



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, December 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 November 18, 2021 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 5 | Consideration and action regarding a Use-Only CUP for Dunkin' Donuts & Federico's Drive-Through businesses. Case FS21-546 | Sergio Angulo
Community
Development |
|----|------------|---|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 4 | Consideration and action regarding a Site Plan for Sunnyside Townhomes. Case FS20-757 | Chris Sexton
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: November 23, 2021 at 9 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 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 November 18, 2021 Planning and Zoning Commission Minutes.

Motion:

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

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-18-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 18, 2021 / 6:00 PM

**Arizona TechCelerator
12425 W Bell Road
Surprise, AZ 85378**

CALL TO ORDER.

Chair Dennis Bash called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Arizona TechCelerator 12425 W Bell Road, Surprise, AZ 85378, on November 18, 2021.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd announced an upcoming conference opportunity for the Commissioners, and also provided a reminder of the protocol for Commissioners to notify appropriate staff of anticipated absence.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the November 4, 2021 Planning and Zoning Commission Minutes.

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

Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action pertaining to a Major Amendment to the General Plan 2035 Land Use Map to change approximately 190.54 acres of Commerce and Office Character Area to Neighborhood Character Area, generally located north of Grand Avenue and east of 163rd Avenue. Case FS21-257

Sergio Angulo, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Larry Hancock – Surprise, AZ – Requested information regarding the process and layout of the proposed residential development in the area.

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

Commissioner Keating made a motion to recommend approval of the Major Amendment to the General Plan 2035 Land Use Map to change approximately 190.54 acres of Commerce and Office Character Area to Neighborhood Character Area, generally located north of Grand Avenue and east of 163rd Avenue.

Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:11 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: December 2, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Use-Only CUP for Dunkin' Donuts & Federico's Drive-Through businesses. Case FS21-546

Motion:

I move to approve/deny the Use-Only CUP for Dunkin' Donuts & Federico's Drive-Through businesses, subject to stipulations "a" through "d" as outlined in the staff report.

Background:

The subject request involves a Use-Only Conditional Use Permit (CUP) for two drive-through facilities for a future Federico's restaurant and Dunkin' Donuts restaurant on a vacant C-2 zoned parcel near the intersection of Grand Avenue and Mountain View Boulevard.

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:

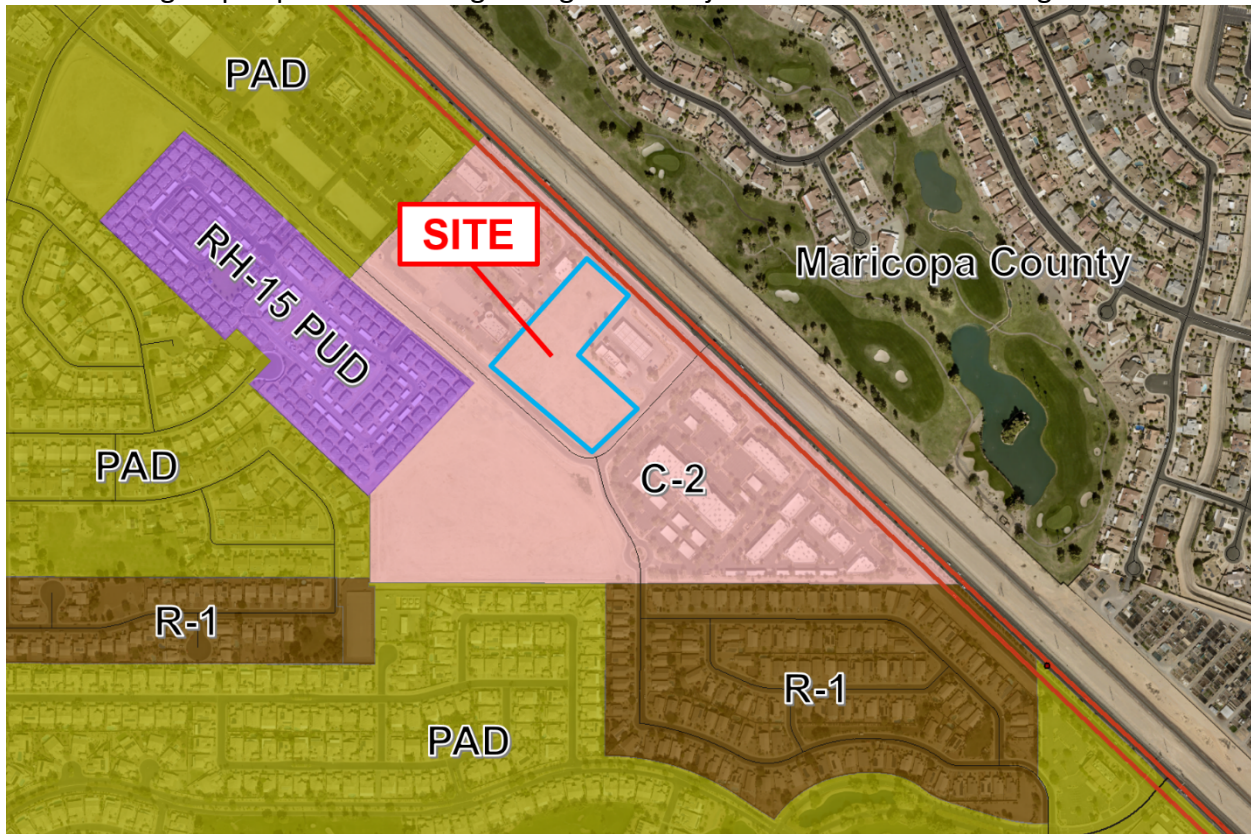
1. 00 - FS21-546 Dunkin Donuts & Federicos Drive Thrus Use Only CUP - Staff Report 120221 PZ - REVISED

2. 01 - FS21-546 Dunkin Donuts & Federicos Drive Thrus Use Only CUP - Vicinity Map
 3. 02 - FS21-546 Dunkin Donuts & Federicos Drive Thrus Use Only CUP - Zoning Map
 4. 03 - FS21-546 Dunkin Donuts & Federicos Drive Thrus Use Only CUP - Conceptual Site Plan
 5. 04 - FS21-546 Dunkin Donuts & Federicos Final Participation Report_11-22-2021
 6. 05 - FS21-546 Dunkin Donuts & Federicos Drive Thrus Use Only CUP - Affidavit of Posting 7-31-21
 7. FS21-546 Dunkin & Federicos Drive Thrus Use Only CUP Presentation 120221 PZ
-

1 **Case:** FS21-546
2
3 **Project Name:** Dunkin' Donuts & Federico's New Mexican Cuisine Drive-Thrus
4
5 **Council District:** 5 - Palm
6
7 **Meeting Date:** December 2, 2021
8
9 **Planner:** Sergio Angulo
10
11
12 **Owner:** E&V Investments, LLC
13
14 **Applicant:** VIAONE Design Build
15
16 **Request:** Use-Only Conditional Use Permit for Drive-Through Facilities
17
18 **Site Location:** Generally located west of the intersection of Grand Avenue and
19 Mountain View Blvd. at 14025 W. Grant Avenue
20
21 **Area:** 3.88 acres
22
23 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
24
25 **Support/Opposition:** See attached Citizen Participation Report
26
27 **Staff Recommendation:** Staff recommends the Commission **approve** the subject Use-Only
28 CUP, case FS21-546, subject to stipulations 'a' through 'd'.
29
30
31 **PROJECT DESCRIPTION:**
32
33 The subject request involves a Use-Only Conditional Use Permit (CUP) for two drive-through facilities
34 for a future Federico's restaurant and Dunkin' Donuts restaurant on a vacant C-2 zoned parcel near
35 the intersection of Grand Avenue and Mountain View Boulevard.

EXISTING ZONING:

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



BACKGROUND:

November 9, 1978: The subject parcel was annexed into the City of Surprise under Ordinance 78-36.

July 30, 2001: The City Council approved a Final Plat for the subject property under case FPA01-038.

February 12, 2009: The City Council approved a Final Plat for the subject property under case FPA08-295.

February 11, 2021: A Concept Review meeting was held for the subject project, CR20-825.

July 19, 2021: The applicant submitted for a Use-Only CUP and Final Plat under FS21-546, the subject case.

August 16, 2021: The applicant held a Citizen Participation Meeting for the subject project at the Hampton Inn & Suites at 14783 W. Grand Ave.

55 **ANALYSIS AND DISCUSSION:**

56
57 The proposed development includes two restaurant uses, each with drive-through facilities, on a
58 vacant C-2 Commercial zoned parcel. The Land Development Ordinances (LDO) requires a Conditional
59 Use Permit (CUP) for drive-through facilities within the C-2 district. As such, the applicant is
60 requesting as part of this case a Final Plat approval and Use-Only CUP to secure the entitlement for
61 the drive-through facilities prior to submitting for site plan review. The site plan review will follow as
62 a subsequent submittal under a different case, with final approval from the Planning and Zoning
63 Commission.

64
65 The Conceptual Site Plan submitted as part of this Use-Only CUP depicts two separate and new
66 restaurant buildings to be built on the vacant, subject parcel. Section 106-10.17 of the LDO includes
67 use-specific development standards for drive-through windows/facilities. The conceptual site plan
68 was submitted to staff by the applicant to display the ability for these standards to be met during site
69 design. As submitted, the applicant has shown that this site can be designed properly to meet the
70 applicable requirements of the LDO.

71
72 Additionally, a queuing study was conducted specific to the subject site and anticipated end users to
73 estimate the potential drive through queues associated with the project and address any potential
74 on-site circulation concerns. Staff has reviewed the results of the study and the necessary
75 adjustments have been made to the conceptual site plan.

76
77 **CITIZEN PARTICIPATION:**

78
79 The applicant held a Citizen Participation Meeting for the subject project at the Hampton Inn &
80 Suites at 14783 W. Grand Ave. on August 16, 2021. Accommodations were also made for virtual
81 attendance. During this meeting residents from the vicinity questioned if this project will cause
82 an increase of traffic on Mountain View Boulevard and if this project warranted a signal on
83 Mountain View Boulevard and Parkview Place, approximately half a mile west of this site. There
84 were additional questions regarding an existing roundabout southeast of this site and regarding
85 required onsite parking which the applicant addressed. The results of this meeting are
86 summarized in the attached Citizen Participation Report. The site was posted in accordance with
87 the LDO and state statute, and required that noticing and publications were performed.

88
89 **CONFORMANCE WITH ADOPTED PLANS:**

90
91 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan 2035.

92
93 **REVIEWING AGENCIES:**

94
95 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
96 Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included
97 in the routing of this case. These agencies also indicate no objections.

98 **Summary:**

99
100 The subject Use-Only CUP meets the applicable requirements as set forth in the LDO and is consistent
101 with the Surprise General Plan 2035. All city reviewing departments have reviewed the request and
102 expressed no concerns.

103
104 **Recommendation:**

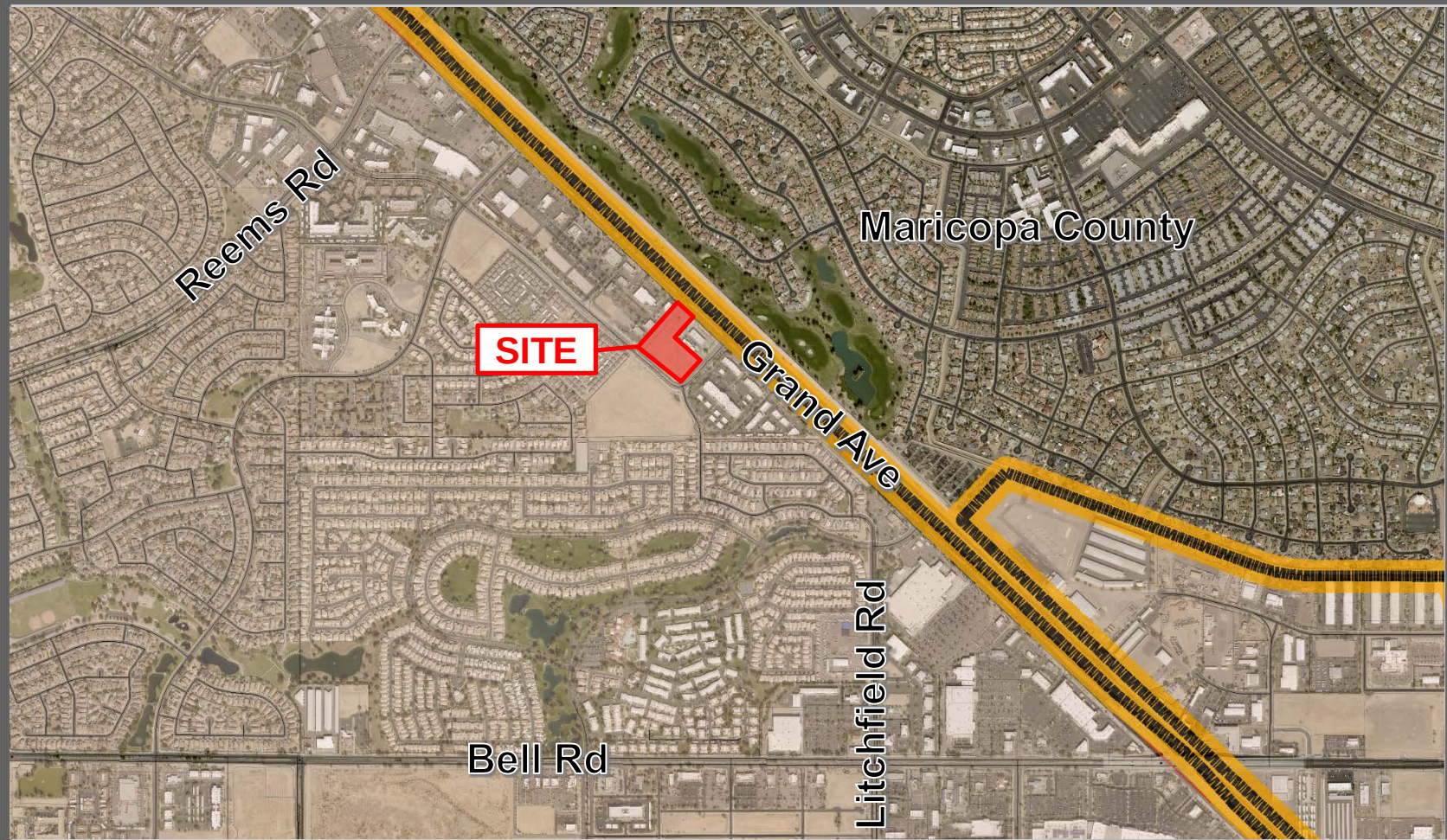
105
106 Based on the findings noted above, staff recommends the Commission move to **approve** case FS21-
107 546, subject to stipulations 'a' through 'd' as outlined below:

