



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 4, 2023 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the April 20, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 6 | Consideration and action regarding the Conditional Use Permit with Site Plan for an Alaska USA Federal Credit Union branch with a drive-through facility generally located on the southeast corner of Litchfield Rd. and Waddell Rd. Case FS22-0692 | Leslie Carnie
Community
Development |
| 3. | District 1 | Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-015F, a property generally located east of the 147 th Avenue roadway alignment and north of Loop 303. Case FS22-1450. | Trevor Fleetham
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-008D, a property generally located east of the 147 th Avenue roadway alignment and north of Loop 303. Case FS22-1449. | Trevor Fleetham
Community
Development |
| 5. | District 1 | Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-015E, a property generally located east of the 147 th Avenue roadway alignment and north of Loop 303. Case FS22-1445. | Trevor Fleetham
Community
Development |

- | | | | |
|----|------------|---|---|
| 6. | District 3 | Consideration and action pertaining to a Major PAD Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue. Case FS22-1573 | Trevor Fleetham
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: Monday, April 24, 2023 @ 4:10 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: May 4, 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 April 20, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the April 20, 2023 Planning and Zoning Commission regular meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 04-20-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 20, 2023 / 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 April 20, 2023.

A. ROLL CALL

In attendance were Chair Kevin Sartor, Vice Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, Commissioner Dennis Smith, and Commissioner Ken Chapman. Commissioner Dennis Bash has an excused absence.

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- HSCV will be presenting the Housing Analysis study on June 15th.
- May is Building Safety Month, the Mayor will be recognizing Building Safety at the May 16th City Council meeting.

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 April 6, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Holland made a motion to approve the April 6, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the approval of the Preliminary Plat entitled “Heritage Asante Parcels 11, 14, and Freedom Way”, dated March 7, 2023, a property generally located near Pat Tillman Boulevard and 177th Avenue. Case FS22-1425.

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

The Commission discussed the following:

- None.

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat Heritage Asante Parcels 11, 14, and Freedom Way”, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report for Case FS22-1425. Vice Chair Holland seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 6:07 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: May 4, 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 the Conditional Use Permit with Site Plan for an Alaska USA Federal Credit Union branch with a drive-through facility generally located on the southeast corner of Litchfield Rd. and Waddell Rd. Case FS22-0692

Motion:

Motion to approve the Conditional Use Permit with Site Plan for Alaska USA Federal Credit Union, case FS22-0692, subject to stipulations “a” through “e”.

Background:

The subject request involves a Conditional Use Permit with Site Plan to construct a 4,035 S.F. Alaska USA Federal Credit Union with a drive-through facility. The site is an approximately 1.32 acre vacant parcel generally located on the southeast corner of Litchfield Rd. and Waddell 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-FS22-0692 Surprise Branch - Staff report
2. 01 – FS22-0692 Surprise Branch – Vicinity Map
3. 02 – FS22-0692 Surprise Branch – Zoning Map
4. 03 – FS22-0692 Surprise Branch – Site Plan

5. 04 – FS22-0692 Surprise Branch – Landscape
 6. 05 – FS22-0692 Surprise Branch – Elevations
 7. 07-FS22-0692 Citizen Review Participation Report
 8. 08-FS22-0692 Affidavit of Posting
 9. FS22-0692 - Surprise Branch - Presentation
-

Conditional Use Permit

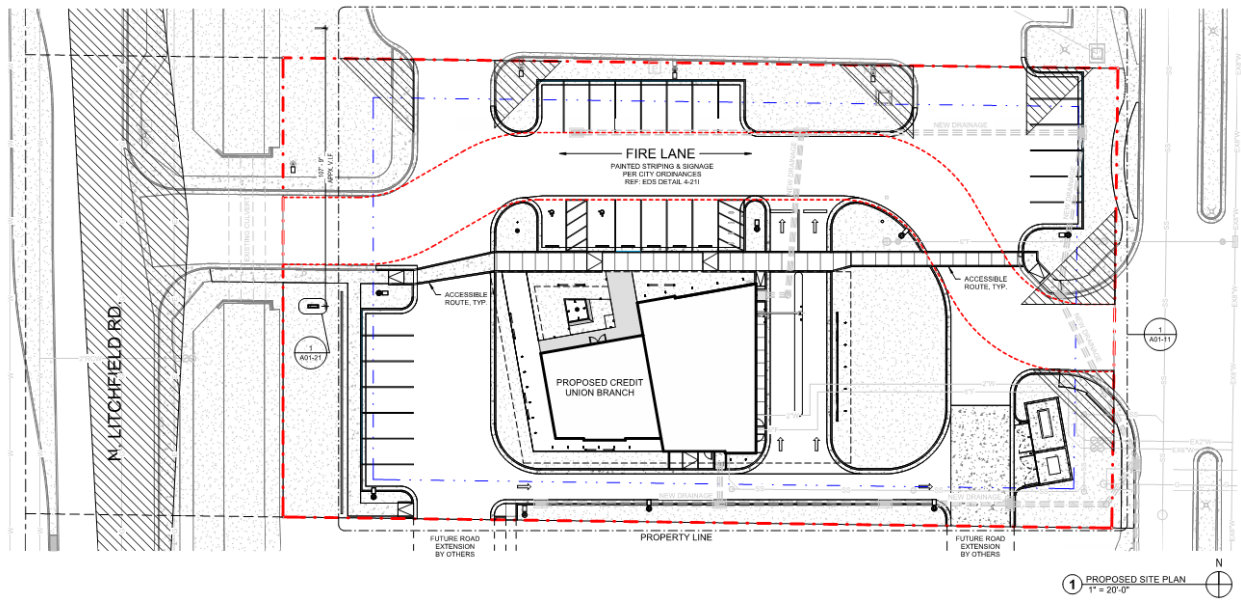
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS22-0692
2		
3	Project Name:	Surprise Branch
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	May 04, 2023
8		
9	Planner:	Leslie Carnie, Planner II
10		
11		
12	Owner:	Robert Thompson with Alaska USA Federal Credit Union
13		
14	Applicant:	Robert Thompson with Alaska USA Federal Credit Union
15		
16	Request:	Conditional Use Permit with Site Plan for a bank branch
17		with drive-through facility.
18		
19	Site Location:	Generally located at the southeast corner of Litchfield Rd.
20		and Waddell Rd.
21		
22	Site Size:	Approximately 1.32 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		0692 subject to stipulations 'a' through 'e'.

PROJECT DESCRIPTION:

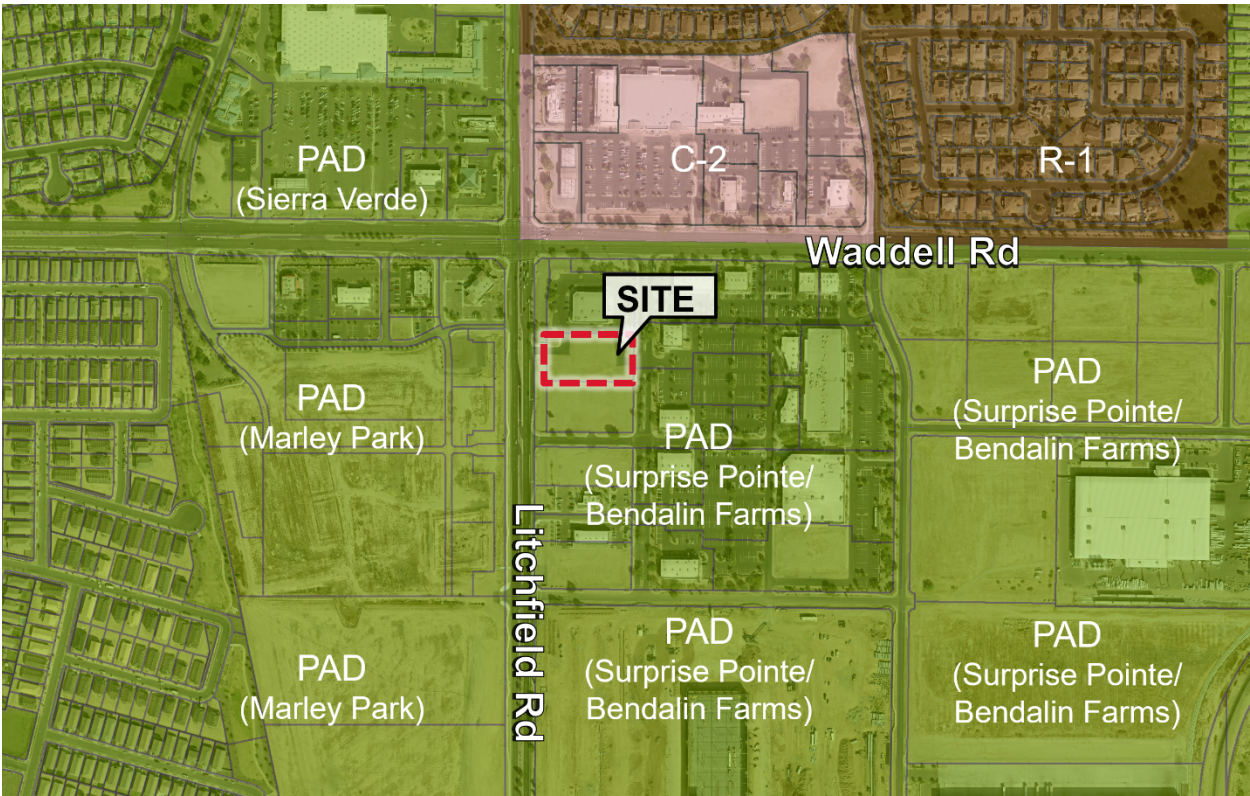
Robert Thompson requests a Conditional Use Permit with Site Plan to construct a 4,035 S.F. Alaska USA Federal Credit Union with a drive-through facility. The subject site is an approximately 1.32 acre vacant parcel generally located on the southeast corner of Litchfield Rd. and Waddell Rd. This site is part of a partially developed commerce center known and The Boulevard Surprise Pointe.

Right in right out access to the site is provided off of Litchfield Rd. Full access is provided on the east side of the property from an internal driveway. The project requires 17 on-site parking spaces per Title 17 standards for service establishments and 27 parking spaces are being provided.



EXISTING ZONING:

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



Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD C-2	Surprise Pointe PAD C-2
Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD C-2	Surprise Pointe PAD C-2
Marley Park PAD Employment - Mixed Use	Surprise Pointe PAD C-2	Surprise Pointe PAD C-2

51 **BACKGROUND:**

52
53 **September 29, 2005:** The City Council approved an annexation for the subject property
54 under Ordinance 05-42.

55 **February 23, 2006:** The City Council approved a PAD for Bendalin Farms, also known as
56 Surprise Pointe, under Case PAD05-282.

57 **November 7, 2006:** The Planning and Zoning Commission approved a master site plan for
58 Surprise Pointe under Case SP06-299.

59 **March 17, 2022:** Staff met with the applicant to discuss the subject project during a regularly
60 scheduled Concept Review meeting under Case CR21-965.

61 **April 06, 2022:** The applicant filed a request for a Conditional Use Permit with Site Plan
62 under Case FS22-0692, the subject case.

63
64 **March 28, 2023:** The applicant held a Citizen Outreach meeting at the Residence Inn on the
65 northwest corner of Bullard Ave. and Paradise Ln. A summary of this meeting is included in
66 the Citizen Participation Report attached to this staff report.

67
68 **March 29, 2023:** The applicant held a virtual Citizen Outreach meeting. A summary of this
69 meeting is included in the Citizen Participation Report attached to this staff report.

70
71 **ANALYSIS AND DISCUSSION:**

72 The subject site is zoned Planned Area Development (PAD) and has the land use
73 designation of C-2 within the Surprise Point PAD.

74
75 The Surprise Pointe PAD defers to Title 17 C-2 land use and development standards for this
76 parcel. The Title 17 zoning ordinance require drive-throughs obtain approval of a CUP. Title
77 17 only provides development standards for drive-throughs associated with convenience
78 restaurants. Due to lack of coverage in the Title 17 Code the drive-through was reviewed
79 against the applicable standards from Sec. 106-10.17 "Drive-through window/facilities" of the
80 current LDO. The drive-through of this project meets or exceeds the LDO requirements.
81 These standards include the following:

- 82 1. *Drive-through* facilities shall be located a minimum of twenty-five (25) feet from a
83 public *right-of-way* and a minimum of seventy-five (75) feet from a residential district.
84
85 2. *Drive-through* aisles shall be clearly identified through the *use* of striping,
86 landscaping, and *signage*.
87
88 3. *Drive-through* exits shall be directly onto a public *right-of-way* and shall be separated
89 by fifteen (15) feet from a parallel, main *ingress/egress drive aisle* to avoid conflicts
90 with other vehicular traffic
91

4. *Drive-through* speakers shall not be audible from the right-of way or *adjacent* residential uses.
5. *Drive-through* facilities shall orient pick-up/teller windows away from *adjacent* residential uses or from facing the arterial or *collector street*.
6. *Drive-through* lanes shall be *screened* from the *right-of-way* and *adjacent* uses through the incorporation of a landscaped *berm* with continuous, dense landscaping at least four (4) feet in *height* to effectively *screen* the headlights of the vehicles in line.
7. *Drive-through* facilities shall incorporate either an attached canopy over the *drive-through* window or teller area of the facility or plant shade trees within the landscape *screening* areas at the window location
8. The architecture of *drive-through* uses shall reflect the architecture of the principal *building*.

ARCHITECTURE

The Surprise Pointe PAD encourages diversity in architecture so long as the structures remain cohesive to the commerce center as a whole. This project integrates a unique canopy into its elevations similarly to the nearby AMC property. The building and canopy form introduces slight angles and slopes to provide some subtle variation in architecture from adjacent properties. The color neutral color palette and materials are complementary to the surrounding plaza. The courtyard at the entryway highlights a raised planter with a saguaro sculpture.



122 **LANDSCAPE:**

123 The proposed landscaping is comprised entirely of desert adapted low water use plant
124 material that is complementary to both the structure and the existing commerce center
125 landscaping. 40% of the site is landscaped and meets or exceeds the landscape
126 requirements set forth in the Surprise Pointe PAD and Title 17 Code.

127
128 This CUP application has been reviewed against the standards listed above. Staff finds that
129 this CUP application conforms to the requirements set under the LDO.
130

131 **CITIZEN OUTREACH:**

132 The applicant held two outreach meetings. A virtual meeting was held on March 29, 2023
133 and an in-person neighborhood meeting was held at the Residence Inn on March 28, 2023.
134 There were no attendees at the meetings and City staff has not received any comments or
135 concerns regarding the project. A summary of those meetings can be found in the attached
136 Citizen Outreach Report.

137
138 **CONFORMANCE WITH ADOPTED PLANS:**

139 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
140 2035. The subject property is within the Employment Character Area, which supports uses
141 such as that proposed.
142

143 *The proposed development adheres to the Employment Character Area Development by*
144 *providing supporting commercial uses to serve workers and patrons of the Surprise Pointe*
145 *Employment Center.*

146
147 *The proposed development adheres to the General Plan Development Guidelines common*
148 *to all Community Commercial Types. The rooftop components and parking areas are*
149 *properly screened. The site plan exhibits adequate drive-through queuing and parking lot*
150 *circulation.*

151
152 **REVIEWING AGENCIES:**

153 In addition to the standard city reviewing agencies, Luke Air Force Base, Maricopa Water
154 District, and the Maricopa County Department of Transportation were included in the routing
155 of this request. None of the reviewing agencies indicated any concerns over the request.
156

157 **SUMMARY:**

158 Staff concludes the proposed Conditional Use Permit with Site Plan are consistent with the
159 Surprise General Plan 2035, Surprise Pointe PAD and all applicable zoning codes.
160
161
162

163 **FINDINGS:**

- 164 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
- 165 • The proposed Site Plan demonstrates compliance with the Surprise Pointe PAD.
- 166 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code
- 167 and applicable development standards of the City's Land Development Ordinance.
- 168 • The proposed Site Plan demonstrates compliance with applicable development
- 169 standards of Title 17.
- 170 • The reviewing agencies have indicated no objections to the request.

171

172 **RECOMMENDATION:**

173 Based on the findings noted above, staff recommends the Commission **approve** the subject

174 case FS22-0692, subject to stipulations 'a' through 'e'.

- 175
- 176 a. Development and use of the site shall be consistent with the Site Plan entitled
- 177 "Conceptual Site Plan", prepared by Corgan, and received January 11, 2023.
- 178
- 179 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
- 180 "Landscape Plan", prepared by Corgan, and received November 15, 2022.
- 181
- 182 c. Building Architecture shall be consistent with the Elevations entitled "Exterior
- 183 Elevations", prepared by Corgan, and stamped received November 15, 2022.
- 184
- 185 d. The applicant shall obtain a building permit for the subject facility within one (1) year
- 186 of the effective date of Planning and Zoning Commission approval of this Site Plan.
- 187 If the applicant does not obtain said building permit within the specified time, this
- 188 Site Plan shall be deemed null and void.
- 189
- 190 e. Non-compliance with the stipulations of approval of this case will be treated as a
- 191 violation in accordance with the applicable provisions of the Surprise Municipal
- 192 Code.

193

194 However, should the Commission wish to **deny** the request, the Commission should make

195 its own findings and base its decision on those alternative findings.

196

197 **ATTACHMENTS:**

198 01 Vicinity Map

199 02 Zoning Map

200 03 Site Plan

201 04 Landscape Plan

202 05 Elevations

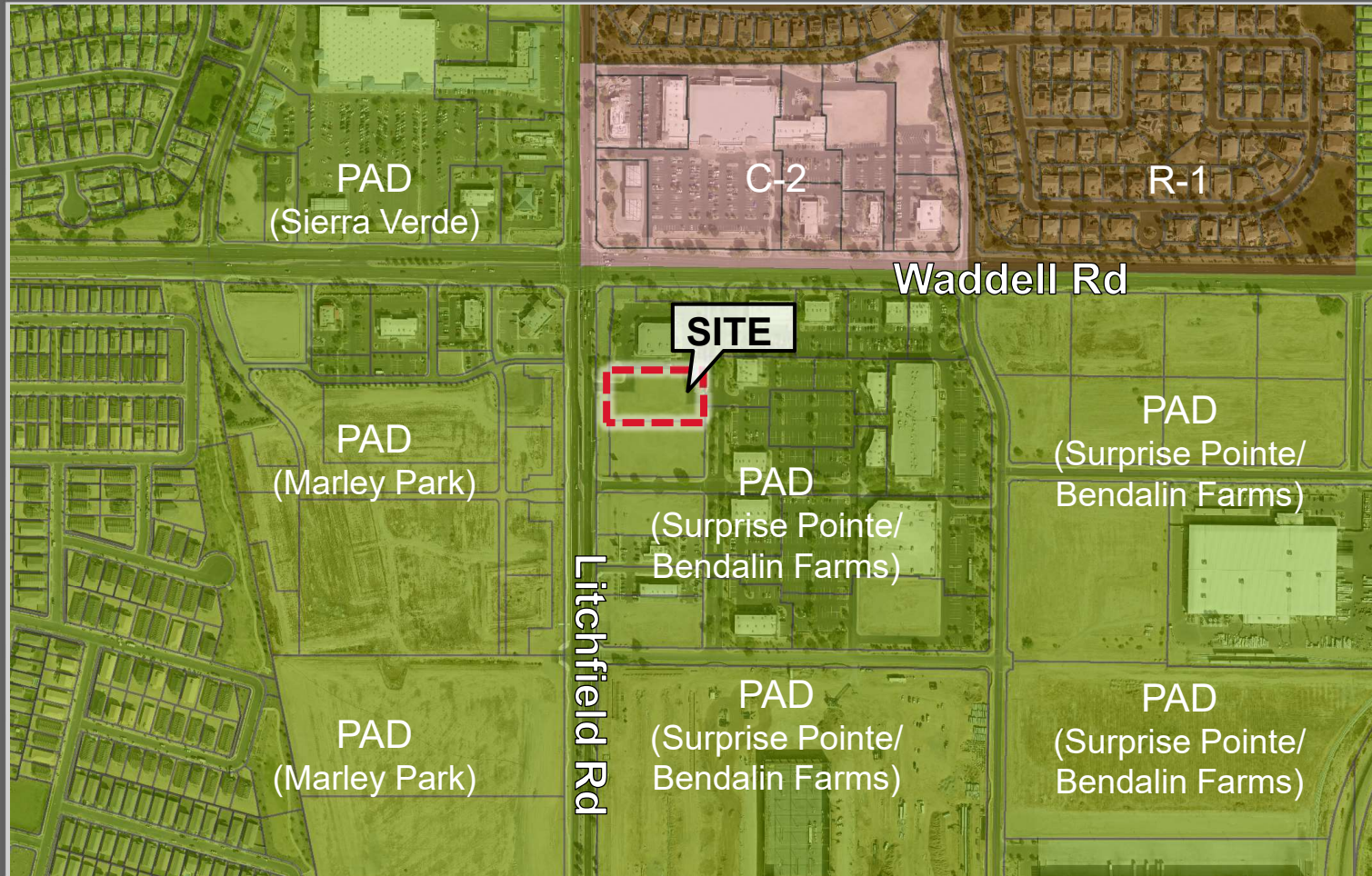
203 06 Citizen Participation Report

204 07 Affidavit of Site Posting

205 PowerPoint



VICINITY MAP



ZONING

PROJECT TEAM

OWNER



P.O. Box 196613
Anchorage, AK 99519-6613
907-227-8261
CONTACT: Bob Thompson
R.Thompson@alaskausa.org

ARCHITECT

CORGAN
1850 N. Central, Suite 300, Phoenix, AZ 85004
T: 602-393-6146
CONTACT: T. David Wilson
email: david.wilson@corgan.com

CIVIL

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CONTACT: John Gray
email: jgray@bowman.com

STRUCTURAL

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7740 North 16th Street, Suite 300, Phoenix, AZ 85020
T: 602-944-5500
CONTACT: Casey Quackenbush
email: casey.quackenbush@kimley-horn.com

MEP

ENERGY SYSTEMS DESIGN, INC.
7135 E. Camelback Rd., Suite 275, Scottsdale, AZ 85251
T: 480-481-4800
CONTACT: Laith Alawad, P.E.
email: lalawad@esdesigners.com

SITE PLAN LEGEND

- NOT IN SCOPE
- ITEM TO BE DEMOLISHED
- PROPERTY LINE
- SETBACK
- EXISTING ITEM TO REMAIN
- NEW ITEM
- ROOF/CANOPY ABOVE
- AS-01 ASPHALT PAVING, REF. CIVIL
- CO-01 CONCRETE PAVING, REF. CIVIL
- CP-01 CONCRETE PAVERS OVER 4" CONCRETE SUBSTRATE - MEDIUM GRAY
- CS-01 CONCRETE SIDEWALK - FIELD COLOR
- LA-01 LANDSCAPE AREA, REF. LANDSCAPE
- FIRE LANE, PROVIDE PAINTED STRIPING & SIGNAGE PER CITY ORDINANCES. REF: EDS DETAIL 4-211
- SITE VISIBILITY TRIANGLES

SITE INFORMATION

- EXISTING SITE PARCEL (APN 501-36-907) IS ZONED SURPRISE POINT BENDALIN FARMS PAD WITH UNDERLYING ZONING OF COMMERCIAL C-2
- EXISTING SITE IS 1.32 ACRES (57,500 S.F.)
- PROPOSED BUILDING HEIGHT IS 22'-0"
- PROPOSED CONSTRUCTION TYPE IS V-B
- PROPOSED OCCUPANCY CLASSIFICATION IS B (BUSINESS)
- SETBACKS:
FRONT: 35'
SIDES: 15'
REAR: 15'

GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- REFER TO CIVIL DRAWINGS FOR LEGAL DESCRIPTION AND GRADING AND DRAINAGE INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR PLANTING INFORMATION.
- STANDARD PARKING STALLS 10'-0" X 20'-0" UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING STALLS 11'-0" X 20'-0" WITH A 5'-0" MIN. WIDTH ACCESS AISLE UNLESS NOTED OTHERWISE.
- PARKING STALLS 90 DEGREES TO DRIVE AISLE UNLESS NOTED OTHERWISE.
- ALL TWO WAY DRIVE AISLES ARE 25'-0" WIDE UNLESS NOTED OTHERWISE.
- PARKING LOT SHALL BE LIT TO A MINIMUM OF (1.5) FOOT-CANDLES.

LOT COVERAGE CALCS

GROSS SITE AREA: 57,500 S.F. (+/- 1.32 ACRES)
BUILDING AREA: 4,035 S.F.
BUILDING CANOPY: 4,726 S.F.
TOTAL AREA 4,035 S.F. + 4,726 = 8,761 S.F.
LOT COVERAGE : 8,761 / 57,500 = **15.23%**
IMPERMEABLE SURFACE COVERAGE : **33,982 SF**
33,982 SF / 57,500 = **59.10%**

PARKING REQUIREMENTS

BANKS @ 1:250 S.F. GFA
(4,035 S.F.) / (250 S.F.) = 17 SPACES REQUIRED
TOTAL SPACES PROVIDED = **27 SPACES PROVIDED**
ACCESSIBLE PARKING (PER 2010 ADA)
ACCESSIBLE (VAN) = 1 REQUIRED
TOTAL ACCESSIBLE PARKING PROVIDED = 1 (VAN)
1 (CAR)
2 PROVIDED
BICYCLE PARKING = 1 BICYCLE SPACE PER 20 REQUIRED PARKING SPACES
17 PARKING SPACES = 1 BICYCLE SPACE REQUIRED
1 BICYCLE SPACE PROVIDED



1850 N. Central Ave, Suite 300,
Phoenix, AZ 85004
T: 602-393-6146

ISSUES

1	03/17/2022	CONCEPT REVIEW
2		
3		
4		
5		

REVISIONS

1	8/19/22	RESPONSE TO CITY COMMENTS
2	10/31/22	RESPONSE TO CITY COMMENTS

ALASKA USA FEDERAL

CREDIT UNION

SURPRISE BRANCH

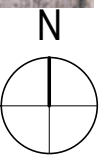
13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379

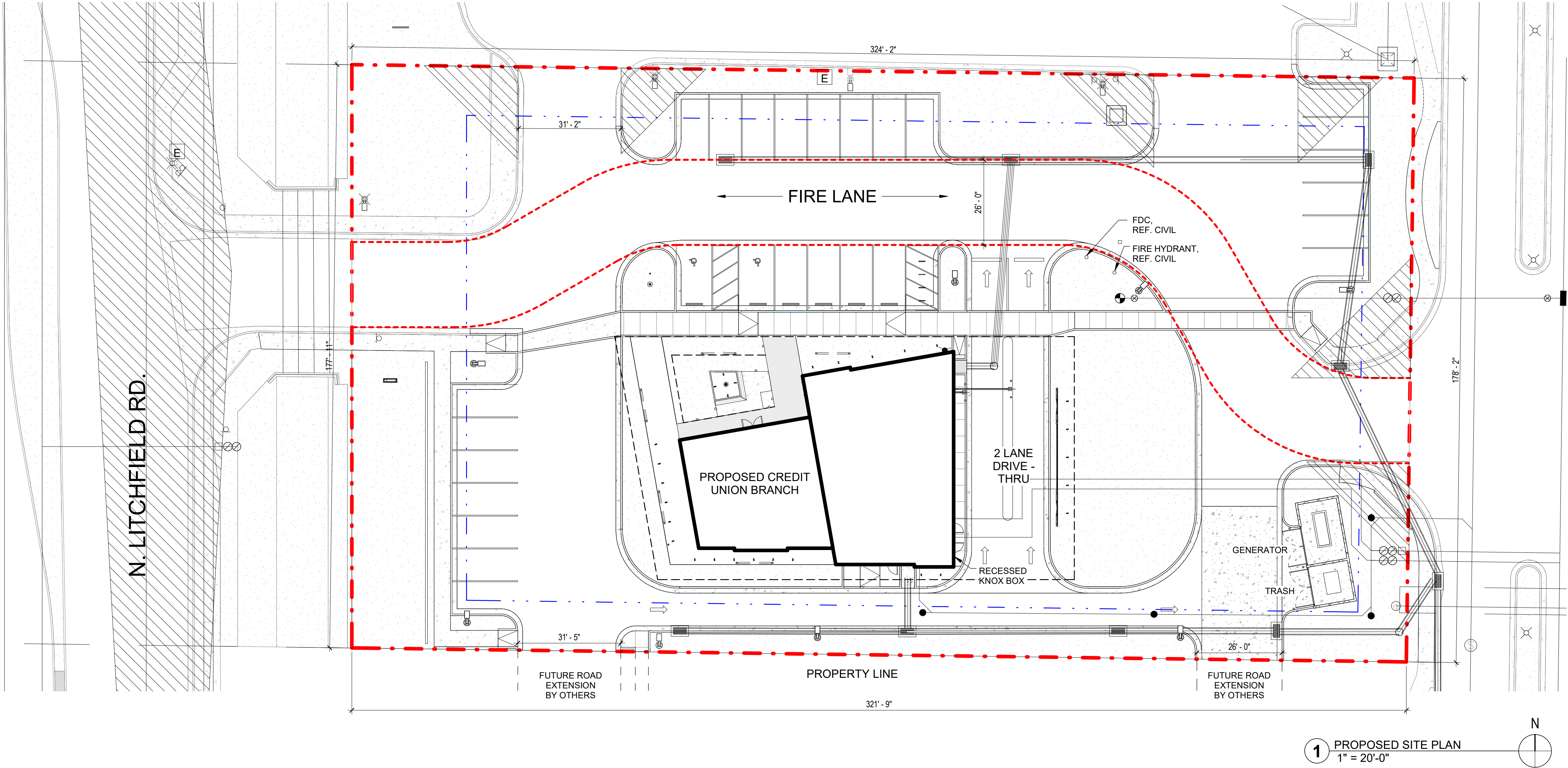
FS # - FS22-0692
CONTEXT PLAN

JOB 21057.0000
DATE 03/17/2022
SHEET

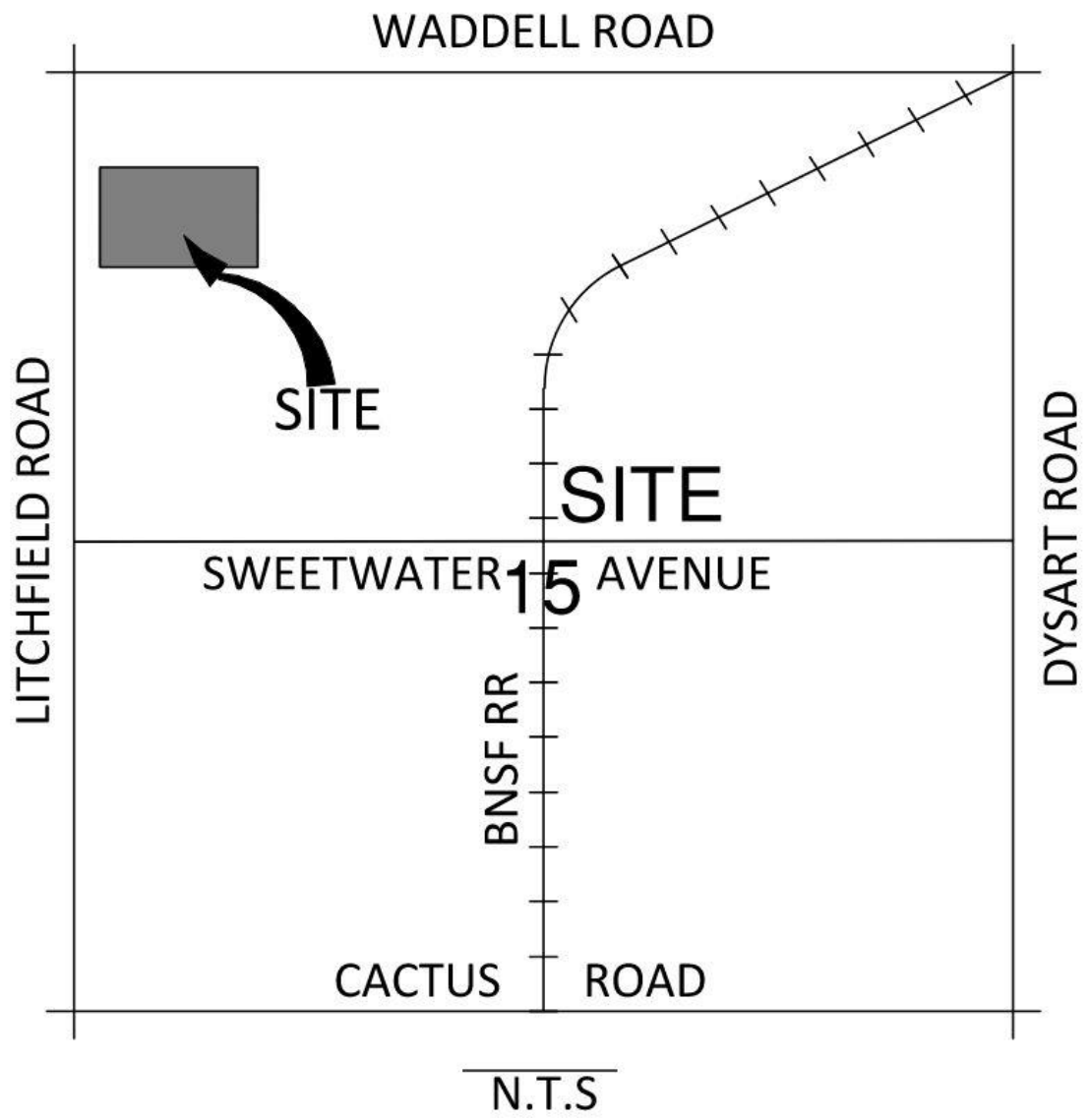
A00-01

1 CONTEXT PLAN
1" = 80'-0"





VICINITY MAP



SITE PLAN LEGEND

- NOT IN SCOPE
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- PROPERTY LINE
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BANKS @ 1:250 S.F. GFA
(4,035 S.F.) / (250 S.F.) = 17 SPACES REQUIRED
TOTAL SPACES PROVIDED = **27 SPACES PROVIDED**
ACCESSIBLE PARKING (PER 2010 ADA)
ACCESSIBLE (VAN) = 1 REQUIRED
TOTAL ACCESSIBLE PARKING PROVIDED = 1 (VAN)
1 (CAR)
2 PROVIDED
BICYCLE PARKING = 1 BICYCLE SPACE PER 20 REQUIRED PARKING SPACES
17 PARKING SPACES = 1 BICYCLE SPACE REQUIRED
1 BICYCLE SPACE PROVIDED

CORGAN

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ISSUES

1	03/17/2022	CONCEPT REVIEW
2		
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4		
5		

REVISIONS

1	8/19/22	RESPONSE TO CITY COMMENTS

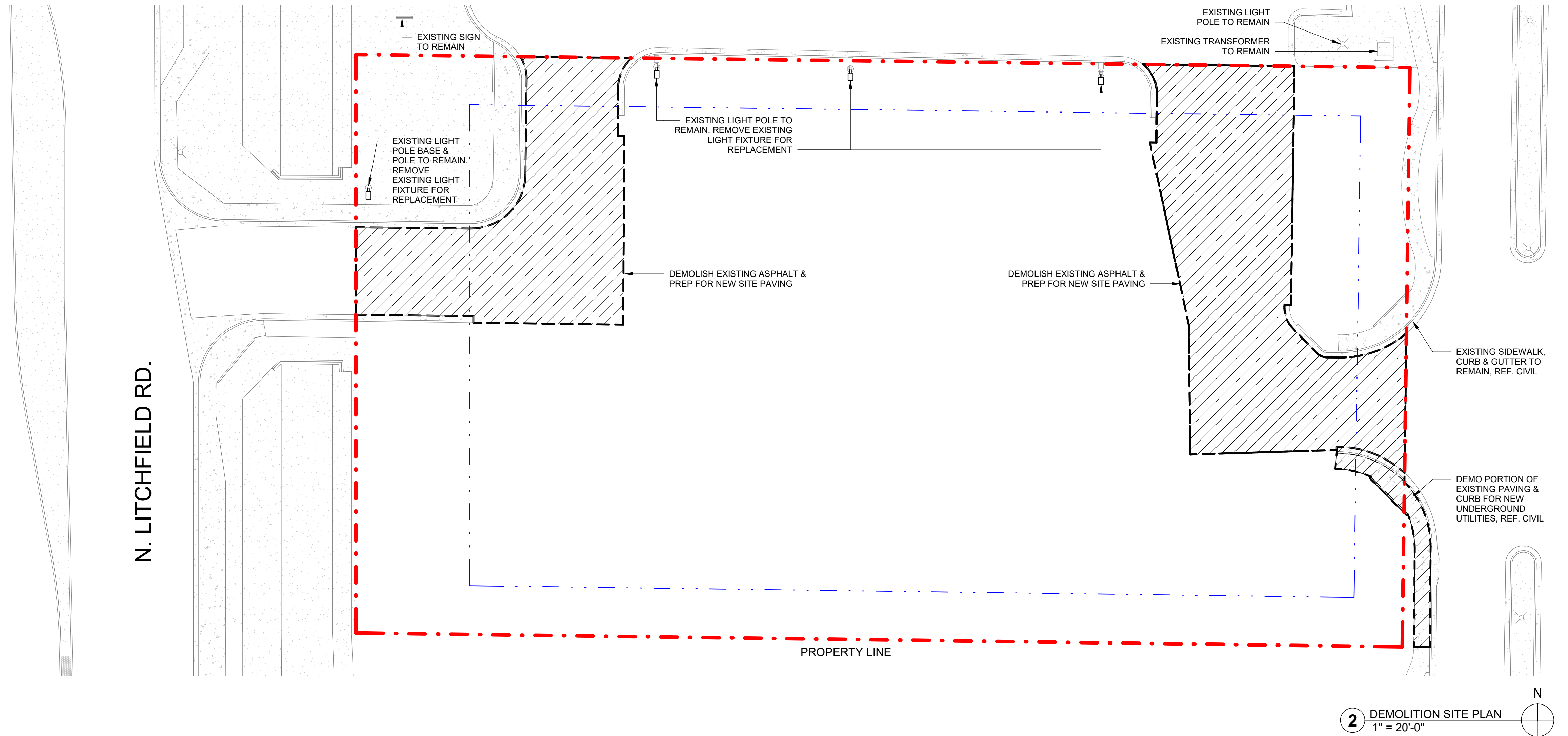
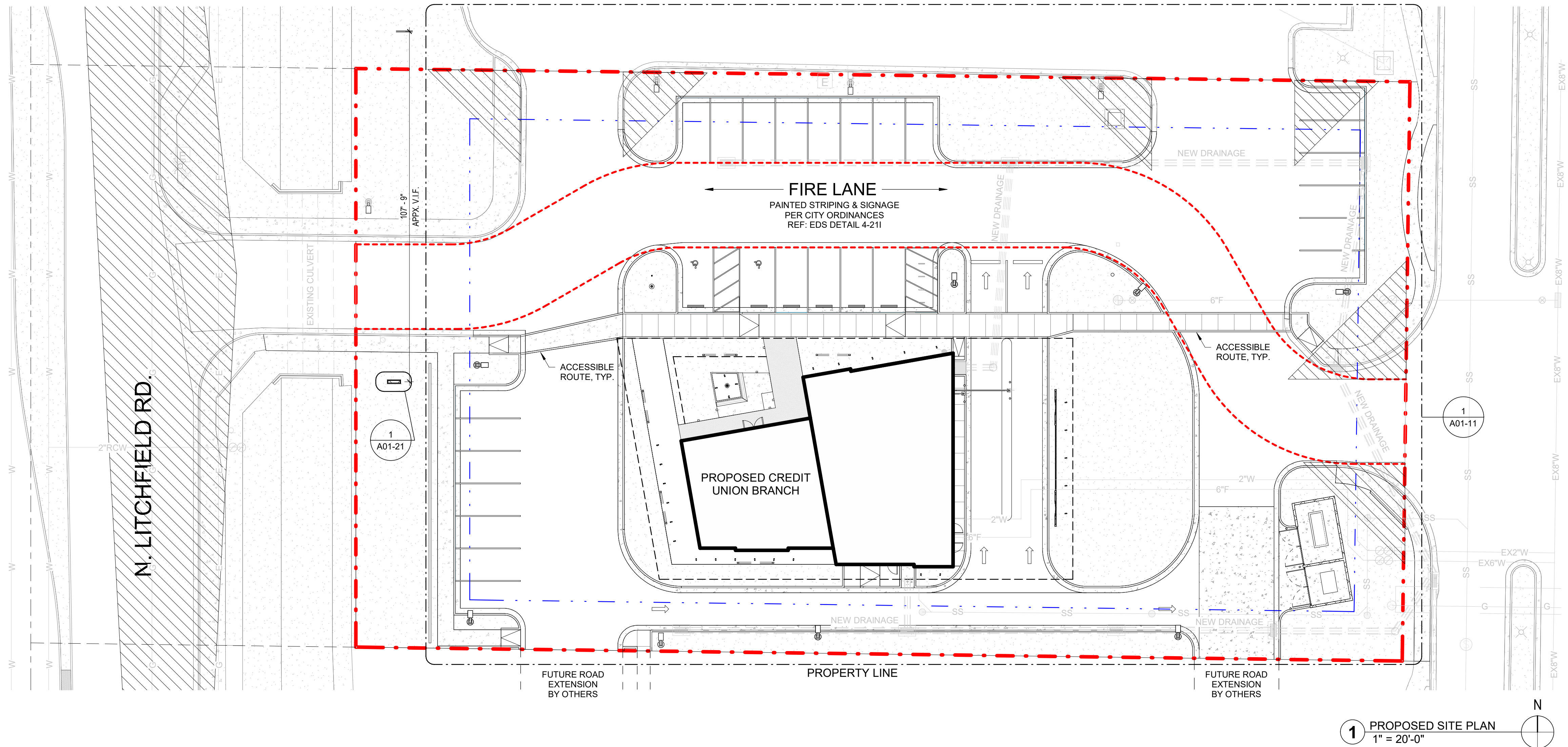
ALASKA USA FEDERAL
CREDIT UNION
SURPRISE BRANCH

13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379

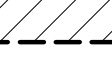
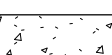
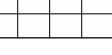
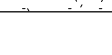
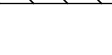
FS # - FS22-0692
CONCEPTUAL
SITE PLAN

JOB 21057.0000
DATE 03/17/2022
SHEET

A00-02.



SITE PLAN LEGEND

- | | |
|---|--|
|  | NOT IN SCOPE |
|  | ITEM TO BE DEMOLISHED |
|  | PROPERTY LINE |
|  | SETBACK |
|  | EXISTING ITEM TO REMAIN |
|  | NEW ITEM |
|  | ROOF/CANOPY ABOVE |
|  | AS-01
ASPHALT PAVING, REF. CIVIL |
|  | CO-01
CONCRETE PAVING, REF. CIVIL |
|  | CP-01
CONCRETE PAVERS OVER 4" CONCRETE
SUBSTRATE - MEDIUM GRAY |
|  | CS-01
CONCRETE SIDEWALK - FIELD COLOR |
|  | LA-01
LANDSCAPE AREA, REF. LANDSCAPE |
|  | FIRE LANE. PROVIDE PAINTED STRIPING
& SIGNAGE PER CITY ORDINANCES. REF:
EDS DETAIL 4-211 |
|  | SITE VISIBILITY TRIANGLES |

SITE INFORMATION

1. EXISTING SITE PARCEL (APN 501-36-907) IS ZONED SURPRISE POINT BENDALIN FARMS PAD WITH UNDERLYING ZONING OF COMMERCIAL C-2
2. EXISTING SITE IS 1.32 ACRES (57,500 S.F.)
3. PROPOSED BUILDING HEIGHT IS 22'-0"
4. PROPOSED CONSTRUCTION TYPE IS V-B
5. PROPOSED OCCUPANCY CLASSIFICATION IS B (BUSINESS)
6. SETBACKS:
FRONT: 35'
SIDES: 15'
REAR: 15'

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. REFER TO CIVIL DRAWINGS FOR LEGAL DESCRIPTION AND GRADING AND DRAINAGE INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS FOR PLANTING INFORMATION.
4. STANDARD PARKING STALLS 10'-0" X 20'-0" UNLESS NOTED OTHERWISE.
5. ACCESSIBLE PARKING STALLS 11'-0" X 20'-0" WITH A 5'-0" MIN. WIDTH ACCESS AISLE UNLESS NOTED OTHERWISE.
6. PARKING STALLS 90 DEGREES TO DRIVE AISLE UNLESS NOTED OTHERWISE.
7. ALL TWO WAY DRIVE AISLES ARE 25'-0" WIDE UNLESS NOTED OTHERWISE.
8. PARKING LOT SHALL BE LIT TO A MINIMUM OF (1.5) FOOT-CANDLES.

LOT COVERAGE CALCS

GROSS SITE AREA: 57,500 S.F. (+/- 1.32 ACRES)
BUILDING AREA: 4,035 S.F.
BUILDING CANOPY: 4,726 S.F.
TOTAL AREA 4,035 S.F. + 4,726 = 8,761 S.F.
LOT COVERAGE : 8,761 / 57,500 = **15.23%**
IMPERMEABLE SURFACE COVERAGE : **33,982 SF**
33,982 SF / 57,500 = **59.10%**

PARKING REQUIREMENTS

BANKS @ 1:250 S.F. GFA
 (4,035 S.F.) / (250 S.F.) = 17 SPACES REQUIRED

TOTAL SPACES PROVIDED = **27 SPACES PROVIDED**

ACCESSIBLE PARKING (PER 2010 ADA)

ACCESSIBLE (VAN) = 1 REQUIRED

TOTAL ACCESSIBLE PARKING PROVIDED = 1 (VAN)
 $\frac{1}{2}$ (CAR)
2 PROVIDED

BICYCLE PARKING = 1 BICYCLE SPACE PER 20
 REQUIRED PARKING SPACES

17 PARKING SPACES = 1 **BICYCLE SPACE REQUIRED**
1 BICYCLE SPACE PROVIDED

CORGAN 

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2	10/31/22 RESPONSE TO CITY COMMENTS



ISSUE:03/11/2022

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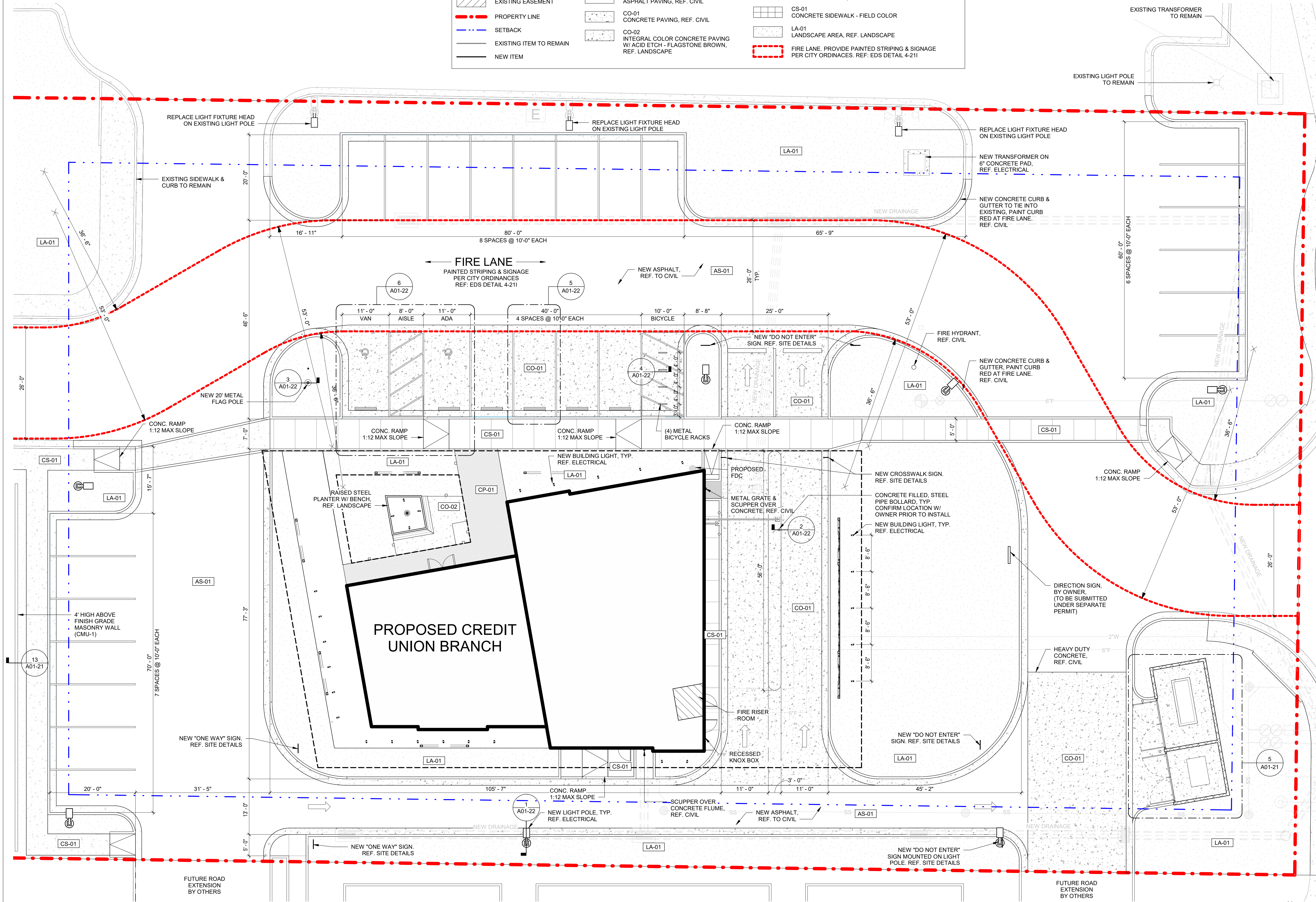
13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379

FS # - FS22-0692
ARCHITECTURAL
DEMO &
PROPOSED SITE
PLAN

JOB 21057.0000
DATE 03/11/2022
SHEET

A01-01

SITE PLAN LEGEND			
	NOT IN SCOPE		ROOF/CANOPY ABOVE
	EXISTING EASEMENT		AS-01 ASPHALT PAVING, REF. CIVIL
	PROPERTY LINE		CO-01 CONCRETE PAVING, REF. CIVIL
	SETBACK		CO-02 INTEGRAL COLOR CONCRETE PAVING W/ ACID ETCH - FLAGSTONE BROWN, REF. LANDSCAPE
	EXISTING ITEM TO REMAIN		CP-01 BELGARD LINEAR PAVERS OVER 4" CONCRETE SUBSTRATE - GRAY, REF. LANDSCAPE
	NEW ITEM		CS-01 CONCRETE SIDEWALK - FIELD COLOR
			LA-01 LANDSCAPE AREA, REF. LANDSCAPE
			FIRE LANE, PROVIDE PAINTED STRIPING & SIGNAGE PER CITY ORDINANCES, REF. EDS DETAIL 4-211



CORGAN

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ISSUE:03/11/2022

**ALASKA USA FEDERAL
CREDIT UNION
SURPRISE BRANCH**

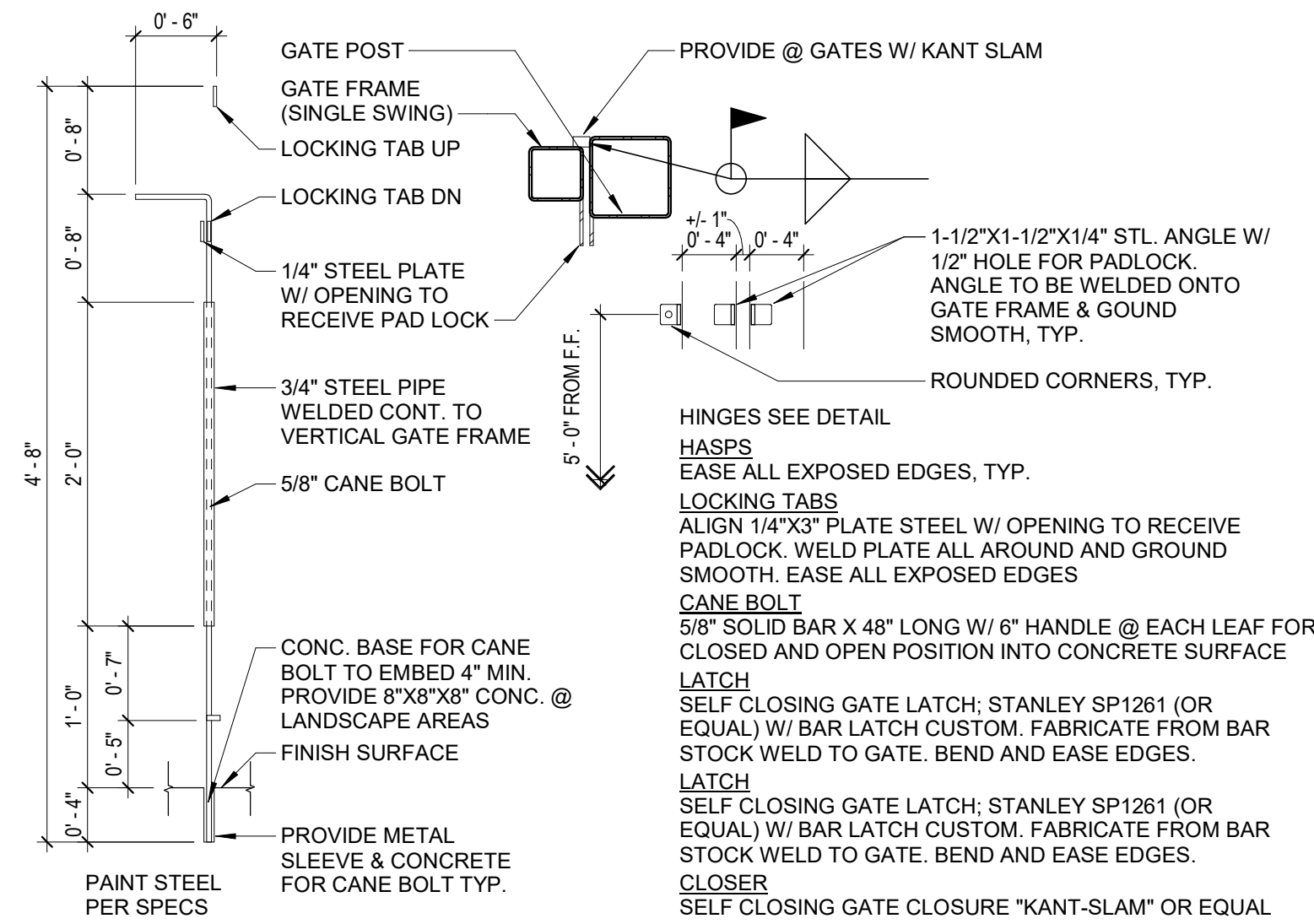
13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379

**FS # - FS22-0692
ENLARGED SITE
PLAN**

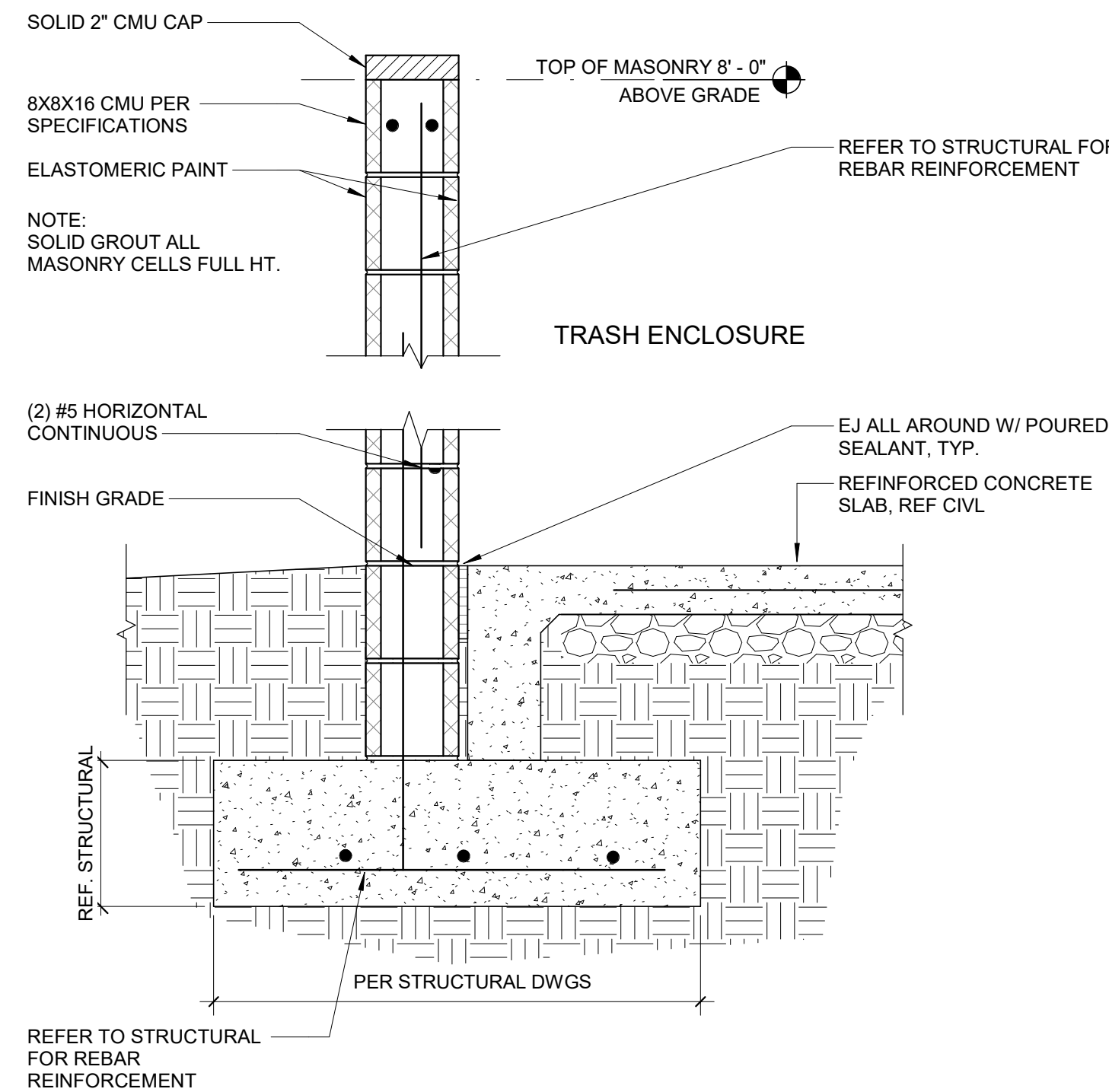
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DATE 03/11/2022
SHEET

A01-11

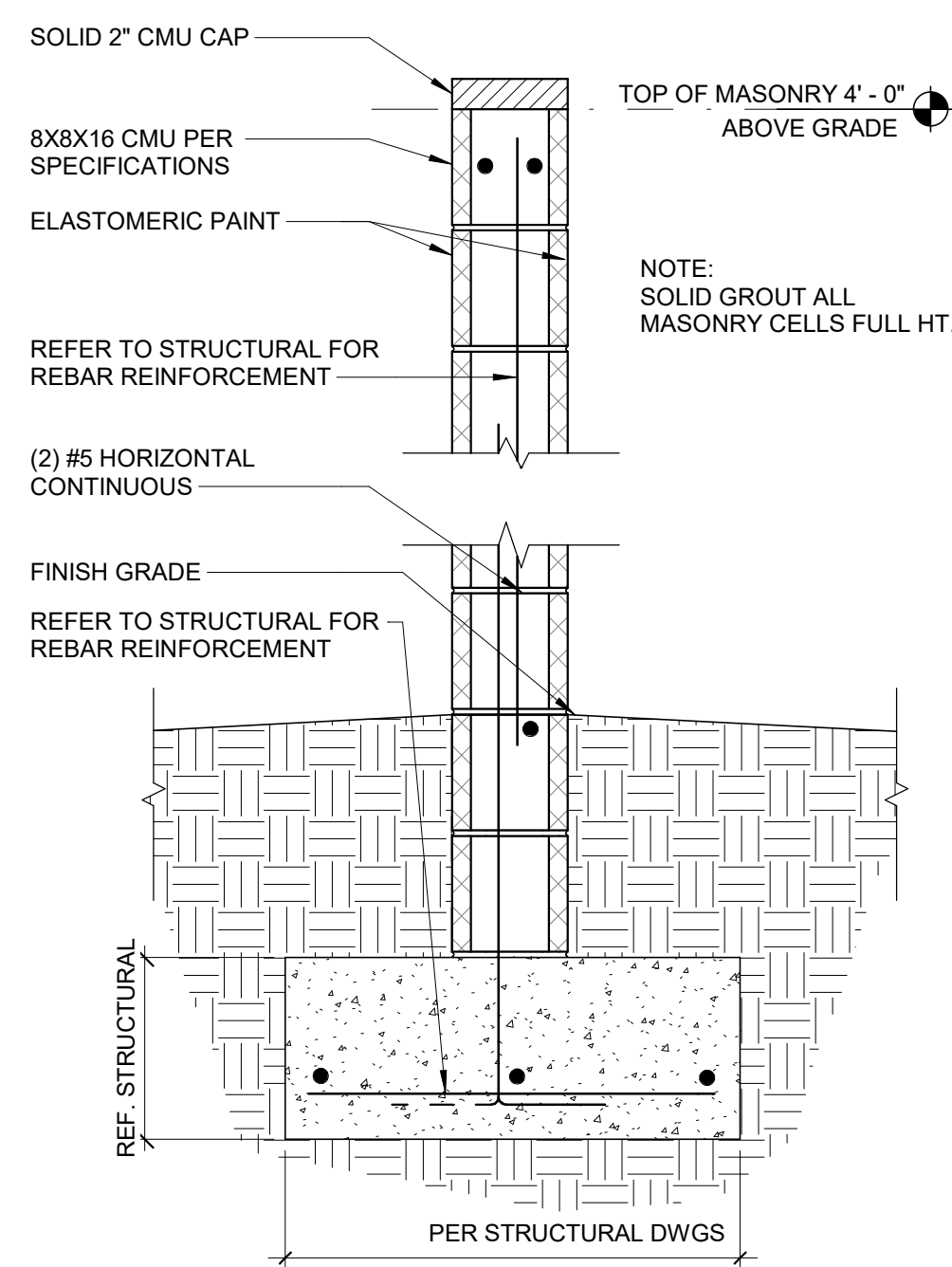




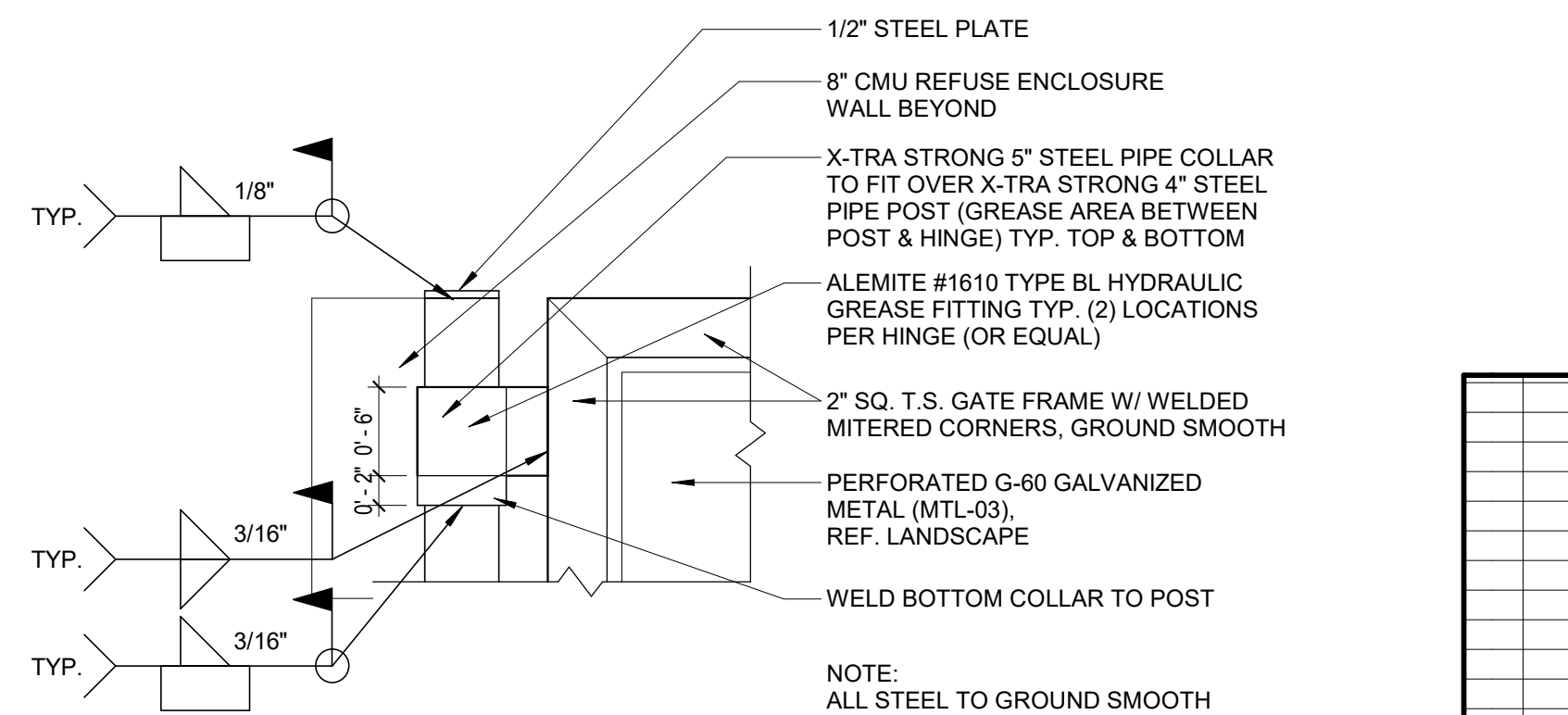
11 GATE HARDWARE
1" = 1'-0"



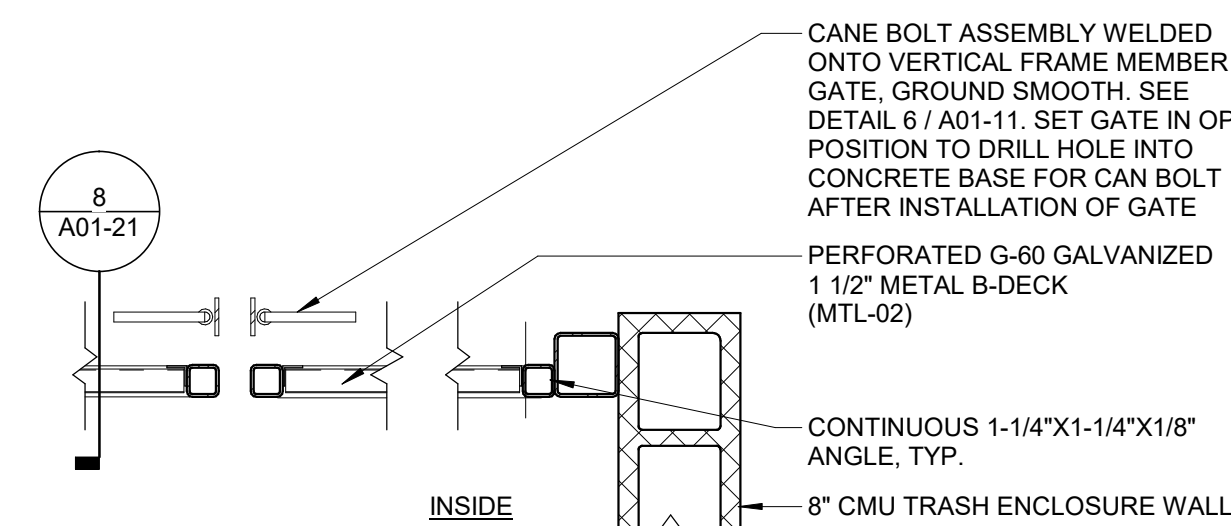
7 SECTION @ ENCLOSURE WALL
1" = 1'-0"



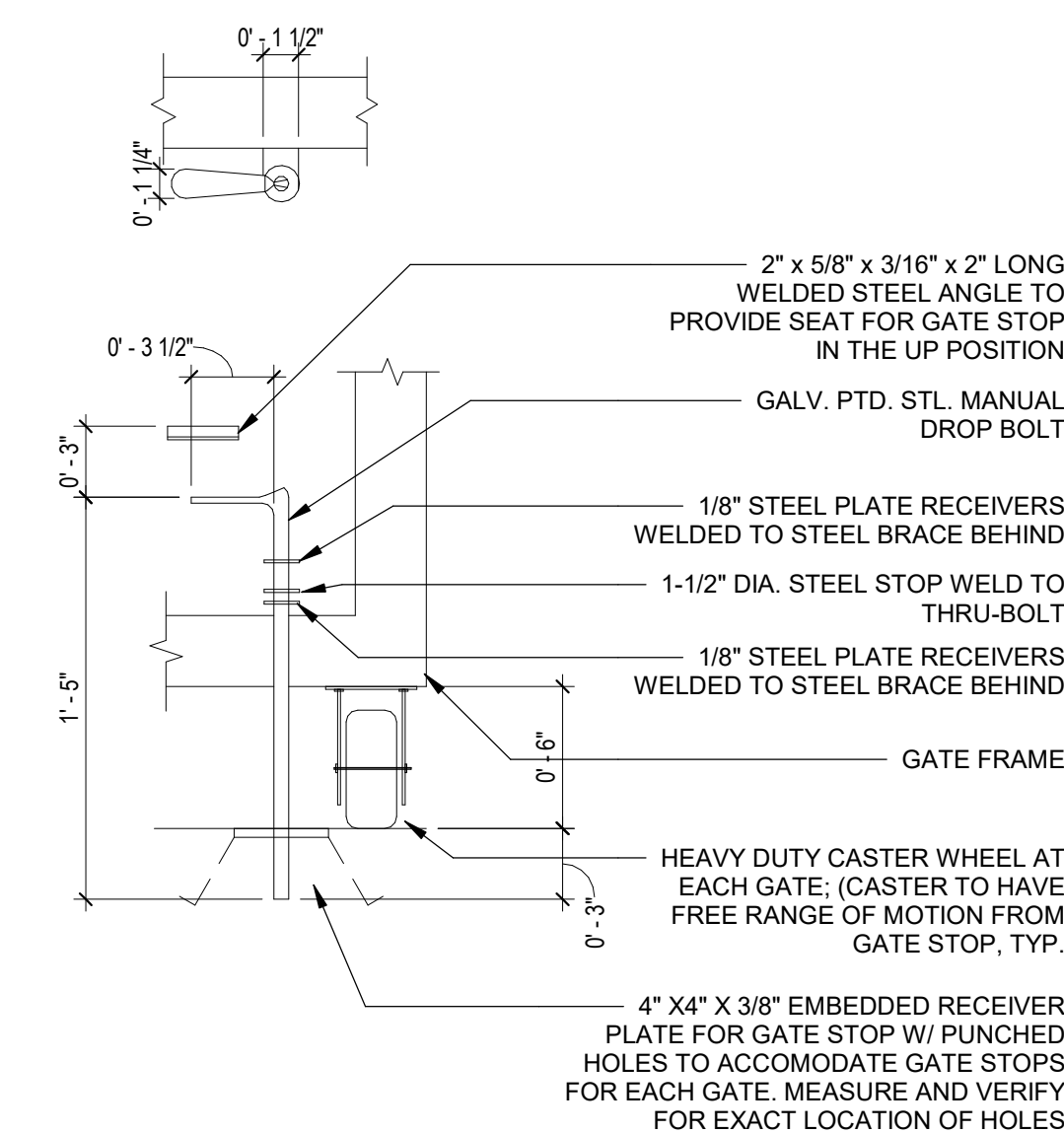
13 SECTION @ SITE WALL
1" = 1'-0"



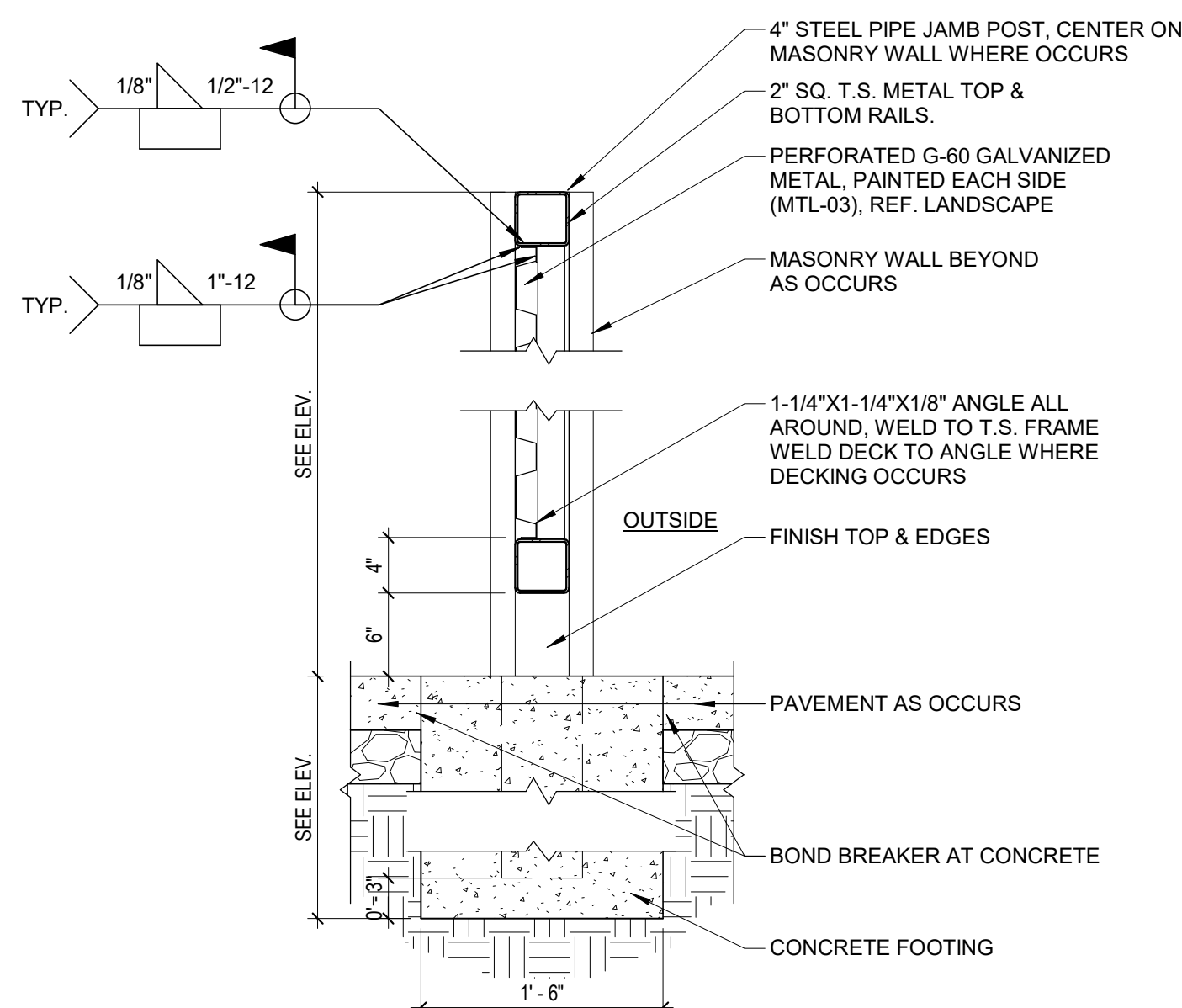
10 STEEL SWING GATE HINGE
1" = 1'-0"



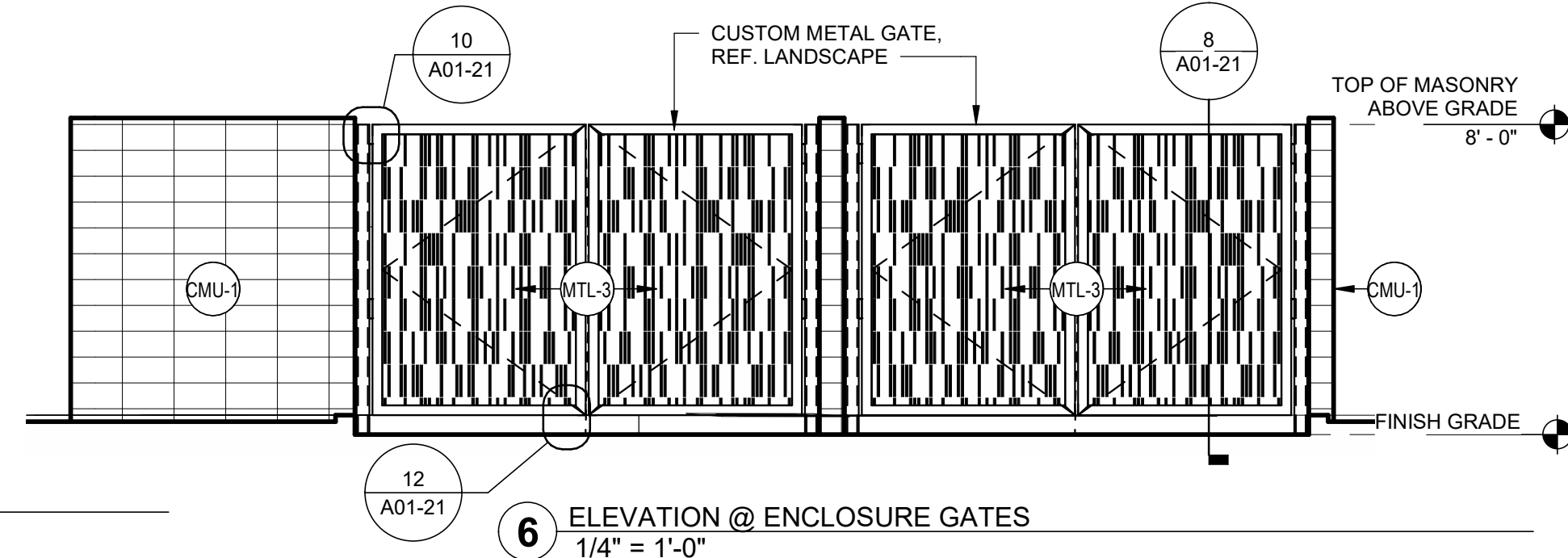
9 DOUBLE SWING GATE PLAN
1" = 1'-0"



