



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, December 1, 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 November 17th, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter<br>Community<br>Development |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                            |                                             |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 2. | District 6 | Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, a property generally located at the northeast corner of Cactus Road and Reems Road. Case FS21-1032. | Trevor Fleetham<br>Community<br>Development |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

- |    |            |                                                                                                                                                                      |                                                      |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 3. | District 5 | Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD. | None<br><br>Lloyd Abrams<br>Community<br>Development |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|

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

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

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

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

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

I. Adjournment

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: November 22, 2022 at 4:05 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: December 1, 2022

Contact Person: Alyssa Carpenter, Administrative  
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

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Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

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**Agenda Wording:**

Consideration and action to approve or disapprove the November 17th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

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**Motion:**

I move to approve/disapprove the November 17th, 2022, Planning and Zoning Commission Regular Meeting Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 11-17-22 PZ MIN UPDATED
-

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**November 17, 2022 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Kevin Sartor, 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 November 17, 2022.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Robert Wingo, City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trevor Fleetham, Current Planner; Chris Sexton, Current Planner; Michael Boule, Water Resource Management Director; Amy Peterson, Environmental Compliance Analyst; Amanda Rothermal, Environmental Compliance Analyst; and Alyssa Carpenter Planning and Zoning Secretary

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

None.

**D. STAFF REPORT**

- Notification of the 60-day Review Period has started for the general plan amendment for BNSF.

**CALL TO THE PUBLIC:**

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

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

## **CONSENT AGENDA:**

### **Item 1 – Internal – Consideration and action to approve or disapprove the November 3rd, 2022 Planning and Zoning Commission Regular Meeting Minutes.**

Commissioner Smith made a motion to approve the November 3rd, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor. Commissioner Keating abstained.

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

None.

## **REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

### **Item 2 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 3,” dated September 29, 2022, a property generally located south of Happy Valley Road and west of 163rd Avenue. Case FS22-0781.**

Trever Fleetham, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- Designated land within PAD for additional school site.
- Amenities servicing entire community versus planning area.
- Traffic control at 163<sup>rd</sup> and Happy Valley Road timeline.

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 3,” dated September 29, 2022, a property generally located south of Happy Valley Road and west of 163rd Avenue. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

### **Item 3 – District 6 – Consideration and action regarding a Site Plan for Surprise Pointe 270K Spec generally located southeast corner of 137th Avenue and Soledad Street subject to stipulations “a” through “e”. Case FS22-0534**

Chris Sexton, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- The building height and the collapse zone with respect to the adjacent property.

Vice Chair Holland made a motion to approve the Site Plan for Surprise Pointe 270K Spec generally located southeast corner of 137th Avenue and Soledad Street subject to stipulations “a” through “e”. Commissioner Keating seconded the motion. Motion passed with 7 votes in favor.

**Item 4 – Citywide – Presentation from the Water Resource Management Department on water resource planning, assured water supply, and planning standards update considerations.**

Michael Boule, Water Resource Management Director, presented item 4 to the Commission.

The Commission discussed the following:

- Growing population effects on supply and demand.
- Deduction of future CAP water supply.
- Acquiring additional resources to meet demand.
- EPCOR water resources and plan.
- Private wells affected by city water wells.
- Landscaping, plant policy and xeriscape

**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

None.

**ADJOURNMENT:**

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

Meeting adjourned at 7:01 p.m.

\_\_\_\_\_  
Kevin Sartor  
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: \_\_\_\_\_  
Alyssa Carpenter, Commission Secretary

DATE: \_\_\_\_\_



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

Council Meeting Date: December 1, 2022

Contact Person: Trever Fleetham, PLANNER  
SENIOR

Submitting Department: Community Development District: District 6

Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, a property generally located at the northeast corner of Cactus Road and Reems Road. Case FS21-1032.

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**Motion:**

Motion to approve the Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, case FS21-1032, subject to stipulations 'a' through 'f' as outlined in the staff report.

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**Background:**

Jeffrey Winter with Esencia LLC seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a 4,831 sq. ft. convenience store with an associated 5,100 sq. ft. fuel canopy on approximately 1.8 acres located at the northeast corner of Cactus Road and Reems Road within the Marley Park PAD.

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 00 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Staff Report 120122 PZ

2. 01 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Vicinity Map
  3. 02 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Zoning Map
  4. 03 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Site Plan
  5. 04 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Landscape Plan
  6. 05 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Elevations
  7. 06 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Citizen Participation Report
  8. 07 - FS21-1032 Carioca Marley Park Promenade CUP w SP - Affidavit of Site Posting
  9. 08 - FS21-1032 Carioca Marley Park Promenade CUP w SP - DMB Approval
  10. FS21-1032 Carioca Marley Park Promenade CUP w SP - Presentation
-

# CONDITIONAL USE PERMIT

## REPORT TO THE PLANNING AND ZONING COMMISSION

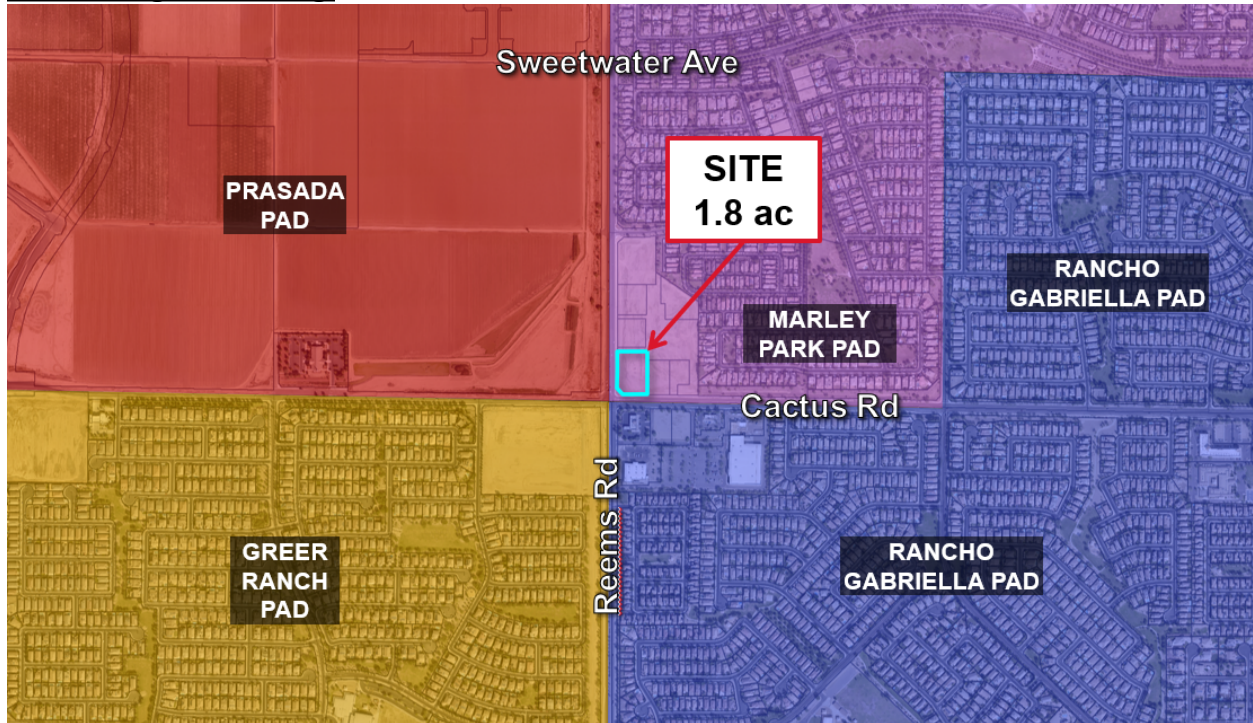
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1     **Case:**                                 **FS21-1032**  
2  
3     **Project Name:**                     Carioca Marley Park Promenade CUP with Site Plan  
4  
5     **Council District:**                 6 – Palo Verde  
6  
7     **Meeting Date:**                    **December 1, 2022**  
8  
9     **Planner:**                            Trever Fleetham, AICP  
10  
11  
12    **Owner:**                              CJ Shell LLC  
13  
14    **Applicant:**                         Jeffery Winter, Esencia LLC  
15  
16    **Request:**                            Conditional Use Permit with Site Plan for a new convenience store  
17                                              with fueling station  
18  
19    **Site Location:**                    Generally located at the northeast corner of Cactus Road and Reems  
20                                              Road  
21  
22    **Site Size:**                            1.79 acres (approx.)  
23  
24    **General Plan Conformance:**    The proposal is consistent with the Surprise General Plan 2035  
25  
26    **Support/Opposition:**               Refer to the attached Citizen Participation Report  
27  
28    **Staff Recommendation:**           Staff recommends the Commission **approve** the subject Conditional  
29                                              Use Permit w/ Site Plan, Case FS21-1032, subject to stipulations ‘a’  
30                                              through ‘f’.

31    **Project Description:**

Jeffrey Winter with Esencia LLC seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a 4,831 sq. ft. convenience store with associated 5,100 sq. ft. fuel canopy on approximately 1.8 acres located at the northeast corner of Cactus Road and Reems Road within the Marley Park PAD.

**Surrounding Land Zoning:**



|                         |                              |                              |
|-------------------------|------------------------------|------------------------------|
| Prasada PAD (Mixed Use) | Marley Park PAD (Comm.)      | Marley Park PAD (Comm.)      |
| Prasada PAD (Mixed Use) | <b>Marley Park PAD</b>       | Marley Park PAD (Comm.)      |
| Greer Ranch PAD (Comm.) | Rancho Gabriella PAD (Comm.) | Rancho Gabriella PAD (Comm.) |

**Background:**

**October 25, 2000:** The Mayor and City Council approved Ordinance #00-23 for the Marley Park PAD under case PAD00-091.

**November 9, 2000:** The Mayor and City Council approved Ordinance #00-25 annexing the subject property into the City of Surprise.

**July 29, 2021:** Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting held under CR21-354.

**December 21, 2021:** The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new convenience store with fueling station under case FS21-1032, the subject case.



51 **April 27, 2022:** The applicant held a citizen outreach meeting at the Marley Park Elementary School.  
52 A summary of this meeting is included in the Citizen Participation Report attached to this staff report.  
53

54 **Analysis and Discussion:**

55 The subject request involves construction of a 4,831 sq. ft. convenience store with an associated  
56 5,100 sq. ft. fuel canopy on an approximately 1.8 acre site. Located at the northeast corner of Cactus  
57 Road and Reems Road, the site is within the Marley Park PAD with a land use designation of C-2  
58 Commercial. Under this PAD, allowed uses refers to Title 17, which lists “automobile service stations”  
59 as a Conditionally Permitted Use, thus necessitating the subject Conditional Use Permit with Site Plan.  
60

61 ***Development Standards***

62 The use-specific standards listed under Section 17.28.080.C.1. of Title 17 for an automobile service  
63 station are as follows:  
64

- 65 *a. Site improvements such as buildings or structures (permanent or temporary) shall be*  
66 *separated from any residential zone by at least fifty feet. Parking areas shall be*  
67 *separated from any residential zone by at least fifteen feet.*
- 68 *b. The total site area shall not be less than twelve thousand square feet.*
- 69 *c. Pump islands shall be set back not less than twenty-five feet from any street right-of-*  
70 *way line, not less than forty feet from any nonstreet property line and not less than*  
71 *seventy-five feet from any residential zone boundary.*
- 72 *d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic*  
73 *equipment shall be used and enclosed within a building.*
- 74 *e. Interior curbs of not less than six inches in height shall be constructed to separate*  
75 *driving surfaces from sidewalks, landscaped areas and street rights-of-way.*  
76

77 This CUP application has been reviewed against the standards listed above. Staff finds that this CUP  
78 application conforms to these requirements set under Title 17. All other applicable development  
79 standards are found within the Marley Park PAD or current code.  
80

81 The PAD allows for reduced setbacks within commercial developments to achieve the intended  
82 characteristics and development style. A minimum 20’ perimeter setback is required for commercial  
83 properties within the Marley Park PAD, which this development exceeds on all sides. There is also a  
84 maximum building height of 45’, which this development meets with a maximum height of 23’4”.  
85

86 ***Parking***

87 The Marley Park PAD refers to City Code for minimum parking requirements. Under the current LDO,  
88 a ‘vehicle fueling station’ is required 1 space per 300 sq. ft. of gross floor area for retail areas, resulting  
89 in a minimum requirement of 17 spaces for the subject development. The site is proposing to exceed  
90 the requirements by providing 21 total spaces, including one ADA space. Bicycle parking will also be  
91 provided at the LDO required rate of 1 per 20 parking spaces.  
92

93 ***Landscaping***

The proposed landscaping, which includes a variety of native and low water use plants, meets the requirements of the Marley Park PAD and the Land Development Ordinance. On-site the applicant is proposing 22% of landscape coverage, which meets the minimum requirement. The proposed onsite landscape will set the tone for the remainder of the commercial development.

### ***Architecture***

The Marley Park PAD states that the architectural styles for commercial development should be visually compatible, possess general market appeal, capable of contemporary interpretation and variation, and historic in precedence. The convenience store building utilizes architecture, colors, materials, and decorative elements consistent with other existing Marley Park commercial developments.

The building is largely stucco with a variety of earth tone colors. It contains a flat roof with differing heights to provide a varied roofline, with a centered pitched tile roof element, similar to the commercial development at the southeast corner of Waddell and Reems Road. The front elevation is also accented with an awning that wraps around to the west side of the building and includes metal roofing and stone accented uprights. Wrapping all four sides of the building is a red brick wainscot, commonly used throughout Marley Park. Decorative goose neck light fixtures also provide additional visual interest.

