



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 3, 2022 @ 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 February 17, 2022 Planning and Zoning Commission Minutes. | None

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

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 4 | Consideration and action regarding the Site Plan for Surprise Crossing Ace Hardware. Case FS21-790. | 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: Wednesday, February 23, 2022 @ 12:35 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 3, 2022 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 February 17, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the February 17, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 02-17-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 17, 2022 / 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 February 17, 2022.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Kevin Sartor, Commissioner Dennis Smith, Commissioner Ken Chapman, 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; Chris Sexton, Current Planner; Trever Fleetham, Current Planner; Donna Bunch, Administrative Specialist Senior and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commission, the information requested at the previous Planning and Zoning meeting was being prepared by Community Development staff, with the anticipation to bring the data requested back to the Commission at an upcoming meeting. Additionally, Mr. Boyd advised the Commission keep themselves apprised of current legislation activity, as well as notified the Commission they can anticipate an update at the first Planning and Zoning meeting in April 2022, on speed of bringing projects to market in an effort to follow-up on the item which was presented to Mayor and Council for discussion on February 15, 2022.

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.

William and Autumn McDonald – Surprise, AZ – Conveyed their concerns with current housing, crime, and apartments in the Surprise Farms South Planned Development (PAD). (*Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.*)

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the January 20, 2022, Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the January 20, 2022, Planning and Zoning 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 6 – Presentation and action pertaining to the Conditional Use Permit and Site Plan Amendment entitled “CUP & Site Plan Amendment for Litchfield Self Storage Facility”, dated October 8, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS21-484.

Chris Sexton, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

CJ Rogers, Director of Design with Insite Property Group, was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Hours of operation
- Market driven demand
- Impacts of requested amendments

Vice Chair Sartor made a motion to approve the Conditional Use Permit and Site Plan Amendment entitled “CUP & Site Plan Amendment for Litchfield Self Storage Facility”, dated October 8, 2021, subject to stipulations “a” through “e” as memorialized in the staff report. Commissioner Keating seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 3 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat Estia at Zanjero Trails” dated December 16, 2021, a property generally located at the southwest corner of Cactus Road and Perryville Road. Case FS21-511.

Trever Fleetham, presented item 3 to the Commission.

Owner/Applicant Mike Aiello, was present and provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Building height/number of stories

Commissioner Keating made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat Estia at Zanjero Trails” to the City Council subject to stipulations “a” through “d” as outlined in the staff report.

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

OTHER BUSINESS:

Item 4 – 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 6:18 p.m.

Dennis M. 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: March 3, 2022 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 the Site Plan for Surprise Crossing Ace Hardware. Case FS21-790.

Motion:

Motion to approve the Site Plan for Surprise Crossing Ace Hardware subject to stipulations “a” through “e”.

Background:

Tim Rasnake with Archicon Architects and Interiors LC requests a Site Plan approval of the construction of a 14,000 square foot building plus 2,000 square feet of an outdoor garden center with 540 square feet of storage on approximately 2.45 gross acres. The vacant parcel is located at the southwest corner of Waddell Road and 137th Avenue.

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 FS21-790 Surprise Crossing Ace Hardware - Staff report
2. 01 FS21-790 Surprise Crossing Ace Hardware - Vicinity Map

3. 02 FS21-790 Surprise Crossing Ace Hardware - Zoning Map
 4. 03 FS21-790 Surprise Crossing Ace Hardware - Site Plan
 5. 04 FS21-790 Surprise Crossing Ace Hardware - Landscape Plan
 6. 05 FS21-790 Surprise Crossing Ace Hardware - Elevations
 7. FS21-790 Surprise Crossing Ace Hardware - Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-790

Project Name: Surprise Crossing Ace Hardware

Council District: 4 - Mulberry

Meeting Date: March 3, 2022

Planner: Chris Sexton, Planner II

Owner: Surprise Crossing, LLC

Applicant: Tim Rasnake, Archicon Architects and Interiors LC

Request: Site Plan approval for a total of 16,540 square foot Ace Hardware retail building

Site Location: Generally, located at the northwest corner of 137th Avenue and Waddell Road

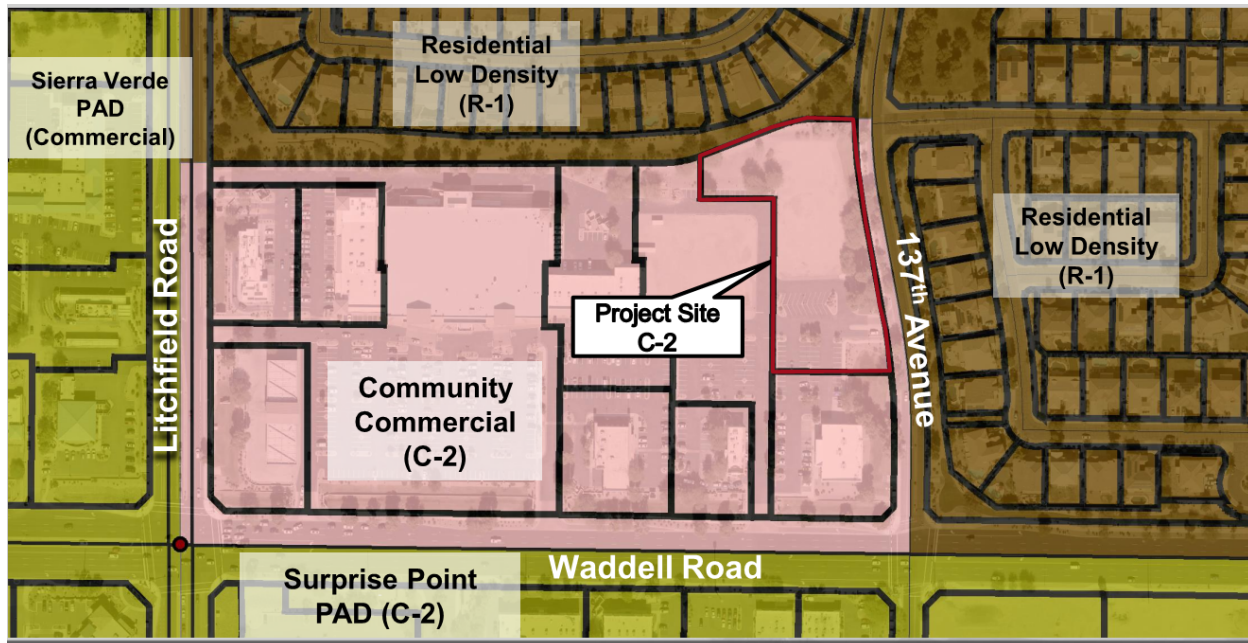
Site Size: Approximately 2.45 gross acres

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

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Surprise Crossing Ace Hardware located within the Community Commercial (C-2) zone, subject to stipulations 'a' through 'e'

EXISTING ZONING:

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



Sierra Verde PAD Commercial	Low Density Residential R-1	Low Density Residential R-1
Sierra Verde PAD Commercial	Community Commercial C-2	Low Density Residential R-1
Sierra Verde PAD Commercial	Surprise Point PAD (PAD – C-2)	Surprise Point PAD (PAD – C-2)

BACKGROUND:

January 28, 1999: The subject parcel was annexed into the City by Ordinance 99-02.