- 108
109 a. Following approval of this Use-Only CUP, the applicant shall submit a Type-2 Site Plan
110 application to be approved by the Planning and Zoning Commission.
111
112 b. The applicant shall obtain a building permit for the subject facility within two (2) years of the
113 effective date of Planning and Zoning Commission approval of this Conditional Use Permit.
114 If the applicant does not obtain said building permit within the specified time, this
115 Conditional Use Permit shall be deemed null and void.
116
117 c. The subject Conditional Use Permit will not become effective until the effective date of the
118 related Final Plat request being processed under case FS21-546.
119
120 d. Non-compliance with the stipulations of approval of this case will be treated as a violation in
121 accordance with the applicable provisions of the Surprise Municipal Code.
122

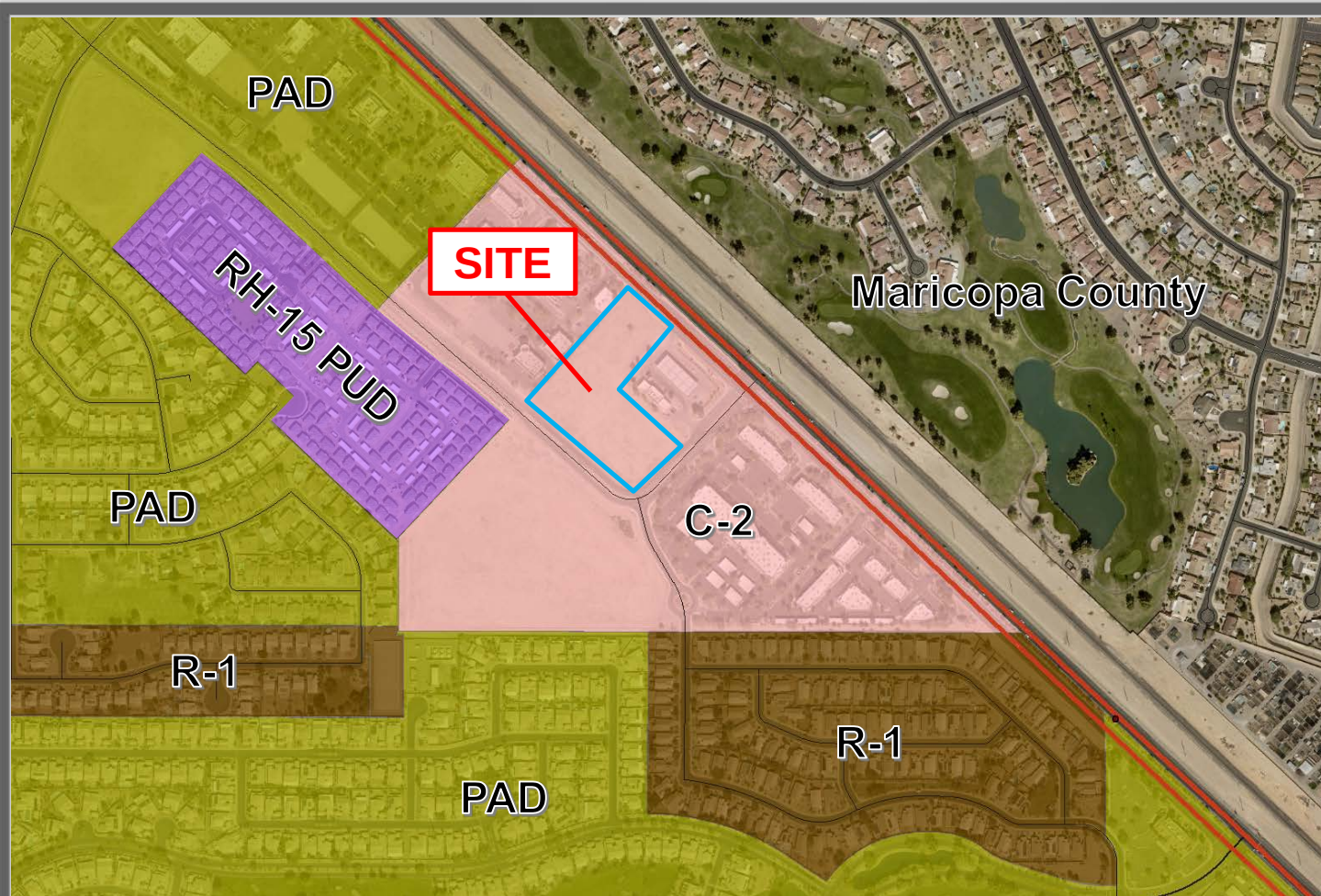
123 However, should the Commission wish to **deny** the request, the Commission should make its own
124 findings and base its decision on those alternative findings.

125
126 **Attachments:**

- 127
128 01 Vicinity Map
129 02 Zoning Map
130 03 Conceptual Site Plan
131 04 Citizen Participation Report
132 05 Affidavit of Site Posting



FS21-546 VICINITY MAP







Grand Avenue Shops

Citizen Participation Final Report

**Land parcel located at 14025 W Grand Ave Surprise, 85374
(Parcel 503-98-962B)**

Case Number: FS21-546

**Conditional Use Permit for Drive-Through Facilities
Final Plat of Grand Ave Shops**

Concept Meeting Submittal: February 11, 2021

1st Submittal: August 24, 2021

2nd Submittal: October 21, 2021

3rd Submittal: November 08, 2021

Grand Avenue Shops

This is a Land parcel located at 14025 W GRAND AVE SURPRISE 85374
(Parcel 503-98-962B)

Date: 11/22/2021

Contact:

Marc Bonilla-Principal
William Malik Hammack – Executive Director VIAONE
13430 N Scottsdale Rd | Suite 103
Scottsdale AZ 85254
(602) 722-0363
Email: william@viaonecre.com

A. Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the proposed development of an application for a new neighborhood development. The associated application is for the development of a retail center with two freestanding drive-thru concepts to be built on vacant land currently located at 14025 W Grand Ave Surprise 85374. The Subject Property will consist of two Maricopa County parcels located in the City of Surprise, Arizona. This Participation Plan will ensure that those affected by the application have been properly noticed, and that they will be given an adequate opportunity to learn about and comment on the proposal.

B. Notification for Neighborhood Meeting: The applicant was directed to setup and host an online Neighborhood Meeting. Notification of the neighborhood meeting included letters and newspaper posting and was coordinated by the City once the Meeting Date/Time was established. The City gathered the mailing addresses of surrounding property owners within 300' of the subject properties and prepared a notification letter of the Applicant's intent to develop the property. A brief description of the proposal, the development process, and an aerial photo identifying the location, was included in the letter and was sent to the identified local businesses and residents.

C. Identification Signage: VIAONE coordinated a Sign Posting of the Neighborhood Meeting details using the required Sign Posting Template provided by the City. A copy of the Sign Posting Affidavit as well as pictures of the sign posting were sent to the City as part of the 1st and 3rd CUP and Final Plat Application Package. A photograph of the sign and an Affidavit of Posting have been included in this report. The Sign was built and posted to show the overall intent of the Application as well as the online meeting details for the following 1) Neighborhood Meeting Date/Time, 2) PZ Hearing Date/Time. Location of posting can be viewed in Appendix I – Sign Posting Documents

Neighborhood Meeting: In order to provide effective citizen participation in conjunction with the application, the applicant held a virtual meeting at 6:00 pm on August 16th to inform nearby residents of the projects details and to provide them with the ability to give public input on this project.

Meeting Information:

The meeting will be held at 6pm on August 16, 2021 at the Hampton Inn and Suites; located at 14783 W Grand Ave, Surprise, AZ 85374. The virtual meeting info is stated below.

Meeting Location, Time, and General Information.

Meeting time – 6pm – Open

VIAONE Grand Ave Dunkin/Federico's – FS21-546 Public Hearing

Hampton Inn and Suites

14783 W Grand Ave, Surprise, AZ 85374

+16235379122

Virtual Meeting Information-

VIAONE Grand Ave Dunkin/Federico's – FS21-546 Public Hearing

August 16, 2021, 6:00pm – August 17, 2021, 12:00am ·

Google Meet joining info

Video call link: <https://meet.google.com/xuj-fujt-mxq>

Or dial: (US) +1 518-519-0099 PIN: 304 899 885#

More phone numbers: <https://tel.meet/xuj-fujt-mxq?pin=9818326725810>

D. Neighborhood Meeting Minutes:

Host: VIAONE

of Attendees: (City Staff, Neighbors and Developer): Approx. 10 Persons

City of Surprise Staff Present:

Lloyd Abrams (In-Person)

Sergio Angulo (In-Person)

VIAONE Team:

Marc Bonilla (Virtual)

William Malik Hammack (In-Person)

Nita Bonilla (Virtual)

Conrad Wilkerson (Virtual)

Residents Present:

Chicago Couple (In-Person)

New York Couple (In-Person)

The neighborhood meeting started at approximately 6:00pm and was held in-person and via Zoom.

VIAONE provided an overview of the following items:

Meeting Notes:

± 0:10:00 VIAONE – Opened up by giving a description of the development, the concepts that will be going there, and how the site is laid out. Request for Conditional Use Permit for the drive-thru concepts.

± 0:12:00 Residents - Traffic impact for the residents in the neighborhood to the South. They inquired whether this development would add more traffic to Mountain View.

± 0:14:00 VIAONE – Explained that the ingress and egress to the site will only be on Grand Ave and the center to the North.

± 0:19:00 Residents – Talked about the roundabout to the South and the residents having the right of way.

± 0:20:00 VIAONE – I am not sure, due to it not being a part of this development.

± 0:22:00 Residents – Inquiring about the crack sealing that has not been done and when their neighborhood would be completed.

± 0:23:00 City of Surprise – Explained that different areas are scheduled at different times based on condition and need.

± 0:27:00 Residents – Asked about adding a signal on Parkview.

± 0:29:00 City of Surprise – Explained that traffic impact studies are done with any new development, and it would be taken into account.

± 0:31:00 Residents – Asked about how many parking spaces would the site have?

± 0:34:00 VIAONE – Pulled up the site plan and explained based on the ratio given by the City of Surprise we will have a total of 25 spaces between both concepts.

± 0:37:00 Residents – Does Dunkin have a healthy doughnut?

± 0:38:00 VIAONE – Not yet!

Appendix 1



Neighborhood Meeting Sign Posting

AFFIDAVIT OF POSTING

Case Number FS21-546

Project Name: Grand Ave Dunkin/Federicos

Project Location: 14025 W Grand Ave, Surprise 85374

Date Site Posted: 7/30/21

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.

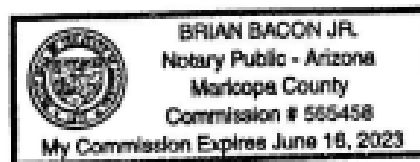

Owner/Applicant Signature

7/31/21
Date

This instrument was acknowledged before me this 31 day of July,
20 21 by Marwan-Malik Hammack


Notary Public

My Commission Expires: June 16, 2023





Planning and Zoning Meeting Sign Posting

AFFIDAVIT OF POSTING

Case Number: ES21-546
Project Name: Grand Ave Dunkin/Federicos
Project Location: 14025 W Grand Ave Surprise, AZ 85374
Date Site Posted: 11/12/2021

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

11/12/21
Date

This instrument was acknowledged before me this 12 day of November
2021 by Marwan - Malik Hammack

[Signature]
Notary Public

My Commission Expires: 12/09/2024



AFFIDAVIT OF POSTING

Case Number ES21-546
Project Name: Grand Ave Dunkin/Federicos
Project Location: 14025 W Grand Ave Surprise, AZ 85374
Date Site Posted: 11/12/2021

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.

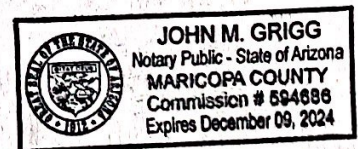
[Signature]
Owner/Applicant Signature

11/12/21
Date

This instrument was acknowledged before me this 12 day of November, 2021 by Marwan - Malik Hammack

[Signature]
Notary Public

My Commission Expires: 12/09/2024



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 16, 2021

Time: 6:00 PM

Location Hampton Inn & Suites
14783 W Grand Ave

Planning and Zoning

Date: 12-02-21

Time: 6:00 PM

Location **SURPRISE CITY HALL**
16000 N. CIVIC CENTER PLZ.
SURPRISE, AZ 85374

Google Meet joining info video call link: <https://meet.google.com/xuj-fujt-mxq> or dial:
(US) +1 518-519-0099 PIN: 304 899 885# More phone numbers <https://tel.meet/xuj-fujt-mxq?pin=9818326725810>

PROJECT NAME: Grand Ave Dunkin / Federicos CASE #FS21-546
Request for Conditional Use Permit for two (2) new drive-through facilities on approximately 3.88 acres. The proposed uses include a Dunkin' Donuts and a Federico's Mexican Food Restaurant.

For more information, call: 623 - 222 - 3011



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 16, 2021

Time: 6:00 PM

Location Hampton Inn & Suites
14783 W Grand Ave

Planning and Zoning

Date: 12-02-21

Time: 6:00 pm

Location SURPRISE CITY HALL
16000 N CIVIC CENTER PLZ
SURPRISE, AZ 85374

Google Meet joining info video call link: <https://meet.google.com/xuj-fujt-mxq> or dial:
(US) +1 518-519-0099 PIN: 304 899 885# More phone numbers <https://tel.meet/xuj-fujt-mxq?pin=9818326725810>

PROJECT NAME: Grand Ave Dunkin / Federicos CASE #FS21-546

Request for Conditional Use Permit for two (2) new drive-through facilities on approximately 3.88 acres. The proposed uses include a Dunkin' Donuts and a Federico's Mexican Food Restaurant.

