CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 18, 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 May 4, 2023 Planning and Zoning Commission Regular Meeting Minutes.	Alyssa Carpenter Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

2.	District 6	Consideration and action regarding a Conditional Use Permit with Site Plan for a Marley Park Square Lot 11 retail shell building with drive-through facility. Case FS22-0784	Leslie Carnie Community Development
3.	District 6	Consideration and action regarding a Conditional Use Permit with Site Plan for a Marley Park Square Lot 12 retail shell building with drive-through facility. Case FS22-1182	Leslie Carnie Community Development
4.	District 6	Consideration and action regarding a Conditional Use Permit with Site Plan for a drive-through facility at an existing Café Rio restaurant generally located on the northwest corner Litchfield Rd. and Waddell Rd. Case FS22-0946	Leslie Carnie Community Development
5.	Citywide	Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise standards for active single-family residential signs and model home complex signs. Case FS23-0189.	Tanner Wessel Community Development
6.	District 1	Consideration and action regarding a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The vacant parcel is approximately 2.66 acres and	Leslie Carnie Community Development

		generally located southwest of the intersection of 163rd Avenue and Grand Avenue. Case FS21-552	
7.	District 4	Consideration and action regarding the Use-Only Conditional Use Permit (CUP) for a drive-through convenience restaurant located on Parcel C in the Bella Fiesta Commerce Center located at the northwest corner of Dysart Road and Bell Road. FS22-0441	Chris Sexton Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

8.	District 3	Consideration and action pertaining to a Site Plan for Truman Ranch Marketplace Family & Senior Apartments, generally located at the southwest corner of Waddell Road and Cotton Lane within the Truman Ranch Marketplace PAD. (Case FS22-1418)	Trever Fleetham Community Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, May 11, 2023 @ 2:00 PM

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

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 18, 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 May 4, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the May 4, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-04-23 MINS

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

May 4, 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 May 4, 2023.

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

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; Leslie Carnie, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the April 20, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Keating made a motion to approve the April 20, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 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, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

None.

Commissioner Rosenbaum made a 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”. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 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 147th Avenue roadway alignment and north of Loop 303. Case FS22-1450.

Item 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 147th Avenue roadway alignment and north of Loop 303. Case FS22-1449.

Item 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 147th Avenue roadway alignment and north of Loop 303. Case FS22-1445.

Trever Fleetham, Current Planner, presented item 3, 4 and 5 to the Commission.

The Commission discussed the following:

- Discussion of the proposed logo variations including font size, white logo with corresponding City of Surprise.
- Transit Oriented Development overlay and code for the billboard signs.
- Agave is displayed throughout Surprise on overpasses, Saguaro represents Arizona as a whole.
- Abundance of billboard signs in this area.

Commissioner Keating made a motion to approve 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 utilizing option C with the saguaro cactus. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Chapman and Commissioner Smith voted against.

Commissioner Keating made a motion to approve 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 utilizing option C with the saguaro cactus. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Chapman and Commissioner Smith voted against.

Commissioner Keating made a motion to approve 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 utilizing option C with the saguaro cactus. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Chapman and Commissioner Smith voted against.

Item 6 – District 1 – 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.

Trever Fleetham, Current Planner, presented item 6 to the Commission.

Chair Sartor opened the public hearing.

Priscilla Lerma, Surprise, AZ – Representing the community of Northwest Ranch, concerned for safety and property value of allowing Prasada Parkway to align with Northwest Ranch Parkway. Increase in traffic imposes a safety concern for children, walkways, and bus stops for the community.

The Commission discussed the following:

- Encourage and divert traffic away from Northwest Ranch Parkway.
- Traffic department deter thru traffic with signage.

Commissioner Bash made a motion to approve 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. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 7:01 p.m.

Kevin Sartor
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Alyssa Carpenter, Commission Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 18, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Conditional Use Permit with Site Plan for a Marley Park Square Lot 11 retail shell building with drive-through facility. Case FS22-0784

Motion:
Motion to approve the Conditional Use Permit with Site Plan for Marley Park Square Lot 11 subject to stipulations "a" through "e".

Background:
The subject request involves a Conditional Use Permit with Site Plan to construct a 6,912 multi-tenant retail building with a drive-through facility. The site is an approximately .79 acre vacant parcel generally located on the southwest 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-FS22-0784 Marley Park Square Lot 11 - Staff report
2. 01 – FS22-0784 Marley Park Square Lot 11 – Vicinity Map
3. 02 – FS22-0782 Marley Park Square Lot11 – Zoning Map
4. 03 – FS22-0782 Marley Park Square Lot11 – Site Plan
5. 04 – FS22-0782 Marley Park Square Lot11 – Landscape Plan

6. 05 – FS22-0782 Marley Park Square Lot11 – Elevations
7. 06– FS22-0782 Marley Park Square Lot11 – Luke Letter
8. 07 - FS22-0784 Marley Park Square Lot 11 DMB Approval Letter
9. 08 - FS22-0784 Marley Park Square Lot 11 Citizen Participation Report
10. 09- FS22-0784 Marley Park Square Lot 11 Affidavit of Posting
11. FS22-0784 - Marley Park Square Lot 11 - CUP - Presentation

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SURPRISE
ARIZONA

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

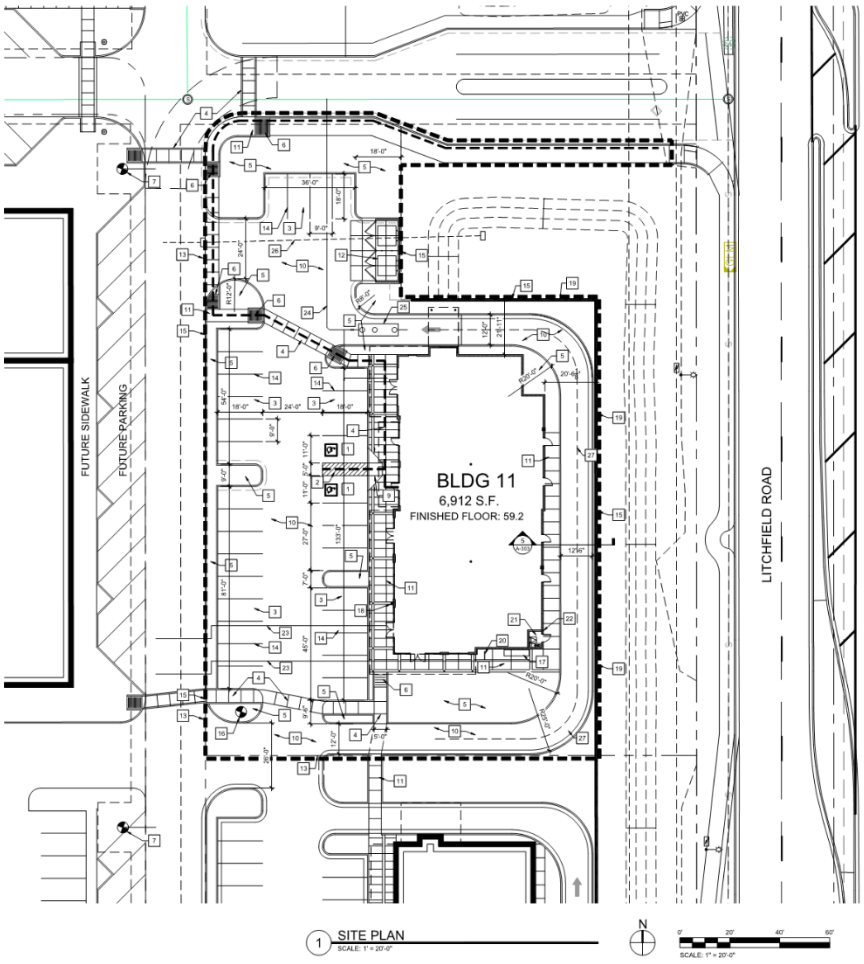
Case:	**FS22-0784**
Project Name:	Marley Park Square Lot 11
Council District:	6 – Palo Verde
Meeting Date:	**May 18, 2023**
Planner:	Leslie Carnie, Planner II

Owner:	Buzz Gosnell
Applicant:	Marley Park West, LLC.
Request:	Conditional Use Permit with Site Plan for a multi-tenant retail building with drive-through facility.
Site Location:	Generally located at the southwest corner of Litchfield Rd. and Waddell Rd.
Site Size:	Approximately 0.79 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Refer to the attached Citizen Participation Report
Staff Recommendation:	Staff recommends the Commission **approve** case FS22-0784 subject to stipulations ‘a’ through ‘e’.

PROJECT DESCRIPTION:

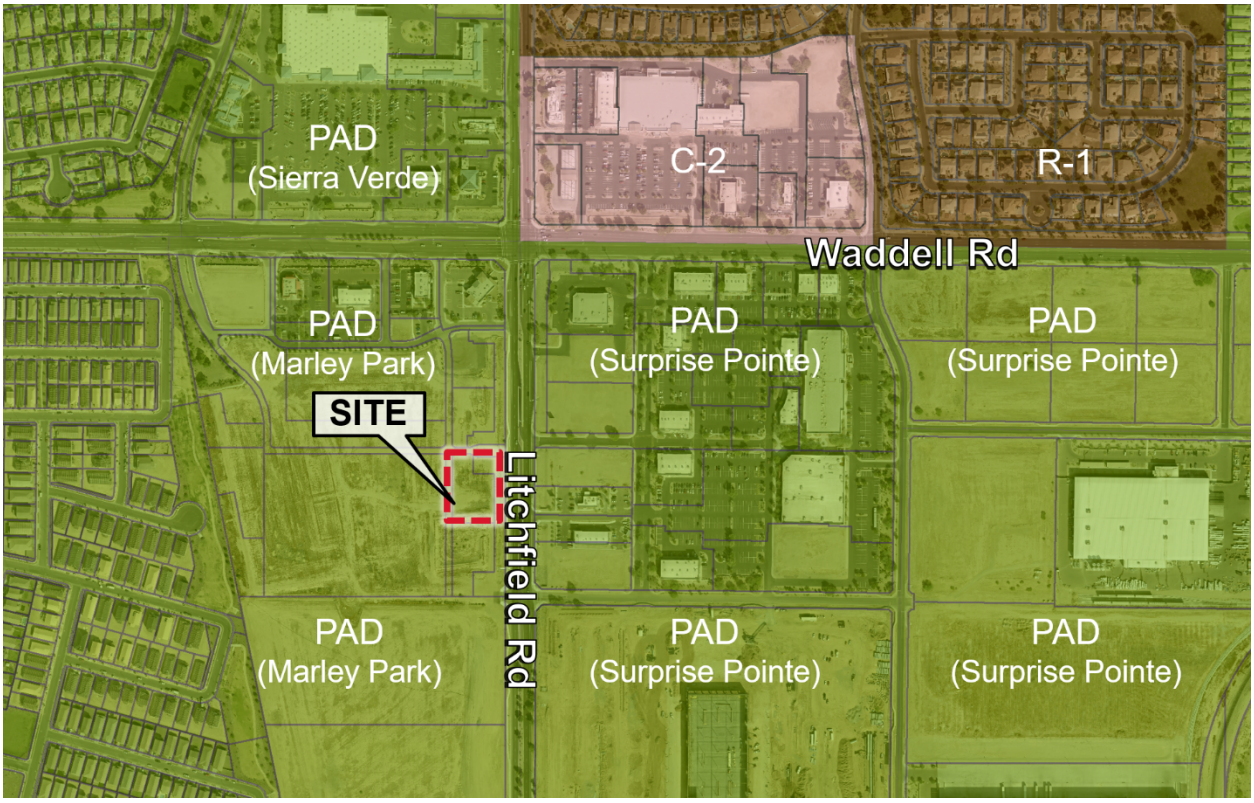
Buzz Gosnell with Marley Park West, LLC requests a Conditional Use Permit with Site Plan to allow for a new retail shell building with a drive-through generally located on the southwest corner of Litchfield Road and Waddell Road.

The subject site is an approximately 0.79 acre vacant pad. The site is accessed through shared drive aisles on the south and west sides of the property. The project requires 32 on-site parking spaces per LDO standards for Convenience/Take-Out Restaurants and 32 parking spaces are being provided. A queuing study determined that the drive-through would require queuing and stacking for 12 vehicles. The proposed single drive through lane has a queuing length of 264' and can accommodate the 12 vehicles prior to reaching the Pick-Up window.



EXISTING ZONING:

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



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

BACKGROUND:

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

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

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

February 3, 2022: The applicant was provided with Concept Review comments under case CR21-957

June 03, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for the subject project.

February 22, 2023: The applicant held a virtual Citizen Outreach meeting. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

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

ANALYSIS AND DISCUSSION:

The subject request involves a 6,912 square foot convenience/takeout restaurant on a 0.79 acre site generally located on the southwest corner of Litchfield Road and Waddell Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Employment – Mixed Use within the Marley Park PAD. The subject parcel is a part of the partially developed commerce center known as Marley Park Square.

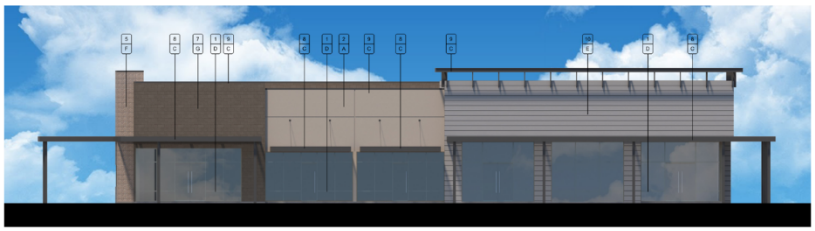
The Marley Park PAD lists the uses allowed in the employment/mixed-use area as those uses permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and Business Park (BP) zoning districts of Title 17. The Title 17 zoning ordinance requires that convenience restaurants obtain approval of a CUP. Analysis of any proposed Conditionally Permitted use is to be based on the use specific standards listed under Section 17.28.080 (C) of Title 17. These standards include the following:

1. *Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*
   Analysis: The subject site is located approximately 950 feet from the nearest residential zone.

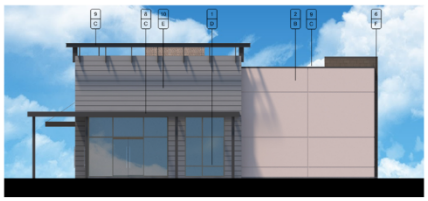
2. *Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*
Analysis: Six inch curbs are proposed throughout the site.

ARCHITECTURE

The proposed architecture complements the area by utilizing similar materials and design elements as the existing and proposed Marley Park Square projects. The neutral color palette is consistent with adjacent buildings. Architectural CMU, Ceraclad siding panels and a painted stucco system with a sandblast texture provide architectural interest to the modern building. This project has obtained approval from DMB, the Marley Park master developer.



1 EAST ELEVATION



2 SOUTH ELEVATION





LANDSCAPE:

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

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

CITIZEN OUTREACH:

The applicant held two outreach meetings. A virtual meeting was held on February 22, 2023 and an in-person neighborhood meeting was held at the Residence Inn on February 28, 2023. There were no attendees at the meetings and City staff has not received any comments or concerns regarding the project. A summary of those meetings can be found in the attached Citizen Outreach Report.

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed development adheres to the Employment Character Area Development by providing supporting commercial uses to serve workers and patrons of the Marley Park Square development.

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

REVIEWING AGENCIES:

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

SUMMARY:

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

FINDINGS:

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

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject case FS22-0784, subject to stipulations ‘a’ through ‘e’.

a. Development and use of the site shall be consistent with the Site Plan entitled “Site Plan”, prepared by Upward Architects, and received March 10, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Landscape Plan”, prepared by Upward Architects, and received November 29, 2022.

c. Building Architecture shall be consistent with the Elevations entitled “Architectural Elevations”, prepared by Upward Architects, and stamped received June 03, 2022.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.

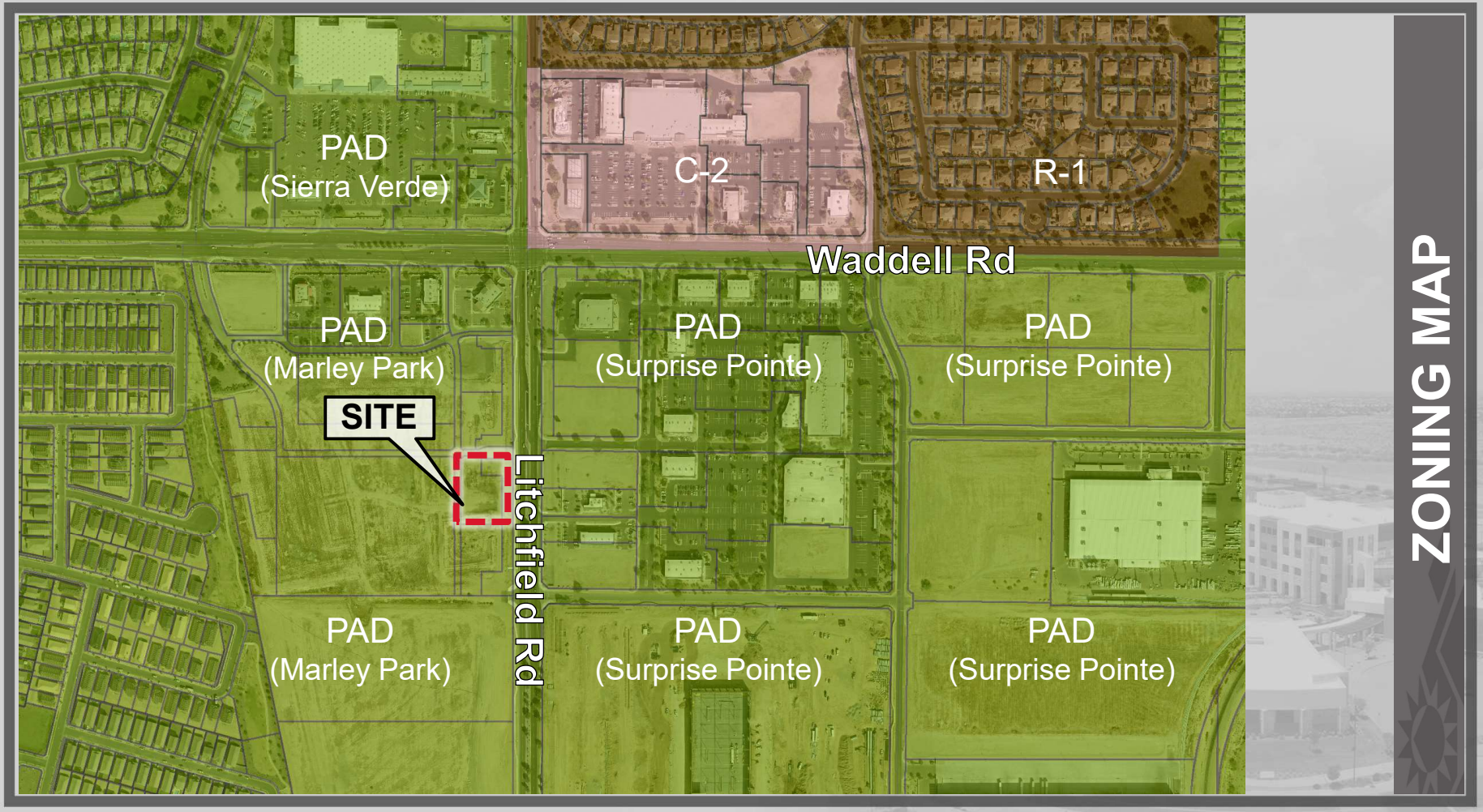
e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

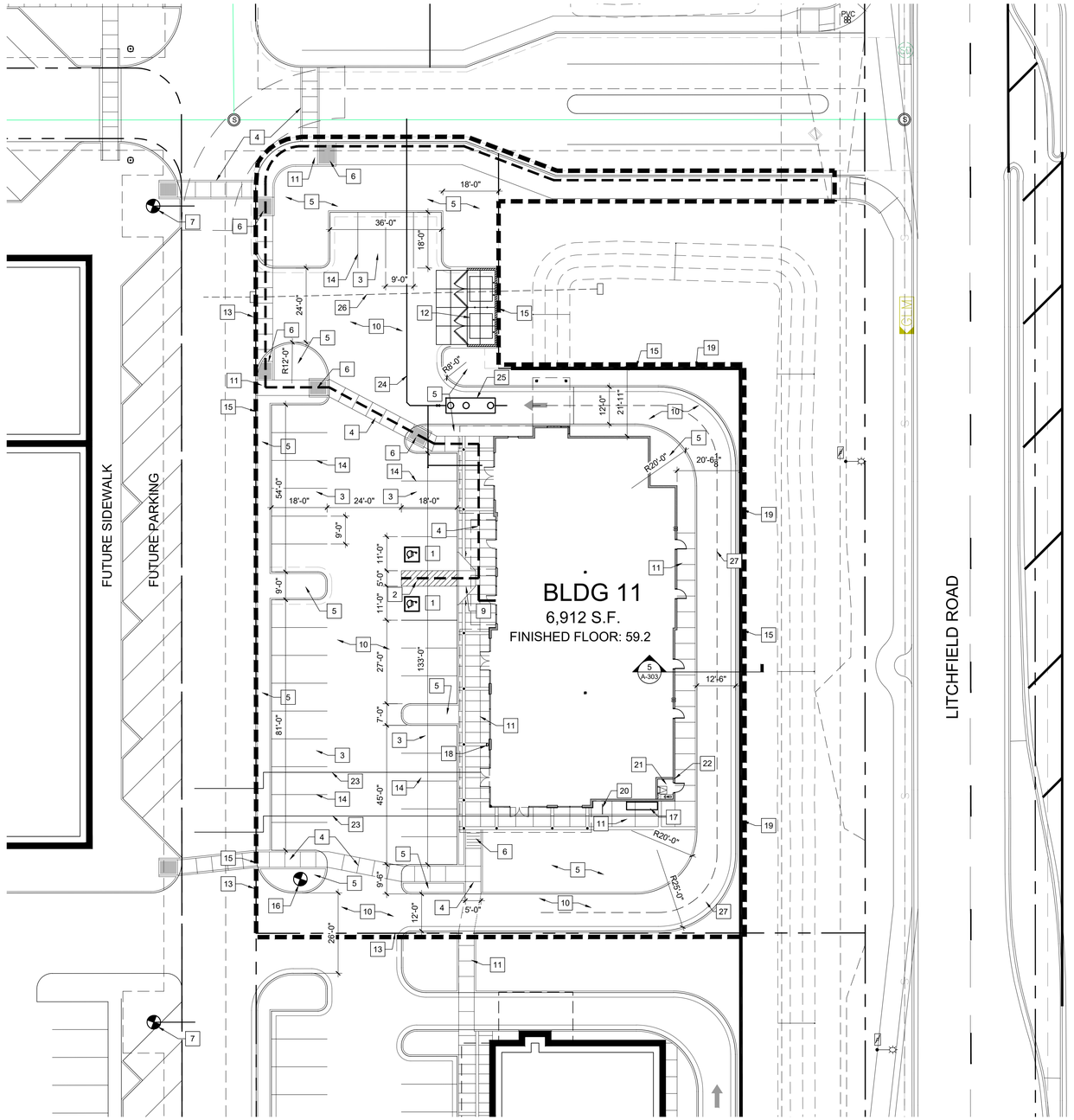
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Luke Letter
07 DMB Approval Letter
08 Citizen Participation Report
09 Affidavit of Site Posting
PowerPoint


Fry's Food
Commerce Center
Surprise Crossing
Retail Center
Waddell Rd
Marley Park
Square
SITE
Litchfield Rd.
Surprise Pointe
Commerce Center
Surprise Pointe
Industrial
VICINITY MAP


PAD
(Sierra Verde)
C-2
R-1
Waddell Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)
SITE
Litchfield Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)
ZONING MAP



1 SITE PLAN
SCALE: 1' = 20'-0"

N

0' 20' 40' 60'
SCALE: 1" = 20'-0"

SITE KEY NOTES

1. ADA AND VAN PARKING STALL - SEE DETAIL 7 / A-004
2. 5'-0" WIDE ADA ACCESS AISLE - SEE DETAIL 7 / A-004
3. PARKING STALL (9'-0" x 18'-0" TYP.)
4. ACCESSIBLE PATH FROM PUBLIC STREET PER ADA SECTION 4.3 - SEE CIVIL DRAWINGS
5. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
6. CONCRETE ACCESSIBLE RAMP - SEE DETAIL 11 / A-004 AND CIVIL DRAWINGS
7. EXISTING FIRE HYDRANT - SEE CIVIL DRAWINGS
8. SITE LIGHT POLE (25' MAX. HEIGHT) - SEE ELECTRICAL DRAWINGS AND 14 / A-004
9. ACCESSIBLE CURB RAMP - SEE DETAIL 12 / A-004
10. ASPHALT PAVING, TYP. - SEE CIVIL DRAWINGS AND SOILS REPORT
11. NEW 4" CONCRETE SIDEWALK OVER 4" MIN. ABC WITH CONTROL JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 30'-0" O.C. MAX. - U.N.O. - LIGHT BROOM FINISH - SEE CIVIL DRAWINGS
12. 7'-4" HIGH TRASH ENCLOSURE - SEE DETAIL 12 / A-003
13. LIMITS OF CONSTRUCTION SHOWN DASHED - U.N.O. - SEE CIVIL DRAWINGS
14. 4" WIDE PAINTED TRAFFIC CONTROL MARKING - PAINT WHITE
15. PROPERTY LINE - SEE CIVIL DRAWINGS
16. NEW FIRE HYDRANT - SEE CIVIL DRAWINGS
17. NEW S.E.S.
18. FIRE DEPARTMENT CONNECTION.
19. NEW RETAINING/SCREEN WALL - SEE 5/A-303.
20. NEW BICYCLE RACK - SEE DETAIL 18/A-003
21. FIRE RISER ROOM
22. RECESSED KNOX BOX.
23. NEW WATER LINE - SEE CIVIL.
24. NEW SEWER LINE - SEE CIVIL.
25. NEW 2000 GAL. GREASE INTERCEPTOR - SEE CIVIL
26. EXISTING STORM LINE - SEE CIVIL.
27. QUEUING LENGTH - 264'

SITE DATA

CONSTRUCTION TYPE: V-B
OCCUPANCY: FUTURE M (NON-SEPARATED USES) : OCCUPANT LOAD: 0 OCCUPANTS SINCE NOT C OF O

ADDRESS : SEC OF WADDELL ROAD AND LITCHFIELD ROAD SURPRISE, ARIZONA
APN NUMBER : 501-45-978
ZONING : PAD (PLANNED AREA DEVELOPMENT)
LOT 11 :
PROPOSED COMMERCIAL
SITE AREA : 34,495 SF (0.79 AC)
BLDG AREA: 6912 SF

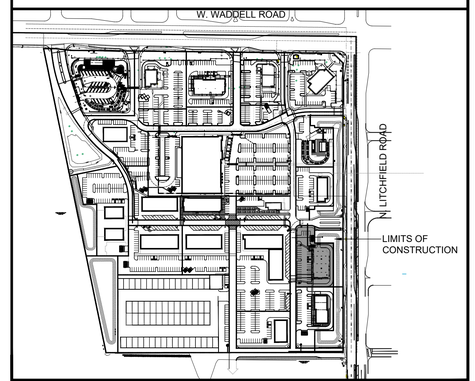
PARKING REQUIRED RESTAURANT:	1/150 SF	= 23
PARKING REQUIRED RETAIL:	1/400 SF	= 9
TOTAL REQUIRED :		= 32
PARKING PROVIDED :		
PARKING SPACES		= 30
ADA PARKING SPACES		= 2
TOTAL PARKING SPACES		= 32

IMPERVIOUS AREA DATA

Total Area of Site:	0.79 Acres
Total Impervious Area of the Site:	0.66 Acres
Adjusted Total of Pervious Area of the Site:	0.13 Acres
Percentage of Impervious Area for the Site:	83.54%

OVERALL SITE PLAN

SCALE : N.T.S.



LEGEND

ADA ACCESSIBLE PATH OF TRAVEL

LIGHT POLE (25' MAX. HEIGHT)
NOT TO EXCEED 1 FC AT PROPERTY LINE

FIRE HYDRANT

APPLICABLE CODES

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED
2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NFPA 70 / NATIONAL ELECTRIC CODE
2010 ADA STANDARDS

SURPRISE MUNICIPAL CODE
ENGINEERING DEVELOPMENT STANDARDS
SURPRISE FIRE DEPARTMENT ACCESS AND GUIDELINE BOOK
AASHTO

ARCHITECT

UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
50439
JUSTIN J. GREGONIS
ARIZONA U.S.A.
EXPIRES 12/31/22

CONSULTANT

OWNER

PROJECT DESCRIPTION

Marley Park
Bldg 11 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379

LEGAL NOTES:

DATE: 05/13/2022

REVISIONS

NO.	DATE	ISSUE

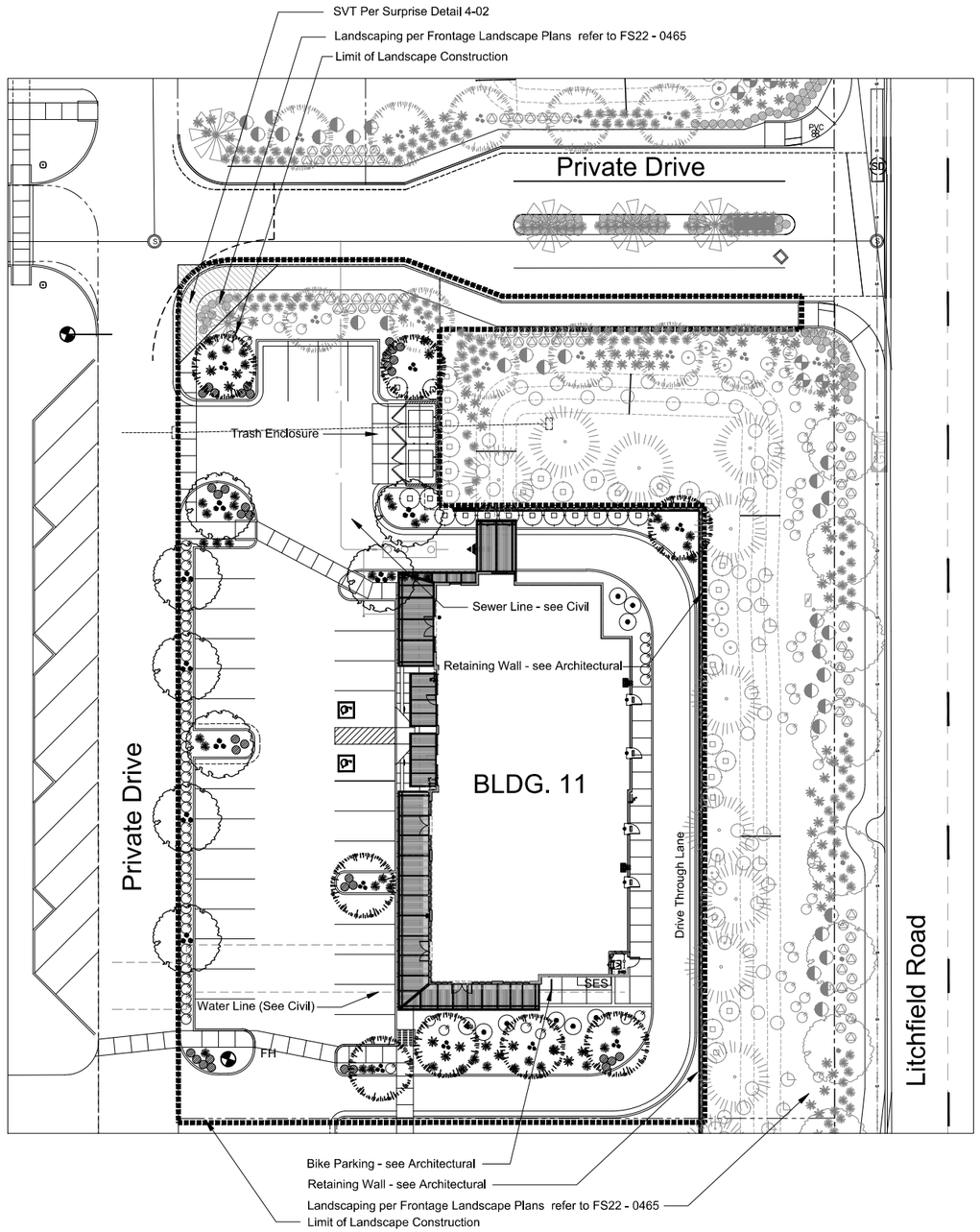
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SHEET TITLE
SITE PLAN

PROJECT NUMBER
21144.02

A-001
FS22-0784

21144.01 Marley Park Bldg 11 Grey Shell 1st City Submittal 5.XX.22



NORTH

Preliminary Landscape Plan

0 10' 20' 40'

SCALE: 1" = 20'

LANDSCAPE LEGEND

TREES	SIZE/ HGT	QTY.
Parkinsonia hybrid Desert Museum	multi - matching 24" Box (u.o.n)	8
Quercus virginiana Live Oak	36"box	8
Lantana montevidensis		

SHRUBS / ACCENTS	SIZE	QTY.
Leucophyllum frutescens 'Compacta' Compact Sage	5 gallon	10
Tecoma stans "Sunrise" Arizona Yellowbells "Sunrise"	5 gallon	15
Agave americana "Varigata" Varigated Century Plant	5 gallon	14
Hesperaloe parviflora "Yellow" Yellow Yucca	5 gallon	50
Eremophylla 'hygrophana' 'Blue Emu' Bush	5 gallon	89

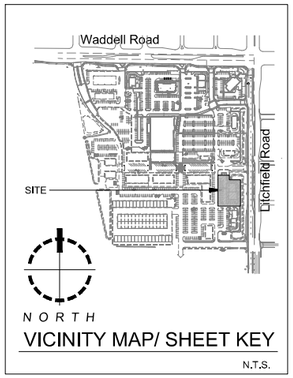
GROUNDCOVERS	SIZE	QTY.
Lantana montevidensis New Gold & Purple Trailing Lantana 50/50 Mix	1 gallon	40
Decomposed Granite 1/2" screened Rock Pros "Mahagony" - 2" min thickness in all landscape areas. (Match Existing)		

CITY OF SURPRISE SITE LANDSCAPE NOTES

A. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
B. SIGNS REQUIRE A SEPARATE PERMIT.
C. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.
D. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FORE DEPARTMENT CONNECTION.
E. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
F. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
G. ALL PLANT MATERIAL LOCATED WITHIN THE VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM THE GROUND ELEVATION.

BLDG FOUNDATION LANDSCAPE & IRRIGATION NOTES:

1. POSITIVE DRAINAGE OF A MINIMUM OF 5% NEEDS TO BE MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 10'.
2. NO IRRIGATED PLANT MATERIALS ARE TO BE PLANTED IN THE FIRST 5' NEXT TO BUILDING. BETWEEN 5' AND 10', ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A MAXIMUM OF 1 GPH. NO EMITTERS ARE TO BE LOCATED BETWEEN THE BUILDINGS AND THE PLANT MATERIAL.
3. ANY PLANT MATERIAL REQUIRING GREATER THAN 1 GPH IRRIGATION, INCLUDING CACTI SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.
4. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.
5. NO LARGE TREES ARE TO BE PLANTED WITHIN A MINIMUM OF 10' FROM BUILDINGS. SMALL PATIO TREES WITH CANOPIES OF 10' OR LESS MAY BE PLANTED AT LEAST 8 FEET AWAY FROM BUILDINGS. TREE ROOTS ARE TO BE DISCOURAGED TO GROW UNDER BUILDING FOUNDATIONS.



VICINITY MAP/ SHEET KEY

N.T.S.

SITE DATA

ADDRESS : SEC OF WADDELL ROAD AND LITCHFIELD ROAD SURPRISE, ARIZONA.
APN NUMBER : 501-45-978
ZONING : PAD (PLANNED AREA DEVELOPMENT)
LOT 11 : PROPOSED COMMERCIAL AREA : 34,495 SF (0.79 AC.)

BLDG AREA :
BLDG 11 6,912 SF

PARKING REQUIRED RESTAURANT:	1/150 SF	= 23
PARKING REQUIRED RETAIL:	1/400 SF	= 9
TOTAL REQUIRED :		= 32

PARKING PROVIDED :

PARKING SPACES	= 30
ADA PARKING SPACES	= 2
TOTAL PARKING SPACES	= 32

IRRIGATION SYSTEM IS USING RECLAIMED WATER TIEING INTO EXISTING SYSTEM
Type 2 Recycled Water Permit Renewed 7.16.2022
LTF# 95350

SIGHT DISTANCE NOTE:

"Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stops signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triange provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01".

NOTE:

A. Tree root barrier are required per City of Surprise EDS Detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.

B. The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.

C. All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter, or vault.

LASKIN & ASSOCIATES, INC
LANDSCAPE ARCHITECTS
5013 E. Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
www.laskindesign.com

ARCHITECT

UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

SEAL

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN ARIZONA, U.S.A.

OWNER

PROJECT DESCRIPTION

Marley Park
Bldg 11 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379

LEGAL NOTES:

May / 16 / 2022

REVISIONS

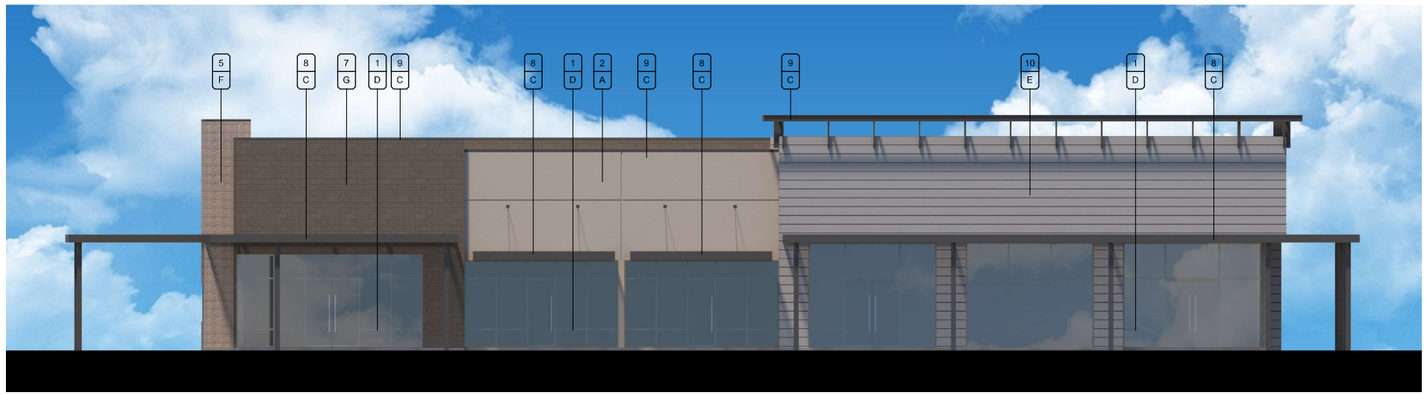
NO.	DATE	ISSUE
	8.9.22	1ST Review Comments
	11.18.22	Site Plan Coordination

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SHEET TITLE
Preliminary Landscape

PROJECT NUMBER
21144.01

PL.01
of
ONE



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



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



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



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

ELEVATIONS - GENERAL NOTES

A. SEE DETAILS AND WALL SECTIONS FOR ADDITIONAL INFORMATION IN RELATION TO EXTERIOR CONDITIONS
B. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
C. GRADES AT PERIMETER OF BUILDING ARE TO BE COORDINATED WITH THE CIVIL DOCUMENTS FOR ACTUAL FINISH GRADE LOCATIONS
D. TOP OF PARAPET IS BASED ON ELEVATIONS ABOVE FINISHED FLOOR
E. SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION
F. ALL DIMENSIONS SHOWN FOR LOCATIONS OF FINISH OF EXTERIOR ELEVATIONS ARE TO BE COORDINATED WITH ARCHITECTURAL FLOOR PLANS, DETAILS AND SECTIONS
G. PAINT TRANSITIONS ARE TO BE COORDINATED WITH THE ARCHITECT PRIOR TO PAINTING
H. SEE ELECTRICAL DOCUMENTS FOR EXTERIOR LIGHT FIXTURES
I. SEE SITE PLAN AND HARDSCAPE PLANS FOR ADDITIONAL ITEMS IN RELATIONSHIP TO THE BUILDING TO SITE RELATED HORIZONTAL CONTROL
J. SIGNAGE UNDER SEPARATE PERMIT
K. ALL EXPOSED METAL PLATES AND EXPOSED FLASHING TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR U.O.N.