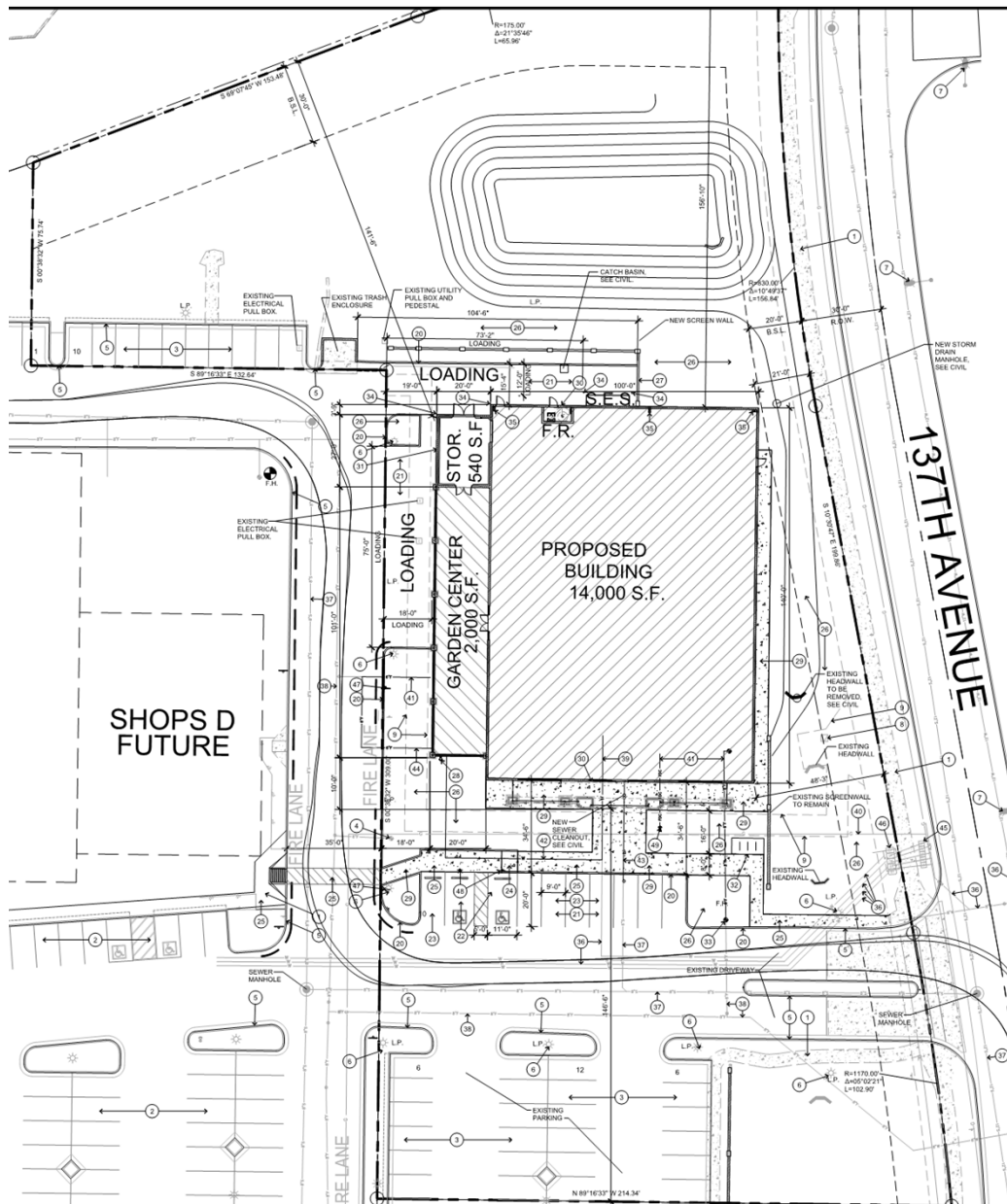
April 22, 2021: A Concept Review meeting was held for the current proposal under case CR21-149.

October 1, 2021: The applicant submitted for a Site Plan for a new retail commercial building under Case FS21-790, the subject case.

PROJECT DESCRIPTION:

Tim Rasnake with Archicon Architects and Interiors LC, on behalf of Surprise Crossing LLC, seeks approval of a Site Plan to allow for the construction of a new retail building for Ace Hardware within an existing commerce center located at the northwest corner of 137th Avenue and Waddell Road.

The subject property is zoned Community Commercial (C-2) with an Employment Land Use District.



The subject site is a vacant pad, approximately 2.45 acres located at the northeast corner of an existing developed commercial center. Access to the project site is provided via the commercial center's internal drive aisles with access points from Litchfield and Waddell Roads to the west and south, respectively, and 137th Avenue along the center's easterly boundary. The site plan demonstrates pedestrian connectivity from the site to 137th Avenue. Full roadway improvements along 137th Avenue, have been previously constructed, therefore, no further roadway improvements are warranted with this proposal. Overall, the project site meets the parking requirements as 42 parking spaces are required and 44 parking spaces are provided.

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Landscaping designed to complement the existing landscaping of the site with low water use trees, shrubs, and groundcover. As shown, the existing trees and shrubs situated along the easterly boundary will be protected in place, thereby maintaining the already matured landscaping. A retention basin is situated north of the proposing building and will also be landscaped in accordance with the city's standards. All landscaping will be reviewed at the time of permit for compliance with the Land Development Ordinance standards and requirements.

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

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

SUMMARY:

Staff believes by accepting and incorporating stipulations "a" – "e," the proposed Site Plan will meet the requirements of the General Plan and the LDO.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan Case FS21-790, subject to stipulations 'a' through 'e'.

- a. Development and use of the site shall be consistent with the Site Plan entitled "Ace Hardware" consisting of one (1) sheet prepared by Archicon Architecture & Interiors, L.C. and stamped received January 3, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Ace Hardware" consisting of one (1) sheet prepared by Archicon Architecture & Interiors, L.C. and stamped received January 3, 2022.
- c. Building elevations shall be consistent with the Elevations entitled "Ace Hardware" consisting of one (1) sheet prepared by Archicon Architecture & Interiors, L.C. and stamped received October 1, 2021.