For more information, call: 623 - 222 - 3011



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 16, 2021

Time: 6:00 PM

Location Hampton Inn & Suites
14783 W Grand Ave

Planning and Zoning

Date: 12-02-21

Time: 6:00 PM

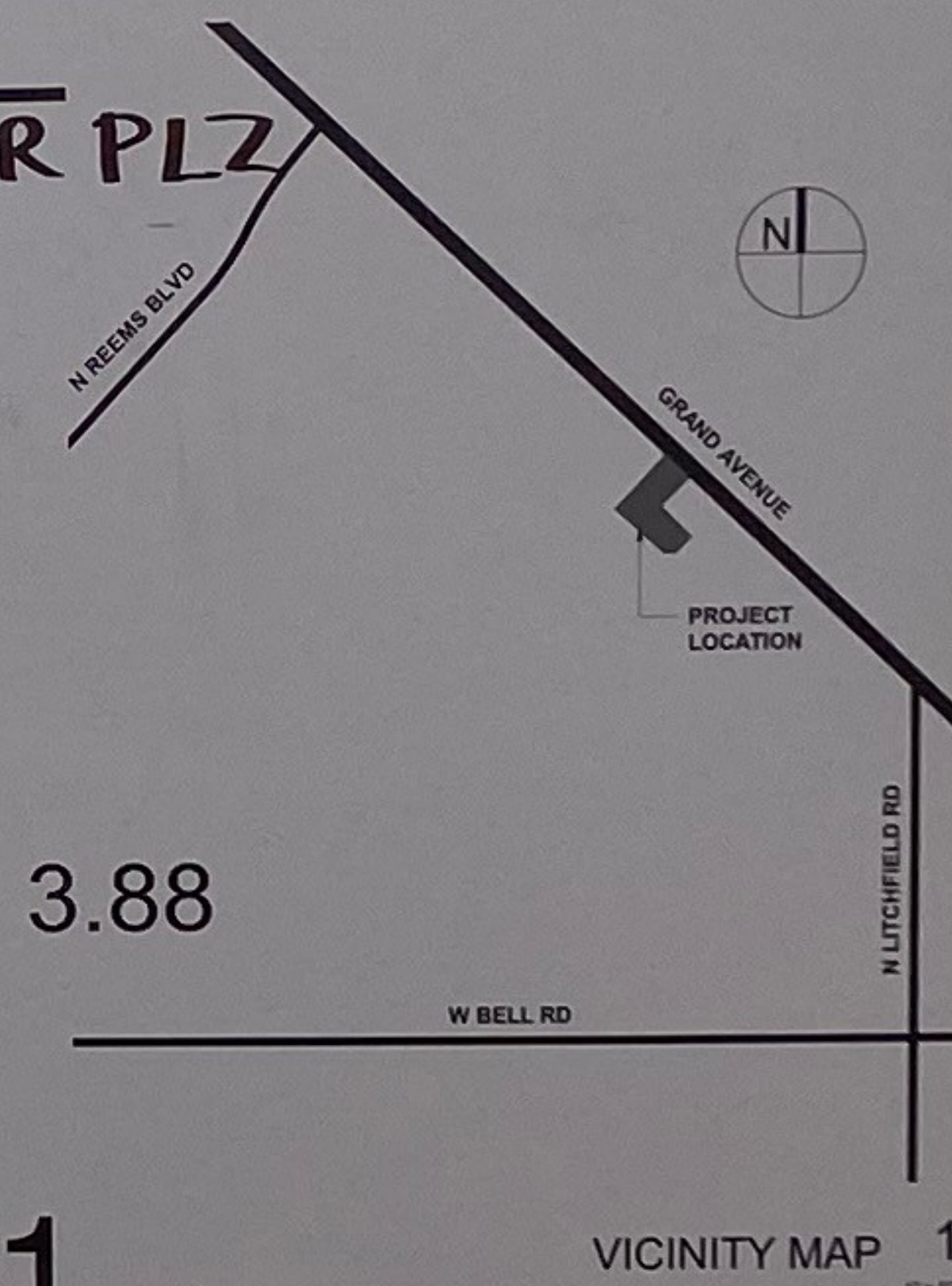
Location SURPRISE CITY HALL
16000 N. CIVIC CENTER PLZ
SURPRISE, AZ 85374

Google Meet joining info video call link: <https://meet.google.com/xuj-fujt-mxq> or dial:
(US) +1 518-519-0099 PIN: 304 899 885# More phone numbers <https://tel.meet/xuj-fujt-mxq?pin=9818326725810>

PROJECT NAME: Grand Ave Dunkin / Federicos CASE #FS21-546

Request for Conditional Use Permit for two (2) new drive-through facilities on approximately 3.88 acres. The proposed uses include a Dunkin' Donuts and a Federico's Mexican Food Restaurant.

For more information, call: 623 - 222 - 3011



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 16, 2021

Time: 6:00 PM

Location Hampton Inn & Suites
14783 W Grand Ave

Planning and Zoning

Date: 12-02-21

Time: 6:00 PM

Location SURPRISE CITY HALL
16000 N CIVIC CENTER PLZ
SURPRISE, AZ 85374

Google Meet joining info video call link: <https://meet.google.com/xuj-fujt-mxq> or dial:
(US) +1 518-519-0099 PIN: 304 899 885# More phone numbers <https://tel.meet/xuj-fujt-mxq?pin=9818326725810>

PROJECT NAME: Grand Ave Dunkin' / Federicos CASE #FS21-546

Request for Conditional Use Permit for two (2) new drive-through facilities on approximately 3.88 acres. The proposed uses include a Dunkin' Donuts and a Federico's Mexican Food Restaurant.

For more information, call: 623 - 222 - 3011



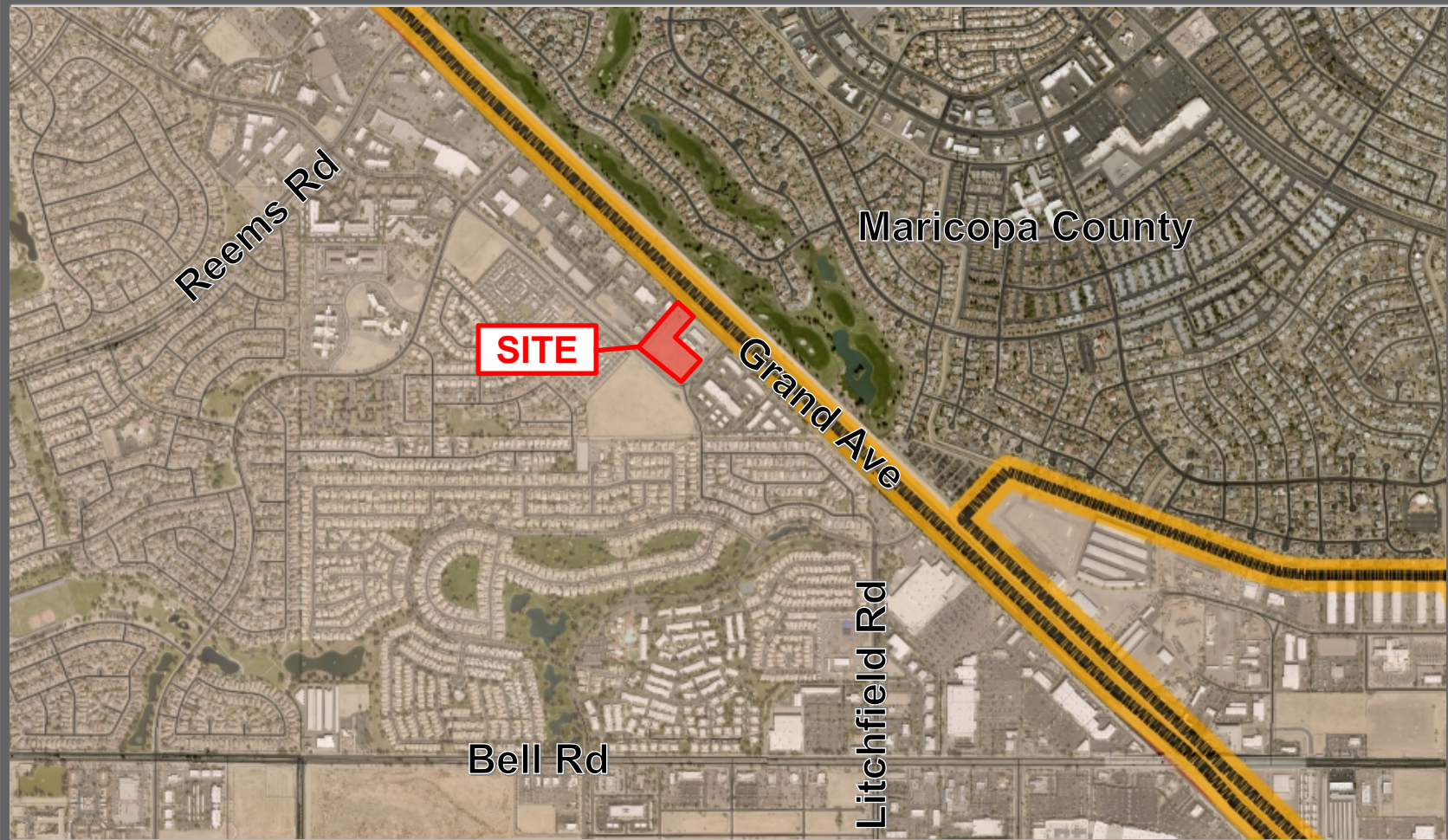


FS21-546

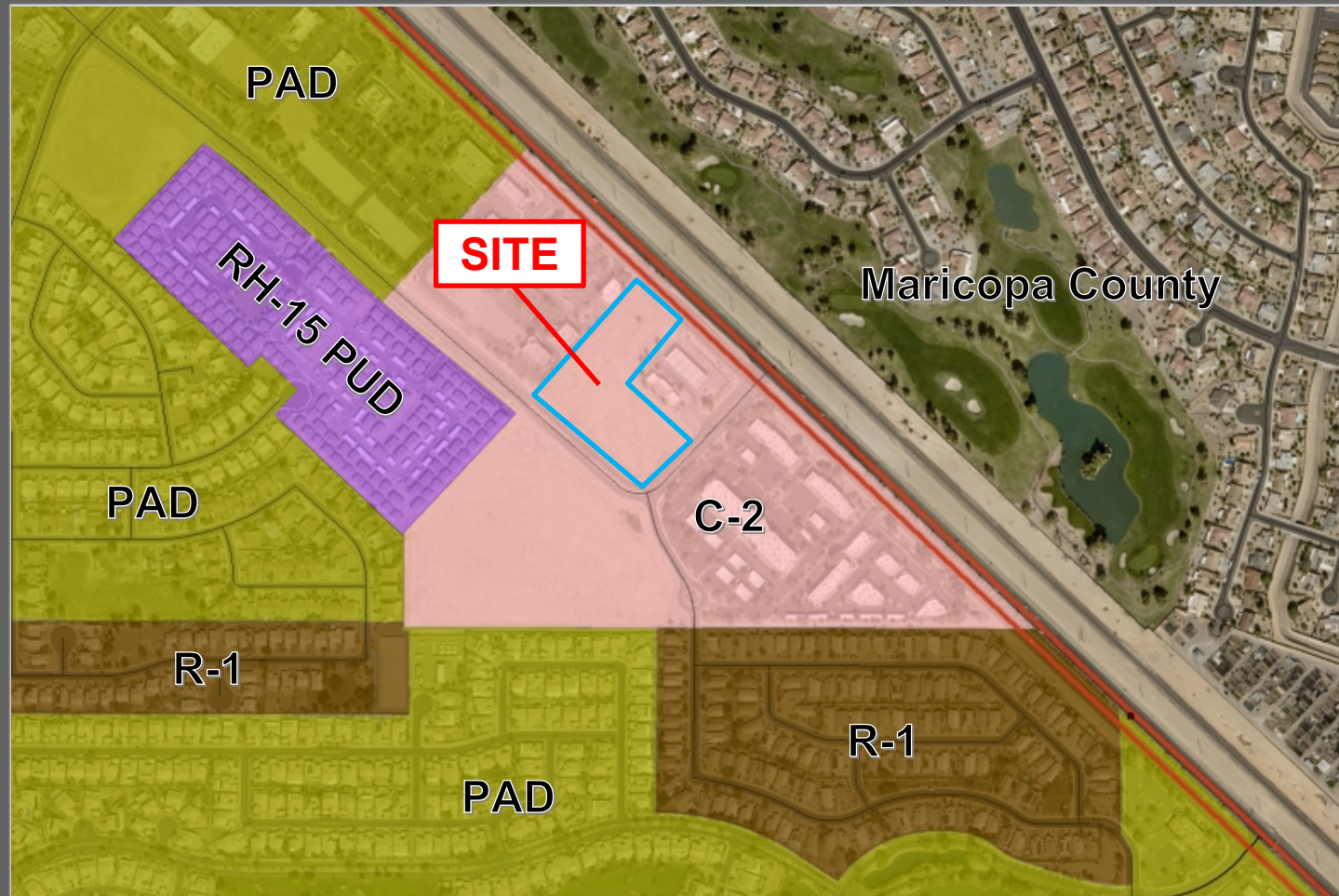
**Dunkin' & Federico's Drive-Thrus
Use-Only CUP**