MATERIAL/COLOR SCHEDULE

MATERIALS

1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
2. INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE
3. METAL ROOFING SYSTEM
4. HOLLOW METAL DOOR AND FRAME - PAINTED
5. CMU - STACKED BOND
6. CMU - RUNNING BOND
7. CMU - SPLIT FACE
8. METAL CANOPY
9. METAL TRIM
10. CEMENT FIBER PANEL SYSTEM
11. KNOX BOX - PER THE CITY OF SURPRISE REQUIREMENTS - NO HIGHER THAN 60" AFG
12. ROOF AND OVERFLOW DRAINS TO DAYLIGHT ABOVE GRADE WITH LAMBS TONGUE - SEE DETAILS 17 AND 18/A-600
13. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION PER SURPRISE FIRE
14. AUTOMATIC SELF-CLOSING DRIVE THRU WINDOW
15. SPRINKLER RISER ROOM WITH APPROVED SIGN

MATERIAL/COLOR SCHEDULE

COLORS

by Dunn Edwards (or Equal):

A. DET620 "BARNWOOD GRAY"
B. DE6073 "NEW WOOL"
C. DE6357 "BLACK TIE"

Old Castle Aluminum Storefront:

D. DARK BRONZE"

Ceraclad Panels:

E. TEXTURE: 8-REVEAL
COLOR: SILVER GRAY
HNH9134U

by Superlite (or Equal):

F. TRENDSTONE
COLOR: "PEBBLE BEACH"

G. TRENDSTONE
PAINTED COLOR DE6357 "GAUNTLET GRAY"

MATERIAL #
FINISH X

FS22-0784

ARCHITECT

UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
50439
JUSTIN J.
GREGONIS
ARIZONA, U.S.A.
EXPIRES 12/31/24

CONSULTANT

OWNER

PROJECT DESCRIPTION

Marley Park
Bldg 11 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379

LEGAL NOTES:

DATE: 05/13/2022

REVISIONS

NO.	DATE	ISSUE

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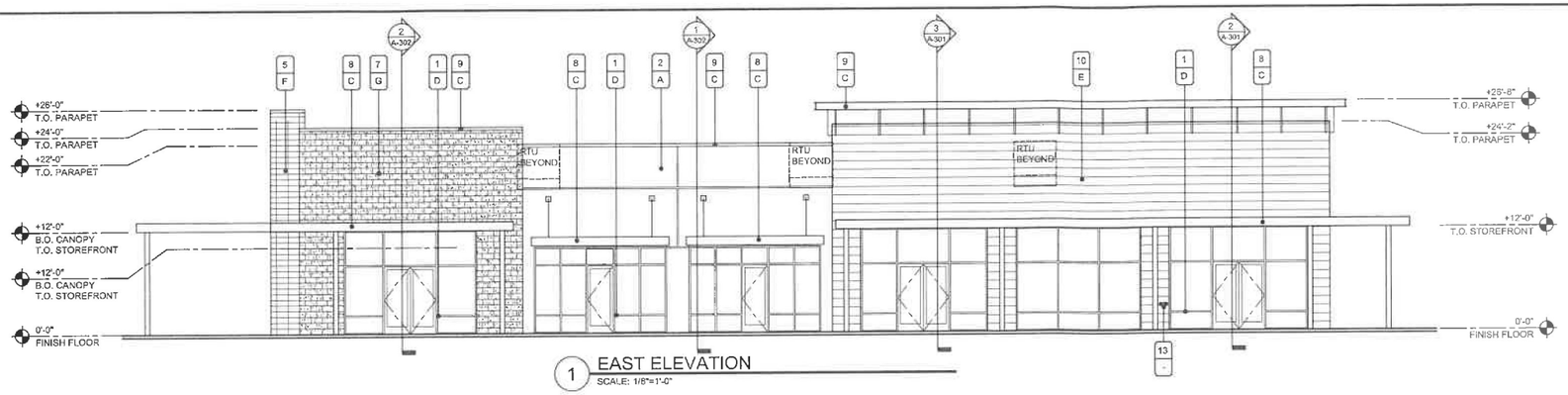
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SHEET TITLE

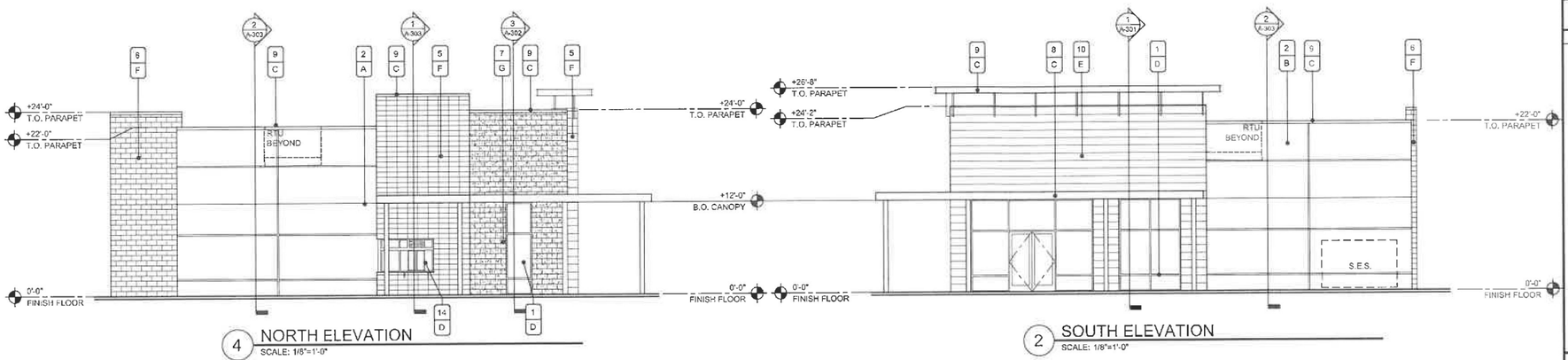
COLORED ELEVATIONS

PROJECT NUMBER
21144.02

A-200.1

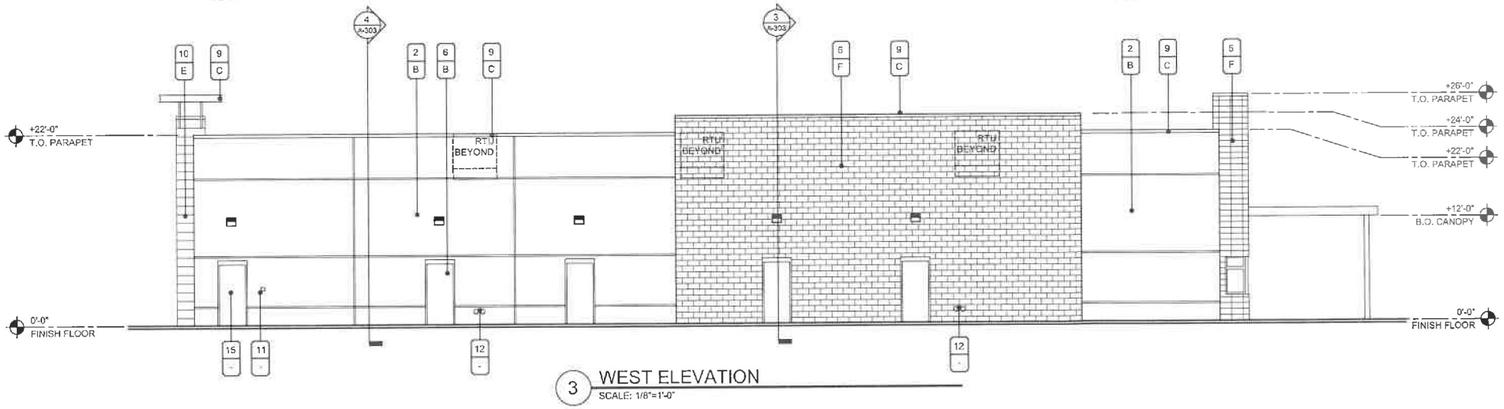


1 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
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by Dunn Edwards (or Equal):

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B. DE6073 "NEW WOOL"
C. DE6357 "BLACK TIE"

by Superlite (or Equal):

F. TRENDSTONE COLOR: "PEBBLE BEACH"
G. TRENDSTONE COLOR: "OPAL"

Old Castle Aluminum Storefront:

D. DARK BRONZE"

Cerackled Panels:

E. TEXTURE: 8-REVEAL COLOR: SILVER GRAY HNH9134U

MATERIAL #
FINISH X

MATERIAL/COLOR SCHEDULE

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CONSULTANT

OWNER

PROJECT DESCRIPTION

Marley Park
Bldg 11 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379

LEGAL NOTES:

DATE: 01/23/2023

REVISIONS

NO.	DATE	ISSUE

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SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
21144.02

A-200
FS22-0784

21144.09 Marley Park Bldg 11 Grey Shell - 1st Dsg Submittal 5.30.22

Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, June 14, 2022 8:41 AM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-0784 Marley Park Square Lot 11 New Digital Submittal 06.03.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Hi Tierney,

Thank you for the opportunity to provide comments on the Marley Park Square Lot 11 application. The parcel is 1 mile outside the Luke AFB 1988 JLUS 65 DNL "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

As described in the narrative, the Marley Park Square Lot 11 multi-tenant retail project will not negatively impact the flying operations at Luke AFB. As always, we recommend a strong notification program to inform future land occupants and developers about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----
From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Friday, June 3, 2022 2:56 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Maricopa) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza - MAG <AGarza@azmag.gov>; Bob Woodring - TEMPX <Bob.Woodring@mail.maricopa.gov>; Chris Cain - MWD <chrisc@mwdaz.com>; Daniel Trujillo <Daniel.Trujillo@surpriseaz.gov>; Debbie Trasancos - MWD <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy - ADOT <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neill, AICP, CFM <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Peter Hughes - FCDX <PeterHughes@mail.maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-0784 Marley Park Square Lot 11 New Digital Submittal 06.03.22

Good morning,

Attached please find the application, narrative, and site plans for the above referenced project.

Please feel free to contact us with any questions.

Thanks,

Tierney Farago

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-3154

_____

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0.1

Marley Park

July 7, 2022

Marley Park West, LLC
Attn: Buzz Gosnell
34406 N. 27th Drive
Phoenix, AZ 85085

RE: Droptine Marley Park - Preliminary Design Review Approval

Dear Buzz:

Please consider the plans sent via email in a pdf (listed on attached Exhibit 'A'), submitted by Alexander Building Company on June 29, 2022, as approved, if applicable per DMB's design guidelines for Marley Park.

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

Aaron Macneil
SVP of Operations
DMB Associates, Inc.

cc: Dan Kelly, General Manager, DMB Associates
Dave Jossand, Alexander Building Company, Inc.

\\dmbcofs1\DMBCorp_Finance\Corporate Finance\Finance\Residential and Commercial Land\Marley Park\xDesign Review\Preliminary DR approval Droptine at Marley Park 07.07.22.docx

Exhibit 'A'

Droptine Plan List

07/06/22

Architectural Plans prepared by Upward Architects		**Plan Date**
A-001	Site Plan	04/05/22
A-200	Exterior Elevations	04/05/22
A-200.1	Colored Elevations	05/13/22
	Color/Material Board	04/05/22
Landscape Plans prepared by Laskin & Associates, Inc.		
PL.01	Preliminary Landscape Plan	05/16/22
PL.01	Preliminary Landscape Plan – Color	05/16/22
Electrical Plans prepared by Sazan Group		
E-000	General Notes	06/18/22
E-101	Photometric Site Plan	06/18/22
E-102	Fixture Schedule and Light Pole	06/18/22
E-103	Light Fixture Cut-Sheet	06/18/22
Grading & Drainage Plans prepared by 3 Engineering		
GD01	Cover Sheet	05/10/22
GD02	Notes, Details	05/10/22
GD03	Grading & Drainage Plan	05/10/22

UPWARD ARCHITECTS

March 3, 2023

Re: Public Hearing
FS22-0784 Marley Park Square Lot 11
SWC of Litchfield 7 Waddell
Surprise, AZ 85379

To Whom it may concern:

On Wednesday February 22nd at 6:00 PM there was a virtual public meeting conducted via 'zoom' for the Marley Park Square Lot 11 site. The attendees were:

Ralph Bednar – Owner
Leslie Carnie – City of Surprise
Jason Moquin – City of Surprise
Justin Gregonis – Upward Architects
Richard Sander – Upward Architects

There were no individuals in attendance to speak for or against this project.

On Tuesday February 28th at 6:00 PM there was an in person public meeting conducted for the Marley Park Square Lot 11 site at the Residence Inn by Marriott, 16418 N. Bullard Ave. Surprise, AZ 85374. The attendees were:

Buzz Gosnell – Owner
Matt Boeddeker – Owner
Leslie Carnie – City of Surprise
Jason Moquin– City of Surprise
Richard Sander – Upward Architects

There were no individuals in attendance to speak for or against this project.

Should you have any questions or comments, feel free to contact our office.

Sincerely,

Richard Sander, R.A., PMP
Sr. Project Manager

AFFIDAVIT OF POSTING

Case Number FS22-0784

Project Name: MARKET PARK SQUARE LOT 11

Project Location: LITCHFIELD RD & WADDELL RD

Date Site Posted: 4/11/23

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

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

Owner/Applicant Signature

4/12/23
Date

This instrument was acknowledged before me this 12th day of April
2023 by Justin Gregonis

Dorena Mello
Notary Public

My Commission Expires:

Notary Public State of Arizona
Maricopa County
Dorena Marie Mello
My Commission Expires 05/28/2025
Commission Number 604187

CD 1/2018

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: February 28th

Time: 6 PM

Location: Residence Inn
16418 N Bullard Ave., Suprise AZ 85374

Virtual Meeting:

February 22nd
6pm
https://us02web.zoom.us/j/88080787574?pwd=dUZOWTI0a0lJTWVNeFRHZ3Urem9XQT09
Meeting ID: 880 8078 7574
Passcode: 287724
Dial by your location
+1 719 359 4580 US
Meeting ID: 880 8078 7574

Planning and Zoning

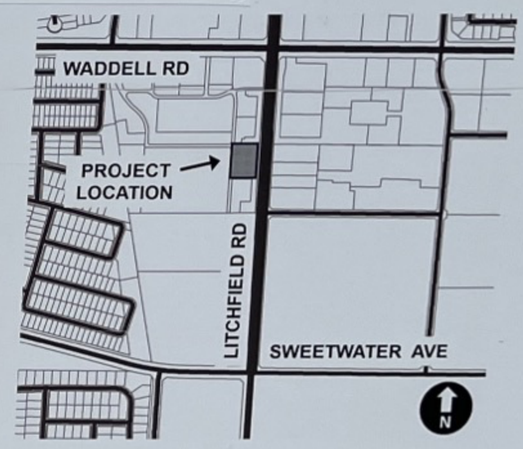
Date: Thursday May 18, 2023

Time: 6 PM

Location: 16000 N Civic Center Plaza, Suprise, AZ 85374

FS22-0784
Marley Park Square Lot 11

Request: A Conditional Use Permit to allow for the development of a multi-tenant retail building with a drive-through facility.



For more information, call: 623-222-3011

Surpriseaz.gov

SURPRISE
ARIZONA

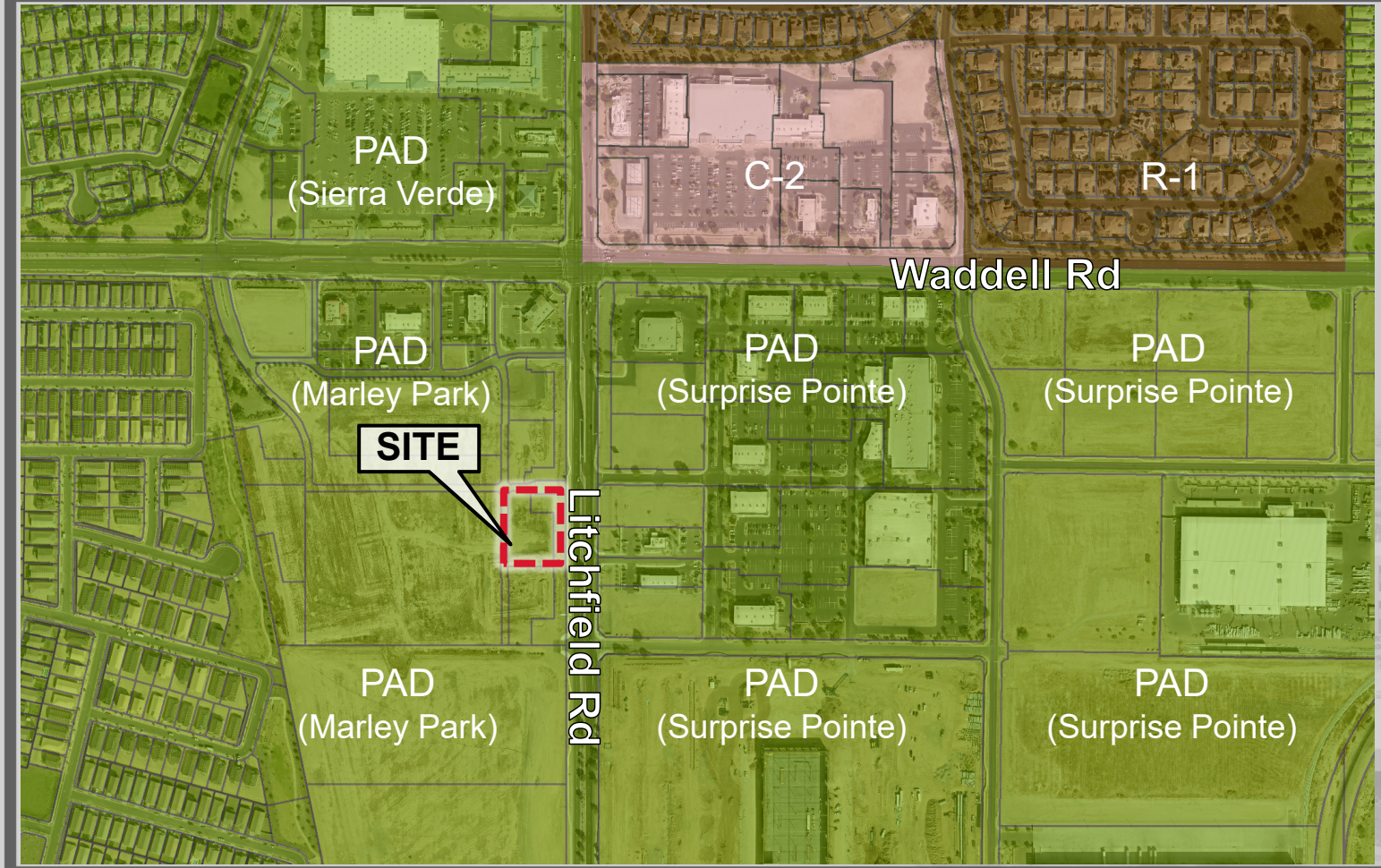
FS22-0784
Marley Park Square Lot 11 Conditional Use Permit

Planning & Zoning Commission

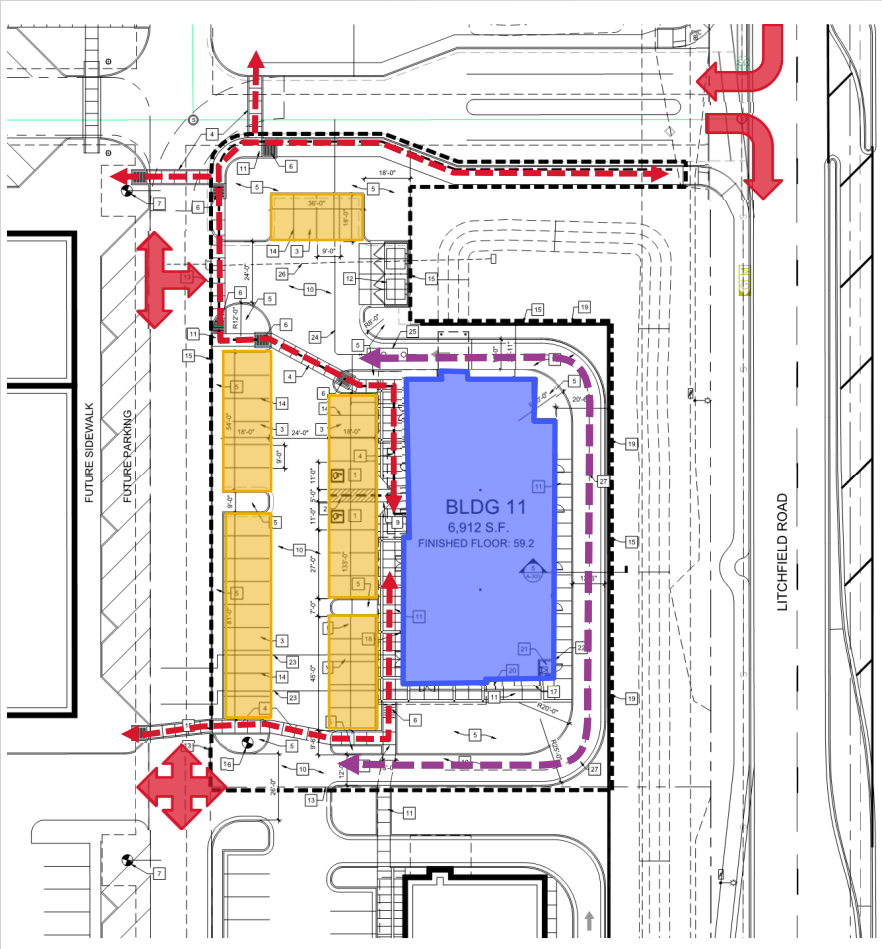
May 18, 2023



VICINITY MAP


PAD
(Sierra Verde)
C-2
R-1
Waddell Rd
PAD
(Marley Park)
SITE
Litchfield Rd
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)

ZONING MAP



6,912 S.F. Commercial Shell Building with Drive through facility.

Parking Stalls Required = 32 Spaces
Parking Stalls Provided = 32 Spaces ✓
Bicycle Parking = 5 Spaces

Drive-Through Lane
(Queuing Capacity = 12 Vehicles)

Site Access & Pedestrian Circulation

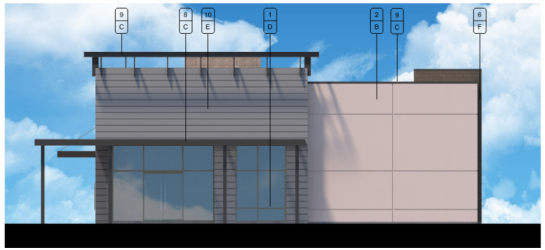
Title 17 Section 17.28.080 (C)(3)

- ✓ Separation from residential zone by 50-feet
- ✓ Interior curbs ≥ 6-inches

SITE PLAN



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

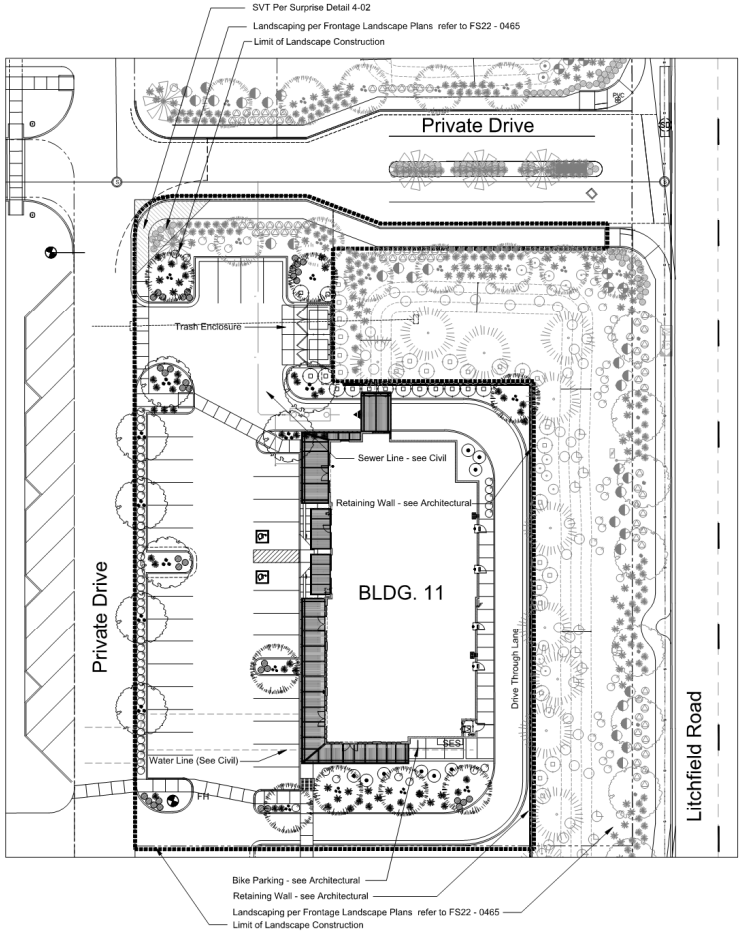


2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"





ELEVATIONS



LANDSCAPE LEGEND

TREES	SIZE/ HGT	QTY.
Parkinsonia hybrid Desert Museum	multi - matching 24" Box (u.o.n)	8
Quercus virginiana Live Oak	36"box	8
Lantana montevidensis		

SHRUBS / ACCENTS	SIZE	QTY.
Leucophyllum frutescens 'Compacta' Compact Sage	5 gallon	10
Tecoma stans "Sunrise" Arizona Yellowbells "Sunrise"	5 gallon	15
Agave americana "Variegata" Variegated Century Plant	5 gallon	14
Hesperaloe parviflora "Yellow" Yellow Yucca	5 gallon	50
Eremophylla 'hygrophana' 'Blue Emu' Bush	5 gallon	89

GROUNDCOVERS	SIZE	QTY.
Lantana montevidensis New Gold & Purple Trailing Lantana 50/50 Mix	1 gallon	40
Decomposed Granite 1/2" screened Rock Pros "Mahagony" - 2" min thickness in all landscape areas. (Match Existing)		

CITY OF SURPRISE SITE LANDSCAPE NOTES

A. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
B. SIGNS REQUIRE A SEPARATE PERMIT.
C. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.
D. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FORE DEPARTMENT CONNECTION.
E. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
F. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
G. ALL PLANT MATERIAL LOCATED WITHIN THE VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM THE GROUND ELEVATION.

BLDG FOUNDATION LANDSCAPE & IRRIGATION NOTES:

1. POSITIVE DRAINAGE OF A MINIMUM OF 5% NEEDS TO BE MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 10'.
2. NO IRRIGATED PLANT MATERIALS ARE TO BE PLANTED IN THE FIRST 5' NEXT TO BUILDING. BETWEEN 5' AND 10', ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A MAXIMUM OF 1 GPH, NO EMITTERS ARE TO BE LOCATED BETWEEN THE BUILDINGS AND THE PLANT MATERIAL.
3. ANY PLANT MATERIAL REQUIRING GREATER THAN 1 GPH IRRIGATION, INCLUDING CACTI SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.
4. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.
5. NO LARGE TREES ARE TO BE PLANTED WITHIN A MINIMUM OF 10' FROM BUILDINGS. SMALL PATIO TREES WITH CANOPIES OF 10' OR LESS MAY BE PLANTED AT LEAST 8 FEET AWAY FROM BUILDINGS. TREE ROOTS ARE TO BE DISCOURAGED TO GROW UNDER BUILDING FOUNDATIONS.



Live Oak
Quecus virginiana



Desert Museum
Palo Verde
Parkinsonia hybrid

LANDSCAPE PLAN

OUTREACH

- Site Posting, 300’ Mailers, & Newspaper Publishing's
- Citizen Participation Meeting (Virtual) 2/22/2023
  - Attendees
- Citizen Participation Meeting (In-Person) 2/28/2023
  - 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 “Site Plan”, prepared by Upward Architects, and received March 10, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Landscape Plan”, prepared by Upward Architects, and received November 29, 2022.

c. Building Architecture shall be consistent with the Elevations entitled “Architectural Elevations”, prepared by Upward Architects, and stamped received June 03, 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 18, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Conditional Use Permit with Site Plan for a Marley Park Square Lot 12 retail shell building with drive-through facility. Case FS22-1182

Motion:
Motion to approve a Conditional Use Permit with Site Plan for Marley Park Square Lot 12 subject to stipulations "a" through "e".

Background:
The subject request involves a Conditional Use Permit with Site Plan to construct a 6,286 sq. ft. multi-tenant retail building with a drive-through facility. The site is an approximately .82 acre vacant parcel generally located on the southwest 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-FS22-1182 Marley Park Square Lot 12 - Staff report
2. 01 – FS22-1182 Marley Park Square Lot 12 – Vicinity Map
3. 02 – FS22-1182 Marley Park Square Lot 12 – Zoning Map
4. 03 – FS22-1182 Marley Park Square Lot 12 – Site Plan
5. 04 – FS22-1182 Marley Park Square Lot 12 – Landscape Plan

6. 05 – FS22-1182 Marley Park Square Lot 12 – Elevations
7. 06 – FS22-1182 Marley Park Square Lot 12 – Luke Ltr
8. 07 - FS22-1182 Marley Park Square Lot 12 DMB Approval Letter
9. 08-FS22-1182 Marley Park Square Lot 12 - Citizen Participatioin Report
10. 09 - FS22-1182 Marley Park Square Lot 12 Affidavit of Posting
11. FS22-1182 - Marley Park Square Lot 12 - CUP - Presentation

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SURPRISE
ARIZONA

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

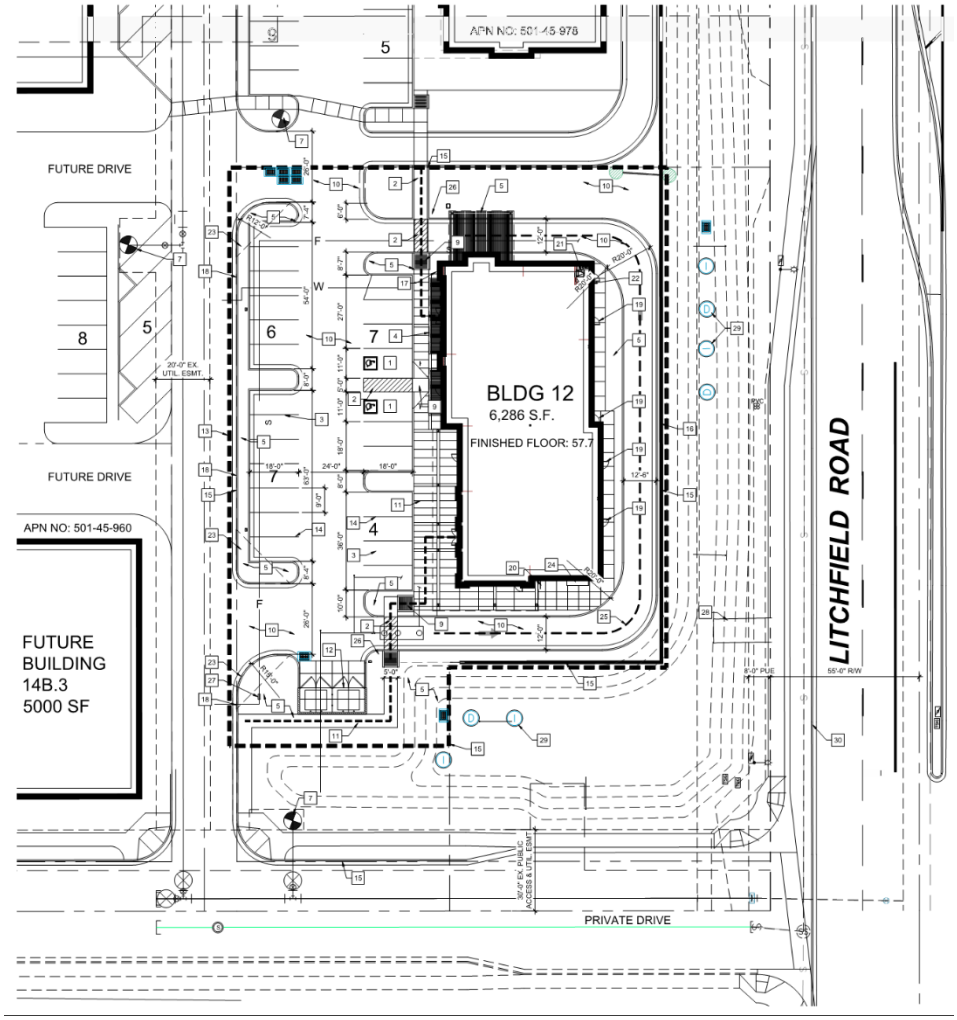
Case:	**FS22-1182**
Project Name:	Marley Park Square Lot 12
Council District:	6 – Palo Verde
Meeting Date:	**May 18, 2023**
Planner:	Leslie Carnie, Planner II

Owner:	Buzz Gosnell
Applicant:	Marley Park West, LLC.
Request:	Conditional Use Permit with Site Plan for a multi-tenant retail building with drive-through facility.
Site Location:	Generally located at the southwest corner of Litchfield Rd. and Waddell Rd.
Site Size:	Approximately 0.82 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Refer to the attached Citizen Participation Report
Staff Recommendation:	Staff recommends the Commission **approve** case FS22-1182 subject to stipulations ‘a’ through ‘e’.

PROJECT DESCRIPTION:

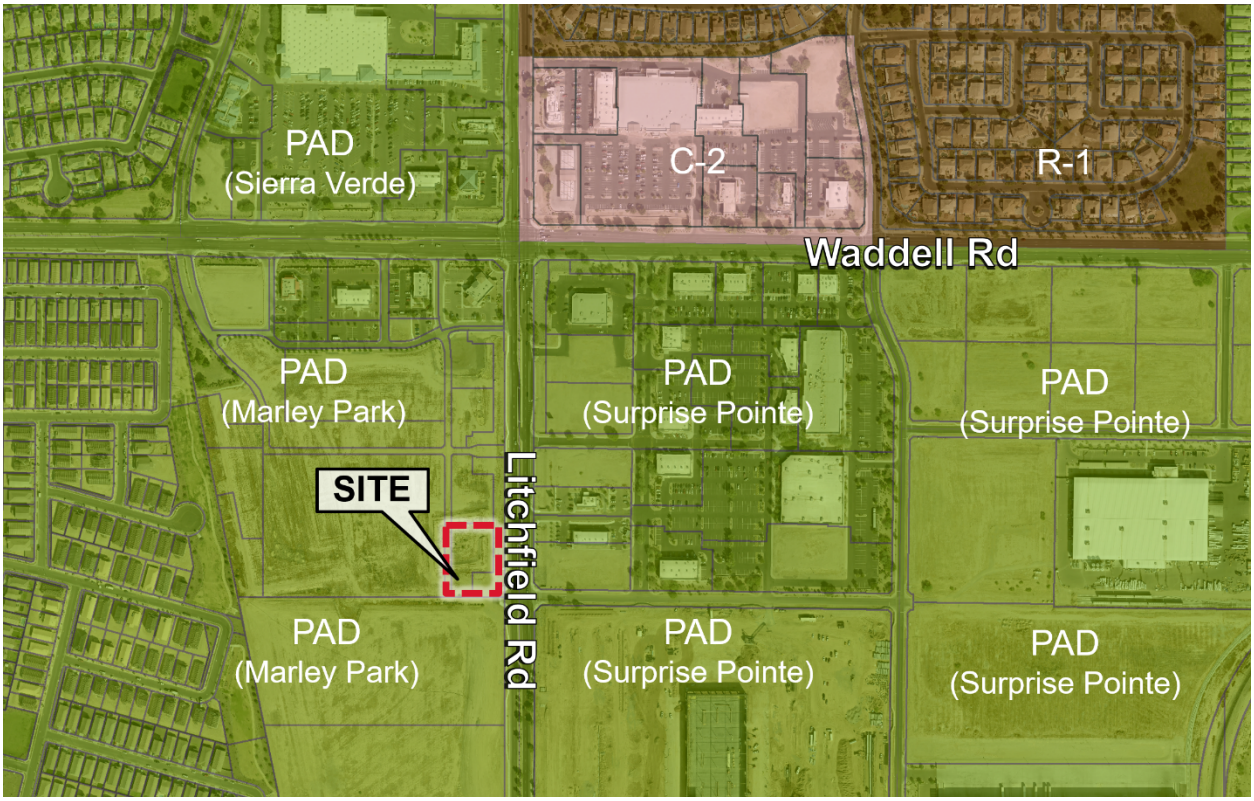
Buzz Gosnell with Marley Park West, LLC. Requests a Conditional Use Permit with Site Plan to allow for a new retail shell building with a drive-through generally located on the southwest corner of Litchfield Road and Waddell Road.

The subject site is an approximately 0.82 acres vacant pad. The site is accessed through shared drive aisles on the south and west sides of the property. The project requires 23 on-site parking spaces per LDO standards for Convenience/Take-Out Restaurants and 24 parking spaces are being provided. A queuing study determined that the drive-through would require queuing and stacking for 12 vehicles. The proposed single drive through lane has a queuing length of 275' and can accommodate the 12 vehicles prior to reaching the Pick-Up window.



EXISTING ZONING:

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



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

BACKGROUND:

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

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

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

October 06, 2022: The applicant was provided with Concept Review comments under case CR22-0642

August 19, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for the subject project.

February 23, 2023: The applicant held a virtual Citizen Outreach meeting. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

March 03, 2023: The applicant held a Citizen Outreach meeting at the Residence Inn on the northwest corner of Bullard Ave. and Paradise Ln. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

ANALYSIS AND DISCUSSION:

The subject request involves a 6,286 square foot convenience/takeout restaurant on a 0.82 acre site generally located on the southwest corner of Litchfield Road and Waddell Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Employment – Mixed Use within the Marley Park PAD. The subject parcel is a part of the partially developed commerce center known as Marley Park Square.

The Marley Park PAD lists the uses allowed in the employment/mixed-use area as those uses permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and Business Park (BP) zoning districts of Title 17. The Title 17 zoning ordinance requires that convenience restaurants obtain approval of a CUP. Analysis of any proposed Conditionally Permitted use is to be based on the use specific standards listed under Section 17.28.080 (C) of Title 17. These standards include the following:

1. *Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*
   Analysis: The subject site is located approximately 850 feet from the nearest residential zone.

2. *Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*
Analysis: Six inch curbs are proposed throughout the site.

ARCHITECTURE

The proposed architecture complements the area by utilizing similar materials and design elements as the existing and proposed Marley Park Square projects. The neutral color palette is consistent with adjacent buildings. Architectural CMU, Ceraclad siding panels and a painted stucco system with a sandblast texture provide architectural interest to the modern building. This project has obtained approval from DMB, the Marley Park master developer.



LANDSCAPE:

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

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

CITIZEN OUTREACH:

The applicant held two outreach meetings. A virtual meeting was held on February 23, 2023 and an in-person neighborhood meeting was held at the Residence Inn on March 1, 2023. There were no attendees at the meetings and City staff has not received any comments or concerns regarding the project. A summary of those meetings can be found in the attached Citizen Outreach Report.

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed development adheres to the Employment Character Area Development by providing supporting commercial uses to serve workers and patrons of the Marley Park Square development.

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

REVIEWING AGENCIES:

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

SUMMARY:

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

FINDINGS:

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

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject case FS22-1182, subject to stipulations 'a' through 'e'.

a. Development and use of the site shall be consistent with the Site Plan entitled "Site Plan", prepared by Upward Architects, and received March 10, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary Landscape Plan", prepared by Upward Architects, and received January 19, 2023.

c. Building Architecture shall be consistent with the Elevations entitled "Architectural Elevations", prepared by Upward Architects, and stamped received December 12, 2022.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.

