



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, January 19, 2023 @ 6:00 PM

COUNCIL CHAMBERS

Amended agenda (Item #3) - January 12th, 2023 at 2:30 PM

- 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 December 15th, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action regarding a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The vacant parcel is approximately 4.94 acres and generally located north of the intersection of 163 rd Avenue and Grand Avenue. Case FS22-0207 | Chris Sexton
Community
Development |
| 3. | District 6 | Consideration and action regarding a Conditional Use Permit and Site Plan for Angie's Lobster convenience restaurant with a drive-through facility. Case FS22-0843 | Leslie Carnie
Community
Development |
| 4. | District 6 | Consideration and action regarding a Conditional Use Permit with Site Plan for Salad & Go at Cactus & Reems Road. Case FS22-0293. | Chris Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- 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: Thursday, January 12th, 2023 @ 9:00 a.m.
Amended agenda (Item #3) on January 12th, 2023 @ 2:30 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: January 19, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the December 15th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the December 15th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-15-22 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 15, 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 December 15, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jessica Brinton, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

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 December 1, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the December 1, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Chapman abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding a proposed Conditional Use Permit with Site Plan for 3 Minute Express Car Wash – Marley Park Square, a property generally located south of Waddell Road and west of Litchfield Road. Case FS20-762.

Jessica Brinton, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- Roadway access point

Vice Chair Holland made a motion to approve the Conditional Use Permit with Site Plan for 3 Minute Express Car Wash – Marley Park Square, case FS20-762, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

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 6:09 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: January 19, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action regarding a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The vacant parcel is approximately 4.94 acres and generally located north of the intersection of 163rd Avenue and Grand Avenue. Case FS22-0207

Motion:

Motion to recommend approval of the rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2) subject to stipulations “a” and “b” as outlined in the staff report.

Background:

The subject request involves a rezone from split zoning of Community Commercial/Rural Residential (RR) to exclusively Community Commercial (C-2) on approximately 4.94 acres generally located at the north of the intersection of 163rd Avenue and Grand Avenue. Rezoning the entire vacant parcel to C-2 supports the intended proposed use of a vehicle fueling station with a convenience store.

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 FS22-0207 QuikTrip Rezone - Staff report

2. 01 FS22-0207 QuikTrip Rezone - Vicinity Map
 3. 02 FS22-0207 QuickTrip Rezone - Existing Zoning Map
 4. 03 FS22-0207 QuikTrip Rezone - Proposed Zoning Map
 5. 04 FS22-0207 QuickTrip Rezone - Zoning Document
 6. 05 FS22-0207 QuickTrip Rezone - Site Plan
 7. 06 FS22-0207 QuickTrip Rezone - Affidavit of Site Posting
 8. 07 FS22-0207 QuickTrip Rezone - Citizen Outreach Report - REDACTED
 9. FS22-0207 QuikTrip Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0207

Project Name: QuikTrip #464 - Rezone

Council District: 1 - Acacia

Meeting Date: January 19, 2023

Planner: Chris Sexton, Planner II

Owner: QuickTrip Corporation

Applicant: Lauren Proper Potter with Huellmantel & Associates

Request: Zone Change from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2).

Site Location: Generally located on the south side of Grand Avenue, west of 163rd Avenue

Site Size: 4.94 acres (approx.)

Density: N/A

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

Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** the proposed Zone Change, subject to stipulations 'a' and 'b'.

Project Description:

Lauren Proper Potter with Huellmantel & Associates on behalf of QuickTrip Corporation, requests a Zone Change of approximately 4.94 acres from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The project site is generally located on the south side of Grand Avenue, west of 163rd Avenue.

Background:

May 23, 1987: The City Council approved the annexation of the subject property under Ordinance 87-03.

April 23, 2009: The City Council approved an amendment to the Surprise 2020 General Plan changing the land use designation of the subject property from Open Space to Employment under GPA08-331.

May 14, 2013: The City Council adopted the Surprise 2035 General Plan under, Resolution 2013-39.

December 19, 2015: The City Council approved a Major Amendment to the 2035 General Plan, which removed the Village Plan requirement and adopted the “Character Area” approach under Resolution 2015-120.

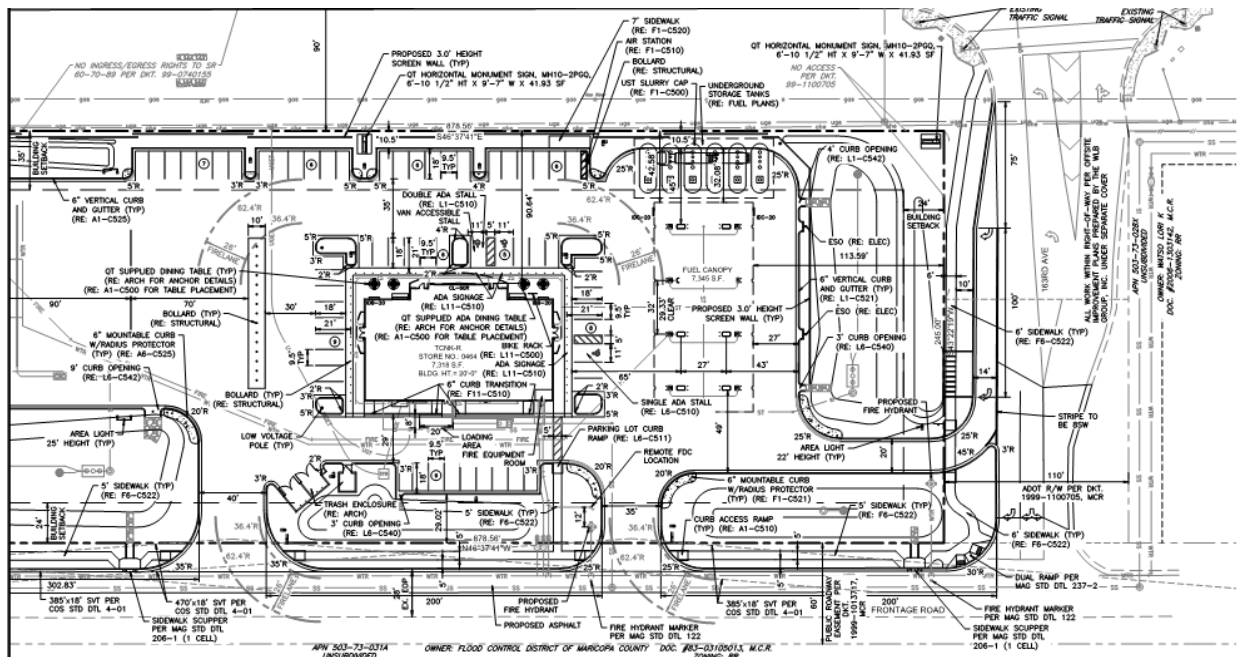
June 26, 2019: The applicant applied for a Site Plan for QuickTrip under case FS19-452.

February 3, 2022: The applicant applied for the subject request under case FS22-0207.

Analysis and Discussion:

The subject request involves a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2) on approximately a vacant 4.94 acres lot generally located on the south side of Grand Avenue, west of 163rd Avenue. When the improvement plans were submitted with the Site Plan for review, city staff requested that the applicant apply for the rezone. Rezoning the entire vacant parcel to C-2 supports the intended proposed use of a vehicle fueling station with convenience store.

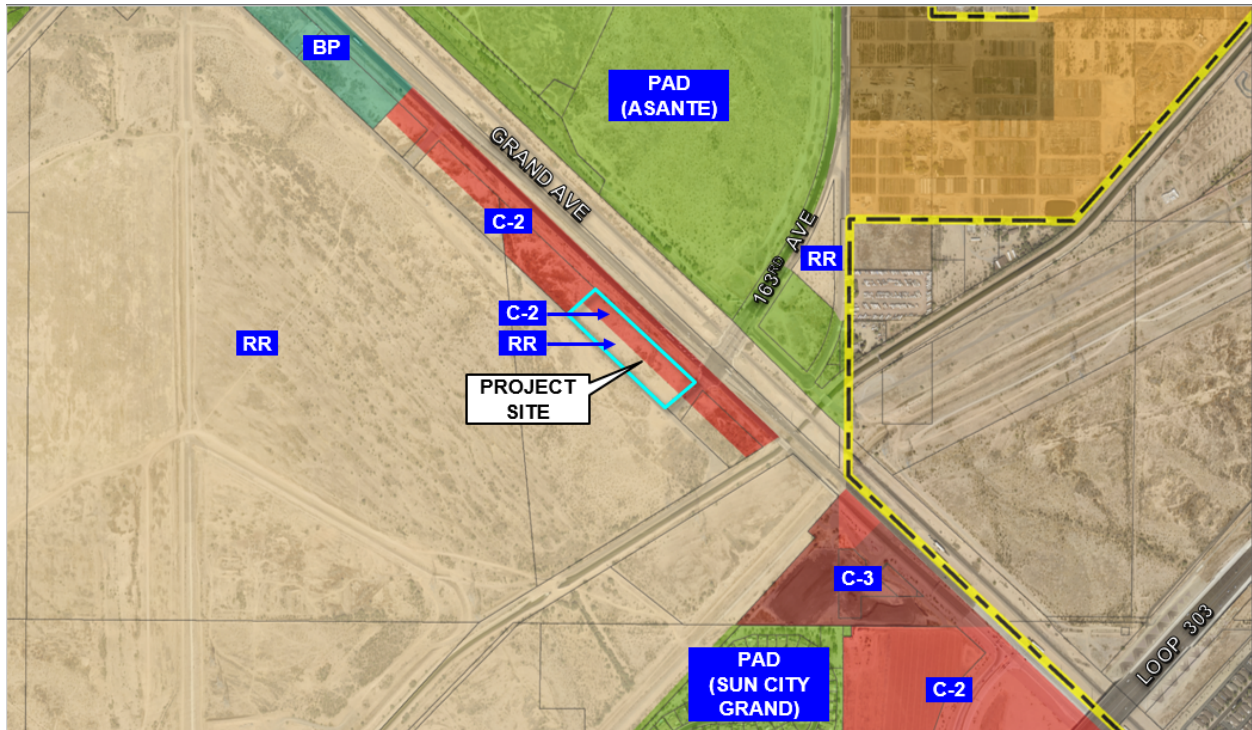
Below is the site plan that illustrates the proposed development:



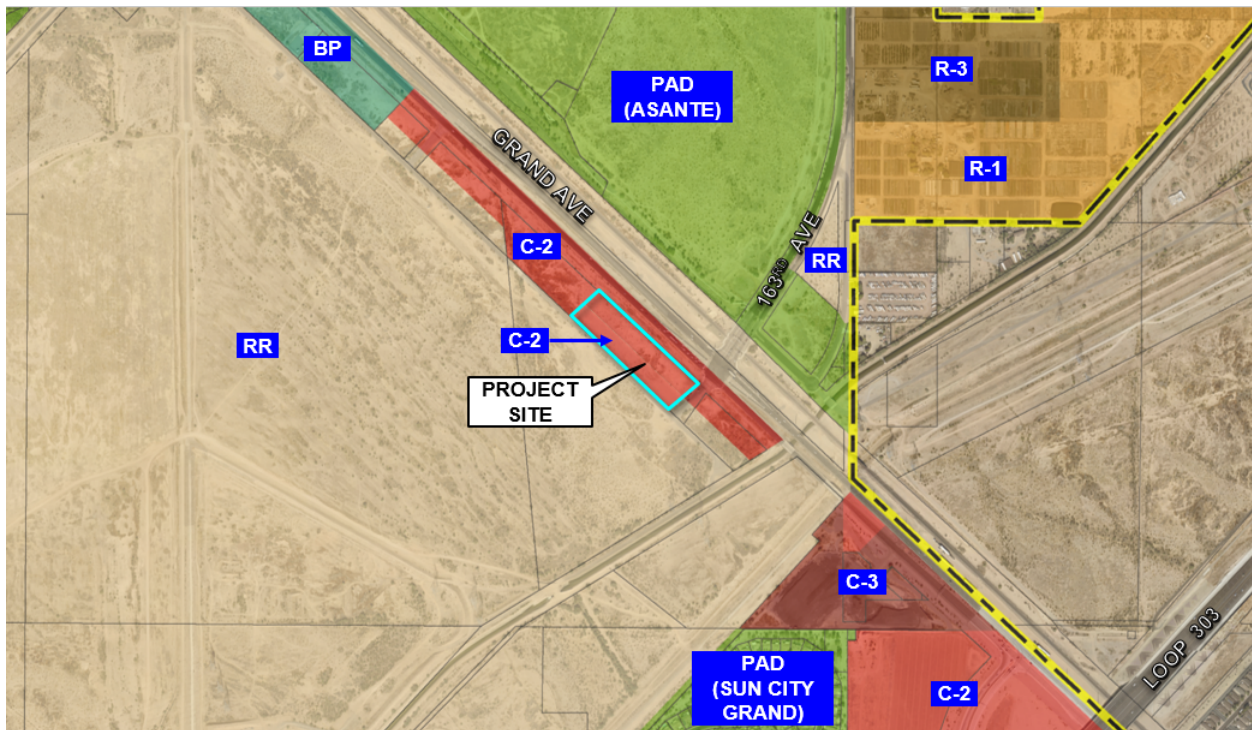
Access to the site is provided via three driveways. Two driveways are on located on a frontage road located to the south of the project. One driveway will be on 163rd Avenue via US 60 Grand to the east of the project which will be $\frac{3}{4}$ access.

Below are the development standards for the project. The project was submitted on June 26, 2019, therefore will follow the development standards listed in the Surprise Unified Development Code which was the code in effect at the time of application submittal.

SUDC C-2 DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
Front setback:	35'	35'
Side setback:	24'	22'-5"
Rear Setback:	24'	113'9"/160'
Maximum Building Height	40'	20' store
		22'6" fuel canopy



Existing Zoning



Proposed Zoning

January 19, 2023 Planning & Zoning Commission
Case: FS22-0207 QuickTrip #464 - Rezone

98 **UTILITY AND SERVICES TABLE:**

99

Water:	Beardsley Water / Liberty Utilities
Wastewater:	Septic
Refuse:	TBD
Schools:	Dysart USD

100

101 **Conformance with Adopted Plans:**

102

103 The current General Plan designates the area as Open Space with a Transit Oriented

104 Development (TOD) Overlay. Different from the 2020 General Plan and that of typical

105 General Plan parcel based designations, the 2035 General Plan establishes Land Use

106 Character Areas to establish the basic framework that guides development within Surprise.

107 The broad nature of development possibilities within these Character Areas allow for flexibility

108 in creating cohesive neighborhoods while promoting the goals and policies of the General

109 Plan. Furthermore, the Land Use Character Area Map is designed to be used in conjunction

110 with the city's zoning map and should be referenced as a guide for future development and

111 zoning decisions. Therefore, given the flexibility in the Character Area the use as proposed

112 is consistent with the Open Space designation with TOD Overlay, as the prominent land use

113 adjacent to the site is likely to be maintained as Open Space as part of the existing flood

114 control facilities while promoting commercial and service related uses along Grand Avenue

115 which is a prominent east west commercial corridor extending west from the Loop 303.

116 Additionally, Arizona Revised Statutes 9-461.06(N) states a municipality cannot designate

117 private land as open space without the landowner's permission. The landowner proposes

118 to develop the site as a commercial use instead of an open space use.

119

120 The project site's C-2 Zoning when established was deemed to be consistent with the 2020

121 General Plan; however, subsequent to the 2020 General Plan, the 2035 General Plan also

122 established the TOD Overlay. The overlay is intended to serve as a guide and like the

123 Character Areas discussed above, is designed to allow for flexibility in its application to

124 facilitate the incorporation of safe and convenient walking and biking connections to current

125 and future planned transit operations. Strict application of the TOD Overlay would not result

126 in or promote safe walking or biking connections as intended, as neither of these features

127 are associated with this type of development or within the vicinity of the project site. Serving

128 as guidance, the mere absence of these features does not render the project inconsistent

129 with the Surprise General Plan as adopted.

130

131 **Reviewing Agencies:**

132

133 The subject request was routed to the standard internal and external reviewing agencies,

134 who indicated no objections to the request.

139 **Citizen Outreach:**

140
141 The applicant held two separate meetings (In-Person & Virtual) for the project on August 31,
142 2022, and September 12, 2022, respectively. The In-Person meeting was held at the
143 Countryside Recreation Center located on Parkview Place. One person was in attendance
144 and stated concerns regarding the change in land use from residential to commercial and
145 traffic. The applicant answered both questions. During the Virtual meeting, one person was
146 in attendance for information purposes only but did state they were pleased with the use of
147 drought tolerant landscape for the project. A summary of the meeting can be found in the
148 attached Citizen Outreach Report.

149
150 **Summary:**

151
152 Staff concludes the proposed Zone Change is consistent with the Surprise General Plan
153 2035, and all applicable zoning codes.

154
155 **Findings:**

- 156
157
 - The proposed Rezone is consistent with the Surprise 2035 General Plan
 - The existing C-2 zoning was deemed to be consistent with the Surprise 2020
158 General Plan as amended by GPA08-331
 - The proposed CUP with Site Plan is consistent with the applicable provisions of
159 the Surprise Land Development Ordinance
 - The reviewing agencies have indicated no objections

160
161
162
163
164

165 **Staff's Recommendation:**

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167 Based on the findings noted above, staff recommends the Commission move to recommend
168 approval of case FS22-0207 to the City Council subject to stipulations 'a' and 'b' as follows:

- 169
170 a. Development and use of the site shall be consistent with the narrative entitled
171 "Rezone for QuikTrip" dated December 15, 2022.
172
173 b. Non-compliance with the stipulations of approval of this case will be treated as a
174 violation in accordance with the applicable provisions of the Surprise Municipal
175 Code.

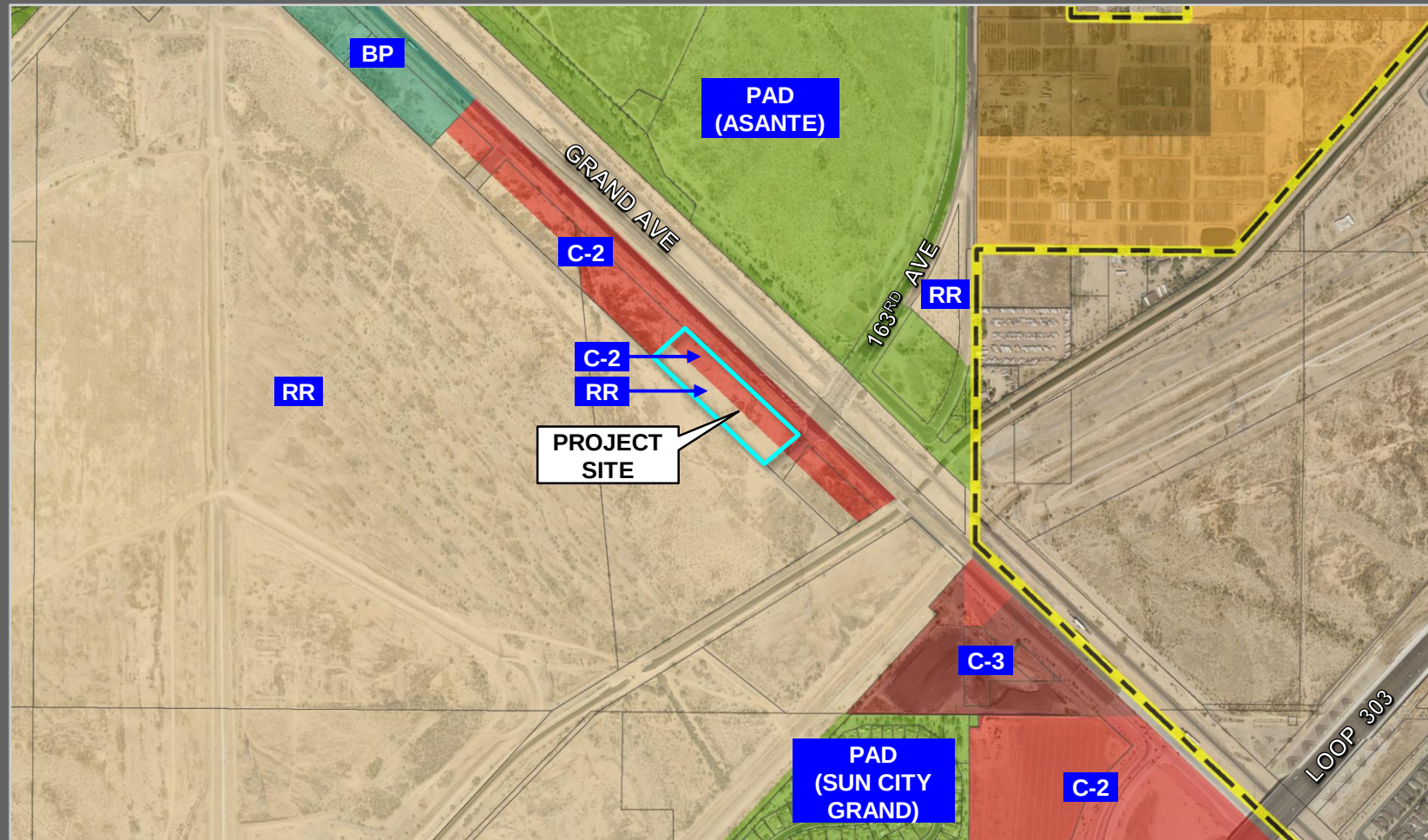
176
177 **Attachments:**

178
179 01 Vicinity Map
180 02 Existing Zoning Map
181 03 Proposed Zoning Map
182 04 Zoning Document

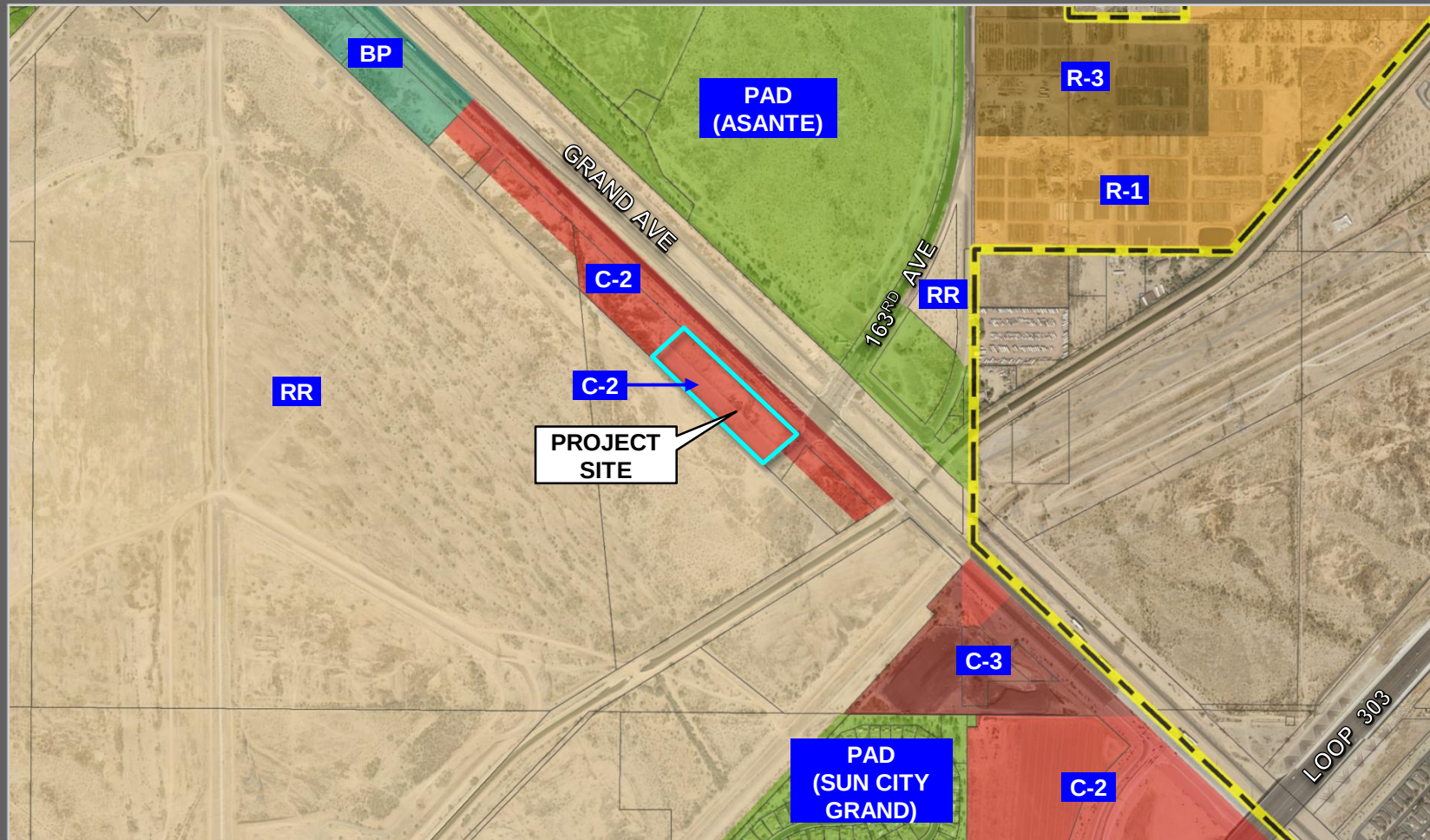
183 05 Site Plan
184 06 Affidavit of Site Posting
185 07 Citizen Outreach Report – REDACTED
186 PPT
187



FS22-0207 VICINITY MAP



FS22-0207 EXISTING ZONING



FS22-0207

PROPOSED ZONING

REZONE FOR QUIKTRIP

#464 – 163RD AND GRAND AVENUES

CASE #: FS22-0207

DECEMBER 15TH, 2022



REPRESENTATIVE:

HUELLMANTEL
AFFILIATES

Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
charles@huellmantel.com

APPLICANT:



Jon Naut
QuikTrip Corporation
(480) 446-6318
jnaut@quiktrip.com

Scope of Request

The City of Surprise has notified QuikTrip of the existence of split zoning on the property APN 503-73-761 ("Property"). In General Plan Amendment GPA07-016, the Property was designated with two zoning categories – CC (Community Commercial / also C-2 under the LDO) and RR (Rural Residential) zoning. While processing the Property's Improvement Plans under application FS19-452, the City requested a Rezone application be concurrently submitted to correct the small portion of the site that has RR zoning prior to Planning Commission approvals. Future development will adhere to the Surprise Municipal Code as may be amended from time to time.

Approval of the proposed zoning will allow the proposed QuikTrip use to occur on the property at an intensity greater than that currently allowed in the Residential zoning district. Collectively, this will facilitate in keeping with the City's economic and planning goals.

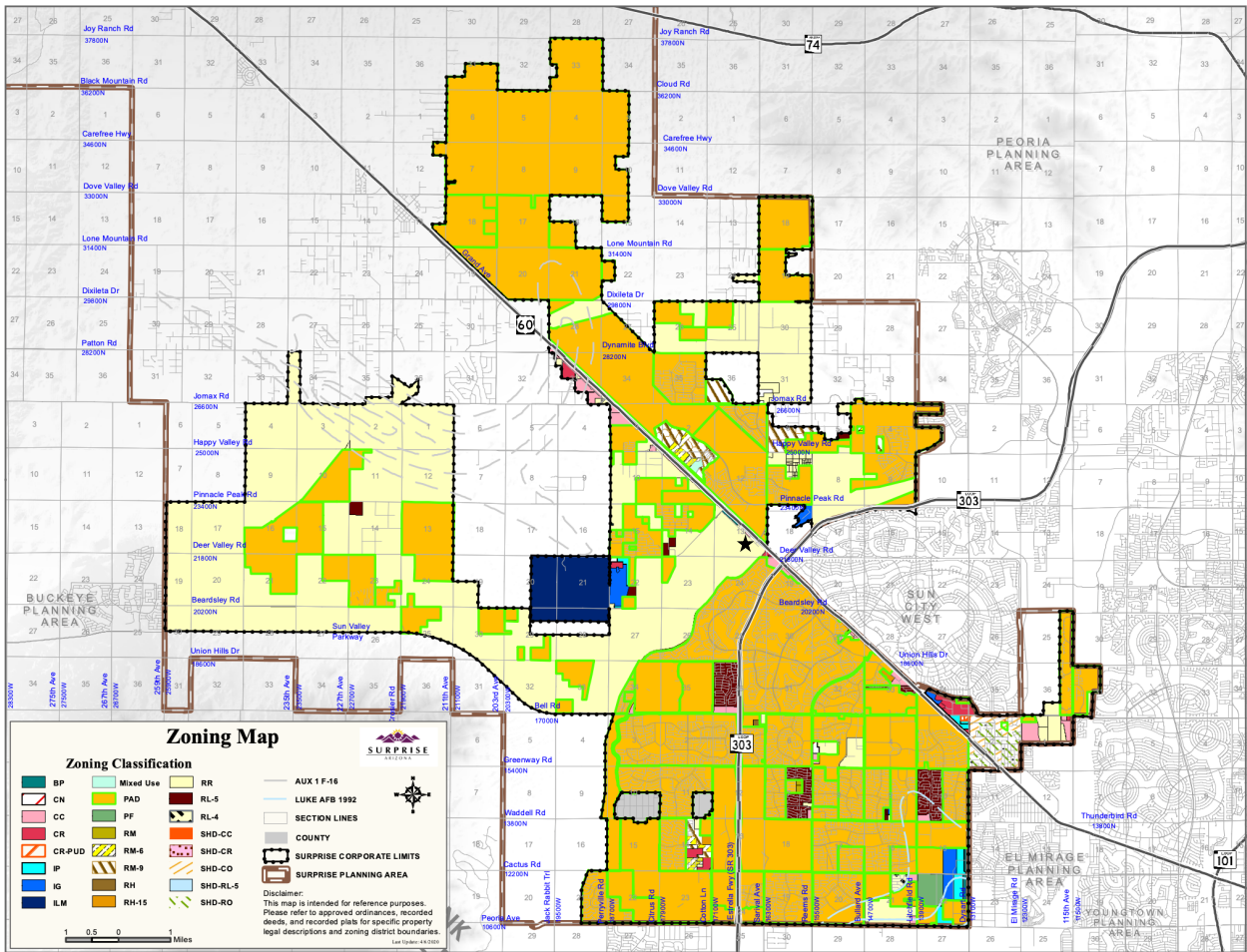
Properties Involved

The subject property includes APN 503-73-761; 4.94 acres total.