Planning & Zoning Commission

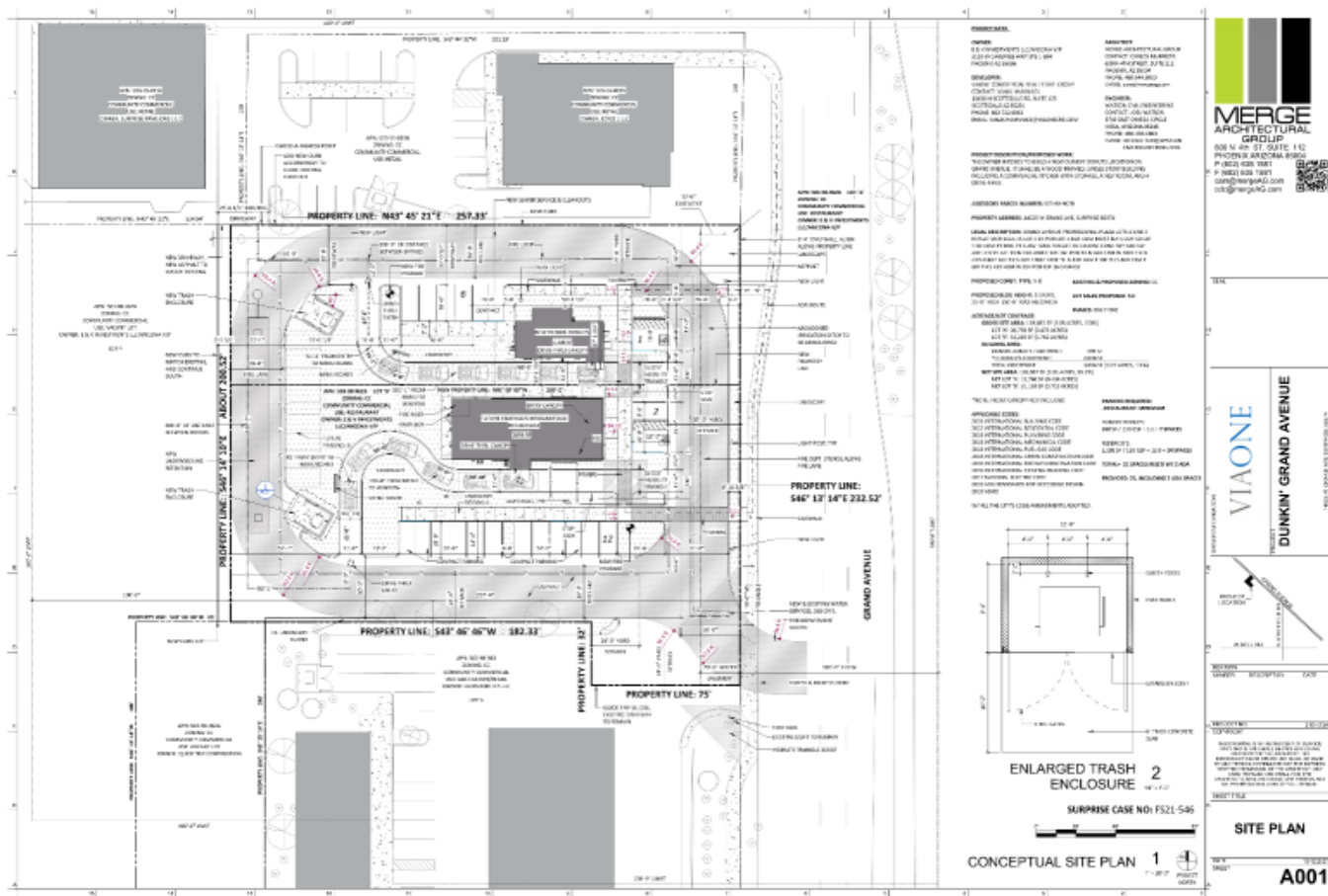
December 2, 2021



FS21-546 VICINITY MAP



CONCEPTUAL SITE PLAN





RECOMMENDATION

Approval subject to stipulations 'a' – 'd'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: December 2, 2021 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Site Plan for Sunnyside Townhomes. Case FS20-757

Motion:

I move to approve/disapprove the Site Plan for Sunnyside Townhomes, case FS20-757, subject to stipulations "a" through "f".

Background:

David Bohn with BFH Group, on behalf of Sunnyside Townhomes, requests a Site Plan approval of a multi-family residential project on a vacant 9.29 gross acres parcel located on the west side of North Greasewood Street and approximately 1400+ feet south of West Bell Road in the Surprise Heritage District (SHD-CO). The proposal is for the development of a 148-unit multi-family condominium project and its accessory uses. The Final Plat will go to City Council for approval.

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-FS20-757 Sunnyside Townhomes - Staff Report
2. 01 - FS20-757 Sunnyside Townhomes - Vicinity Map

3. 03 - FS20-757 Sunnyside Townhomes - Site Plan
 4. 02 - FS20-757 Sunnyside Townhomes -Zoning Map
 5. 04 - FS20-757 Sunnyside Townhomes - Landscape Plan
 6. 05 - FS20-757 Sunnyside Townhomes - Elevations
 7. 06 - FS20-757 Sunnyside Townhomes - Luke AFB Letter
 8. FS20-757 Sunnyside Townhomes - Presentation
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1
2 **Case:** FS20-757
3
4 **Project Name:** Sunnyside Townhomes
5
6 **Council District:** 4 - Mulberry
7
8 **Meeting Date:** December 2, 2021
9
10 **Planner:** Chris Sexton, Planner II
11
12
13 **Owner:** Garrett Seely, Fig Development
14
15 **Applicant:** David Bohn, BFH Group
16
17 **Request:** Site Plan for Sunnyside Townhomes within the Surprise Heritage
18 District - Commercial Overlay
19
20 **Site Location:** Located on the west side of North Greasewood Street and
21 approximately 1400+ feet south of West Bell Road.
22
23 **Site Size:** 9.92 gross acres (approx.)
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:** Staff recommends the Commission approve case FS20-757, subject to
30 stipulations 'a' through 'f'

31 **Surrounding Land Zoning:**

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



SHD-CO (Commercial)	SHD-CO (Commercial)	SHD-CO (Commercial)
SHD-RO (Residential)	SHD-CO (Commercial)	SHD-RO (Residential)
SHD-RO (Residential)	SHD-RO (Residential)	SHD-RO (Residential)

Background:

December 6, 1960: The Mayor and City Council approved an Annexation for the subject property under Resolution RES_1960.

August 13, 2020: A Concept Review meeting was held for the current proposal under case CR20-473.

December 1, 2020: The applicant submitted a request for a Final Plat and a Site Plan for Sunnyside Townhomes under Case FS20-757, the subject case.

46 **Project Description:**

47
48 David Bohn with BFH Group, on behalf of Sunnyside Townhomes, requests a Site Plan approval of a
49 multi-family residential project on a vacant 9.92 gross acres parcel located on the west side of North
50 Greasewood Street and approximately 1400+ feet south of West Bell Road in the Surprise Heritage
51 District (SHD-CO). The proposal is for the development of a 148-unit multi-family project and its
52 accessory uses.

53
54 The project will have one (1) main access located off North Greasewood Street. Two access points
55 are located south of the site, connecting to an existing alleyway and the fourth access point is located
56 to the west connecting Hollyhock Street. The main access off North Greasewood Street is an ingress
57 and egress access point. The three other access points are egress only.

58
59 A total of 371 parking spaces are proposed on-site and will meet the City standards. The parking
60 spaces will be a combination of 148 two-car garages and 75 open parking spaces. The spaces are
61 located in close proximity to all of the buildings for convenience of the residents.

62
63 The proposed landscape meets the requirements of the Surprise Unified Development Code (SUDC).
64 On site, the applicant is proposing 20% of landscape coverage, which meets the minimum
65 requirement of the SUDC.

66
67 The primary open space amenity is located at the main entry of the project. This amenity area
68 includes a 1,450 square foot clubhouse that will accommodate two accessible restrooms, a pool
69 shower, screened pool equipment area, 160 square foot fitness room, 160 square foot leasing
70 office, a janitor closet and a covered breezeway to enter into the gated pool area. The two other
71 open space amenity areas will provide a tot lot and a picnic table. The amenity area located in
72 the northerly section of the project will have a pedestrian gate for access to enter Bicentennial
73 Park site.

74
75 Refuse containers are shown on the site plan in locations that are appropriate for the
76 convenience of the residents.

77
78 The applicant also included a lighting photometric study with the application, which meets the
79 lighting requirements of the SUDC.

80
81 As per the architectural regulations of the Heritage District, the project architecture combines
82 Mid-Century Modern elements with the more local historical character of Phoenix-Valley
83 architecture used in the early 1880's to the 1950's. A color palette of earth tones are selected to
84 honor the historic construction methods. The roof provides roofline variations. Dark colored
85 metal awnings and patio railings help tie the upper levels with the strong base of the structure
86 resulting in a visually interesting design that invokes the local historical character of Phoenix-
87 Valley architecture.

89 **UTILITY AND SERVICES TABLE:**

90

Water:	City of El Mirage
Wastewater:	City of Surprise
School	Surprise Unified School District

91 **Reviewing Agencies:**

92
93 The subject request was routed to the standard internal and external reviewing agencies, who
94 indicated no objections to the request.
95

96 **Summary:**

97
98 The subject request involves a Site Plan to allow a 148-unit multi-family project located within the
99 SHD-CO zoning district. The proposal was evaluated against the applicable provisions of the Surprise
100 Uniform Development Code (SUDC) and found to be in compliance. All city reviewing departments
101 have reviewed both requests and have expressed no concerns that are not addressed in the
102 recommended stipulations of approval.
103

104 **Findings:**

- 105
106
 - The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan meets the provisions of the SUDC as applicable.
108

109 **Recommendation:**

110
111 Based on the findings noted above, staff recommends the Commission approve case FS20-757,
112 subject to stipulations 'a' – 'f' as outlined below:
113

- 114 a. Development and use of the site shall be consistent with the Site Plan entitled "Sunnyside
115 Townhomes" consisting of one (1) sheet prepared by BFH Group and stamped received
116 September 14, 2021.
117
118 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Sunnyside
119 Townhomes" consisting of six (6) sheets prepared by BFH Group and stamped received
120 September 14, 2021.
121
122 c. Building elevations shall be consistent with the Elevations entitled "Sunnyside
123 Townhomes" consisting of three (3) sheets prepared by Wood Associate Architects and
124 stamped received July 27, 2021.
125
126 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
127 Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless
128 construction commences prior to that date.

129

130

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.

131

132

133

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

134

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

137

138 Attachments:

139

140 01 Vicinity Map

141 02 Zoning Map

142 03 Site Plan

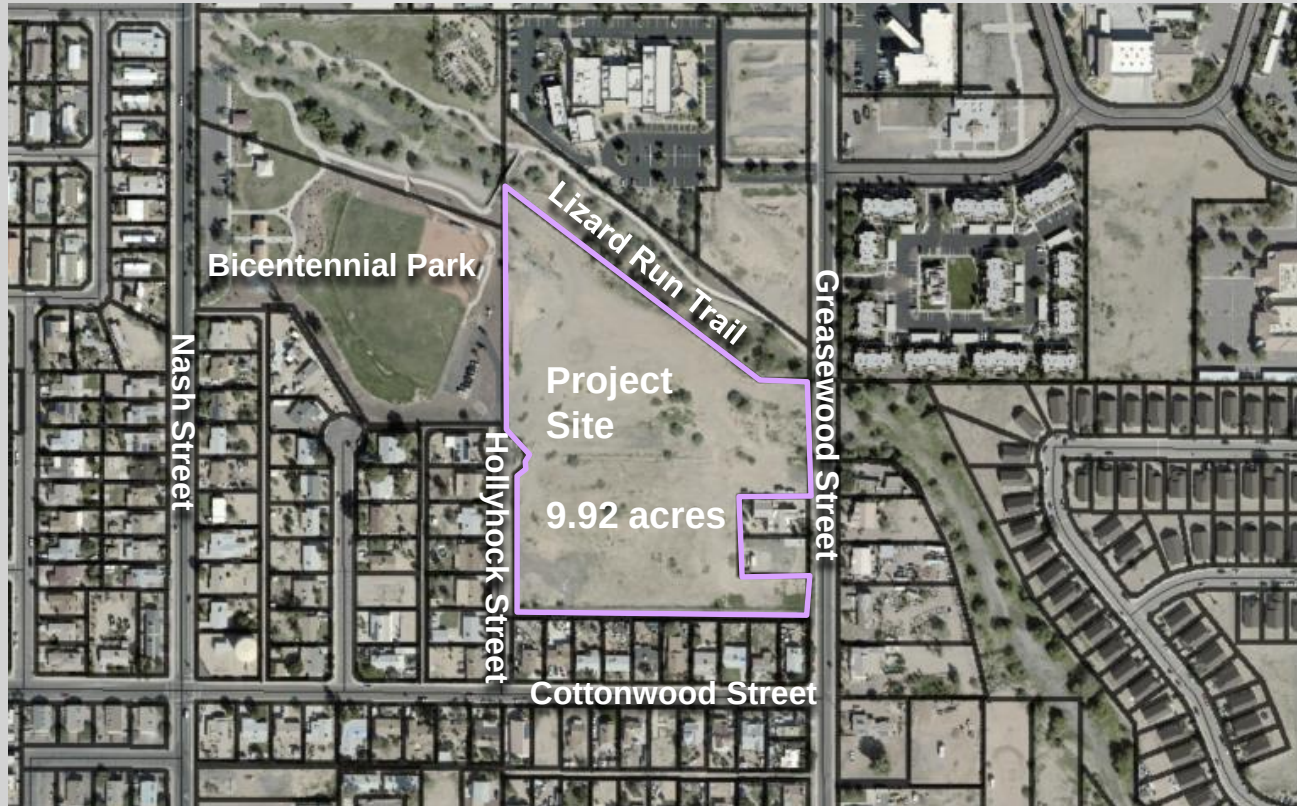
143 04 Landscape Plans

144 05 Elevations

145 06 Luke AFB letter

146 07 Powerpoint

VICINITY MAP



D:\ENGR\2020\0202020101076 SUNNYSIDE\DWG\CIVIL\FINAL\060321\She Plan\SP_001_111221.dwg, 11/12/2021

SITE SUMMARY

GROSS SITE AREA: 404,668 S.F. (9.29 ACRES)
NET SITE AREA: 384,280 S.F. (8.82 ACRES)
EXISTING ZONING: SHD-CO
PROPOSED NO. UNITS: 148
PROPOSED DENSITY: = 148 DU / 8.82 AC
= 16.78 DU/AC

