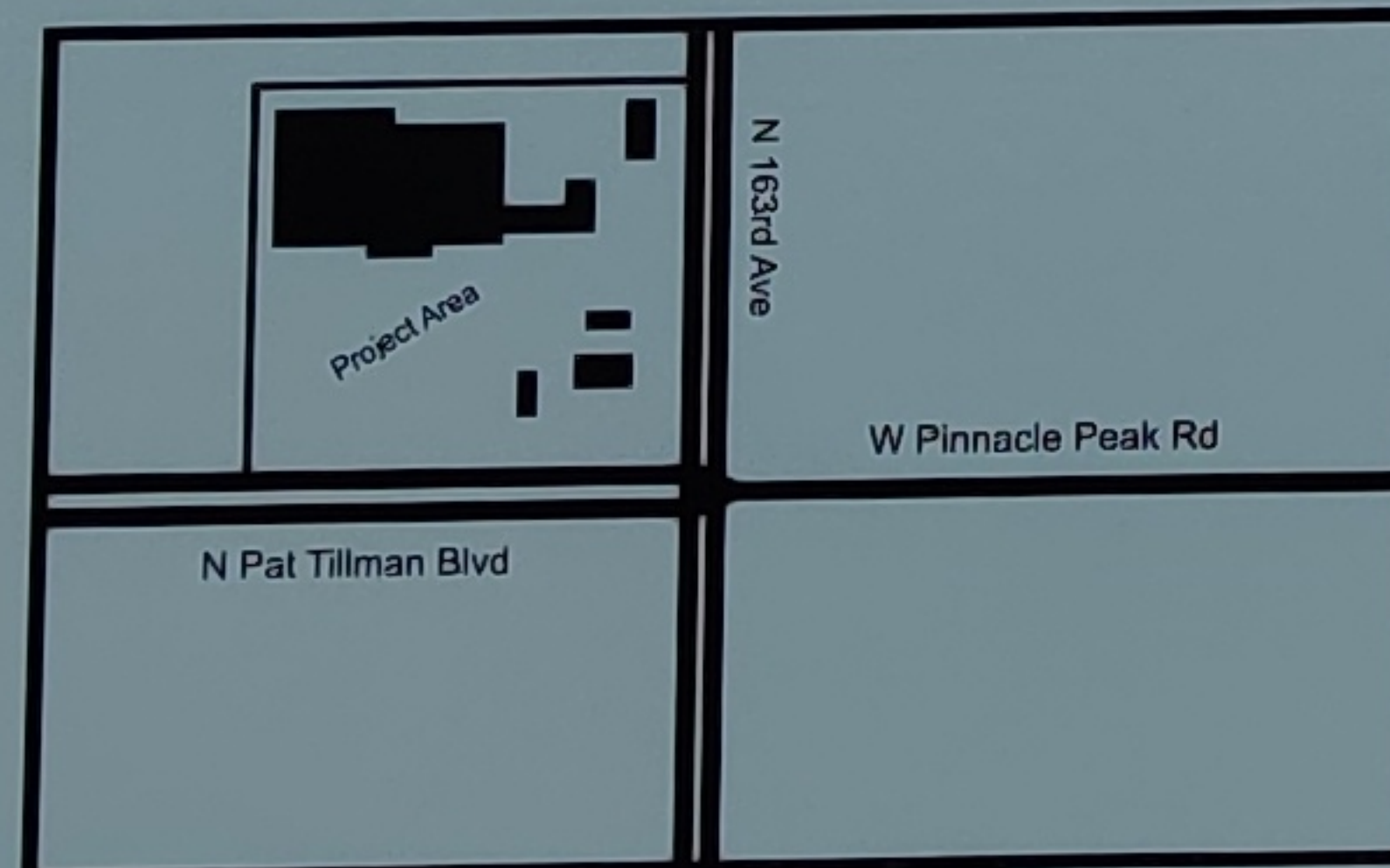
City Council

Date: Tuesday, October 5, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

Vicinity Map



Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante

For more information, call:

602-272-9356

Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Wednesday, July 7, 2021

Time: 6:00 p.m.

Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387

Room: Cafeteria

Zoom Meeting: https://zoom.us/j/98037921468?pwd=ZEF6TW9nZ_VmOFNaQnUvam13YkZKUT09

Meeting ID: 980 3792 1468 Passcode: Bootz Dial In: 699 900 6833

Planning and Zoning

Date: Thursday, September 2, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

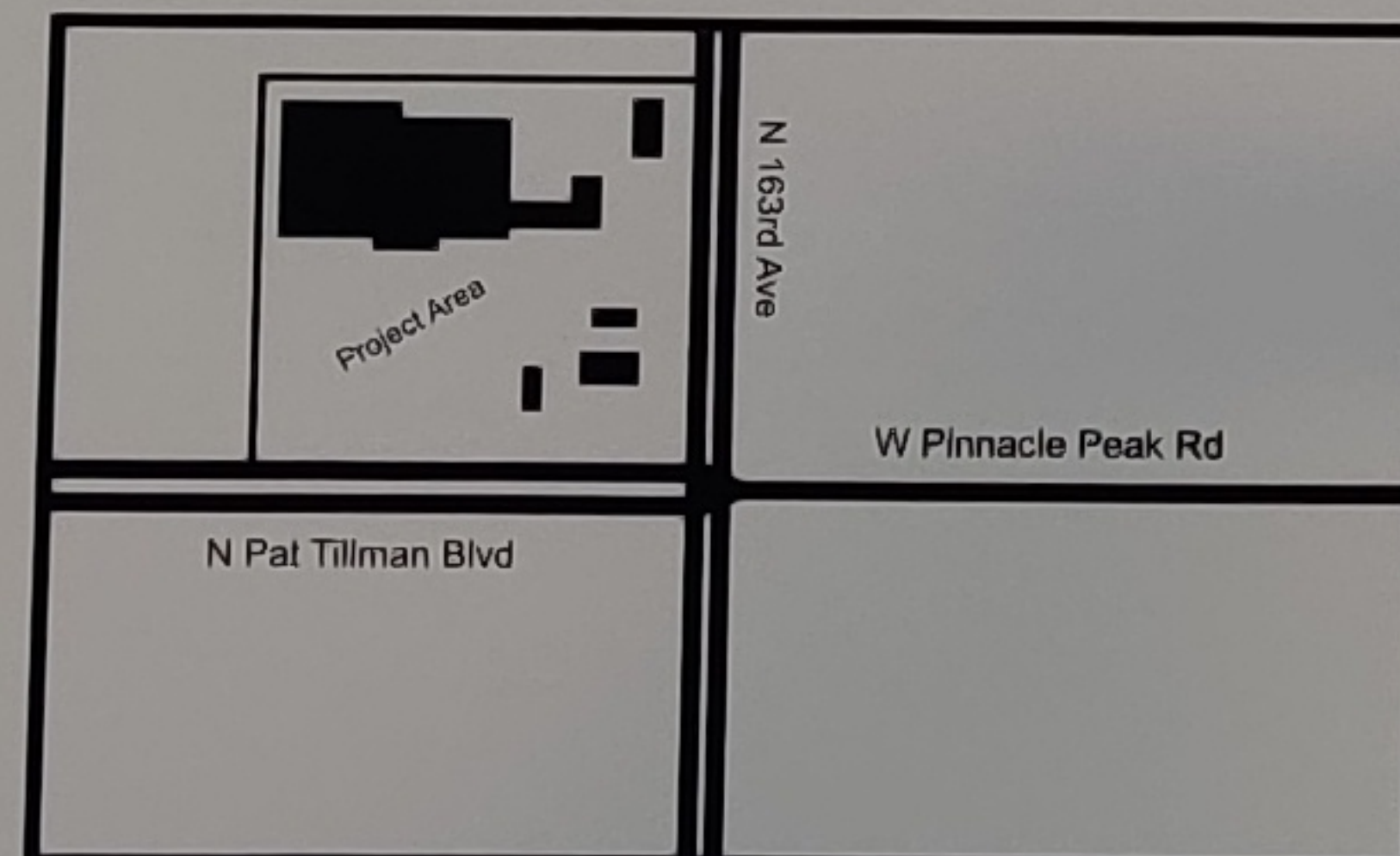
City Council

Date: Tuesday, October 5, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

Vicinity Map



Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante

For more information, call:

602-272-9356

Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Wednesday, July 7, 2021

Time: 6:00 p.m.

Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387

Room: Cafeteria

Zoom Meeting: <https://zoom.us/j/98037921468?pwd=ZEF6TW9nZFVmOFNaQnUvam13YkZKUT09>

Meeting ID: 980 3792 1468 Passcode: Bootz Dial In: 699 900 6833

Planning and Zoning

Date: Thursday, September 2, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

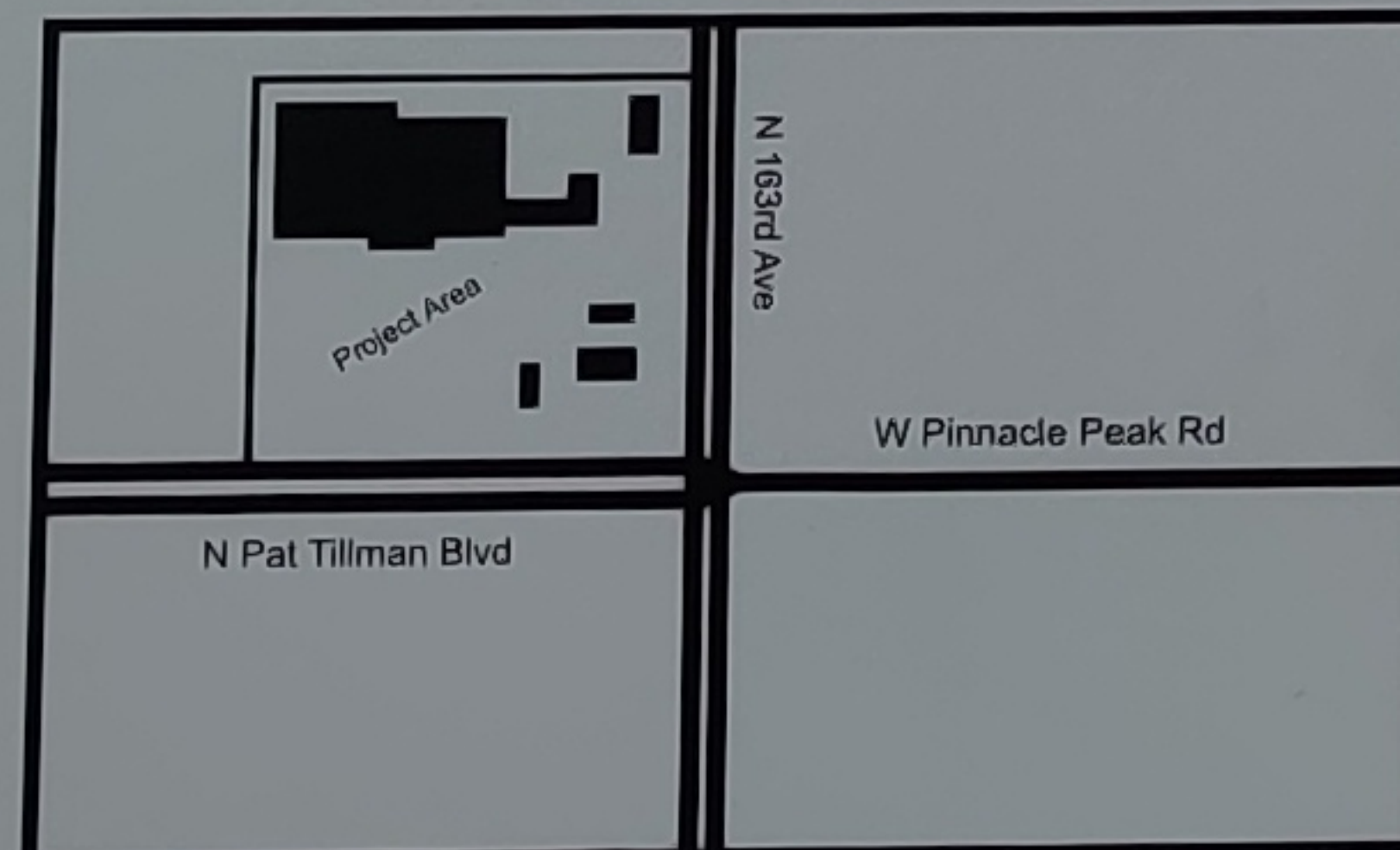
City Council

Date: Tuesday, October 5, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

Vicinity Map



Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante

For more information, call:

602-272-9356

Surpriseaz.gov

Asante

↑
INFORMATION
CENTER

HERITAGE
ASANTE • SURPRISE

Active Adult Community
and
ASANTE
Single-Family Homes

ei REALTY

602-285-4663
LENNAR.COM

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: Wednesday, July 7, 2021

Time: 6:00 p.m.

Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387

Room: Cafeteria

Zoom Meeting: <https://zoom.us/j/98037921468?pwd=ZEF6TW9nZEVmOFNaQnUvam13YkZKUT09>

Meeting ID: 980 3792 1468 Passcode: Bootz Dial In: 699 900 6833

Planning and Zoning

Date: Thursday, September 2, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

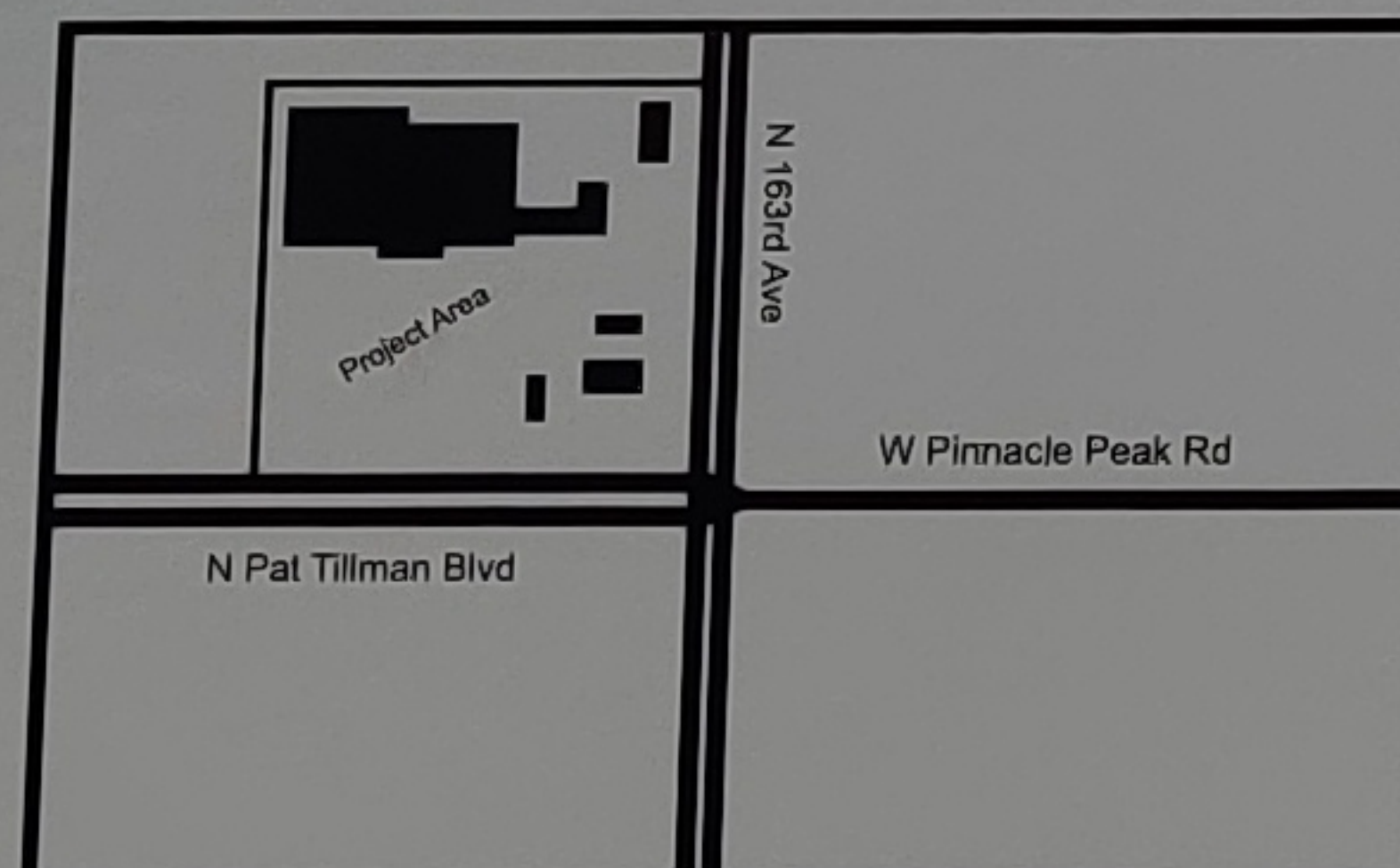
City Council

Date: Tuesday, October 5, 2021

Time: 6:00 pm

Location: Council Chambers
at Surprise City Hall

Vicinity Map



Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante

For more information, call:

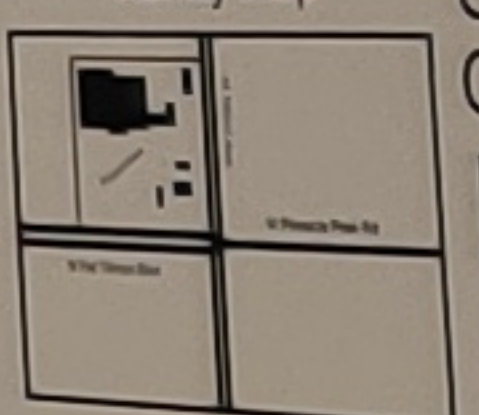
602-272-9356

Surpriseaz.gov

Notice City

Neighborhood Meeting
Date: Wednesday, July 7, 2021
Time: 6:00 p.m.
Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387
Room: Cafeteria
Zoom Meeting: <https://zoom.us/j/98037921468?pwd=ZEF6TW9nZEVmOFNaQnUvam13YkZKUT09>
Meeting ID: 980 3792 1468 Passcode: E

Vicinity Map



Case # FS
Compreh
For m

Notice of Public Hearing City of Surprise

Neighborhood Meeting Date: Wednesday, July 7, 2021 Time: 6:00 p.m. Location: Asante Preparatory Academy 23251 N 166th Drive Surprise, AZ 85387 Room: Cafeteria Zoom Meeting: https://zoom.us/j/98037921468?pwd=ZEF6TW9nZFVmOFNaQnUvam13YkZKUT09 Meeting ID: 980 3792 1468 Passcode: Bootz Dial In: 699 900 6833	Planning and Zoning Date: Thursday, September 2, 2021 Time: 6:00 p.m. Location: Council Chambers at Surprise City Hall	City Council Date: Tuesday, October 5, 2021 Time: 6:00 p.m. Location: Council Chambers at Surprise City Hall
--	---	---

Vicinity Map

Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante
For more information, call:
602-272-9356
Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting Date: Wednesday, July 7, 2021 Time: 6:00 p.m. Location: Asante Preparatory Academy 23251 N 166th Drive Surprise, AZ 85387 Room: Cafeteria Zoom Meeting: https://zoom.us/j/98037921468?pwd=ZEF6TW9nZFVmOFNaQnUvam13YkZKUT09 Meeting ID: 980 3792 1468 Passcode: Bootz Dial In: 699 900 6833	Planning and Zoning Date: Thursday, September 2, 2021 Time: 6:00 p.m. Location: Council Chambers at Surprise City Hall	City Council Date: Tuesday, October 5, 2021 Time: 6:00 p.m. Location: Council Chambers at Surprise City Hall
--	---	---

Vicinity Map

Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante
For more information, call:
602-272-9356
Surpriseaz.gov

BARCLAY GROUP

PADS & SHOPS
AVAILABLE

FOR MORE INFORMATION:
480.596.9399
www.BarclayGroup.com

Page 97 of 172



INFORMATION CENTER


HERITAGE
ASANTE • SURPRISE

Active Adult Community
and

ASANTE
Single-Family Homes



602-285-4663
LENNAR.COM

Notice of Public Hearing

City of Surprise

Neighborhood Meeting
Date: Wednesday, July 7, 2021
Time: 6:00 p.m.
Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387
Room: Cafeteria
Zoom Meeting: <https://zoom.us/j/98037921468?pwd=ZEF6TW9hZm9mOFNaQnUvam13YkZKUT09>
Meeting ID: 980 3792 1468 | Passcode: Bootz | Dial In: 699 900 6833

Planning and Zoning
Date: Thursday, September 2, 2021
Time: 6:00 pm
Location: Council Chambers
at Surprise City Hall

City Council
Date: Tuesday, October 5, 2021
Time: 6:00 pm
Location: Council Chambers
at Surprise City Hall



Vicinity Map

Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante

For more information, call:
602-272-9356
Surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting
Date: Wednesday, July 7, 2021
Time: 6:00 p.m.
Location: Asante Preparatory Academy
23251 N 166th Drive | Surprise, AZ 85387
Room: Cafeteria
Zoom Meeting: <https://zoom.us/j/98037921468?pwd=ZEF6TW9hZm9mOFNaQnUvam13YkZKUT09>
Meeting ID: 980 3792 1468 | Passcode: Bootz | Dial In: 699 900 6833

Planning and Zoning
Date: Thursday, September 2, 2021
Time: 6:00 pm
Location: Council Chambers
at Surprise City Hall

City Council
Date: Tuesday, October 5, 2021
Time: 6:00 pm
Location: Council Chambers
at Surprise City Hall



Vicinity Map

Case # FS21-391 NWC of 163rd and Pat Tillman Blvd
Comprehensive Sign Package for the Marketplace at Asante

For more information, call:
602-272-9356
Surpriseaz.gov

Asante



FS21-391

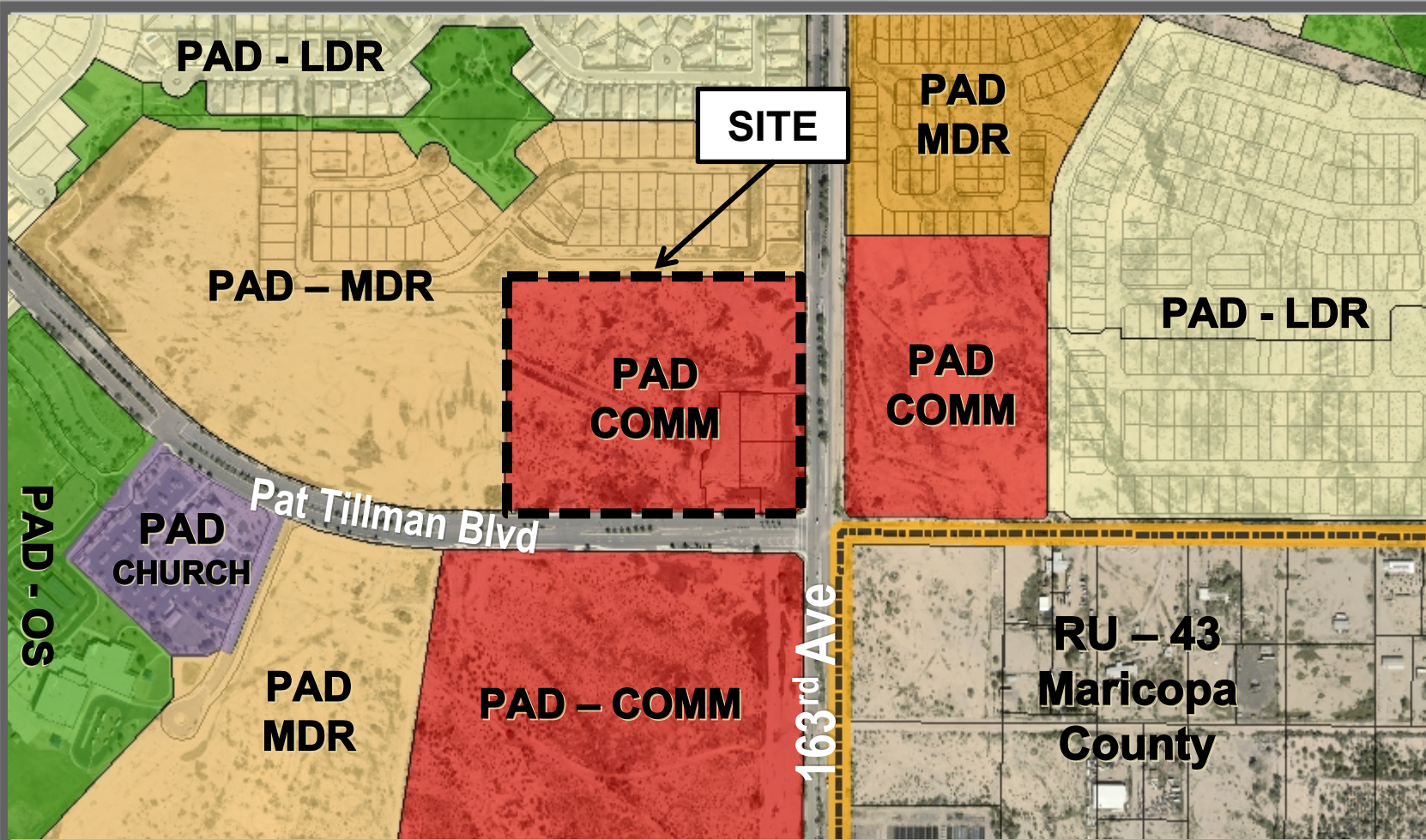
Marketplace at Asante Comprehensive Sign Program