The fuel canopy will pull colors, materials, and architectural elements from the convenience store building to ensure compatibility. Rather than using traditional lexan, the canopy will be wrapped in stucco with varied rooflines to match the primary structure. The uprights will utilize the same red brick as the building wainscot.

### ***Lighting***

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

### ***Access***

The site has multiple access points on both Cactus Road and Reems Road. There will be a ¾ access on the eastern side onto Cactus Road, as well as a right-in/right-out further west. There will be a ¾ access on the north side onto Reems Road, as well as a right-in/right-out further south. The subject project also lays the foundation for onsite circulation for future development on the remainder of this overall commercial site.

### **Neighborhood Outreach:**

The applicant held a neighborhood outreach meeting for the project on April 27, 2022. The meeting was held at the Marley Park Elementary School, as well as virtually. Fifteen (15) members of the public were in attendance in person, along with the applicant and City staff. Approximately eleven (11) additional citizens participated virtually. Primary concerns were related to proximity to residential, traffic, light pollution, odor, and design. A full summary of the meeting can be found in the attached Citizen Participation Report.

**Conformance with Adopted Plans:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports locally oriented commercial uses. In that regard, the proposed development is consistent with the Surprise General Plan 2035.

**Reviewing Agencies:**

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

The request and plans were also routed to DMB Associates, the master developer for Marley Park, who provided an approval without stipulations of the development per DMB's design guidelines for Marley Park.

**Summary:**

The proposed Site Plan meets the requirements of the Marley Park PAD, Surprise General Plan 2035, and the Surprise Municipal Code.

**Findings:**

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with Marley Park PAD.
- The reviewing agencies have indicated no objections to the request.

**Recommendation:**

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS21-1032**, subject to stipulations 'a' through 'f' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Carioca Marley Park Promenade," sheets A-10 through A-14 and A-24, prepared by Esencia and received August 24, 2022.

- 177 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Carioca  
178 Marley Park Promenade Landscape Plan," sheet La.01, prepared by T.J. McQueen &  
179 Associates, Inc. and received August 24, 2022.  
180  
181 c. Building elevations shall be consistent with the Elevations entitled "Carioca Marley  
182 Park Promenade Exterior Building Elevations," sheets A-30 and A-31, prepared by  
183 Esencia and received August 24, 2022.  
184  
185 d. The subject Site Plan will not become effective until the effective date of the related  
186 Final Plat, case FS22-1093.  
187  
188 e. The applicant shall obtain a building permit for the subject facility within one (1) year  
189 of the effective date of Planning and Zoning Commission approval of this Site Plan. If  
190 the applicant does not obtain said building permit within the specified time, this Site  
191 Plan shall be deemed null and void.  
192  
193 f. Non-compliance with the stipulations of approval of this case will be treated as a  
194 violation in accordance with the applicable provisions of the Surprise Municipal Code.  
195

196 However, should the Commission wish to **deny** the request, the Commission should make its own  
197 findings and base its decision on those alternative findings.  
198

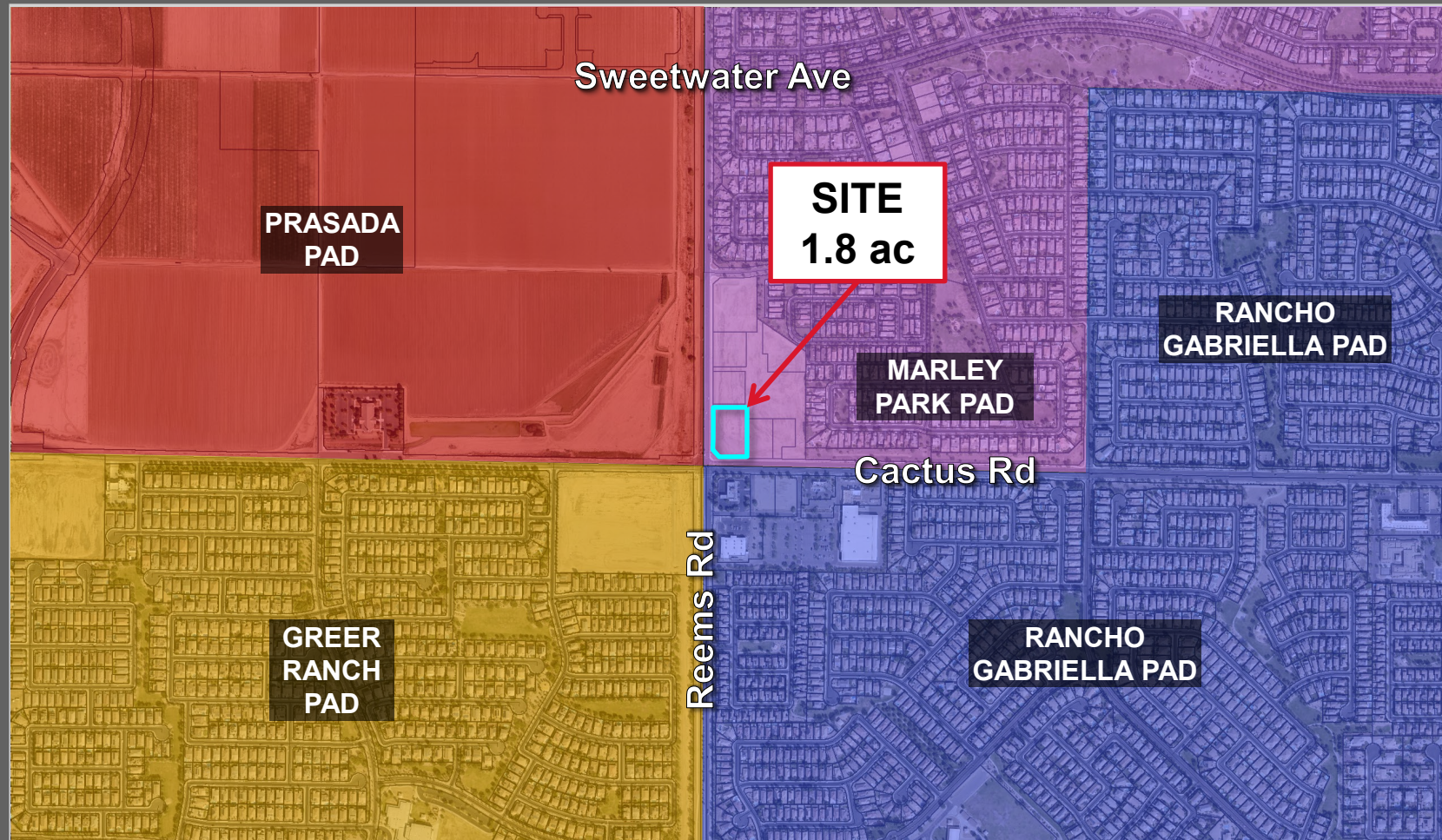
199 **Attachments:**

200 01 Vicinity Map  
201 02 Zoning Map  
202 03 Site Plan  
203 04 Landscape Plan  
204 05 Elevations  
205 06 Citizen Participation Report  
206 07 Affidavit of Site Posting  
207 08 DMB Approval  
208 PPT

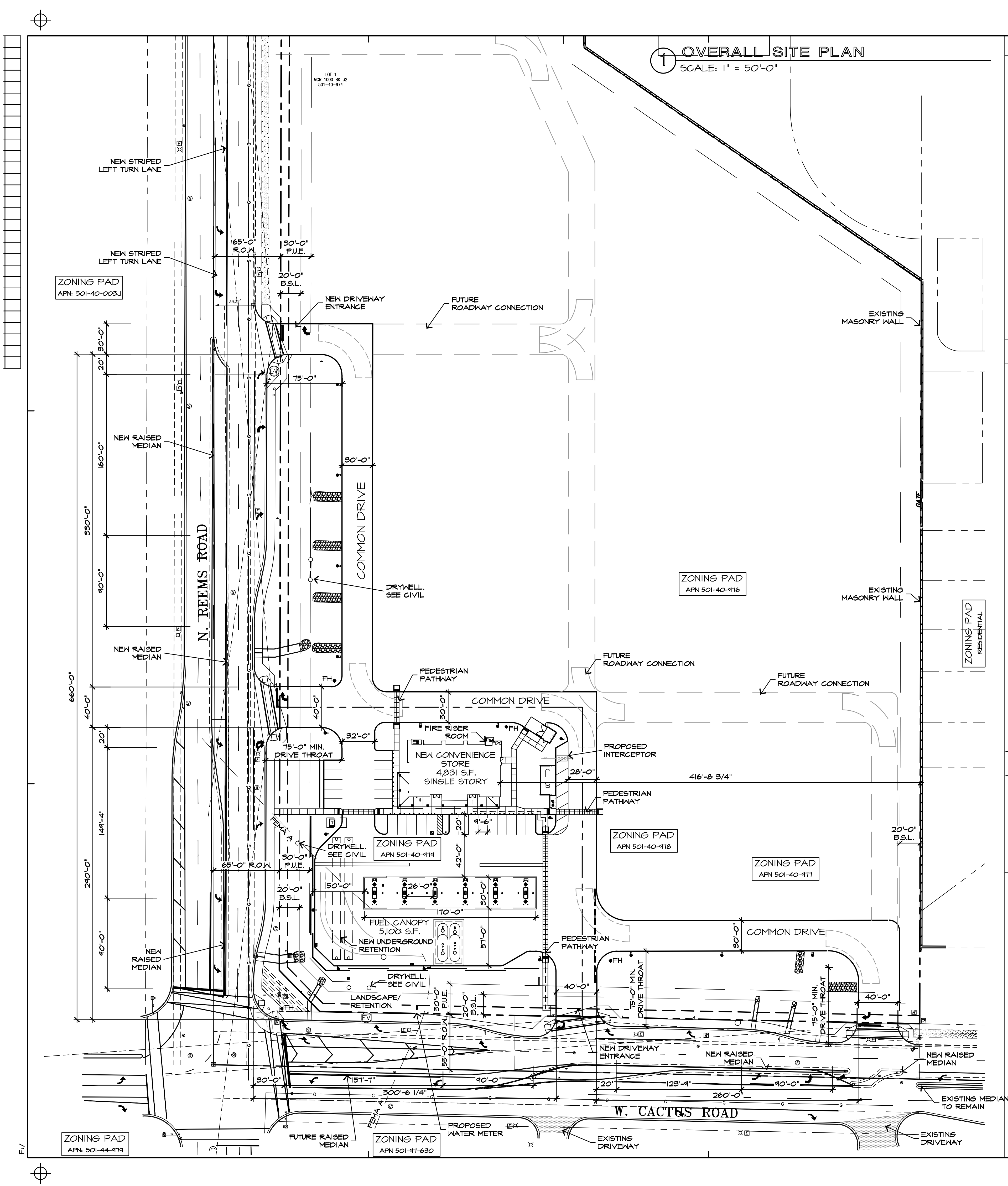












1 OVERALL SITE PLAN  
SCALE: 1" = 50'-0"

PROJECT TEAM

OWNER: G.J. SHELL, LLC  
MARVIN ROSE  
2601 WEST DUNLAP AVE. SUITE 14  
PHOENIX, AZ 85201  
PHONE: (602) 345-2600

ARCHITECT: ESENCIA, L.L.C.  
JEFFREY W. WINTER, R.A.  
1743 E. MCNAIR DRIVE, #200  
TEMPE, ARIZONA 85283  
PHONE: (480) 755-0959

CIVIL: HELIX ENGINEERING  
3240 E. UNION HILLS DRIVE  
PHOENIX, ARIZONA 85050  
PHONE: (602) 788-2616

LANDSCAPING: T.J. MCQUEEN & ASSOCIATES, INC.  
TIM MCQUEEN  
10450 N. 14TH STREET, SUITE 120  
SCOTTSDALE, AZ 85258  
PHONE: (602) 265-0320

MUNICIPALITY: CITY OF SURPRISE  
PLANNING & ZONING  
16000 N. CIVIC CENTER PLAZA  
SURPRISE, ARIZONA 85374  
PHONE: 623-222-1000

PROJECT DATA

- PROJECT NAME: CARIOCA MARLEY PARK PROMENADE
- PROJECT ADDRESS: N.E.C. CACTUS ROAD AND REEMS RD.  
SURPRISE, ARIZONA 85374
- ZONING: PAD MARLEY PARK  
(EXISTING)
- FIRE SPRINKLERS: YES (BUILDING ONLY)
- TOWNSHIP / RANGE / SECTION: 3 N, 1 W, 17
- PARCEL NUMBER: 501-40-974
- EXIST. NET SITE AREA: 1.8 ACRES ESTIMATED  
77,999 S.F.)
- BUILDING AREA:  
a. CONVENIENCE STORE: 4,831 SQ. FT.  
b. FUEL CANOPY: 5,100 SQ. FT.  
c. BUILDING TOTAL: 9,931 SQ. FT.
- LOT COVERAGE:  
a. LOT COVERAGE: 9,093 SQ. FT. / 77,999 SQ. FT. = 11%
- OCCUPANCY TYPE: M - CONV. STORE  
M - FUEL CANOPY
- CONSTRUCTION TYPE: V-B - CONV. STORE  
II-B - FUEL CANOPY
- BUILDING HEIGHT: 25'-4" (45' ALLOWED)
- ALLOWABLE AREA:  
NON-SEPARATED USES: SECTION 302.3.1.)  
a. M OCCUP. TYPE V-B: 9,000 SQ. FT. (ONE STORY)  
b. BASE ALLOWABLE AREA: 9,000 SQ. FT.  
c. SUBTOTAL: 9,000 SQ. FT.  
d. FRONTAGE AREA INCREASE: 3,690 SQ. FT.  
e. TOTAL ALLOWABLE AREA: 12,690 SQ. FT.  
f. ACTUAL AREA: 9,093 SQ. FT.
- OCCUPANT LOAD:  
a. SALES AREA & FOYER: 2,700 S.F. / 60 = 45 OCCUPANTS  
b. STORAGE AREA / COOLER: 428 S.F. / 300 = 2 OCCUPANTS  
c. CASHIER: 254 S.F. / 100 = 3 OCCUPANTS  
d. FIRE RISER: 13 S.F. / 0 = 0 OCCUPANTS  
e. RESTROOMS: 85 S.F. / 0 = 0 OCCUPANTS  
f. \*UNOCCUPIED AREA: 1,415 S.F. / 0 = 0 OCCUPANTS  
h. TOTAL OCCUPANTS: 50 OCCUPANTS
- EXISTING REQUIREMENTS:  
a. EXITS REQD.: 2  
b. EXITS PROVIDED: 2  
c. EXIT WIDTH REQD.: (100 OCC. X 0.20) = 21"  
d. EXIT WIDTH PROVIDED: 108" (2) SEPARATE EXITS
- PARKING CALCULATIONS:  
GENERAL BUSINESS: 1/300 SALES & DISPLAY  
(4,893 / 300) 17 SPACES  
TOTAL REQUIRED: 17 SPACES  
TOTAL PROVIDED: 21 SPACES  
ACCESSIBLE PARKING STALLS REQUIRED: 1 SPACE (1 VAN)  
ACCESSIBLE PARKING STALLS PROVIDED: 1 SPACE (1 VAN)  
BICYCLE PARKING: 1/20 SPACES  
(21 SPACES PROV.) 2 BICYCLE PARKS

LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, A MCHD BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 1/2 INCH REBAR, BEARS NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, A DISTANCE OF 2640.41 FEET;  
THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, A DISTANCE OF 93.82 FEET;  
THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A LINE 65.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE OF SECTION 17 AND THE POINT OF BEGINNING;  
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST, A DISTANCE OF 1150.81 FEET;  
THENCE LEAVING SAID PARALLEL LINE, NORTH 45 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 56.01 FEET;  
THENCE SOUTH 88 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 44.31 FEET TO THE BEGINNING OF A CURVE;  
THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1154.50 FEET, CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 08 DEGREES 31 MINUTES 28 SECONDS, A DISTANCE OF 171.77 FEET, TO THE CURVE'S END;  
THENCE NORTH 82 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 44.73 FEET;  
THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 288.55 FEET;  
THENCE SOUTH 55 DEGREES 19 MINUTES 16 SECONDS EAST, A DISTANCE OF 406.93 FEET;  
THENCE SOUTH 00 DEGREES 07 MINUTES 07 SECONDS WEST, A DISTANCE OF 736.38 FEET TO A LINE 55.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 17;  
THENCE ALONG SAID PARALLEL LINE, NORTH 88 DEGREES 49 MINUTES 53 SECONDS WEST, A DISTANCE OF 595.23 FEET;  
THENCE LEAVING SAID PARALLEL LINE, NORTH 44 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 57.08 FEET TO THE POINT OF BEGINNING;

MORE PARTICULARLY DESCRIBED AS:

LOTS 1 THROUGH 6, INCLUSIVE, LOT 8, MARLEY PARK PROMENADE, ACCORDING TO BOOK 1000 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA

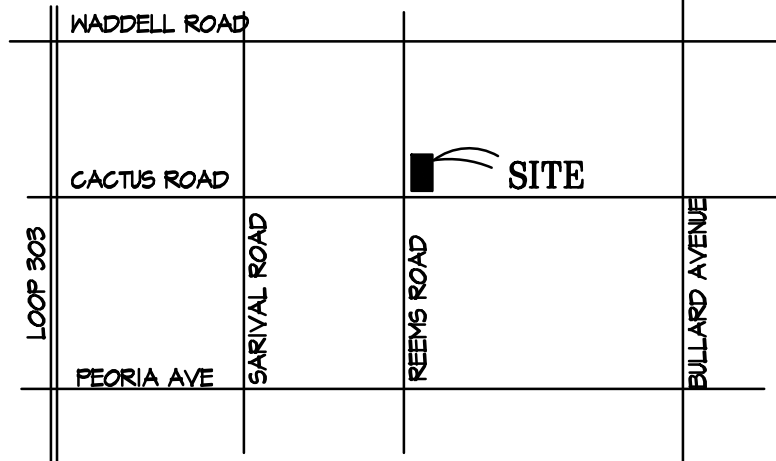
GOVERNING CODES

BUILDING: 2018 INT. BUILDING CODE  
MECHANICAL: 2018 INT. MECHANICAL CODE  
PLUMBING: 2018 INT. PLUMBING CODE  
FIRE: 2018 INT. FIRE CODE  
ELECTRICAL: 2017 NATIONAL ELECTRIC CODE  
ENERGY: 2018 INT. ENERGY CONSERVATION CODE  
FUEL / GAS: 2018 INT. FUEL GAS CODE  
ACCESSIBLE: 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT SCOPE

CONSTRUCT A NEW CONVENIENCE STORE AND FUEL CANOPY ON A VACANT LOT WITH ON-SITE AND OFF-SITE IMPROVEMENTS, PROVIDE NEW DRIVEWAYS ON CACTUS ROAD AND REEMS ROAD.

VICINITY MAP



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Project Manager

ES

Drawn By

ES

Checked By

ES

Project Number

21028



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CARIOCA MARLEY PARK PROMENADE

CARIOCA CO.

N.E.C. W. CACTUS ROAD AND REEMS ROAD  
SURPRISE, ARIZONA 85379

PRE-APP. CUP SITE PLAN  
9/21-0121  
P521-0052

Revisions

Date

7-12-2022

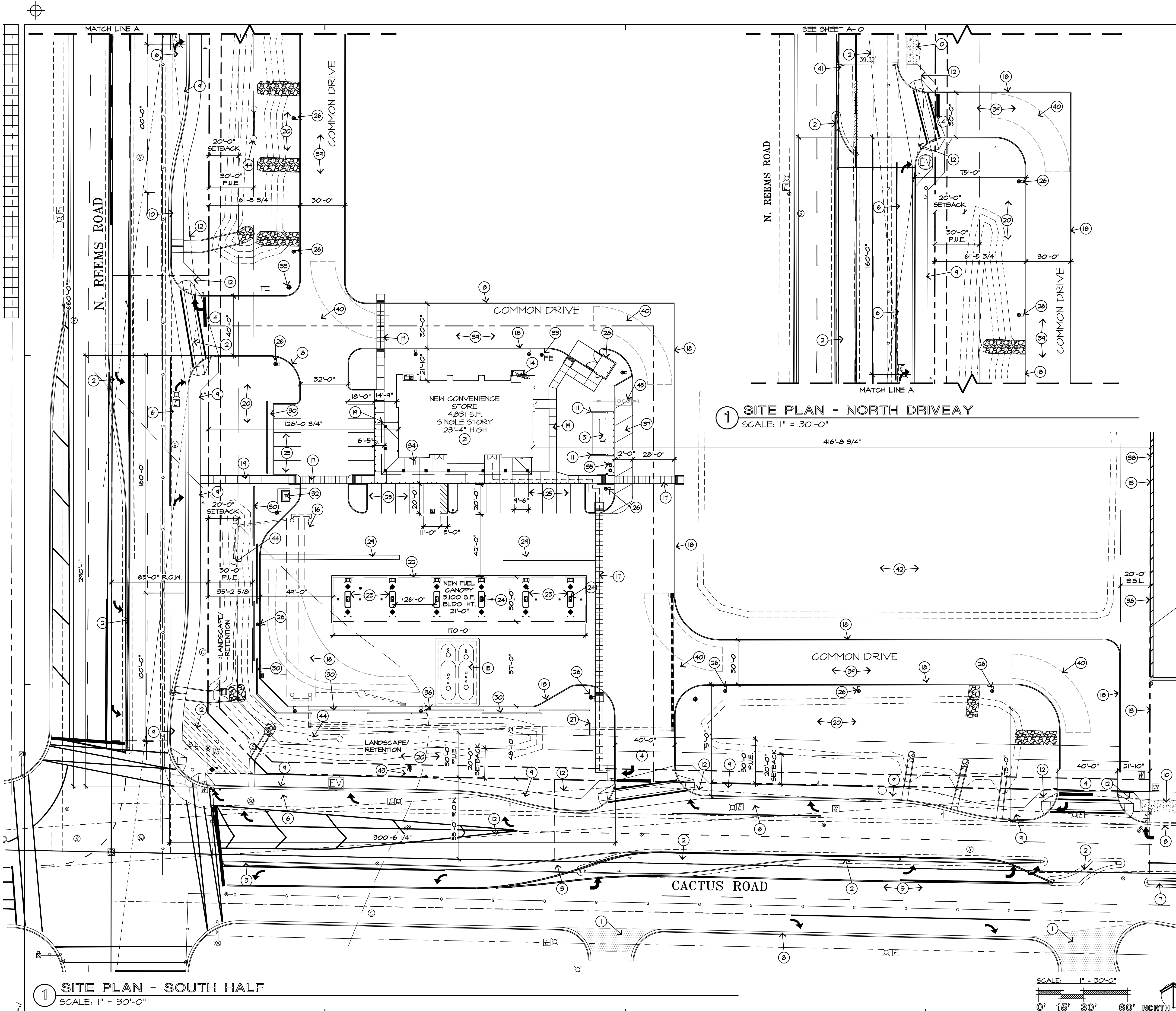
Issued for

DESIGN REVIEW

OVERALL SITE PLAN

A-10





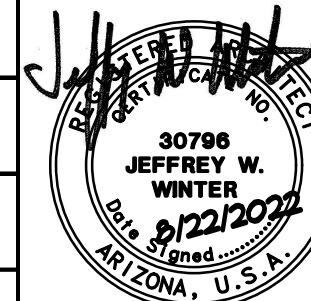
## KEYNOTES

- EXISTING DRIVEWAY TO REMAIN.
- PROPOSED NEW RAISED MEDIAN. SEE CIVIL PLANS.
- FUTURE RAISED MEDIAN.
- PROPOSED NEW DRIVEWAY LOCATION. SEE CIVIL IMPROVEMENT PLANS.
- PROPOSED NEW LEFT TURN LANE AND STRIPING. SEE CIVIL PLANS.
- PROPOSED NEW DECELERATION/RIGHT TURN LANE AND STRIPING. SEE CIVIL PLANS. PROVIDE 160' STACKING AND 100' TRANSITION.
- EXISTING RAISED MEDIAN TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- NEW CONCRETE SIDEWALK. SEE CIVIL PLANS.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- NEW MASONRY SCREEN WALL. SEE ELEVATION.
- SIGHT VISIBILITY TRIANGLE AND SITE LINES. REFERENCE ONLY.
- EXISTING PROPERTY LINE.
- BUILDING FDC LOCATION.
- PROPOSED UNDERGROUND FUEL TANKS WITH CONCRETE DRIVE SLAB. SEE SEPARATE FUEL PLANS.
- PROPOSED UNDERGROUND RETENTION AND PIPING. SEE CIVIL PLANS.
- DECORATIVE 5'-0" WIDE STAMPED COLORED CONCRETE ACCENT. PROVIDE 60" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH NEIGHBORING DRIVE SLAB.
- 6" H. CAST IN PLACE CONG CURB, REFER TO CIVIL DWGS. (TYP.).
- NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONG. ATOP A.B.C. FILL. NOTE: WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE.
- AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
- NEW SINGLE STORY CONVENIENCE STORE BUILDING. SEE BUILDING PLANS
- DASHED LINE INDICATING OVERHEAD FUEL CANOPY ABOVE. SEE ELEVATIONS FOR MORE INFORMATION
- CONCRETE DRIVE SLAB WITH CONCRETE FUEL ISLANDS. SEE CIVIL DRAWINGS.
- LOCATION OF NEW FUEL DISPENSER ON CONCRETE ISLAND WITH PROTECTIVE BOLLARDS. SEE ENLARGED FUEL PLAN WITHIN THIS SET.
- VEHICLE PARKING STRIPING AS TO CITY OF SURPRISE STANDARDS.
- LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 16' OVERALL HEIGHT. SEE ELECTRICAL DRAWINGS. MAINTAIN 32' CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
- GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
- MASONRY TRASH ENCLOSURE WITH ACCESS DOOR AND GATE. SEE ENLARGED PLAN A-13.
- LOCATION OF VALLEY GUTTER. SEE CIVIL PLANS.
- MASONRY SCREEN WALL. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL 4/A-14.
- NEW ABOVE GROUND PROPANE STORAGE TANK AND DISPENSER. PROVIDE CONCRETE SLAB ON GRADE WITH PROTECTIVE BOLLARDS AT OPEN SIDE OF TANK.
- PROPOSED LOCATION OF NEW ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.
- NEW FIRE HYDRANT LOCATION. SEE CIVIL PLANS
- (2) U-SHAPED GROUND MOUNTED BIKE RACKS
- CUSTOMER AIR LOCATION. PROVIDE ELECTRIC TO UNIT.
- NEW STEEL FRAME WITH UNDERGROUND FUEL TANK VENT PIPES
- PROPOSED LOADING ZONE. DEMARK WITH 4" STRIPING AT 45 DEGREES SPACED 30' O.C.
- EXISTING 6'-0" HIGH MASONRY WALL AT PROPERTY LINE.
- NEW ASPHALT COMMON DRIVE
- CITY OF SURPRISE SU-40 MIN. 36.4' / MAX 52.8' TURNING RADIUS GRAPHIC.
- RE-STRIPE FOR NEW LEFT TURN LANE
- AREA OF TEMPORARY RETENTION BASIN.
- PROPOSED WATER METER AND BACKFLOW LOCATION
- PROPOSED DRYWELL LOCATION. SEE CIVIL PLANS
- PROPOSED INTERCEPTOR LOCATION

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Project Manager  
ES  
Drawn By  
ES  
Checked By  
ES  
Project Number  
21028



**CARIOCA CO.**  
**CARIOCA MARLEY PARK PROMENADE**  
**N.E.C. W. CACTUS ROAD AND REEMS ROAD**  
**SURPRISE, ARIZONA 85379**

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Revisions  
Date  
7-12-2022  
Issued for  
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**SITE PLAN**

**A-11**



GENERAL NOTES

A. EXPANSION JOINTS TO BE PROVIDED AS TO NATIONAL CONCRETE ASSOCIATION RECOMMENDATIONS. MAX GAP OF 1/2". PROVIDE EXPANSION JOINT AT PERIMETER OF BUILDING AND EXTERIOR SIDEWALK. NOT ALL CONDITIONS ARE SHOWN OR CALLED OUT ON PLAN. CONTRACTOR TO LAY OUT THE EXPANSION JOINTS TO MINIMIZE MOVEMENT AND CRACKING OF SLAB.