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

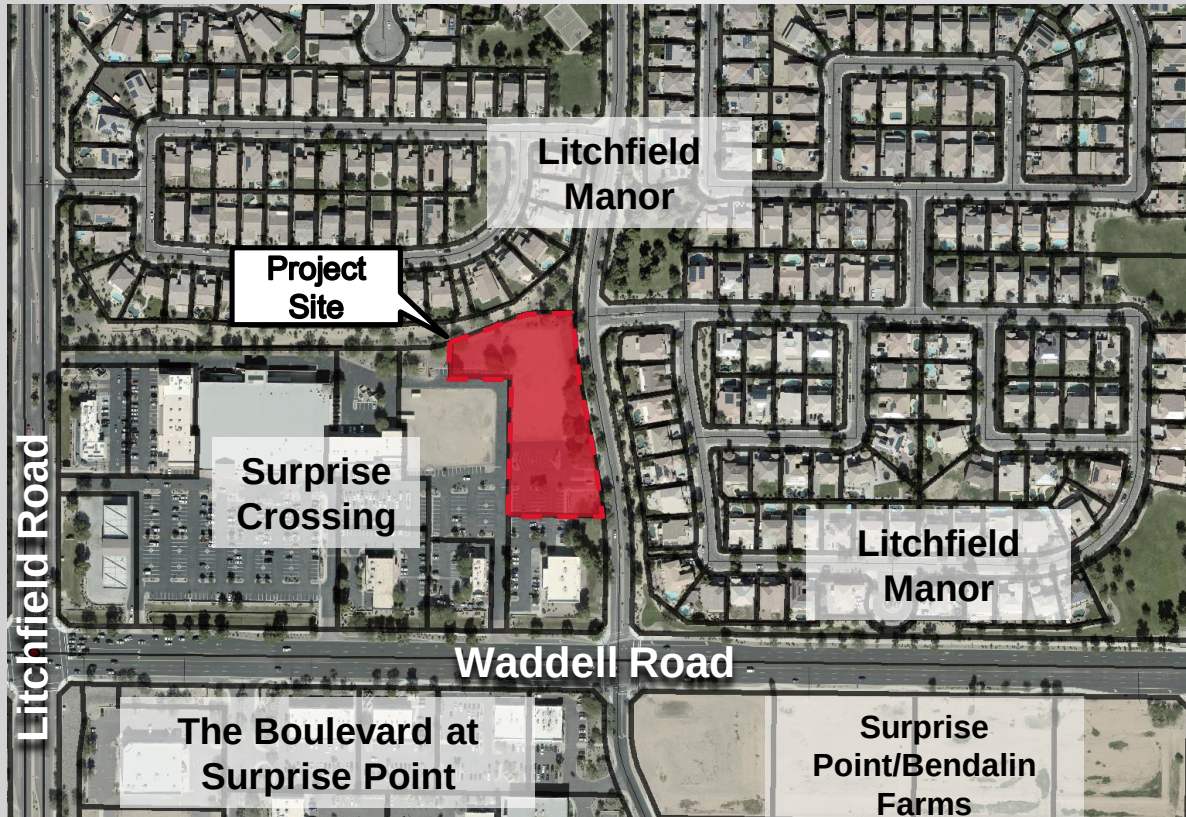
119 e. Non-compliance with the approved plan for this case will be treated as a violation in
120 accordance with the provisions of Article XIV of the Surprise Unified Development
121 Code.