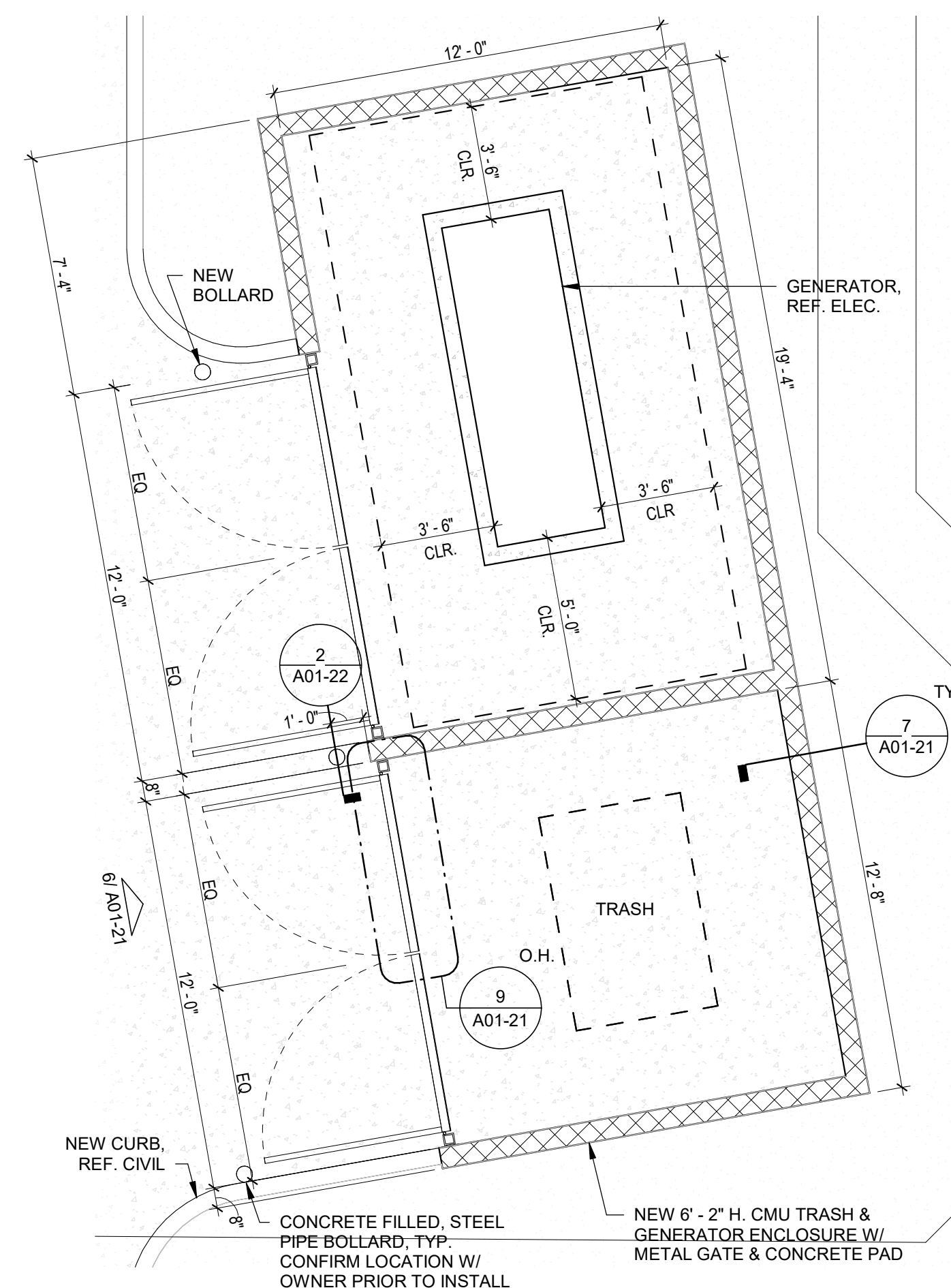
12 DUMPSTER GATE STOP DETAIL
1 1/2" = 1'-0"



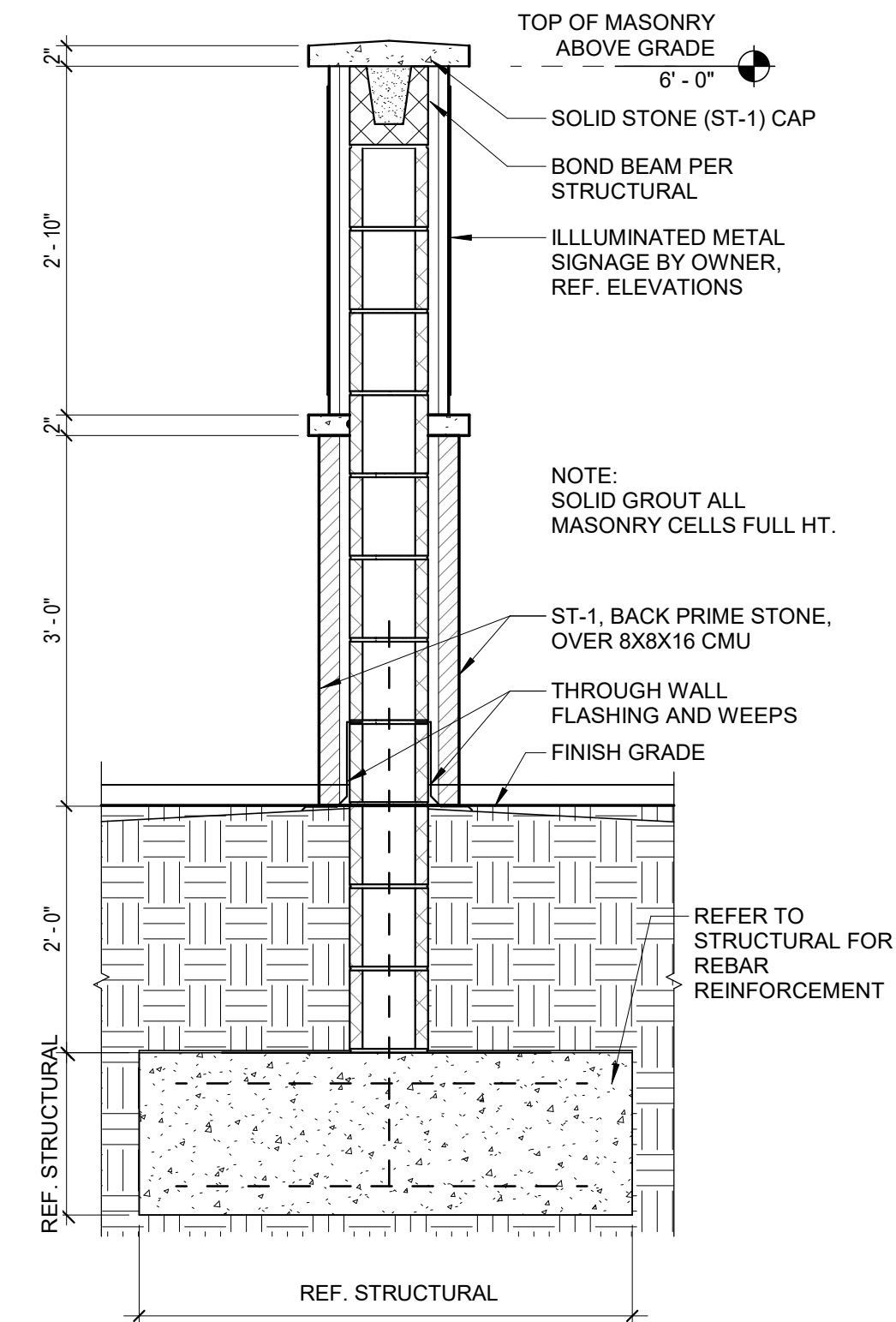
8 GATE SECTION
1" = 1'-0"



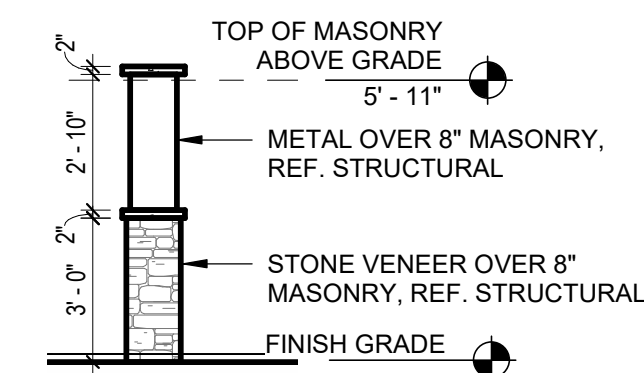
6 ELEVATION @ ENCLOSURE GATES
1/4" = 1'-0"



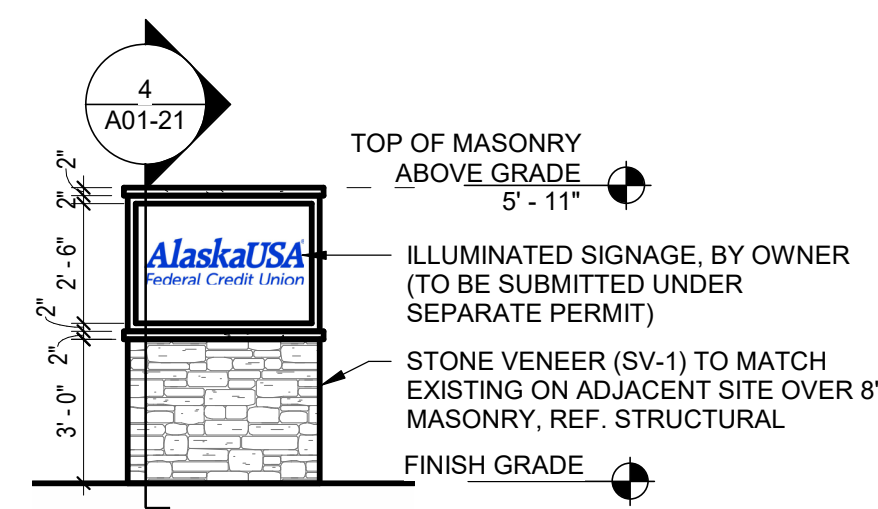
5 ENLARGED PLAN - ENCLOSURE
1/4" = 1'-0"



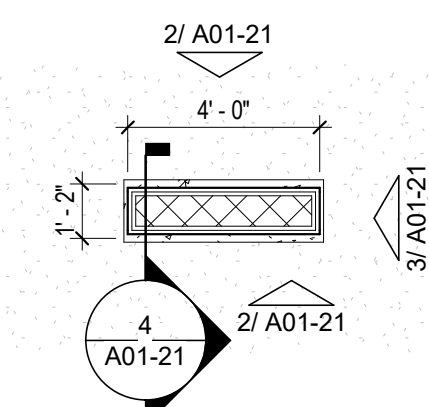
4 WALL SECTION - MONUMENT SIGN
3/4" = 1'-0"



3 ELEVATION - MONUMENT SIGN E/W
1/4" = 1'-0"



2 ELEVATION - MONUMENT SIGN N/S
1/4" = 1'-0"



1 ENLARGED PLAN - MONUMENT SIGN
1/4" = 1'-0"

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ISSUE:03/11/2022

**ALASKA USA FEDERAL
CREDIT UNION
SURPRISE BRANCH**

**13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379**

FS # - FS22-0692
SITE DETAILS

JOB 21057.0000
DATE 03/11/2022
SHEET

A01-21

ISSUES	
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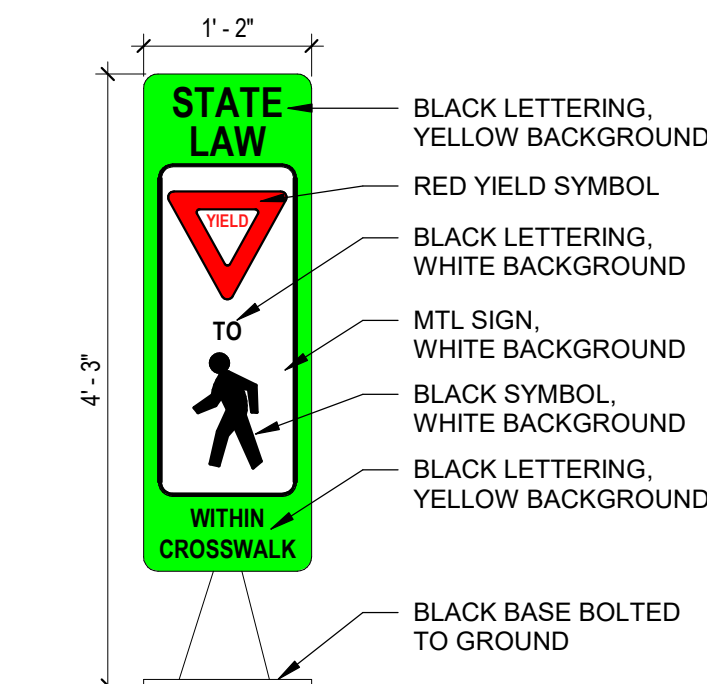
**ALASKA USA FEDERAL
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SURPRISE BRANCH**

FS # - FS22-0692
SITE DETAILS

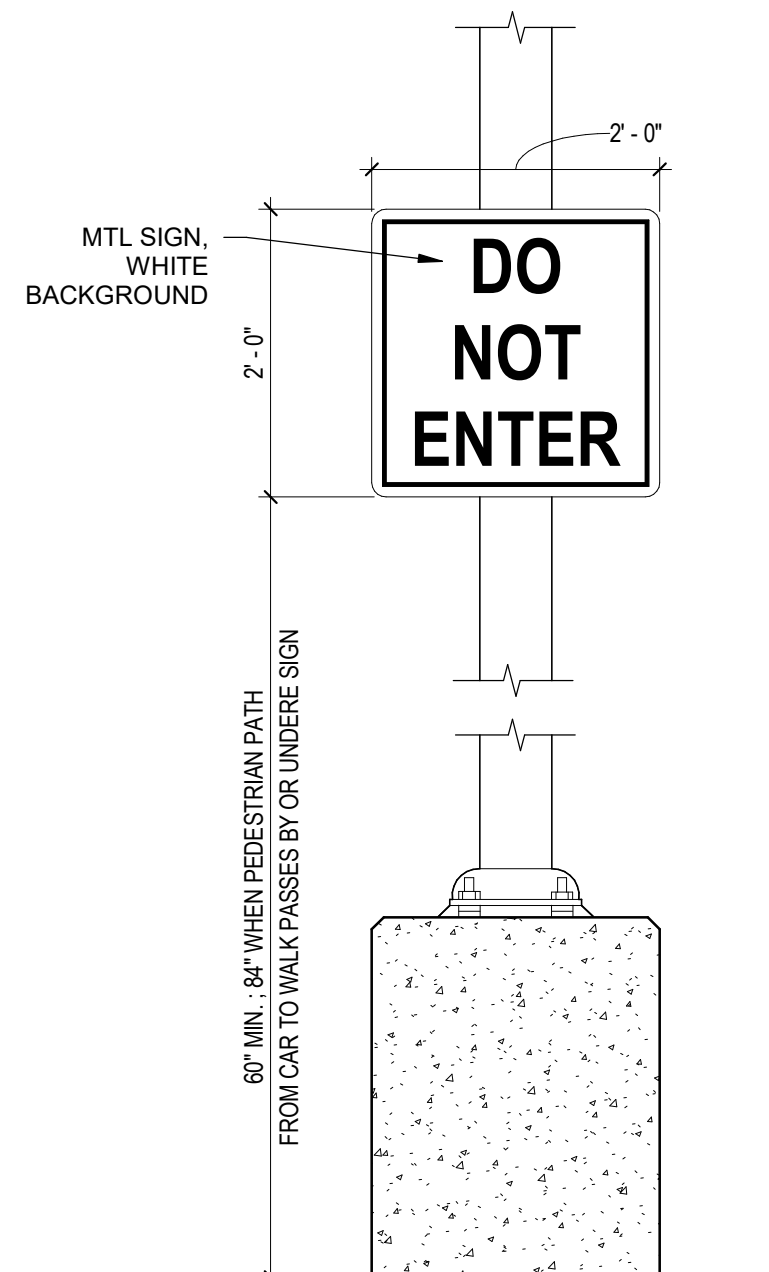
JOB 21057.0000
DATE 03/11/2022
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A01-22

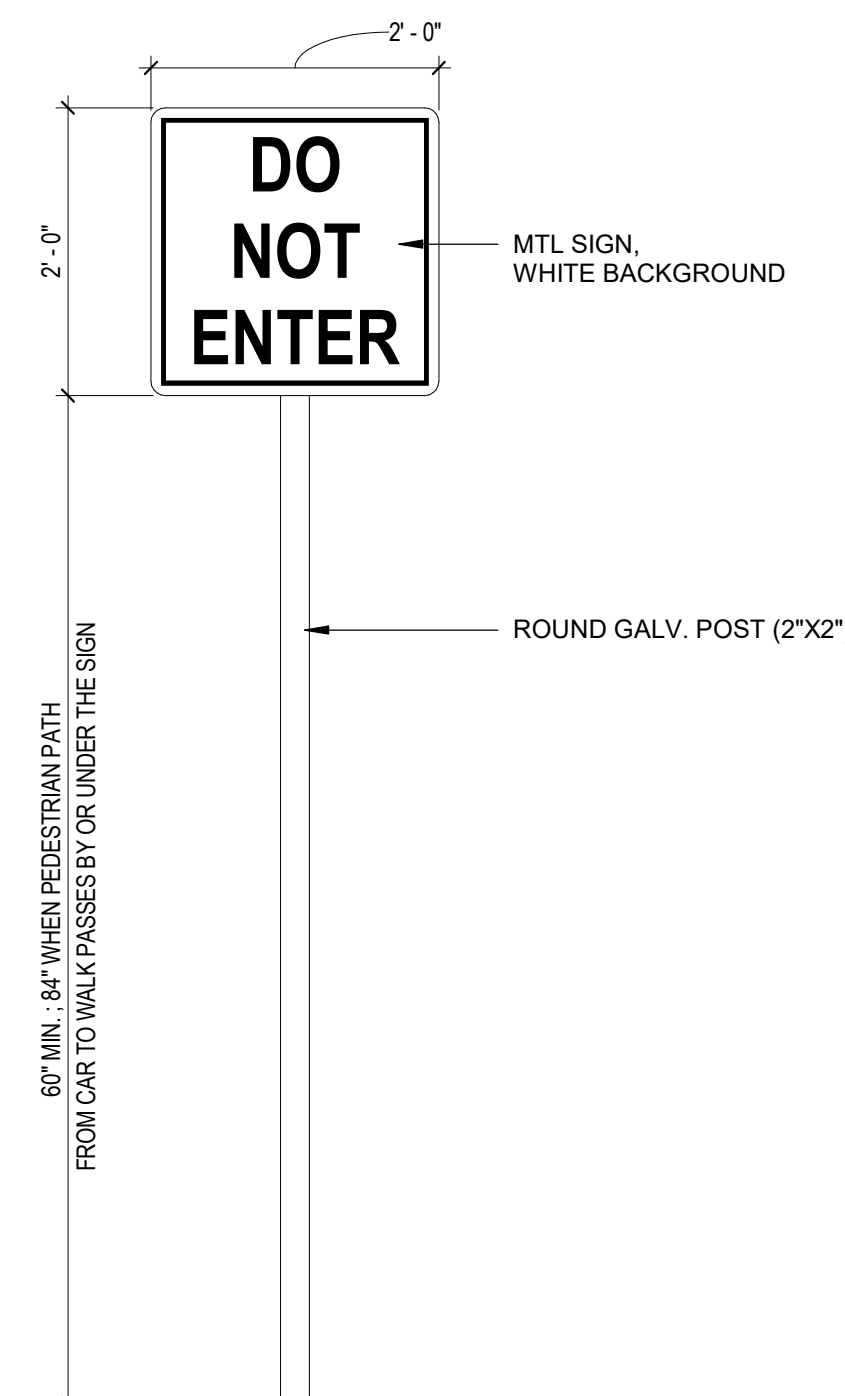
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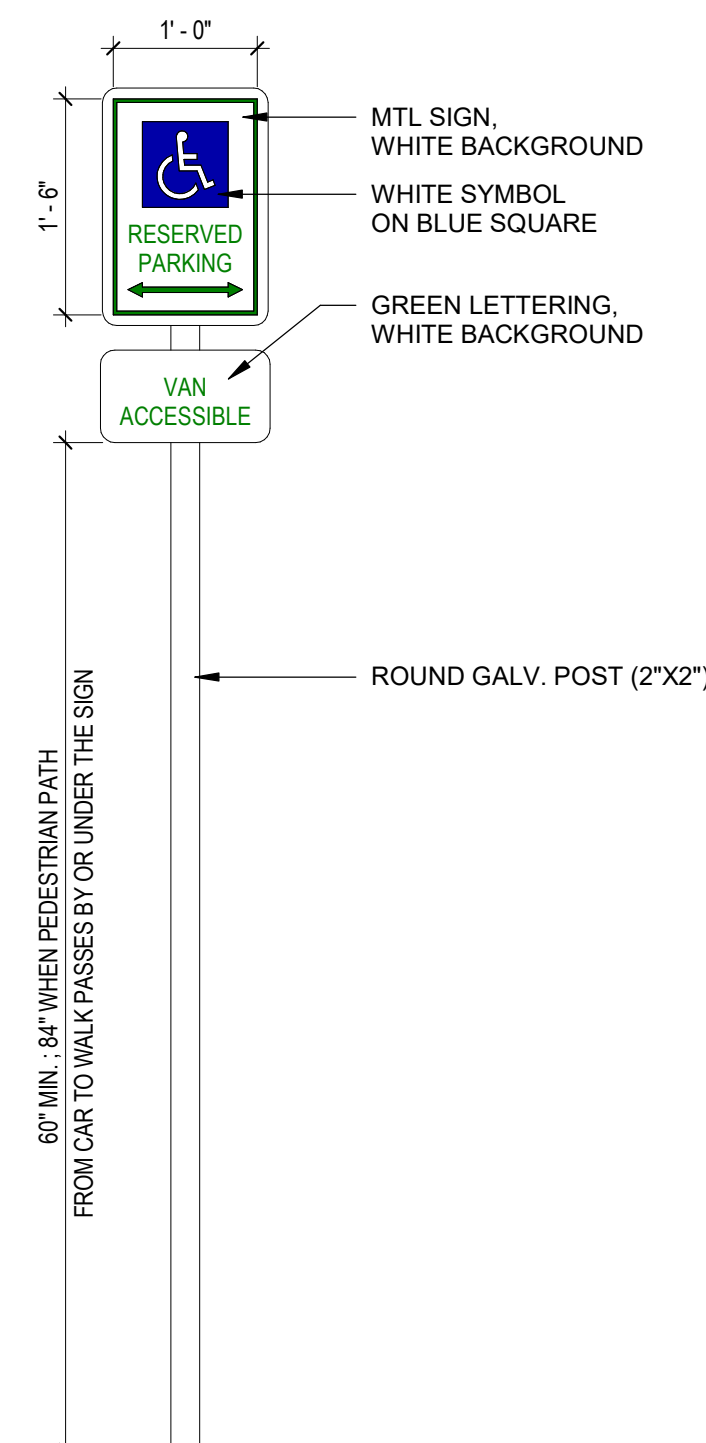
11 PEDESTRIAN CROSSING SIGN
3/4" = 1'-0"



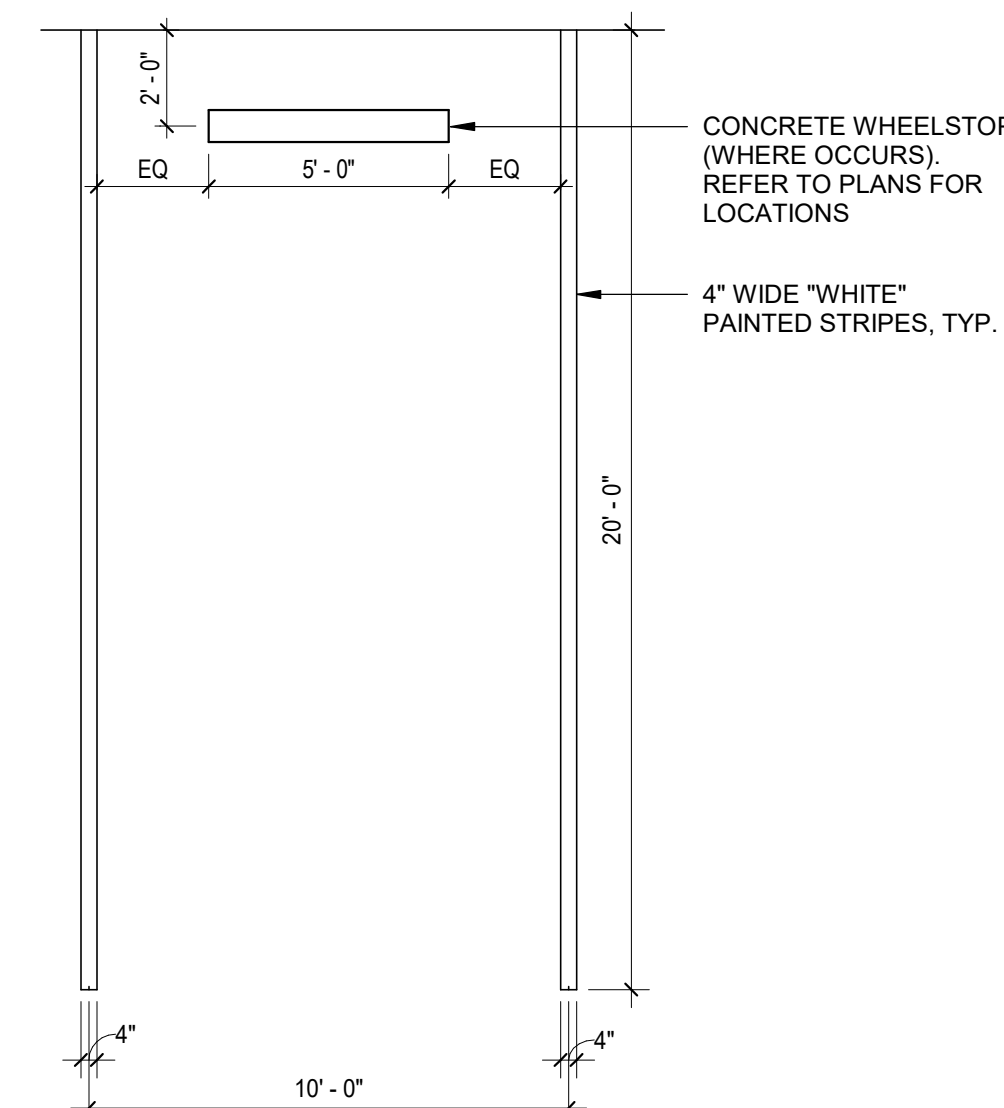
10 SITE DETAIL - LIGHT POLE SIGN
3/4" = 1'-0"



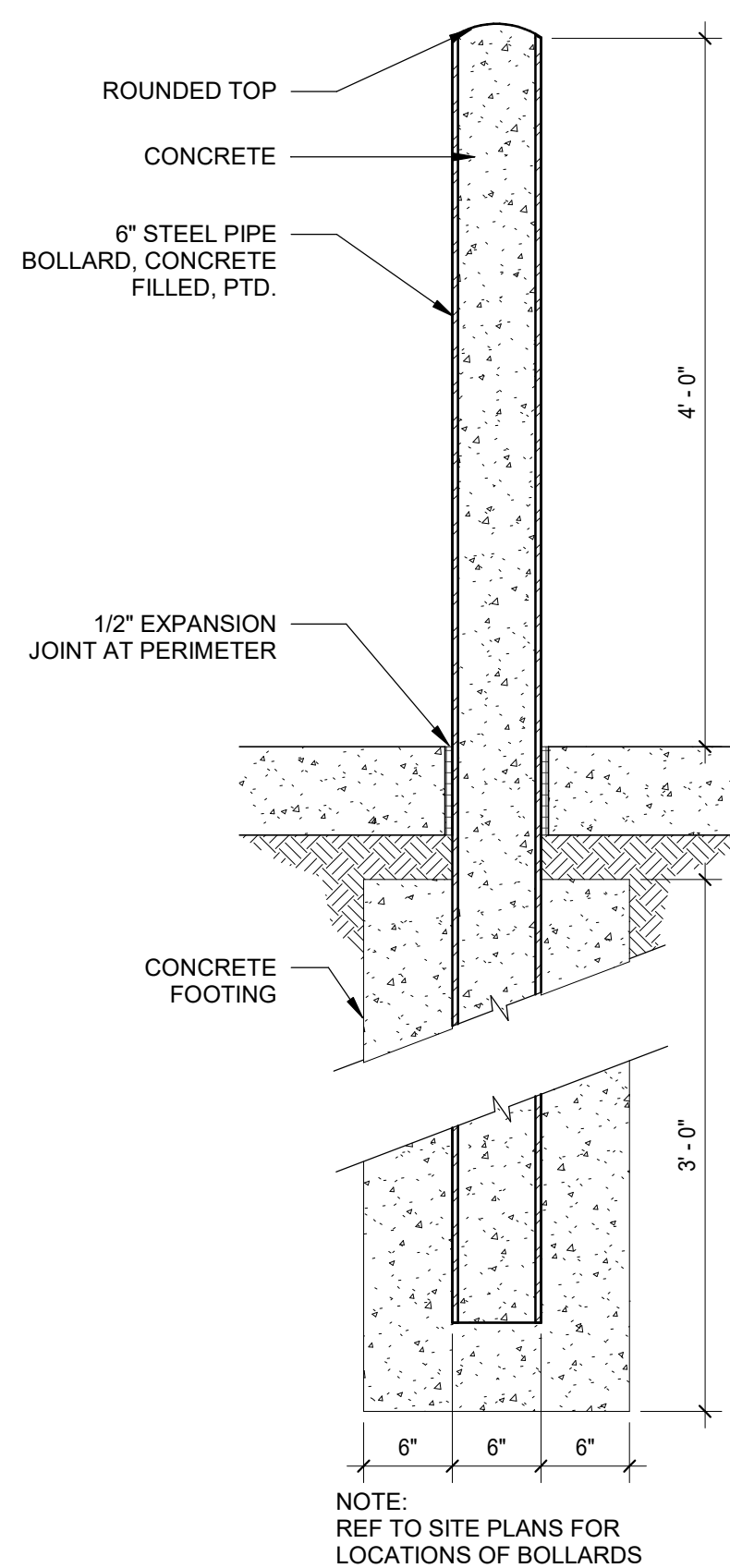
9 ONE WAY - DO NOT ENTER SIGN
3/4" = 1'-0"



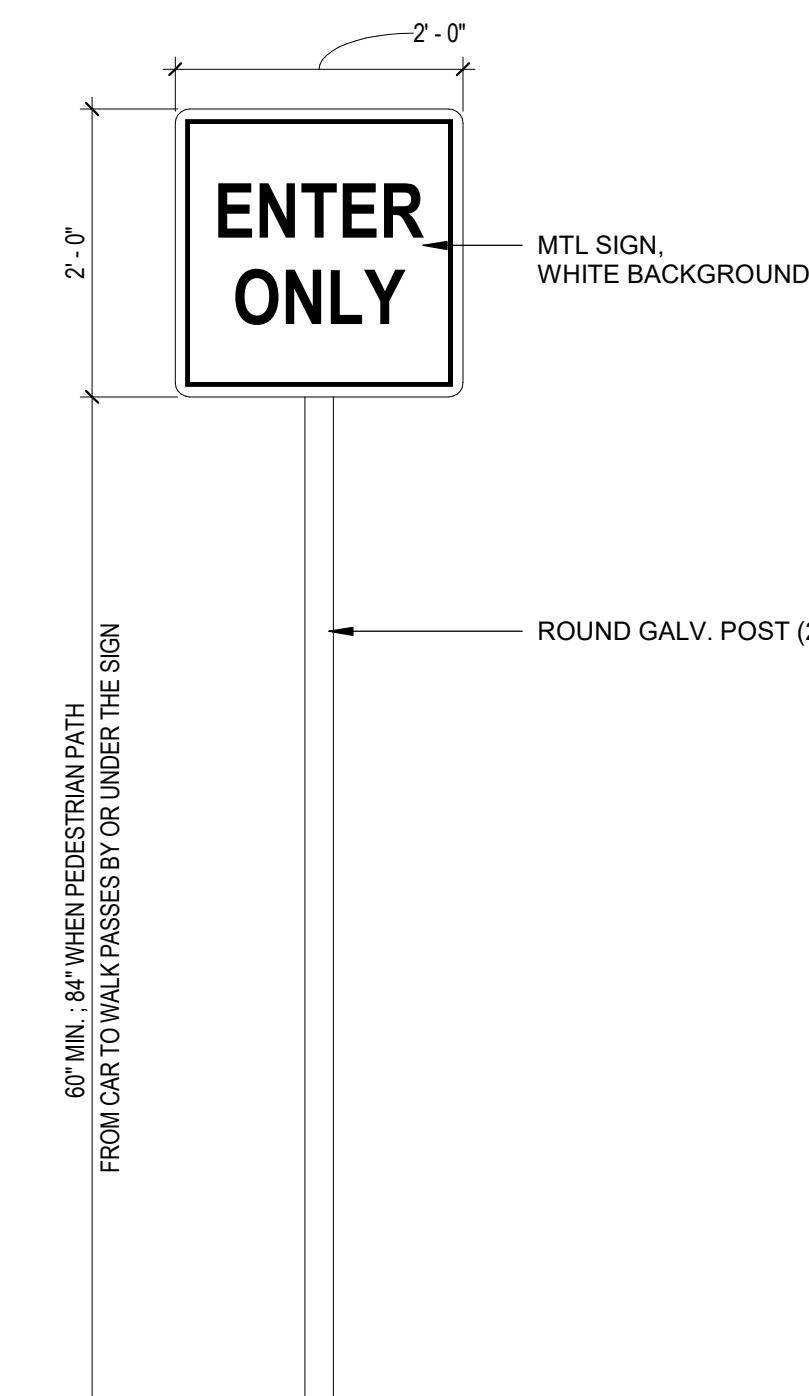
8 ACCESSIBLE PARKING SIGN (PUBLIC PARKING)
3/4" = 1'-0"



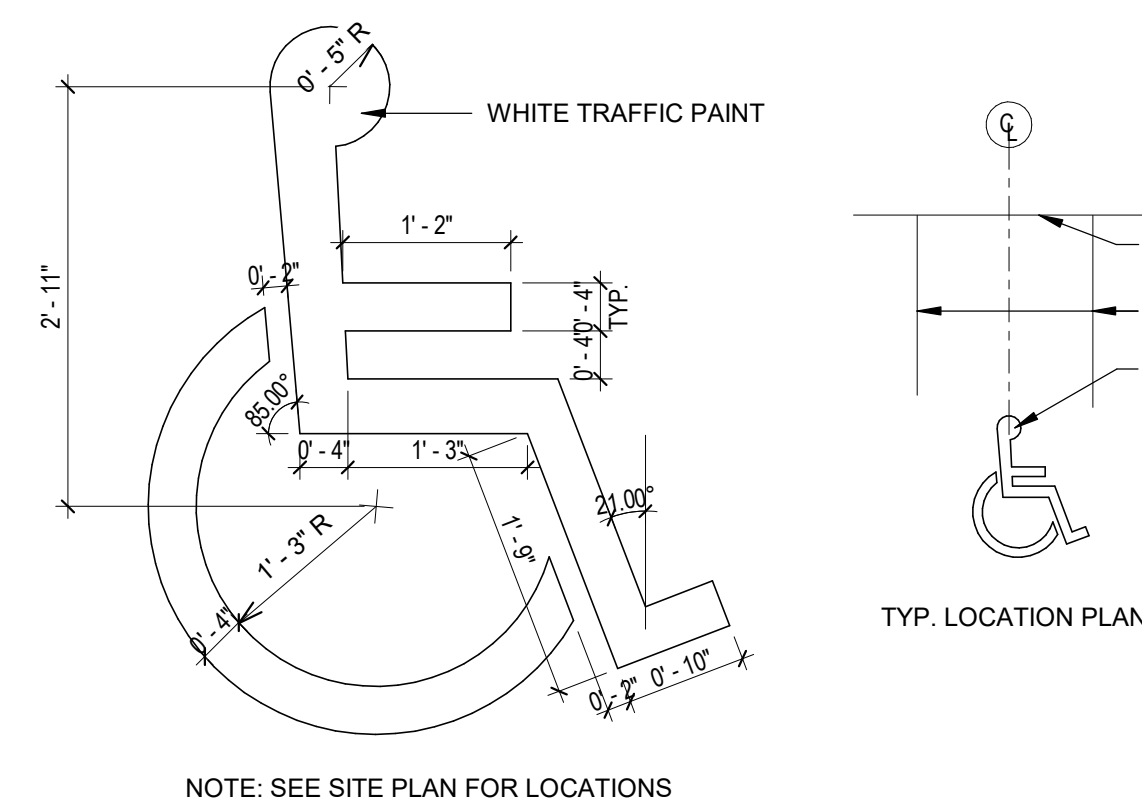
5 PARKING DETAIL - STANDARD PARKING SPACE
1/4" = 1'-0"



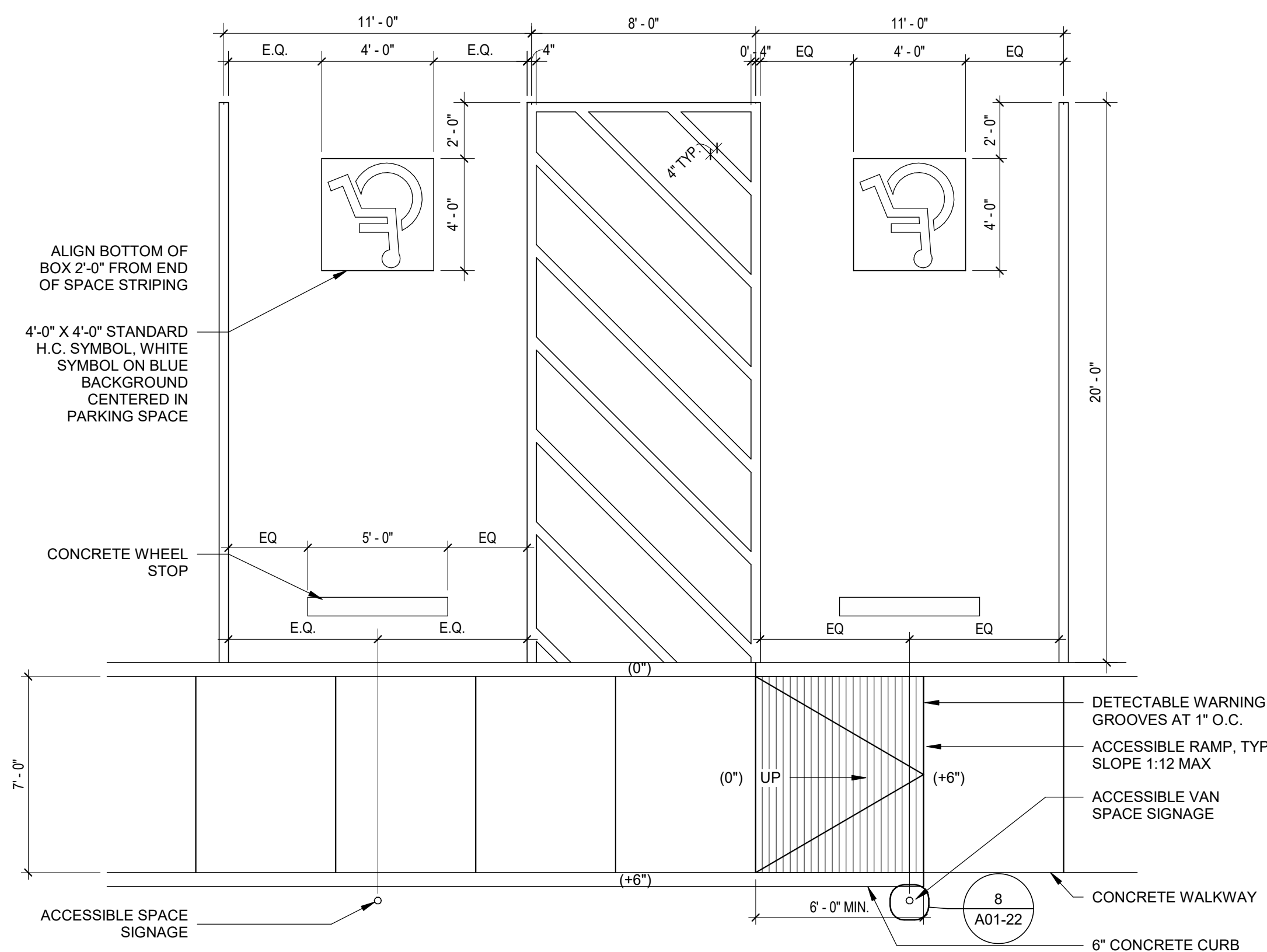
2 SITE DETAIL - BOLLARD CONCRETE FILLED STEEL PIPE
1" = 1'-0"



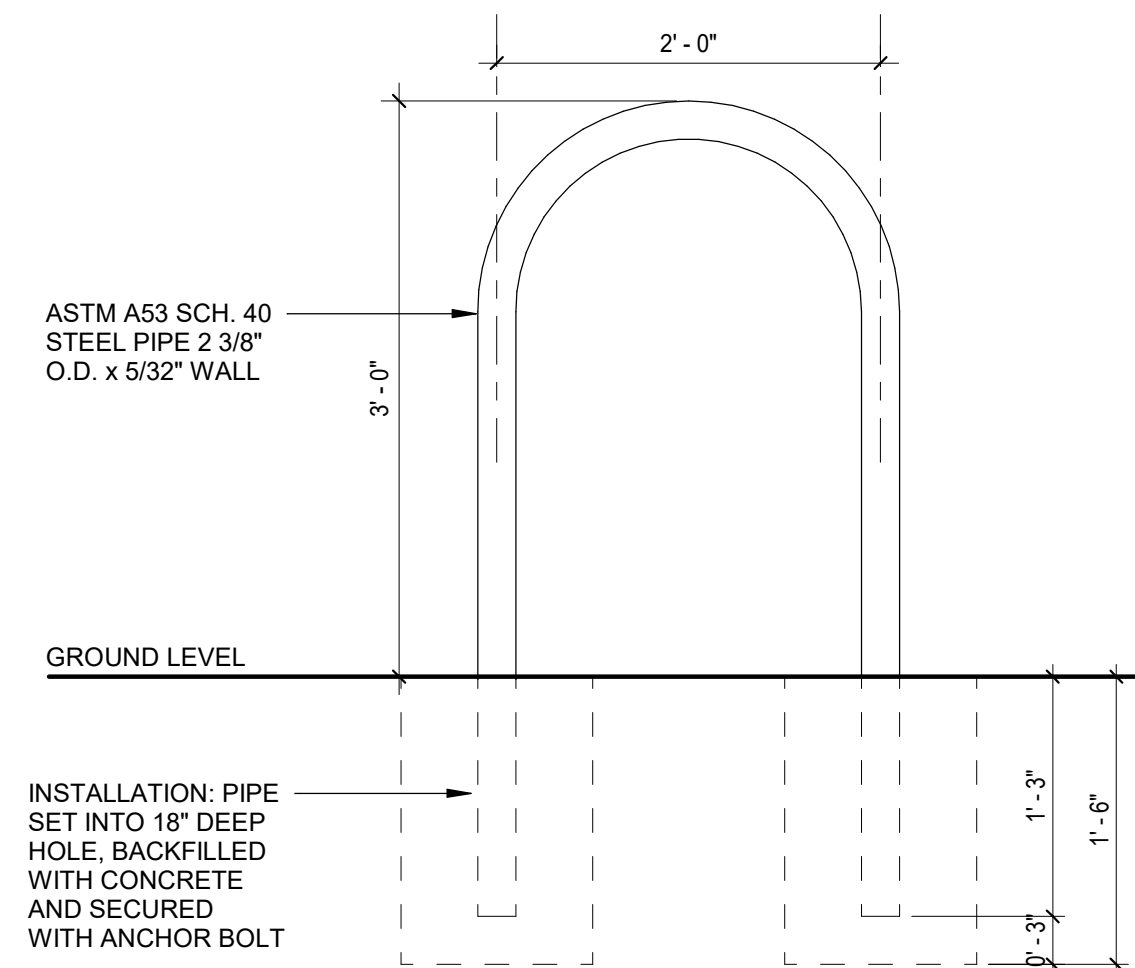
12 ONE WAY - ENTER ONLY SIGN
3/4" = 1'-0"



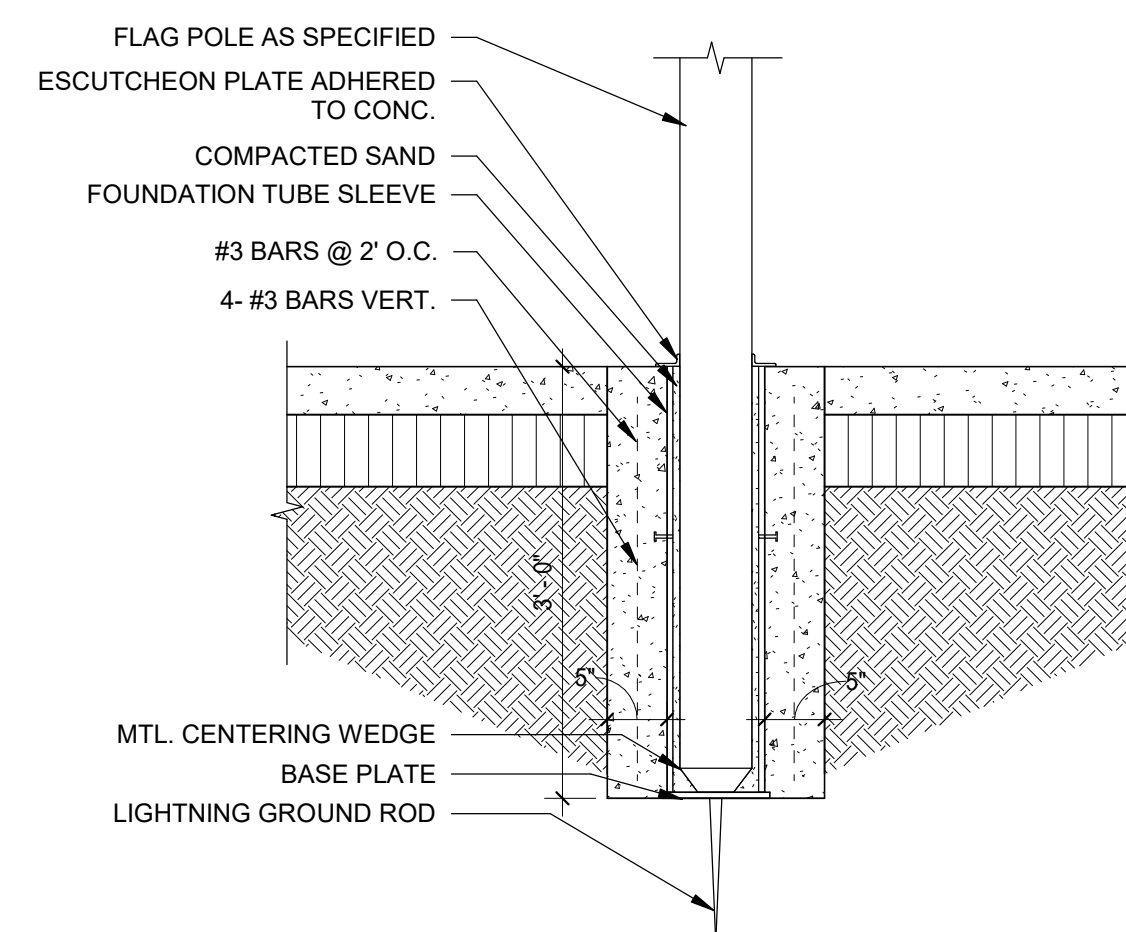
7 ACCESSIBILITY SYMBOL
3/4" = 1'-0"



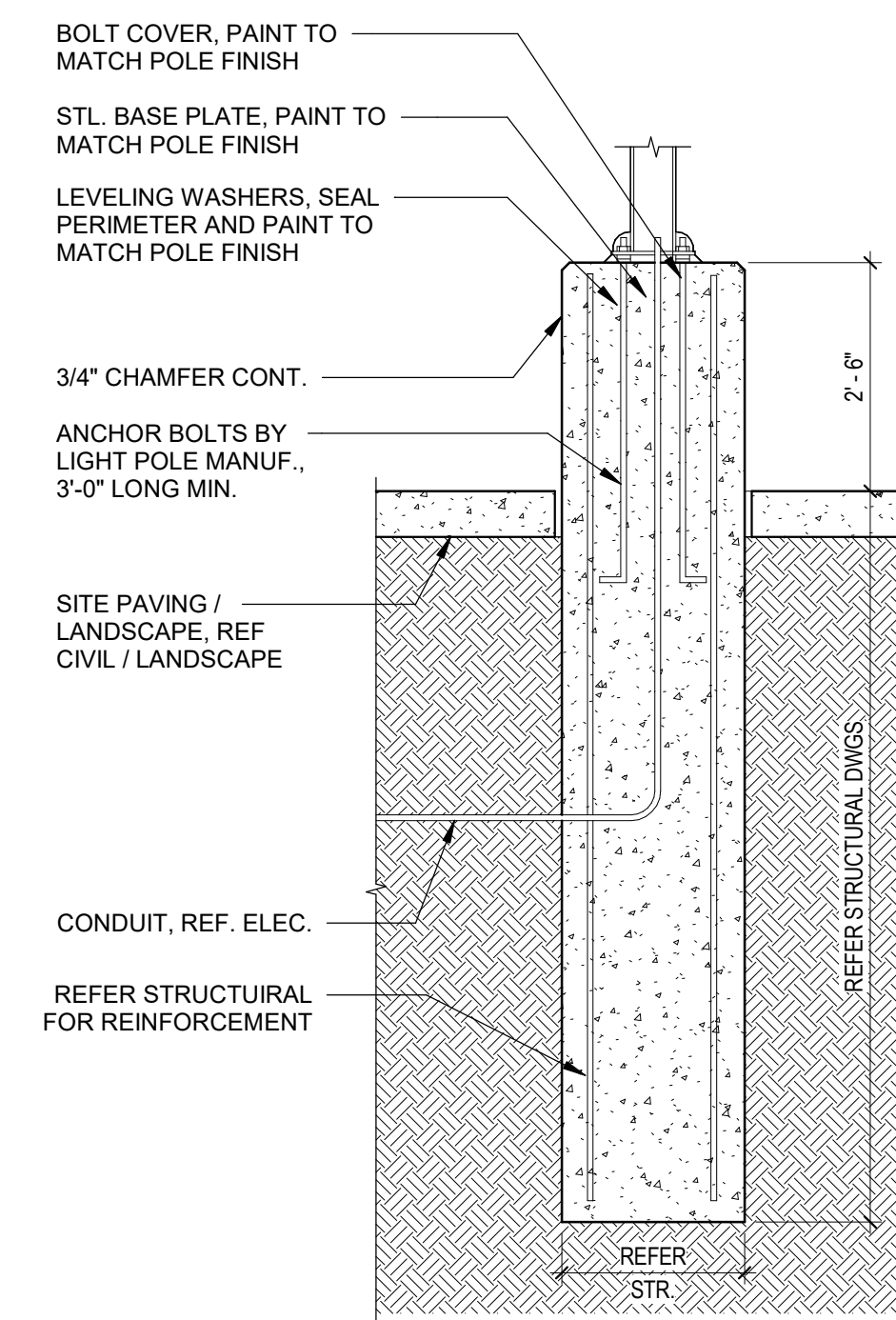
6 PARKING DETAIL - ADA PARKING
1/4" = 1'-0"



4 SITE DETAIL - BICYCLE RACK
1" = 1'-0"



3 SITE DETAIL - FLAG POLE BASE
3/4" = 1'-0"



1 SITE DETAIL - LIGHT POLE BASE IN GROUND
1/2" = 1'-0"

ALASKA CREDIT UNION

13671 NORTH LITCHFIELD
SURPRISE, ARIZONA 85379

GENERAL LANDSCAPE NOTES

GENERAL INFORMATION:

- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FROM OWNER'S ACCEPTANCE DATE OF SUBSTANTIAL COMPLETION.
- PLANT ESTABLISHMENT BY THE CONTRACTOR SHALL BE FOR 90 DAYS, BEGINNING ON START ON DATE OF SUBSTANTIAL COMPLETION OF LANDSCAPING. MAINTENANCE SHALL CONSIST OF MAINTAINING ALL WORK INSTALLED UNDER CONTRACT AND MONITORING THE WATERING SYSTEM (INCLUDING IF INSTALLED BY OTHERS). AFTER 90 DAYS THE CONTRACTOR SHALL NOTIFY THE OWNER REPRESENTATIVE FOR A SITE INSPECTION. UPON ACCEPTANCE OF PLANTS AND MAINTENANCE, THE OWNER ASSUMES MAINTENANCE RESPONSIBILITIES. PROJECT WARRANTY REMAINS IN EFFECT FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE.
- PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH 'BLUE STAKE' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION WHEN NO LANDSCAPE IMPROVEMENTS ARE SHOWN ON THE PLANS. VERIFY TREATMENT WITH THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

FINISH GRADE / LANDSCAPE PREPARATION

- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL INSPECT SUBGRADES PREPARED BY OTHERS PRIOR TO COMMENCING WITH CONTRACTED LANDSCAPING OR IRRIGATION ACTIVITIES. ADVISE OWNER'S REPRESENTATIVE OF DISCREPANCIES WITH DRAWINGS OR TECHNICAL SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND SUBGRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
- ALL TEMPORARY CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED THEN WATER-SETTLED TO A DEPTH OF 12" PRIOR TO BEGINNING LANDSCAPE AND IRRIGATION WORK.
- ALL SUBGRADE SURFACES SHALL BE RAKED OR GROOMED UNIFORMLY TO CONFORM TO THE TYPICAL SECTIONS OF PROPOSED GRADES PRIOR TO THE PLACEMENT OF INERT MATERIALS. SUBGRADE SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF IRREGULAR DRAINAGE INCONSISTENCIES (SUBGRADE FORM SHALL MATCH FINISH GRADE FORMS). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. FINISH GRADES SHALL MATCH ENGINEERS PLANS AND SPECIFICATIONS.
- ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
- FINISH GRADE FOR PLANTED AREAS SHALL BE PER THE DETAILS WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
- FINISH GRADE IF NOT SPECIFIED ON THE PROJECTS'S GRADING PLANS SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS FOR MINIMUM OF 10 FEET.

PLANTING

- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS UNLESS OTHERWISE NOTED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
- DO NOT MAKE SUBSTITUTIONS; IF SPECIFIED LANDSCAPE MATERIAL IS NON-OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SUPPLIERS TO OWNER'S REPRESENTATIVE, TOGETHER WITH A PROPOSAL FOR SUBSTITUTION OF EQUIVALENT MATERIAL FOR ACCEPTANCE.

- LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE OWNER'S REPRESENTATIVE ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- PLANT QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- ALL PLANT MATERIALS SHALL HAVE A MINIMUM SETBACK FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC. AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE AS FOLLOWS:
 - TREES 5 FOOT MINIMUM SETBACK
 - SHRUBS 3 FOOT MINIMUM SETBACK
 - GROUND COVER AN 18 INCH MINIMUM SETBACK
- EXCAVATE PLANTING PITS, AS SHOWN ON THE DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. DRAINAGE CHIMNEY WHEN AUTHORIZED, IF PLANT PIT DOES NOT DRAIN WITHIN 24 HOURS, THEN DRILL ONE (1) 6" DIAMETER X 24" DEEP HOLE. AT EDGE OF EXCAVATED PIT, RE-TEST PERCOLATION PER SPECIFICATIONS, CERTIFY PERCOLATION AND FILL HOLE WITH PEA GRAVEL. COORDINATE LOCATION WITH TREE STAKES.
- IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE DETERMINED, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT BACKFILL MIXES SHALL BE AMENDED AS DESCRIBED ON THE LANDSCAPE DRAWING DETAILS, UNLESS SUPERCEDED BY SPECIFIC SOIL TESTING AND OR LANDSCAPE SPECIFICATIONS. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE TO OBTAIN COMPACTION. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
- ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
- PLANT BACKFILL MIX SHALL CONFORM TO LANDSCAPE DETAIL NOTES, UNLESS OTHERWISE SPECIFIED.
- FERTILIZER TABLETS SHALL BE AGRIFORM (21 GRAM 20-10-5) OR EQUAL. QUANTITY OF TABLETS SHALL BE PLACED ½ THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATE:
 - 1 TABLET PER 1 GALLON CONTAINER
 - 2 TABLETS PER 5 GALLON CONTAINER
 - 3 TABLETS PER 15 GALLON CONTAINER
 - 4 TABLETS PER 24" BOX
 - 6 TABLETS PER 36" BOX
 - 8 TABLETS PER 48" BOX
 - AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE.

WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

PROJECT TEAM

OWNER / DEVELOPER

ALASKA FCU CREDIT UNION

ARCHITECT

CORGAN ARCHITECTS
1850 NORTH CENTRAL AVE
PHOENIX, ARIZONA 85004
CONTACT: JEN CONSENTINO
PHONE: (602) 393-6146
EMAIL: JENN.CONSENTINO@CORGAN.COM

LANDSCAPE ARCHITECT

LOGAN-SIMPSON DESIGN, INC.
51 W. THIRD ST. SUITE 450
TEMPE, AZ. 85281
CONTACT: DAVID CASE
PHONE: (480) 967-1343
EMAIL: DCASE@LOGANSIMPSON.COM

CIVIL ENGINEER

BOWMAN CONSULTING
1295 WEST WASHINGTON STREET SUITE108
TEMPE, AZ 85281
CONTACT: ROBERT ATHERTON
PHONE: (480) 267-9965
EMAIL: RATHERTON@BOWMANCONSULTING.COM

SHEET INDEX

LC0.0	LANDSCAPE COVER
LH1.1	HARDSCAPE PLAN
LH2.0	HARDSCAPE DETAILS
LL1.0	PLANT MATERIALS
LL1.1	LANDSCAPE PLAN
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LANDSCAPE CALCULATIONS

EXISTING TREES: 0 WITHIN LIMITS OF DISTURBANCE
TREES: 29
SHRUBS / ACCENTS: 323
LANDSCAPE PERCENTAGE = 17,798 SQ.FT. @ 31%
LANDSCAPE WITHIN R.O.W. = 6,166 SQ.FT. @10%
LOT SIZE: 57,490 SQ.FT.
TURF COVERAGE: NONE | 0%

PLAN REFERENCE NOTES

- SEE CIVIL AND ARCHITECTURAL SHEETS FOR ALL HARDSCAPE BEYOND CURB AND CUTTER (I.E. SITE WALLS, FENCES, GATES , SIGNAGE, AND SIDEWALKS).
- SEE CIVIL SHEETS FOR ALL GRADING AND DRAINAGE; INCLUDING RETENTION BASINS. THERE ARE NO LANDSCAPE BERMS.
- SEE CIVIL SHEETS FOR ALL VEHICULAR COMPONENTS (I.E. STRIPING, SIGNAGE, CURB AND GUTTER).
- SEE ELECTRICAL SHEETS FOR ALL SITE LIGHTING.
- ENSURE COORDINATION OF ALL IRRIGATION SLEEVES AS SHOWN ON THE IRRIGATION SHEETS.
- THERE ARE NO TREES WITHIN THE PROJECT LIMITS THAT REQUIRE A NATIVE OR NON-NATIVE PLANT INVENTORY ON THE EXISTING SITE. NO NPI REQUIRED FOR THIS PROJECT.

TERMS AND ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	LF	LINEAR FEET
ARCH	ARCHITECTURAL	MAX	MAXIMUM
B/C	BACK OF CURB	MIN	MINIMUM
BLDG	BUILDING	NTS	NOT TO SCALE
CAL	CALIPER	OC	ON CENTER
CL	CENTERLINE	OH	OVERHEAD
CLR	CLEAR	PIP	PROTECT-IN-PLACE
CMU	CONCRETE MASONRY UNIT	PUE	PUBLIC UTILITY EASEMENT
CONT	CONTAINER	PVMT	PAVEMENT
DTL	DETAIL	QTY	QUANTITY
DG	DECOMPOSED GRANITE	REQD	REQUIRED
DIA	DIAMETER	REV	REVISION
DIM	DIMENSION	R/W	RIGHT-OF-WAY
DR	DRIVE	SHT	SHEET
EA	EACH	STA	STATION
EQ	EQUAL	ST	STREET
ESMT	EASEMENT	SF	SQUARE FEET
EXST	EXISTING	SVT	SIGHT VISIBILITY TRIANGLE
FG	FINISH GRADE	SW	SIDEWALK
GAL	GALLON	TBD	TO BE DETERMINED
HT	HEIGHT	(TYP.)	TYPICAL

IRRIGATION TERMS AND ABBREVIATIONS

BFP	BACK FLOW PREVENTOR
G/V	GATE VALVE
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
ICV	IRRIGATION CONTROL VALVE
IRR	IRRIGATION
JB	JUNCTION BOX
PB	BULL BOX
PRV	PRESSURE REGULATING VALVE
PVC	POLYVINYL CHLORIDE
RPBFA	REDUCED PRESSURE BACK-FLOW ASSEMBLY
SCU	STATION CONTROL UNIT
WV	WATER VALVE

PROJECT INFORMATION

ADDRESS: 13671 NORTH LITCHFIELD ROAD SURPRISE, ARIZONA
A.P.N.: 501-36-907
ZONING: PAD
PUC: 0021
LOT SIZE: 57,490 SQ.FT.

VICINITY MAP



NOTES:

- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- PLANTS IN THE SITE VISIBILITY TRIANGLES SHALL NOT BE OVER 30" IN HEIGHT.
- PER 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.



CORGAN

1850 N. Central Ave, Suite 300,
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13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379

LANDSCAPE COVER

JOB #FS22-0692

JOB 21057.0000
DATE 08/19/2022
SHEET LC0.0

1 OF 8



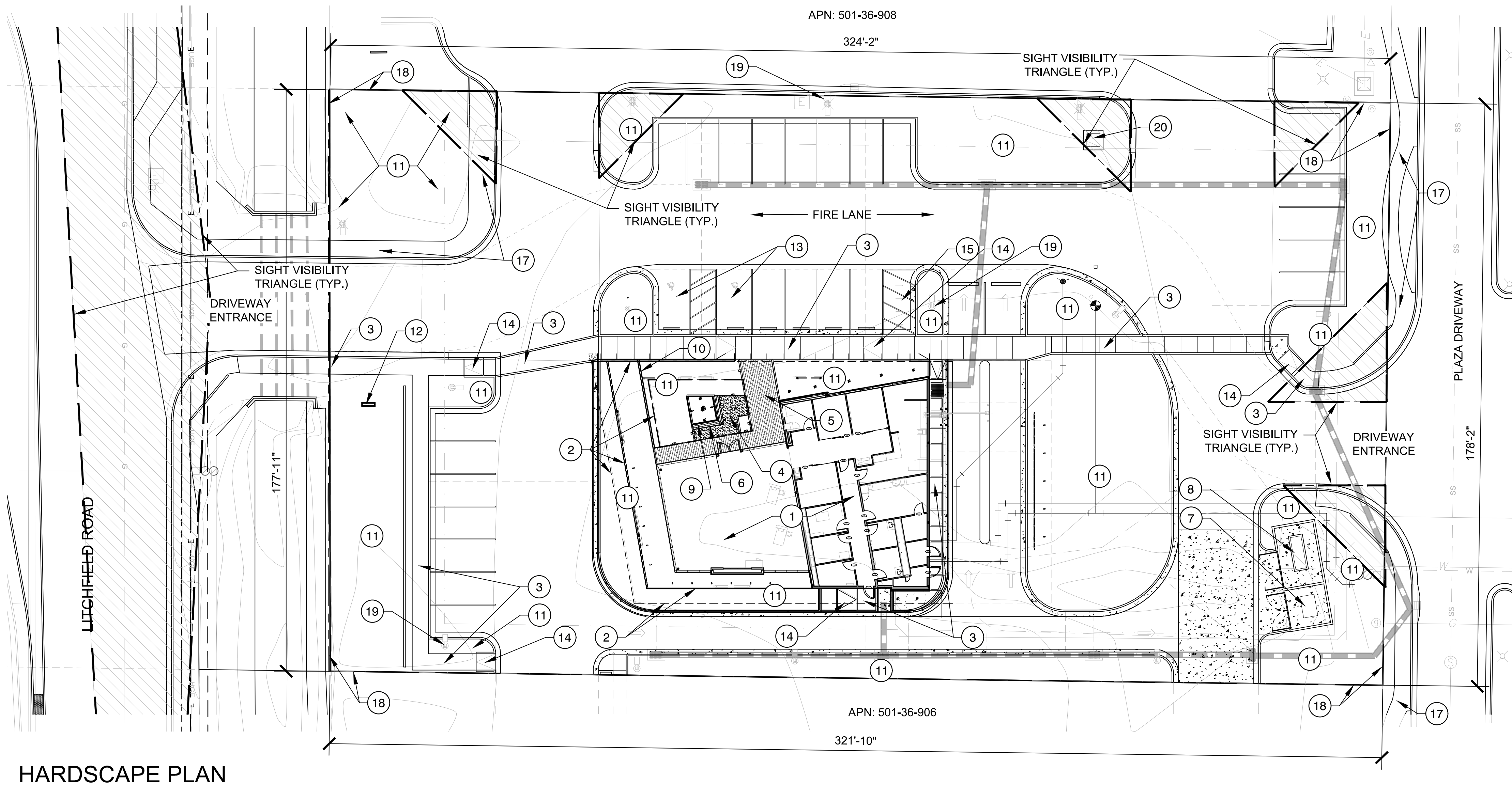
LOGAN SIMPSON

51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P. (480) 967-1343

Call at least two full working days
before you begin excavations.

ARIZONA 801

Dial 8-1-1 or 1-800-STAKE-IT (782-6348)
In Maricopa County: (602) 263-1100



HARDSCAPE LEGEND

DESCRIPTION



INTEGRALLY COLORED CONCRETE. COLOR: DAVIS
COLOR "FLAGSTONE BROWN". FINISH: ACID ETCH

KEYNOTES

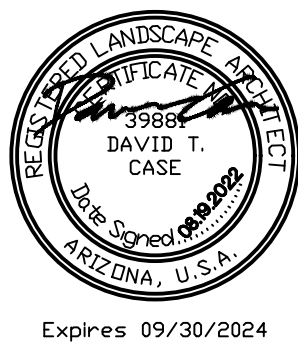
- 1 BUILDING FOOTPRINT. SEE ARCH. PLANS
- 2 BUILDING OVERHANG - SEE ARCH. PLANS
- 3 STANDARD GRAY CONCRETE SIDEWALK - SEE DETAILS 1 & 2/LH2.0 AND CIVIL PLANS
- 4 INTEGRALLY COLORED CONCRETE. COLOR: FLAGSTONE BROWN. FINISH: ACID ETCH
- 5 LINEAR CONCRETE PAVERS - SEE DETAIL 3/LH2.0
- 6 TREX "WOOD" SEAT BENCH - SEE DETAIL 4/LH2.0
- 7 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS AND DET. 5/LH2.0
- 8 GENERATOR ENCLOSURE AND GATES SIM. DET. TRASH ENCLOSURE
- 9 RAISED STEEL PLANTER - SEE DETAIL 4/LH2.0. SEE ARCHITECTURE PLANS FOR SCULPTURE DESIGN AND FOOTING INFORMATION
- 10 CONCRETE HEADER - SEE DETAIL 6/LH2.0
- 11 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 12 ENTRY SIGN. SEE ARCHITECTURE SHEETS.
- 13 ACCESSIBLE PARKING. SEE ARCHITECTURE SHEETS.
- 14 ACCESSIBLE RAMP. SEE ARCHITECTURE SHEETS.
- 15 BIKE RACKS. SEE ARCHITECTURAL PLANS
- 16 EXISTING DRIVE TO REMAIN
- 17 EXISTING WALK TO REMAIN
- 18 PROPERTY LINE
- 19 LIGHT POLE. SEE ELECTRICAL PLANS
- 20 NEW TRANSFORMER. SEE ELECTRICAL PLANS

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HARDSCAPE PLAN

JOB #FS22-0692

JOB 21057.0000
DATE 08/19/2022
SHEET **LH1.1**

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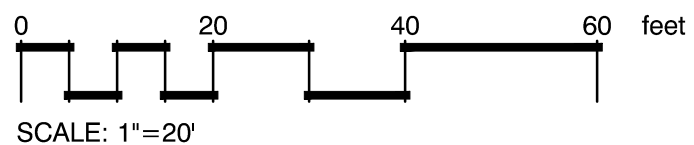


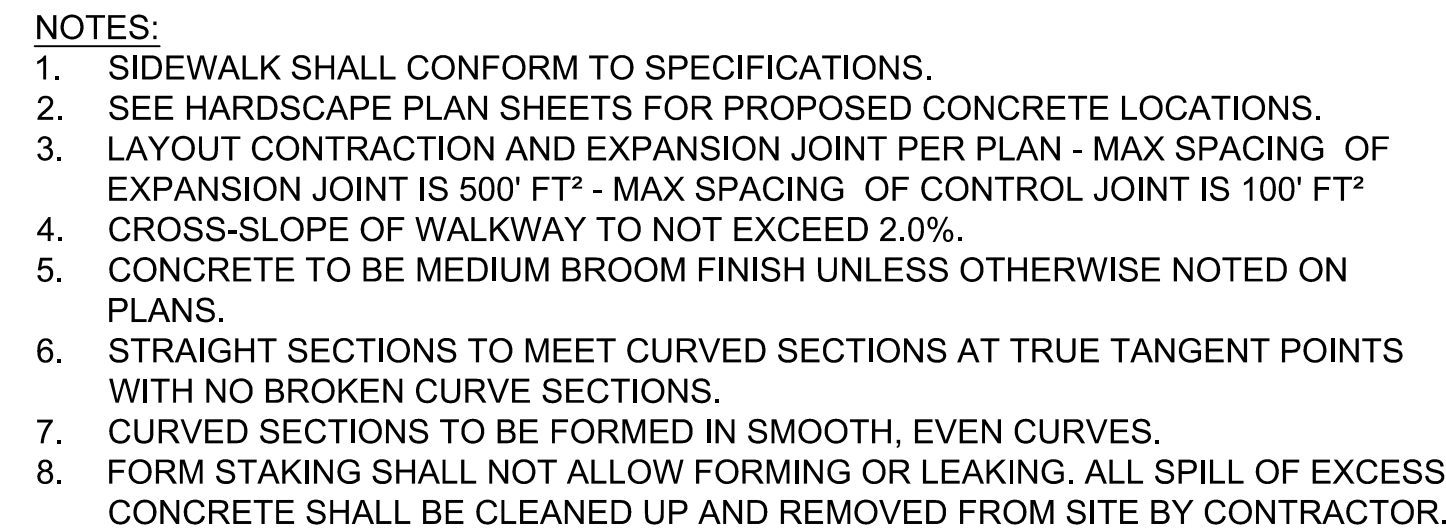
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1343

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

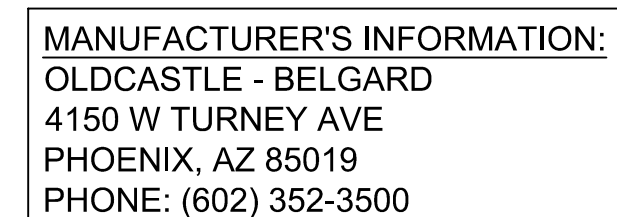
Call 8-1-1 or 1-800-STAKE-IT (782-5321) in Maricopa County: (602) 263-1101





① $\frac{CO}{N.T.S.}$

2 CC
N.T.S



NOTES:
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

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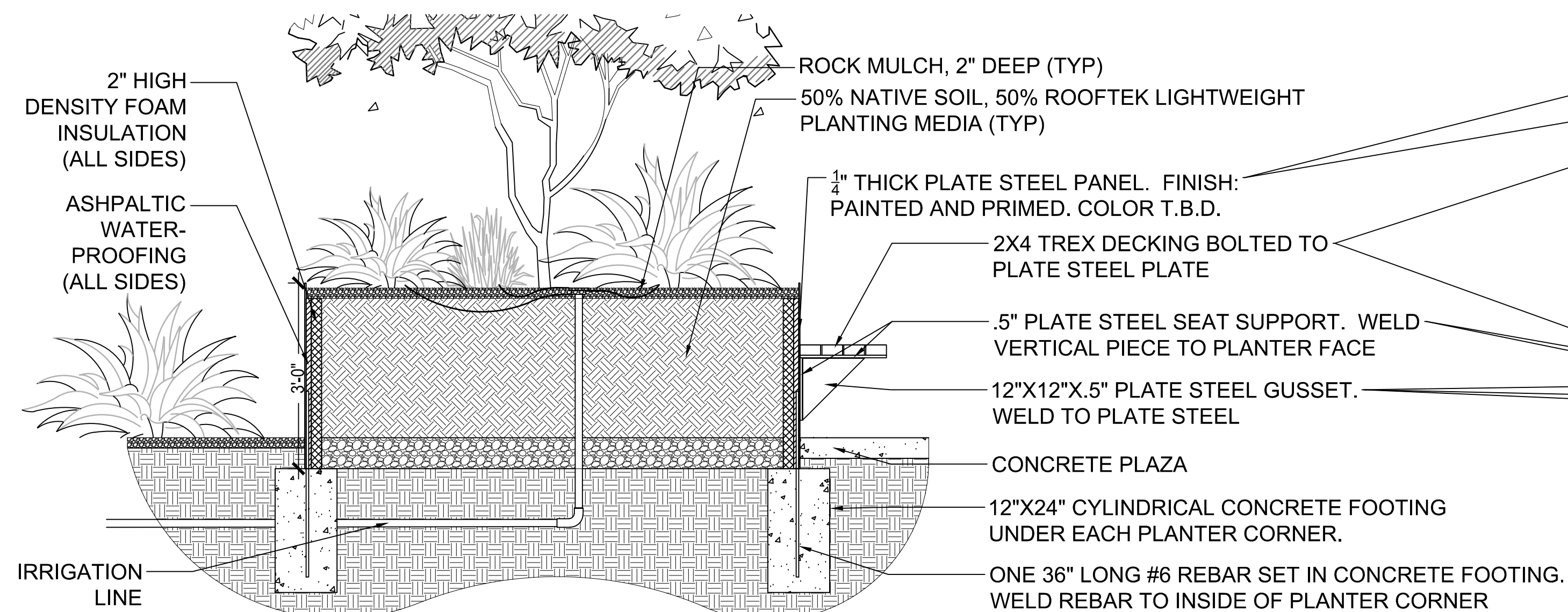


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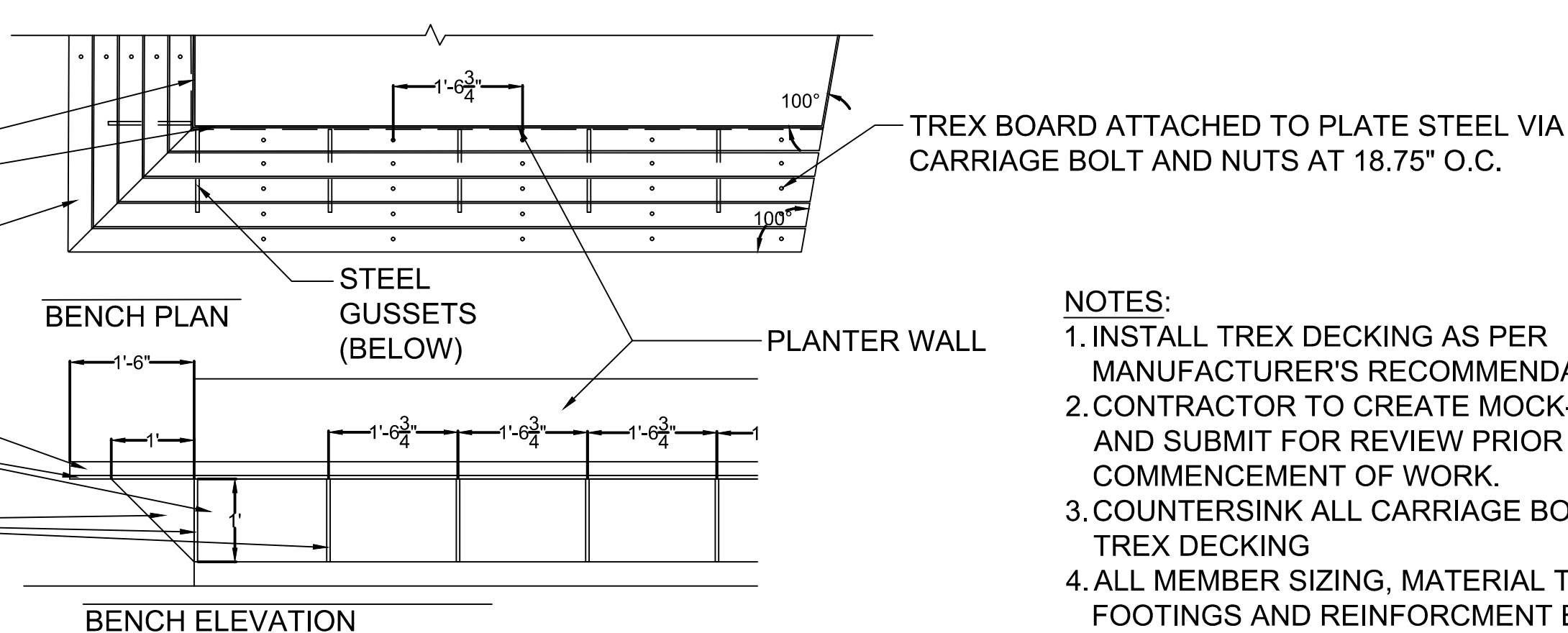
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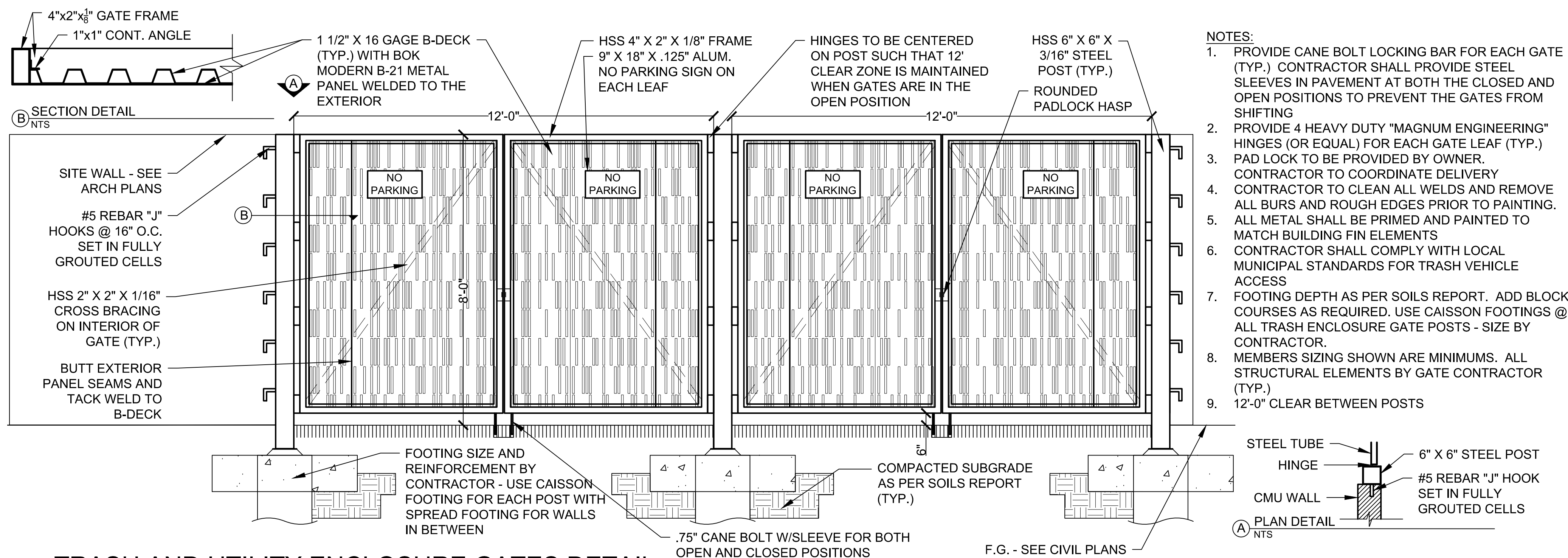


4 STEEL PL
SCALE: 3/8" = 1'-0"



NOTES:

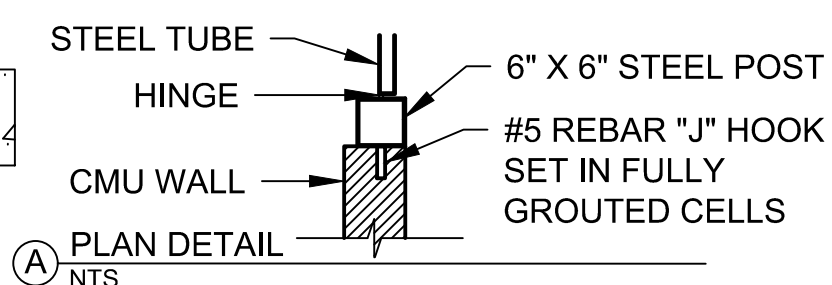
1. INSTALL TREX DECKING AS PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR TO CREATE MOCK-UP OF BENCH AND SUBMIT FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.
3. COUNTERSINK ALL CARRIAGE BOLT HEADS INTO TREX DECKING
4. ALL MEMBER SIZING, MATERIAL THICKNESS, FOOTINGS AND REINFORCEMENT BY CONTRACTOR. SIZE INFORMATION SHOWN ARE SUGGESTED MINIMUMS (TYP.)