Planning & Zoning Commission

September 2, 2021



VICINITY MAP

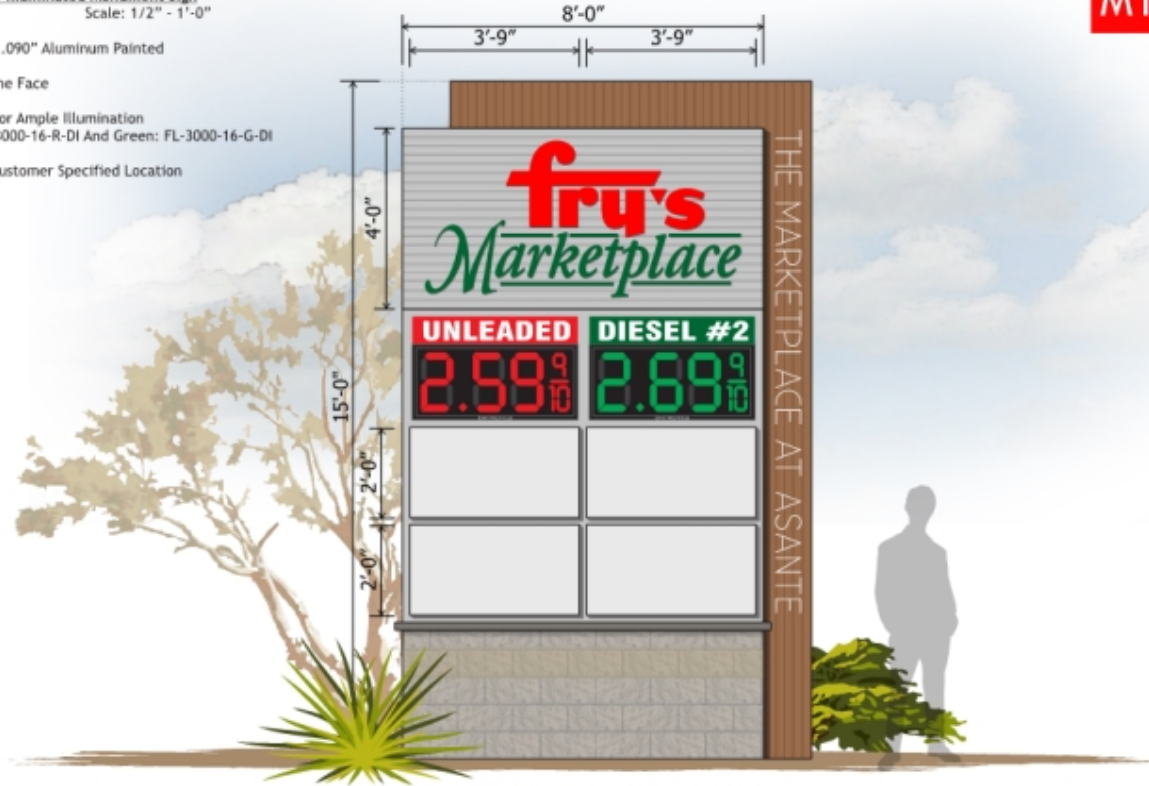


M1

Manufacture and Install One(1) Internally Illuminated Monument Sign
86.00 Sq. Ft. Scale: 1/2" - 1'-0"

Monument Sign:

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors TBD
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Displays: Daktronics FuelLight # Red: FL-3000-16-R-DI And Green: FL-3000-16-G-DI
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location



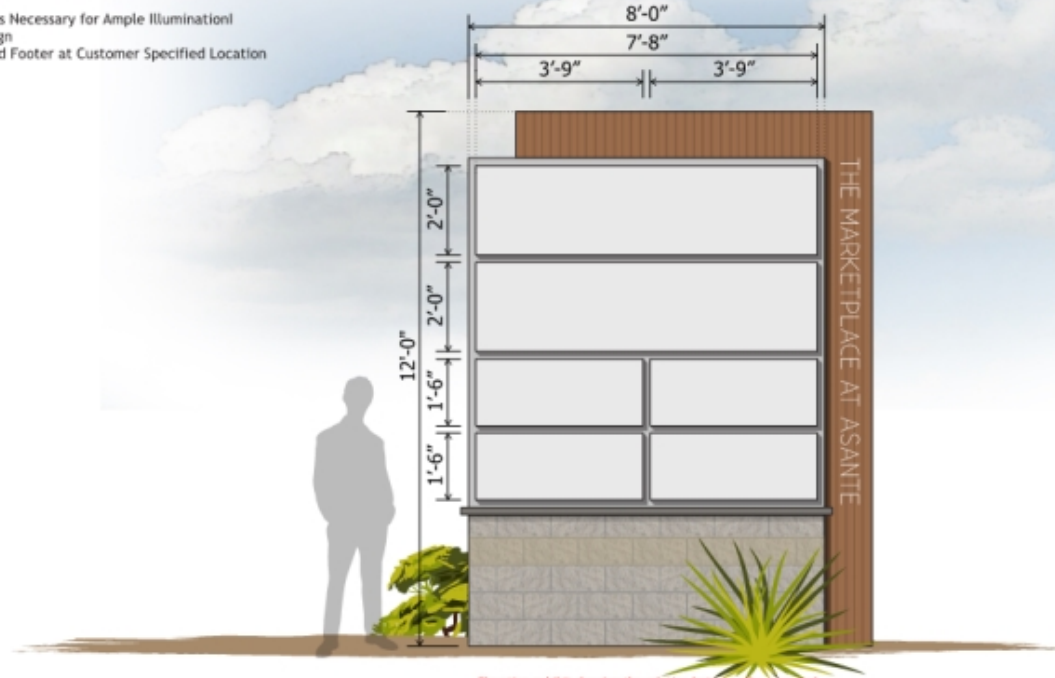
Elevation exhibit showing the relation between the proposed landscape and the location of the monument signs.

M3

Manufacture and Install One(1) Internally Illuminated Monument Sign
 57.50 Sq. Ft. Scale: 1/2" = 1'-0"

Monument Sign:

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors TBD
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location



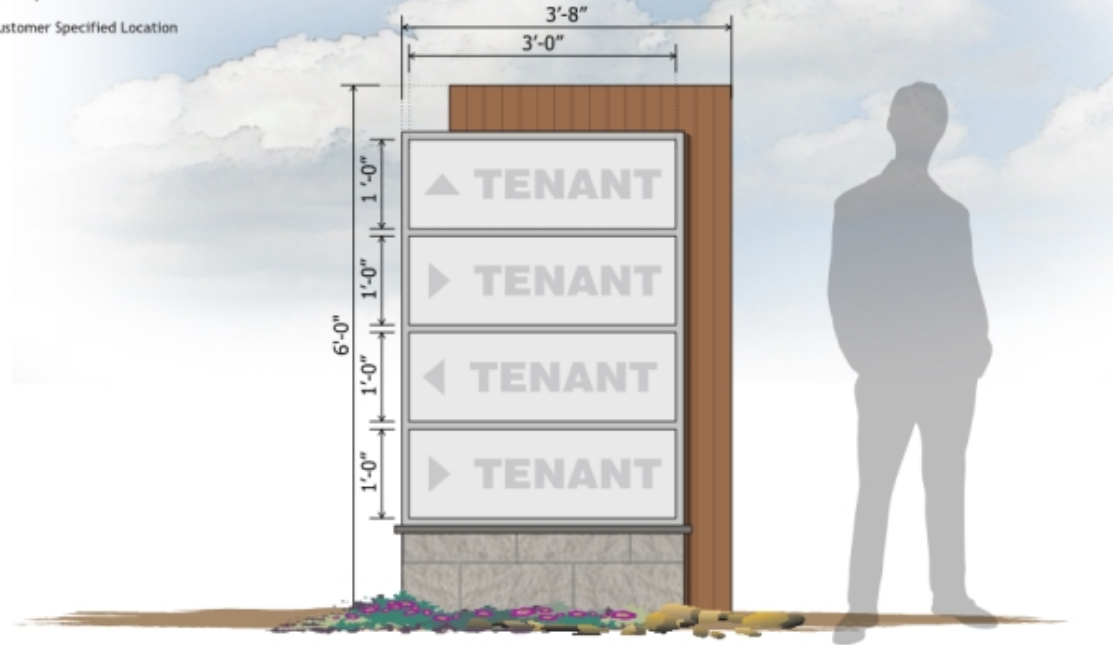
Elevation exhibit showing the relation between the proposed landscape and the location of the monument signs.

D1

Manufacture and Install Two(2) Internally Illuminated Directory Sign
12.00 Sq. Ft. Scale: 1" = 1'-0"

Monument Sign:

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors TBD
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location



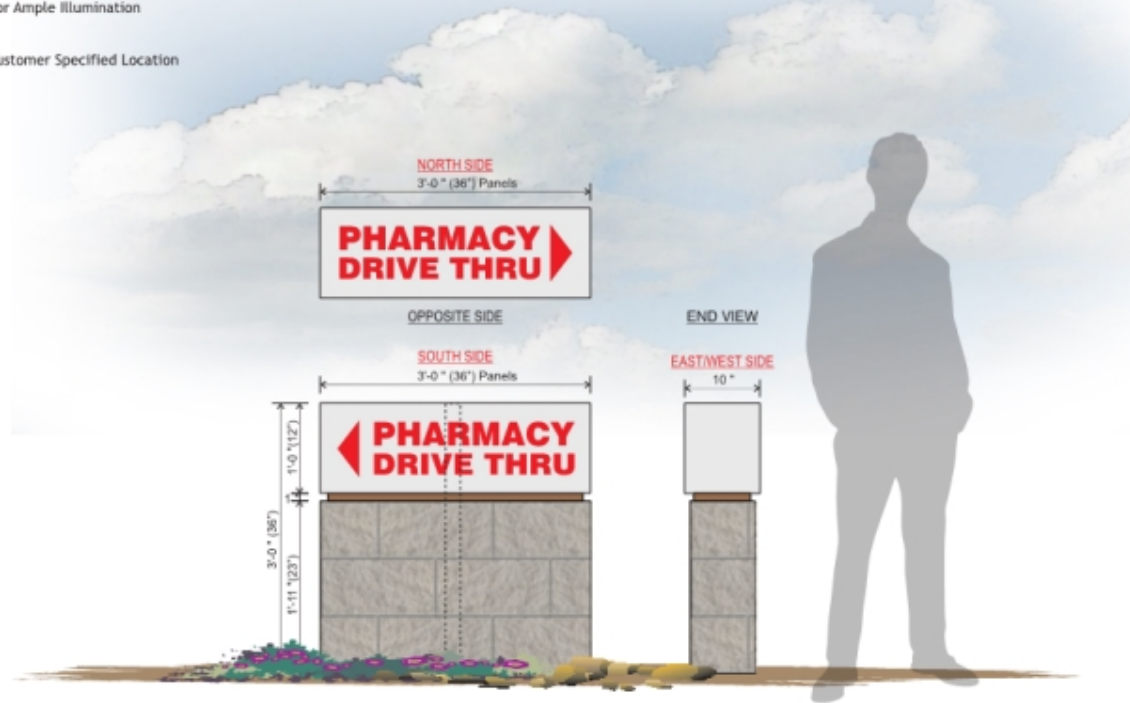
DIRECTORY SIGN

D2

Fabricate & Install (1) One Double Face Illuminated Directional
3.00 Sq. Ft. Scale: 1" = 1'-0"

Directional Sign:

- Structure: Aluminum Angle Skinned with .090" Aluminum Painted
- Faces: Routed .125 Painted
- Backed: 3/16" Red Acrylic Stud Mounted to the Face
- Illumination: LEDs Spaced as Necessary for Ample Illumination
- Power: Power Supplies in Sign
- Base: Split Face Block Base
- Installation: On ASA Pipe and Footer at Customer Specified Location





October 1, 2020



NEIGHBORHOOD MEETING

July 7th

- No Concerns with Signs



RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval of the CSP case FS20-712 subject to stipulations 'a' and 'b'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 2, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a proposed Site Plan to allow a new office and warehouse facility on Lot 3 and 4 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS20-438.

Motion:

I move to approve the Site Plan for Skyway Commons Phase II Building D, subject to stipulations “A” through “F”.

Background:

Dale Zapata, on behalf of Skyway LLC, requests a Site Plan to allow a new office and warehouse facility on Lot 3 and 4 of Skyway Business Park.

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-FS20-438-Skyway Commons Phase II Building D- Staff Report
2. 01-FS20-438- Skyway Commons Phase II Building D PZ - Vicinity Map

3. 02-FS20-438- Skyway Commons Phase II Building D PZ - Site Plan
 4. 03-FS20-438- Skyway Commons Phase II Building D PZ - Landscape Plan
 5. 04-FS20-438- Skyway Commons Phase II Building D PZ - Elevations
 6. FS20-438- Skyway Commons Phase II Building D PZ
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-438

Project Name: Skyway Commons Phase II Building D

Council District: 6- Palo Verde

Meeting Date: September 2, 2021

Planner: Shirley Phan

Owner: Moshe Silagi, Skyway LLC

Applicant: Dale Zapata, Cawley Architects

Request: Site Plan to allow a new office and warehouse facility on Lot 3 and 4 of Skyway Business Park II

Site Location: Generally, located south of Cactus Road and west of Dysart Road

Site Size: 8.51 acres (approx.)

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

Support/Opposition: None known

Staff Recommendation: Approve, subject to stipulations "A" through "F"

Project Description:

Dale Zapata, on behalf of Skyway LLC, requests a Site Plan to allow for a new office and warehouse facility located south of Cactus Road and west of Dysart Road. The proposed Skyway Commons Phase II Building D will include a new 135,896 square foot single-story building.

The site will take access from two (2) driveways on Dysart Road and three (3) new driveway on 132nd Avenue. The site will also take indirect cross access from the adjacent parking lots located north and south of the subject site. The proposed Site Plan will also provide pedestrian connectivity to the existing sidewalks along Dysart Road and 132nd Avenue.

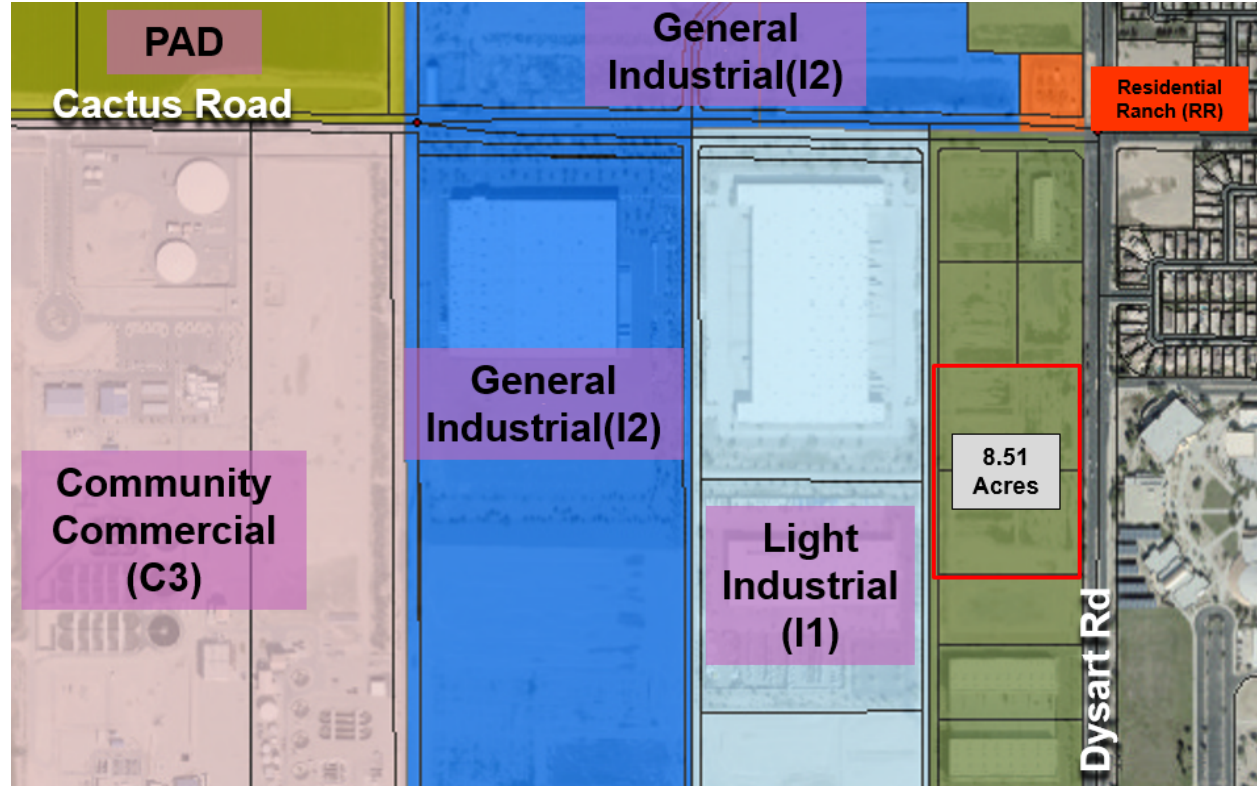
A total of 144 parking spaces will be provided on site which is intended to accommodate the office use and warehouse facility. The parking spaces are located in close proximity of the building for convenience of the employees and customers. Six (6) of the spaces will be handicap-accessible.

The applicant is proposing 24.4% landscape coverage, which meets the minimum requirement of the SUDC. Four (4) trash dumpsters are proposed along the west side of the property, and will be screened from public view with a decorative CMU wall.

The proposed building colors and material palette will match the existing buildings and complement the surrounding area.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

Surrounding Zoning:



Light Industrial (I1)	Business Park (BP)	City of El Mirage
Light Industrial (I1)	Business Park (BP)	City of El Mirage
Light Industrial (I1)	Business Park (BP)	City of El Mirage

Background:

December 5, 2019: Staff met with the applicant to discuss proposed site plan changes during a Concept Review meeting held under CR19-775.

July 10, 2020: The applicant filed a request for a Site Plan and Final Plat regarding a new office use and warehouse facility under FS20-438, the subject case.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise

83 **CONFORMANCE WITH ADOPTED PLANS:**

84
85 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
86 as lying within the Employment Character Area. The proposed site plan is consistent with
87 the General Plan in this regard.

88
89 **Reviewing Agencies:**

90
91 In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona
92 Department of Transportation, Maricopa Water District, and the Flood Control District of
93 Maricopa County were included in the routing of this request. None of the reviewing agencies
94 indicated any concerns over the request.

95
96 **Summary:**

97
98 The proposed Site Plan meets the requirements of the SUDC and the General Plan. All city
99 reviewing departments have reviewed the request and expressed no concerns.

100
101 **Findings:**

- 102
103
 - The proposed site plan is consistent with the Surprise General Plan 2035.
 - The proposed site plan meets the applicable requirements of the SUDC.

104
105
106 **Recommendation:**

107
108 Based on the findings noted above, staff recommends the Commission **approve** the
109 proposed Site Plan subject to stipulations “A” through “F” as outlined below:

- 110
111 A. Development and use of the site shall be consistent with the Site Plan entitled
112 “Skyway Commons Building D” consisting of one (1) sheet prepared by Cawley
113 Architects and stamped received August 10, 2021.
114
115 B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Skyway
116 Commons Building D” consisting of one (1) sheet prepared by Cawley Architects and
117 stamped received August 11, 2021.
118
119 C. Building elevations shall be consistent with the Elevations entitled “Skyway
120 Commons Building D” consisting of two (2) sheets prepared by Cawley Architects
121 and stamped received June 17, 2021.
122
123 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
124 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
125 unless construction commences prior to that date.
126

127 E. Non-compliance with the approved plan for this case will be treated as a violation
128 in accordance with the provisions of Article XIV of the Surprise Unified Development
129 Code.

130
131 F. Site Plan approval is contingent upon Final Plat approval by City Council.

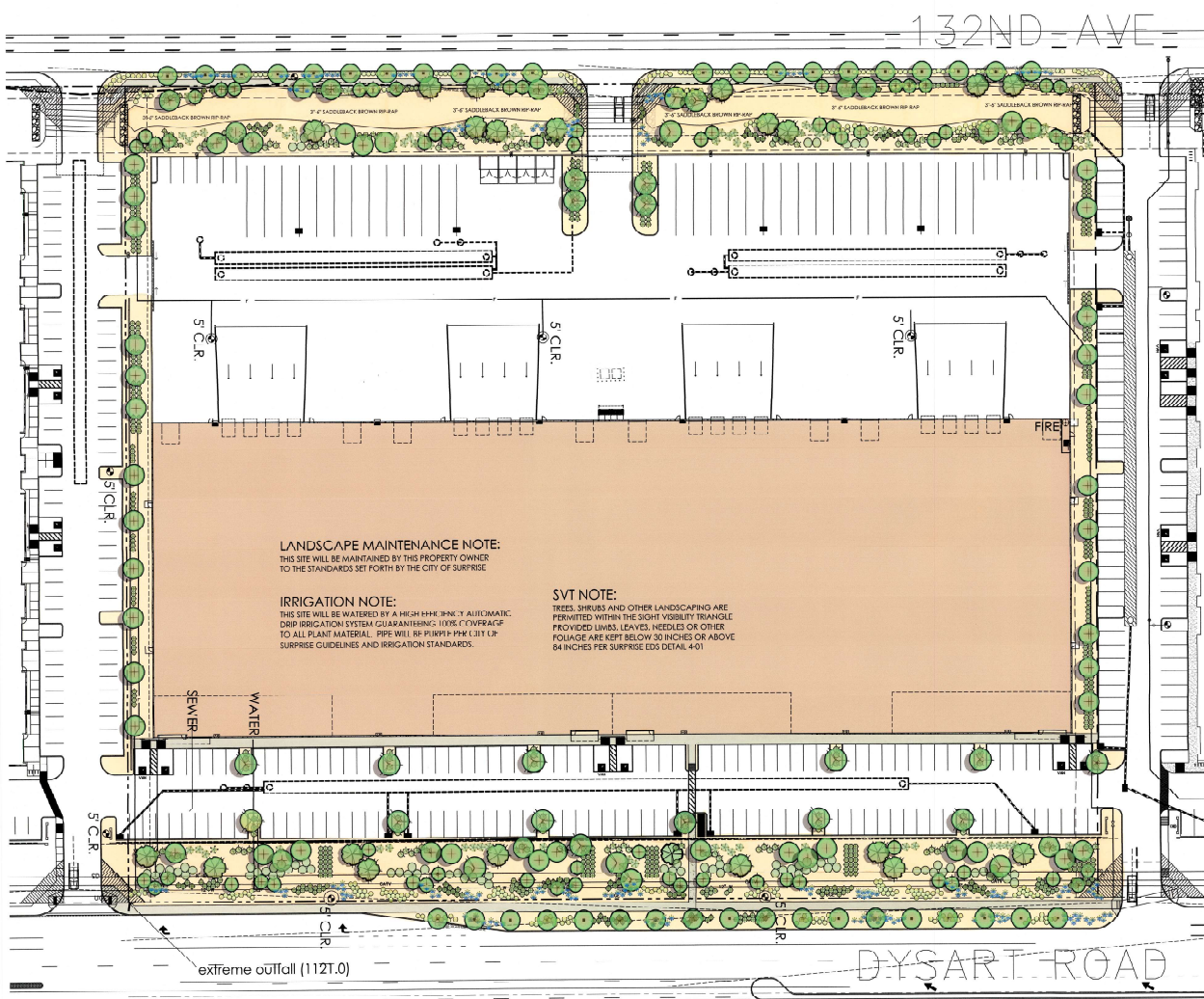
132
133 However, should the Commission wish to deny the request, the Commission should make
134 its own findings and base its decision on those alternative findings.