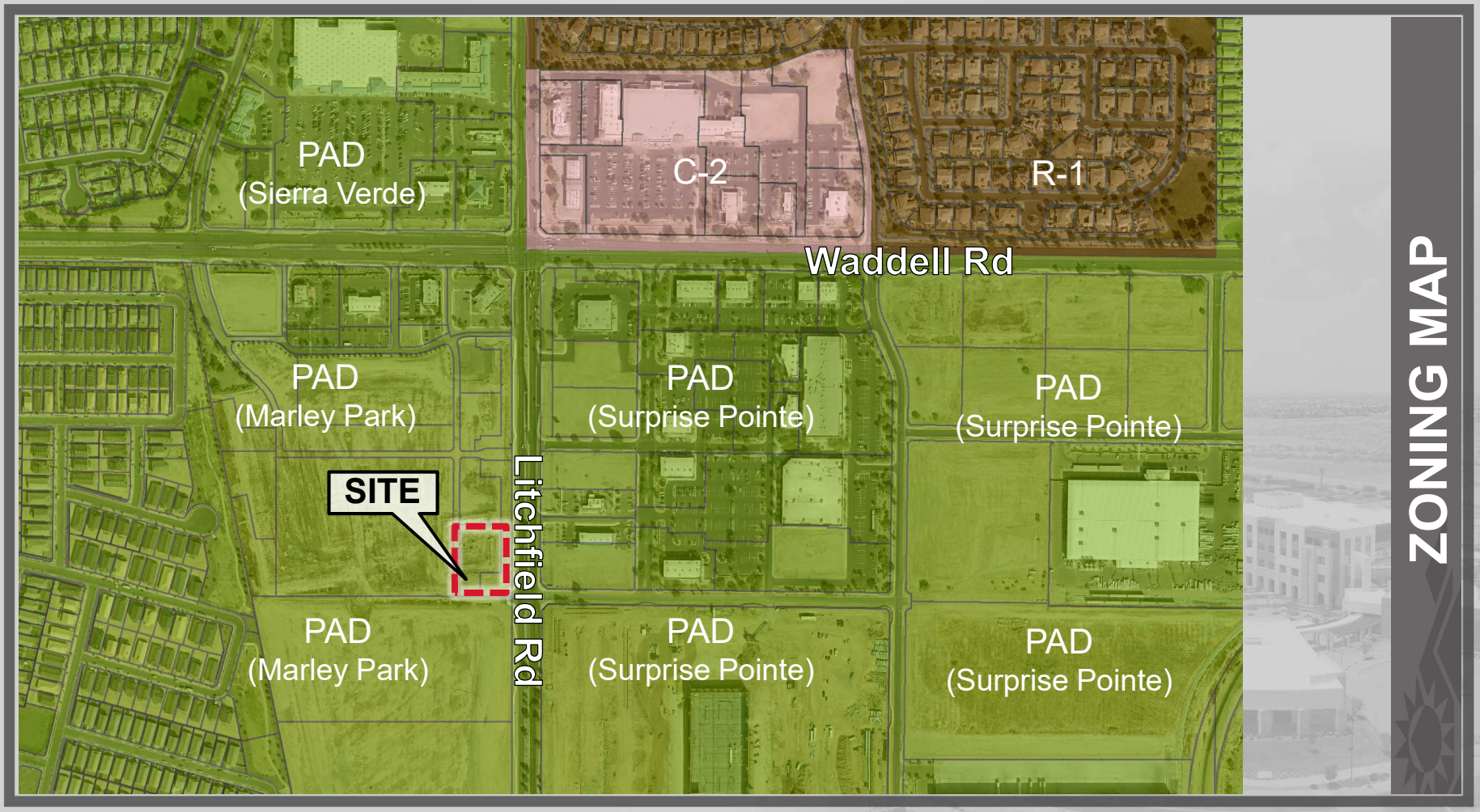
e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

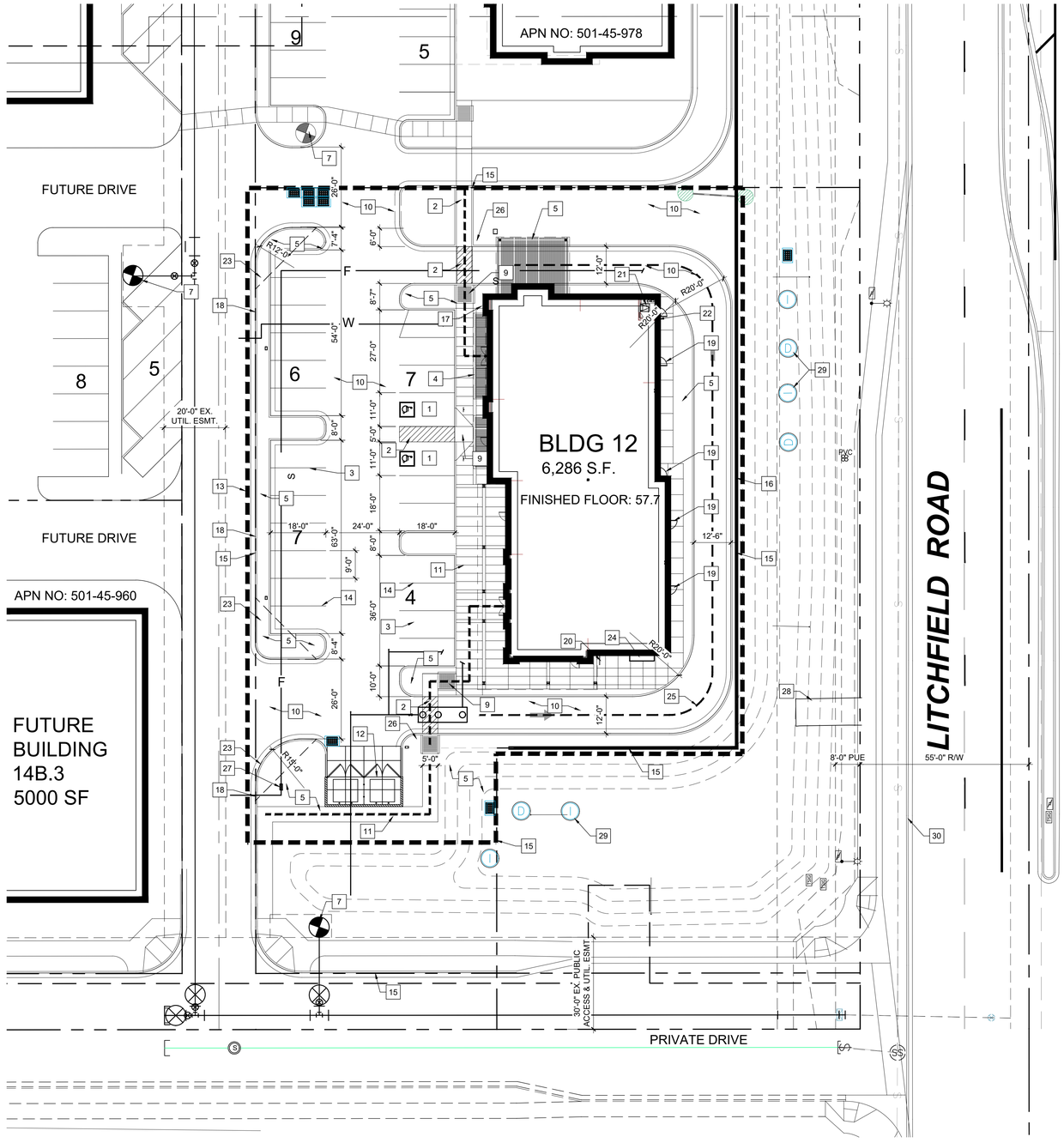
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Luke Letter
07 DMB Approval Letter
08 Citizen Participation Report
09 Affidavit of Site Posting
PowerPoint


Fry's Food
Commerce Center
Surprise Crossing
Retail Center
Waddell Rd
Marley Park
Square
SITE
Litchfield Rd.
Surprise Pointe
Commerce Center
Surprise Pointe
Industrial
VICINITY MAP


PAD
(Sierra Verde)
C-2
R-1
Waddell Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)
SITE
Litchfield Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)
ZONING MAP



1 SITE PLAN
SCALE: 1' = 20'-0"

N

0' 20' 40' 60'
SCALE: 1" = 20'-0"

LEGEND

- ADA ACCESSIBLE PATH OF TRAVEL
- LIGHT POLE (25' MAX. HEIGHT) NOT TO EXCEED 1 FC AT PROPERTY LINE
- FIRE HYDRANT

NOTE: THERE SHALL BE "NO" BULK CO2 STORAGE ONSITE.

CONSTRUCTION TYPE — VB - WOOD FRAME

OCCUPANCY — GRAY SHELL - FUTURE A2 & M (NON-SEPARATED USES)
: OCCUPANT LOAD= 0 OCCUPANTS SINCE NOT C OF O

SITE KEY NOTES

1. ADA AND VAN PARKING STALL - SEE DETAIL 7 / A-004
2. 5'-0" WIDE ADA ACCESS AISLE - SEE DETAIL 7 / A-004
3. PARKING STALL (9'-0" x 18'-0" TYP.)
4. ACCESSIBLE PATH FROM PUBLIC STREET PER ADA SECTION 4.3 - SEE CIVIL DRAWINGS
5. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
6. CONCRETE ACCESSIBLE RAMP - SEE DETAIL 12 / A-004 AND CIVIL DRAWINGS
7. EXISTING FIRE HYDRANT - SEE CIVIL DRAWINGS
8. SITE LIGHT POLE (25' MAX. HEIGHT) - SEE ELECTRICAL DRAWINGS AND 14 / A-004
9. ACCESSIBLE CURB RAMP - SEE DETAIL 11 & 12 / A-004
10. ASPHALT PAVING, TYP. - SEE CIVIL DRAWINGS AND SOILS REPORT
11. NEW 4" CONCRETE SIDEWALK OVER 4" MIN. ABC WITH CONTROL JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 30'-0" O.C. MAX. - U.N.O. - LIGHT BROOM FINISH - SEE CIVIL DRAWINGS
12. 7'-4" HIGH TRASH ENCLOSURE - SEE DETAIL 12 / A-003
13. LIMITS OF CONSTRUCTION SHOWN DASHED - U.N.O. - SEE CIVIL DRAWINGS
14. 4" WIDE PAINTED TRAFFIC CONTROL MARKING - PAINT WHITE
15. PROPERTY LINE - SEE CIVIL DRAWINGS
16. RETAINING/SCREEN WALL - SEE CIVIL & STRUCTURAL DRAWINGS.
17. FDC LOCATION
18. RED CURB FIRE LANES & SIGNS - LOCATIONS PER FIRE MARSHALL'S DIRECTION
19. EXIT DOOR
20. NEW BICYCLE RACK - (5 BIKES) SEE DETAIL 18/A-003
21. FIRE RISER ROOM
22. RECESSED KNOX BOX.
23. "SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOPS SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01".
24. ELECTRICAL "SES"
25. DRIVE UP QUEING - 275'
26. PEDESTRIAN CROSSING SIGN.
27. BACKFLOW PREVENTER
28. EXISTING SCUPPER
29. EXISTING DRYWELLS
30. EXISTING CURB

IMPERVIOUS AREA DATA

TOTAL AREA OF SITE:	0.82 ACRES
TOTAL IMPERVIOUS AREA OF THE SITE:	0.66 ACRES
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE:	0.16 ACRES
PERCENTAGE OF IMPERVIOUS AREA FOR THE SITE:	80.50%

APPLICABLE CODES

APPLICABLE CODES:

ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED
- 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE AND SURPRISE AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NFPA 70 / NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS

SURPRISE MUNICIPAL CODE
ENGINEERING DEVELOPMENT STANDARDS
SURPRISE FIRE DEPARTMENT ACCESS AND GUIDELINE BOOK
NATIONAL FIRE PROTECTION ASSOCIATION
AASHTO

SITE DATA

ADDRESS : SEC OF WADDELL ROAD AND LITCHFIELD ROAD SURPRISE, ARIZONA

APN NUMBER : 501-45-959

ZONING : PAD (PLANNED AREA DEVELOPMENT)

LOT 12 : PROPOSED COMMERCIAL (FUTURE A-2 & M OCCUPANCY)
CONSTRUCTU TYPE: V-B SPRINKLED
AREA : 35,807 SF (0.82 AC.)

BLDG 12 AREA: 6286 SF
BLDG HEIGHT: 26'

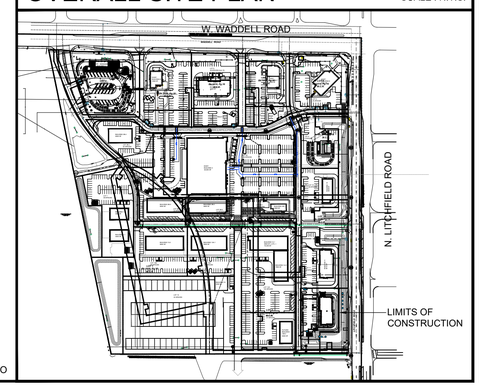
PARKING REQUIRED RESTAURANT:	1/150 SF	= 11
PARKING REQUIRED RETAIL:	1/400 SF	= 11.8
TOTAL REQUIRED :		= 23

PARKING PROVIDED :

PARKING SPACES	= 22
ADA PARKING SPACES	= 2
TOTAL PARKING SPACES	= 24

OVERALL SITE PLAN

SCALE : N.T.S.



ARCHITECT

UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
50439
JUSTIN J. GREGONIS
Date Signed ON FILE
ARIZONA, U.S.A.
EXPIRES 12/31/24

CONSULTANT

OWNER

PROJECT DESCRIPTION

Marley Park
Bldg 12 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379

LEGAL NOTES:

DATE: 05/13/2022

REVISIONS

NO.	DATE	ISSUE

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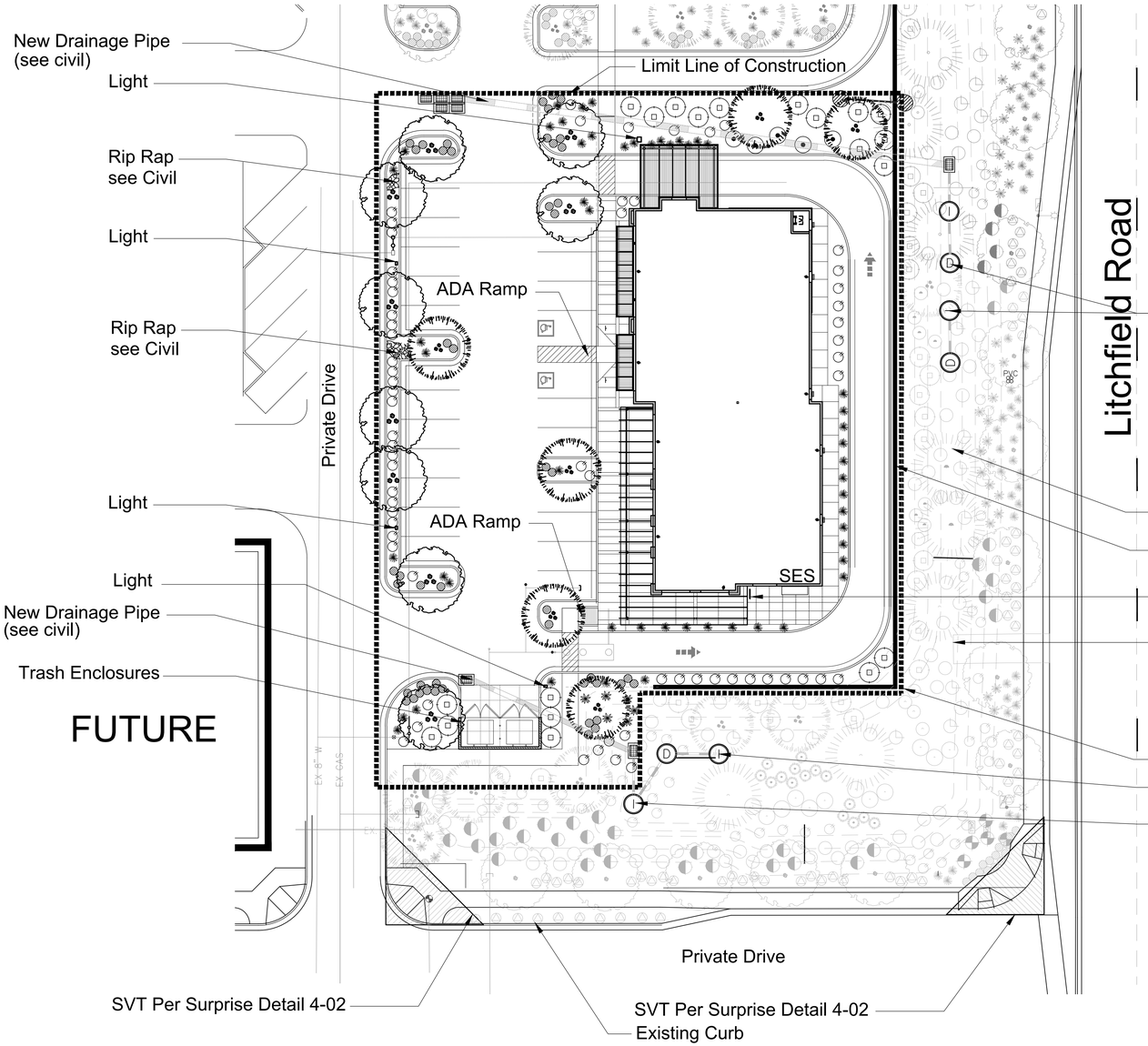
SHEET TITLE

SITE PLAN

PROJECT NUMBER
21144.03

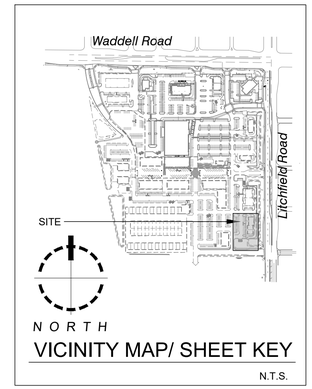
A-001
FS22-1182

21144.03 Marley Park Bldg 12 Gray Shell_1st City Submittal 5.XX.22



SITE DATA

ADDRESS :	SEC OF WADDELL ROAD AND LITCHFIELD ROAD SURPRISE, ARIZONA
APN NUMBER :	501-45-959
ZONING :	PAD (PLANNED AREA DEVELOPMENT)
LOT 12 :	PROPOSED COMMERCIAL (FUTURE A-2 & M OCCUPANCY)
	AREA : 35,807 SF (0.82 AC.)
	BLDG 12 AREA: 6286 SF
	BLDG HEIGHT: 26'
	PARKING REQUIRED RESTAURANT: 1/150 SF = 11
	PARKING REQUIRED RETAIL: 1/400 SF = 11.8
	TOTAL REQUIRED : = 23
	PARKING PROVIDED :
	PARKING SPACES = 22
	ADA PARKING SPACES = 2
	TOTAL PARKING SPACES = 24



VICINITY MAP/ SHEET KEY

N.T.S.

SIGHT DISTANCE NOTE:

"Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stops signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triange provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01".

NOTE:

A. Tree root barrier are required per City of Surprise EDS Detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.

B. The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.

C. All landscaping shall be located a minimum of five (5) feet from any fire hydrant, water meter, or vault.

LANDSCAPE LEGEND *(U.O.N. - UNLESS OTHERWISE NOTED)*

ALL TREES TO MEET OR EXCEED THE LATEST EDITION OF THE A.N.A. SPECIFICATIONS

TREES	SIZE/ HGT	QTY.
Parkinsonia hybrid Desert Museum	*multi - matching 24" Box (u.o.n)*	*6*
Quercus virginiana Live Oak	*36"box*	*9*

SHRUBS / ACCENTS	SIZE	QTY.
Leucophyllum frutescens 'Compacta' Compact Sage	*5 gallon*	*5*
Tecoma stans "Sunrise" Arizona Yellowbells "Sunrise"	*5 gallon*	*20*
Agave americana "Varigata" Varigated Century Plant	*5 gallon*	*6*
Hesperaloe parviflora "Yellow" Yellow Yucca	*5 gallon*	*52*
Eremophylla 'hygrophana' 'Blue Emu' Bush	*5 gallon*	*68*

GROUNDCOVERS	SIZE	QTY.
Lantana montevidensis New Gold & Purple Trailing Lantana 50/50 Mix	*1 gallon*	*47*
Decomposed Granite 1/2" screened Rock Pros "Mahagony" - 2" min thickness in all landscape areas. (Match Existing)		

BLDG FOUNDATION LANDSCAPE & IRRIGATION NOTES:

1. *POSITIVE DRAINAGE OF A MINIMUM OF 5% NEEDS TO BE MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 10'.*
2. *NO IRRIGATED PLANT MATERIALS ARE TO BE PLANTED IN THE FIRST 5' NEXT TO BUILDING. BETWEEN 5' AND 10', ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A MAXIMUM OF 1 GPH. NO EMITTERS ARE TO BE LOCATED BETWEEN THE BUILDINGS AND THE PLANT MATERIAL.*
3. *ANY PLANT MATERIAL REQUIRING GREATER THAN 1 GPH IRRIGATION, INCLUDING CACTI SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.*
4. *ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.*
5. *NO LARGE TREES ARE TO BE PLANTED WITHIN A MINIMUM OF 10' FROM BUILDINGS. SMALL PATIO TREES WITH CANOPIES OF 10' OR LESS MAY BE PLANTED AT LEAST 8 FEET AWAY FROM BUILDINGS. TREE ROOTS ARE TO BE DISCOURAGED TO GROW UNDER BUILDING FOUNDATIONS.*

CITY OF SURPRISE SITE LANDSCAPE NOTES

- A. *ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.*
- B. *SIGNS REQUIRE A SEPARATE PERMIT.*
- C. *ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.*
- D. *PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.*
- E. *TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.*
- F. *ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.*
- G. *ALL PLANT MATERIAL LOCATED WITHIN THE VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM THE GROUND ELEVATION.*

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

N O R T H
Scale: 1" = 20'
0 15' 20' 60'

Preliminary Landscape Plan

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
503 East Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 340-7771
www.laskindesign.com

Bldg 12 Grey Shell Bldg

MARLEY PARK SQUARE
SWC OF LITCHFIELD ROAD AND WADDELL ROAD
SURPRISE, ARIZONA 85379

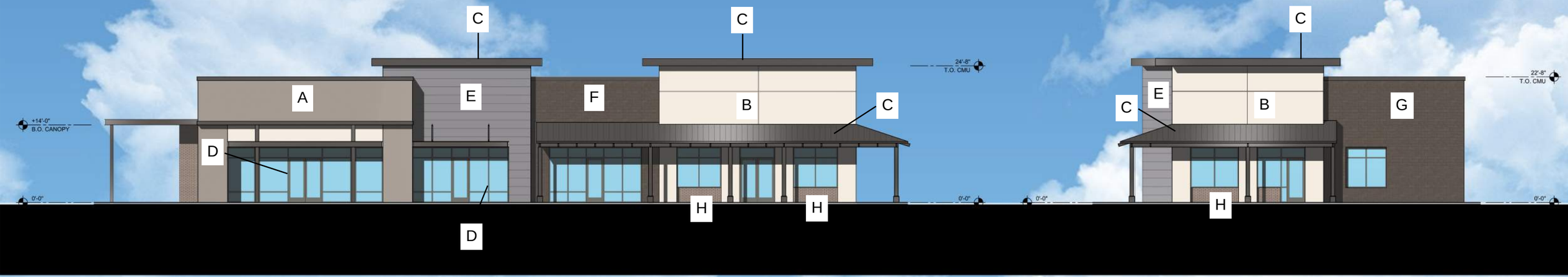
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
20088
HARDY A. LASKIN
01-10-23
Date Signed
ARIZONA U.S.A.

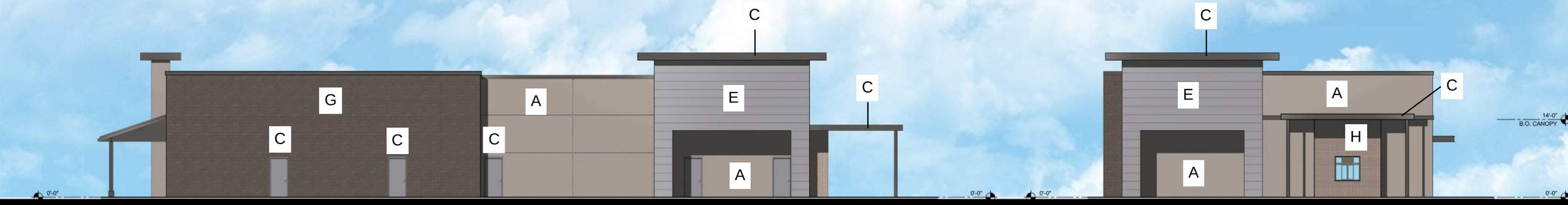
3rd Review Jan 10 2023

drawn by: waters
project no.:
date: November 30 2022

PLA.01
OF ONE

FS22-1182





- A	PAINT by Dunn Edwards: COLOR: DET620 "BARNWOOD GRAY"	- B	PAINT by Dunn Edwards: COLOR: DE6073 "NEW WOOL"	- C	PAINT by Dunn Edwards: COLOR: DE6357 "BLACK TIE"	- D	Old Castle Aluminum Storefront: COLOR: "DARK BRONZE"
- E	Ceraclad Panels: TEXTURE: 8-REVEAL COLOR: SILVER GRAY HNH9134U	- F	Block by Superlite: TRENDSTONE COLOR: "PEBBLE BEACH"	- G	Block by Superlite: TRENDSTONE COLOR: "OPAL"	- H	Thin Brick Veneer Glen-Gery Mink Grey Wirecut COLOR: "GREY"

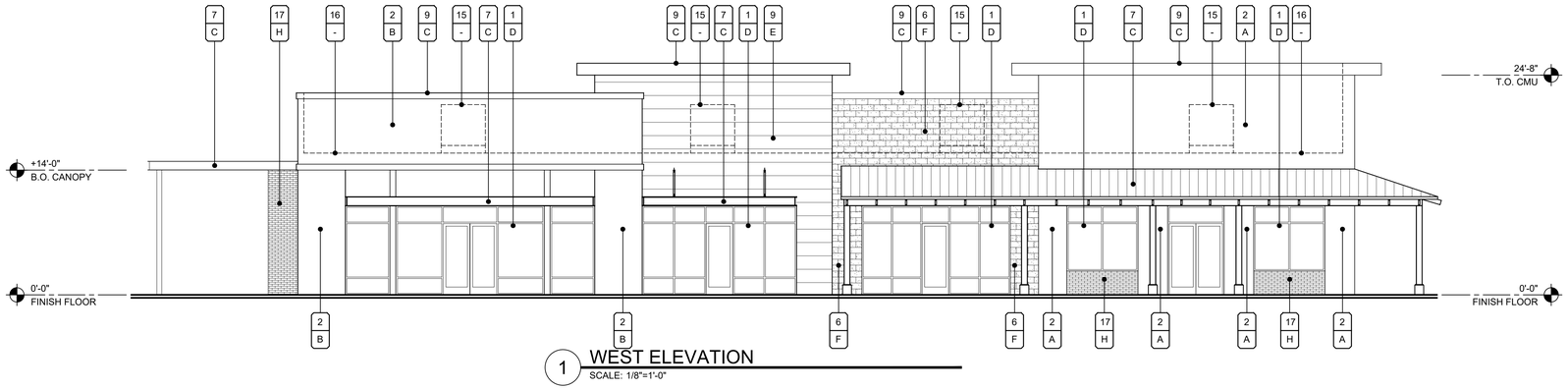
Marley Park

Bldg 12 Grey Shell Building

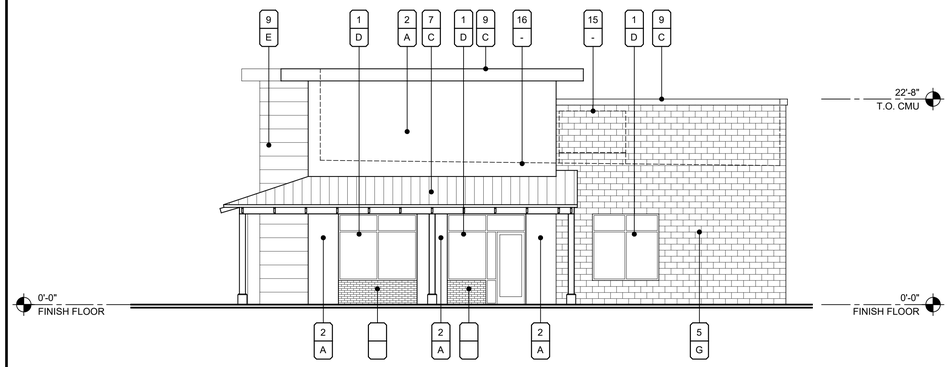
SWC Litchfield & Waddell, Surprise, AZ 85379

Building Elevations

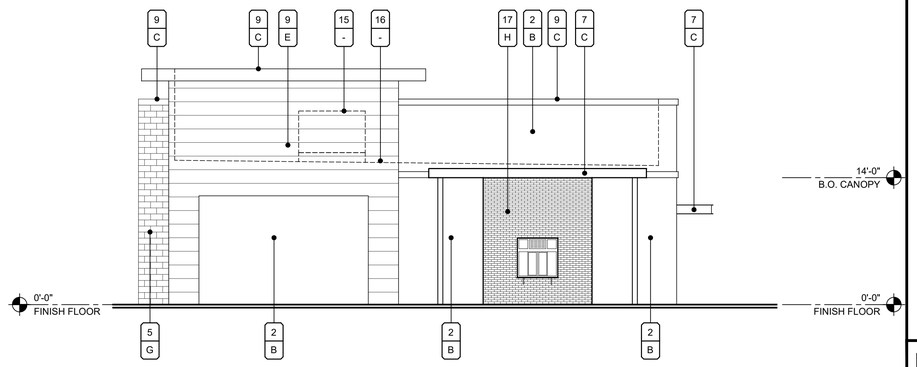
UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com



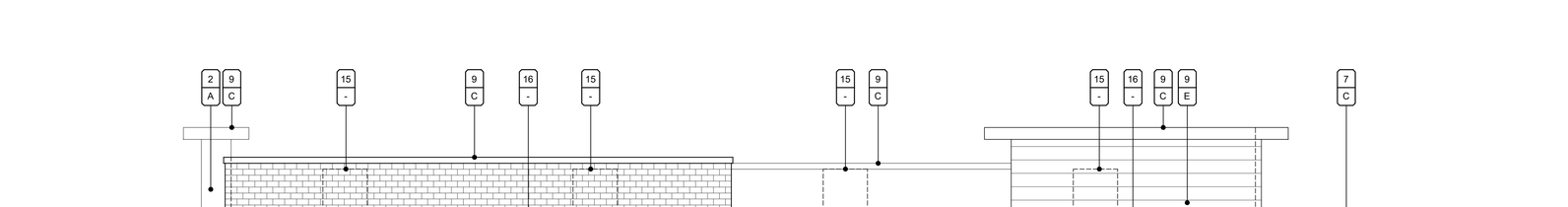
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

ELEVATIONS - GENERAL NOTES

A. SEE DETAILS AND WALL SECTIONS FOR ADDITIONAL INFORMATION IN RELATION TO EXTERIOR CONDITIONS
B. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
C. GRADES AT PERIMETER OF BUILDING ARE TO BE COORDINATED WITH THE CIVIL DOCUMENTS FOR ACTUAL FINISH GRADE LOCATIONS
D. TOP OF PARAPET IS BASED ON ELEVATIONS ABOVE FINISHED FLOOR
E. SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION
F. ALL DIMENSIONS SHOWN FOR LOCATIONS OF FINISH OF EXTERIOR ELEVATIONS ARE TO BE COORDINATED WITH ARCHITECTURAL FLOOR PLANS, DETAILS AND SECTIONS
G. PAINT TRANSITIONS ARE TO BE COORDINATED WITH THE ARCHITECT PRIOR TO PAINTING
H. SEE ELECTRICAL DOCUMENTS FOR EXTERIOR LIGHT FIXTURES
I. SEE SITE PLAN AND HARDSCAPE PLANS FOR ADDITIONAL ITEMS IN RELATIONSHIP TO THE BUILDING TO SITE RELATED HORIZONTAL CONTROL
J. SIGNAGE UNDER SEPARATE PERMIT
K. ALL EXPOSED METAL PLATES AND EXPOSED FLASHING TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR U.O.N.

MATERIAL/COLOR SCHEDULE

COLORS

by Dunn Edwards (or Equal):

A. DET620 "BARNWOOD GRAY"
B. DE6073 "NEW WOOL"
C. DE6357 "BLACK TIE"

Old Castle Aluminum Storefront:

D. DARK BRONZE"

Ceraclad Panels:

E. TEXTURE: 8-REVEAL
COLOR: SILVER GRAY
HNH9134U

by Superlite (or Equal):

F. TRENDSTONE
COLOR: "PEBBLE BEACH"

G. TRENDSTONE
PAINTED COLOR DE6357 "GAUNTLET GRAY"

by Summit Brick (or Equal):

H. THIN BRICK VENEER
(2-5/8" HIGH x 8" LONG)

MATERIAL #
FINISH X

MATERIAL/COLOR SCHEDULE

MATERIALS

1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
2. INTEGRAL COLOR E.I.F.S. - FINE SAND TEXTURE
3. METAL ROOFING SYSTEM
4. HOLLOW METAL DOOR AND FRAME - PAINTED
5. CMU - RUNNING BOND
6. CMU - SPLIT FACE
7. METAL CANOPY
8. METAL TRIM
9. CEMENT FIBER PANEL SYSTEM
10. KNOX BOX - PER THE CITY OF SURPRISE REQUIREMENTS - NO HIGHER THAN 60" AFG
11. ROOF AND OVERFLOW DRAINS TO DAYLIGHT ABOVE GRADE WITH LAMBS TONGUE - SEE DETAILS 17 AND 18/A-600
12. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION PER SURPRISE FIRE
13. AUTOMATIC SELF-CLOSING DRIVE THRU WINDOW
14. SPRINKLER RISER ROOM WITH APPROVED SIGN
15. MECHANICAL UNITS BEYOND SHOWN DASHED - FULLY SCREENED BY PARAPET
16. DASHED LINE INDICATED ROOF PARAPET SLOPE BEYOND
17. THIN BRICK VENEER

ARCHITECT

UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
50439
JUSTIN J.
GREGONIS
Date Signed 04/14/22
ARIZONA U.S.A.
EXPIRES 12/31/23

CONSULTANT

OWNER

PROJECT DESCRIPTION

Marley Park
Bldg 12 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379

LEGAL NOTES:

DATE: 05/13/2022

REVISIONS

NO.	DATE	ISSUE

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SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
21144.03

A-200

FS22-1182

21144.03 Marley Park Bldg 12 Grey Shell 1st City Submittal 5.XX.22

Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, May 3, 2022 12:48 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: CR22-0642 Marley Park Square Lot 12
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,
Thank you for allowing Luke AFB to make comments on the Marley Park Square Lot 12 Application. The applicant requests review for development of an acre of a commercial PAD. The site is located inside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, *this request will not have a negative impact on Luke AFB Flight Operations*. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform residents about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Appointment-----
From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Friday, April 29, 2022 2:48 PM
To: Amy Peterson; Blake Loper; Chris Boyd; Chris Knight; Christina Sexton; Christine Nunez; Dana Owsiany; David Mobley; Deacon White; Ellen VanRiper; Gladys Nkeze; Heather Donaldson; Jacob Moreno; James Stewart; Jamie Sullivan; Jason Moquin; John McFarland; Johnathan Futch; Joseph Zak; Joshua Vig; Keith Tanner; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Lee Lambert; Leslie Carnie; Leticia Hodnett; Lloyd Abrams; Lorraine Nevarez; Luis Lopez; Maolin Zheng; Marcia Sorensen; Michael Boule; Mike Gent; Nuning Lemka; Paul Frie; Randy De La Garza; Ravi Sharma; Ron Dry; Sergio Angulo; Shirley Phan; Sophie Cole; Stephen Chang; Steven Faraclas; Steven Stuart; Tanner Wessel; Tiffany Copp; Todd Halverson; Tracie Busby; Tracy Mills; Travis Samuelson; Trever Fleetham; Warren Bert
Cc: 56 FW/CIT Community Initiative; Afshin Ahouraiyan (Flood Control District of Maricopa County); Alex Garza (Maricopa Assoc of Governments); Chris Cain (Maricopa Water District); Debbie Trasancos (Maricopa Water District); Ernest (USPS); Ibeth - USPS; Jerome Choy (ADOT); Leslie - MWD; Lynndsay ONeil; Mark Frago; Mary Orta - Surprise Chamber; Raoul Sada - Surprise Chamber; Victor.Schaum; Yvonne Aguirre
Subject: [Non-DoD Source] CR22-0642 Marley Park Square Lot 12
When: Thursday, July 21, 2022 10:15 AM-11:00 AM (UTC-07:00) Arizona.
Where: #Conference Room - CH 1F N1-150 Lobby / Webex Meeting

CR22-0642 Marley Park Square Lot 12
SWC Waddell Rd & Litchfield Rd
APN: 501-45-959

Scope of Work:

- Development of an acre of a commercial PAD. Construction to include all civil site improvements and construction of a building shell.

Question for Staff:

- None Provided

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

Join from the meeting link
https://surpriseaz.webex.com/surpriseaz/j.php?MTID=m4a3df626ea4ea66d3c4bb54f95952ad2

Join by meeting number
Meeting number (access code): 2490 419 8545
Meeting password: JYdmaBPb297

Tap to join from a mobile device (attendees only)
+1-408-418-9388,,24904198545## United States Toll
+1-602-666-0783,,24904198545## United States Toll (Phoenix)

Join by phone
+1-408-418-9388 United States Toll
+1-602-666-0783 United States Toll (Phoenix)
Global call-in numbers

Join from a video system or application
Dial 24904198545@surpriseaz.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business
Dial 24904198545.surpriseaz@lync.webex.com

If you are a host, click here to view host information.

Need help? Go to https://help.webex.com

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0.1

Marley Park

October 3, 2022

Marley Park West, LLC
Attn: Buzz Gosnell
34406 N. 27th Drive
Phoenix, AZ 85085

RE: Lot 12 Marley Park - Preliminary Design Review Approval

Dear Buzz:

Please consider the plans sent via email in a pdf (listed on attached Exhibit 'A'), submitted by Alexander Building Company on August 29, 2022, as approved, if applicable per DMB's design guidelines for Marley Park. Signage to be submitted separately.

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

Aaron Macneil
SVP of Operations
DMB Associates, Inc.

cc: Dan Kelly, General Manager, DMB Associates
Shane Alexander, Alexander Building Company, Inc.

6263 N Scottsdale Road #330
Scottsdale, Arizona 85250

Phone: 480.367.7000
www.MarleyPark.com

DMB

Exhibit 'A'

Lot 12 Grey Shell Plan List

08/30/22

Architectural Plans prepared by Upward Architects		**Plan Date**
A-001	Site Plan	05/13/22
A-200	Exterior Elevations	05/13/22
	Exterior Elevations - Color	Not Dated
	Color/Material Board	07/08/22
Landscape Plans prepared by Lasking & Associates, Inc.		
PLA.01	Preliminary Landscape Plan	07/08/22
Electrical Plans prepared by Sazan Group		
E-000	General Notes	05/13/22
E-101	Photometric Site Plan	05/13/22
E-102	*Not Included*	
E-103	Light Fixture Cut-Sheet	05/13/22
Grading & Drainage Plans prepared by 3 Engineering		
GD01	Cover Sheet	06/24/22
GD02	Notes, Details	06/24/22
GD03	Grading & Drainage Plan	06/24/22
GD04	Storm Drain Plan	06/24/22

March 3, 2023

Re: Public Hearing
FS22-1182 Marley Park Square Lot 12
SWC of Litchfield 7 Waddell
Surprise, AZ 85379

To Whom it may concern:

On Thursday February 23rd at 6:00 PM there was a virtual public meeting conducted via 'zoom' for the Marley Park Square Lot 12 site. The attendees were:

Matt Boeddeker – Owner
Leslie Carnie – City of Surprise
Jason Moquin – City of Surprise
Richard Sander – Upward Architects

There were no individuals in attendance to speak for or against this project.

On Wednesday March 1st at 6:00 PM there was an in person public meeting conducted for the Marley Park Square Lot 12 site at the Residence Inn by Marriott, 16418 N. Bullard Ave. Surprise, AZ 85374. The attendees were:

Buzz Gosnell – Owner
Matt Boeddeker – Owner
Leslie Carnie – City of Surprise
Jason Moquin– City of Surprise
Richard Sander – Upward Architects

There were no individuals in attendance to speak for or against this project.

Should you have any questions or comments, feel free to contact our office.

Sincerely,

Richard Sander, R.A., PMP
Sr. Project Manager

AFFIDAVIT OF POSTING

Case Number: FS22-1182

Project Name: MARKET PARK SQUARE LOT 12

Project Location: LITCHFIELD RD & MADDELL RD

Date Site Posted: 4/11/23

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

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

Owner/Applicant Signature

Date: 4/12/23

This instrument was acknowledged before me this 12th day of April, 20 23 by Justin Gregonis

Notary Public

My Commission Expires:

Notary Public State of Arizona
Maricopa County
Dorena Marie Mello
My Commission Expires 05/28/2025
Commission Number 604187

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: March 1st

Time: 6 PM

Location: Residence Inn
16418 N Bullard Ave., Suprise AZ 85374

Virtual Meeting:

February 23rd
6pm
https://us02web.zoom.us/j/87390193975?pwd=TFlOQWtsTUYwaWVXMjNGUnJlYmR6dz09
Meeting ID: 873 9019 3975
Passcode: 671582
Dial by your location
+1 719 359 4580 US
Meeting ID: 873 9019 3975

Planning and Zoning

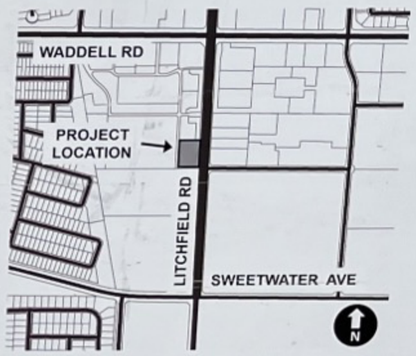
Date: Thursday May 18, 2023

Time: 6 PM

Location: 16000 N Civic Center Plaza, Suprise, AZ 85374

FS22-1182
Marley Park Square Lot 12

Request: A Conditional Use Permit to allow for the development of a multi-tenant retail building with a drive-through facility.



For more information, call: 623-222-3011

Surpriseaz.gov

SURPRISE
ARIZONA

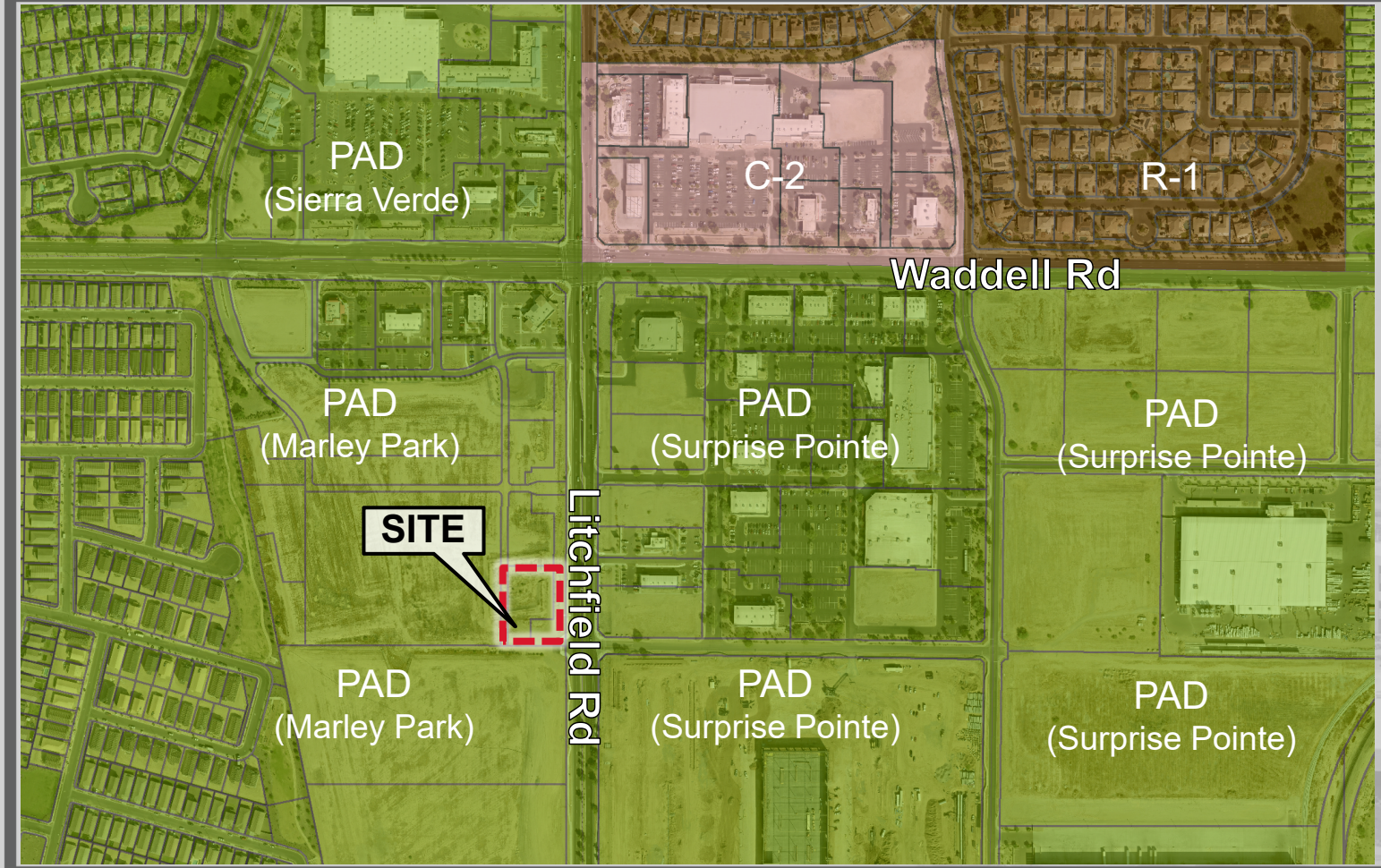
FS22-1182
Marley Park Square Lot 12 Conditional Use Permit

Planning & Zoning Commission

May 18, 2023

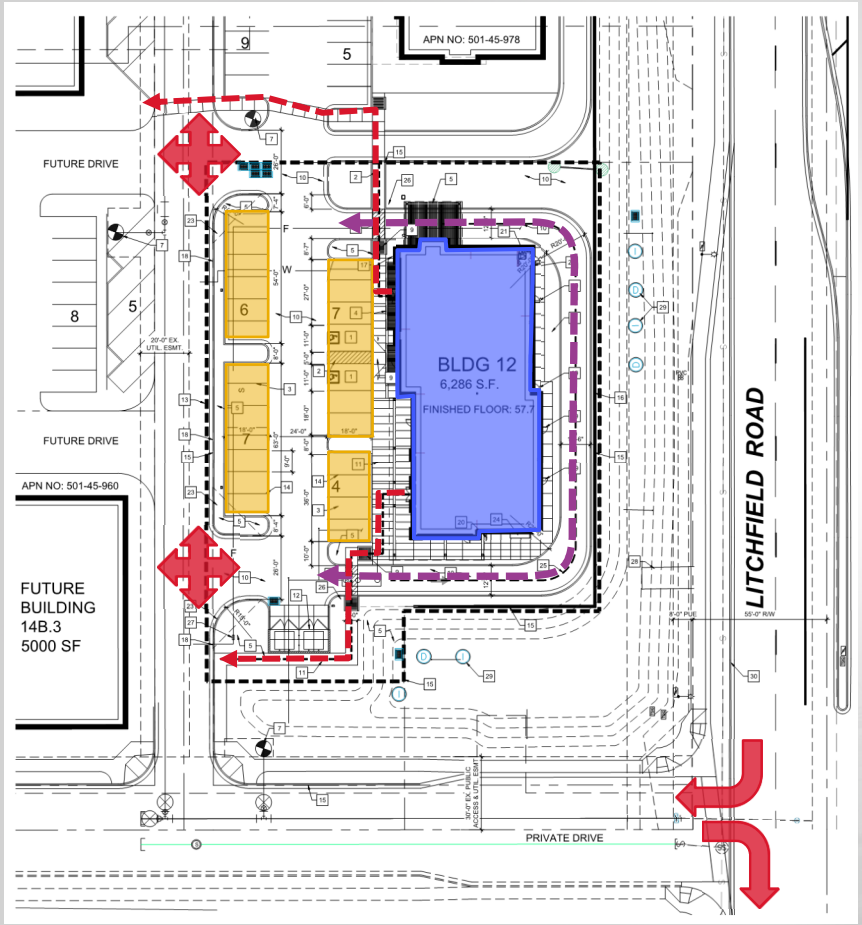


VICINITY MAP


PAD
(Sierra Verde)
C-2
R-1
Waddell Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)
SITE
Litchfield Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)
PAD
(Surprise Pointe)

ZONING MAP

SITE PLAN



6,286 S.F. Commercial Shell Building with Drive through facility.