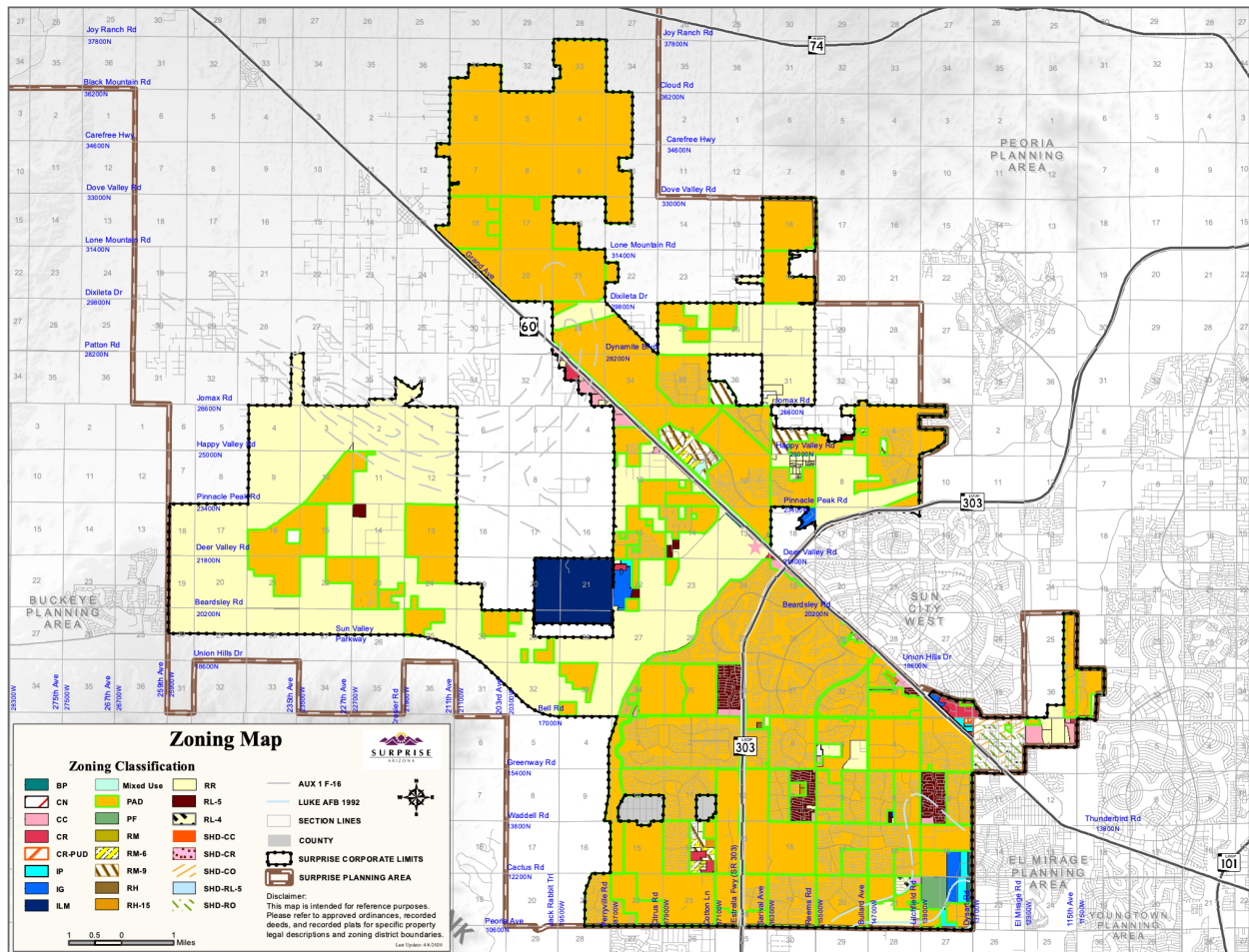
Existing and Adjacent Zoning

As noted above, the subject site consists of one (1) parcel. The property to the north along the south side of Grand Avenue is zoned CC. The property to the south along the south side of Grand Avenue is zoned CC with current split RR zoning. To the west is property owned by Flood Control District of Maricopa County. East of the site along the north side of Grand Avenue is zoned residential.

Existing Zoning



Proposed Zoning



Permitted Uses

The subject rezone does not seek to amend the list of allowed uses as currently stated in the Land Development Ordinance (LDO). The list of permitted uses will evolve as the code is amended from time to time. Further, this list is not intended to supersede the list of uses allowed under state statute. In the event there are any conflicts between the SMC and state statute, state statute will prevail.

Development Standards

As with the list of uses, the subject rezone does not seek to amend the development standards associated with the CC/C-2 zoning district; however, the CC/C-2 development standards provide for a greater maximum intensity than the RR zoning. The following table compares the Development Standards of the Existing RR zoning district with those of the proposed CC/C-2 zoning district.

DEVELOPMENT STANDARD	ZONING DISTRICT	
	RR	CC
Minimum Lot Area	≥20,000 sq. ft.	20,000 sq. ft.
Minimum Lot Width	130'	100'
Minimum Setbacks		
Front	30'	35'
Rear	30'	24'
Side	20'	24'
Maximum Building Height	40'	35'

Conformance with the General Plan

This project is located within the Open Space Character Area of the Surprise General Plan 2035. The majority of this parcel is zoned CC for commercial use, with only a small remnant zoned RR for rural residential use. The character of the surrounding area is planned to be commercial in nature, and therefore the General Plan designation of Open Space does not match the actual character of this area. Rather, the use of the property for commercial purposes is more consistent with the plans for growth in this area which have recently been approved (and some of which are under construction).

Additionally, it is worth noting that A.R.S. 9-461.06N states that “In applying an open space element or a growth element of a general plan, a municipality shall not designate private land or state trust land as open space . . . unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre.” Here, although the General Plan character is “Open Space,” because the land is privately owned, it cannot be forced to function as Open Space because there is no property owner consent. The economically viable option here is to allow this small portion of land to be rezoned consistent with the adjacent

property's zoning of CC as it is not feasible for a single residence to be constructed adjacent to the freeway on a remnant parcel.

Summary

The proposed rezone is consistent with the Surprise General Plan 2035. The proposed zoning does not seek to amend any development standards, or the list of uses that would otherwise be permitted in the CC zoning district.

Exhibits

Exhibit A – Rezone Legal Description

Exhibit B – Rezone Boundary Exhibit

Exhibit C – General Plan Land Use Map

EXHIBIT A
REZONE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of Section 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a Maricopa County aluminum cap, the Northwest corner of Section 13, from which a Maricopa County aluminum cap at the North quarter corner of said Section 13 bears South 89 degrees 32 minutes 29 seconds East, a distance of 2635.42 feet;

THENCE South 89 degrees 32 minutes 29 seconds East along the North line of Section 13, a distance of 503.48 feet to the previously dedicated Southwesterly right of way line of U.S. Route 60-70-89;

THENCE South 46 degrees 37 minutes 41 seconds East along said right of way line, a distance of 4423.22 feet;

THENCE South 43 degrees 22 minutes 19 seconds West, a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE South 46 degrees 37 minutes 41 seconds East along the current Southwesterly right of way line of U.S. Route No. 60-70-89, a distance of 878.56 feet;

THENCE South 43 degrees 22 minutes 19 seconds West, a distance of 245.00 feet;

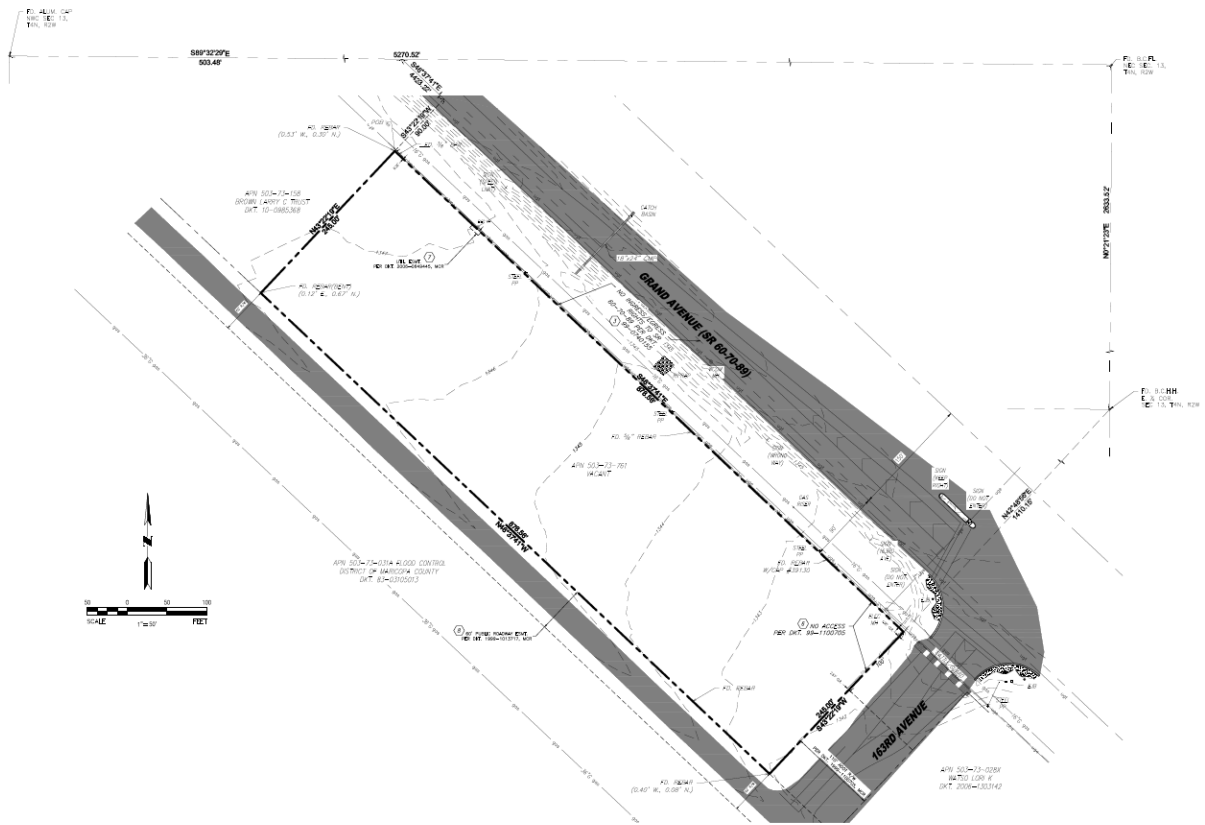
THENCE North 46 degrees 37 minutes 41 seconds West, a distance of 878.56 feet;

THENCE North 43 degrees 22 minutes 19 seconds East, a distance of 245.00 feet to the POINT OF BEGINNING.

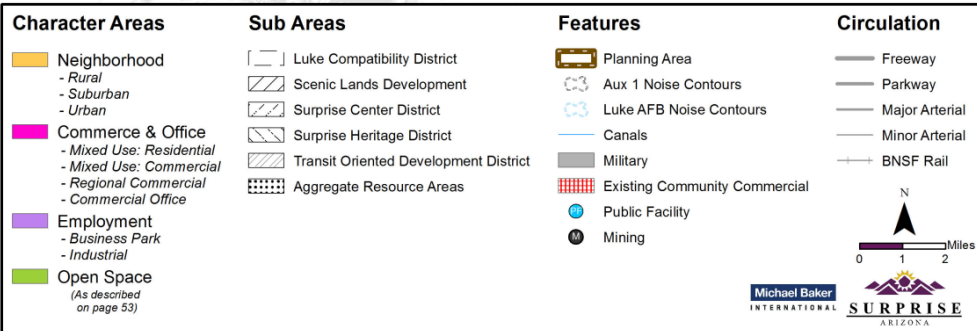
APN: 503-73-761

EXHIBIT B

REZONE BOUNDARY EXHIBIT



GENERAL PLAN LAND USE MAP



SURVEYOR OF RECORD
THE WLB GROUP, INC.
DON WALDING, R.L.S.
1600 W BROADWAY RD, STE 150
TEMPE, AZ, 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

ENGINEER OF RECORD
THE WLB GROUP, INC.
DON WALDING, P.E.
1600 W BROADWAY RD, S
TEMPE, AZ, 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

MANAGER
QUIKTRIP CORPORATION—
PHOENIX DIVISION
JONATHAN NAUT
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6318
FAX: (480) 921-1927
JNAUT@QUIKTRIP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 SOUTH 129TH EAST AVE.
TULSA, OK 74134
TEL: (918) 615-7273
AGOODRIC@QUIKTRIP.COM

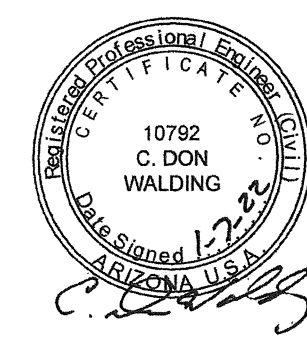
1. EXISTING ZONING: C-2
PROPOSED ZONING: C-2
2. NO EXISTING BUILDINGS ON SITE.
PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED BUILDING SQUARE FOOTAGE: 7,318 SQ. FT.
FUEL CANOPY AREA (TOTAL): 10,454 SQ. FT.
3. PARKING SPACES REQUIRED: 17 SPACES
PARKING SPACES PROVIDED: 62 SPACES (3 ADA PARKING SPACES)
4. GROSS SITE AREA:
APN 503-73-761 AREA = 215,247 SQ. FT. (4.94 ACRES)
5. TOTAL LOT COVERAGE: 17,772 SQ. FT. (0.41 ACRES)
6. TOTAL AREA OF DISTURBANCE = 334,655 SQ. FT. (7.68 ACRES)
7. CONSTRUCTION TYPE = V-B
8. OCCUPANCY CLASSIFICATION = GROUP M

CUT: 2,915 CY
FILL: 9,975 CY
NET: 7,060 CY (IMPORT)

THIS IS AN ESTIMATE ONLY FOR PERMITTING. CONTRACTOR IS TO CALCULATE HIS/HER OWN QUANTITIES BASED ON THE SOILS REPORT PROVIDED, INCLUSIVE OF ANY OVER-EXCAVATION THAT MAY BE REQUIRED.

SITE LIGHTING FIXTURE TABLE		
TYPE	HEIGHT	QUANTITY
	22'	9
	22'	4
	25'	6
	12'	3

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	ADA ACCESSIBLE ROUTE
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY



PROJECT NO.:05-0464

WLB
The
WLB
Group

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, NV,
Flagstaff, AZ and Las Vegas, NV.
1600 West Broadway Rd, Ste 150
Tucson, Arizona (480) 736-1600
P. 001
PER. ECT. NO. 217025 A 002

QuikTrip No. 0464

3RD AVE. & GRAND AVE.
SURPRISE, ARIZONA



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PROTOTYPE: P-97 (02/01/19

DIVISION: 05

VERSION: 00

DESIGNED BY: JAL

DESIGNED BY: JAW

DRAWN BY: JAW

REVIEWED BY: CD

[illegible]

ORIGINAL ISSUE DATE: 10-25-2017

SHEET TITLE:

SITE PLAN SHEET 1

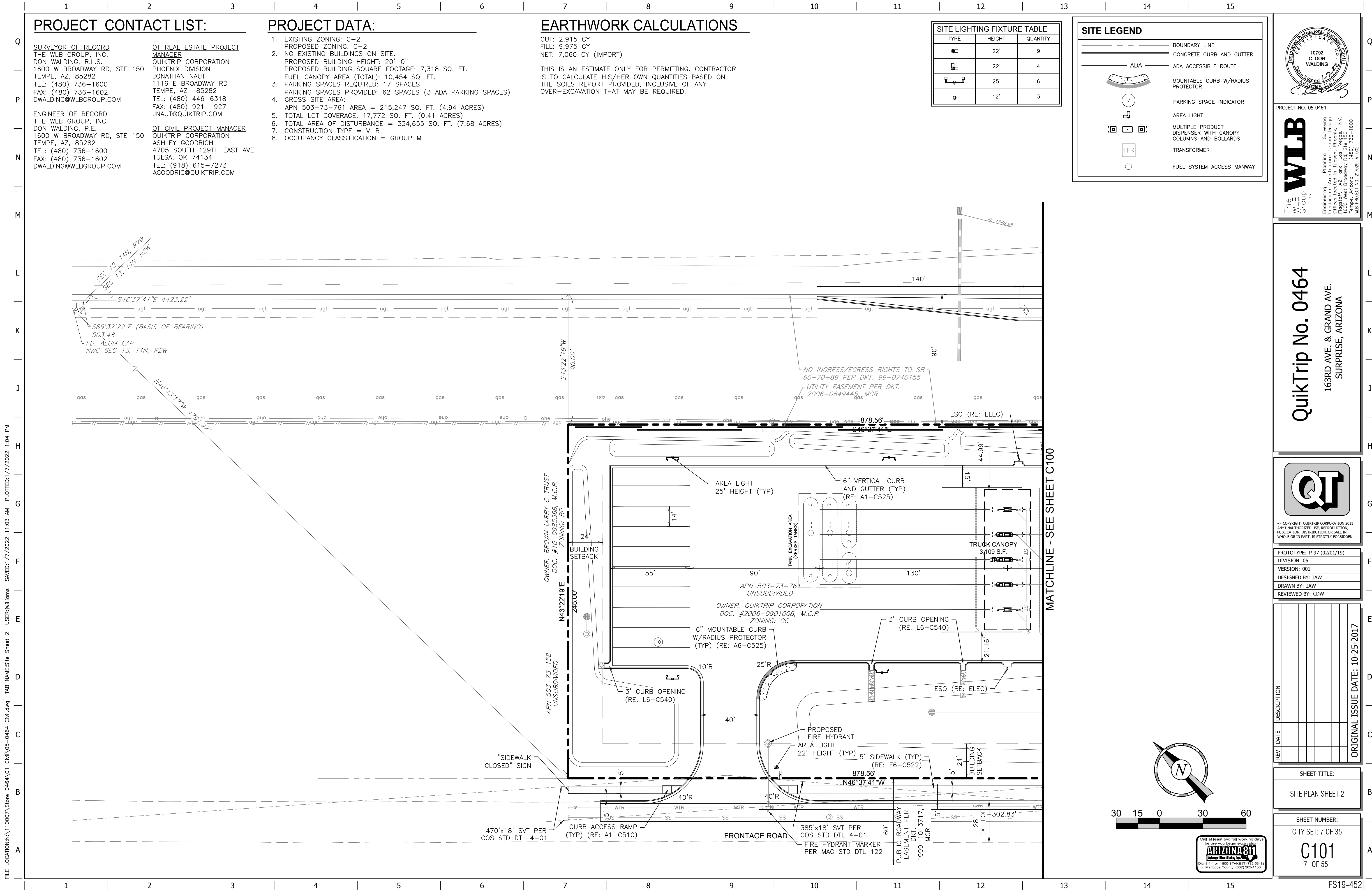
SHEET NUMBER

CITY SET: 6 OF 35

C100
6 OF 55

FS19-45

FILE LOCATION: \\N:\10007\Store 046\01 Civil\05-0464 Civil.dwg TAB NAME: Site Sheet 2 USER: jwilliams SAVED: 1/7/2022 11:03 AM PLOTTED: 1/7/2022 1:04 PM



AFFIDAVIT OF POSTING

Application No: FS22-0207

Applicant Name: Huellmantel & Affiliates

Location: SWC 163rd Ave & Grand Ave

Date Site Posted: 12/22/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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 and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett 12/22/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 12/22/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: August 31, 2022

Time: 6:00 P.M.

Location: Countryside Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Virtual - September 12, 2022

6:00 p.m.

<https://attendee.gotowebinar.com/register/8123939998914508556>

Planning & Zoning

Date: January 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: February 21, 2023

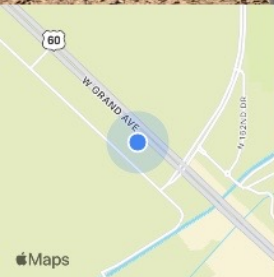
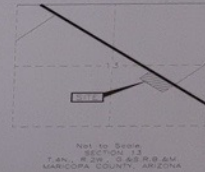
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0207

Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Dec 22, 2022 11:05AM
16327-16369 W Grand Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

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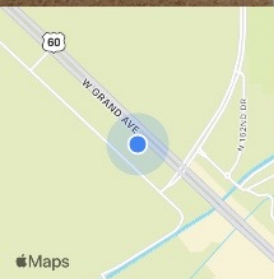
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Not to Scale
SECTION 18
T. 4N. R. 20E. S. 8N. B. 6N.
MARICOPA COUNTY, ARIZONA



Dec 22, 2022 11:05AM
16327-16369 W Grand Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: August 31, 2022

Date: January 19, 2023

Date: February 21, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

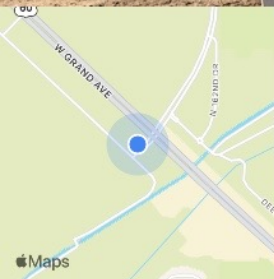
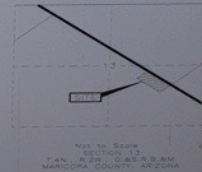
Virtual - September 12, 2022
6:00 p.m.

<https://attendee.gotowebinar.com/register/8123939998914508556>

Case number: FS22-0207

Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Dec 22, 2022 10:59AM
163rd Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: August 31, 2022

Date: January 19, 2023

Date: February 21, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual - September 12, 2022

6:00 p.m.

<https://attendee.gotowebinar.com/register/8123939998914508556>

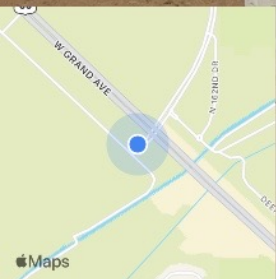
Case number: FS22-0207

Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



NOT TO SCALE
SECTION 13
T.1N. R.9E. S.35E B.14M
MARICOPA COUNTY, ARIZONA



Dec 22, 2022 10:59AM
163rd Ave
Maricopa County

NEIGHBORHOOD OUTREACH REPORT

FS22-0207

QUIKTRIP #464

GRAND AVENUE (U.S. 60) & 163RD AVENUE

REPRESENTATIVE:

HUELLMANTEL
AFFILIATES

Lauren Proper Potter
Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
lauren.proper@huellmantel.com

APPLICANT:



Jonathan Naut
QuikTrip Corporation
1116 East Broadway Road
Tempe, AZ 85282
(480) 446-6318
jnaut@quiktrip.com

SUMMARY

QuikTrip is requesting to rezone a portion of land from RR (Rural Residential) to CC (Community Commercial or C-2 under the newly-adopted Land Development Ordinance) at Grand Avenue (U.S. 60) and 163rd Avenue on approximately 4.94 acres of vacant land.

The site was initially posted with two signs on August 12th for two neighborhood meetings to be held in-person on August 30th, 2022, and virtually on September 12th, 2022.

We hosted the in-person meeting as advertised on August 30th at 6:00 p.m. at the Countryside Recreation Center located at 15038 N. Parkview Place in Surprise, AZ 85379. Planner Chris Sexton and Planning Manager Jason Moquin attended from the City.

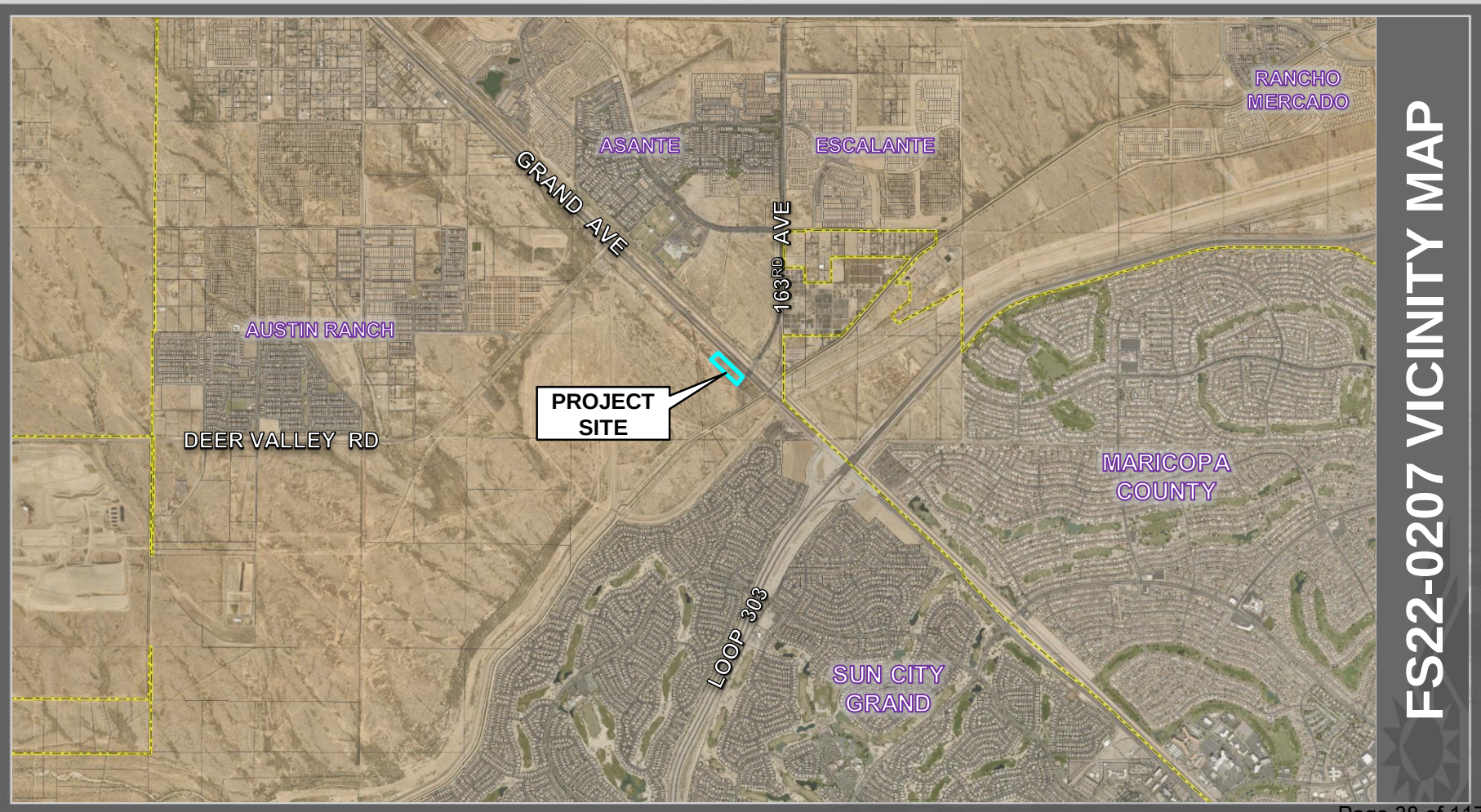
One resident – Kelly Braun – attended the meeting after seeing it advertised on the City’s website. Ms. Braun does not live nearby but attended for informational purposes and noted she is looking to be more involved in the City’s public process. Ms. Braun noted general concerns with land in the City that is zoned for rural residential being converted to multi-family or other non-residential purposes. We explained that in this situation, most of the property is zoned for commercial except for a small sliver of land left over from the development of the U.S. 60 remained residential but that it is not reflective of the character of the surrounding area. Ms. Braun questioned whether the development of a new QuikTrip would contribute to traffic in the area. We explained that QuikTrip is designed to capture traffic that is already passing by the store and furthermore, we have worked with both the City and ADOT to ensure safe circulation in the area utilizing signalized access as well as the addition of a right-turn deceleration lane. The meeting concluded at approximately 6:35 p.m. with no additional attendees arriving.