KEYNOTES

- VAN ACCESSIBLE PARKING STALL: NEW 11'-0" W. X 20'-0" D. PARKING STALL (WITH 5' ACCESS AISLE). DEMARK STALL WITH MIN. 4" W. PARKING STRIPE, (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
- ACCESSIBLE AISLE: 5'-0" W. X 20'-0" D. ACCESSIBLE AISLE WAY, DEMARK AISLE BORDER WITH 4" W. PAINT STRIPE, (2) COATS TRAFFIC RATED PAINT, COLOR: YELLOW. INTERIOR STRIPE: 4" W. PAINT STRIPE @ 45 DEGREE ANGLE SPACED AT 30" O.C., (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
- INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN WITH ACCESSORY SIGNAGE (PROVIDE VAN IDENTIFICATION ON VAN DESIGNATED PARKING STALLS) AND SIGN POST SET INSIDE 6" CONCRETE FILLED STEEL BOLLARD. LOCATE SIGN AS SHOWN ON PLAN. VERIFY ADDITIONAL SIGNAGE WITH PLANNING DEPARTMENT PRIOR TO ORDERING AND INSTALLING SIGN, CENTER SIGN/BOLLARD ON STALL. NOTE AT VAN SPACE, SIGN WITH VAN SIGNAGE. INSTALL ALL SIGNS AT CONSISTENT TOP OF SIGN HEIGHT. LOWEST PART OF SIGNAGE TO BE ABOVE 80" A.F.F. TO BOTTOM OF LOWEST SIGNAGE. REFER TO CIVIL DWGS.
- PROVIDE NEW 36" X 36" ACCESSIBLE PARKING GRAPHIC APPLIED AT STALL ENTRANCE; CENTER GRAPHIC ON STALL, WHITE BORDER AND SYMBOL, WITH A.D.A. BLUE FIELD, (2) COATS TRAFFIC RATED PAINT.
- EMERGENCY FUEL SHUT-OFF SWITCH WITH EXTERIOR COVER PLATE MOUNTED TO 6" SQUARE BOLLARD. PROVIDE REQUIRED SIGNAGE. SEE FUEL DWGS.
- CONCRETE FINISH (SEE CIVL FOR THICKNESS) STANDARD PARKING SPACE; STRIPE STALLS WITH 4" W. STRIPE USING TRAFFIC RATED PAINT, MIN. (2) COATS, COLOR: YELLOW. SEE PLAN
- NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
- NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL, WITH MAX 5% RUN SLOPE AND MAX. 2% CROSS SLOPE. PROVIDE NO-SLIP LIGHT SALTED FINISH. (TYP.)
- NEW A.D.A COMPLIANT ACCESSIBLE CURB RAMP.
- NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
- NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH ISOLATED LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
- NEW ASPHALT DRIVE / PARKING LOT. SEE CIVIL PLANS.
- NEW SINGLE STORY CONVENIENCE STORE BUILDING. REFER TO PLANS.
- DASHED LINE INDICATING AWNING OR BLDG. OVERHANG. SEE PLANS.
- NOT USED.
- LOCATION OF WALL MOUNTED FIRE DEPARTMENT CONNECTION.
- SCORE LINES SET IN CONCRETE WALKWAY. CONTRACTOR TO COORDINATE CONTROL JOINT AND EXPANSION JOINT LOCATIONS.
- WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FINAL SELECTION.
- 4" CONCRETE FILLED, REMOVABLE STEEL PROTECTIVE BOLLARDS CENTERED ON PARKING SPACE. SEE DETAIL 2/A-12.
- EXTERIOR RATED SERVICE ENTRY SECTION SET ON RAISED CONC. SLAB.
- PROVIDE 4" MIN. THICK CONCRETE PAD 5' DEEP X WIDTH AT SES CABINET.
- VEHICLE AND TRUCK LOADING ZONE.
- FLUSH TRANSITION CONDITION TO SIDEWALK.
- BICYCLE PARKING PER CITY REQUIREMENTS, SEE DETAIL.
- GROUND MOUNTED PROPANE TANK AND DISPENSER.
- GROUND MOUNTED AIR STATION EQUIPMENT.
- MASONRY CONCRETE SLAB AT EQUIPMENT.
- 8' HIGH SCREEN WALL WITH STUCCO FINISH TO MATCH BUILDING. CONFIRM SES CABINET SIZE PRIOR TO CONSTRUCTION.
- NOT USED
- MASONRY SCREEN WALL WITH STUCCO FINISH
- NEW FIRE HYDRANT. SEE CIVIL PLANS
- NEW MASONRY COLUMN BASE WITH DUAL STEEL COLUMNS. SEE ELEVATIONS
- NEW MASONRY COLUMN BASE WITH STEEL TRELLIS ABOVE. SEE EXTERIOR ELEVATIONS.
- ADA ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHTOF WAY.

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Project Manager  
ES

Drawn By  
ES

Checked By  
ES

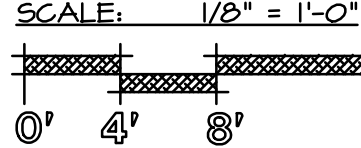
Project Number  
21028



CARIOCA MARLEY PARK PROMENADE  
CARIOCA CO.  
N.E.C. W. CACTUS ROAD AND REEMS ROAD  
SURPRISE, ARIZONA 85379

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



SR21-0121  
PRE-APP.  
CUP/SITE PLAN  
FS21-1082

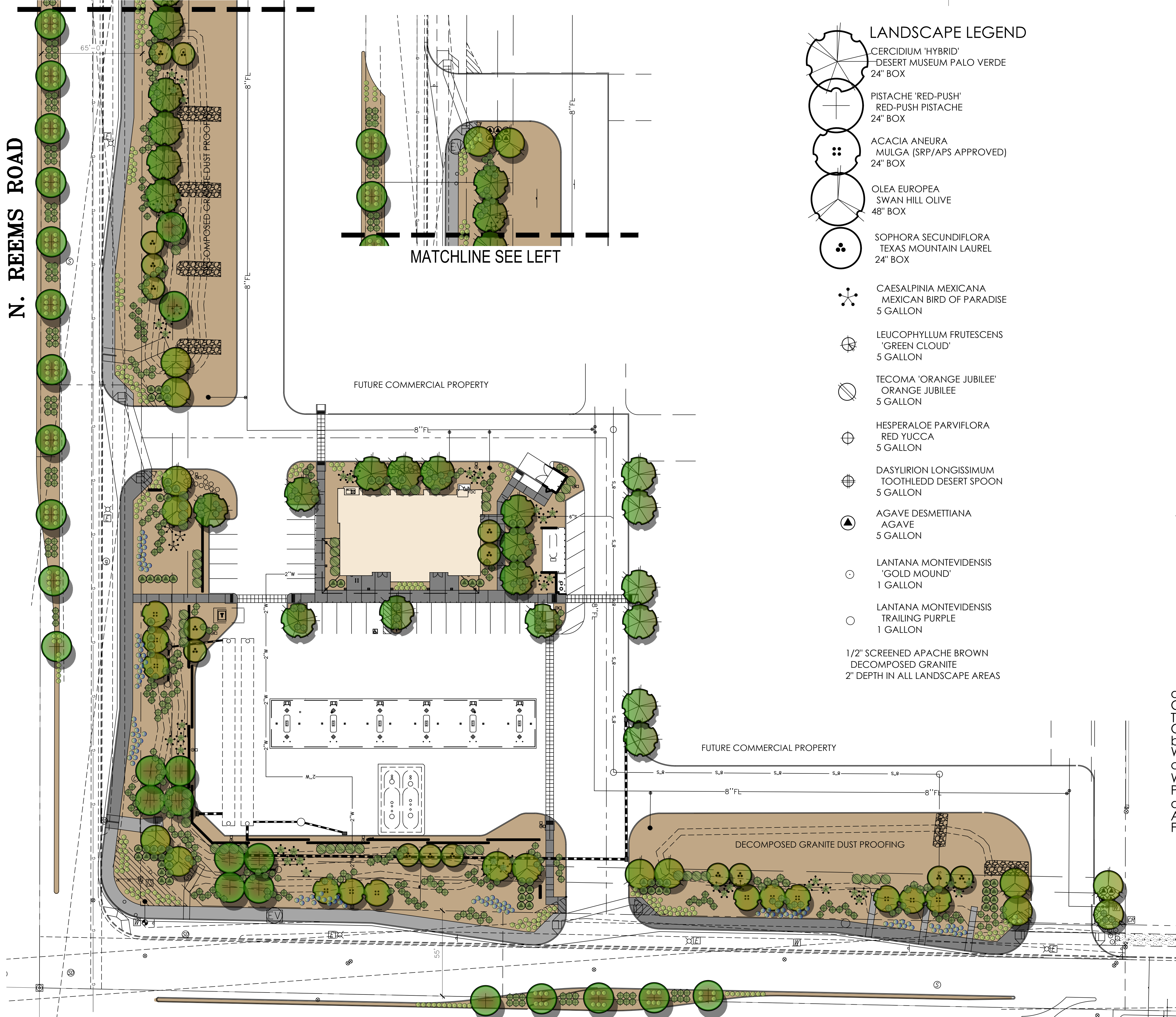
Revisions  
Date 7-12-2022  
Issued for DESIGN REVIEW

HARDSCAPE PLAN

A-12



MATCHLINE SEE RIGHT



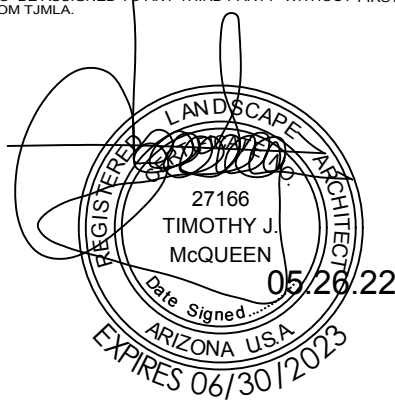
CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX

- PISTACHE 'RED-PUSH'  
RED-PUSH PISTACHE  
24" BOX
- ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24" BOX
- OLEA EUROPEA  
SWAN HILL OLIVE  
48" BOX
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
24" BOX

- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- DASYLIRION LONGISSIMUM  
TOOTHLEDD DESERT SPOON  
5 GALLON
- AGAVE DESMETTIANA  
AGAVE  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON

1/2" SCREENED APACHE BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street , Suite 120  
Scottsdale, Arizona 85258  
P.(602)265-0320  
EMAIL: [timmcqueen@tjmla.net](mailto:timmcqueen@tjmla.net)



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|-------------------------|--|
| Project Manager<br>ES   |  |
| Drawn By                |  |
| Checked By              |  |
| Project Number<br>21028 |  |

CARIOCA  
LANDSCAPE CALCULATIONS:  
SITE AREA: 90,440 SQ.FT.  
LANDSCAPE AREA: 19,939 SQ.FT.  
PERCENT LANDSCAPE: 22%

SHEET INDEX:  
La.01- LANDSCAPE PLAN

- a. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK CURBS, PAVEMENTS OR WALLS.
- b. ALL IRRIGATIONS SYSTEM WILL BE INSTALLED WITH PURPLE PIPES.
- c. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- d. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

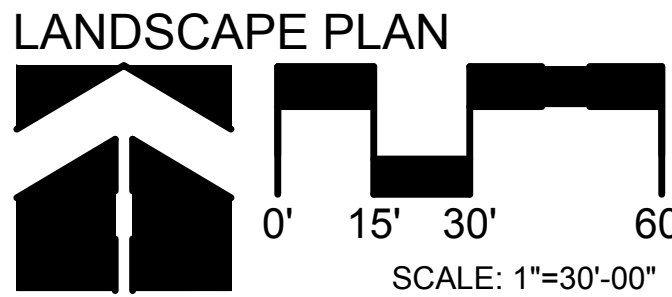
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# CARIOCA MARLEY PARK PROMENADE

CARIOCA CO.  
P.O. BOX 100  
N.E.C. W. CACTUS ROAD AND REEMS ROAD  
SURPRISE, ARIZONA 85379

| Revisions         |                                 |
|-------------------|---------------------------------|
| Date<br>10-5-2021 | Issued for<br>CONCEPT SUBMITTAL |

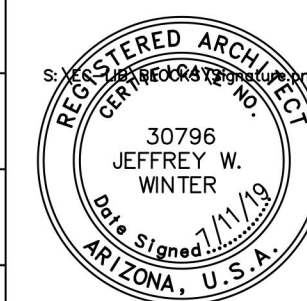
La.01







Project Number  
21028

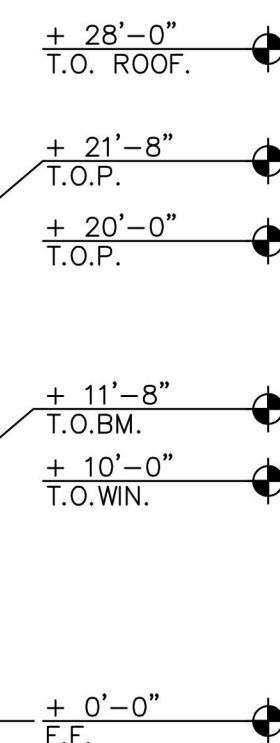


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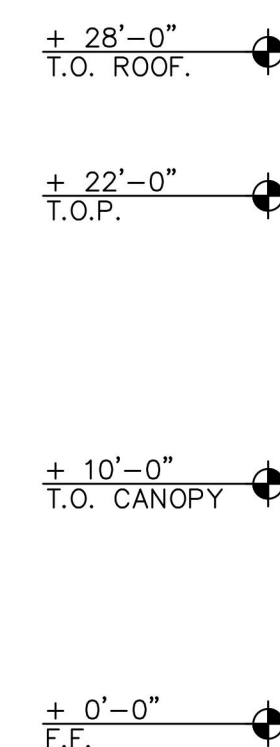
CARIOCA MARLEY PARK PROMENADE

CARIOCA CO.