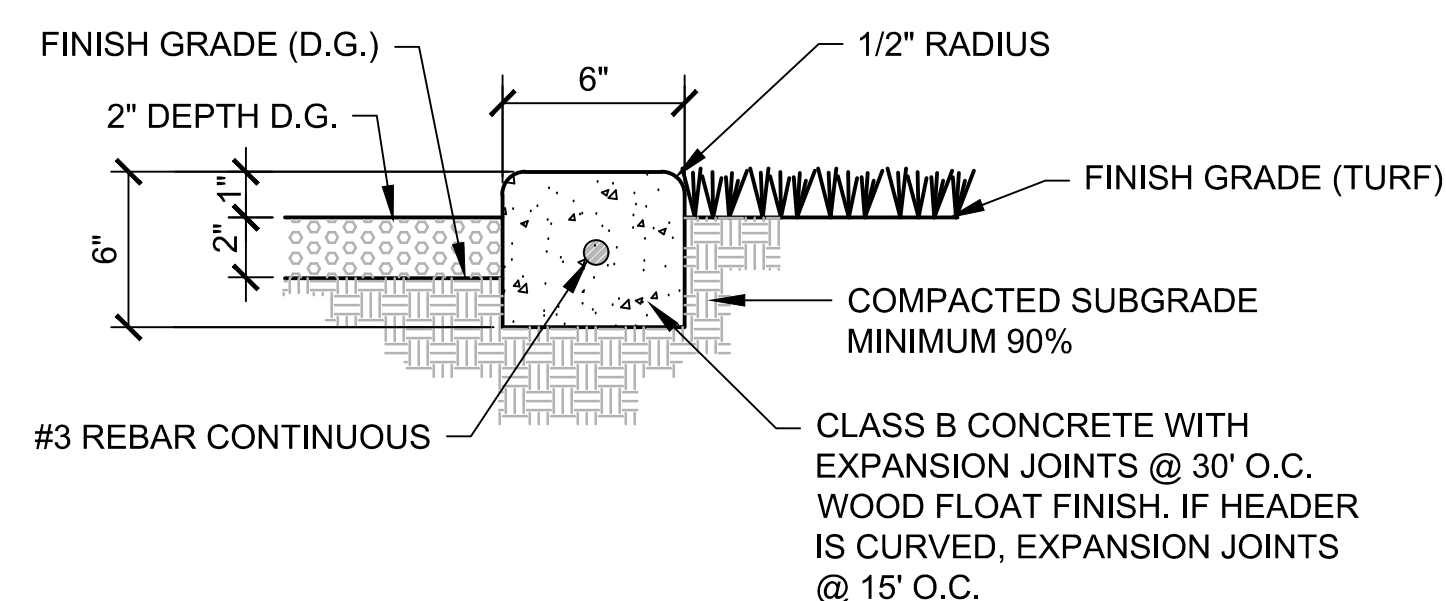
5 TRASH A
SCALE: 1/2" = 1'-0"

NOTES:

1. PROVIDE CANE BOLT LOCKING BAR FOR EACH GATE (TYP.) CONTRACTOR SHALL PROVIDE STEEL SLEEVES IN PAVEMENT AT BOTH THE CLOSED AND OPEN POSITIONS TO PREVENT THE GATES FROM SHIFTING
2. PROVIDE 4 HEAVY DUTY "MAGNUM ENGINEERING" HINGES (OR EQUAL) FOR EACH GATE LEAF (TYP.)
3. PAD LOCK TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE DELIVERY
4. CONTRACTOR TO CLEAN ALL WELDS AND REMOVE ALL BURS AND ROUGH EDGES PRIOR TO PAINTING.
5. ALL METAL SHALL BE PRIMED AND PAINTED TO MATCH BUILDING FIN ELEMENTS
6. CONTRACTOR SHALL COMPLY WITH LOCAL MUNICIPAL STANDARDS FOR TRASH VEHICLE ACCESS
7. FOOTING DEPTH AS PER SOILS REPORT. ADD BLOCK COURSES AS REQUIRED. USE CAISSON FOOTINGS @ ALL TRASH ENCLOSURE GATE POSTS - SIZE BY CONTRACTOR.
8. MEMBERS SIZING SHOWN ARE MINIMUMS. ALL STRUCTURAL ELEMENTS BY GATE CONTRACTOR (TYP.)
9. 12'-0" CLEAR BETWEEN POSTS



6 CO
N.T.S.



NOTES:

1. TOP OF HEADER TO BE 3" ABOVE FINISH GRADE FOR D.G. AREAS, 1" ABOVE FINISHED GRADE FOR TURF AREAS.
2. CONCRETE COLOR TO BE SPECIFIED BY OWNER



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51 WEST THIRD STREET, SUITE 450
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P (480) 967-1343



HARDSCAPE DETAILS

JOB #FS22-0692

JOB 21057.0000
DATE 08/19/2022
SHEET **LH2.0**

3 OF 8

PLANT & MATERIALS PALETTE

TREES



ACACIA ANEURA
MULGA
COLOR: YELLOW
BLOOM: SPRING



CHILOPSIS LINEARIS
DESERT WILLOW
COLOR: BURGUNDY
BLOOM: SUMMER



PARKINSONIA HYBRID
HYBRID PALO VERDE
COLOR: YELLOW
BLOOM: SPRING



PISTACIA HYBRID 'RED PUSH'
RED PUSH PISTACHE
COLOR: RED LEAF COLOR
BLOOM: N/A

SHRUBS & GROUNDCOVER



CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
COLOR: YELLOW
BLOOM: LATE SUMMER



CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER
COLOR: RED
BLOOM: SPRING - FALL



EUPHORBIA ROYLEANA
CHUREE
COLOR: YELLOW
BLOOM: SUMMER



LEUCOPHYLLUM CANDIDUM
VIOLET SILVERLEAF SAGE
COLOR: VIOLET
BLOOM: SUMMER - FALL



LEUCOPHYLLUM LANGMANIAE
LYNN'S LEGACY TEXAS RANGER
COLOR: LAVENDER
BLOOM: SUMMER - FALL



PEDILANTHUS BRACTEATUS
SLIPPER PLANT
COLOR: ORANGE
BLOOM: SUMMER

ACCENTS



LANTANA X 'NEW GOLD'
NEW GOLD LANTANA
COLOR: GOLD
BLOOM: SPRING - FALL



PENSTEMON EATONII
FIRECRACKER PENSTEMON
COLOR: RED
BLOOM: WINTER - SPRING



PENSTEMON PARRYI
PARRY'S PENSTEMON
COLOR: PINK
BLOOM: WINTER - SPRING



AGAVE WEBERI
WEBER'S GAVE
COLOR: YELLOW
BLOOM: END OF LIFE CYCLE



ALOE VERA
MEDICINAL ALOE
COLOR: YELLOW
BLOOM: WINTER - SUMMER



CARNEGIEA GIGANTEA
SAGUARO
COLOR: WHITE
BLOOM: SPRING - SUMMER

ACCENTS CONT'D



ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
COLOR: YELLOW
BLOOM: MID-SUMMER



FOQUIERIA SPLENDENS
OCOTILLO
COLOR: RED
BLOOM: SPRING - SUMMER



HESPERALOE PARVIFLORA
RED HESPERALOE
COLOR: LIGHT RED / PINK
BLOOM: SPRING - SUMMER



PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
COLOR: PINK
BLOOM: SPRING



PORTULACRIA AFRA
ELEPHANT'S FOOD
COLOR: INSIGNIFICANT
BLOOM: WINTER - SPRING

NOTE:YEAR ROUND THORN
COLOR IS OF VISUAL INTEREST

INERT MATERIALS



DECOMPOSED GRANITE
DESERT GOLD
1/2" SCREENED



BOULDER
SURFACE SELECT
LARGE & MEDIUM

LANDSCAPE SCHEDULE NOTES

- QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COMPLETE QUANTITY TAKE-OFF PER PLAN.
- ANY RIP-RAP SHOWN ON CIVIL SHEETS IS NOT PART OF THE QUANTITIES SHOWN IN THE LANDSCAPE SCHEDULE. CONTRACTOR SHALL COORDINATE THE COLOR SELECTION OF THE RIP-RAP AND STABILIZED D.G. TO MATCH THE DECOMPOSED GRANITE COLOR SHOWN IN THE LANDSCAPE SCHEDULE.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.

NOTE: FORM IS OF MAJOR VISUAL INTEREST TO THE FOLLOWING PLANTS:

- EUPHORBIA ROYLEANA
- PEDILANTHUS BRACTEATUS
- AGAVE WEBERI
- CARNEGIEA GIGANTEA
- FOQUIERIA SPLENDENS
- PACHYCEREUS MARGINATUS
- PORTULACRIA AFRA

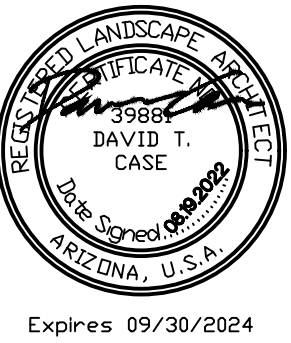
LANDSCAPE SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
	13	ACACIA ANEURA MULGA	36" BOX
	1	CHILOPSIS LINEARIS DESERT WILLOW	24"BOX
	3	PARKINSONIA HYBRID HYBRID PALO VERDE	24"BOX
	4	PISTACIA HYBRID 'RED PUSH' RED PUSH PISTACHE	24"BOX
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	11	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL
	9	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL
	12	EUPHORBIA ROYLEANA CHUREE	24"BOX
	3	LEUCOPHYLLUM CANDIDUM VIOLET SILVERLEAF SAGE	5 GAL
	55	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS RANGER	5 GAL
	13	PEDILANTHUS BRACTEATUS SLIPPER	5 GAL
	16	AGAVE WEBERI WEBER'S AGAVE	5 GAL
	35	ALOE VERA MEDICINAL ALOE	15 GAL
ACCENTS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	6	CARNEGIEA GIGANTEA SAGUARO	BARE ROOT 4-6' MIN. HT.
	8	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GAL
	9	FOQUIERIA SPLENDENS OCOTILLO	15 GAL
	46	HESPERALOE PARVIFLORA RED HESPERALOE	5 GAL
	7	PACHYCEREUS MARGINATUS MEXICAN FENCE POST	24" BOX
	11	PORTULACARIA AFRA ELEPHANT'S FOOD	5 GAL
	11	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL
	10	PENSTEMON PARRYI PARRY'S PENSTEMON	1 GAL
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	100	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL
	11	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL
	10	PENSTEMON PARRYI PARRY'S PENSTEMON	1 GAL
	10	PENSTEMON PARRYI PARRY'S PENSTEMON	1 GAL
INERT MATERIALS	QTY	DESCRIPTION	SIZE
	SEE PLAN	DECOMPOSED GRANITE 2" DEEP IN ALL PLANTING AREAS	1/2" SCREENED
	9	LARGE BOULDER SURFACE SELECT	4'X4'X5'
	22	MEDIUM BOULDER SURFACE SELECT	3'X4'X5'

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PLANT MATERIALS

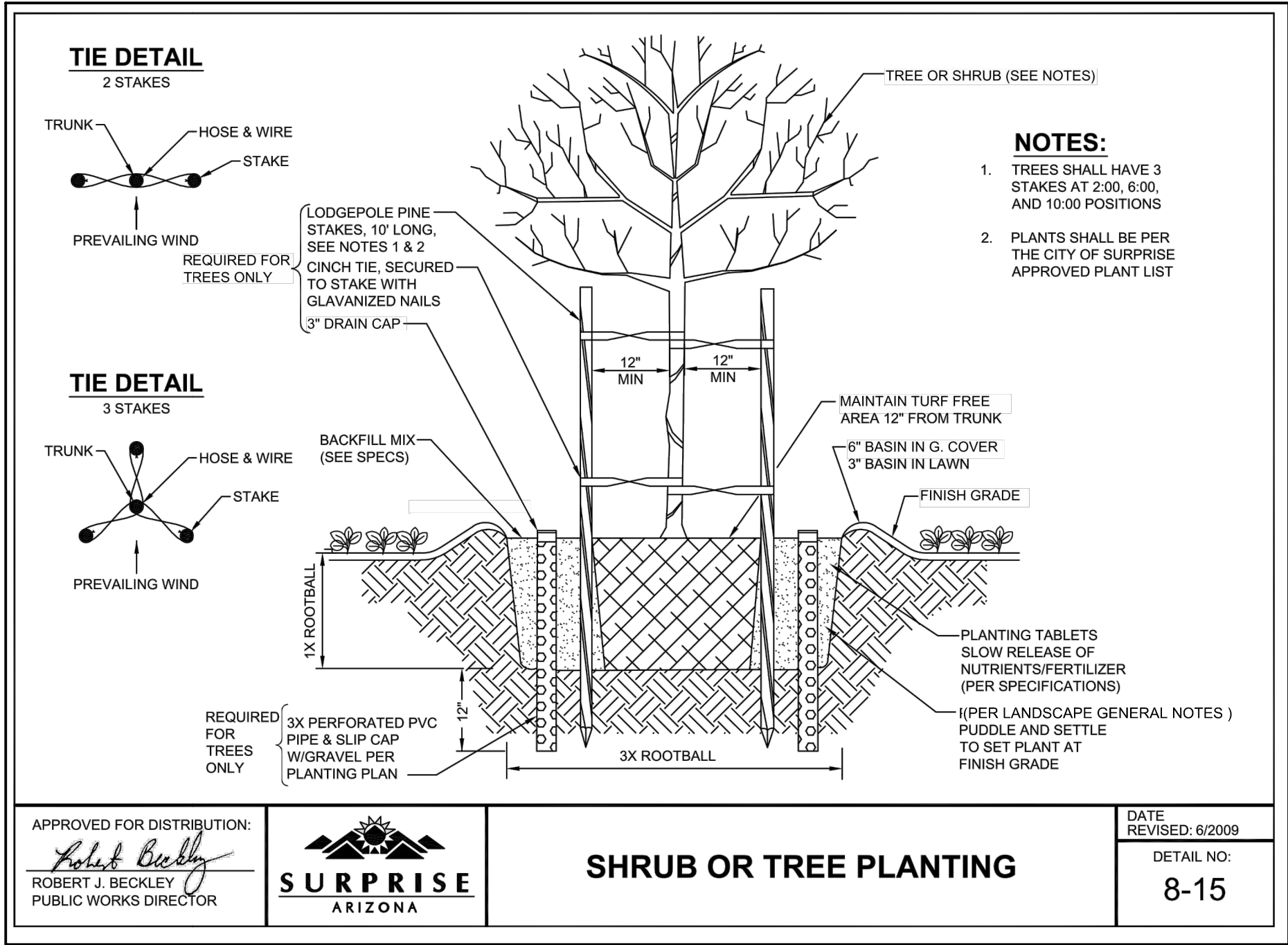
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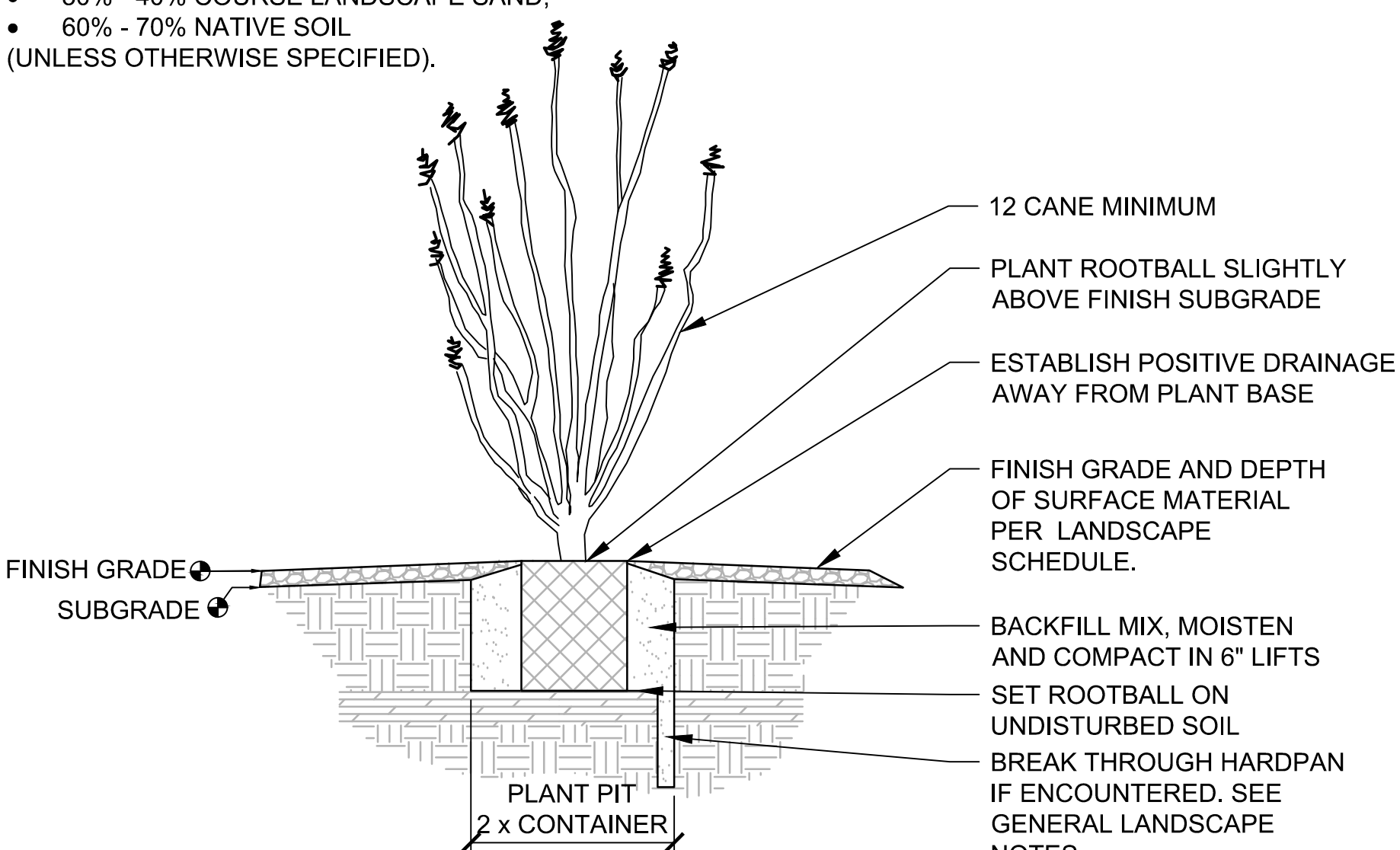




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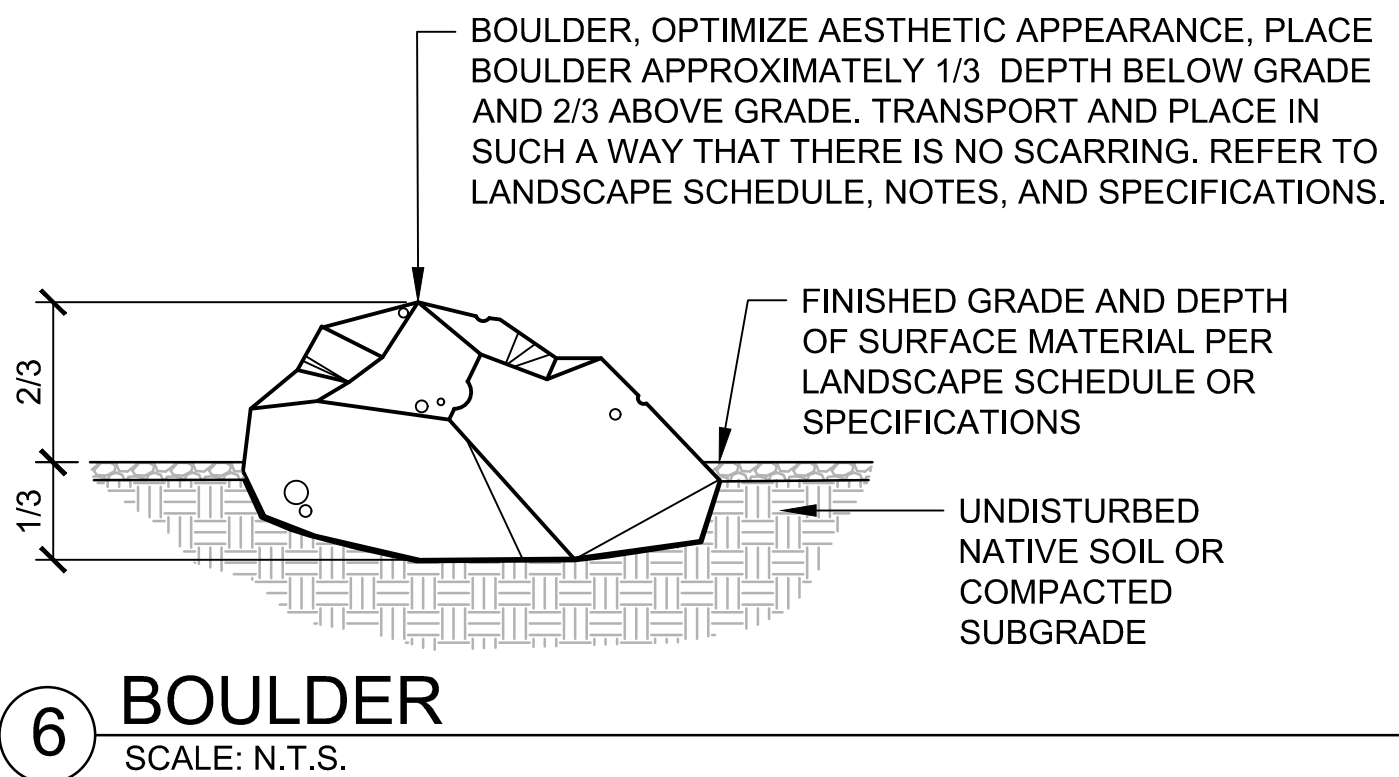
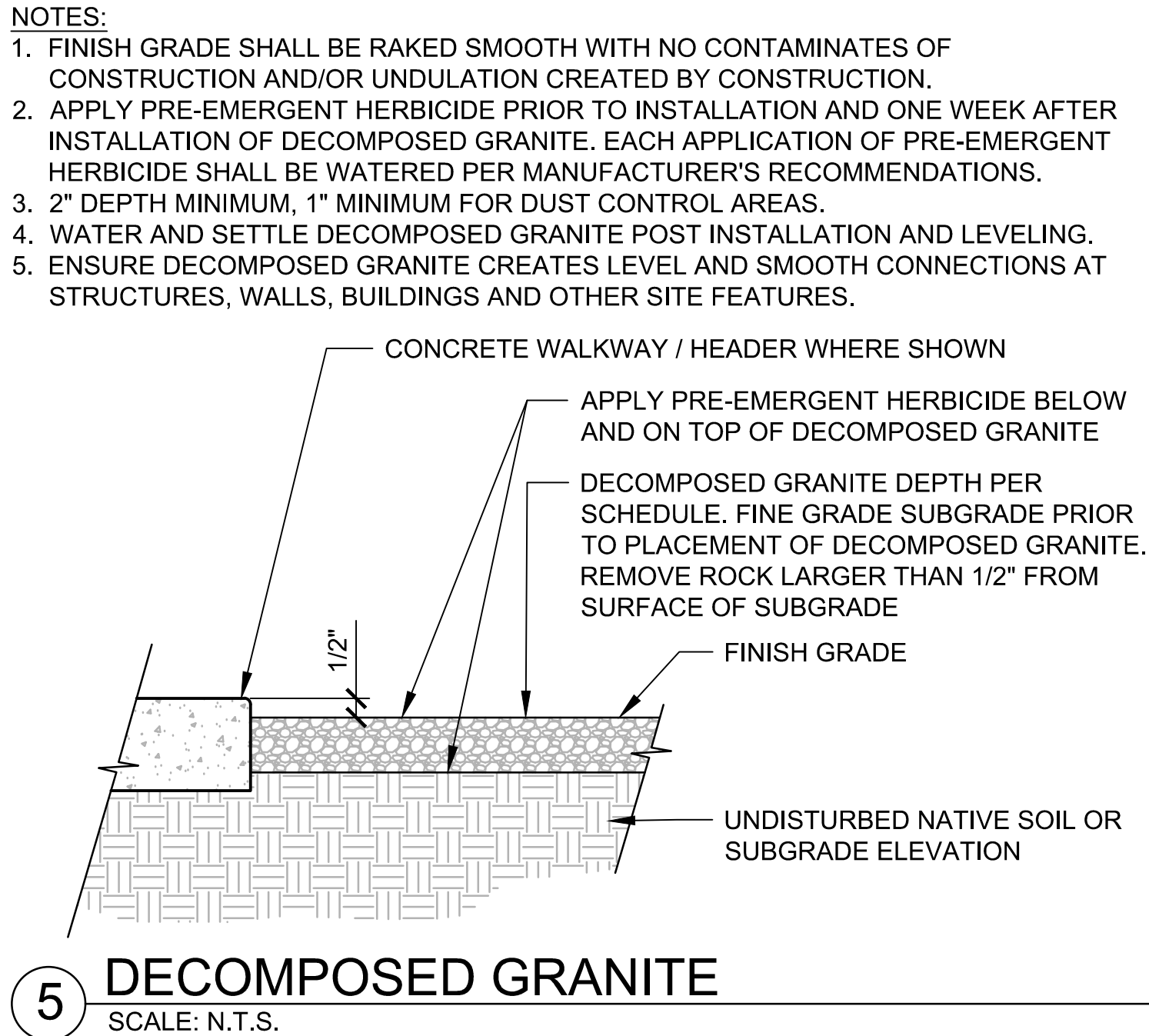
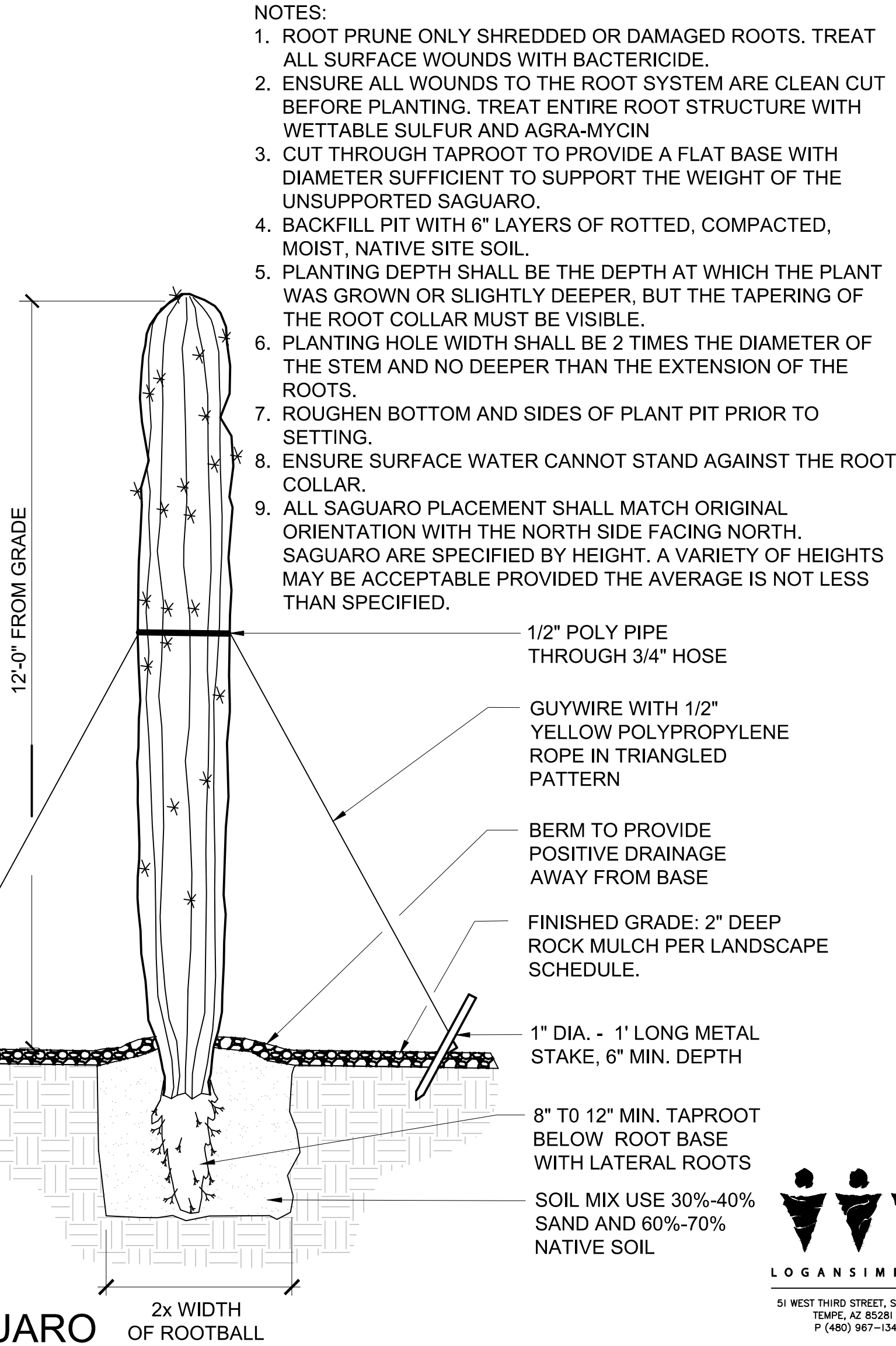
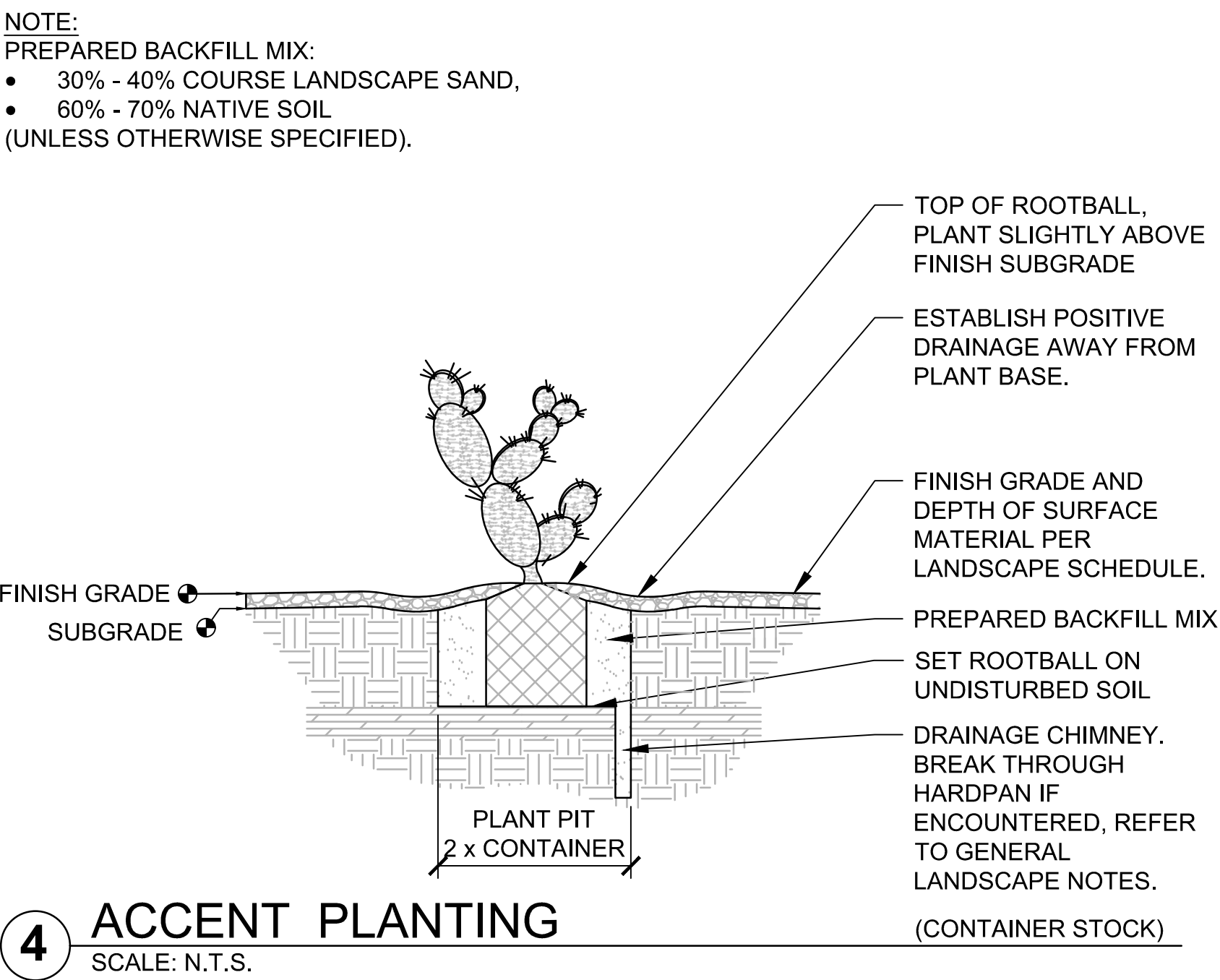
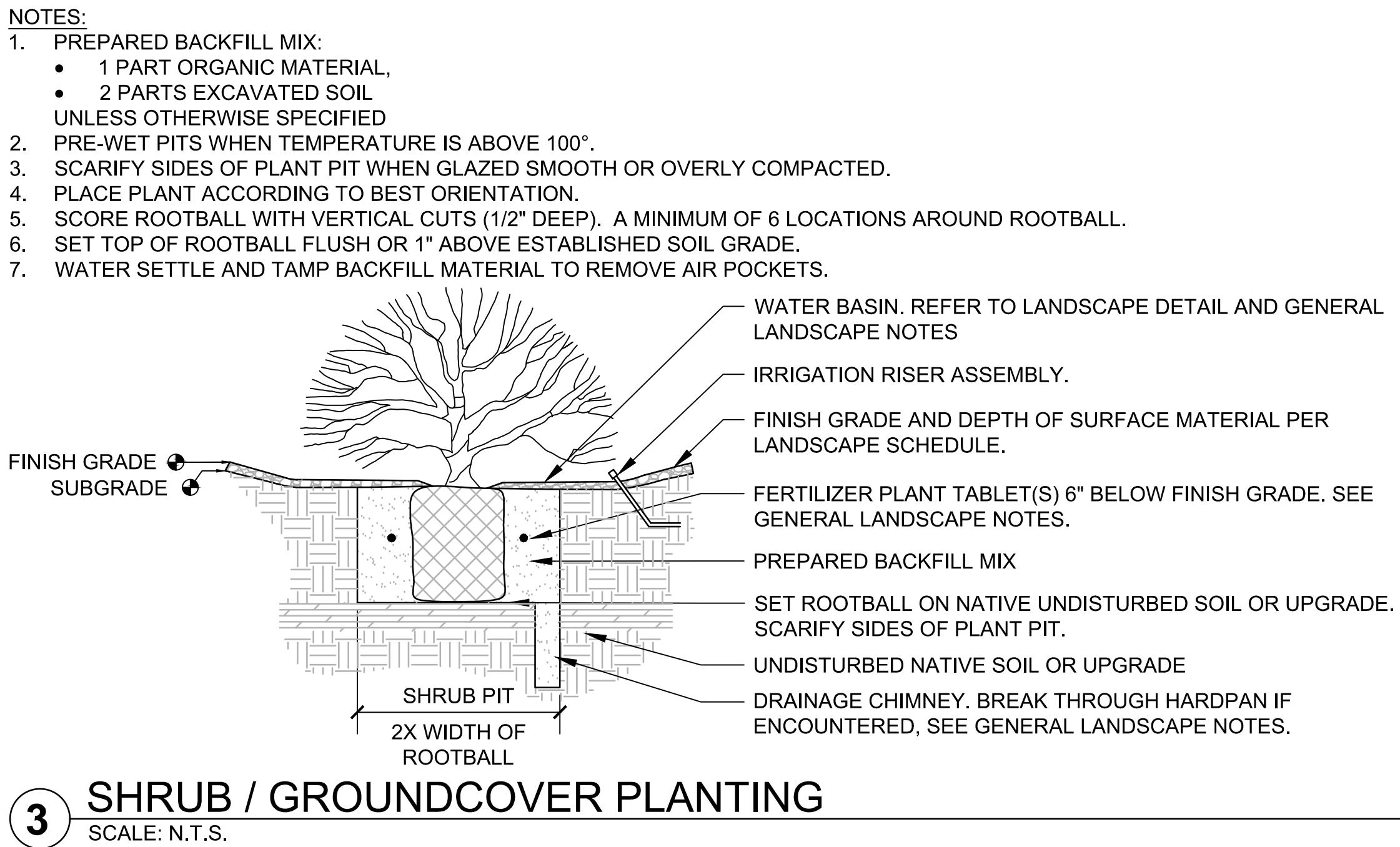
- NOTES:
1. PREPARED BACKFILL MIX TO BELOW UNLESS OTHERWISE SPECIFIED:
1 PART ORGANIC MATERIAL, 2 PARTS EXCAVATED SOIL
 2. ALL TREES PLANTED WITHIN 48" OF WET/DRY UTILITIES SHALL BE INSTALLED WITH ROOT BARRIER
X = 5' MIN. CONTRACTOR SHALL LEAVE THE TOP EDGE OF AT LEAST ONE ROOT BARRIER PER TREE EXPOSED FOR INSPECTION AND VERIFICATION.
 3. TRENCH IMMEDIATELY ADJACENT TO HARDSCAPE TO THE APPROPRIATE DEPTH FOR INSTALLATION OF SPECIFIED ROOT BARRIER SO THAT TOP OF BARRIER IS 1/2" - 1" ABOVE FINISH SOIL GRADE
 4. PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS FACING TOWARD PLANTING AREA AND TREE ROOTS. BACKFILL ADJACENT PLANTING SOIL AGAINST THE ROOT BARRIER TO PROMOTE CLEAN FIT TO HARDSCAPE. FILL TO FINISH GRADE PER PROJECT SPECIFICATIONS.
 5. TRENCH IMMEDIATELY ADJACENT TO HARDSCAPE TO THE APPROPRIATE DEPTH FOR INSTALLATION OF SPECIFIED ROOT BARRIER SO THAT TOP OF BARRIER IS 1/2" - 1" ABOVE FINISH SOIL GRADE
 6. PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS FACING TOWARD PLANTING AREA AND TREE ROOTS
 7. DISTRIBUTE SOIL EVENLY TO MAINTAIN THE SHAPE OF THE ROOT BARRIER AND COMPACT PER PROJECT SPECIFICATIONS

NOTE:
PREPARED BACKFILL MIX:
• 30% - 40% COURSE LANDSCAPE SAND,
• 60% - 70% NATIVE SOIL
(UNLESS OTHERWISE SPECIFIED).



2

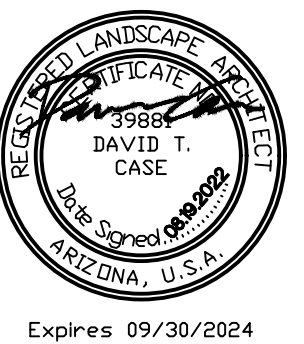
OCOTILLO PLANTING
SCALE: N.T.S.



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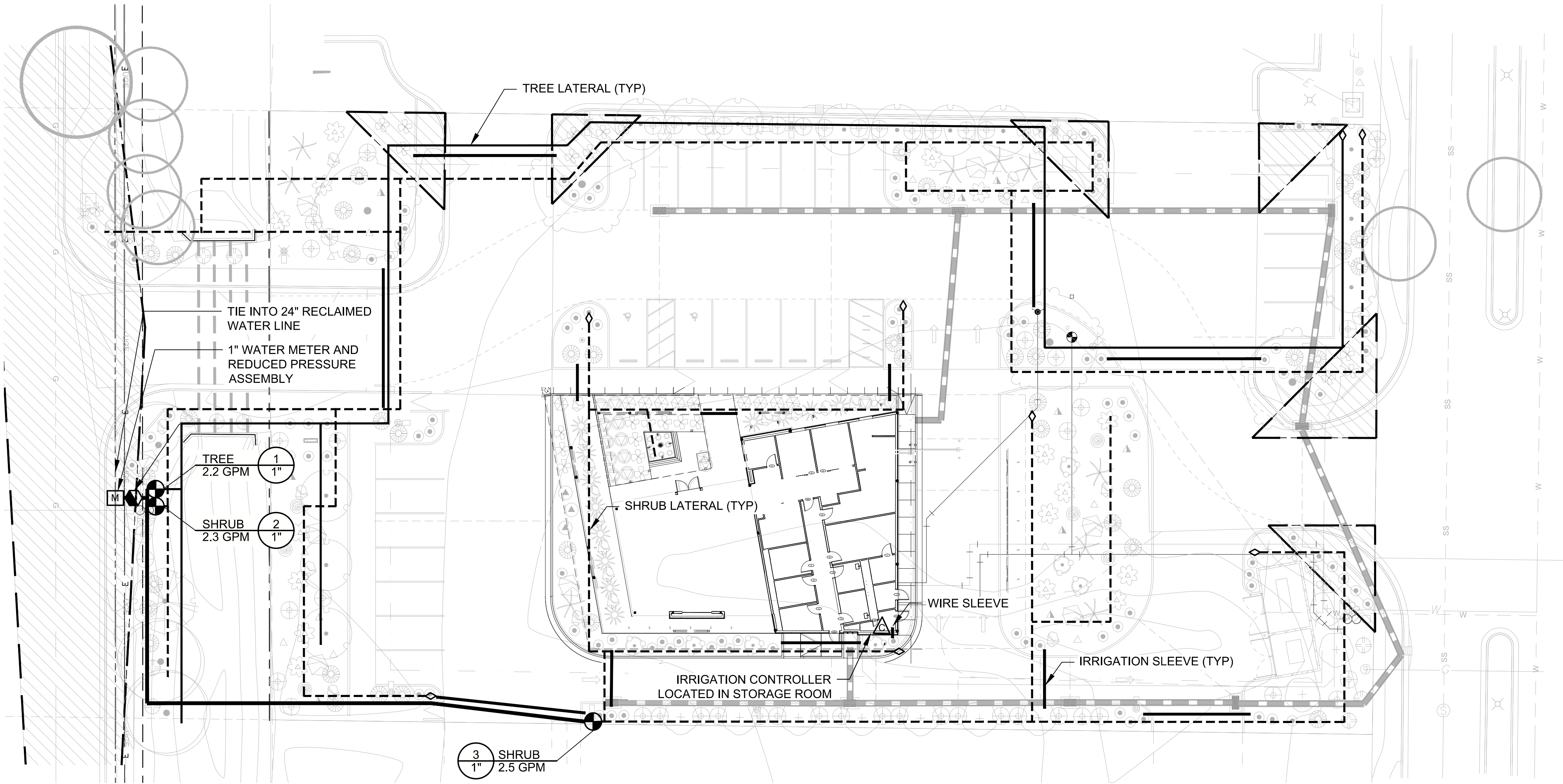
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SURPRISE, AZ 85379

LANDSCAPE DETAILS

JOB #FS22-0692

JOB 21057.0000
DATE 08/19/2022
SHEET **LL2.0**





IRRIGATION PLAN

RECLAIMED WATER NOTES

1. THE IRRIGATION SYSTEM IS DESIGNED FOR THE USE OF RECLAIMED WATER SUPPLIED BY THE CITY OF SURPRISE. ALL COMPONENTS AND PRACTICES MUST MEET THE REQUIREMENTS AND STANDARDS STIPULATED BY MARICOPA COUNTY, THE CITY OF SURPRISE, AND THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL RECLAIMED WATER OUT OF CONTACT WITH THE GENERAL PUBLIC. AT NO TIME WILL THE RECLAIMED WATER BE ALLOWED TO ESCAPE ONTO THE ROADWAY OR INTO ANY DRAINAGE SYSTEM.
3. ALL RECLAIMED WATER SYSTEM FACILITIES SHALL BE IDENTIFIED BY THE COLOR CODE AND MARKING SYSTEM SPECIFIED IN MAG SECTION 616 TO DIFFERENTIATE IT FROM THE POTABLE WATER SYSTEM. ALL VALVE BOXES, VALVE BOX LIDS, REMOTE CONTROL VALVES, AND PVC PIPING SHALL HAVE THE COLOR PURPLE FOR IDENTIFICATION OF A NON-POTABLE SYSTEM. ANY PVC PIPE SHALL MEET THE PROVISIONS FOR IDENTIFICATION AS SET FORTH BY THE ARIZONA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY FOR THE USE OF RECLAIMED WATER.
4. THE IRRIGATION SYSTEM WILL BE OPERATED TO AVOID PONDING OR PUDDLING. TO MINIMIZE PONDING OR RUNOFF, THE RECLAIMED WATER SHALL BE APPLIED AT A RATE THAT DOES NOT EXCEED THE INFILTRATION RATE OF THE SOIL.
5. IF NOT ALREADY ON SITE, THE CONTRACTOR SHALL INSTALL SIGNS READING "CAUTION: RECLAIMED WATER, DO NOT DRINK" SHALL BE PROMINENTLY DISPLAYED ON THE ROADWAY AND AT ALL ENTRANCES TO THE ROADWAY. IT IS PARTICULARLY IMPORTANT TO PLACE THE CAUTION SIGNS AROUND ANY ABOVE-GROUND IRRIGATION EQUIPMENT.
6. THERE SHALL BE NO CONNECTION BETWEEN THE POTABLE WATER SUPPLY AND ANY PIPING CONTAINING RECLAIMED WATER
7. RECLAIMED WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAG STANDARD SPECIFICATION SECTION 616 EXCEPT AS MODIFIED BY THESE NOTES.
8. PIPE SEPARATION SHALL CONFORM TO ARIZONA RULE R18-9-602 PIPE CONVEYANCES OF RECLAIMED WATER.

IRRIGATION LEGEND

SYM	BRAND	MODEL	DESCRIPTION
			WATER METER (BY OTHERS)
	RAINBIRD	ESP4ME3	4 STA IRRIGATION CONTROLLER
	FEBCO	825YA	REDUCED PRESSURE ASSEMBLY
	RAINBIRD	PEB PRF-075-RBY	REMOTE CONTROL VALVE AND PRESSURE REGULATING FILTER
	N/S	RAINBIRD XB-05PC	MULTI OUTLET EMITTER (0.5 GPH)
	N/S	RAINBIRD XB-10PC	MULTI OUTLET EMITTER (1.0 GPH)
	SPEARS	2622-007	PVC BALL VALVE
	1/2" SCHEDULE 40 PURPLE PVC PIPE LATERAL (TREE)		
	1/4" SCHEDULE 40 PURPLE PVC PIPE LATERAL (SHRUB)		
	SCHEDULE 40 PURPLE PVC MAINLINE		
	SCHEDULE 40 PVC SLEEVE		

IRRIGATION SLEEVES

1. USE SCHEDULE 40 PIPE, 2 TIMES THE DIAMETER OF THE PIPE(S) BEING SLEEVED, MINIMUM 2".
2. CONTROL WIRES INSTALLED THROUGH IRRIGATION SLEEVES SHALL BE ENCASED IN A PVC ELECTRICAL CONDUIT SIZED TO CONTAIN THE REQUIRED NUMBER OF CONDUCTORS. WIRE SLEEVES CROSSING STREET PAVING SHALL HAVE A 10" PULL BOX AT EACH END.

VALVE CALLOUT



EMITTER SCHEDULE

COMMON NAME	FLOW PER OUTLET	MANIFOLD OUTLET	QTY	GPH
TREES				
MULGA	1.0 GPH	MULTI-OUTLET	6	6.0
DESERT WILLOW	1.0 GPH	MULTI-OUTLET	6	6.0
PALO VERDE	1.0 GPH	MULTI-OUTLET	S	6.0
PISTACHE	1.0 GPH	MULTI-OUTLET	6	6.0
SHRUBS				
BIRD OF PARADISE	0.5 GPH	MULTI-OUTLET	3	1.5
FAIRY DUSTER	0.5 GPH	MULTI-OUTLET	2	1.0
CHUREE	0.5 GPH	MULTI-OUTLET	2	1.0
SAGE	0.5 GPH	MULTI-OUTLET	2	1.0
SLIPPER	0.5 GPH	MULTI-OUTLET	2	1.0
ACCENTS				
WEBER'S AGAVE	0.5 GPH	MULTI-OUTLET	1	0.5
MEDICINAL ALOE	0.5 GPH	MULTI-OUTLET	1	0.5
SAGUARO	0.5 GPH	MULTI-OUTLET	1	0.5
GOLDEN BARREL	0.5 GPH	MULTI-OUTLET	1	0.5
OCOTILLO	0.5 GPH	MULTI-OUTLET	1	0.5
RED HESPERALOE	0.5 GPH	MULTI-OUTLET	1	0.5
MEXICAN FENCE POST	0.5 GPH	MULTI-OUTLET	1	0.5
ELEPHANT'S FOOD	0.5 GPH	MULTI-OUTLET	1	0.5
GROUNDCOVERS				
LANTANA	0.5 GPH	MULTI-OUTLET	2	1.0
PENSTEMON	0.5 GPH	MULTI-OUTLET	1	0.5

- EMITTER NOTES
1. REFER TO EMITTER DETAILS FOR EMITTER SPECIFICATIONS AND LAYOUT.
 2. ADJUST IRRIGATION OPERATING TIMES TO ACCOMMODATE PLANT MATURITY, SOIL TYPE, PLANT EXPOSURE AND SEASONAL REQUIREMENTS.

CORGAN

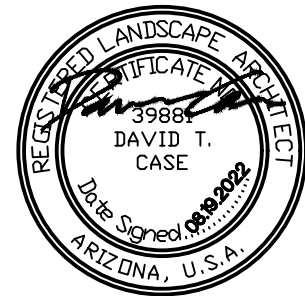
1850 N. Central Ave, Suite 300,
Phoenix, AZ 85004
T. 602-302-6400

ISSUES

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3		
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REVISIONS

1	Date 1	RESPONSE TO CITY COMMENTS



ISSUE:08/19/2022

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13671 N. LITCHFIELD RD.
SURPRISE, AZ 85379

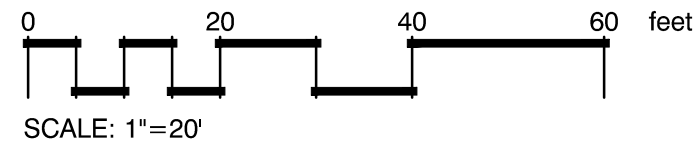
IRRIGATION PLAN

JOB #FS22-0692

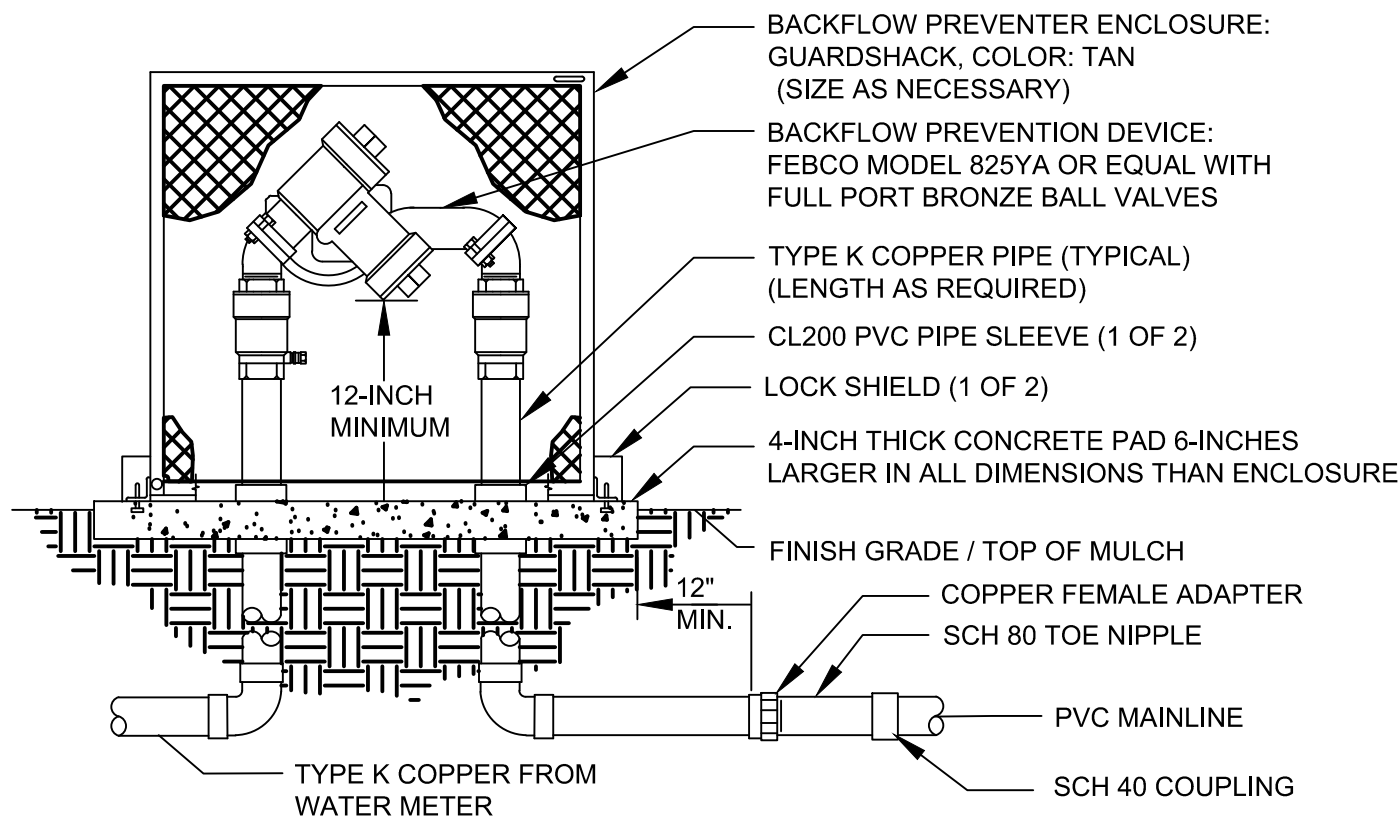
JOB 21057.0000
DATE 08/19/2022
SHEET IR1.1



LOGAN SIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P (480) 967-1543



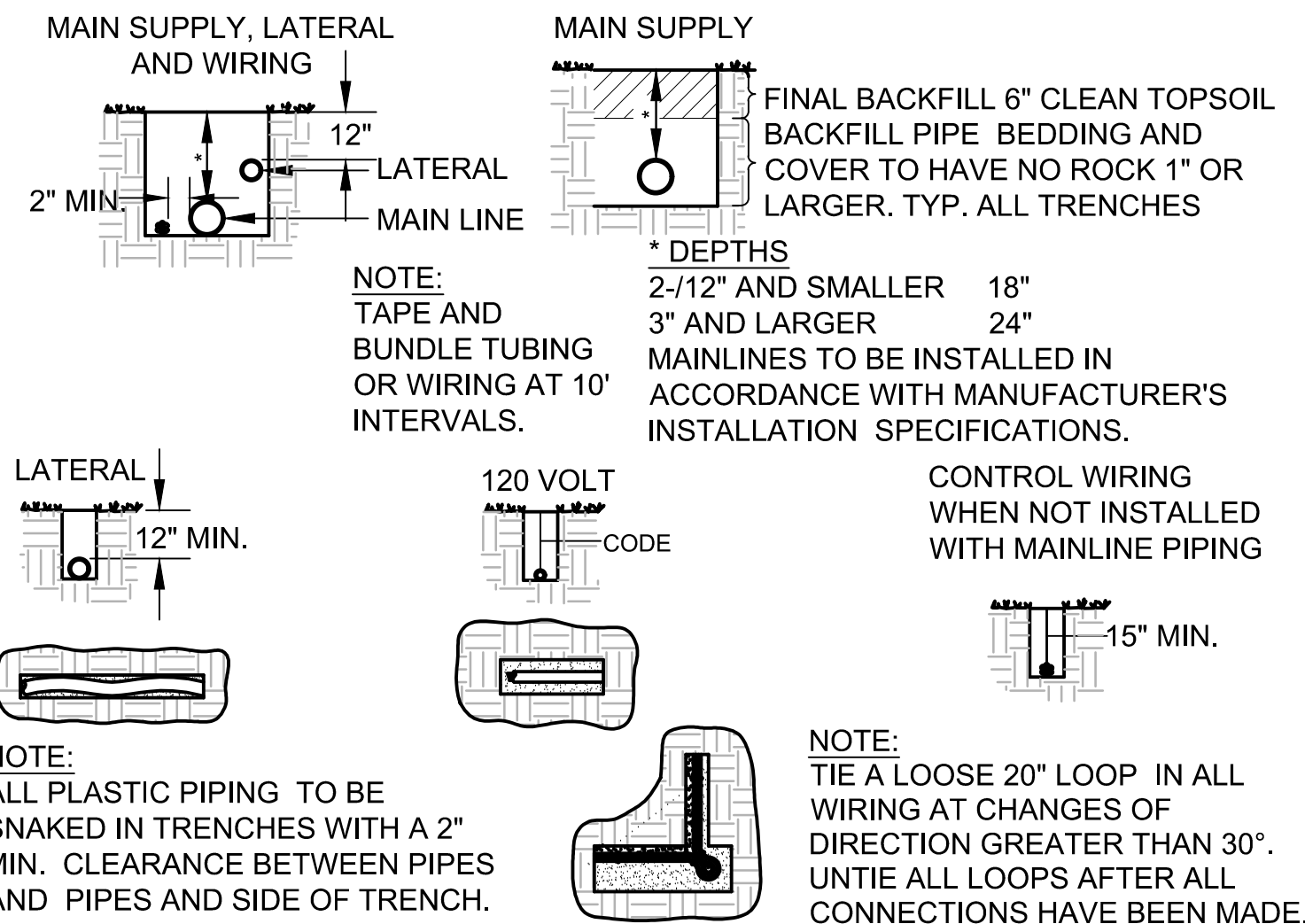
1/7/2022 3:55:52 PM A01-11 ENLARGED SITE PLAN



- NOTES:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.
 2. SUBMIT SHOP DRAWINGS SPECIFYING ENCLOSURE SIZE AND SHOWING RELATIVE LAYOUT OF EQUIPMENT.
 3. CONTRACTOR SHALL PROVIDE A LOCK FOR THE ENCLOSURE UNTIL SUBSTANTIAL COMPLETION APPROVAL. AT THAT TIME CONTRACTOR SHALL REMOVE HIS LOCK AND THE CITY SHALL PROVIDE A LOCK FOR THE ENCLOSURE.
 4. A THREE FOOT CLEARANCE AROUND THE BACKFLOW PREVENTER FOR ACCESS SHALL BE MAINTAINED.

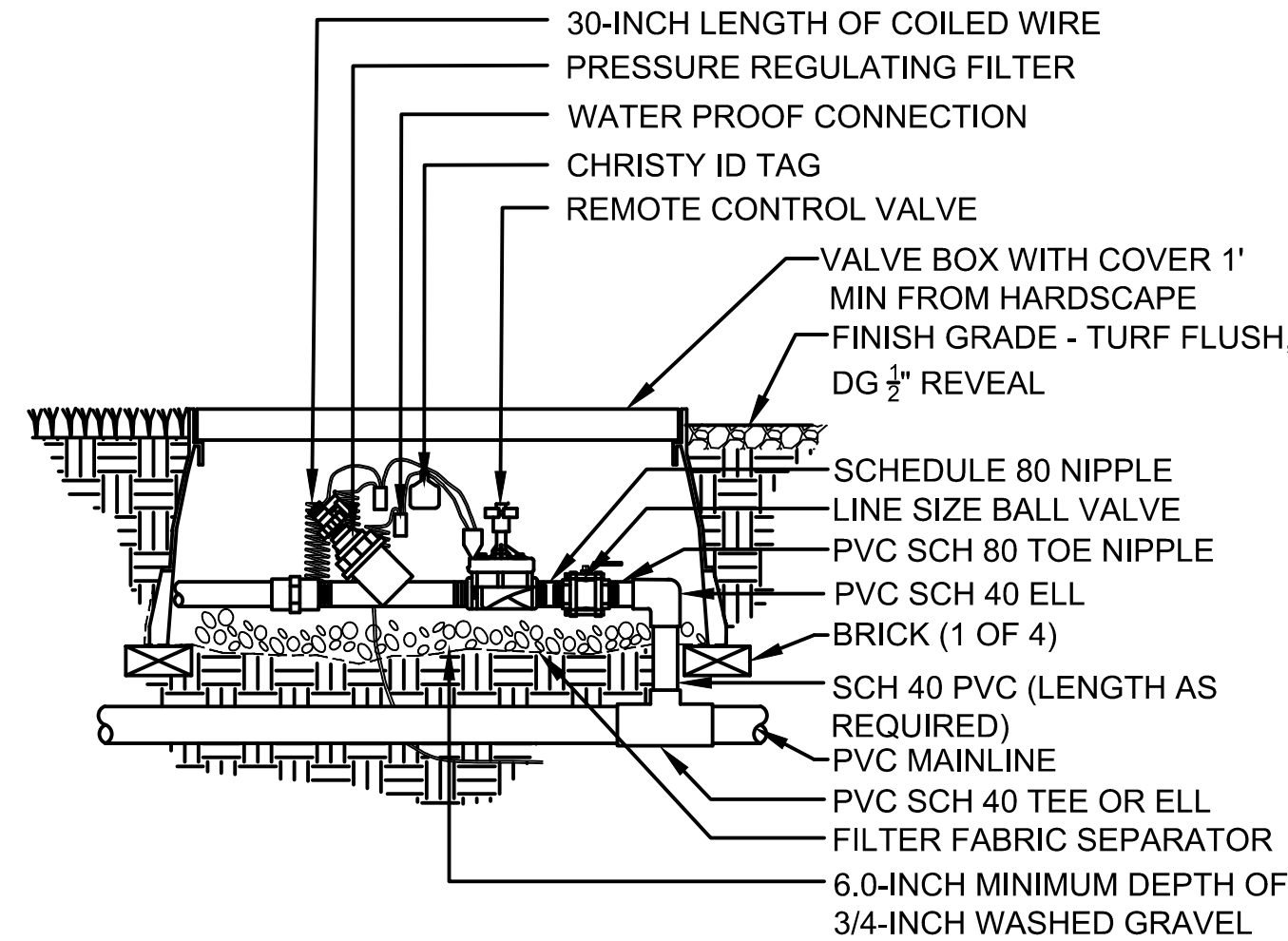
1 REDUCED PRESSURE ASSEMBLY

SCALE: NTS



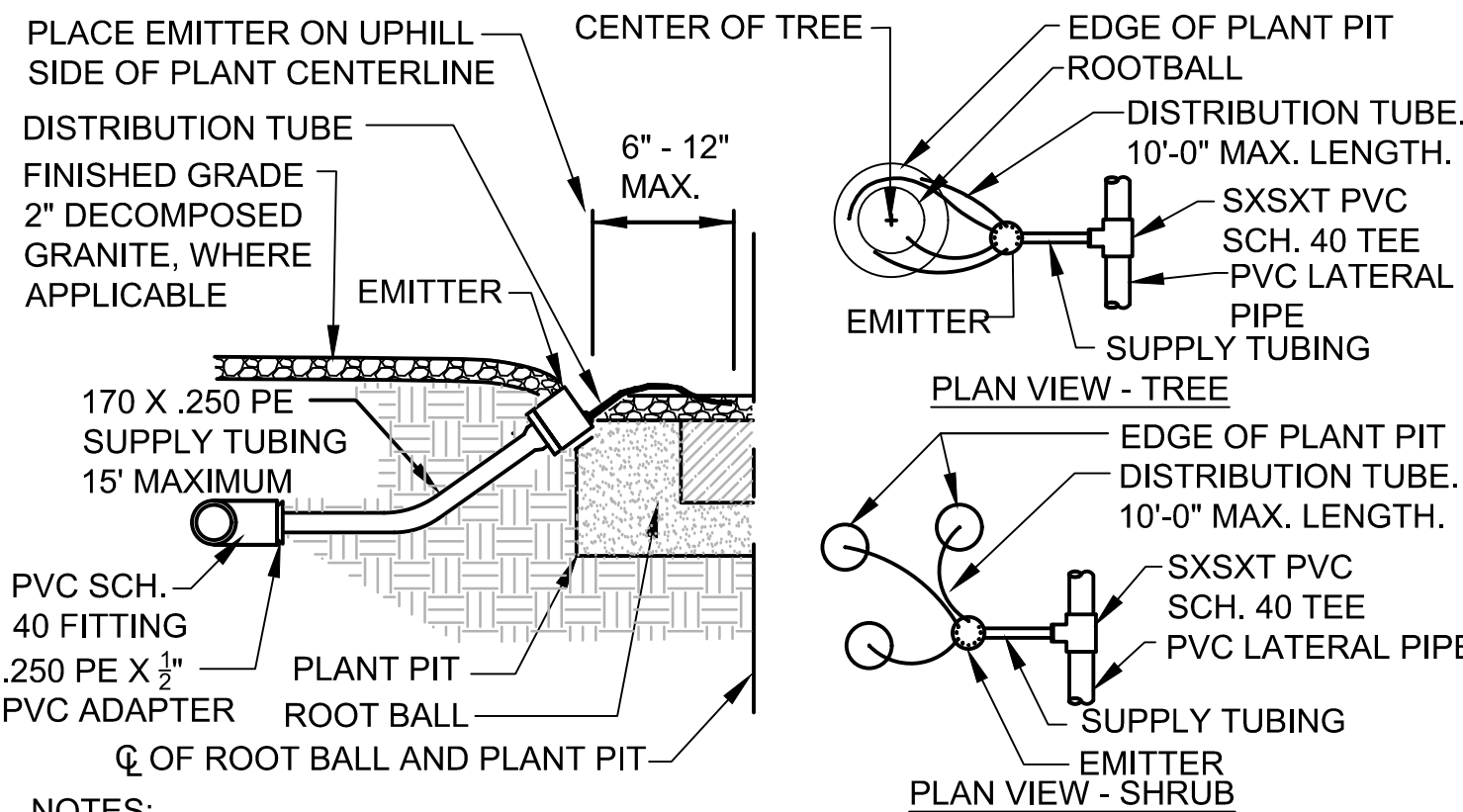
2 TYPICAL TRENCHING

SCALE: NTS



3 DRIP REMOTE CONTROL VALVE ASSEMBLY

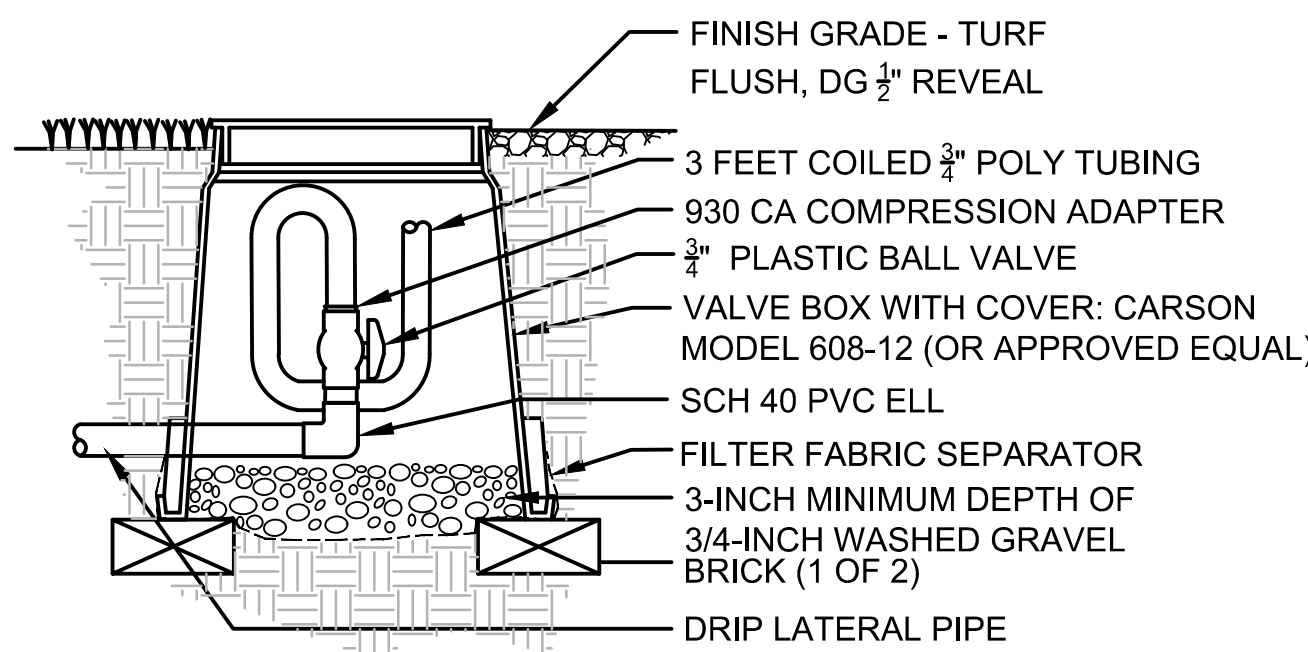
SCALE: N.T.S.



- NOTES:
1. EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT CENTERLINE AND SHALL DELIVER WATER DIRECTLY TO ROOT BALL (TYP.)
 2. AT LEAST ONE EMITTER TUBE OUTLET SHALL BE LOCATED DIRECTLY OVER ROOT BALL. EMITTER TUBE OUTLET FOR CACTI ACCENTS SHALL NOT BE PLACED DIRECTLY ON ROOT BALL BUT 4" TO 6" AWAY.
 4. PLACE EMITTER SO THAT TOP EDGE OF EMITTER IS VISIBLE ABOVE FINISHED GRADE
 5. NUMBER OF OPENINGS AND EMITTER TUBES REQUIRED PER PLANT IS BASED ON PLANT SIZE. SEE EMITTER SCHEDULE.
 6. DISTRIBUTION TUBING FOR TREES SHALL BE OF SUFFICIENT LENGTH TO PERMIT FUTURE RELOCATION TO A 15' RADIUS AROUND TREE

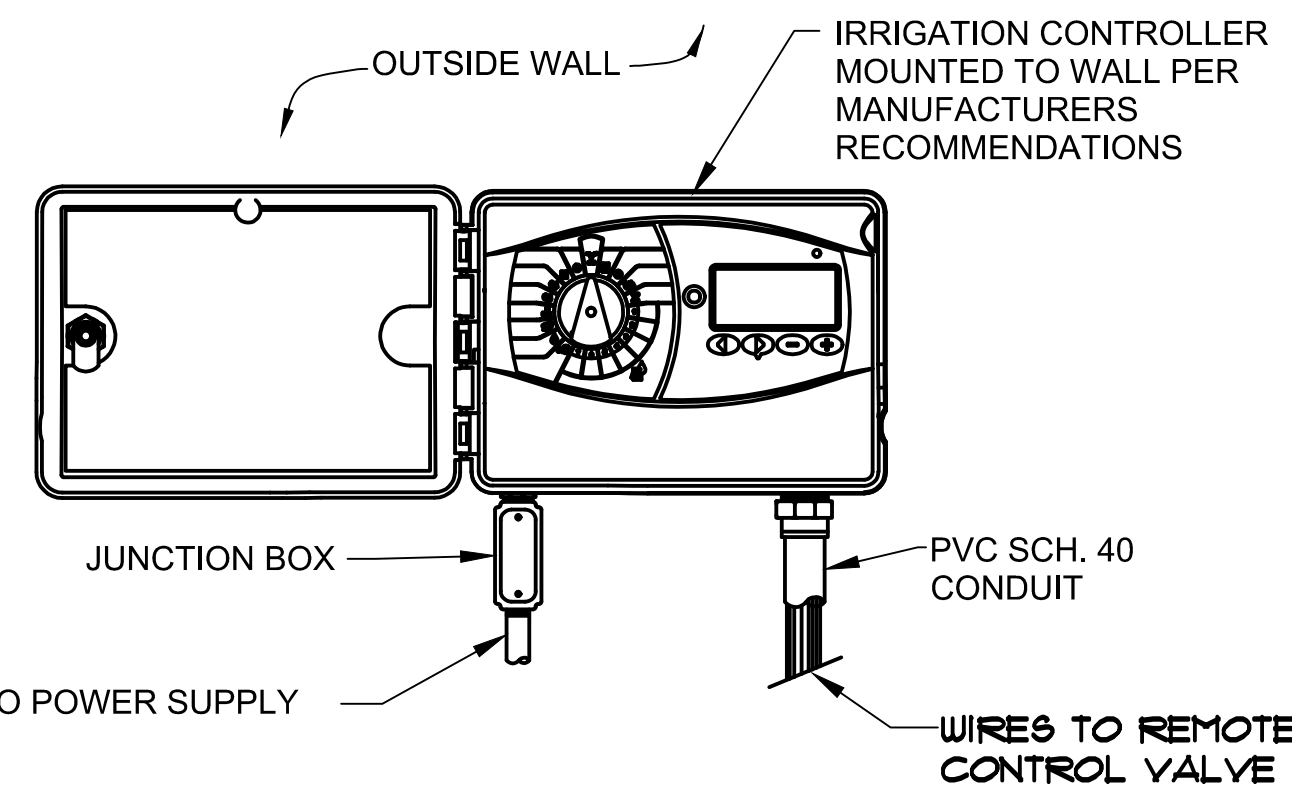
4 DRIP EMITTERS

SCALE: N.T.S.