A virtual second neighborhood meeting was held on September 12th at 6:00 p.m. via the GoToWebinar platform. One member of the public – Bruce Tait – attended the meeting after seeing it advertised on the City’s website. He attended for information purposes only as he has recently relocated to Surprise and is interested in learning about developments in the City. Mr. Tait noted that he thought it was great that the project utilized low-water plantings. No other members of the public attended, and the meeting ended at approximately 6:20 p.m.



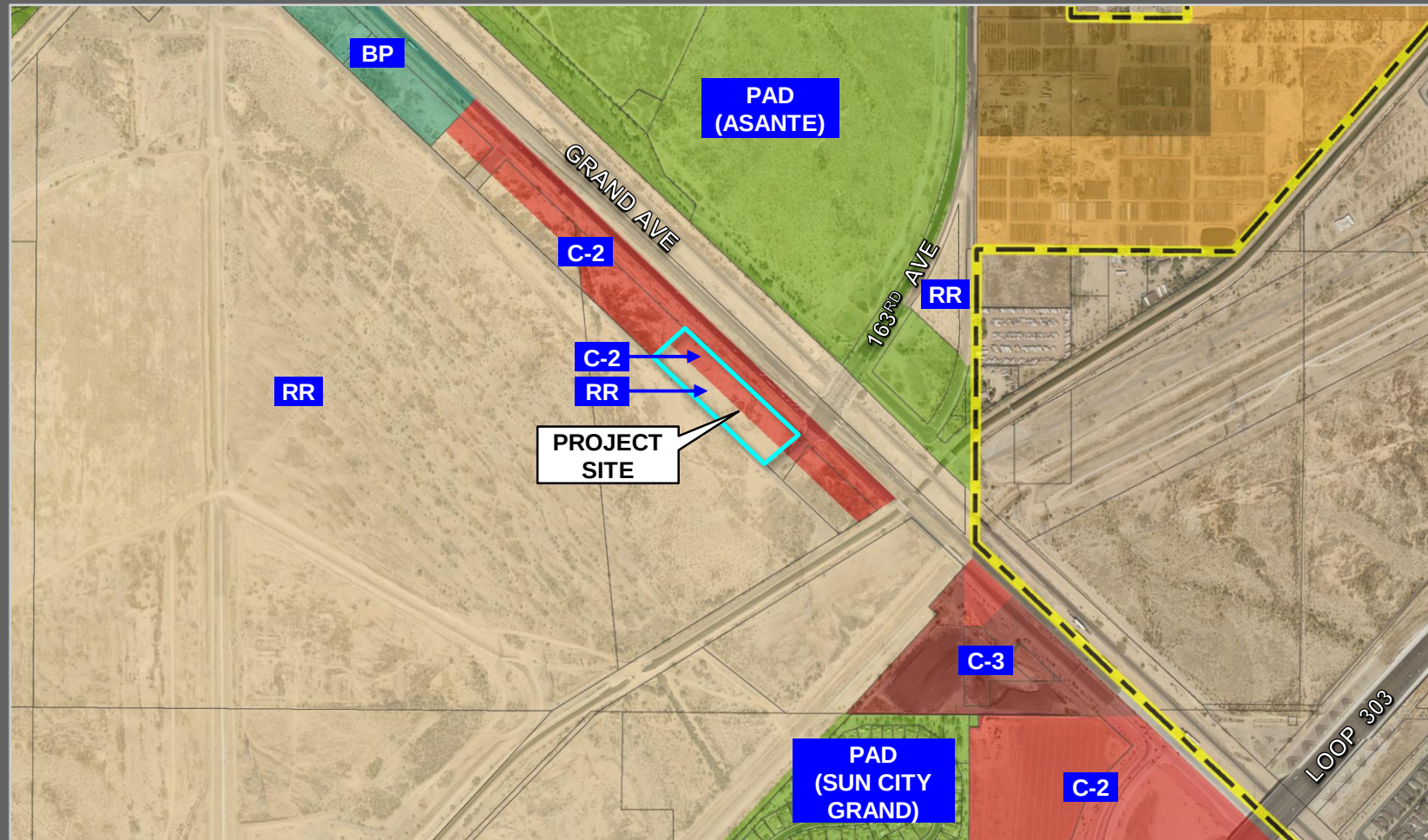
FS22-0207
QuikTrip #464
Rezone

Planning & Zoning Commission
January 19, 2023

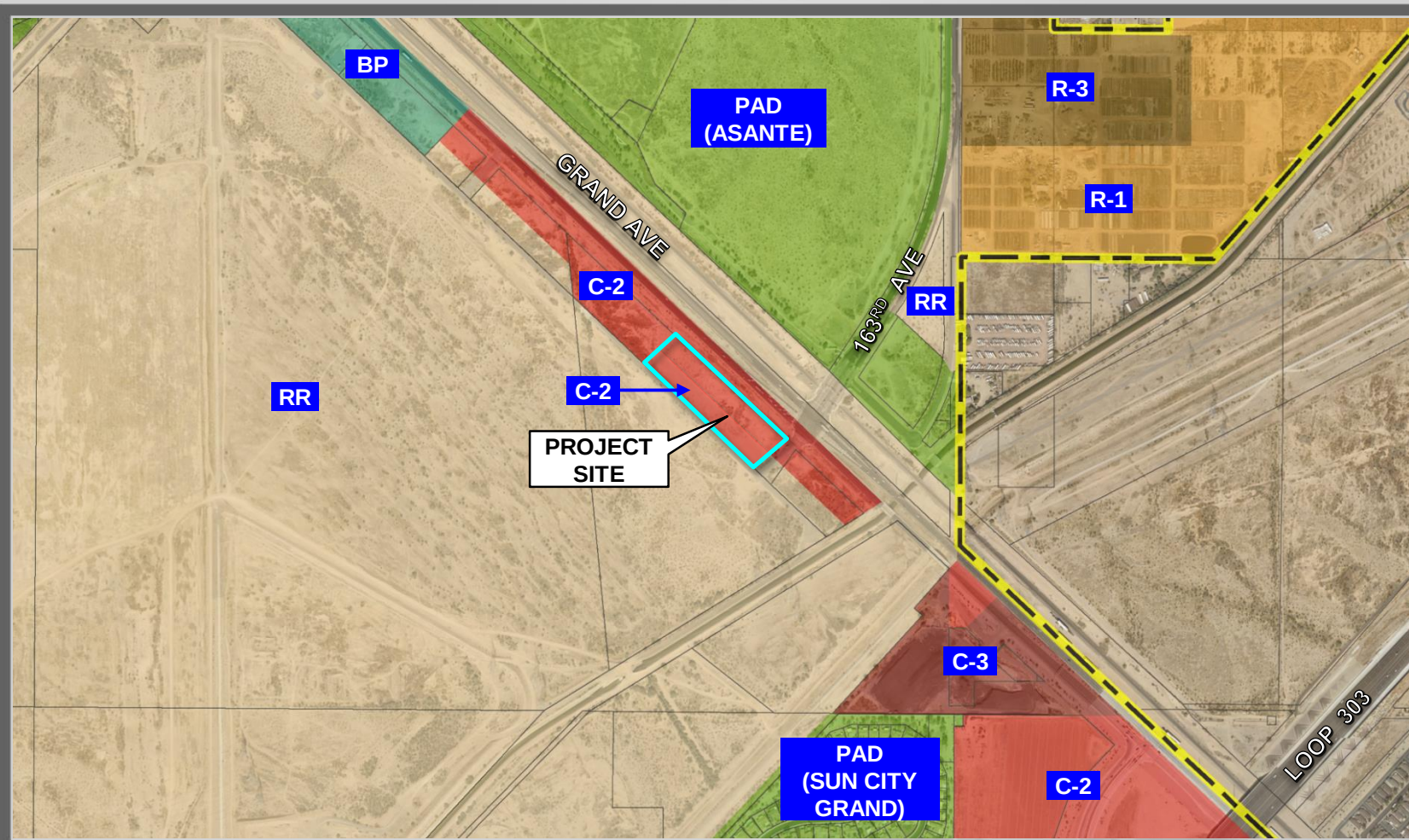




FS22-0207 VICINITY MAP



FS22-0207 EXISTING ZONING MAP



FS22-0207
PROPOSED ZONING



FS22-0207 SITE PLAN

QuikTrip No. 0464

163RD AVE. & GRAND AVE.
SURPRISE, ARIZONA



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PROTOTYP: P-07 (02/04/19)
DIVISION: 05
VERSION: 001
DESIGNED BY: JMW
DRAWN BY: JMW
REVIEWED BY: CDW

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SHEET TITLE:

SITE PLAN SHEET 1

SHEET NUMBER:
CITY SET: 6 OF 35

C100

FS19-4

FS19-452

C-2 DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
Setback: Street (Arterial)	35'	25'-10"
Setback: To Residential Zoning	30'	22'-5"
Setback: To Non-Residential Zoning	15'	24'-4"
Maximum Building Height	40'	38'



OUTREACH

Neighborhood Meeting

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- August 30, 2022 – In-Person at Countryside Recreation Center – 1 attendee
 - Questions:
 - Land Use
 - Traffic
- September 12, 2022 – Virtual – 1 attendee
 - Comments:
 - Low-water plantings



RECOMMENDATION

Staff recommends that Planning & Zoning Commission recommend Approval subject to stipulations “a” and “b”



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: January 19, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit and Site Plan for Angie's Lobster convenience restaurant with a drive-through facility. Case FS22-0843

Motion:

Motion to approve the Conditional Use Permit subject to stipulations "a" - "f".

Background:

The subject request involves a Conditional Use Permit and Site Plan. The request is to construct a 1,075 square foot drive-through restaurant and associated drive-through on an approximately .67 acre vacant parcel generally located southwest of Waddell Rd. and Litchfield Rd.

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-FS22-0843 - Angie's Lobster - Staff report (Updated on 1/12/23)
2. 01 - FS22-0846 Angie's Lobster - Vicinity Map
3. 02 - FS22-0846 Angie's Lobster - Zoning Map (Updated on 1/12/23)
4. 03 - FS22-0846 Angie's Lobster - Site Plan
5. 04 - FS22-0846 Angie's Lobster - Landscape Plan
6. 05 - FS22-0846 Angie's Lobster - Elevations Color

7. 06 - FS22-0846 Angie's Lobster - Citizen Participation Report
 8. 07- FS22-0843 Angies Lobster - Affidavit of Posting
 9. 08- FS22-0843 Angies Lobster - DMB Approval Letter
 10. FS22-0843 - Angie's Lobster - CUP - Presentation (Updated on 1/12/23)
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS22-0843
2		
3	Project Name:	Angie's Lobster
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	January 19, 2023
8		
9	Planner:	Leslie Carnie, Planner II
10		
11		
12	Owner:	Take It and Go LLC
13		
14	Applicant:	Cody Bowman, Ideation Design Group
15		
16	Request:	Conditional Use Permit with Site Plan for a new
17		convenience food restaurant.
18		
19	Site Location:	Generally, located southwest of Waddell Rd. and
20		Litchfield Rd.
21		
22	Site Size:	Approximately 0.67 acres
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
25		2035
26		
27	Support/Opposition:	Refer to the attached Citizen Participation Report
28		
29	Staff Recommendation:	Staff recommends the Commission approve case FS22-
30		0843 subject to stipulations 'a' through 'f'.

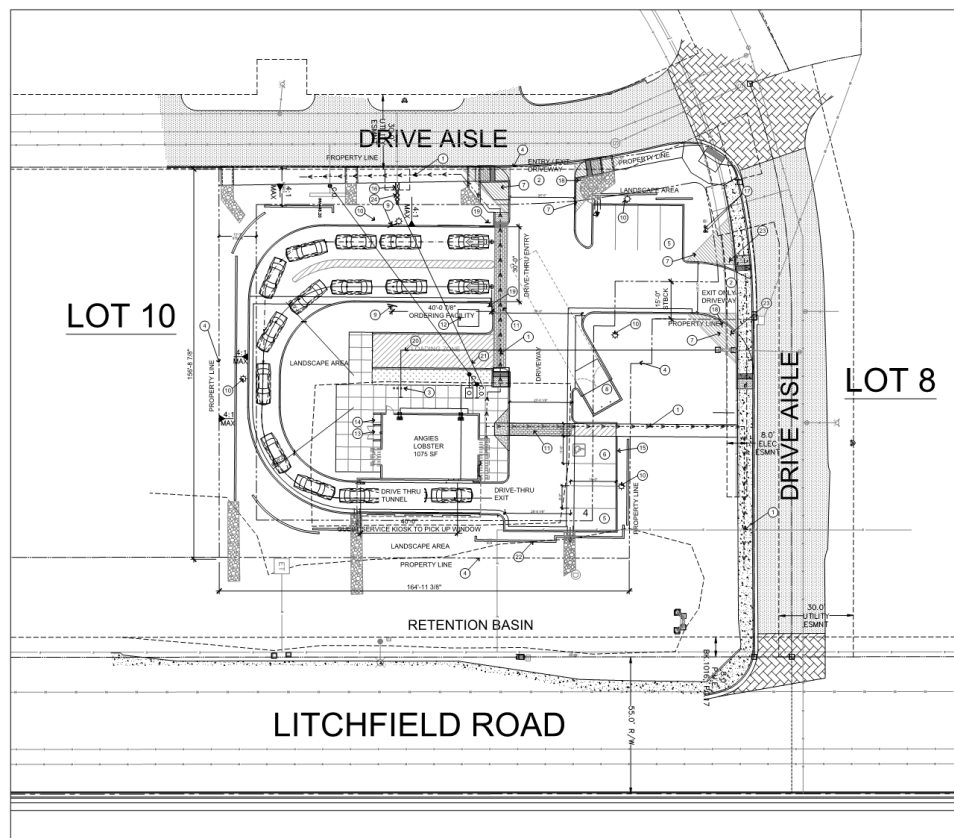
PROJECT DESCRIPTION:

Cody Bowman, on behalf of Ideation Design Group requests a Conditional Use Permit with Site Plan to allow for a new Angie's Lobster convenience food restaurant with drive – through facility located generally southwest of Waddell Rd. and Litchfield Rd.

The subject site is an approximately 0.67 acre vacant pad. Full internal access is provided on west side of the property. A right-out, exit-only internal access point is located on the north side of the property. Access to the shared internal drive aisle is taken off of Litchfield Rd. There will be no offsite roadway improvements required with the development of this site.

The project requires 8 on-site parking spaces per LDO standards for Convenience/Take-Out Restaurants. 8 parking spaces, including 1 van accessible space, are be being provided, as well as, 4 bicycle spaces.

Two drive-through lanes are proposed which provide queueing and stacking room for 16 vehicles.

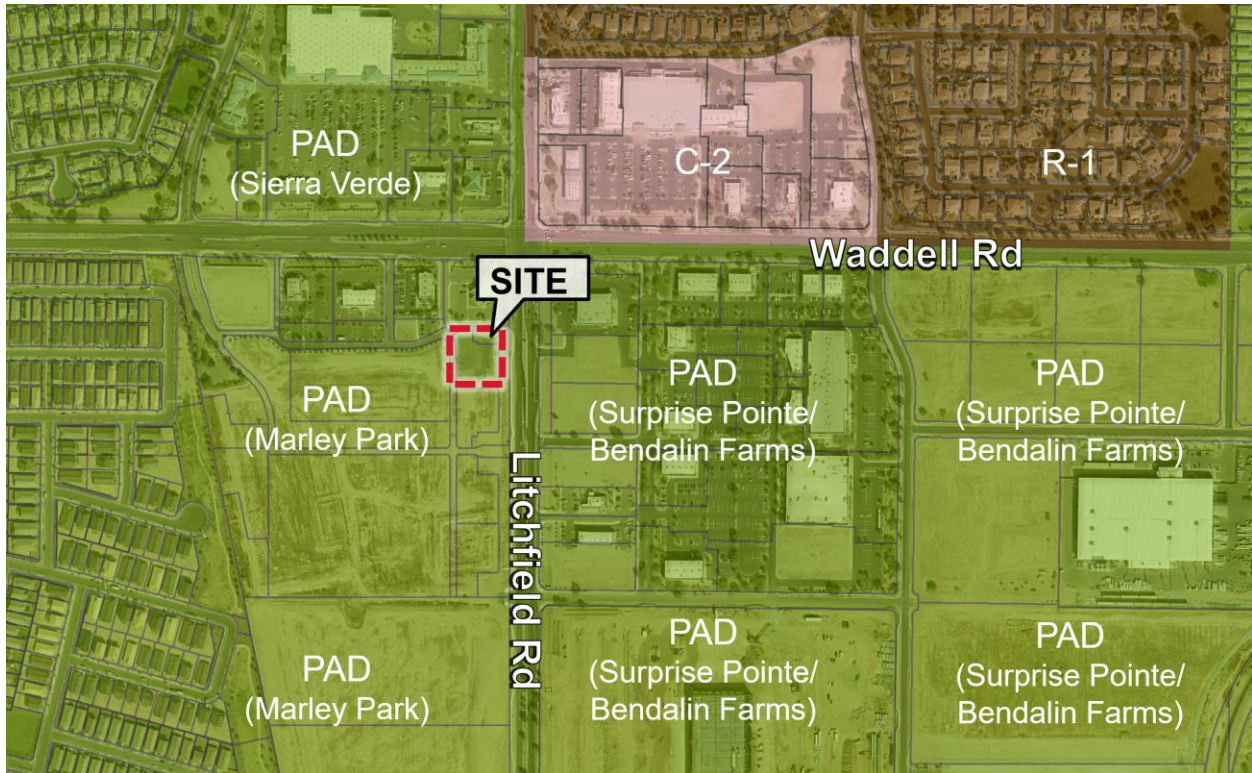


ARCHITECTURAL SITE PLAN



EXISTING ZONING:

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



PAD Employment – Mixed Use	PAD Employment – Mixed Use	PAD C-2 PAD
PAD Employment – Mixed Use	PAD Employment – Mixed Use	PAD C-2 PAD
PAD Employment – Mixed Use	PAD Employment – Mixed Use	PAD C-2 PAD

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.

May 24, 2015: The Master Site Plan for Marley Square was approved under case number FS15-443.

March 31, 2022: The applicant was provided with Concept Review comments under case CR22-0444

June 14, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for Angie's Lobster, the subject project.

July 27, 2022: The applicant held a Citizen Outreach meeting at the Residence Inn on the northwest corner of Bullard Ave. and Paradise Ln. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

ANALYSIS AND DISCUSSION:

The subject request involves construction of a 1,075 square foot take-out only convenience restaurant with a drive-through facility on an approximately 0.67 acre site. Generally located south of Waddell Road and west of Litchfield Road, the site is within the Marley Park PAD with an employment/mixed-use land use designation. The Marley Park PAD lists the uses allowed in the employment/mixed-use area as those uses permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and Business Park (BP) zoning districts of Title 17. The Title 17 zoning ordinance requires that convenience restaurants obtain approval of a CUP. Analysis of any proposed Conditionally Permitted use is to be based on the use specific standards listed under Section 17.28.080 (C) of Title 17. These standards include the following:

- 1. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*

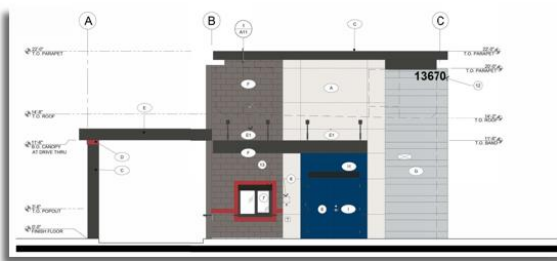
Analysis: The subject site is located approximately 130 feet from the nearest residential zone.

- 2. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

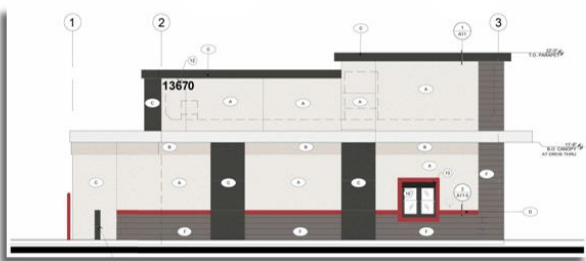
Analysis: Six inch curbs are proposed throughout the site.

Architecture:

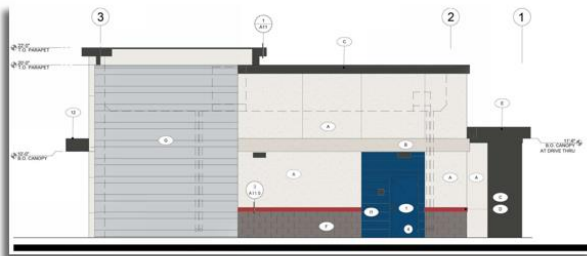
The proposed architecture complements the area by utilizing similar materials and design elements as the existing and proposed Marley Square projects. The buildings will be painted in a neutral color palette with accents consistent with the Angie's Lobster brand. CMU veneer, wood grain texture siding and a painted stucco system with a sandblast texture provide architectural interest to the modern building. This project has obtained approval from DMB, the Marley Park master developer.



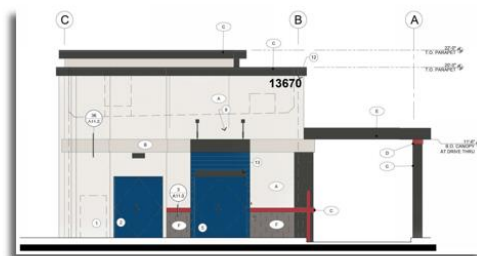
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Landscaping:

The site landscaping is designed to complement the approved ROW landscaping for Marley Square. Plantings are consistent with both the Marley Square and Marley Park PAD plant palettes. The proposed landscape meets the LDO requirements. The total on-site landscape area is 38%.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set forth under the LDO and Title 17.

CITIZEN OUTREACH:

The applicant held a hybrid neighborhood outreach meeting (In-Person & Virtual) for the project on July 27, 2022 which was attended by one (2) surprise residents. The meeting was held at the Residence Inn generally located northwest corner of Bullard Ave. and Paradise Ln. One participant had questions regarding the building architecture. A summary of the meeting can be found in the attached Citizen Outreach Report.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Natural Gas:	Southwest Gas

127 **CONFORMANCE WITH ADOPTED PLANS:**

128 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
129 2035. The subject property is within the Employment Character Area, which supports uses
130 such as that proposed.

131
132 **REVIEWING AGENCIES:**

133 In addition to the standard city reviewing agencies, Luke Air Force Base, Maricopa Water
134 District, and the Maricopa County Department of Transportation were included in the routing
135 of this request. None of the reviewing agencies indicated any concerns over the request.
136

137 **SUMMARY:**

138 Staff concludes the proposed Conditional Use Permit with Site Plan are consistent with The
139 Marley Park PAD, Surprise General Plan 2035, and all applicable zoning codes.
140

141 **FINDINGS:**

- 142
- 143 • The proposed Site Plan is consistent with the Surprise General Plan 2035
 - 144 • The proposed Site Plan demonstrates compliance with The Marley Park PAD.
 - 145 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code
146 and applicable development standards of the City's Land Development Ordinance.
 - 147 • The proposed Site Plan demonstrates compliance with applicable development
148 standards of Title 17.
 - 149 • The reviewing agencies have indicated no objections to the request.

150 **RECOMMENDATION:**

151 Based on the findings noted above, staff recommends the Commission **approve** the subject
152 case FS22-0843, subject to stipulations 'a' through 'f'.

- 153
- 154 a. Development and use of the site shall be consistent with the Site Plan entitled
155 "Architectural Site Plan", prepared by Ideation Design Group, and received 11-22-
156 2022.
 - 157 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
158 "Planting Plan", prepared by G.K. Flanagan Associates, Inc., and received 10-27-
159 2022.
 - 160
 - 161 c. Building Architecture shall be consistent with the Elevations entitled "Elevations and
162 Material Board", prepared by Ideation Design Group, and received 9-30-2022.
163
 - 164 d. Should the end user of the site change, the new property owner will be required to
165 obtain an amended Conditional Use Permit through the proper city process.
166
 - 167 e. The applicant shall obtain a building permit for the subject facility within one (1) year
168 of the effective date of Planning and Zoning Commission approval of this

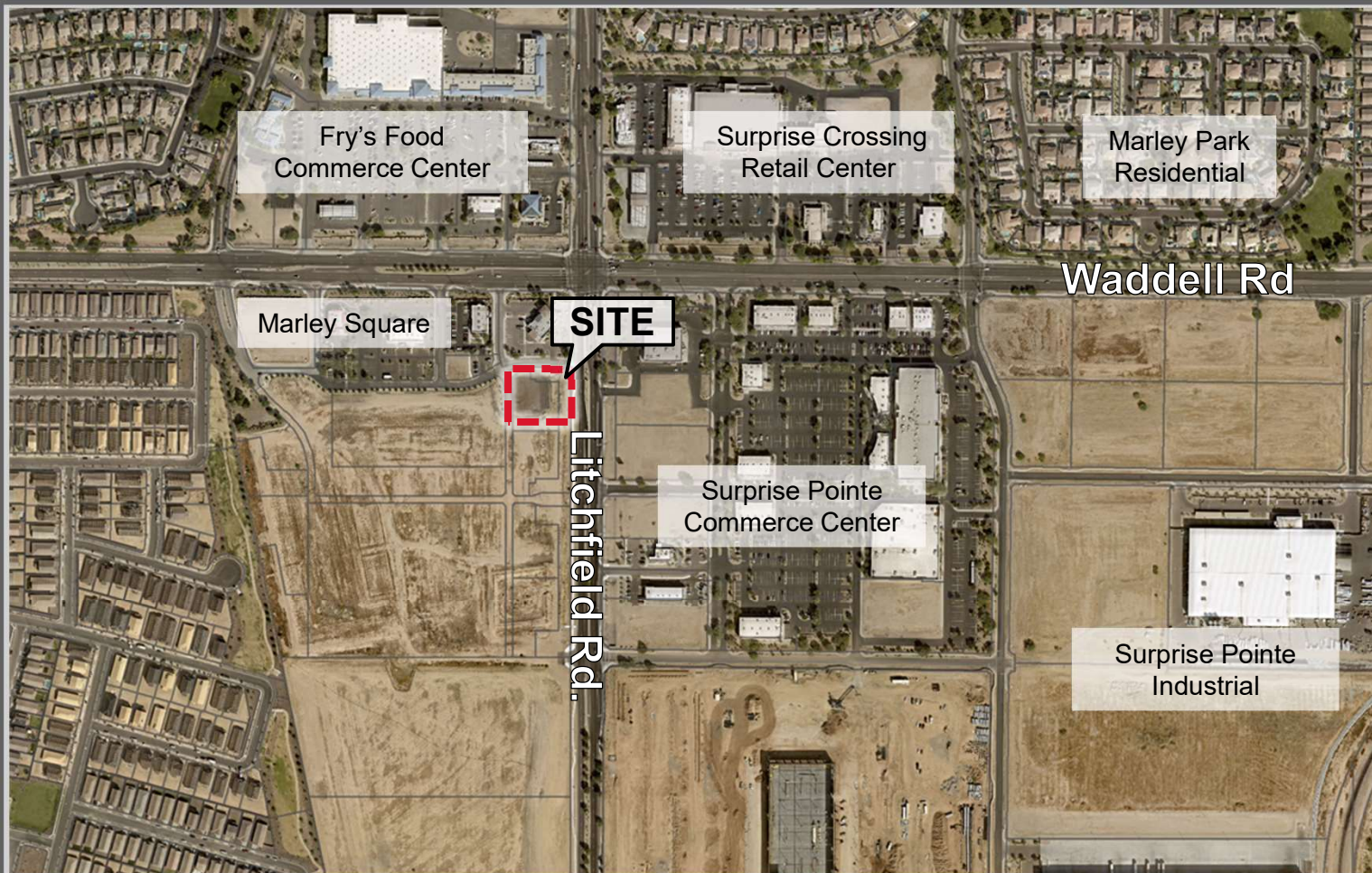
169 Conditional Use Permit. If the applicant does not obtain said building permit within
170 the specified time, this Conditional Use Permit and Site Plan shall be deemed null
171 and void.

- 172
173 f. Non-compliance with the stipulations of approval of this case will be treated as a
174 violation in accordance with the applicable provisions of the Surprise Municipal
175 Code.