135
136 **Attachments:**

- 137
138 01 Vicinity Map
139 02 Site Plan
140 03 Landscape Plan
141 04 Elevations
142



Skyway Commons Building D
FS20-438 Vicinity Map



LANDSCAPE LEGEND

- CERODIUM HYBRID
UNSEMI-MINOR
24" BOX - (27)
- CERODIUM HYBRID
DESERT MUSEUM
48" BOX - (14)
- CHLOPSIS LINEARIS 'ARTS SEEDLESS'
SEEDLESS DESERT WILLOW
24" BOX - (20)
- PROTECT EXISTING TREE
FROM CONSTRUCTION
MATURE
- ALC'IA SALICINA
WILLOW ACACIA
36" BOX - (14)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX - (22)
- RUFILIA PENINSULARIS
BAJA RUELLIA
5 GALLON - (64)
- LIESPERALOE PARVIFLORA
RED YUCCA
5 GALLON - (227)
- LEUCOPHYLLUM LAMCARNIAE
'RED BRAVO' TEXAS RANGER
5 GALLON - (55)
- DASYLIRION WIELERI
DESERT SPOON
5 GALLON - (59)
- CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (48)
- ACACIA REDOLENS
DESERT CARPET
5 GALLON - (79)
- LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON - (226)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON - (101)
- 1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-0"

SKYWAY COMMONS PHASE II BUILDING D

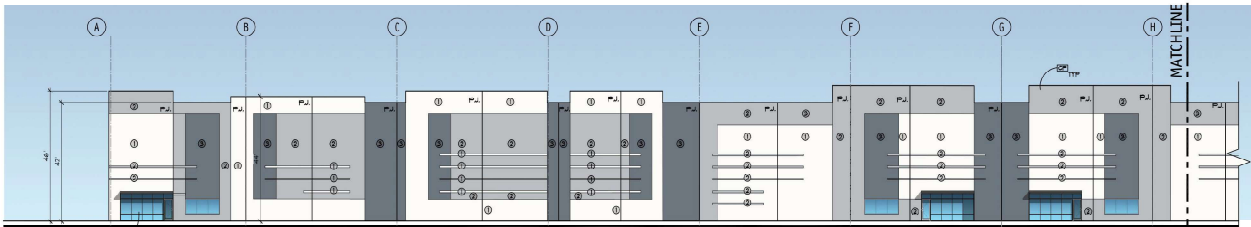
SWL: OF UYSART
ROAD AND
CACTUS ROAD,
N IRRIPIS
ARIZONA

DATE
CONCEPT REVIEW
04-01-2020
1st SUBMITTAL
05-29-2020
2nd SUBMITTAL
05-15-2021
3rd SUBMITTAL
04-30-2021
4th SUBMITTAL
07-21-2021

NOTICE OF ALTERNATE BUDGET
CYCLE

DESIGNED BY
T.J. McQUEEN & ASSOCIATES, INC.
10450 N. 74th Street, Suite 100
Scottsdale, Arizona 85258
P: 480.255.0300
F: 480.255.0300
E: tmcqueen@tjma.net

PROJECT: 19-17
La.01
FS20-438



MATERIAL KEY	
MATERIAL	DESCRIPTION
REG	REGULAR BRICK BLOCK MANUFACTURER: SUPERLITE SIZE: 8" x 8" x 16"
SPBL	SPALL BLOCK MANUFACTURER: SUPERLITE SIZE: 8" x 8" x 16"
CH	CHANCEY FRAME 4" x 6" STEEL TUBE PAINTED
GL	GLASS MANUFACTURER: SUPERLITE SIZE: 8" x 8" x 16"
COLOR KEY	
KEY	NAME - LOWN BLANKET COLOR NAME
1	COOL DECEMBER DUSK
2	SILVER SPRING DUSK
3	YULON DUSK
4	CHANDLER DUSK

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

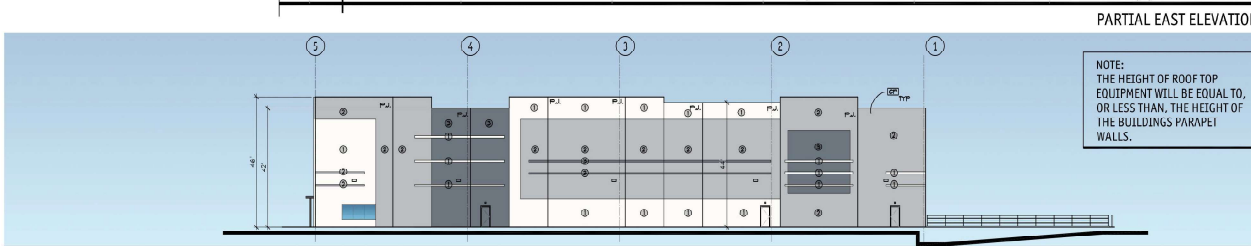
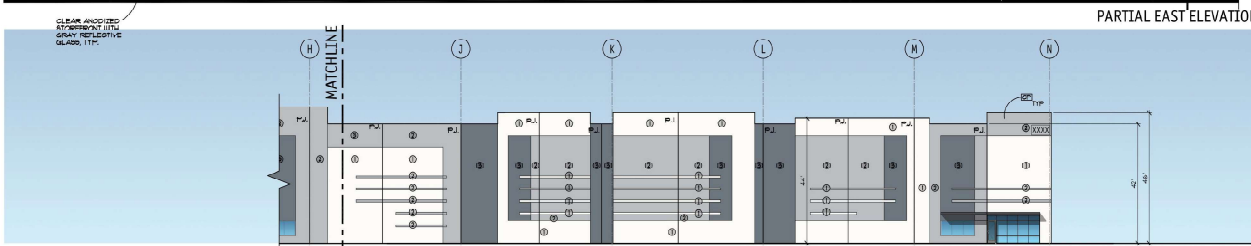
STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS

STOREFRONT / GLAZING KEY	
MATERIAL	DESCRIPTION
GL	GLASS
GL	GLASS
GL	GLASS



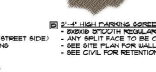
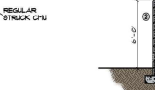
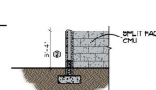
NORTH ELEVATION

SITE WALL NOTES

1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF 10 FEET HIGH AND A MAXIMUM OF 10 FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA ON STREET CORNER. HIGHER IS HIGHER.
2. PROVIDE STEEPED FOOTINGS FOR THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CR. IS BELOW GRADE.
4. SEE STRUCTURAL DRAWINGS SC-1 FOR ALL FOOTINGS AND RETAINING INFORMATION.
5. GROUT/NAIS SPINDERS AND WEBS IN BOTTOM OF SILL WITH CIVIL DRAINAGE.

COLOR KEY

- MANUF. - DIAN EDWARDS
COLOR NAME:
COOL DECEMBER DUSK
SILVER SPRING DUSK
YULON DUSK
CHANDLER DUSK DETAIL



SITE WALLS

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS



SKYWAY
COMMONS
PHASE II
BUILDING D

SWC OF DYSART
ROAD AND
CACTUS ROAD,
SURPRISE,
ARIZONA

DATE:
PROJECT REVIEW
08/01/2020
DO SUBMITTAL
08/29/2020
3RD DO SUBMITTAL
09/15/2020
3RD DO SUBMITTAL
09/15/2020

NOTICE OF ALTERNATE BIDDING
CUTS
The enclosed drawings are hereby approved for alternate bidding cuts. The contractor is to provide a written statement of intent to provide alternate bidding cuts. The contractor is to provide a written statement of intent to provide alternate bidding cuts. The contractor is to provide a written statement of intent to provide alternate bidding cuts.

ALL DIMENSIONS SHOWN ON THESE DOCUMENTS
UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

Project 21064
A7.1



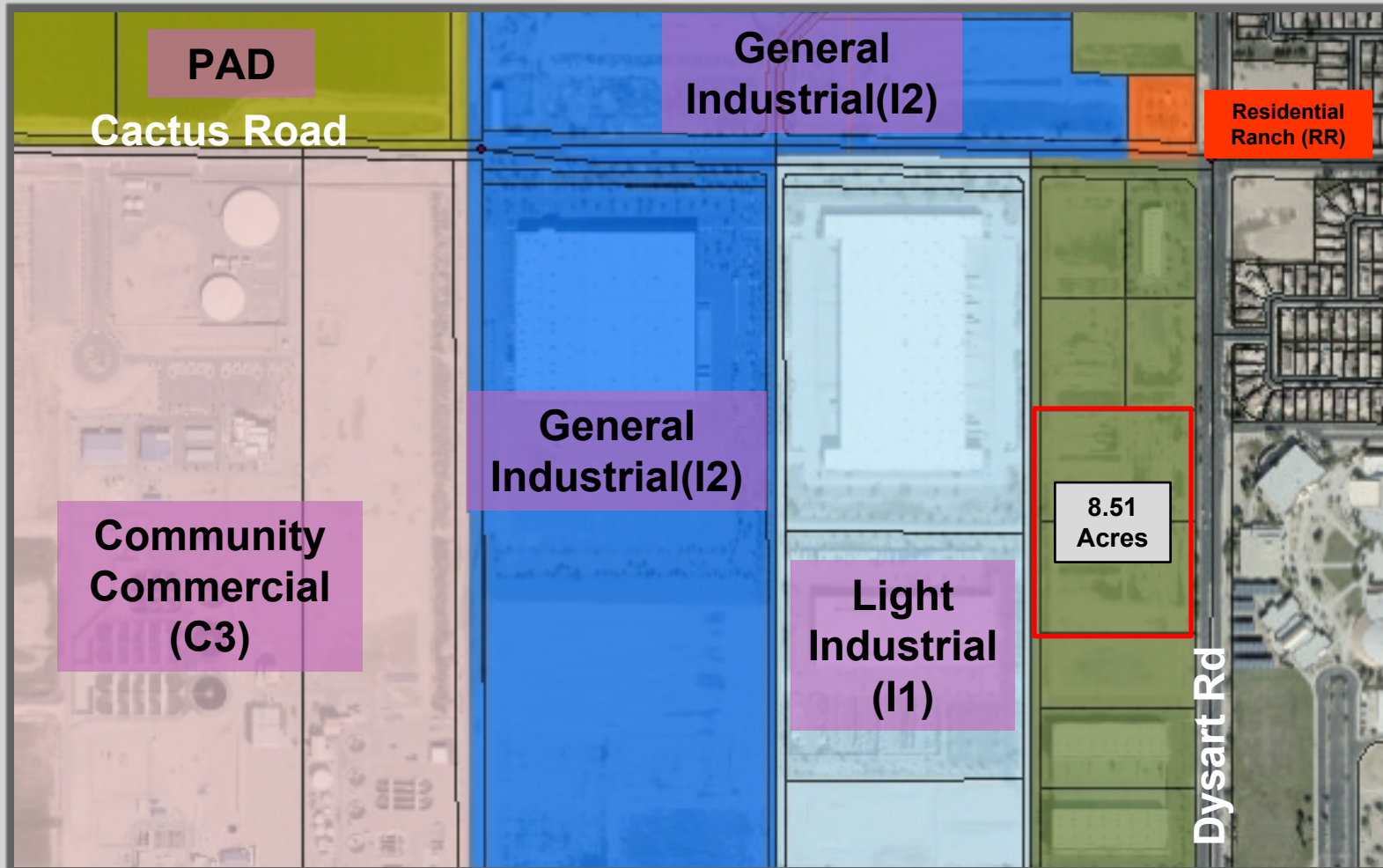


Planning and Zoning Commission
September 2, 2021

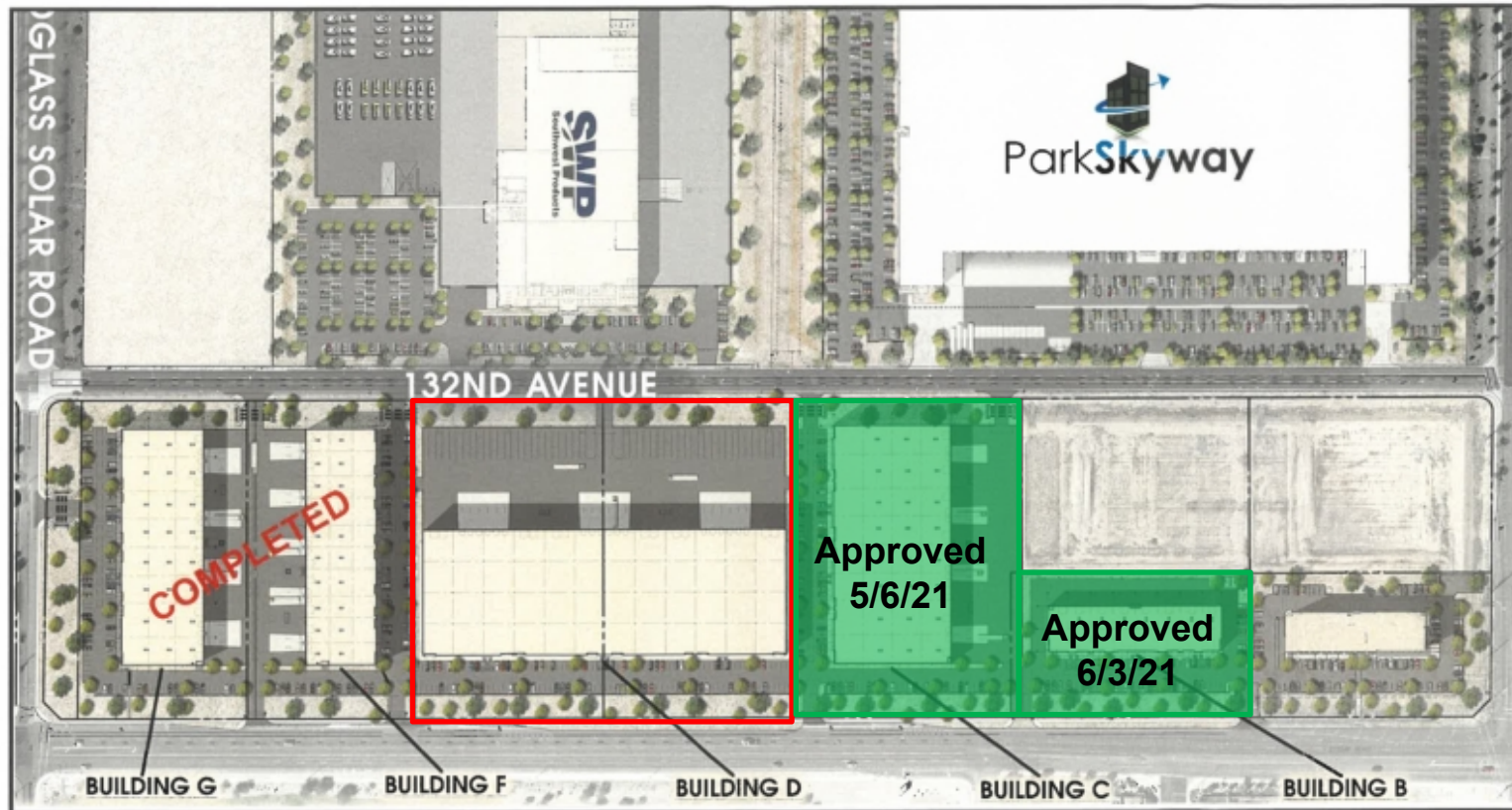
Skyway Commons Building D
FS20-438



Skyway Commons Building D
FS20-438 Vicinity Map



Skyway Commons Building D
FS20-438 Case Map



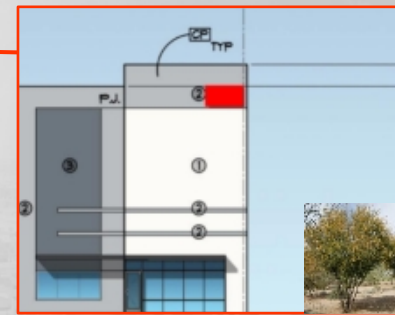
Master Site Plan



PARTIAL EAST ELEVATION

Dysart

NOTE:
THE HEIGHT OF ROOF TOP
EQUIPMENT WILL BE EQUAL TO,
OR LESS THAN, THE HEIGHT OF
THE BUILDING PARAPET
WALLS.

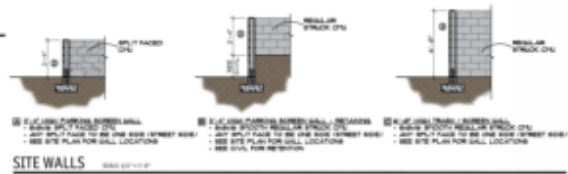


SITE WALL NOTES

1. PARAPET SCREEN WALLS ARE TO BE A MINIMUM OF 4' TALL AND 4" THICK. A MINIMUM OF 4" TALL AND 4" THICK. A MINIMUM OF 4" TALL AND 4" THICK. A MINIMUM OF 4" TALL AND 4" THICK.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS OF SCREEN WALLS IN SECTION. AREAS AS REQUIRED BY THE CIVIL, STRUCTURAL AND CHIMNEY PLANS.
3. PROVIDE 6" MIN. WALLS AND 6" MIN. WALLS.
4. SEE STRUCTURAL DRAWINGS FOR ALL FOOTING AND REINFORCING INFORMATION.
5. COORDINATE OPENINGS AND AREAS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.

COLOR KEY

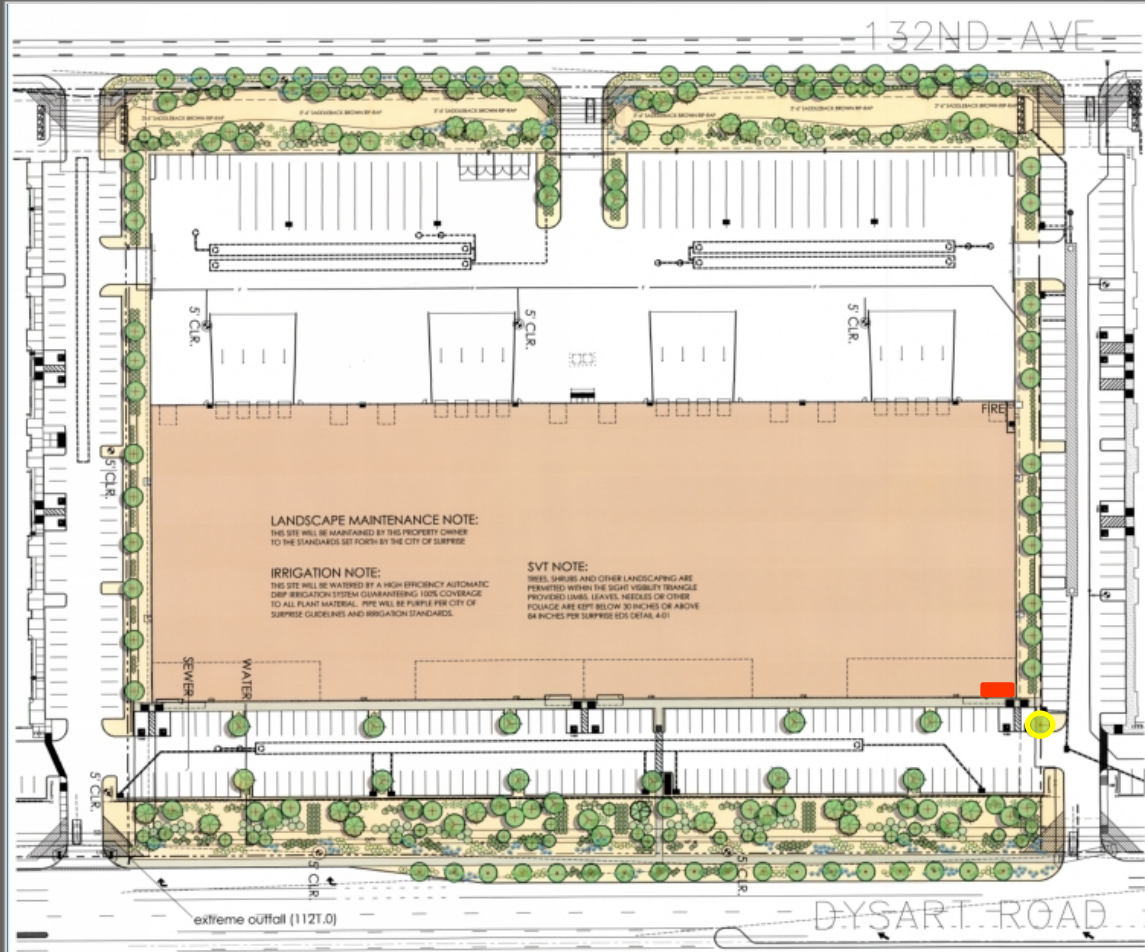
- REG. CONCRETE
- FINISH - CORE EXPOSED
- COLORS: BROWN, GRAY, WHITE
- WOOD SHEDDING
- WOOD SHEDDING
- WOOD SHEDDING
- WOOD SHEDDING



Elevations



Elevations



Landscape Plan

STAFF RECOMMENDATION

Staff Recommendation:

- **Approve** subject to Stipulations 'A' through 'F'



QUESTIONS OR COMMENTS?

Thank You

A. Development and use of the site shall be consistent with the Site Plan entitled “Skyway Commons Building D” consisting of one (1) sheet prepared by Cawley Architects and stamped received August 10, 2021.

B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Skyway Commons Building D” consisting of one (1) sheet prepared by Cawley Architects and stamped received August 11, 2021.

C. Building elevations shall be consistent with the Elevations entitled “Skyway Commons Building D” consisting of two (2) sheets prepared by Cawley Architects and stamped received June 17, 2021.

D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

F. Site Plan approval is contingent upon Final Plat approval by City Council.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 2, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a proposed Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way in the Orchards PAD. (Case FS20-808)

Motion:

I move to approve/disapprove the Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way.

Background:

Continental Properties Company, Inc., on behalf of Polycomp Trust Company, seeks approval of a Site Plan to allow for an apartment complex facility within the Orchards PAD. Site improvements will include eight (8) multi-family residential structures, clubhouse, pool, sidewalks, and landscaping.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-808 Springs at Surprise Site Plan - PZ Staff Report 3 - 090220

2. 01 - FS20-808 - Springs at Surprise - Vicinity Map
 3. 02 - FS20-808 - Springs at Surprise - Case Map
 4. 03 - FS20-808 - Springs at Surprise - Zoning Map
 5. 04 - FS20-808 - Springs at Surprise Site Plan
 6. 05 - FS20-808 - Springs at Surprise Landscape Plan
 7. 06 - FS20-808 - Springs at Surprise Elevations
 8. 07 - FS20-808 - Springs at Surprise - Luke AFB Letter
 9. PP - FS20-808 Springs at Surprise 090221 P&Z PowerPoint
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

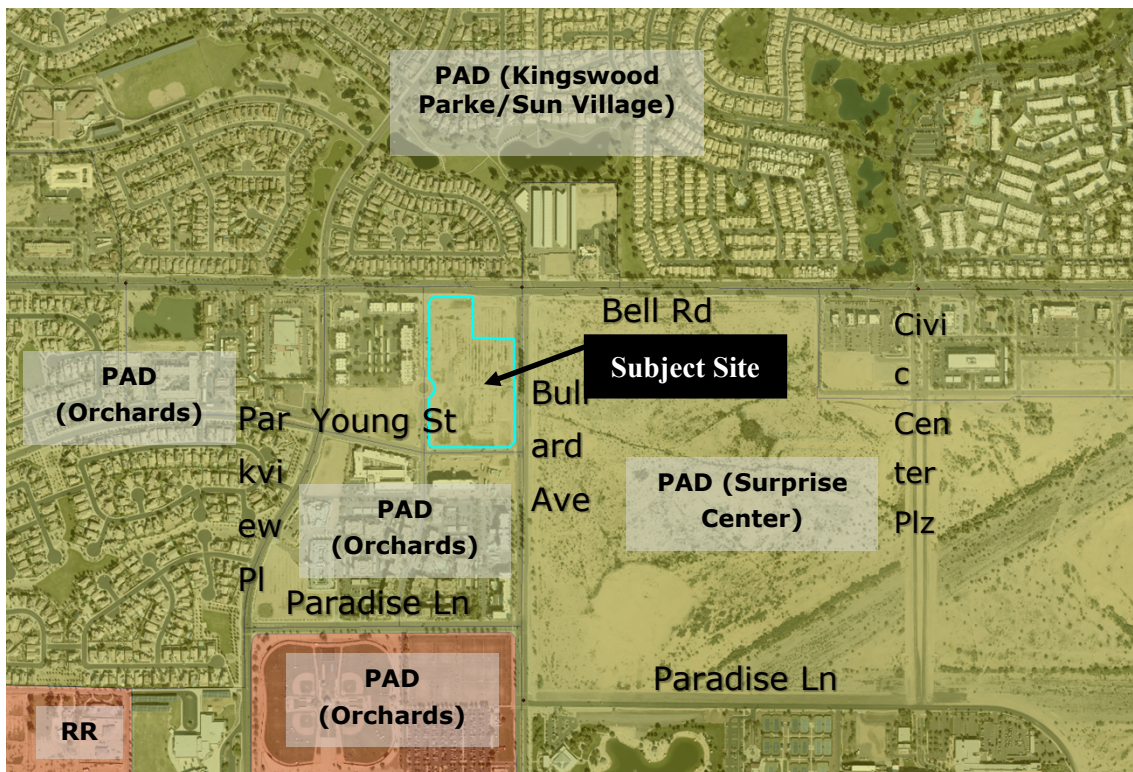
1 **Case:** **FS20-808**
2
3 **Project Name:** Springs at Surprise Apartments
4
5 **Council District:** **5 – Palm**
6
7 **Meeting Date:** **September 2, 2021**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11
12 **Owner:** Polycomp Trust Comany
13
14 **Applicant:** Continental Properties Company, Inc.
15
16 **Request:** Site Plan approval for Springs at Surprise Apartments
17
18 **Site Location:** Generally located between Bell Road, Young Street,
19 Bullard Avenue and Stadium Way.
20
21 **Site Size:** 11.19 acres (net)
22
23 **Dwelling Units:** 204
24
25 **Density:** 18.23 DU/Ac
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
28 2035
29
30 **Support/Opposition:** None known
31
32 **Staff Recommendation:** Staff recommends the Commission **approve** the
33 proposed Site Plan for Springs at Surprise Apartments
34 subject to Stipulations “a” through “i.”
35
36
37
38
39
40
41
42

PROJECT DESCRIPTION:

Continental Properties Company, Inc., on behalf of Polycomp Trust Company, seeks approval of a Site Plan to allow for an apartment complex facility within the Orchards PAD. Site improvements will include eight (8) multi-family residential structures, clubhouse, pool, sidewalks, and landscaping.