ALLOWABLE LOT COVERAGE: 65%
PROPOSED BLDG COVERAGE: = 117,068 / 384,280 SF = 30.5%
PROPOSED OPEN SPACE: = 20% MINIMUM = 0.2 * 384,280 = 76,856 SF

PARKING REQUIRED: 2.5 SPACES PER UNIT
PER SUDC 2.5 * 148 UNITS
TABLE 9-1 PARKING RATIOS = 370 TOTAL STALLS
PARKING PROVIDED: 2 GARAGE STALLS X 148 + 75 OPEN STALLS
= 296 GARAGE STALLS + 75 OPEN STALLS
= 371 TOTAL STALLS

BICYCLE CALCULATION: 2 VEH/UNIT * 148 UNITS * 0.05 BIKES/VEH
= 14.8 = 15 BICYCLES

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING LOT 1 AND 2 OF A FINAL PLAT FOR "LIZARD RUN PLANNED AREA DEVELOPMENT", ACCORDING TO BOOK 1069 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF LOT 1 OF SAID FINAL PLAT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES, 07 MINUTES, 00 SECONDS EAST, A DISTANCE OF 295.25 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 33 DEGREES, 37 MINUTES, 51 SECONDS WEST, A RADIAL DISTANCE OF 45.00 FEET;

THENCE CONTINUE ALONG SAID WEST LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 146 DEGREES, 15 MINUTES, 30 SECONDS, A DISTANCE OF 114.87 FEET;

THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00 DEGREES, 07 MINUTES, 00 SECONDS EAST, A DISTANCE OF 519.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 52 DEGREES, 31 MINUTES, 26 SECONDS EAST, A DISTANCE OF 663.95 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2;

THENCE ALONG SAID LINE, SOUTH 89 DEGREES, 21 MINUTES, 33 SECONDS EAST, A DISTANCE OF 100.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 00 DEGREES, 07 MINUTES, 22 SECONDS WEST, A DISTANCE OF 245.16 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID FINAL PLAT;

THENCE ALONG THE NORTH LINE OF SAID LOT 3, NORTH 89 DEGREES, 21 MINUTES, 54 SECONDS WEST, A DISTANCE OF 142.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

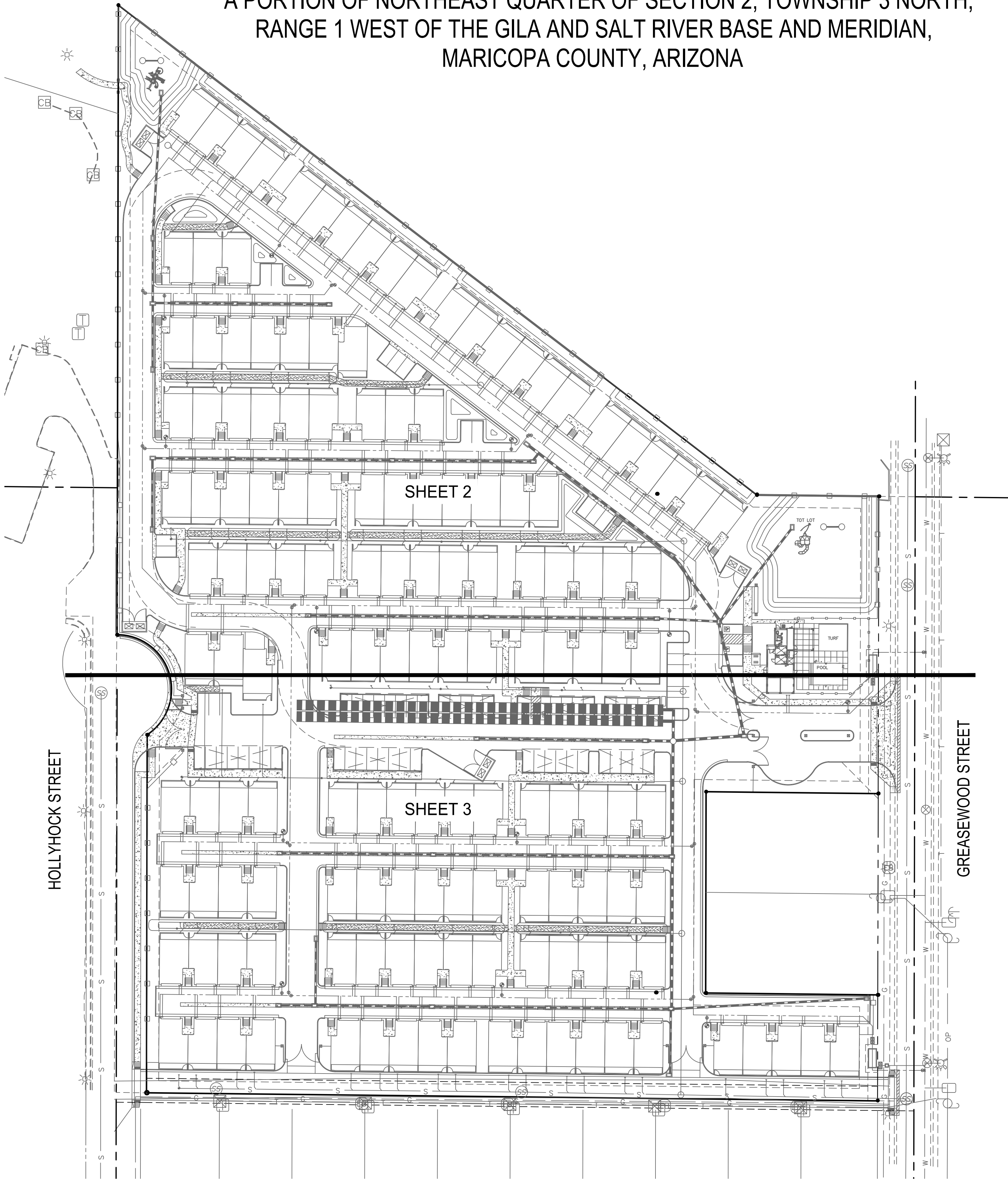
THENCE ALONG THE WEST LINE OF LOTS 3 AND 4 OF SAID FINAL PLAT, SOUTH 00 DEGREES, 07 MINUTES, 22 SECONDS WEST, A DISTANCE OF 166.00 FEET TO THE SOUTHWEST CORNER OF LOT 4;

THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 89 DEGREES, 21 MINUTES, 54 SECONDS EAST, A DISTANCE OF 142.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT ALSO BEING COINCIDENT WITH THE EAST LINE OF SAID LOT 1;

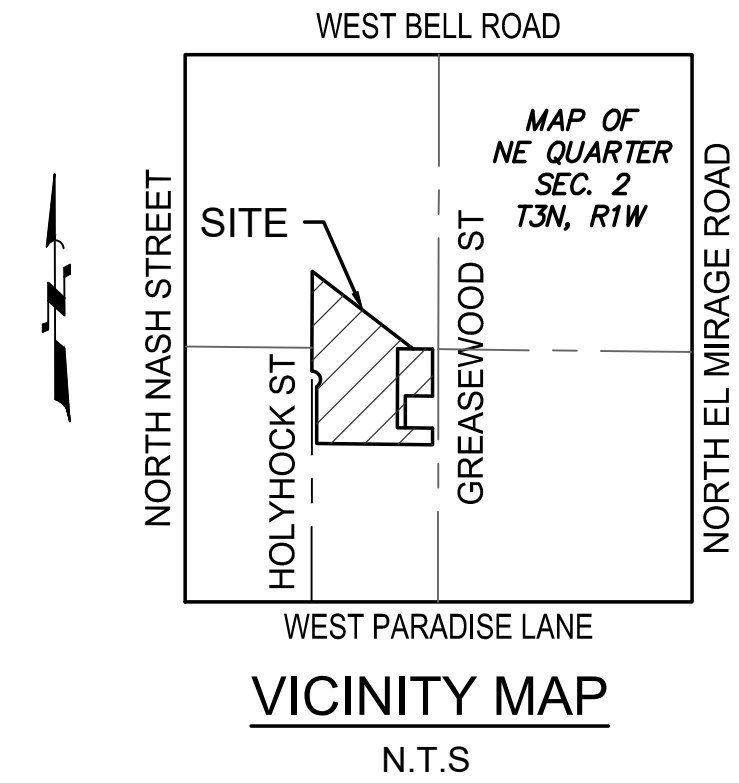
THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00 DEGREES, 07 MINUTES, 22 SECONDS WEST, A DISTANCE OF 87.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES, 22 MINUTES, 15 SECONDS WEST, A DISTANCE OF 603.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 384,279.81 SQUARE FEET OR 8.8219 ACRES, MORE OR LESS



SITE PLAN
FOR
SUNNYSIDE TOWNHOMES
A PORTION OF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



ENGINEER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

APPLICANT

FIG DEVELOPMENT
295 W. CENTER STREET
PROVO, UT 84601
PHONE: 801.372.2077
ATTN: GARRETT SEELY

SHEET INDEX

COVER SHEET 1
SITE PLAN 2 & 3

ASSESSOR'S PARCEL NUMBERS

APN : 501-81-294, 501-81-295

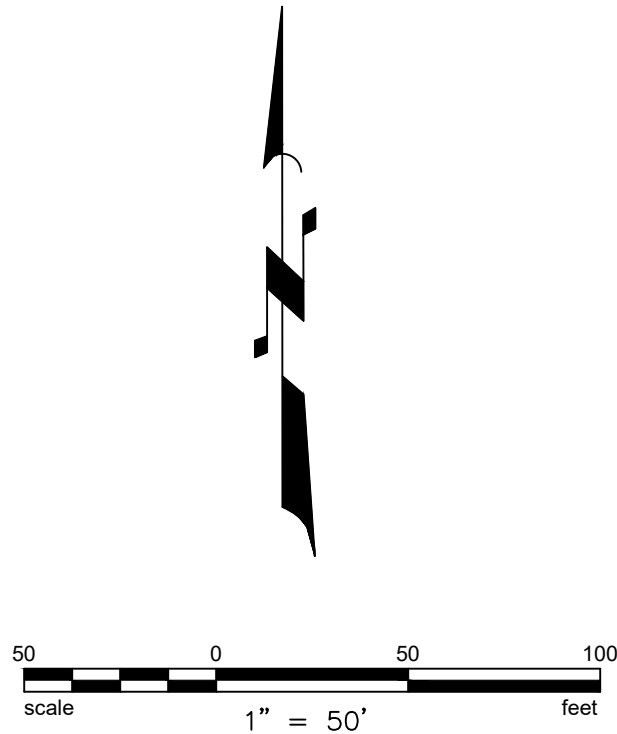
PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL
DEVELOPMENT CONSISTING OF 148
TOWNHOME UNITS.

TOTAL GROSS ACREAGE = 9.29 AC
TOTAL NET ACREAGE = 8.82 AC

SERVICE PROVIDERS

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELECTRIC	APS



BFH Group

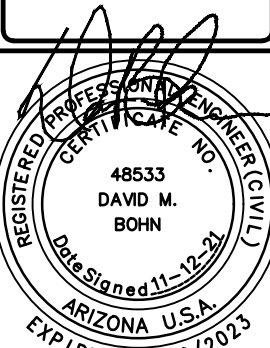
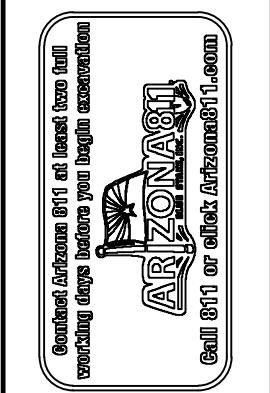
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

COVER SHEET

PROJECT: SUNNYSIDE TOWNHOMES
MULTI-FAMILY
16400 N. GREASEWOOD STREET, SURPRISE, ARIZONA

Job No.: 202010110
Drawn By: AEA
Checked: DMB



JOB NO.
202010110

SITE PLAN

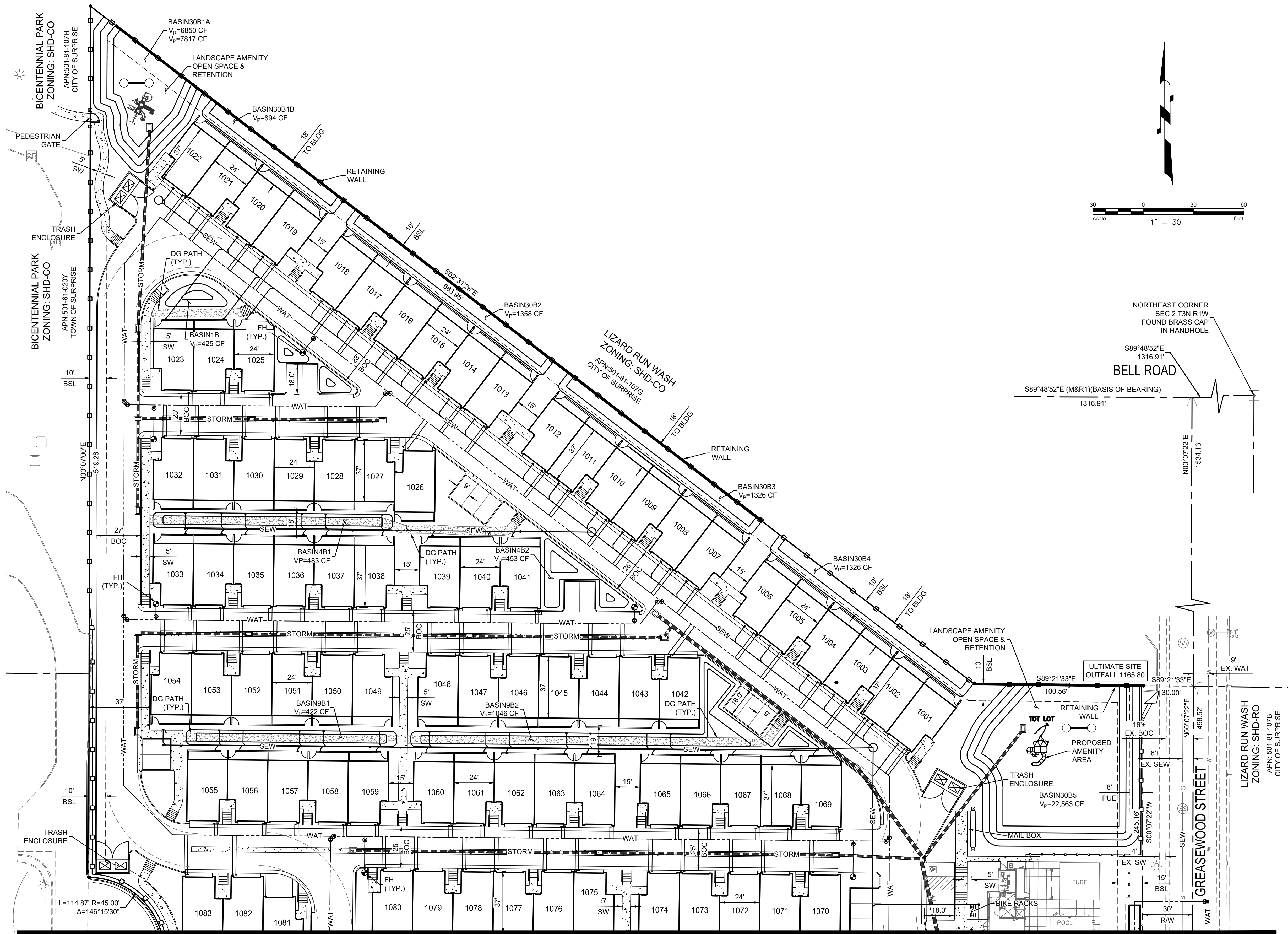
SHEET NO.