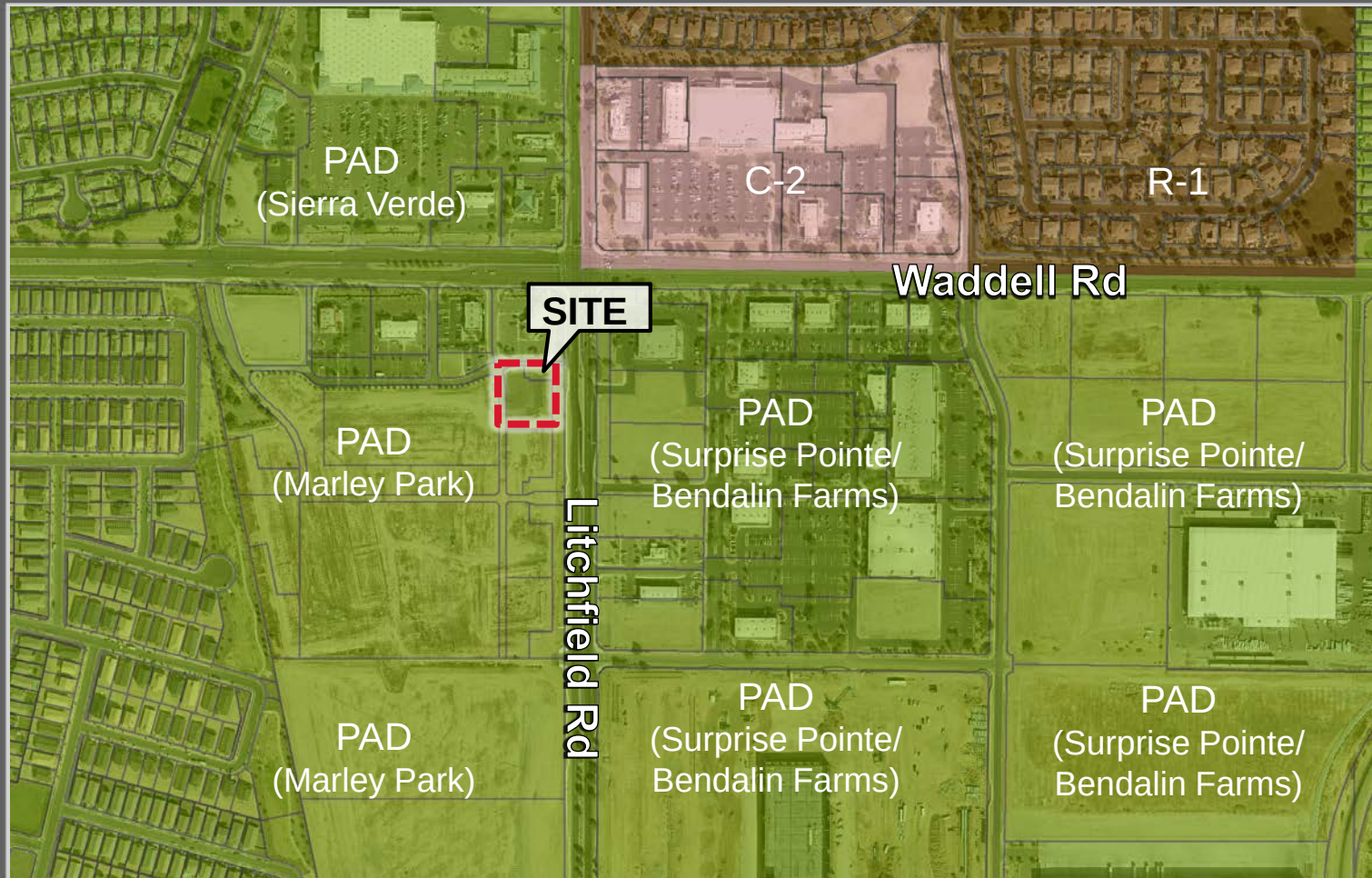
176
177 However, should the Commission wish to **deny** the request, the Commission should make
178 its own findings and base its decision on those alternative findings.

179
180 **ATTACHMENTS:**

181 01 Vicinity Map
182 02 Zoning Map
183 03 Site Plan
184 04 Landscape Plan
185 05 Elevations
186 06 Citizen Participation Report
187 07 Affidavit of Site Posting
188 08 DMB Approval
189 PowerPoint

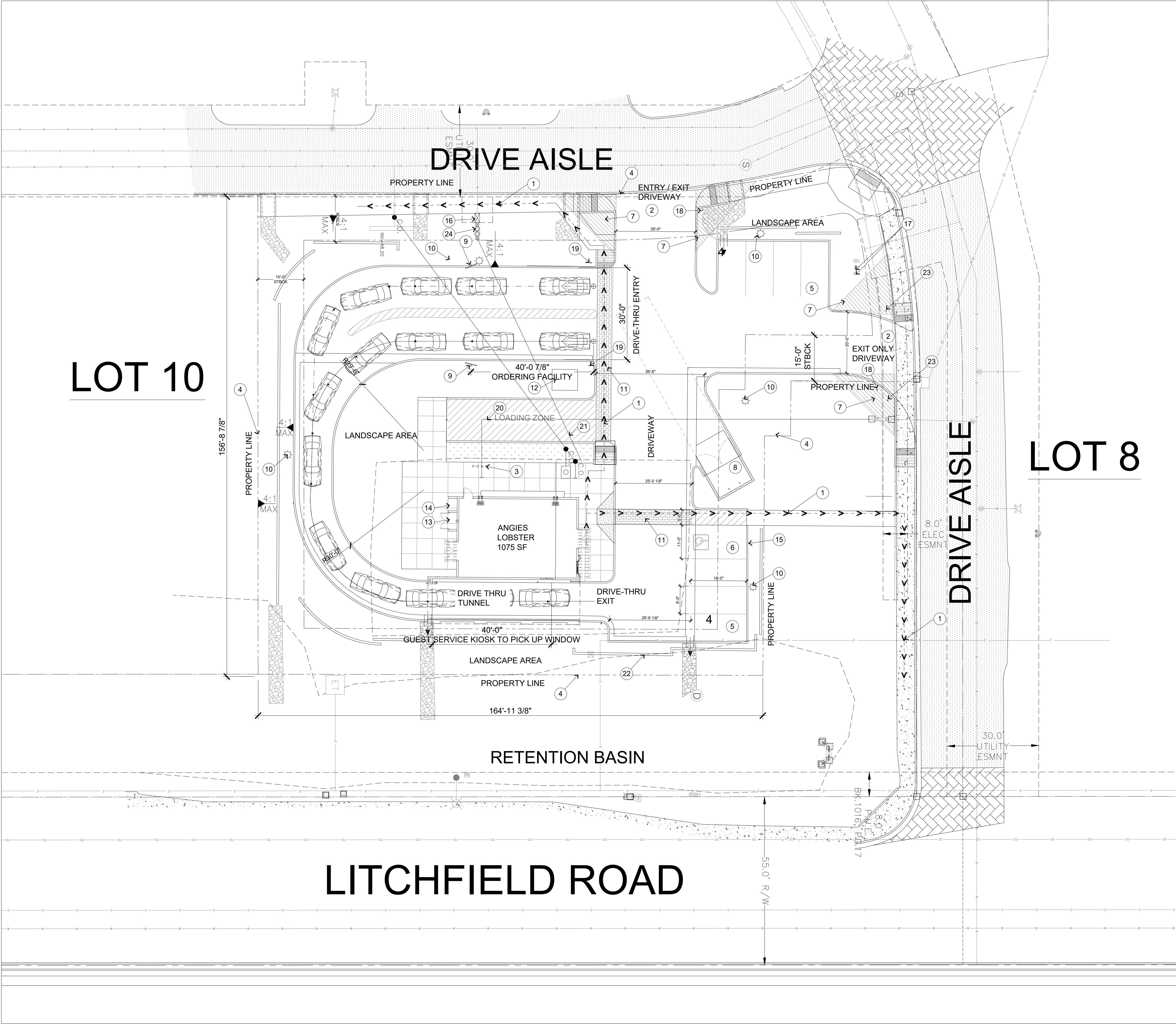


VICINITY MAP



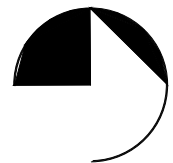
ALL DESIGN INDICATED ON THESE DRAWINGS ARE PROVIDED BY U.S. COPYRIGHT LAW AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOSTON DESIGN GROUP, LLC.

Drawing name: \\gdn\gdn\local\ideation\Projects\2022\Projects\22-151 Angies Lobster Waddell & Litchfield.CITY\22-151_A010 Architectural Site Plan.dwg Plotted on: Nov 17, 2022 - 11:15am



ARCHITECTURAL SITE PLAN

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



KEYED NOTES

- 1 ADA ACCESSIBLE ROUTE
- 2 DRIVEWAY
- 3 BICYCLE RACK
- 4 PROPERTY LINE
- 5 TYPICAL PARKING SPACE - 9' X 20'
- 6 ADA PARKING 11' X 18' WITH 20X5 AISLE
- 7 VISIBILITY TRIANGLES
- 8 TRASH ENCLOSURE PER CITY OF SURPRISE STANDARDS
- 9 MENU PREVIEW BOARD, NO SPEAKER, FINAL LOCATION TO BE DETERMINED IN FIELD
- 10 SITE LIGHTING, REFER TO PHOTOMETRIC PLAN
- 11 STAMPED ASPHALT IN RUNNING BOND PAVER PATTERN, ASPHALT SEALER WITH INTEGRALLY COLORED 'BRICK.'
- 12 PROPOSED LOCATION OF TRANSFORMER TO BE PLACED BY APS
- 13 RISER ROOM
- 14 SES
- 15 ADA SIGNAGE
- 16 1.5" DOMESTIC WATER METER
- 17 1" LANDSCAPE IRRIGATION CONTROL / METER
- 18 STOP SIGN
- 19 PEDESTRIAN SIGN TO YIELD TO CARS
- 20 WATER LINE
- 21 SEWER LINE
- 22 SITE WALLS, REFER TO DETAILS
- 23 "DO NOT ENTER" SIGN TO BE PLACED AT EXIT ONLY DRIVEWAY
- 24 BACKFLOW PREVENTER

SITE PLAN NOTES

PARCEL SIZE
29,430 SF . . .67 ACRES

BUILDING AREA : 1,075 SQUARE FEET

BUILDING HEIGHT: 22'-0"

BUILDING OCCUPANCY: B-COMMERCIAL KITCHEN, B-BUSINESS

CONSTRUCTION TYPE : VB

LOT 9
APN 501-45-956

ZONING - PAD - MARLEY PARK

PARKING CALCULATION
150 GFA - 1075/ 150 = 7.16 = 8 SPACES
INCLUDING 1 VAN ACCESSIBLE SPACE
4-BICYCLE SPACES

REFER TO CIVIL PLANS FOR UNDERGROUND AND UTILITY INFORMATION

PROJECT TO COMPLY WITH THE CITY OF SURPRISE APPLICABLE BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
ICC A117.1-2009
CITY OF SURPRISE ORDINANCE 2019-031

TOTAL AREA OF SITE : 29,294 SF
TOTAL IMPERVIOUS AREA OF THE SITE: 18,313 SF
ADJUSTED TOTAL OF PERVIOUS ARE OF THE SITE: 10,981
PERCENTAGE OF IMPERVIOUS AREA: 62.5%

SCALE: 1/32"=1'-0"
DRAWN BY: CAB
DATE: 06.27.22

PROJECT NUMBER: 22-151

#	DATE:	DESCRIPTION:
1	10.4.22	1ST CITY COMMENTS

PROJECT:

LOBSTER

13670 N LITCHFIELD ROAD

SURPRISE, ARIZONA 85233

ARCHITECTURAL SITE PLAN

ideation

DESIGN GROUP

4835 EAST WASHINGTON STREET

PHOENIX, ARIZONA 85034

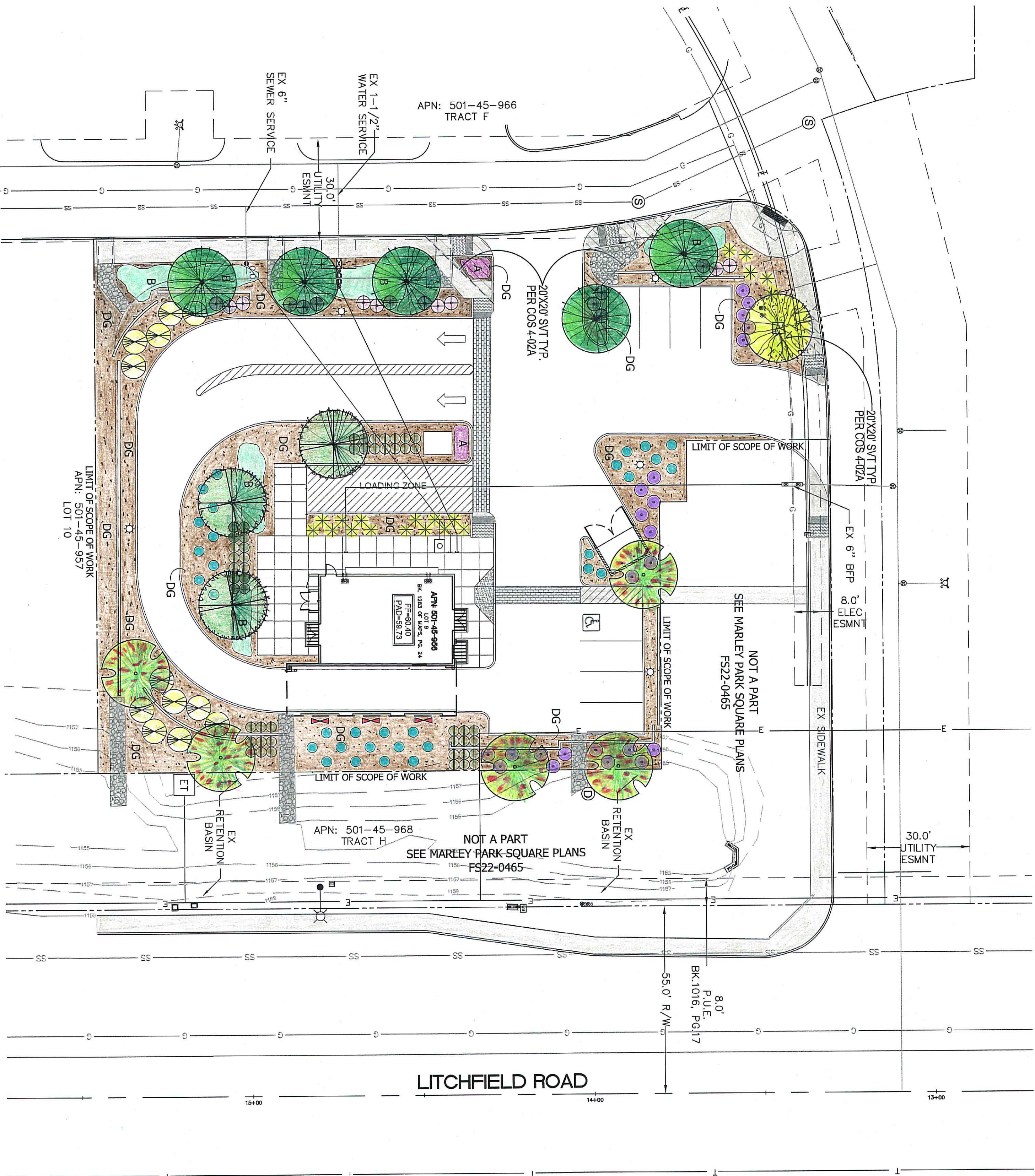
tel 602.792.1701 fax 602.792.1948

INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



SHEET NO:
AS1.0

FS22-0843

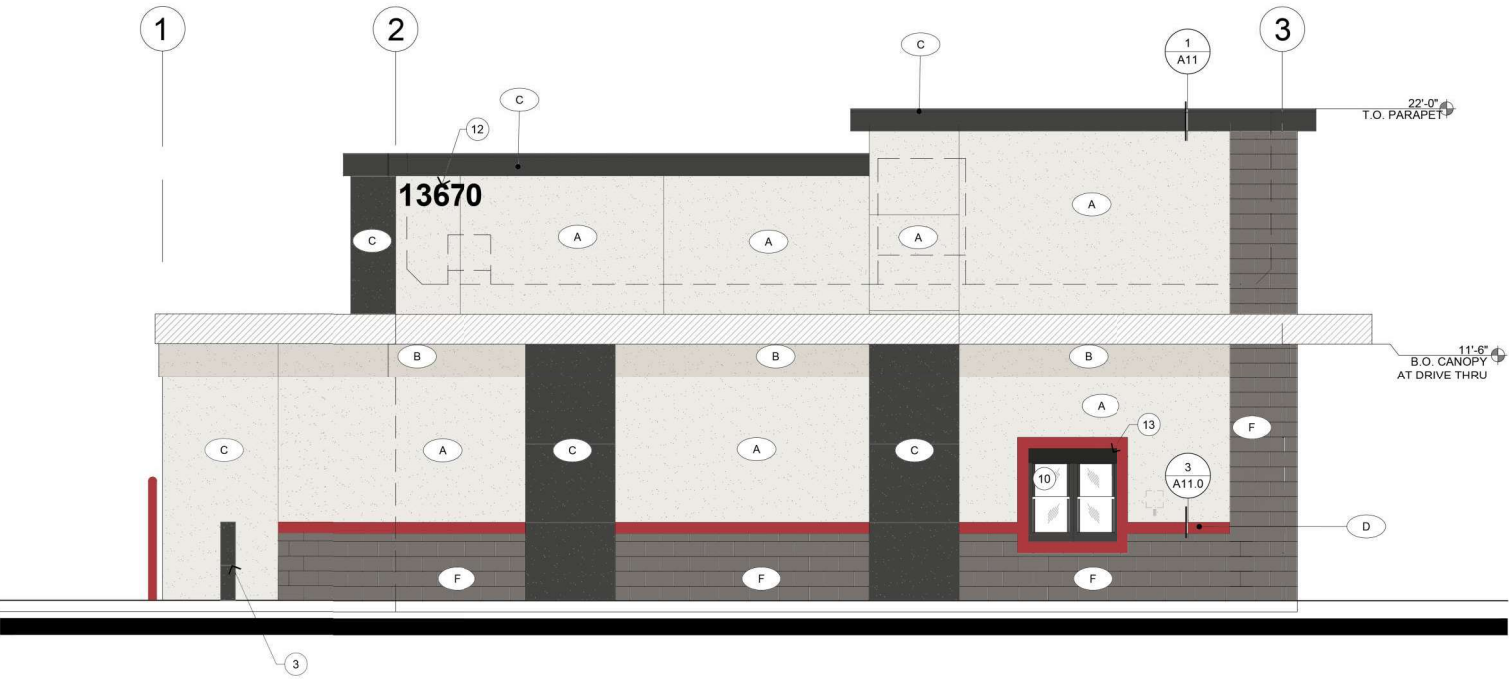


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2 NORTH ELEVATION

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



1 EAST ELEVATION (INSIDE OF TUNNEL)

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

COLOR / MATERIAL PALETTE:

MARK	COLOR	MATERIAL
A		SHERWIN WILLIAMS, SW 9582 WHITE SAND PAINTED STUCCO SYSTEM WITH SANDBLAST TEXTURE
B		SHERWIN WILLIAMS, SW 9166 DRIFT OF MIST PAINTED STUCCO SYSTEM WITH SANDBLAST TEXTURE
C		SHERWIN WILLIAMS, SW 7069 IRON ORE PAINTED STUCCO SYSTEM WITH SANDBLAST TEXTURE
D		PPG 1187-7, GUMBALL PAINTED STUCCO SYSTEM WITH SANDBLAST TEXTURE
E		STERRACORE PANEL BY ATLAS INTERNATIONAL INC. PAINTED TO MATCH, SW7069 IRON ORE
E1		PRE FAB METAL CANOPIES TO BE PAINTED TO MATCH, SW7069 IRON ORE
F		CMU VENEER PAINTED TO MATCH GAUNTLET GREY SW 7019 - SHERWIN WILLIAMS
G		JAMES HARDIE LAP SIDING 8" & 4" EXPOSURES, WOOD GRAIN TEXTURE. SHERWIN WILLIAMS GRAY SCREEN SW 7071
H		DRIVE THRU WINDOW W/ DARK BRONZE ANODIZED ALUMINUM FRAME
I		PANTONE PMS 7693 C COLOR MATCH STUCCO, HOLLOW METAL DOORS
I1		PANTONE PMS 7693 C COLOR MATCH 6" BOARD AND BATTEN SIDING, JAMES HARDIE

KEYED NOTES (APPLIES TO THIS SHEET ONLY)

- SES LOCATION
- FIRE RISER ROOM
- SPEAKER FOR ORDERING
- ELECTRICAL ROOM
- RECEIVING ENTRY DOOR
- KITCHEN ENTRY DOOR
- WALK-UP/ PICK UP WINDOW
- SERVICE DOOR BELL
- PRE FAB METAL CANOPY, BY OTHERS
- DRIVE THRU WINDOW
- METAL TRELLIS BY OTHERS
- BUILDING ADDRESS PER CITY REQUIREMENTS
- AIR CURTAIN, REFER TO MECHANICAL FOR MORE INFORMATION.

SCALE: 1/4"=1'-0"
DRAWN BY: CB
DATE: 06.27.22

PROJECT NUMBER: 22-151

#	DATE:	DESCRIPTION:

PROJECT: **LOBSTER**
13670 N LITCHFIELD ROAD
SURPRISE, ARIZONA 85233
SHEET TITLE: EXTERIOR ELEVATIONS

ideation
DESIGN GROUP



4885 EAST WASHINGTON STREET
tel 602.792.1781
PHOENIX, ARIZONA 85034
fax 602.792.1946
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE

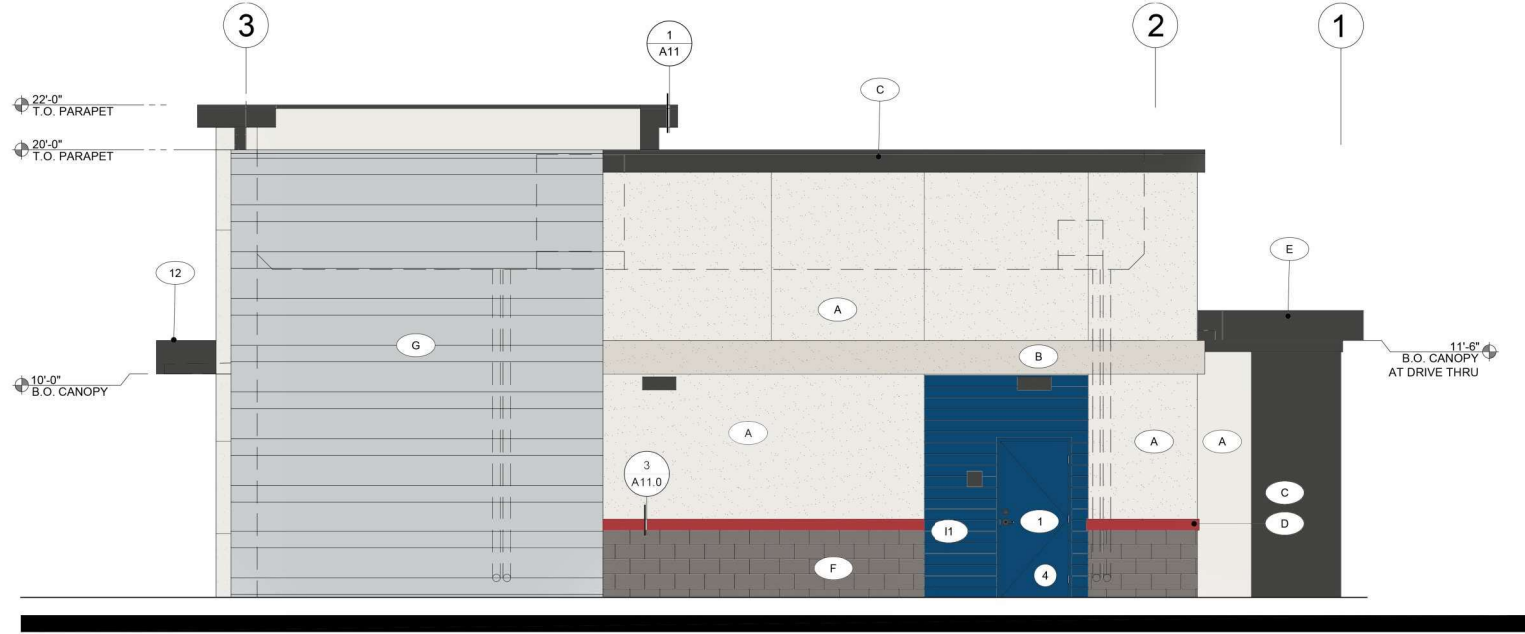


SHEET NO.

A7.0

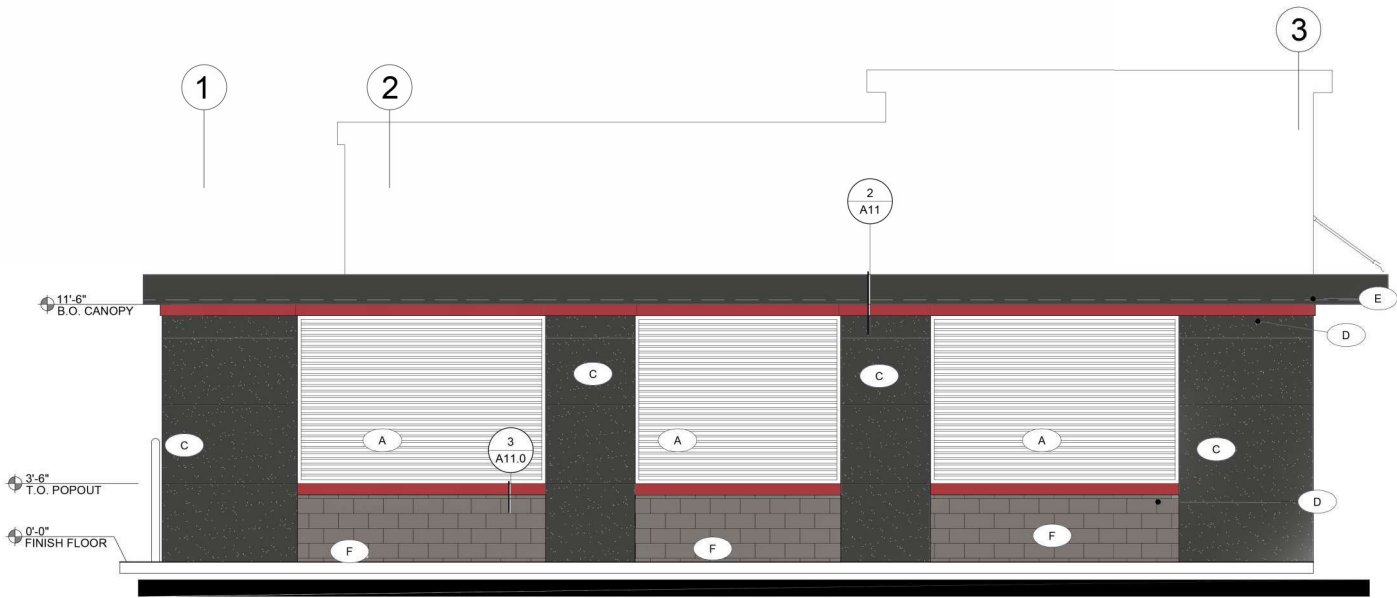
FS22-0843

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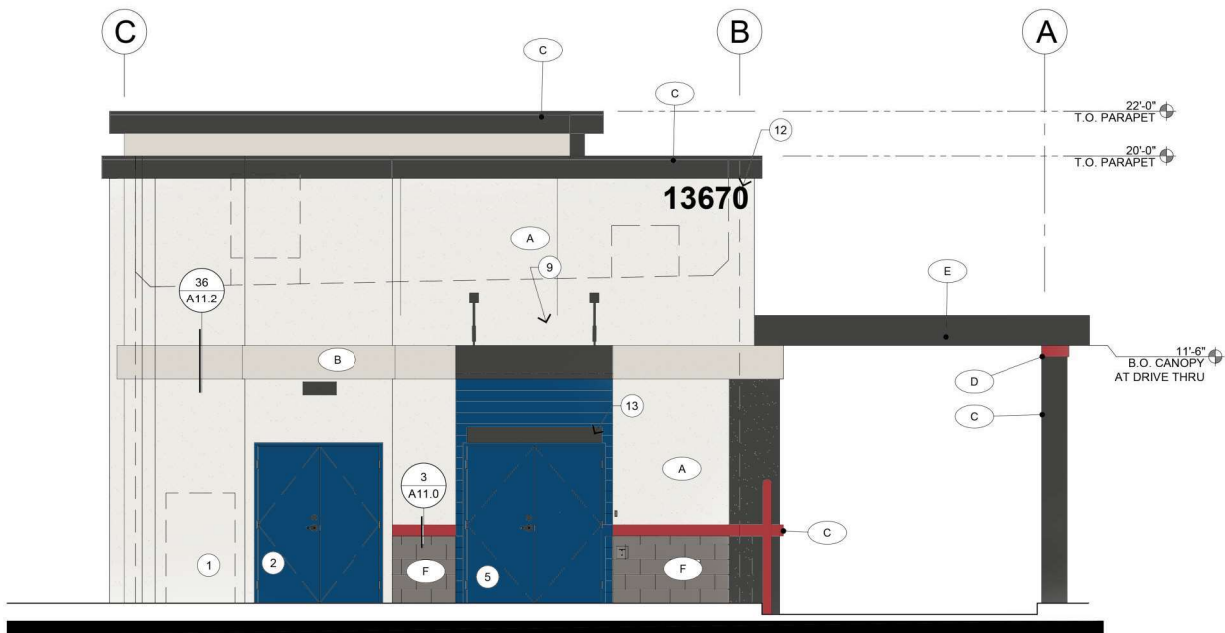
3 WEST ELEVATION

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



2 EAST ELEVATION - OUTSIDE OF TUNNEL

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



1 SOUTH ELEVATION

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

COLOR / MATERIAL PALETTE:

MARK	COLOR	MATERIAL
A		SHERWIN WILLIAMS, SW 9582 WHITE SAND PAINTED STUCCO SYSTEM WITH SANDBLAST TEXTURE
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KEYED NOTES (APPLIES TO THIS SHEET ONLY)

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- FIRE RISER ROOM
- SPEAKER FOR ORDERING
- ELECTRICAL ROOM
- RECEIVING ENTRY DOOR
- KITCHEN ENTRY DOOR
- WALK-UP/ PICK UP WINDOW
- SERVICE DOOR BELL
- PRE FAB METAL CANOPY, BY OTHERS
- DRIVE THRU WINDOW
- METAL TRELLIS BY OTHERS
- BUILDING ADDRESS PER CITY REQUIREMENTS
- AIR CURTAIN, REFER TO MECHANICAL FOR MORE INFORMATION.