EXISTING ZONING:

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



Kingswood Parke PAD (PAD-Mixed Use)	Kingswood Parke PAD (PAD-Mixed Use)	Kingswood Parke PAD (PAD-Commercial)
Orchards PAD (PAD-MU)	Orchards PAD (MU-PAD)	Surprise Center PAD (MU-PAD)
Orchards PAD (PAD-MU)	Orchards PAD (PAD-MU)	Surprise Center PAD (MU-PAD)

BACKGROUND:

September 11, 1997: The City Council approved the original Orchards PAD under PAD96-102.

March 23, 2006: The City Council approved the Final Plat for Stadium Village, which was subsequently recorded under 2006-0793498 MCR.

May 21, 2008: 3rd Amendment to the Orchards PAD, which changed the land use designation from Single-Family to Mixed Use under PADA08-056.

May 21, 2020: Concept Review for Springs at Surprise Apartments under CR20-304.

December 22, 2020: The applicant filed the subject request under FS20-808.

ANALYSIS AND DISCUSSION:

Primary access to the site will be from an existing roundabout located in Stadium Way, which will connect to an existing 40' ingress / egress easement that bisects the site from east to west, and provides direct access to Bullard Avenue on the east. Additional access points are located along the project's southern edge via Young Street, as well as from Stadium Way just south of Bell Road. This latter access point will tie to an access easement providing access to the vacant commercial parcel located at the southwest corner of Bell Road and Bullard Avenue.

Internal circulation will consist of a series of internal driveways that will provide access to the various residential buildings, parking, clubhouse, and other supporting structures. These internal drives will also provide fire access in accordance with Surprise Fire Medical Department requirements.

Required parking is based on the ratios as depicted in the following table, which generates a demand of 368 spaces. The applicant proposes a total of 435 spaces, which includes 78 on-street parking spaces located along Stadium Way and along Bullard Avenue adjacent to the site. Of the 357 spaces located on site, 212 will be under cover, while 26 will be located within an enclosed garage.

Unit Type	Parking Ratio	Number of Units	Spaces Required
Studio	1.5 spaces / unit	32	48
1 BR	1.5 spaces / unit	64	96
2 BR	2.0 spaces / unit	92	184
3 BR	2.5 spaces / unit	16	40
Total number of spaces required			368
Total number of spaces provided			435

Required open space is based on the ratio of 300 square feet per dwelling unit, which equates to 61,200 square feet. The applicant proposes 118,394 square feet of open space, which includes 27,916 square feet of balcony space.

Amenities include a clubhouse with pool and two ramadas located near the northern end of the site. The applicant also proposes two dog parks – one located near the northeast corner of the site and one located further south.

Initially, the applicant proposed a ranch-style architecture that, while attractive, was not in keeping with the architecture of the area. With input from staff, the applicant revised the architecture to more of a contemporary Mediterranean style reflective of the area. This includes strong horizontal elements, massing, and muted earth tone colors



The landscape plant palette utilizes low water use plants, but includes lush looking trees and colorful accent shrubs and groundcover to enhance the project. Trees are utilized along the numerous pedestrian pathways to provide shade and along the perimeter to visually screen the project from the adjacent land uses. Parking lot islands are used to break up the asphalt areas, and feature trees will be included to soften these hardscaped portions of the project.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Private Collector

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area within the Surprise Center District, which supports multi-family uses such as that proposed.

132 **REVIEWING AGENCIES:**

133
134 All City reviewing departments have reviewed the request and expressed no objections,
135 but have identified certain minor deficiencies, which are addressed in the recommended
136 stipulations of approval. The subject Site Plan was also routed to the standard external
137 reviewing agencies, which indicated no objections.

138
139 Luke Air Force Base also responded stating that at a density of 18.2 DU/Ac, the proposed
140 development did not meet their Graduated Density Concept, which specifies not more
141 than 6 DU/Ac in this area. Luke AFB also stated, however, that if the maximum number
142 of units for the Orchards PAD did not exceed 2,053 in the aggregate, Luke would offer no
143 objections. Currently there are 1,642 dwelling units within the Orchards PAD. The
144 proposal would bring the dwelling unit count to 1,846 leaving 207 dwelling units over an
145 available land mass of approximately 16.8 acres.

146
147 **SUMMARY:**

148
149 Staff believes the proposed Site Plan is consistent with the manner and intent of the Orchards
150 PAD in which it occupies. Approval will allow the site to be developed in accordance with the
151 requirements of the City of Surprise.

152
153 **FINDINGS:**

- 154
155
 - The proposed Site Plan demonstrates compliance with the General Plan.
 - The proposed Site Plan demonstrates compliance with the Orchards PAD.
 - The reviewing agencies have indicated no objections to the request.
 - The recommended stipulations address outstanding issues to be resolved.

159
160 **RECOMMENDATION:**

161
162 Based on the findings noted above, staff recommends the Commission approve the subject
163 Site Plan, Case FS21-808, subject to stipulations 'a' through 'i' as outlined below:

- 164
165
 - a. Development and use of the site shall be consistent with Sheets C0, C2.0, and
166 C2.1 of the Site Plan entitled "Preliminary Improvement Plans for Springs at
167 Stadium Village", prepared by Bowman Consulting and received July 2, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plans entitled
168 "Preliminary Landscape Plans for Springs at Stadium Village", consisting of seven
169 (7) sheets prepared by Thomas + Crowley, LLC and received July 2, 2021.
 - c. Elevations shall be consistent with the Elevation Drawings entitled "Springs at
170 Stadium Village", consisting of 13 sheets prepared by Huitt-Zollars and received
171 April 16, 2021 as amended by May 27, 2021.

- 177 d. Prior to issuance of any permits for vertical or civil construction relating to this
178 project, the applicant shall record an exclusive water easement in favor of the City
179 of Surprise in a manner acceptable to the City.
180
- 181 e. Prior to issuance of any permits for vertical or civil construction relating to this
182 project, the applicant shall record an exclusive sewer easement in favor of the City
183 of Surprise in a manner acceptable to the City.
184
- 185 f. Prior to issuance of any permits for vertical or civil construction relating to this
186 project, the applicant shall extinguish all irrigation rights associated with this project
187 with the resulting credits being conveyed to the City of Surprise once the property
188 has transferred ownership.
189
- 190 g. Prior to issuance of any permits for vertical or civil construction relating to this
191 project, the applicant shall submit a revised Site Plan that displays the revised unit
192 numbering as shown in the most recent Submittal #4.
193
- 194 h. Prior to issuance of any permits for vertical or civil construction relating to this
195 project, the applicant shall submit updated AutoCAD files that address stipulations
196 “d” through “g” above.
197
- 198 i. Non-compliance with the stipulations of approval of this case will be treated as a
199 violation in accordance with the applicable provisions of the Surprise Municipal
200 Code.
201

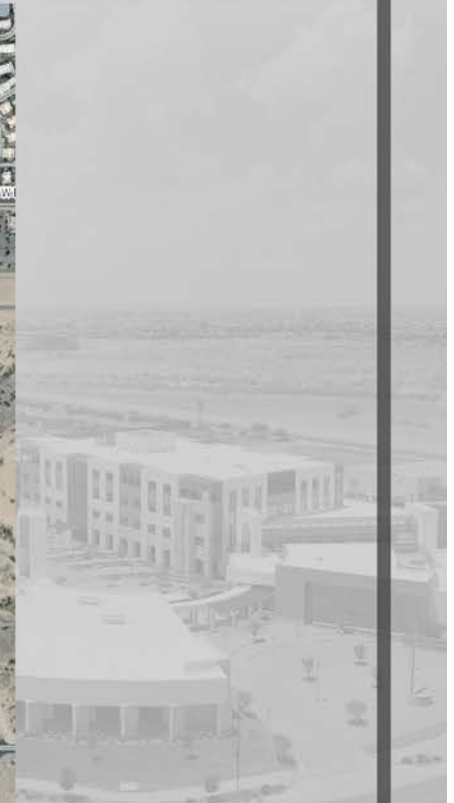
202 However, should the Commission wish to deny the request, the Commission should make
203 its own findings and base its decision on those alternative findings.
204

205 **ATTACHMENTS:**
206

- 207 01 – Vicinity Map
208 02 – Case Map
209 03 – Zoning Map
210 04 – Site Plan
211 05 – Landscape Plan
212 06 – Elevations
213 07 – Luke AFB comments

VICINITY MAP

FS20-808
Springs at Surprise



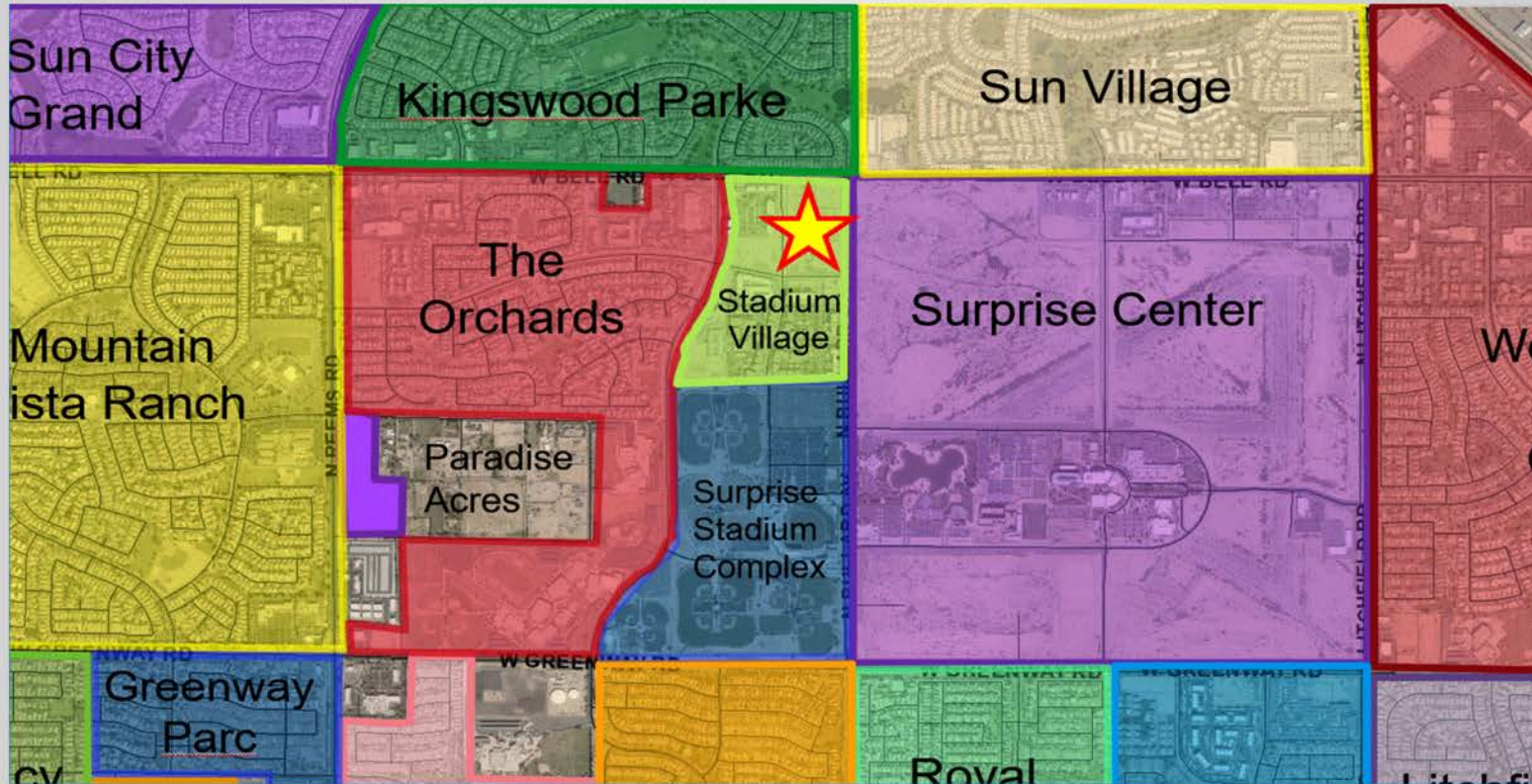
CASE MAP

FS20-808
Springs at Surprise



ZONING

FS20-808
Springs at Surprise



LOT 2 OF STADIUM VILLAGE NORTH
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



£ 174

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.

- [illegible]

1. CONTRACTOR TO FOLLOW RECOMMENDATIONS LISTED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT. SHOULD ANY CONFLICTS ARISE BETWEEN THE SOILS INVESTIGATION REPORT AND THESE GRADING PLANS, THE CIVIL

- [illegible]

CAUTION REGARDING STORM DRAIN PIPES: CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE PIPE FROM DAMAGE DURING THE CONSTRUCTION STAGE. THE COVER ON THE DRAINAGE PIPE IS DESIGNED FOR FINAL GRADE; THEREFORE, EXTRA CARE MUST BE EXERCISED DURING THE CONSTRUCTION PHASE TO MAINTAIN COVER OVER PIPES.

NOTE REGARDING CMU AND RETAINING WALLS: THE CITY OF SURPRISE REQUIRES ALL WALLS BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT (623-222-3000). BUILDING PERMITS AND INSPECTIONS ARE REQUIRED PER THE INTERNATIONAL BUILDING CODE.

1. THE ACTUAL POINT OF PAVEMENT MATCHING AND/OR TERMINATION, SHALL BE DETERMINED IN THE FIELD BY A OF SURPRISE FIELD INSPECTOR.

- ALL FRAMES, COVERS, VALVE BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE AT THE CITY'S EXPENSE.
- CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED AND DELETED.
- THE CITY WILL BE RESPONSIBLE FOR THE COSTS OF PLANTING TREES, INCLUDING ANY STREET LIGHTS, TO THE RIGHT-OF-WAY OF PUBLIC UTILITY EASEMENTS.
- THE CITY WILL BE RESPONSIBLE FOR THE COSTS OF PLANTING TREES, INCLUDING ANY STREET LIGHTS, TO THE RIGHT-OF-WAY OF PUBLIC UTILITY EASEMENTS.
- STREET LIGHTS AND STREETWAY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE INSTALLED OR MAINTAINED UNTIL THE CITY HAS BEEN ADVISED BY THE CITY ENGINEERING DEPARTMENT FROM THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT OF 622-222-2000 TO REMOVE AND/OR RELOCATE SAID LIGHTS.
- DAMAGED AND/OR DISAPPLIED CONCRETE CURBS, GUTTERS, SIDEWALKS, OR DRIVEWAY SLABS THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED BY THE CITY OF SURPRISE.
- GRADING BETWEEN BACK OF CURB AND PROPERTY LINE SHALL BE LIMITED TO 4:1 SLOPE. PROTECT SLOPES FROM EROSION.
- ALL FIRE HYDRANTS SHALL HAVE A TWO-HANDY-BAY REFLECTOR INSTALLED PER IAS STANDARD DESIGN 122.
- STREET LIGHTS SHALL BE INSTALLED PER CITY OF SURPRISE STANDARD SPECIFICATIONS FOR STREET LIGHTS.
- STREET LIGHTS SHALL BE INSTALLED PER CITY OF SURPRISE STANDARD SPECIFICATIONS FOR STREET LIGHTS.
- ASPHALT MAINTENANCE SHALL BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING DEVELOPMENT SERVICES DIVISION.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND INSPECTIONS FROM APPROPRIATE GOVERNMENTAL AGENCIES FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY.

- [illegible]

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND INSPECTIONS FROM APPROPRIATE GOVERNMENTAL AGENCIES FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY.

3. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN COMPLIANCE WITH THE CITY ENGINEER'S SPECIFICATIONS SHALL BE REMOVED AND RE-INSTALLED AT THE CONTRACTOR'S RISK.
4. THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES AT PROPOSED POINTS OF CONNECTION AND VERIFY THEIR DEPTHS AND LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
5. THE CONTRACTOR SHALL BE THE ENGINEER OF RECORD BEFORE THE WATER FITTINGS ARE COVERED. FITTINGS SHALL NOT BE COVERED UNTIL SURVEYS HAVE BEEN COMPLETED. THE ENGINEER SHALL MAKE FIELD AS-BUILT SURVEYS OF ALL EXISTING UTILITIES AND LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.
14. WATER DISTRIBUTION AND TRANSMISSION LINES SHALL BE MARKED WITH MARKING TAPE AND MARKER BALLS (12 INCHES DIAMETER) AT THE POINTS OF CONNECTION AND AT THE POINTS OF ENTRY AND EXIT OF THE LINES INTO THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPELINES, TELEPHONE AND ELECTRICAL CONDUITS AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL NOTIFY ALL INTERESTED UTILITIES.

1. DISTRIBUTION: POLYVINYL CHLORIDE (PVC) PRESSURE PIPE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C900 PRESSURE CLASS 300 DR-14 ELASTOMERIC - CASKET BELT - END OF

- DUCTILE IRON PIPE EQUIV. ALL PIPS TWELVE (12) INCHES OR GREATER IN DIAMETER ARE REQUIRED TO BE COATED WITH AN INSULATING MATERIAL TO PREVENT CORROSION OF THE PIPE.
3. DISTRIBUTION FITTINGS, PUSH-ON OR MECHANICAL JOINT IN ACCORDANCE WITH MAN SECTION 750 OR MAG SECTION 750.
4. WATER LINE: MUELLER, CLOW OR WATERSHENT RESIDENT SEWED SEATED GATE VALVE IN ACCORDANCE WITH MAG SECTION 750. VALVE BOX AND COVERING IN ACCORDANCE WITH MAGER DETERMINED FOR APPROVAL.
5. WATER SERVICE: TAPS, PIPS AND FITTINGS FOR WATER SERVICES UP TO A TWO (2) INCH SIZE SHALL BE MUELLER, CLOW OR WATERSHENT RESIDENT SEWED SEATED GATE VALVE IN ACCORDANCE WITH MAG SECTION 750.
6. FIRE LINE: MUELLER "CENTURION", CLOW "MEDICAL", WATERSHENT PAPER #867-50, AND WATERMASTER "FIRE" SHALL BE USED FOR ALL FIRE LINES.
7. WATER MAINS: ALL WATER MAINS SHALL BE MUELLER, CLOW OR WATERSHENT RESIDENT SEWED SEATED GATE VALVE AND ONE (1) EACH OF 45# INCH NPS OFFSHORE AND CLOW MODEL 8600 BARB WITH TWO (2) 25# INCH NPS CHECK VALVE SHALL BE USED WITH BARB WARELL BARREL.
8. CHECK VALVE SHALL BE USED WITH BARB WARELL BARREL.
9. IN ACCORDANCE WITH AEC #18-218-43 ALL MATERIALS ADDED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH WATER SHALL BE IN ACCORDANCE WITH NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61, INCLUDING CHEMICALS USED FOR DISINFECTION.

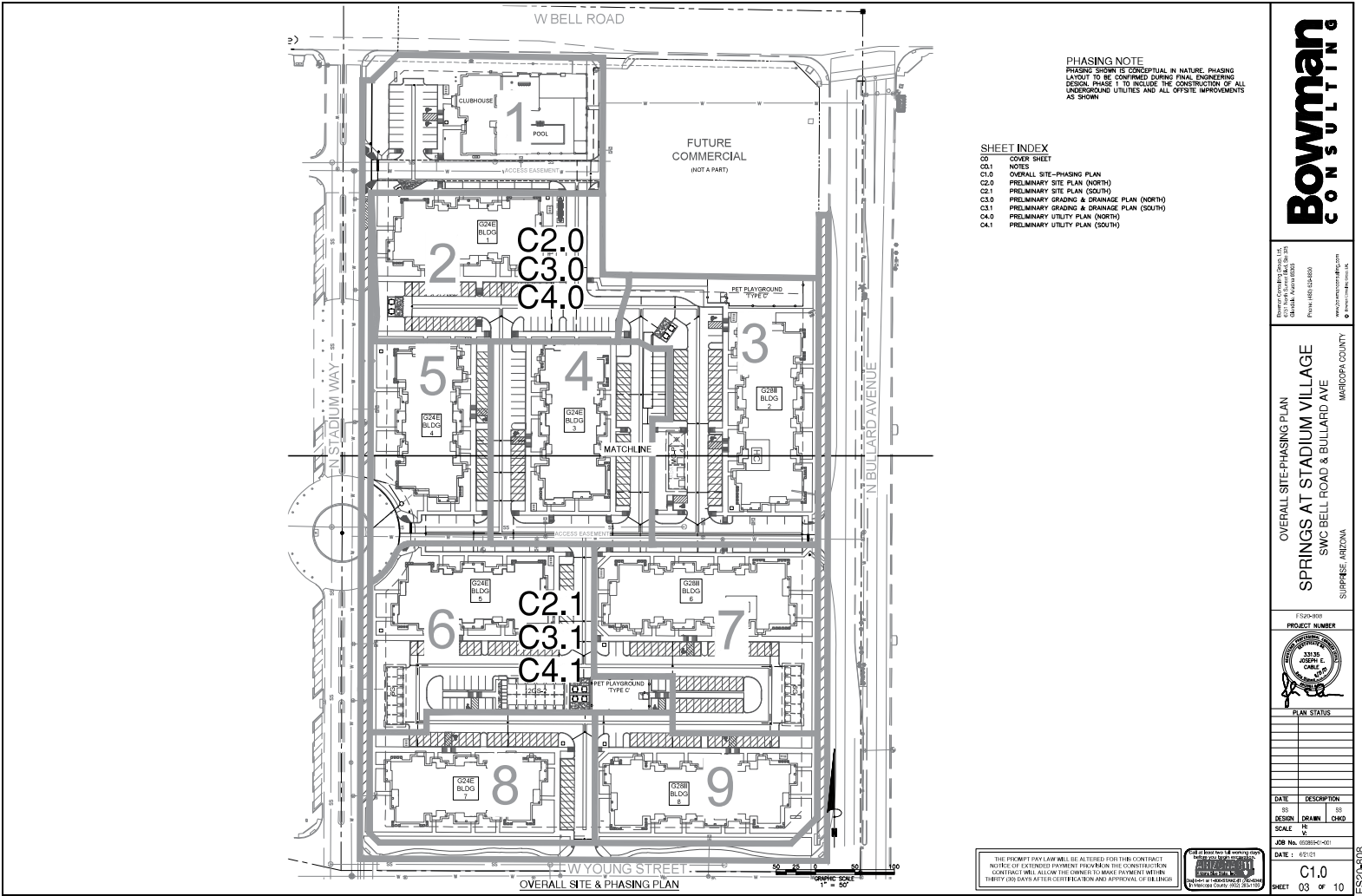
1. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AND TO THE CITY OF SURPRISE

- [illegible]

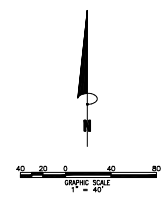
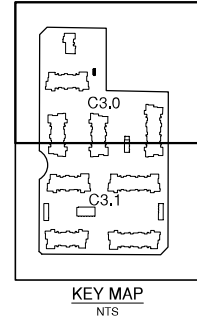
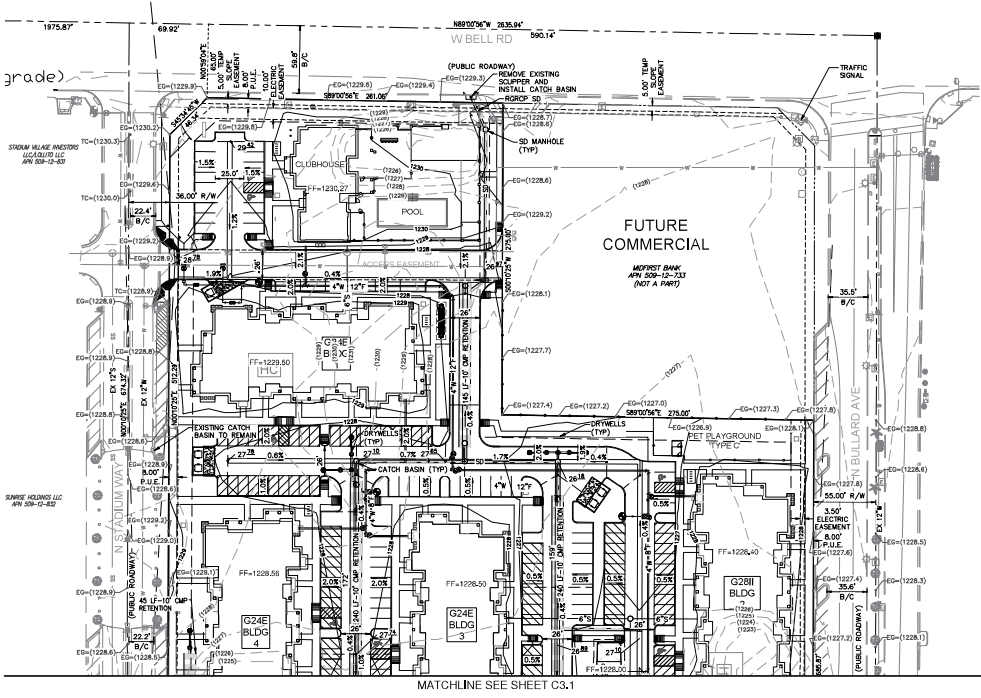
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON THEMSELVES THE INTERPRETATION

2. OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERING WITH THE DESIGN ENGINEER SHALL BE CONSIDERED A BREACH OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTIMATED QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
3. ALL WORKMANSHIP SHALL CONFORM TO THE LATEST MANUFACTURER'S ASSOCIATION OF GOVERNMENTS SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
4. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE PROJECT SOIL INVESTIGATION REPORT AND LETTERS FROM THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE QUANTITIES SHOWN AND FOR INFORMATION FURNISHED ONLY.