1

OF 3

FS20-757

D:\ENGR\2020\0202020101070 SUNNYSIDE\DWG\CIVIL\FINAL\060321\Site Plan\SP_001 111221.dwg, 11/12/2021



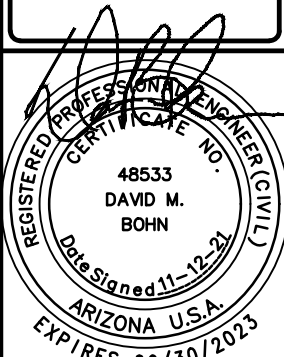
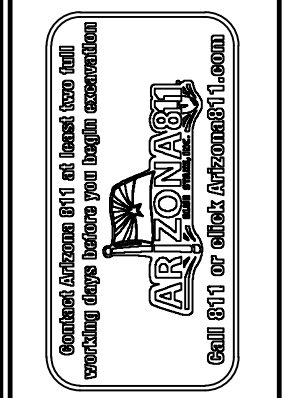
MATCH SHEET 3

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

SITE PLAN
PROJECT: **SUNNYSIDE TOWNHOMES**
MULTI-FAMILY
16400 N. GREASEWOOD STREET, SURPRISE, ARIZONA

Job No.: 202010110
Drawn By: AEA
Checked: DMB



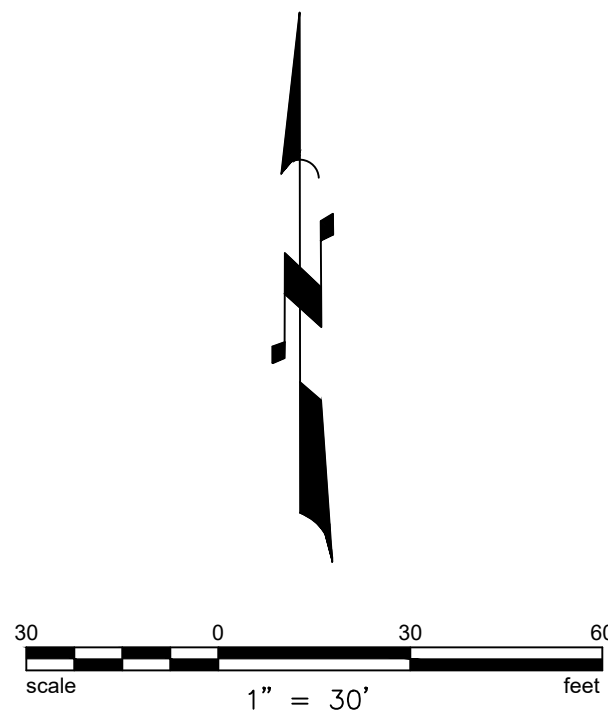
JOB NO.
202010110

SITE PLAN

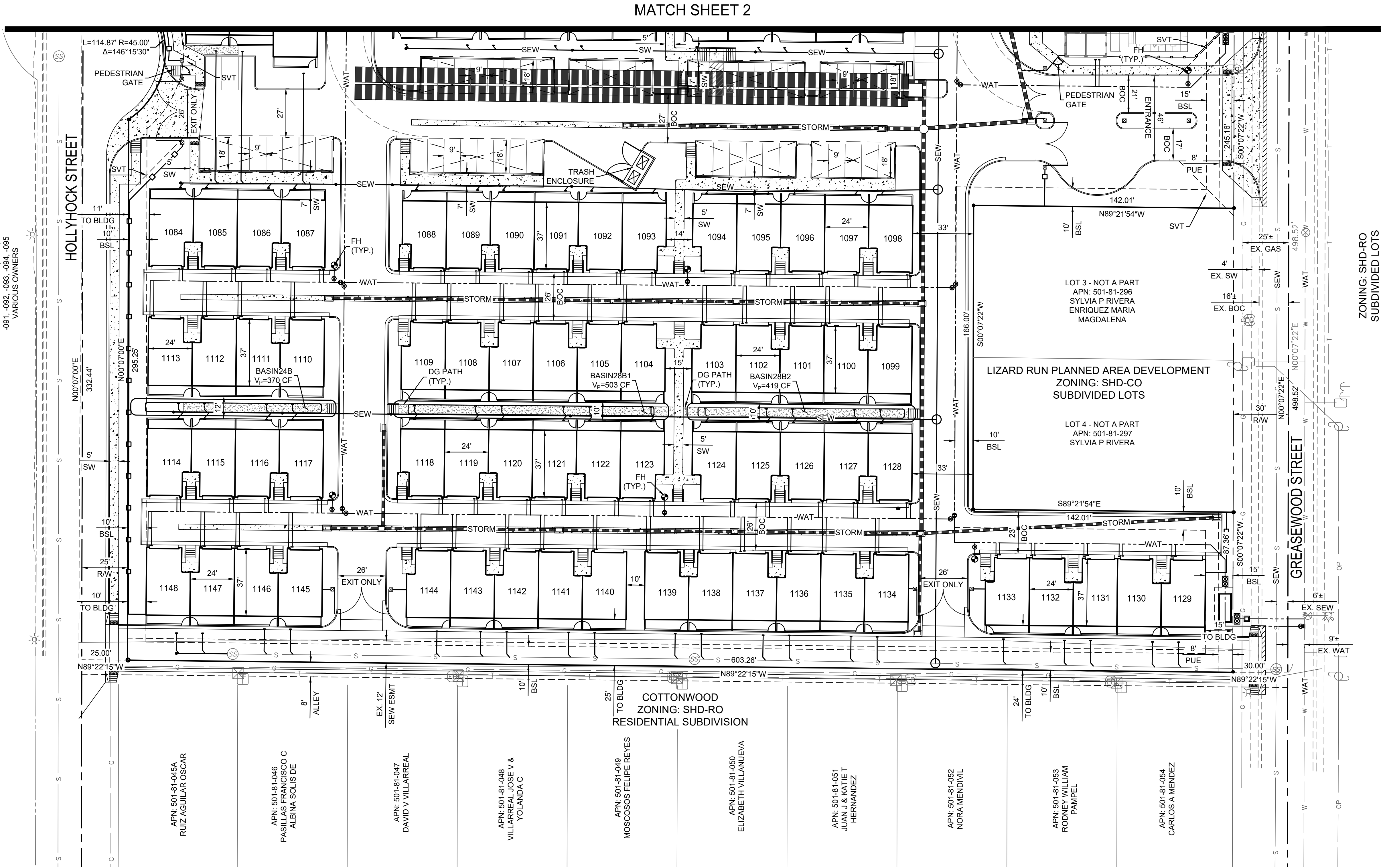
SHEET NO.

2

OF 3



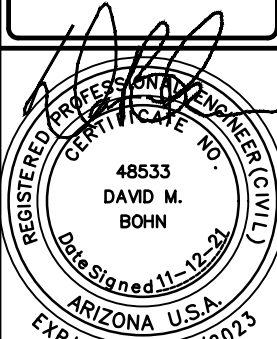
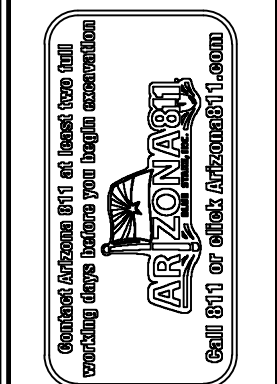
NORTH SURPRISE 2
ZONING: SHD-RO
RESIDENTIAL SUBDIVISION
APN: 501-81-089, -090,
-091, -092, -093, -094, -095
VARIOUS OWNERS



ZONING: SHD-RO
SUBDIVIDED LOTS
APN: 501-81-066G, -066H,
-066F, -066D, -066B
VARIOUS OWNERS

SITE PLAN
PROJECT: SUNNYSIDE TOWNHOMES
MULTI - FAMILY

Job No.: 202010110
Drawn By: AEA
Checked: DMB



JOB NO.
202010110
SITE PLAN
SHEET NO.
3
OF 3

REVISIONS:

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

SURROUNDING ZONING





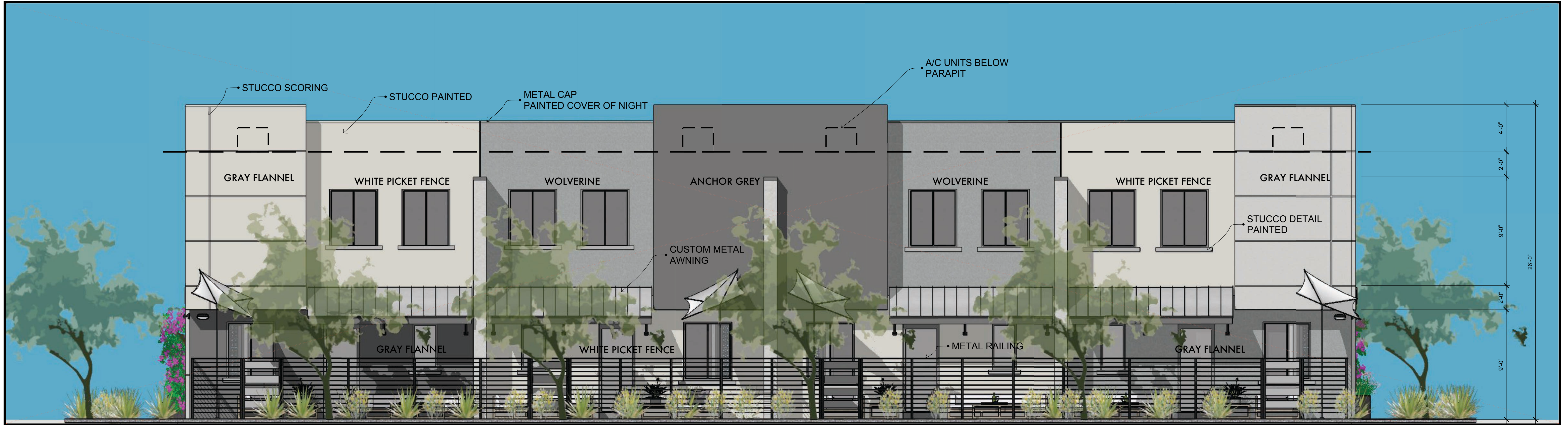
BH&G
3007 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.724.1424

REVISIONS

SUNNYSIDE TOWNHOMES
MULTI-FAMILY
16408 N. CRENSHAW STREET, PHOENIX, ARIZONA



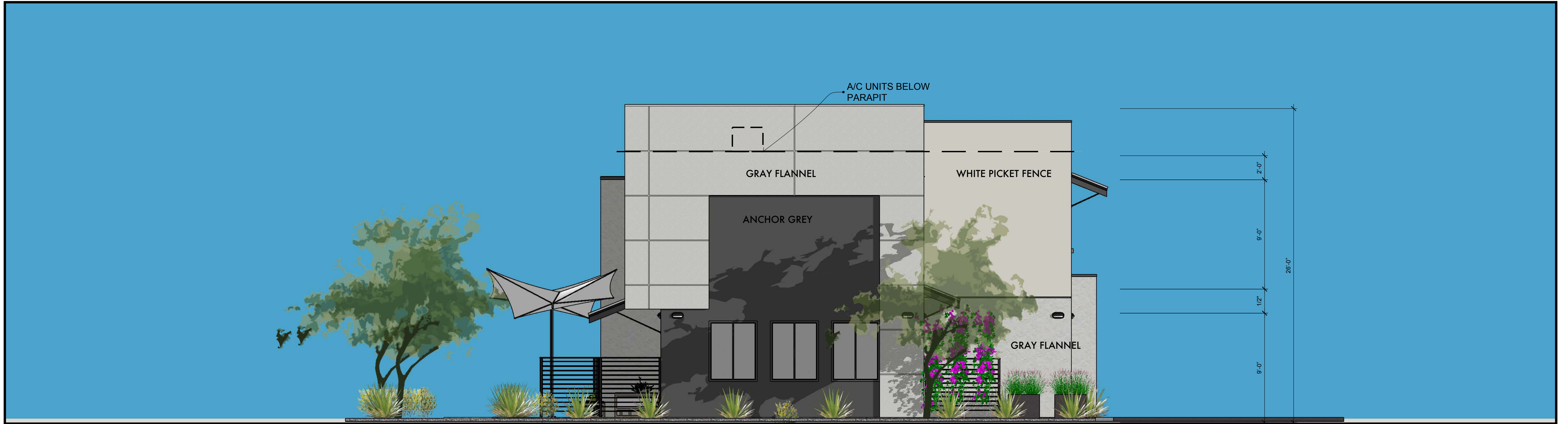
DATE: 05/20/2022
JOB NO. 20031
LEADS: CRB
Plan
SHEET NO. L1
1 OF 1