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

DRAWN BY: CB

DATE: 06.27.22

PROJECT NUMBER: 22-151

#	DATE	DESCRIPTION

PROJECT: **LOBSTER**
13670 N LITCHFIELD ROAD
SURPRISE, ARIZONA 85233
SHEET TITLE: EXTERIOR ELEVATIONS

ideation
DESIGN GROUP
4885 EAST WASHINGTON STREET
PHOENIX, ARIZONA 85034
tel 602.792.1781 fax 602.792.1946
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



FS22-0843

SHEET NO.

August 1, 2022

Surprise, Arizona

Re: **Angies Lobster**
13670 N Litchfield Road
Surprise, AZ 85233

Participation Report

1. Posting at the project site a description of the project and the location of the Town Hall meeting that was to discuss the Conditional Use Permit.
2. The City of Surprise sent out an advertisement with the same information as our posting sign. These both were available to the public at least 16 days prior to the meeting. The meeting we discussed and shared the site plan as well as the colored building elevations.
3. Summary of concerns:
 - a. There were no concerns that related to the conditional use of a drive thru with a restaurant.
 - i. The concerns noted by 1 participant were the finish material and architecture related. So, currently those are not relevant to the CUP application.

The total number of participants in person or virtually were 2 persons. Representatives from the City of Surprise were present as well as Angie's Lobster and Ideation Design Group.

Please contact me if you have any questions regarding this participation report.

Respectfully Submitted,



Cody Bowman, RA., NCARB
Associate

AFFIDAVIT OF POSTING

Case Number FS22-0843
Project Name: Angies Lobster
Project Location: 13670 North Litchfield Rd
Date Site Posted: 12/7/22

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.

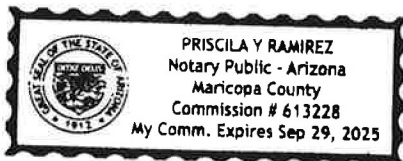
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

[Signature] 12/7/22
Owner/Applicant Signature Date

This instrument was acknowledged before me this 20th day of December,
20 22 by Priscila Ramirez

[Signature]
Notary Public

My Commission Expires: sep/29/2025



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: 7/27/22

Time: 6 pm

Location: Residence Inn
16418 N. Bullard Ave
Surprise, AZ 85374
Saguaro Room

Planning and Zoning

Date: Thursday, September 15, 2022

Time: 6 PM

Location: Planning Department - 15000 N. 10th Ave, Suite 100, Surprise, AZ 85374

City Council

Date: _____

Time: _____

Location: _____

PROJECT LOCATION
13670 NORTH LITCHFIELD
SURPRISE, AZ 85233



VICINITY MAP

CASE NUMBER
FS22-0843

PROJECT DESCRIPTION:
NEW ANGIES LOBSTER - LIMITED SERVICE
TAKE AWAY ONLY RESTAURANT WITH
DRIVE THRU AND WALK UP WINDOW.
NO INTERIOR DINING. BUILDING IS 1075
SQUARE FEET.

For more information, call:
623-222-3011

Surpriseaz.gov

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: 7/27/22

Time: 6 pm

Location: Residence Inn
16418 N Bullard Ave
Surprise, AZ 85374
Saguaro Room

PROJECT LOCATION
13670 NORTH LITCHFIELD
SURPRISE, AZ 85233

Planning and Zoning

Date: August 11, 2022

Time: 6 PM

Location: Town Council
13670 North Litchfield, Surprise, AZ 85233



VICINITY MAP

City Council

Date: _____

Time: _____

Location: _____

CASE NUMBER:
FS22-0843

PROJECT DESCRIPTION:
NEW ANGLES LOBSTER - LIMITED SERVICE
TAKE AWAY ONLY RESTAURANT WITH
DRIVE THRU AND WALK UP WINDOW.
NO INTERIOR DINING. BUILDING IS 1075
SQUARE FEET.

For more information, call:
623-222-3011

Surpriseaz.gov



September 13, 2022

Cody Bowman
Director of Architecture
Ideation Design Group
4885 E Washington Street
Phoenix, AZ 85034

RE: Angie's Lobster Marley Park - Preliminary Design Review Approval

Dear Cody:

Please consider the plans sent via email in a pdf (listed on attached Exhibit 'A'), resubmitted September 9, 2022, as approved, if applicable per DMB's design guidelines for Marley Park.

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
Steve Loken, Lexikon Advisors, LLC

\\dmbofs1\DMBCorp_Finance\Corporate Finance\Finance\Residential and Commercial Land\Marley Park\Marley Park Square\Angies Lobster-Lot 9\Preliminary DR approval Anglies Lobster at Marley Park 09.13.22.docx

6263 N Scottsdale Road #330
Scottsdale, Arizona 85250

Phone: 480.367.7000
www.MarleyPark.com



Exhibit 'A'

Angie's Lobster Plan List

09/09/22

Architectural Plans prepared by Ideation Design Group

Plan Date

AS1.0	Site Plan	06.27.22
A1.0	Dimensioned Floor Plan & Wall Type Legend	06.27.22
A7.0	Exterior Color Elevations	No Date
A7.1	Exterior Color Elevations Materials Board	No Date

Landscape Plans prepared by GK Flanagan & Associates, Inc.

L100	Conceptual Planting Plan	05.25.22
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Photometric Plan

Photometric Site Plan

Signage Plans by Arizona Commercial Signs

1 of 7	Site Plan Map – Project Information	09.07.22
2 of 7	Elevation Plans	09.07.22
3 of 7	Spec Plan	09.07.22
4 of 7	Spec Plan	09.07.22
5 of 7	Spec Plan	09.07.22
6 of 7	Spec Plan	09.07.22
7 of 7	Spec Plan	09.07.22

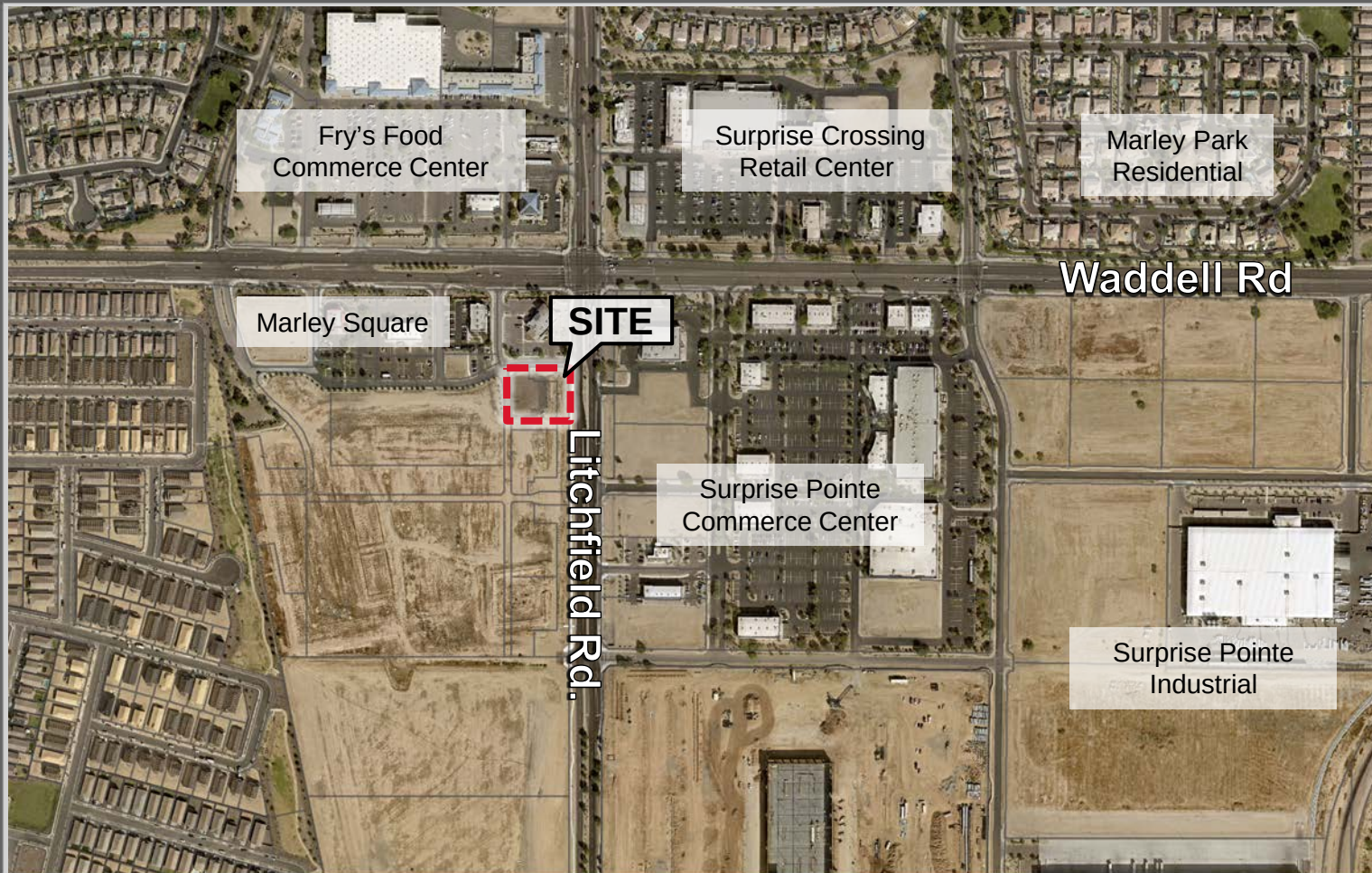


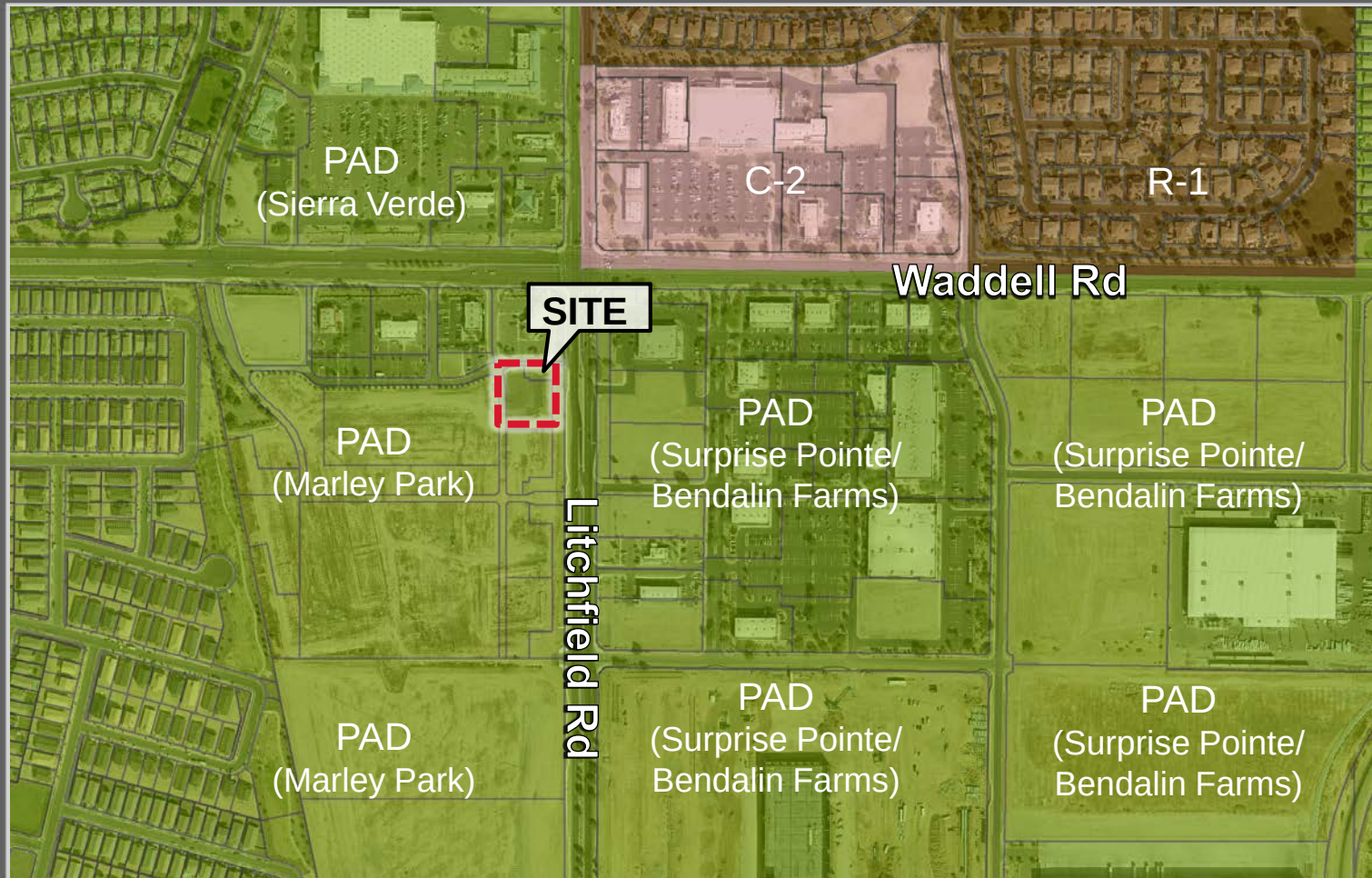
SURPRISE
ARIZONA

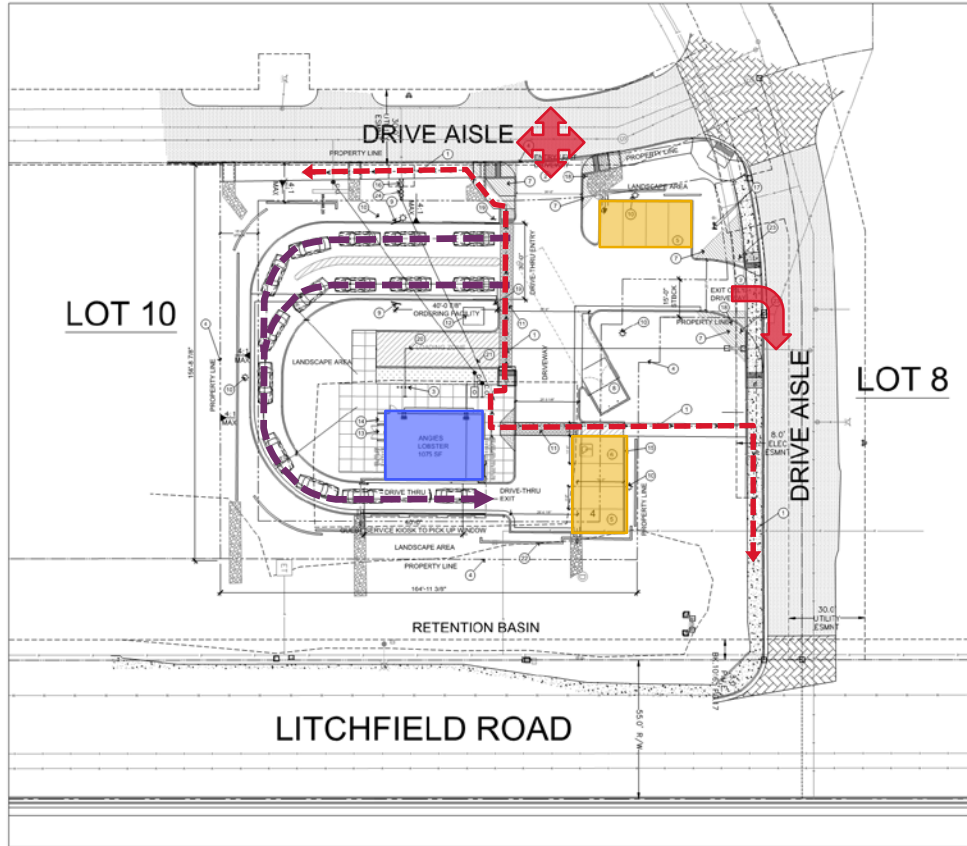
FS22-0843
Angie's Lobster
Conditional Use Permit

Planning & Zoning Commission

January 19, 2023







ARCHITECTURAL SITE PLAN



1,075 S.F. Angie's Lobster Restaurant
(Take out only)

Parking Stalls Required = 8 Spaces
Parking Stalls Provided = 8 Spaces ✓
Bicycle Parking = 4 Spaces

Double Drive-Through Lane
(Queuing Capacity = 16 Vehicles)

Site Access & Pedestrian Circulation

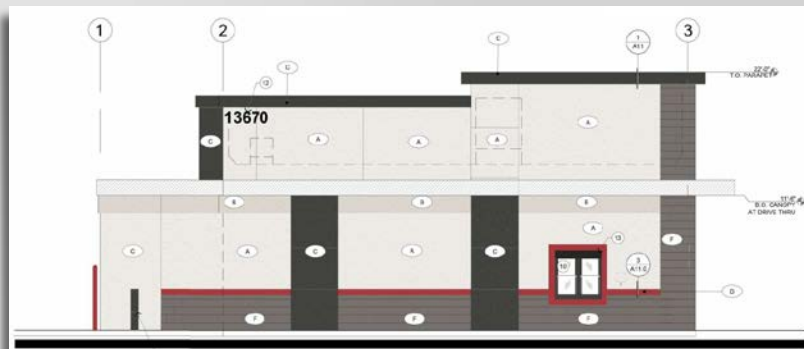
Title 17 Section 17.28.080 (C)(3)

- ✓ Separation from residential zone by 50-feet
- ✓ Interior curbs $\geq$ 6-inches

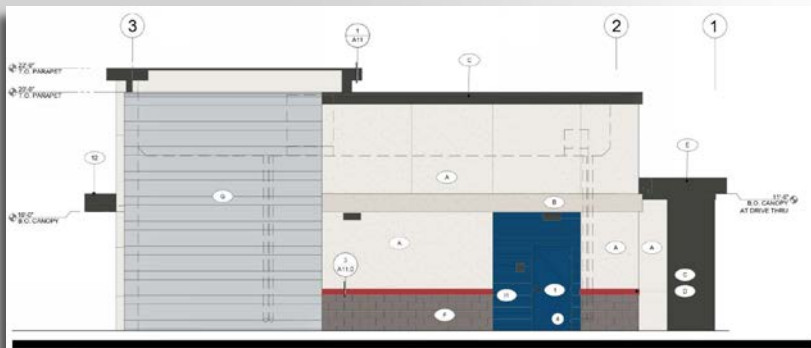
SITE PLAN



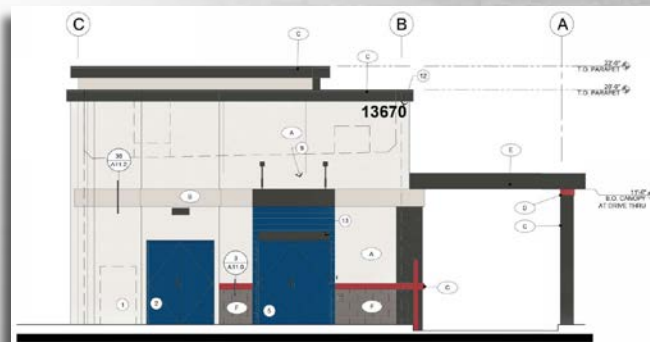
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Texas Live Oak
Quercus fusiformis
 'Joan Lionetti'



Desert Museum
 Palo Verde
Cercidium X 'Desert Museum'



Hybrid Desert
 Willow
Chilopsis linearis
 'Bubba'



Evergreen Elm
Ulmus parviflora

LANDSCAPE PLAN



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meeting 7/27/2022
 - 2 Virtual Attendees

No Opposition





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council, subject to stipulations 'a' through 'f'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



STIPULATIONS

- a) Development and use of the site shall be consistent with the Site Plan entitled “Architectural Site Plan”, prepared by Ideation Design Group, and received 11-22-2022.
 - b) Landscaping of the site shall be consistent with the Landscape Plan entitled “Planting Plan”, prepared by G.K. Flanagan Associates, Inc., and received 10-27-2022.
 - c) Building Architecture shall be consistent with the Elevations entitled “Elevations and Material Board”, prepared by Ideation Design Group, and received 9-30-2022.
- 



STIPULATIONS

- d) Should the end user of the site change, the new property owner will be required to obtain an amended Conditional Use Permit through the proper city process.
- 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 Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit and 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.



Drive Thru Operations Process

The guest will enter the drive thru queue lanes at point #1. There are two points of entry noted in Figure 1 of the below model. From point #1 the guest will travel >40' to point #2, restaurant menu board, where the guest will determine their order. From point #2 the guest will travel >100' to point #3.A, service window/kiosk. The guest will finalize and pay for their order at this point. The average guest time at the service window/kiosk for the month of September was 45 seconds, see Table 2 for data. From point #3.A the guest will travel the final >40' leg of their journey to point #3.B, pick-up window, this is the point of pick up for the guest's order. The average guest's time at the pick-up window for the month of September was 40 seconds.

Important Note:

Point #3.A is the bottle neck in the Angie's drive thru experience. If point #3.A is located closer to the menu board, dead vehicle queue space between point #3.A and #3.B will increase. Therefore, spilling 3 – 5 vehicles out of the drive thru queue lanes.

Figure 1: Drive Thru Layout

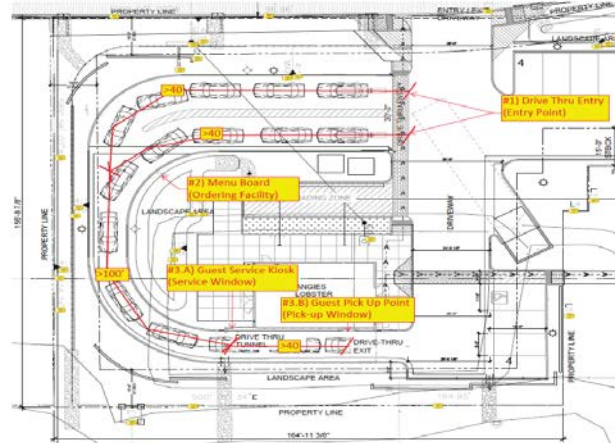


Table 1: Drive Thru Time

Average Times							
Date Interval	Total Time @ Point #3.A	Greet	Total Time @ Point #3.B	Lane Queue	Lane Total	Lane Total 2	Total Cars
2022	45	0	40	17	103	103	17,949
September	45	0	40	17	103	103	17,949
AVG Total	45	0	40	17	103	103	17,949



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: January 19, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit with Site Plan for Salad & Go at Cactus & Reems Road. Case FS22-0293.

Motion:

Motion to approve the Conditional Use Permit with Site Plan subject to stipulations “a” - “e”.

Background:

The subject request involves a Conditional Use Permit with Site Plan. The request is to construct a 936 square foot drive-through with walk-up window and double drive-through lanes on an approximately 1.1 acre vacant parcel, located near the southeast corner of Cactus Road and Reems Road.

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 FS22-0293 Salad And Go Cactus Road and Reems Road - Staff Report
2. 01 FS22-0293 Salad and Go Cactus Road and Reems Road - Vicinity Map
3. 02 FS22-0293 Salad and Go Cactus Road and Reems Road - Zoning Map
4. 03 FS22-0293 Salad and Go Cactus Road and Reems Road - Site Plan
5. 04 FS22-0293 Salad and Go Cactus Road and Reems Road - Landscape Plan
6. 05 FS22-0293 Salad and Go Cactus Road and Reems Road- Elevations

7. 06 FS22-0293 Salad and Go Cactus Road and Reems Road - Citizen Participation Report
 8. 07 FS22-0293 Salad And Go Cactus Road and Reems Road - Affidavit of Site Posting
 9. FS22-0293 - Salad & Go Cactus Road and Reems Road - PZ PowerPoint
-



Conditional Use Permit

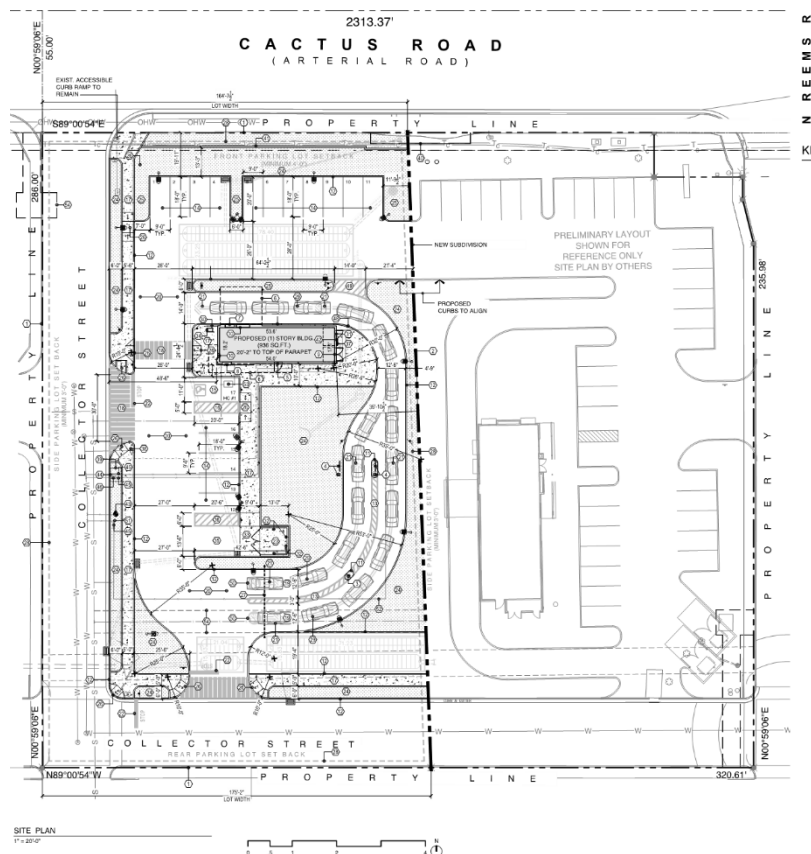
REPORT TO THE PLANNING AND ZONING COMMISSION

Page 82 of 117

PROJECT DESCRIPTION:

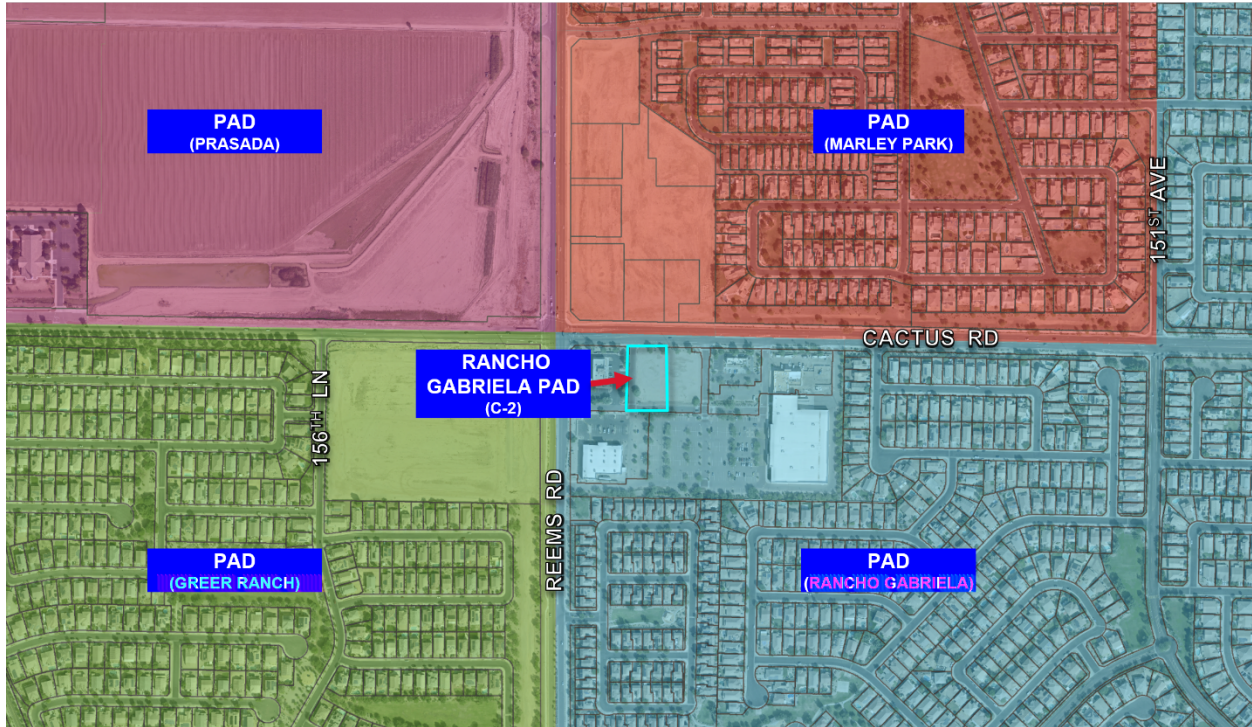
Augustin Peytchinov on behalf of Continental Cactus and Reems LLC requests a Conditional Use Permit with Site Plan to allow for a new convenience food restaurant establishment, located near the southeast corner of Cactus Road and Reems Road.