[illegible]



CAD FILE NAME: V:\202086 - Springs at Stadium Village\202086-01-001 (END) - Springs at Stadium Village\Engineering\Engineering Plans\Preliminary Plans\202086-P6-001-C1.dwg 03/21/2021



THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT. NOTICE OF EXTENDED PAYMENT PROVIDED THE CONSTRUCTION CONTRACT WILL ALLOW THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS.



PRELIMINARY GRADING & DRAINAGE PLAN (NORTH)

SPRINGS AT STADIUM VILLAGE

SWC BELL ROAD & BULLARD AVE

SURPRISE, ARIZONA

PROJECT NUMBER

33135

2020-06-01

PLAN STATUS

DATE DESCRIPTION

06 06

DESIGN DRAWN

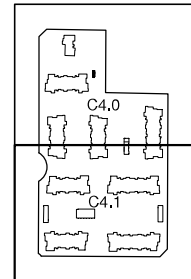
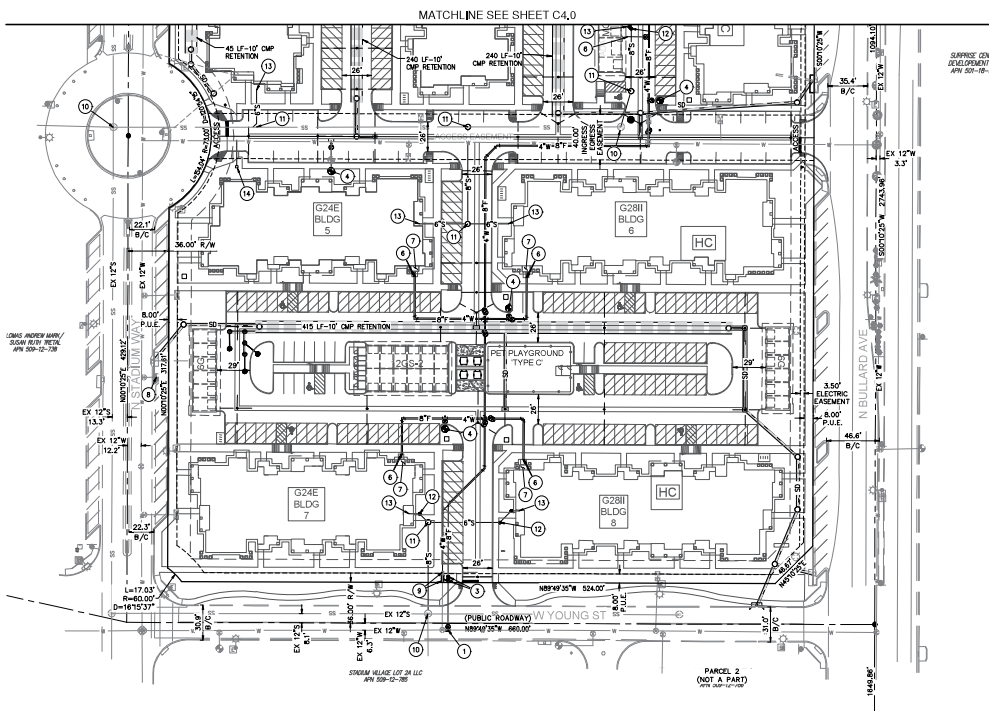
SCALE

DATE 1 06/20/2021

DATE 2 06/20/2021

C3.0

SHEET 06 OF 10



- KEY NOTES
- ① CONNECT TO EXISTING 12" WATER
 - ② PROPOSED BACKFLOW PREVENTION ASSEMBLY
 - ③ PROPOSED FIRE HYDRANT (TYP)
 - ④ PROPOSED FIRE/WATER BUILDING CONNECTIONS (TYP)
 - ⑤ BUILDING RISER ROOM (TYP)
 - ⑥ EXISTING PUBLIC FIRE HYDRANT (TYP)
 - ⑦ EXISTING WATER METER TO BE RELOCATED
 - ⑧ EXISTING SEWER MANHOLE (TYP)
 - ⑨ PROPOSED SEWER MANHOLE (TYP)
 - ⑩ PROPOSED SEWER CLEANOUT (TYP)
 - ⑪ PROPOSED SEWER BUILDING CONNECTION
 - ⑫ PROPOSED 2" IRRIGATION METER. SEE LANDSCAPE PLANS FOR CONTINUATION.

Bowman
CONSULTING

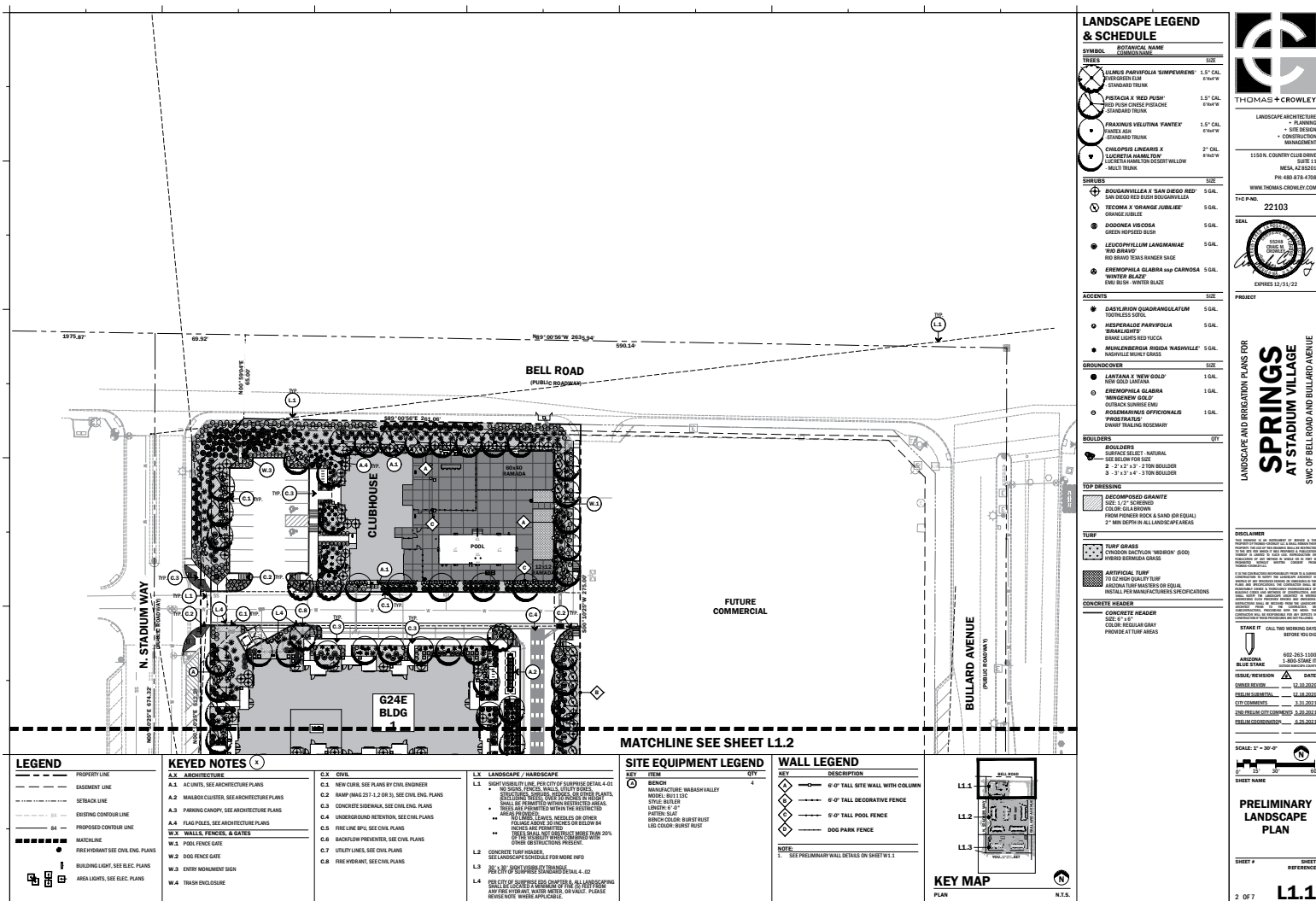
Business Company, PLLC
1000 N. 10th St.
Phoenix, AZ 85004
Phone: (480) 434-8800
Fax: (480) 434-8801
www.bowmanconsulting.com

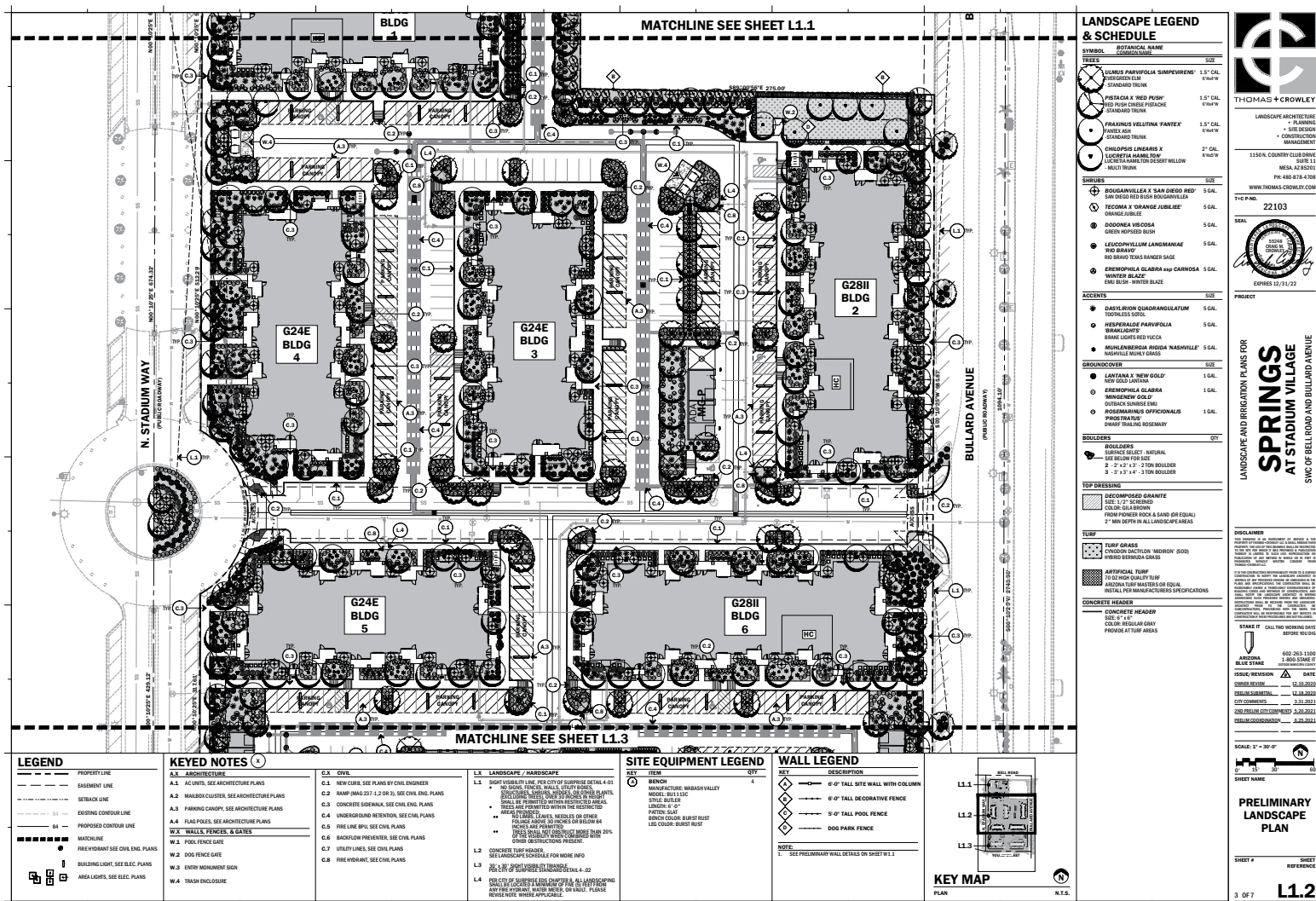
PRELIMINARY UTILITY PLAN (SOUTH)
SPRINGS AT STADIUM VILLAGE
SWC BELL ROAD & BULLARD AVE
MARICOPA COUNTY
SURPRISE, ARIZONA

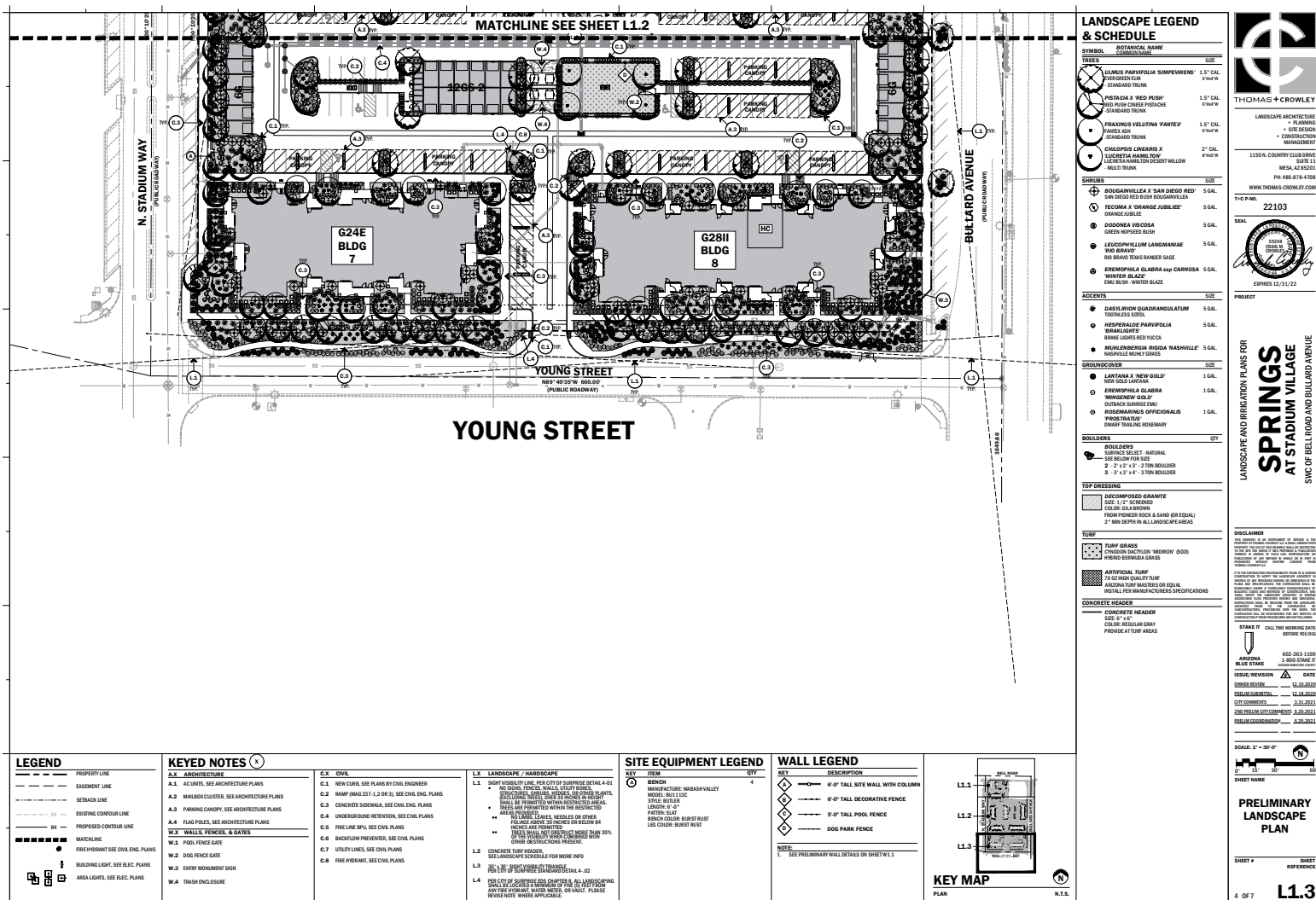
PROJECT NUMBER
33135
33135
33135

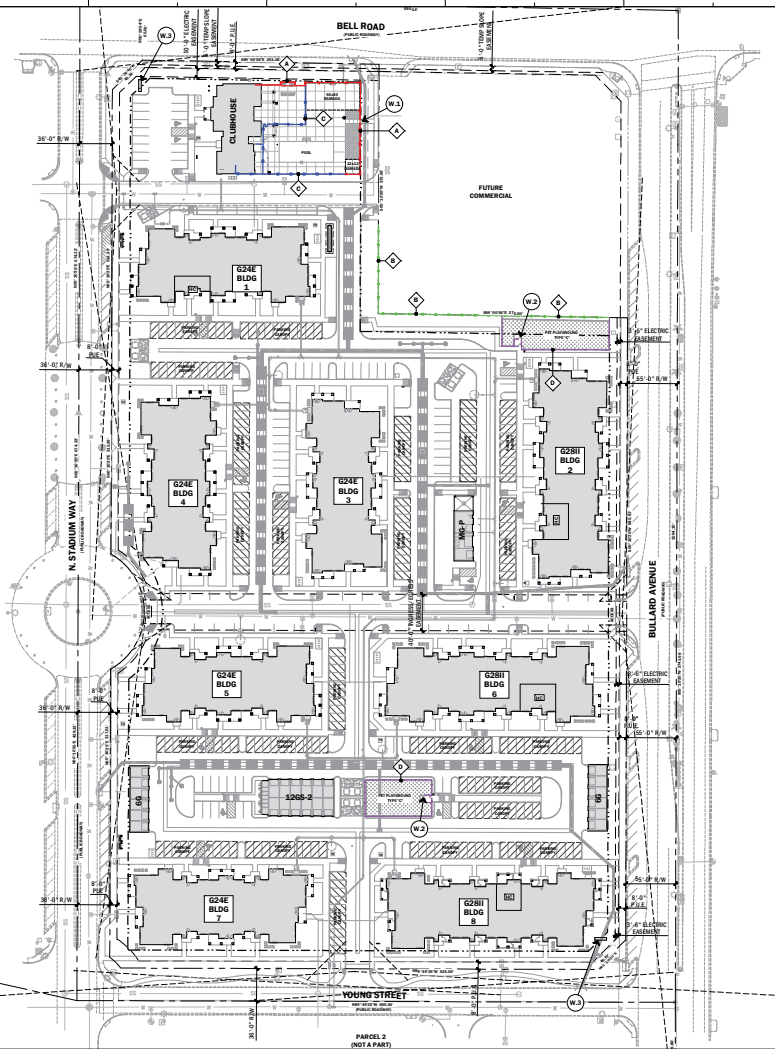
PLAN STATUS
DATE DESCRIPTION
DESIGN DRAWN CHD
SCALE 1" = 40'
JOB NO. 1000000000
DATE 4/23/21

C4.1
SHEET 09 OF 10









WALL LEGEND	
KEY	DESCRIPTION
	6'-0" TALL SITE WALL WITH COLUMN
	6'-0" TALL DECORATIVE FENCE
	6'-0" TALL POOL FENCE
	DOG PARK FENCE

KEYED NOTES

W.1 WALLS, FENCES, & GATES

W.1.1 POOL FENCE GATE, SEE DETAIL 1/W.1

W.1.2 DOG FENCE GATE, SEE DETAIL 2/W.1

W.1.3 ENTRY MONUMENT SIGN, SEE DETAIL 3/W.1

THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT

1155W. COUNTRY CLUB DRIVE
NESA, AZ 85701
PH: 480.478.4708
WWW.THOMAS-CROWLEY.COM

TWO-PAGE
22103

SEAL

EXPIRES 12/31/22

PROJECT

LANDSCAPE AND IRRIGATION PLANS FOR
SPRINGS
AT STADIUM VILLAGE
S.W. OF BELL ROAD AND BULLARD AVENUE

DISCLAIMER	
THIS DOCUMENT IS THE PROPERTY OF THOMAS + CROWLEY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMAS + CROWLEY. THE USER OF THIS DOCUMENT AGREES TO HOLD THOMAS + CROWLEY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THOMAS + CROWLEY BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD THOMAS + CROWLEY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THOMAS + CROWLEY BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.	
STAKE IT	CALL TWO MEETING DATES NOTIFY THE DGS
ARIZONA	000 28.5 11000
MADE STATE	1,800.00 STATE IT
MADE MEASUREMENT	DATE
DESIGN REVIEW	12.18.2020
DESIGN APPROVAL	12.18.2020
DESIGN COMMENTS	3.30.2021
DESIGN REVIEW (CITY/COMMITTEE)	3.30.2021
DESIGN APPROVAL (CITY/COMMITTEE)	3.30.2021

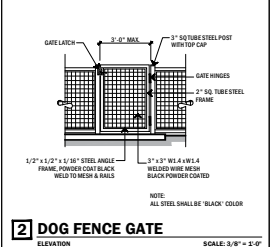
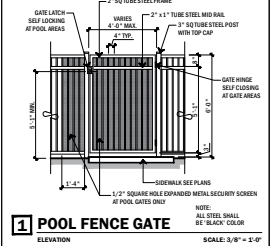
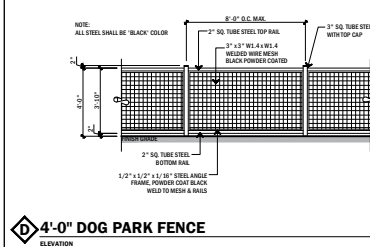
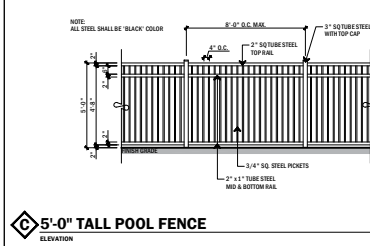
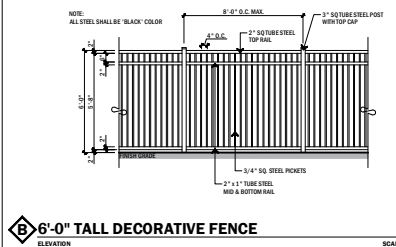
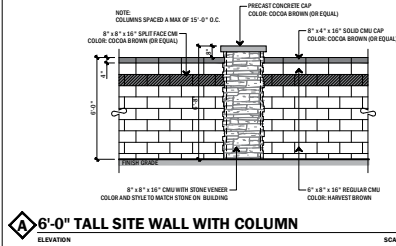
SCALE
AS NOTED

SHEET NAME
**PRELIMINARY
MASTER
WALL PLAN**

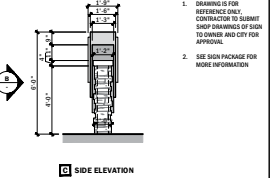
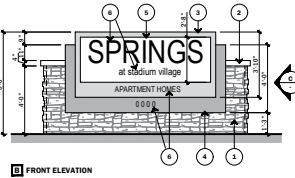
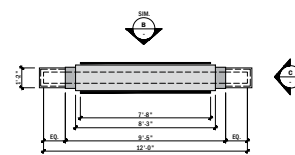
SHEET #
S. OF 7

SHEET
REFERENCE
MWP

NOT
USED



NOT
USED



3 ENTRY MONUMNET SIGN

- KEY NOTES:**
- 8" x 8" x 16" REGULAR CMU WITH STONE VENEER
 - 14" x 4" x 16" PRECAST CONCRETE OR SOLID CMU BLOCK CAP. KEEP FINISHED SIDE ON OUTSIDE
 - INTERNALLY ILLUMINATED CABINET WITH ROUTED ALUMINUM FACES. SW 2023 CONTINUING STONE. SEAM-GLASS FINISH
 - NON-ILLUMINATED ALUMINUM CABINET. SW 6021 TRANSPARENT. SEAM-GLASS FINISH
 - INTERNALLY ILLUMINATED CABINET WITH ROUTED ALUMINUM FACES. SW 6154 NARROW. SEAM-GLASS FINISH
 - 0.5" PUSH THROUGH ACRYLIC COPY WITH VINYL OVERLAY. 3M 7725 45 SHIM GRAY. OPQUE VINYL. (SEE NOTE AND LETTERING AND SIGNAGE HERE AS PLACED HERE ONLY AND ARE TO BE COMPLETED BY OTHERS)
- GENERAL NOTES:**
- DRAWING IS FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SIGN TO OWNER AND CITY FOR APPROVAL.
 - SEE SIGN PACKAGE FOR MORE INFORMATION.