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

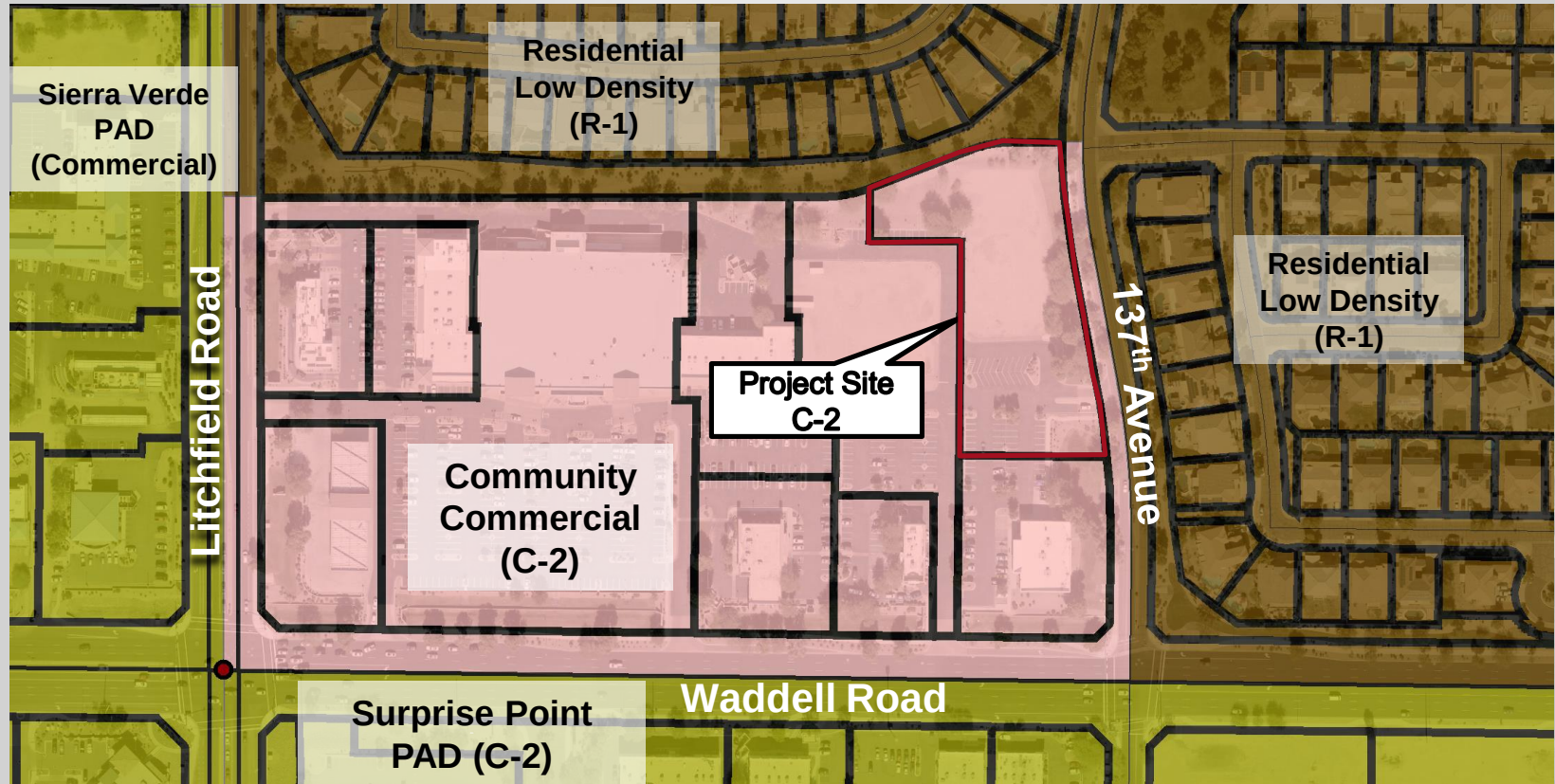
124
125 **ATTACHMENTS:**

126 01 Vicinity Map
127 02 Zoning Map
128 03 Site Plan
129 04 Landscape Plan
130 05 Elevations
131 PPT

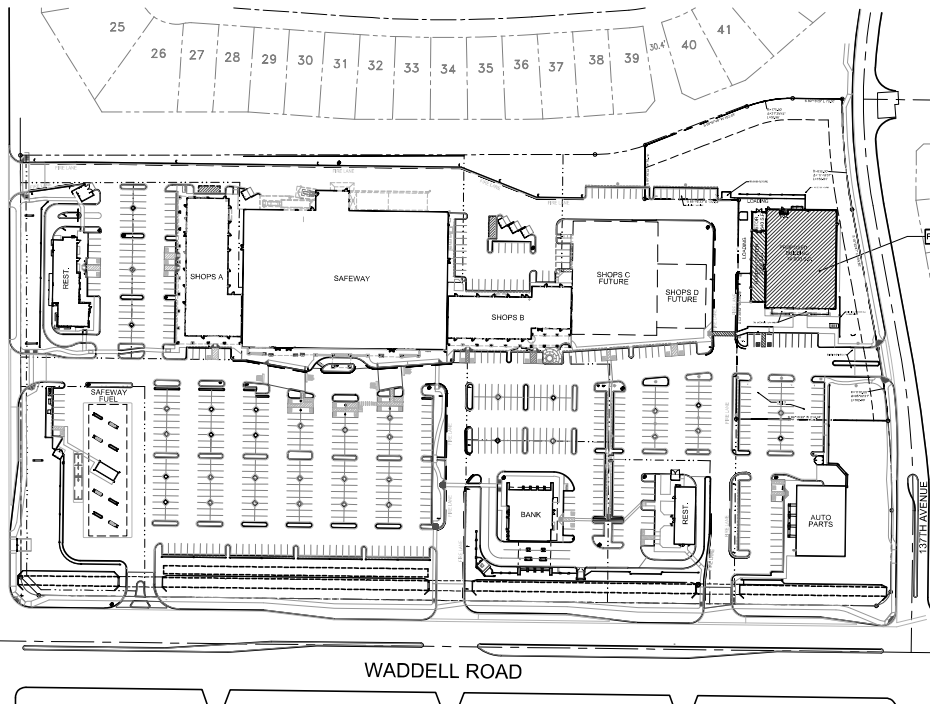
VICINITY MAP



ZONING MAP



LITCHFIELD ROAD



WADDELL ROAD

① OVERALL SITE PLAN

SCALE: 1" = 30'

IMPERVIOUS AREA TABLE

TOTAL AREA OF SITE	42,789 SF
TOTAL IMPERVIOUS AREA OF SITE	42,789 SF
TOTAL PERVIOUS AREA OF SITE	48,750 SF
% OF IMPERVIOUS AREA OF SITE	48%

PROJECT DATA

PROJECT NAME: ACE HARDWARE
 PROJECT ADDRESS: 13724 W. WADDELL ROAD, SURPRISE, ARIZONA 85379
 PROJECT SCOPE: NEW RETAIL BUILDING, GARDEN CENTER, LOADING AREA AND PARKING LOT
 APN: 801-15-079
 USE: RETAIL HARDWARE SALES
 CURRENT ZONING: C-2 (NO CHANGE)
 LOT AREA: NET 42,789 S.F. (0.13 AC.)
 GROSS: 108,889 S.F. (2.48 AC.)
 PROPOSED BUILDING: 14,000 S.F.
 2,000 S.F. OUTDOOR GARDEN CENTER
 2,000 S.F. STORAGE
 TOTAL: 18,000 S.F.
 LOT COVERAGE: 15,540 / 42,789 = 36%
 % LANDSCAPE (NET): 54%
 BUILDING HEIGHT: 34'-0"
 MAXIMUM BUILDING SETBACKS (FOOT):
 RESIDENTIAL: 30' REQUIRED 14'-0' PROVIDED
 COMMERCIAL: 0' REQUIRED 16'-0' PROVIDED
 APN: 0' 0'-0' 0'-0'
 PARKING REQUIRED:
 1 PER 400 S.F. RETAIL SALES = 14,000 S.F. / 400 = 35 SPACES
 1 PER 400 S.F. STORAGE = 2,000 S.F. / 400 = 5 SPACES
 1 PER 400 S.F. OUTDOOR GARDEN = 2,000 S.F. / 400 = 5 SPACES
 TOTAL PARKING PROVIDED: 45 SPACES
 BIKE/PARKING (PER 100 S.F.):
 REQUIRED: 42 BICYCLE SPACES / 20 = 2 BICYCLE SPACES
 PROVIDED: 1 BICYCLE SPACE
 FIRE SPRINKLERS AND FIRE ALARM SYSTEMS PROVIDED
 CONSTRUCTION TYPE: VB
 OCCUPANCY: M - MERCHANDISE
 ALLOWABLE AREA: 27,000 S.F. (2-STORY)

PROJECT TEAM

OWNER/DEVELOPER:
 TWIN TOWER LLC
 1000 N. 10TH STREET, SUITE 100
 PHOENIX, AZ 85016
 CONTACT: ALAN WILLIAMS
 PH: 602-242-4240
 EMAIL: alwilliams@twin towers.com

LANDSCAPE:
 J. J. MOORE & ASSOCIATES, INC.
 1000 N. 10TH STREET, SUITE 100
 SCOTTSDALE, AZ 85258
 CONTACT: J. J. MOORE
 EMAIL: jmoore@jjmoore.com

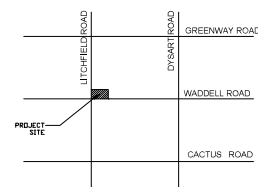
ARCHITECT:
 ARCHICON
 ARCHITECTURE & INTERIORS, L.L.C.
 5005 E. WASHINGTON STREET, SUITE 200
 PHOENIX, AZ 85034
 CONTACT: TIM RAGAN
 PH: 602-224-4200
 EMAIL: tim@archicon.com

SOIL:
 TERRACE CIVIL DEVELOPMENT
 1000 N. 10TH STREET, SUITE 200
 PHOENIX, AZ 85034
 CONTACT: EPP FLAT
 PHONE: 602-224-4200
 EMAIL: eppflat@terracecivil.com

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOT 8, SURPRISE CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 67 OF MAPS, PAGE 32 AND AMENDED IN BOOK 679 OF MAPS, PAGE 14.