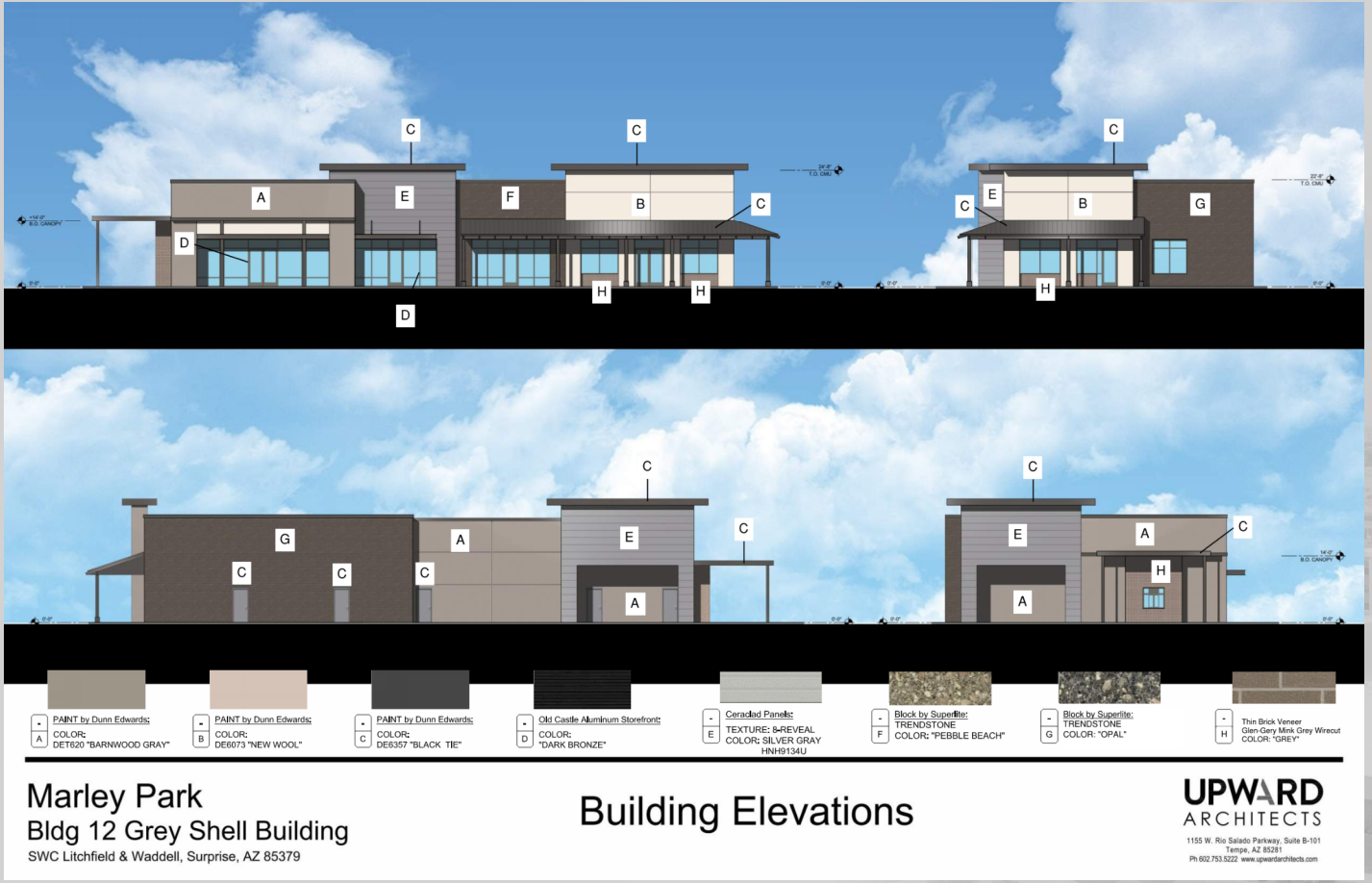
Parking Stalls Required = 23 Spaces
Parking Stalls Provided = 24 Spaces ✓
Bicycle Parking = 5 Spaces

Drive-Through Lane
(Queuing Capacity = 12 Vehicles)

Site Access & Pedestrian Circulation

Title 17 Section 17.28.080 (C)(3)

- ✓ Separation from residential zone by 50-feet
- ✓ Interior curbs ≥ 6-inches


A PAINT by Dunn Edwards: COLOR: DET620 "BARNWOOD GRAY"
B PAINT by Dunn Edwards: COLOR: DE6073 "NEW WOOL"
C PAINT by Dunn Edwards: COLOR: DE6357 "BLACK TIE"
D Old Castle Aluminum Storefront: COLOR: "DARK BRONZE"
E Ceradad Panels: TEXTURE: 8-REVEAL COLOR: SILVER GRAY HNH9134U
F Block by Superlite: TRENDSTONE COLOR: "PEBBLE BEACH"
G Block by Superlite: TRENDSTONE COLOR: "OPAL"
H Thin Brick Veneer Glen-Gery Mink Grey Wirecut COLOR: "GREY"
Marley Park
Bldg 12 Grey Shell Building
SWC Litchfield & Waddell, Surprise, AZ 85379
Building Elevations
UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

ELEVATIONS

LANDSCAPE PLAN



LANDSCAPE LEGEND (U.O.N. - UNLESS OTHERWISE NOTED)
ALL TREES TO MEET OR EXCEED THE LATEST EDITION OF THE A.N.A. SPECIFICATIONS

TREES	SIZE/ HGT	QTY.
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Quercus virginiana *Live Oak*	*36"box*	9

SHRUBS / ACCENTS	SIZE	QTY.
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Tecoma stans "Sunrise" *Arizona Yellowbells "Sunrise"*	*5 gallon*	20
Agave americana "Varigata" *Varigated Century Plant*	*5 gallon*	6
Hesperaloe parviflora "Yellow" *Yellow Yucca*	*5 gallon*	52
Eremophylla 'hygrophana' *'Blue Emu' Bush*	*5 gallon*	66
GROUNDCOVERS	SIZE	QTY.
Lantana montevidensis *New Gold & Purple Trailing Lantana 50/50 Mix*	*1 gallon*	47
Decomposed Granite *1/2" screened Rock Pros "Mahagony" - 2" min thickness in all landscape areas. (Match Existing)*		

BLDG FOUNDATION LANDSCAPE & IRRIGATION NOTES:

1. POSITIVE DRAINAGE OF A MINIMUM OF 5% NEEDS TO BE MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 10'.
2. NO IRRIGATED PLANT MATERIALS ARE TO BE PLANTED IN THE FIRST 5' NEXT TO BUILDING, BETWEEN 5' AND 10', ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A MAXIMUM OF 1 GPH, NO EMITTERS ARE TO BE LOCATED BETWEEN THE BUILDINGS AND THE PLANT MATERIAL.
3. ANY PLANT MATERIAL REQUIRING GREATER THAN 1 GPH IRRIGATION, INCLUDING CACTI SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.
4. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.
5. NO LARGE TREES ARE TO BE PLANTED WITHIN A MINIMUM OF 10' FROM BUILDINGS, SMALL PATIO TREES WITH CANOPIES OF 10' OR LESS MAY BE PLANTED AT LEAST 8 FEET AWAY FROM BUILDINGS. TREE ROOTS ARE TO BE DISCOURAGED TO GROW UNDER BUILDING FOUNDATIONS.



Live Oak
Quecus virginiana



Desert Museum
Palo Verde
Parkinsonia hybrid

OUTREACH

- Site Posting, 300’ Mailers, & Newspaper Publishing's
- Citizen Participation Meeting (Virtual) 2/23/2023
  - Attendees
- Citizen Participation Meeting (In-Person) 3/01/2023
  - 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 “Site Plan”, prepared by Upward Architects, and received March 10, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Landscape Plan”, prepared by Upward Architects, and received January 19, 2023.

c. Building Architecture shall be consistent with the Elevations entitled “Architectural Elevations”, prepared by Upward Architects, and stamped received December 12, 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 18, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Conditional Use Permit with Site Plan for a drive-through facility at an existing Café Rio restaurant generally located on the northwest corner Litchfield Rd. and Waddell Rd. Case FS22-0946

Motion:
Motion to approve the Conditional Use Permit for the Café Rio drive-through addition, generally located on the northwest corner of Litchfield Rd. and Waddell Rd., subject to stipulations “a” through “e”.

Background:
The subject request involves a Conditional Use Permit to add a drive-through facility to an existing Café Rio restaurant. The site is generally located on the northwest 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-FS22-0946 Cafe Rio - Staff Report
2. 01- FS22-0946 Cafe Rio- Vicinity Map
3. 02- FS22-0946 Cafe Rio- Zoning Map
4. 03- FS22-0946 Cafe Rio - Site Plan
5. 04 – FS22-0946 Cafe Rio – Landscape Plans

6. 05 – FS22-0946 Cafe Rio – Elevations
7. 06– FS22-0946 Cafe Rio – Luke Letter
8. 07– FS22-0946 Cafe Rio – Citizen Participation Report
9. 08-FS22-0946-Cafe Rio Drive Thru-CUP- Affidavit of Posting PZ
10. FS22-0946 - Cafe Rio Drive Thru - CUP - Presentation

SURPRISE
ARIZONA

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

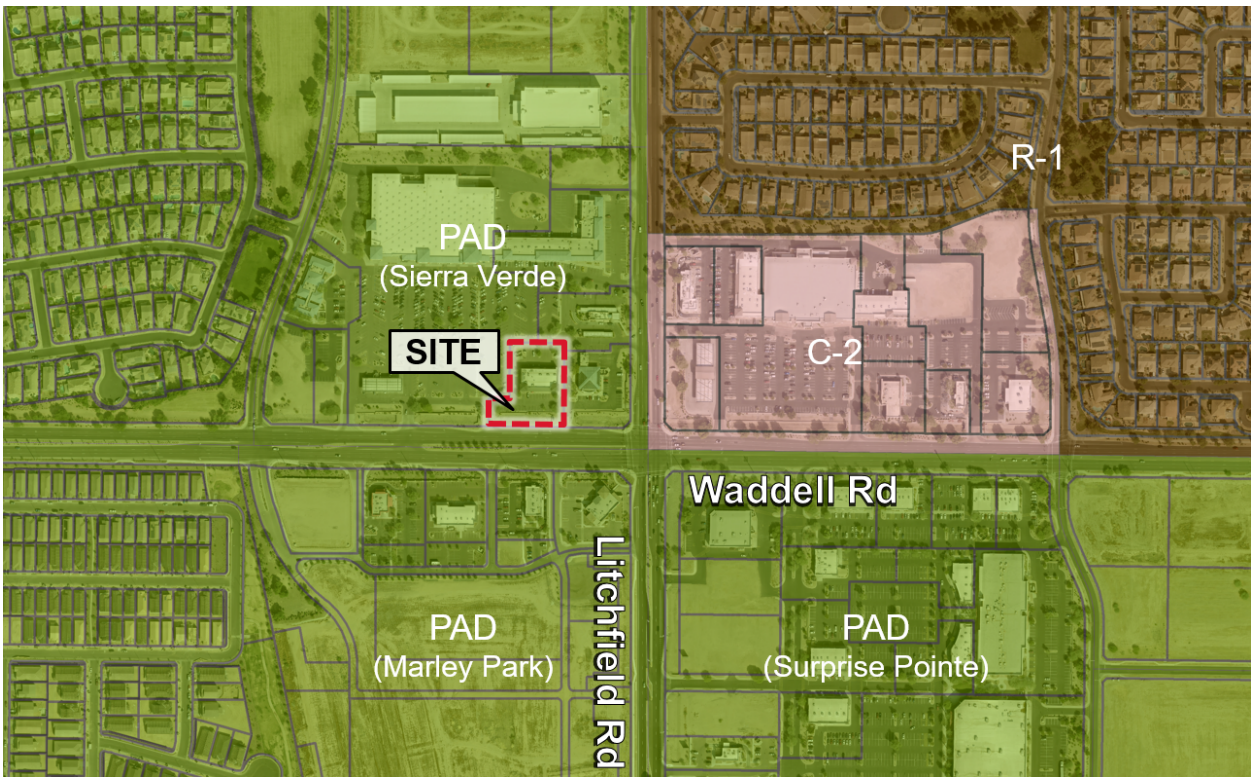
Case:	**FS22-0946**
Project Name:	Café Rio Drive-Through
Council District:	6 – Palo Verde
Meeting Date:	**May 18, 2023**
Planner:	Leslie Carnie, Planner II
Owner:	Gary Davidson with LDR-NWC Waddell & Litchfield, LLC.
Applicant:	Bryce Evans with Café Rio
Request:	Conditional Use Permit for a Drive-Through addition to an existing Café Rio Restaurant.
Site Location:	Generally located at the on the northwest corner of Litchfield Rd. and Waddell Rd.
Site Size:	Approximately 2.3 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Refer to the attached Citizen Participation Report
Staff Recommendation:	Staff recommends the Commission **approve** case FS22-0946 subject to stipulations ‘a’ through ‘e’.

PROJECT DESCRIPTION:

Bryce Evans with Café Rio on behalf Gary Davidson LDR-NWC Waddell & Litchfield, LLC requests a Conditional Use Permit with Site Plan to allow for a new drive-through facility at an existing Café Rio Restaurant.

EXISTING ZONING:

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



Sierra Verde PAD C-2	Sierra Verde PAD C-2	Sierra Verde PAD C-2
Sierra Verde PAD C-2	**Sierra Verde PAD C-2**	Sierra Verde PAD C-2
Marley Park PAD Employment - Mixed Use	Marley Park PAD Employment - Mixed Use	Marley Park PAD Employment - Mixed Use

BACKGROUND:

February 25, 1999: The subject property was annexed into the City of Surprise by the Mayor and City Council.

August 22, 2002: The Mayor and City Council approved the Sierra Verde PAD Ordinance #02-31.

March 24, 2022: The applicant was provided with Concept Review comments under case CR21-1027

July 12, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for the subject project.

March 08, 2023: The applicant held a virtual Citizen Outreach meeting. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

March 15, 2023: The applicant held a Citizen Outreach meeting at the Residence Inn on the northwest corner of Bullard Ave. and Paradise Ln. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

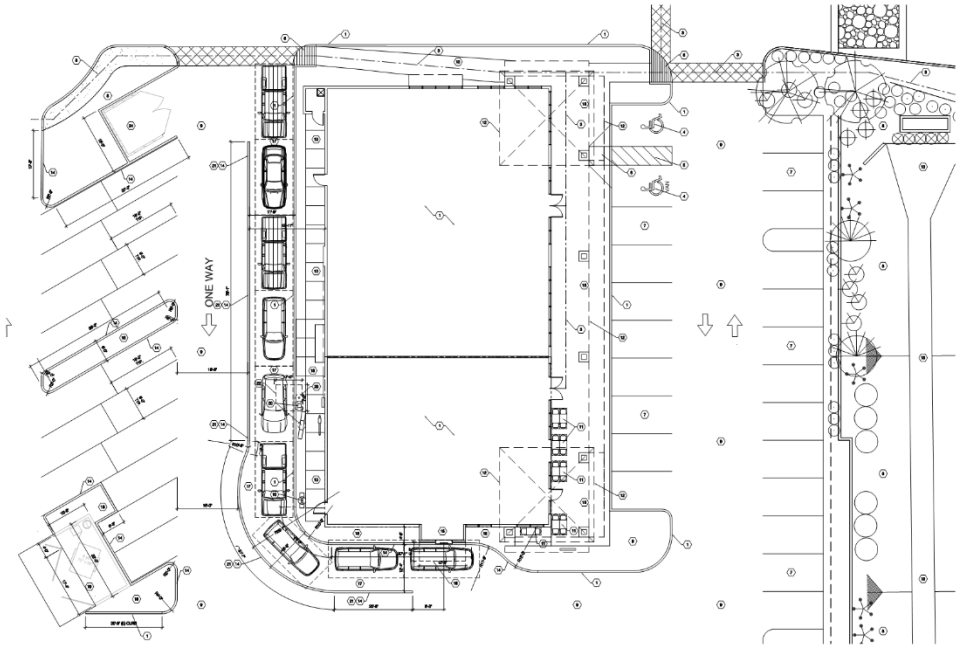
ANALYSIS AND DISCUSSION:

The subject request involves the addition of a single drive-through facility to an existing Café Rio Restaurant. The restaurant is in a multi-tenant building located on a 2.3 acre parcel generally located on the northwest corner of Litchfield Road and Waddell Road. A two-way drive aisle and associated parking are reconfigured to only allow one way traffic without reducing the number of parking spaces available to patrons. A queuing study determined that the drive-through would require queuing and stacking for 7 vehicles. The proposed single drive through lane can accommodate 9 vehicles prior to reaching the Pick-Up window. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial. It is a part of the fully developed Fry's Food commerce center.

The Sierra Verde PAD lists the uses allowed in the commercial area as those uses permitted in the Community Commercial (C-2) zoning district of Title 17. The Title 17 zoning ordinance requires that convenience restaurants obtain approval of a CUP. Analysis of any proposed Conditionally Permitted use is to be based on the use specific standards listed under Section 17.28.080 (C) of Title 17. These standards include the following:

1. *Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*
   Analysis: The subject site is located approximately 400 feet from the nearest residential zone.

2. *Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*
Analysis: Six inch curbs are proposed throughout the site.



A1 NEW DRIVE-THRU PLAN

ARCHITECTURE

The proposed architecture and materials for the proposed drive-through window and awning are designed to match the existing building.

EXISTING ELEVEVATIONS DRIVE-THROUGH ADDITION



WEST ELEVATION



NORTH ELEVATION

LANDSCAPE:

New landscape areas are planted with low water use plants that are cohesive with the existing site, commerce center, and maintain the site's Title 17 landscape requirement compliance.

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

CITIZEN OUTREACH:

The applicant held two outreach meetings. A virtual meeting was held on March 8, 2023 and an in-person neighborhood meeting was held at the Residence Inn located on the northwest corner of Bullard Ave. and Paradise Ln. on March 15, 2023. There were two attendees at the in-person meeting. There were questions and concerns regarding traffic circulation and landscaping. A summary of those meetings can be found in the attached Citizen Outreach Report.

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial Types. The site plan exhibits adequate drive-through queuing and parking lot circulation.

REVIEWING AGENCIES:

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

SUMMARY:

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

FINDINGS:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan demonstrates compliance with the Sierra Verde PAD.
- The proposed Site Plan demonstrates compliance with the Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.
- The proposed Site Plan demonstrates compliance with applicable development standards of Title 17.

- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject case FS22-0946, subject to stipulations 'a' through 'e'.

a. Development and use of the site shall be consistent with the Site Plan entitled "Café Rio Drive-Thru Remodel Site Plan", prepared by FFKR Architects, and received April 27, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Rendered Site Landscape Plan", prepared by Upward Architects, and received April 27, 2023.

c. Building Architecture shall be consistent with the Elevations entitled "Café Rio Drive-Thru Remodel Site Planting Plan", prepared by FFKR Architects, and stamped received March 21, 2023.

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.

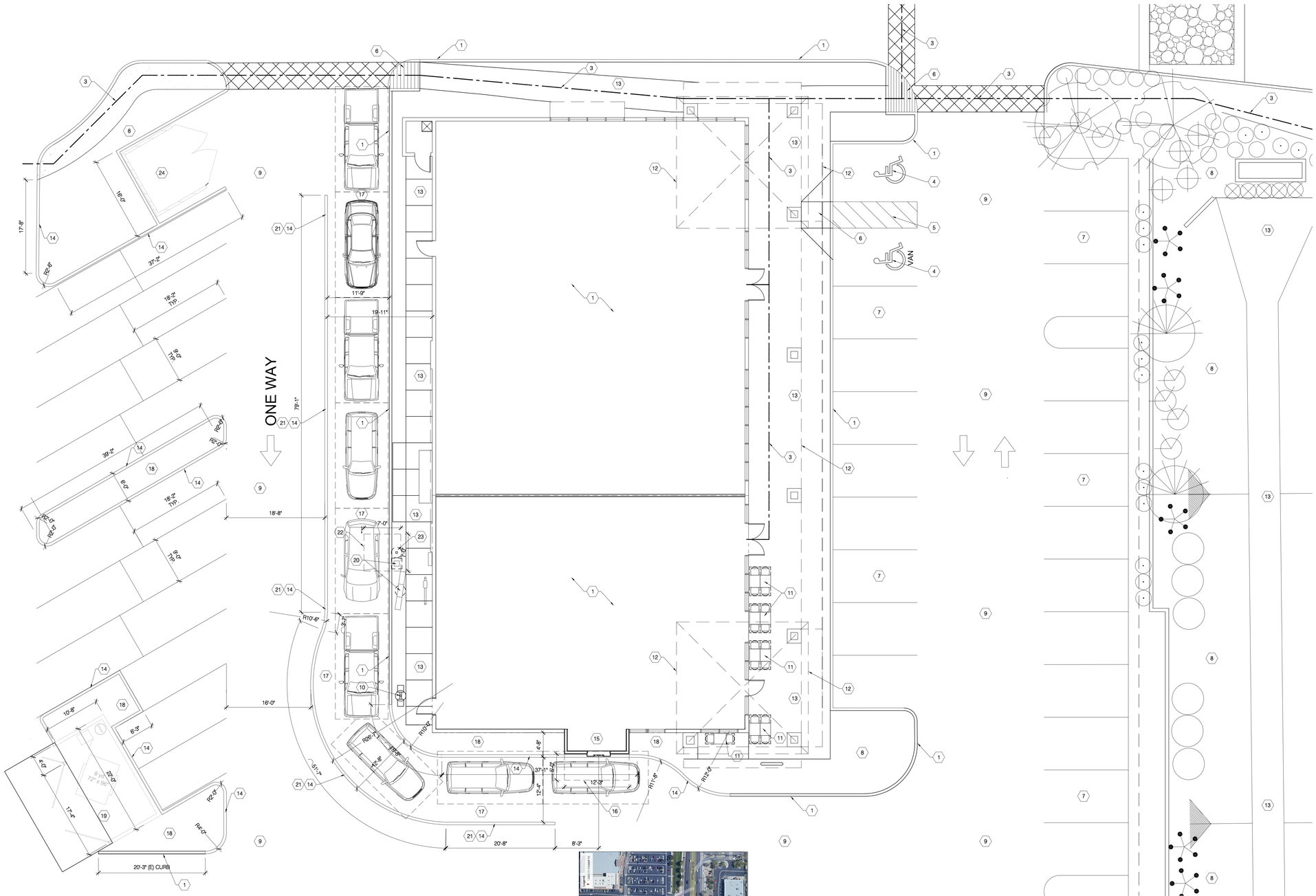
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Luke Letter
07 Citizen Participation Report
08 Affidavit of Site Posting
PowerPoint


FS22-0946 VICINITY MAP
Fry's Food
Commerce Center
SITE
Surprise Crossing
Retail Center
Waddell Rd
Litchfield Rd.
Marley Park
Square
Surprise Pointe
Commerce Center

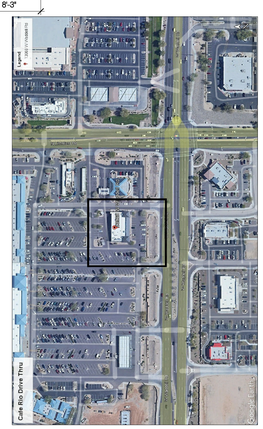

FS22-0946 ZONING MAP
PAD
(Sierra Verde)
SITE
R-1
C-2
Waddell Rd
Litchfield Rd
PAD
(Marley Park)
PAD
(Surprise Pointe)



A1 NEW DRIVE-THRU PLAN

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

N



SITE MAP

1. EXISTING BUILDING, RE: A-101
2. EXISTING CURB AND GUTTER
3. EXISTING ACCESSIBILITY ROUTE THROUGH THE SITE
4. EXISTING ADA PARKING STALLS
5. EXISTING ADA LOADING ZONE
6. EXISTING ADA CURB RAMP
7. EXISTING PARKING STALLS
8. EXISTING LANDSCAPE
9. EXISTING ASPHALT
10. EXISTING LIGHT POLE
11. EXISTING FIXTURES
12. DASHED LINE DENOTES EXISTING ROOF ABOVE
13. EXISTING SIDEWALK
14. NEW CURB AND GUTTER TO MATCH EXISTING
15. NEW DRIVE THRU BUILD OUT, RE: A-101
16. DASHED LINE DENOTES NEW ROOF LINE OVER THE DRIVE THRU BUILD OUT
17. NEW ASPHALT TO MATCH EXISTING
18. NEW LANDSCAPE TO MATCH EXISTING
19. NEW 8'-0" TALL CMU DUMPSTER ENCLOSURE WITH PRECAST CONCRETE WALL CAPS AND CHAIN LINK GATES WITH PRIVACY SLATS
20. NEW MENU BOARD AND POST SPEAKER/MIC BY OTHERS, INSTALL UNDERGROUND CONDUIT TO THE EXISTING BUILDING
21. PAINT NEW SEPARATION CURB "TRAFFIC YELLOW" ON ALL EXPOSED FACES
22. DASHED LINE DENOTES RAIN CANOPY OVER THE ORDERING SPEAKER
23. DASHED LINE DENOTES 2'-0" DIA. FOOTING FOR CANOPY BELOW
24. EXISTING DUMPSTER ENCLOSURE TO REMAIN

ADA PARKING RATIOS

- 43 STANDARD STALLS
- 26 - 50 STALLS REQUIRE 2 ADA
- 2 ADA STALLS PROVIDED. 1 VAN STALL AND 1 STANDARD ADA STALL

GENERAL NOTES

A. VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.

B. HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.

C. VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING AT ROOF, UNLESS OTHERWISE NOTED.

D. SEE SHEET A-601 FOR THE MILLWORK, WALL TYPES, WINDOW AND DOOR SCHEDULE.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

DATE:

CITY ENGINEER

DATE:

CASE NUMBER FS22-0946

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

CAFE RIO DRIVE-THRU REMODEL

13968 WEST WADDELL RD., SURPRISE, AZ 85379

PERMIT SET

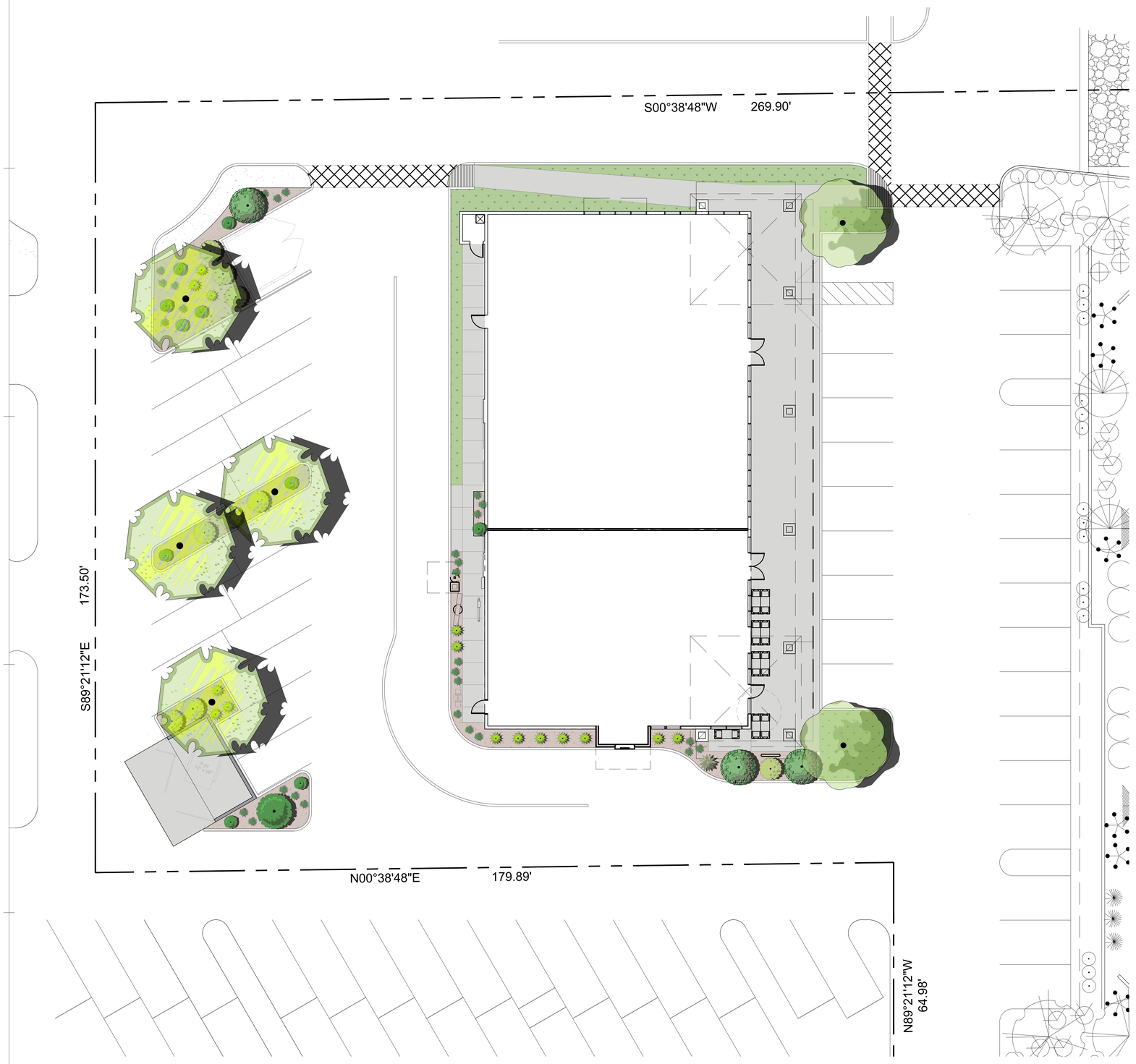
SEAL

PROJECT # 21143

DATE STATUS

SITE PLAN

AS-101



PLANT SCHEDULE LA501

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cd	Cercidium x 'Desert Museum' Desert Museum Palo Verde	2" Cal.	4
	Et	Existing Tree Existing Tree to Remain	-	2
	Ss	Sophora secundiflora Texas Mountain Laurel	2" Cal.	3

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ag	Agave geminiflora Twin Flowered Agave 2-3' Tall x 2-3' Wide	5 gal	15
	Dw	Dasylirion wheeleri Grey Desert Spoon 4-6' Tall x 3-4' Wide	5 gal	1
	Hb	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca 2' Tall x 2' Wide	5 gal	28
	Mc	Myrtus communis Common Myrtle 4-6' Tall x 3-5' Wide	5 gal	9
	Rh	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary 1-2' Tall x 8' Wide	5 gal	1
	Rp	Ruellia penninsularis Wild Petunia 3' Tall x 3' Wide	5 gal	10

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Mh	Mineral Mulch Decomposed Granite Match existing along frontage and adjacent development. 2" minimum depth of decomposed granite in all non-turf landscape areas.	SQFT	1,431 sf

REFERENCE NOTES

1. TREE ROOT BARRIER
2. SITE VISIBILITY TRIANGLE
3. UTILITY CLEARANCE ZONE

LEGEND

EXISTING SHRUBS AND GRASSES TO REMAIN

TREE ROOT BARRIER

PLANTING NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
9. EXISTING IRRIGATION TO BE MODIFIED AND DESIGNED IN THE FIELD TO MEET THE REQUIREMENTS OF THE NEW PLANTING DESIGN.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

DATE:

CITY ENGINEER

DATE:

CASE NUMBER FS22-0946

A1 RENDERED SITE PLANTING PLAN

SCALE: 1" = 10'

0 5' 10' 20'

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

CAFE RIO DRIVE-THRU REMODEL

13968 WEST WADDELL RD., SURPRISE, AZ 85379

PERMIT SET

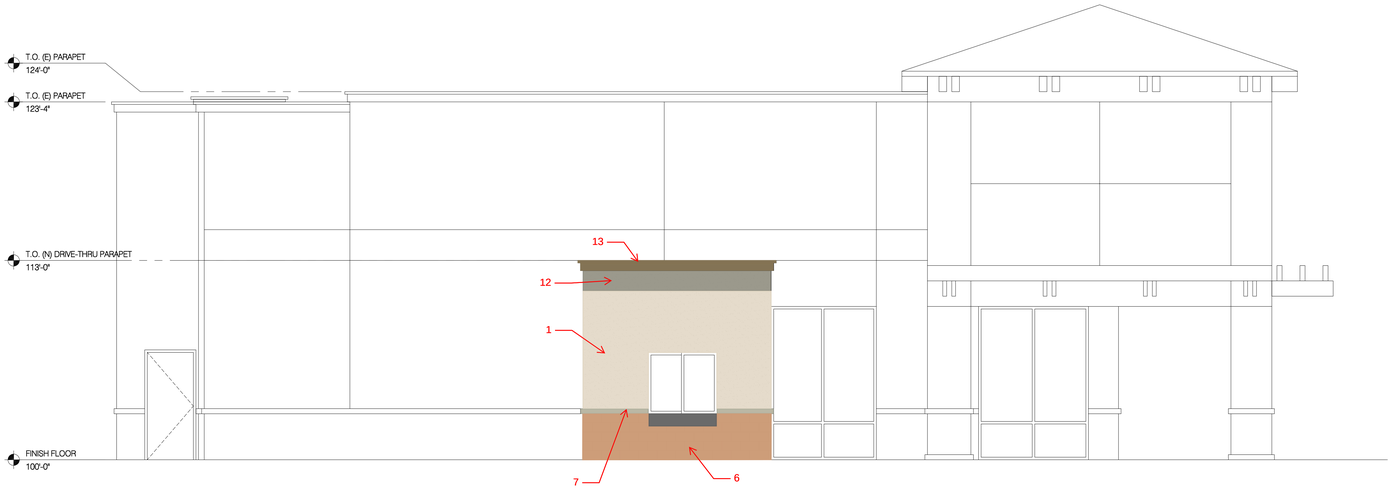
SEAL

PROJECT #

DATE	STATUS
1 01/11/23	CUP COMMENT 1
2 02/22/23	CITY COMMENT

RENDERED SITE PLANTING PLAN

LA500

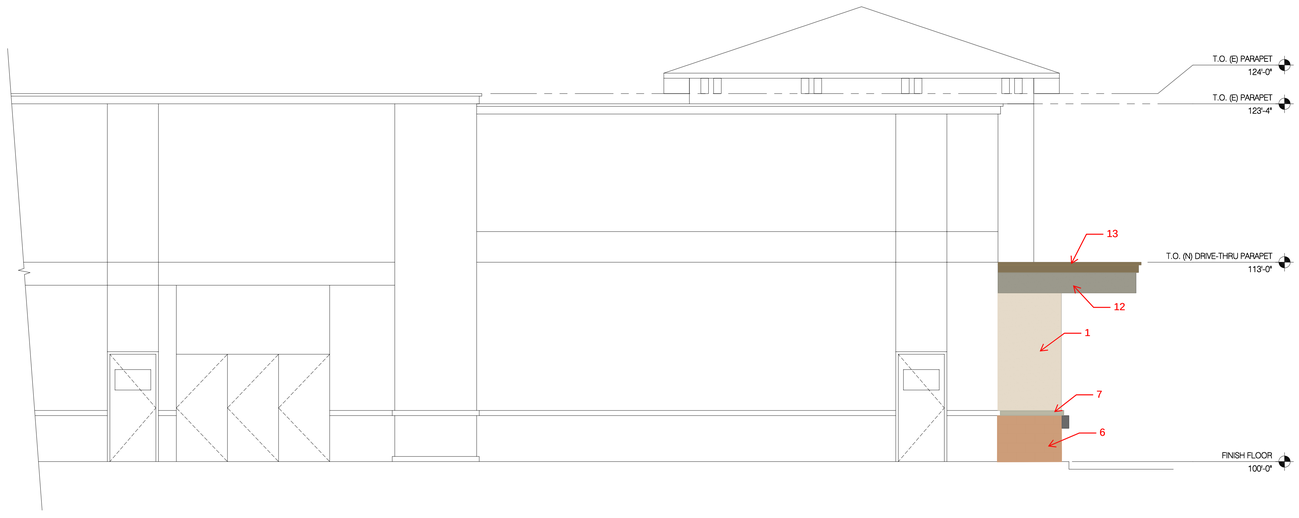


C1 NEW WEST ELEVATION

1/4" = 1'-0"

0 8' 16'

*SEE THE NEXT SHEET FOR THE EXISTING BUILDING PORTION OF THE COLOR ELEVATIONS



A1 NEW NORTH ELEVATION

1/4" = 1'-0"

0 8' 16'

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

DATE:

CITY ENGINEER

DATE:

CASE NUMBER FS22-0946

GENERAL NOTES

A. VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.

B. HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.

C. VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING AT ROOF, UNLESS OTHERWISE NOTED.

D. SEE SHEET A-601 FOR THE MILLWORK, WALL TYPES, WINDOW AND DOOR SCHEDULE.

FS22-0946

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CAFE RIO DRIVE-THRU REMODEL

13968 WEST WADDELL RD., SURPRISE, AZ 85379

PERMIT SET

SEAL

PROJECT # 21143

DATE STATUS

EXTERIOR ELEVATIONS & SECTION

A201

*EXISTING BUILDING ELEVATIONS



SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

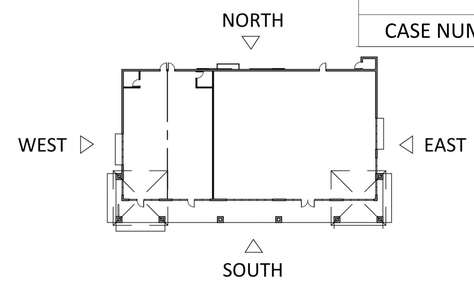


NORTH ELEVATION

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

1 PAINT OVER STUCCO DUNN EDWARDS NOMADIC TAUPE DE6192	3 METAL ROOFING ATAS, FIELD LOCK ROOF PANELS PAINT TO MATCH ICI #1290 WESTERN SKY BLUE	5 STOREFRONT MEDIUM BRONZE ANODIZED ALUMINUM	7 SUPERLITE BLOCK INTERGAL COLOR AUTUMN BLEND	9 STEEL TRELLIS MATCH EXISTING	11 PAINT OVER STUCCO DUNN EDWARDS CASTLEROCK DE6375
2 PAINT OVER STUCCO DUNN EDWARDS ROCKY RIDGE DE6145	4 PAINT OVER STUCCO DUNN EDWARDS EXCLUSIVE IVORY DE6191	6 SLATE SPECIALISTS HEBEI MULTICOLOR #151005 MATCH EXISTING	8 PAINT OVER H.M. DOOR PAINT TO MATCH NOMADIC TAUPE DE6192	10 PAINT OVER STUCCO DUNN EDWARDS MUSLIN DE6227	12 PAINT OVER STUCCO DUNN EDWARDS LEGENDARY GRAY DE6369

ADMINISTRATIVE APPROVAL	
COMMUNITY DEVELOPMENT DIRECTOR	DATE:
CITY ENGINEER	DATE:
CASE NUMBER FS22-0946	



KEY MAP

SCALE: N.T.S.