THOMAS + CROWLEY
LANDSCAPE ARCHITECTURE
• PLANNING
• SITE DESIGN
• CONSTRUCTION
MANAGEMENT
1155 N. COUNTRY CLUB DRIVE
MESA, AZ 85201
PH: 480.478.4788
WWW.THOMAS-CROWLEY.COM



PROJECT

SPRINGS
AT STADIUM VILLAGE
S.W. OF BELL ROAD AND BULLARD AVENUE

DISCLAIMER
THIS DOCUMENT IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THOMAS + CROWLEY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THOMAS + CROWLEY. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THOMAS + CROWLEY IS STRICTLY PROHIBITED.

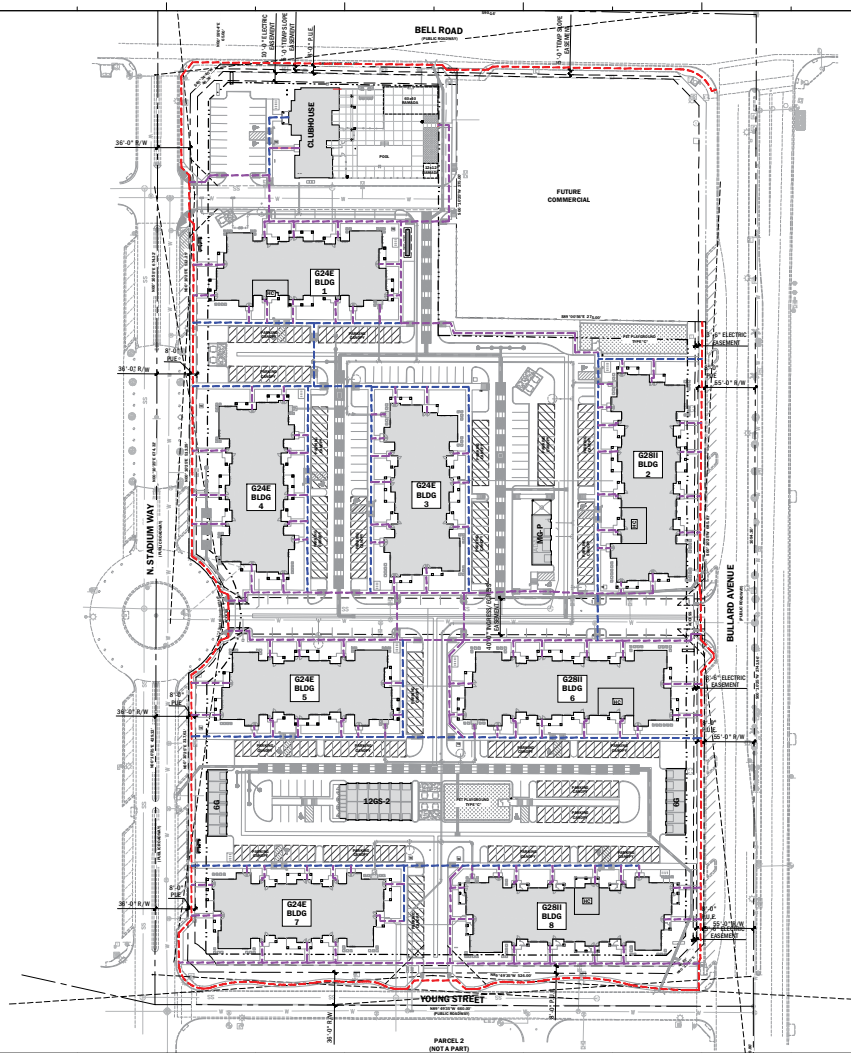
STAKE IT CALL TWO MOVING DAYS BEFORE YOU DIG
LANDSCAPE ARCHITECT
060 285 1100
1 800 578 8777
WWW.THOMAS-CROWLEY.COM

SCALE
AS NOTED

SHEET NAME

PRELIMINARY WALL DETAILS

SHEET # **SHEET**
S. OF **W1.1**



CIRCULATION LEGEND	
SYMBOL	DESCRIPTION
	PERIMETER WALKWAY
	5' WALKWAY
	7' WALKWAY



THOMAS + CROWLEY
LANDSCAPE ARCHITECTURE
• PLANNING
• SITE DESIGN
• CONSTRUCTION
MANAGEMENT
1155W. COUNTRY CLUB DRIVE
SUITE 11
NEMAH, AZ 85001
PH: 480.478.4788
WWW.THOMAS-CROWLEY.COM

PROJECT NO. 22103



PROJECT

LANDSCAPE AND IRRIGATION PLANS FOR
SPRINGS
AT STADIUM VILLAGE
S.W. OF BELL ROAD AND BULLARD AVENUE

DISCLAIMER
THIS DOCUMENT IS THE PROPERTY OF THOMAS + CROWLEY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMAS + CROWLEY. THE USER OF THIS DOCUMENT AGREES TO HOLD THOMAS + CROWLEY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THOMAS + CROWLEY BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD THOMAS + CROWLEY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THOMAS + CROWLEY BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

DATE	12/13/2022
DESIGNED BY	12/13/2022
CHECKED BY	12/13/2022
DATE	12/13/2022
DESIGNED BY	12/13/2022
CHECKED BY	12/13/2022
DATE	12/13/2022
DESIGNED BY	12/13/2022
CHECKED BY	12/13/2022

SCALE: AS NOTED

SHEET NAME

**PEDESTRIAN
CIRCULATION
PLAN**

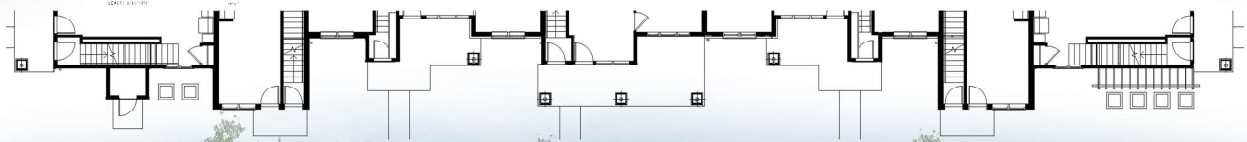
SHEET #

7 OF 7

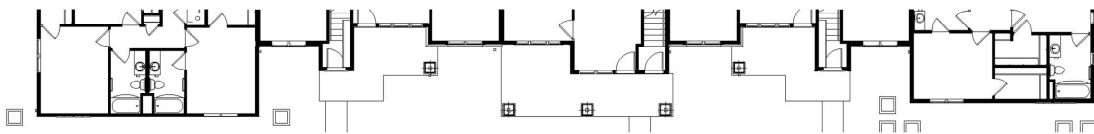
P1.1



Front Elevation



Rear Elevation



BUILDING G24L

04-16-21

04-14-2021

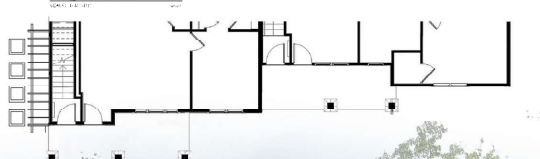
CONTINENTAL
PROPERTIES

FS20-808

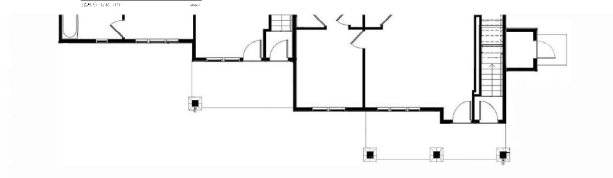
YOU ARE HERE



Right Elevation

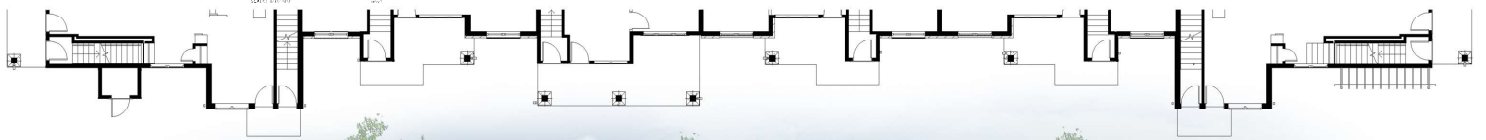


Left Elevation

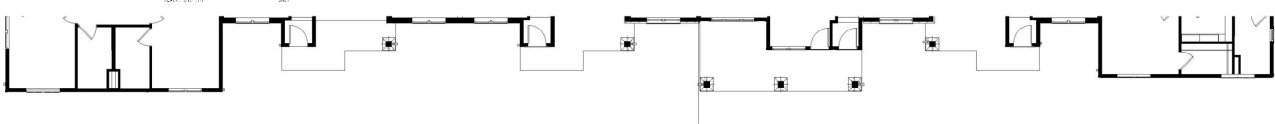




Front Elevation



Rear Elevation



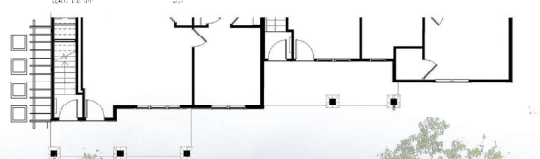
04-16-21 BUILDING G28L
04-14-2021

CONTINENTAL
PROPERTIES

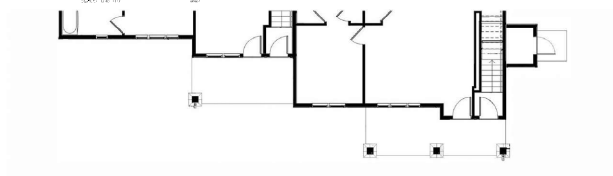
FS20-808 **YOU ARE HERE**



Right Elevation



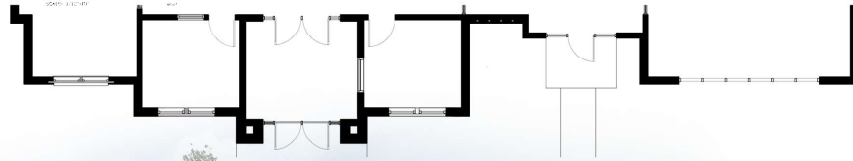
Left Elevation



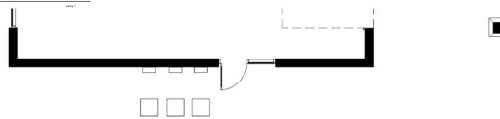
04-16-21 BUILDING G28L
04-14-2021



Front Elevation



Right Side Elevation

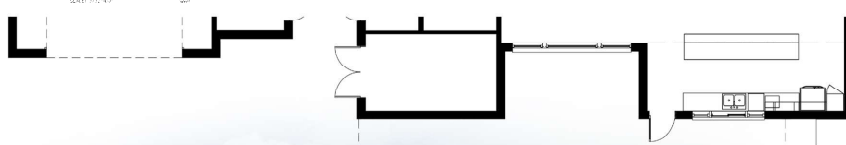


CLUBHOUSE

05-27-21 4340 SQ FT
05-07-2021



Rear Elevation



Left Elevation



CLUBHOUSE

05-27-21

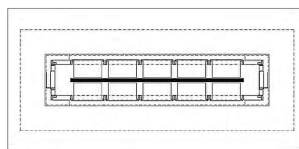
4340 SQ FT

05-07-2021



Front Elevation

Side Elevation



Floor Plan

05-27-21 MAIL KIOSK
05-19-2021



Front Elevation

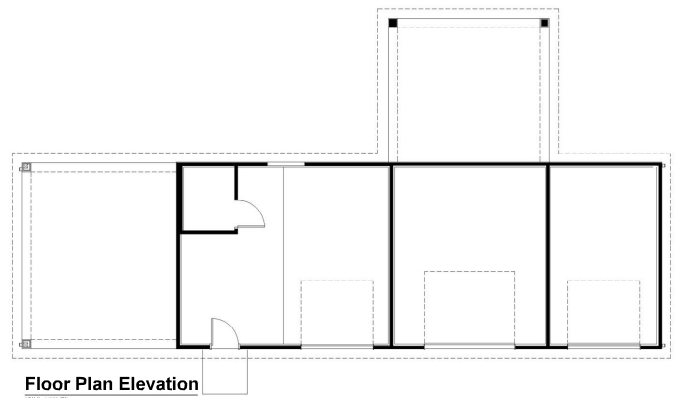


Left Elevation

Right Elevation



Rear Elevation



Floor Plan Elevation

MAINTENANCE BUILDING
05-27-21 05-07-2021



Front Elevation
DATE: 02-27-21 04-14-2021

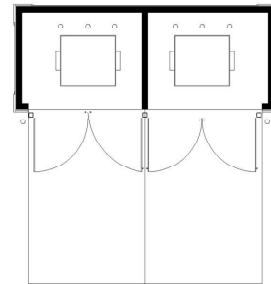


Left Elevation
DATE: 02-27-21 04-14-2021

Right Elevation
DATE: 02-27-21 04-14-2021



Rear Elevation
DATE: 02-27-21 04-14-2021



Floor Plan
DATE: 02-27-21 04-14-2021

TRASH ENCLOSURE
 05-27-21 04-14-2021



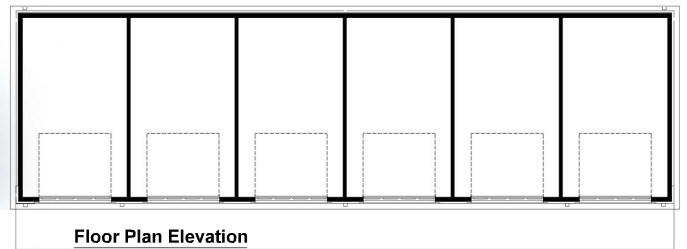
Front Elevation
SCALE: 1/8"=1'-0"



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



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



Floor Plan Elevation
SCALE: 1/8"=1'-0"



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

05-27-21 6G-2 GARAGE
05-07-2021



Front Elevation

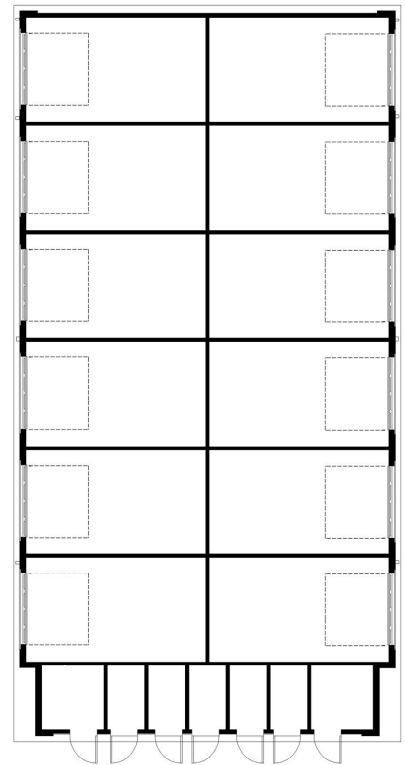


Left Elevation

Right Elevation

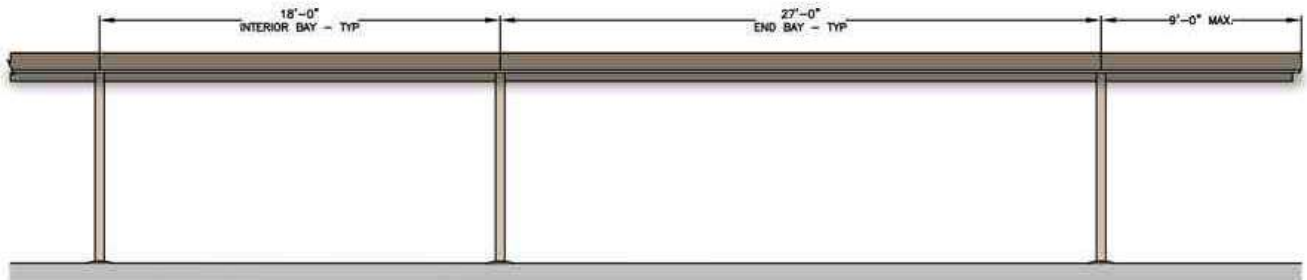
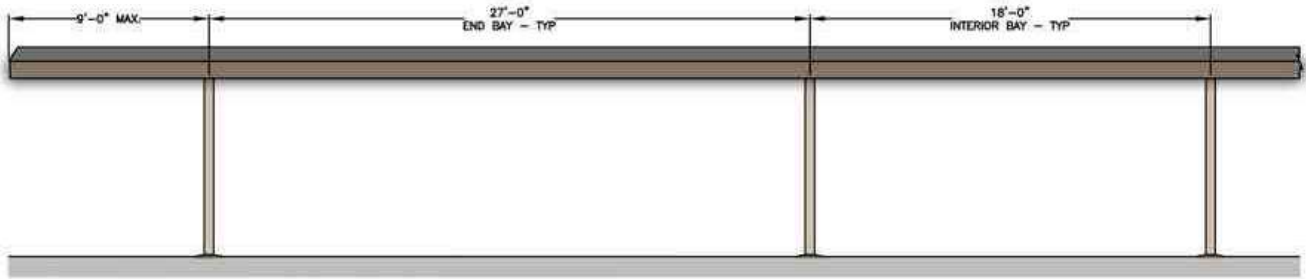


Rear Elevation



Floor Plan Elevation

12GS-2 GARAGE
05-27-21 05-07-2021

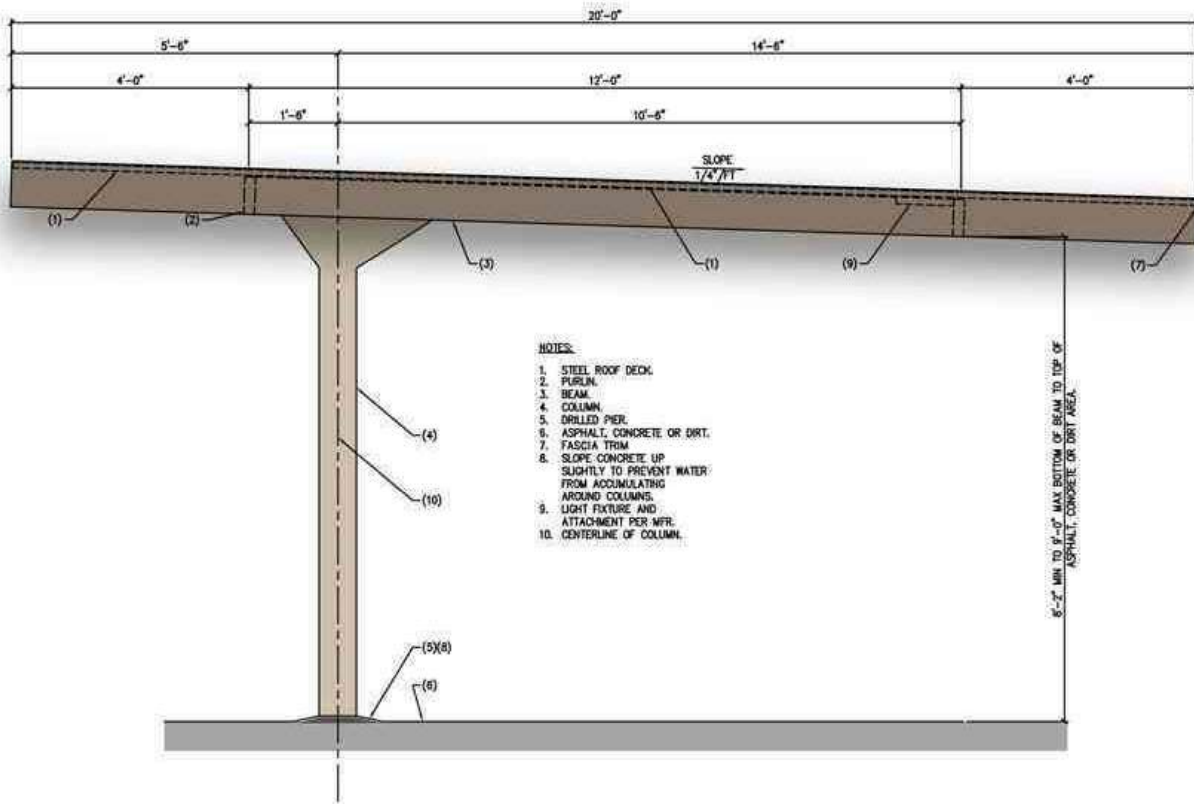


SW 7514
Foothills



05-27-21

SW 7532
Urban Putty



04-16-21

05-27-21



SW 7514
Foothills



SW 7532
Urban Putty



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

2 February 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

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

Re: FS20-808; The Springs at Stadium Village (APN 509-12-734)

Dear Ms. Nevarez

Thank you for the opportunity to comment on the Development Review Application for The Springs at Stadium Village. The property sits on 11.2 vacant acres and is located on the southwest corner of Bell Rd and Bullard Ave in Surprise, AZ. The plans call for the construction of a 204 unit multi-family luxury community resulting in an overall density of 18.2 du/ac. The site is approximately 1.5 miles outside the Luke AFB 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.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposed density of 18.2 du/ac does not meet these guidelines; however, the City of Surprise requested that Luke AFB use the previously approved Orchard PAD with mixed use allowing for a maximum of 2,053 dwelling units as the maximum build out for the area. The Springs at Stadium Village with 204 units along with other small residential developments will be closely monitored by Surprise planners to ensure the maximum number is not exceeded. The overall density at maximum build out was agreed upon by Surprise Planning and Luke AFB to not exceed the densities identified above. Given that stipulation, Luke AFB has no operations or safety issues concerning this project.