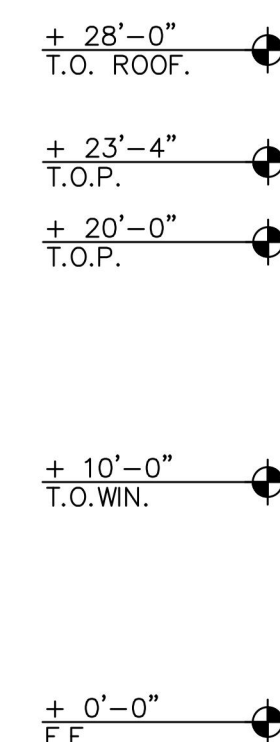
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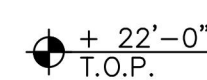
SCALE: 1/8" = 1'-0"



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



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



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

$+ 21'-4''$   
 T.O.P.

$+ 20'-0''$   
 T.O.P.

$+ 15'-0''$   
 T.O.LIGHT

$+ 0'-0''$   
 F.F.

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

A horizontal scale bar with vertical tick marks at 0', 4', 8', and 16'. The segment from 0' to 4' is filled with a cross-hatch pattern. The segment from 4' to 8' is white. The segment from 8' to 16' is filled with a diagonal line pattern.

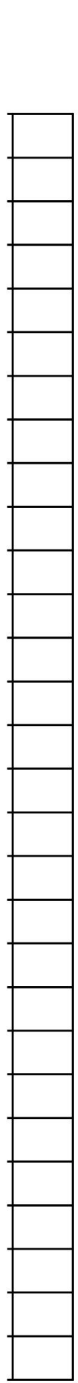
PRE-APP: SR21-0127

| Revisions        |                                 |
|------------------|---------------------------------|
| Date<br>5-5-2021 | Issued for<br>CONCEPT SUBMITTAL |

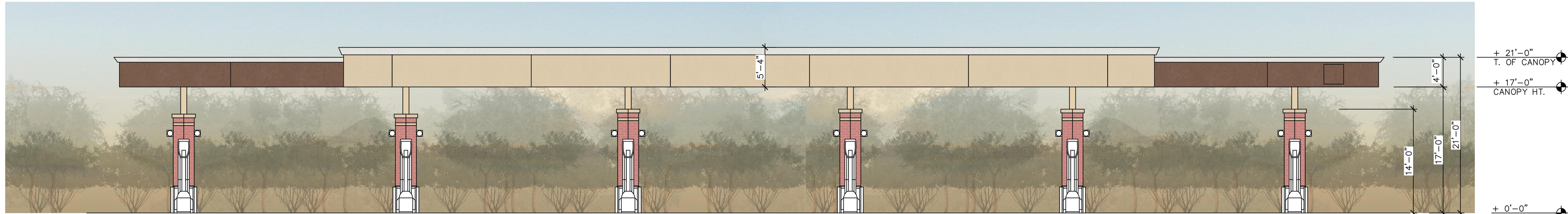
EXTERIOR BUILDING  
ELEVATIONS

A-30

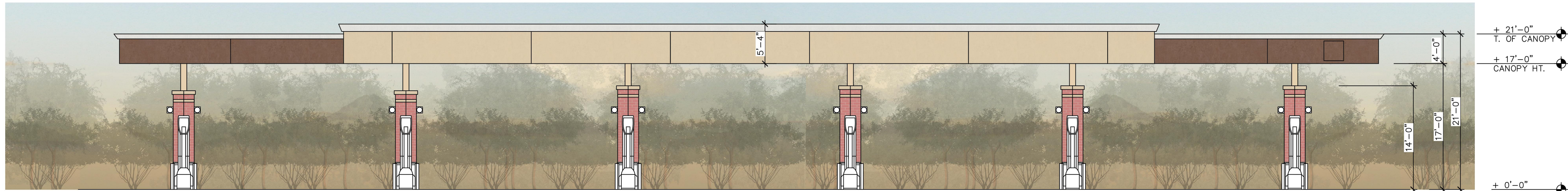




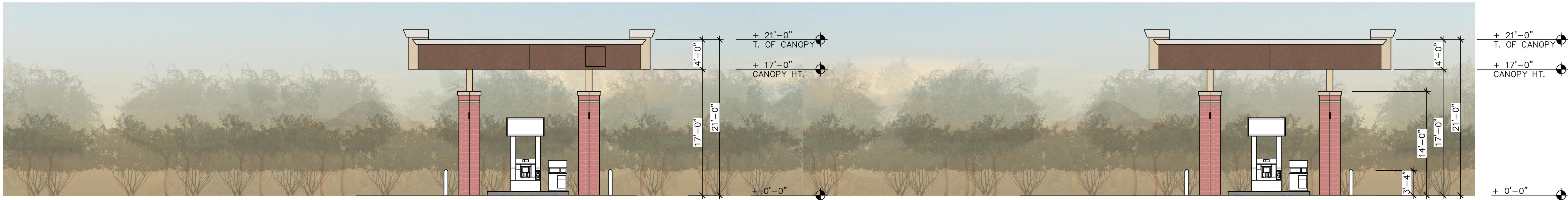
F./



8 NORTH CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"

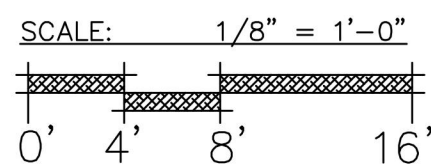


7 SOUTH CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"



6 WEST CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"

1 EAST CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"



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|                 |       |
|-----------------|-------|
| Project Manager | ES    |
| Drawn By        | JW    |
| Checked By      | ES    |
| Project Number  | 21028 |



CARIOCA MARLEY PARK PROMENADE

CARIOCA CO.

N.E.C. W. CACTUS ROAD AND REEMS ROAD  
SURPRISE, ARIZONA 85379

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|-----------|-------------------|
| Date      | Issued for        |
| 5-5-2021  | CONCEPT SUBMITTAL |

FUEL CANOPY ELEVATIONS  
AND DETAILS

A-31



R-1 ROOFING  
BERRIDGE  
HEMLOCK GREEN

R-1 ROOFING  
BORAL ROOFING  
CALIFORNIA MISSION BLEND

P-3 STUCCO  
ACCENT  
DUNN EDWARDS  
DEC 755  
COCCOA

P-2 STUCCO  
ACCENT  
DUNN EDWARDS  
DEC 688  
WILD BILL  
BROWN

CDI PRECAST  
W-110  
LIMESTONE

P-4 ACCENT  
DUNN EDWARDS  
DEW381  
DROPLETS

M-1 MASONRY  
STRIED BLOCK  
FUEGO RED

P-1 STUCCO  
ACCENT  
DUNN EDWARDS  
DEC745  
CHAPARRAL

S-1 STONE  
VENEER  
ELEDARADO  
STONE  
CLIFFSTONE  
MANZANITA

W-1 WINDOW MULLIONS  
ANNODIZED BLK.

\* color may vary from photo

**esencia**

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Project Manager  
ES  
Drawn By  
Checked By  
Project Number  
21028



**CARIO CO.**

N.E.C. W. CACTUS ROAD AND REIMS ROAD  
SURPRISE, ARIZONA 86379

CARIOA MARLEY PARK PROMENADE

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Revised  
By  
5-23-2022  
Issued for  
DESIGN REVIEW

**COLOR BOARD**



Neighborhood Meeting Participation Report  
For Carioca Marley Park Promenade Fuel Station  
Case FS21-1032

Date: April 2, 2022

Overview:

The purpose of this Neighborhood Participation Report is to summarize and inform the city, citizens, and community in the area of the public hearing discussion items concerning the proposed retail convenience store planned for the northeast vacant Northeast corner of Cactus Road and Reems Road. The 1.7 acre parcel is currently zoned commercial PAD and within the Marley Park Community. This neighborhood participation meeting allowed the community to learn about the project and comment on the proposed development

Applicant Contact:

Esencia, llc  
1743 E. McNair Dr. Suite 200  
Tempe, AZ 85283  
480-755-0959

Neighborhood Meeting:

The in-person meeting and along with a virtual web connection was held at the Marley Park Elementary School on Wednesday, April 27<sup>th</sup> at 6:00 pm. to discuss the proposed development. A virtual Zoom connection option was also provided with a meeting ID: 881 2881 4706, and Passcode 606361.

Correspondence with community:

1. City staff mailed copies of the notice by first class mail to all property owners within a 300' radius, no less than seven (7) days prior to the neighborhood meeting.
2. City staff published the notice in the newspaper no less that fifteen (15) days prior to the neighborhood meeting.
3. Two double-sided signs were posted on April 12, 2022 (one located on each street frontage).
4. Neighborhood meeting was held at Marley Park Elementary School on Wednesday, April 27<sup>th</sup>, 2022, at 6:00pm in-person and via Zoom meeting, ID: 881 2881 4706, and Passcode 606361.
5. Five (5) City Staff/HOA members, and 15 citizens attended the Neighborhood Outreach Meeting in person. Approximately 11 citizens attended the meeting via Zoom. See attendance list at the end of this report.

Summary of voiced Concerns, Issues and Problems: The following items were discussed or brought up during the meeting.

- Concerns around the proximity of the Fuel station to the existing adjacent residences.
- Visibility concerns from the neighbors that share wall with the vacant parcel, Including wall height, and landscape screening.
- Increased traffic in the neighborhood.
- Increase light pollution.
- Gas Odor from facility.
- Trash enclosure location and its relationship with the adjacent homes.
- Concerns around the traffic increase and just one existing traffic light.
- Service corridor along the backside of future development for trash pickup and deliveries.
- Proposed Convenience Store design characteristics aligning with Marley Park design guidelines.

How Concerns, issues and problems where addressed:

- The 1.7 acre parcel is located on the hard corner of Cactus Road and Reems Road and is the only planned improvement at this time. Located to the north and east of this property is approximately 13.3 acres of vacant land also zoned commercial. This convenience store property will not be adjacent to the residential property to the east or north and will have a separation distance of approximately 416'-8" building / 380'-0" canopy to the nearest residential property line to the east.
- The site plan and building orientation is to the south towards Cactus Road to minimize impact to the north and east. The proposed lighting and landscaping will conform to the Marley Park Design Standards as well as the City of Surprise Standards. Upon future development on the overall commercial property, there will likely be a second building between this property and the residential property to the east. This additional development will eliminate any impact from the convenience store to the residential homes. We were able to confirm the existing retaining wall/masonry wall between the commercial property and the residential property is currently 7'-0" average height on the commercial side of the wall. To help minimize the lighting impact from the start, additional trees will be installed along the internal common drive next to the convenience store.
- All entry and exiting from this property will be from Cactus Road and Reems Road. Two access point along Cactus Road and two along Reems Road have been located as to the City of Surprise Traffic Engineers guidelines and review. No vehicular or pedestrian traffic will have access to the residential community to the east. This convenience store will service existing local traffic and will not increase or generate additional traffic volume in



the area. As part of this project, right turn lanes and additional center medians are to be constructed in both Reems Road and Cactus Road to control traffic movements.

- The development will meet the City of Surprise lighting standards as required by new commercial developments. The fuel canopy lighting will be flush mounted to the underside of the deck with full cut of light fixtures. Around the perimeter of the fuel canopy there is a 6" fascia drop to further cut the visibility. It was asked to not mount any signage on the east façade of the fuel canopy so no signage will be placed on that fascia facing the residential. A 36" high masonry screen wall will be provided along Cactus Road and Reems Road to screen vehicle lights to and from the property. The structures on the property have been laid out to front the intersection with the back or side of the building to the north and east. This with the distance away from residential community, we feel we can minimize the impact from lighting.
- There will be no fuel odor from this property. The fuel tanks will be underground and the fuel equipment will be state of the art with full compliance with City of Surprise, ADEQ and state fire marshal standards. Fuel delivery from the truck to the tanks is a sealed system and full shut off will occur if any mishap is encountered at the tanks or pumps.
- The trash enclosure is positioned in a way where the back side faces the residences allowing scheduled vehicle access to the enclosure. The enclosure is 360' away from the residence and we don't anticipate any smell or inconvenience caused by the trash enclosure.
- This convenience store will service existing local traffic and is not considered a destination facility. The proposed entry and exit driveways are planned to allow for proper spacing and access to the property with no direct access to the neighboring residential properties to the east. Additional deceleration lanes and center medians will also help maintain the expected traffic. Any additional traffic lights will be determined by the City Traffic Engineer to evaluate based on future development on this corner as well as the remaining three corners.
- This property is not directly adjacent to the residential area. A common drive is proposed around the convenience store for future connection to neighboring commercial properties. Future commercial development will occur between this convenience store and the residential property to the east. At this time, the owner has no plans for the remainder of the commercial 13.3 acres. The neighbors have suggested that the future development look at placing water retention along the eastern property line, if possible.
- The exterior elevations and landscaping are currently being developed to comply with the Marley Park Commercial Design Guidelines. We are on the second submittal with DMB to ensure that the final development package is in full compliance with the Marley Park Design Standards.