NEW COMMERCIAL DEVELOPMENT

NWC WADDELL ROAD AND LITCHFIELD ROAD
SURPRISE, ARIZONA
DATE: 05-26-2015 (PRELIMINARY)

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EL-1

#14188.50

RKAA ARCHITECTS, INC

FS22-0946

Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Wednesday, July 13, 2022 1:16 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-0946 CUP Cafe Rio Drive Thru New Digital Submittal 07.12.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Tierney,

Thank you for allowing Luke AFB to make comments on the Cafe Rio Drive Thru application.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform residents about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----
From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Tuesday, July 12, 2022 2:33 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>;
Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-0946 CUP Cafe Rio Drive Thru New Digital Submittal 07.12.22

Good afternoon,

Attached please find the application, narrative, and site plan for the above referenced project.

Please feel free to contact us with any questions.

Thanks,

Tierney Farago

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-3154

_____

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FFKR ARCHITECTS

Café Rio Drive Though Addition Project



Introduction

Café Rio ("Applicant") has requested to establish a conditional use permit for the drive through addition at an existing Café Rio restaurant location. The drive through addition and existing building are located at 13968 West Waddell Road, Surprise, AZ 85379. The Maricopa County Assessor's Parcel Number is 509-17-917. The existing site is fully developed, and we are looking to adjust the existing site to accommodate the drive through.

Techniques Used to Involve the Public

Meetings:

Two neighborhood meetings were held to invite the public for comments and questions. One virtual meeting and one in-person meeting. Notification of the meetings done by letter by the City of Surprise staff to the property owners in the vicinity of the project. A copy of the meeting summary is included as **Exhibit A** within this document and includes the list of attendees for each meeting.

Notifications:

In accordance with the City of Surprise site posting requirements, the site was posted on 2/17/2023, with the details of both neighborhood meetings. The virtual meeting was held on 3/8/23 at 6pm (AZ time). The in-person meeting was held on 3/15/23 at 6pm at the Residence Inn on 16418 N Bullard Ave, Surprise, AZ. The affidavit of the posting is included as **Exhibit B** in this document. The sign will remain, and the Planning & Zoning Commission public hearing date will be added once this meeting is scheduled. Photos of the sign are included as **Exhibit C**.

Concerns, Issues, and Problems with the Project and How These Were Addressed:

There were a few concerns raised in the meetings. The first was raised by Jason Moquin from the city asked about a rain canopy over the ordering speaker/menu board to help customers have some weather protection.
This was addressed by Bryce Evans (Café Rio) stating that we would provide a canopy in that location to help with any weather issues.
Jason also brough up the need for a height clearance indicator bar at the drive through entrance to help prevent any damage to large vehicle.
This was addressed by Bryce Evans (Café Rio) stating that a clearance indicator bar will be installed at the entrance to the drive through.
The two attendees at the in-person meeting raised the concern about traffic flow from the nearby Sonic and Fry's. They frequent the Café Rio and know the parking lot gets congested now and are curious how the drive through would impact the traffic.
This was addressed by Jason Moquin (Surprise City) stating that Sonic should not be an issue because they have separate traffic flows and are on the other side of the though street. He did say regarding the Fry's traffic that we might be required to put in a stop bar behind the new trash enclosure location to prevent traffic from entering the opposing direction of the new one-way access next to the drive through lane. Also, that additional drive flow pavement marking might also be needed. The Café Rio team is accepting of these items and will add in any required traffic flow items as requested by the city.
The last item was brought up by an attendee that the existing tree in front of the building is looking a bit ragged and might need to be replaced.

This was addressed by Bryce Evans (Café Rio) stating that we are replacing other landscape items and it would be fine to include this with the other landscape additions and replacements.

Attendance of the Meetings:

Virtual Meeting – 3/8/23 @ 6pm:
- Leslie Carnie – City of Surprise
- Jason Moquin – City of Surprise
- James Kanno – FFKR Architects
- Bryce Evans – Café Rio
- Abe Hollands – Café Rio
- Grand Guidinger – Café Rio

In-person Meeting – 3/15/23 @ 6pm:
- Leslie Carnie – City of Surprise
- Jason Moquin – City of Surprise
- Bryce Evans – Café Rio
- Steve Gilliam – Resident
- Hilary Gilliam – Resident

EXHIBIT A

Cafe Rio
MEXICAN GRILL®

FFKR ARCHITECTS

CAFE RIO DRIVE THROUGH ADDITION

Cafe Rio MEXICAN GRILL®

FFKR ARCHITECTS

Presentation Overview:

1. Existing site location and information.

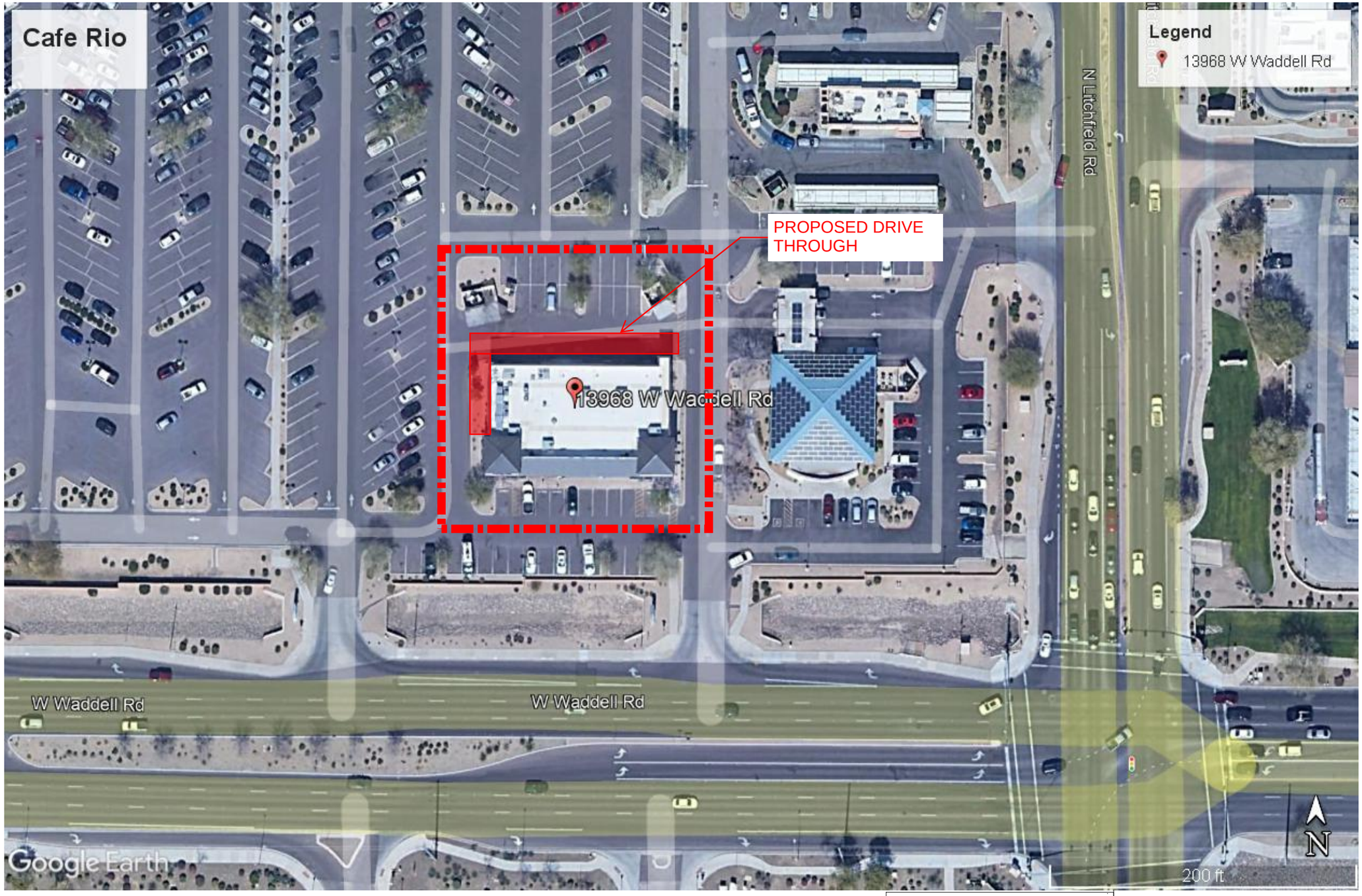
2. Proposed new drive through site plan.

3. Existing building elevations and materials.

4. Proposed new drive through elevation.

5. Questions or comments.

CONTEXT PLAN

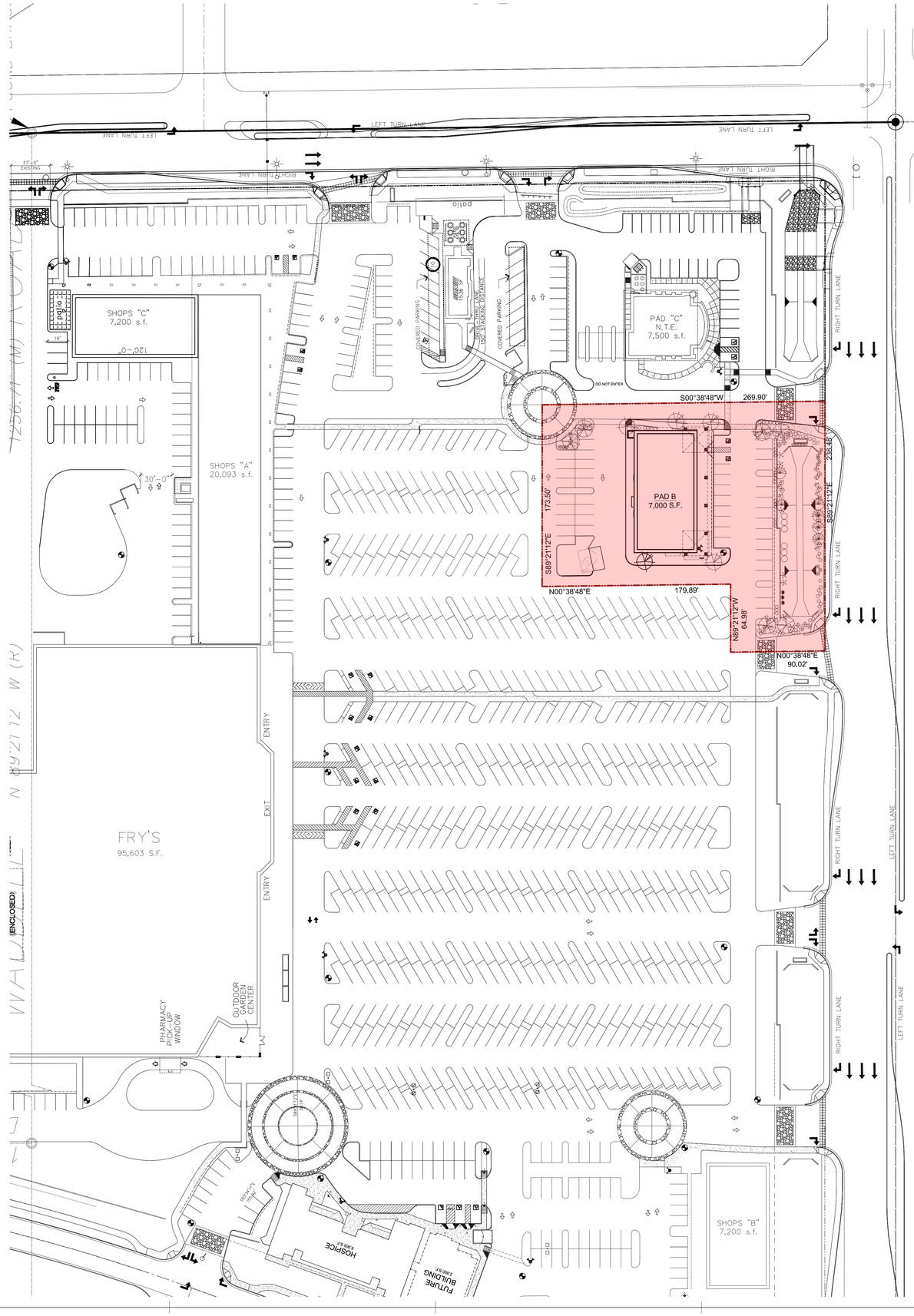


CAFE RIO DRIVE-THRU REMODEL

13968 WEST WADDELL RD., SURPRISE, AZ 85379

ADMINISTRATIVE APPROVAL
COMMUNITY DEVELOPMENT DIRECTOR DATE:
CITY ENGINEER DATE:
CASE NUMBER FS22-0946

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM



A1 OVERALL SITE PLAN
SCALE: NTS

N

ADMINISTRATIVE APPROVAL	
COMMUNITY DEVELOPMENT DIRECTOR	DATE:
CITY ENGINEER	DATE:
CASE NUMBER FS22-0946	

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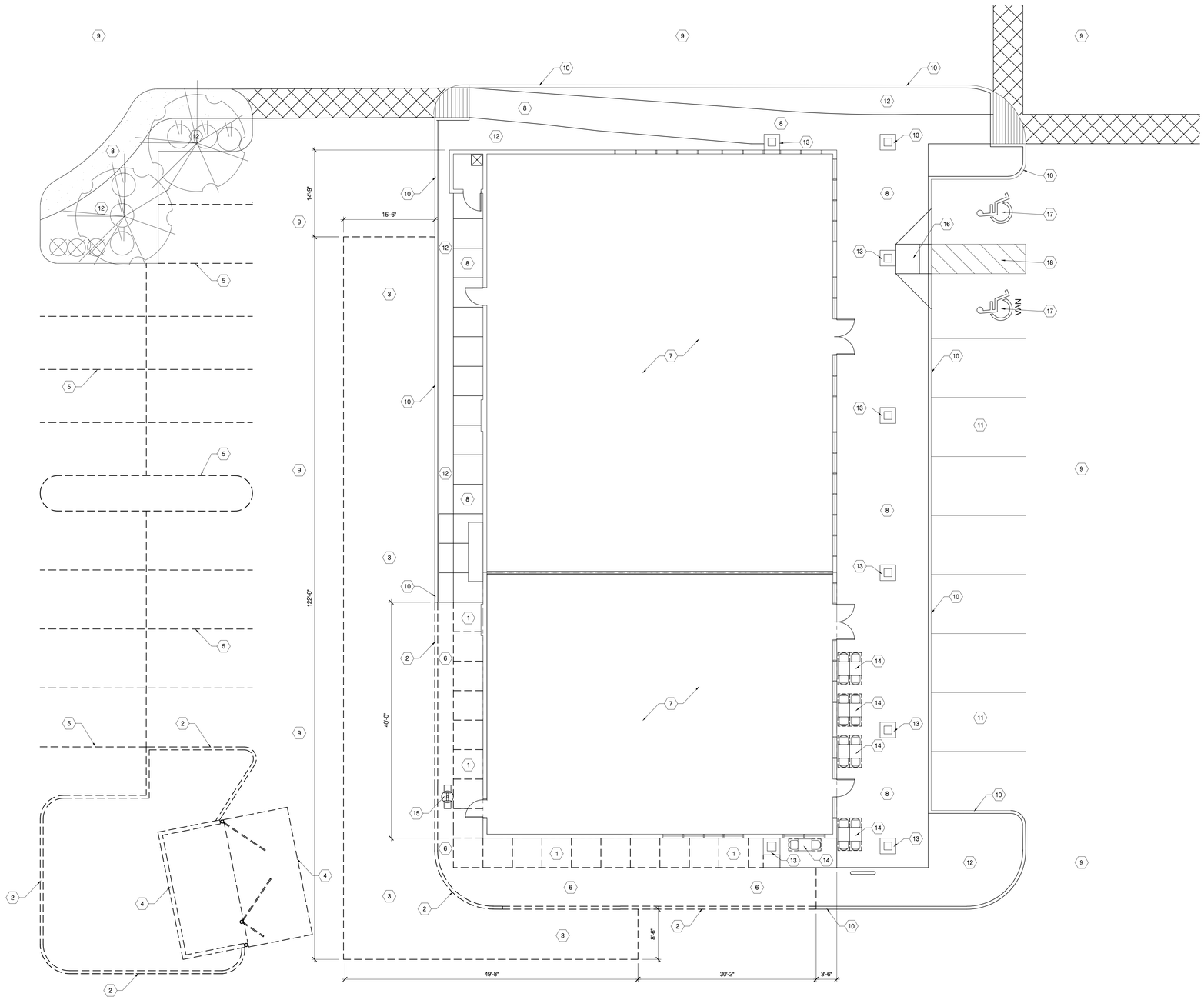
CAFE RIO DRIVE-THRU REMODEL
13968 WEST WADDELL RD., SURPRISE, AZ 85379
PERMIT SET

SEAL

REGISTERED ARCHITECT
CERTIFICATE HOLDER
71994
JACKSON
FERGUSON
1/23/23
ARIZONA U.S.A.

PROJECT # 21143
DATE STATUS

OVERALL SITE PLAN
FS22-0946
AS-001



REFERENCE NOTES

1. EXISTING CONCRETE SIDEWALK TO BE REMOVED
2. EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
3. EXISTING ASPHALT TO BE REMOVED
4. EXISTING DUMPSTER ENCLOSURE TO BE REMOVED
5. EXISTING PARKING STRIPING TO BE REMOVED
6. EXISTING LANDSCAPE TO BE REMOVED
7. EXISTING BUILDING TO REMAIN. SEE AD-101 FOR DEMOLITION SPECIFIC TO THE BUILDING
8. EXISTING CONCRETE SIDEWALK TO REMAIN
9. EXISTING ASPHALT TO REMAIN
10. EXISTING CURB AND GUTTER TO REMAIN
11. EXISTING PARKING TO REMAIN
12. EXISTING LANDSCAPE TO REMAIN
13. EXISTING BUILDING COLUMNS TO REMAIN
14. EXISTING FIXTURES TO REMAIN
15. EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE
16. EXISTING ADA CURB RAMP TO REMAIN
17. EXISTING ADA PARKING STALLS TO REMAIN
18. EXISTING ADA LOADING ZONE TO REMAIN

GENERAL NOTES

A. VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.

B. HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.

C. VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING AT ROOF, UNLESS OTHERWISE NOTED.

D. SEE SHEET A-601 FOR THE MILLWORK, WALL TYPES, WINDOW AND DOOR SCHEDULE.

A1 DEMOLITION SITE PLAN
1/8" = 1'-0"
0 8' 16'

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

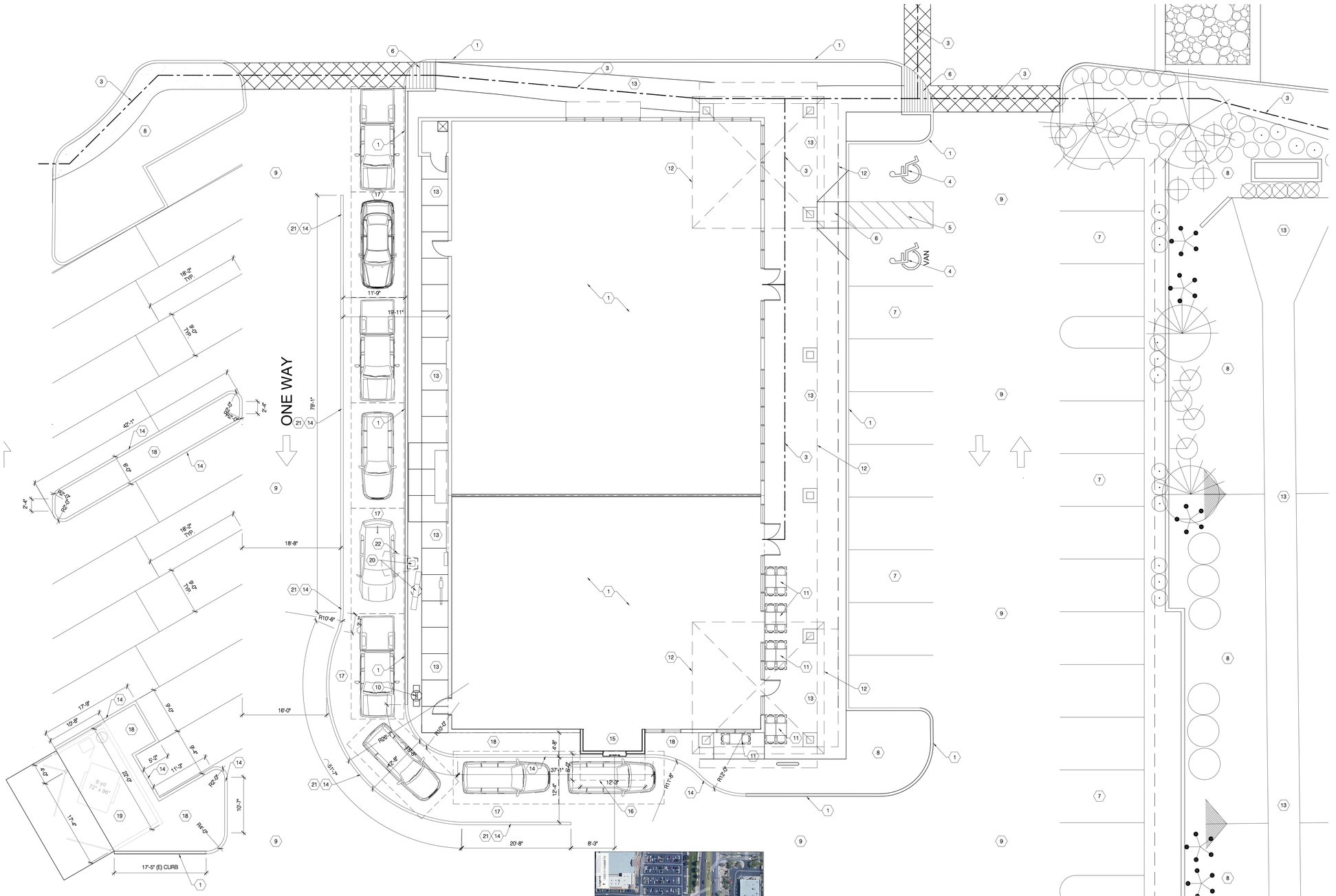
CAFE RIO DRIVE-THRU REMODEL
13968 WEST WADDELL RD., SURPRISE, AZ 85379
PERMIT SET

REGISTERED ARCHITECT
CERTIFICATE HOLDER
40281
KEVIN ANTHONY MASS
11/29/2021
Date Signed
ARIZONA U.S.A.
exp - 12/31/2021

PROJECT # 21143
DATE STATUS

DEMO SITE PLAN

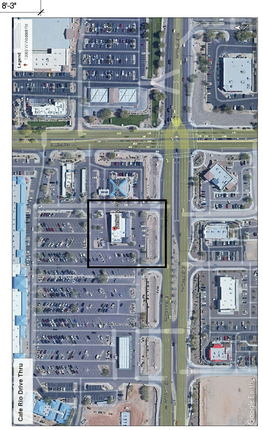
AS-100



A1 NEW DRIVE-THRU PLAN

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

N



SITE MAP

1. EXISTING BUILDING, RE: A-101
2. EXISTING CURB AND GUTTER
3. EXISTING ACCESSIBILITY ROUTE THROUGH THE SITE
4. EXISTING ADA PARKING STALLS
5. EXISTING ADA LOADING ZONE
6. EXISTING ADA CURB RAMP
7. EXISTING PARKING STALLS
8. EXISTING LANDSCAPE
9. EXISTING ASPHALT
10. EXISTING LIGHT POLE
11. EXISTING FIXTURES
12. DASHED LINE DENOTES EXISTING ROOF ABOVE
13. EXISTING SIDEWALK
14. NEW CURB AND GUTTER TO MATCH EXISTING
15. NEW DRIVE THRU BUILD OUT, RE: A-101
16. DASHED LINE DENOTES NEW ROOF LINE OVER THE DRIVE THRU BUILD OUT
17. NEW ASPHALT TO MATCH EXISTING
18. NEW LANDSCAPE TO MATCH EXISTING
19. NEW 8'-0" TALL CMU DUMPSTER ENCLOSURE WITH PRECAST CONCRETE WALL CAPS AND CHAIN LINK GATES WITH PRIVACY SLATS
20. NEW MENU BOARD AND POST SPEAKER/MIC BY OTHERS, INSTALL UNDERGROUND CONDUIT TO THE EXISTING BUILDING
21. PAINT NEW SEPARATION CURB "TRAFFIC YELLOW" ON ALL EXPOSED FACES
22. DASHED LINE DENOTES RAIN CANOPY OVER THE ORDERING SPEAKER

ADA PARKING RATIOS

- 43 STANDARD STALLS
- 26 - 50 STALLS REQUIRE 2 ADA
- 2 ADA STALLS PROVIDED. 1 VAN STALL AND 1 STANDARD ADA STALL

GENERAL NOTES

A. VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.

B. HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.

C. VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING AT ROOF, UNLESS OTHERWISE NOTED.

D. SEE SHEET A-601 FOR THE MILLWORK, WALL TYPES, WINDOW AND DOOR SCHEDULE.

FFKR ARCHITECTS
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O 801.521.6186 · FFKR.COM

CAFE RIO DRIVE-THRU REMODEL

13968 WEST WADDELL RD., SURPRISE, AZ 85379

PERMIT SET

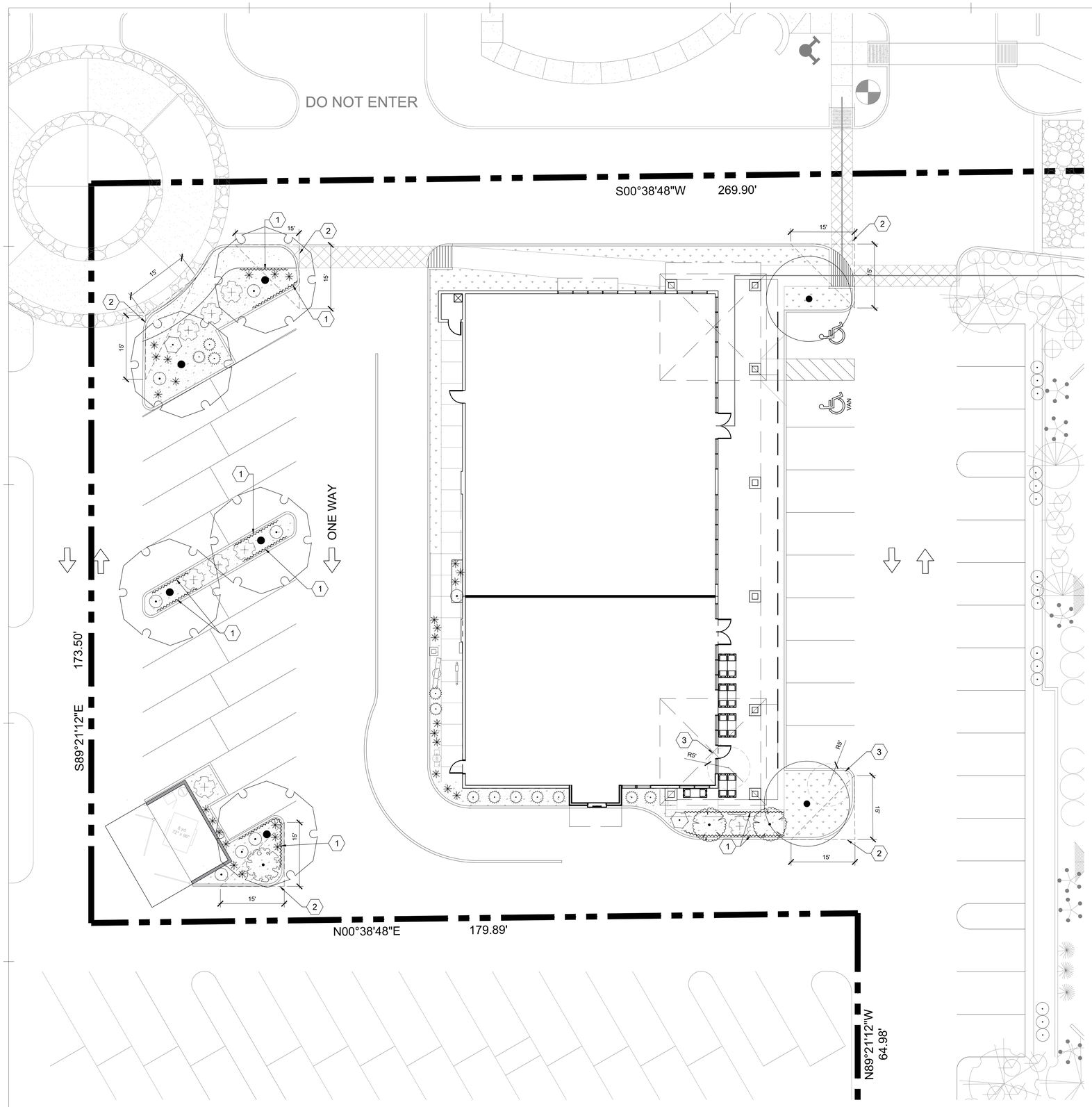
SEAL

PROJECT # 21143

DATE STATUS

SITE PLAN

AS-101



PLANT SCHEDULE LA501

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cd	Cercidium x 'Desert Museum' Desert Museum Palo Verde	2" Cal.	5
	Et	Existing Tree Existing Tree to Remain	-	2
	Ss	Sophora secundiflora Texas Mountain Laurel	2" Cal.	2

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Ag	Agave geminiflora Twin Flowered Agave 2-3' Tall x 2-3' Wide	5 gal	12
	Dw	Dasylirion wheeleri Grey Desert Spoon 4-6' Tall x 3-4' Wide	5 gal	2
	Hb	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca 2' Tall x 2' Wide	5 gal	29
	Mc	Myrtus communis Common Myrtle 4-6' Tall x 3-5' Wide	5 gal	8
	Rh	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary 1-2' Tall x 8' Wide	5 gal	1
	Rp	Ruellia penninsularis Wild Petunia 3' Tall x 3' Wide	5 gal	8

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Mh	Mineral Mulch Decomposed Granite Match existing along frontage and adjacent development. 2" minimum depth of decomposed granite in all non-turf landscape areas.	SQFT	1,409 sf

REFERENCE NOTES

1. TREE ROOT BARRIER
2. SITE VISIBILITY TRIANGLE
3. UTILITY CLEARANCE ZONE

LEGEND

EXISTING SHRUBS AND GRASSES TO REMAIN

TREE ROOT BARRIER

PLANTING NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
9. EXISTING IRRIGATION TO BE MODIFIED AND DESIGNED IN THE FIELD TO MEET THE REQUIREMENTS OF THE NEW PLANTING DESIGN.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

DATE:

CITY ENGINEER

DATE:

CASE NUMBER FS22-0946

A1 SITE PLANTING PLAN

SCALE: 1" = 10'

0 5' 10' 20'

FFKR ARCHITECTS
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CAFE RIO DRIVE-THRU REMODEL

13968 WEST WADDELL RD., SURPRISE, AZ 85379

PERMIT SET

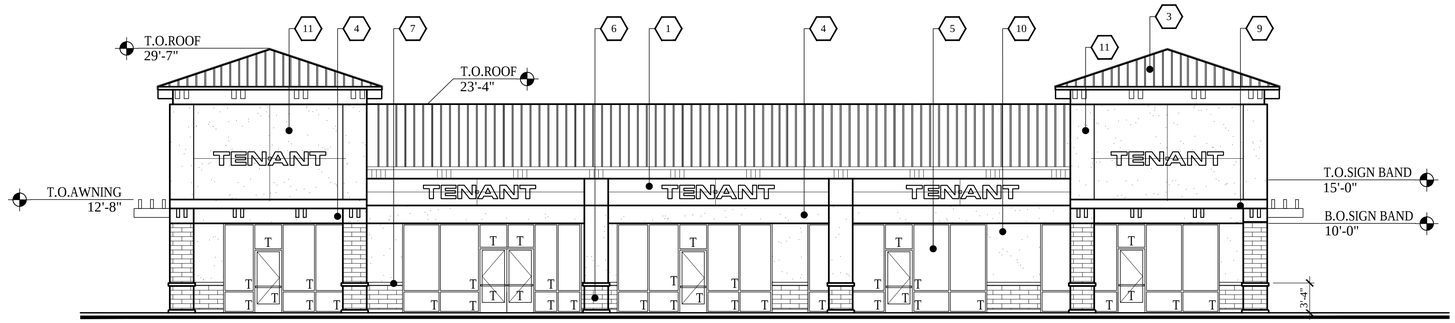
SEAL

PROJECT #

DATE	STATUS
1 01/11/23	CUP COMMENT 1
2 02/22/23	CUP COMMENT 2

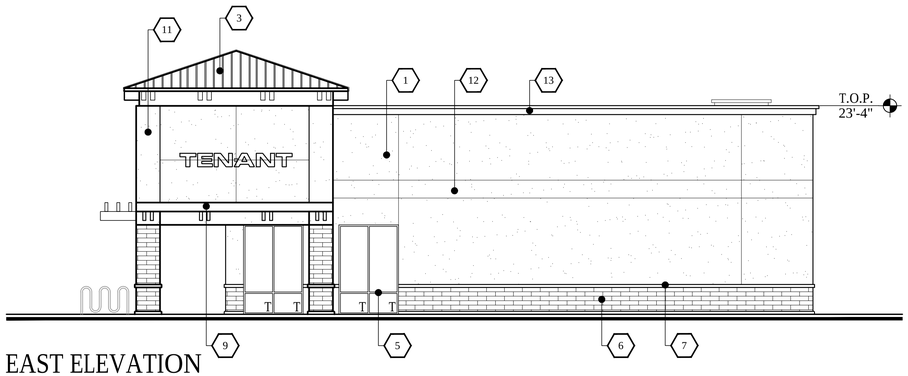
SITE PLANTING PLAN

LA501



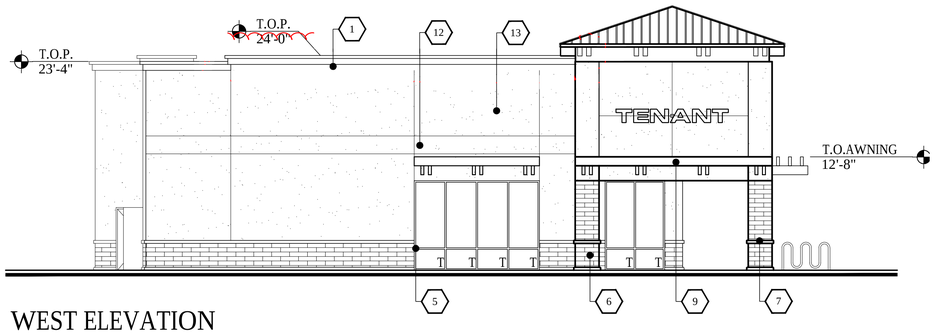
SOUTH ELEVATION

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



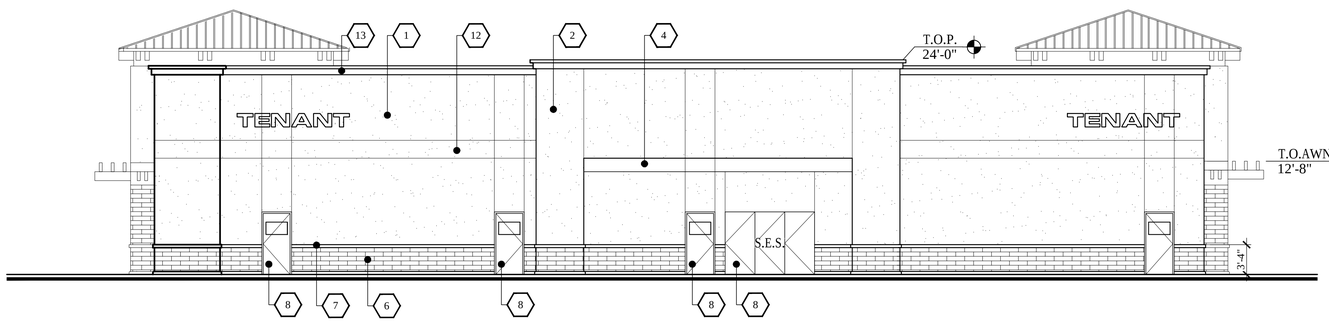
EAST ELEVATION

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



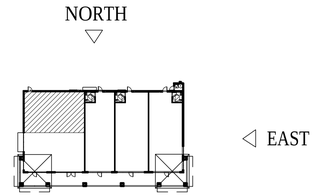
WEST ELEVATION

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



NORTH ELEVATION

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



KEY MAP

SCALE: N.T.S.

1. PAINT OVER STUCCO
   DUNN EDWARDS
   NOMADIC TAUPE DE6192
2. PAINT OVER STUCCO
   DUNN EDWARDS
   ROCKY RIDGE DE6145
3. METAL ROOFING
   ATAS, FIELD LOCK ROOF PANELS
   PAINT TO MATCH ICI #1290
   WESTERN SKY BLUE
4. PAINT OVER STUCCO
   DUNN EDWARDS
   EXCLUSIVE IVORY DE6191
5. STOREFRONT
   MEDIUM BRONZE ANODIZED
   ALUMINUM
6. SLATE SPECIALISTS
   HEBEI MULTICOLOR #151005
   MATCH EXISTING
7. SUPERLITE BLOCK
   INTERGAL COLOR
   AUTUMN BLEND
8. PAINT OVER H.M. DOOR
   PAINT TO MATCH
   NOMADIC TAUPE DE6192
9. STEEL TRELLIS
   MATCH EXISTING
10. PAINT OVER STUCCO
    DUNN EDWARDS
    MUSLIN DE6227
11. PAINT OVER STUCCO
    DUNN EDWARDS
    CASTLEROCK DE6375
12. PAINT OVER STUCCO
    DUNN EDWARDS
    LEGENDARY GRAY DE6369

ADMINISTRATIVE APPROVAL
COMMUNITY DEVELOPMENT DIRECTOR DATE:
CITY ENGINEER DATE:
CASE NUMBER FS22-0946

IRKAA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.com

REGISTERED ARCHITECT
9452
ROBERT W. KUBICEK
CERTIFICATE NO.
REGISTERED
04-23-18
EXPIRES 06/30/2018

SELF-CERTIFIED BY:
ROBERT W. KUBICEK DATE:04-23-18

- PLANS WERE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF, OR REVIEWED BY THE SELF-CERTIFIED PROFESSIONAL;
- PLANS ARE COMPLETE;
- PLANS ARE, AS OF THE DATE OF SUBMITTAL, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURPRISE MUNICIPAL CODE AND ALL OTHER APPLICABLE LAWS.

ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE PAYMENT ON SOME ALTERNATE SCHEDULE AFTER BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATE SCHEDULE AFTER SUBMITTAL OF A PERIODIC ESTIMATE. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER'S AGENT
12815 MERIDIAN AVENUE
PHOENIX, ARIZONA
CONTACT: GARY DAVIDSON
PHONE: (602)263-7626

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design by: EF
drawn by: EF
checked by: RWK

A4.0

project #: 18041.00

NEW COMMERCIAL DEVELOPMENT PAD B

NWC LITCHFIELD AND WADDELL ROADS
SURPRISE, ARIZONA

BID SET 1 (05-07-18)

Google Maps Surprise, Arizona

EXISTING ELEVATIONS & MATERIAL INFORMATION

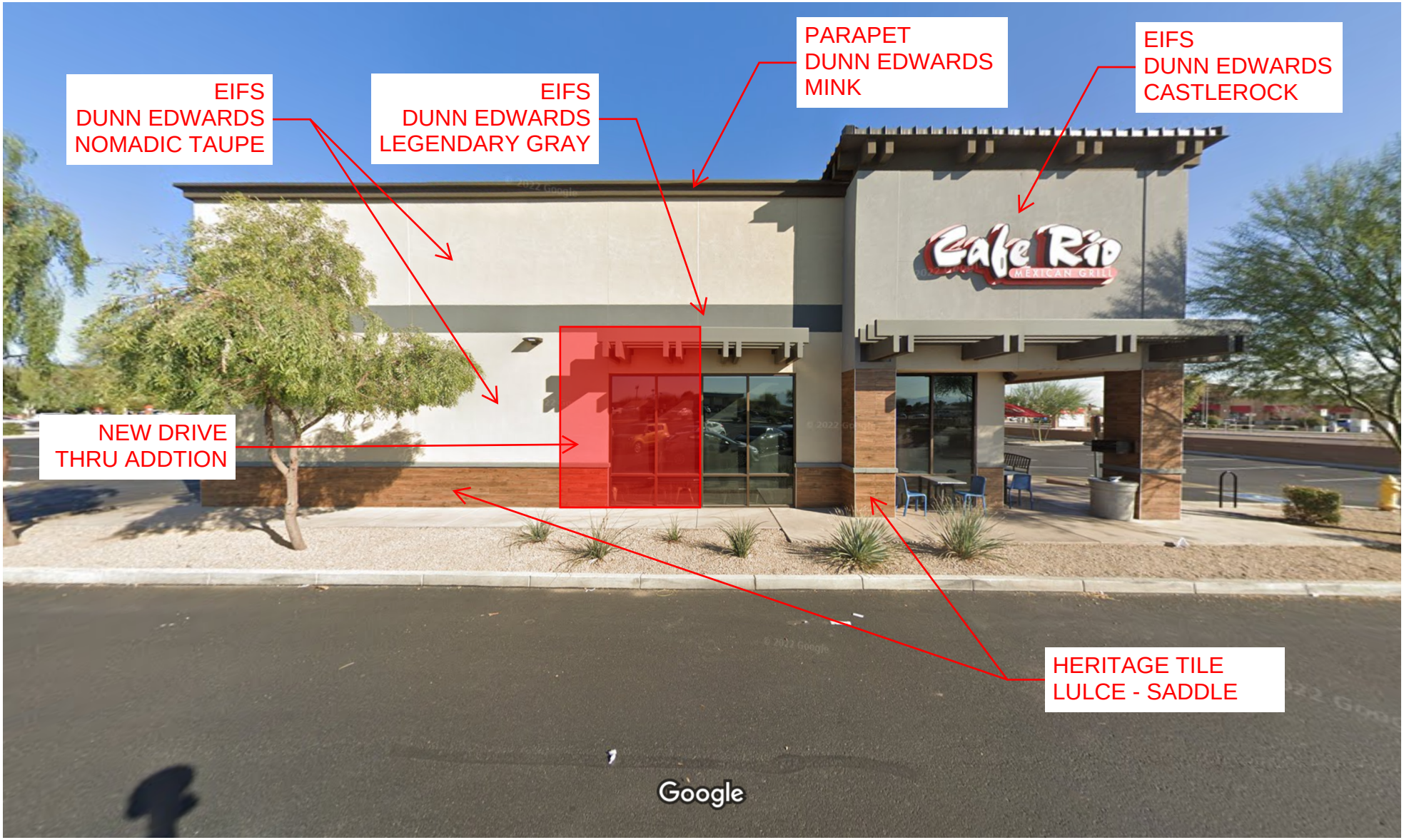
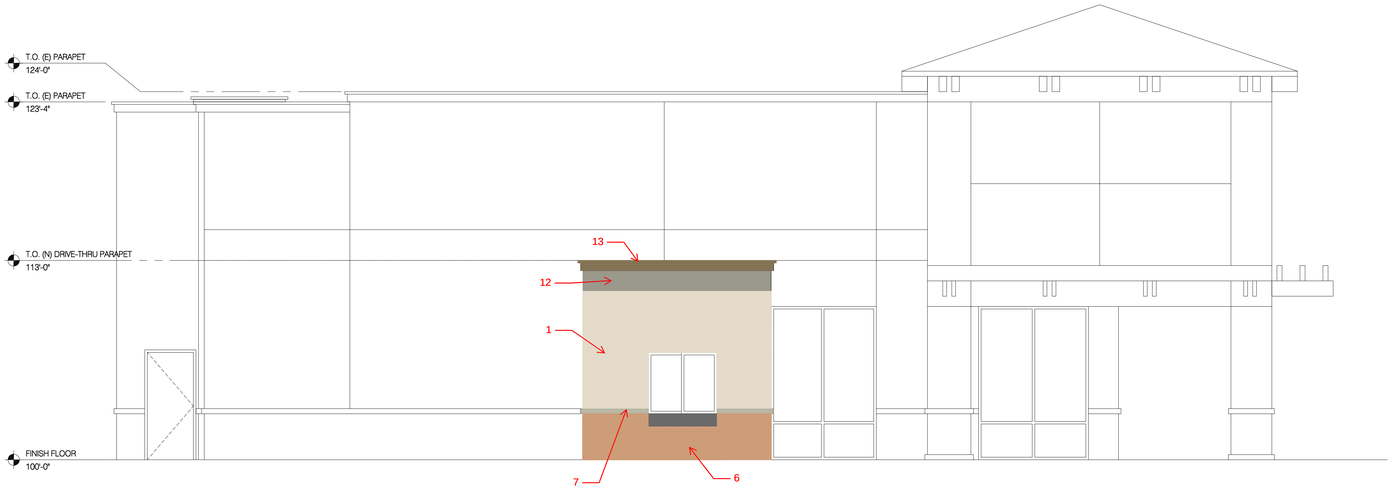


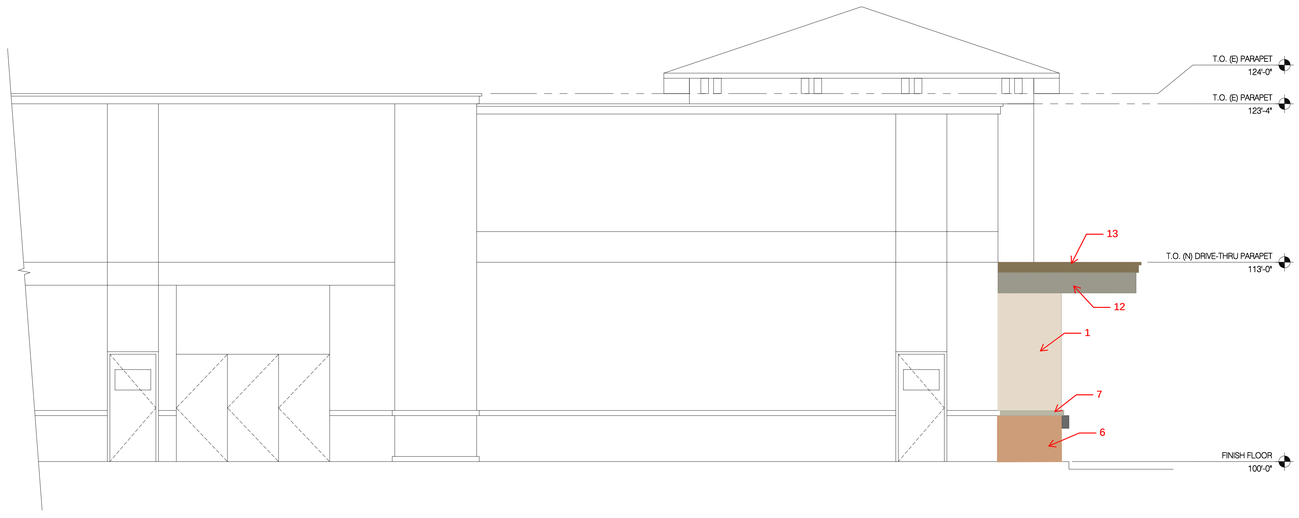
Image capture: Jan 2022 © 2022 Google

Google

Street View - Jan 2022



C1 NEW WEST ELEVATION
1/4" = 1'-0"
0 8' 16'



A1 NEW NORTH ELEVATION
1/4" = 1'-0"
0 8' 16'

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR
DATE:

CITY ENGINEER
DATE:

CASE NUMBER FS22-0946

GENERAL NOTES

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FS22-0946

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CAFE RIO DRIVE-THRU REMODEL
13968 WEST WADDELL RD., SURPRISE, AZ 85379
PERMIT SET

SEAL

PROJECT # 21143
DATE STATUS

EXTERIOR ELEVATIONS & SECTION

A201

EXHIBIT B

AFFIDAVIT OF POSTING

Case Number: FS22-0946

Project Name: CAFE RIO DRIVE THRU ADDITION

Project Location: 13968 W. Waddell Road Pad B

Date Site Posted: 2/17/23

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

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

Owner/Applicant Signature — Date: 2/17/2023

This instrument was acknowledged before me this 17 day of February, 2023 by Jeffrey R Thomas

Notary Public

My Commission Expires: 10-03-2026

Cristian Carrasco
Notary Public
Maricopa County, Arizona
My Comm. Expires 10-03-26
Commission No. 637251

CD 1/2018

EXHIBIT C


NOTICE OF PUBLIC HEARING
CITY OF SURPRISE
NEIGHBORHOOD MEETING
DATE:
TIME:
LOCATION:
PLANNING & ZONING
DATE: TBD
TIME:
LOCATION:
CITY COUNCIL
DATE: TBD
TIME:
LOCATION:
CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946
FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov


NOTICE OF PUBLIC HEARING
CITY OF SURPRISE
NEIGHBORHOOD MEETING
PLANNING & ZONING
CITY COUNCIL
TBD
TBD
CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946
FOR MORE INFORMATION, CALL:
STOP


NOTICE OF PUBLIC HEARING
CITY OF SURPRISE
NEIGHBORHOOD MEETING
DATE: 3/15 (IN PERSON) 3/16 (VIRTUAL)
TIME: 6:00 PM
LOCATION:
PLANNING & ZONING
DATE: TBD
TIME:
LOCATION:
CITY COUNCIL
DATE: TBD
TIME:
LOCATION:
CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946
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Surpriseaz.gov


NOTICE OF PUBLIC HEARING
CITY OF SURPRISE
NEIGHBORHOOD MEETING
PLANNING & ZONING
CITY COUNCIL
CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946
FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov
Cafe
APEXNET
PHYSICAL

AFFIDAVIT OF POSTING

Case Number: FS22-0946

Project Name: Cafe Rio Drive Thru Addition

Project Location: 13968 W. Waddell Road B

Date Site Posted: _____

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

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

Owner/Applicant Signature

4/13/2023
Date

This instrument was acknowledged before me this 13 day of April, 2023 by Jeffrey R Thomas

Notary Public

My Commission Expires: 10·03·2026

Cristian Carrasco
Notary Public
Maricopa County, Arizona
My Comm. Expires 10-03-26
Commission No. 637251

NOTICE OF PUBLIC HEARING

CITY OF SURPRISE

HBORHOOD MEETING

E: 3/15 (IN PERSON) 3/8 (VIRTUAL)

E: 6:00 PM

ATION: In-Person Location: Residence Inn Surprise - 16418 N Bullard Ave, Surprise, Arizona 85374
Virtual Meeting Location: Microsoft Team Meeting – Meeting ID: 295 422 144 466

PLANNING & ZONING

DATE: ~~TBD~~ THURS MAY 18

TIME: 6:00 PM

LOCATION: Council Chambers
Surprise City Hall

CITY COUNCIL

DATE: TBD

TIME:

LOCATION:



CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946

FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

CE OF PUBLIC HEARIN

CITY OF SURPRISE

EETING

3/8 (VIRTUAL)

urprise - 16418 N Bullard Ave, Surprise, Arizona 85374
Team Meeting – Meeting ID: 295 422 144 466

PLANNING & ZONING

DATE: ~~TBD~~ Thurs 5/18
TIME: ~~TBA~~ 6:00 PM
LOCATION: Council Chambers
Surprise City Hall

CITY COU

DATE: TB
TIME:
LOCATION:



CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946

MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

OTICE OF PUBLIC HEARING

CITY OF SURPRISE

RHOOD MEETING

3/15 (IN PERSON) 3/8 (VIRTUAL)
6:00 PM

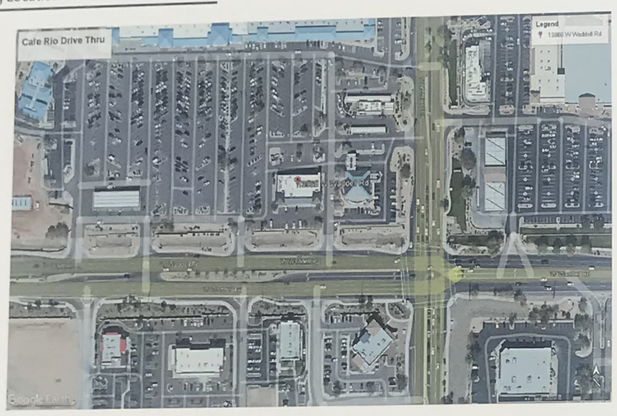
In-Person Location: Residence Inn Surprise - 16418 N Bullard Ave, Surprise, Arizona 85374
Virtual Meeting Location: Microsoft Team Meeting – Meeting ID: 295 422 144 466

PLANNING & ZONING

DATE: ~~TBD~~ 5/18/23
TIME: 6:00 PM
LOCATION: Council Chambers
Surprise City Hall

CITY COUNCIL

DATE: TBD
TIME:
LOCATION:



CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946

FOR MORE INFORMATION, CALL:
623-222-3011
Surpriseaz.gov

OF PUBLIC HEARING

TY OF SURPRISE

PLANNING & ZONING

DATE: ~~TBD~~ THURS 5/18/23

TIME: 6:00 PM

LOCATION: Council Chambers
Surprise City Hall

rprise, Arizona 85374
422 144 466

CITY COUNCIL

DATE: TBD

TIME: _____

LOCATION: _____



CAFE RIO DRIVE THRU ADDITION
CASE NUMBER: FS22-0946

RE INFORMATION, CALL:

623-222-3011

Surpriseaz.gov

SURPRISE
ARIZONA

FS22-0946
Café Rio Drive-Thru
Conditional Use Permit

Planning & Zoning Commission

May 18, 2023

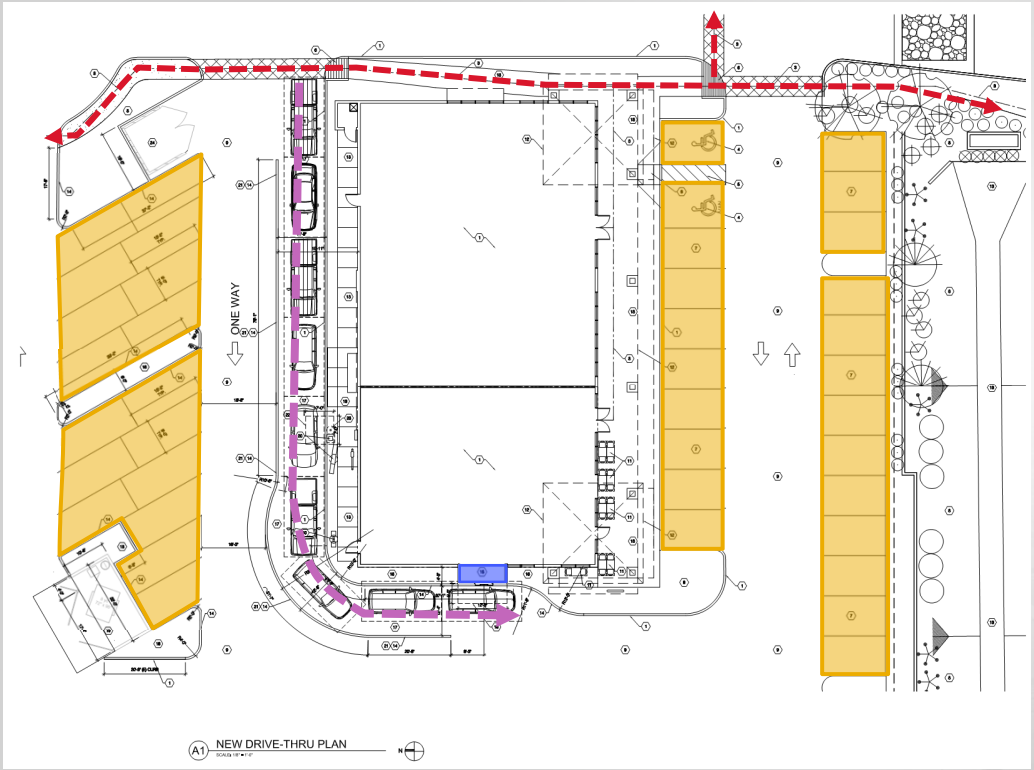


FS22-0946 VICINITY MAP



FS22-0946 ZONING MAP

SITE PLAN



Addition of Drive-Through Window and Canopy

Parking stalls reconfigured to maintain the 45 parking spaces

Drive-Through Lane
(Queuing Capacity = (9) Vehicles

Pedestrian Circulation

Title 17 Section 17.28.080 (C)(3)

- ✓ Separation from residential zone by 50-feet
- ✓ Interior curbs ≥ 6-inches

EXISTING ELEVEVATIONS

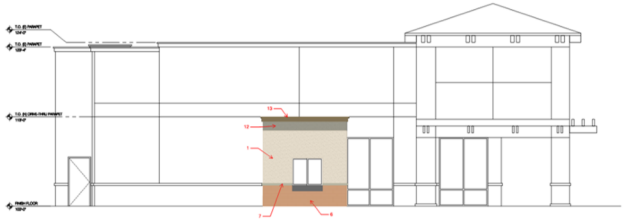


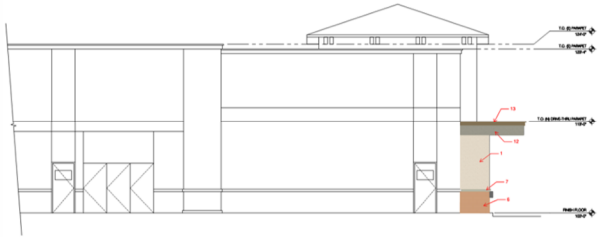
WEST ELEVATION



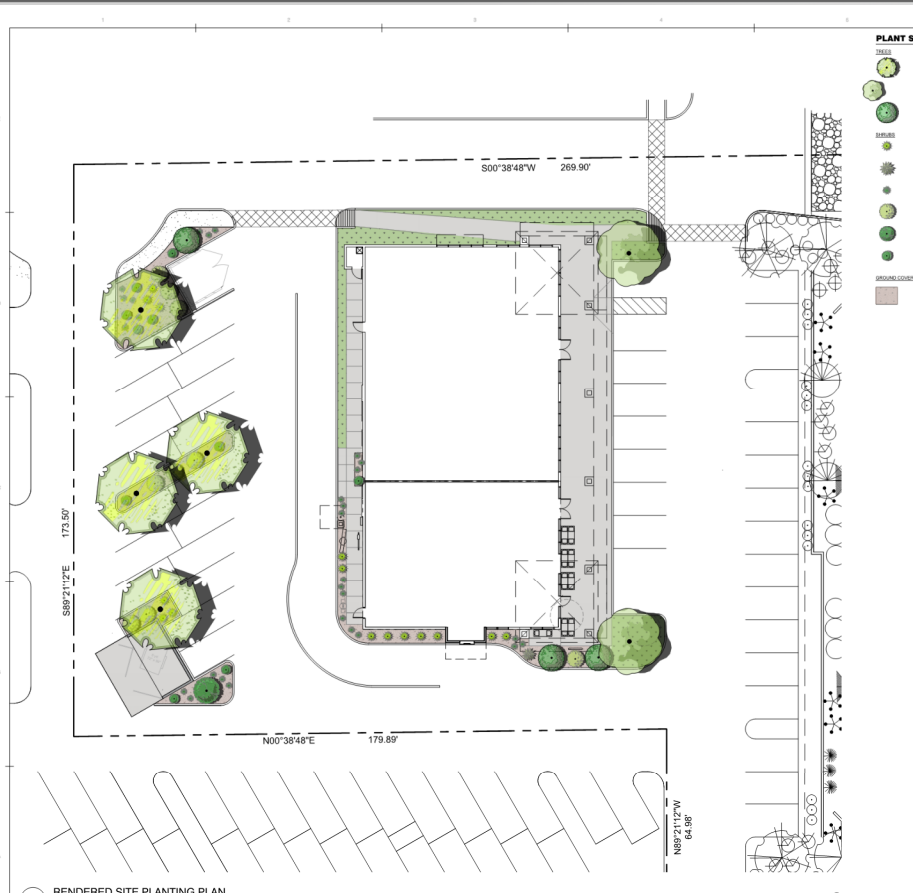
NORTH ELEVATION

DRIVE-THROUGH ADDITION





ELEVATIONS



A1 RENDERED SITE PLANTING PLAN
SCALE: 1" = 10'

PLANT SCHEDULE LA501

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Cd	Cercidium x 'Desert Museum' Desert Museum Palo Verde	2" Cal.	4
	Et	Existing Tree Existing Tree to Remain	-	2
	Ss	Sophora secundiflora Texas Mountain Laurel	2" Cal.	3
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Ag	Agave gemniflora Twin Flowered Agave 2-3' Tall x 2-3' Wide	5 gal	15
	Dw	Dasylirion wheeleri Gray Desert Spoon 4-6' Tall x 3-4' Wide	5 gal	1
	Hb	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca 3' Tall x 2' Wide	5 gal	28
	Mc	Myrtus communis Common Myrtle 4-6' Tall x 3-5' Wide	5 gal	9
	Hh	Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Rosemary 1-2' Tall x 6' Wide	5 gal	1
	Rp	Ruellia peninsularis Wild Petunia 3' Tall x 3' Wide	5 gal	10
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Mh	Mineral Mulch Decomposed Granite Match existing along frontage and new landscape areas. 2" minimum depth of decomposed granite in all non-turf landscape areas.	SQFT	1,431 sf

REFERENCE NOTES

1. TREE ROOT BARRIER
2. SITE VISIBILITY TRIANGLE
3. UTILITY CLEARANCE ZONE

LEGEND

EXISTING SHRUBS AND GRASSES TO REMAIN

TREE ROOT BARRIER

PLANTING NOTES

1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE FEATURES, UTILITIES AND WATER METER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. THE OWNER'S REPRESENTATIVE OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM QUANTITY INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE, AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK, AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
9. EXISTING IRRIGATION TO BE MODIFIED AND DESIGNED IN THE FIELD TO MEET THE REQUIREMENTS OF THE NEW PLANTING DESIGN.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR — DATE:

CITY ENGINEER — DATE:

CASE NUMBER FS22-0946

FFKR ARCHITECTS
700 Pacific Avenue · Salt Lake City, Utah 84104
(t) 801.521.8180 · FFKR.COM

CAFE RIO DRIVE-THRU REMODEL
13968 WEST WADDELL RD., SURPRISE, AZ 85379
PERMIT SET

PROJECT #

DATE	COMMENTS
1 01/11/23	CLP COMMENT 1
2 02/22/23	CITY COMMENT

RENDERED SITE PLANTING PLAN

LA500

LANDSCAPE PLAN

OUTREACH

- Site Posting, 300’ Mailers, & Newspaper Publishing's
- Citizen Participation Meeting (Virtual) 3/08/2023
  - No Attendees
- Citizen Participation Meeting (In-Person) 3/15/2023
  - 2 Attendees

Concerns:
- Traffic Flow
- Landscaping

RECOMMENDATION

Staff recommends approval, subject to stipulations ‘a’ through ‘e’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

a. Development and use of the site shall be consistent with the Site Plan entitled “Café Rio Drive-Thru Remodel Site Plan”, prepared by FFKR Architects, and received April 27, 2023.

a. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Landscape Plan”, prepared by Upward Architects, and received January 19, 2023.

a. Building Architecture shall be consistent with the Elevations entitled “Rendered Site Planting Plan”, prepared by FFKR Architects, and stamped received April 27, 2023.

a. 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.

a. 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

a. Development and use of the site shall be consistent with the Site Plan entitled “Café Rio Drive-Thru Remodel Site Plan”, prepared by FFKR Architects, and received April 27, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Landscape Plan”, prepared by Upward Architects, and received January 19, 2023.

c. Building Architecture shall be consistent with the Elevations entitled “Rendered Site Planting Plan”, prepared by FFKR Architects, and stamped received April 27, 2023

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 18, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise standards for active single-family residential signs and model home complex signs. Case FS23-0189.

Motion:
I move to recommend **approval** to the City Council of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise standards for active single-family residential signs and model home complex signs.

I move to recommend **approval** to the City Council of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise standards for active single-family residential signs and model home complex signs with alternative language.

I move to recommend **denial** to the City Council of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise standards for active single-family residential signs and model home complex signs.

Background:
Recent inquiries into revising the standards for homebuilder signs both within and outside of active single-family residential subdivisions have prompted staff to revise the standards for both active single-family residential subdivision and model home complex signage within Chapter 109 of the Surprise Land Development Ordinance.

Objective Analysis:

Policy Compliant:

Financial Impact:
There is no direct financial impact.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00–FS23-0189 - ZTA to Active Residential Subdivision Signs – Staff Report
2. 01-FS23-0189 - ZTA to Active Residential Subdivision Signs - Legislative Edit
3. 02-FS23-0189 ZTA to Active Residential Subdivision Signs - Active Subdivision Sign Standards Matrix
4. 03-FS23-0189 ZTA to Active Residential Subdivision Signs - Public Participation Report
5. FS23-0189 - ZTA to Active Residential Subdivision Signs - PZ - PowerPoint

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ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS23-0189**
Project Name:	**Zoning Text Amendment to Active Residential Subdivision Signs**
Council District:	Citywide
Meeting Date:	**May 18, 2023**
Planner:	Tanner Wessel, Planner II

Applicant:	City of Surprise
Request:	Zoning Text Amendment to the Surprise Land Development Ordinances to revise standards for active single-family residential signs.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

PROJECT DESCRIPTION:

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise and add additional standards for signage related to active single-family residential subdivisions.

BACKGROUND:

Recent inquiries from homebuilders in the City of Surprise regarding standards for signage of new communities has prompted staff to initiate a Zoning Text Amendment to the LDO. The goal of this amendment is to provide homebuilders with more flexibility to advertise new communities located in the City of Surprise.

ANALYSIS AND DISCUSSION

In response to the Home Builders Association and the shift in the housing market, staff conducted a study of sign standards in neighboring municipalities within the Phoenix metropolitan area to ensure that our sign ordinance aligned with other municipalities and afforded similar opportunities to promote new home starts and sales in the City of Surprise. Staff's initial research primarily focused on standards for both on-site perimeter signage and off-site signage for active subdivisions. Research was later expanded to include model home complex signage as a possible alternative to increase visibility for active subdivisions. Neighboring municipalities included in staff's research included Avondale, Buckeye, Gilbert, Glendale, Peoria, and Phoenix. A matrix summarizing sign standards for each city is provided as an attachment to this report.

Through staff's research it was found that sign standards varied greatly between each municipality. Some standards limited the types of signs and allow signs exclusively on-site within the subdivision while others allowed for a wider range of signs and greater flexibility, including off-site signage. The research concluded that standards set forth in the LDO tended to be more restrictive than other neighboring municipalities. As shown below, the city's LDO allows for the following temporary signage to be placed within an active single-family subdivision:

City of Surprise (Current)

On-site Perimeter Signage (Class IV Temporary Signs)	
Quantity	1 sign per subdivision
Max Width	96 inches (8 feet)
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	• Shall be located adjacent to a collector or arterial roadway
Off-site Signage	
Not allowed	
Flagpoles	
Quantity	Not Specified
Max Width	N/A
Max Height	20 feet
Max Sign Area	N/A
Additional Limitations	• Flags shall be spaced a minimum of 100 feet apart • Flags shall be located within an landscape/open space tract adjacent to a collector or arterial roadway
Type IV Temporary Signs (Model Home Complex)	
Quantity	1 sign
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	Allowed only when adjacent to a collector or arterial roadway

The proposed zoning text amendment would revise the existing Type IV Temporary signs standards for both model home complexes and active single-family residential subdivisions to align more with local municipalities and allow homebuilders more flexibility when marketing their communities within the City of Surprise. At this time, the LDO does not allow for off-site signage, however, to align with other neighboring municipalities, staff is proposing to incorporate off-site signage and increase sign size associated with model home complex. The table below outlines the revised standards proposed by staff:

City of Surprise (Proposed)

On-site Perimeter Signage (Class IV Temporary Signs)	
Quantity	**1 sign per primary entry(ies)** **1 sign per street frontage* (max of 3 signs per frontage)**
Max Width	96 inches (8 feet)
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	• Shall be located adjacent to a collector or arterial roadway • ***Additional signage may be provided along each street frontage so long as signs are spaced a minimum of 2,640 LF**
Off-site Signage	
Quantity	**1 sign per model home complex**
Max Width	**96 inches**
Max Height	**120 inches**
Max Sign Area	**32 SF per side**
Additional Limitations	• **Shall be located on a vacant parcel 43,560 SF or greater** • **Cannot be located within the public right-of-way** • **Owner authorization required**
Flagpoles	
Quantity	Not Specified
Max Width	N/A
Max Height	20 feet
Max Sign Area	N/A
Additional Limitations	• Flags shall be spaced a minimum of 100 feet apart • Flags shall be located within an landscape/open space tract adjacent to a collector or arterial roadway
Type IV Temporary Signs (Model Home Complex)	
Quantity	1 sign
Max Height	**144 inches (12 feet)**
Max Sign Area	**48 SF, per side**
Additional Limitations	• Allowed only when adjacent to a collector or arterial roadway

The necessary revisions to the LDO to achieve these changes are outlined below:

Chapter 109 SIGNS

ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Sec. 109-1.7. – Permitted and prohibited signs.

TABLE 109-1a PERMITTED SIGNS
(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(11)	~~Residential Subdivision Signs~~ Flagpoles (Active Single-Family Residential Subdivision Signs)			P				P			
109-1.10(a)(12)	Class IV Temporary Signs (Active Single-Family Residential Subdivision)			P				P			

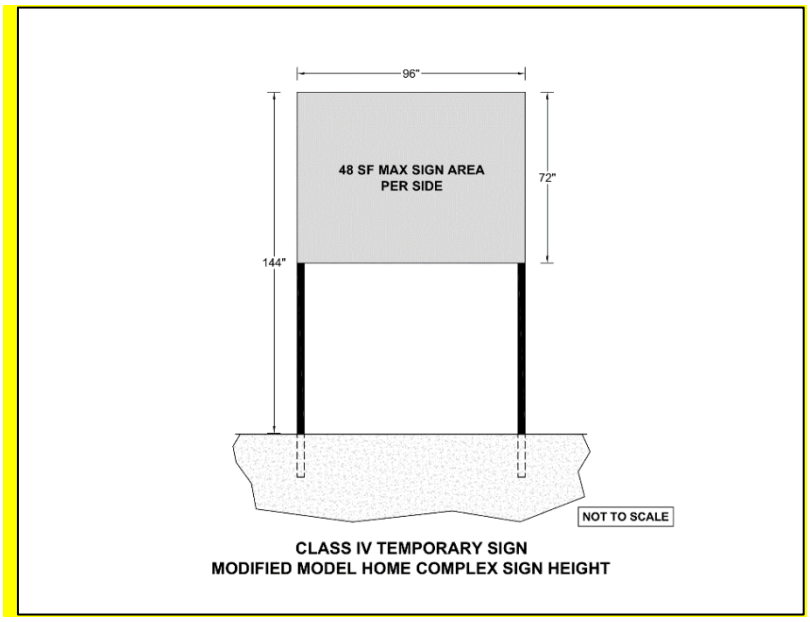
Sec. 109-1.9. Sign classifications and types.

The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in **Table 109-1a** subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of twelve (12) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

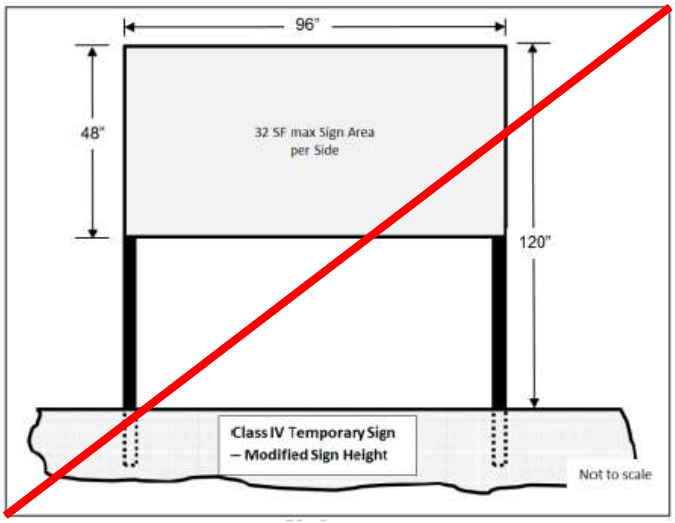


CLASS IV TEMPORARY SIGN
MODIFIED MODEL HOME COMPLEX SIGN HEIGHT

11. Flagpoles ~~*Active*~~ *(active single-family residential subdivision signs)*. ~~In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:~~

~~a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this~~

~~paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.~~



a ~~b~~. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding twenty (20) feet in height may be erected within said tract provided said flagpoles are spaced no closer than one hundred (100) feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.

b ~~c~~. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

12. Class IV, temporary *active single-family residential subdivision* signs. In addition to other signs that may be permitted in association with an *active single-family residential subdivision*, the following signs are permitted subject to the following time, place, and manner restrictions:

a. On-site: Class IV temporary active single-family residential subdivision signs may be located within the boundaries of an active single-family residential subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.

(3) One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.

(4) The class IV sign shall not be located within the public rights-of-way.

(5) The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.

(6) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

b. Off-site: Class IV temporary active single-family residential subdivision signs may be located outside the boundary of the active subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) off-site class IV temporary sign shall be permitted in conjunction with a model home complex.

(2) The class IV sign shall be located on a vacant parcel 43,560 square feet or greater.

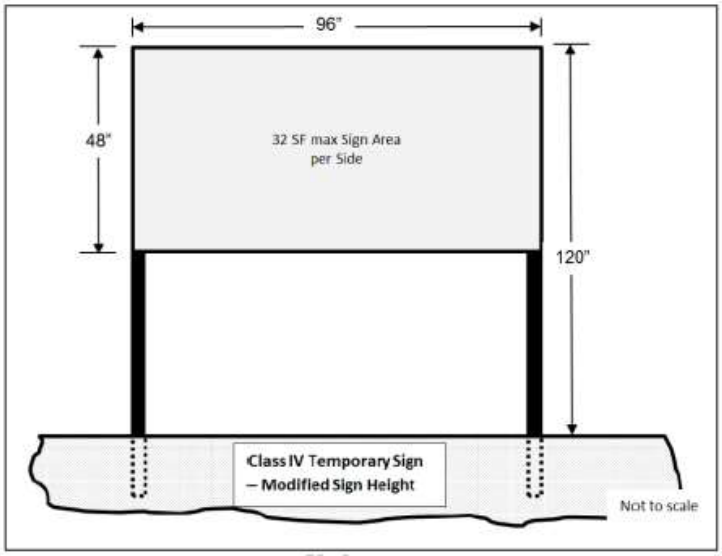
(3) The class IV sign shall not be located within the public rights-of-way.

(3) Owner authorization shall be provided at the time of the model home complex review.

(4) The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

(5) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as

required by the building codes in effect at the time the sign is erected.



c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The subject request is consistent with the Surprise General Plan 2035

CITIZEN PARTICIPATION:

A hybrid in-person and virtual outreach meeting was held on April 25, 2023 in the Community Room of City Hall. There were no members of the public in attendance. City staff has not received any opposition.

SUMMARY:

The proposed Zoning Text Amendment to the Land Development Ordinances (LDO) will revise and add additional standards for Type IV temporary signs for both model home complexes and active single-family residential subdivisions.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission recommend **approval** of the subject Zoning Text Amendment request to the Mayor and City Council.

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

ATTACHMENTS:

01 Legislative Edit
02 Active Subdivision Sign Standards Matrix
03 Public Participation Report
PowerPoint

Zoning Text Amendment to the Land Development Ordinances (FS23-0189)
Edits in red are deletions; edits highlighted are additions

Chapter 109 SIGNS

ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Sec. 109-1.7. – Permitted and prohibited signs.

TABLE 109-1a PERMITTED SIGNS
(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(11)	~~Residential Subdivision Signs~~ Flagpoles (Active Single-Family Residential Subdivision Signs)			P				P			
109-1.10(a)(12)	Class IV Temporary Signs (Active Single-Family Residential Subdivision)			P				P			

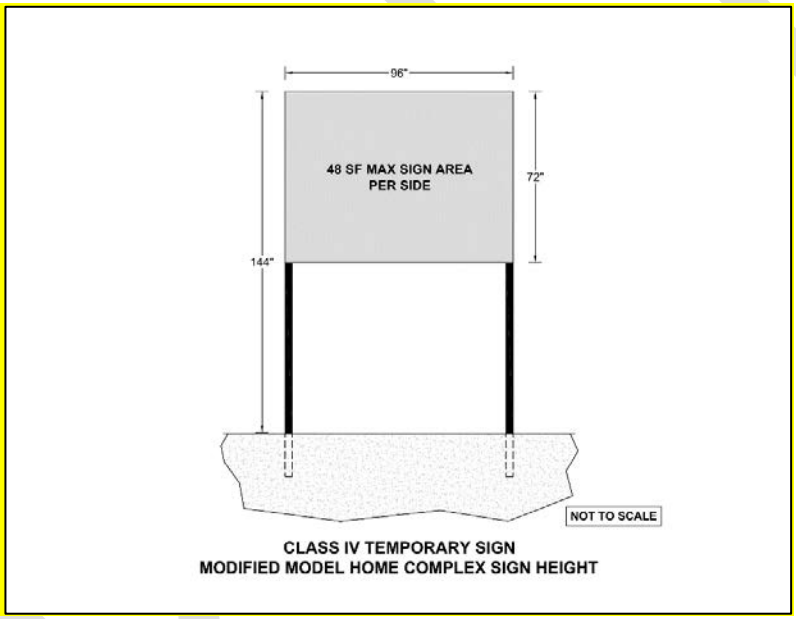
Sec. 109-1.9. Sign classifications and types.

The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in **Table 109-1a** subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

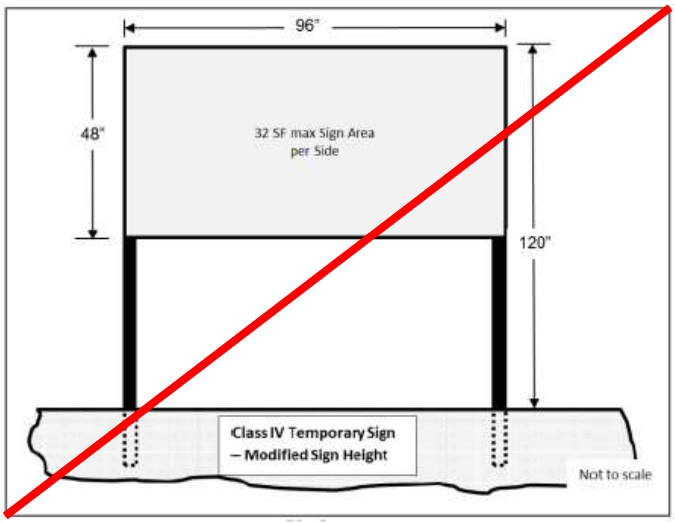
b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of fourteen (14) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.



CLASS IV TEMPORARY SIGN
MODIFIED MODEL HOME COMPLEX SIGN HEIGHT

11. Flagpoles ~~*Active*~~ *(active single-family residential subdivision signs).* ~~In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:~~

~~a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.~~



a ~~b~~. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding twenty (20) feet in height may be erected within said tract provided said flagpoles are spaced no closer than one hundred (100) feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.

b ~~c~~. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

12. Class IV, temporary *active single-family residential subdivision* signs. In addition to other signs that may be permitted in association with an *active single-family residential subdivision*, the following signs are permitted subject to the following time, place, and manner restrictions:

a. On-site: Class IV temporary active single-family residential subdivision signs may be located within the boundaries of an active single-family residential subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.

(3) One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.

(4) The class IV sign shall not be located within the public rights-of-way.

(5) The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.

(6) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

b. Off-site: Class IV temporary active single-family residential subdivision signs may be located outside the boundary of the active subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) off-site class IV temporary sign shall be permitted in conjunction with a model home complex.

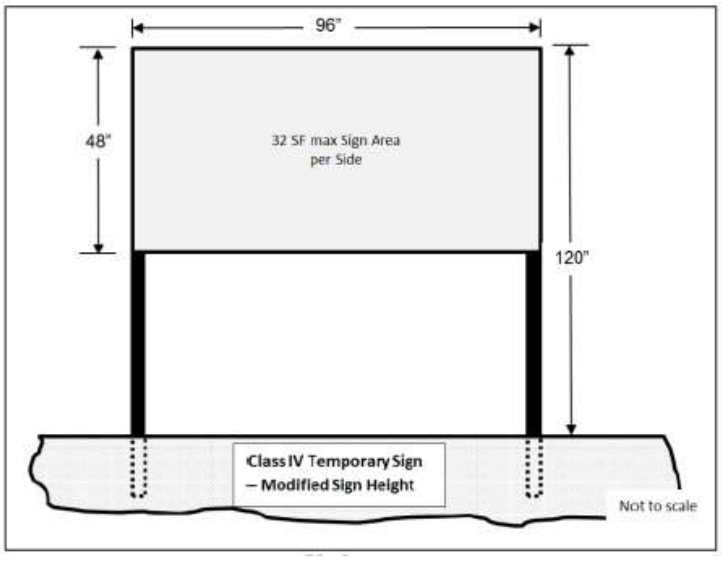
(2) The class IV sign shall be located on a vacant parcel 43,560 square feet or greater.

(3) The class IV sign shall not be located within the public rights-of-way.

(3) Owner authorization shall be provided at the time of the model home complex review.