Since the facility will be located within the "territory in the vicinity of a military airport," it will be subjected to 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 potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James, at (623) 856-9981.

Sincerely

TOALE.CHRISTOP
HER.P.1039696165



Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.02.02 15:29:43 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



FS20-808

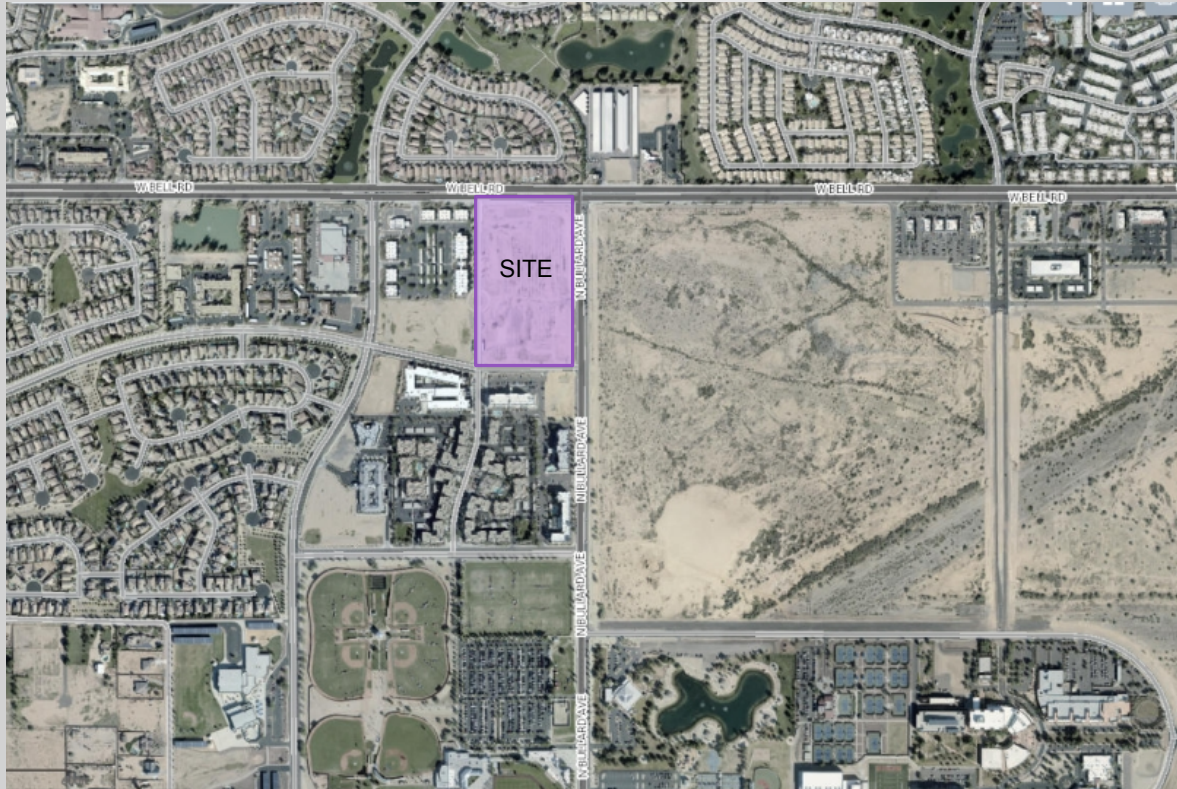
Springs at Surprise

Site Plan

Planning and Zoning Commission – September 2, 2021

VICINITY MAP

FS20-808
Springs at Surprise



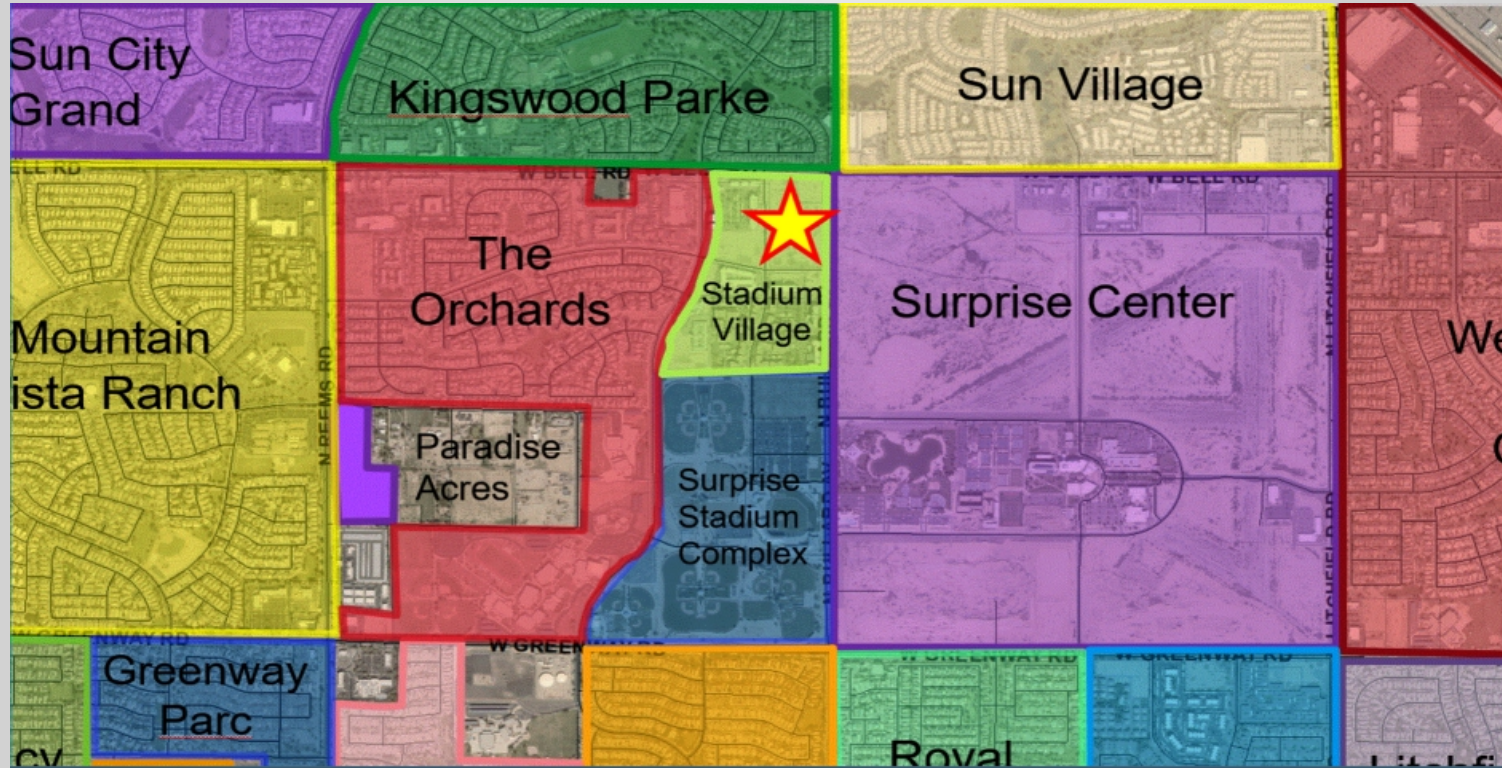
FS20-808

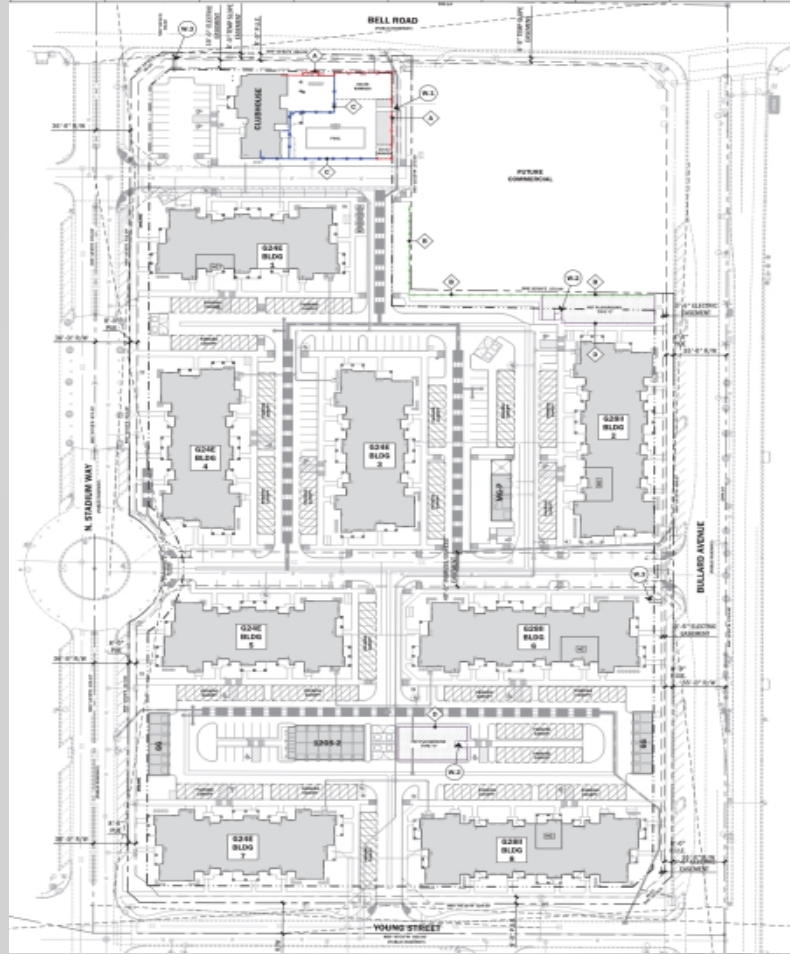
Springs at Surprise



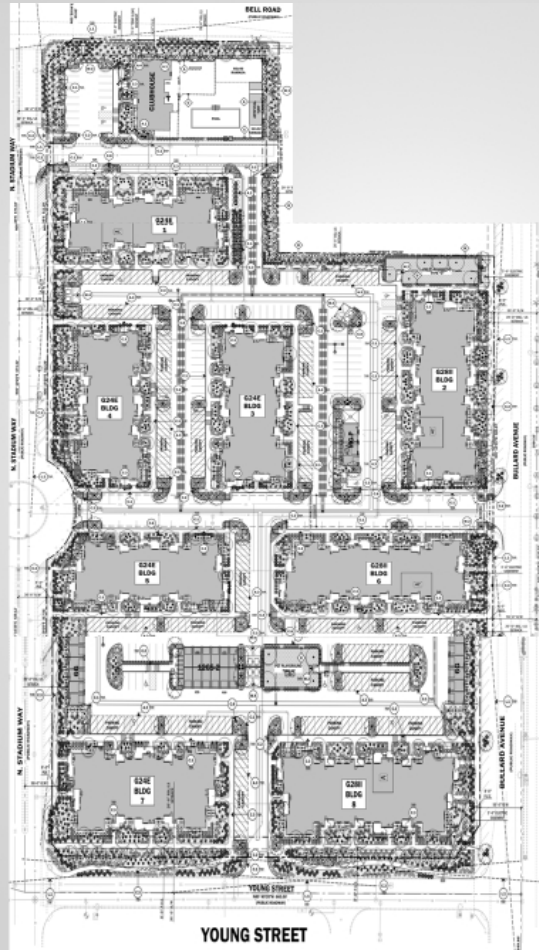
ZONING

FS20-808
Springs at Surprise





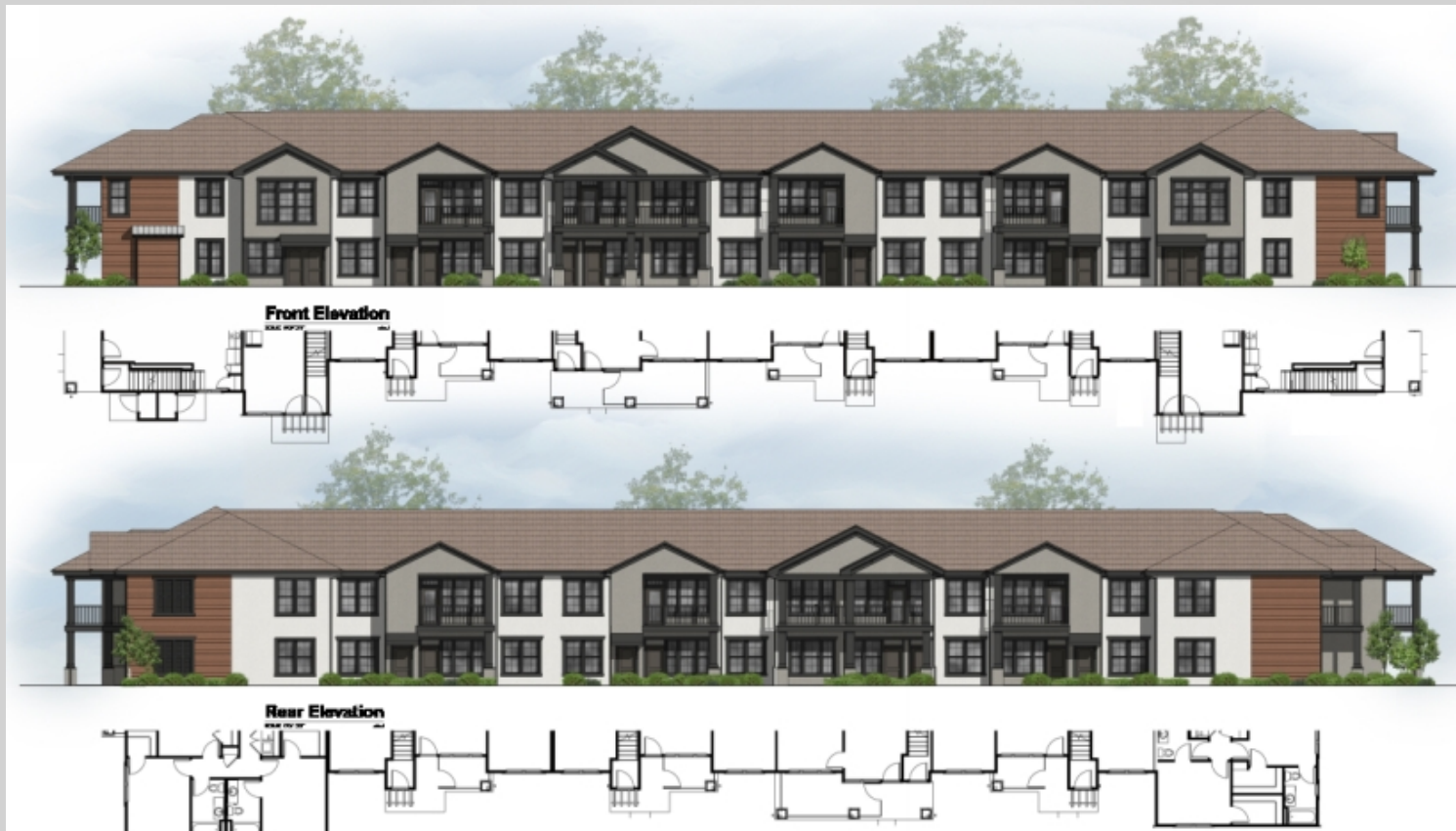
PROJECT SITE PLAN



YOUNG STREET



MASTER LANDSCAPE PLAN



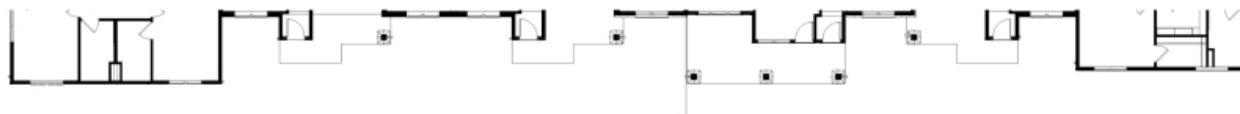
ORIGINAL APARTMENT ELEVATIONS



Front Elevation



Rear Elevation



REVISED APARTMENT ELEVATIONS



ORIGINAL CLUB HOUSE ELEVATIONS



Front Elevation



Rear Elevation



Right Side Elevation



Left Elevation



REVISED CLUB HOUSE ELEVATIONS



ORIGINAL MAINTENANCE BUILDING ELEVATIONS



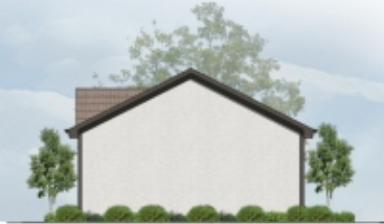
REVISED MAINTENANCE BUILDING ELEVATIONS



Front Elevation
DATE: 03/17/17



Left Elevation
DATE: 03/17/17



Right Elevation
DATE: 03/17/17



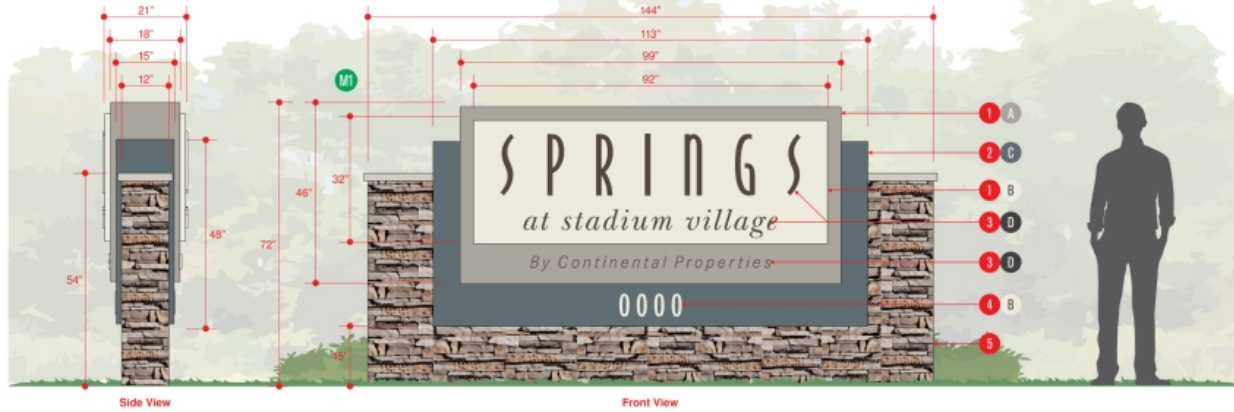
Rear Elevation
DATE: 03/17/17

ORIGINAL GARAGE ELEVATIONS



REVISED GARAGE ELEVATIONS

M1 Double Sided Internally Illuminated Monument



Simulated Illumination

6.6 Total Square Feet



MONUMENT SIGN



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 2, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for U-Haul Moving and Storage of Surprise. (Case FS20-074)

Motion:

Motion to approve the Site Plan for U-Haul Moving and Storage of Surprise subject to stipulations “a” through “f”.

Background:

The subject request involves a Site Plan for a U-Haul self-storage facility. The project is proposed to include indoor access climate controlled self-storage, mini-storage buildings with exterior access, truck and equipment rental, and covered RV storage. A Minor Zoning Amendment to the Kenly Farms II PAD was approved under case FS19-096 that allows for specific uses and creates development standards related to this project.

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 - FS20-074 - Staff Report - PZ
 2. 01 - FS20-074 Site Plan
 3. 02 - FS20-074 Landscape Plan
 4. 03 - FS20-074 Building Elevations (A)
 5. 03 - FS20-074 Building Elevations (B)
 6. 03 - FS20-074 Building Elevations (C,D,E)
 7. FS20-074 U-Haul Moving and Storage of Surprise Site Plan P&Z
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

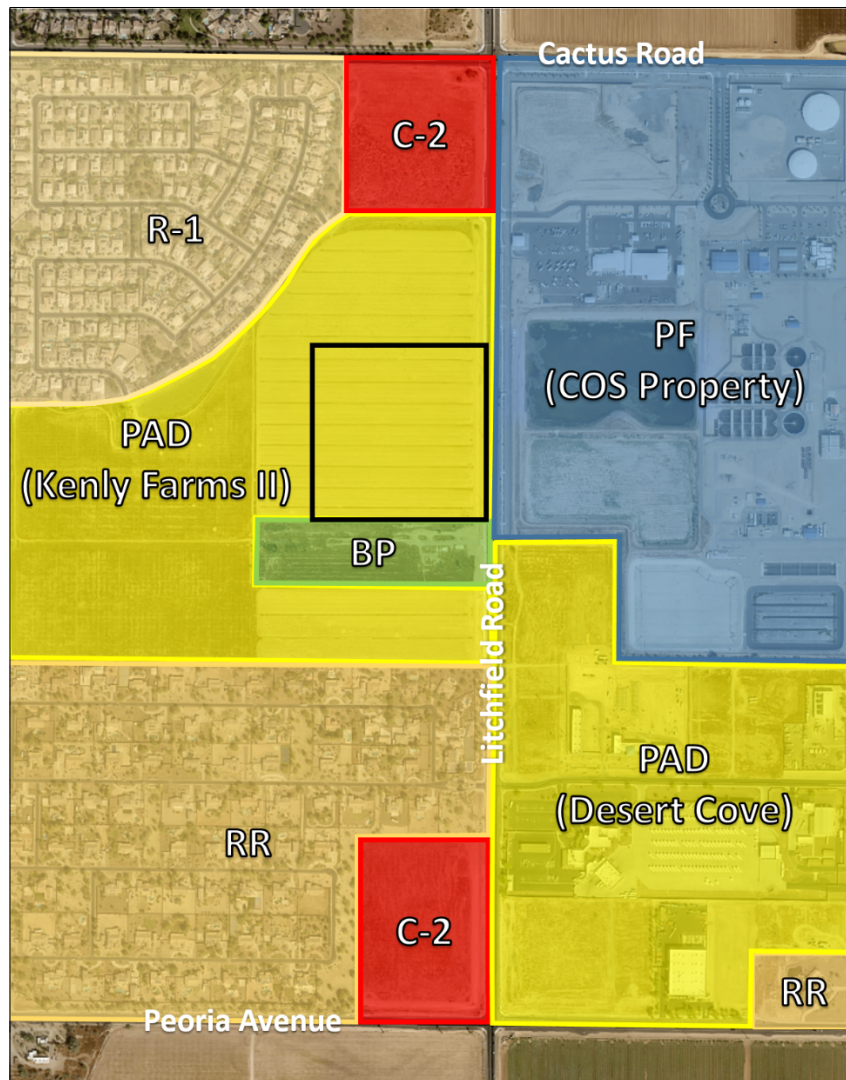
1 **Case:** FS20-074
2
3 **Project Name:** U-Haul Moving and Storage of Surprise
4
5 **Council District:** 6 – Palo Verde
6
7 **Meeting Date:** September 2, 2021
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** AMERCO Real Estate Company
13
14 **Applicant:** David Pollock with AMERCO Real Estate Company
15
16 **Request:** Site Plan for a self-storage facility, truck and equipment rental, and RV
17 canopies.
18
19 **Site Location:** Generally north of Peoria Avenue and west of Litchfield Road in a
20 portion of Section 21, Township 3 North, Range 1 West of the Gila and
21 Salt River Meridian, Maricopa County, Arizona.
22
23 **Site Size:** 16 acres (approx.)
24
25 **Density:** N/A
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:** Staff recommends the Commission **approve** the subject site plan, case
32 FS20-074, subject to stipulations 'a' through 'f'.

33 **Project Description:**
34

35 AMERCO Real Estate Company requests approval of a Site Plan for a U-Haul self-storage facility. The
 36 proposed development includes indoor access climate controlled self-storage, mini-storage buildings
 37 with exterior access, truck and equipment rental, and covered RV storage. The subject site is
 38 approximately 16 acres and is generally located north of Peoria Avenue and west of Litchfield Road
 39 in the Kenley Farms II Planned Area Development.

40

41 **Surrounding Land Zoning:**



R-1	PAD – Commercial	PF
PAD – Commercial	PAD – Commercial	PF
BP	BP	PAD - Commercial

42 **Background:**

43

August 10, 1995: The subject property was annexed into the City of Surprise by the Mayor and City Council.

July 24, 2003: The Mayor and City Council approved Ordinance 03-20, approving the rezoning RZ03-173 from R1-43 to Planned Area Development (PAD) to include the uses described in ARS 28-8481(K) and all other uses deemed compatible with military operations by the City of Surprise and Luke Air Force Base.