PARCEL NO. 2:
 NONEXCLUSIVE EASEMENTS FOR ROADWAYS, WALKWAYS, INGRESS, EGRESS, STORM WATER, DRAINAGE, PAVING AND UTILITIES AS CREATED AND SET FORTH IN DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RAFFERTY LAND RECORDED DECEMBER 3, 2009 IN RECORDING NO. 2004-048680 AND FIRST AMENDMENT RECORDED SEPTEMBER 3, 2009 IN RECORDING NO. 2004-048680, SECOND AMENDMENT RECORDED JANUARY 28, 2009 IN RECORDING NO. 2005-008904 AND THIRD AMENDMENT RECORDED FEBRUARY 14, 2011 IN RECORDING NO. 2010-01007 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORDS.
 SUPPLEMENTAL DECLARATION RECORDED AS 2005-010917 OF OFFICIAL RECORDS AND RECORDED AS 2005-108889 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORDS.



VICINITY MAP

ARCHICON
 ARCHITECTURE & INTERIORS, L.L.C.
 5005 E. WASHINGTON STREET, SUITE 200
 PHOENIX, ARIZONA 85034
 (602) 224-4200
 FAX: (602) 274-4005
 WWW.ARCHICON.COM

ACE HARDWARE
 N.W.C. 13724 AVENUE & WADDELL ROAD
 13724 W. WADDELL ROAD
 SURPRISE, ARIZONA 85379

PROJECT NUMBER: 207591021
 PROJECT MANAGER: DL
 DRAWN BY: DL
 CHECKED BY: JP
 DATE: 12/1/2011
 DATE: 12/1/2011

PRELIMINARY
DO NOT BUILD

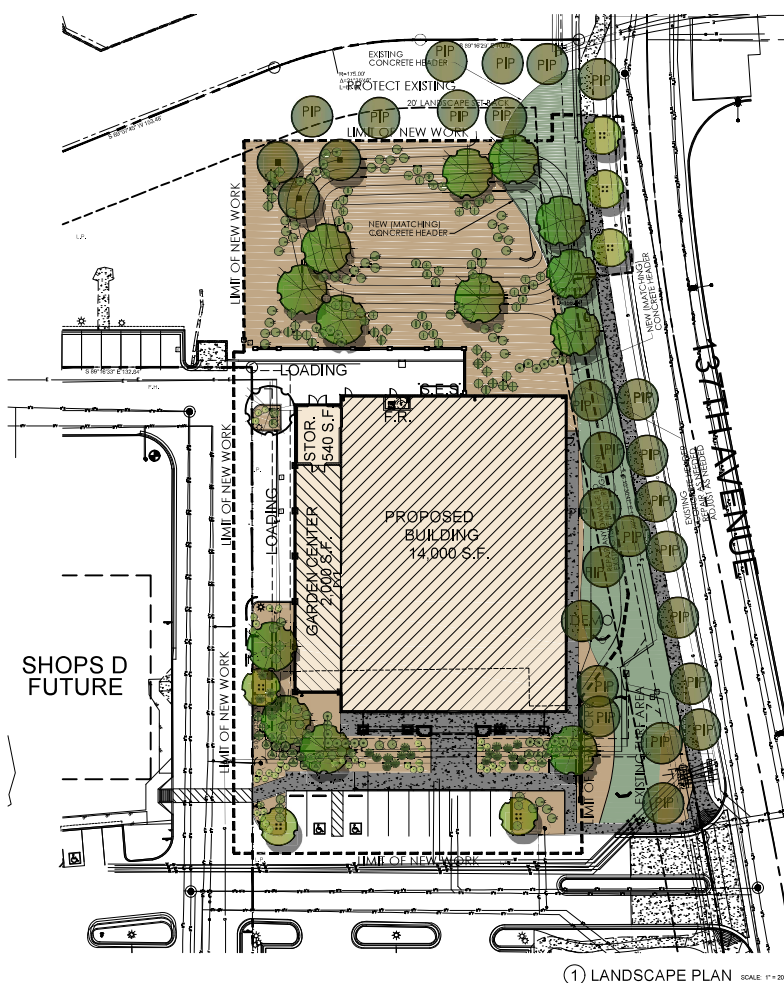
DR-1.0
 ISSUE DATE: 07 DEC 2011

CASE#: FS21-790

DEMO-REMOVE FROM SITE
P=PROTECT IN PLACE
LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
24" BOX
- CERCIDILUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
24" BOX
- BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON
- CALLIANDRA CALIFORNICA
RED FERRY DUSTER
5 GALLON
- CARESSA GRANDIFLORA
GREEN CARPET NATAL PLUM
5 GALLON
- PETITE PINK
PETITE PINK OLEANDER
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LEUCOPHYLLUM LANGMANIAE
RIO BRAVO TEXAS RANGER
5 GALLON
- REGAL MIST DEER GRASS
MULLENBERGIA CAPILLARIS
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIPIUM WHEELERII
DESERT SPOON
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- 1/2" SCREENED DESERT GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
(MATCH EXISTING)

LANDSCAPE DATA:
SITE AREA (LIMITS OF WORK) 49,175 SQ. FT.
LANDSCAPE AREA: 22,327 SQ. FT. (45%)



① LANDSCAPE PLAN SCALE: 1" = 20'