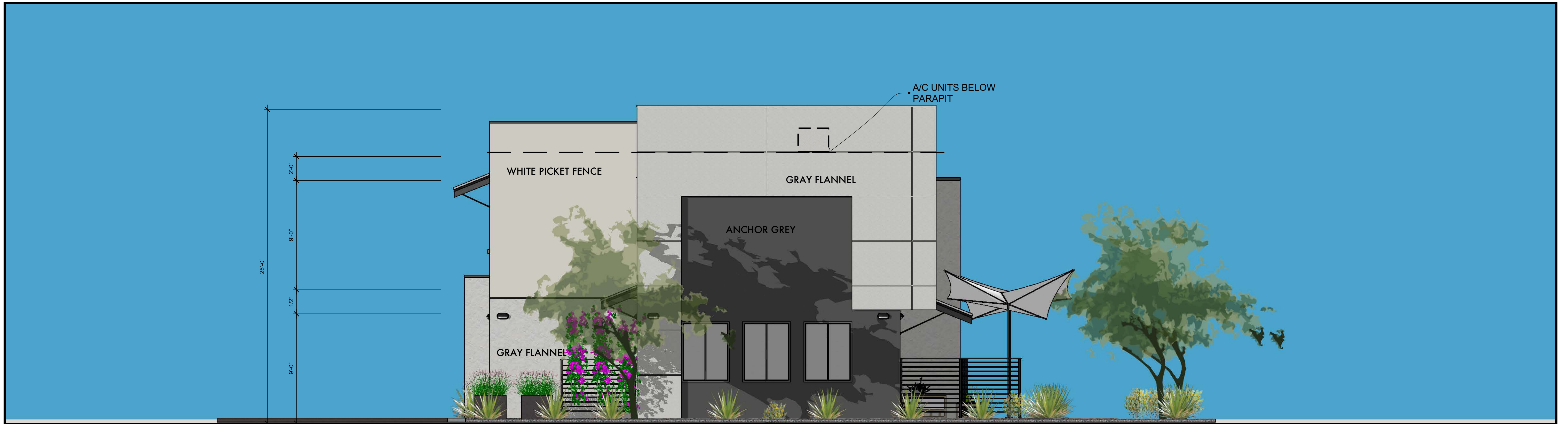
REAR PATIO ELEVATION



FRONT GARAGE ELEVATION



SIDE ELEVATION



SIDE ELEVATION

WOODS ASSOCIATES ARCHITECTS LLC
 3319 E MCDOWELL RD MESA, ARIZONA
 85213
 (480) 962-7672



SUNNYSIDE TOWNHOMES
 FIG DEVELOPMENT

FS20-757

16'-0"
TOP OF WALL
14'-0"
TOP OF WALL
12'-0"
TOP OF WALL

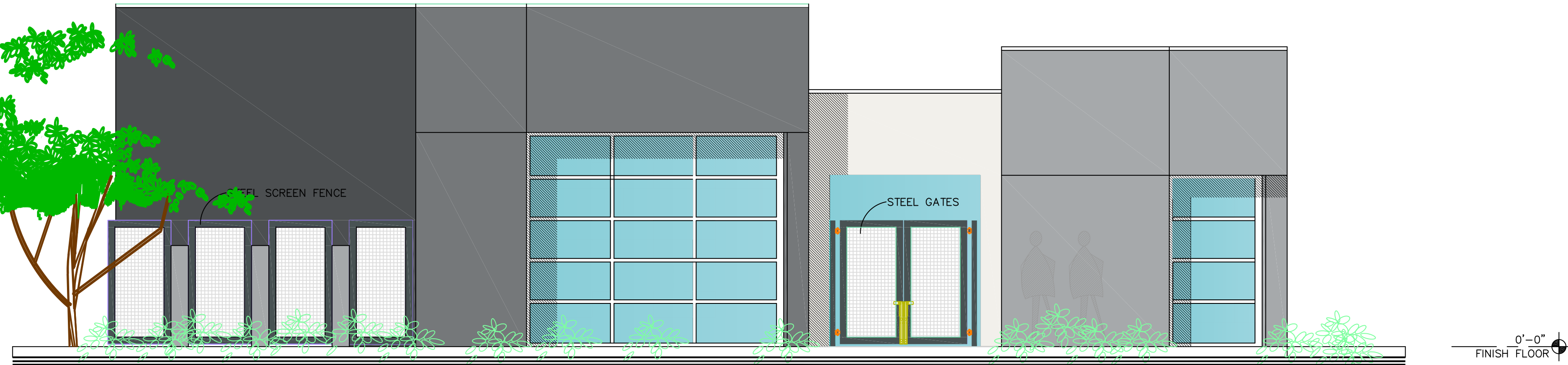
0'-0"
FINISH FLOOR



WEST ELEVATION

16'-0"
TOP OF WALL
14'-0"
TOP OF WALL
12'-0"
TOP OF WALL

0'-0"
FINISH FLOOR



EAST ELEVATION

16'-0"
TOP OF WALL
14'-0"
TOP OF WALL

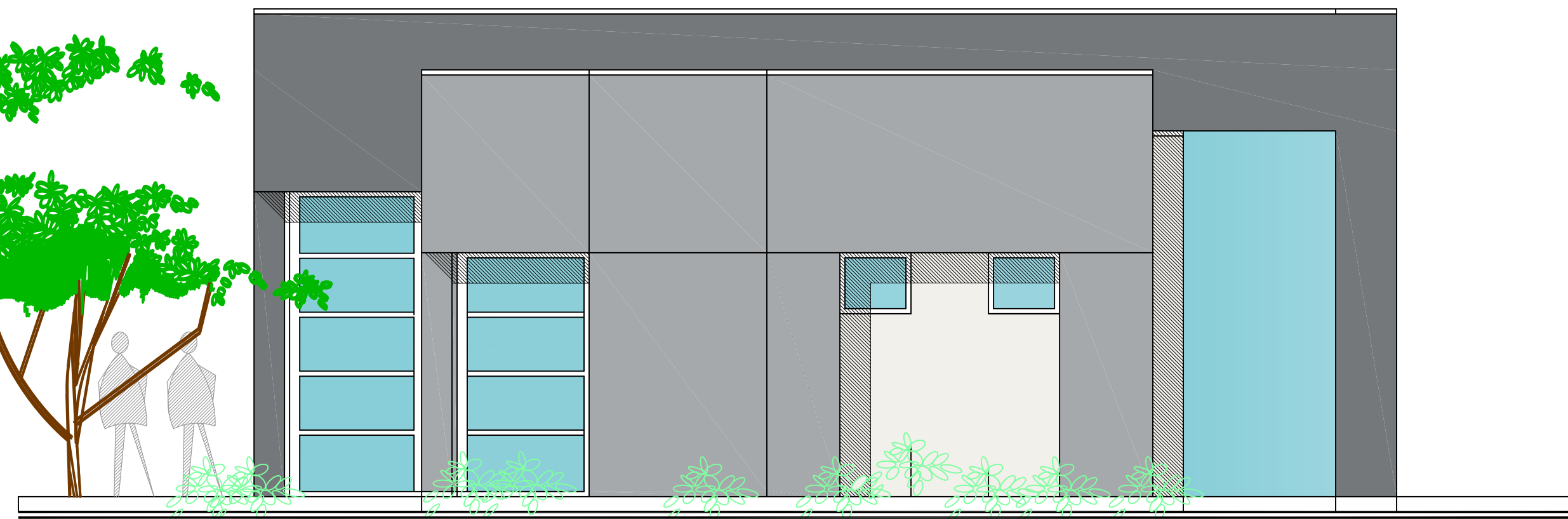
0'-0"
FINISH FLOOR



NORTH ELEVATION

16'-0"
TOP OF WALL
14'-0"
TOP OF WALL

0'-0"
FINISH FLOOR

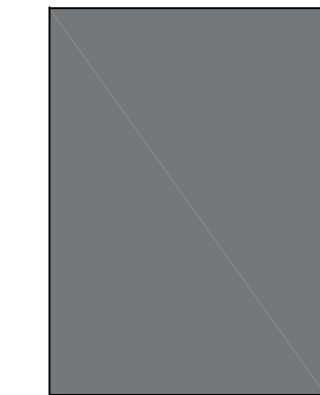


SOUTH ELEVATION

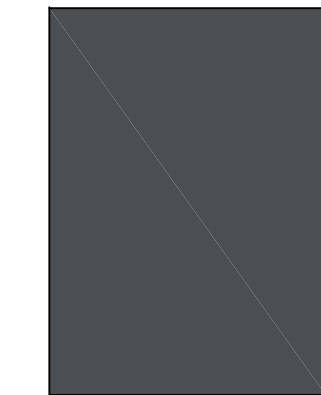
WHITE PICKET FENCE
DET648



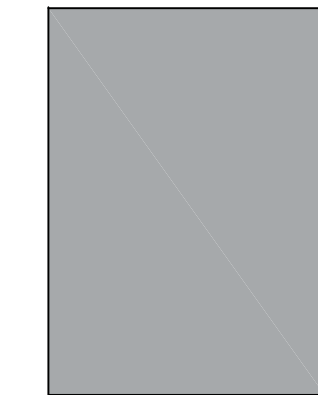
GRAY FLANNEL
DE6319



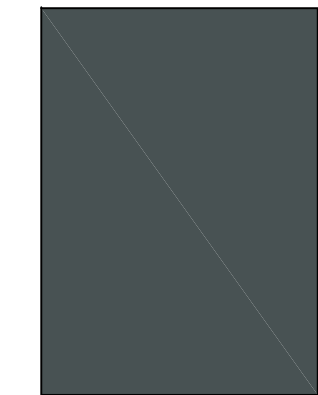
ANCHOR GRAY
DE6328



WOLVERINE
DET610



COVER OF NIGHT
DE6329



SUNNYSIDE - CLUBHOUSE
ELEVATIONS

(SCALE - 1/4" = 1'-0")

PRO. NO. FIG.
DATE: 3/01/21
DRAWN BY: TW
REVISIONS:
11/9/21

FIG. DEVELOPMENT
SUNNYSIDE TOWNHOMES
SURPRISE, ARIZONA

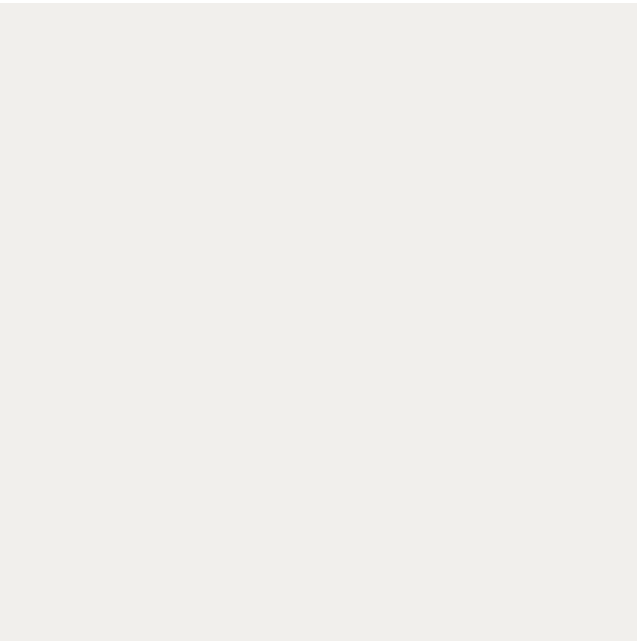


WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E McDOWELL RD
MESA, ARIZONA 85213
(480) 962-7672

SUNNYSIDE TOWNHOMES

FIG DEVELOPMENT

**WHITE PICKET FENCE
DET648**



***MAIN STUCCO
*GARAGE DOOR AND TRIM**

**GREY FLANNEL
DE6319**



***ACCENT STUCCO
*HARDEE BOARD SIDING**

**ANCHOR GRAY
DE6328**



***ACCENT STUCCO
*HARDEE BOARD SIDING
*GARAGE DOOR AND TRIM**

**WOLVERINE
DET610**



***STUCCO ACCENT
*HARDEE BOARD SIDING**

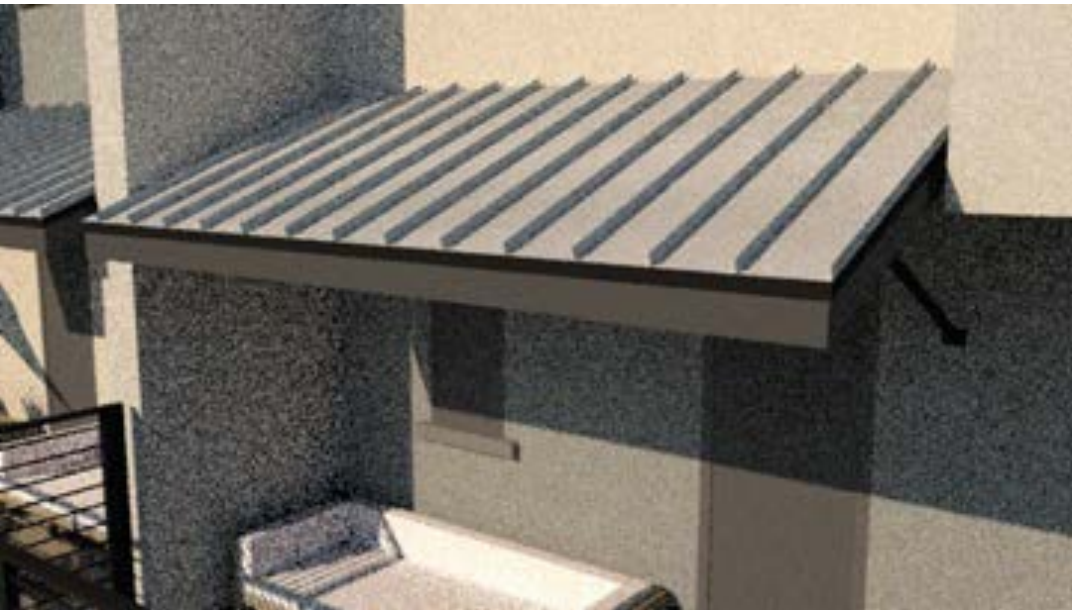
**COVER OF NIGHT
DE6329**



***STUCCO DETAIL ACCENT
*AWNINGS**



**STEEL PATIO FENCE
STEEL GATE WITH HARDEE BOARD
PAINTED**



**STEEL AWNING
STANDING SEAM ROOF-NATURAL
GALVANISED FINISH**



**HARDEE BOARD SIDING
PAINTED**



**WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672**



SUNNYSIDE TOWNHOMES

FIG DEVELOPMENT

FS20-757



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

17 December 2020

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

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

Re: FS20-757; Sunnyside Townhomes (APNs: 501-81-294, 501-81-295)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the site plan application for the Sunnyside Townhomes development. The site is located on approximately 8.8 acres of undeveloped land at 16400 N. Greasewood St in Surprise AZ. This request is to develop a 148 unit rental community with an overall density of 17 du/ac. The site is located approximately 2.6 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, 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/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 17 du/ac does not fall within these guidelines. However, the City of Surprise previously requested that Luke AFB use the larger area of the entire Heritage District Overlay in evaluating this development. By completing this parcel as proposed, the City of Surprise guarantees the overall density of the Heritage District does not grow beyond our previously agreed density of 8 du/ac. Given that stipulation, Sunnyside Townhomes will not negatively impact the flying operations at Luke AFB.