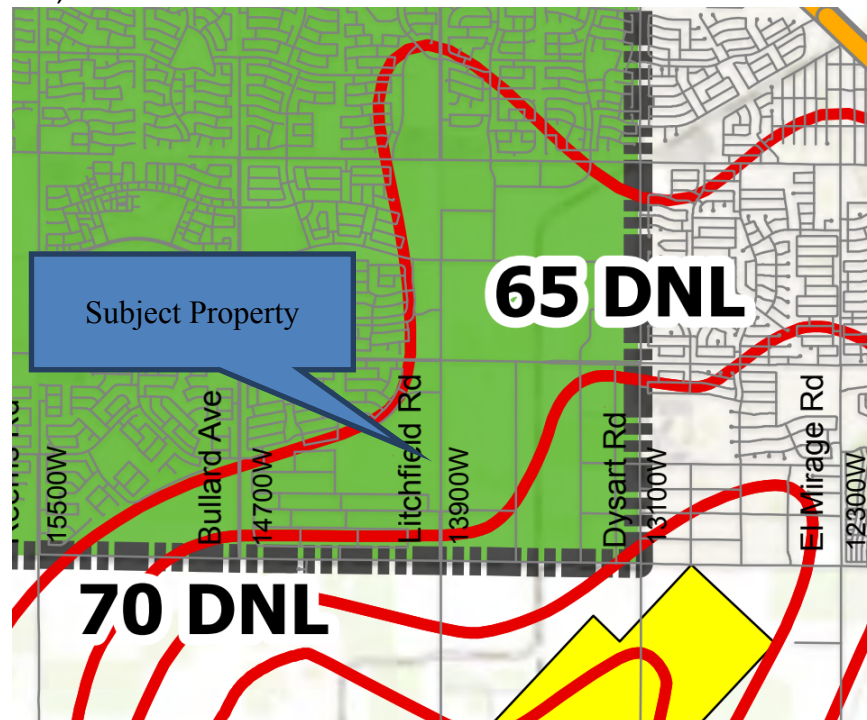
September 20, 2018: A Concept Review meeting was held for the current proposal under case CR18-323.

February 6, 2019: AMERCO Real Estate Company filed a request for a Minor Zoning Amendment under case FS19-096 to allow for specific uses and development standards for the subject project.

January 28, 2020: The applicant submitted final plat and site plan documents under case FS20-074, the subject case.

Analysis and Discussion:

The subject property is within the Kenly Farms II Planned Area Development (PAD) which allows for uses permitted in C-2, C-3, BP, and I-1 zones per Title 17 and all other uses deemed compatible with military operations, as it is within the 65 DNL.



The PAD amendment approved under case FS19-096 allows for self-storage (interior and exterior access units), vehicle rental, equipment rental, offices, retail, RV storage, and outdoor display of rental vehicles.

The PAD amendment also created development standards specific to these uses. Dimensional standards will follow the Regional Commercial (CR) zoning district within the Employment Character Pattern. RV storage will be limited to 40 percent of the site area and requires screening of a minimum eight (8) foot masonry wall. These walls must be decorative along frontages. All other criteria not covered by the PAD amendment follows the Surprise Municipal Code in effect at the time of design review.

The project includes five (5) buildings totaling 73,562 square feet, 10.5% of the gross site area. The RV storage area totals 260,099 square feet which equates to 37% of the gross site area. The site also includes 27.9% open space. The site includes 34 parking spaces, three (3) ADA spaces, four (4) bicycle parking spaces, and 47 display parking spaces. Primary access to the property is from Litchfield Road via two separate driveways, with an additional driveway from the development to the south.

The final plat for this project, under the same case number, is scheduled for the September 7, 2021 City Council meeting.

Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city internal reviewing departments, Luke Air Force Base, Maricopa Water District, the Flood Control District of Maricopa County and ADOT were included in the routing of this request. Flood Control stated that the property is located in Zone X and in FEMA Flood Panel 1680L. Luke Air Force Base referenced the sound attenuation requirements of ARS 28-8482, and emphasized a strong notification program to inform the business about Luke AFB operations.

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan, the Kenly Farms II PAD, and all applicable zoning codes.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with Kenly Farms II PAD (case RZ03-173 and amended FS19-096).
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

111 **Recommendation:**

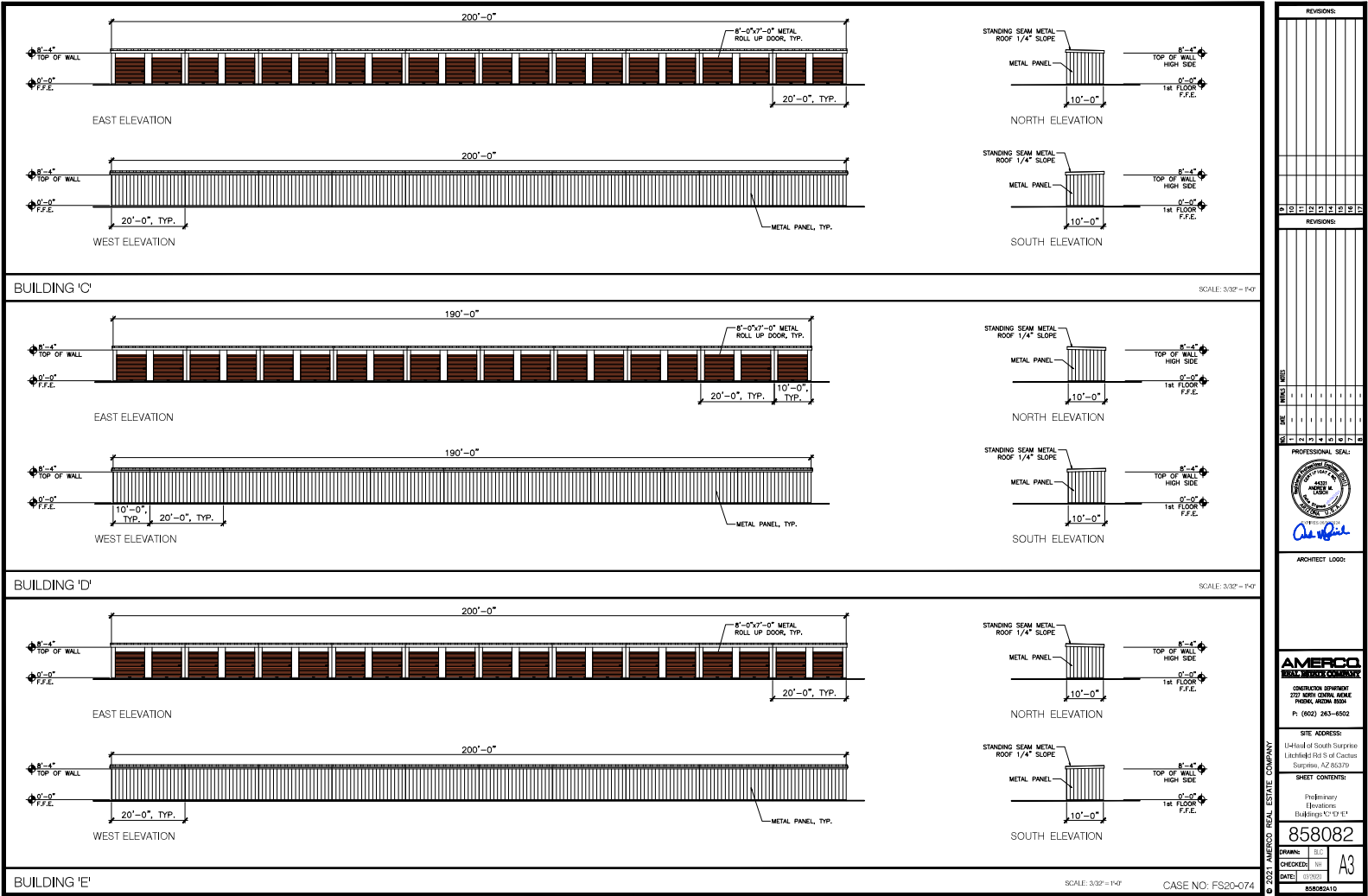
112
113 Based on the findings noted above, staff recommends the Commission move to **approve** case **FS20-**
114 **074**, subject to stipulations 'a' through 'f' as outlined below:

- 115
116 a. Development and use of the site shall be consistent with the Site Plan entitled "Proposed
117 Development Site Plan", prepared by AMERCO Real Estate Company, and stamped received
118 07/01/2021.
- 119
120 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "AMERCO/U-
121 HAUL FACILITY", prepared by Harrington Planning & Design, and stamped received
122 07/01/2021.
- 123
124 c. Building Architecture shall be consistent with the Elevations entitled "Preliminary Elevations
125 Building 'A'", "Preliminary Elevations Building 'B' and Screen Walls", and "Preliminary
126 Elevations Buildings 'C' 'D' 'E'", prepared by AMERCO Real Estate Company, and stamped
127 received 07/01/2021.
- 128
129 d. The applicant shall obtain a building permit for the subject facility within one (1) year of the
130 effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant
131 does not obtain said building permit within the specified time, this Site Plan shall be deemed
132 null and void.
- 133
134 e. The subject Site Plan will not become effective until the effective date of the related Final Plat
135 request being processed under case FS20-074.
- 136
137 f. Non-compliance with the stipulations of approval of this case will be treated as a violation in
138 accordance with the applicable provisions of the Surprise Municipal Code.

139
140 However, should the Commission wish to **deny** the request, the Commission should make its own
141 findings and base its decision on those alternative findings.

142 **Attachments:**

- 143
144 01 Site Plan
145 02 Landscape Plan
146 03 Building Elevations



REVISIONS											
NO.	1	2	3	4	5	6	7	8	9	10	11
DATE											
REVISIONS											
NO.	1	2	3	4	5	6	7	8	9	10	11
DATE											
PROFESSIONAL SEAL											
											
ARCHITECT LOGO:											
											
SITE ADDRESS:											
U-Haul of South Surprise											
14000 S. of Cactus											
Surprise, AZ 85079											
P: (602) 263-6502											
SHEET CONTENTS:											
Preliminary											
Elevations											
Buildings C-D-E											
858082											
DRAWN: [initials]											
CHECKED: [initials]											
DATE: 11/20/20											
A3											
858082-10											



FS20-074

U-Haul Moving and Storage

Site Plan

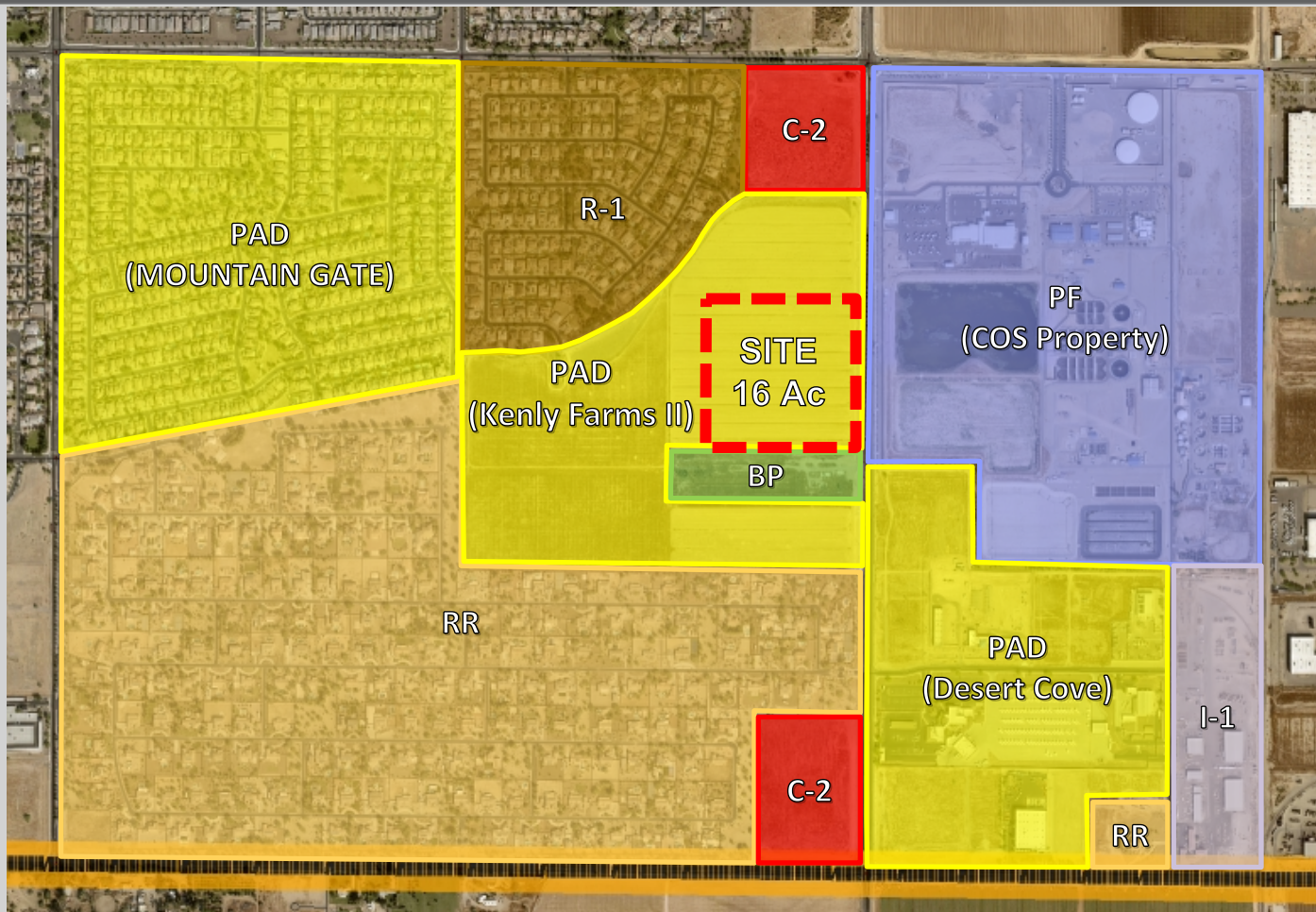
Planning & Zoning Commission

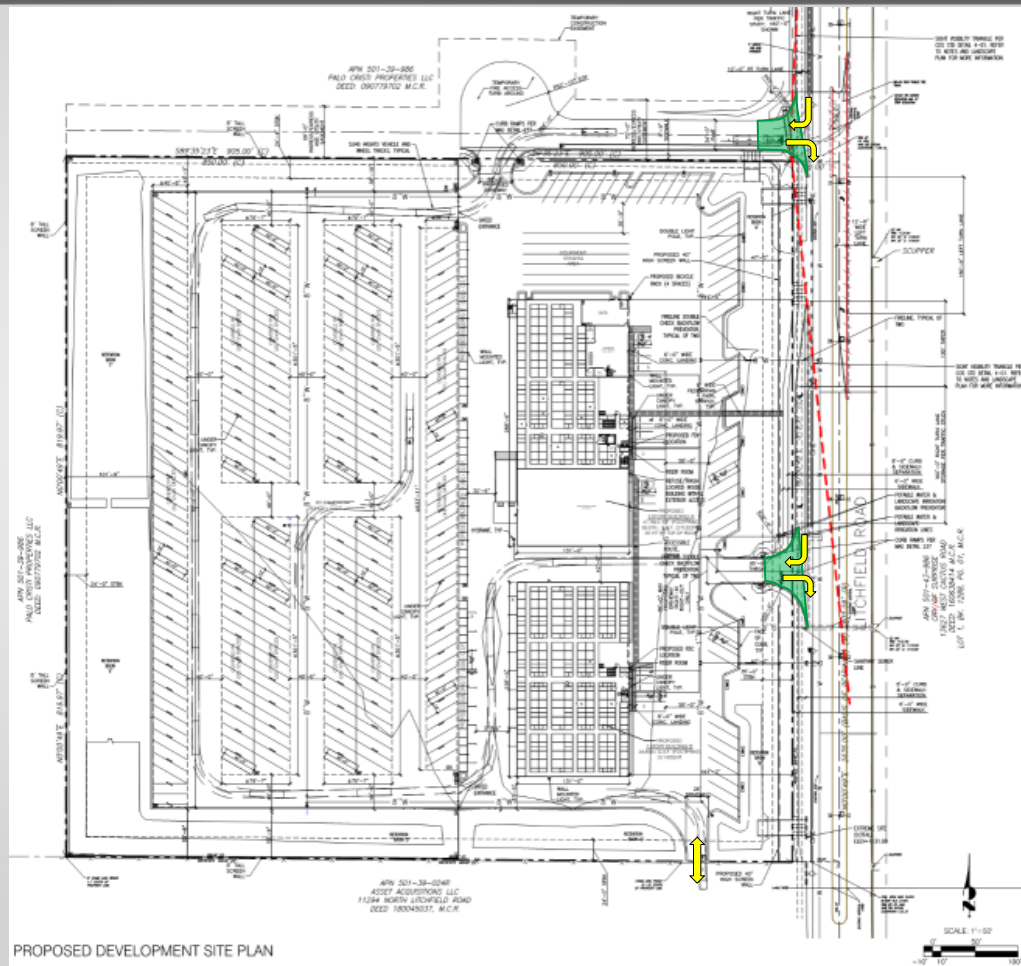
September 2, 2021



FS20-074 VICINITY MAP

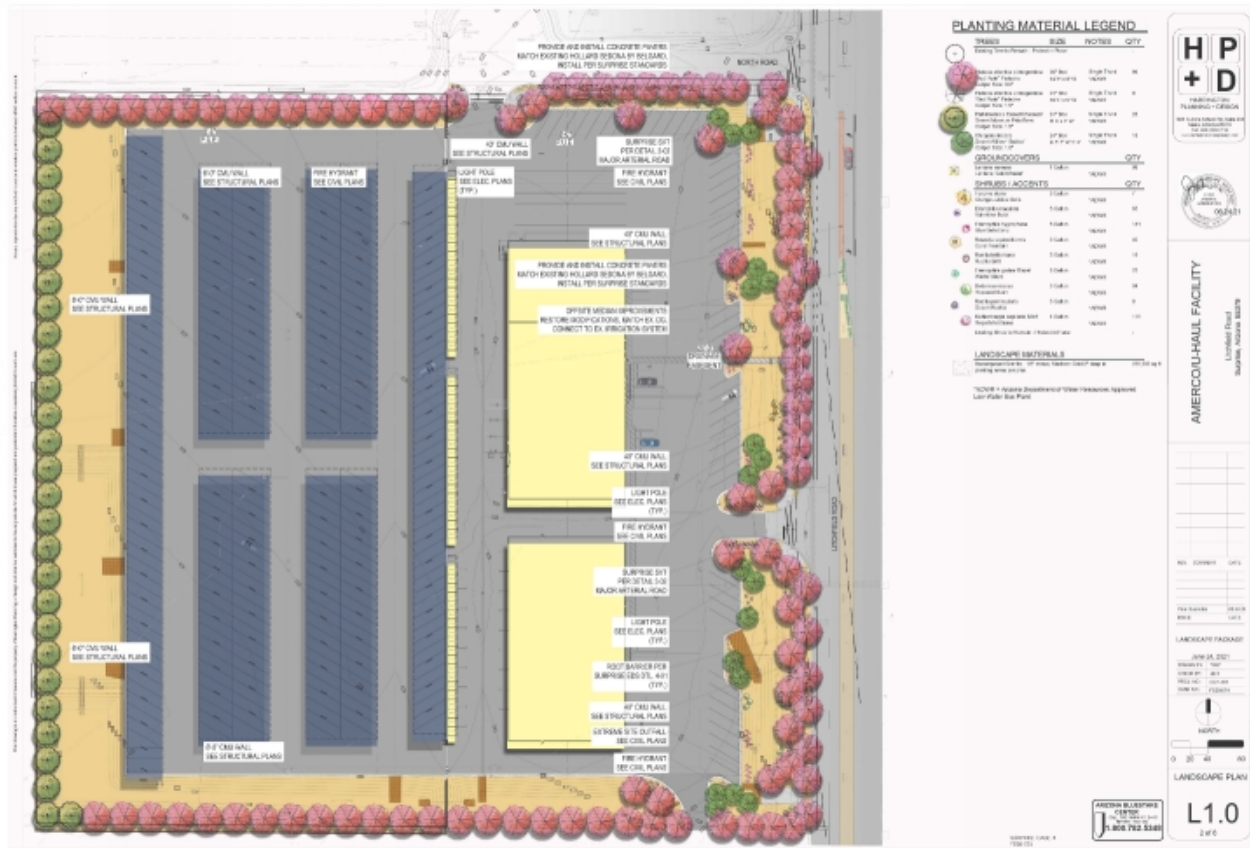
FS20-074 ZONING





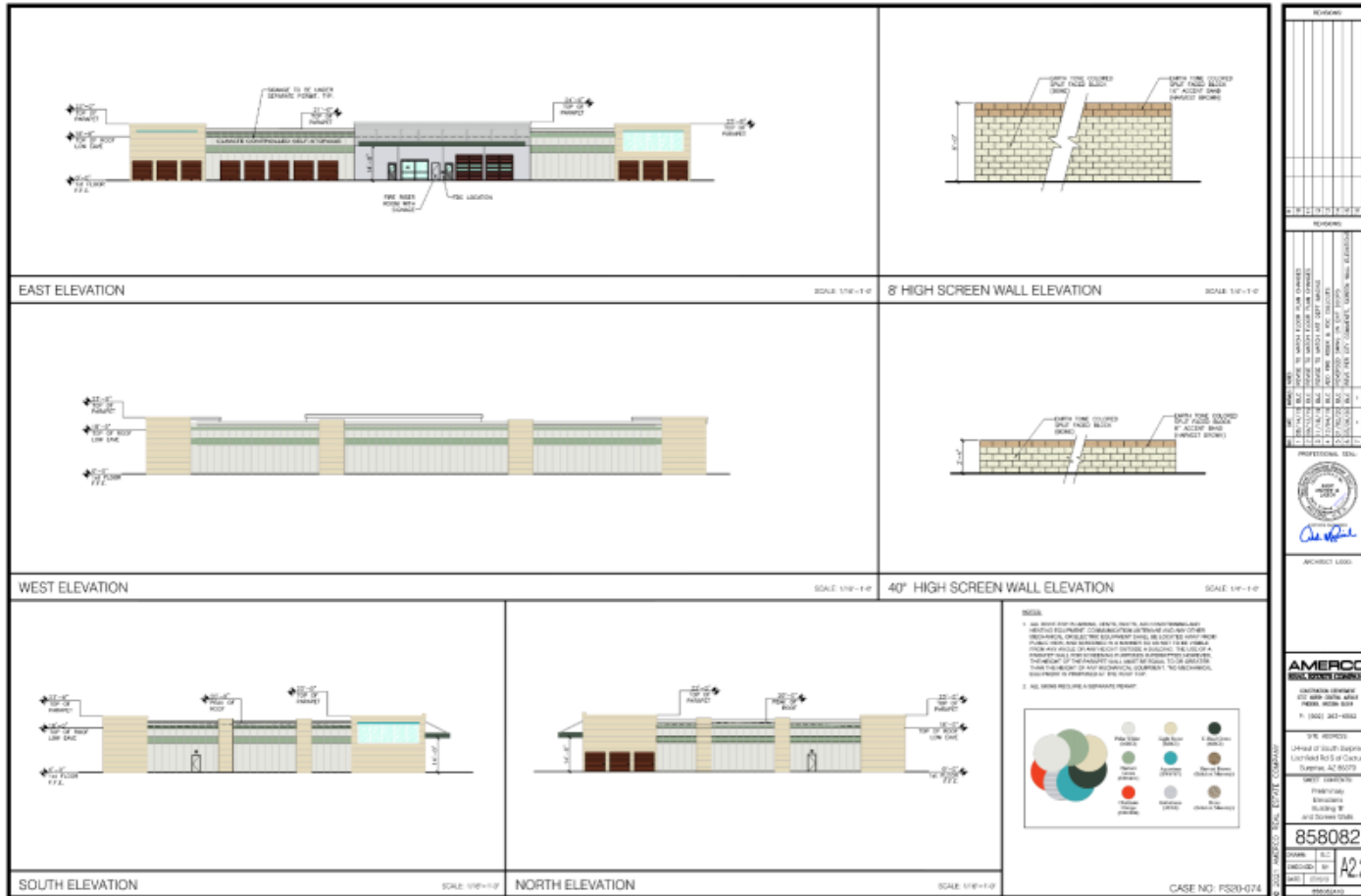
FS20-074 SITE PLAN

FS20-074 LANDSCAPE PLAN





FS20-074 ELEVATIONS



FS20-074 ELEVATIONS





RECOMMENDATION

Staff recommends the P&Z Commission Approve FS20-074 subject to stipulations 'A' – 'F'.



QUESTIONS OR COMMENTS?

Thank You