5 FLUSH CAP ASSEMBLY

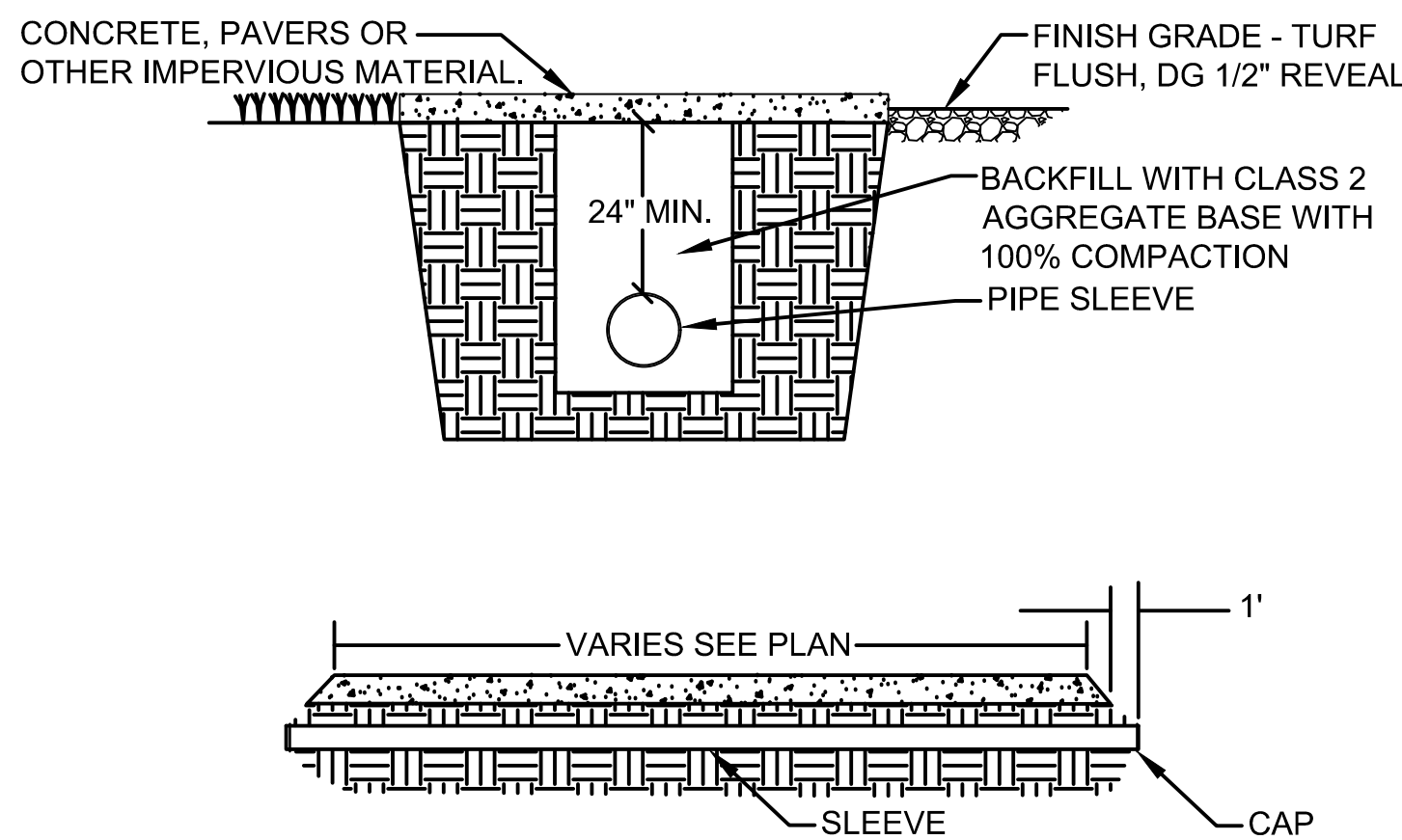
SCALE: N.T.S.



- NOTES:
1. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

6 WALL MOUNTED CONTROLLER

SCALE: N.T.S.



- NOTE:
1. BEDDING AND BACKFILL MATERIAL SHALL BE CLASS 2 AGGREGATE BASE.
 2. MATERIALS USED FOR CAPS OR PLUGS SHALL BE AS RECOMMENDED BY THE PIPE SUPPLIER AND APPROVED BY THE ENGINEER.
 3. SLEEVE LOCATION SHALL BE MARKED IN THE DRIVEWAY
 4. SLEEVES SHALL BE INSTALLED PARALLEL TO THE DRIVEWAY SUBGRADE.

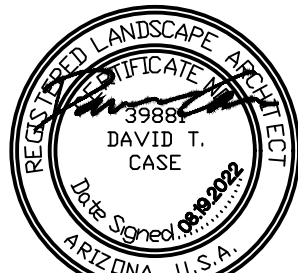
7 IRRIGATION SLEEVE

SCALE: NTS

CORGAN

1850 N. Central Ave, Suite 300,
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T: 602-302-6400

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Expires 09/30/2024

ISSUE:08/19/2022

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SURPRISE, AZ 85379

IRRIGATION DETAILS

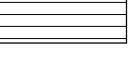
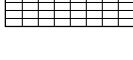
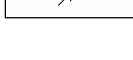
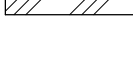
JOB #FS22-0692

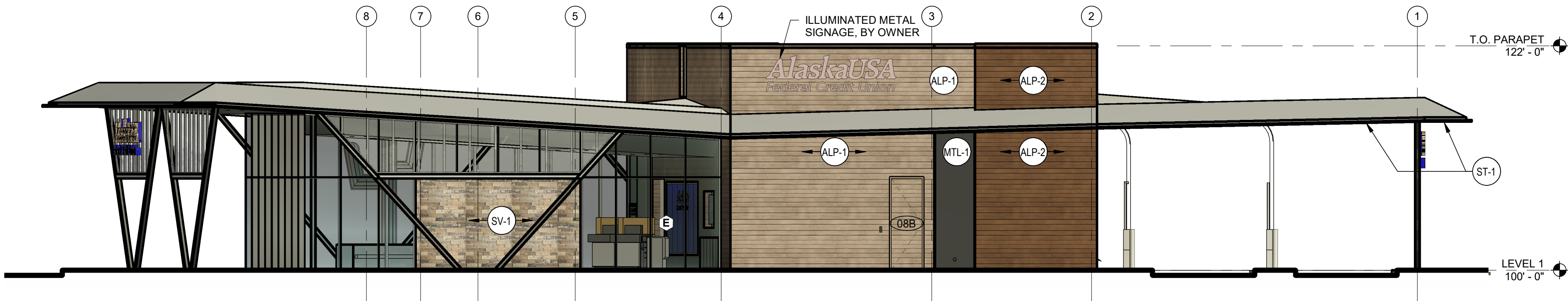
JOB 21057.0000
DATE 08/19/2022
SHEET IR2.0



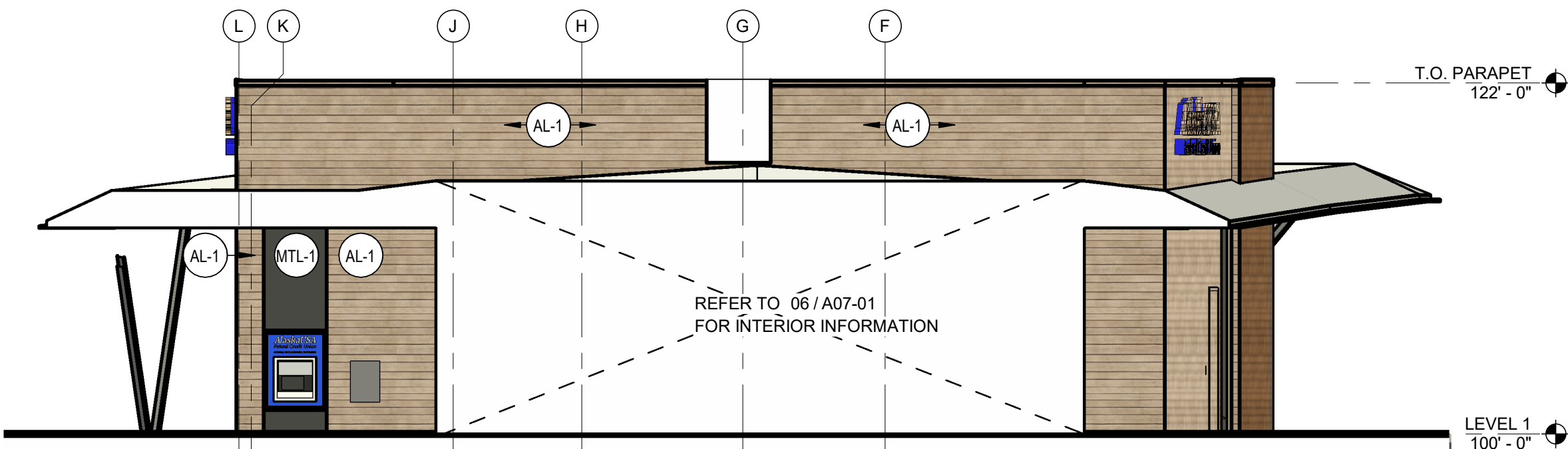
LOGAN SIMPSON
51 WEST THIRD STREET, SUITE 450
TEMPE, AZ 85281
P: (480) 967-1243



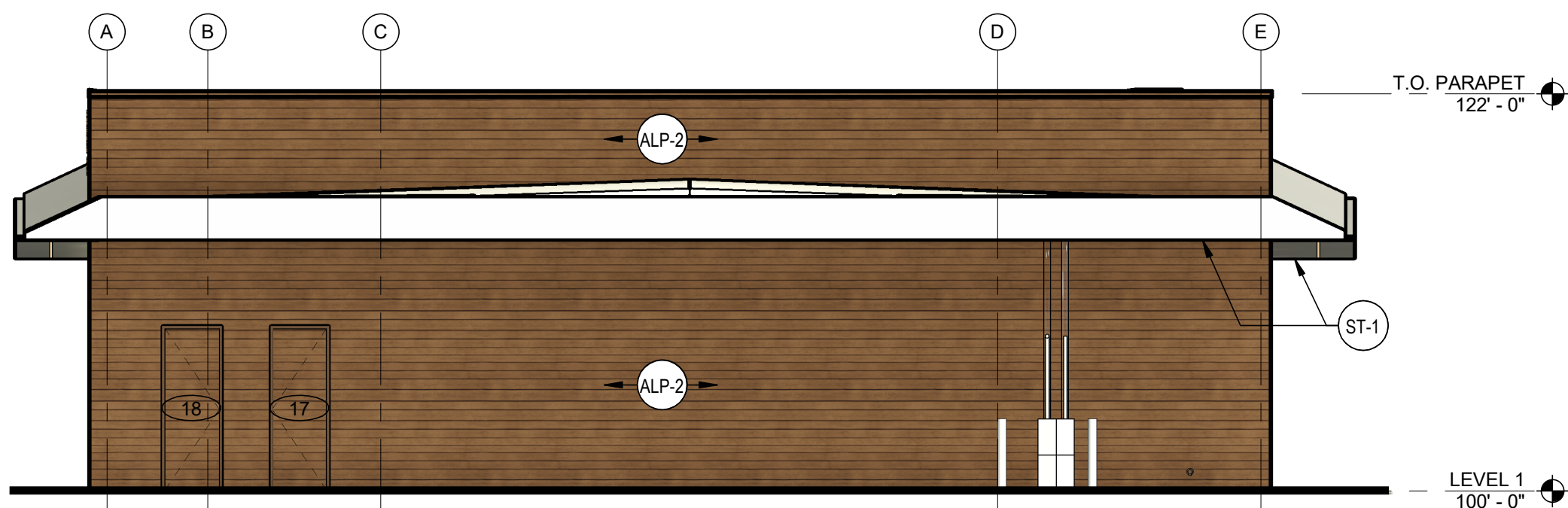
EXT. MATERIALS LEGEND	
 ALP-1 6" EXT. METAL CLADDING PANEL - LIGHT BROWN - WHITE ASH	 MTL-3 1 1/2" X 16 GAGE GALVANIZED METAL B-DECK W/ BOK MODERN B-21 METAL PANEL ATTACHED TO EXTERIOR (GATES), BROWN FINISH, REF. LANDSCAPE FOR MORE INFO
 ALP-2 6" EXT. METAL CLADDING PANEL - KWILA W/ WOOD GRAIN FINISH	 PT-7 G-60 GALVANIZED STEEL STRUCTURE - AESS 1, COLOR TO MATCH ST-1, REF. STRUCTURAL
 CMU-1 CMU SMOOTH FACE BLOCK - STACKED BOND - HARVEST BROWN	 ST-1 STUCCO W/ SMOOTH COAT FINISH - LIGHT GRAY
 GL-1 NEW INSULATED GLASS CURTAINWALL / WINDOW SYSTEM	 SV-1 STONE VENEER - ECHELON LAMINA STONE - HIGHLANDS (LIGHT BROWN)
 MTL-1 G-60 GALVANIZED METAL PLATE - CHARCOAL GRAY - SW 7048 URBANE BRONZE	 WINDOW / CURTAIN WALL TAG, REFER TO SHEET A08-11
 MTL-2 G-60 GALVANIZED METAL W/ CUSTOM PERFORATION PATTERN (APPROX 30% OPEN) ARKTURA GRAPHIC PERF SOLUTIONS EXTERIOR SYSTEM - LIGHT GRAY	



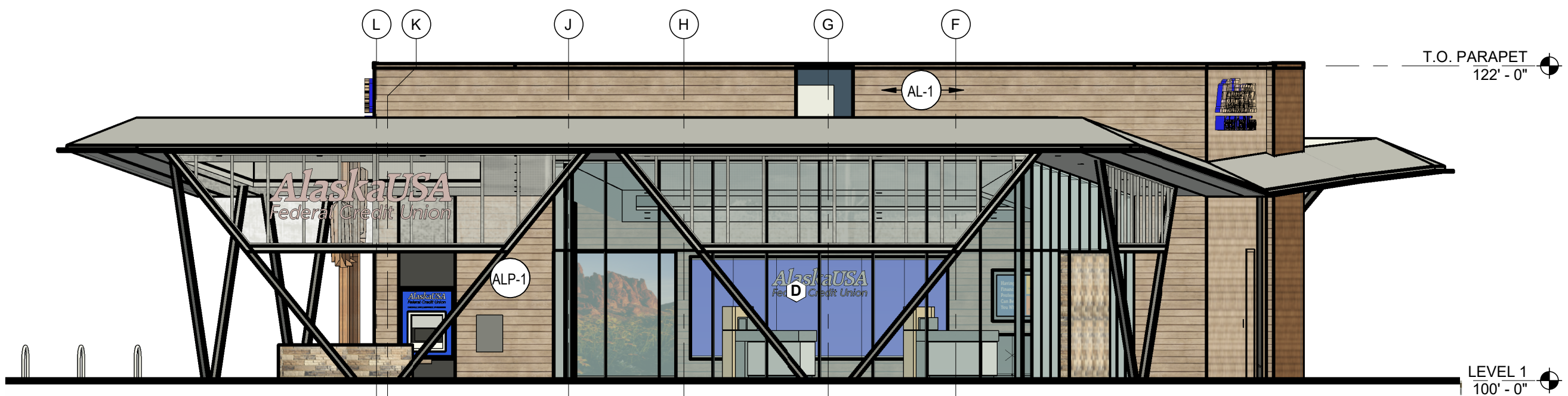
4 SOUTH ELEVATION - COLORED
1/8" = 1'-0"



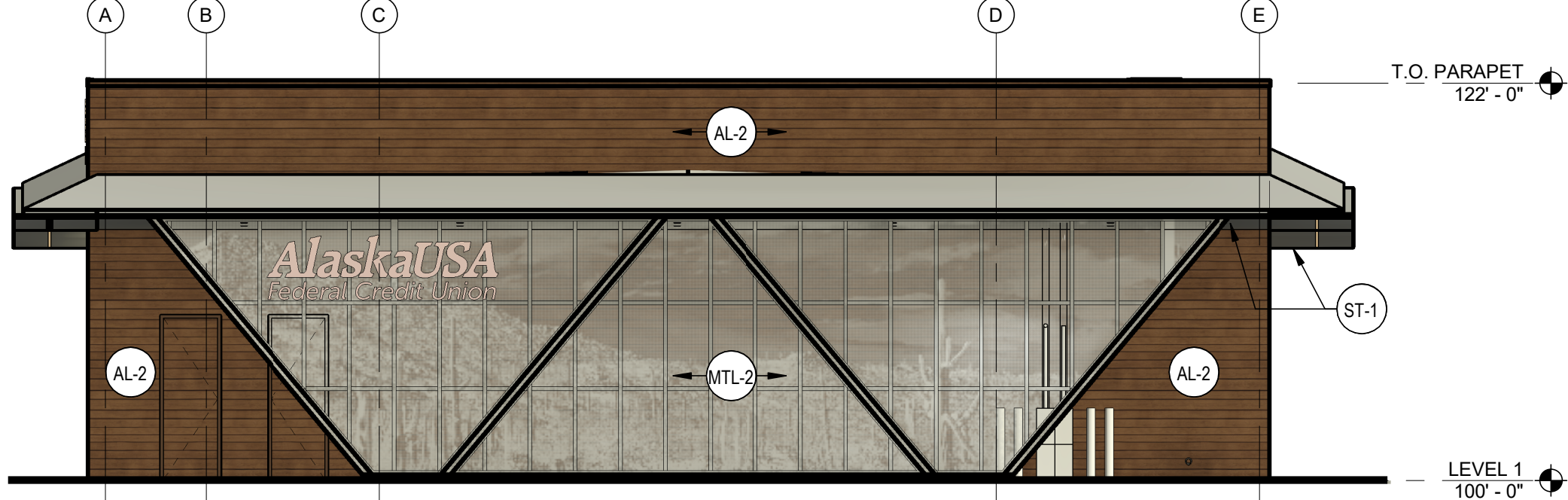
6 WEST ELEVATION 2 - COLORED
1/8" = 1'-0"



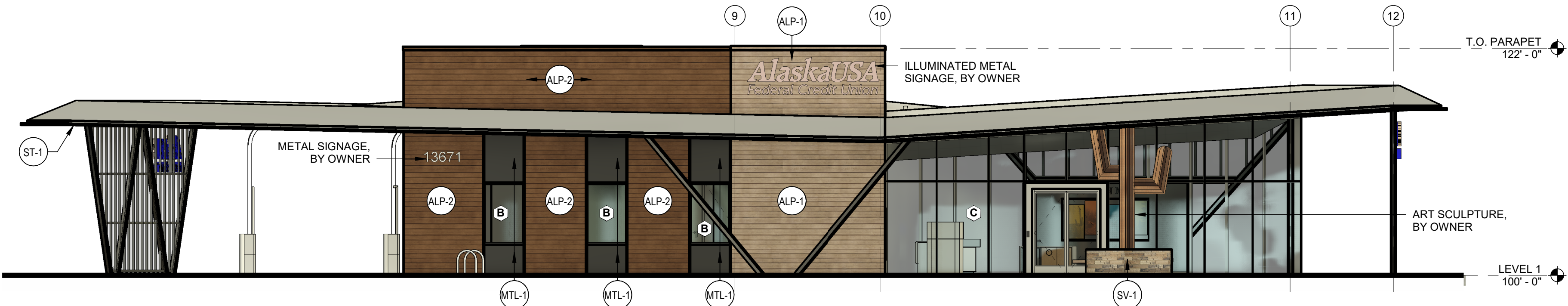
3 EAST ELEVATION - COLORED
1/8" = 1'-0"



5 WEST ELEVATION - COLORED
1/8" = 1'-0"



2 EAST ELEVATION - COLORED
1/8" = 1'-0"



1 NORTH ELEVATION - COLORED
1/8" = 1'-0"

CORGAN

1850 N. Central Ave, Suite 300,
Phoenix, AZ 85004
T: 602-393-6146

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SURPRISE, AZ 85379

FS # - FS22-0692
COLORED
EXTERIOR
ELEVATIONS

JOB 21057.0000
DATE 03/11/2022
SHEET

A05-03

PO Box 15271
Phoenix, AZ 85060

VIA: eMail

March 30, 2023

City of Surprise Community Development Department
Planning and Zoning Division
16000 N. Civic Center Plaza
Surprise, AZ 85374

Attn: Ms. Leslie Carnie

RE: *Citizen Review Meeting Participation Report*
Surprise Branch – FS22-0692 Site Plan / Conditional Use Permit
13671 N. Litchfield Rd.

PURPOSE:

The purpose of this Citizen Review Meeting Participation Report is to summarize the In-Person and Virtual Citizen Review Meetings held to inform nearby citizens, property owners and neighborhood associations of our proposed development. This report demonstrates that those affected by the development have had an adequate opportunity to learn about and to comment on the plan in advance of the Planning Commission Meeting.

SUMMARY:

A. Citizen Review Meeting was scheduled for March 28, 2023 at 6:00 PM

B. Citizen Review *Virtual* Meeting was scheduled for March 29, 2023 at 6:00 PM

C. Outreach to neighbors conducted by City of Surprise Community Development:

- Notice published at least once on a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting dates
- Sent notice by first-class mail to all real property owners within a 300' radius no less than seven (7) days prior to the meeting dates
- Sent notice by first-class mail to any village committee or special community group which is located in the area AND the head of any homeowners association or registered neighborhood within a 300' radius no less than seven (7) days prior to the meeting dates
- Sent notice to Maricopa County and to adjacent jurisdictions Buckeye, El Mirage, Glendale and Peoria no less than seven (7) days prior to the meeting dates

D. Outreach to neighbors conducted by Alaska USA / CORGAN:

- Site was posted with TWO double-faced signs containing project data and Citizen Review Meeting information on March 12, 2023, at least fifteen (15) days prior to the meeting dates
- Affidavit of Posting and sign photos provided to Surprise Community Development on March 13, 2023

E. Citizen Review Meeting was held in the Meeting Room at the Residence Inn located at 16418 N. Bullard Avenue.

- Development Team Attendees: Adam Kaup, Jason Janda, Jeff Muckerman & David Wilson
- City of Surprise Attendees: Mr. Chris Judd (Vice Mayor and District 6 Councilmember), Ms. Leslie Carnie (Community Development) and Mr. Jason Moquin (Community Development)
- No one from the neighborhood was present
- No direct correspondence from outreach / notifications received by development team

F. Virtual Citizen Review Meeting held on May 29th at 6:00PM via Zoom.

- Development team Attendees: Jeff Muckerman & David Wilson
- City of Surprise Attendees: Ms. Leslie Carnie (Community Development) and Mr. Jason Moquin (Community Development)
- No one from the neighborhood was on-line
- No direct correspondence from outreach / notifications received by development team

G. CITIZEN REVIEW PROCESS summary:

- Brief summary of project provided - historic aerial photos demonstrate the growth of the vicinity
- Site plans, elevations and aerial photos provided for project overview
- Lack of neighbor-attendees attributed to the great distance to nearest residential lots
- Proposed development is appropriate to the Surprise Pointe PAD and consistent with the City of Surprise General Plan

Thank you very much for your assistance, please call me if you would like to discuss.

Respectfully,



Jeff Muckerman

AFFIDAVIT OF POSTING

Case Number FS22-0692
Project Name: Surprise Branch
Project Location: 13671 N Litchfield Rd
Date Site Posted: 04-06-2023

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] 4/6/2023
Owner/Applicant Signature Date

This instrument was acknowledged before me this 6th day of April,
2023 by Jefferson Muckerman

[Signature]
Notary Public

My Commission Expires: 08/07/2026



AMY MARGARET MILLER
Notary Public - Arizona
Maricopa County
Commission # 633791
My Comm. Expires 08-07-2026

FS22-0692 SITE RE- POSTING EXHIBIT
4/6/2023



SIGN 1 ~ SOUTH



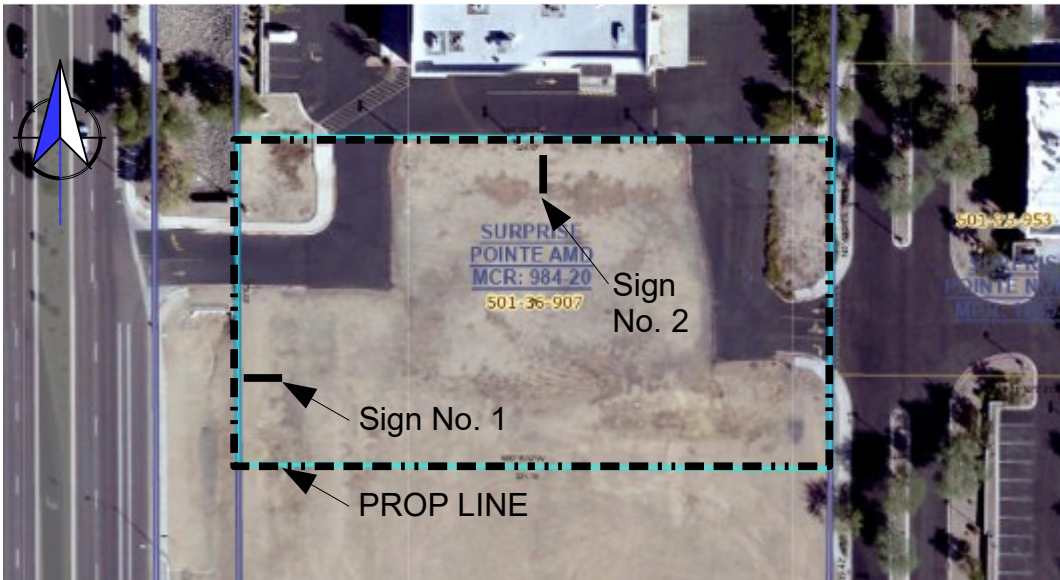
SIGN 1 ~ NORTH



SIGN 2 ~ EAST



SIGN 2 ~ WEST



Site Posting Map ~ N.T.S.



S U R P R I S E
A R I Z O N A

FS22-0692
Surprise Branch
Conditional Use Permit

Planning & Zoning Commission

May 04, 2023



Fry's Food
Commerce Center

Surprise Crossing
Retail Center

Marley Park
Residential

Waddell Rd

SITE

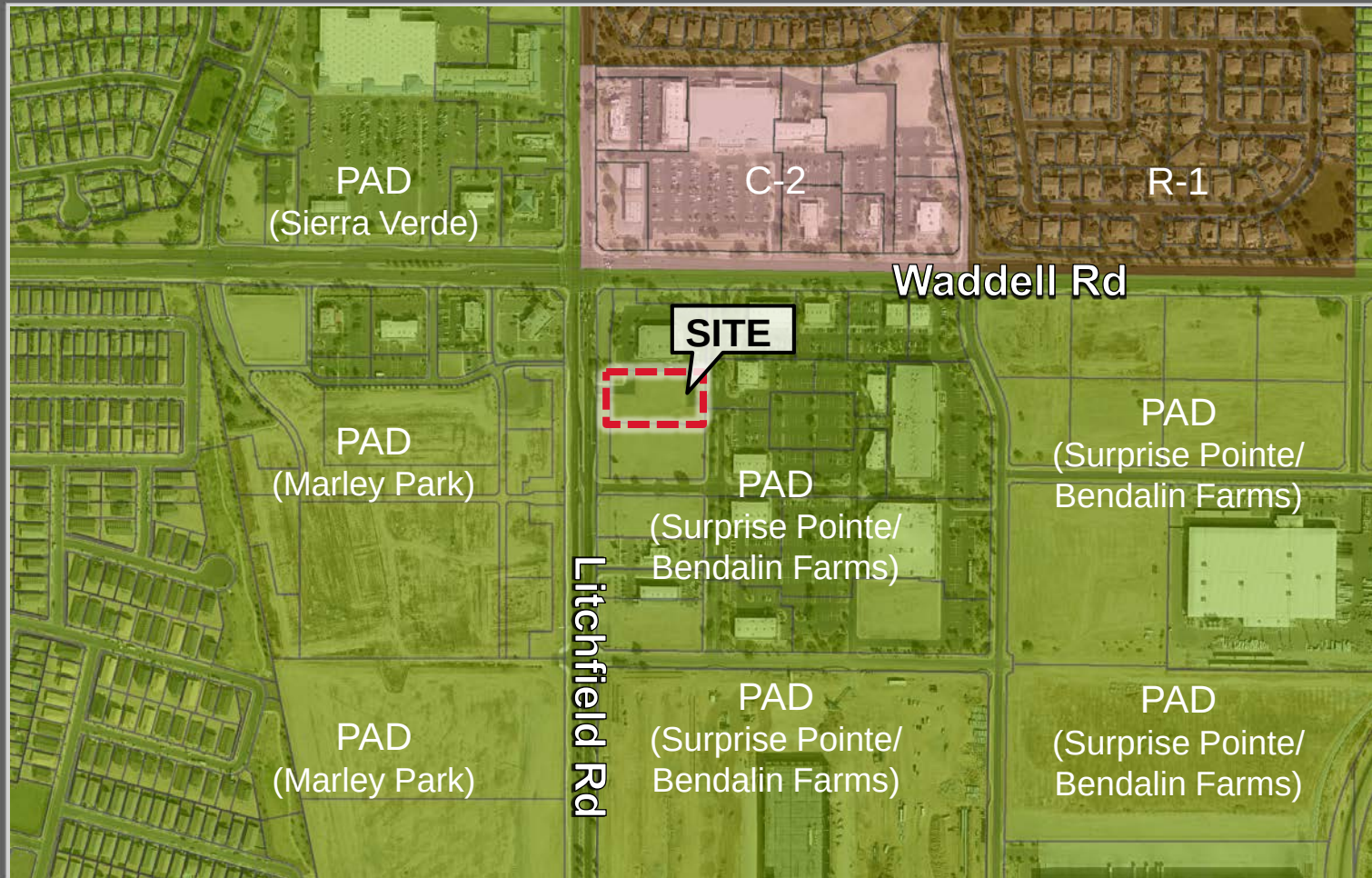
Marley Square

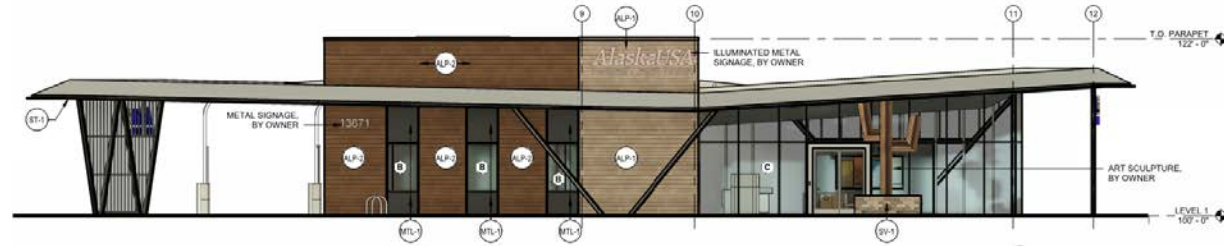
Litchfield Rd.

Surprise Pointe
Commerce Center

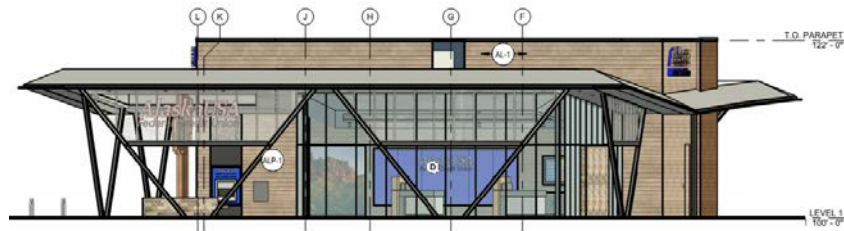
Surprise Pointe
Industrial

VICINITY MAP

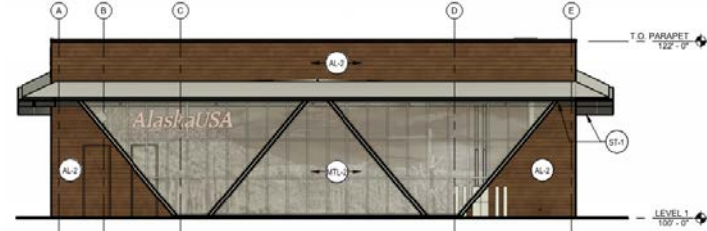




NORTH ELEVATION



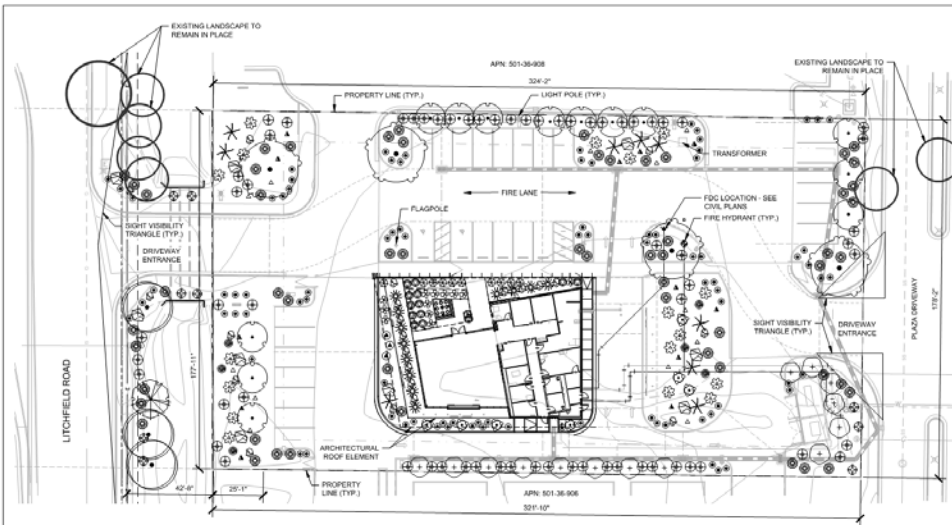
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



LANDSCAPE PLAN

NOTES:

1. THERE ARE NO TREES THAT REQUIRE A NATIVE OR NON-NATIVE PLANT INVENTORY ON THE EXISTING SITE. NO NPI REQUIRED FOR THIS PROJECT.
2. THERE ARE NO SIGNIFICANT NATURAL FEATURES INCLUDING ROCK FORMATIONS OR WASHES ON SITE.
3. THERE ARE NO FREESTANDING FENCES ON SITE.

LANDSCAPE LEGEND

TREES



SHRUBS



ACCENTS



GROUNDCOVERS



INERT MATERIALS



BOTANICAL NAME /

COMMON NAME

ACACIA ANURA

MALGA

CHLOPS LINEARS

DESERT WILLOW

PARKINSONIA HYBRID

HYBRID PALM VENDOR

PSTACHIA HYBRID 'RED PUS'

RED PUS PISTACHE

BOTANICAL NAME /

COMMON NAME

CAESALPINIA MEXICANA

MEXICAN BIRD OF PARADISE

CALLANDRA CALIFORNICA

BAJA FERRY DUSTER

ELIMORPHA ROYLEANA

CHURCH

LEUCOPHYLLUM CANDIDUM

VIOLET SILVERLEAF SAGE

LEUCOPHYLLUM LANDMANNAE

LYNN'S LEGACY

LYNN'S LEGACY TEXAS RANGER

PEDILANTHUS BRACATEATUS

SUNPER

BOTANICAL NAME /

COMMON NAME

AGAVE WEIERI

WEIER'S AGAVE

ALOE VERA

MEXICAN ALOE

CARNEGIEA GIGANTEA

SAGUARO

ECHINOCACTUS GRUSONI

GOLDEN BARREL CACTUS

FLOERISSIA SPLENDENS

OCOTILLO

HESPERALOE PARVIFLORA

RED HESPERALOE

PACHYCLERUS MARGINATUS

MEXICAN FENCE POST

PORTULACARIA AFRA

ELEPHANT'S FOOT

BOTANICAL NAME /

COMMON NAME

LANTANA 'N' NEW GOLD'

NEW GOLD LANTANA

PENSTEMON EATONI

PENSTEMON

PENSTEMON PARSONI

PARSON'S PENSTEMON

DESCRIPTION

DECOMPOSED GRANITE

2" DEEP IN ALL PLANTING AREAS

LARGE BOULDER

SURFACE SELECT

MEDIUM BOULDER

SURFACE SELECT



CORGAN

1001 N. Central Ave., Suite 300
Phoenix, AZ 85004
P: 602.255.0400

ISSUE: 03/11/2022

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LANDSCAPE PLAN

JOB 21057.0000
DATE 03/04/2022
SHEET LL1.1

5 OF 8

LANDSCAPE PLAN



OUTREACH

- Site Posting, 300' Mailers, & Newspaper Publishing's
- Citizen Participation Meeting (In-Person) 3/28/2023
 - No Attendees
- Citizen Participation Meeting (Virtual) 3/29/2023
 - No Attendees

No Opposition



RECOMMENDATION



Staff recommends approval subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

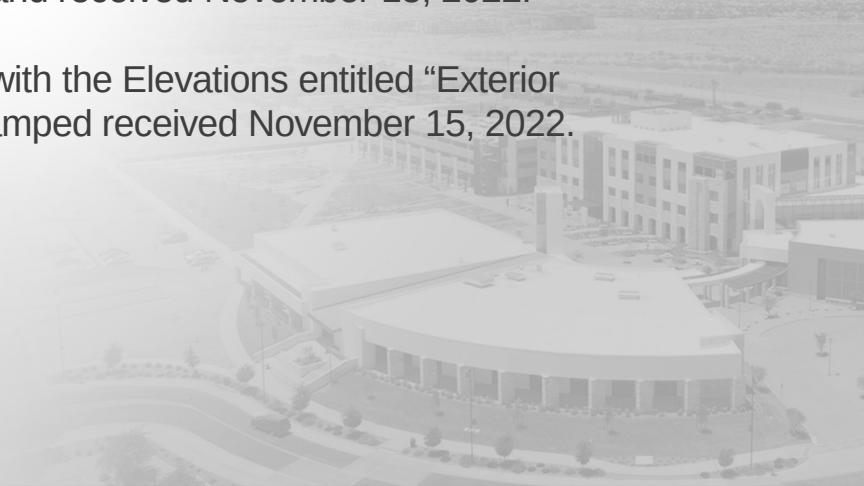
QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the Site Plan entitled “Conceptual Site Plan”, prepared by Corgan, and received January 11, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Landscape Plan”, prepared by Corgan, and received November 15, 2022.
 - c. Building Architecture shall be consistent with the Elevations entitled “Exterior Elevations”, prepared by Corgan, and stamped received November 15, 2022.
- 



STIPULATIONS

- 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 Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 4, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-015F, a property generally located east of the 147th Avenue roadway alignment and north of Loop 303. Case FS22-1450.

Motion:

Motion to approve/deny the Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-015F, case FS22-1450, subject to stipulations 'a' through 'd' as outlined in the staff report.

Background:

Tiffany & Bosco, P.A. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a Billboard Sign on APN 503-69-015F within the State Route 303 Corridor as defined in Section 109-1.9.C.9 of the Land Development Ordinance. The proposed 672 square feet electronic billboard is located and designed in accordance with Section 109 of the LDO.

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 - FS22-1450 BILLBOARDS ON LOOP 303 - 503-69-015F CUP w SP - Staff Report 050423
PZ

2. 01 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Vicinity Map
 3. 02 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Zoning Map
 4. 03 - FS22-1450 BILLBOARDS ON LOOP 303 - 503-69-015F CUP w SP - Site Plan
 5. 04a - FS22-1450 BILLBOARDS ON LOOP 303 - 503-69-015F CUP w SP - Elevations Option A
 6. 04b - FS22-1450 BILLBOARDS ON LOOP 303 - 503-69-015F CUP w SP - Elevations Option B
 7. 05 - FS22-1450 BILLBOARDS ON LOOP 303 - 503-69-015F CUP w SP - Light Study
 8. 06 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Citizen Participation Report
 9. 07 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Affidavit of Site Posting
 10. FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Presentation 050423 PZ
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS22-1450**
2
3 **Project Name:** Billboards on Loop 303 - 503-69-015F CUP with Site Plan
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **May 4, 2023**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** White Tanks Cattle Company LLC
13
14 **Applicant:** Tiffany & Bosco, P.A.
15
16 **Request:** Conditional Use Permit with Site Plan for a Billboard Sign
17
18 **Site Location:** Generally located north of Loop 303 and east of the 147th Ave
19 roadway alignment within the State Route 303 Corridor as defined in
20 Section 109-1.9.C.9 of the Land Development Ordinance
21
22 **Site Size:** 2.1 acres (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** Refer to the attached Citizen Participation Report
27
28 **Staff Recommendation:** Staff recommends the Commission **approve** the subject Conditional
29 Use Permit w/ Site Plan, Case FS22-1450, subject to stipulations ‘a’
30 through ‘d’.

31 **Project Description:**

Kurt Jones with Tiffany & Bosco, P.A. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a 672 sq. ft. billboard sign on APN 503-69-015F within the State Route 303 Corridor as defined in Section 109-1.9.C.9 of the Land Development Ordinance.

Background:

October 19, 2021: The Mayor and City Council approved Ordinance #2021-15 approving a Text Amendment to the Land Development Ordinance to allow for, and regulate, Billboard Signs to be located within a specified corridor along Loop 303 (case FS21-147).

March 2, 2022: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting held under CR21-927.

November 3, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new billboard sign under case FS22-1450, the subject case.

January 25, 2023: The applicant held a citizen outreach meeting at Asante Preparatory Academy for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

January 26, 2023: The applicant held a virtual citizen outreach meeting for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Analysis and Discussion:

The Land Development Ordinance (LDO) allows for Billboard Signs subject to a Conditional Use Permit (CUP) and the provisions of Section 109-1.9.C.9 - *Billboard Signs*. Within this section, the area known as 'State Route 303 Corridor' is geographically defined and stated as the area in which billboard signs are permissible. This defined area includes the subject site, APN 503-69-015F.

Development Standards: Section 109-1.9.C.9

- Billboard signs shall serve eastbound and/or westbound traffic but shall only be located north of the freeway right-of-way.
 - The proposed billboard sign is located on private property, north of the freeway right-of-way, and oriented east/west.
- At least one (1) sign face shall consist of an Electronic Messaging Center.
 - Both sign faces of the proposed billboard sign consist of Electronic Messaging Centers.
- Overall height shall not exceed 45 feet as measured from the adjacent roadway to the top of the sign structure, exclusive of architectural embellishments as permitted.
 - The subject billboard sign is proposed to be 42'1" from the adjacent freeway to the top of the sign.
- Sign dimensions shall not exceed 48 feet in width and 14 feet in height for a total sign area not to exceed 672 sq. ft.
 - The proposed sign is 48'x14' and 672 sq. ft.

- Billboard signs shall not be located closer than 20 feet, and no further than 200 feet, from the State Route 303 right-of-way.
 - The subject billboard sign is proposed to be located 20 feet from the right-of-way line to the sign face, and 47 feet to the post.
- No billboard sign shall be approved within 660 feet of any freeway monument sign existing at the time of conditional use permit application for the billboard sign in question.
 - There are no freeway monument signs existing within 660 feet of the proposed sign.
- There is a minimum distance to another billboard sign within the approved corridor of 1,760 feet.
 - The proposed sign is located 1,897 feet from the proposed sign on APN 503-69-015E.

Design Requirements

As required by Section 109-1.9.C.9 of the LDO, the proposed sign is supported by a single pole with a trapezoidal pole cover that is dimensionally centered beneath the sign panel. The pole cover includes decorative stacked stone, accent bands, and painted texture finishing, and meets the 3:1 width ratio from top to bottom.

Section 109-1.9.C.9 also requires architectural embellishments that incorporate the official primary city logo superimposed onto a stylized agave image, or alternative design as approved by the Planning & Zoning Commission. As shown below, the applicant has provided two options to meet this requirement: Option A and Option B.



Option A:



Option B:

Option A meets the requirements of Section 109-1.9.C.9 as currently defined. After receiving citizen feedback, the applicant provided the alternative Option B. This option also meets the dimensional requirements as defined in the LDO, but would need approval from the Planning & Zoning Commission.

Neighborhood Outreach:

The applicant held an in-person neighborhood outreach meeting for the project on January 25, 2023 and a virtual neighborhood outreach meeting on January 26, 2023. The in-person meeting was held at Asante Preparatory Academy where there were seven (7) attendees present. The virtual neighborhood outreach meeting hosted two (2) attendees. At these meetings, primary concerns were related to the visual impact to the area and night sky, height of the billboard signs, and the timing of development. A full summary of the meeting can be found in the attached Citizen Participation Report.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area and Transit Oriented Development Overlay, which support development for high capacity vehicular corridors. In that regard, the proposed development is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

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

Summary:

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

Findings:

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

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS22-1450**, subject to stipulations 'a' through 'd' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Site Plan for SR 303 Billboards APN 503-69-015F," Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
- b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
- c. The applicant shall obtain certificate of completion from the City within six (6) months of approval of the Conditional Use Permit, pursuant to Section 109-1.9.C.9.d of the LDO.
- d. 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.

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

149

150 **Attachments:**

151 01 Vicinity Map

152 02 Zoning Map

153 03 Site Plan

154 04a Elevations Option A

155 04b Elevations Option B

156 05 Light Study

157 06 Citizen Participation Report

158 07 Affidavit of Site Posting

159 PPT



VICINITY MAP





ZONING MAP

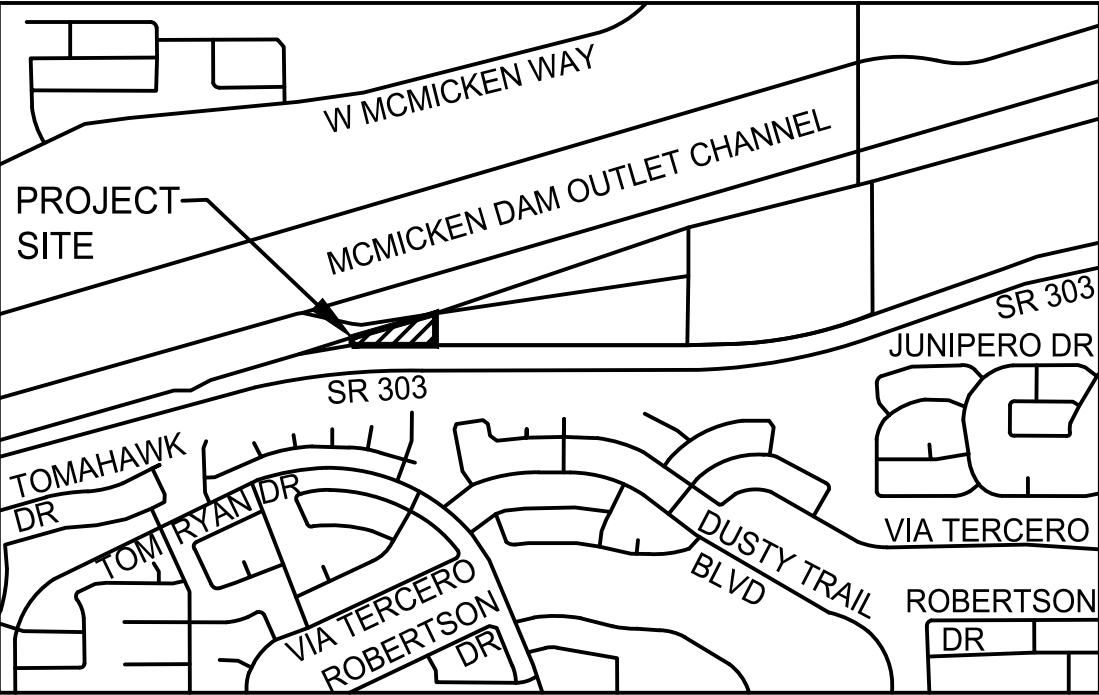
BILLBOARD SETBACK FROM R/W		
MINIMUM	MAXIMUM	ACTUAL
20'	200'	20'

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ASSESSOR - PARCEL MAPS. BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITE PLAN
FOR
SR 303 BILLBOARDS
APN 503-69-015F

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ENGINEER

HUITT-ZOLLARS, INC
5050 N 40TH ST, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602)-252-8384
FAX: (602)-252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HUITT-ZOLLARS.COM

APPLICANT

BOULEVARD MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480)-326-1736
EMAIL: RCOONEY@BOULEVARD-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: WHITE TANKS CATTLE COMPANY LLC
SURPRISE, AZ 85375
ZONING: PAD-COMMERCIAL
APN: 503-69-015F
GROSS: 2.1 AC (93,580.0 SF)
SIGN SF: 672

UTILITIES

WATER & SEWER: CITY OF SURPRISE
ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: COX COMMUNICATIONS, CENTURLINK
POLICE: SURPRISE POLICE DEPARTMENT
FIRE: CITY OF SURPRISE
SCHOOL DISTRICT: DYSART UNIFIED SCHOOL DISTRICT

LEGEND

---	CENTERLINE
---	PROPERTY LINE
---	EASEMENT
---	RIGHT-OF-WAY (R/W)
PROP	PROPOSED
APN	ASSESSORS PARCEL NUMBER

BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1,897'
APN 503-69-015E TO 503-69-008D = 1,907'

FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
040053	04013C1230L OCT 16, 2013	OCT 16, 2013	"X" SHADED	

CASE #: FS22-1450

HUITT-ZOLLARS

5050 N 40th Street, Suite 100 | Phoenix, AZ 85018
Office (602) 252-8384
www.huitt-zollars.com

ADVANCED DESIGN™

REVISIONS:

SR 303 BILLBOARDS

SITE PLAN

Land Planning Hydrology Land Development Civil Infrastructure Surveying



DESIGNED:

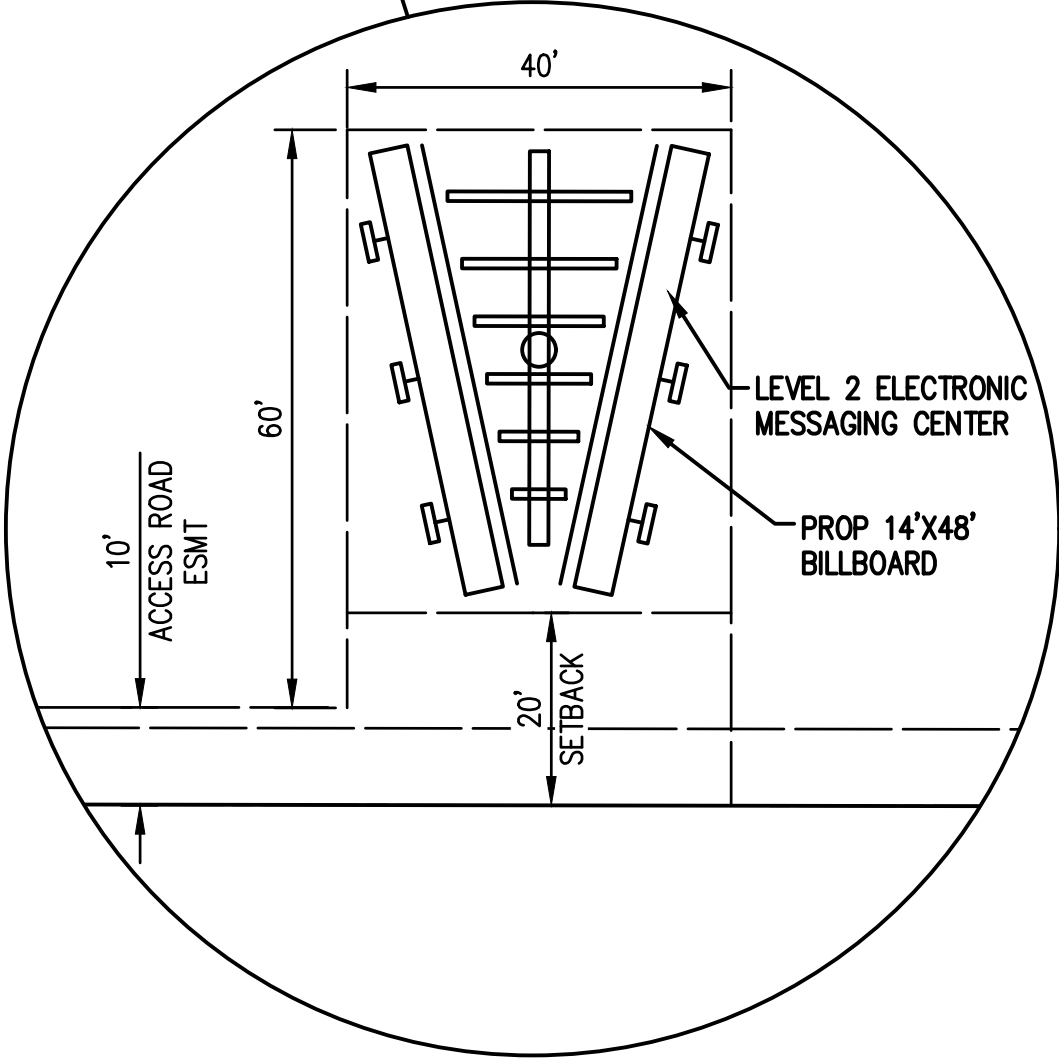
DRAWN:

CHECKED:

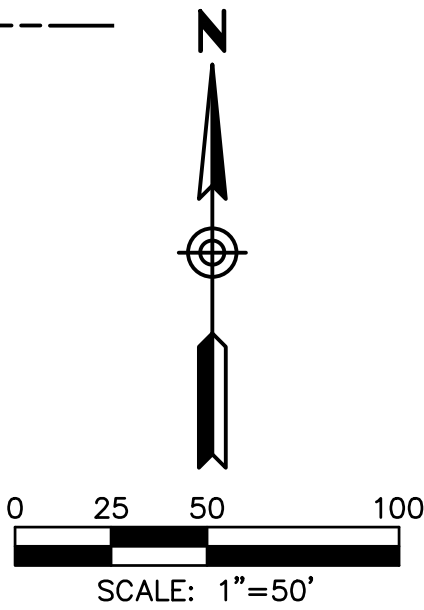
SHEET 1 OF 1

PROJECT NO. R315669.01

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____



BILLBOARD YARD
SCALE: 1"=20'



Aluminum pole cover construction with internal framing.
.125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
(Texture Plus, LedgeStone Select interlock, Tan.)

Pole cover Dimensions:
4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
Overall dimensions to be 8' tall x 6' wide.
To be mounted to pole cover as shown. Pinned off stone surface by 2".
Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
MEDIA COMPANY

42'-1"
Height
above
freeway

7'-11"
Grade to Freeway

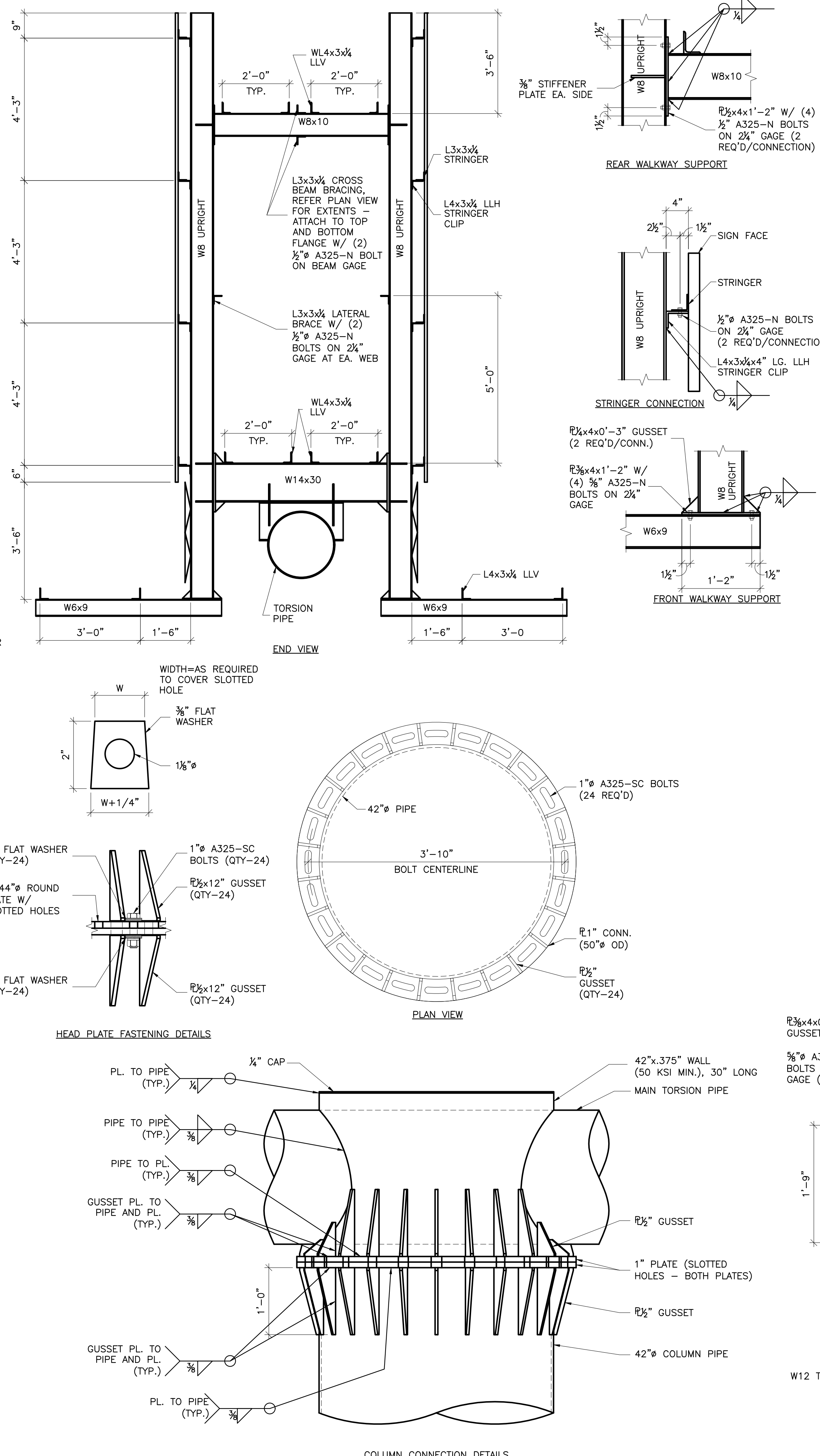
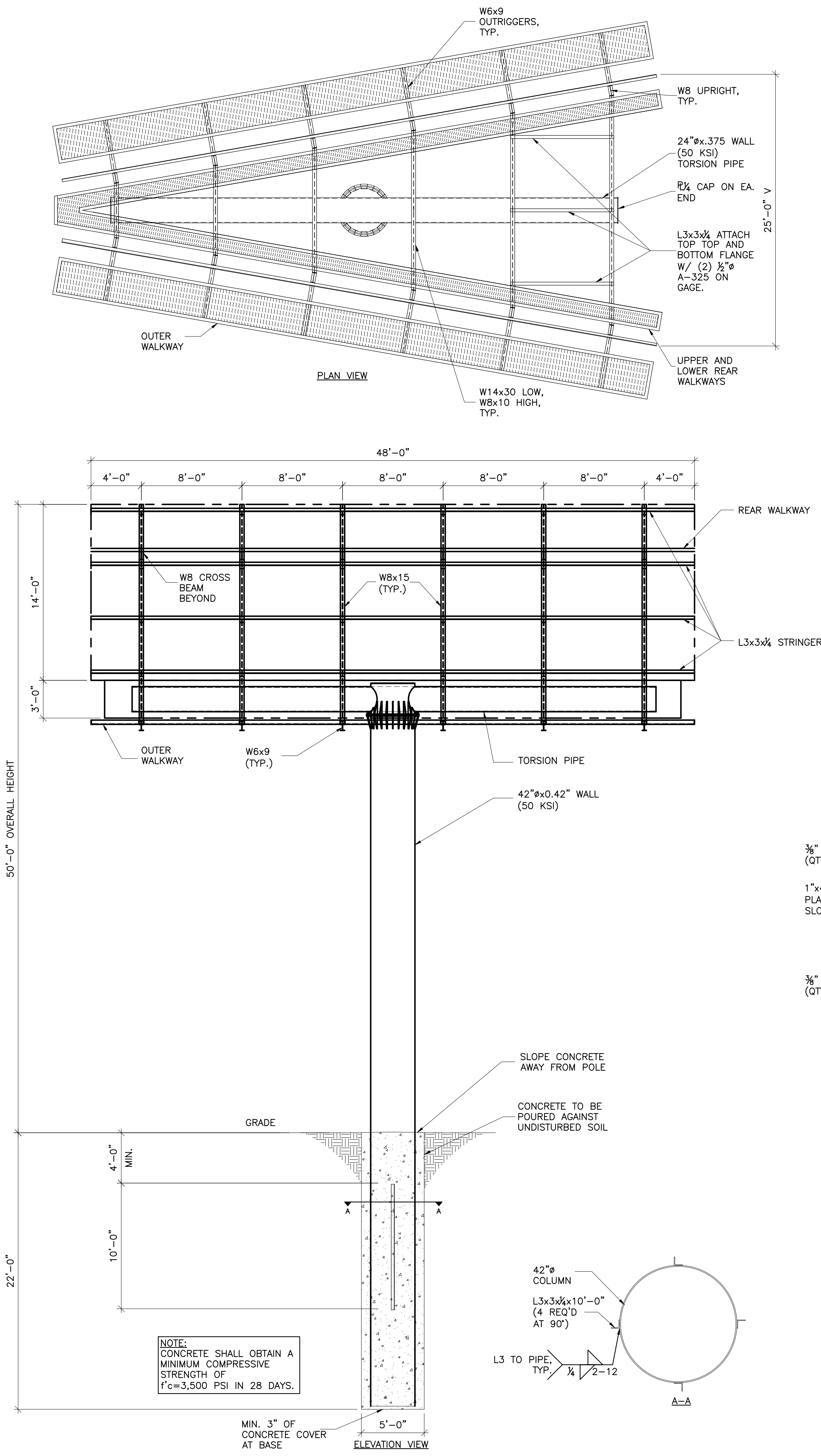


50'

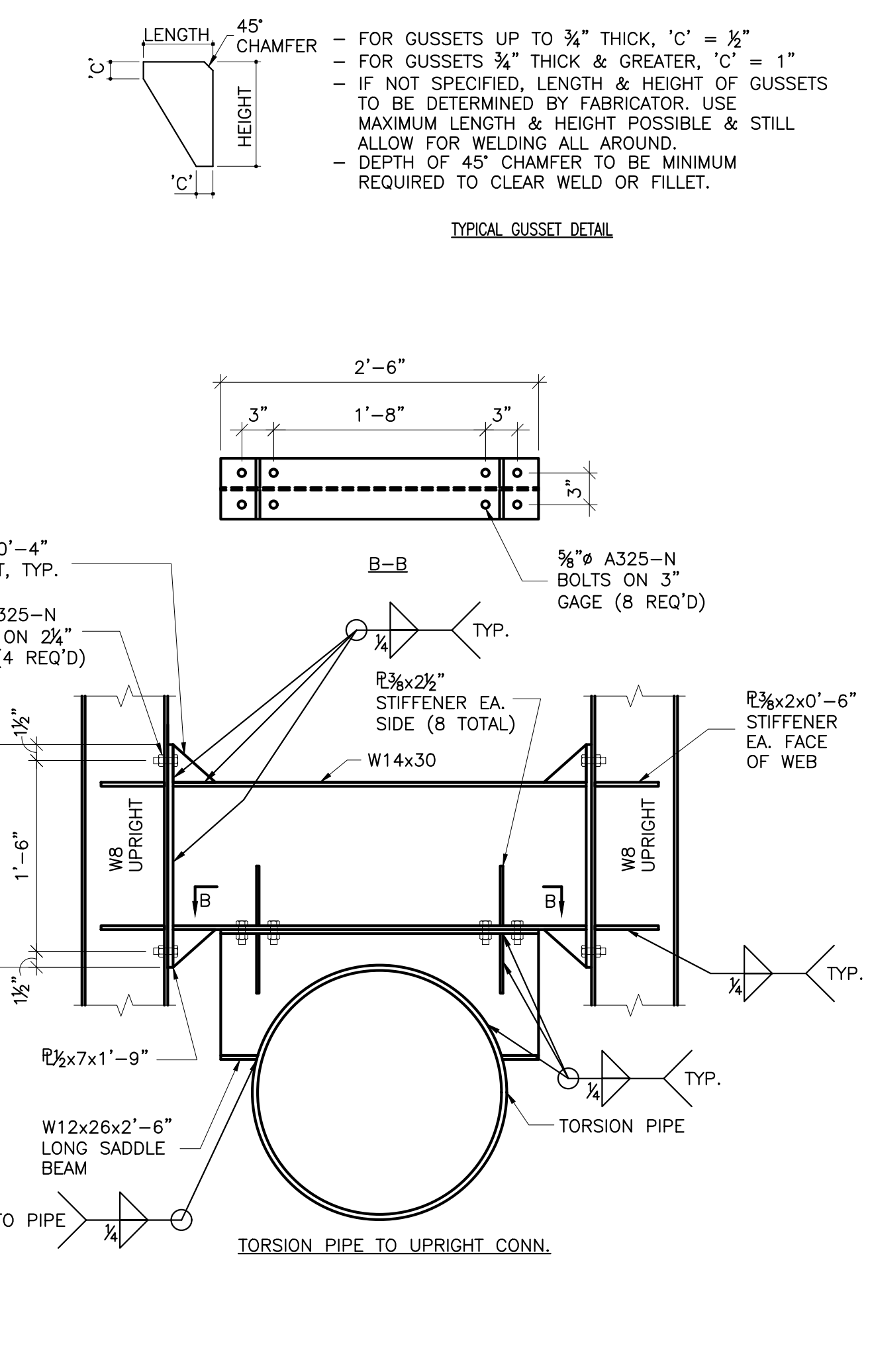
14'

3'

33'



- GENERAL NOTES:
- GOVERNING CODE: INTERNATIONAL BUILDING CODE 2018 (RISK CATEGORY II, ULTIMATE WIND VELOCITY = 101 MPH).
 - FOUNDATIONS ARE DESIGNED BASED ON IBC PRESUMPTIVE LOAD BEARING VALUES. SOIL TYPE: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT. VERTICAL FOUNDATION PRESSURE:.....1500 PSF. SKIN FRICTION RESISTANCE:.....250 PSF/FT DEPTH. LATERAL BEARING PRESSURE:.....100 PSF/FT. CONTRACTOR TO NOTIFY ENGINEER IF SOIL CONDITIONS VARY FROM THOSE LISTED ABOVE. * NOTE: LATERAL BEARING CAPACITY IS INCREASED BY A FACTOR OF TWO FOR DESIGN AS ALLOWED BY IBC 1806.3.4.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, LOCAL CODES/ ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.
 - STEEL FRAMING SHALL BE PRODUCED, FABRICATED, AND ERECTED IN ACCORDANCE TO THE 2016 AISC SPECIFICATION AND CODE OF STANDARD PRACTICE.
 - STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. REQUIREMENTS AND MINIMUM YIELD STRENGTHS UNLESS NOTED OTHERWISE: ALL WIDE FLANGE SHAPES (ASTM A-992).....FY = 50 KSI. TYPICAL STEEL PIPE (ASTM A-500 GRADE B).....FY = 46 KSI. HIGH STRENGTH STEEL PIPE (ASTM A-572 GR 50).....FY = 50 KSI. OTHER SHAPES AND PLATES UNLESS NOTED (ASTM A-36).....FY = 36 KSI. NOTE: WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS. NOTE: WHERE MINIMUM YIELD STRENGTHS ARE NOTED AND NOT LISTED ABOVE, STEEL SHALL BE WELDABLE AS DETERMINED BY AWS D1.1 AND MEET OR EXCEED THE MINIMUM YIELD STRENGTH SPECIFIED AND WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.
 - ALL BOLTS SHALL BE ASTM A325-N IN STANDARD HOLES WITH SUITABLE WASHERS AND NUTS (UNLESS NOTED OTHERWISE) AND SHALL BE PRETENSIONED USING EITHER TURN-OF-NUT, A CALIBRATED WRENCH, TWIST-OFF TYPE BOLTS, OR DIRECT TENSION INDICATORS. BOLTED CONNECTIONS DESIGNATED AS SLIP-CRITICAL (SC) SHALL HAVE UNCOATED SURFACES FREE OF SCALE AND COATINGS (CLASS A FAYING SURFACES).
 - ALL WELDING SHALL BE MADE IN ACCORDANCE WITH THE ANSI/AWS 'D1.1 - STRUCTURAL WELDING CODE - STEEL', LATEST EDITION. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING E 70XX ELECTRODES.
 - STRUCTURAL DOCUMENTS ARE PROTECTED BY USA COPYRIGHT LAWS, AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN CONSTRUCTION OF THE SIGN DESCRIBED IN THIS DOCUMENT AND THE GEOGRAPHICAL LOCATION SHOWN. THE STRUCTURAL DESIGN DESCRIBED IN THIS DOCUMENT IS NOT VALID FOR ANY OTHER PURPOSE, USE, OR LOCATION. ANY DEVIATIONS FROM THIS PRINT SHALL BE APPROVED BY THE ENGINEER.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - PROVIDE 1/2" CAP PLATES FOR END OF TORSION PIPE. CAP PLATES TO BE SEAL WELDED, ALL AROUND, TO PIPE.
 - CATWALKS GRATING TO BE 3.14 P.S.F. EXPANDED METAL GRATING. (WELD GRATING TO CATWALK ANGLES WITH A FILLET WELD, 1" LG. AT 12" C/C) CATWALK LIVE LOAD:.....40 PSF.
 - THIS STRUCTURE IS DESIGNED TO SUPPORT (2) 8,500 LB. DIGITAL BOARDS.
 - DESIGN AND CONSTRUCTION OF DIGITAL BOARDS AND ATTACHMENT TO STRUCTURE BY OTHERS.



KFCengineering

Kirkpatrick Forest Curtis PC

Structural Engineering

AZ CA #14328-D, EXP. 08/31/22

525 Central Park Drive, Suite 202

Oklahoma City, OK 73105

Telephone: 405.528.4596

Fax: 405.528.4580

Professional Engineer

39443

Richard L. Curtis

Seal

Arizona U.S.A.

SR 303 BILLBOARDS

14'x48' - CENTERMOUNT

25'V, 50' OVERALL HEIGHT

REVISIONS

NO.	DESCRIPTION	DATE

SIGN LOCATION:

14210 W PINNACLE PEAK RD.

SUN CITY WEST, AZ 85375

DRAWING NO: HS22031

DATE

MAY 9, 2022

PROJECT #

20221550

SHEET NUMBER

1 OF 1

CASE NUMBER FS22-1450

Aluminum pole cover construction with internal framing.
.125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
(Texture Plus, LedgeStone Select interlock, Tan.)

Pole cover Dimensions:
4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel emblem accent to be 1/8" thick steel plate.
Overall dimensions to be 8' tall x 6' wide.
To be mounted to pole cover as shown. Pinned off stone surface by 2".
Saguaro and Surprise copy to be applied to surface.

Pole cover welded to pipe support.



3-2-23

42'-1"
Height
above
freeway



STACKED STONE
APPLIED TO ALL 4 SIDES
OF TOP SECTION

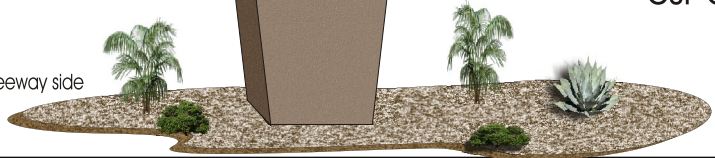
PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF ACCENT BANDS.
Dunn Edwards De6070
"Chocolate Chunk".

PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF LOWER SECTION.
Dunn Edwards De6124
"Whole Wheat".

Overall image to be
5' below horizontal panel
to center

7'-11"
Grade to Freeway

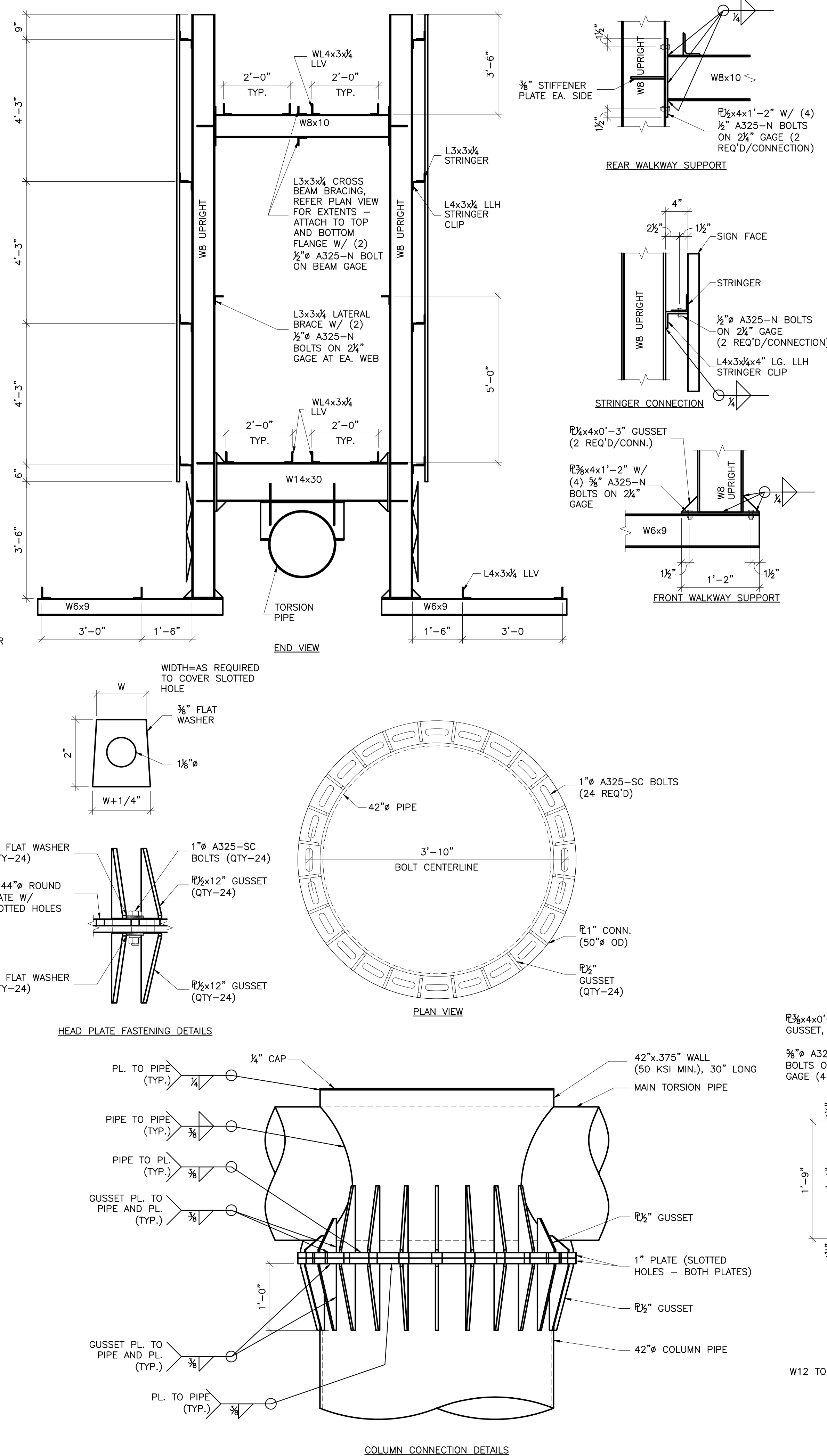
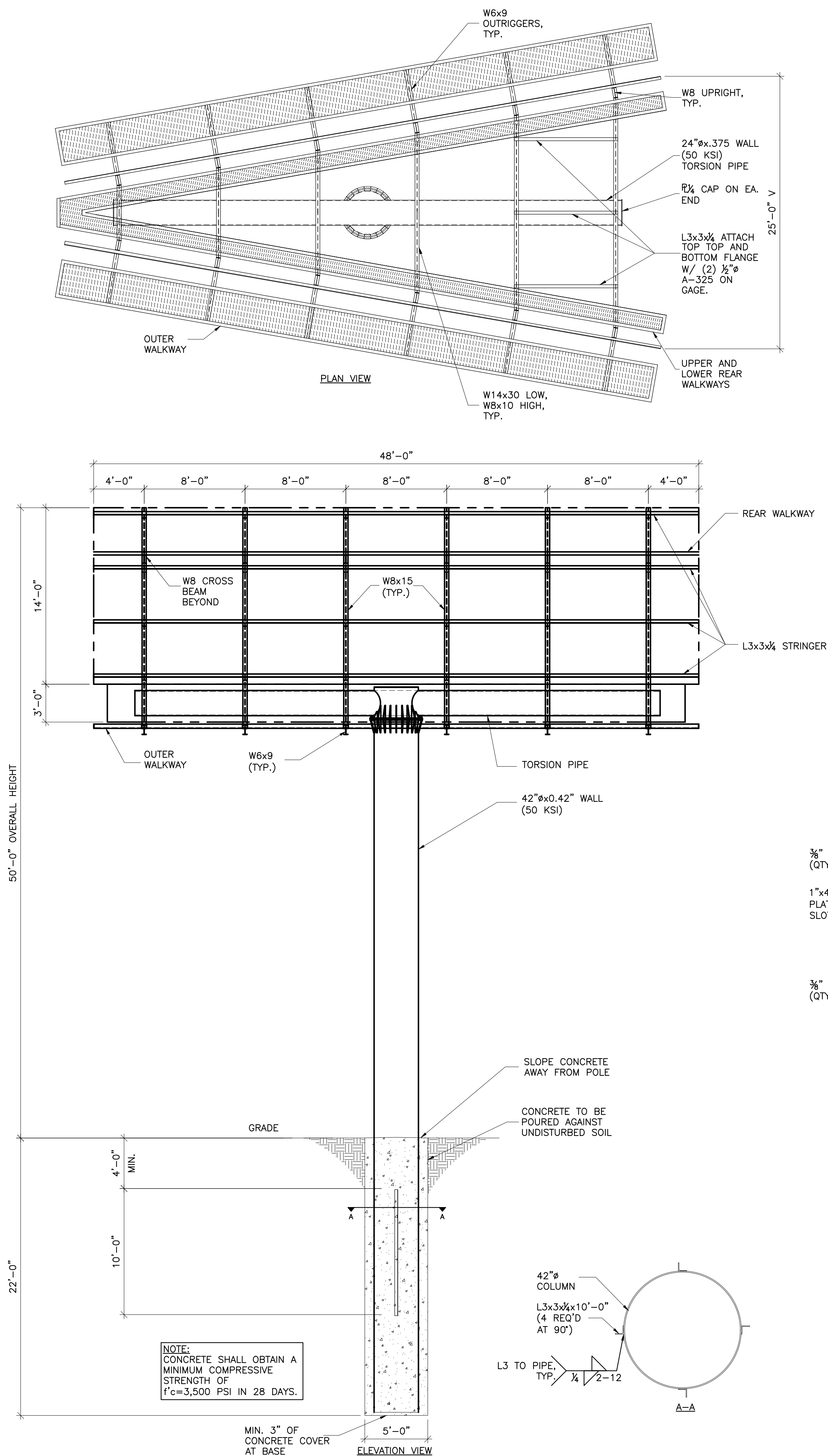
Freeway side



BILLBOARDS ON LOOP 303
CUP Case # FS22-1450

**EQUITY
SIGN GROUP**
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
MEDIA COMPANY



REVISIONS	
SIGN LOCATION: 14210 W PINNACLE PEAK RD. SUN CITY WEST, AZ 85375 DRAWING NO: HS22031	
DATE	MAY 9, 2022
PROJECT #	20221550
SHEET NUMBER	

1/18/2023

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment: All Watchfire billboards automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the billboard will automatically adjust brightness based on the longitude and latitude location of the billboard. The billboard is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a billboard's brightness relative to changes in ambient light levels. For both options, a billboard operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow billboards to operate brighter than standard settings. The Watchfire digital billboard will not exceed 300 nits in full white mode from sunset until 11:00 P.M in compliance with A.R.S. ss28-7902.