PROJECT DATA

PROJECT NAME: ACE HARDWARE
PROJECT ADDRESS: 13724 W. WADELL ROAD
SURPRISE, ARIZONA 85379
PROJECT SCOPE: NEW RETAIL BUILDING, GARDEN CENTER,
LOADING AREA AND PARKING LOT
APR: 8/15/19-8/19
USE: RETAIL HARDWARE SALES
CURRENT ZONING: C-2 (NO CHANGE)
LOT AREA:
NET: 16,789 S.F. (13.0 AC)
GROSS: 106,899 S.F. (2.45 AC)
PROPOSED BUILDING: 14,000 S.F.
2,000 S.F. OUTDOOR GARDEN CENTER
540 S.F. STORAGE
TOTAL: 16,540 S.F.
LOT COVERAGE: 16,540 / 102,789 = 16%
% LANDSCAPE (NET): 54%
BUILDING HEIGHT: 34'-0"
MINIMUM BUILDING SETBACKS (F.D.C.):
RESIDENTIAL: 30' PROVIDED 14'-0"
COMMERCIAL: 30' PROVIDED 14'-0"
APR: 20' PROVIDED 21'-0"
PARKING REQUIRED:
1 PER 400 S.F. RETAIL SALES = 14,000 S.F. / 400 = 35 SPACES
1 PER 400 S.F. STORAGE = 540 S.F. / 400 = 1 SPACE
1 PER 400 S.F. OUTDOOR GARDEN = 2,000 S.F. / 400 = 5 SPACES
TOTAL PARKING PROVIDED: 44 SPACES
BICYCLE PARKING PER 100 CAR:
REQUIRED: 42 BICYCLE SPACES / 20 = 2 BICYCLE SPACES
PROVIDED: 3 BICYCLE SPACES
FIRE EXTINGUISHERS AND FIRE ALARM SYSTEMS PROVIDED
CONSTRUCTION TYPE: VB
OCCUPANCY: M - MERCHANTILE
ALLOWABLE AREA: 27,000 S.F. (3-STORY)

PROJECT TEAM

OWNER/DEVELOPER: LANDSCAPE:
T.J. McQueen & Associates, Inc.
10450 N. 17th Street, Suite 120
Phoenix, AZ 85024
CONTACT: T.J. McQueen
PHONE: 602-952-2498
EMAIL: tjm@tjmcqueen.com
T.J. McQueen & Associates, Inc.
10450 N. 17th Street, Suite 120
Phoenix, AZ 85024
CONTACT: T.J. McQueen
PHONE: 602-952-2498
EMAIL: tjm@tjmcqueen.com



T.J. McQueen & Associates, Inc.
LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN
SITE PLANNING
10450 N. 17th Street, Suite 120
Phoenix, Arizona 85024
PHONE: 602-952-2498
EMAIL: tjm@tjmcqueen.com

ARCHICON
Architecture & Interiors, L.C.
13724 W. WADELL ROAD
SURPRISE, ARIZONA 85379
PHONE: 602-952-2498
FAX: 602-952-2498
WWW.ARCHICON.COM

ACE HARDWARE
N.W.C. 137TH AVENUE & WADELL ROAD
13724 W. WADELL ROAD
SURPRISE, ARIZONA 85379

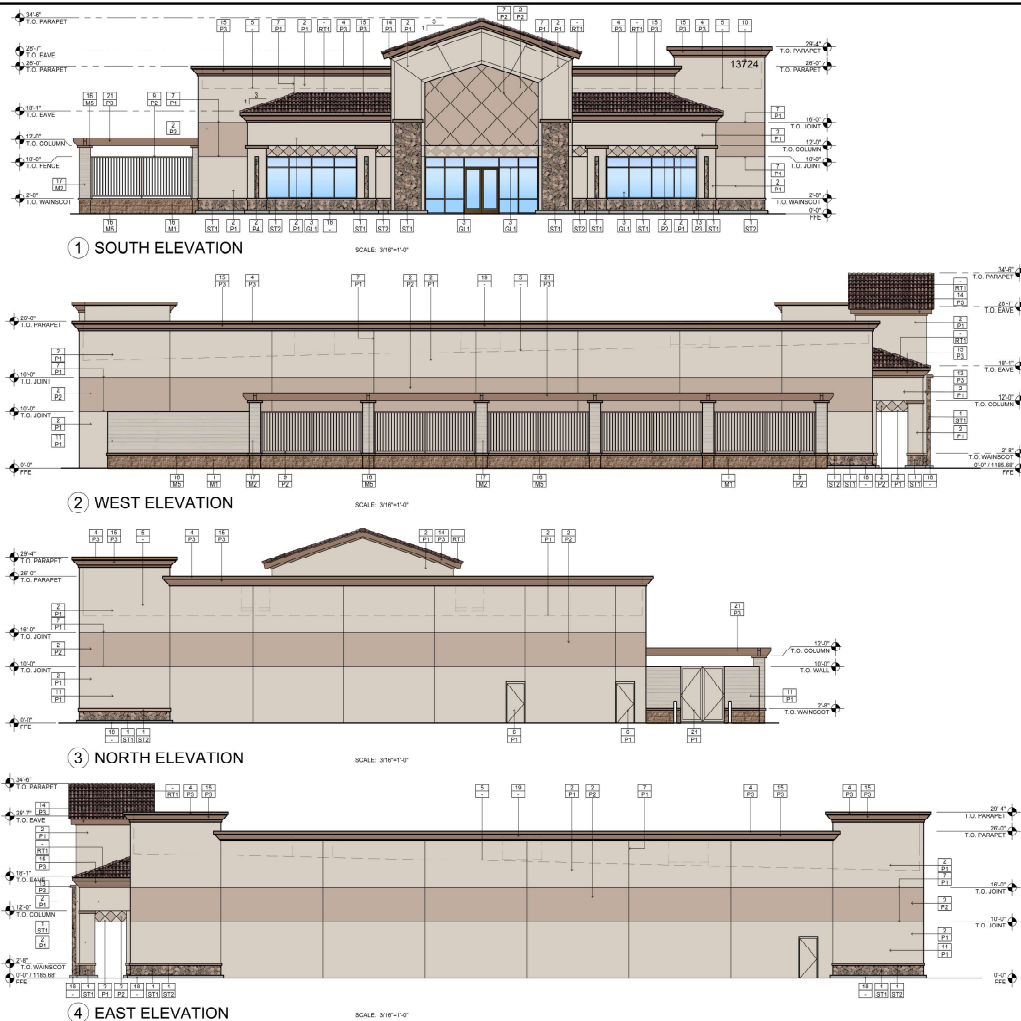
PROJECT NUMBER	2019010-01
PROJECT MANAGER	DL
DRAWN BY	DL
CHECKED BY	JP
DATE	

SCALE: 1" = 20'

LANDSCAPE PLAN

SHEET NO.
La.01
DATE: 12-20-21

FS21-790

MATERIAL SCHEDULE

+
P1

KEYNOTES 



ARCHICON
 ARCHITECTS & ENGINEERS, L.C.
 5005 F WASHINGTON STREET
 SUITE 200
 DUNCAN, ARIZONA 85001
 (602) 222-4238
 FAX (602) 222-4302
 WWW.ARCHICON.COM