(4) The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

(5) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.



c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

Active Subdivision Sign Standards Matrix

FS23-0189 - Zoning Text Amendment to Active Residential Subdivision Signs

	A-Frame / Directional Sign	Flags	Large Model Home Signs / Subdivision Signs (On-Site)	Subdivision Signs (Off-Site)
CITY OF AVONDALE	**Quantity:** 10 yard signs per model home complex **Max Sign Area:** 6 SF **Max Height:** 3 Ft **Duration:** *Not Specified* **Permit:** Yes **Limitations:** - Yard signs allowed within 1 mile of development - Signs may be located within the public right-of-way; however, said signs must be placed at least one foot behind sidewalk when adjacent to a public street. If no sidewalk exists, the sign shall be placed at least five feet behind the back of curb. If no sidewalk or curb exists, then the sign shall be placed at least five feet behind the edge of pavement.	**Quantity:** 10 per Model Home Complex **Max Sign Area:** 6 SF **Max Height:** 20 Ft **Duration:** Shall be removed when model home complex closes **Permit:** Yes **Limitations:** - Minimum spacing between poles shall be 10 feet	**Quantity:** 1 Sign per Model Home Complex **Max Sign Area:** 48 SF **Max Height:** 12 Ft **Duration:** Shall be removed when model home complex closes **Permit:** Yes **Limitations:** - Edge of signs shall be boxed	***Not Specified in Code***
CITY OF BUCKEYE	**Quantity:** *Not Specified* **Max Sign Area:** *Not Specified* **Max Height:** *Not Specified* **Duration:** Shall only be displayed between the hours of 12:00 PM Friday through 7:00 AM Monday **Permit:** Yes with TSP **Limitations:** - Must obtain written approval of the property owner of record for the property where the sign is to be located	**Quantity:** Two pennants per business **Max Sign Area:** 16 SF **Max Height:** 12 Ft **Duration:** *Not Specified* **Permit:** Not Specified **Limitations:** - Unless no other practical alternative is available, pennants shall not be located adjacent to public right-of-way	**Quantity:** Two temporary large signs allowed* **One allowed per street frontage* **Max Sign Area:** 32 SF **Max Height:** 96 inches **Duration:** All model home signs shall be removed upon the conversion of the model homes to residential uses **Permit:** No, reviewed with Model Home Complex **Limitations:**	***Not Specified in Code***
TOWN OF GILBERT	**Quantity:** 4 per Business (Total for both A-Frame & Flag signs) **Max Sign Area:** Max Width = 31 in. Max Height = 45 in. **Max Height:** 45 in. **Duration:** Only during business hours when business is open **Permit:** No **Limitations:** - No more than 1/3 of the width of a public sidewalk and shall provide at least four feet of sidewalk clearance	**Quantity:** 4 per Business (Total for both A-Frame & Flag signs) **Max Sign Area:** 12 sf per side **Max Height:** 15 Feet **Duration:** Only during business hours when business is open **Permit:** No **Limitations:** - No more than 1/3 of the width of a public sidewalk and shall provide at least four feet of sidewalk clearance	**Quantity:** Primary Entry(ies) = 1 per Entry Model Home Complex = 1 or more Perimeter Subdivision Open Space = 1 per street frontage **Max Sign Area:** Primary Entry(ies) = 32 SF Model Home Complex = 96 SF Perimeter Subdivision Open Space = 32 SF **Max Height:** Primary Entry(ies) = 8 FT Model Home Complex = 12 FT Perimeter Subdivision Open Space = 8 FT **Duration:** 3 Years or until model home complex is permanently closed, whichever occurs first **Permit:** Yes **Limitations:**	**Quantity:** 1 per Parcel **Max Sign Area:** 32 SF **Max Height:** 8 FT **Duration:** 1 Year **Permit:** Yes **Limitations:** - Permitted on parcels 10 Acres or more
CITY OF GLENDALE	**Quantity:** 8 signs per subdivision **Max Sign Area:** 4 SF **Max Height:** 3 FT **Duration:** Signs may not be installed before 4:00PM Friday, and must be removed before 8:00AM the following Monday, except for legal holidays occuring on Monday **Permit:** Yes **Limitations:** - Sign shall include directional instructions and must show subdivision name, directional arrow, and may include builder's name - Signs shall not be located closer than 50 FT from another sign - Must be located within 1 mile of subdivision - No signs allowed in public right-of-way	**Quantity:** 15 flags **Max Sign Area:** 6 SF **Max Height:** 2 FT **Duration:** Signs shall be removed one 95% of lots are sold or sales office closes **Permit:** Yes **Limitations:** - Minimum distance of 20 FT between flags - Lettering and logos are not allowed - Written permission from property owner is required	**Quantity:** Primary Entry(ies) = 1 per entry (max 4 per subdivision) **Max Sign Area:** Max aggregate area of all signs shall not exceed 160 SF **Max Height:** 15 FT **Duration:** Signs shall be removed one 95% of lots are sold or sales office closes **Permit:** Yes **Limitations:** - Edges of sign shall be boxed	**Quantity:** 2 signs **Max Sign Area:** 32 SF **Max Height:** 8 FT **Duration:** Signs shall be removed one 95% of lots are sold or sales office closes **Permit:** Yes **Limitations:** - Signs shall be located within 1 mile of the subdivision - Written permission from property owner is required
CITY OF PEORIA	**Quantity:** 1 A-Frame or T-Frame **Max Sign Area:** 6 SF **Max Height:** 3FT **Duration:** Only during business hours **Permit:** No **Limitations:** - Signs shall be located within 8 FT of the business entry - A minimum of 4 FT must be maintained to allow unobstructed pedestrian access, and vehicular circulation - Signs cannot be placed within required parking	**Quantity:** 6 Flags **Max Sign Area:** 15 SF/Flag **Max Height:** 30 Feet **Duration:** Up to 3 Years **Permit:** No **Limitations:** - For new subdivisions and/or new developments only - Max Quantity is per new development or per model complex - Must be identified in Model Home Complex Building Permit	**Quantity:** 1 Sign per Frontage **Max Sign Area:** 32 SF/Sign* **Development ≥ 150 AC: Interior Streets = 32 SF, Perimeter Streets = 96 SF* **Max Height:** 16 FT **Duration:** Up to 3 Years **Permit:** Yes **Limitations:** - Must be removed once all lots in subdivision are sold	**Quantity:** 1 Sign + 1 additional sign for every 600 LF of street frontage **Max Sign Area:** 32 SF **Max Height:** 8 FT **Duration:** Up to 1 Year, and, may be renewed 2x for 3 years total **Permit:** Yes **Limitations:** - Placed > 30 FT from any intersection or driveway, and 100 FT from all signs > 6 Ft
CITY OF PHOENIX	**Quantity:** 6 real estate directional signs, which may be portable, may be located on property other than that to which the signs refer to direct people to a real estate open house **Max Sign Area:** 4 SF **Max Height:** *Not Specified* **Duration:** Shall be erected only when a person is on duty at the open house **Permit:** *Not Specified* **Limitations:** - Shall not be erected without the consent of the property owner on whose property it is erected	**Quantity:** 1 Flag per Model (Maximum 25 Flags) **Max Sign Area:** 24 SF **Max Height:** 25 Ft **Duration:** May be used during the period of sale **Permit:** No, reviewed with Model Home Complex **Limitations:** - No flag shall be closer than 25-feet to another flag	**Quantity:** *Not specified* **Max Sign Area:** The area of such signs shall be limited to two square feet for each lot upon which a dwelling shall be built to a maximum of 600 SF. A minimum sign of 96 SF shall be allowed for any subdivision. No single sign, including embellishments, shall exceed 300 SF **Max Height:** *Not specified* **Duration:** May be used during the period of sale **Permit:** No, reviewed with Model Home Complex **Limitations:**	**Quantity:** 2 signs may be erected on undeveloped property within one mile of a subdivision or development **Max Sign Area:** *Not Specified* **Max Height:** *Not Specified* **Duration:** Signs shall be removed within 3 years after erection or 10 days after all lots in the subdivision which were offered for sale **Permit:** *Not Specified* **Limitations:** - Copy on such signs shall be limited to: 1. The corporate or subdivision name, logo, and sale slogan 2. Types of homes offered for sale 3. Developer name 4. Travel Direction
CITY OF SURPRISE	**Quantity:** 1 sign at site, 1 sign at each local or collector street intersection leading to site, 2 signs at the point where the local/collector street intersects with arterial **Max Sign Area:** 8 SF **Max Height:** 2.5 Ft **Duration:** Shall be removed upon the close of escrow of the last lot in the subdivision or cessation of use, whichever occurs first **Permit:** No **Limitations:** - Allowed within right-of-way but not within a median, bike lane, sidewalk, or sight-visibility triangle	**Quantity:** No limit (Limited to 2 per lot within Model Home Complex) **Max Sign Area:** *Not Specified* **Max Height:** 20 Ft **Duration:** Shall be removed upon the close of escrow of the last lot in the subdivision or cessation of use, whichever occurs first **Permit:** No, reviewed with Model Home Complex **Limitations:** - Shall be located in an open space/landscape tract adjacent to a collector or arterial street - Shall be spaced no closer than 100 feet apart - Flag poles shall not be located to adjacent to any local street	**Quantity:** 1 Sign **Max Sign Area:** 32 SF **Max Height:** 120 Inches **Duration:** Shall be removed upon the close of escrow of the last lot in the subdivision or cessation of use, whichever occurs first **Permit:** No, reviewed with Model Home Complex **Limitations:** - Sign must be located adjacent to a collector and arterial street	***Not Specified in Code***

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·3000

Citizen Participation Report

Land Development Ordinance Zoning Text Amendment

April 26, 2023 – FS23-0189

PROJECT DESCRIPTION

The City initiated Zoning Text Amendment (ZTA) to the City of Surprise Land Development Ordinance (LDO) intends to revise the design standards of Model Home Complex and Active Single-Family Residential Subdivision signage as outlined in Chapter 109.

ADVERTISING

The meeting was advertised in the Daily News Sun on Saturday, April 8th, 2023 and the Surprise Today on Wednesday, April 12th, 2023

MEETING DESCRIPTION

The meeting was held at Surprise City Hall on Tuesday, April 25th, 2023 at 6:00PM with virtual attendance available via WebEx.

MEETING DESCRIPTION

There were no members of the public in attendance via WebEx or in-person during the duration of the meeting. There were no concerns expressed.

INDEPENDENT
NEWSMEDIA
17220 N. Boswell Blvd., Ste. 230, Sun City, AZ 85373 • 623-972-6101

State of Arizona:

County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona President/CEO of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
04/08/23, 04/12/23

Charlene Bisson

TERRI L RODGERS
Notary Public, State of Arizona
Maricopa County
Commission # 588644
My Commission Expires
September 26, 2024

Sworn to and subscribed before me this 12th Day of April, A.D., 2023

Ad Caption: FS23-0189
Ad Number: 592870
Total Cost:$418.00

Public Notice | Public Notice | Public Notice | Public Notice | Public Notice | Public Notice | Public Notice | Public Notice

ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. Any member of the public may participate in the conversations as it pertains to these projects, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, city staff are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise
City of Surprise Planner:
Tanner Wessel, (623) 222-3137,
tanner.wessel@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

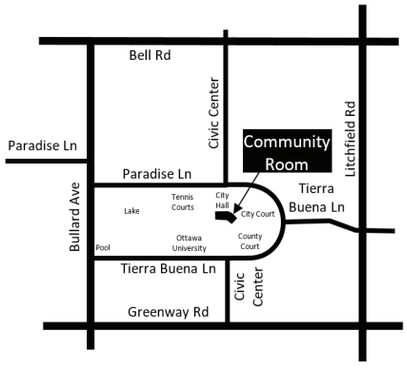
IN-PERSON MEETING

DATE: Tuesday, April 25, 2023
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL MEETING

DATE: Tuesday, April 25, 2023
TIME: 6:00 PM
LINK: https://surpriseaz.webex.com/surpriseaz/j.php?MTID=mb55c4f8ccd1d7b09c91b2c832cb3a15e

CALL IN: (602) 666-0783
MEETING ID: 2495 385 7643
PASSCODE: PJw3YJ4e5k2



PROJECT DESCRIPTION:
A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend Chapter 109 pertaining to the standards for active single-family residential subdivision signs, Case # FS23-0189.

Publish: Daily Independent, April 8, 2023,
Surprise Independent, April 12, 2023/592870

CLERK OF THE SUPERIOR COURT
FILED
E. LABORIN, DEP
2023 MAR 14 AM 10:54

MOORE LAW PARTNERS, PLLC
Teague R. Lashnits SBN: 023707
9949 West Bell Road, Suite 201
Sun City, Arizona 85351
Telephone (623) 977-7251
Email: anna@moorelawpartners.com
Attorney for Applicant

THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THEN COUNTY OF MARICOPA

IN THE MATTER OF THE ESTATE OF
STEVEN A. PANZENHAGEN,
Deceased.

Case No.:
PB2023-070330
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that **MICHAEL MARTIN** has been appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at c/o: Moore Law Partners, PLLC, 9949 West Bell Road, Suite 201 Sun City, Arizona 85351.

DATED this 6th day of March, 2023.

MICHAEL MARTIN

MOORE LAW PARTNERS, PLLC

By: _____
Teague R. Lashnits
Attorney for personal representative

Publish: Daily Independent, April 1, 8, 15, 2023/592048

MAGEE FAMILY TRUST

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned is the Successor Trustee of the above-mentioned Trust.

Pursuant to A.R.S. § 14-6103, all persons having claims against the trust estate are required to present their claims within four (4) months after the date of the first publication of this notice or within (60) days after the mailing or other delivery of the notice, whichever is later, or the claim will be forever barred. Claims must be presented to the undersigned Trustee in care of Moore Law Partners, PLLC, 9949 West Bell Road, Suite 201, Sun City, Arizona 85351.

Dated this 24th day of March, 2023.

DAVID J. PERKINS, Trustee

Publish: Daily Independent, April 1, 8, 15, 2023/591920

Legal Notice

The Arizona Department of Economic Security (DES), Division of Benefits & Medical Eligibility (DBME) / Disability Determination Service Administration (DDSA), is soliciting competitive sealed proposals for Medical Transcription Services.

A Pre-Offer Conference will be held on Thursday, April 13, 2023, 12:00 pm local Arizona time via Google Meets indicated in the **Request for Proposal (RFP)**. Due to changes in the submission requirements for Vendors, attendance is strongly encouraged.

You may obtain a copy of solicitation **BPM005190 (RFP)** at **https://app.az.gov**. Proposal are due electronically through the State's eProcurement system on or before **April 28, 2023** at 3:00pm local Arizona Time. Please submit all questions pertaining to this solicitation through the State's eProcurement system via the Discussion Forum tab.

Publish: Daily Independent, April 8, 2023/592754

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SURPRISE
ARIZONA

FS23-0189
Land Development Ordinance
Zoning Text Amendment

Planning & Zoning Commission

May 18, 2023

RESEARCH

City of Surprise (Current)

Class IV Temporary Signs	
Quantity	1 sign per subdivision
Max Width	96 inches (8 feet)
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	• Shall be located adjacent to a collector or arterial roadway

Flagpoles	
Quantity	Not Specified
Max Width	N/A
Max Height	20 feet
Max Sign Area	N/A
Additional Limitations	• Flags shall be spaced a minimum of 100 feet apart • Flags shall be located within an landscape/open space tract adjacent to a collector or arterial roadway

RESEARCH

City of Peoria

On-Site Perimeter Signage	
Quantity	1 Sign per Frontage
Max Height	16 feet
Max Sign Area	32 SF (Developments ≥ 150 acres, sign area may be increased to 96 SF along perimeter streets)
Off-site Signage	
Quantity	1 Sign + 1 additional sign per 600 LF of frontage
Max Height	8 feet
Max Sign Area	32 SF
Additional Limitations	• Placed > 30 feet from any intersection or driveway, and 100 feet from all signs > 6 SF

Town of Gilbert

On-Site Perimeter Signage	
Quantity	Primary Entry(ies): 1 per entry Perimeter Subdivision: 1 per street frontage
Max Height	Primary Entry(ies): 8 feet Perimeter Subdivision: 8 feet
Max Sign Area	Primary Entry(ies): 32 SF Perimeter Subdivision: 32 SF
Off-site Signage	
Quantity	1 per parcel
Max Height	8 feet
Max Sign Area	32 SF
Additional Limitations	• Permitted on parcels 10 acres or more

RESEARCH

City of Surprise (Current)

Type IV Temporary Signs (Model Home Complex)	
Quantity	1 Sign
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	• Allowed only when adjacent to a collector or arterial roadway

RESEARCH

City of Peoria

Large Model Home Complex Signs	
Quantity	1 Sign per Frontage
Max Height	16 feet
Max Sign Area	32 SF (Developments ≥ 150 acres, sign area may be increased to 96 SF along perimeter streets)

Town of Gilbert

Large Model Home Complex Signs	
Quantity	1 or more
Max Height	12 feet
Max Sign Area	96 SF

LEGISLATIVE EDIT

Section 109-1.9(A)(10) Model Home Complex Signs

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

LEGISLATIVE EDIT

Section 109-1.9(A)(10) Model Home Complex Signs

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty four (144) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

	Current Standards	Proposed Standards
Quantity	1 Sign per Complex	1 Sign per Complex
Max Width	96 inches	96 inches
Max Height	84 inches 120 inches*	84 inches **144 inches***
Max Area	32 SF per side	32 SF per side **48 SF per side***
**If model home complex is located adjacent to a collector or arterial roadway*		

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

~~a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.~~

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

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2. One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.
3. One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.
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LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

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1. The class IV temporary sign shall meet the requirements of subsection 109-1.9(a)(5).
2. One (1) off-site class IV temporary sign shall be permitted in conjunction with a model home complex.
3. The class IV sign shall be located on a vacant parcel 43,560 square feet or greater.
4. The class IV sign shall not be located within the public rights-of-way.
5. Owner authorization shall be provided at the time of the model home complex review.
6. The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in Section 109-1.10.
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LEGISLATIVE EDIT

	Current On-Site	Proposed On-Site	Current Off-Site	Proposed Off-Site
Quantity	1 sign	**1 sign per primary entry(ies)** **1 sign per street frontage* (max of 3 signs per frontage)**	*Not Allowed*	**1 sign per model home complex**
Max Width	96 inches	96 inches		**96 inches**
Max Height	120 inches	120 inches		**120 inches**
Max Area	32 SF per side	32 SF per side		**32 SF per side**
Additional Standards	• Located adjacent to a collector or arterial roadway	• Located adjacent to a collector or arterial roadway • ***Additional signage may be provided along each street frontage so long as signs are spaced a minimum of 2,640 LF**		• **Shall be located on a vacant parcel 43,560 SF or greater** • **Cannot be located within public right-of-way** • **Owner authorization required**

CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- April 25, 2023
  - Hybrid Meeting (In-Person & Virtual)
  - No input generated

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 18, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The vacant parcel is approximately 2.66 acres and generally located southwest of the intersection of 163rd Avenue and Grand Avenue. Case FS21-552

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

Background:
The subject request involves a rezone from split zoning of Community Commercial/Rural Residential (RR) to exclusively Community Commercial (C-2) on approximately 2.66 acres generally located southwest of the intersection of 163rd Avenue and Grand Avenue. Rezoning the entire vacant parcel to C-2 supports the intended proposed use of a vehicle fueling station with convenience store.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 00 FS21-552 Maverik Rezone - Staff report

2. 01- FS21-552 Maverik - Vicinity Map
3. 02- FS21-552 Maverik - Existing Zoning
4. 03- FS21-552 Maverik - Proposed Zoning
5. 04 - FS21-552 Maverik - Rezone Document
6. 05- FS21-552 Maverik - Conceptual Site Plan
7. 06 - FS21-552 Maverik - Affidavit of Posting
8. 07 - FS21-552 Maverik - Citizen Outreach Report
9. FS21-552 Maverick Rezone - PowerPoint

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS21-552**
Project Name:	Maverik - Rezone
Council District:	1 - Acacia
Meeting Date:	May 18, 2023
Planner:	Leslie Carnie, Planner II
Owner:	**The DRH Company / Dee R. Hansen**
Applicant:	Spencer Connelly with The DRH Company
Request:	Zone Change from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2).
Site Location:	Generally located southwest of the intersection of 163rd Avenue and Grand Avenue
Site Size:	2.66 acres (approx.)
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	Refer to the attached Citizen Participation Report
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Zone Change, subject to stipulations 'a' and 'b'.

Project Description:

Spencer Connelly with The DRH Company requests a Zone Change of approximately 2.66 acres from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The project site is generally located south of the intersection of 163rd Ave. and Grande Ave.

Background:

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

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

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

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

July 21, 2021: The applicant applied for a Rezone and Site Plan under case FS21-552.

Analysis and Discussion:

The subject request involves a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2) on approximately a vacant 2.66 acre parcel. A Site Plan for this project is currently being reviewed under the subject case number.

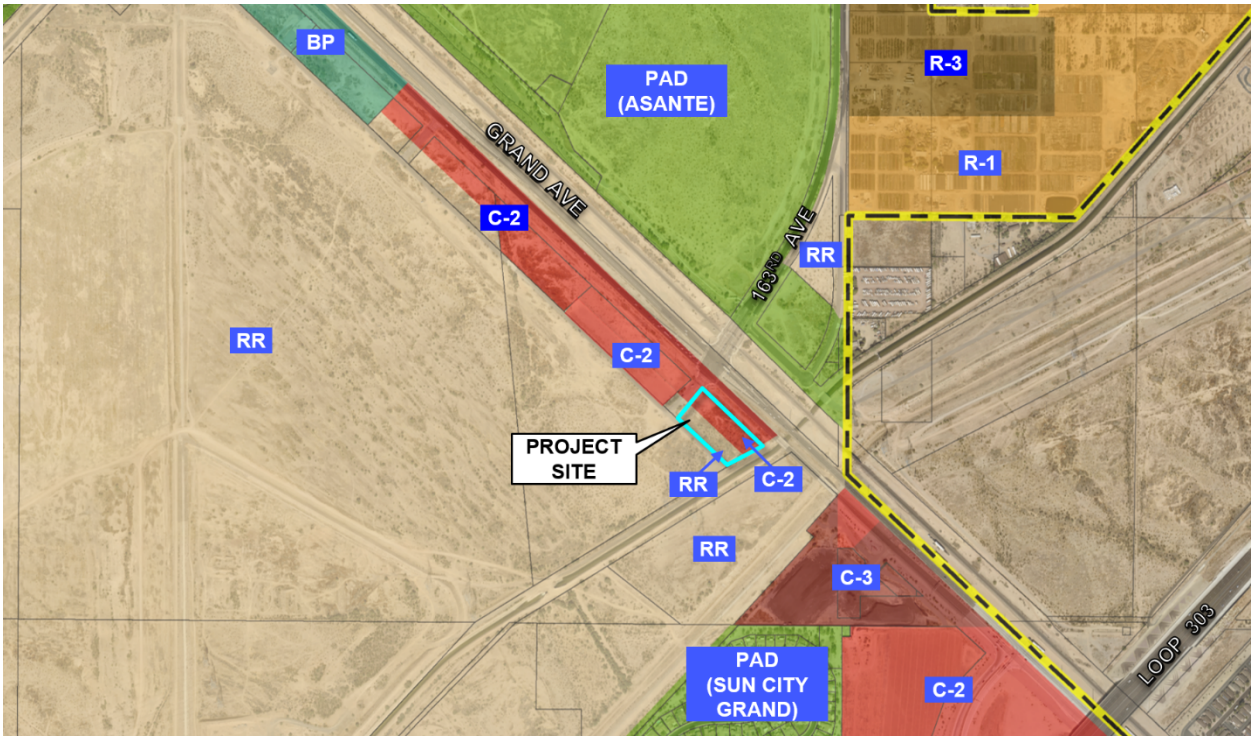
Below is the conceptual site plan that illustrates the proposed development:



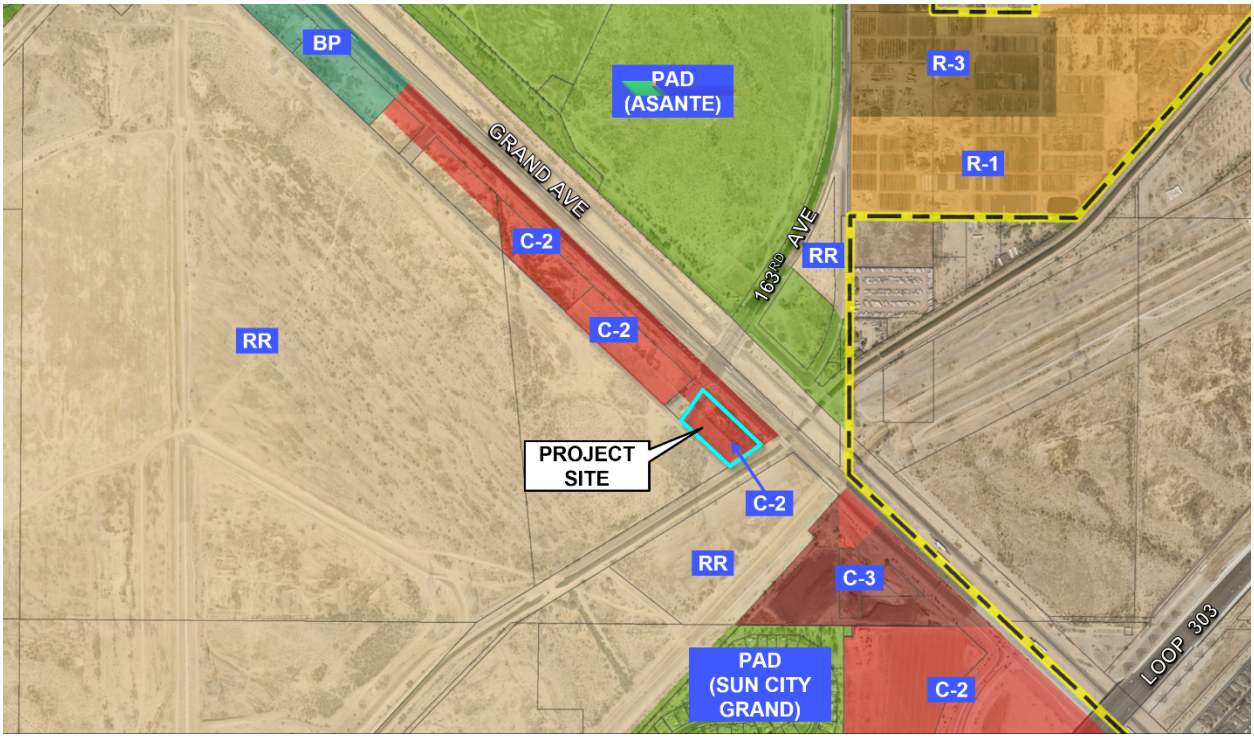
Access to the site is provided via four driveways. Three driveways are located on a frontage road, on the southwest side of the site, accessed via 163rd Ave. One right out only driveway is provided on 163rd Ave.

Below are the required and proposed development standards for the project.

LDO C-2 DEVELOPMENT STANDARDS		
	REQUIRED	**PROVIDED**
Setback to arterial ROW:	35’	35’
Setback to collector and local ROW:	20’	48’/59’
Setback adjacent to residential zoning:	30’	53’
Maximum Building Height	40’	29’



Existing Zoning



Proposed Zoning

UTILITY AND SERVICES TABLE:

Water:	Liberty Utilities
Wastewater:	City of Surprise
Refuse:	TBD
Schools:	Dysart USD

Conformance with Adopted Plans:

The current General Plan designates the area as Open Space with a Transit Oriented Development (TOD) Overlay. Different from the 2020 General Plan and that of typical General Plan parcel-based designations, the 2035 General Plan establishes Land Use Character Areas to establish the basic framework that guides development within Surprise. The broad nature of development possibilities within these Character Areas allow for flexibility in creating cohesive neighborhoods while promoting the goals and policies of the General Plan. Furthermore, the Land Use Character Area Map is designed to be used in conjunction with the city's zoning map and should be referenced as a guide for future development and zoning decisions. Therefore, given the flexibility in the Character Area the use as proposed is consistent with the Open Space designation with TOD Overlay, as the prominent land use adjacent to the site is likely to be maintained as Open Space as part of the existing flood control facilities while promoting commercial and service related uses along Grand Avenue which is a prominent east west commercial corridor extending west from the Loop 303. Additionally, Arizona Revised Statutes 9-461.06(N) states a municipality cannot designate private land as open space without the landowner's permission. The landowner proposes to develop the site as a commercial use instead of an open space use.

The project site's C-2 Zoning when established was deemed to be consistent with the 2020 General Plan; however, subsequent to the 2020 General Plan, the 2035 General Plan also established the TOD Overlay. The overlay is intended to serve as a guide and like the Character Areas discussed above, is designed to allow for flexibility in its application to facilitate the incorporation of safe and convenient walking and biking connections to current and future planned transit operations. Strict application of the TOD Overlay would not result in or promote safe walking or biking connections as intended, as neither of these features are associated with this type of development or within the vicinity of the project site. Serving as guidance, the mere absence of these features does not render the project inconsistent with the Surprise General Plan as adopted.

Reviewing Agencies:

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

Citizen Outreach:

The applicant held a hybrid meeting (In-Person & Virtual) for the project on April 14, 2022 at the Asante Preparatory Academy. There were no members of the public in attendance. A summary of the meeting can be found in the attached Citizen Outreach Report.

Summary:

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

Findings:

- The proposed Rezone is consistent with the Surprise 2035 General Plan
- The existing C-2 zoning was deemed to be consistent with the Surprise 2020 General Plan as amended by GPA08-331
- The reviewing agencies have indicated no objections

Staff's Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend approval of case FS21-552 to the City Council subject to stipulations 'a' and 'b' as follows:

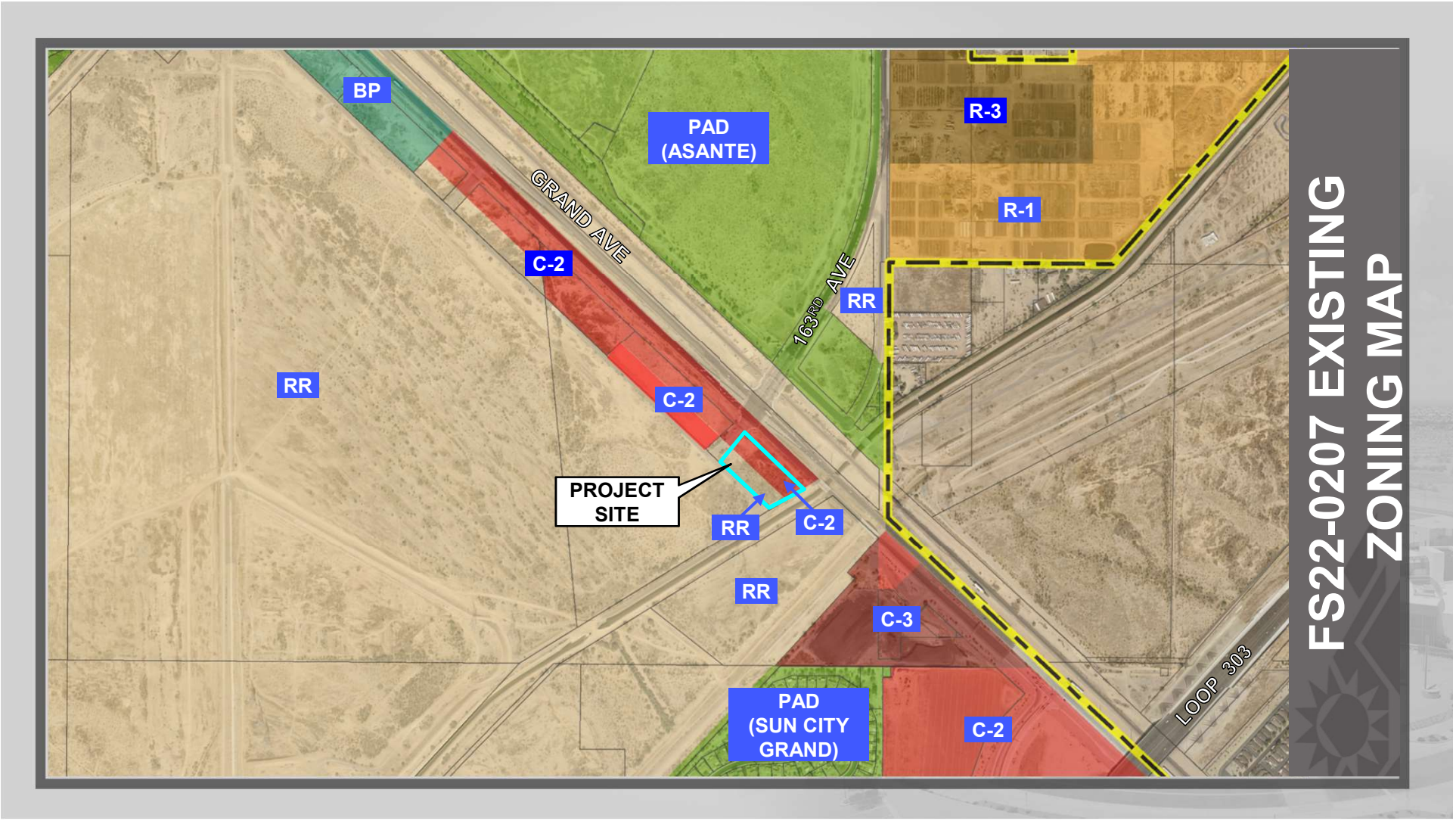
a. Development and use of the site shall be consistent with the Zone Change narrative entitled "Rezone for Maverik Gas Station", prepared by The DRH Company, and stamped received March 27, 2023.

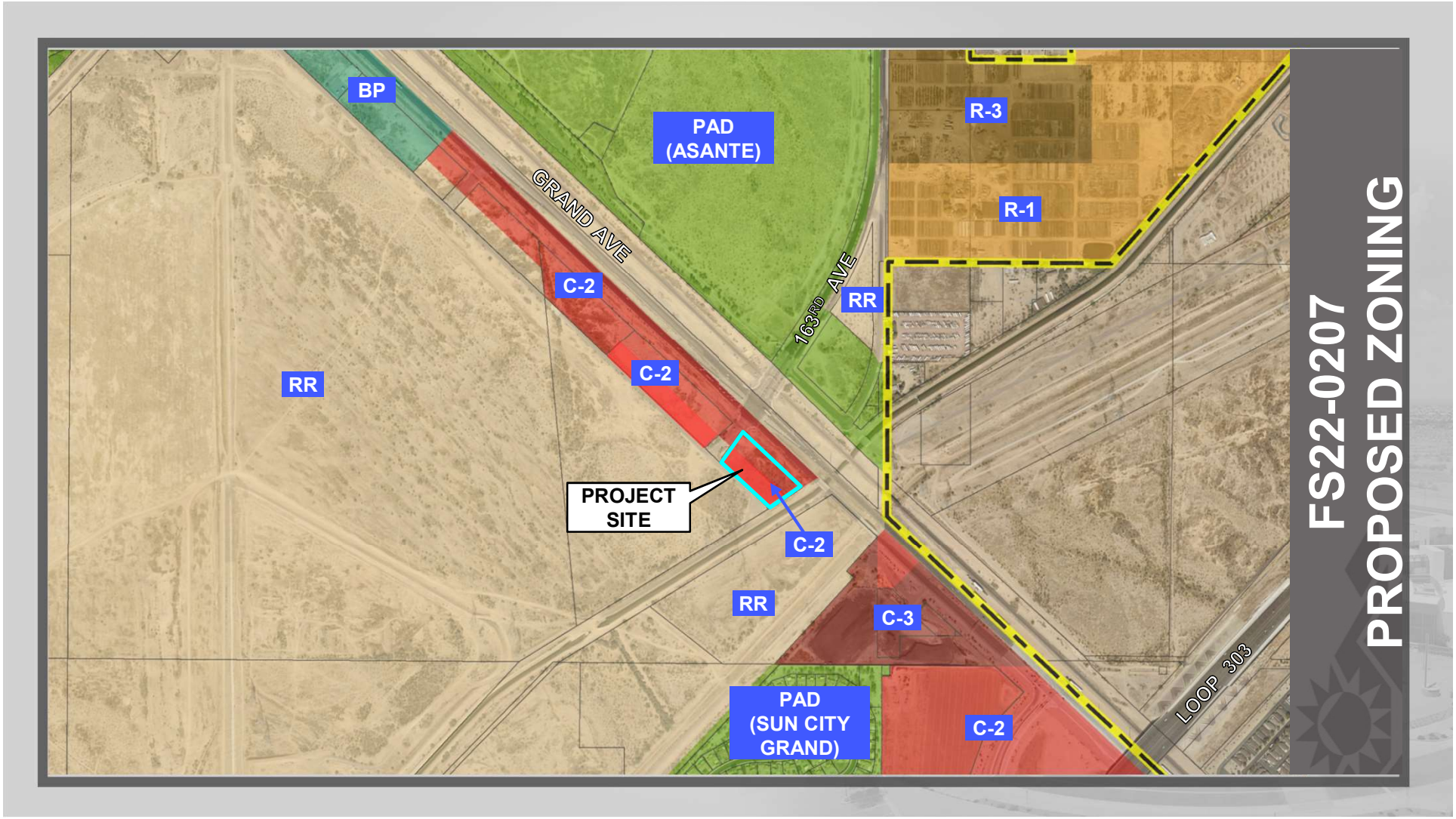
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Attachments:

01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Zoning Document
05 Conceptual Site Plan
06 Affidavit of Site Posting
07 Citizen Outreach Report
PPT


FS21-0552 VICINITY MAP
RANCHO MERCADO
ASANTE
ESCALANTE
GRAND AVE
163RD AVE
AUSTIN RANCH
PROJECT SITE
DEER VALLEY RD
MARICOPA COUNTY
LOOP 303
SUN CITY GRAND


BP
PAD
(ASANTE)
R-3
R-1
GRAND AVE
C-2
163RD AVE
RR
RR
C-2
PROJECT
SITE
RR
C-2
RR
C-3
PAD
(SUN CITY
GRAND)
C-2
LOOP 303
FS22-0207 EXISTING
ZONING MAP


FS22-0207
PROPOSED ZONING
BP
PAD
(ASANTE)
R-3
R-1
GRAND AVE
163RD AVE
C-2
RR
C-2
RR
PROJECT
SITE
C-2
RR
C-3
PAD
(SUN CITY
GRAND)
C-2
LOOP 303

The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

Rezone for Maverik Gas Station
APN 503-73-028x
CASE# FS21-552

March, 24, 2023

The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

Table of Contents

Page 1. Cover page

Page 2. Table of contents

Page 3. Location map of the site

Page 4. Narrative explaining the request

Page 5. Existing zoning map

Page 6. Proposed zoning map

Page 7. General Plan compliance statement

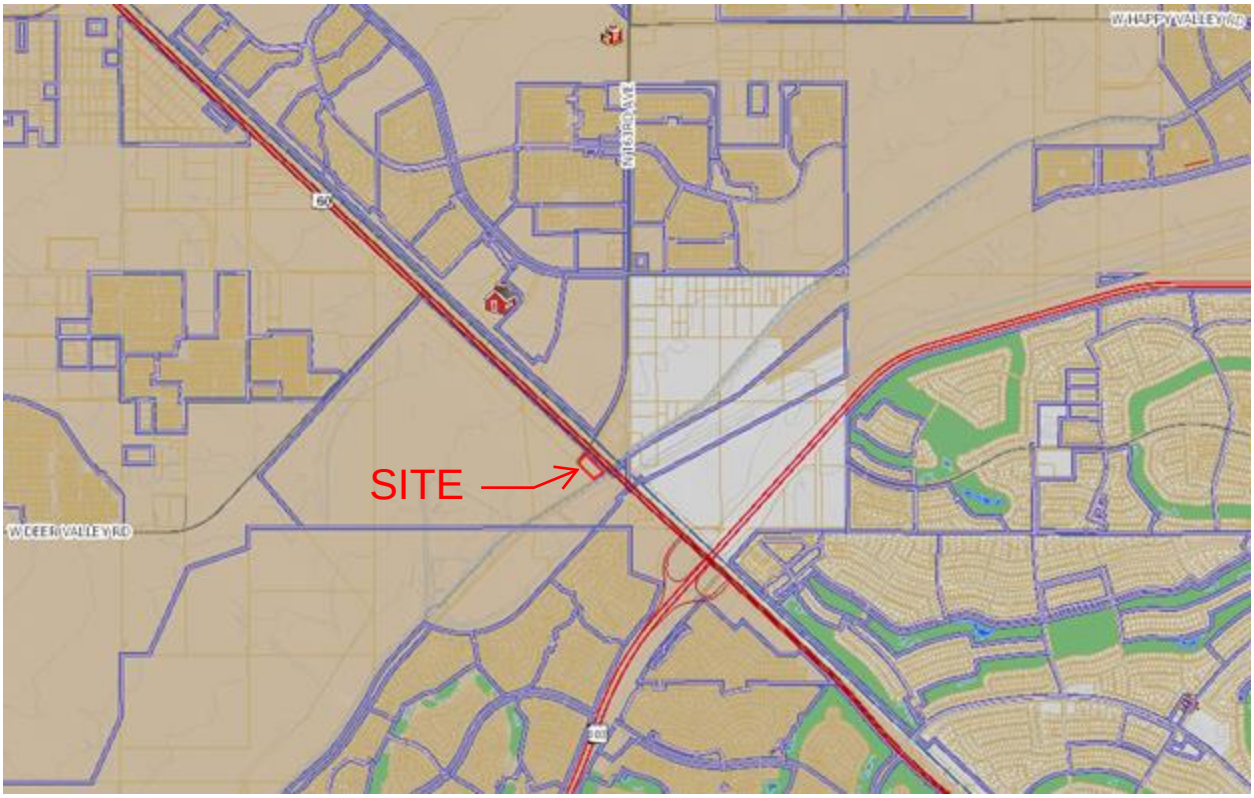
Page 8. General Plan land use map

Page 9 and 10. Legal description of property

Page 11. Legal Exhibit

The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

Location Map of the Site



The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

Narrative Explaining the Request

Scope of Request

The DRH Company has secured parcel 503-73-028x in the City of Surprise. This is a 2.66-acre parcel. This property has split zoning; a portion is zoned Community Commercial (C-2) and another portion is zoned Rural Residential (RR).

While processing the Maverik application request, the City requested a rezone application to correct the portion of the site that has the Rural Residential designation.

City staff recommends that the property be rezoned to C-2 to allow for the proposed vehicle fueling station. Approval to the C-2 zoning district permits vehicle fueling stations. We are formally requesting the City rezone the entire parcel as a C-2 zone. Future development will adhere to the Surprise Municipal Code.

Approval of the proposed zoning will allow the proposed Maverik use to occur on the property as a commercial use which is in keeping with the City's economic and planning goals.

Permitted Uses

The subject rezone is not requesting any amendment to the list of allowed uses as currently stated in the Land Development Ordinance (LDO) unless the code is amended. This list is not intended to supersede the list of uses allowed under state statute. In the event there are any conflicts between the SMC and state statute, state statute will prevail.