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the billboard and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Billboard Details

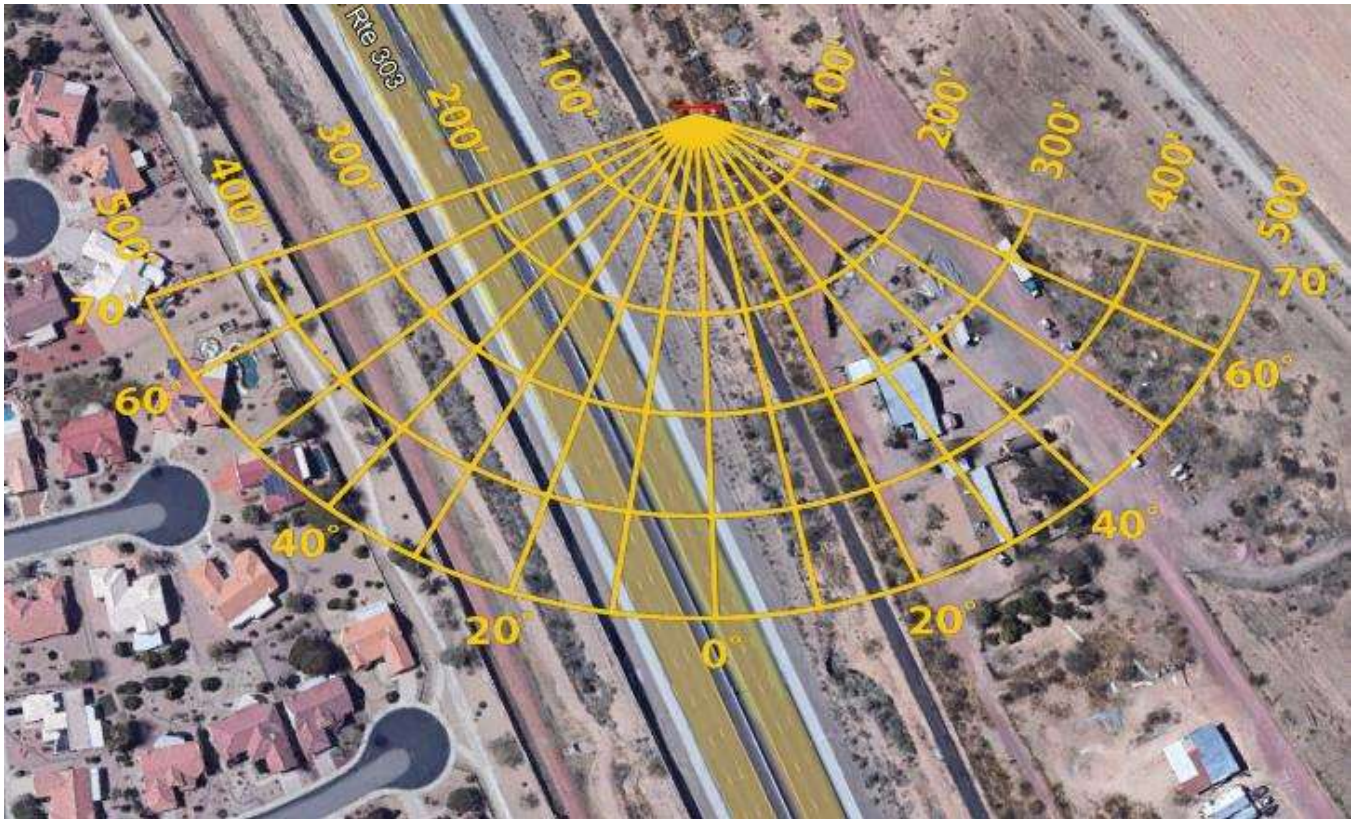
Size:14"x48'

Location: 303 Corridor 4

The table below represents a large LED billboard, demonstrating the increase in illuminance from the billboard during normal night operation. Smaller billboards would have less effect than shown below. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation					
	Horizontal Viewing Angle				
Viewing Distance (ft)	0°	20°	40°	60°	70°
100	0.68	0.63	0.55	0.38	0.23
200	0.17	0.16	0.14	0.10	0.06
300	0.08	0.07	0.06	0.04	0.03
400	0.04	0.04	0.03	0.02	0.01
500	0.03	0.03	0.02	0.02	0.01

Example Broadcast of Light at Distances and Angles



Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED billboards.

Scotty Bland

Account Manager

Phone 217-504-9398

email scotty.bland@watchfiresigns.com

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 service 800-406-6091

[facebook](#) | [twitter](#) | [linkedin](#)



Citizen Participation Plan

Loop 303 Billboards

APN's 503-69-015F, 503-69-015E, 503-69-008D

Conditional Use Permit (CUP) Case #'s FS22-1445, FS22-1449, & FS22-1450

Citizen Participation Plan: Revised March 6, 2023





Project Description

The Applicant desires to obtain three (3) separate Conditional Use Permits (CUP's) on three (3) separate parcels - APN 503-69-015F, 503-69-015E, 503-69-008D ("Properties") to install three (3) digital billboard signs, one (1) on each parcel.

Notification and Information Procedures

The sites were originally posted on January 10, 2023 with six (6) total signs (*See Attachment A: Map of Posting Locations and Pictures of Postings*) – two (2) signs per parcel. These are located north and south of the subject parcels for greater visibility from the Loop 303 and frontage road to the south and other access easements to the north. This posting meets the minimum 15-day notice requirement prior to the public outreach meetings. These postings will be updated once the Planning and Zoning Commission and City Council public hearing dates are confirmed by The City of Surprise. The City also sent mailed out individual mailers on December 23, 2022 to all property owners within 300' of the Properties and other interested parties. Legal-ad notices were also published for these neighborhood meetings.

Public Outreach Meetings Summary

An open house public meeting for the subject request was held on January 25, 2023 at 6:00 p.m. The meeting was located at the Asante Preparatory Academy (cafeteria building), addressed at 23251 N 166th Dr, Surprise, AZ 85387. There were 7 individuals from the public that attended the meeting per the sign-in sheet (*See Attachment B: Public Outreach Meeting Sign-In Sheet*). The applicant's representatives attended and provided details of the proposal and answered questions along with City of Surprise Planning staff for procedural details. It should be noted that HOA members from Corte Bella subdivision located across the Loop 303 attended and had no concerns. There was one individual that had some issues with the proposed billboards, the applicant's representatives made sure to address their comments and questions and provided contact info for follow up if needed.

A second public meeting was held virtually via GoTo Meeting on January 26, 2023 at 6:00 p.m. Trever Fleetham, AICP, City of Surprise Senior Planner was in attendance. The only other individuals in attendance from the public were Mr. Ernest Keith and his wife. They mentioned that they reside in Corte Bella and in general do not like billboard uses. They did not have any questions, but only comments and the applicant representatives provided a presentation and explained how surrounding properties south of the Loop 303 will not be affected due to buffers, grade differences, screening, billboard technology, and other project details. The only follow up from Mr. Keith was a request for presentation material, which was provided via email. No other individuals have contacted the applicant since the public meetings were held and as of writing of this report.



Other Public Participation Details

The applicant has not received any additional correspondence from surrounding property owners or stakeholders of the project as of writing of this report. We will continue to monitor and will notify staff of any material if received and any other communication as needed.



Attachment A:
Map of Posting Locations and Pictures of
Postings

Approximate Locations of Postings



AFFIDAVIT OF POSTING

Application No: FS22-1445
Applicant Name: Tiffany & Bosco
Location: 14102 W Pinnacle Peak Rd
Date Site Posted: 01/10/23

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 1/10/23
Applicant Representative Signature Date

This instrument was acknowledged before me on 01/10/23, 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

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

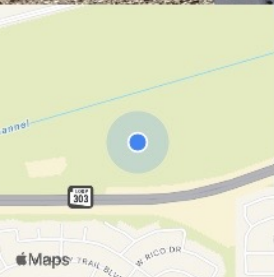
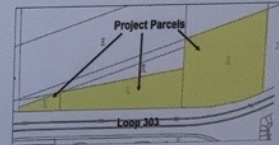
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Jan 10, 2023 11:15AM

85373

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
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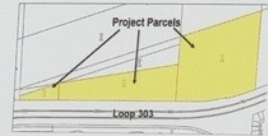
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

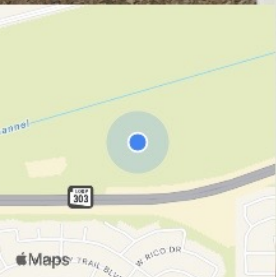
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Jan 10, 2023 11:15AM
85373
Maricopa County



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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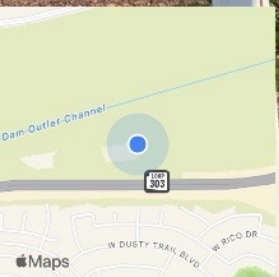
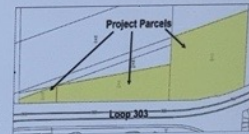
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Jan 10, 2023 10:39AM
85387
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: 16000 N Civic Center Plaza
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Virtual Meeting

DATE: January 26, 2023

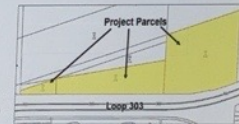
TIME: 6:00 PM

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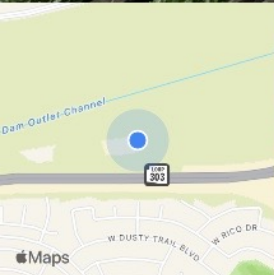
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Jan 10, 2023 10:39AM

85387

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

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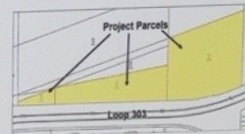
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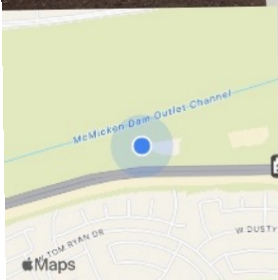


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For more information, call: 623-222-3011 Surpriseaz.gov

Jan 10, 2023 10:08AM
SR-303 Loop S
Maricopa County



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
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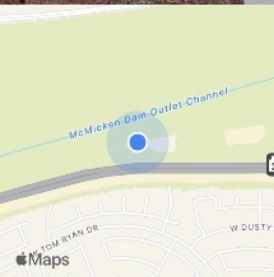
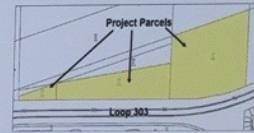
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Jan 10, 2023 10:07AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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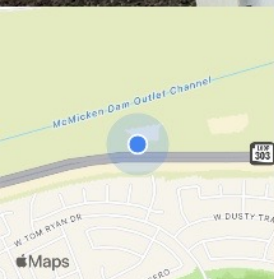
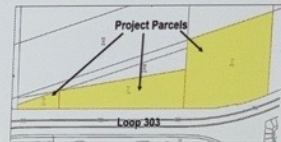
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Jan 10, 2023 09:23AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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City Council

Date: TBD

Time: 6:00 P.M.

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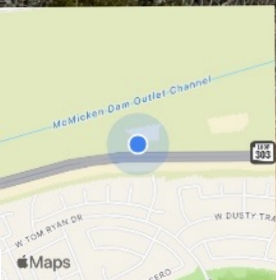
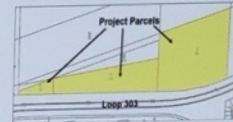
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Jan 10, 2023 09:23AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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Virtual Meeting

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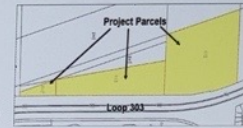
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PASSCODE: 470-323-205

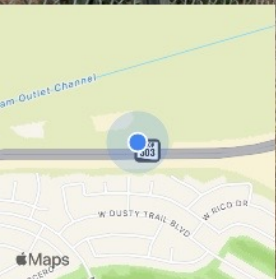
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Jan 10, 2023 08:56AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

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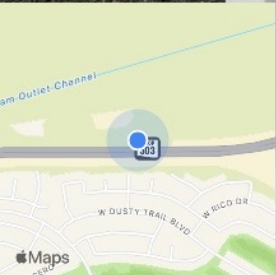
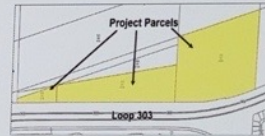
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Jan 10, 2023 08:56AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

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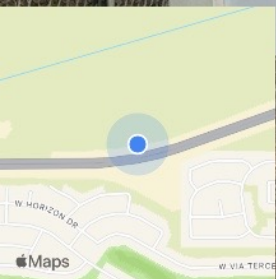
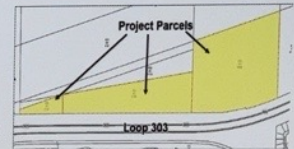
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Jan 10, 2023 08:32AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

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City Council

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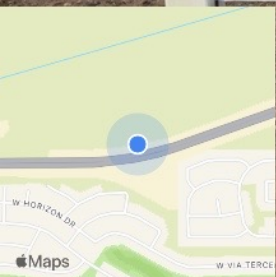
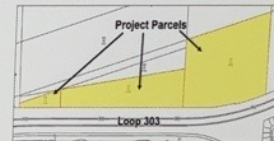
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Jan 10, 2023 08:33AM
SR-303 Loop S
Maricopa County

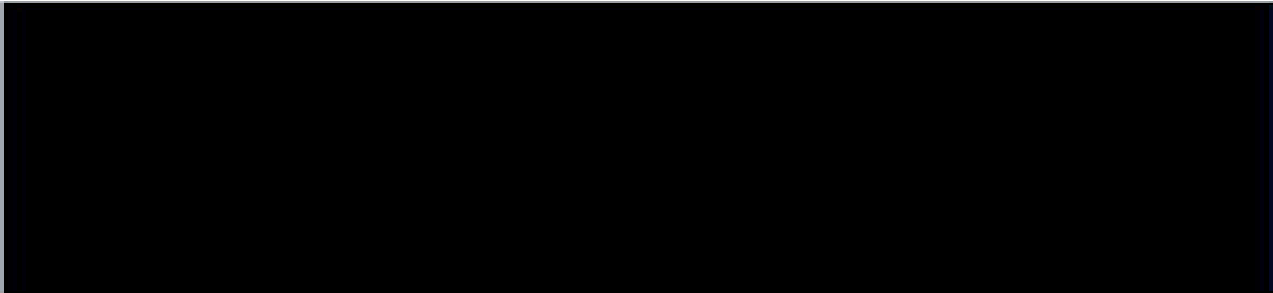


Attachment B:
Public Outreach Meeting Sign-In Sheet

NEIGHBORHOOD MEETING SIGN-IN SHEET

Loop 303 Billboards

Date : January 25, 2023 Time: 6:00 - 7:00 PM

NAME	ADDRESS	EMAIL	PHONE #
LYNN LANE			
Debbie Zimmerman			
Andy Cepon			
Margaret Liel			

Date : January 25, 2023 Time: 6:00 - 7:00 PM

[illegible]

AFFIDAVIT OF POSTING

Application No: FS22-1445, FS22-1449, and FS22-1450

Applicant Name: Tiffany & Bosco

Location: 14102 W Pinnacle Peak Rd

Date Site Posted: 03/28/23

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
Applicant/Representative Signature

3/28/23
Date

This instrument was acknowledged before me on 03/28/23, 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

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 186th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

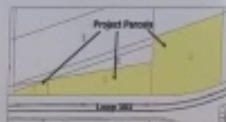
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:09AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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Virtual Meeting

DATE: January 26, 2023

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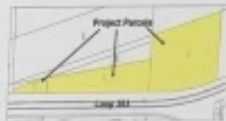
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PASSCODE: 470-323-205

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Mar 28, 2023 09:10AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

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TIME: 6:00 PM

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

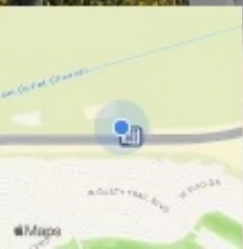
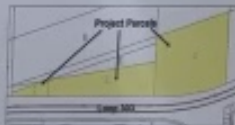
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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Mar 28, 2023 09:17AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

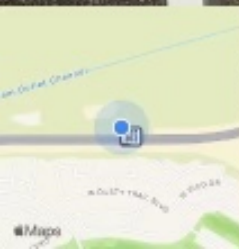
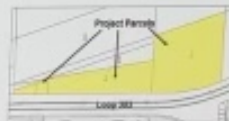
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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Mar 28, 2023 09:17AM

SR 303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-206

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

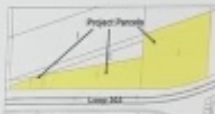
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:24AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

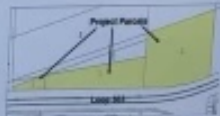
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 660-3123

PASSCODE: 470-323-206

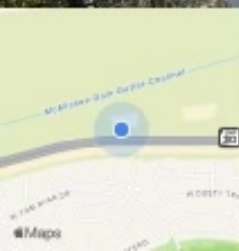
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Mar 28, 2023 09:24AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
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Location: 16000 N Civic Center Plaza
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Virtual Meeting

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CALL IN: 1 (408) 650-3123

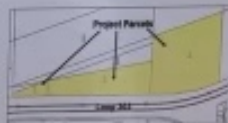
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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Mar 28, 2023 09:45AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 198th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 25, 2023

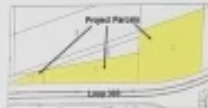
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 690-3123

PASSCODE: 470-323-205

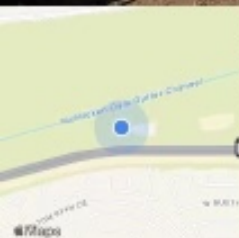
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Mar 28, 2023 09:45AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

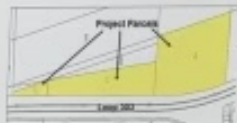
Location: 16000 N Civic Center Plaza
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Mar 28, 2023 09:51AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
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Virtual Meeting

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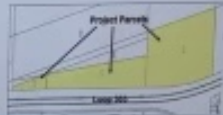
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Mar 28, 2023 09:51AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

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PASSCODE: 470-323-205

Planning & Zoning

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Time: 6:00 P.M.

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Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

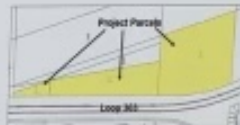
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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Mar 28, 2023 09:57AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

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City Council

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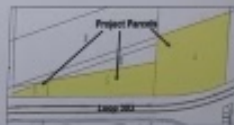
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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



Mar 28, 2023 09:57AM

85373

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Maricopa County



FS22-1445, FS22-1449, FS22-1450 Billboards on Loop 303 Conditional Use Permits

Planning & Zoning Commission

May 4, 2023



VICINITY MAP



ZONING MAP

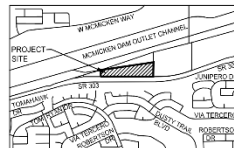
BILLBOARD SETBACK FROM R/W		
MINIMUM	MAXIMUM	ACTUAL
20'	200'	20'

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOUR OF 11:00 PM TO DAWN OF THE NEXT DAY FOR THE CITY OF SURPRISE, LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY AERIALS - PARCELS MAPS, BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITE PLAN FOR SR 303 BILLBOARDS APN 503-69-015E

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

HUIT-ZOLARS
5000 N. 48th Street, Suite 100 | Phoenix, AZ 85018
www.huit-zolars.com

ADVANCED DESIGN

ENGINEER

HUIT-ZOLARS, INC.
5000 N. 48th St., Suite 100
PHOENIX, ARIZONA 85018
PHONE: (602) 252-4304
FAX: (602) 252-4305
CONTACT: RYAN RAHEL, P.E.
EMAIL: RRAHEL@HUIT-ZOLARS.COM

APPLICANT

BOLLEVER MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480) 338-1286
EMAIL: RCOONEY@BOLLEVER-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: WHITE TANKS CATTLE COMPANY LLC
SURPRISE, AZ 85374
ZONING: PAD-COMMERIAL
APN: 503-69-015E
CROSS: 170 AC (760,040.0 SF)
SIGN SF: 672

UTILITIES

WATER & SEWER: CITY OF SURPRISE
ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: COX COMMUNICATIONS, CENTURIAK
POLICE: SURPRISE POLICE DEPARTMENT
FIRE: CITY OF SURPRISE
SCHOOL DISTRICT: DISTRICT UNITED SCHOOL DISTRICT

LEGEND

— CENTERLINE
— PROPERTY LINE
— EASEMENT
— RIGHT-OF-WAY (R/W)
— PROPOSED
— APN ASSESSORS PARCEL NUMBER

BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1,067'
APN 503-69-015E TO 503-69-000D = 1,067'

FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES AND SIGNIFICANT FLOOD RISK

COADJUNCT PANEL NUMBER	PANEL NUMBER	DATE OF FIRM/FORM ZONE	BASE FLOOD ELEVATION (IN AD USE DEPTH)
010003	010003	OCT 16, 2013	"X" SHADOW

CASE #: FS22-1445

SR 303 BILLBOARDS

SITE PLAN



CORRECTION

SHEET

DATE

PROJECT

1 OF 1

10/20/2023

10/20/2023

10/20/2023

10/20/2023

10/20/2023

10/20/2023

10/20/2023

10/20/2023

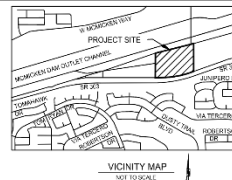
10/20/2023

FS22-1445 SITE PLAN

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

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SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
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CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



HUITT-ZOLLARS

Street, Suite 100 | Phoenix, AZ 85001
Office (602) 252-8084
www.huilt-elektron.com

www.built-ez.com
ADVANCED ESIA™

ENGINEER

HURTT-ZOLLARS, INC.
5050 N 40TH ST, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602)-252-8384
FAX: (602)-252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HURTT-ZOLLARS.COM

APPLICANT

BOULEVARD MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480)-326-1736
EMAIL: RCOONEY@BOULEVARD-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: BRENT V COLLINS TRUST
SURPRISE, ARIZONA 85375
ZONING: PAD-COMMERCIAL
APN: 503-69-008D
GROSS: 31.8 AC (1,385,280.0 SF)
SIGN SF: 672

UTILITIES

WATER & SEWER:	CITY OF SURPRISE
ELECTRICITY:	ARIZONA PUBLIC SERVICE
GAS:	SOUTHWEST GAS CORPORATION
TELEPHONE:	COX COMMUNICATIONS, CENTURION
POLICE:	SURPRISE POLICE DEPARTMENT
FIRE:	CITY OF SURPRISE
SCHOOL DISTRICT:	DISART UNIFIED SCHOOL DISTRICT

LEGEND

—————	CENTERLINE
=====	PROPERTY LINE
- - - - -	EASEMENT
- . - . -	RIGHT-OF-WAY (R/W)
PROP	PROPOSED
APN	ASSESSORS' PARCEL NUMBER

BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1.897'
APN 503-69-015E TO 503-69-0080 = 1.907'

FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO US DEPTH)
04065	04013012301 OCT 16, 2013	OCT 16, 2013	"X" SHADED	

CASE #: FS22-1449

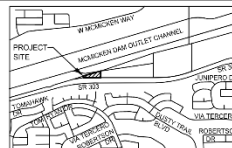
REVIEWED BY _____ DATE _____
CRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

FS22-1449 SITE PLAN

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ASSESSOR - PARCEL MAPS. BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

HUITT-ZOLLARS, INC
5050 N 40TH ST, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602)-252-8384
FAX: (602)-252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HUITT-ZOLLARS.COM

BOULEVARD MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480)-326-1736
EMAIL: RCOONEY@BOULEVARD-MEDIA.COM

OWNER: WHITE TANKS CATTLE COMPANY LLC
SURPRISE, AZ 85375
ZONING: PAD-COMMERCIAL
APN: 503-69-015F
GROSS: 2.1 AC (93,580.0 SF)
SIGN SF: 672

WATER & SEWER: CITY OF SURPRISE
ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: COX COMMUNICATIONS, CENTURILINK
POLICE: SURPRISE POLICE DEPARTMENT
FIRE: CITY OF SURPRISE
SCHOOL DISTRICT: DYSART UNIFIED SCHOOL DISTRICT

_____ CENTERLINE
 _____ PROPERTY LINE
 _____ EASEMENT
 _____ RIGHT-OF-WAY (R/W)
 PROP PROPOSED
 APN ASSESSOR'S PARCEL NUMBER

APN 503-69-015F TO 503-69-015E = 1,897'

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AD USE DEPTH)
010000	04013C1230L OCT 16, 2013	OCT 16, 2013	"X" SHADED	

CASE #: FS22-1450

HUITT-ZOLLARS

Street, Suite 100 | Phoenix, AZ 85001
Office (602) 252-8164
www.builtswimmers.com
ADVANCEDDESIGN™

SR 303 BILLBOARDS

SITE PLAN

and Planning Hydrology Land Development Civil Infrastructure Surveying



09/09/2021

DESIGNED:	
DRAWN:	
CHECKED:	PLLOT DATE: 1/23/2023
SHEET 1 OF 1	
PROJECT NO.: SC/090801	

REVIEWED BY _____	DATE _____
DRAFTED BY _____	DATE _____
CHECKED BY _____	DATE _____

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

43'-8"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

6'-4"
 Grade to Freeway

Freeway side



Overall Image to be
 5' below horizontal panel
 to center

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1445

FS22-1445 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

44'-11"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

5'-1"
 Grade to Freeway

Freeway side



Overall Image to be
 5' below horizontal panel
 to center

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1449

FS22-1449 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

42'-1"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

7'-11"
 Grade to Freeway

Freeway side

48'

672 Sq ft. Sign area

**A taste
 that's One
 of a Kind.**

© 1997 P&P is a registered trademark of Dr Pepper/Seven Up, Inc. © 2014 Dr Pepper/Seven Up, Inc. SP 2344

Overall Image to be
 5' below horizontal panel
 to center

50'

14'

3'

33'

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1450

FS22-1450 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel emblem accent to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Saguaro and Surprise copy to be applied to surface.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

43'-8"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

6'-4"
 Grade to Freeway

Freeway side

48'

672 Sq ft. Sign area

**A taste
 that's One
 of a Kind.**

© 1997 P&P is a registered trademark of P&P Paper/Stone Co. Inc. 001143 P&P Paper/Stone Co. Inc. 001144

Overall Image to be
 5' below horizontal panel
 to center

50'

14'

3'

33'

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1445

ALTERNATIVE OPTION B



Outreach

Neighborhood Meeting

- January 25, 2023 at Asante Preparatory Academy
 - 7 attendees
- January 26, 2023 via virtual meeting
 - 2 attendees
- Concerns/ Questions:
 - Visual impact/ night sky
 - Heights
 - Development timing



RECOMMENDATION

Staff recommends the P&Z Commission approve FS22-1445 subject to stipulations 'a' – 'd'

Staff recommends the P&Z Commission approve FS22-1449 subject to stipulations 'a' – 'd'

Staff recommends the P&Z Commission approve FS22-1450 subject to stipulations 'a' – 'd'

Note: specificity is needed on which alternative is desired



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

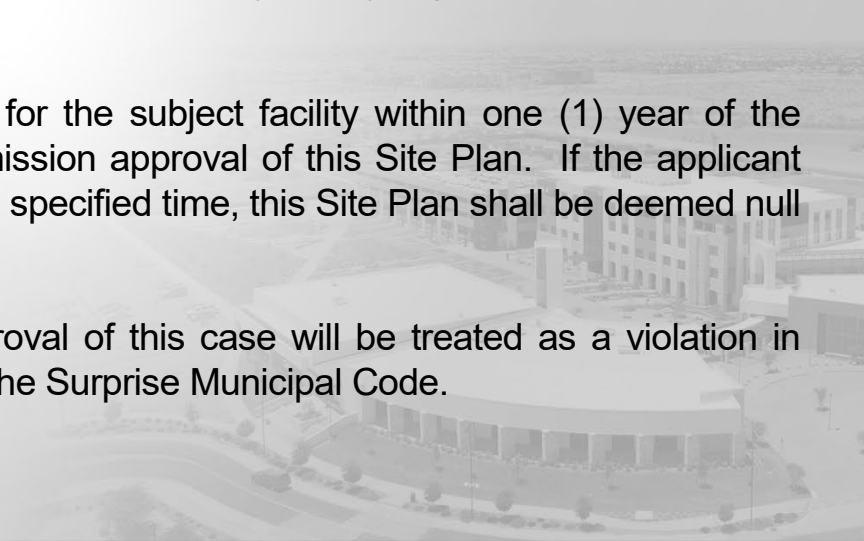
Thank You





STIPULATIONS

FS22-1445 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-015E,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
 - b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
 - c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - d. 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.
- 



STIPULATIONS

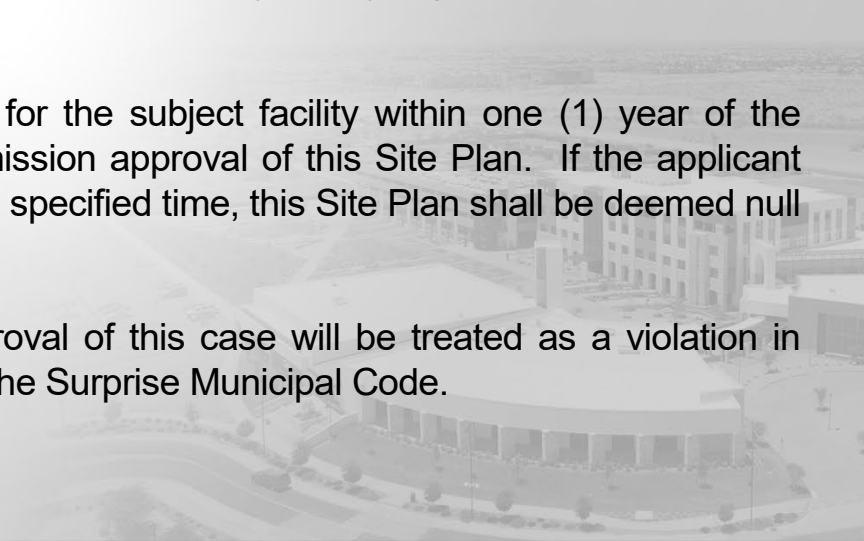
FS22-1449 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-008D,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
- b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
- c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- d. 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.



STIPULATIONS

FS22-1450 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-015F,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
 - b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
 - c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 4, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-008D, a property generally located east of the 147th Avenue roadway alignment and north of Loop 303. Case FS22-1449.

Motion:

Motion to approve/deny the Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-008D, case FS22-1449, subject to stipulations 'a' through 'd' as outlined in the staff report.

Background:

Tiffany & Bosco, P.A. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a Billboard Sign on APN 503-69-008D within the State Route 303 Corridor as defined in Section 109-1.9.C.9 of the Land Development Ordinance. The proposed 672 square feet electronic billboard is located and designed in accordance with Section 109 of the LDO.

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 - FS22-1449 BILLBOARDS ON LOOP 303 - 503-69-008D CUP w SP - Staff Report 050423
PZ

2. 01 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Vicinity Map
 3. 02 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Zoning Map
 4. 03 - FS22-1449 BILLBOARDS ON LOOP 303 - APN 503-69-008D CUP w SP - Site Plan
 5. 04a - FS22-1449 BILLBOARDS ON LOOP 303 - 503-69-008D CUP w SP - Elevations Option A
 6. 04b - FS22-1449 BILLBOARDS ON LOOP 303 - 503-69-008D CUP w SP - Elevations Option B
 7. 05 - FS22-1449 BILLBOARDS ON LOOP 303 - 503-69-008D CUP w SP - Light Study
 8. 06 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Citizen Participation Report
 9. 07 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Affidavit of Site Posting
 10. FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Presentation 050423 PZ
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS22-1449**
2
3 **Project Name:** Billboards on Loop 303 - 503-69-008D CUP with Site Plan
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **May 4, 2023**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** White Tanks Cattle Company LLC
13
14 **Applicant:** Tiffany & Bosco, P.A.
15
16 **Request:** Conditional Use Permit with Site Plan for a Billboard Sign
17
18 **Site Location:** Generally located north of Loop 303 and east of the 147th Ave
19 roadway alignment within the State Route 303 Corridor as defined in
20 Section 109-1.9.C.9 of the Land Development Ordinance
21
22 **Site Size:** 31.8 acres (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** Refer to the attached Citizen Participation Report
27
28 **Staff Recommendation:** Staff recommends the Commission **approve** the subject Conditional
29 Use Permit w/ Site Plan, Case FS22-1449, subject to stipulations ‘a’
30 through ‘d’.

31 **Project Description:**

Kurt Jones with Tiffany & Bosco, P.A. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a 672 sq. ft. billboard sign on APN 503-69-008D within the State Route 303 Corridor as defined in Section 109-1.9.C.9 of the Land Development Ordinance.

Background:

October 19, 2021: The Mayor and City Council approved Ordinance #2021-15 approving a Text Amendment to the Land Development Ordinance to allow for, and regulate, Billboard Signs to be located within a specified corridor along Loop 303 (case FS21-147).

March 2, 2022: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting held under CR21-927.

November 3, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new billboard sign under case FS22-1449, the subject case.

January 25, 2023: The applicant held a citizen outreach meeting at Asante Preparatory Academy for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

January 26, 2023: The applicant held a virtual citizen outreach meeting for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Analysis and Discussion:

The Land Development Ordinance (LDO) allows for Billboard Signs subject to a Conditional Use Permit (CUP) and the provisions of Section 109-1.9.C.9 - *Billboard Signs*. Within this section, the area known as 'State Route 303 Corridor' is geographically defined and stated as the area in which billboard signs are permissible. This defined area includes the subject site, APN 503-69-008D.

Development Standards: Section 109-1.9.C.9

- Billboard signs shall serve eastbound and/or westbound traffic but shall only be located north of the freeway right-of-way.
 - The proposed billboard sign is located on private property, north of the freeway right-of-way, and oriented east/west.
- At least one (1) sign face shall consist of an Electronic Messaging Center.
 - Both sign faces of the proposed billboard sign consist of Electronic Messaging Centers.
- Overall height shall not exceed 45 feet as measured from the adjacent roadway to the top of the sign structure, exclusive of architectural embellishments as permitted.
 - The subject billboard sign is proposed to be 44'11" from the adjacent freeway to the top of the sign.
- Sign dimensions shall not exceed 48 feet in width and 14 feet in height for a total sign area not to exceed 672 sq. ft.
 - The proposed sign is 48'x14' and 672 sq. ft.

- Billboard signs shall not be located closer than 20 feet, and no further than 200 feet, from the State Route 303 right-of-way.
 - The subject billboard sign is proposed to be located 20 feet from the right-of-way line to the sign face, and 45 feet to the post.
- No billboard sign shall be approved within 660 feet of any freeway monument sign existing at the time of conditional use permit application for the billboard sign in question.
 - There are no freeway monument signs existing within 660 feet of the proposed sign.
- There is a minimum distance to another billboard sign within the approved corridor of 1,760 feet.
 - The proposed sign is located 1,907 feet from the proposed sign on APN 503-69-015E.

Design Requirements

As required by Section 109-1.9.C.9 of the LDO, the proposed sign is supported by a single pole with a trapezoidal pole cover that is dimensionally centered beneath the sign panel. The pole cover includes decorative stacked stone, accent bands, and painted texture finishing, and meets the 3:1 width ratio from top to bottom.

Section 109-1.9.C.9 also requires architectural embellishments that incorporate the official primary city logo superimposed onto a stylized agave image, or alternative design as approved by the Planning & Zoning Commission. As shown below, the applicant has provided two options to meet this requirement: Option A and Option B.



Option A:



Option B:

Option A meets the requirements of Section 109-1.9.C.9 as currently defined. After receiving citizen feedback, the applicant provided the alternative Option B. This option also meets the dimensional requirements as defined in the LDO, but would need approval from the Planning & Zoning Commission.

Neighborhood Outreach:

The applicant held an in-person neighborhood outreach meeting for the project on January 25, 2023 and a virtual neighborhood outreach meeting on January 26, 2023. The in-person meeting was held at Asante Preparatory Academy where there were seven (7) attendees present. The virtual neighborhood outreach meeting hosted two (2) attendees. At these meetings, primary concerns were related to the visual impact to the area and night sky, height of the billboard signs, and the timing of development. A full summary of the meeting can be found in the attached Citizen Participation Report.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area and Transit Oriented Development Overlay, which support development for high capacity vehicular corridors. In that regard, the proposed development is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

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

Summary:

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

Findings:

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

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS22-1449**, subject to stipulations 'a' through 'd' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Site Plan for SR 303 Billboards APN 503-69-008D," Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
- b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
- c. The applicant shall obtain certificate of completion from the City within six (6) months of approval of the Conditional Use Permit, pursuant to Section 109-1.9.C.9.d of the LDO.
- d. 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.

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

149

150 **Attachments:**

151 01 Vicinity Map

152 02 Zoning Map

153 03 Site Plan

154 04a Elevations Option A

155 04b Elevations Option B

156 05 Light Study

157 06 Citizen Participation Report

158 07 Affidavit of Site Posting

159 PPT



VICINITY MAP



ZONING MAP

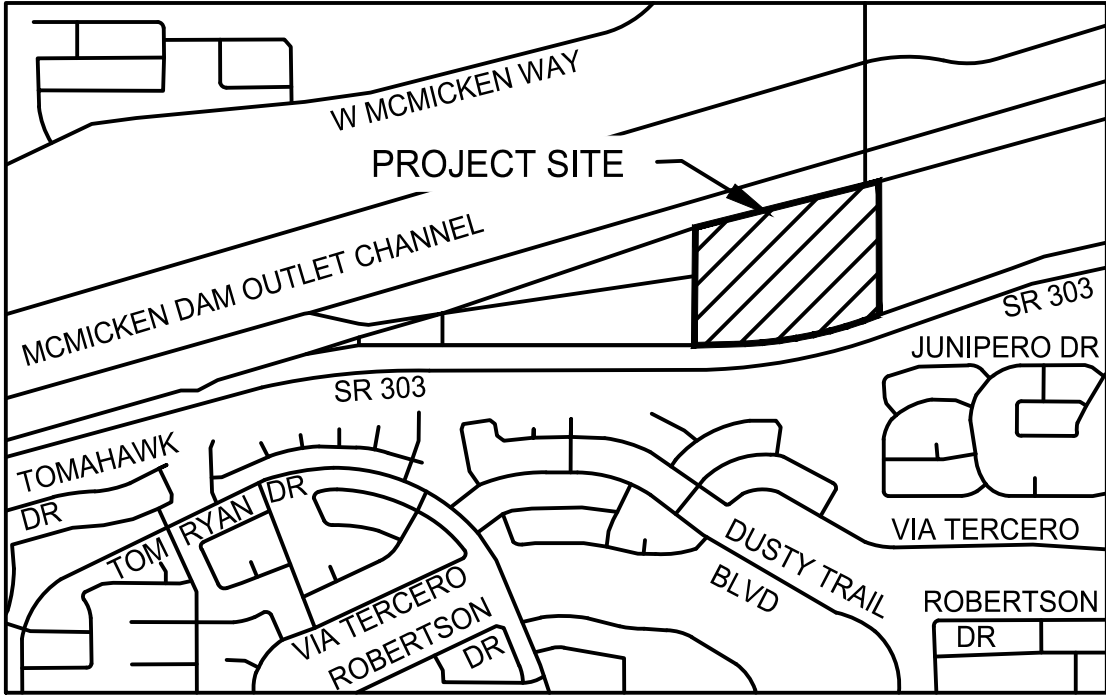
BILLBOARD SETBACK FROM R/W		
MINIMUM	MAXIMUM	ACTUAL
20'	200'	20'

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ASSESSOR - PARCEL MAPS, BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITE PLAN FOR SR 303 BILLBOARDS APN 503-69-008D

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ENGINEER

HUITT-ZOLLARS, INC
5050 N 40TH ST, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602)-252-8384
FAX: (602)-252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HUITT-ZOLLARS.COM

APPLICANT

BOULEVARD MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480)-326-1736
EMAIL: RCOONEY@BOULEVARD-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: BRENT V COLLINS TRUST
SURPRISE, ARIZONA 85375
ZONING: PAD-COMMERCIAL
APN: 503-69-008D
GROSS: 31.8 AC (1,385,280.0 SF)
SIGN SF: 672

UTILITIES

WATER & SEWER: CITY OF SURPRISE
ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: COX COMMUNICATIONS, CENTURLINK
POLICE: SURPRISE POLICE DEPARTMENT
FIRE: CITY OF SURPRISE
SCHOOL DISTRICT: DYSART UNIFIED SCHOOL DISTRICT

LEGEND

---	CENTERLINE
---	PROPERTY LINE
---	EASEMENT
---	RIGHT-OF-WAY (R/W)
PROP	PROPOSED
APN	ASSESSORS PARCEL NUMBER

BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1,897'
APN 503-69-015E TO 503-69-008D = 1,907'

HUITT-ZOLLARS

5050 N 40th Street, Suite 100 | Phoenix, AZ 85018
Office (602) 252-8384
www.huittzollars.com

ADVANCEDSIGN™

REVISIONS:

SR 303 BILLBOARDS

SITE PLAN

Land Planning Hydrology Land Development Civil Infrastructure Surveying



EXPIRES 6/30/2023

DESIGNED:

DRAWN:

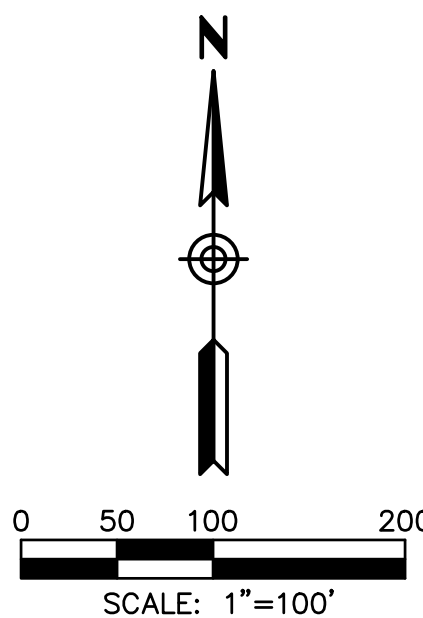
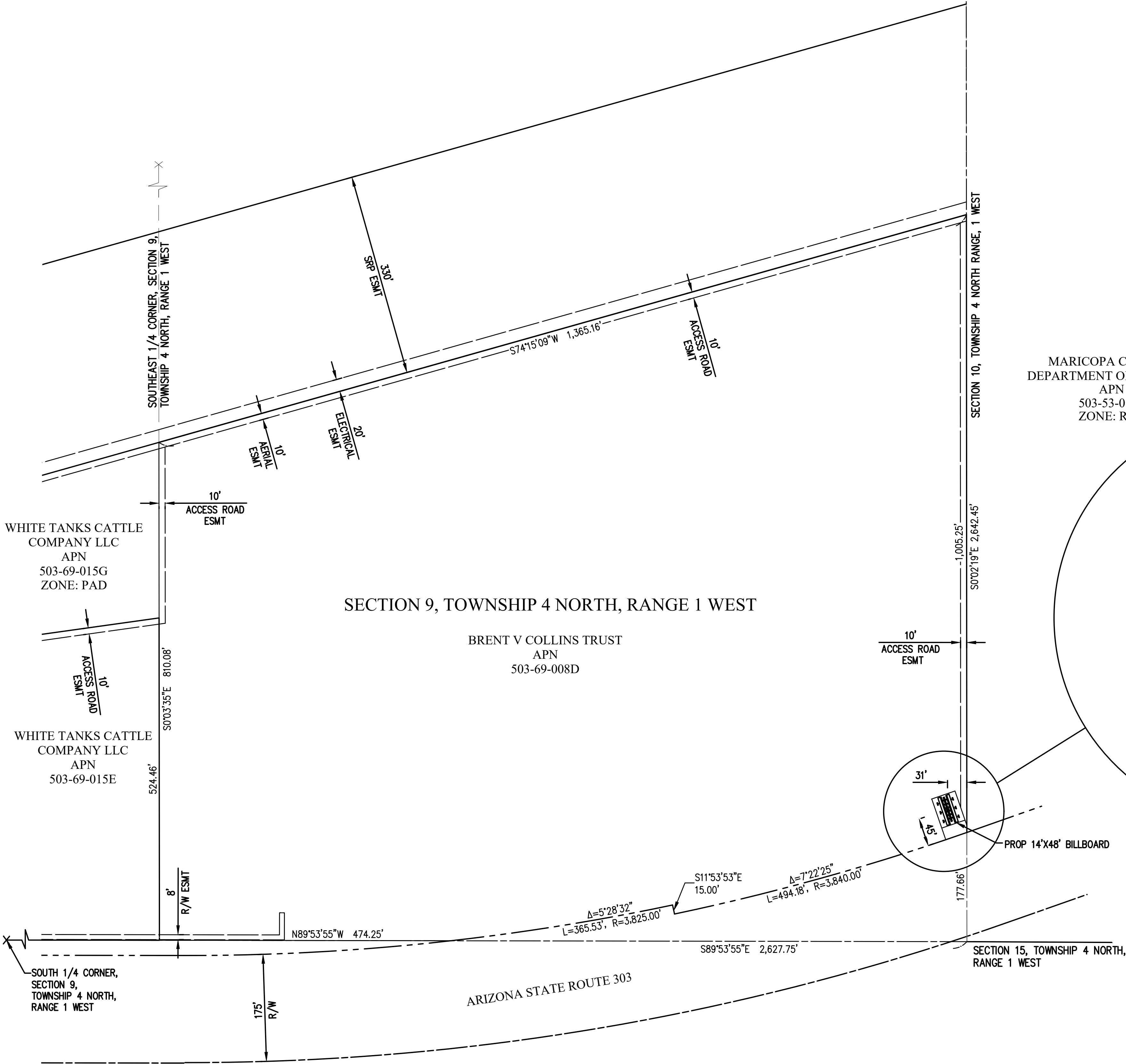
CHECKED:

PLOT DATE:
1/23/2023

SHEET 1 OF 1

PROJECT NO. R315659.01

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____



FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
040053	04013C1230L OCT 16, 2013	OCT 16, 2013	"X" SHADED	

CASE #: FS22-1449

Aluminum pole cover construction with internal framing.
.125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
(Texture Plus, LedgeStone Select interlock, Tan.)

Pole cover Dimensions:
4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
Overall dimensions to be 8' tall x 6' wide.
To be mounted to pole cover as shown. Pinned off stone surface by 2".
Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

44'-11"
Height
above
freeway

5'-1"
Grade to Freeway



STACKED STONE
APPLIED TO ALL 4 SIDES
OF TOP SECTION

PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF ACCENT BANDS.
Dunn Edwards De6070
"Chocolate Chunk".

PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF LOWER SECTION.
Dunn Edwards De6124
"Whole Wheat".

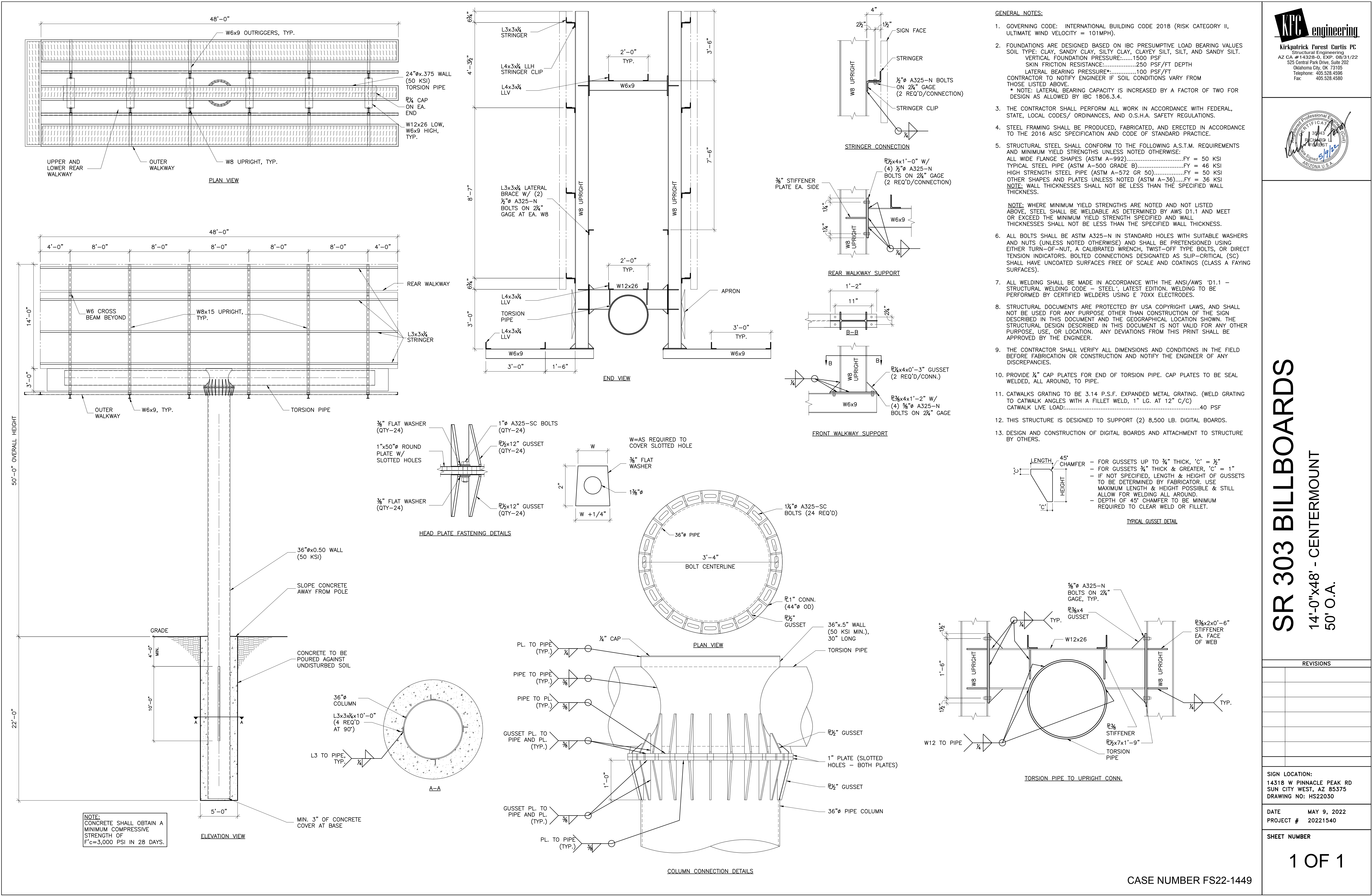
Overall image to be
5' below horizontal panel
to center

BILLBOARDS ON LOOP 303
CUP Case # FS22-1449

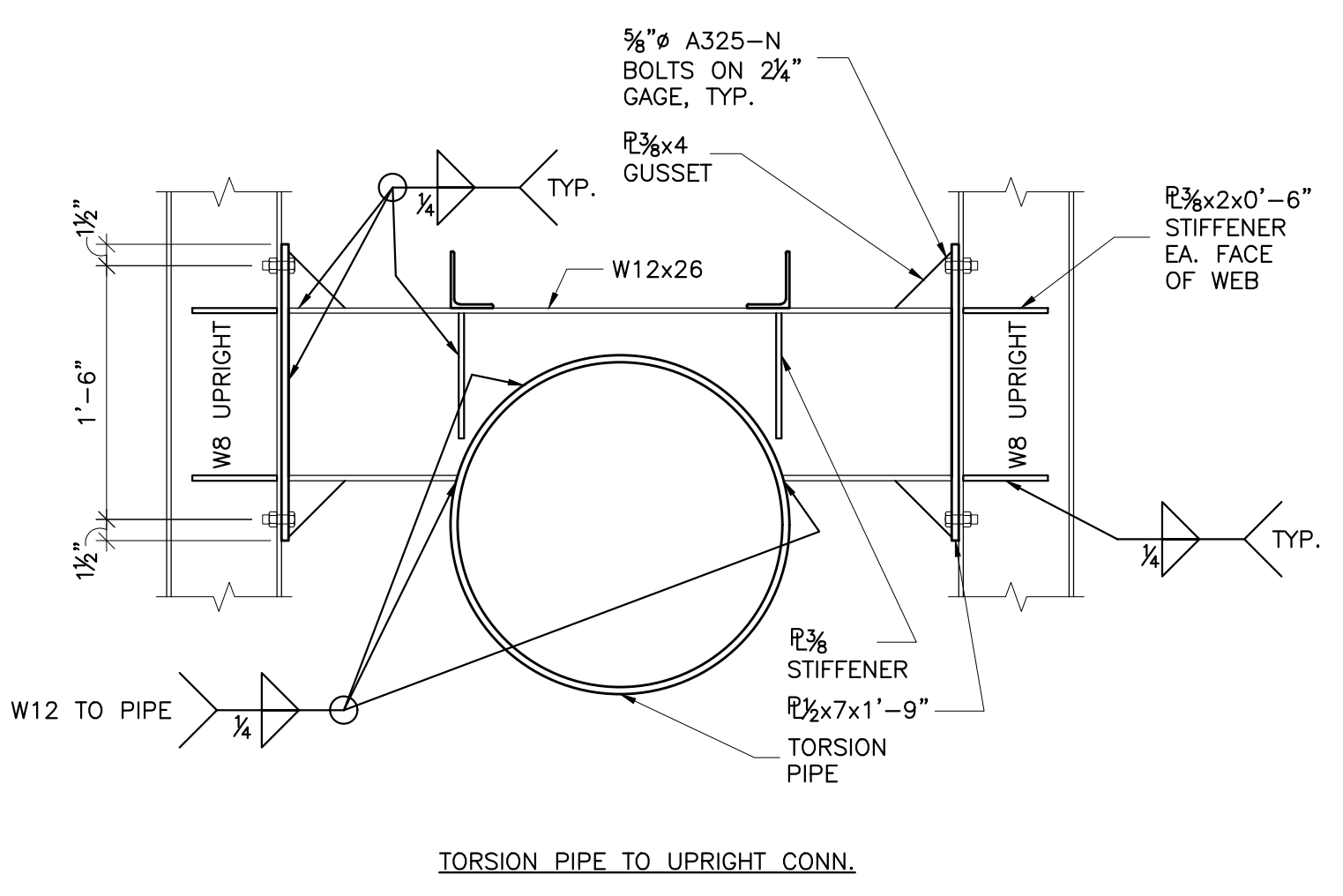
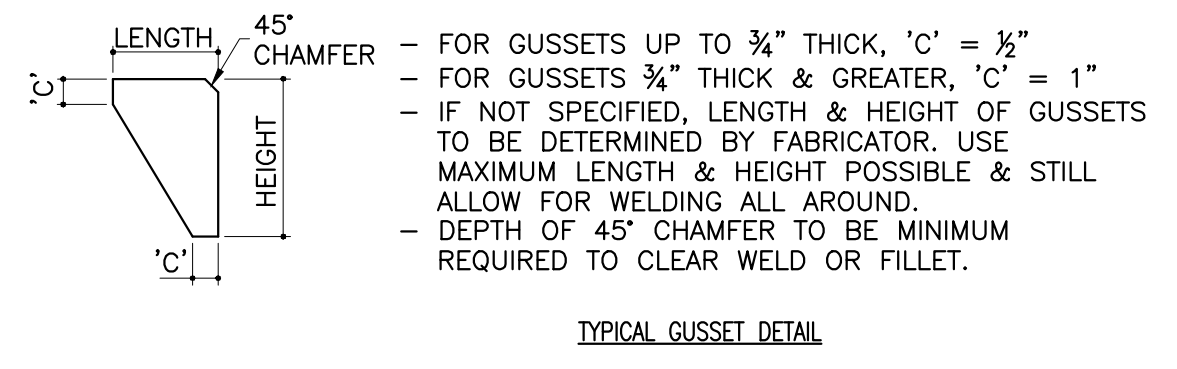
Freeway side

**EQUITY
SIGN GROUP**
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
MEDIA COMPANY



- GENERAL NOTES:
- GOVERNING CODE: INTERNATIONAL BUILDING CODE 2018 (RISK CATEGORY II, ULTIMATE WIND VELOCITY = 101MPH).
 - FOUNDATIONS ARE DESIGNED BASED ON IBC PRESUMPTIVE LOAD BEARING VALUES
SOIL TYPE: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT.
VERTICAL FOUNDATION PRESSURE:.....1500 PSF
SKIN FRICTION RESISTANCE:.....250 PSF/FT DEPTH
LATERAL BEARING PRESSURE:.....100 PSF/FT
CONTRACTOR TO NOTIFY ENGINEER IF SOIL CONDITIONS VARY FROM THOSE LISTED ABOVE.
* NOTE: LATERAL BEARING CAPACITY IS INCREASED BY A FACTOR OF TWO FOR DESIGN AS ALLOWED BY IBC 1806.3.4.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, LOCAL CODES/ ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.
 - STEEL FRAMING SHALL BE PRODUCED, FABRICATED, AND ERECTED IN ACCORDANCE TO THE 2016 AISC SPECIFICATION AND CODE OF STANDARD PRACTICE.
 - STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. REQUIREMENTS AND MINIMUM YIELD STRENGTHS UNLESS NOTED OTHERWISE:
ALL WIDE FLANGE SHAPES (ASTM A-992).....FY = 50 KSI
TYPICAL STEEL PIPE (ASTM A-500 GRADE B).....FY = 46 KSI
HIGH STRENGTH STEEL PIPE (ASTM A-572 GR 50).....FY = 50 KSI
OTHER SHAPES AND PLATES UNLESS NOTED (ASTM A-36).....FY = 36 KSI
NOTE: WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.
 - NOTE: WHERE MINIMUM YIELD STRENGTHS ARE NOTED AND NOT LISTED ABOVE, STEEL SHALL BE WELDABLE AS DETERMINED BY AWS D1.1 AND MEET OR EXCEED THE MINIMUM YIELD STRENGTH SPECIFIED AND WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.
 - ALL BOLTS SHALL BE ASTM A325-N IN STANDARD HOLES WITH SUITABLE WASHERS AND NUTS (UNLESS NOTED OTHERWISE) AND SHALL BE PRETENSIONED USING EITHER TURN-OF-NUT, A CALIBRATED WRENCH, TWIST-OFF TYPE BOLTS, OR DIRECT TENSION INDICATORS. BOLTED CONNECTIONS DESIGNATED AS SLIP-CRITICAL (SC) SHALL HAVE UNCOATED SURFACES FREE OF SCALE AND COATINGS (CLASS A FAYING SURFACES).
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - PROVIDE 1/4" CAP PLATES FOR END OF TORSION PIPE. CAP PLATES TO BE SEAL WELDED, ALL AROUND, TO PIPE.
 - CATWALKS GRATING TO BE 3.14 P.S.F. EXPANDED METAL GRATING. (WELD GRATING TO CATWALK ANGLES WITH A FILLET WELD, 1" LG. AT 12" C/C)
CATWALK LIVE LOAD:.....40 PSF
 - THIS STRUCTURE IS DESIGNED TO SUPPORT (2) 8,500 LB. DIGITAL BOARDS.
 - DESIGN AND CONSTRUCTION OF DIGITAL BOARDS AND ATTACHMENT TO STRUCTURE BY OTHERS.



SR 303 BILLBOARDS
14'-0"x48' - CENTERMOUNT
50' O.A.

REVISIONS	
SIGN LOCATION: 14318 W PINNACLE PEAK RD SUN CITY WEST, AZ 85375 DRAWING NO: HS22030	
DATE	MAY 9, 2022
PROJECT #	20221540
SHEET NUMBER	

Aluminum pole cover construction with internal framing.
.125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
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Upper surface covered with urethane panel Stacked stone system.
(Texture Plus, LedgeStone Select interlock, Tan.)

Pole cover Dimensions:
4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel emblem accent to be 1/8" thick steel plate.
Overall dimensions to be 8' tall x 6' wide.
To be mounted to pole cover as shown. Pinned off stone surface by 2".
Saguaro and Surprise copy to be applied to surface.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
MEDIA COMPANY

44'-11"
Height
above
freeway

5'-1"
Grade to Freeway

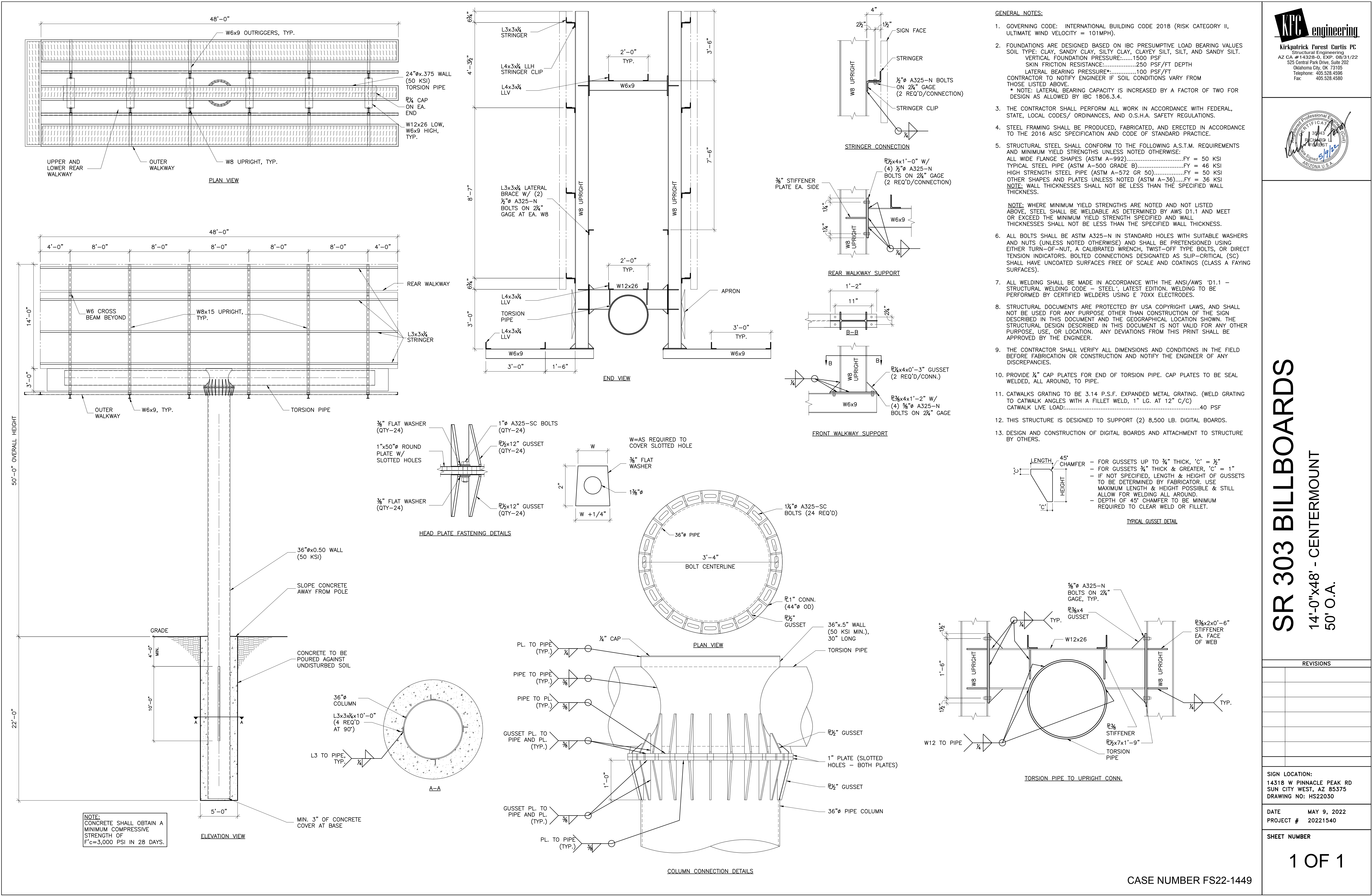


50'

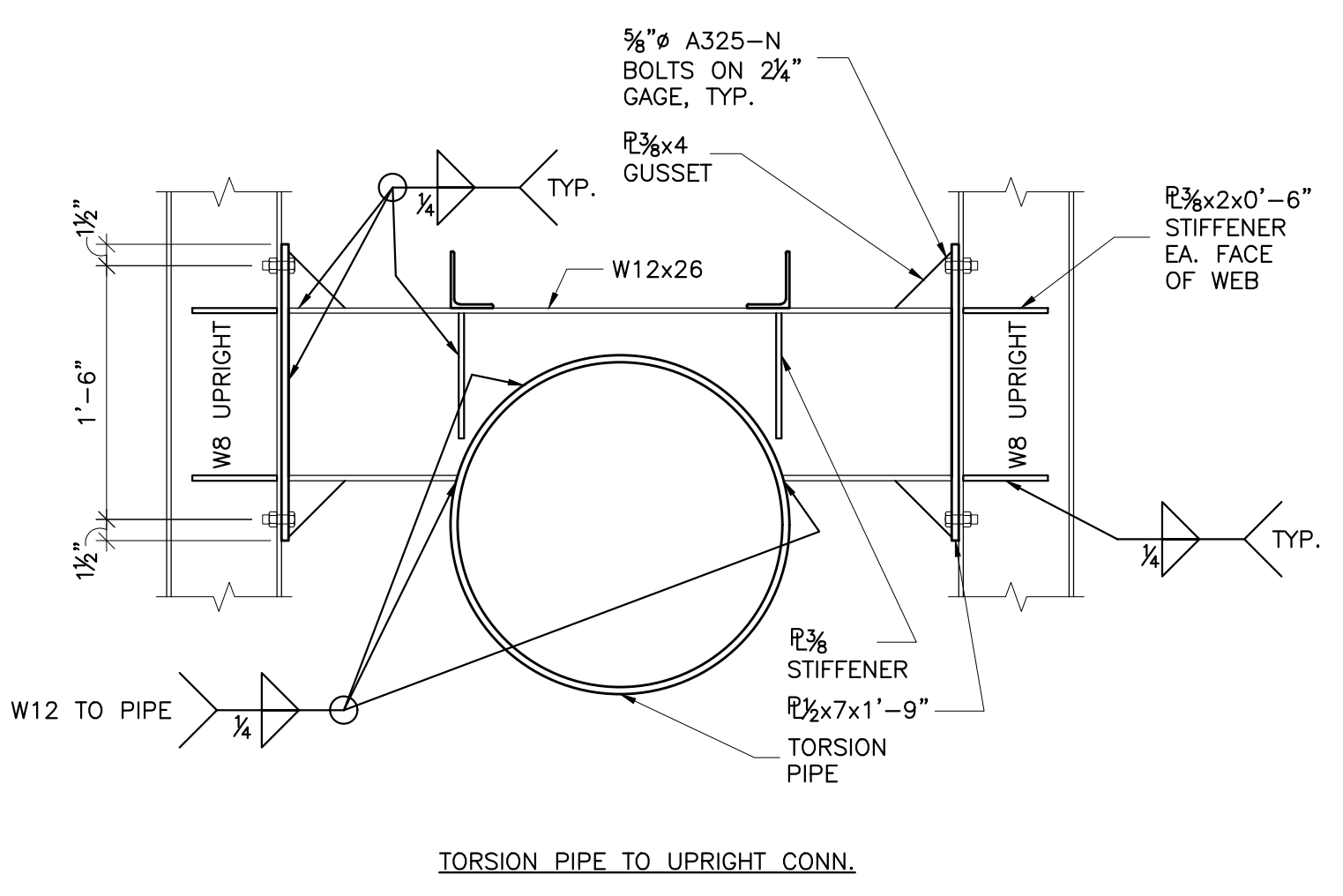
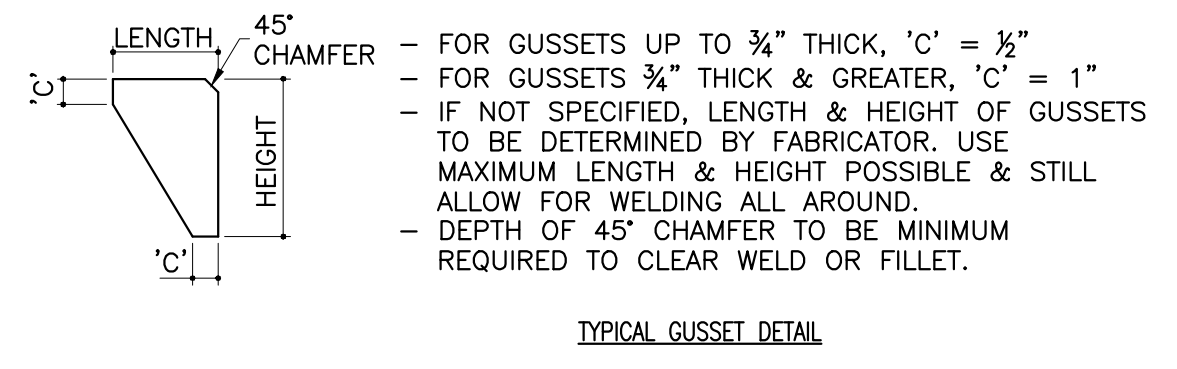
14'

3'

33'



- GENERAL NOTES:
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SR 303 BILLBOARDS
14'-0"x48' - CENTERMOUNT
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REVISIONS	
SIGN LOCATION: 14318 W PINNACLE PEAK RD SUN CITY WEST, AZ 85375 DRAWING NO: HS22030	
DATE	MAY 9, 2022
PROJECT #	20221540
SHEET NUMBER	

1/18/2023

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment: All Watchfire billboards automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the billboard will automatically adjust brightness based on the longitude and latitude location of the billboard. The billboard is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a billboard's brightness relative to changes in ambient light levels. For both options, a billboard operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow billboards to operate brighter than standard settings. The Watchfire digital billboard will not exceed 300 nits in full white mode from sunset until 11:00 P.M in compliance with A.R.S. ss28-7902.

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the billboard and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Billboard Details

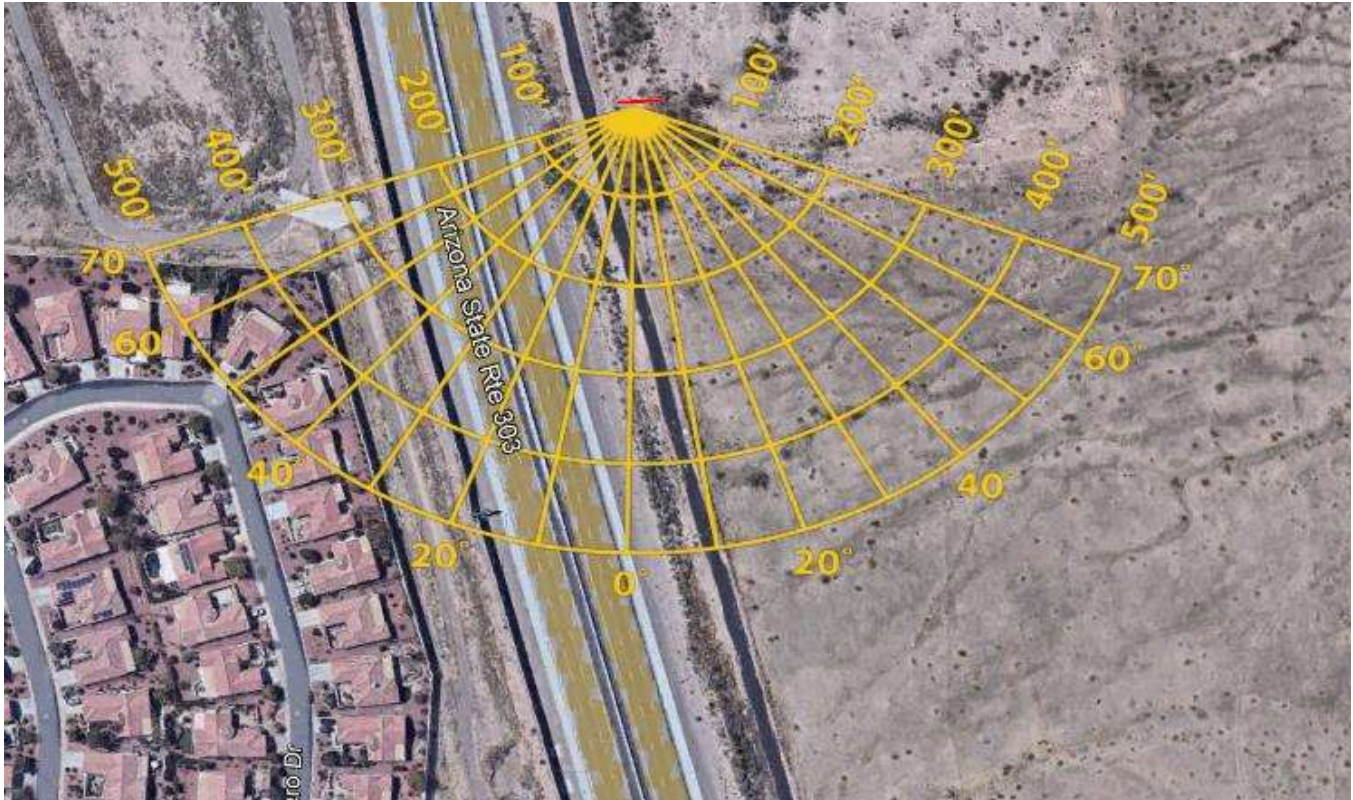
Size:14"x48'

Location: 303 Corridor 4

The table below represents a large LED billboard, demonstrating the increase in illuminance from the billboard during normal night operation. Smaller billboards would have less effect than shown below. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation					
	Horizontal Viewing Angle				
Viewing Distance (ft)	0°	20°	40°	60°	70°
100	0.68	0.63	0.55	0.38	0.23
200	0.17	0.16	0.14	0.10	0.06
300	0.08	0.07	0.06	0.04	0.03
400	0.04	0.04	0.03	0.02	0.01
500	0.03	0.03	0.02	0.02	0.01

Example Broadcast of Light at Distances and Angles



Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED billboards.