## Attendance

### **Name of Citizen**

Jacob Abramsons

Eric and Patricia Wolf

Daniel Ballard

Michael and Yolanda Rodriguez

Oksana and Justin Ballard

Estevan Sandoval

Kevin Zarnick

Carmelo Musarra

Rebecca Koval

Valerie Jackson

Chris Judd

Matt Keating

Susan Draper



# AFFIDAVIT OF POSTING

Case Number FS21-1032  
Project Name: CUP for Vehicle fueling station  
Project Location: Intersection cactus & Reem Srd  
Date Site Posted: 10/18/22

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.

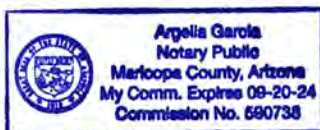
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

[Signature] Oct/19/2022  
Owner/Applicant Signature Date

This instrument was acknowledged before me this 19<sup>th</sup> day of OCTOBER  
2022 by JEFFREY THOMAS

[Signature]  
Notary Public

My Commission Expires: 09-20-2024





# Notice of Public Hearing

## City of Surprise

### Neighborhood Meeting

Date: April 27th, 2022

Time: 6:00 PM

Location: Marley Park Elementary School - Library  
15042 W Sweetwater Ave, Surprise, AZ 85379

### Planning and Zoning

Date: DEC 1 2022

Time: 6:00 PM

Location: COUNCIL CHAMBERS  
SURPRISE CITY HALL

16000 N. CIVIC CENTER PLAZA  
SURPRISE AZ 85374

### City Council

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

#### PROJECT & MEETING LOCATIONS



Join from the meeting link  
<https://us02web.zoom.us/j/88128814706?pwd=NnlUeXRqL2ZmYmFTbEplaVZYZ3VGdz09>

Join by meeting number  
Meeting ID: 881 2881 4706  
Meeting password: 606361

Join by phone  
+1 346 248 7799 US  
+1 669 900 6833 US

#### PROJECT DESCRIPTION:

A Conditional Use Permit (CUP) for a vehicle fueling station at the northeast corner of Cactus Road and Reems Road, Case # FS21-1032.

#### DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised that with Esencia LLC, on behalf of CJ Shell LLC, will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant:

City of Surprise Planner:

Esencia, LLC; 480-755-0959; [mendoza@esencia.org](mailto:mendoza@esencia.org)  
Trevor Fleetham, AICP; 623-222-3156; [trevor.fleetham@surpriseaz.gov](mailto:trevor.fleetham@surpriseaz.gov)

For more information, call:  
**623-222-3011**

[Surpriseaz.gov](http://Surpriseaz.gov)

Case Number: FS21-1032



# Notice of Public Hearing

## City of Surprise

### Neighborhood Meeting

Date: April 27th, 2022

Time: 6:00 PM

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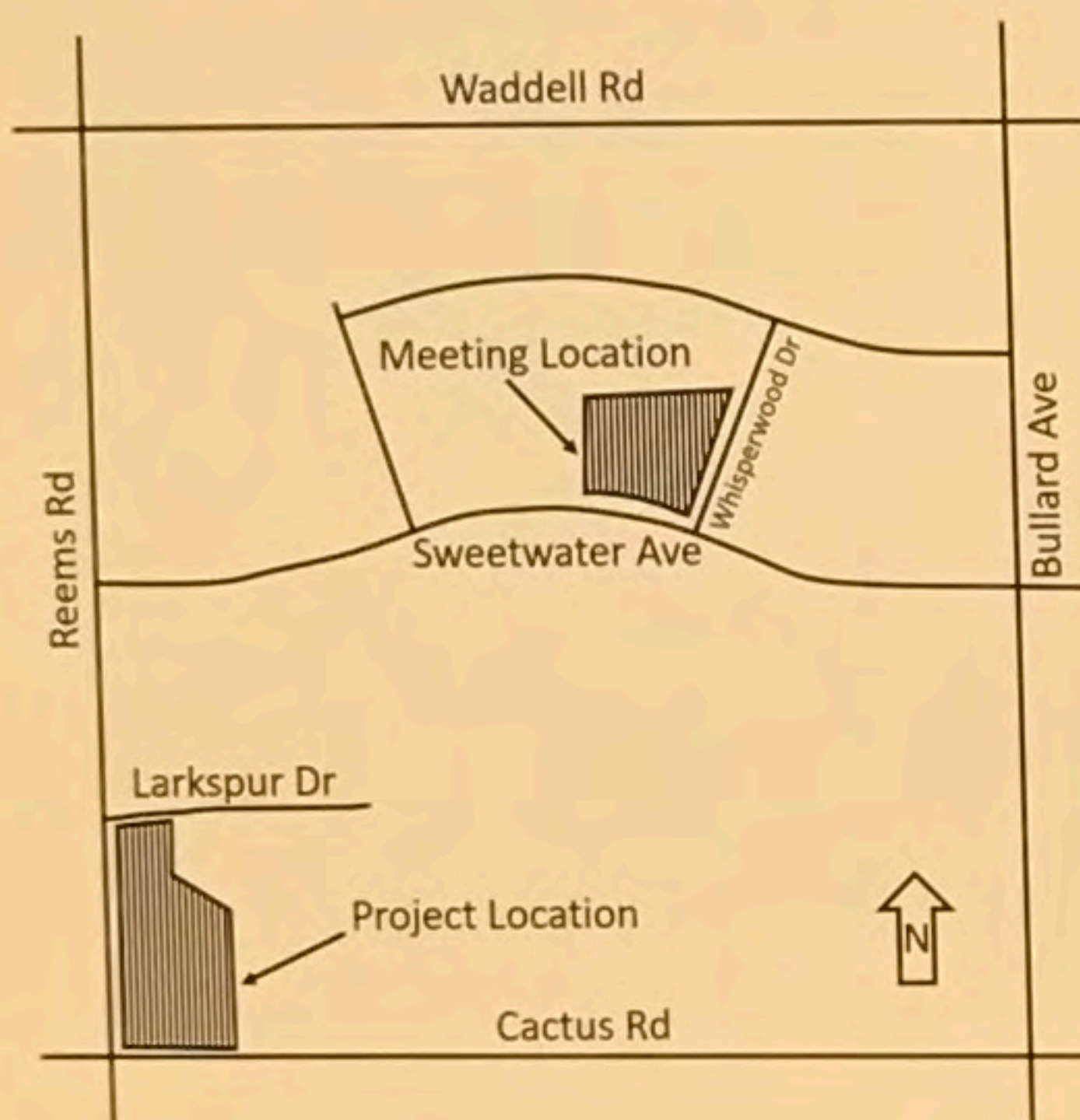
### City Council

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

### PROJECT & MEETING LOCATIONS



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### DEVELOPER NEIGHBORHOOD MEETING

Please be advised that with Esencia LLC, an applicant for a Conditional Use Permit (CUP) for a vehicle fueling station at the northeast corner of Cactus Road and Reems Road, Case # FS21-1032, is conducting a Neighborhood Meeting to discuss the project related to the CUP. The meeting will be conducted virtually and in-person. Any member of the public may participate in the meeting by providing comments to this project, via phone or computer, by utilizing the access information provided on the City of Surprise website. Details or attending in person. According to Surprise Municipal Code, the applicant is required to hold a Neighborhood Meeting to present the proposal to the public while soliciting feedback. The City of Surprise will be available to provide information as needed in response to inquiries received from residents.

Applicant:  
City of Surprise Planner:

Esencia, LLC; 489-765-0359; [mendoza@esencia.org](mailto:mendoza@esencia.org)  
Trevor Fleetham, AICP; 623-222-3156; [trevor.fleetham@surpriseaz.gov](mailto:trevor.fleetham@surpriseaz.gov)

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SURPRISE CITY HALL

16000 N. CIVIC CENTER PLAZA  
SURPRISE AZ 85374

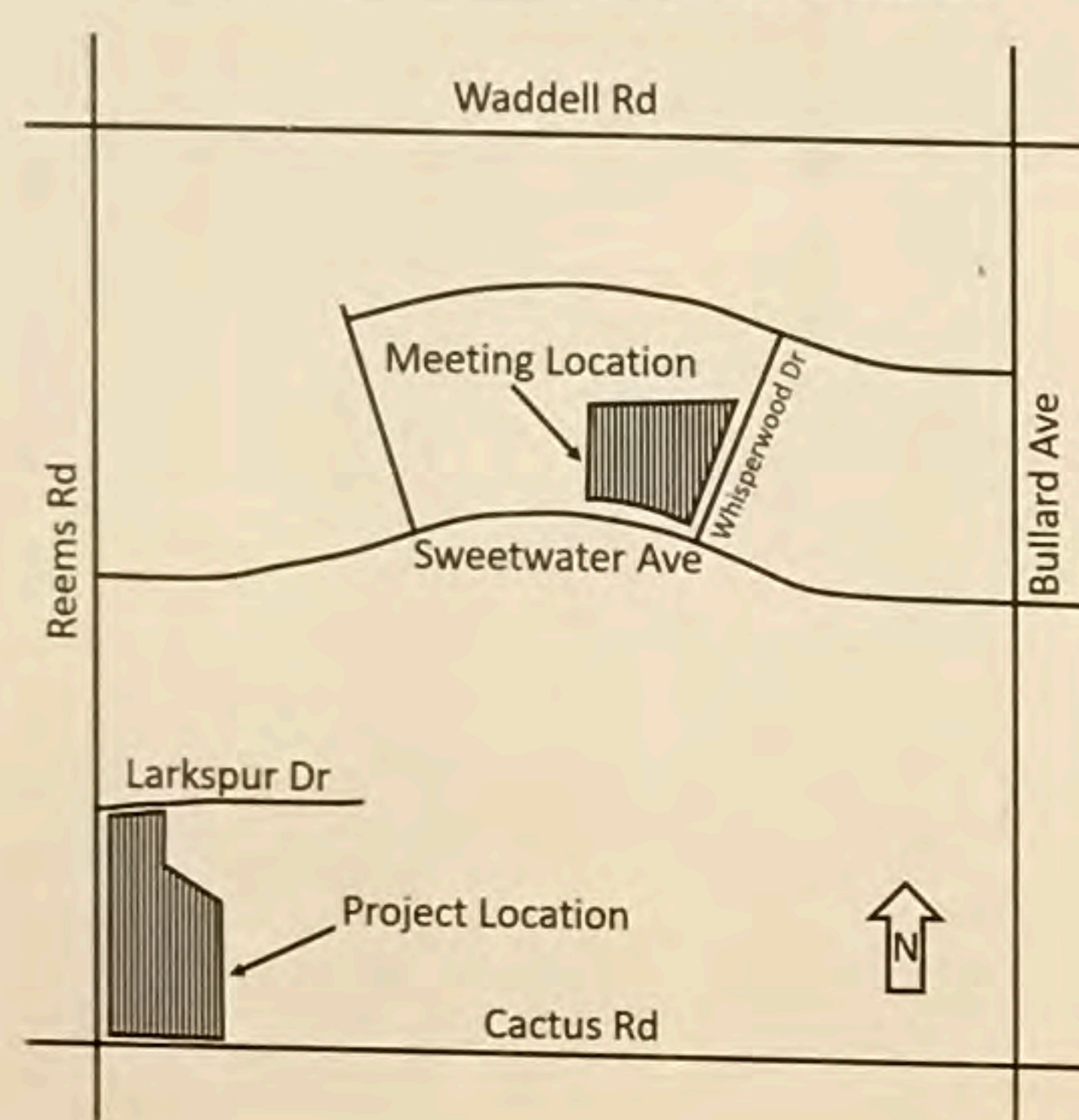
City Council

Date:

Time:

Location:

### PROJECT & MEETING LOCATIONS



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[Surpriseaz.gov](http://Surpriseaz.gov)

For more information, call:  
**623-222-3011**

Case Number: FS21-1032





July 7, 2022

C.J. Shell, LLC  
Attn: Marvin Rose  
2601 W Dunlap Ave, Suite 19  
Phoenix, AZ 85021

RE: Carioca Marley Park Promenade - Preliminary Design Review Approval

Dear Marvin:

Please consider the plans sent via email in a pdf named *Caioca Marley Park - NEC Cactus Road and Reems Surprise AZ 6-29-22* (listed on attached Exhibit 'A'), submitted by Esencia on June 29, 2022, as approved, if applicable per DMB's design guidelines for Marley Park without stipulations.

Please contact me if you have any questions or need additional information.