ACE HARDWARE

N.W.C. 137TH AVENUE & WADDELL ROAD

13724 W. WADDELL ROAD

SURPRISE, ARIZONA 85379

PROJECT NUMBER: 207910-01	
PROJECT NAME/CL:	CL
DESIGN BY:	CL
CHECKED BY:	JD
NO. / REVISION	DATE
1	10/1/2010
2	10/1/2010
3	10/1/2010
4	10/1/2010
5	10/1/2010
6	10/1/2010
7	10/1/2010
8	10/1/2010
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18	10/1/2010
19	10/1/2010
20	10/1/2010
21	10/1/2010
22	10/1/2010
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97	10/1/2010
98	10/1/2010
99	10/1/2010
100	10/1/2010

SHEET DESCRIPTION

COLOR ELEVATIONS



20

SDP-3-1 (N1)

DR4.1

100% - 01/11/2011



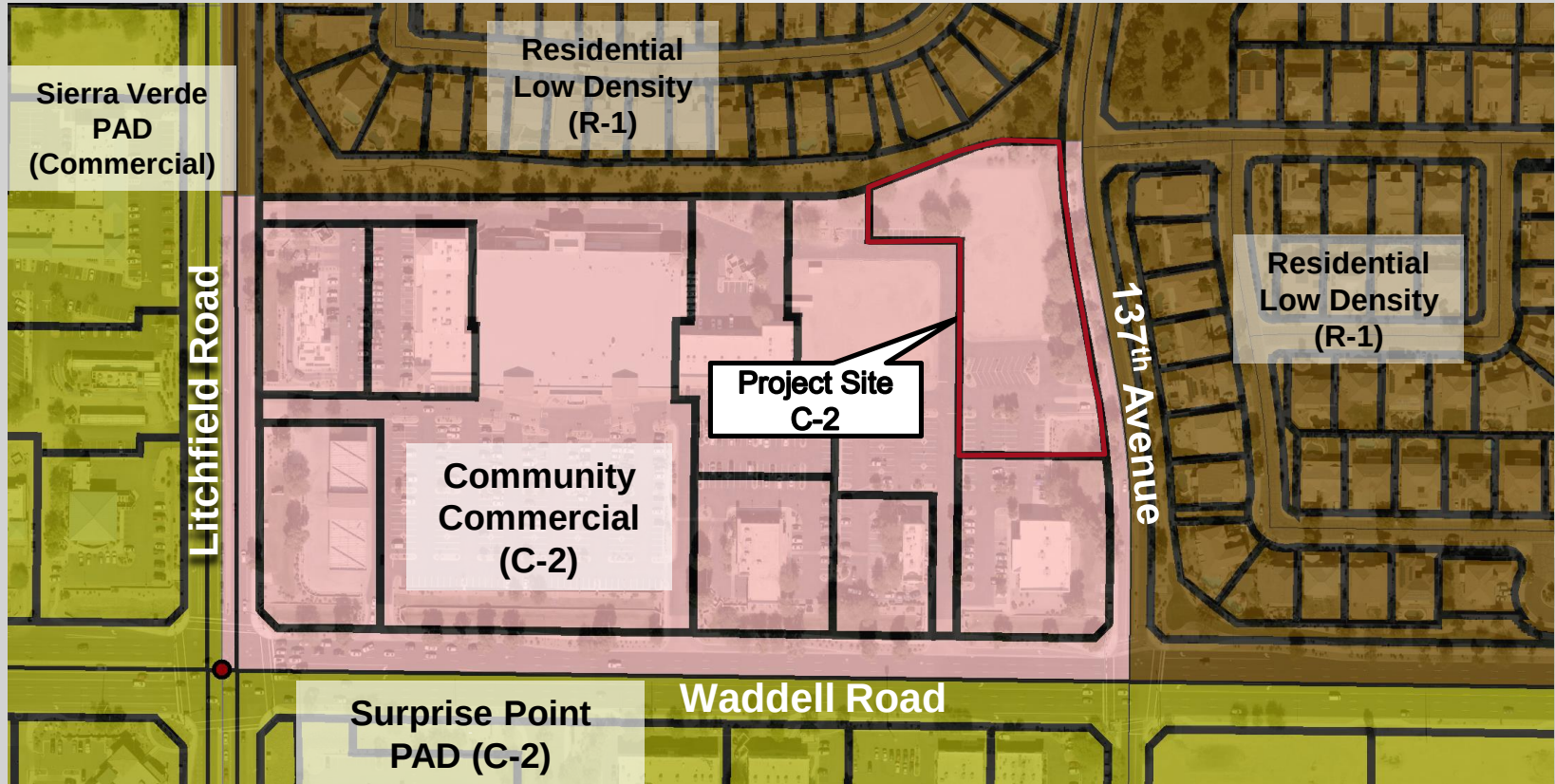
Surprise Crossing Ace Hardware FS21-790 Site Plan

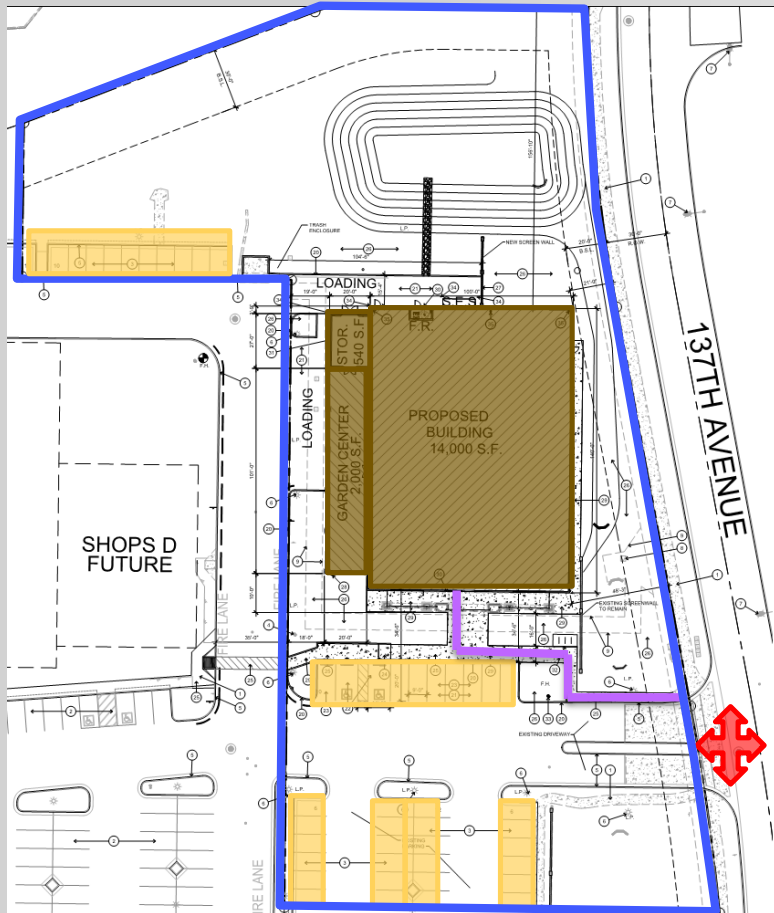
Planning & Zoning Commission – March 3, 2022