Scotty Bland

Account Manager

Phone 217-504-9398

email scotty.bland@watchfiresigns.com

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 service 800-406-6091

[facebook](#) | [twitter](#) | [linkedin](#)



Citizen Participation Plan

Loop 303 Billboards

APN's 503-69-015F, 503-69-015E, 503-69-008D

Conditional Use Permit (CUP) Case #'s FS22-1445, FS22-1449, & FS22-1450

Citizen Participation Plan: Revised March 6, 2023





Project Description

The Applicant desires to obtain three (3) separate Conditional Use Permits (CUP's) on three (3) separate parcels - APN 503-69-015F, 503-69-015E, 503-69-008D ("Properties") to install three (3) digital billboard signs, one (1) on each parcel.

Notification and Information Procedures

The sites were originally posted on January 10, 2023 with six (6) total signs (*See Attachment A: Map of Posting Locations and Pictures of Postings*) – two (2) signs per parcel. These are located north and south of the subject parcels for greater visibility from the Loop 303 and frontage road to the south and other access easements to the north. This posting meets the minimum 15-day notice requirement prior to the public outreach meetings. These postings will be updated once the Planning and Zoning Commission and City Council public hearing dates are confirmed by The City of Surprise. The City also sent mailed out individual mailers on December 23, 2022 to all property owners within 300' of the Properties and other interested parties. Legal-ad notices were also published for these neighborhood meetings.

Public Outreach Meetings Summary

An open house public meeting for the subject request was held on January 25, 2023 at 6:00 p.m. The meeting was located at the Asante Preparatory Academy (cafeteria building), addressed at 23251 N 166th Dr, Surprise, AZ 85387. There were 7 individuals from the public that attended the meeting per the sign-in sheet (*See Attachment B: Public Outreach Meeting Sign-In Sheet*). The applicant's representatives attended and provided details of the proposal and answered questions along with City of Surprise Planning staff for procedural details. It should be noted that HOA members from Corte Bella subdivision located across the Loop 303 attended and had no concerns. There was one individual that had some issues with the proposed billboards, the applicant's representatives made sure to address their comments and questions and provided contact info for follow up if needed.

A second public meeting was held virtually via GoTo Meeting on January 26, 2023 at 6:00 p.m. Trever Fleetham, AICP, City of Surprise Senior Planner was in attendance. The only other individuals in attendance from the public were Mr. Ernest Keith and his wife. They mentioned that they reside in Corte Bella and in general do not like billboard uses. They did not have any questions, but only comments and the applicant representatives provided a presentation and explained how surrounding properties south of the Loop 303 will not be affected due to buffers, grade differences, screening, billboard technology, and other project details. The only follow up from Mr. Keith was a request for presentation material, which was provided via email. No other individuals have contacted the applicant since the public meetings were held and as of writing of this report.



Other Public Participation Details

The applicant has not received any additional correspondence from surrounding property owners or stakeholders of the project as of writing of this report. We will continue to monitor and will notify staff of any material if received and any other communication as needed.



Attachment A:
Map of Posting Locations and Pictures of
Postings

[illegible]

AFFIDAVIT OF POSTING

Application No: FS22-1445
Applicant Name: Tiffany & Bosco
Location: 14102 W Pinnacle Peak Rd
Date Site Posted: 01/10/23

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 1/10/23
Applicant Representative Signature Date

This instrument was acknowledged before me on 01/10/23, 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

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

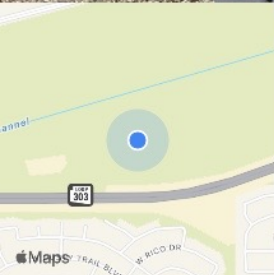
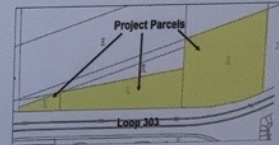
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Jan 10, 2023 11:15AM

85373

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

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Location: Asante Preparatory Academy - Cafeteria
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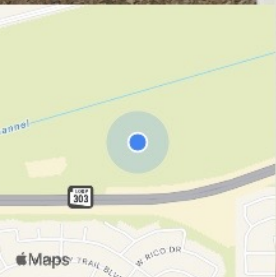
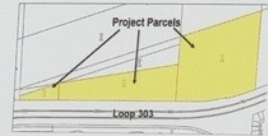
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Jan 10, 2023 11:15AM
85373
Maricopa County

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City of Surprise

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Neighborhood Meeting

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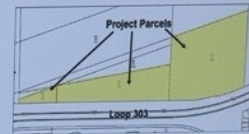
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PASSCODE: 470-323-205

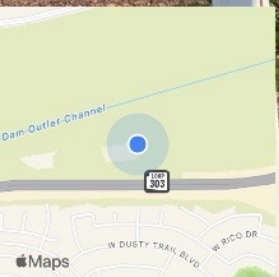
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Jan 10, 2023 10:39AM

85387

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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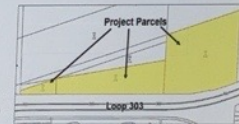
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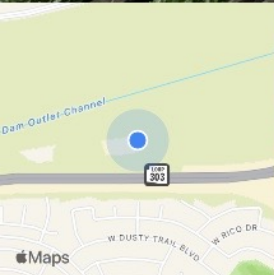
Case Numbers: FS22-1445, FS22-1449, FS22-1450



Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Jan 10, 2023 10:39AM

85387

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

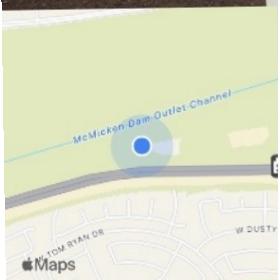
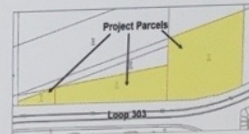
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Jan 10, 2023 10:08AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

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TIME: 6:00 PM

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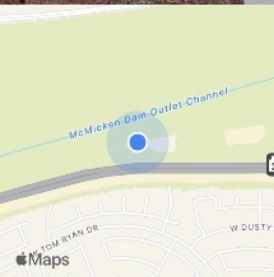
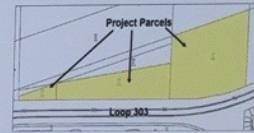
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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



Jan 10, 2023 10:07AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

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TIME: 6:00 PM

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CALL IN: 1 (408) 650-3123

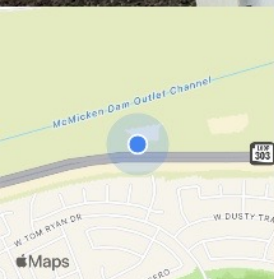
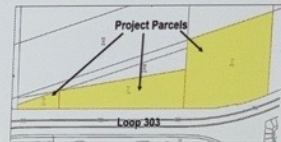
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Jan 10, 2023 09:23AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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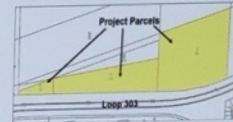
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Jan 10, 2023 09:23AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

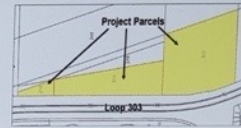
TIME: 6:00 PM

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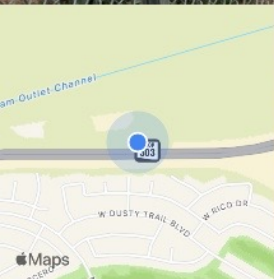
Case Numbers: FS22-1445, FS22-1449, FS22-1450



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Jan 10, 2023 08:56AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
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Virtual Meeting

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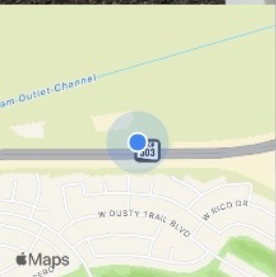
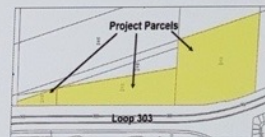
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Jan 10, 2023 08:56AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

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CALL IN: 1 (408) 650-3123

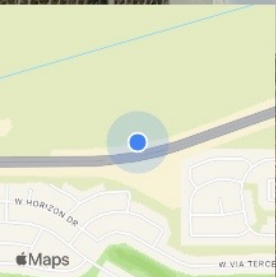
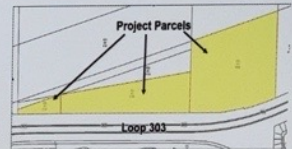
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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



Jan 10, 2023 08:32AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

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CALL IN: 1 (408) 650-3123

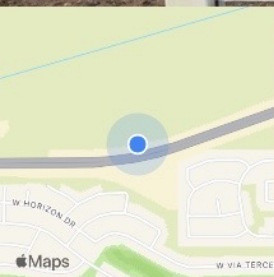
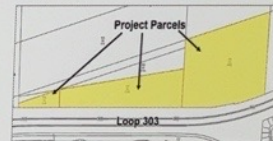
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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



Jan 10, 2023 08:33AM
SR-303 Loop S
Maricopa County



Attachment B:
Public Outreach Meeting Sign-In Sheet

Date : January 25, 2023 Time: 6:00 - 7:00 PM

[illegible]

NEIGHBORHOOD MEETING SIGN-IN SHEET

Loop 303 Billboards

Date : January 25, 2023 Time: 6:00 - 7:00 PM

NAME	ADDRESS	EMAIL	PHONE #
CARCA ACKLEY			
SHAYON MARTIN			
Randee Hendryck			

AFFIDAVIT OF POSTING

Application No: FS22-1445, FS22-1449, and FS22-1450

Applicant Name: Tiffany & Bosco

Location: 14102 W Pinnacle Peak Rd

Date Site Posted: 03/28/23

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
Applicant/Representative Signature

3/28/23
Date

This instrument was acknowledged before me on 03/28/23, 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

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 186th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

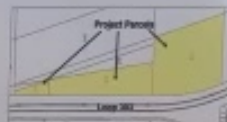
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:09AM

SR-303 Loop S

Page 156 of 337
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
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Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

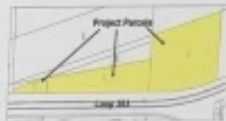
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PASSCODE: 470-323-205

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Mar 28, 2023 09:10AM

SR-303 Loop S

Page 157 of 337
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

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23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

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PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

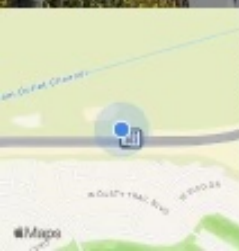
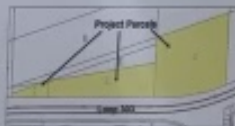
Location: 16000 N Civic Center Plaza
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Mar 28, 2023 09:17AM

SR-303 Loop S

Page 158 of 337
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

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PASSCODE: 470-323-205

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City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

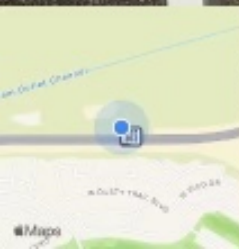
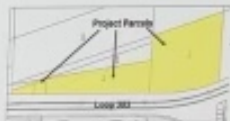
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Mar 28, 2023 09:17AM

SR-303 Loop S

Page 159 of 337
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

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ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-206

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

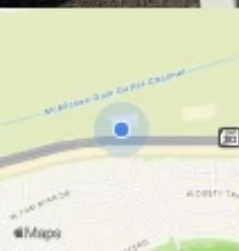
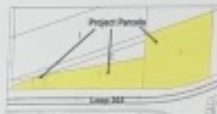
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Mar 28, 2023 09:24AM

SR-303 Loop S

Page 160 of 337
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

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City Council

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Virtual Meeting

DATE: January 26, 2023

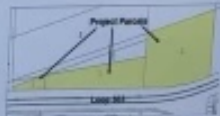
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 660-3123

PASSCODE: 470-323-206

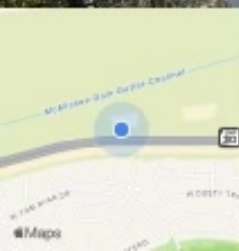
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Mar 28, 2023 09:24AM

SR-303 Loop S

Page 161 of 337

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

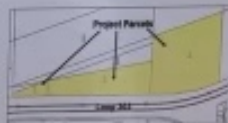
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:45AM

SR-303 Loop S

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MariCopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 198th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 25, 2023

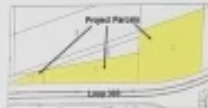
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 690-3123

PASSCODE: 470-323-205

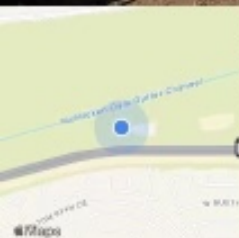
Case Numbers: FS22-1445, FS22-1449, FS22-1450



Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APNs 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:45AM

SR-303 Loop S

Page 163 of 337
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

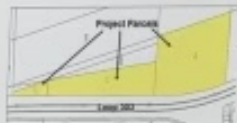
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:51AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

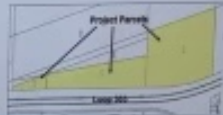
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450



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



Mar 28, 2023 09:51AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

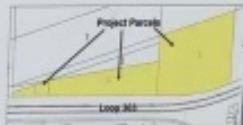
Location: 16000 N Civic Center Plaza
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

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GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:57AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

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TIME: 6:00 PM

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Planning & Zoning

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City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

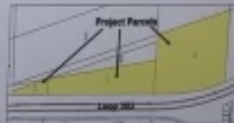
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:57AM

85373

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Maricopa County



FS22-1445, FS22-1449, FS22-1450 Billboards on Loop 303 Conditional Use Permits

Planning & Zoning Commission

May 4, 2023



VICINITY MAP



ZONING MAP

DESIGNED BY: DATE
 DRAFTED BY: DATE
 CHECKED BY: DATE

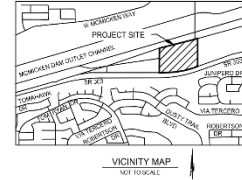
BILLBOARD SETBACK FROM R/W		
MINIMUM	MAXIMUM	ACTUAL
20'	200'	20'

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY FOR THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ACCESSION - PARCEL MAPS, BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITE PLAN FOR SR 303 BILLBOARDS APN 503-69-008D

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
 RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
 CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



HUIT-ZOLARS
 500 N. 4th Street, Suite 100 | Phoenix, AZ 85004
 www.huit-zolars.com
 ADVANCED DESIGN™

ENGINEER
 HUIT-ZOLARS, INC.
 800 N. 4th St., Suite 100
 PHOENIX, ARIZONA 85004
 PHONE: (602) 252-4334
 FAX: (602) 252-4335
 CONTACT: IRAN RAHAF, P.E.
 EMAIL: IRAN@HUIT-ZOLARS.COM

APPLICANT
 BOUTLEARD MEDIA COMPANY
 SCOTTSDALE, AZ 85057
 P.O. BOX 14851
 CONTACT: BRETT COONEY
 TEL: (480) 328-1736
 EMAIL: RCOUNEY@BOUTLEARD-MEDIA.COM

DEVELOPMENT SUMMARY
 OWNER: BRENT V COLLINS TRUST
 SURPRISE, ARIZONA 85179
 ZONING: PAD-COMMERCIAL
 APN: 503-69-008D
 GROSS: 31.8 AC (1,385,380.0 SF)
 SOIL SP: 872

UTILITIES
 WATER & SEWER: CITY OF SURPRISE
 ELECTRICITY: ARIZONA PUBLIC SERVICE
 GAS: SOUTHWEST GAS CORPORATION
 TELEPHONE: COX COMMUNICATIONS, CENTURLINK
 POLICE: SURPRISE POLICE DEPARTMENT
 FIRE: CITY OF SURPRISE
 SCHOOL DISTRICT: DYERBART UNIFIED SCHOOL DISTRICT

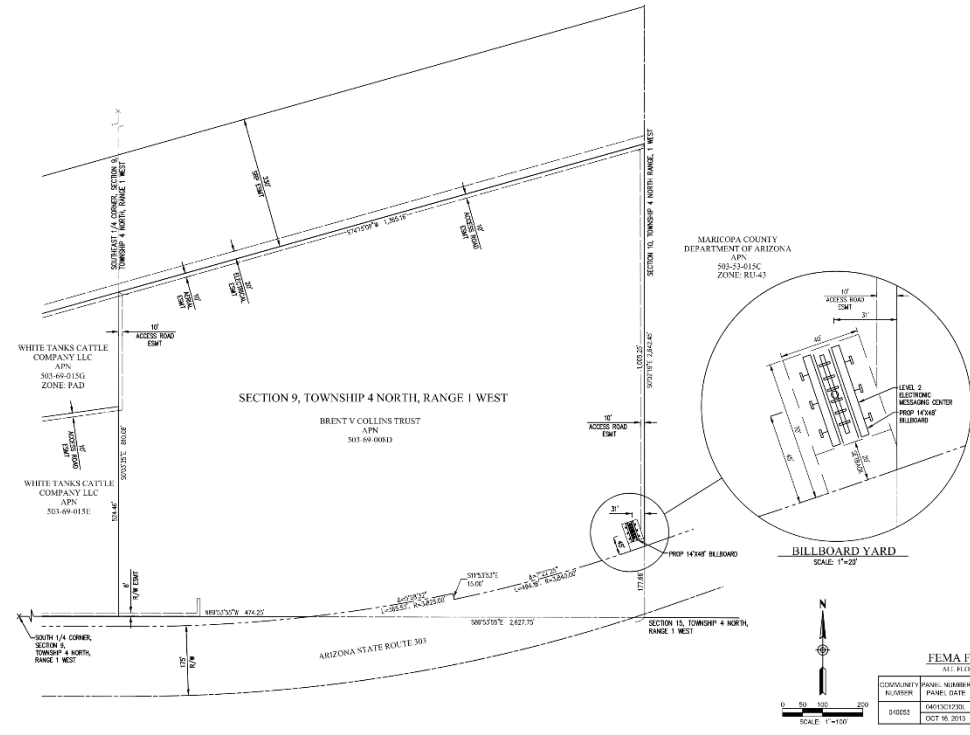
LEGEND
 CENTERLINE
 PROPERTY LINE
 EASEMENT
 RIGHT-OF-WAY (R/W)
 PROPOSED
 APN ASSESSORS PARCEL NUMBER

BILLBOARDS SPACING
 APN 503-69-015F TO 503-69-015E = 1,067'
 APN 503-69-015E TO 503-69-008D = 1,067'

FEMA FLOOD ZONE INFORMATION
 ALL RECORDS 27TH AND 30TH JANUARY 2013

COUNTY/UNIT	PANEL NUMBER	DATE OF FIRM/REVISION	BASE FLOOD ELEVATION (IN AD USE DEPTH)
010003	010003	OCT 16, 2013	7' SHADDED

CASE #: FS22-1449



REVISIONS	
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Land Planning, Heritage, and Development Civil Infrastructure, Surveying



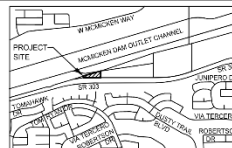
DATE: 9/20/2022	
SHEET: 1	
PROJECT: 1000000000	

FS22-1449 SITE PLAN

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ASSESSOR - PARCEL MAPS. BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ENGINEER

HURT-ZOLLARS, INC
5050 N 40TH ST, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602)-252-8384
FAX: (602)-252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HURT-ZOLLARS.COM

APPLICANT

BOULEVARD MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480)-328-1736
EMAIL: RCCOONEY@BOULEVARD-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: WHITE TANKS CATTLE COMPANY LLC
SURPRISE, AZ 85375
ZONING: PAD-COMMERCIAL
APN: 503-68-015F
GROSS: 2.1 AC (93,580.0 SF)
SIGN SF: 672

UTILITIES

WATER & SEWER: CITY OF SURPRISE
ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: COX COMMUNICATIONS, CENTURLINK
POLICE: SURPRISE POLICE DEPARTMENT
FIRE: CITY OF SURPRISE
SCHOOL DISTRICT: DYSART UNIFIED SCHOOL DISTRICT

LEGEND

_____ CENTERLINE
 _____ PROPERTY LINE
 _____ EASEMENT
 _____ RIGHT-OF-WAY (R/W)
 PROP PROPOSED
 APN ASSESSOR'S PARCEL NUMBER

BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1,897'

FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AD USE DEPTH)
04065	04013C123DL OCT 06, 2013	OCT 16, 2013	"X" SHADED	

CASE #: FS22-1450

HUITT-ZOLLARS

Street, Suite 100 | Phoenix, AZ 86301
Office (602) 252-8364
www.builtswilers.com
ADVANCEDDESIGN™

SR 303 BILLBOARDS

SITE PLAN

and Planning Hydrologic Land Development Civil Infrastructure Surveying



EXPANS 8/31/2021

DESIGNED:	
DRAWN:	
CHECKED:	PLANT DATE: 1/23/2023
SHEET	1 OF 1

REVIEWED BY	DATE
DRAFTED BY	DATE
CHECKED BY	DATE

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Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

44'-11"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

5'-1"
 Grade to Freeway

Freeway side



Overall Image to be
 5' below horizontal panel
 to center

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1449

FS22-1449 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

42'-1"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

7'-11"
 Grade to Freeway

Freeway side

48'

672 Sq ft. Sign area

**A taste
 that's One
 of a Kind.**

Dr Pepper is a registered trademark of Dr Pepper/Seven Up, Inc. ©2014 Dr Pepper/Seven Up, Inc. SP-23444

Overall Image to be
 5' below horizontal panel
 to center

50'

14'

3'

33'

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1450

FS22-1450 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel emblem accent to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Saguaro and Surprise copy to be applied to surface.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

43'-8"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

6'-4"
 Grade to Freeway

Freeway side

48'

672 Sq ft. Sign area

**A taste
 that's One
 of a Kind.**

© 1997 P&P is a registered trademark of P&P Paper/Stone Co. Inc. 00114 P&P Paper/Stone Co. Inc. 001144

Overall Image to be
 5' below horizontal panel
 to center

50'

14'

3'

33'

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1445

ALTERNATIVE OPTION B



Outreach

Neighborhood Meeting

- January 25, 2023 at Asante Preparatory Academy
 - 7 attendees
- January 26, 2023 via virtual meeting
 - 2 attendees
- Concerns/ Questions:
 - Visual impact/ night sky
 - Heights
 - Development timing



RECOMMENDATION

Staff recommends the P&Z Commission approve FS22-1445 subject to stipulations 'a' – 'd'

Staff recommends the P&Z Commission approve FS22-1449 subject to stipulations 'a' – 'd'

Staff recommends the P&Z Commission approve FS22-1450 subject to stipulations 'a' – 'd'

Note: specificity is needed on which alternative is desired



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

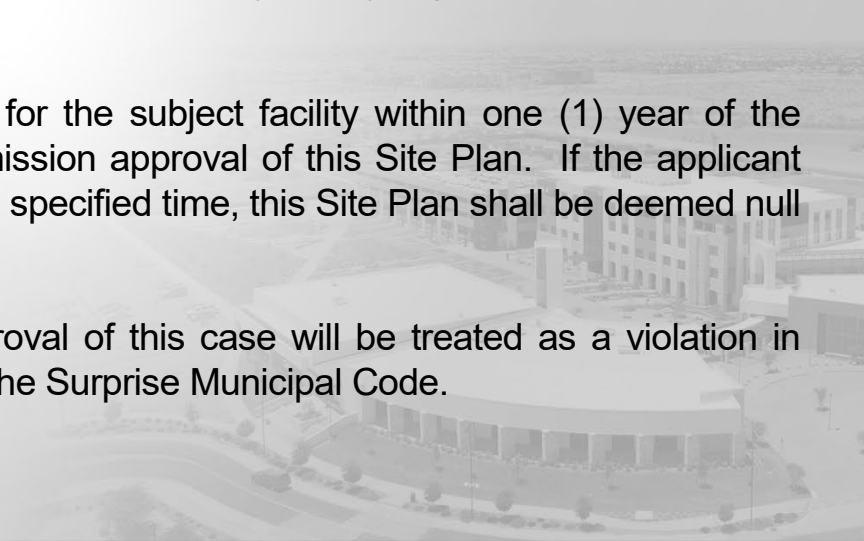
Thank You





STIPULATIONS

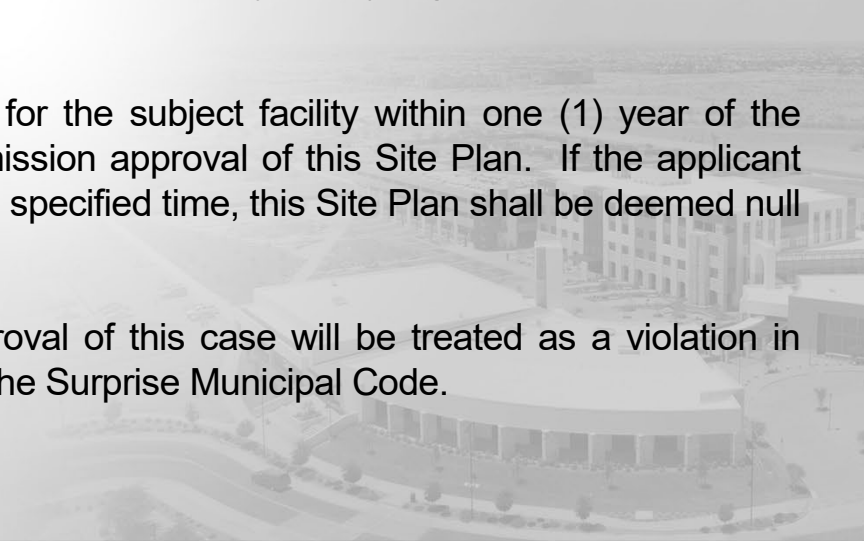
FS22-1445 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-015E,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
 - b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
 - c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - d. 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.
- 



STIPULATIONS

FS22-1449 Stipulations

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-008D,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
 - b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
 - c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - d. 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.



STIPULATIONS

FS22-1450 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-015F,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
- b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
- c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 4, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-015E, a property generally located east of the 147th Avenue roadway alignment and north of Loop 303. Case FS22-1445.

Motion:

Motion to approve/deny the Conditional Use Permit with Site Plan for a Billboard Sign located on APN 503-69-015E, case FS22-1445, subject to stipulations 'a' through 'd' as outlined in the staff report.

Background:

Tiffany & Bosco, P.A. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a Billboard Sign on APN 503-69-015E within the State Route 303 Corridor as defined in Section 109-1.9.C.9 of the Land Development Ordinance. The proposed 672 square feet electronic billboard is located and designed in accordance with Section 109 of the LDO.

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 - FS22-1445 BILLBOARDS ON LOOP 303 - 503-69-015E CUP w SP - Staff Report 050423
PZ

2. 01 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Vicinity Map
 3. 02 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Zoning Map
 4. 03 - FS22-1445 BILLBOARDS ON LOOP 303 - 503-69-015E CUP w SP - Site Plan
 5. 04a - FS22-1445 BILLBOARDS ON LOOP 303 - 503-69-015E CUP w SP - Elevations Option A
 6. 04b - FS22-1445 BILLBOARDS ON LOOP 303 - 503-69-015E CUP w SP - Elevations Option B
 7. 05 - FS22-1445 BILLBOARDS ON LOOP 303 - 503-69-015E CUP w SP - Light Study
 8. 06 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Citizen Participation Report
 9. 07 - FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Affidavit of Site Posting
 10. FS22-1445, FS22-1449, FS22-1450 BILLBOARDS ON LOOP 303 CUP w SP - Presentation 050423 PZ
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS22-1445**
2
3 **Project Name:** Billboards on Loop 303 - 503-69-015E CUP with Site Plan
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **May 4, 2023**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** White Tanks Cattle Company LLC
13
14 **Applicant:** Tiffany & Bosco, P.A.
15
16 **Request:** Conditional Use Permit with Site Plan for a Billboard Sign
17
18 **Site Location:** Generally located north of Loop 303 and east of the 147th Ave
19 roadway alignment within the State Route 303 Corridor as defined in
20 Section 109-1.9.C.9 of the Land Development Ordinance
21
22 **Site Size:** 17 acres (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** Refer to the attached Citizen Participation Report
27
28 **Staff Recommendation:** Staff recommends the Commission **approve** the subject Conditional
29 Use Permit w/ Site Plan, Case FS22-1445, subject to stipulations ‘a’
30 through ‘d’.

31 **Project Description:**

Kurt Jones with Tiffany & Bosco, P.A. seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a 672 sq. ft. billboard sign on APN 503-69-015E within the State Route 303 Corridor as defined in Section 109-1.9.C.9 of the Land Development Ordinance.

Background:

October 19, 2021: The Mayor and City Council approved Ordinance #2021-15 approving a Text Amendment to the Land Development Ordinance to allow for, and regulate, Billboard Signs to be located within a specified corridor along Loop 303 (case FS21-147).

March 2, 2022: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting held under CR21-927.

November 3, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new billboard sign under case FS22-1445, the subject case.

January 25, 2023: The applicant held a citizen outreach meeting at Asante Preparatory Academy for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

January 26, 2023: The applicant held a virtual citizen outreach meeting for the subject case. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Analysis and Discussion:

The Land Development Ordinance (LDO) allows for Billboard Signs subject to a Conditional Use Permit (CUP) and the provisions of Section 109-1.9.C.9 - *Billboard Signs*. Within this section, the area known as 'State Route 303 Corridor' is geographically defined and stated as the area in which billboard signs are permissible. This defined area includes the subject site, APN 503-69-015E.

Development Standards: Section 109-1.9.C.9

- Billboard signs shall serve eastbound and/or westbound traffic but shall only be located north of the freeway right-of-way.
 - The proposed billboard sign is located on private property, north of the freeway right-of-way, and oriented east/west.
- At least one (1) sign face shall consist of an Electronic Messaging Center.
 - Both sign faces of the proposed billboard sign consist of Electronic Messaging Centers.
- Overall height shall not exceed 45 feet as measured from the adjacent roadway to the top of the sign structure, exclusive of architectural embellishments as permitted.
 - The subject billboard sign is proposed to be 43'8" from the adjacent freeway to the top of the sign.
- Sign dimensions shall not exceed 48 feet in width and 14 feet in height for a total sign area not to exceed 672 sq. ft.
 - The proposed sign is 48'x14' and 672 sq. ft.

- Billboard signs shall not be located closer than 20 feet, and no further than 200 feet, from the State Route 303 right-of-way.
 - The subject billboard sign is proposed to be located 20 feet from the right-of-way line to the sign face, and 46 feet to the post.
- No billboard sign shall be approved within 660 feet of any freeway monument sign existing at the time of conditional use permit application for the billboard sign in question.
 - There are no freeway monument signs existing within 660 feet of the proposed sign.
- There is a minimum distance to another billboard sign within the approved corridor of 1,760 feet.
 - The proposed sign is located 1,897 feet from the proposed sign on APN 503-69-015F, and 1,907 feet from the proposed sign on APN 503-69-008D

Design Requirements

As required by Section 109-1.9.C.9 of the LDO, the proposed sign is supported by a single pole with a trapezoidal pole cover that is dimensionally centered beneath the sign panel. The pole cover includes decorative stacked stone, accent bands, and painted texture finishing, and meets the 3:1 width ratio from top to bottom.

Section 109-1.9.C.9 also requires architectural embellishments that incorporate the official primary city logo superimposed onto a stylized agave image, or alternative design as approved by the Planning & Zoning Commission. As shown below, the applicant has provided two options to meet this requirement: Option A and Option B.



Option A:



Option B:

Option A meets the requirements of Section 109-1.9.C.9 as currently defined. After receiving citizen feedback, the applicant provided the alternative Option B. This option also meets the dimensional requirements as defined in the LDO, but would need approval from the Planning & Zoning Commission.

104 **Neighborhood Outreach:**

105 The applicant held an in-person neighborhood outreach meeting for the project on January 25, 2023
106 and a virtual neighborhood outreach meeting on January 26, 2023. The in-person meeting was held
107 at Asante Preparatory Academy where there were seven (7) attendees present. The virtual
108 neighborhood outreach meeting hosted two (2) attendees. At these meetings, primary concerns
109 were related to the visual impact to the area and night sky, height of the billboard signs, and the
110 timing of development. A full summary of the meeting can be found in the attached Citizen
111 Participation Report.

112
113 **Conformance with Adopted Plans:**

114 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
115 within the Commerce & Office Character Area and Transit Oriented Development Overlay, which
116 support development for high capacity vehicular corridors. In that regard, the proposed development
117 is consistent with the Surprise General Plan 2035.

118
119 **Reviewing Agencies:**

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

124
125 **Summary:**

126 The proposed Site Plan meets the requirements of the Surprise General Plan 2035, and the Surprise
127 Municipal Code.

128
129 **Findings:**

- 130
 - The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - 131 • The proposed Site Plan is consistent with the LDO.
 - 132 • The reviewing agencies have indicated no objections to the request.

133
134 **Recommendation:**

135 Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS22-**
136 **1445**, subject to stipulations 'a' through 'd' as outlined below:

- 137
138 a. Development and use of the site shall be consistent with the Site Plan entitled "Site Plan for
139 SR 303 Billboards APN 503-69-015E," Sheet 1 of 1, prepared by Huitt-Zollars and received
140 February 6, 2023.
- 141 b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received
142 March 7, 2023 (Option A or B).
- 143 c. The applicant shall obtain certificate of completion from the City within six (6) months of
144 approval of the Conditional Use Permit, pursuant to Section 109-1.9.C.9.d of the LDO.
- 145 d. Non-compliance with the stipulations of approval of this case will be treated as a violation in
146 accordance with the applicable provisions of the Surprise Municipal Code.

147
148 However, should the Commission wish to **deny** the request, the Commission should make its own
149 findings and base its decision on those alternative findings.

150
151 **Attachments:**
152 01 Vicinity Map
153 02 Zoning Map
154 03 Site Plan
155 04a Elevations Option A
156 04b Elevations Option B
157 05 Light Study
158 06 Citizen Participation Report
159 07 Affidavit of Site Posting
160 PPT



VICINITY MAP



ZONING MAP

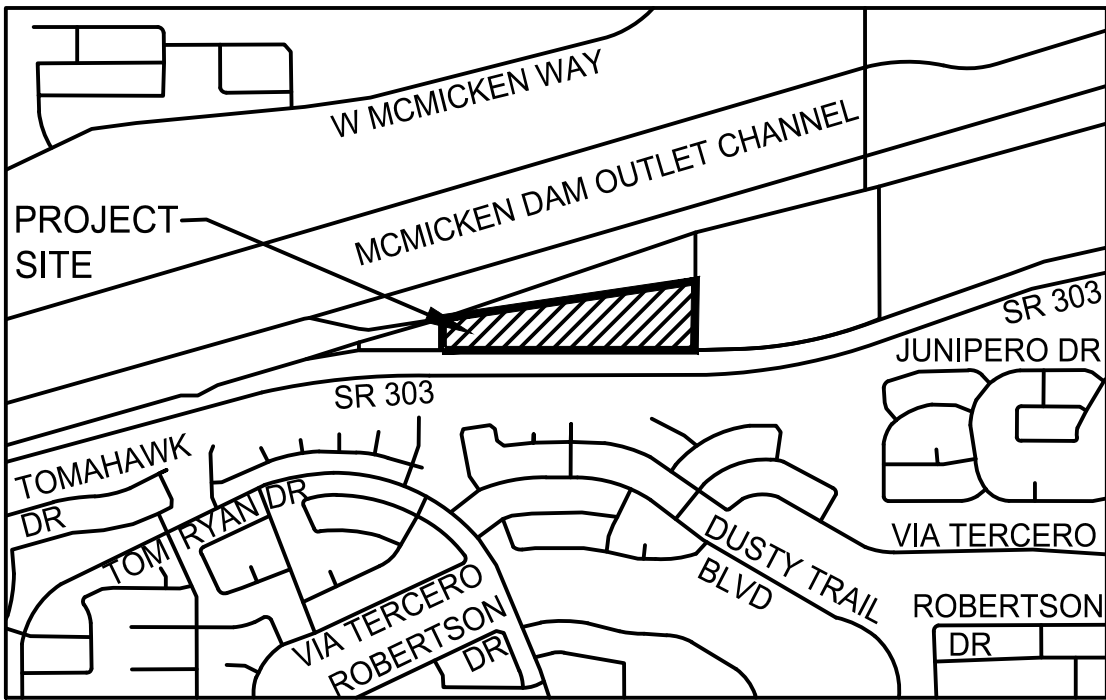
BILLBOARD SETBACK FROM R/W		
MINIMUM	MAXIMUM	ACTUAL
20'	200'	20'

BILLBOARD SIGNS ARE TO BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ASSESSOR - PARCEL MAPS, BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITE PLAN FOR SR 303 BILLBOARDS APN 503-69-015E

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ENGINEER

HUITT-ZOLLARS, INC
5050 N 40TH ST, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602)-252-8384
FAX: (602)-252-8385
CONTACT: RYAN RAAB, P.E.
EMAIL: RRAAB@HUITT-ZOLLARS.COM

APPLICANT

BOULEVARD MEDIA COMPANY
SCOTTSDALE, AZ 85267
P.O. BOX 14652
CONTACT: RHETT COONEY
TEL: (480)-326-1736
EMAIL: RCOONEY@BOULEVARD-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: WHITE TANKS CATTLE COMPANY LLC
SURPRISE, AZ 85375
ZONING: PAD-COMMERCIAL
APN: 503-69-015E
GROSS: 17.0 AC (766,949.0 SF)
SIGN SF: 672

UTILITIES

WATER & SEWER: CITY OF SURPRISE
ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: COX COMMUNICATIONS, CENTURLINK
POLICE: SURPRISE POLICE DEPARTMENT
FIRE: CITY OF SURPRISE
SCHOOL DISTRICT: DYSART UNIFIED SCHOOL DISTRICT

LEGEND

---	CENTERLINE
---	PROPERTY LINE
---	EASEMENT
---	RIGHT-OF-WAY (R/W)
PROP	PROPOSED
APN	ASSESSORS PARCEL NUMBER

BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1,897'
APN 503-69-015E TO 503-69-008D = 1,907'

FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO USE DEPTH)
040053	04013C1230L OCT 16, 2013	OCT 16, 2013	"X" SHADED	

CASE #: FS22-1445

HUITT-ZOLLARS

5050 N 40th Street, Suite 100 | Phoenix, AZ 85018
Office (602) 252-8384
www.huittzollars.com

ADVANCED DESIGN™

REVISIONS:

SR 303 BILLBOARDS

SITE PLAN

Land Planning Hydrology Land Development Civil Infrastructure Surveying



EXPIRES 6/30/2023

DESIGNED:

DRAWN:

CHECKED:

PLOT DATE:
1/23/2023

SHEET 1 OF 1

PROJECT NO. R315659.01

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

WHITE TANKS CATTLE
COMPANY LLC
APN
503-69-015F
ZONE: PAD

SOUTHWEST 1/4 CORNER,
SECTION 9,
TOWNSHIP 4 NORTH,
RANGE 1 WEST

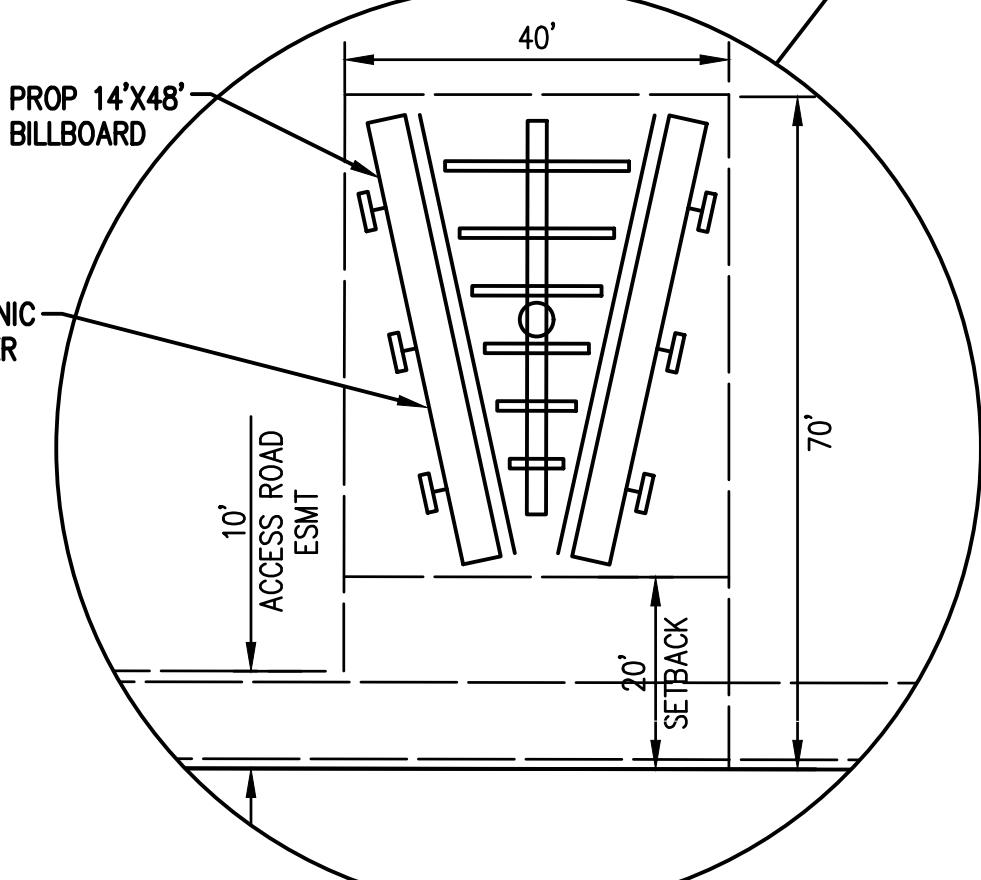
SOUTH 1/4 CORNER, SECTION 9,
TOWNSHIP 4 NORTH, RANGE 1 WEST

ARIZONA STATE ROUTE 303

BRENT V COLLINS
TRUST
APN
503-69-008D
ZONE: PAD

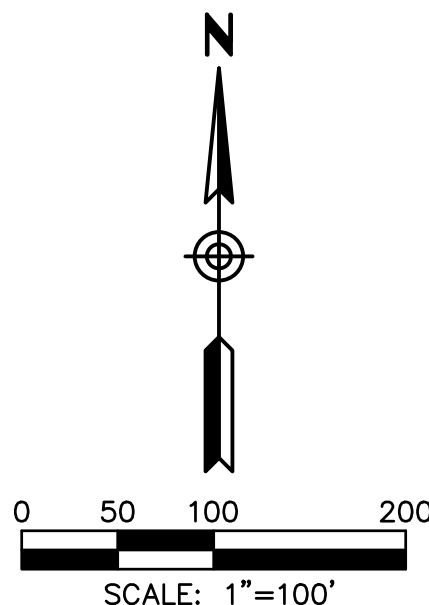
SOUTHEAST 1/4 CORNER,
SECTION 9,
TOWNSHIP 4 NORTH,
RANGE 1 WEST

LEVEL 2 ELECTRONIC
MESSAGING CENTER



BILLBOARD YARD

SCALE: 1"=20'



SCALE: 1"=100'

Aluminum pole cover construction with internal framing.
.125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
(Texture Plus, LedgeStone Select interlock, Tan.)

Pole cover Dimensions:
4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
Overall dimensions to be 8' tall x 6' wide.
To be mounted to pole cover as shown. Pinned off stone surface by 2".
Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

43'-8"
Height
above
freeway

6'-4"
Grade to Freeway

Freeway side



STACKED STONE
APPLIED TO ALL 4 SIDES
OF TOP SECTION

PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF ACCENT BANDS.
Dunn Edwards De6070
"Chocolate Chunk".

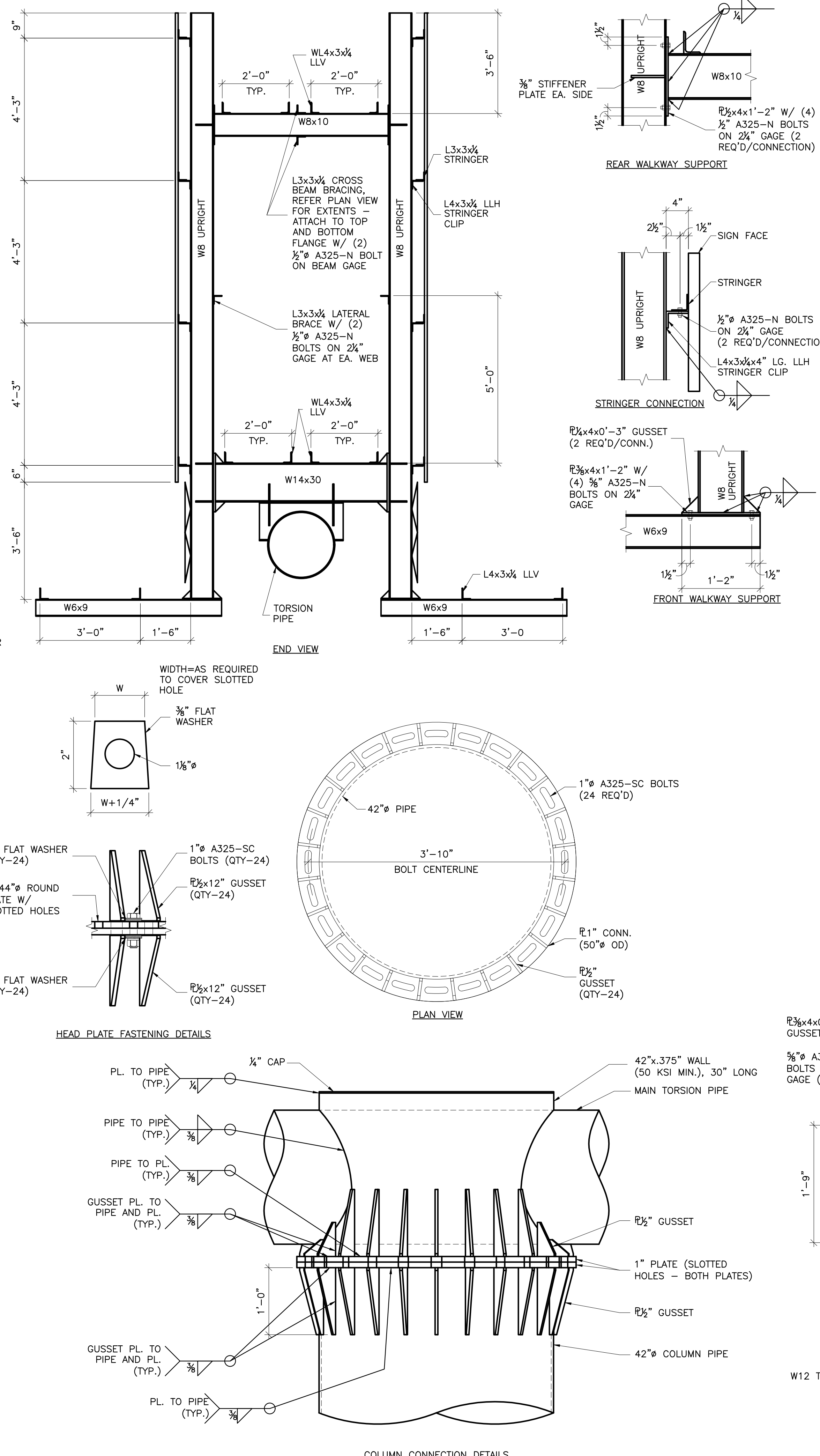
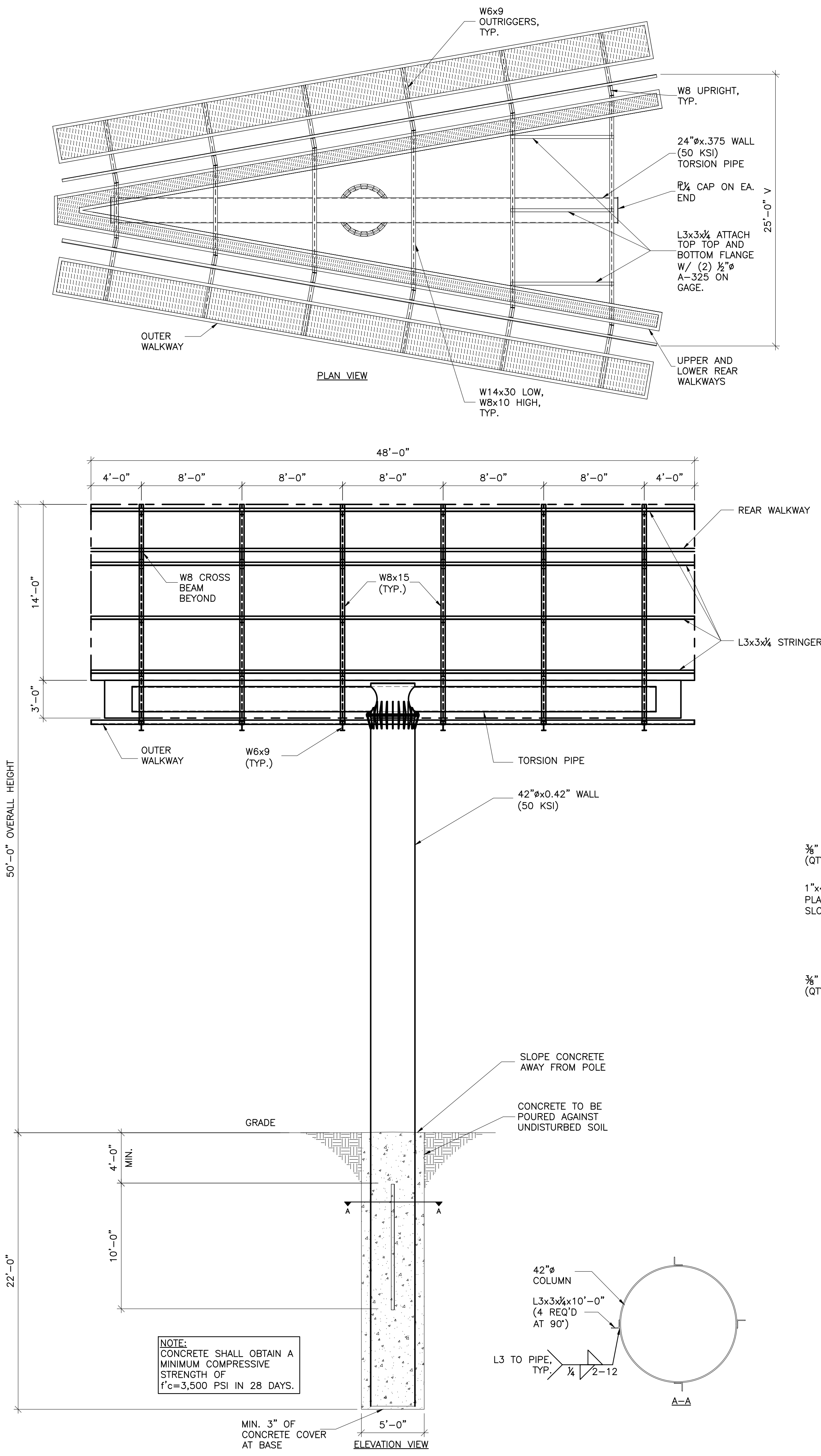
PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF LOWER SECTION.
Dunn Edwards De6124
"Whole Wheat".

Overall image to be
5' below horizontal panel
to center

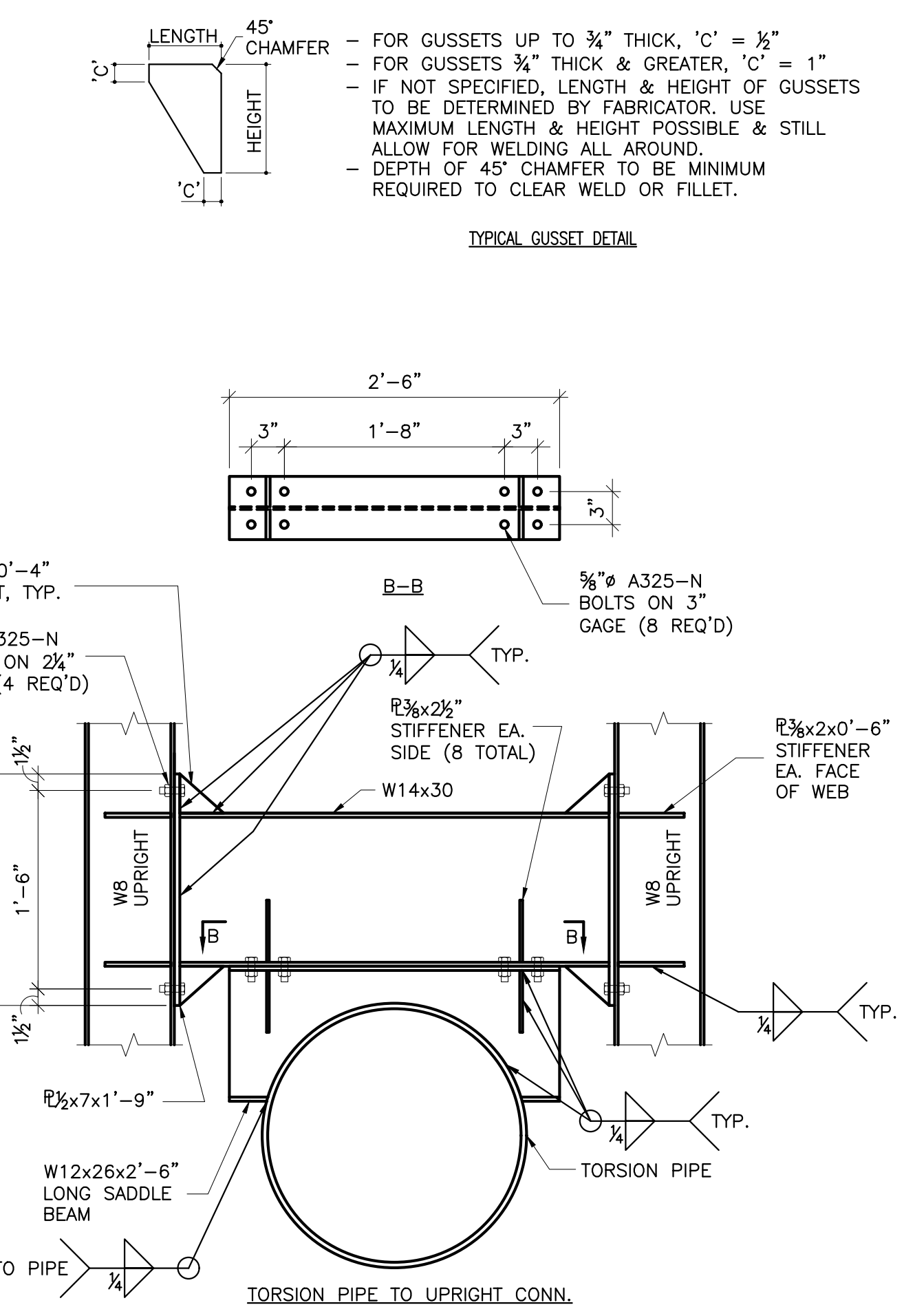
BILLBOARDS ON LOOP 303
CUP Case # FS22-1445

**EQUITY
SIGN GROUP**
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
MEDIA COMPANY



- GENERAL NOTES:
- GOVERNING CODE: INTERNATIONAL BUILDING CODE 2018 (RISK CATEGORY II, ULTIMATE WIND VELOCITY = 101 MPH).
 - FOUNDATIONS ARE DESIGNED BASED ON IBC PRESUMPTIVE LOAD BEARING VALUES. SOIL TYPE: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT. VERTICAL FOUNDATION PRESSURE:.....1500 PSF. SKIN FRICTION RESISTANCE:.....250 PSF/FT DEPTH. LATERAL BEARING PRESSURE:.....100 PSF/FT. CONTRACTOR TO NOTIFY ENGINEER IF SOIL CONDITIONS VARY FROM THOSE LISTED ABOVE. * NOTE: LATERAL BEARING CAPACITY IS INCREASED BY A FACTOR OF TWO FOR DESIGN AS ALLOWED BY IBC 1806.3.4.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, LOCAL CODES/ ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.
 - STEEL FRAMING SHALL BE PRODUCED, FABRICATED, AND ERECTED IN ACCORDANCE TO THE 2016 AISC SPECIFICATION AND CODE OF STANDARD PRACTICE.
 - STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. REQUIREMENTS AND MINIMUM YIELD STRENGTHS UNLESS NOTED OTHERWISE: ALL WIDE FLANGE SHAPES (ASTM A-992).....FY = 50 KSI. TYPICAL STEEL PIPE (ASTM A-500 GRADE B).....FY = 46 KSI. HIGH STRENGTH STEEL PIPE (ASTM A-572 GR 50).....FY = 50 KSI. OTHER SHAPES AND PLATES UNLESS NOTED (ASTM A-36).....FY = 36 KSI. NOTE: WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.
 - NOTE: WHERE MINIMUM YIELD STRENGTHS ARE NOTED AND NOT LISTED ABOVE, STEEL SHALL BE WELDABLE AS DETERMINED BY AWS D1.1 AND MEET OR EXCEED THE MINIMUM YIELD STRENGTH SPECIFIED AND WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.
 - ALL BOLTS SHALL BE ASTM A325-N IN STANDARD HOLES WITH SUITABLE WASHERS AND NUTS (UNLESS NOTED OTHERWISE) AND SHALL BE PRETENSIONED USING EITHER TURN-OF-NUT, A CALIBRATED WRENCH, TWIST-OFF TYPE BOLTS, OR DIRECT TENSION INDICATORS. BOLTED CONNECTIONS DESIGNATED AS SLIP-CRITICAL (SC) SHALL HAVE UNCOATED SURFACES FREE OF SCALE AND COATINGS (CLASS A FAYING SURFACES).
 - ALL WELDING SHALL BE MADE IN ACCORDANCE WITH THE ANSI/AWS D1.1 - STRUCTURAL WELDING CODE - STEEL, LATEST EDITION. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING E 70XX ELECTRODES.
 - STRUCTURAL DOCUMENTS ARE PROTECTED BY USA COPYRIGHT LAWS, AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN CONSTRUCTION OF THE SIGN DESCRIBED IN THIS DOCUMENT AND THE GEOGRAPHICAL LOCATION SHOWN. THE STRUCTURAL DESIGN DESCRIBED IN THIS DOCUMENT IS NOT VALID FOR ANY OTHER PURPOSE, USE, OR LOCATION. ANY DEVIATIONS FROM THIS PRINT SHALL BE APPROVED BY THE ENGINEER.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - PROVIDE 1/2" CAP PLATES FOR END OF TORSION PIPE. CAP PLATES TO BE SEAL WELDED, ALL AROUND, TO PIPE.
 - CATWALKS GRATING TO BE 3.14 P.S.F. EXPANDED METAL GRATING. (WELD GRATING TO CATWALK ANGLES WITH A FILLET WELD, 1" LG. AT 12" C/C) CATWALK LIVE LOAD:.....40 PSF.
 - THIS STRUCTURE IS DESIGNED TO SUPPORT (2) 8,500 LB. DIGITAL BOARDS.
 - DESIGN AND CONSTRUCTION OF DIGITAL BOARDS AND ATTACHMENT TO STRUCTURE BY OTHERS.



KFCengineering

Kirkpatrick Forest Curtis PC

Structural Engineering

AZ CA #14328-D, EXP. 08/31/22

525 Central Park Drive, Suite 202

Oklahoma City, OK 73105

Telephone: 405.528.4596

Fax: 405.528.4580

Professional Engineer

39443

Richard L. Curtis

Seal

Arizona U.S.A.

SR 303 BILLBOARDS

14'x48' - CENTERMOUNT

25'V, 50' OVERALL HEIGHT

REVISIONS

NO.	DESCRIPTION	DATE

SIGN LOCATION:

14210 W PINNACLE PEAK RD.

SUN CITY WEST, AZ 85375

DRAWING NO: HS22031

DATE

MAY 9, 2022

PROJECT #

20221550

SHEET NUMBER

1 OF 1

CASE NUMBER FS22-1445

Aluminum pole cover construction with internal framing.
.125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
(Texture Plus, LedgeStone Select interlock, Tan.)

Pole cover Dimensions:
4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel emblem accent to be 1/8" thick steel plate.
Overall dimensions to be 8' tall x 6' wide.
To be mounted to pole cover as shown. Pinned off stone surface by 2".
Saguaro and Surprise copy to be applied to surface.

Pole cover welded to pipe support.



3-2-23

43'-8"
Height
above
freeway

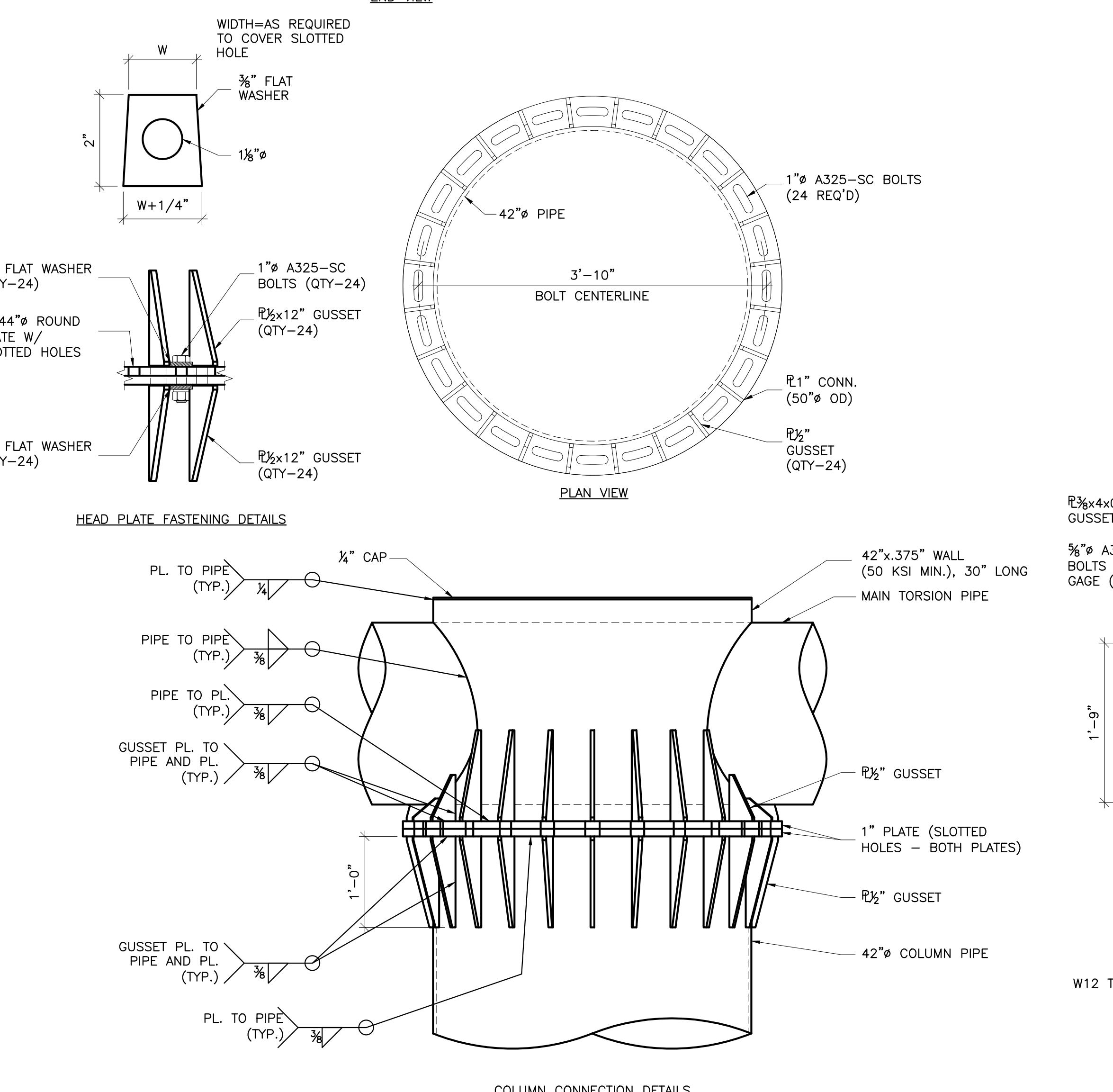
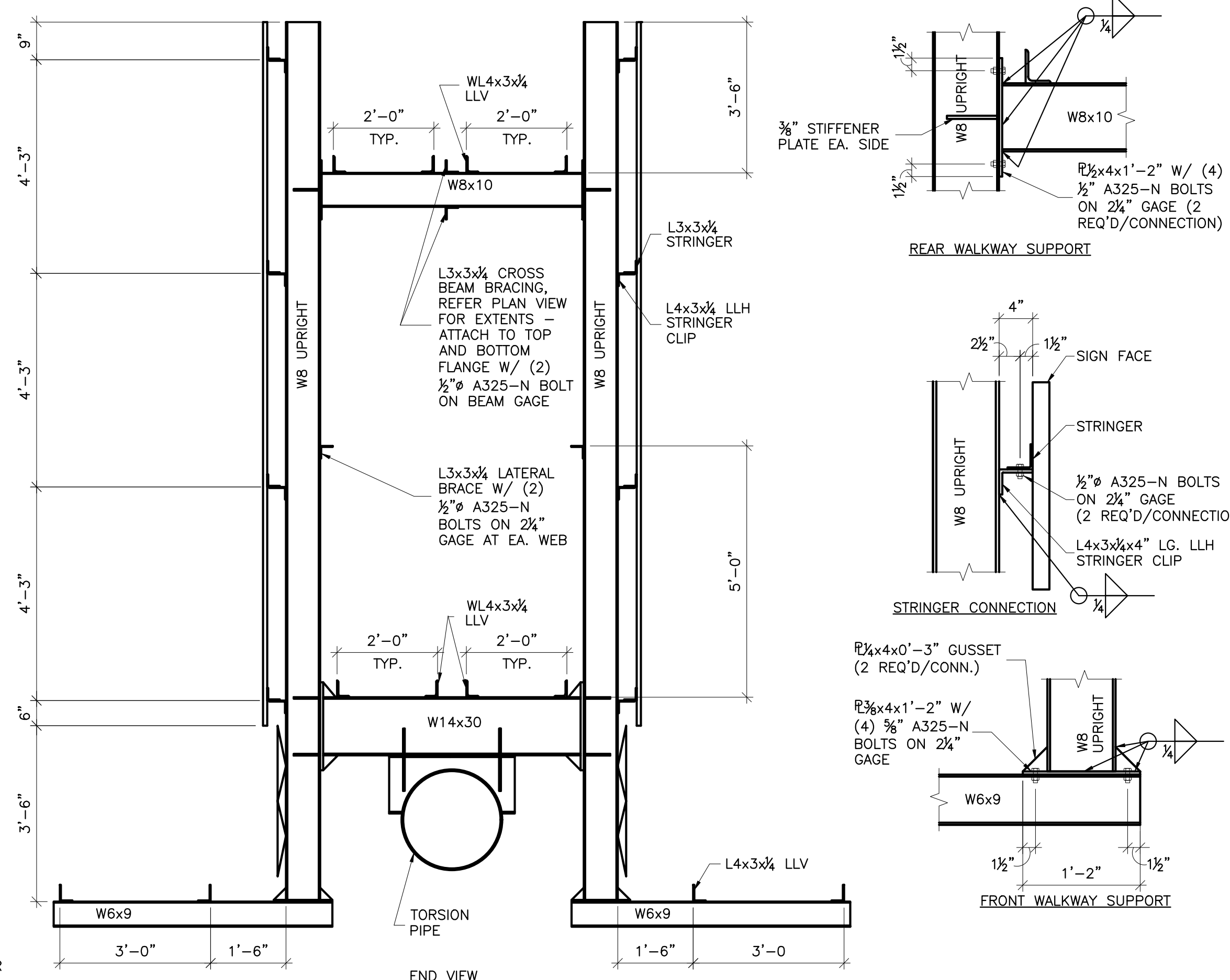
6'-4"
Grade to Freeway



BILLBOARDS ON LOOP 303
CUP Case # FS22-1445

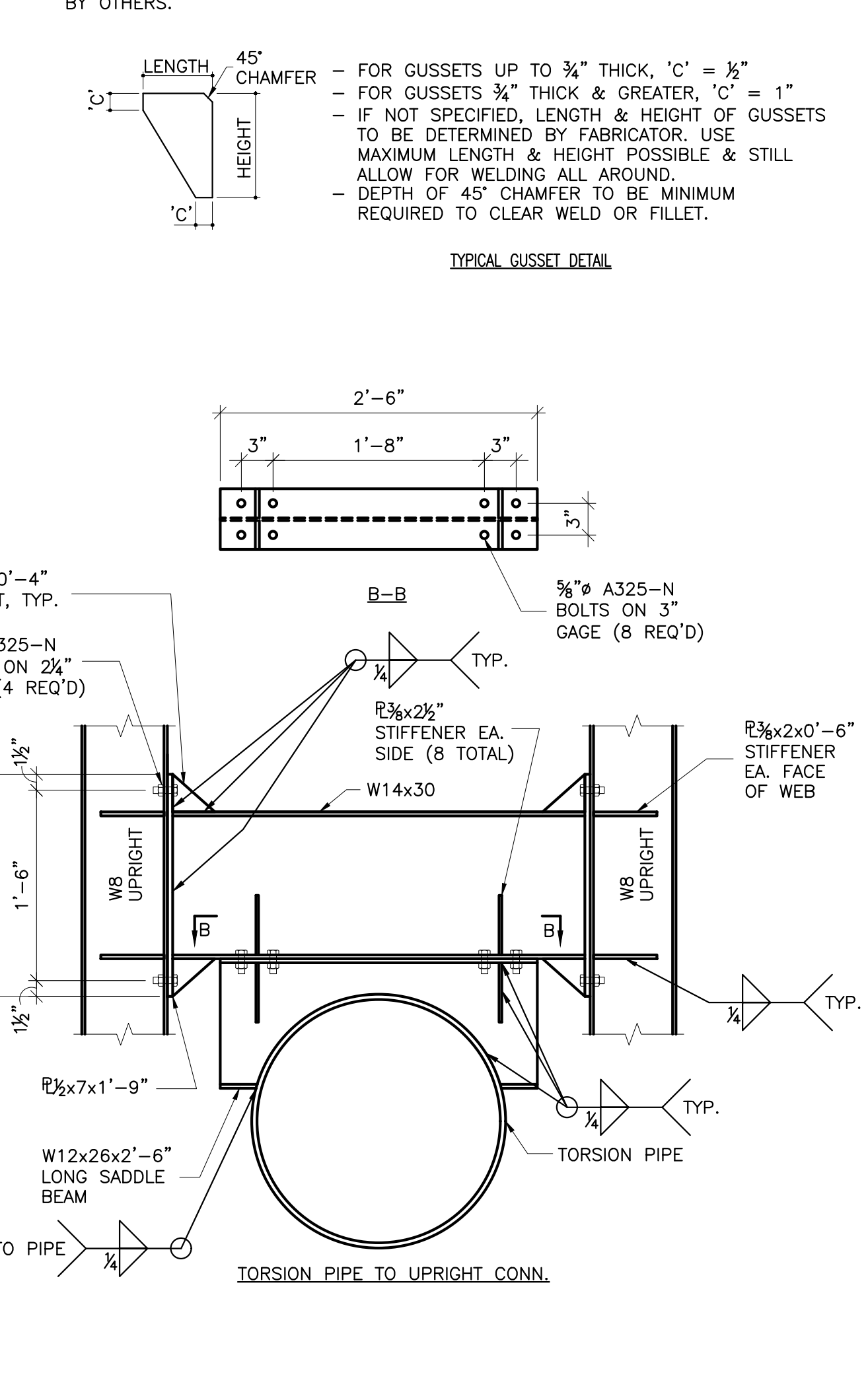
**EQUITY
SIGN GROUP**
FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
MEDIA COMPANY



- GENERAL NOTES:
1. GOVERNING CODE: INTERNATIONAL BUILDING CODE 2018 (RISK CATEGORY II, ULTIMATE WIND VELOCITY = 101 MPH).
 2. FOUNDATIONS ARE DESIGNED BASED ON IBC PRESUMPTIVE LOAD BEARING VALUES SOIL TYPE: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT.
VERTICAL FOUNDATION PRESSURE:.....1500 PSF
SKIN FRICTION RESISTANCE:.....250 PSF/FT DEPTH
LATERAL BEARING PRESSURE:.....100 PSF/FT
CONTRACTOR TO NOTIFY ENGINEER IF SOIL CONDITIONS VARY FROM THOSE LISTED ABOVE.
* NOTE: LATERAL BEARING CAPACITY IS INCREASED BY A FACTOR OF TWO FOR DESIGN AS ALLOWED BY IBC 1806.3.4.
 3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, LOCAL CODES/ ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.
 4. STEEL FRAMING SHALL BE PRODUCED, FABRICATED, AND ERECTED IN ACCORDANCE TO THE 2016 AISC SPECIFICATION AND CODE OF STANDARD PRACTICE.
 5. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. REQUIREMENTS AND MINIMUM YIELD STRENGTHS UNLESS NOTED OTHERWISE:
ALL WIDE FLANGE SHAPES (ASTM A-992).....FY = 50 KSI
TYPICAL STEEL PIPE (ASTM A-500 GRADE B).....FY = 46 KSI
HIGH STRENGTH STEEL PIPE (ASTM A-572 GR 50).....FY = 50 KSI
OTHER SHAPES AND PLATES UNLESS NOTED (ASTM A-36).....FY = 36 KSI
NOTE: WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.

NOTE: WHERE MINIMUM YIELD STRENGTHS ARE NOTED AND NOT LISTED ABOVE, STEEL SHALL BE WELDABLE AS DETERMINED BY AWS D.1.1 AND MEET OR EXCEED THE MINIMUM YIELD STRENGTH SPECIFIED AND WALL THICKNESSES SHALL NOT BE LESS THAN THE SPECIFIED WALL THICKNESS.
 6. ALL BOLTS SHALL BE ASTM A325-N IN STANDARD HOLES WITH SUITABLE WASHERS AND NUTS (UNLESS NOTED OTHERWISE) AND SHALL BE PRETENSIONED USING EITHER TURN-OFF-NUT, A CALIBRATED WRENCH, TWIST-OFF TYPE BOLTS, OR DIRECT TENSION INDICATORS. BOLTED CONNECTIONS DESIGNATED AS SLIP- CRITICAL (SC) SHALL HAVE UNCOATED SURFACES FREE OF SCALE AND COATINGS (CLASS A FAYING SURFACES).
 7. ALL WELDING SHALL BE MADE IN ACCORDANCE WITH THE AWS/AWS 'D1.1 - STRUCTURAL WELDING CODE - STEEL', LATEST EDITION. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING E 70XX ELECTRODES.
 8. STRUCTURAL DOCUMENTS ARE PROTECTED BY U.S. COPYRIGHT LAWS, AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN CONSTRUCTION OF THE SIGN DESCRIBED IN THIS DOCUMENT AND THE GEOGRAPHICAL LOCATION SHOWN. THE STRUCTURAL DESIGN DESCRIBED IN THIS DOCUMENT IS NOT VALID FOR ANY OTHER PURPOSE, USE, OR LOCATION. ANY DEVIATIONS FROM THIS PRINT SHALL BE APPROVED BY THE ENGINEER.
 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 10. PROVIDE 1/4" CAP PLATES FOR END OF TORSION PIPE. CAP PLATES TO BE SEAL WELDED, ALL AROUND, TO PIPE.
 11. CATWALKS GRATING TO BE 3.14 P.S.F. EXPANDED METAL GRATING. (WELD GRATING TO CATWALK ANGLES WITH A FILLET WELD, 1" LG. AT 12" C/C)
CATWALK LIVE LOAD:.....40 PSF
 12. THIS STRUCTURE IS DESIGNED TO SUPPORT (2) 8,500 LB. DIGITAL BOARDS.
 13. DESIGN AND CONSTRUCTION OF DIGITAL BOARDS AND ATTACHMENT TO STRUCTURE



1/18/2023

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment: All Watchfire billboards automatically adjust brightness levels using either a 100-step hardware photocell, or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the billboard will automatically adjust brightness based on the longitude and latitude location of the billboard. The billboard is appropriately dimmed or brightened based around daily sunrise and sunset. A hardware photocell will automatically adjust a billboard's brightness relative to changes in ambient light levels. For both options, a billboard operator can manually decrease the brightness from standard settings, but for safety reasons and in conformance to industry codes, Watchfire cannot allow billboards to operate brighter than standard settings. The Watchfire digital billboard will not exceed 300 nits in full white mode from sunset until 11:00 P.M in compliance with A.R.S. ss28-7902.