Sincerely,

Aaron Macneil  
SVP of Operations  
DMB Associates, Inc.

cc: Dan Kelly, General Manager, DMB Associates  
Jeff Winter, Esencia

\\\\dmbofs1\\DMBCorp\_Finance\\Corporate Finance\\Finance\\Residential and Commercial Land\\Marley Park\\xDesign  
Review\\Preliminary DR approval Carioca at Marley Park 07.07.22.docx



**Exhibit 'A'**

**Carioca Marley Park Promenade Plan List  
(Received 06-29-22)**

| <b>Architectural Plans prepared by Esencia</b>                         |                                            | <b>Plan Date</b> |
|------------------------------------------------------------------------|--------------------------------------------|------------------|
| A-10                                                                   | Site Plan                                  | 06.10.22         |
| A-11                                                                   | Site Plan                                  | 06.10.22         |
| A-12                                                                   | Hardscape Plan                             | 06-10-22         |
| A-13                                                                   | Site Details                               | 06-10-22         |
| A-14                                                                   | Site Details                               | 06-10-22         |
| EQ-1                                                                   | Equipment Floor Plan                       | 06-10-22         |
| A-24                                                                   | Fuel Canopy Plan                           | 06-10-22         |
| A-30                                                                   | Exterior Building Elevations               | 06-10-22         |
| A-31                                                                   | Fuel Canopy Elevations and Details         | 06-10-22         |
| A-30                                                                   | Exterior Building Elevations – Color       | 05-05-21         |
| A-31                                                                   | Fuel Canopy Elevations and Details – Color | 05-05-21         |
|                                                                        | Color Board                                | 05-23-22         |
| <b>Landscape Plans prepared by T.J. McQueen &amp; Associates, Inc.</b> |                                            |                  |
| La.01                                                                  | Landscape Plan                             | 10-05-21         |
| La.01                                                                  | Landscape Plan – Color                     | 10-05-21         |
| <b>Electrical Plans prepared by EDC Electrical Consulting, LLC</b>     |                                            |                  |
| DR-10                                                                  | Electrical Symbols & Schedules             | 06-08-22         |
| DR-20                                                                  | Electrical Photometric Site Plan           | 06-08-22         |
| DR-21                                                                  | Electrical Photometric Site Plan           | 06-08-22         |
| DR-30                                                                  | Lighting Cut Sheets                        | 06-08-22         |
| DR-40                                                                  | Lighting Cut Sheets                        | 06-08-22         |
| <b>Signage Plans prepared by Signs Plus</b>                            |                                            |                  |
| 1 of 7                                                                 | Site Plan                                  | 04-08-22         |
| 2 of 7                                                                 | Store Elevations                           | 04-08-22         |
| 3 of 7                                                                 | Wall Cabinet                               | 04-08-22         |
| 4 of 7                                                                 | Canopy Elevations                          | 04-08-22         |
| 5 of 7                                                                 | Canopy Pecten                              | 04-08-22         |
| 6 of 7                                                                 | Reverse Pan Channel Numbers                | 04-08-22         |
| 7 of 7                                                                 | Monument Sign                              | 04-08-22         |





**FS21-1032**

**Carioca Marley Park Promenade  
Conditional Use Permit**

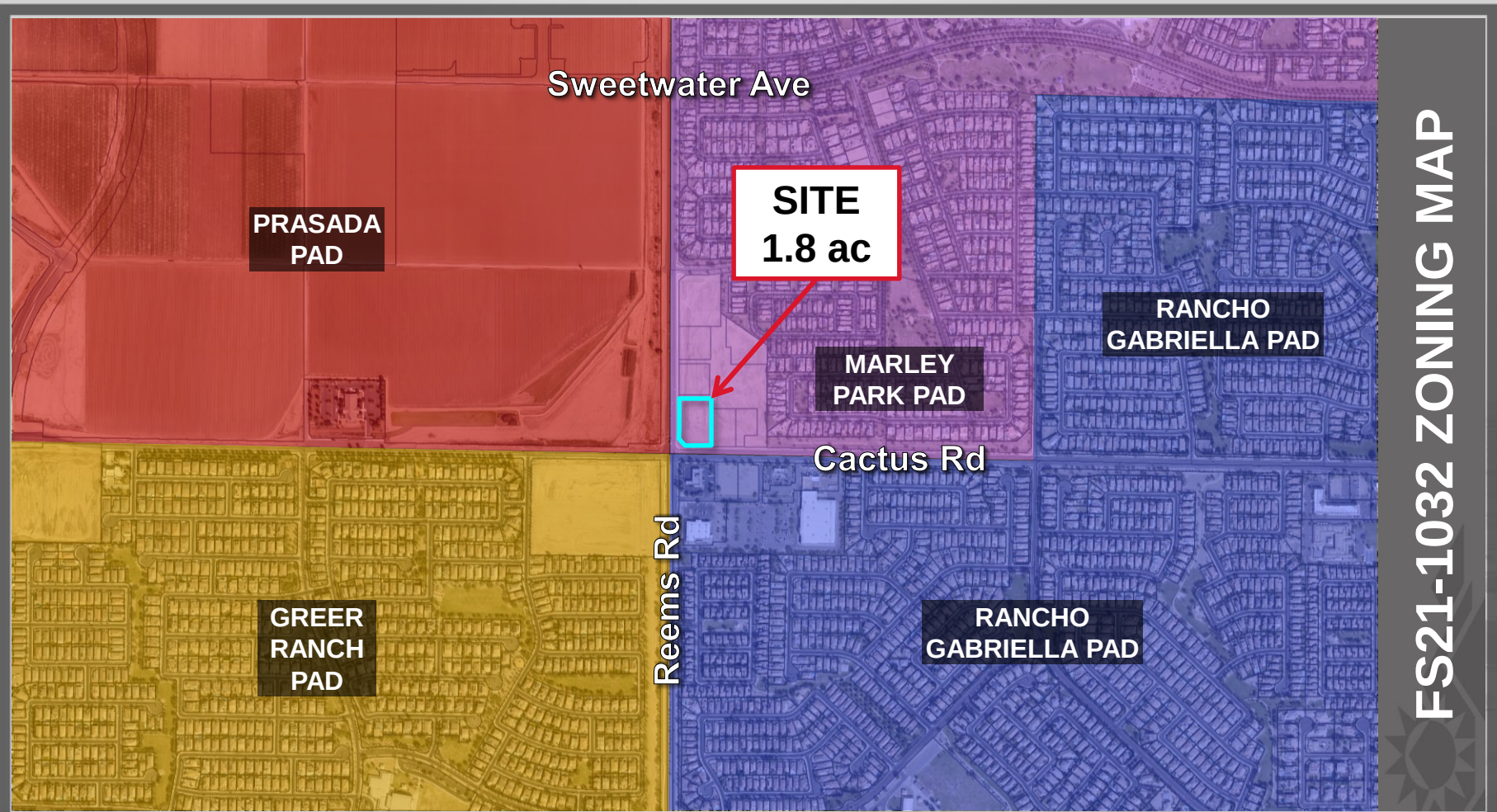
Planning & Zoning Commission

December 1, 2022





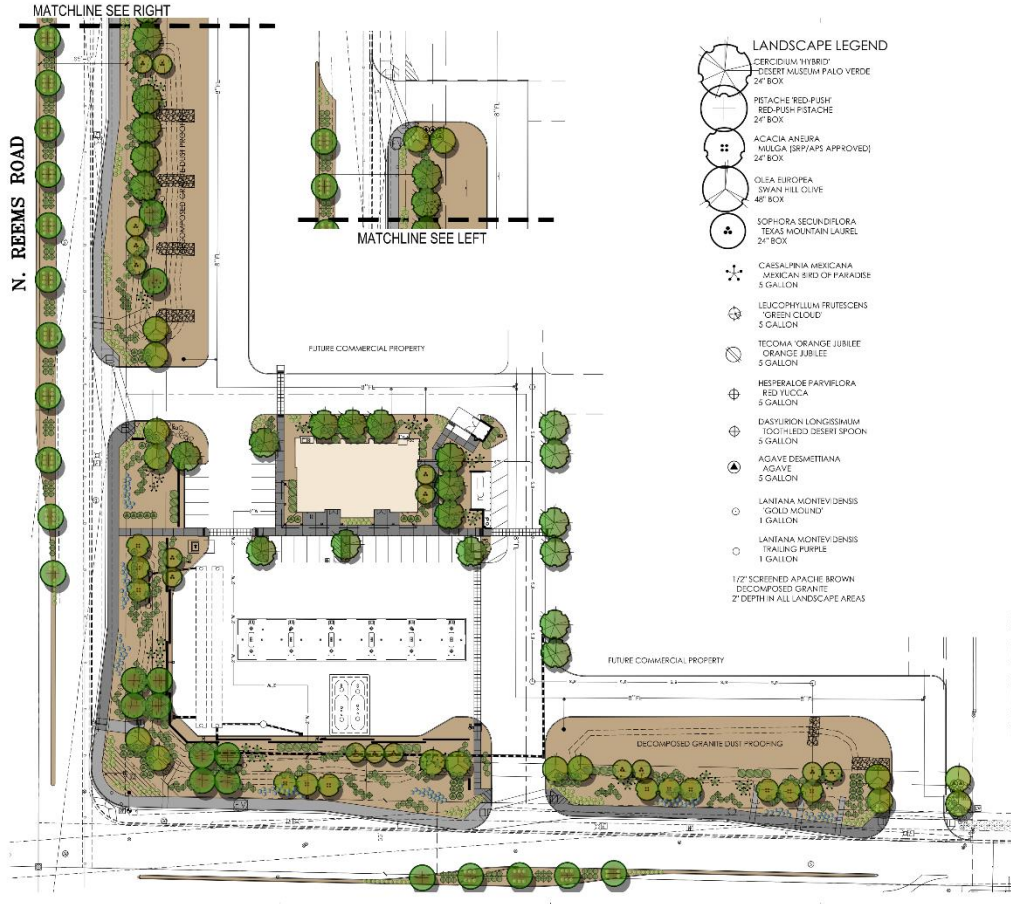












#### LANDSCAPE LEGEND

- CERCIDILUM HYBRID  
-CISKEY MEXICAN PALM VERDE  
24" BOX
- PETALCHE RED-PUSH  
RED-PUSH PISTACHE  
24" BOX
- ACACIA ANEURA  
NULCOA (BPTANS APPROVED)  
24" BOX
- OLEA EUROPEA  
SWAN HILL OLIVE  
48" BOX
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
24" BOX
- CASUALPINA AMERICANA  
MEXICAN SISK OF PAKOABE  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
"GREEN CLOUD"  
5 GALLON
- TECOMA ORANGE JUBILEE  
ORANGE JUBILEE  
5 GALLON
- HESTERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- DASYLIRION LONGESERENA  
TOOTHLEDD DESERT SPOON  
5 GALLON
- AGAVE DESMETTIANA  
AGAVE  
5 GALLON
- LANIANA MONTEV DENIS  
GOLD MOUNTAIN  
1 GALLON
- LANIANA MONTEV DENIS  
TRAILING PURPLE  
1 GALLON
- 1/2" SCREENED APACHE BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
LANDSCAPE DESIGN  
SITE PLANNING  
1300 N. 7th Street, Suite 120  
Tucson, Arizona 85724  
(520) 244-0000  
TJMcQueen@tjmcq.com



**esencia**

1743 E. Mohave Drive, Suite 200  
Tampa, Arizona 85283  
t 480-755-0989

Project Number

02

Sheet No.

01

Client No.

71028

Project Name

CARIOCA CO.

N.E.C. W. CACTUS ROAD AND REEMS ROAD

SURPRISE, ARIZONA 85379

Project Location

Project Description

Project Status

Project Date

Project Owner

Project Manager

Project Engineer

Project Designer

Project Checker

Project Approver

Project Seal

Project Stamp

Project Title

Project Subtitle

Project Address

Project City

Project State

Project Zip

Project Phone

Project Fax

Project Email

Project Website

Project Social Media

Project Portfolio

Project Gallery

Project Blog

Project News

Project Events

Project Awards

Project Certifications

Project Licenses

Project Members

Project Partners

Project Suppliers

Project Vendors

Project Contractors

Project Consultants

Project Engineers

Project Architects

Project Planners

Project Designers

Project Checkers

Project Approvers

Project Seals

Project Stamps

Project Titles

Project Subtitles

Project Addresses

Project Cities

Project States

Project Zips

CARIOCA  
LANDSCAPE CALCULATIONS:  
SITE AREA: 12,000 SQ. FT.  
LANDSCAPE AREA: 18,000 SQ. FT.  
PERCENT LANDSCAPE: 150%

SHEET INDEX:  
La.01- LANDSCAPE PLAN

- a. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK CURBS, PAVEMENTS OR WALLS.
- b. ALL IRRIGATIONS SYSTEM WILL BE INSTALLED WITH PURPLE PIPES.
- c. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- d. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.



La.01

FS21-1032

# FS21-1032 LANDSCAPE PLAN





④ SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

+ 28'-0"  
T.O. ROOF.

+ 21'-8"  
T.O.P.

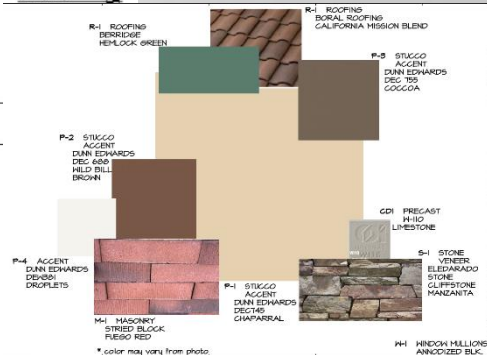
+ 20'-0"  
T.O.P.

+ 11'-8"  
T.O. BM.

+ 10'-0"



③ EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



+ 10'-0"  
T.O. CANOPY

+ 0'-0"  
F.F.





+ 28'-0"  
T.O. ROOF.

+ 23'-4"  
T.O.P.

+ 20'-0"  
T.O.P.

+ 10'-0"  
T.O. WIN.