Although these parcels will be located inside and outside the "territory in the vicinity of a military airport," they will still 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.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2020.12.22 10:38:50 -0700

CHRISTOPHER P. TOALE

cc:

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

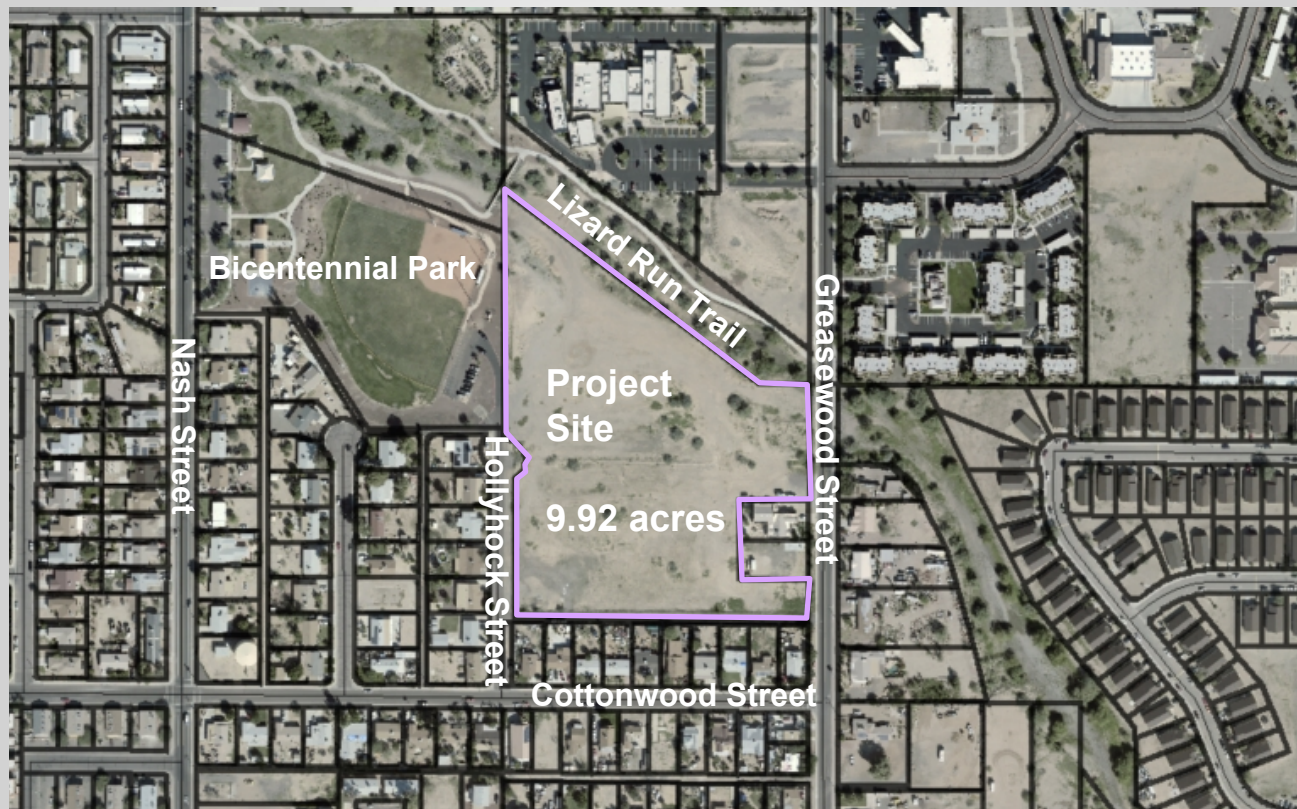
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



Sunnyside Townhomes FS20-757 Site Plan

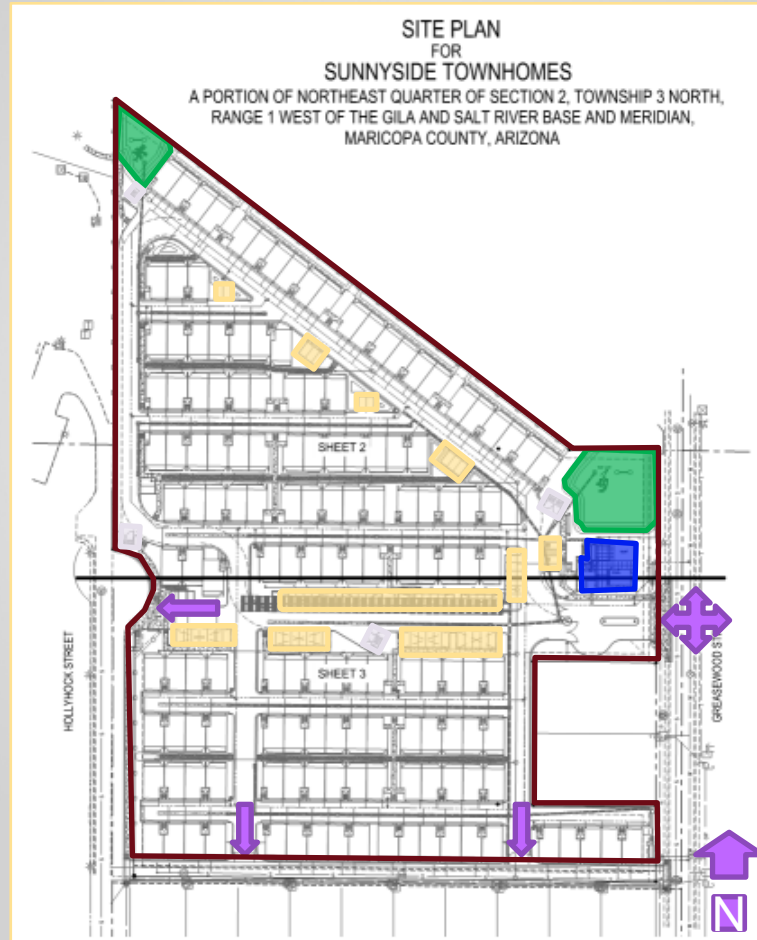
Planning Commission – December 2, 2021

VICINITY MAP



SURROUNDING ZONING





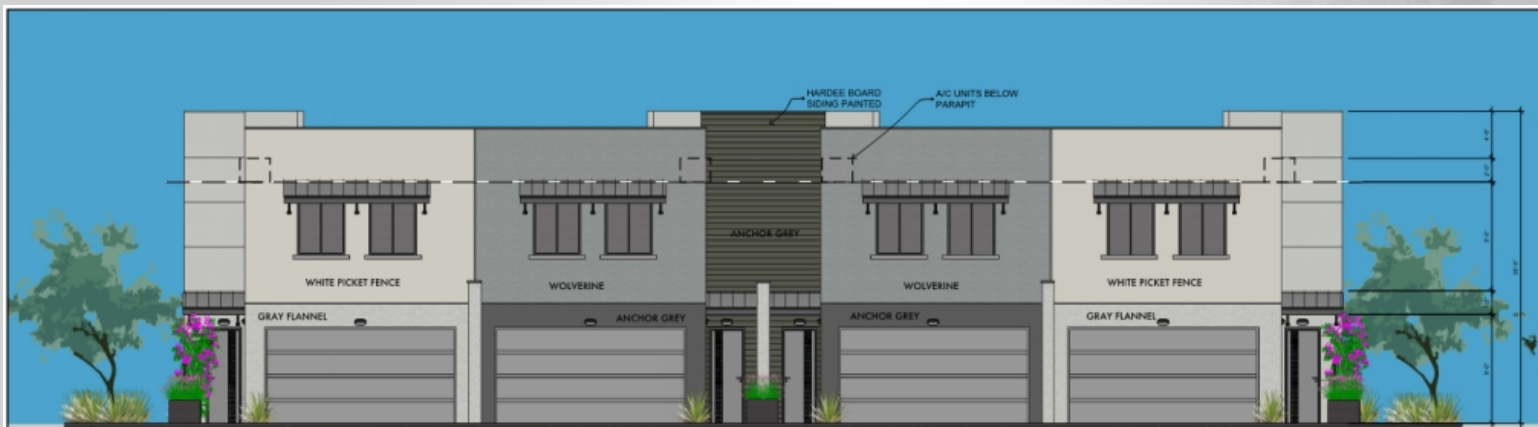
SITE PLAN



LANDSCAPE PLAN



REAR PATIO ELEVATION

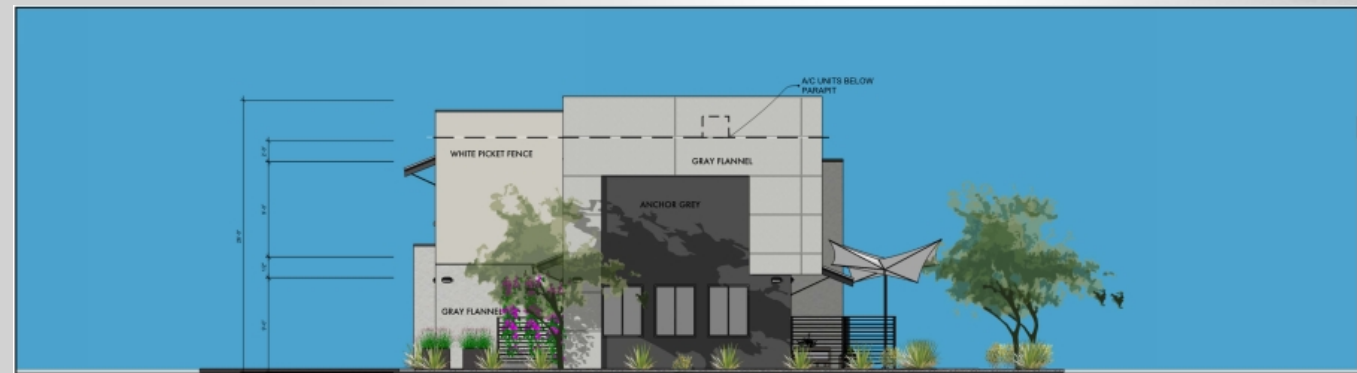


FRONT GARAGE ELEVATION

ELEVATIONS



SIDE ELEVATION



SIDE ELEVATION

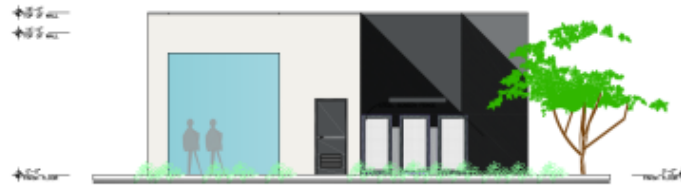
ELEVATIONS



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

CLUBHOUSE ELEVATIONS

RECOMMENDATION:

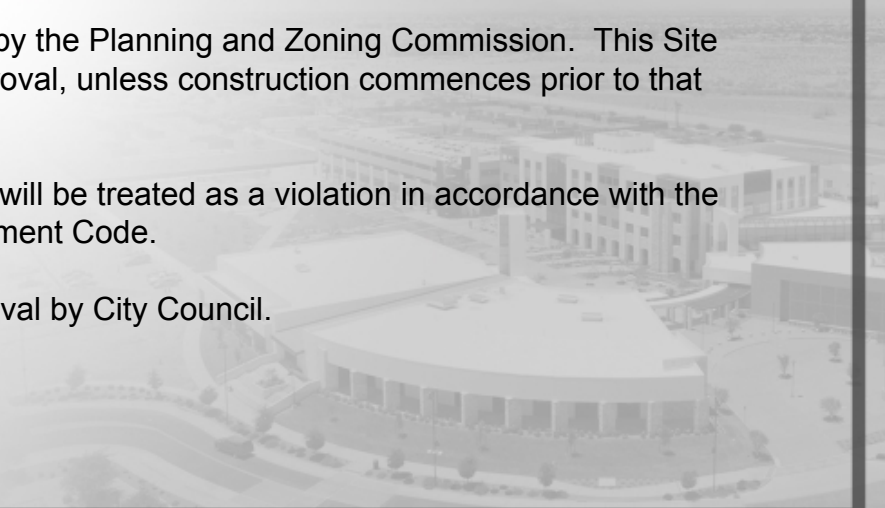
Staff Recommendation:

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 “Sunnyside Townhomes” consisting of one (1) sheet prepared by BFH Group and stamped received September 14, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Sunnyside Townhomes” consisting of six (6) sheets prepared by BFH Group and stamped received September 14, 2021.
 - c. Building elevations shall be consistent with the Elevations entitled “Sunnyside Townhomes” consisting of three (3) sheets prepared by Wood Associate Architects and stamped received July 27, 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.