VICINITY MAP



ZONING MAP





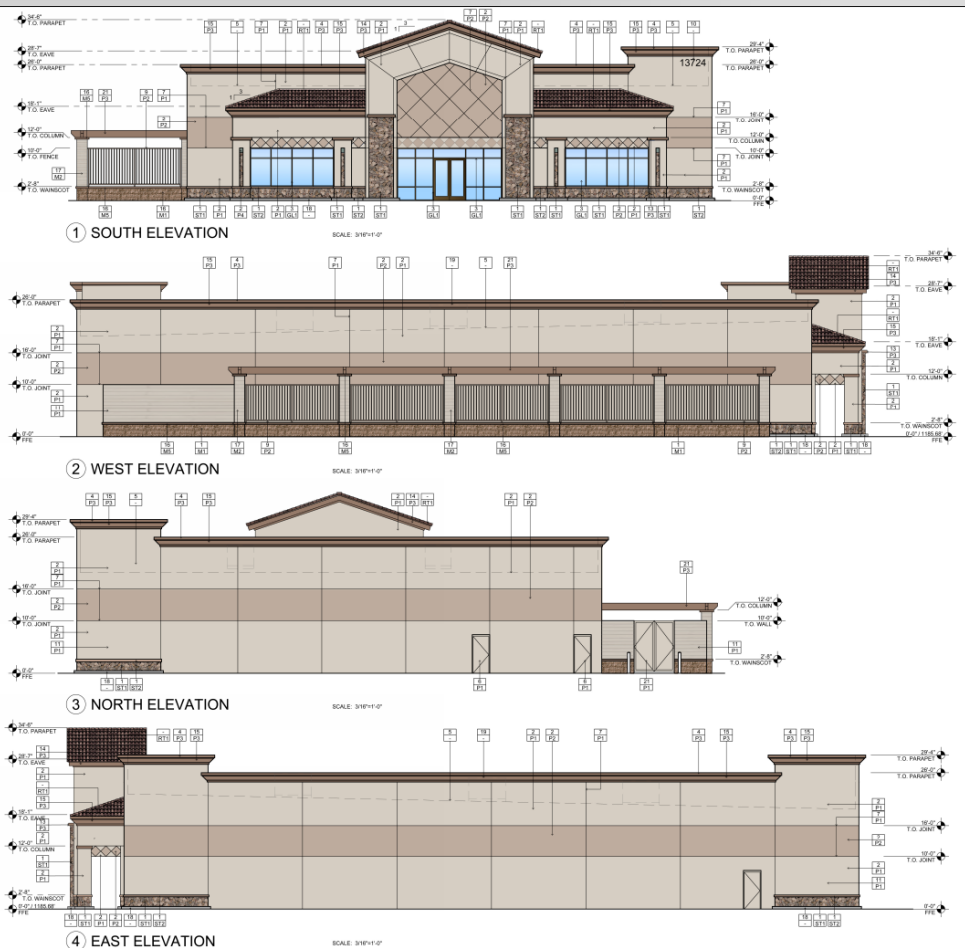
14,000 sf proposed building
2,000 sf garden center
540 sf storage

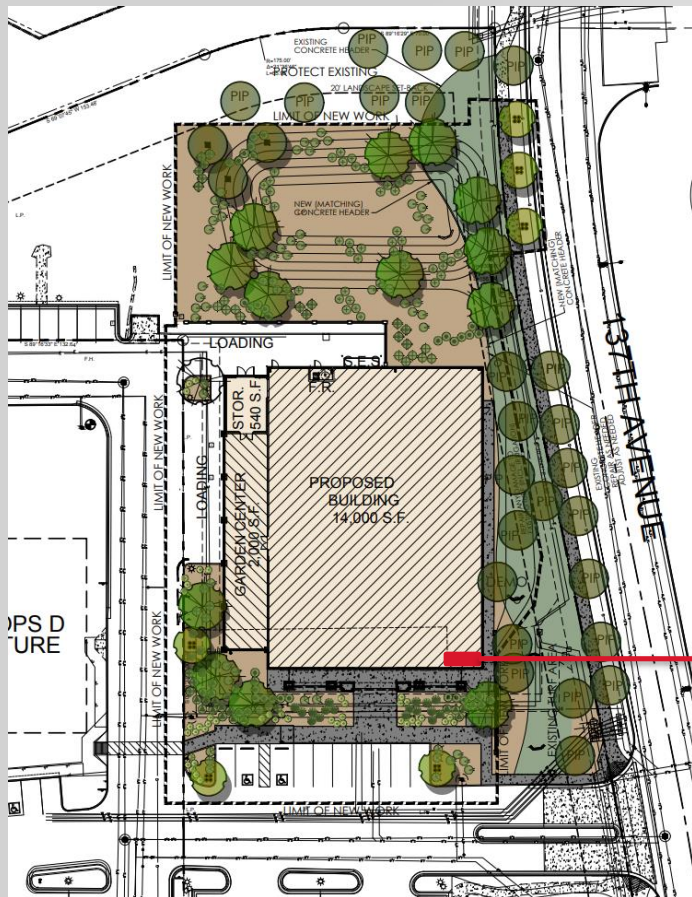
Parking Spaces
42 required
44 provided



SITE PLAN

ELEVATIONS





RECOMMENDATION:

Staff Recommendation:

Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

a. Development and use of the site shall be consistent with the Site Plan entitled “Ace Hardware” consisting of one (1) sheet prepared by Archicon Architecture & Interior, L.C. and stamped received January 3, 2022.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Ace Hardware” consisting of one (1) sheet prepared by Archicon Architecture & Interior, L.C. and stamped received January 3, 2022.

c. Building elevations shall be consistent with the Elevations entitled “Ace Hardware” consisting of one (1) sheet prepared by Archicon Architecture & Interior, L.C. and stamped received October 1, 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.