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the billboard and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Billboard Details

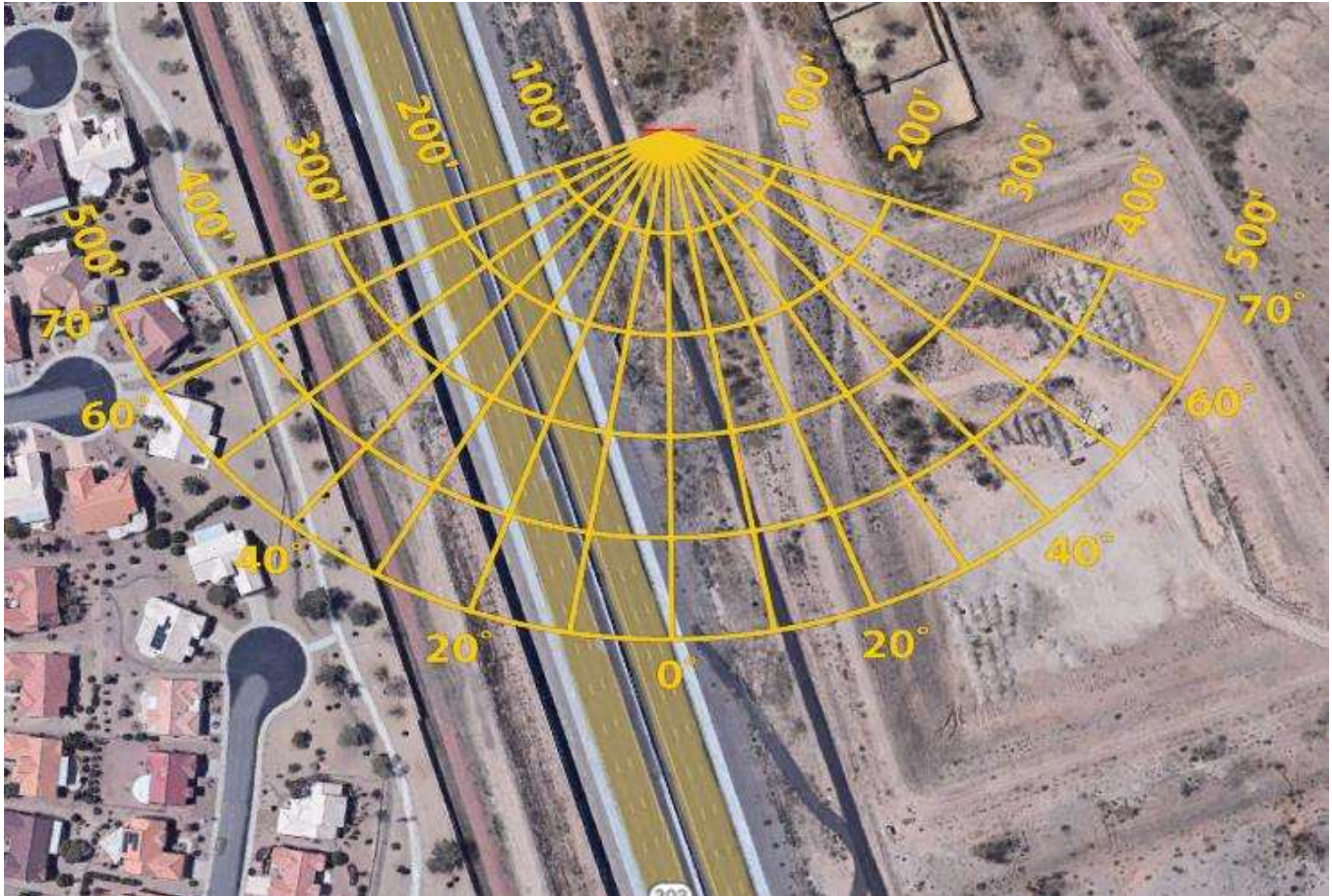
Size:14"x48'

Location: 303 Corridor 4

The table below represents a large LED billboard, demonstrating the increase in illuminance from the billboard during normal night operation. Smaller billboards would have less effect than shown below. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation					
	Horizontal Viewing Angle				
Viewing Distance (ft)	0°	20°	40°	60°	70°
100	0.68	0.63	0.55	0.38	0.23
200	0.17	0.16	0.14	0.10	0.06
300	0.08	0.07	0.06	0.04	0.03
400	0.04	0.04	0.03	0.02	0.01
500	0.03	0.03	0.02	0.02	0.01

Example Broadcast of Light at Distances and Angles



Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED billboards.

Scotty Bland

Account Manager

Phone 217-504-9398

email scotty.bland@watchfiresigns.com

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 service 800-406-6091

Citizen Participation Plan

Loop 303 Billboards

APN's 503-69-015F, 503-69-015E, 503-69-008D

Conditional Use Permit (CUP) Case #'s FS22-1445, FS22-1449, & FS22-1450

Citizen Participation Plan: Revised March 6, 2023





Project Description

The Applicant desires to obtain three (3) separate Conditional Use Permits (CUP's) on three (3) separate parcels - APN 503-69-015F, 503-69-015E, 503-69-008D ("Properties") to install three (3) digital billboard signs, one (1) on each parcel.

Notification and Information Procedures

The sites were originally posted on January 10, 2023 with six (6) total signs (*See Attachment A: Map of Posting Locations and Pictures of Postings*) – two (2) signs per parcel. These are located north and south of the subject parcels for greater visibility from the Loop 303 and frontage road to the south and other access easements to the north. This posting meets the minimum 15-day notice requirement prior to the public outreach meetings. These postings will be updated once the Planning and Zoning Commission and City Council public hearing dates are confirmed by The City of Surprise. The City also sent mailed out individual mailers on December 23, 2022 to all property owners within 300' of the Properties and other interested parties. Legal-ad notices were also published for these neighborhood meetings.

Public Outreach Meetings Summary

An open house public meeting for the subject request was held on January 25, 2023 at 6:00 p.m. The meeting was located at the Asante Preparatory Academy (cafeteria building), addressed at 23251 N 166th Dr, Surprise, AZ 85387. There were 7 individuals from the public that attended the meeting per the sign-in sheet (*See Attachment B: Public Outreach Meeting Sign-In Sheet*). The applicant's representatives attended and provided details of the proposal and answered questions along with City of Surprise Planning staff for procedural details. It should be noted that HOA members from Corte Bella subdivision located across the Loop 303 attended and had no concerns. There was one individual that had some issues with the proposed billboards, the applicant's representatives made sure to address their comments and questions and provided contact info for follow up if needed.

A second public meeting was held virtually via GoTo Meeting on January 26, 2023 at 6:00 p.m. Trever Fleetham, AICP, City of Surprise Senior Planner was in attendance. The only other individuals in attendance from the public were Mr. Ernest Keith and his wife. They mentioned that they reside in Corte Bella and in general do not like billboard uses. They did not have any questions, but only comments and the applicant representatives provided a presentation and explained how surrounding properties south of the Loop 303 will not be affected due to buffers, grade differences, screening, billboard technology, and other project details. The only follow up from Mr. Keith was a request for presentation material, which was provided via email. No other individuals have contacted the applicant since the public meetings were held and as of writing of this report.



Other Public Participation Details

The applicant has not received any additional correspondence from surrounding property owners or stakeholders of the project as of writing of this report. We will continue to monitor and will notify staff of any material if received and any other communication as needed.



Attachment A:
Map of Posting Locations and Pictures of
Postings

[illegible]

AFFIDAVIT OF POSTING

Application No: FS22-1445
Applicant Name: Tiffany & Bosco
Location: 14102 W Pinnacle Peak Rd
Date Site Posted: 01/10/23

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 1/10/23
Applicant Representative Signature Date

This instrument was acknowledged before me on 01/10/23, 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

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

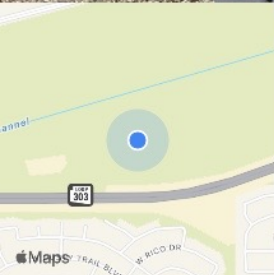
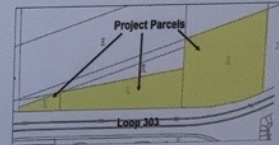
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Jan 10, 2023 11:15AM

85373

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

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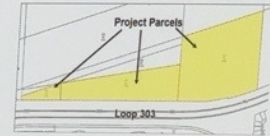
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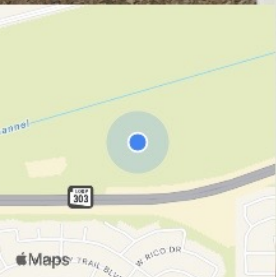
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85373
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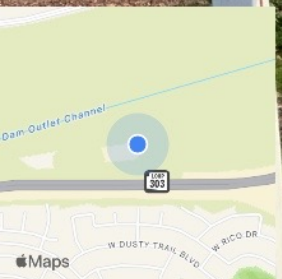
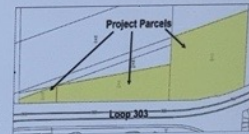
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Jan 10, 2023 10:39AM
85387
Maricopa County

Notice of Public Hearing City of Surprise

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City Council

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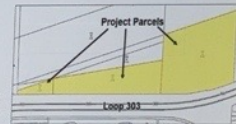
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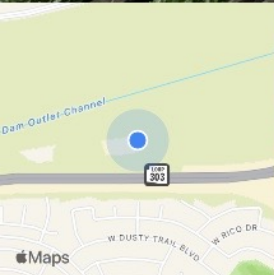
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85387

Maricopa County

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Planning & Zoning

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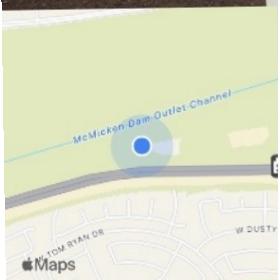
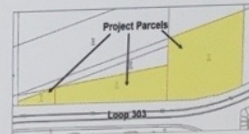
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Jan 10, 2023 10:08AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

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Time: 6:00 P.M.

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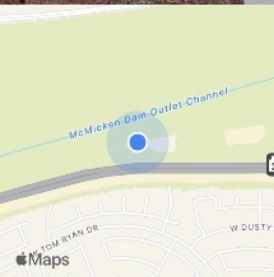
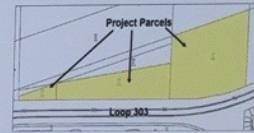
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Jan 10, 2023 10:07AM
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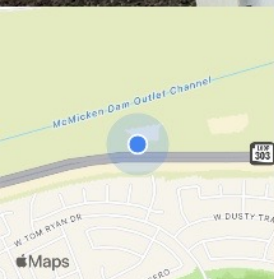
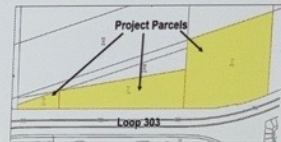
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Jan 10, 2023 09:23AM
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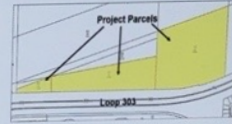
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Jan 10, 2023 09:23AM
SR-303 Loop S
Maricopa County

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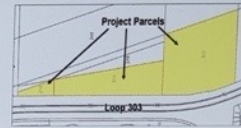
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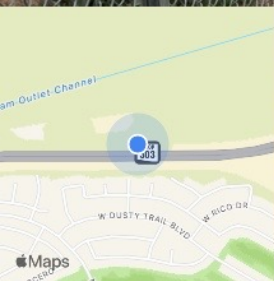
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Jan 10, 2023 08:56AM
SR-303 Loop S
Maricopa County

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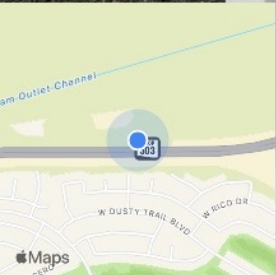
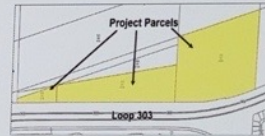
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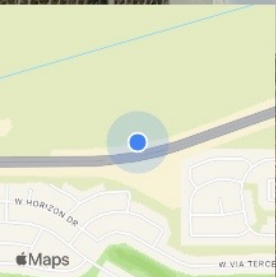
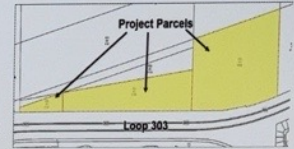
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For more information, call: 623-222-3011 Surpriseaz.gov



Jan 10, 2023 08:32AM
SR-303 Loop S
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

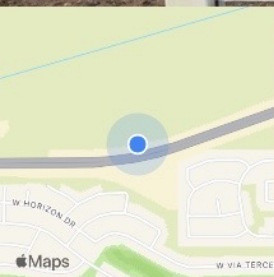
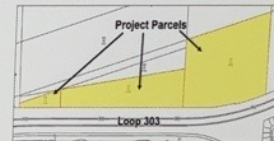
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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Jan 10, 2023 08:33AM
SR-303 Loop S
Maricopa County



Attachment B:
Public Outreach Meeting Sign-In Sheet

Date : January 25, 2023 Time: 6:00 - 7:00 PM

[illegible]

Date : January 25, 2023 Time: 6:00 - 7:00 PM

[illegible]

AFFIDAVIT OF POSTING

Application No: FS22-1445, FS22-1449, and FS22-1450

Applicant Name: Tiffany & Bosco

Location: 14102 W Pinnacle Peak Rd

Date Site Posted: 03/28/23

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
Applicant/Representative Signature

3/28/23
Date

This instrument was acknowledged before me on 03/28/23, 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

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

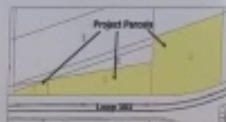
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:09AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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Location: Asante Preparatory Academy - Cafeteria
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Location: 16000 N Civic Center Plaza
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Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

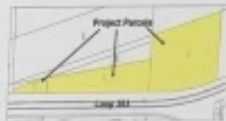
ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

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PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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



Mar 28, 2023 09:10AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 850-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

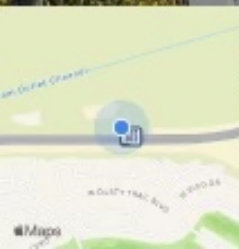
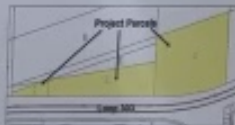
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Mar 28, 2023 09:17AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

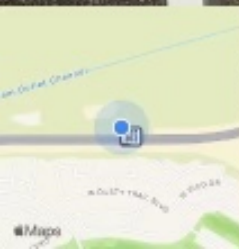
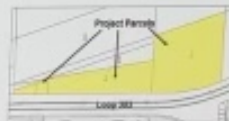
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Mar 28, 2023 09:17AM

SR 303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://meet.google.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-206

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

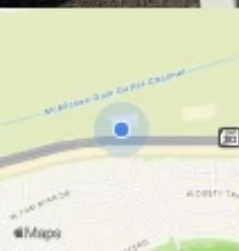
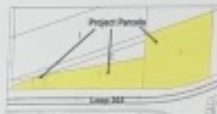
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

GENERAL LOCATION: North of Loop 303 and east of the 147th Ave roadway alignment within the State Route 303 Corridor

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



Mar 28, 2023 09:24AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 26, 2023

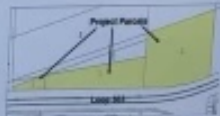
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 660-3123

PASSCODE: 470-323-206

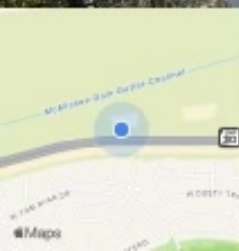
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Mar 28, 2023 09:24AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

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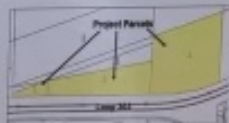
PASSCODE: 470-323-205

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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Mar 28, 2023 09:45AM

SR-303 Loop S

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MariCopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 198th Dr. Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: January 25, 2023

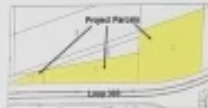
TIME: 6:00 PM

ONLINE ACCESS: <https://meet.goto.com/TBZoning/loop-303-billboards-virtual-neighborhood-meeting>

CALL IN: 1 (408) 690-3123

PASSCODE: 470-323-205

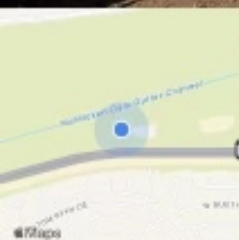
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Mar 28, 2023 09:45AM

SR-303 Loop S

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: January 25, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387

Virtual Meeting

DATE: January 26, 2023

TIME: 6:00 PM

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

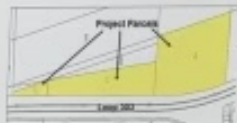
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

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



Mar 28, 2023 09:51AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 25, 2023

Date: May 4, 2023

Date: N/A (not applicable)

Time: 6:00 P.M.

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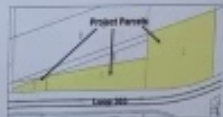
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Mar 28, 2023 09:51AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

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PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

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Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

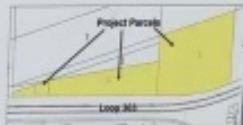
Location: 16000 N Civic Center Plaza
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Case Numbers: FS22-1445, FS22-1449, FS22-1450

Requests: Three (3) Conditional Use Permits for 672 sf billboard signs (digital) on APN's 503-69-015F, 503-69-015E, 503-69-008D

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Mar 28, 2023 09:57AM

85387

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Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

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Date: January 25, 2023

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CALL IN: 1 (408) 650-3123

PASSCODE: 470-323-205

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: N/A (not applicable)

Time: 6:00 P.M.

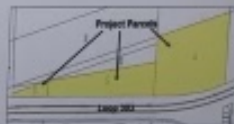
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1445, FS22-1449, FS22-1450

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



Mar 28, 2023 09:57AM

85373

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Maricopa County



FS22-1445, FS22-1449, FS22-1450 Billboards on Loop 303 Conditional Use Permits

Planning & Zoning Commission

May 4, 2023



VICINITY MAP



ZONING MAP

DESIGNED BY: _____ DATE: _____
 DRAFTED BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

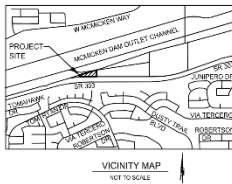
BILLBOARD SETBACK FROM R/W		
MINIMUM	MAXIMUM	ACTUAL
20'	200'	20'

BILLBOARDS SHALL BE TURNED OFF FROM THE HOURS OF 11:00 PM TO DAWN OF THE NEXT DAY PER THE CITY OF SURPRISE LAND ORDINANCE

THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT IS IN CONFLICT WITH MARICOPA COUNTY ASSessor - PARCEL MAPS BEARINGS AND DISTANCES, AS SHOWN, WERE CALCULATED BASED ON SUPPORTING RECORDED DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED.

SITE PLAN FOR SR 303 BILLBOARDS APN 503-69-015F

SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 4 NORTH,
 RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
 CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
 NOT TO SCALE

HUIT-ZOLLARS
 5000 N. 40TH STREET, SUITE 100 | PHOENIX, AZ 85018
 www.huit-zollars.com
 ADVANCED DESIGN™

ENGINEER

HUIT-ZOLLARS, INC.
 5000 N. 40TH ST., SUITE 100
 PHOENIX, ARIZONA 85018
 PHONE: (602) 253-0384
 FAX: (602) 253-0385
 CONTACT: RYAN KAHN, P.E.
 EMAIL: RSKAHN@HUIT-ZOLLARS.COM

APPLICANT

REACTIVE MEDIA COMPANY
 SCOTTSDALE, AZ 85067
 P.O. BOX 1652
 CONTACT: INETT COONEY
 TEL: (480) 338-1738
 EMAIL: REACTIVEMEDIA@REACTIVE-MEDIA.COM

DEVELOPMENT SUMMARY

OWNER: WHITE TANKS CATTLE COMPANY LLC
 SURPRISE, AZ 85075
 ZONING: PAD-COMMERCIAL
 APN: 503-69-015F
 GROSS: 2.1 AC (83,580.0 SF)
 SQ. FT: 872

UTILITIES

WATER & SEWER: CITY OF SURPRISE
 ELECTRICITY: ARIZONA PUBLIC SERVICE
 GAS: SOUTHWEST GAS CORPORATION
 TELEPHONE: COX COMMUNICATIONS, CENTURION
 POLICE: SURPRISE POLICE DEPARTMENT
 FIRE: CITY OF SURPRISE
 SCHOOL DISTRICT: DYSPORT UNITED SCHOOL DISTRICT

LEGEND

- CENTERLINE
- PROPERTY LINE
- EASEMENT
- - - RIGHT-OF-WAY (R/W)
- PROCP PROPOSED
- APN ASSessor'S PARCEL NUMBER

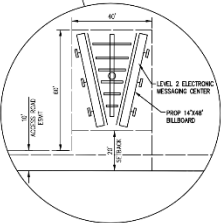
BILLBOARDS SPACING

APN 503-69-015F TO 503-69-015E = 1,807'
 APN 503-69-015E TO 503-69-0000 = 1,807'

FEMA FLOOD ZONE INFORMATION

ALL FLOOD ZONES AND SHOWN WITHIN PLAN SET

COADJUNCT	PANEL NUMBER	DATE OF FIRM	FORM ZONE	BASE FLOOD ELEVATION (IN AG USE DCPH)
010003	010003	OCT 16, 2013	X-1 SHADDED	



BILLBOARD YARD
 SCALE: 1"=20'

SR 303 BILLBOARDS

SITE PLAN



010003	010003
010003	010003
010003	010003
010003	010003

CASE #: FS22-1450

FS22-1450 SITE PLAN

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

43'-8"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

6'-4"
 Grade to Freeway

Freeway side



FS22-1445 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

44'-11"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

5'-1"
 Grade to Freeway

Freeway side



FS22-1449 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel base planter to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Surprise Az logo copy to be 4' wide x 23" tall.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

42'-1"
 Height
 above
 freeway

STACKED STONE
 APPLIED TO ALL 4 SIDES
 OF TOP SECTION

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF ACCENT BANDS.
 Dunn Edwards De6070
 "Chocolate Chunk".

PAINTED TEXTURE FINISH
 ON ALL 4 SIDES
 OF LOWER SECTION.
 Dunn Edwards De6124
 "Whole Wheat".

7'-11"
 Grade to Freeway

Freeway side

48'

672 Sq ft. Sign area

**A taste
 that's One
 of a Kind.**

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Overall Image to be
 5' below horizontal panel
 to center

50'

14'

3'

33'

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1450

FS22-1450 ELEVATIONS

Aluminum pole cover construction with internal framing.
 .125" thick aluminum plate with 1.5" x 1.5" x 3/16" structural aluminum angle frame.

Lower section to have stucco texture finish painted to match
 Dunn Edwards De6124 "Whole Wheat".

Two aluminum accent bands to have texture finish painted to match
 Dunn Edwards De6070 "Chocolate Chunk".

Upper surface covered with urethane panel Stacked stone system.
 (Texture Plus, LedgeStone Select Interlock, Tan.)

Pole cover Dimensions:
 4' wide at base, 12' wide at top, 4' deep overall.

Rusted steel emblem accent to be 1/8" thick steel plate.
 Overall dimensions to be 8' tall x 6' wide.
 To be mounted to pole cover as shown. Pinned off stone surface by 2".
 Saguaro and Surprise copy to be applied to surface.

Pole cover welded to pipe support.



3-2-23

**EQUITY
SIGN GROUP**
 FULL SERVICE - DESIGN, MANUFACTURE, INSTALL

Boulevard
 MEDIA COMPANY

43'-8"
Height
above
freeway

STACKED STONE
APPLIED TO ALL 4 SIDES
OF TOP SECTION

PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF ACCENT BANDS.
Dunn Edwards De6070
"Chocolate Chunk".

PAINTED TEXTURE FINISH
ON ALL 4 SIDES
OF LOWER SECTION.
Dunn Edwards De6124
"Whole Wheat".

6'-4"
Grade to Freeway

Freeway side

48'

672 Sq ft. Sign area

**A taste
that's One
of a Kind.**

© 1997 P&P is a registered trademark of P&P Paper/Stone Co. Inc. 001141 P&P Paper/Stone Co. Inc. 001141

Overall Image to be
5' below horizontal panel
to center

50'

14'

3'

33'

BILLBOARDS ON LOOP 303
 CUP Case # FS22-1445

ALTERNATIVE OPTION B



Outreach

Neighborhood Meeting

- January 25, 2023 at Asante Preparatory Academy
 - 7 attendees
- January 26, 2023 via virtual meeting
 - 2 attendees
- Concerns/ Questions:
 - Visual impact/ night sky
 - Heights
 - Development timing



RECOMMENDATION

Staff recommends the P&Z Commission approve FS22-1445 subject to stipulations 'a' – 'd'

Staff recommends the P&Z Commission approve FS22-1449 subject to stipulations 'a' – 'd'

Staff recommends the P&Z Commission approve FS22-1450 subject to stipulations 'a' – 'd'

Note: specificity is needed on which alternative is desired



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





STIPULATIONS

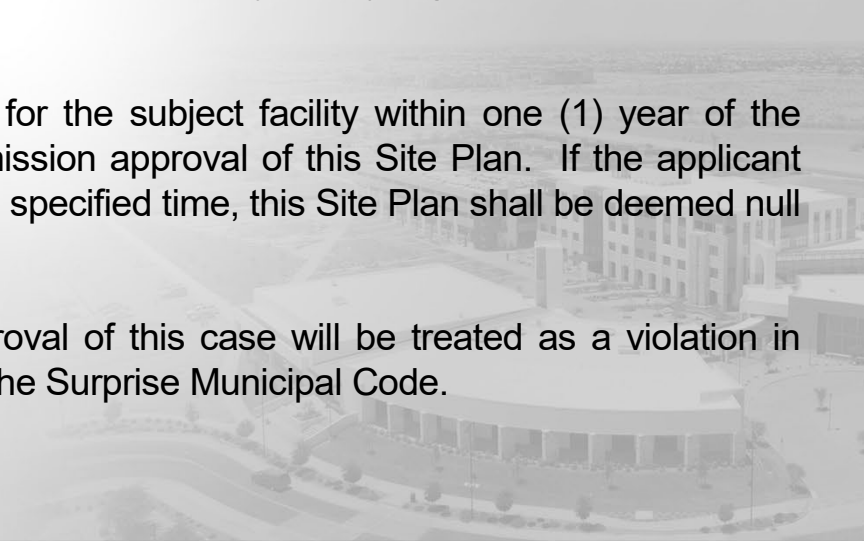
FS22-1445 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-015E,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
- b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
- c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- d. 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.



STIPULATIONS

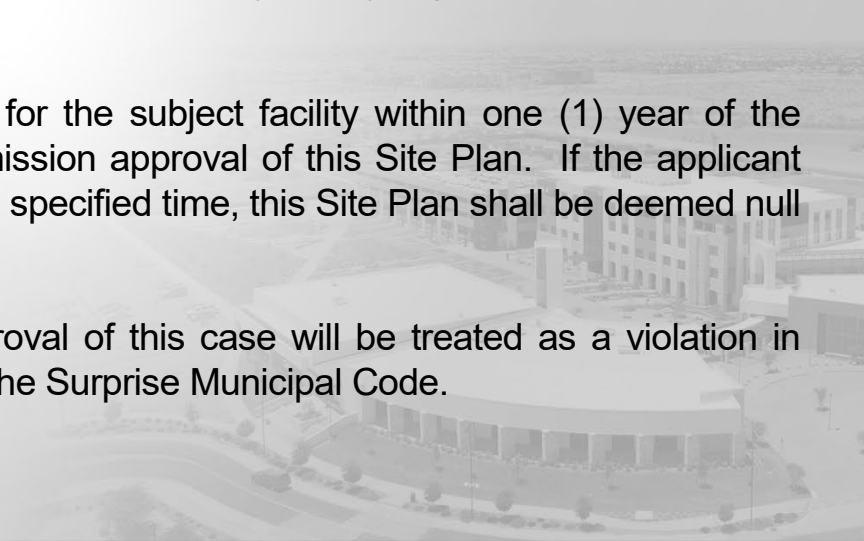
FS22-1449 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-008D,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
 - b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
 - c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - d. 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.
- 



STIPULATIONS

FS22-1450 Stipulations

- a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan for SR 303 Billboards APN 503-69-015F,” Sheet 1 of 1, prepared by Huitt-Zollars and received February 6, 2023.
 - b. Elevations shall be consistent with the Elevations prepared by Equity Sign Group and received March 7, 2023 (Option A or B).
 - c. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 4, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Major PAD Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue. Case FS22-1573

Motion:

Motion to recommend approval of the proposed Major PAD Amendment to the Prasada PAD (case FS22-1573) to the City Council subject to stipulations 'a' and 'b' as outlined in the staff report.

Background:

Beus Gilbert McGroder, PLLC requests a Major PAD Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue. The revisions include upgrading Prasada Parkway to a 5-lane major arterial road, and downgrading Sarival Avenue to a 3-lane major collector 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 - FS22-1573 Prasada Major PAD Amendment - Staff Report 050423 PZ
2. 01 - FS22-1573 Prasada Major PAD Amendment - Vicinity Map

3. 02 - FS22-1573 Prasada Major PAD Amendment - Zoning Map
 4. 03 - FS22-1573 Prasada Major PAD Amendment - Narrative and PAD Amendment Document
 5. 04 - FS22-1573 Prasada Major PAD Amendment - Traffic Impact Analysis
 6. 05 - FS22-1573 Prasada Major PAD Amendment - Citizen Participation Report
 7. 06 - FS22-1573 Prasada Major PAD Amendment - Affidavit of Site Posting
 8. FS22-1573 Prasada Major PAD Amendment - 050423 PZ
-

MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS22-1573**
2
3 **Project Name:** Prasada Major PAD Amendment – Sarival Ave & Prasada
4 Pkw
5
6 **Council District:** 3 – Mesquite
7
8 **Meeting Date:** **May 4, 2023**
9
10 **Planner:** Trever Fleetham, AICP
11
12
13 **Owner:** Suburban Land Reserve, LLC
14
15 **Applicant:** Beus Gilbert McGroder, PLLC
16
17 **Request:** Major Planned Area Development (PAD) Amendment to the
18 Prasada PAD to revise the roadway circulation network between
19 Greenway Road and Waddell Road, from Loop 303 to Sarival
20 Avenue.
21
22 **Site Location:** Generally located between Greenway Road, Sarival Avenue,
23 Waddell Road, and Loop 303, within the Prasada PAD.
24
25 **Site Size:** 290 gross acres (approx.)
26
27 **General Plan**
28 **Conformance:** The proposal is consistent with the Surprise General Plan 2035.
29
30 **Support/Opposition:** See attached Citizen Participation Report
31
32 **Staff Recommendation:** Staff recommends the Commission move to recommend
33 **approval** of case **FS22-1573**, subject to stipulations ‘a’ and ‘b’.
34
35
36
37
38

39 **Project Description:**

40 Beus Gilbert McGroder, PLLC requests a Major PAD Amendment to the Prasada PAD to
41 revise the roadway circulation network between Greenway Road and Waddell Road, from
42 Loop 303 to Sarival Avenue. The revisions include upgrading Prasada Parkway to a 5-
43 lane major arterial road, and downgrading Sarival Avenue to a 3-lane major collector road.
44

45 **Background:**

46 **June 22, 2006:** The Mayor and City Council approved the Prasada Planned Area
47 Development under case PAD05-465, Ordinance #06-26.
48

49 **September 14, 2006:** The subject property was annexed into the City of Surprise under
50 Ordinance #06-42.
51

52 **December 5, 2022:** The applicant submitted for a Major PAD Amendment to the Prasada
53 PAD under case FS22-1573, the subject case.
54

55 **March 22, 2023:** The applicant held an in-person neighborhood meeting at Cimarron
56 Springs Middle School to discuss the proposed application.
57

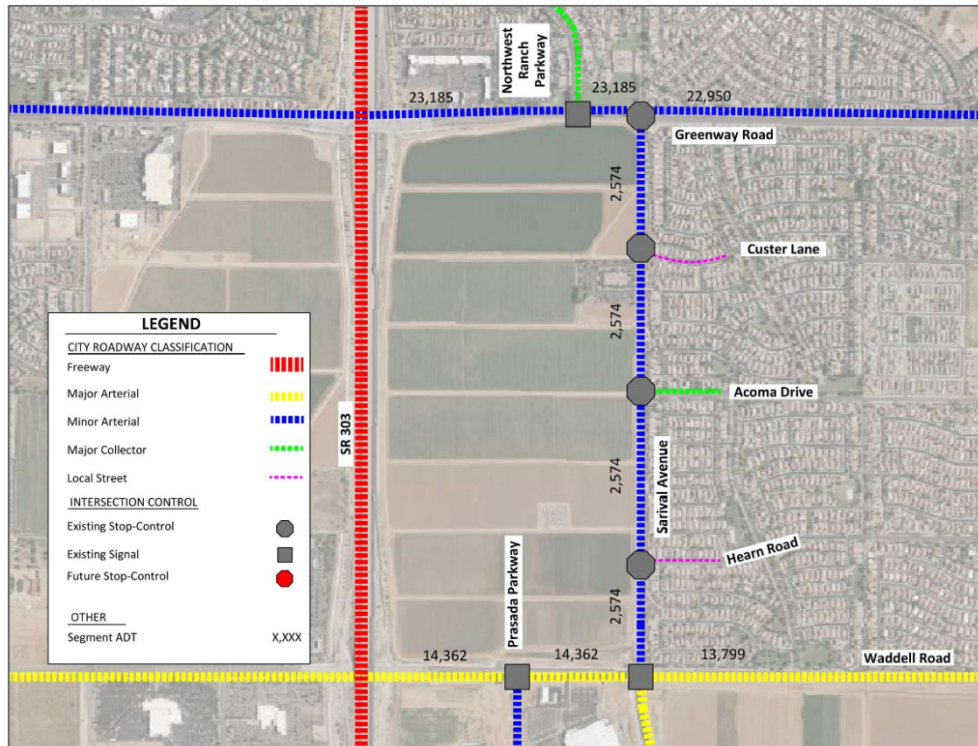
58 **March 23, 2023:** The applicant held a virtual neighborhood meeting to discuss the
59 proposed application.
60

61 **Analysis and Discussion:**

62 When the Prasada PAD was originally approved in 2006, it was accompanied by a Traffic
63 Impact Analysis (TIA) to address traffic and transportation impacts of the Prasada
64 development on surrounding streets and intersections. This TIA identified major arterial
65 roadways adjacent to Prasada that were planned as six (6) lane facilities. These
66 roadways are Waddell Road, Cactus Road, Reems Road, Cotton Lane, and Sarival
67 Avenue.
68

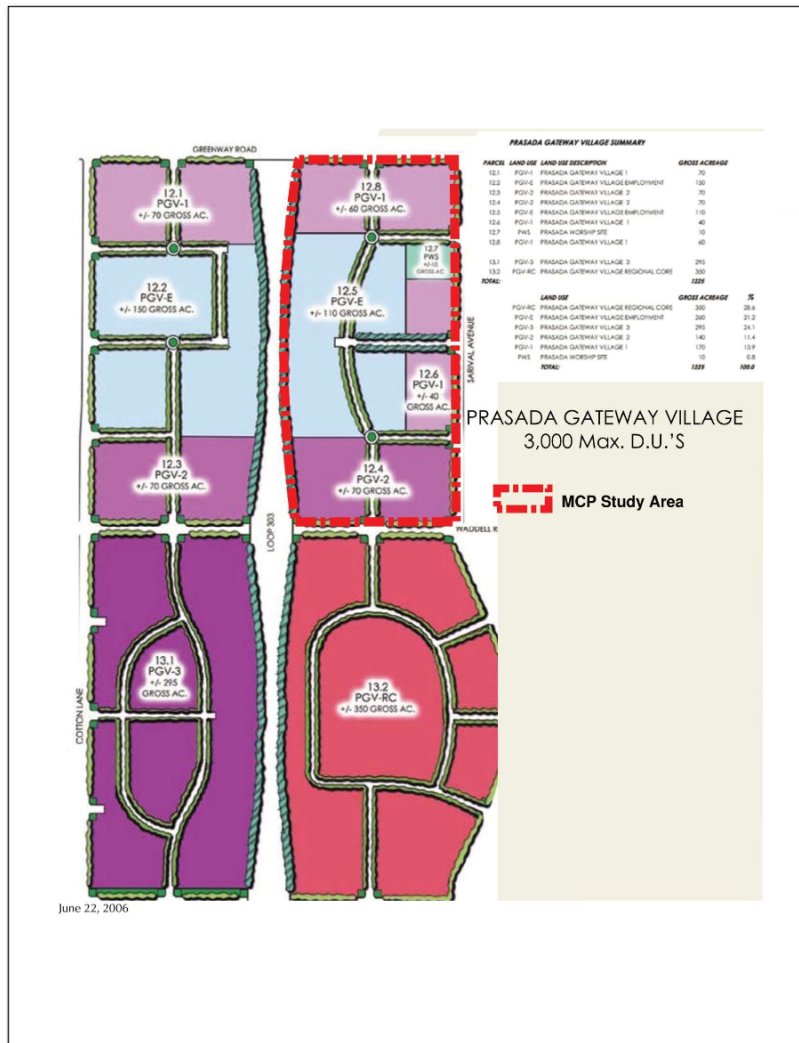
69 Of these, only Sarival Avenue from Greenway Road to Waddell Road is part of the study
70 area subject to this amendment request. Parallel to Sarival Avenue and within the study
71 area is another roadway alignment known as Prasada Parkway. This roadway is planned
72 as a three (3) lane major collector facility.
73

Figure 4: Existing Roadway Network and ADT



The study area is bounded by Greenway Road to the north, Sarival Avenue to the east, Waddell Road to the south, and Loop 303 to the west. This area is within the Prasada Gateway Village (PGV) of the overall Prasada development, which is largely planned for commercial and employment uses. At this time, the study area is predominately undeveloped farm land, with the exception of a church site, though development proposal are currently in planning and review stages.

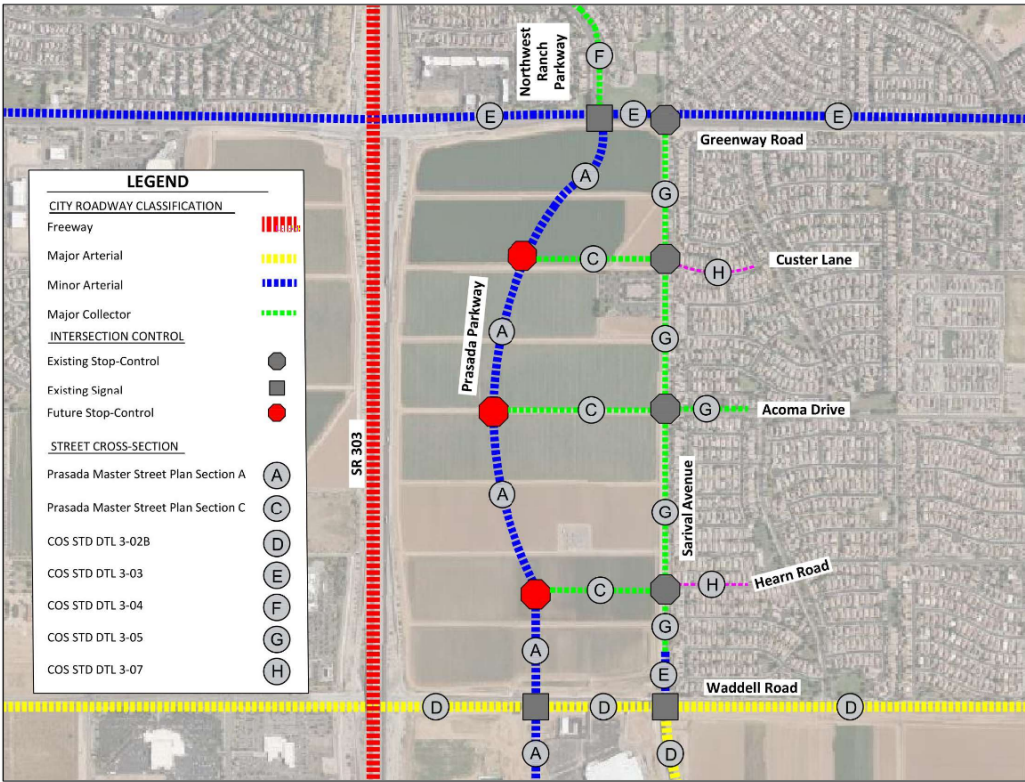
Figure 2: Prasada Gateway Village Zoning Map



As such, the developers desire revisions to this roadway circulation network. The applicant is requesting that Sarival Avenue, which terminates at Greenway Road, be downgraded from a 6-lane major arterial road to a 3-lane major collector road. Sarival Ave separates this commercial and employment area of Prasada from the existing residential neighborhoods of Legacy Parc to the east. The applicant believes this change will be more conducive to residential-type circulation and traffic.

Prasada Parkway is then proposed to be upgraded from a 3-lane major collector road to a 5-lane minor arterial road. This roadway would become the primary route for the commercial traffic produced by the developments within Prasada. At the intersection of Waddell Road on the south end of the study area, Prasada Parkway will align with the existing leg of this same roadway that extends south through the newly developed Regional Shopping Center. On the north end at Greenway Road, Prasada Parkway will align with the existing signalized intersection at Northwest Ranch Parkway.

Figure 5: Planned Roadway Network



An updated high-level TIA was prepared and approved in conjunction with this application. This analysis found that at buildout of the study area, the proposed roadway classifications are adequate to carry the maximum expected average daily trips (ADT). The TIA also found that Northwest Ranch Parkway, from Greenway Road to Bell Road, will not be an attractive route for regional vehicle or truck traffic traveling to/from the study area. This was a concern of the residents of Northwest Ranch to the north of the study area due to Prasada Parkway being proposed to connect to the Northwest Ranch Parkway alignment.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
School District	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, which can accommodate a variety of land uses. The General Plan states that these areas are “intended to provide opportunities for a mixture of commercial and retail uses, office and employment areas, higher density housing, hospitality developments, government and civic uses, educational and medical campuses, and entertainment choices to encourage a true live, work play environment.” The site is also located with the Transit Oriented Development (TOD) overlay and the 303 Corridor Employment Growth Area, which is “expected to be a prestigious corporate center and high density development area.”

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Arizona Department of Transportation (ADOT) and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

Citizen Outreach:

The applicant held neighborhood outreach meetings on March 22, 2023 at 6pm at the Cimarron Springs Middle School and March 23, 2022 virtually. The meetings were posted and noticed in compliance with the LDO and State Statute, though the applicant did elect to double the noticing area from 300 feet to 600 feet. The applicant felt this was important to ensure the residents of Legacy Parc and Northwest Ranch were notified of this request.

There were eight (8) members of the public in attendance at the in-person meeting, and nine (9) in attendance during the virtual meeting. Questions/concerns posed by the attendees included topics of signals and traffic control, nature of the TIA, increased traffic on Northwest Ranch Pkwy, truck traffic, timing, and developments. See the attached Citizen Participation Report for a detailed summary.

Summary:

The proposed Major PAD Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue is consistent with the intent of the Prasada PAD and Surprise General Plan 2035.

Findings:

- The proposed Major PAD Amendment is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.

Staff's Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case FS22-1573 to the City Council subject to stipulations ‘a’ and ‘b’ as follows:

- 160 a. Development and use of the site shall be consistent with the PAD Amendment
161 document entitled "Major Amendment to Prasada PAD (Prasada Gateway Village)",
162 prepared by Beus Gilbert McGroder PLLC, dated February 24, 2023.
163
164 b. Non-compliance with the stipulations of approval of this case will be treated as a
165 violation in accordance with the applicable provisions of the Surprise Municipal
166 Code.
167

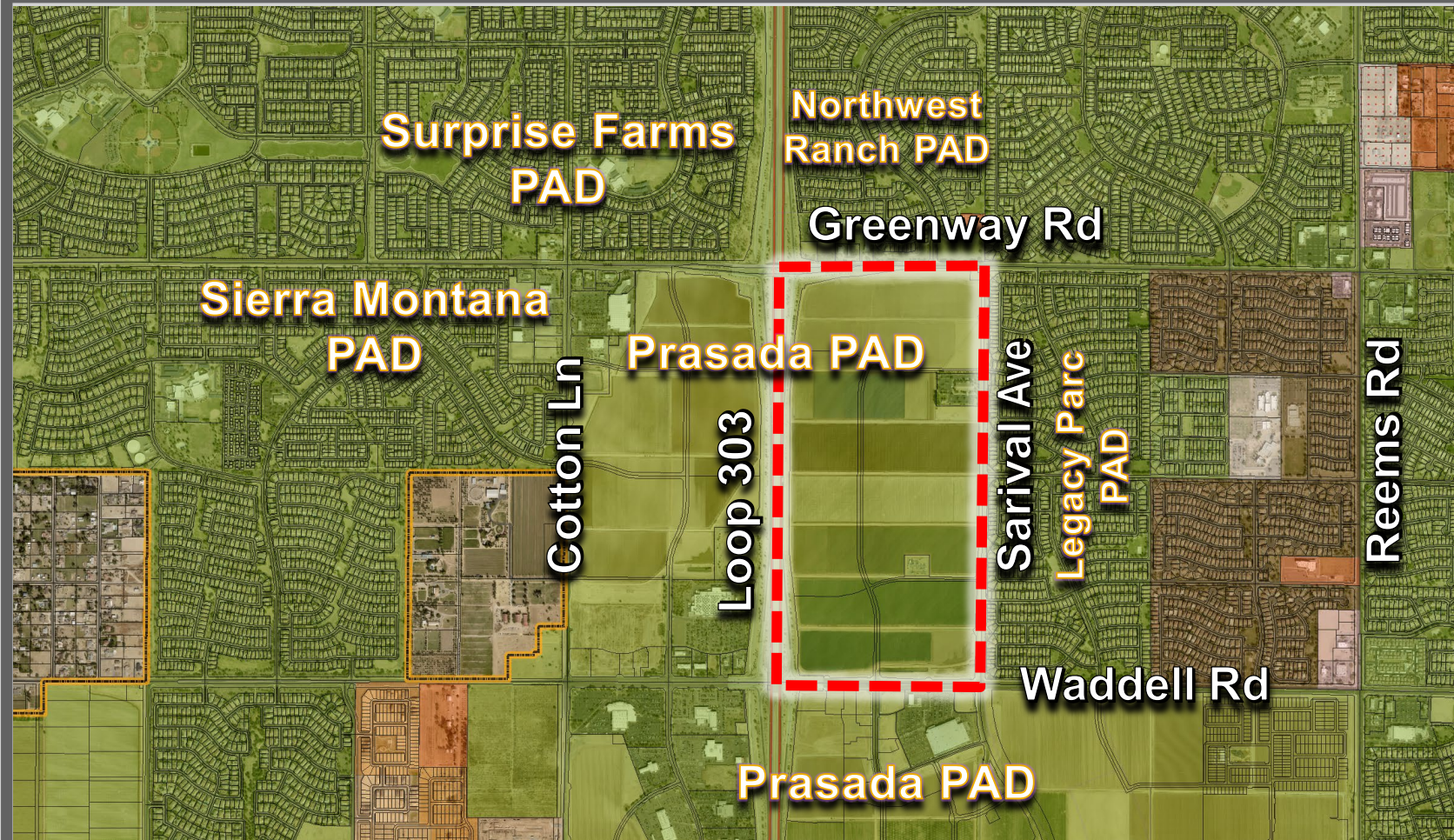
168 However, should the Commission wish to recommend **denial** of the request, the Commission
169 should make its own findings and base its decision on those alternative findings.
170

171 **Attachments:**

172
173 01 Vicinity Map
174 02 Zoning Map
175 03 Narrative and PAD Amendment Document
176 04 Traffic Impact Analysis
177 05 Citizen Participation Report
178 06 Affidavit of Site Posting
179 PPT



FS22-1573 VICINITY MAP



FS22-1573 ZONING MAP

Major Amendment to Prasada PAD (Prasada Gateway Village)

Case: FS22-1573



Original Zoning Case PAD05-465

Approved June, 22, 2006

February 24, 2023

Submitted By:

Beus Gilbert McGroder PLLC
Paul E. Gilbert and Andy Jochums
701 N 44th Street
Phoenix AZ 85008

Submitted For:

Suburban Land Reserve
Daniel Owen
51 S. Main Street
Salt Lake City, UT 84111

Simon CRE
Josh Simon and Ben Millick
6900 E 2nd Street
Scottsdale, AZ 85251

Background:

The Prasada master planned community's Planned Area Development ("PAD") zoning was established via case number PAD05-0465 in 2006. This PAD set forth the allowed uses as well as development and design standards for an overall project of 3,355 acres. Pursuant to the PAD, Prasada was divided into three distinct components: a 1225-acre Gateway Village, which is primarily mixed use and will include the commercial core; a 530-acre Urban Village that is primarily urban residential transitioning into vertical mixed use at the western edge; and a 1600-acre predominantly residential Lake Village.

As part of the PAD, the Prasada zoning approval contemplated the necessary infrastructure needed to support the large community, including the circulation network. A TIA was provided to (1) *To evaluate lane requirements on all existing roadway links and at all existing intersections within the study area;* (2) *To recommend necessary lane configurations at study area intersections adjacent to the proposed development in order to provide acceptable future levels of service;* and (3) *To determine appropriate functional classification and cross-section of all study area roadways for the analysis year.* It was determined that certain roadways, including Waddell Road, Cactus Road, Cotton Lane, Sarival Avenue and Reems Road be designed as "six lane facility" major arterial roadways per the City of Surprise 2030 Roadway Plan. Pursuant to these plans, the Prasada PAD included a Master Street Plan including preliminary geometry for street intersections.

Request:

This Major PAD Amendment seeks to reconsider the circulation network of the Prasada Gateway Village, specifically Sarival Avenue and Prasada Parkway as they run parallel between Greenway Road on the north and Waddell Road on the south. It is proposed that Prasada Parkway be upgraded to a 5-lane major arterial to serve as the major north-south connection between Greenway Road and Waddell Road, allowing Sarival Avenue to be downgraded to a 3-lane major collector.

Major Amendment to Prasada PAD (Prasada Gateway Village)

Case: FS22-1573



Original Zoning Case PAD05-465

Original Approval June, 22, 2006

Amendment Approval _____

Amended Text of Page 114

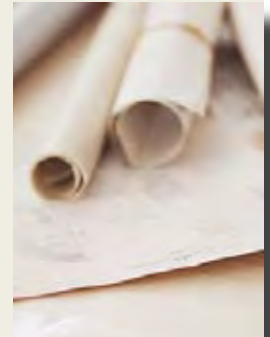
CIRCULATION PLAN

*The Master Street Plans for the Prasada Gateway Village and the Prasada Urban Village are included in Appendix B.

114

Kimley-Horn and Associates, Inc. prepared a traffic impact analysis(TIA) for Prasada, dated October 2005. The purpose of this study is to address traffic and transportation impacts of the proposed development on surrounding streets and intersections. This traffic impact study was prepared based on the criteria set forth by the City of Surprise. The specific objectives of this study are:

- To evaluate lane requirements on all existing roadway links and at all existing intersections within the study area;
- To recommend necessary lane configurations at study area intersections adjacent to the proposed development in order to provide acceptable future levels of service; and
- To determine appropriate functional classification and cross-section of all study area roadways for the analysis year.



Based on the analysis, the major arterial roadways should be planned as six lane facilities, per the City of Surprise standards. These major arterial roadways adjacent to Prasada are: Waddell Road, Cactus Road, Reems Road, Cotton Lane and Sarival Avenue.* Waddell Road, Cactus Road, Cotton Lane, Sarival Avenue*and Reems Road have been designated as major arterials per the City of Surprise 2030 Roadway Plan. These are regional roadway designations to serve Prasada and neighboring residents by year 2030. Greenway Road should be planned as a minor arterial roadway with four lanes, with the exception of the portion between Cotton Lane and Sarival Avenue, which would require a six lane cross-section. Minor arterial roadways adjacent to Prasada which are planned as four lane facilities are: Greenway and Perryville Roads, Peoria Avenue and a portion of Citrus Road. ***Between Greenway Road on the north and Waddell Road on the south, Sarival Avenue shall be a collector and Prasada Parkway shall serve as the arterial.**

Peoria Avenue and Perryville Road should be planned as minor arterial roadways with four travel lanes. Based on the City's draft 2030 Roadway Plan, Citrus Road is shown as a minor arterial. The currently proposed Citrus Road alignment bisects Sections 22 and 23, effectively cutting the core of the Prasada Lake Village into two separate areas with little integration. As an alternative, Prasada Lake Village proposes to utilize Citrus Road as the southern entry point into the heart of the community, where it intersects with and becomes a curvilinear collector that wraps around the individual neighborhoods, creating a welcoming paseo for residents and their guests to enjoy. Accordingly, Citrus Road should be planned as a minor arterial from Waddell Road to Cactus Road, and from Cactus to Peoria becoming a collector roadway. In order to accommodate the regional commercial core, Sarival Avenue is proposed to be realigned, curving to the east. Because it provides significant access into the regional core, Sarival Avenue is designated as a six lane, major arterial roadway through Prasada. The intersections of Sarival Avenue at Cactus and Waddell Roads will be maintained in the existing alignments. Allowing Sarival to curve to the east between Waddell and Cactus provides the area necessary for the regional core on the inside of the curve and creates an area for transitional mixed-use development and higher density residential along the outside of the curve. For additional information, refer to the Traffic Impact

Prasada Gateway Village

Master Circulation Plan

Prepared for



6900 E 2nd Street
Scottsdale, AZ 85251
T: 480.556.8664
Contact: Mr. Ben Millick

Prepared by



Submitted to

City of Surprise



3rd Submittal

March 24, 2023



SURPRISE APPROVAL

THIS REPORT HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO THE ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN REPORTS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

CITY OF SURPRISE ENGINEER

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1 INTRODUCTION

The Prasada Gateway Village (PGV) is highly integrated master planned community, providing the City of Surprise with an array of opportunities for employment, retail and shopping, recreation, and entertainment, as well as a diversity of neighborhood and housing choices. Globally, PGV (Figure 2) is approximately 1,225 acres located along the Loop 303 between Greenway Road and Cactus Road. It will be developed as an urban-influenced entertainment, shopping, living, and employment destination.

This Master Circulation Plan (MCP) was completed to support the PGV Planned Area Development (PAD) amendment. The PAD amendment seeks to update the Prasada Parkway classification from a 3-lane Major Collector to a 5-lane Minor Arterial between Waddell Road and Greenway Road; and update the Sarival Avenue classification from a 5-lane Minor Arterial to a 3-lane Major Collector from the southern driveway of the Prasada North development (Prasada North) - just north of Waddell Road - to Greenway Road. This MCP provides a high-level analysis of average daily traffic (ADT) to confirm that the changes in the Prasada Parkway and Sarival Avenue classifications will adequately carry the expected ADT.

The MCP evaluated the trip generation potential of the remaining undeveloped areas within the study area and estimated the performance of the major roadway network at buildout.

2 STUDY AREA

The study area is focused on the northeastern subregion of the overall PGV PAD where changes to the Prasada Parkway and Sarival Avenue roadway classifications are being evaluated. It is bounded by Greenway Road to the north, Waddell Road to the south, State Route 303 Loop (SR 303L) to the west, and Sarival Avenue to the east (Figure 1). The study area includes 290 acres of the total PGV development. The Study Area Conceptual Land Use Plan is shown in Figure 3.

Figure 1: Study Area

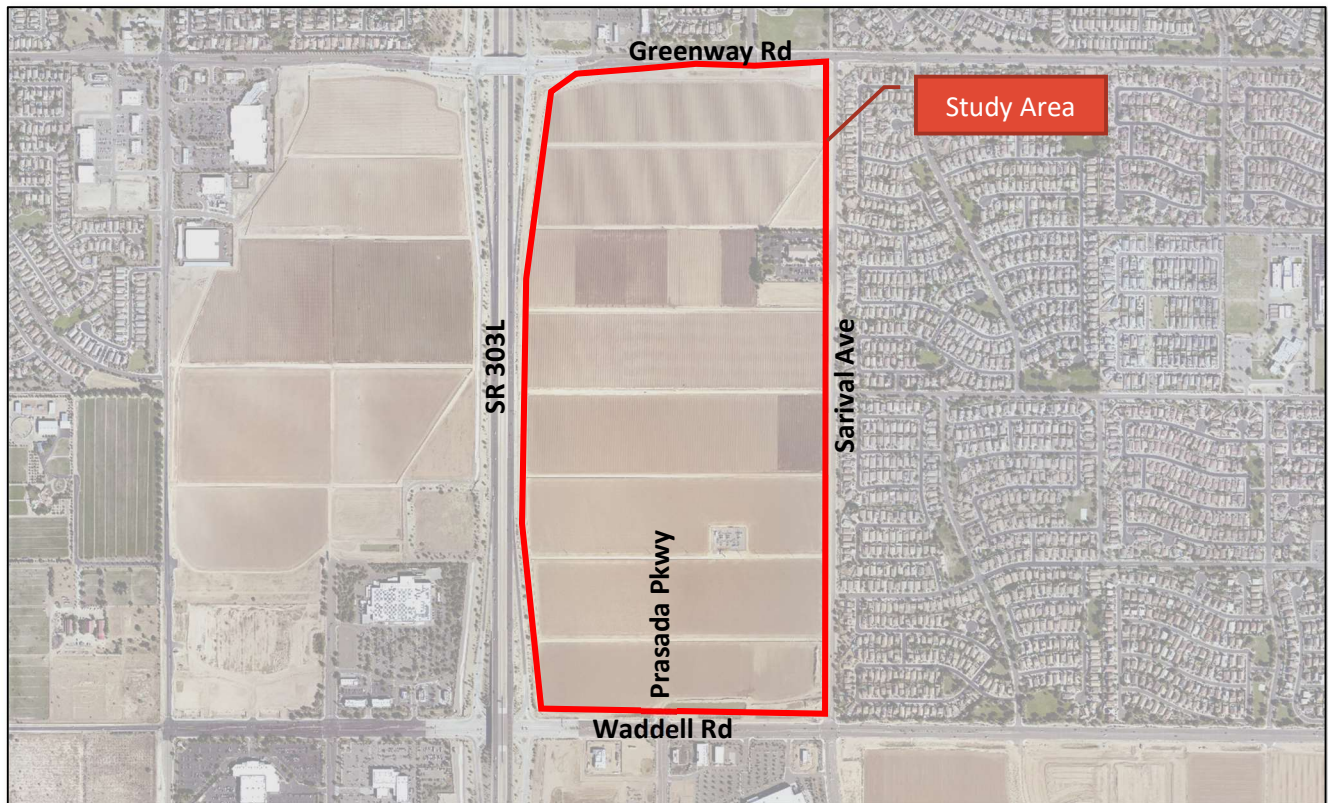


Figure 2: Prasada Gateway Village Zoning Map

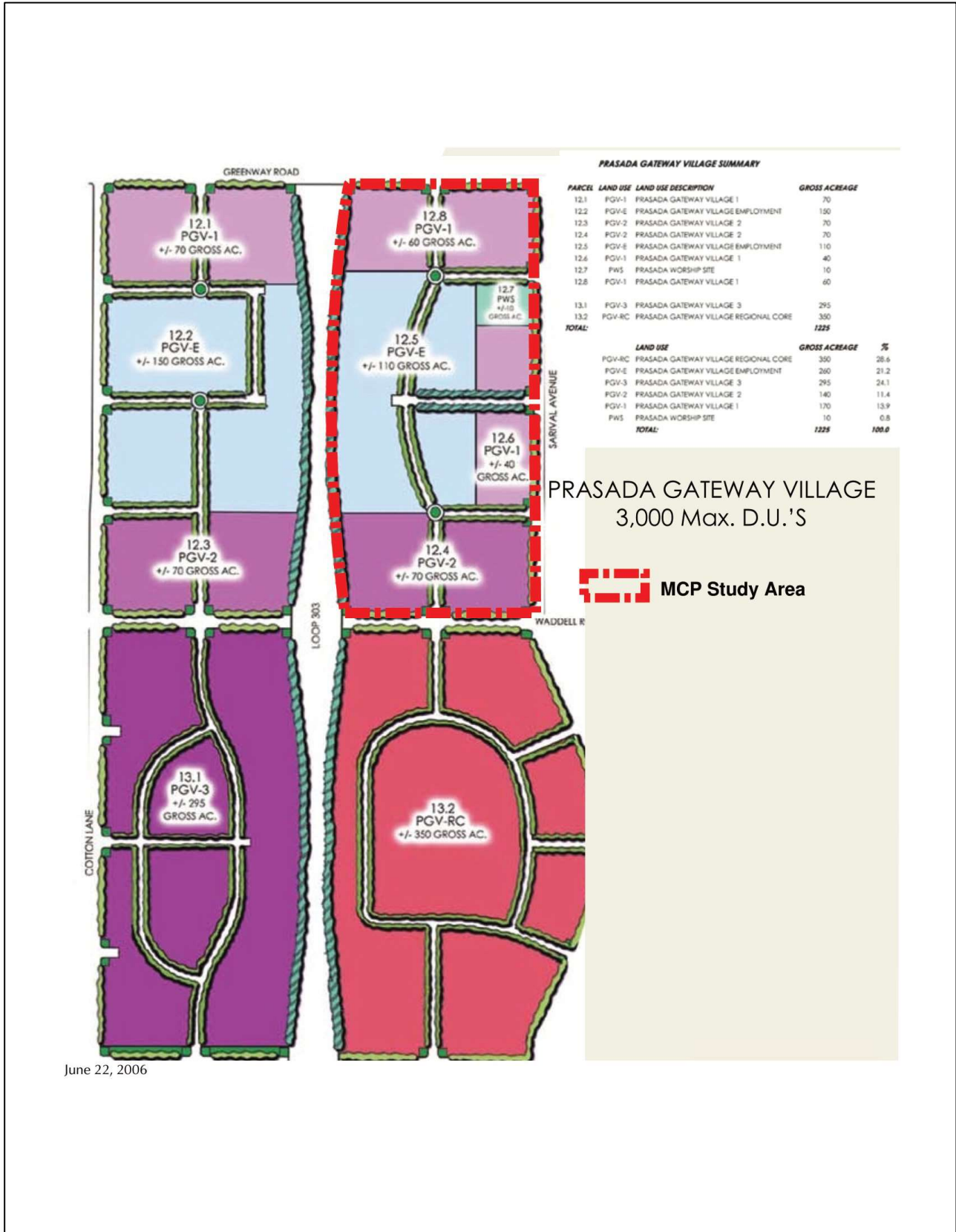
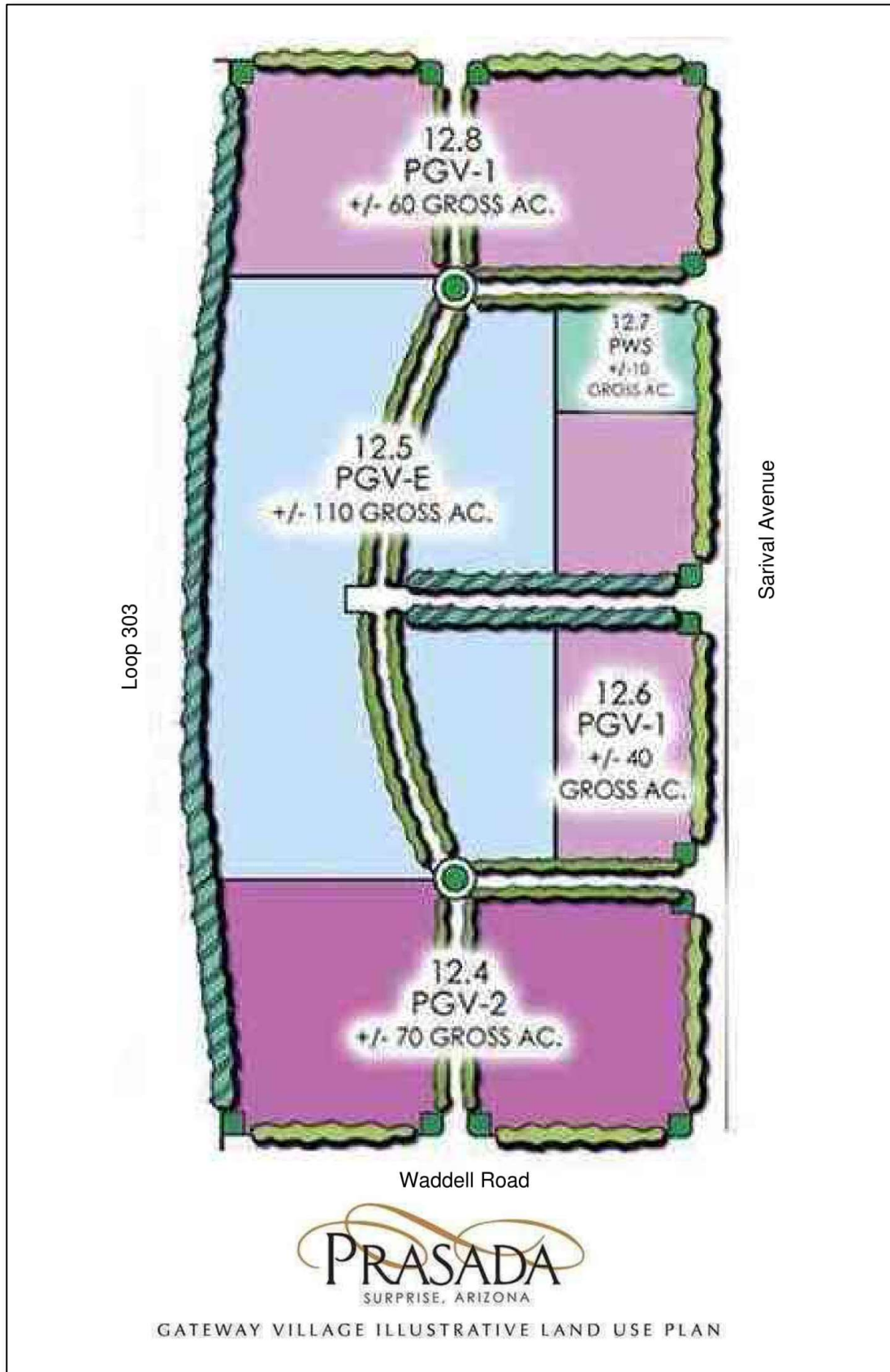


Figure 3: Study Area Conceptual Land Use Plan



3 EXISTING CONDITIONS

3.1 Site Conditions

The majority of the land within the study area is currently used for agriculture. A church on approximately 5.35 acres exists on the southwest corner of Sarival Avenue and Custer Lane. An internal roadway network has not been constructed within the study area.

3.2 Existing Roadway Network and Volumes

The existing roadway network and ADT along Waddell Road, Sarival Avenue and Greenway Road are shown in Figure 4. ADTs were taken from the City of Surprise 2022 Traffic Management Map (July 7th, 2022), which is included in Appendix E.

3.3 Roadways and Classifications

Prasada Parkway is a paved, north-south roadway with two general purpose lanes in each direction separated by a Two Way Left-Turn Lane (TWLTL) south of Waddell Road. The existing cross section includes pavement, curb, gutter and sidewalk. The posted speed limit on Prasada Parkway is 35 miles per hour (mph). Prasada Parkway is not constructed between Waddell Road and Greenway Road.

Sarival Avenue is a paved, north-south roadway with one general purpose lane in each direction. The existing cross section includes pavement and dirt shoulder on the west side. Curb, gutter, and sidewalk exists on the east side of the roadway north of Waddell Road. The posted speed limit on Sarival Avenue is 35 mph. Sarival Avenue is constructed as a two-lane roadway currently, north of Waddell Road. Sarival Avenue, north of Waddell Road, is classified as minor arterial (COS STD DTL 3-03) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022). Sarival Avenue, south of Waddell Road, is classified as major arterial (COS STD DTL 3-02B) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

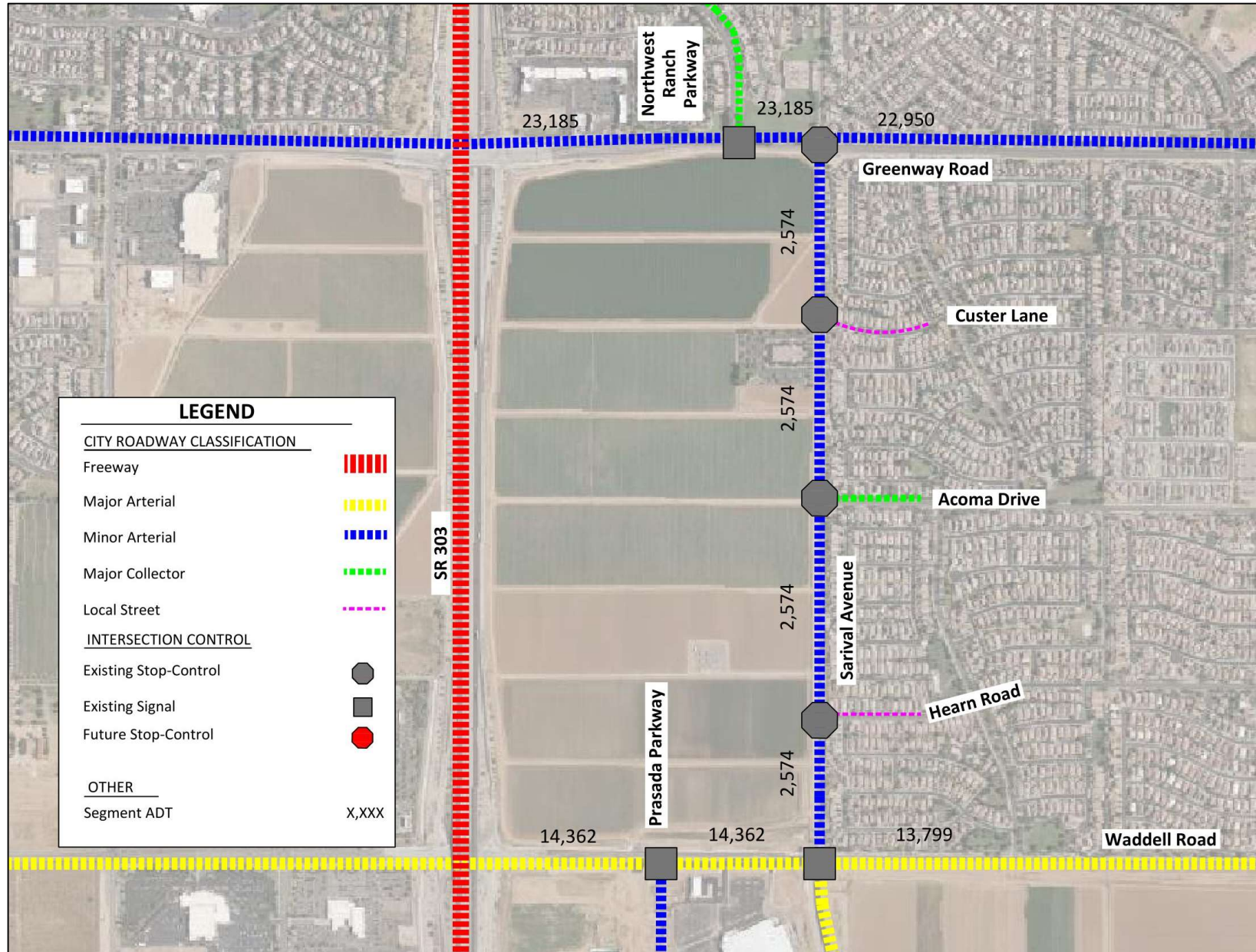
Waddell Road is a paved, east-west roadway with three general purpose lanes and one bike lane in each direction separated by a raised median. The existing cross section includes pavement, curb, gutter, and sidewalk on both sides of the roadway. The posted speed limit on Waddell Road is 35 mph west of SR 303L and 45 mph east of SR 303L. Waddell Road is classified as major arterial (COS STD DTL 3-02B) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

Greenway Road is a paved, east-west roadway with two general purpose lanes and one bike lane in each direction separated by a raised median. The existing cross section generally includes pavement, with curb, gutter, and sidewalk on both sides of the roadway. The posted speed limit on Greenway Road is 45 mph. Greenway Road is classified as minor arterial (COS STD DTL 3-03) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

Hearn Road is a paved, east-west roadway with one lane in each direction, east of Sarival Avenue. The existing cross section includes pavement, curb, gutter, and sidewalk on both sides of the roadway. There is no posted speed limit on Hearn Road. Hearn Road, east of Sarival Avenue, is classified as a 2-lane local street (COS STD DTL 3-07) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

Acoma Drive is a paved, east-west roadway with one general purpose lane and one bike lane in each direction separated by a TWLTL, east of Sarival Avenue. The existing cross section includes pavement, curb, gutter, and sidewalk on both sides of the roadway. The posted speed limit on Acoma Drive is 30 mph. Acoma Drive, east of Sarival Avenue, is classified as a 3-lane major collector (COS STD DTL 3-05) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

Figure 4: Existing Roadway Network and ADT



Custer Lane is a paved, east-west roadway with one lane in each direction, east of Sarival Avenue. The existing cross section includes pavement, with a curb, gutter, and sidewalk on both sides of the roadway. There is no posted speed limit on Custer Lane. Custer Lane, east of Sarival Avenue, is classified as a 2-lane local street (COS STD DTL 3-07) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

Northwest Ranch Parkway is a paved, north-south roadway with two general purpose lanes and one bike lane in each direction separated by a TWLTL. The existing cross section includes pavement, curb, gutter, and sidewalk on both sides of the roadway. The posted speed limit on Northwest Ranch Parkway is 35 mph. Northwest Ranch Parkway is classified as major collector (COS STD DTL 3-04) based on the City of Surprise Supplemental Engineering Development Standard Details for Public Works Construction (January 2022).

3.4 Intersections

Waddell Road and Prasada Parkway is a three-leg signalized intersection. The northbound approach consists of two dedicated left-turn lanes and one dedicated right-turn lane; the eastbound approach consists of one dedicated left-turn lane, three through lanes, and one dedicated right turn; the westbound approach consists of one dedicated left-turn lane, three through lanes, and one dedicated right turn lane.

Waddell Road and Sarival Avenue is a signalized intersection. The northbound approach consists of two dedicated left-turn lanes, one through lane, and one dedicated right-turn lane; the southbound approach consists of one dedicated left-turn and one shared through/right-turn lane; the eastbound approach consists of one dedicated left-turn lane, three through lanes, and one dedicated right turn; the westbound approach consists of one dedicated left-turn lane, two through lanes, and one shared through/right-turn lane.

Sarival Avenue and Greenway Road is an unsignalized intersection with stop control present on the northbound approach. The northbound approach consists of one shared left-turn/right-turn lane; the eastbound approach consists of one through lane and one shared through/right-turn lane; the westbound approach consists of one dedicated left-turn lane and two through lanes.

Sarival Avenue and Hearn Road is an unsignalized intersection with stop control present on the westbound approach. The northbound approach consists of one shared through/right-turn lane; the southbound approach consists of one shared left-turn/through lane; the westbound approach consists of one shared left-turn/right-turn lane.

Sarival Avenue and Acoma Drive is an unsignalized intersection with stop control present on the westbound approach. The northbound approach consists of one shared through/right-turn lane; the southbound approach consists of one shared left-turn/through lane; the westbound approach consists of a dedicated left-turn lane and a dedicated right-turn lane.

Sarival Avenue and Custer Lane is an unsignalized intersection with stop control present on the westbound approach. The northbound approach consists of one shared through/right-turn lane; the southbound approach consists of one shared left-turn/through lane; the westbound approach consists of one shared left-turn/right-turn lane.

Greenway Road and Northwest Ranch Parkway is a signalized intersection. The southbound approach consists of one dedicated left-turn and one dedicated right-turn lane; the eastbound approach consists of one dedicated left-turn lane, two through lanes; the westbound approach consists of one dedicated left-turn lane, two through lanes, and one dedicated right-turn lane.

4 PROPOSED PROJECT

4.1 Land Use

PGV is planned to include six distinct land uses as reflected on the PGV Zoning Map (Figure 2). However, the study area contains the following four (4) land uses:

- PGV-1 is intended to provide neighborhood level retail services which may include a variety of commercial land uses as well as employment and a limited amount of residential development.
- PGV-2 is intended to provide community level retail services which may include a variety of retail, commercial, big box, entertainment, and hospitality uses, as well as employment and a limited amount of residential development.
- PGV - Employment (PGV-E) provides primarily employment uses including traditional office development, hospital, medical office buildings, and medically related employment uses, as well as retail, hospitality, and a limited amount of residential development.
- Prasada Worship Village (PWS) is intended to provide a place of worship carefully located at the most convenient location within the community.

The Study Area Conceptual Land Use Plan (CLUP) (Figure 3) does not provide a detailed description of land uses; therefore, the following text summarizes land uses and intensity of known developments, as well as assumptions for planned but unknown development. These assumptions were used for estimating the trips generated by the development at full buildout.

- Existing and Known Planned Developments:
 - The parcel on the northwest corner of Waddell Road/Prasada Parkway intersection will be developed as a 200,000 SF building of “Furniture Store” land use.
 - The parcel on the northeast corner of Waddell Road/Prasada Parkway intersection will be developed as a 334,300 SF of “Shopping Center” land use.
 - Existing land uses include a 5-acre church site located approximately 1,325 feet south of Greenway Road on Sarival Avenue.
- Future Unknown Development Assumptions:
 - **Multifamily Units and Density:** A total of 3,000 Multifamily Dwelling Units (DUs) are planned within overall PGV PAD. Currently, an estimated 572 Multifamily DUs with an approximate density of 22 DUs per acre are planned within the Prasada Gateway Regional Center. This development is located southwest of the Waddell Road/Sarival Avenue intersection and currently outside of the study area. To estimate the number of multifamily DUs within the study area, 572 DUs were subtracted from the overall planned goal of 3,000 DUs leaving a balance of 2,428 multifamily DUs. These remaining DUs were prorated across the multifamily acreage planned within the study area. This results in 589 DUs estimated to be constructed within the study area.
 - **Floor Area Ratios:** A 0.25 floor area ratio (FAR) was estimated based on review of several office and commercial sites within the City of Surprise. Their gross acreage and measurements of square footage were used to estimate the FAR.

4.2 Circulation and Access Plan

PGV is planned as a large regional commercial development. Regional access to the development will be provided by SR 303L, Waddell Road, and Greenway Road.

At buildout, the planned roadway network will provide access to and from the various land uses within the study area.

As part of the PAD amendment, the following changes are proposed within the study area:

-
- Prasada Parkway will be classified and constructed as a 5-lane Minor Arterial between Waddell Road and Greenway Road (Prasada Master Street Plan - Cross Section A). Prasada Parkway will connect to Greenway Road at the existing signalized intersection of Greenway Road/Northwest Ranch Parkway.
 - Sarival Avenue will be classified and constructed as a 3-lane Major Collector between the North Prasada Driveway and Greenway Road (Prasada Master Street Plan – Cross Section C). Sarival Avenue will be constructed as a 5-lane Minor Arterial between Waddell Road and North Prasada Driveway (Prasada Master Street Plan – Cross Section A).
 - The internal east-west roadways including Hearn Road, Acoma Drive, and Custer Lane will be constructed between Prasada Parkway and Sarival Avenue to facilitate internal circulation. These roadways will be classified and constructed as 3-Lane Major Collectors (Prasada Master Street Plan – Cross Section C).