The subject site is a vacant pad, approximately 1.12 acres located at the southeast corner of Cactus Road and Reems Road. The site is to be accessed from Cactus Road from the northwesterly side of the property and through existing shared driveways on the south and west sides of the property. Full roadway improvements along Cactus Road have been previously constructed and as such, no further improvements are required with the proposed development. The project requires 7 on-site parking spaces per LDO standards for Convenience/Take-Out Restaurants and 17 parking spaces are being provided with this request. Two drive-through lanes are proposed which provides queueing and stacking room for 19 cars in the double drive-through lanes.



EXISTING ZONING:

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



Marley Park PAD C-2	Marley Park PAD C-2	Marley Park PAD C-2
Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2
Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2

BACKGROUND:

May 13, 1999: The subject parcel was annexed into the City of Surprise by the Mayor and City Council by Ordinance 99-04.

July 13, 2000: The Mayor and City Council approved the Rancho Gabriela PAD (Planned Area Development) under case PAD98-107.

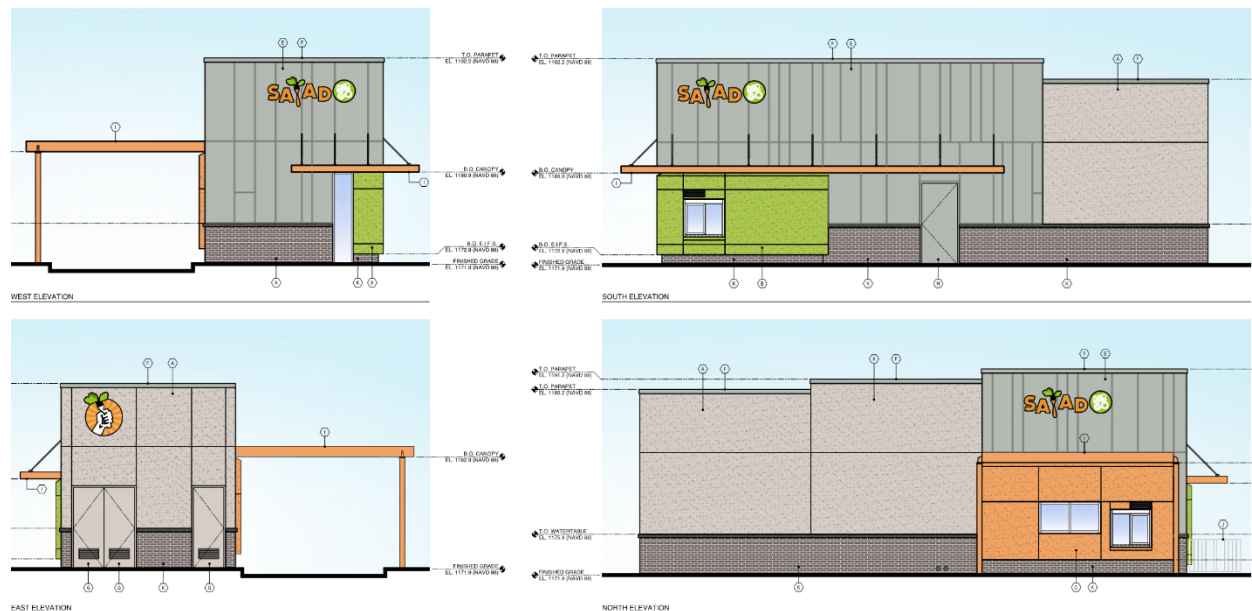
December 2, 2021: A Concept Review meeting was held for the current proposal under case CR21-761.

March 2, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for the Salad & Go convenience food restaurant, the subject project.

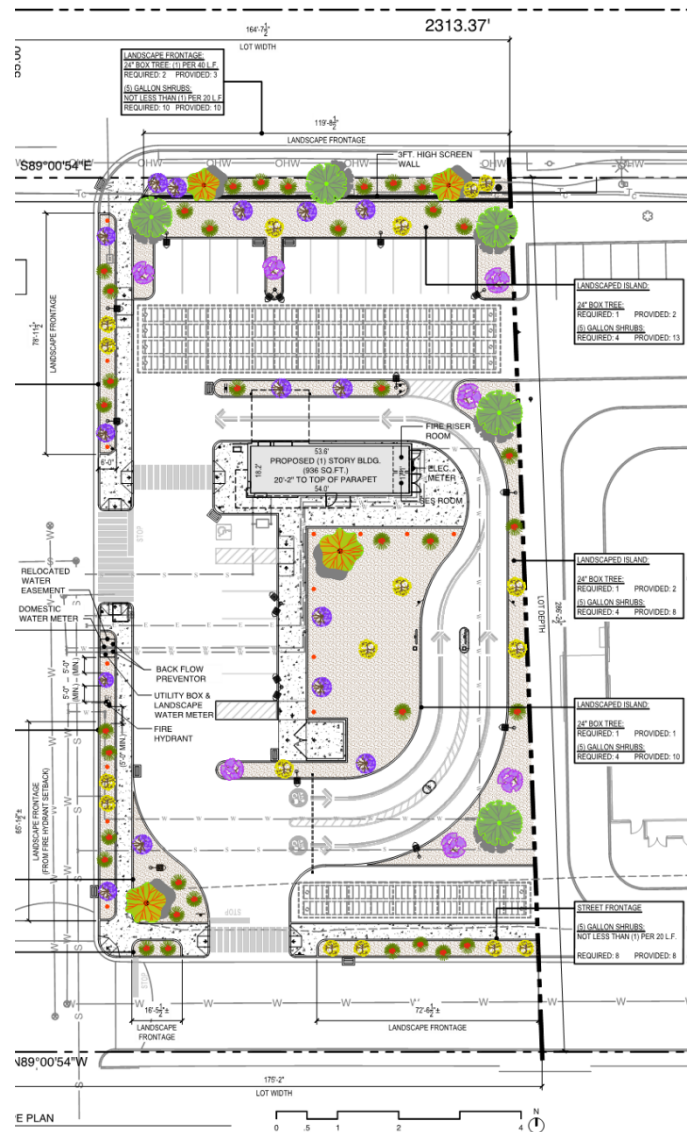
May 04, 2022: The applicant held a Citizen Outreach meeting at the Holiday Inn Express generally located southwest of Bell Road and Bullard Avenue. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

October 4, 2022: The City Council approved a final plat that subdivided the subject property and the property to the east under case FS22-0445.

The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The proposed building incorporates elements from surrounding buildings including similar earth tones while also providing unique minor elements like orange and green coloring to match the Salad and Go corporate colors. The building is designed with a flat roof, cornice, metal awnings on three of the elevations.



The landscaping is designed to complement the existing landscaping of the entire commerce center with low water use trees, shrubs and groundcover and complies with the Rancho Gabriela PAD and City of Surprise regulations.



ANALYSIS AND DISCUSSION:

The subject request involves a 928 square foot convenience/takeout restaurant on a 1.12 acre site located near the southeast corner of Cactus Road and Reems Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Rancho Gabriela PAD. The subject parcel is a part of the existing developed commercial center.

The Rancho Gabriela PAD references the C-2 uses listed under Title 17 “Convenience Food-Restaurants” as a Conditionally Permitted Use in C-2 zoning districts, but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under Section 17.28.080. These standards include the following:

1. *Site Improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zoned by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.*

Analysis: The subject site is located approximately 360 feet from the nearest residential zone.

2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

Analysis: Six inch curbs are proposed throughout the site.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set under Title 17.

CITIZEN OUTREACH:

The applicant held a hybrid neighborhood outreach meeting (In-Person & Virtual) for the project on June 23, 2022. The meeting was held in the Desert Cactus room of the Holiday Inn Express generally located southwest of Bell Road and Bullard Avenue. One person was in attendance. This event did not generate any input. A summary of the meeting can be found in the attached Citizen Outreach Report.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The proposal is consistent with the Surprise General Plan 2035. The subject property is within the Neighborhood Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

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

SUMMARY:

Staff concludes the proposed Conditional Use Permit with Site Plan are consistent with the Surprise General Plan 2035, Rancho Gabriela PAD and all applicable zoning codes.

134 **FINDINGS:**

- 135 • The proposed Site Plan is consistent with the Surprise General Plan 2035
136 • The proposed Site Plan demonstrates compliance with the Rancho Gabriela PAD.
137 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code
138 and applicable development standards of the City's Land Development Ordinance.
139 • The proposed Site Plan demonstrates compliance with applicable development
140 standards of Title 17.
141 • The reviewing agencies have indicated no objections to the request.

142
143 **RECOMMENDATION:**

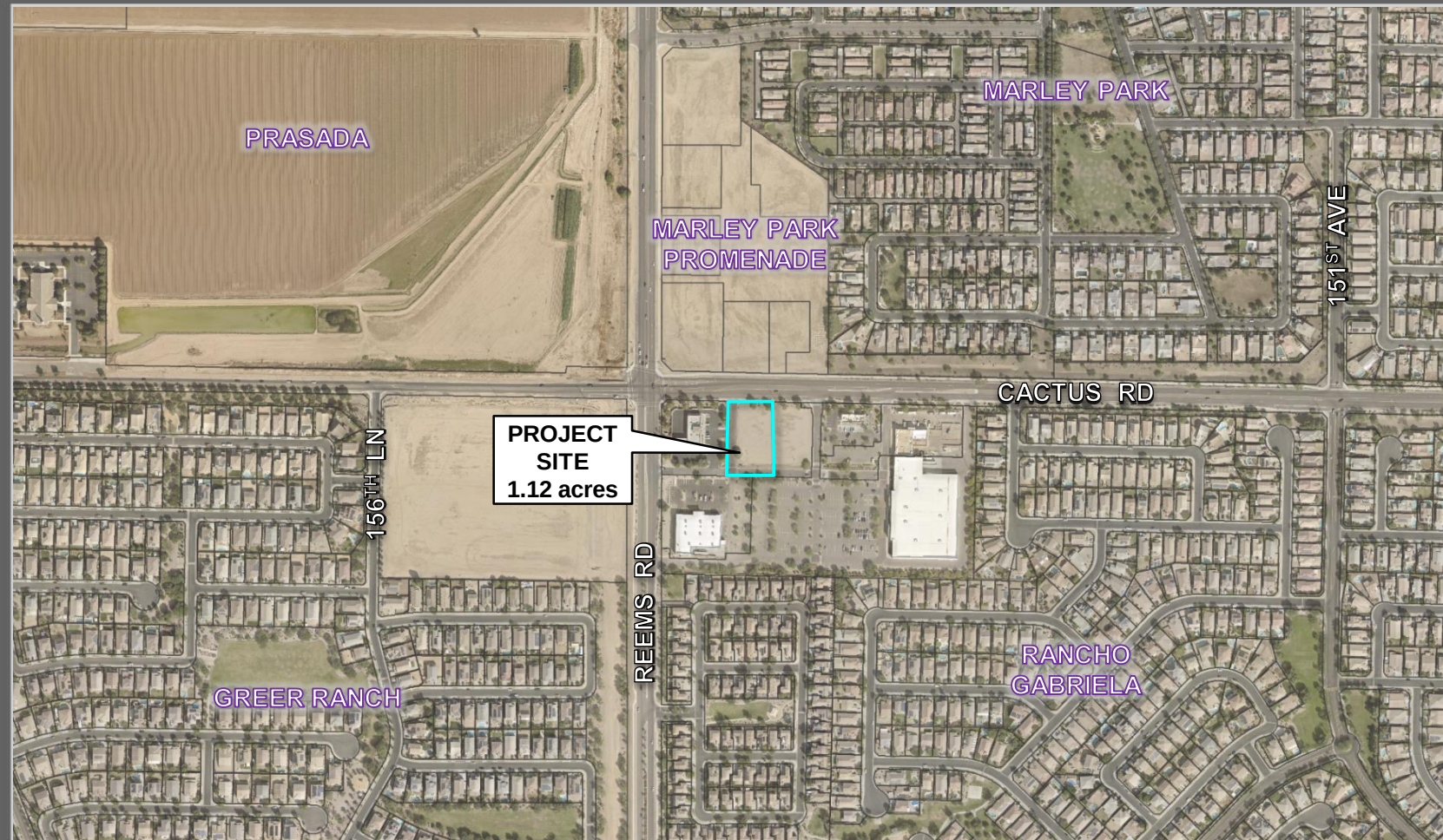
144 Based on the findings noted above, staff recommends the Commission **approve** the subject
145 case FS22-0293, subject to stipulations 'a' through 'e'.

- 146 a. Development and use of the site shall be consistent with the Site Plan entitled "Salad
147 and Go" consisting of two (2) sheets prepared by August Page Architects and received
148 November 9, 2022.
149
150 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Salad And
151 Go" consisting of one (1) sheet prepared by August Page Architects and received
152 October 20, 2022.
153
154 c. Building elevations shall be consistent with the Elevations entitled "Salad And Go"
155 consisting of one (1) sheet prepared by August Page Architects and received October
156 20, 2022.
157
158 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
159 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
160 unless construction commences prior to that date.
161
162 e. Non-compliance with the approved plan for this case will be treated as a violation in
163 accordance with the provisions of Surprise Municipal Code.
164

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

167
168 **ATTACHMENTS:**

- 169 01 Vicinity Map
170 02 Zoning Map
171 03 Site Plan
172 04 Landscape Plan
173 05 Elevations
174 06 Citizen Participation Report
175 07 Affidavit of Site Posting



FS22-0293 VICINITY MAP

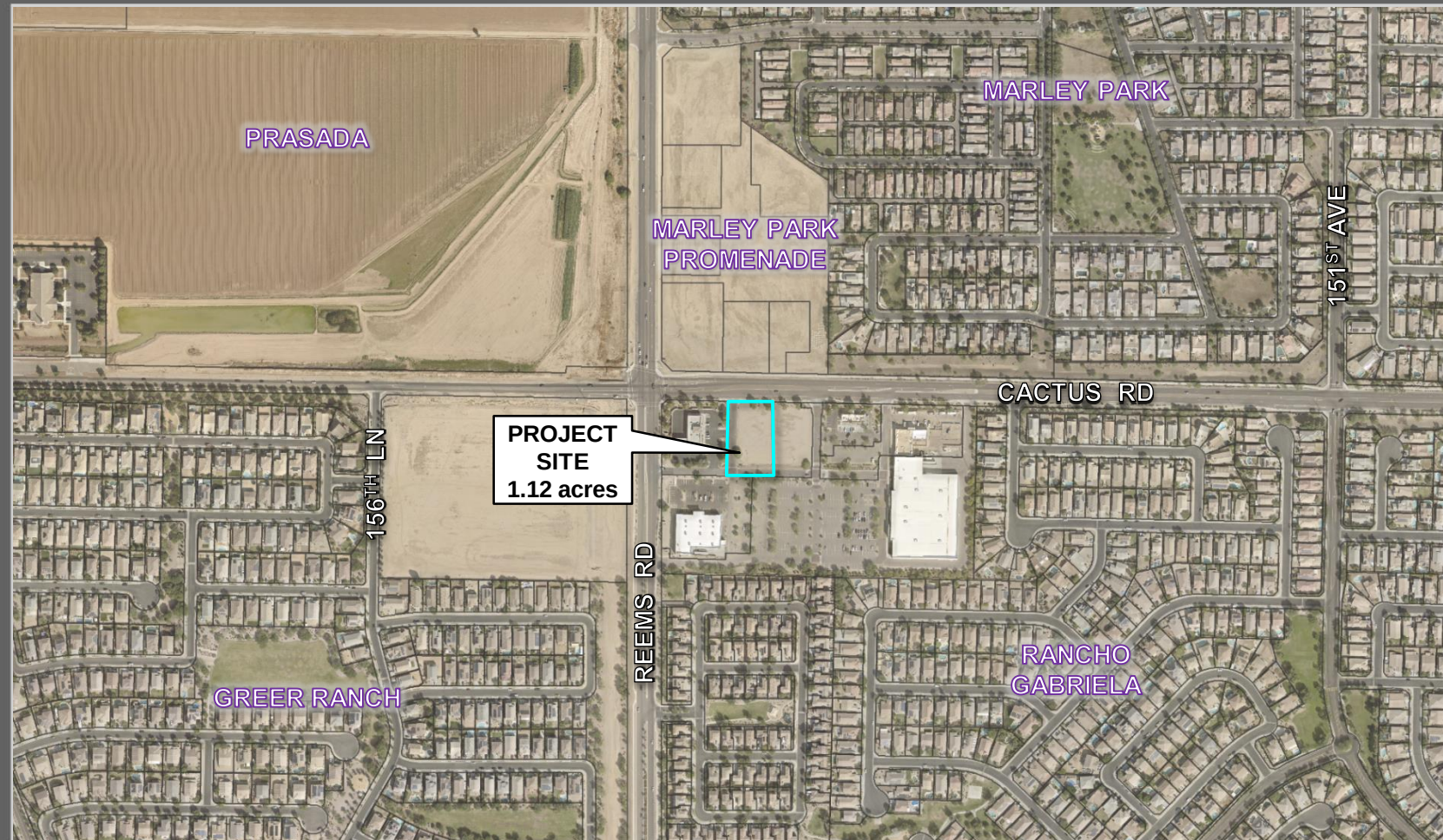


FS22-0293

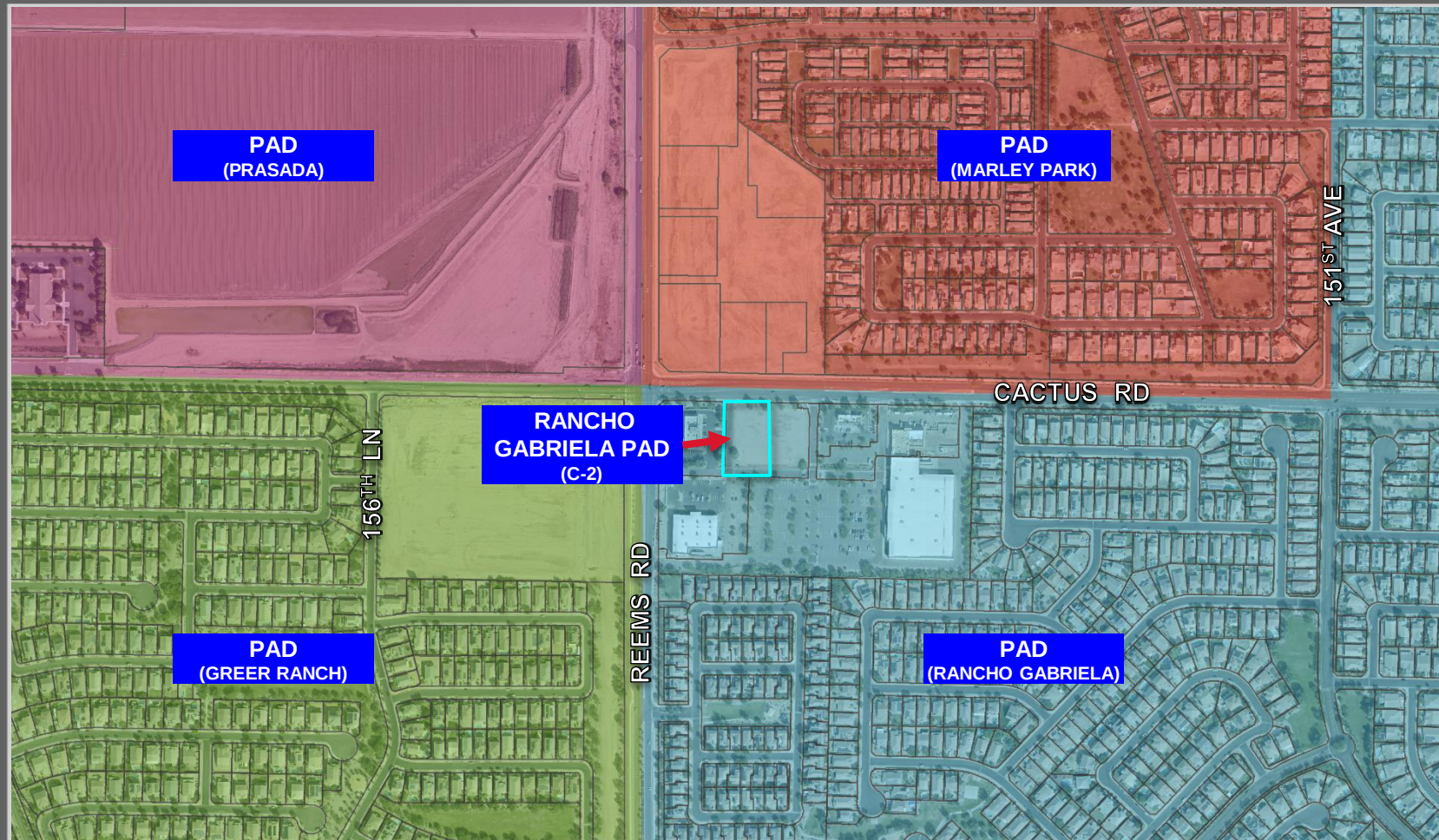
**Salad & Go: Cactus & Reems
Conditional Use Permit and Site Plan**

Planning & Zoning Commission

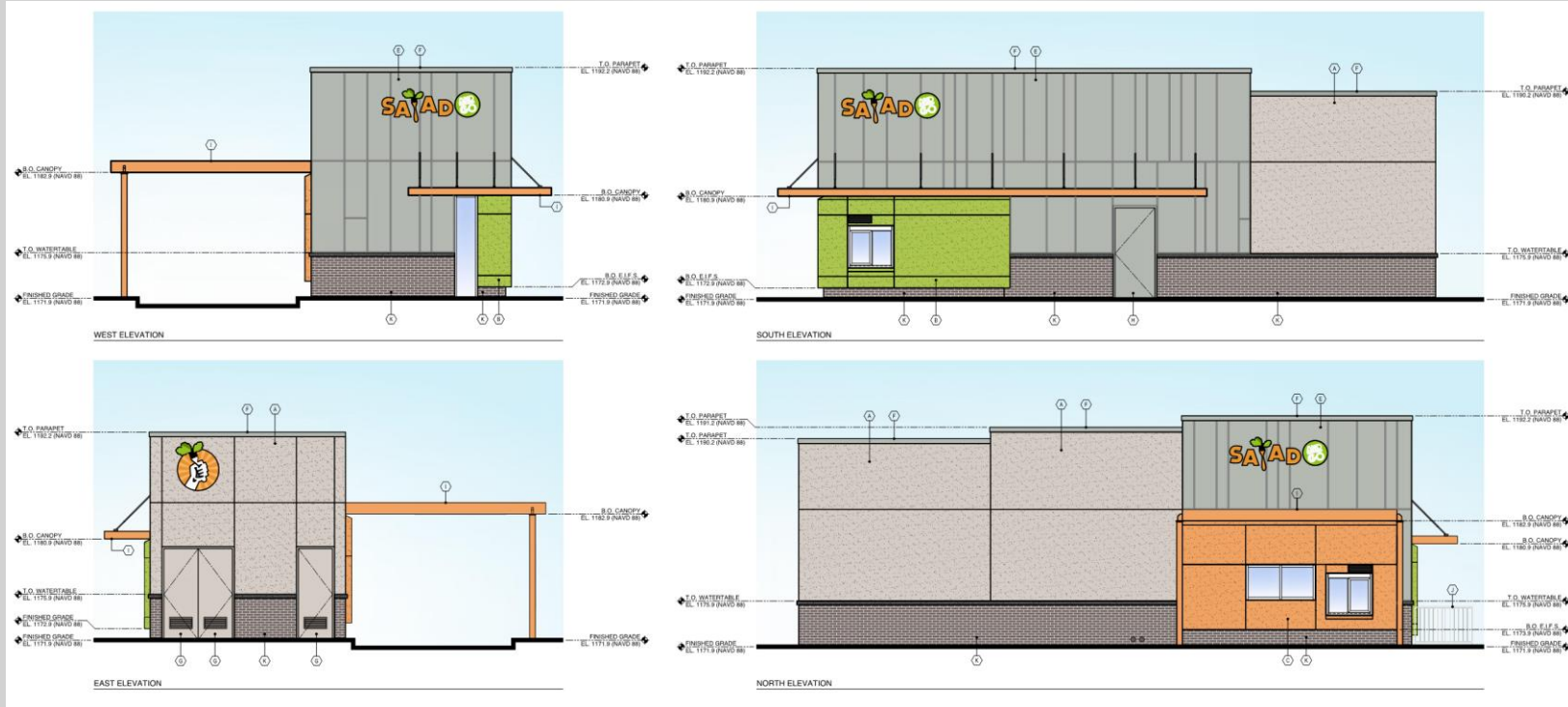
January 19, 2023



**PROJECT
SITE
1.12 acres**



FS22-0293 ZONING





Outreach

Neighborhood Meeting

- June 23, 2022 – Holiday Inn Express
 - Hybrid Meeting (In-Person & Virtual)
 - 1 attendee
 - No questions or concerns





RECOMMENDATION

Staff Recommendation:

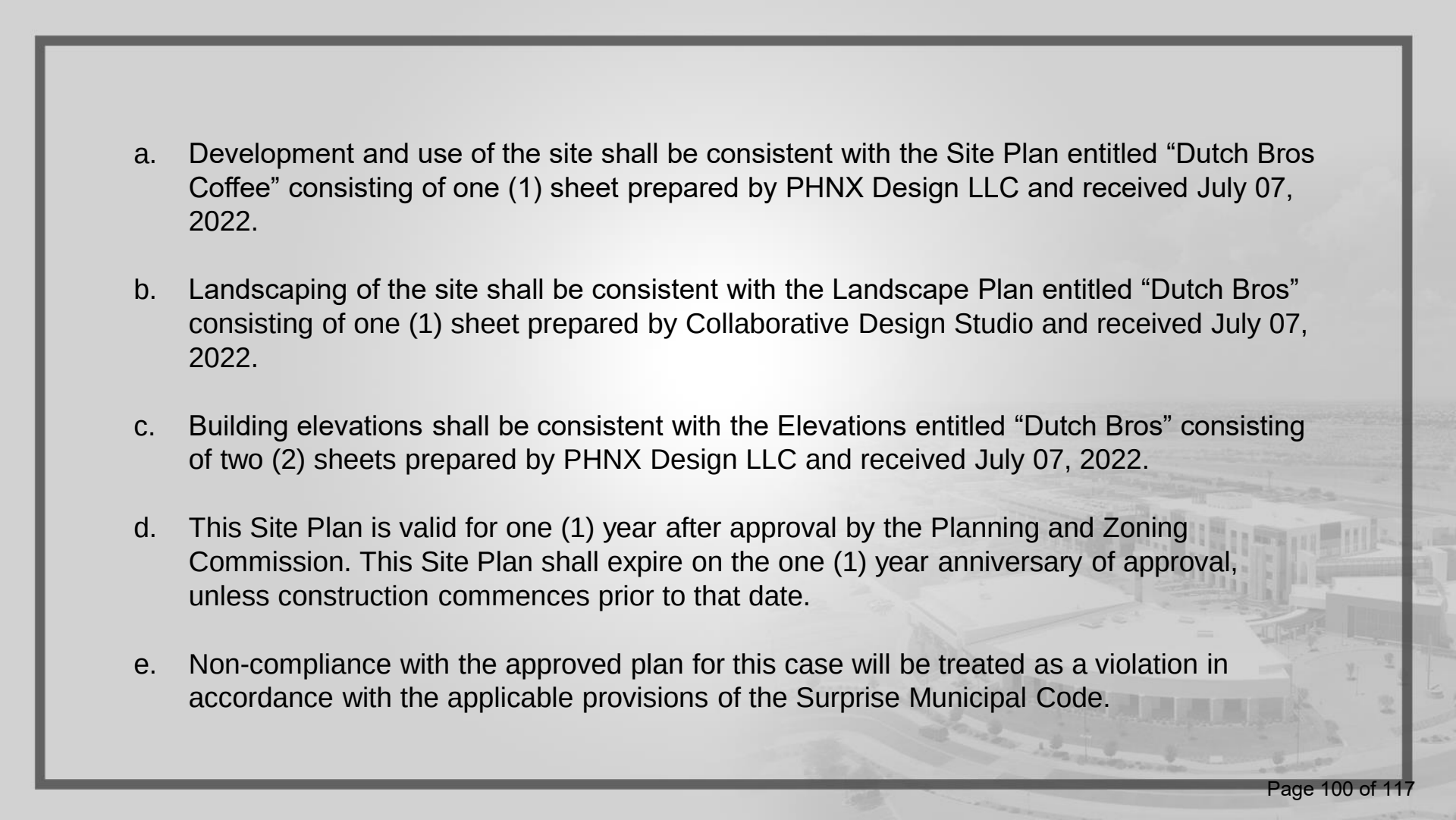
Approve subject to Stipulations 'a' through 'e'

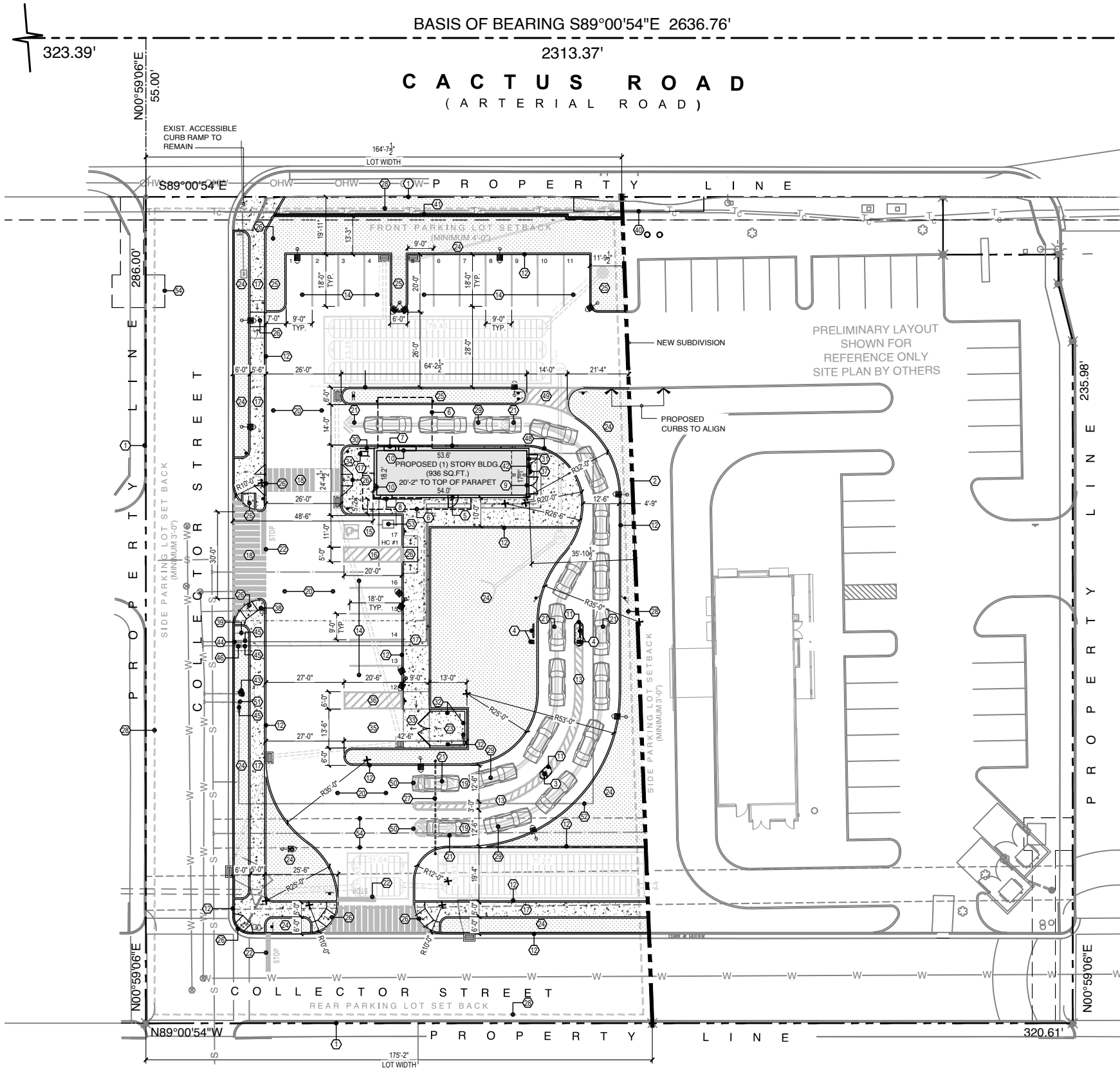


SURPRISE
ARIZONA

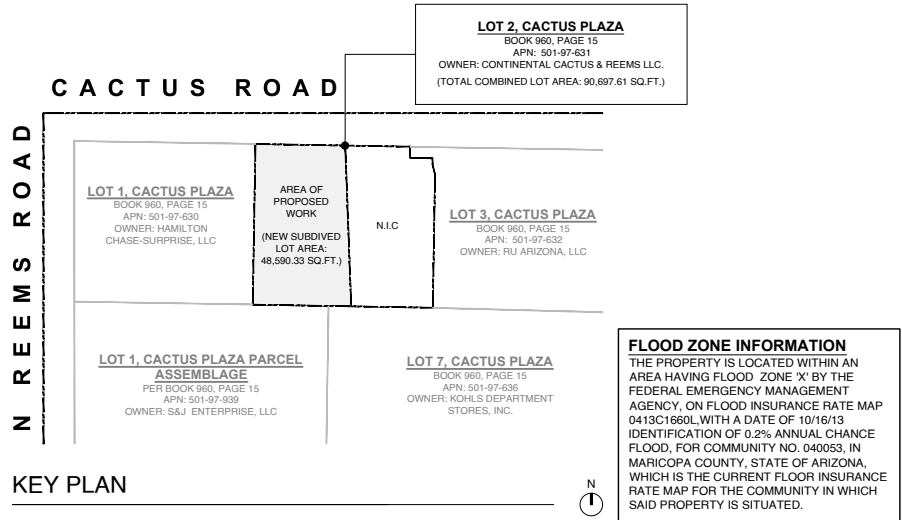
QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Dutch Bros Coffee” consisting of one (1) sheet prepared by PHNX Design LLC and received July 07, 2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Dutch Bros” consisting of one (1) sheet prepared by Collaborative Design Studio and received July 07, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Dutch Bros” consisting of two (2) sheets prepared by PHNX Design LLC and received July 07, 2022.
 - 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 applicable provisions of the Surprise Municipal Code.



01 SITE PLAN
1" = 20'-0"



SITE ANALYSIS TABLE

	ALLOWED / REQUIRED	VALUE PROVIDED
ZONING DESIGNATION:	C-2 (PAD)	C-2 (PAD)
GROSS SITE AREA:	18,000	48,590 GSF
NET SITE AREA:	X	35,528 NSF
MAX. BUILDING HEIGHT:	40' / 3 STORIES	20'-2" / 1 STORY
CONSTRUCTION TYPE:	VB	VB
OCCUPANCY TYPE:	B	B
BUILDING SETBACKS		
MIN. SETBACK TO ARTERIAL ROW	35'	48'-6"
MIN. SETBACK TO COLLECTOR AND LOCAL ROW	20'	120'-1"
MIN. SETBACK ADJACENT TO NON-RESIDENTIAL ZONING	15'	35'-10 1/2"
PARKING SETBACKS		
FRONT PARKING LOT SETBACK	4'	19'-11"
REAR PARKING LOT SETBACK	3'	61'-3"
INTERIOR SIDE PARKING LOT SETBACK	3'	4'-9"
BUILDING AREA:		
WALK-UP WINDOW & MAIN ENTRANCE CANOPY AREA:	X	184 SF
DRIVE-THRU CANOPY AREA:	X	319 SF
TOTAL COVERED AREA:	X	1,439 SF
SITE COVERAGE:	COVERED AREA / NET SITE AREA	4.1%
LANDSCAPED / EARTH AREA	X	11,090.67
TOTAL PARKING:	1 PER 150 OCCUPANTS	
BUSINESS / RESTAURANT	936 SF / 150 = 7	17
ACCESSIBLE SPACES:	1	1
BICYCLE PARKING	1	2

SITE PLAN LEGEND

ID	DESCRIPTION
1	PROPERTY LINE
2	SUBDIVISION LINE
3	MENU BOARD
4	ORDER BOARD WITH SPEAKER
5	LOCATION OF BUILDING ENTRY DOOR
6	OUTLINE FOR CANOPY ABOVE
7	LOCATION OF DRIVE-THRU WINDOW
8	LOCATION OF WALK-UP WINDOW
9	LOCATION OF SES ROOM DOOR
10	FIXED VISION PANEL
11	CONCRETE PAD FOR MENU / ORDER BOARD
12	CONCRETE CURB
13	QUEUE LANE DIVIDING STRIPING
14	PARKING STALLS
15	ACCESSIBLE PARKING STALLS
16	PAINTED ACCESSIBLE AISLE
17	PAVED PEDESTRIAN WALKWAY
18	PAINTED PEDESTRIAN CROSS WALK
19	DRIVE-THRU QUEUE LANE
20	ASPHALT PAVING
21	PAINTED TRAFFIC ARROW
22	STOP BAR
23	REFUSE ENCLOSURE
24	LANDSCAPED AREA
25	LANDSCAPED ISLAND
26	ACCESSIBLE CURB RAMP
27	OVERHEAD CLEARANCE BAR
28	LINE OF PARKING SETBACKS
29	QUEUE LANE STRIPING
30	PEDESTRIAN GUARDRAIL
31	LOCATION OF FIRE RISER ROOM DOOR
32	STEEL BOLLARD
33	CONC. PAD
34	BIKE CORRAL
35	LOADING / UNLOADING PARKING
36	PAINTED LOADING ZONE STRIPING
37	ELECTRICAL METER
38	EXISTING WATER EASEMENT TO BE REMOVED
39	RELOCATED WATER EASEMENT
40	EXISTING SIDEWALK EASEMENT
41	36" (H) SCREEN WALL: FINISH TO MATCH ADJACENT SCREEN WALLS
42	KNOX BOX
43	FIRE HYDRANT
44	WATER METER
45	BACK-FLOW PREVENTER
46	LANDSCAPE METER
47	COVERED CURB
48	ROLLED CURB
49	OPEN FOR VEHICLE ESCAPE & APS ACCESS
50	PAINTED LOGO
51	WATER VALVE
52	DOUBLE CHECK DETECTOR ASSEMBLY
53	GREASE TRAP
54	EXISTING UTILITY EASMENT

AUGUST PAGE ARCHITECTS

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[T] 917.373.7172 [E] INFO@AUGUSTPAGE.COM



15433 WEST CACTUS ROAD
SURPRISE, AZ 85379

CLIENT

AND GO CONCEPTS, LLC

5555 EAST VAN BUREN STREET, SUITE 215
PHOENIX, AZ 85008

PLANNING DEPARTMENT RESUBMISSION: 11.09.22
PLANNING DEPARTMENT RESUBMISSION: 10.19.22
PLANNING DEPARTMENT RESUBMISSION: 09.02.22
PLANNING DEPARTMENT RESUBMISSION: 06.27.22

REVISIONS:

DATE OF PREPARATION: 02.17.22

DRAWING TITLE:

SITE PLAN

SEAL & SIGNATURE:



PROJECT NO.:
SAG-AZ-21.003

SCALE: AS NOTED

DRAWING NO.:

SP001.00

DRAWING: 1 OF 1

FS CASE NO.:

FS22-0293



CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE



ACACIA WILLARDIANA
WILLARD'S ACACIA PALO BLANCO



HESPERALOE PARVIFLORA
RED YUCCA



ANIGOZANTHOS FLAVIDUS
YELLOW GEM -KANGARO PAW



LEUCOPHYLLUM FRUTESCENS
TEXAS SAGE



LATANA MONTEVIDENSIS
PURPLE LANTANA



1/2" SCREENED DECOMPOSED GRANITE
2" DEEP IN ALL LANDSCAPE AREAS

GENERAL NOTES:

- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS AS PER CITY OF SURPRISE EDS DETAIL 8-14
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS, CHAPTER 8.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT AS PER CITY OF SURPRISE EDS, CHAPTER 8.
- PLANTS WITHIN THE SITE VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT
- PURSUANT TO TITLE 17, A MINIMUM OF 25% OF THE REQUIRED TREES ALONG CACTUS ROAD SHALL BE TWENTY-FOUR INCH BOX TREES.*
- SHRUBBERY WITH A MINIMUM OF FIVE GALLONSSHALL BE PLANTED IN APPROPRIATE NUMBERS TO COMPLEMENT THE PLACEMENT OF TREES, BUT IN NO CASE SHALL BE LESS THAN TWO SHRUBS PER TWENTY FEET OF LINEAR STREET FRONTAGE.*

PLANTING LEGEND

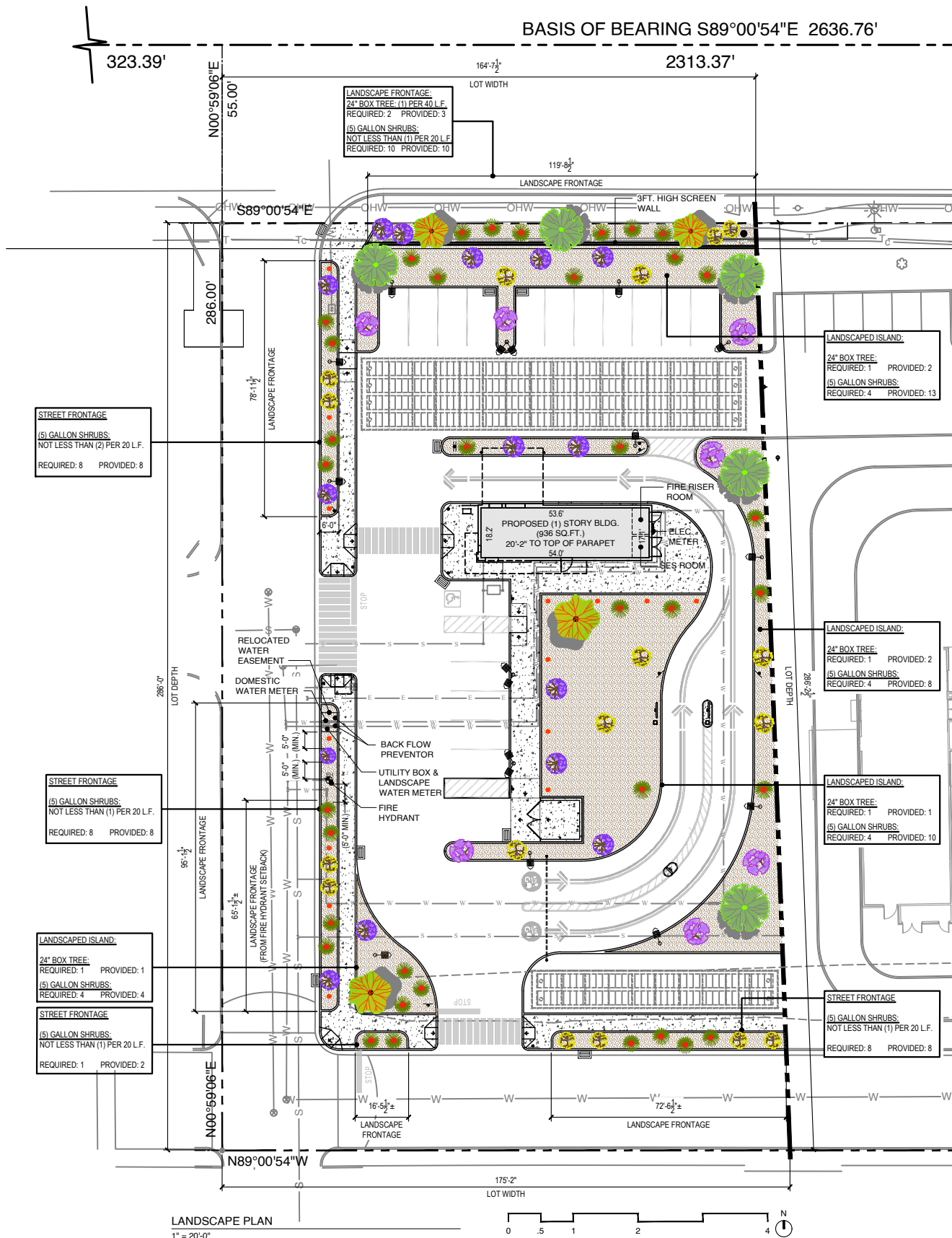
TREES	SIZE & QUAN.	WUCOLS
 CERCIDIUM HYBRID -DESERT MUSEUM PALO VERDE	24" BOX/ 4 EA.	MODERATE
 ACACIA WILLARDIANA -WILLARD'S ACACIA PALO BLANCO	24" BOX/ 5 EA.	MODERATE
SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
 HESPERALOE PARVIFLORA RED YUCCA	5 GAL/ 36 EA.	LOW
 ANIGOZANTHOS FLAVIDUS "YELLOW GEM" KANGARO PAW	5 GAL/ 15 EA.	MODERATE
 LEUCOPHYLLUM FRUTESCENS -TEXAS SAGE	5 GAL/ 15 EA.	LOW
 LATANA MONTEVIDENSIS -PURPLE LANTANA	5 GAL/ 7 EA.	LOW
PAVERS		
 1/2" SCREENED DECOMPOSED GRANITE		
 PATH LIGHT		



LOW VOLT
ALL STAR BRASS SPOT LIGHT
(QTY. ONE PER TREE)
OR SIMILAR.



LOW VOLT
PATH LIGHT
OR SIMILAR.



AUGUST PAGE ARCHITECTS

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[T] 917.373.7172 [E] INFO@AUGUSTPAGE.COM



15433 WEST CACTUS ROAD
SURPRISE, AZ 85379

CLIENT

AND GO CONCEPTS, LLC

5555 EAST VAN BUREN STREET, SUITE 215
PHOENIX, AZ 85008

CIVIL

AWZ ENGINEERING, INC.

150 RIVER ROAD, SUITE B3, MONTVILLE, NJ 07045
[T] 973-588-7080 [F] 973-588-7079

P.E.: ADNAN KHAN
INFO@AWZENGINEERING.COM

STRUCTURAL

OM CONSULTING ENGINEERS GROUP, LLC

35 JOURNAL SQUARE PLAZA, SUITE 816, JERSEY CITY, NJ 07306
[T] 973-900-0906 [F] 973-333-3465

P.E.: HARDIK SHAH
HM@OMCONSULTANTS.US

MECHANICAL

Seva ENGINEERING

CORPORATE PLACE SOUTH, SUITE 352 PISCATAWAY, NJ 08854
[T] 732.707.7362

P.E.: SANJAY PATEL
SANJAY.PATEL@SEVAENGINEERING.COM

LANDSCAPE

AWZ ENGINEERING, INC.

150 RIVER ROAD, SUITE B3, MONTVILLE, NJ 07045
[T] 973-588-7080 [F] 973-588-7079

P.E.: ADNAN KHAN
INFO@AWZENGINEERING.COM

PLANNING DEPARTMENT RESUBMISSION: 10.19.22
PLANNING DEPARTMENT RESUBMISSION: 09.02.22
PLANNING DEPARTMENT RESUBMISSION: 06.27.22

REVISIONS:

DATE OF PREPARATION: 02.11.22

DRAWING TITLE:

LANDSCAPE PLAN, SCHEDULE, & LEGEND

SEAL & SIGNATURE:



PROJECT NO.:

SAG-AZ-21.003

SCALE: AS NOTED

DRAWING NO.:

LP-1

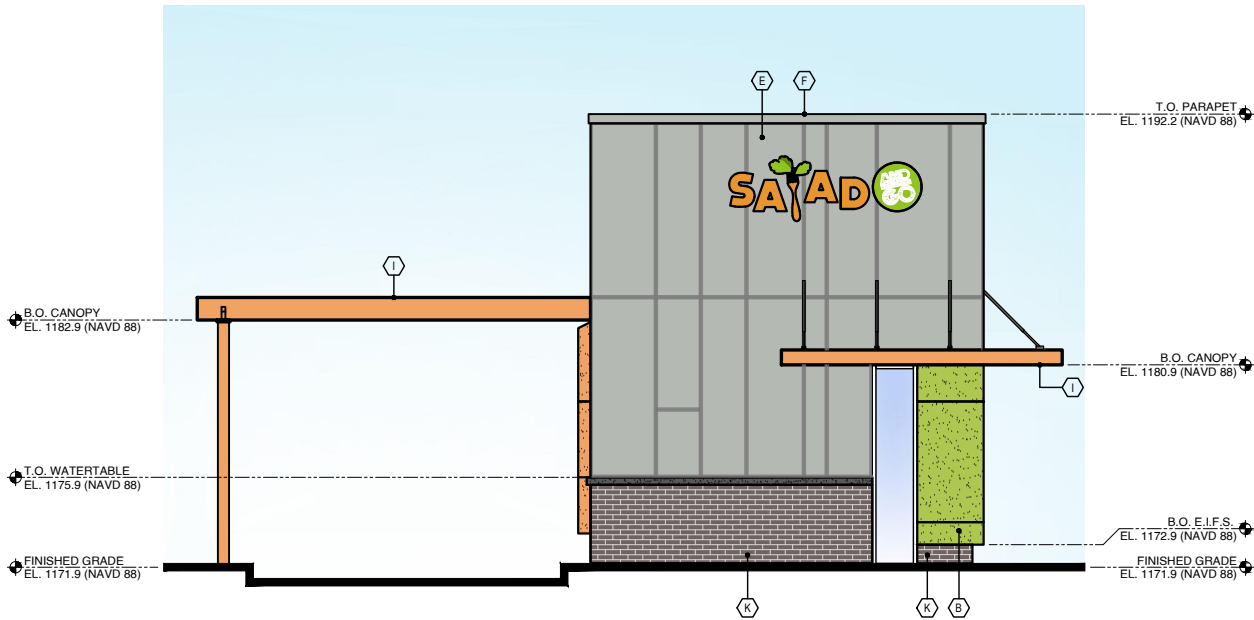
DRAWING: 1 OF 1

FS CASE NO.:

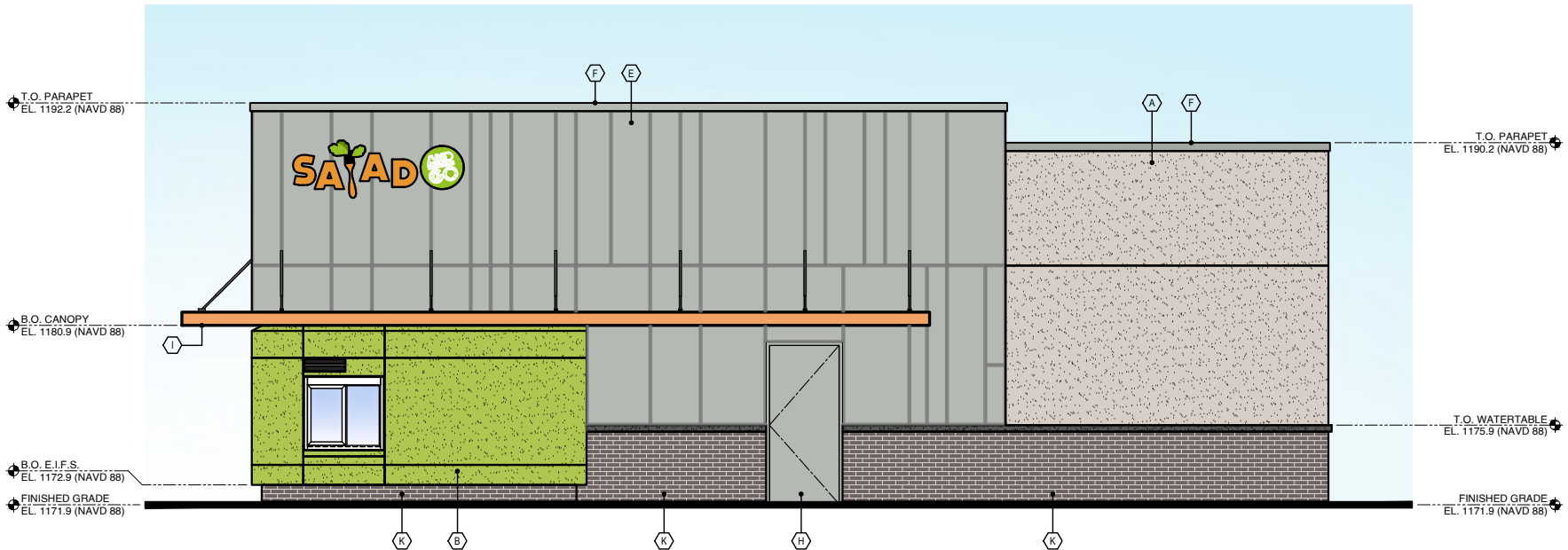
FS22-0293

MATERIAL LEGEND

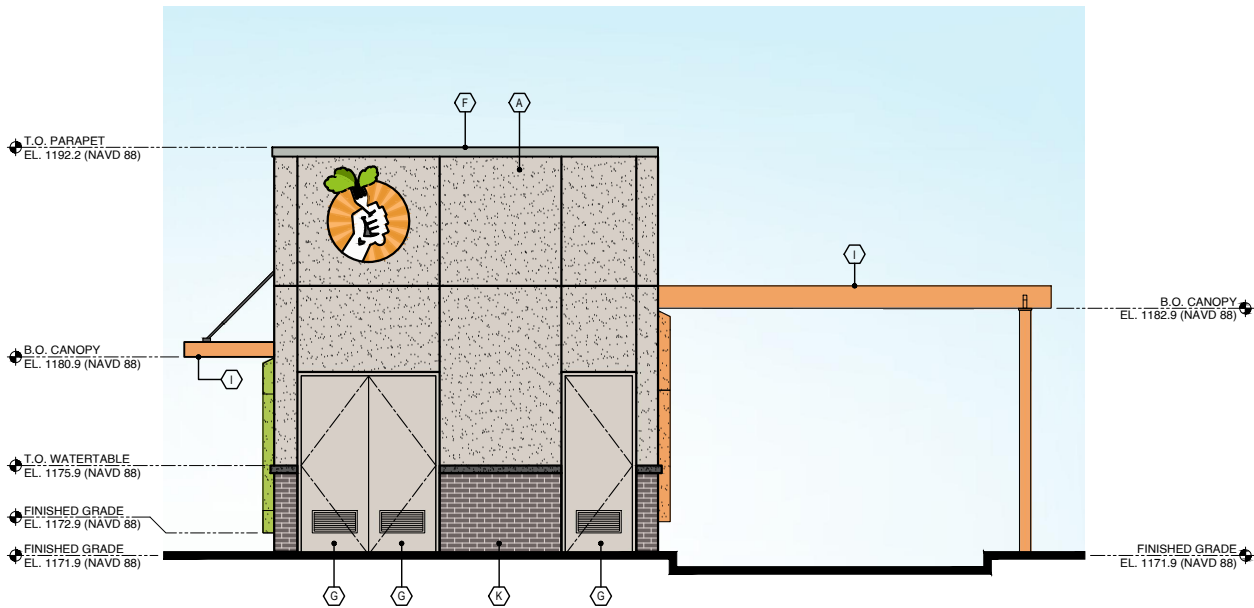
A E.I.F.S. COLOR: SHERWIN WILLIAMS (SW-7029) "AGREEABLE GRAY" LRV: 60	C E.I.F.S. COLOR: SHERWIN WILLIAMS (SW-6887) "NAVEL" LRV: 35	E METAL COMPOSITE PANELS MANUFACTURER: ATAS INTERNATIONAL, INC. MOD. : STERRACORE W/ 1 PIECE MODULE TRIM COLOR: DOVE GRAY LRV: 35	G PAINTED H.M. DOORS & FRAMES COLOR: SHERWIN WILLIAMS (SW-7029) "AGREEABLE GRAY" LRV: 60	I H.D. GALV. STEEL CANOPY COLOR: SHERWIN WILLIAMS (SW-6887) "NAVEL" LRV: 35	K BRICK VENEER MANUFACTURER: SUMMIT BRICK COMPANY MOD. NO. : 853 ANDIRON FINISH: "GRAIN"
B E.I.F.S. COLOR: SHERWIN WILLIAMS (SW-6921) "ELECTRIC LIME" LRV: 42	D E.I.F.S. COLOR: SHERWIN WILLIAMS (SW-7674) "PEPPERCORN" LRV: 10	F PAINTED ALUMINUM COPING COLOR: SHERWIN WILLIAMS TO MATCH "DOVE GRAY" LRV: 35	H PAINTED H.M. DOORS & FRAMES COLOR: SHERWIN WILLIAMS TO MATCH "DOVE GRAY" LRV: 35	J ALUMINUM PEDESTRIAN GUARDRAIL COLOR: SHERWIN WILLIAMS (SW-7004) "SNOWBOUND" LRV: 83	