+ 0'-0"  
F.F.

② WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



+ 22'-0"  
T.O.P.

+ 21'-4"  
T.O.P.

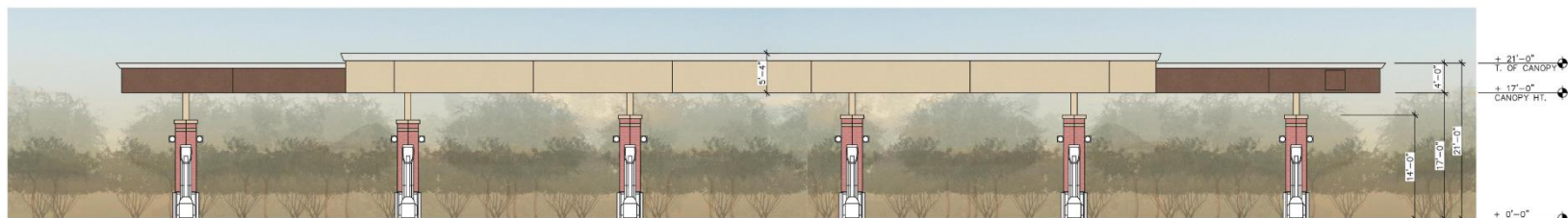
+ 20'-0"  
T.O.P.

+ 15'-0"  
T.O. LIGHT

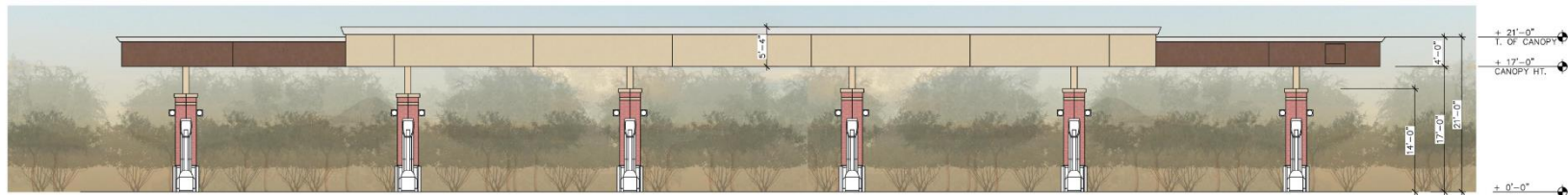
+ 0'-0"  
F.F.

① NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

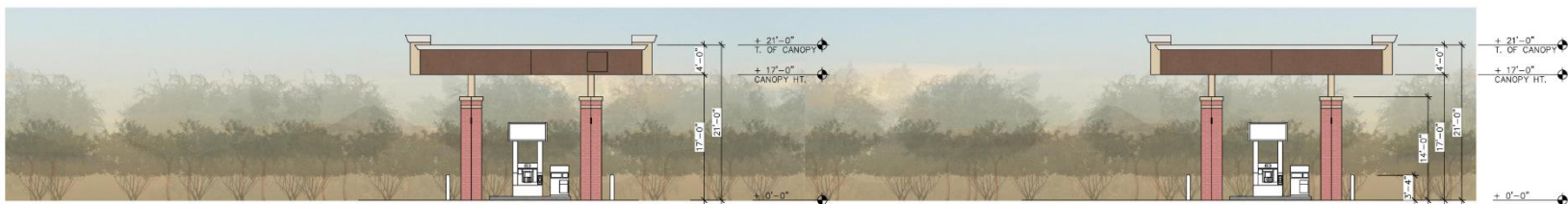




⑧ NORTH CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"



⑦ SOUTH CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"



⑥ WEST CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"



① EAST CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"





# Outreach

## Neighborhood Meeting

- April 27, 2022 at Marley Park Elementary School
  - 15 citizen in person, 11 online
  - Concerns:
    - Proximity to residential
    - Traffic
    - Light pollution
    - Odor
    - Building design
- 





# RECOMMENDATION

Staff recommends the P&Z Commission to Approve  
FS22-0020 subject to stipulations 'a' – 'f'





**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You











- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Carioca Marley Park Promenade,” sheets A-10 through A-14 and A-24, prepared by Esencia and received August 24, 2022.
  - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Carioca Marley Park Promenade Landscape Plan,” sheet La.01, prepared by T.J. McQueen & Associates, Inc. and received August 24, 2022.
  - c. Building elevations shall be consistent with the Elevations entitled “Carioca Marley Park Promenade Exterior Building Elevations,” sheets A-30 and A-31, prepared by Esencia and received August 24, 2022.
  - d. The subject Site Plan will not become effective until the effective date of the related Final Plat, case FS22-1093.
  - e. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
  - f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.





## CITY OF SURPRISE Planning and Zoning Commission Meeting

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Council Meeting Date: December 1, 2022      Contact Person: Lloyd Abrams  
Submitting Department: Community Development      District: District 5  
Staff Recommendations: None

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

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**Agenda Wording:**

Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

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**Motion:**

Presentation and discussion only.

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**Background:**

The SCDC PAD was adopted in January of 2001.

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

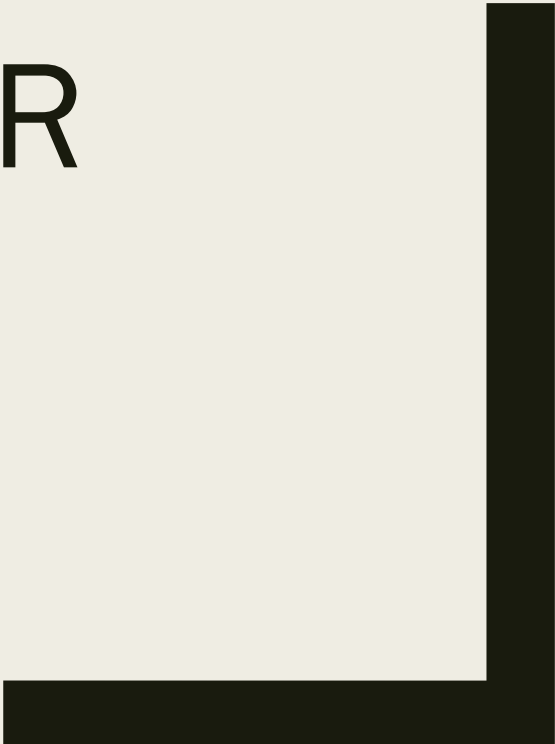
1. Planning and Zoning Commission December 2022
-





# CITY CENTER UPDATE

December, 2022











| SUMMARY TABLE   PROPOSED DEVELOPMENT |                                 |                                                   | PROPOSED GROSS SQUARE FEET / RESIDENTIAL UNITS |           |                   |                            |                   |
|--------------------------------------|---------------------------------|---------------------------------------------------|------------------------------------------------|-----------|-------------------|----------------------------|-------------------|
| BLOCK                                | Conceptual Description of Uses: | Known As:                                         | Retail / F&B                                   | Office    | Residential Units | Hospitality/ Entertainment | Notes             |
| 1                                    | Retail / Mixed-Use              |                                                   | 75,000                                         | 50,000    |                   | 25,000                     |                   |
| 2                                    | Retail / Mixed-Use              |                                                   | 50,000                                         | 100,000   |                   |                            |                   |
| 3                                    | Retail / Mixed-Use              |                                                   | 40,000                                         | 25,000    |                   | 10,000                     |                   |
| 4                                    | Retail / Mixed-Use              |                                                   | Existing                                       |           |                   | 70,000                     | Hotel             |
| 5                                    | Multifamily Residential         | Oakdale Apartments                                | 25,000                                         |           | 315               |                            |                   |
| 6                                    | City Park / Mixed-Use           |                                                   | 50,000                                         |           | 320               |                            | City Park / Plaza |
| 7                                    | Mixed-Use                       |                                                   | 20,000                                         | 20,000    | 420               | 70,000                     |                   |
| 8                                    | Office / Retail                 |                                                   | 80,000                                         | 800,000   |                   |                            |                   |
| 9                                    | Office / Retail                 |                                                   | 80,000                                         | 880,000   |                   |                            |                   |
| 10                                   | Multifamily Residential         | Leon Phase 1, 2 & 3                               |                                                |           | 750               |                            |                   |
| 11                                   | Retail / Mixed-Use              |                                                   | 200,000                                        | 25,000    |                   | 70,000                     |                   |
|                                      | Townhomes                       |                                                   |                                                |           | 115               |                            |                   |
|                                      | Townhomes                       |                                                   |                                                |           | 130               |                            |                   |
| TOTALS:                              |                                 |                                                   | 620,000                                        | 1,900,000 | 2,050             | 245,000                    |                   |
| SUMMARY:                             |                                 |                                                   |                                                |           |                   |                            |                   |
|                                      | 620,000                         | Square Feet of Planned Retail / Food and Beverage |                                                |           |                   |                            |                   |
|                                      | 1,900,000                       | Square Feet of Planned Office Space               |                                                |           |                   |                            |                   |
|                                      | 2,050                           | Planned Residential Units                         |                                                |           |                   |                            |                   |



# SimonCRE Retail at Surprise

Walkability

Entertainment

Restaurants





- ### Block 3 Concept
- Retail
  - Restaurant
  - Proves Elm
  - Split between Bell and Elm
  - Pushes to south side of Elm





suite  
six  
architecture + planning

750-10.26.2022

## Surprise City Center - Block I







## Surprise City Center - Block I

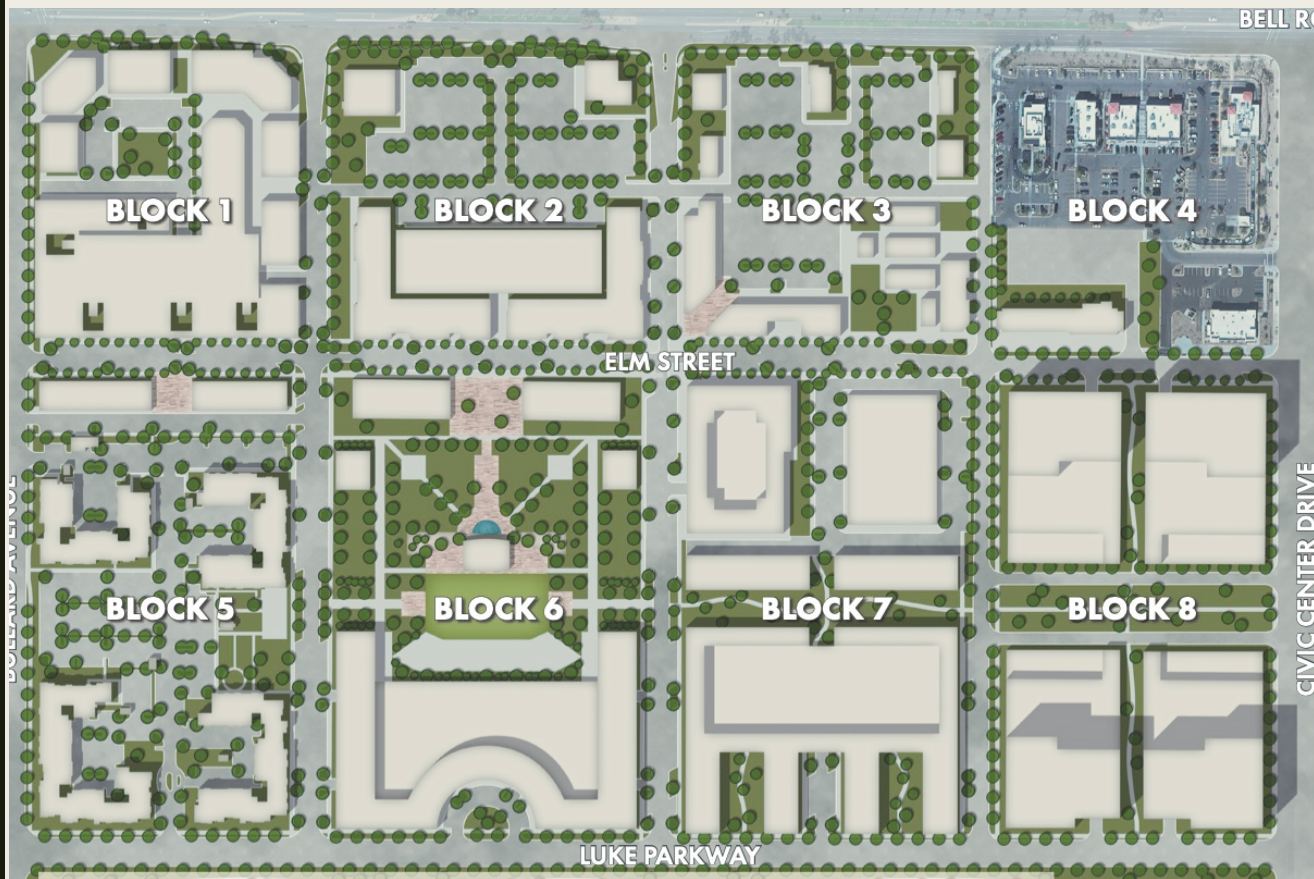






## Surprise City Center - Block I





## Overall Concept NWQ

- Retail
- Restaurant
- Housing
- Park
- Employment
- Mixed Use



# Under Construction

- Wood Partners, 3-story walk-up, 320 units - Litchfield north of Statler
- Ridgehouse – 3 and 4-story gurban project, 240 units, Greenway Road east of Bullard
- Family Development – 114 Townhome units for rent



# Next Steps

- Leon – 142nd Street and Elm, 4-story urban, 320 units
- Finalizing Phase I Plan for SimonCRE Retail
  - *Leases*
  - *Financing*
  - *Site Plan*
  - *Construction*
- Leon Phase II
- Bullard Avenue Multi-Family