Proposed buildout roadway classifications and cross-sections are shown in Figure 5 and Figure 6, respectively.

Figure 5: Planned Roadway Network

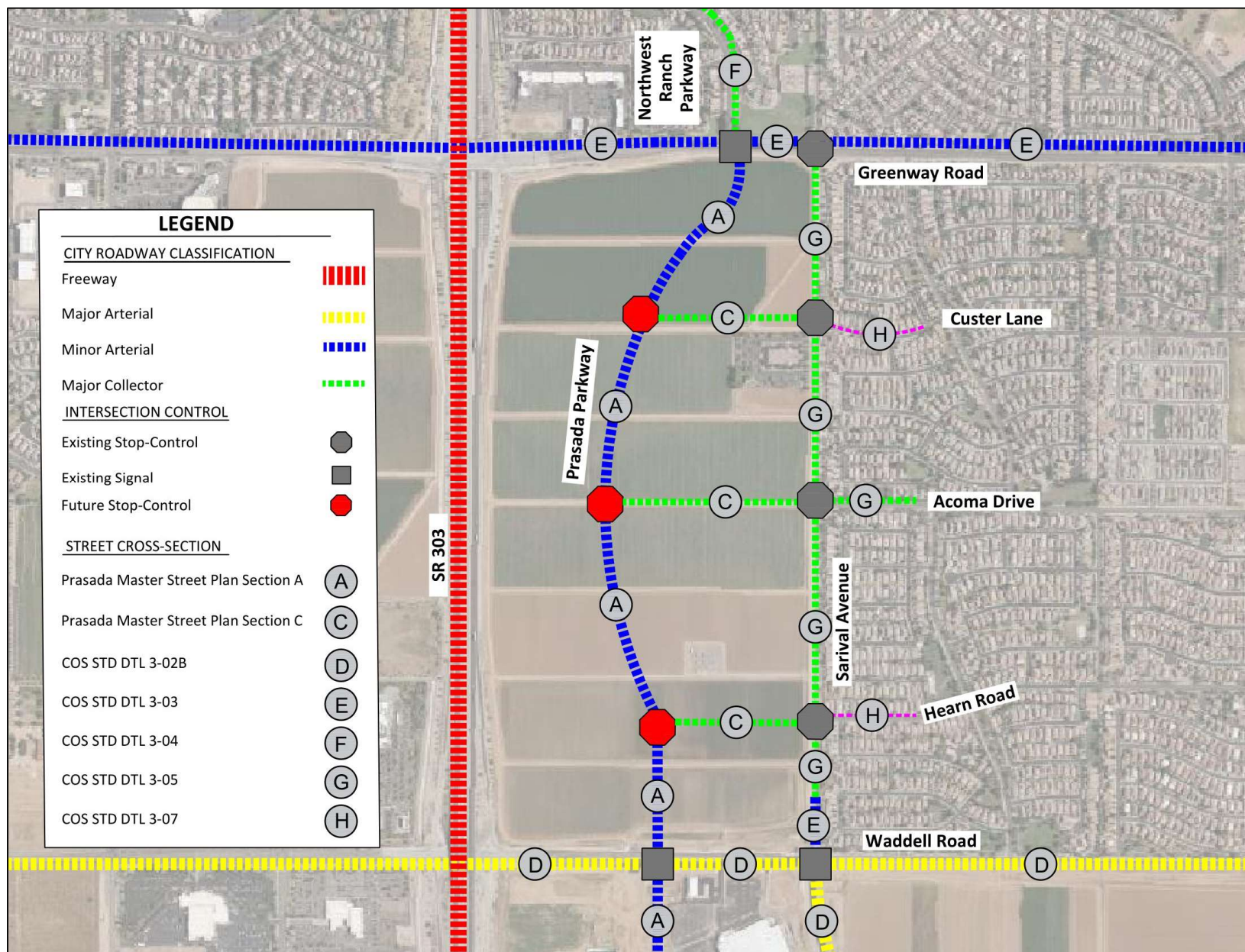
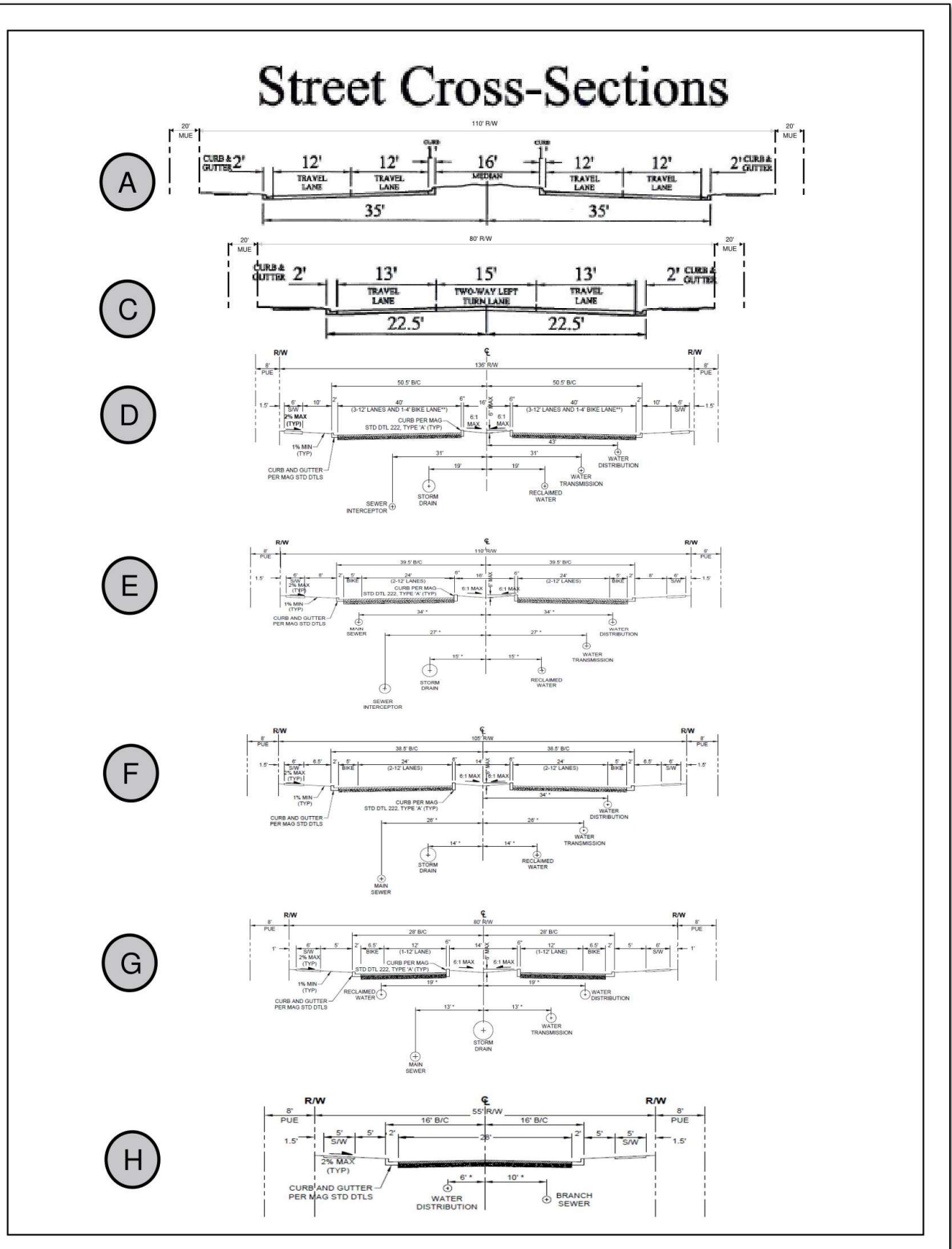


Figure 6: Street Cross Sections



4.3 Traffic Analysis Zones

The Site was delineated into 10 Traffic Analysis Zones (TAZs) shown in Figure 7. Trip ends for all parcels within the TAZs were distributed and assigned to the roadway network to develop forecast segment ADT volumes. TAZ 8 is an existing church facility and was not used for trip generation, as the traffic generated is assumed to be included in the existing ADT.

4.4 Trip Generation, Distribution, and Assignment

The Project is expected to consist of the following land uses, Land Use Codes (LUC) per Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM) 11th Edition, and approximate sizes based on the Study Area Conceptual Land Use Plan (Figure 3):

- | | |
|--|---------------------------|
| • Multifamily Housing (Mid-Rise) – LUC 221 | 589 Dwelling Units |
| • Business Park – LUC 770 | 1,044,945 Square Feet GFA |
| • Shopping Center – LUC 820 | 1,284,700 Square Feet GFA |
| • Furniture Store – LUC 890 | 200,000 Square Feet GFA |

4.4.1 Site Trips

The site-generated trips represent internal-internal and internal-external trips for all land uses within the study area. All site-generated trips are accounted for within the study area roadway capacity analysis.

Based on calculations that utilized rates and equations contained in the ITE TGM, the entire study area is forecast to generate approximately 80,353 daily trips at full buildout.

4.4.2 TAZ Internal Capture

Based on the mix of land uses within each TAZ, interaction between the land uses within each TAZ is expected. This interaction creates internal trips that have both trip ends that occur within each individual TAZ; therefore, reducing the total number of new trips utilizing the roadway network.

TAZs that include combinations of commercial/office land use and residential units were assumed to have an internal capture of 2.5%. TAZs 1 and 2 do not have internal capture, as they have only a single assumed land use. Therefore, an overall internal capture of 2% is determined based on the total external trips. After adjustments for internal capture, the Project is forecast to generate approximately 78,736 daily trips.

4.4.3 Internal-Internal Trips

Internal trips occur between TAZs. These trips originate to/from the internal generators and attractors within the study area. Conservatively, 10% of the total site generated trips were assumed to occur between TAZs. These internal trips are assumed to only utilize the internal roadway network, i.e., trips do not travel on the adjacent external roadways.

4.4.4 Internal-External Trips

External trips occur between TAZs and regional generators and attractors external to the study area. It was assumed that 90% of the TAZ trips will be external to the study area. These trips going to external generators and attractors were also considered on the internal roadway network based on the assumed paths.

The external trip distribution was developed based on surrounding regional residential, office, and commercial development.

Table 1: Trip Generation Summary

Land Use	LUC	Units	Size	ADT
Planned Development				
Multifamily Housing (Mid-Rise)	221	Dwelling Units	589	2,672
Business Park	770	KSF GFA ¹	1044.9	13,738
Shopping Center (>150k)	820	KSF GFA ¹	1,284.7	62,862
Furniture Store	890	KSF GFA ¹	200	1,081
Un-Reduced External Trips				80,353
Internal Captures (2%)				-1,617
Total New Trips				78,736
Site Generated Trips (Internal to Internal)²				7,720
Site Generated Trips (Internal to External)				71,016

1. KSF GFA = 1,000 Square Feet of Gross Floor Area

2. Approximately 10% site-generated trips are assumed to occur between Traffic Analysis Zones (TAZs).

Detailed trip generation calculations can be found in Appendix B.

PGV is planned as a large regional commercial development. Vehicles trips will have origins and destinations with the entire City of Surprise and the surrounding areas. Motorists will default to the use of high-capacity, high-speed facilities to access the study area.

Northwest Ranch Parkway between Greenway Road and Bell Road will not provide an attractive route for regional vehicle or truck traffic traveling to/from the study area. Northwest Ranch has a circuitous alignment that ends at Bell Road in a T-intersection. "Cut-through" traffic will be highly unlikely, especially given that the SR 303L exists just to the west of Northwest Ranch Parkway.

In addition, the land use directly north of the study area between Greenway Road and Bell Road is primarily single-family residential. Some local traffic will inevitably use Northwest Ranch Parkway; however, compared to the regional traffic traveling to/from PGV, traffic on Northwest Ranch Parkway will be negligible. Any traffic to/from PGV using Northwest Ranch Parkway will most likely be residents of the Northwest Ranch subdivision.

Using the TAZs shown in Figure 7, trips were distributed to the internal and external roadway network based on their origin-destination (OD) pairing.

The external trip distribution percentages and assigned total site generated trips for each roadway segment are shown in Figure 8. The figures also show the functional classifications of the segments in the proposed roadway network and any additional proposed intersection control.

As the study area develops and the Prasada Parkway 5-lane minor arterial is connected to Greenway Road, a portion of the existing trips utilizing Sarival Avenue will shift to the higher capacity Prasada Parkway. In addition, the City plans to limit vehicle movements to right-in/right-out/left-in at the Sarival Avenue/Greenway Road intersection, further increasing the desirability for motorists to use Prasada Parkway rather than Sarival Avenue. The total forecasted ADT, sum of adjusted Existing ADT and the site generated ADT, is shown in Figure 9.

Based on the location, context, and regional nature of the development within the study area, Table 2 below summarizes the percentage of external trips to/from the study area boundaries. The OD matrix that was used to assign the trips across the study area is provided in Appendix D.

Table 2: External Trip Distribution

Roadway	Segment	From Site	To Site
Waddell Road	West of Prasada Parkway	22%	22%
Prasada Parkway	South of Waddell Road	5%	5%
Sarival Avenue	South of Waddell Road	15%	15%
Waddell Road	East of Sarival Avenue	15%	15%
Acoma Dr	East of Sarival Avenue	5%	5%
Greenway Road	East of Sarival Avenue	15%	15%
Greenway Road	West of Prasada Parkway	23%	23%
Total		100%	100%

Figure 7: Site Traffic Analysis Zones (TAZs)

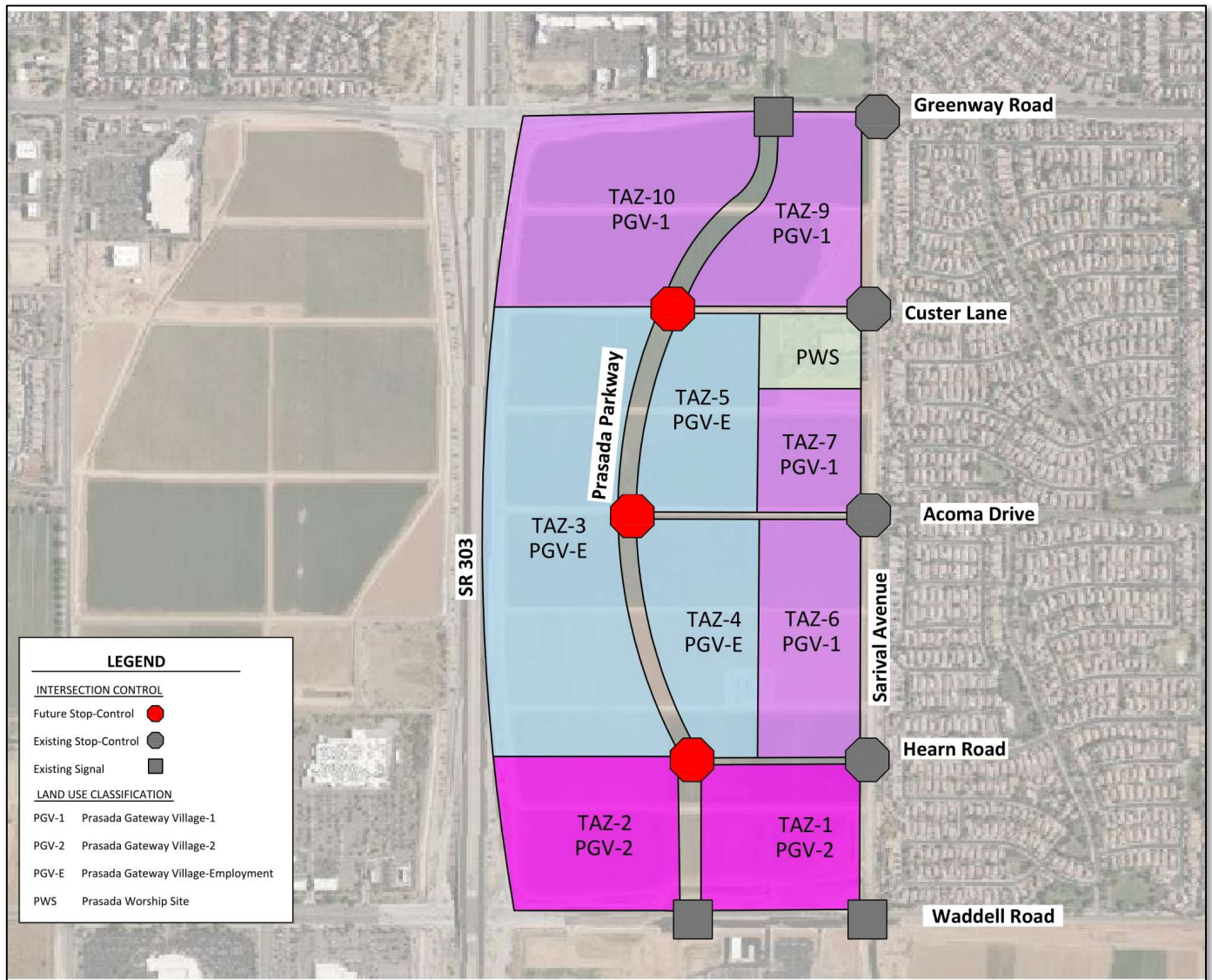


Figure 8: Site Trip Distribution and ADT

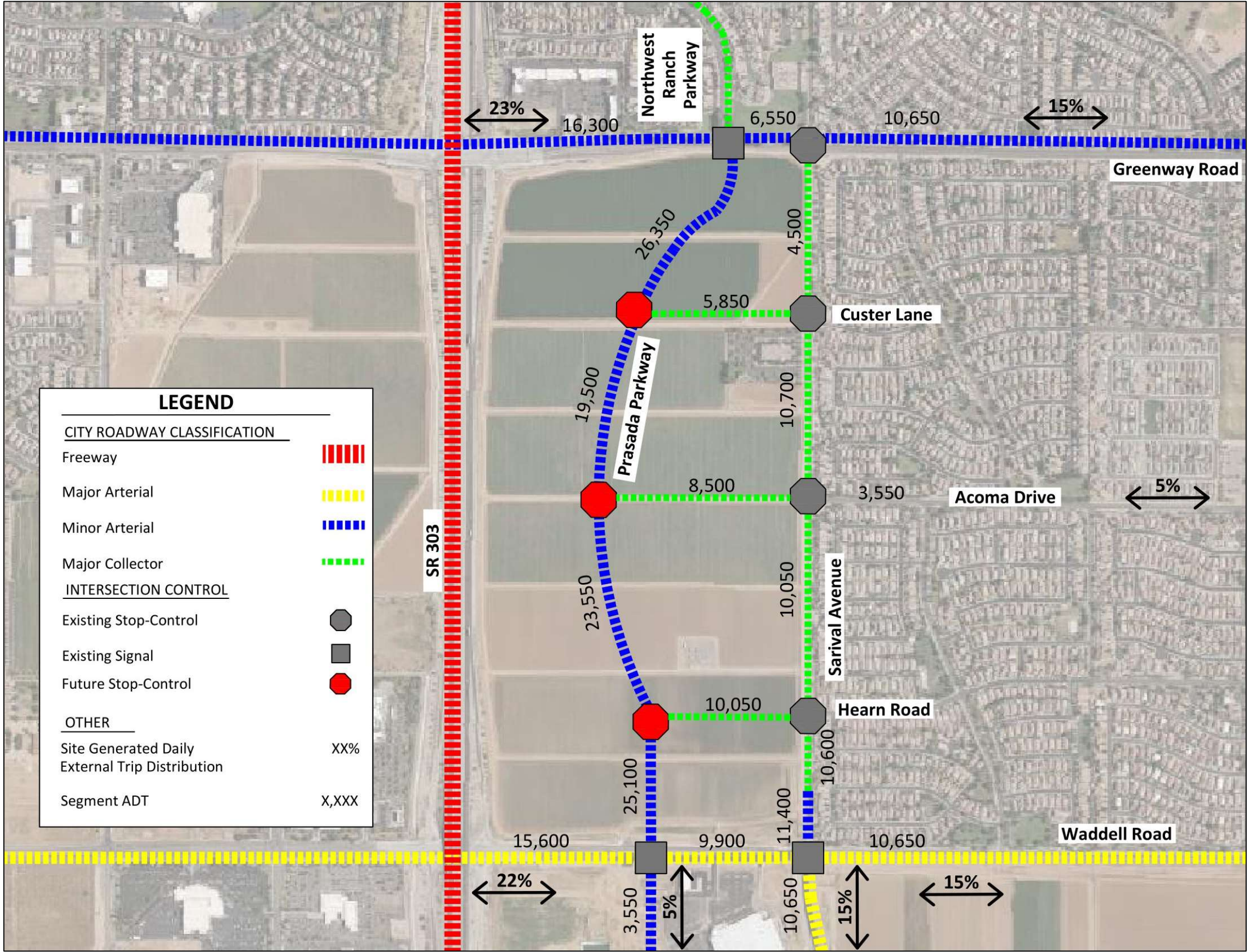
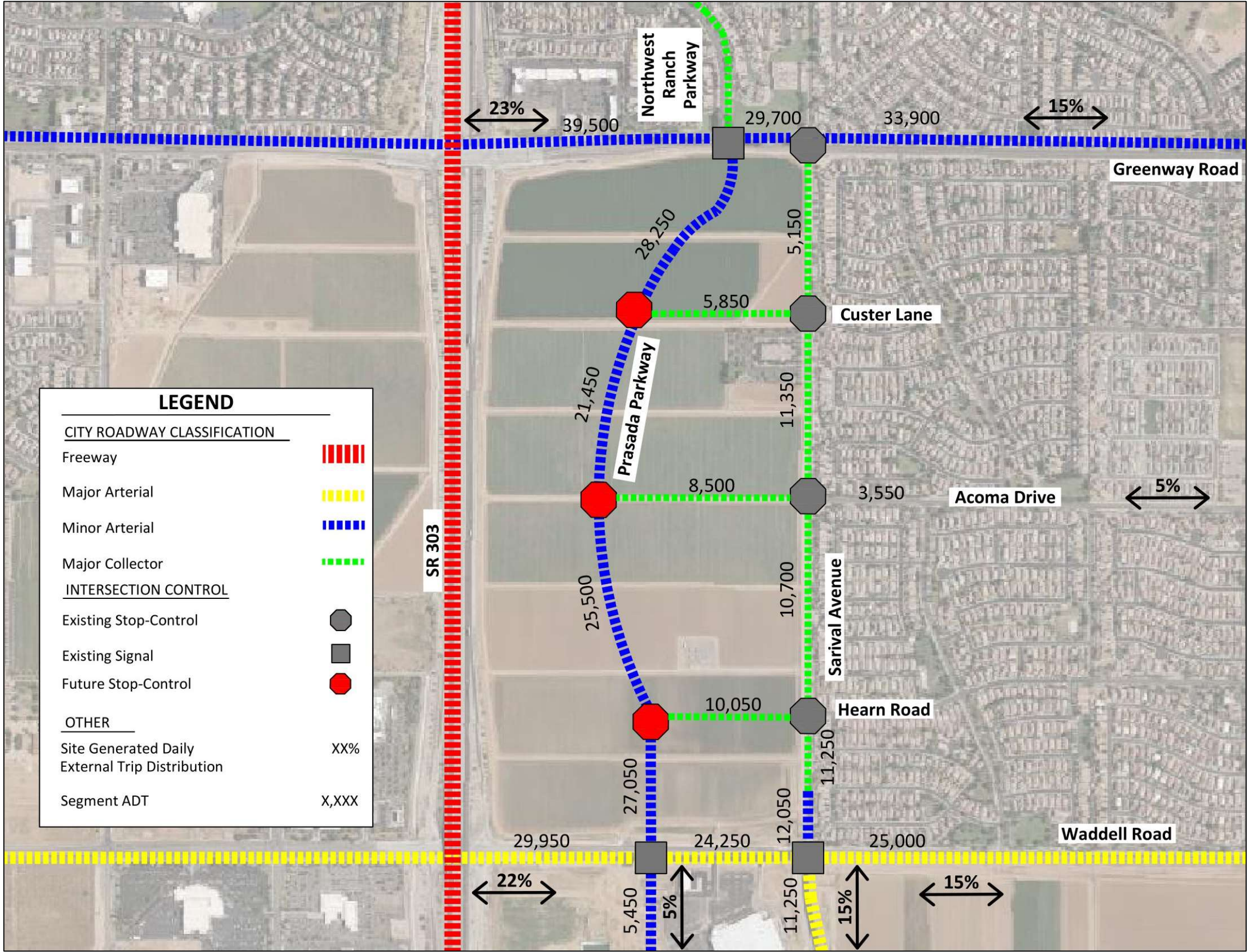


Figure 9: Forecasted Future ADT



4.5 Roadway Segment Capacity Analysis

The objective of the roadway segment capacity analysis is to confirm that the planned buildout roadway network will adequately carry the expected ADT.

The service volumes utilized to evaluate the 5-lane Minor Arterial and 3-lane Major Collector are based on in the Surprise General Plan 2035, Table 3.4. These service volumes are summarized in Table 3. The results of the planning-level roadway segment capacity analysis are summarized in Table 4.

Table 3: Summarized City of Surprise Service Volumes and LOS

LOS	Major Collector 3-lane	Minor Arterial 5-lane ¹
A	8,520	21,540
B	9,940	25,130
C	11,360	28,720
D	12,780	32,310
E	14,200	35,900

1. Service volumes and LOS for Minor Arterial 5-Lane classification are not provided in Table 3.4 of the Surprise General Plan 2035; therefore, the Minor Arterial 4-Lane service volumes were utilized as a surrogate.

Table 4: Planning-Level Roadway Segment LOS

From	To	Planned Functional Classification	No. Lanes	Projected ADT ¹	LOS
Prasada Parkway					
Waddell Road	Hearn Road	Minor Arterial	5	27,050	C
Hearn Road	Acoma Drive	Minor Arterial	5	25,500	C
Acoma Drive	Custer Lane	Minor Arterial	5	21,450	A
Custer Lane	Greenway Road	Minor Arterial	5	28,250	C
Sarival Avenue					
Waddell Road	North Prasada Driveway	Minor Arterial	5	12,050	A
North Prasada Driveway	Hearn Road	Major Collector	3	11,250	C
Hearn Road	Acoma Drive	Major Collector	3	10,700	C
Acoma Drive	Custer Lane	Major Collector	3	11,350	C
Custer Lane	Greenway Road	Major Collector	3	5,150	A
Hearn Road					
Prasada Pkway	Sarival Avenue	Major Collector	3	10,050	C
Acoma Drive					
Prasada Pkway	Sarival Avenue	Major Collector	3	8,500	A
Custer Lane					
Prasada Pkway	Sarival Avenue	Major Collector	3	5,850	A

1. Rounded to nearest 50.

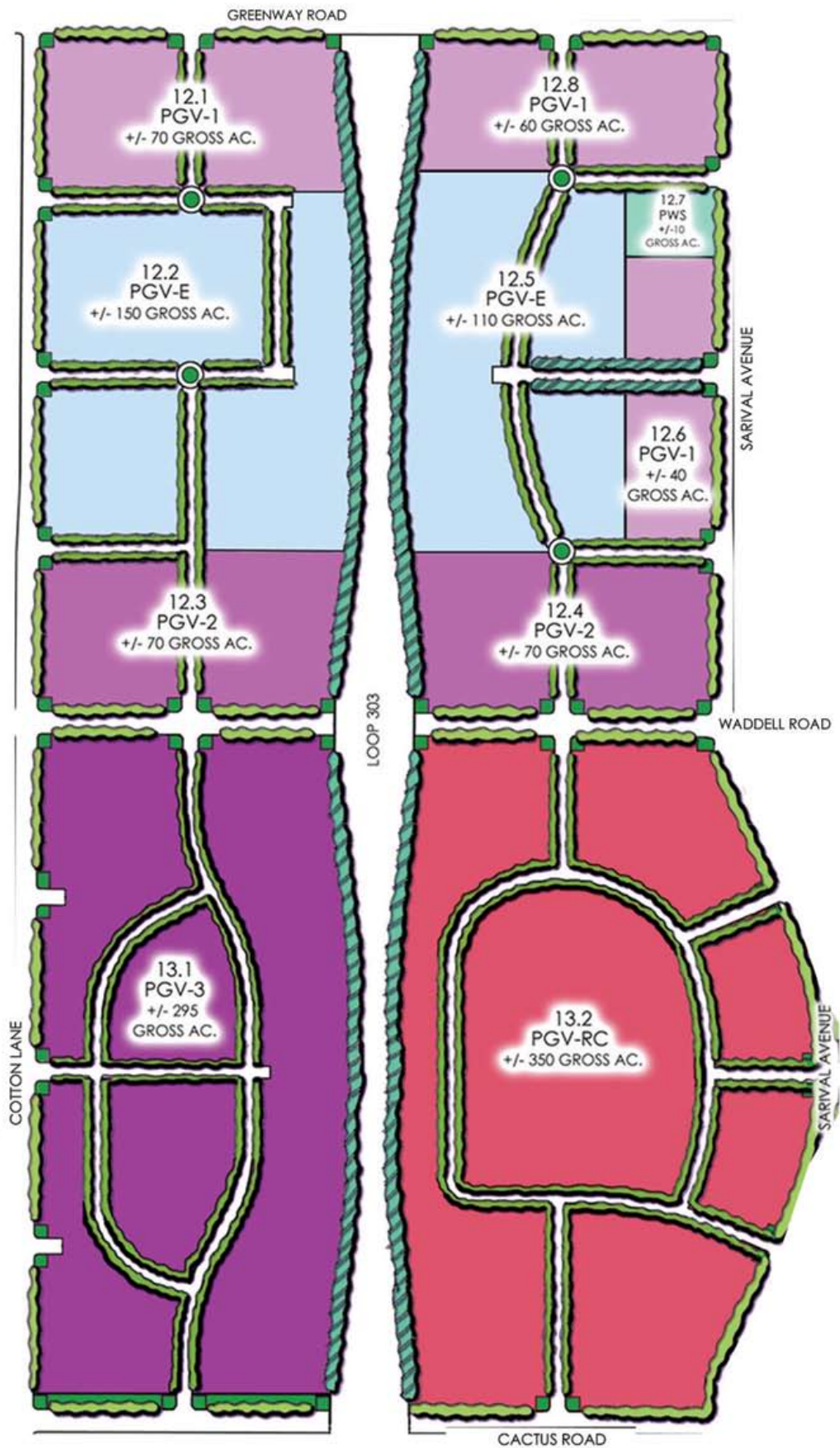
As shown in Table 4, all roadway segments are expected to adequately carry the expected ADT.

5 FINDINGS AND RECOMMENDATIONS

The following findings and recommendations are provided based on analysis of the buildout study area land use and planned roadway classifications:

1. At buildout, the Project is expected to consist of approximately 589 dwelling units of Multifamily Housing, 1,045,000 SF of business park, 1,285,000 SF of Shopping Center, and 200,000 SF of Furniture Store.
2. The Site is forecast to generate approximately 80,353 ADT at full buildout. After adjustments for internal capture, the Project is forecast to generate approximately 78,736 ADT.
3. Prasada Parkway is expected to carry a maximum of 28,250 ADT on the segment between Waddell Road and Greenway Road. A 5-lane Minor Arterial cross section is adequate for this roadway.
4. Sarival Avenue is expected to carry a maximum of 12,050 ADT on the segment between Waddell Road and North Prasada Driveway. A 5-lane Minor Arterial cross section is adequate for this segment. Sarival Avenue is expected to carry a maximum of 11,350 ADT on the segment between North Prasada Driveway and Greenway Road. A 3-lane Major Collector cross section is adequate for this roadway.
5. Northwest Ranch Parkway between Greenway Road and Bell Road will not provide an attractive route for regional vehicle or truck traffic traveling to/from the study area. Northwest Ranch has a circuitous alignment that ends at Bell Road in a T-intersection. "Cut-through" traffic will be highly unlikely, especially given that the SR 303L exists just to the west of Northwest Ranch Parkway.
6. In addition, the land use directly north of the study area between Greenway Road and Bell Road is primarily single-family residential. Some local traffic will inevitably use Northwest Ranch Parkway; however, compared to the regional traffic traveling to/from PGV, traffic on Northwest Ranch Parkway will be negligible. Any traffic to/from PGV using Northwest Ranch Parkway will most likely be residents of the Northwest Ranch subdivision.
7. Based on the analysis of forecast study area trips, the planned roadway network will adequately carry the expected ADT and perform at an acceptable LOS. Amending the classifications of Prasada Parkway from a 3-lane roadway to a 5-lane roadway and Sarival Avenue from a 5-lane roadway to a 3-lane roadway will not change the capacity of the overall roadway network. Implementing the roadway classifications shown in Figure 8 will provide adequate roadway network capacity for the area.
8. The proposed Prasada Parkway 5-lane cross section:
 - a. Will provide significant capacity between Waddell Road and Greenway Road and serve as a more attractive corridor for regional traffic, relieving future trips utilizing Sarival Avenue.
 - b. Will be constructed with elements such as a curved alignment that will serve as self-enforcing speed control, compared to the straight alignment of Sarival Avenue.
 - c. Will serve as an internal circulator for development along the corridor, providing better access to/from the various mix of land uses adjacent to the alignment.
9. The proposed Sarival Avenue 3-lane cross section:
 - a. Will result in less traffic and noise adjacent to the residential properties east of Sarival Avenue.
 - b. Will effectively encourage traffic to utilize Prasada Parkway to access the study area.
10. This MCP is intended to support the PGV PAD amendment and serves as a high-level analysis for the purpose of determining the adequacy of roadway cross sections. It is not intended to replace detailed trip generation, capacity, and mitigation analysis provided by site-specific traffic impact analyses (TIAs). The need for traffic signals, turn lanes, and other detailed intersection improvements should be evaluated within site-specific TIAs as the PGV and surrounding areas develop.

Appendix A: PGV Conceptual Land Use Plan



Appendix B: Trip Generation

TAZ	Land Use	Land Use Code	Unit	Size	ADT Calc	Trips	ADT	ADT In	ADT Out
1	Shopping Center (>150k)	820	KSF GLA	334.30	$T = 26.11(X) + 5863.73$	14,592	14,592	7,296	7,296
2	Furniture Store	890	KSF GFA	200.00	$T = 5.17(X) + 46.56$	1,081	1,081	541	540
3	Business Park	770	KSF GFA	664.79	$T = 12.44(X)$	8,270	8,935	4,468	4,467
	Multifamily Housing (Mid-Rise)	221	DU	197.00	$T = 4.54(X)$	894			
	Internal Capture for the TAZ				3%	-229			
4	Business Park	770	KSF GFA	190.08	$T = 10.62(X) + 715.67$	2,734	2,913	1,457	1,456
	Multifamily Housing (Mid-Rise)	221	DU	56.00	$T = 4.54(X)$	254			
	Internal Capture for the TAZ				3%	-75			
5	Business Park	770	KSF GFA	190.08	$T = 10.62(X) + 715.67$	2,734	2,913	1,457	1,456
	Multifamily Housing (Mid-Rise)	221	DU	56.00	$T = 4.54(X)$	254			
	Internal Capture for the TAZ				3%	-75			
6	Shopping Center (>150k)	820	KSF GFA	190.08	$T = 26.11(X) + 5863.73$	10,827	10,804	5,402	5,402
	Multifamily Housing (Mid-Rise)	221	DU	56.00	$T = 4.54(X)$	254			
	Internal Capture for the TAZ				3%	-277			
7	Shopping Center (>150k)	820	KSF GFA	190.08	$T = 26.11(X) + 5863.73$	10,827	10,804	5,402	5,402
	Multifamily Housing (Mid-Rise)	221	DU	56.00	$T = 4.54(X)$	254			
	Internal Capture for the TAZ				3%	-277			
9	Shopping Center (>150k)	820	KSF GFA	285.12	$T = 26.11(X) + 5863.73$	13,308	13,347	6,674	6,673
	Multifamily Housing (Mid-Rise)	221	DU	84.00	$T = 4.54(X)$	381			
	Internal Capture for the TAZ				3%	-342			
10	Shopping Center (>150k)	820	KSF GFA	285.12	$T = 26.11(X) + 5863.73$	13,308	13,347	6,674	6,673
	Multifamily Housing (Mid-Rise)	221	DU	84.00	$T = 4.54(X)$	381			
	Internal Capture for the TAZ				3%	-342			

Total Trips (w/o Internal Trips) **80,353**
 Total Trips (w Internal Trips) **78,736**
 Total Internal Trips **1,617**
 Overall Internal Trips Percentage **2%**

Appendix C: Surprise General Plan 2035 Service Volumes and LOS Table

Roadway Systems Element



LOS D: Borders on unstable flow. Speeds and ability to maneuver are severely restricted because of traffic congestion.

LOS E: Operations are at or near capacity and are quite unstable.

LOS F: Represents forced or breakdown flow. The City of Surprise strives to achieve a level of service “D” or better on all roadways. Any roadway where the level of service falls to a level of service “E” or “F” is considered congested and requires review for improvements. Where feasible, capacity improvements or other remedial actions are usually recommended if the level of service is worse than “D.”

The city of Surprise has goal of achieving a LOS C on major arterial roadways and parkways but will accept a LOS D. This is a common approach taken by many communities nationally, but Surprise will strive to maintain the LOS C or better on each of Surprise’s major arterials and parkways.

Complete Streets

The notion of a “complete street” is to ensure that the design and construction of new roadways and retro-fitting of existing roadways ensures that facilities for bicycles, pedestrians, and transit are recognized as integral to a

properly designed and functioning street. “Complete Streets” as defined by the National Complete Street Coalition, is “a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation”.

“Complete streets” embraces the notion that all modes of travels are equally as important to mobility, health, and safety as a vehicular travel lane. Walking and bicycling foster safer, more

Table 3.4 – Service Volumes and LOS

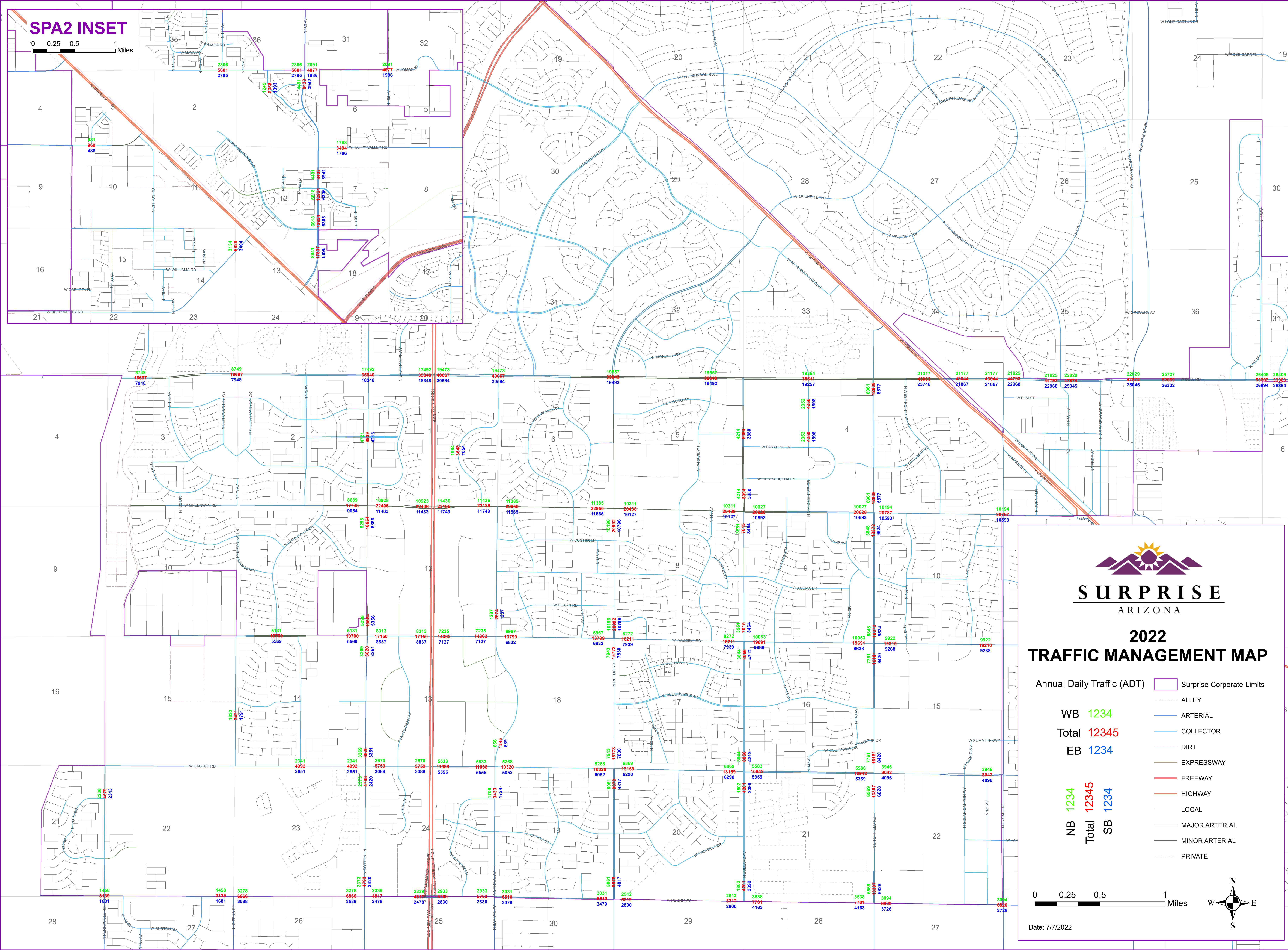
Roadway Type	# of Travel Lanes	LOS A	LOS B	LOS C	LOS D	LOS E
Freeways	4	47,940	55,930	63,920	71,910	79,900
	6	73,980	86,310	98,640	110,970	123,300
	8	100,080	116,760	133,440	150,120	166,800
	10	126,180	147,210	168,240	189,270	210,300
Limited Access Parkway	4	29,280	34,160	39,040	43,920	48,800
	6	43,740	51,030	58,320	65,610	72,900
	8	57,960	67,620	77,280	86,940	96,600
Major Arterial	5	30,480	35,560	40,640	45,720	50,800
	6	36,480	42,560	48,640	54,720	60,800
Minor Arterial	3	12,960	15,120	17,280	19,440	21,600
	4	21,540	25,130	28,720	32,310	35,900
Major Collector	2	5,100	5,950	6,800	7,650	8,500
	3	8,520	9,940	11,360	12,780	14,200
	4	10,560	12,320	14,080	15,840	17,600
Minor Collector	2	3,360	3,920	4,480	5,040	5,600
Local Street	2	1,200	1,400	1,600	1,800	2,000

Source: City of Peoria TIA Criteria; McDOT Roadway Design Manual

Appendix D: Origin-Destination Matrix

Origin/Destination	TAZ-1	TAZ-10	TAZ-2	TAZ-3	TAZ-4	TAZ-5	TAZ-6	TAZ-7	TAZ-9	Grand Total
TAZ-1		166	66	66	66	66	66	66	166	728
TAZ-10	88		88	88	88	88	88	88	36	652
TAZ-2	5	12		5	5	5	5	5	12	54
TAZ-3	30	65	30		61	61	61	61	65	434
TAZ-4	18	18	18	18		18	18	18	18	144
TAZ-5	18	18	18	18	18		18	18	18	144
TAZ-6	66	66	66	66	66	66		66	66	528
TAZ-7	75	37	75	75	75	75	75		37	524
TAZ-9	88	36	88	88	88	88	88	88		652
Grand Total	388	418	449	424	467	467	419	410	418	7720

Appendix E: Existing Traffic Volumes



Appendix F: RTC to Submittal 1 & 2



ENGINEERING DEVELOPMENT SERVICES
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

PROJECT SUBMITTAL DATA:

Project Name	Prasada PAD Amendment Sarival
Project Location	Waddell and Sarival
Submittal Type	TIA - 1st Review
Case Number	FS22-1573
Date	1/19/2023
Reviewed By	Johnathan Futch, Stephen Chang, Dana Owsiany
Contact Info	623-222-6149

GENERAL

- Return the following at next submittal (failure to provide items listed below may delay review timelines for the next submittal):
 - a. Original redlines and written response to comments
 - b. Two (2) revised hard copies of plans and reports
 - c. A pdf of all updated plans and reports on CD
 - d. Current CAD (base) files on CD

Disposition Codes					
<i>A = Will Comply, B = Designer to Evaluate, C = City of Surprise to Evaluate, D = No further Action Required</i>					
#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
1	General	Add the FS case number to the bottom right corner of all the sheets.	A	Added FS Case No to the bottom right corner of all the sheets.	A
2	1	Explain the external roadways: Greenway, Waddell, Sarival per COS STD DTLs. The internal roadways are per the Prasada Master Street Plan - C is a 5 lane major arterial, E is a minor arterial.	A	All the Roadways are classified in Section 2.2 based on either COS STD DTL or Prasada Master Street Plan.	A
3	1	Include the graphic showing the street cross sections per Prasada MSP	A	Updated the Proposed Roadway graphic to show the street cross sections per Prasada MSP and COS STD DTLs.	A
4	1	The 303 is constructed and isn't future.	A	Removed "future" from statement.	A

#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
5		2 Greenway is a minor arterial. There is an existing signal at Greenway and Sarival Northbound direction	A	Updated Greenway's classification to Minor Arterial. Added the existing signal of Greenway and NW Ranch Parkway to all the exhibits.	A
6		2 Sarival is a minor arterial	A	Updated.	A
7		2 Waddell is a major arterial.	A	Updated.	A
8	General	Change all the road classifications throughout the document per previous comments.	A	Updated all the road classifications throughout the document.	A
9		3 Greenway has a raised median adjacent to the site, and bike lanes in section 2.2	A	Updated the description to mention a raised median adjacent to the site and bike lanes on Greenway.	A
10		3 Acoma has bike lanes on both sides of the road in section 2.2	A	Updated the description to mention bike lanes on Acoma Drive.	A
11		4 Show the existing volumes (TMC and ADT) on a figure.	A	Existing ADT volumes were added on the Existing Roadway figure.	A
12		4 instead of calculating from peak hours real ADT should be used. Use the City's ADT collected in April 2022.	A	Existing ADT taken from Surprise 2022 Traffic Management Map.	A
13		5 State where in Prasada Gateway the 572 units will be developed. (south of Waddell, east of 303 and west of Sarival)	A	Added the location of Prasada Gateway that will include 572 residential unit.	A
14		5 For the circulation plan section add in the lanes and cross sections for the internal roadway network. (cross section F, 45' total r/w +MUE)	A	Added the number of lanes and cross sections for the internal roadway network.	A
15	Figure 2	Update per Figure 1 comments. Line up Prasada Pkwy with Northwest Ranch Pkwy (the existing signal)	A	Updated all the exhibits to show the updated classifications and Prasada Parkway lining up with NW Ranch Parkway.	A

PROJECT SUBMITTAL DATA:

Project Name	Prasada PAD Amendment Sarival
Project Location	Waddell and Sarival
Submittal Type	TIA prepared by Greenlight - 2nd Review
Case Number	FS22-1573
Date	3/9/2023
Reviewed By	Johnathan Futch, Stephen Chang, Dana Owsiany
Contact Info	623-222-6149

GENERAL

- Return the following at next submittal (failure to provide items listed below may delay review timelines for the next submittal):
 - Original redlines and written response to comments
 - Two (2) revised hard copies of plans and reports
 - A pdf of all updated plans and reports on CD
 - Current CAD (base) files on CD

Disposition Codes
<i>A = Will Comply, B = Designer to Evaluate, C = City of Surprise to Evaluate, D = No further Action Required</i>

#	Page	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
1	6	Custer Lane east of Sarival is a 2-lane local street.	A	Updated the statement to mention it as 2-lane local street.	A
2	Figure 5	Sarival Avenue between Greenway Rd and just north of Waddell Rd will be a 80' collector, "G" per COS Detail 3-05.	A	Updated the figure to show Sarival Avenue will be a 80' collector, "G" per COS Detail 3-05.	A
3	Figure 5	Sarival Avenue just north of Waddell Road will be a standard minor arterial, "E" per COS Detail 3-03.	A	Updated the figure to show Sarival Avenue as "E" per COS Detail 3-03.	A
4	Figure 6	Show 20' MUE on both sides of cross sections "A" and "C".	A	Updated the figure to show 20' MUE for section A and C.	A
5	11, Table 1	Internal Capture of 3,232 trips is too much. The multifamily residential use only generates 2,672 trips; Internal Capture cannot account for all multifamily residential trips. Revise internal capture to be 5% of MFR trips.	A	5% internal capture was updated based on the size of the multifamily dwelling units and office, as both multifamily and office will have internal TAZ interaction with shopping/retail. This resulted in internal trips of 2.5% for TAZs. An overall internal capture of 2% is determined based on the total external trips, resulting in a more conservative estimate of roadway ADT.	A

#	Page	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
6	11	Paragraph 4, add sentence, "Any traffic to/from PGV using Northwest Ranch Parkway will most likely be residents of the Northwest Ranch subdivision."	A	Added the sentence to the report.	A
7	Figure 8	Explain how internal ADTs were calculated.	A	Internal ADTs were calculated based on internal trip interaction between TAZs and external trips that need to use the internal roadway network to enter/exit the development. A statement was added in Section 4.4.4 to clarify that external trips were also applied to the internal roadway network ADTs.	A
8	Figure 8	This figure should show ADT trips from PGV. Show ADT at all external trip distribution percentages.	A	Updated the Figure 8 to show ADT trips from PGV and shown ADT at all external trips distribution percentages.	A
9	General	Add another figure to show PGV ADT + Existing ADT = Forecasted Future ADT	A	Added a figure to show Forecasted Future ADT.	A
10	Table 3	Use 4-lane Minor Arterial Service Volumes per Surprise GP Table 3.4, not 5-lane Major Arterial.	A	Updated to use 4-lane Minor Arterial Service Volume per Surprise GP Table 3.4.	A
11	Table 4	Update Table 4 per comment above.	A	Updated as necessary.	A
12	16	Recommendations and Findings: Update as necessary.	A	Updated as necessary.	A

#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
16	9	Section 3.2.3 calls the capture rate as 5% but table 1 uses 4.	A		A
17	9	Use 10% not 15% for the site generated trips between TAZ.	A	Updated the TAZ interaction to 10%.	A
18	10	Update trip assignment to 10% per comment 17.	A	Updated the TAZ interaction to 10%.	A
19	10	In the last paragraph TEH is used before the.	A	Updated the spelling.	A
20	10	Call out the OD matrix is located in Appendix D.	A	Added a statement to call out OD matrix of TAZ interaction.	A
21	11	Use ADT counts for Roadway segment capacity.	A	Existing ADT taken from Surprise 2022 Traffic Management Map	A
22	11	Assumed misspelled in the last paragraph.	A	Updated the spelling.	A
23	Figure 6	fix the figure per figure 1 comments.	A	Updated the figures.	A
24	Figure 6	Don't have an internal/external ADT figure. The road is to be sized so use Total ADT on 1 figure.	A	Removed the internal and external ADT figures.	A
25	Figure 8	What community is used for the ADT	A	Updated the figure title.	A
26	Table 4	Add existing ADT to Sarvial or distribute ADT to Prasada Pkwy. All existing volumes can't be distributed to Prasada Pkwy.	A	Existing ADT taken from Surprise 2022 Traffic Management Map. A portion of the existing traffic is shifted from Sarival Avenue to Prasada Parkway based on future intersection access at Sarival/Greenway..	A
27	Table 4	New intersections and roadways are expected to operate at LOS C or better. A LOS of D is unacceptable.	A	With the updated analysis. all the segments are expected to operate at LOS C or better.	A

Internal Captures for each TAZ is assumed to be 5%. Some of the TAZ do not have internal captures. A 4% internal capture is calculated with respect to the total trips generated by the development.

**Prasada Planned Area Development
Major PAD Amendment for Sarival Avenue and Prasada Parkway between
Greenway and Waddell Roads
FS22-1573**

Citizen Outreach Report

REVIEW MEETING DETAILS

In Person Meeting

DATE: Wednesday, March 22, 2023
TIME: 6:00 PM
LOCATION: Cimarron Springs Middle School
17032 W. Surprise Farms Loop S , Surprise

Virtual Meeting (via Zoom)

DATE: Thursday, March 23, 2023
TIME: 6:00 PM

Notice postcard were sent by the City of Surprise to all residents and HOA's within 600 feet of the property. (The standard notice radius is 300 feet; however, at our expense, he had the City double the area to include more residents in the notice.) It was also published on the City's website and 4 signs reflecting the meeting schedule were put on the property along Greenway Road, Sarival Avenue (2) and along Waddell Road. (See attached notice and affidavit of posting)

Applicant Representatives:

Ben Millick – Simon CRE
Dominic Ghabby – Simon CRE
Alexis Mackay – Simon CRE
Scott Kelley – Greenlight Traffic Engineering
Paul Gilbert – Beus Gilbert McGroder PLLC
Andy Jochums – Beus Gilbert McGroder PLLC

City of Surprise Representative

Senior Planner Trever Fleetham

Neighbor Participants

See attached Sign-in Sheet

The following is a list of comments/concerns posed at the meetings and the answers provided.

- **Will there be traffic signals on Sarival? What about stop signs?** (Similar question in both meetings)
 - It was discussed that the study was to look at capacity of the future roads and not specific intersection controls. The study plan shown indicated potential locations for intersection controls and as things get built each one will be evaluated for 2 or 4 way stop control or a traffic signal.
- **If there are no leases signed, how can you calculate traffic?**
 - Scott Kelley, our traffic engineer explained that while there may not be any known exact users, he uses extensive data from the ITE (Institute of Traffic Engineers) that can give expected traffic demands for many use categories based on known data from those types of uses in nationwide locations.
- **Traffic increase on Northwest Ranch Parkway** (Similar comment in both meetings)
 - A few residents who live along Northwest Ranch Parkway north of Greenway shared that they already have a large amount of traffic on this roadway, including speeding vehicles and large trucks. There was dialogue on the design of Northwest Ranch Parkway as an arterial with 4 travel lanes and the applicant's observations that with the traffic signal placed at the intersection of Northwest Ranch Parkway and Greenway Road, there was no way to prohibit vehicles from utilizing Northwest Ranch Parkway today under the current road conditions or in the future if this amendment is approved. It was shared that most regional traffic from Prasada should be using the adjacent freeway, so Northwest Ranch Parkway use is by local residents using it to connect from Greenway to Bell Road.
- **In the presentation it was noted that Sarival Avenue would be reduced, but it is only one lane in each direction now.** (Similar question in both meetings)
 - It was clarified that by "reduced" we mean in the overall final condition, but that the observation is correct in that it will not be reduced from its current condition. Sarival Avenue would remain as is with one lane in each direction but be expanded with a center turn lane and deceleration lanes as necessary.
- **What about the proposed hospital across the freeway, was it utilized in the analysis?**
 - It was shared that the "high-level" traffic analysis was focused mainly on the capacity of Sarival Avenue and Prasada Parkway so it didn't specifically include the hospital in that exact location, but generalized land uses of the area under the current Prasada Zoning. Scott Kelley noted that the hospital applicant should have provided a detailed traffic analysis in their case to analyze the specific impacted roadways and intersection for their use.

- **What about the large trucks, will they use Sarival Avenue?**
 - Commercial uses are still allowed along Sarival Avenue, meaning trucks will be present. Our desire in making Prasada Parkway the primary north-south road in the area, will allow those heavier commercial and employment uses in the middle of the Prasada Gateway Village to use that road and not Sarival in proximity to the residential.
- **What is the timeframe?**
 - Simon CRE shared that they would like to start construction of the roads this summer.
- **Have the intersections with the freeway been evaluated?**
 - It was shared that this high-level analysis was about the capacity of the two roads in question, but that as actual uses come they will be individually evaluated by the City as well as ADOT for impacts.
- **There was a comment that the fence at the MWD wellsite at the intersection of Greenway and Sarival obstructed views.**
- **What about the farming?**
 - It will remain but phase out as a properties are developed.

SIGN IN SHEET

Name	Email	Address
Susan Draper		
Peggy & Greg Morgan		
Eugene Roberts		
Ron & Laura Schnell		
Kelly Braun		
Jared C. Holland		

SIGN IN SHEET

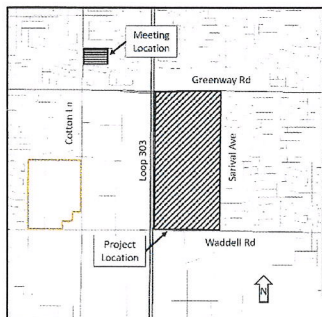
Name	Email	Address
Ron and Susan Barker		
Linda Combe		
A. Garcia		
Keili & Jason Henderson		
Cassandra Young		
Priscilla Lerma		
Ken Ana		



6500 1053850053



PROJECT LOCATION:



609474X429X37XPRI

City of Surprise
16000 N Civic Center Plz
Surprise, AZ 85374-7463

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
C2M LLC
22202

1*****SNGLP 480

Beus Gilbert McGroder (attn: Andy Jochum)



[NOTICE OF UPCOMING NEIGHBORHOOD MEETING]

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that Neighborhood Meetings are scheduled to review and solicit public input on Case FS22-1573, a request by Beus Gilbert McGroder, PLLC, for a Major Amendment to the Prasada Planned Area Development (PAD) to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

One meeting will be conducted in-person and a second meeting will be conducted virtually.

At both meetings, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

You are welcome to attend the following meetings:

In-Person

March 22, 2023 | 6:00 PM

Location: Cimarron Springs Middle School

17032 W. Surprise Farms Loop S
Surprise, AZ 85388

Virtual

March 23, 2023 | 6:00 PM

<https://bgm.tiny.us/Prasada>

CALL IN: +1 346 248 7799
MEETING ID: 886 0858 2448
PASSCODE: 606671

*To learn more or provide input,
please contact:*

Trever Fleetham at 623.222.3156 or
trever.fleetham@surpriseaz.gov



AFFIDAVIT OF POSTING

Application No: FS22-1573

Applicant Name: Beus Gilbret McGroder

Location: SEC Greenway and Loop 303

Date Site Posted: 03/06/23

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).

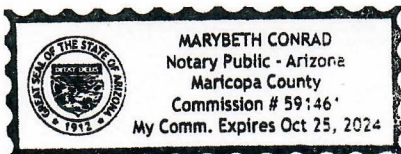
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 3/6/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 03/06/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Mary Beth 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 & Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: March 22, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

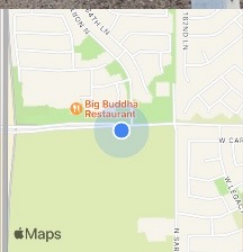
Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Mar 06, 2023 08:36AM

W Greenway Rd

Maricopa County

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Mar 06, 2023 08:37AM
W Greenway Rd
Maricopa County

Notice of Public Hearing City of Surprise

In Person & Virtual		Planning & Zoning	City Council
Date: <u>March 22, 2023</u>	Date: <u>TBD</u>	Date: <u>TBD</u>	
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	
Location: <u>Cimarron Springs Middle School</u> <u>17032 W Surprise Farms Loop S,</u> <u>Surprise, AZ 85388</u>	Location: <u>16000 N Civic Center Plaza,</u> <u>Surprise, AZ 85374</u>	Location: <u>16000 N Civic Center Plaza,</u> <u>Surprise, AZ 85374</u>	
Virtual: <u>March 23, 2023</u>			
Time: <u>6:00 PM</u>			
Location: <u>https://bgm.tiny.us/Prasada</u>			
Call in: <u>+1 346 248 7799</u>			
Meeting ID: <u>886 0858 2448</u> Passcode: <u>606671</u>	Case number: <u>FS22-1573</u>		

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Mar 06, 2023 09:07AM
14582-14890 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In Person & Virtual Neighborhood Meeting

Date: March 22, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Mar 06, 2023 09:07AM
14582-14890 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

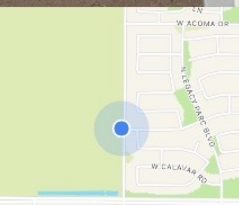
Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Mar 06, 2023 09:31AM
14090-14184 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

In Person & Virtual Neighborhood Meeting

Date: March 22, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023
Time: 6:00 PM
Location: <https://bgm.tiny.us/Prasada>
Call in: +1 346 248 7799
Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

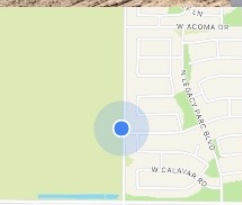
City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374



PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Mar 06, 2023 09:34AM
14090-14184 N Sarival Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

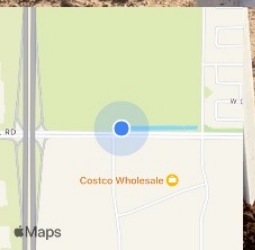
Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Case number: FS22-1573

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



Mar 06, 2023 09:55AM
16564-16648 W Waddell Rd
Maricopa County

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Case number: FS22-1573

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



Mar 06, 2023 09:56AM
16564-16648 W Waddell Rd
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS22-1573
Applicant Name: Beus Gilbret McGroder
Location: SEC Greenway and Loop 303
Date Site Posted: 04/07/23

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 4/7/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/07/23, 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 & Virtual Neighborhood Meeting

Date: March 22, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

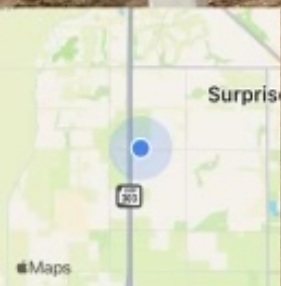
City Council

Date: May 16, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Apr 7, 2023 at 11:55:24 AM
16564-16648 W Waddell Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023
Time: 6:00 P.M.
Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

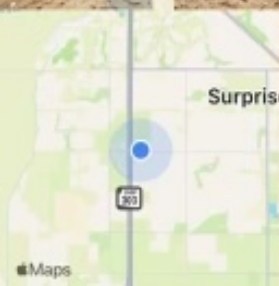
Date: May 16, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: **FS22-1573**



PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Apr 7, 2023 at 11:55:11 AM
16564-16648 W Waddell Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Fenne Loop S.
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: May 16, 2023

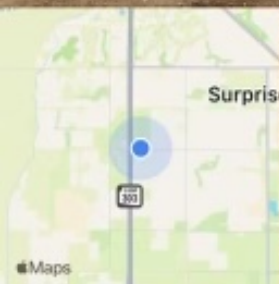
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Apr 7, 2023 at 11:53:00 AM
16564-16648 W Waddell Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: May 16, 2023

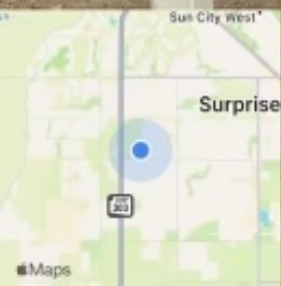
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: **FS22-1573**

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Apr 7, 2023 at 11:48:46 AM
14090-14184 N Sarival Ave
Surprise AZ 85379
United States

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: May 16, 2023

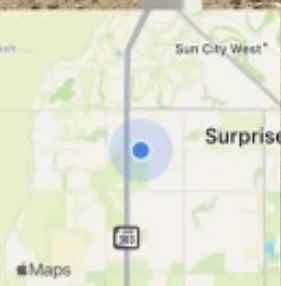
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

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



Apr 7, 2023 at 11:37:56 AM
W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: May 16, 2023

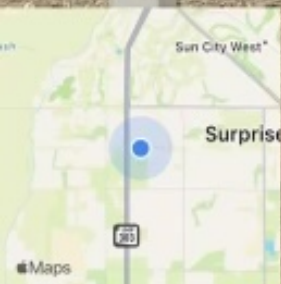
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1573

PROJECT DESCRIPTION: A major Planned Area Development (PAD) Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue.

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



Apr 7, 2023 at 11:38:07 AM
W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1573

City Council

Date: May 16, 2023

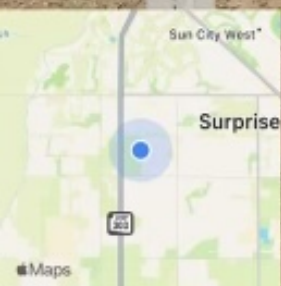
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374



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Apr 7, 2023 at 11:44:19 AM
14582-14890 N Sarival Ave
Surprise AZ 85379
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 22, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 23, 2023

Time: 6:00 PM

Location: <https://bgm.tiny.us/Prasada>

Call in: +1 346 248 7799

Meeting ID: 886 0858 2448 Passcode: 606671

Planning & Zoning

Date: May 4, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: May 16, 2023

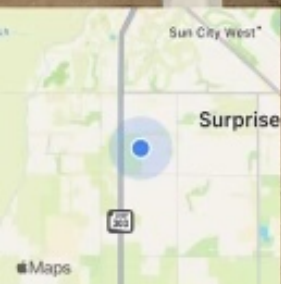
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

Case number: FS22-1573

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



Apr 7, 2023 at 11:44:08 AM
14582-14890 N Sarival Ave
Surprise AZ 85379
United States



S U R P R I S E
A R I Z O N A

FS22-1573

**Prasada Major PAD Amendment
Sarival Ave & Prasada Pkwy**

Planning & Zoning Commission

May 04, 2023



Site

Greenway Rd

Cotton Ln

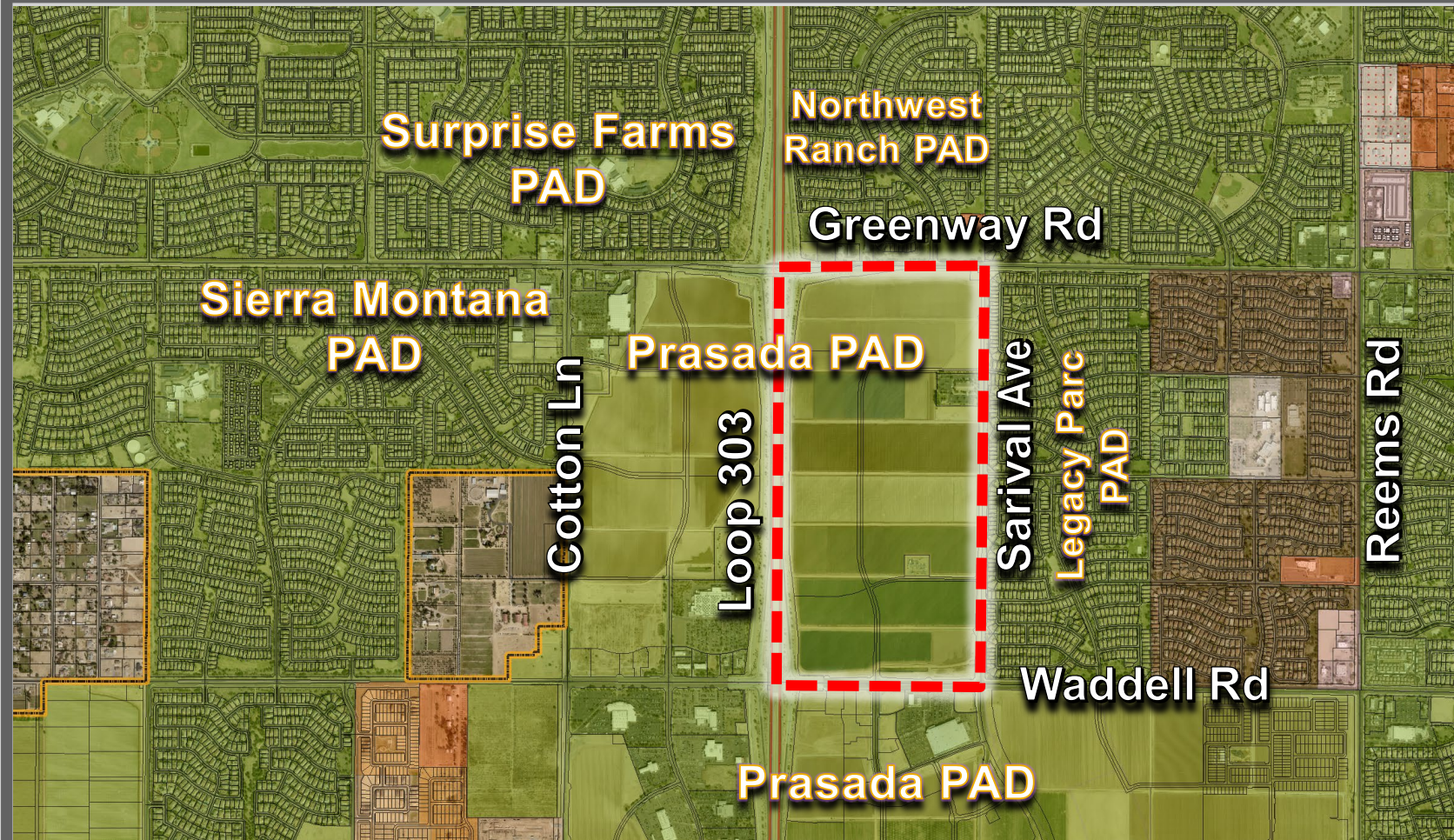
Loop 303

Sarival Ave

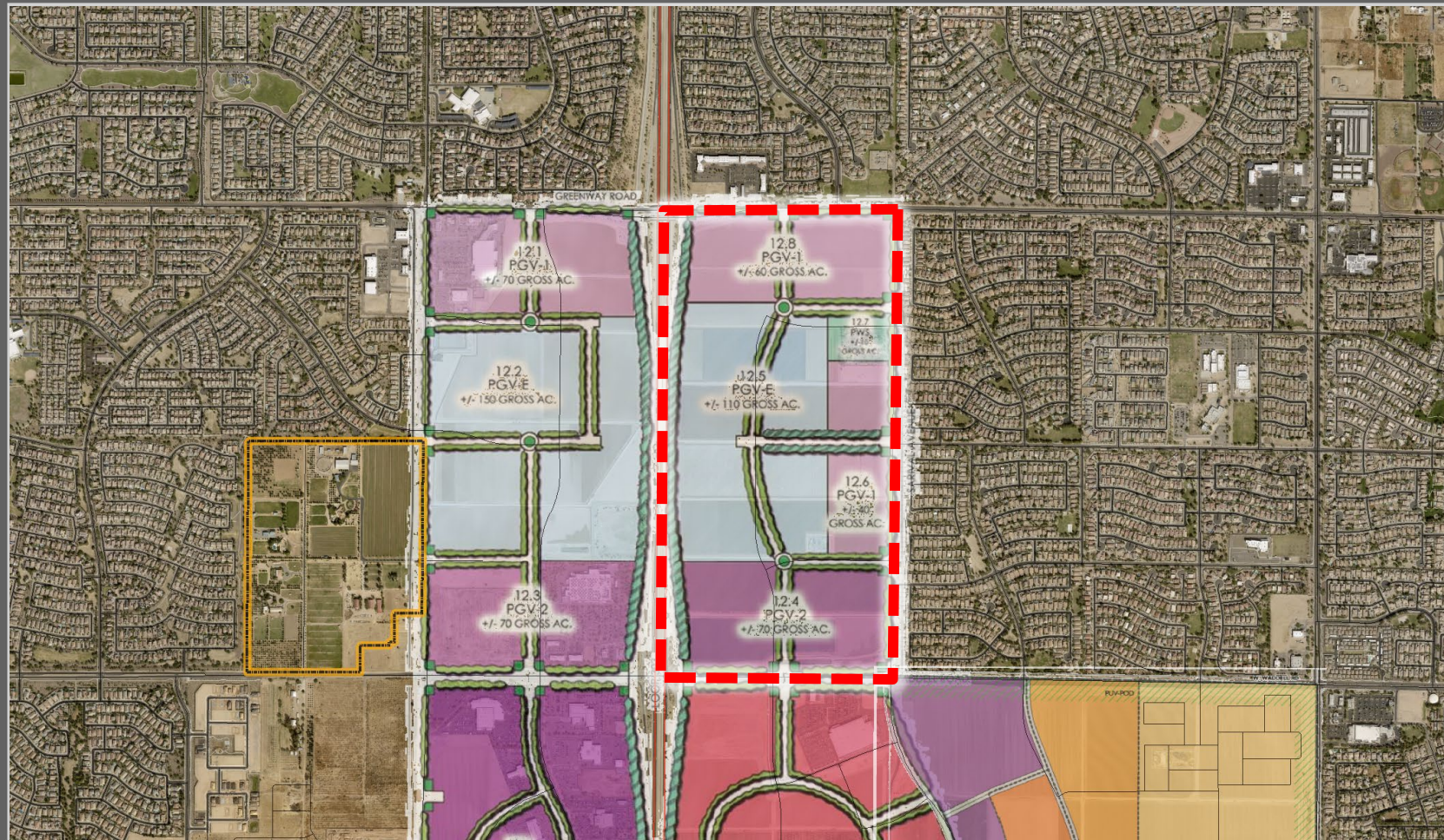
Reems Rd

Waddell Rd

FS22-1573 VICINITY MAP



FS22-1573 ZONING MAP



FS22-1573 LAND USE MAP

LEGEND

CITY ROADWAY CLASSIFICATION

Freeway: Red dashed line

Major Arterial: Yellow dashed line

Minor Arterial: Blue dashed line

Major Collector: Green dashed line

Local Street: Pink dashed line

INTERSECTION CONTROL

Existing Stop-Control: Grey octagon

Existing Signal: Grey square

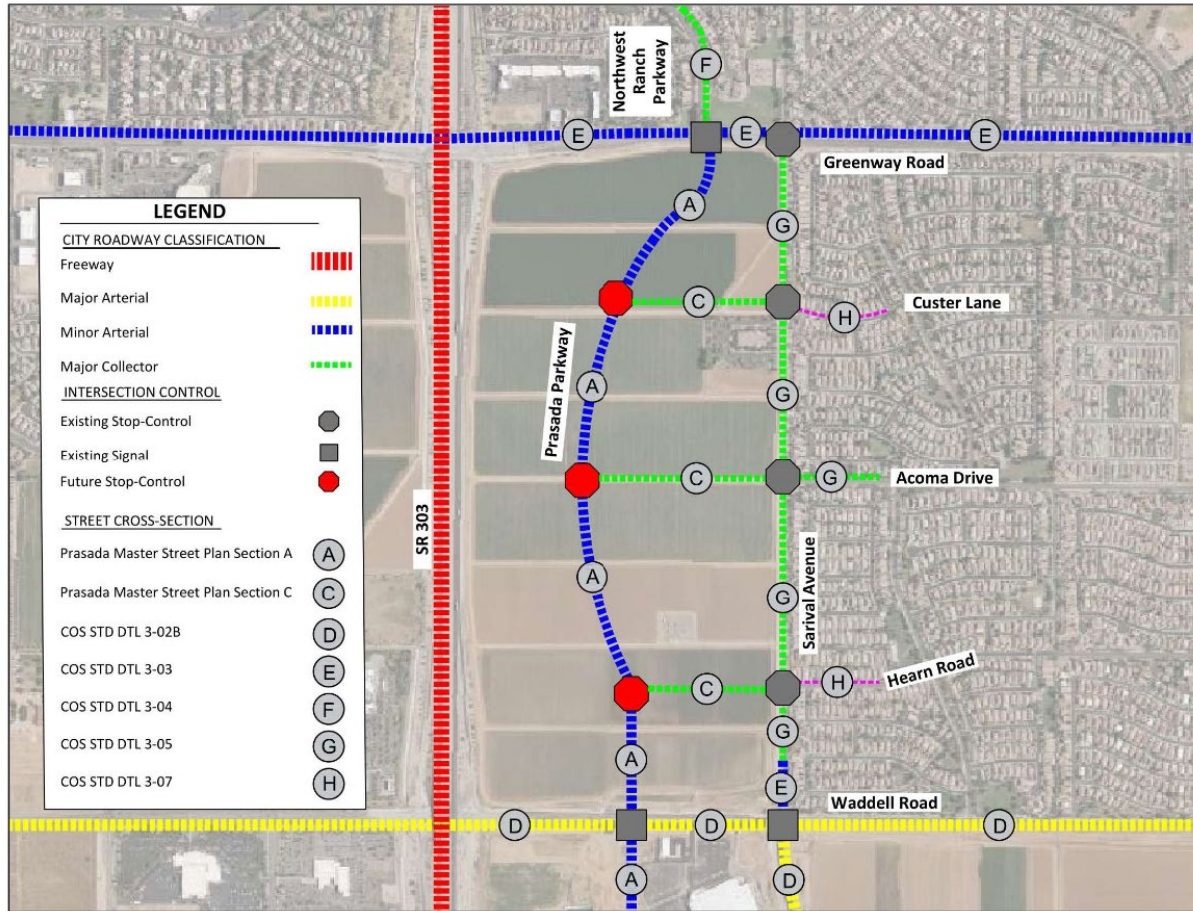
Future Stop-Control: Red circle

OTHER

Segment ADT: X,XXX

Map Labels: SR 303, Northwest Ranch Parkway, Greenway Road, Custer Lane, Acoma Drive, Sarival Avenue, Hearn Road, Waddell Road, Prasad Parkway, 23,185, 22,950, 2,574, 13,799, 14,362.

Figure 5: Planned Roadway Network



PROPOSED ROADWAY NETWORK



OUTREACH



Neighborhood Meetings: March 22 & 23, 2022

- 17 total attendees (8 in-person; 9 online)
- Questions/Concerns:
 - Increased traffic on Northwest Ranch Pkwy
 - Signals and traffic control
 - Nature of TIA
 - Truck traffic
 - Timing
 - Area developments



RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Major Amendment to Prasada PAD (Prasada Gateway Village)”, prepared by Beus Gilbert McGroder PLLC, dated February 24, 2023.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.