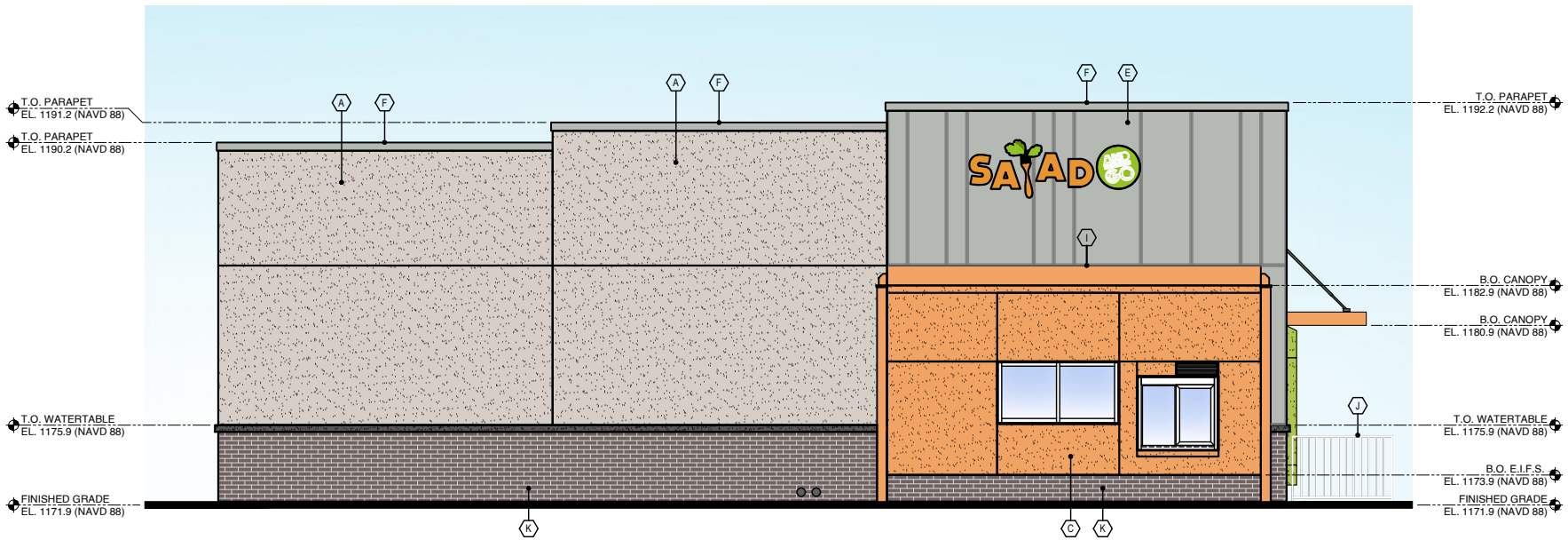
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

AUGUST PAGE
ARCHITECTS

253 WEST 73RD STREET, SUITE 7C, NEW YORK, NY 10023
[T] 917.373.7172 [E] INFO@AUGUSTPAGE.COM



15433 WEST CACTUS ROAD
SURPRISE, AZ 85379

June 24, 2022

Christina Sexton
Planner
City of Surprise - Community Development
16000 N. Civic Center Plaza, Surprise, AZ 85374

RE: **Citizen Participation Report – Case number FS22-0293**
Salad And Go
SEC Cactus & Reems.

Dear Christina,

The following summary report provides the results of the Neighborhood Meeting that occurred on June 23rd, 2022, for Salad and Go. The meeting was held at the Holiday Inn Express, located at 16540 N Bullard Avenue, Surprise, AZ, in the Desert Cactus meeting room. The selected venue is in close proximity to the project site. A virtual meeting was held at the same time. The link to the virtual meeting was provided in advertisements, mailings, and the sign posted at the project site. Signage notification was placed on the project site per City of Surprise standards.

Those who attended the meeting are the following;

- Jennifer Garrett – Salad and Go
- Christina Sexton – City of Surprise Planner
- Lloyd Abrams – City of Surprise Community Development
- Jason Moquin – City of Surprise Planner
- Chris Judd – City of Surprise Council Member

The meeting opened on time with Council member Chris Judd in attendance in person. There was no community member in attendance in the virtual meeting. To date, no comments, petitions, or any other responses to the subject project have been received from the public. No comments, responses have been provided directly to August Page Architects attention.

Sincerely,



Augustin Peytchinov, AIA | LEED AP^{BD+C}

Principal, August Page Architecture, P.C.

AFFIDAVIT OF POSTING

Case Number FS22-0293
Project Name: Salad and Go
Project Location: Cactus & Reems
Date Site Posted: 12/12/2022

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.

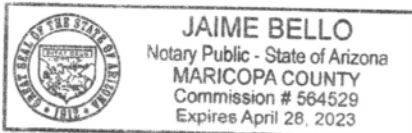
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

[Signature] 12/12/2022
Owner/Applicant Signature Date

This instrument was acknowledged before me this 12 day of December,
20 22 by Shawn M Grant

[Signature]
Notary Public

My Commission Expires:



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: 6/23/2022

Time: 6:00 PM

Location:

Desert Cactus meeting room,
Holiday Inn Express,
16540 N. Bullard Ave., Surprise

Virtual Meeting URL:

<http://zoom.us/j/91237997900>

Planning and Zoning

Date: 1/19/2023

Time: 6:00 PM

Location: Council Chambers at Surprise City Hall

City Council

Date: No Council Meeting

Time:

Location:



Case: FS22-0293

Project: Salad and Go

Salad and Go Conditional Use Permit with Site Plan. The request is to construct a 985 square foot restaurant with two drive-through lanes and walk-up service on an approximately 1.12 acre vacant lot located on Cactus Rd between N. Reems Rd and N.153rd Ave. Surprise Planning Case FS22-0293.

For more information, call: 623-222-3011

Surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: 6/23/2022

Time: 6:00 PM

Location:

Desert Cactus meeting room,
Holiday Inn Express,
16540 N. Bullard Ave., Surprise

Virtual Meeting URL:

<http://zoom.us/j/91237997900>

Planning and Zoning

Date: 1/19/2023

Time: 6:00 PM

Location: Council Chambers at Surprise City Hall



City Council

Date: No Council Meeting

Time:

Location:

Case: FS22-0293

Project: Salad and Go

Salad and Go Conditional Use Permit with Site Plan. The request is to construct a 985 square foot restaurant with two drive-through lanes and walk-up service on an approximately 1.12 acre vacant lot located on Cactus Rd between N. Reems Rd and N.153rd Ave. Surprise Planning Case FS22-0293.

For more information, call: 623-222-3011
Surpriseaz.gov

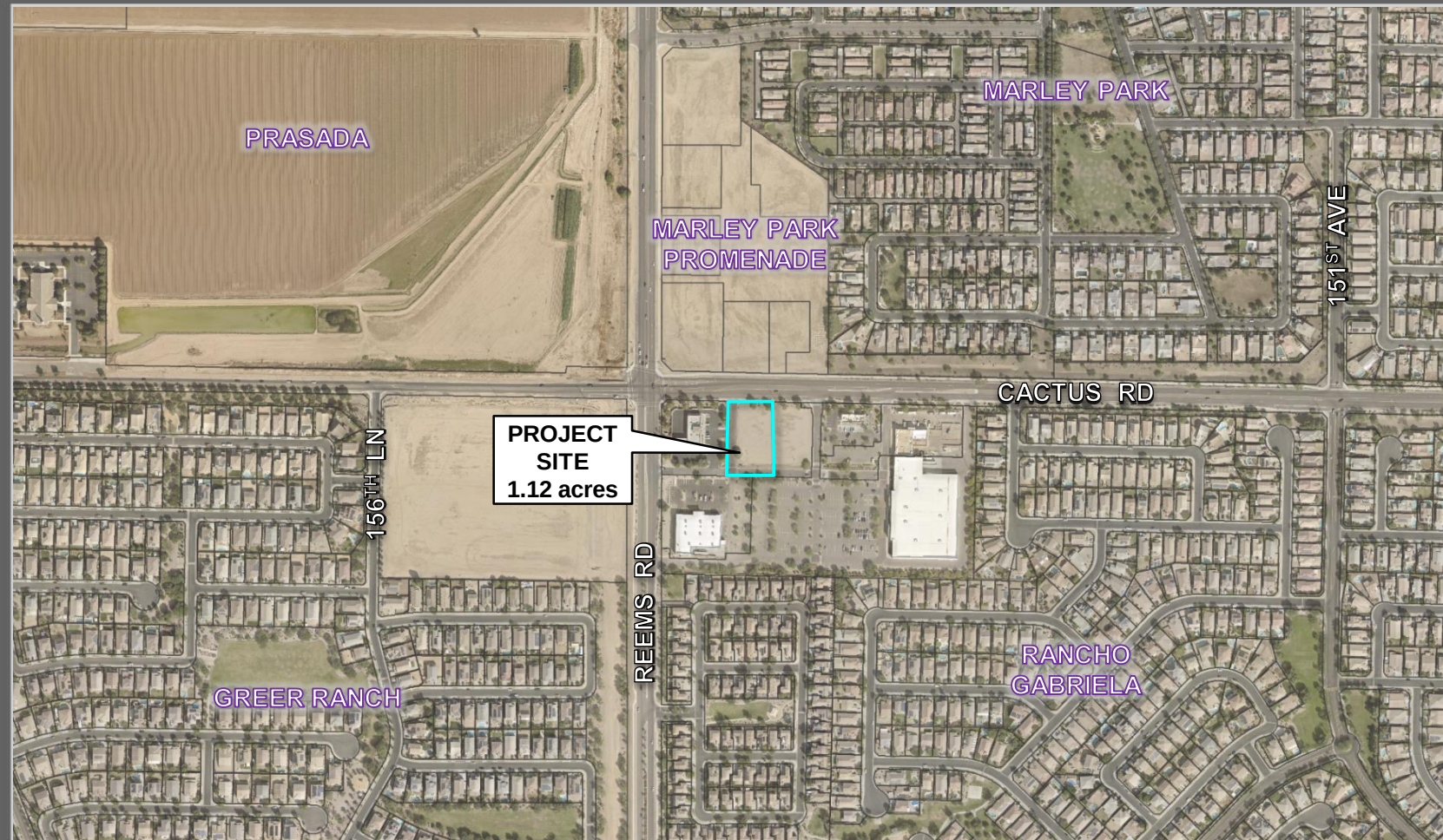


FS22-0293

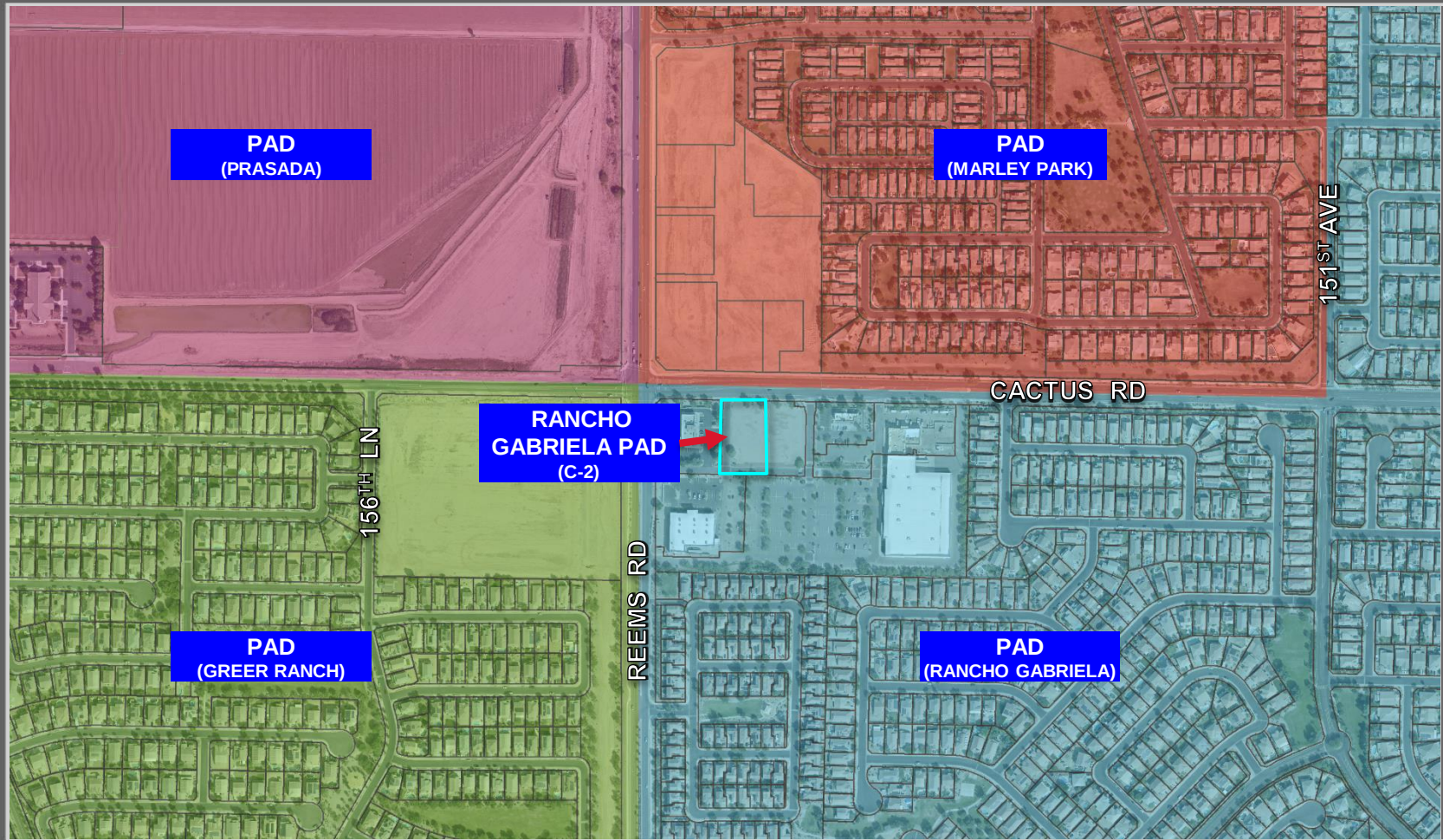
**Salad & Go: Cactus & Reems
Conditional Use Permit and Site Plan**

Planning & Zoning Commission

January 19, 2023

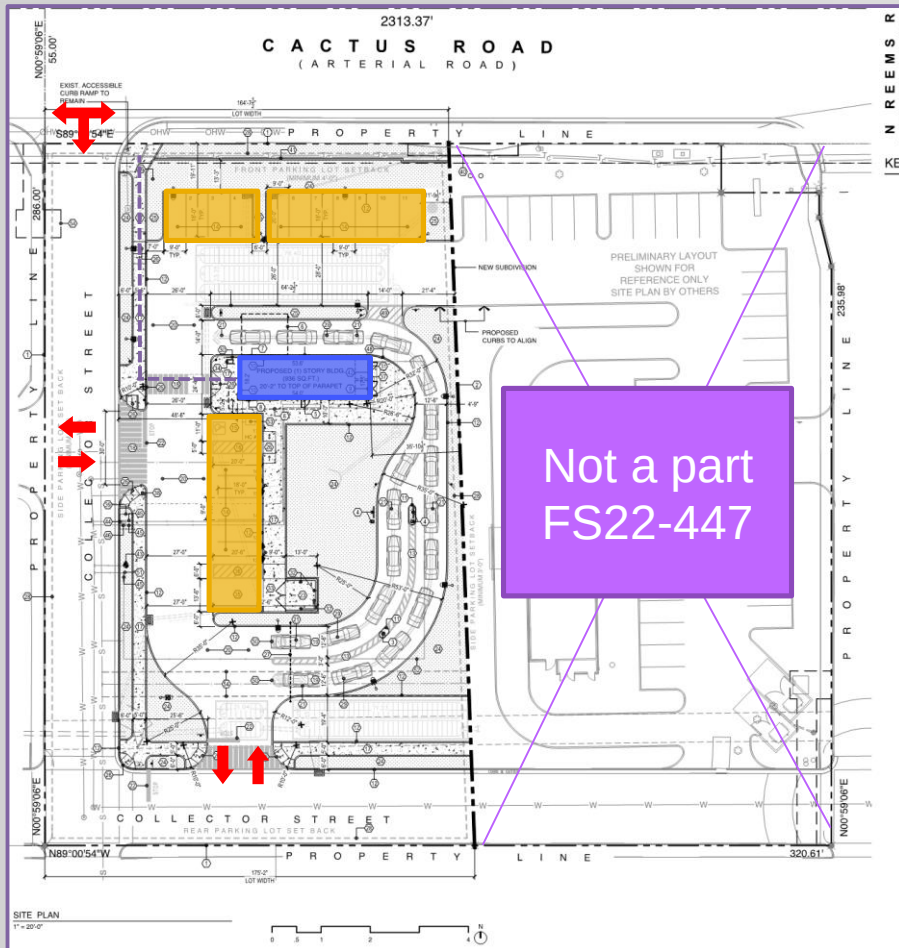


FS22-0293 VICINITY MAP



FS22-0293 ZONING





936 S.F. Salad And Go Restaurant

Parking Required = 7 Spaces
Parking Provided = 17 Spaces 

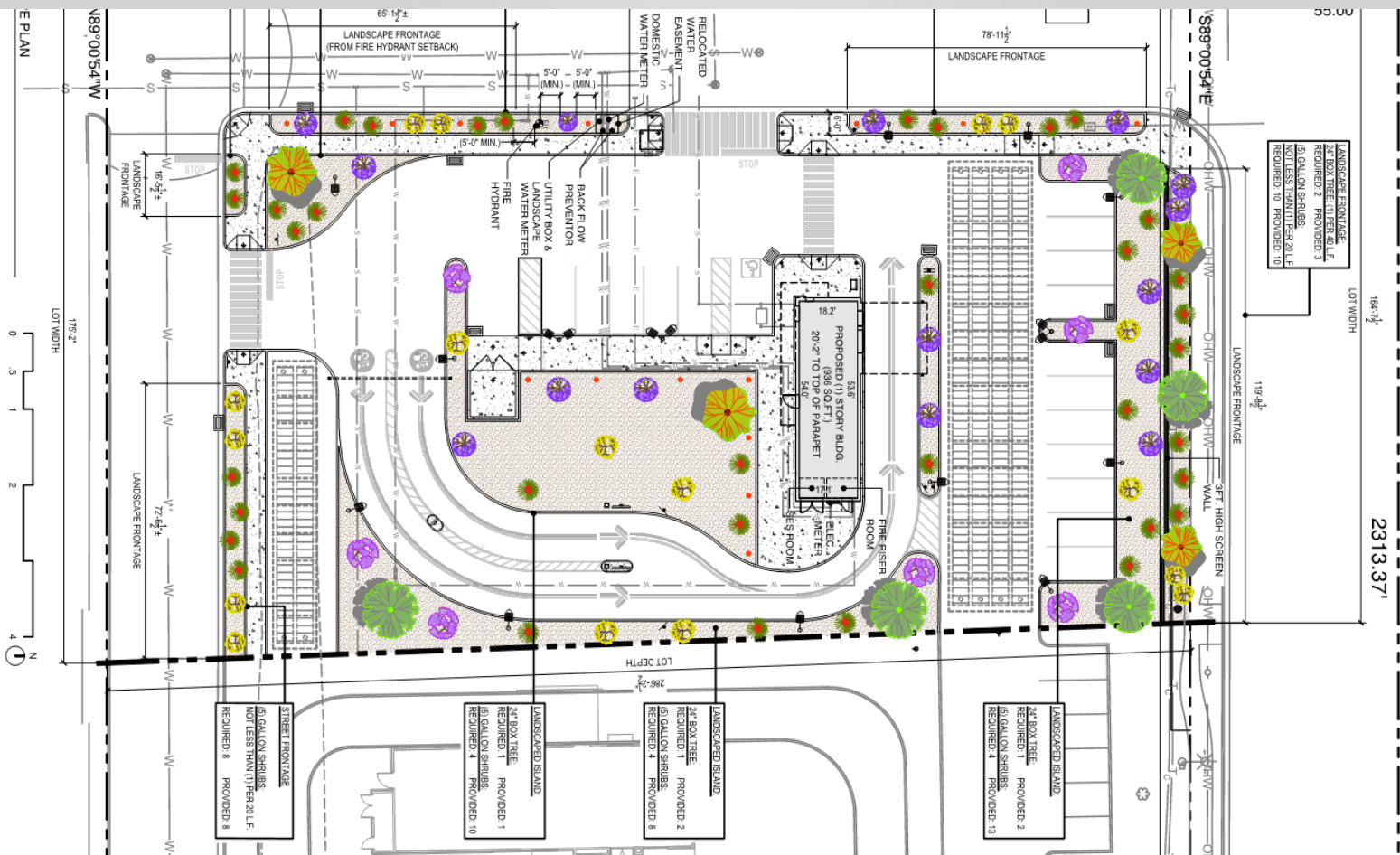
Double Drive-Through Lane (Queuing Capacity = 19 Vehicles)

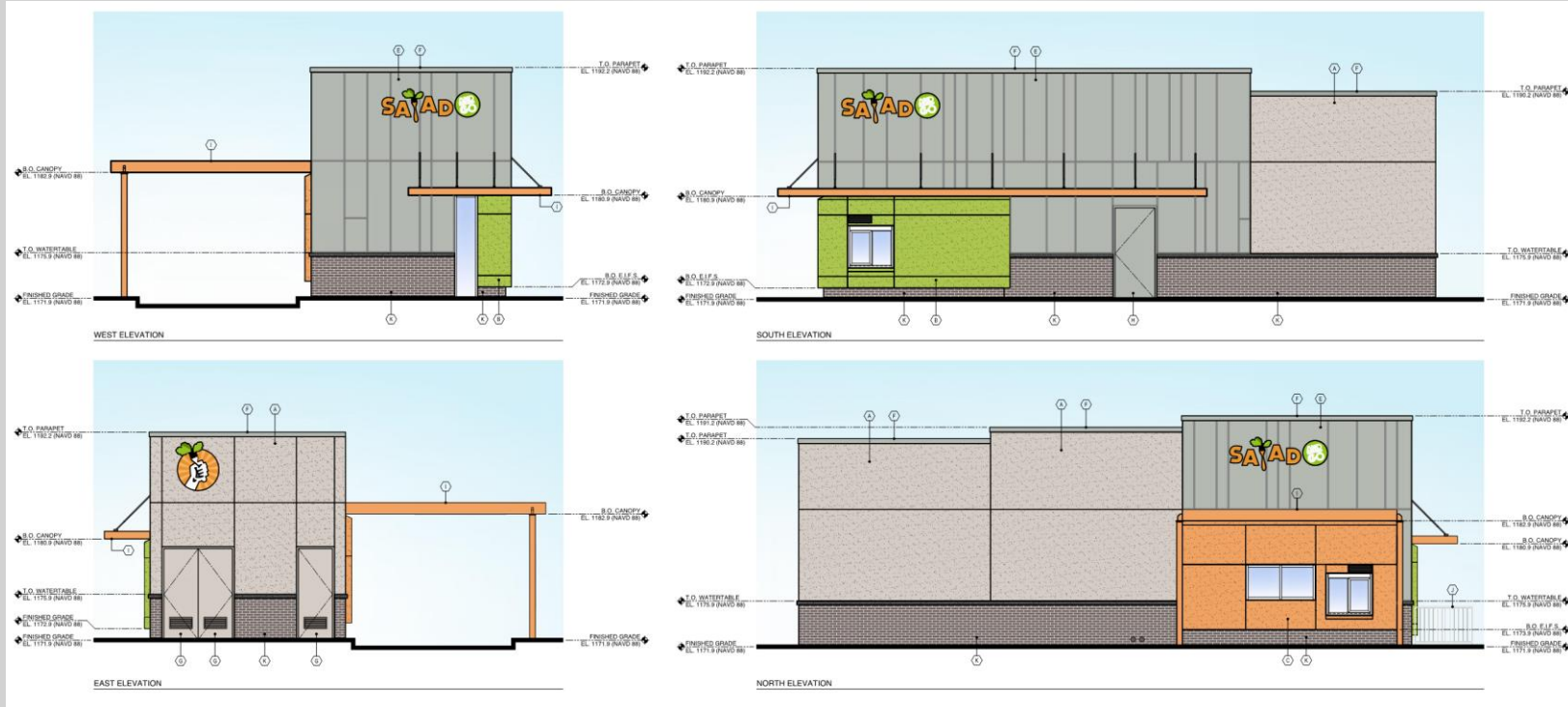
Title 17 Section 17.28.080(C)(3)

- ✓ Separation from residential zone by 50-feet
- ✓ Interior curbs $\geq$ 6-inches

FS22-0293 SITE PLAN

FS22-0293 LANDSCAPE PLAN







Outreach

Neighborhood Meeting

- June 23, 2022 – Holiday Inn Express
 - Hybrid Meeting (In-Person & Virtual)
 - 1 attendee
 - No questions or concerns



RECOMMENDATION

Staff Recommendation:

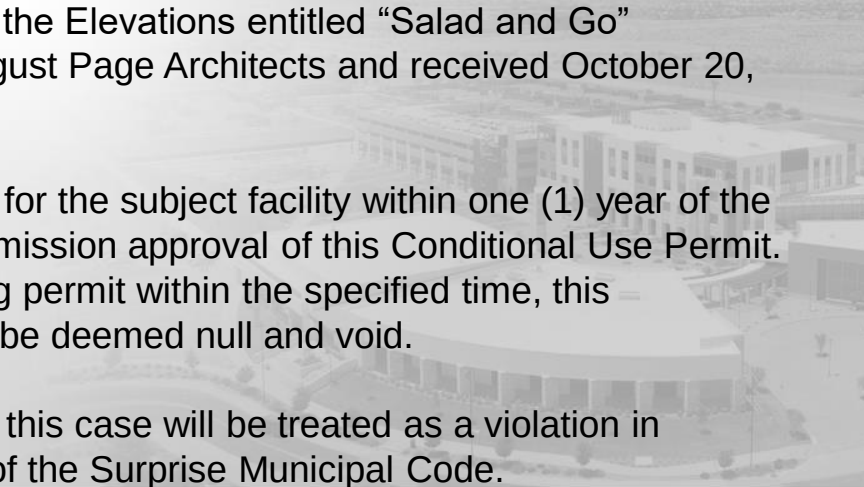
Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Salad and Go” consisting of two (2) sheets prepared by August Page Architects and received November 9, 2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Salad and Go” consisting of one (1) sheet prepared by August Page Architects and received October 20, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Salad and Go” consisting of one (1) sheet prepared by August Page Architects and received October 20, 2022.
 - d. 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 Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit and Site Plan shall be deemed null and void.
 - e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.