Subject Property

The subject property includes Assessor Parcel Number 503-73-028x (2.66 acres)

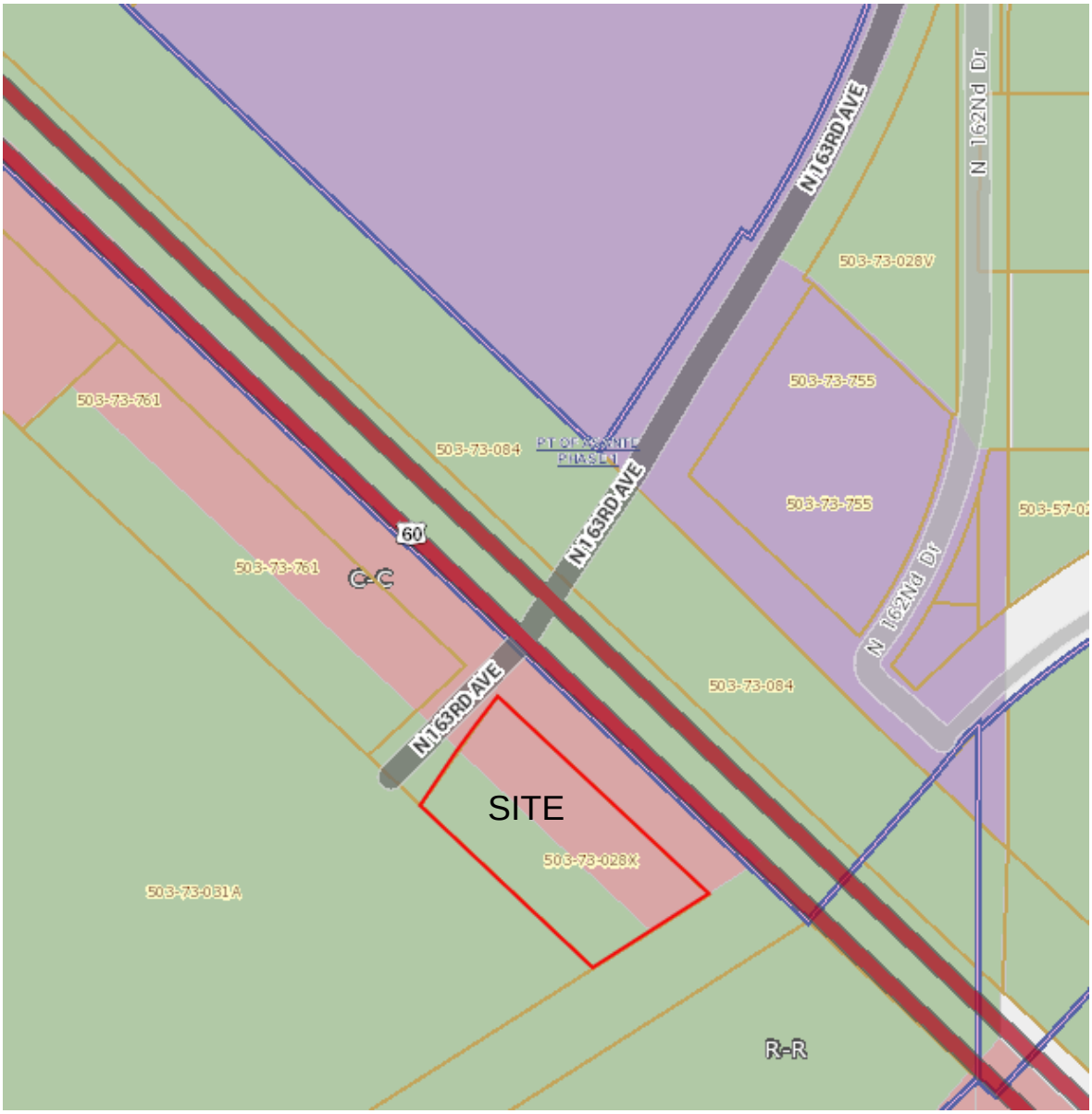
Adjacent Zoning and Current Uses

Zone classifications and existing uses of adjacent parcels include:
North: Commercial / (Vacant / Proposed QT Fuel Center)
South: Open Space / (Existing Beardsley Canal and Wash)
East: Commerce and Mixed Use / (Vacant / Highway / Railroad)
West: Residential / (Vacant)

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Existing Zoning Map

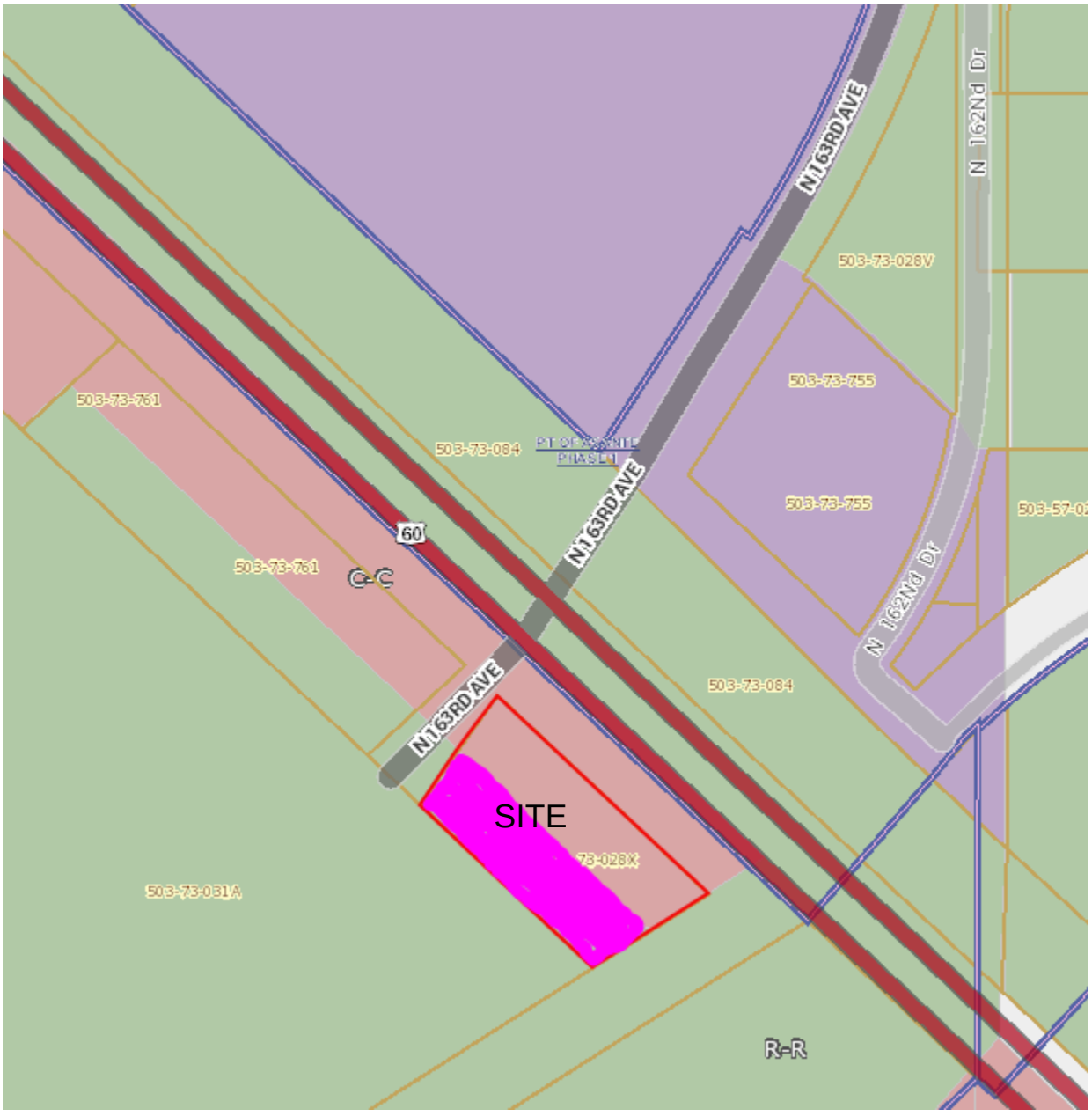
Red Box – Parcel 503-73-028x
Pink – C-2 Zone
Green – RR Zone



The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

Proposed Zoning Map

Red Box – Parcel 503-73-028x
Pink – C-2 Zone (the fuchsia pink is the section to be rezoned to C-2)
Green – RR Zone



The DRH Company
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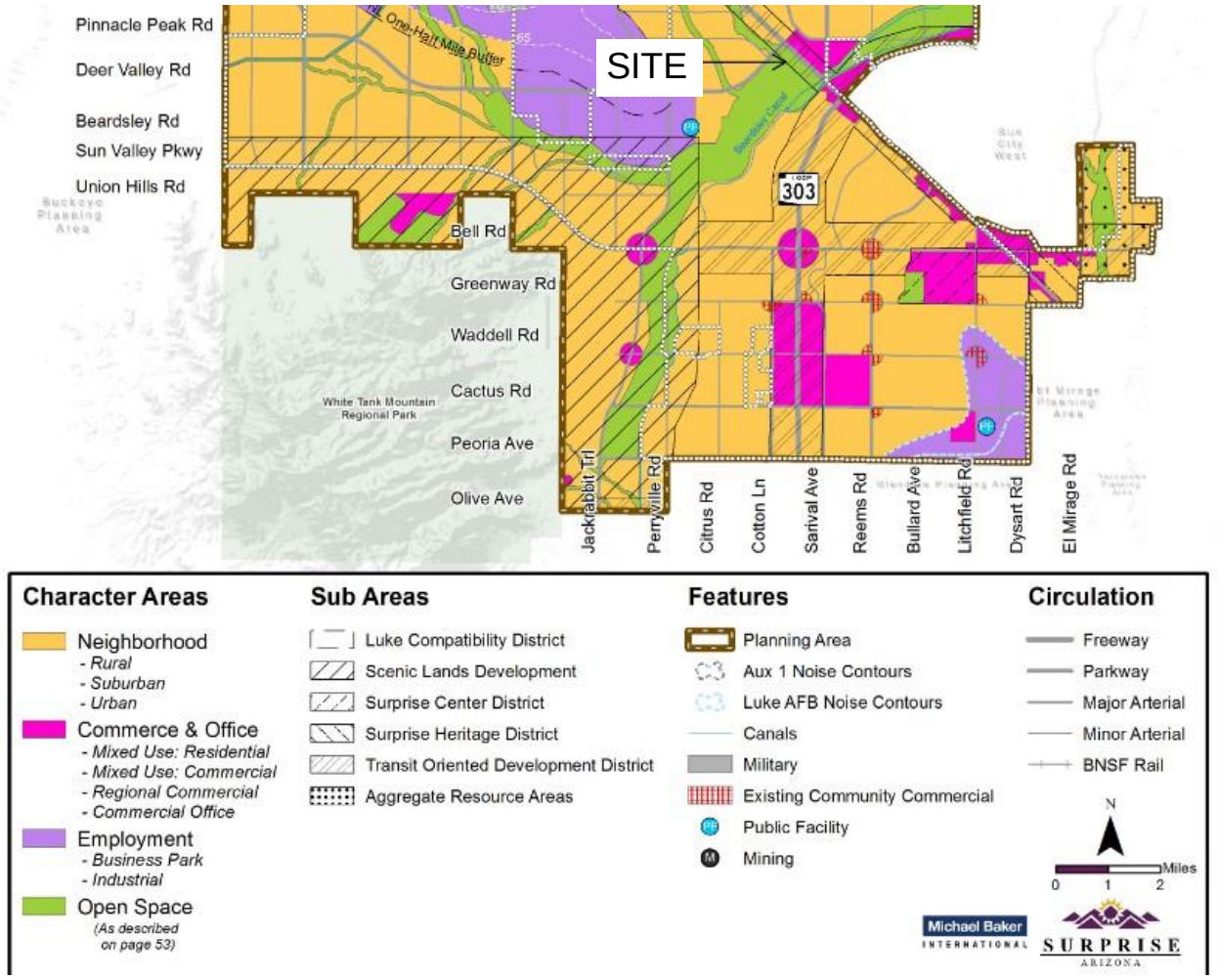
General Plan Compliance Statement

The proposed development intends to comply with the goals and policies of the Surprise General Plan 2035 and any other City guidelines.

As per the current general plan, the subject property is under the Open Space Character Area, however, this requested zone change does not change the actual Character Area of the General Plan.

The DRH Company
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Salt Lake City, UT 84117
801.274.2008

General Plan Land Use Map



The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
That portion of Section 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of Section 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 89 degrees 51 minutes East, along the North line of Section 13, a distance of 502.18 feet to the Southwesterly right of way of U.S. Route 60, 70, 89;

thence South 47 degrees 13 minutes East along said right of way line, a distance of 5167.99 feet to the POINT OF BEGINNING;

thence South 47 degrees 13 minutes East, along said right of way line, a distance of 783.85 feet to the Northerly right of way of the Beardsley Canal;

thence Southwesterly along said right of way, on a curve to the right having a radius of 647.54 feet a distance of 103.84 feet to the point of tangency;

thence South 57 degrees 49 minutes 37 seconds West along said right of way line a distance of 240.91 feet;

thence North 47 degrees 13 minutes West, a distance of 702.36 feet;

thence North 42 degrees 47 minutes East, a distance of 335.00 feet to the POINT OF BEGINNING;

EXCEPT that portion of said Section 13, described as follows:

Legal Description continued on next page

The DRH Company
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EXCEPT that portion of said Section 13, described as follows:

Commencing at a 1 inch square iron bar marking the Northwest corner of said Section 13 from which a 5/8 inch rebar marking the North quarter corner of said Section 13 bears South 89 degrees 32 minutes 29 seconds East 2635.53 feet;

thence South 89 degrees 32 minutes 29 seconds East 503.48 feet along the North line of Section 13 to the existing Westerly right of way line of U.S. Highway 60.–70–89 (Wickenburg Phoenix Highway);

thence departing said North line, South 46 degrees 37 minutes 41 seconds East 5950.74 feet along said Westerly right of way line to the most Easterly corner of the above described property and the POINT OF BEGINNING;

thence departing said Westerly right of way line from a local tangent bearing South 48 degrees 47 minutes 10 seconds West along the Northwesterly right of way line of the Beardsley Canal and a curve to the right, having a radius of 647.54 feet, a length of 91.31 feet to a line parallel with and 90.00 feet Southwesterly to said Westerly right of way line;

thence departing said Northwesterly right of way line, North 46 degrees 37 minutes 41 seconds West, 525.57 feet along said parallel line;

thence departing said parallel line South 43 degrees 22 minutes 19 seconds West, 100.00 feet to a point;

thence continuing South 43 degrees 22 minutes 19 seconds West, 145.00 feet to the Southwest line of the said property;

thence along said Southwest property line North 46 degrees 37 minutes 41 seconds West, 110.00 feet to a point;

thence departing said Southwest property line North 43 degrees 22 minutes 19 seconds East, 145.00 feet to a point;

thence continuing North 43 degrees 22 minutes 19 seconds East, 100.00 feet to said parallel line;

thence North 46 degrees 37 minutes 41 seconds West, 132.19 feet along said parallel line, to the Northwesterly line of said property;

thence departing said parallel line North 43 degrees 22 minutes 19 seconds East, 90.00 feet along said Northwesterly line, to said Westerly right of way line of U.S. Highway 60–70–89 (Wickenburg–Phoenix Highway);

thence South 46 degrees 37 minutes 41 seconds East, 782.75 feet along said Westerly right of way line to the POINT OF BEGINNING; and

That portion of Section 13, Township 4 North, Range 2 West, described as follows:

Commencing at the Northwest corner of said Section 13, said point being found a Maricopa County Aluminum Cap;

thence South 89 degrees 31 minutes 28 seconds East, along the North line of the Northwest quarter of said Section 13, a distance of 371.28 feet to a found 1/2 inch rebar with cap "RLS 15336", said point being on the Southwesterly right of way of U.S. 60 (Grand Avenue);

thence departing said North line, South 46 degrees 37 minutes 41 seconds East, along the Southwesterly right of way line, 5266.61 feet to a set 1/2 inch rebar with cap "RLS 39130", said point being the POINT OF BEGINNING;

thence continuing South 46 degrees 37 minutes 41 seconds East a distance of 132.19 feet to a set 1/2 inch rebar and cap "RLS 39130";

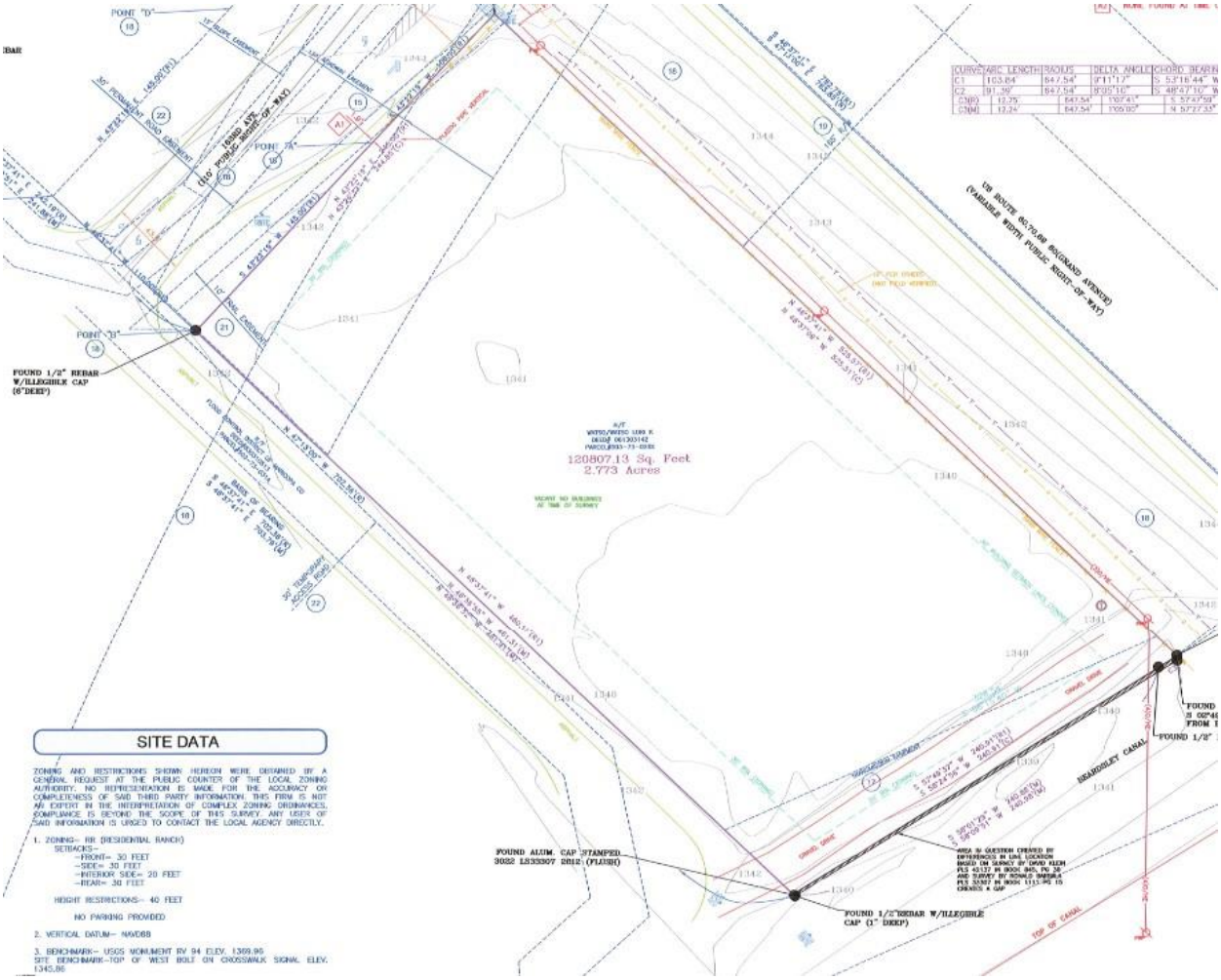
thence South 43 degrees 22 minutes 19 seconds West, departing said right of way, a distance of 245.00 feet to a set 1/2 inch rebar with cap "RLS 39130";

thence North 46 degrees 37 minutes 41 seconds West, a distance of 132.19 feet to a set 1/2 inch rebar with cap "RLS 39130";

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

The DRH Company
5445 Highland Drive
Salt Lake City, UT 84117
801.274.2008

Legal Exhibit



MAVERIK

U.S.60 & 163rd Avenue
Surprise, Arizona



ANDERSON WAHLEN & ASSOCIATES

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-552 Maverik

Applicant Name: Anderson Wahlen & Associates

Location: SEC 163rd Ave and Grand Ave

Date Site Posted: 04/17/23

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 — **4/17/23**

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 04/17/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

10-25-24

My commission expires

*Return completed and notarized **affidavit** and all relevant **photo**s 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: April 14, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy (23251 N 166th Drive, Surprise, AZ)
Planning & Zoning
Date: May 18, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
City Council
Date: June 20, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
Virtual Meeting Link : https://us02web.zoom.us/j/84551412004
Meeting Id: 845 5141 2004
Phone: +1 669 900 9128 US (San Jose)
Case number: FS21-552
Project Name: Maverik
Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 2.77 acres and located on the southeast corner of 163rd Avenue and Grand Avenue.
N. 163rd Ave
W. Grand Ave
SR 303
Site Location
N
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Sun City West
Maps
Apr 17, 2023 at 1:51:39 PM
16289–16325 W Grand Ave
Surprise AZ 85387
United States


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: April 14, 2022
Time: 6:00 P.M.
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(23251 N 166th Drive, Surprise, AZ)
Virtual Meeting Link : https://us02web.zoom.us/j/84551412004
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W. Grand Ave.
SR 303
Site Location
N
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Sun City West
Maps
Apr 17, 2023 at 1:51:26 PM
16289–16325 W Grand Ave
Surprise AZ 85387
United States


Notice of Public Hearing
City of Surprise
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Neighborhood Meeting
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(23251 N 166th Drive, Surprise, AZ)
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W. Grand Ave.
SR 303
Site Location
N
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Sun City West
Maps
Apr 17, 2023 at 1:46:41 PM
16289–16325 W Grand Ave
Surprise AZ 85387
United States


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: April 14, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy
(23251 N 166th Drive, Surprise, AZ)
Planning & Zoning
Date: May 18, 2023
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W. Grand Ave.
SR 303
Site Location
N
Sun City West
Maps
Apr 17, 2023 at 1:46:25 PM
163rd Ave
Surprise AZ 85387
United States

ANDERSON WAHLEN & ASSOCIATES

4/18/22

Maverik Neighborhood Meeting Participation Report

Date: April 14th, 2022
Time: 6:30pm
Location:
Asante Preparatory Academy (Library) 23251 N 166th Drive, Surprise, AZ
On-line Zoom Meeting

Methods used to involve/notify the public included:

- Two on-site signs posted along Grande Avenue describing zone change and time/location of Neighborhood Meeting
- Notices mailed to property owners within a 300ft. radius (city provided)
- Notice published in newspaper (city provided)

Attendees at in-person meeting:

- Council Member (District 1) Roland Winters
- Leslie Carnie (City of Surprise)
- Lloyd Abrams (City of Surprise)
- Trever Fleetham (City of Surprise)
- Rick Magness (AWA Engineering)

Attendee at on-line zoom meeting:

- James Copeland (AWA Engineering)

NOTE: No one else from the public attended the in-person or on-line meetings

Items Discussed at Meeting:

- Presentation of site plan, landscaping, architectural drawings, signage.
- Concern regarding sign size / height (19ft. tall sign proposed). Grande Ave. is approximately 6ft. above grade of site as well as a 3ft. wall required by ADOT.
- Sign permit can be submitted anytime
- AWA will submit all revisions to city within two weeks. Needing info from QT

Meeting concluded by 7:00pm

SURPRISE
ARIZONA

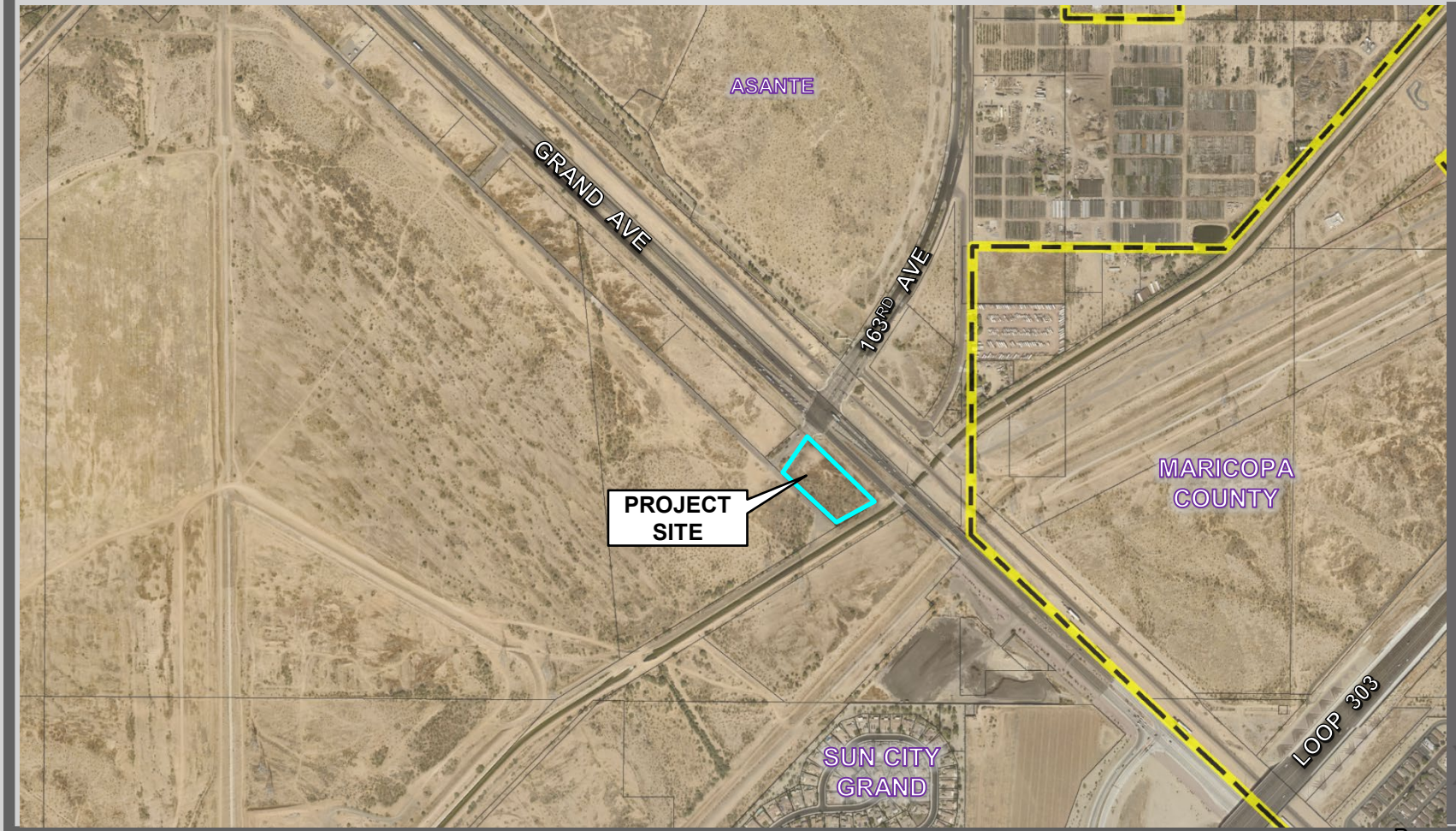
FS21-0552
Maverik
Rezone

Planning & Zoning Commission

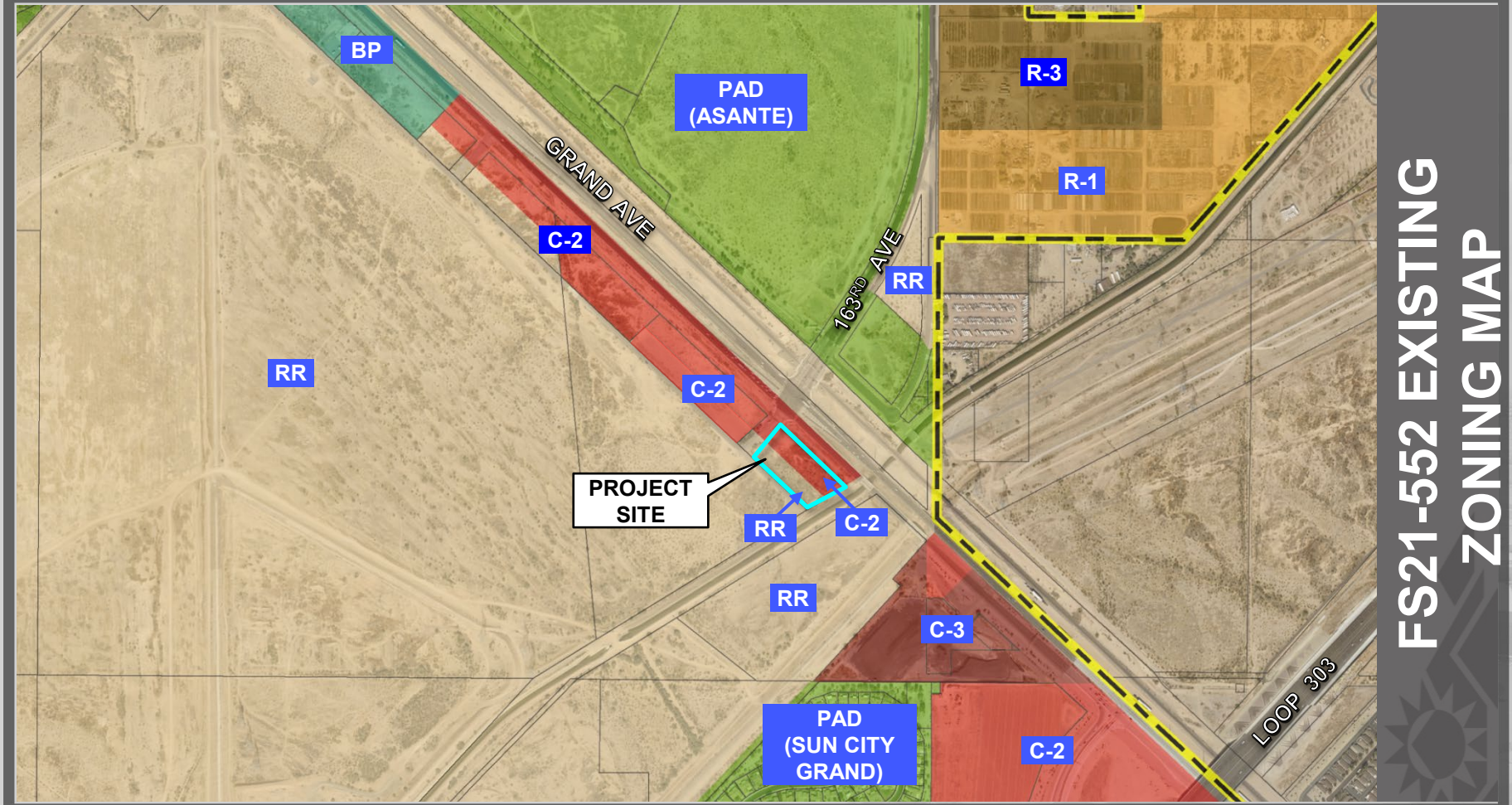
May 18, 2023

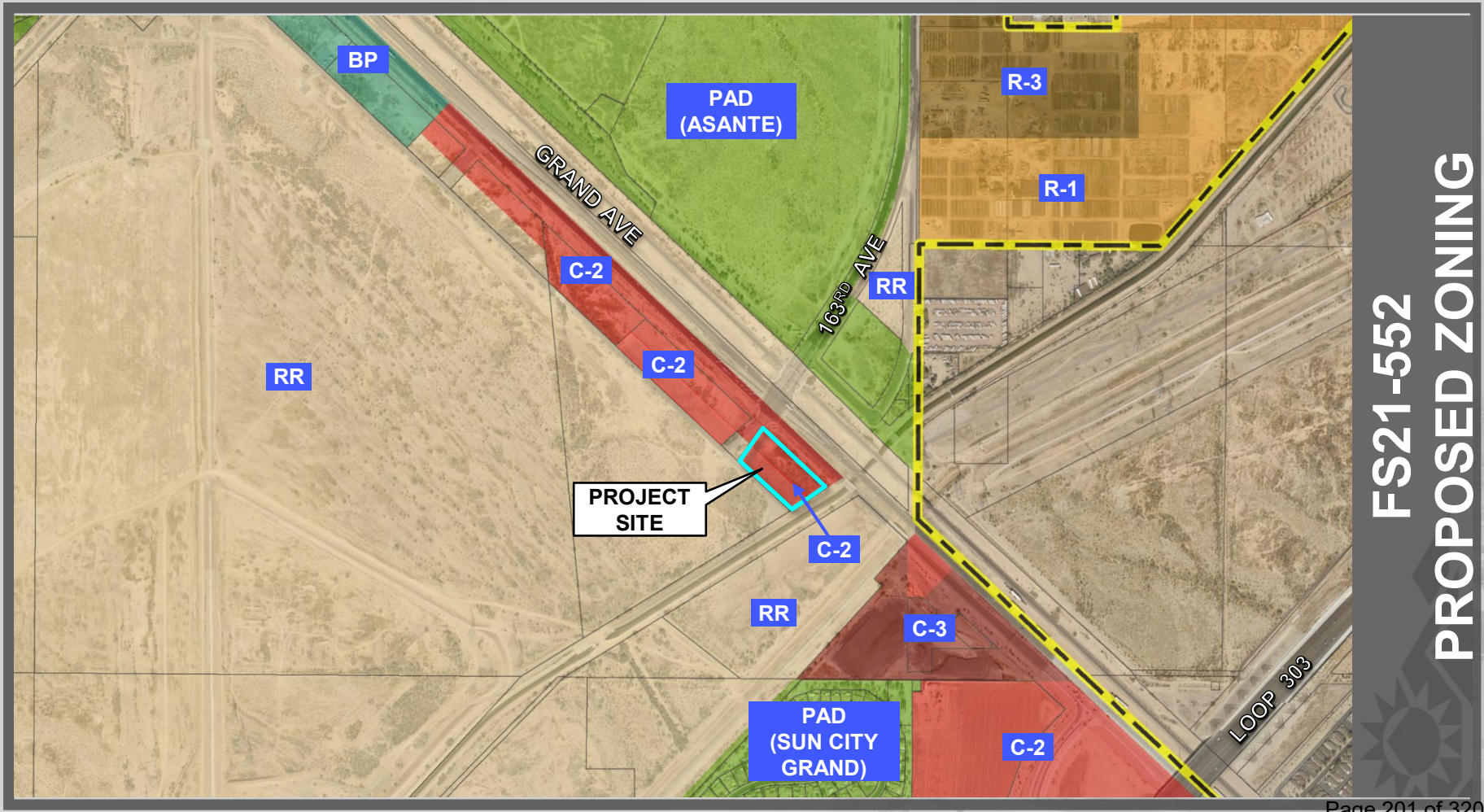


FS21-552 VICINITY MAP



FS21-552 VICINITY MAP


BP
PAD
(ASANTE)
R-3
R-1
GRAND AVE
C-2
163RD AVE
RR
RR
C-2
PROJECT
SITE
RR
C-2
RR
C-3
PAD
(SUN CITY
GRAND)
C-2
LOOP 303
FS21-552 EXISTING
ZONING MAP


BP
PAD
(ASANTE)
R-3
R-1
GRAND AVE
C-2
163RD AVE
RR
C-2
RR
PROJECT
SITE
C-2
RR
C-3
PAD
(SUN CITY
GRAND)
C-2
LOOP 303
FS21-552
PROPOSED ZONING

DEVELOPMENT STANDARDS

LDO C-2 DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
Setback to arterial ROW:	35’	35’
Setback to collector and local ROW:	20’	48’/59’
Setback adjacent to residential zoning:	30’	53’
Maximum Building Height	40’	29’ store



CONCEPTUAL SITE PLAN



2 FRONT PERSPECTIVE - FRONT LEFT
SCALE:



1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:

MAVERIK C-STORE
SURPRISE, AZ
163rd AVE AND GRAND AVE

6.3.21

Prototype Version: 60_L_XR_2101
Building Square Footage: 6,103 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

CONCEPTUAL ELEVATIONS

OUTREACH

Neighborhood Meeting

- Site Posting, 300’ Mailers, Newspaper Publishings, Project Website
- April 14, 2022 – Hybrid (In-Person & Virtual) Meeting.
  - No Attendees from the public

RECOMMENDATION

Staff recommends that Planning & Zoning Commission recommend Approval 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 Zone Change narrative entitled “Rezone for Maverick Gas Station”, prepared by The DRH Company, and stamped received March 27, 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.

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 18, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding the Use-Only Conditional Use Permit (CUP) for a drive-through convenience restaurant located on Parcel C in the Bella Fiesta Commerce Center located at the northwest corner of Dysart Road and Bell Road. FS22-0441

Motion:
I move to approve case FS22-0441, a Use-Only CUP for Bella Fiesta Commerce Center, subject to stipulations "a" through "d" as outlined in the staff report.

Background:
The subject request involves a Use-Only Conditional Use Permit (CUP) for one (1) drive-through facility for a future McDonald's convenience restaurant located on a vacant C-2 zoned parcel at the northwest corner of Dysart Road and Bell Road. FS22-0441

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 - FS22-0441 Bella Fiesta Commerce Center CUP Use Only - Staff Report
2. 01 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Vicinity Map
3. 02 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Zoning Map
4. 03 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Conceptual Site Plan

5. 04 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Conceptual Landscape Plan
6. 05 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Conceptual Elevations
7. 06 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Citizen Participation Report - REDACTED
8. 07 FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Affidavit of Posting
9. FS22-0441 Bella Fiesta Commerce Center Use-Only CUP - Presentation

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SURPRISE
ARIZONA

USE-ONLY CUP

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS22-0441**
Project Name:	Bella Fiesta Commerce Center – Use Only CUP
Council District:	4 - Mulberry
Meeting Date:	**May 18, 2023**
Planner:	Chris Sexton, Planner II

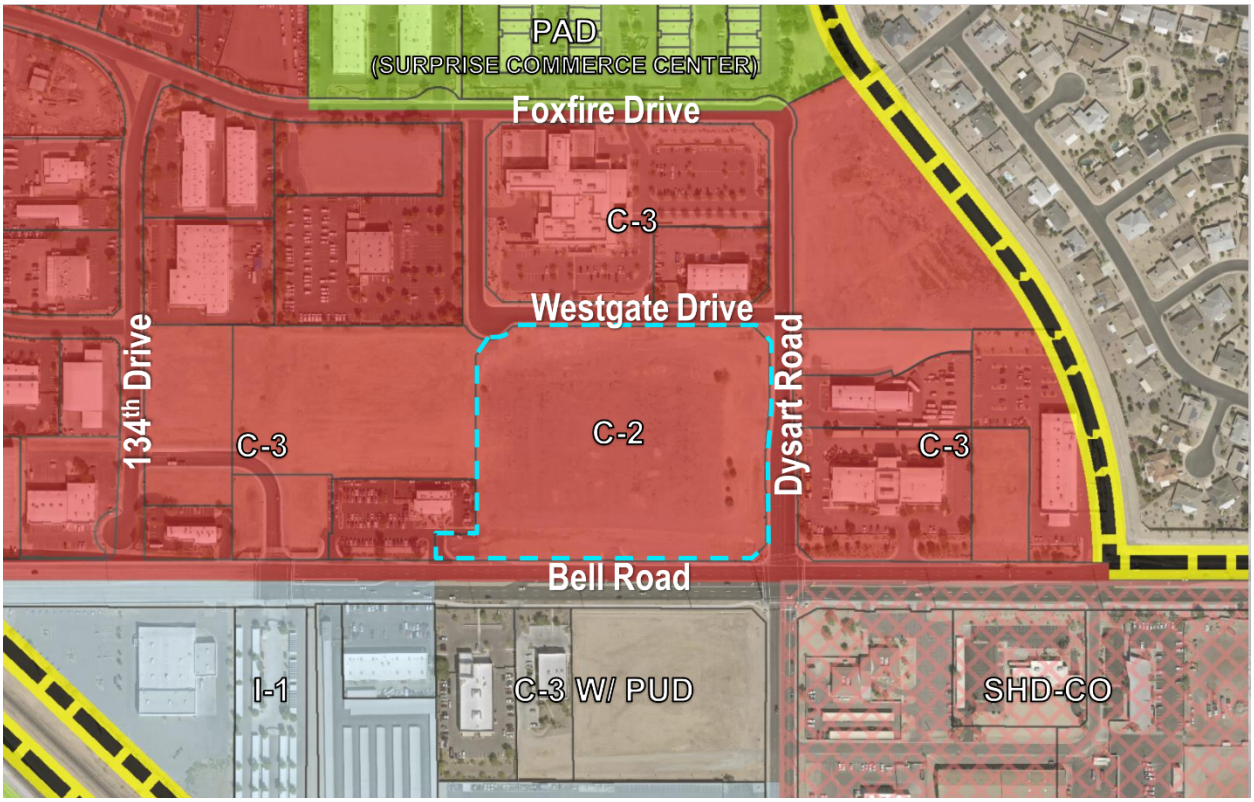
Owner:	DT Moore Family Limited Partnership
Applicant:	Benjamin Tate with Withey Morris Baugh, PLC
Request:	Use-Only Conditional Use Permit (CUP) for a drive-through convenience restaurant located on Parcel C in the Bella Fiesta Commerce Center
Site Location:	Generally located at the northwest corner of Bell Road and Dysart Road
Site Size:	10 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Refer to the attached Citizen Participation Report
Staff Recommendation:	Staff recommends the Commission **approve** the subject Use-Only CUP, case FS22-0441, subject to stipulations 'a' through 'd'.

PROJECT DESCRIPTION:

Benjamin Tate with Withey Morris Baugh, PLC on behalf of the DT Moore Family Limited Partnership, request a Use-Only Conditional Use Permit (CUP) for a future McDonald's restaurant with a dual drive-through facility on an approximate 10.0 acres vacant C-2 zoned parcel near the northwest corner of Bell Road and Dysart Road.

EXISTING ZONING:

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



Regional Commercial (C-3)	Regional Commercial (C-3)	Regional Commercial (C-3)
Regional Commercial (C-3)	**Community Commercial (C-2)**	Regional Commercial (C-3)
Light Industrial (I-1)	Regional Commercial with PUD (C-3 with PUD)	Surprise Heritage District Commercial Overlay (SHD-CO)

BACKGROUND:

May 23, 1996: The subject parcel was annexed into the City under Ordinance 96-08.

November 18, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-653.

March 23, 2022: The applicant filed a request for a Use-Only CUP for the subject property under the subject property.

July 12, 2022: The applicant held a neighborhood outreach meeting to discuss the project.

August 30, 2022: The Final Plat was submitted and in review to split one (1) 10-acre vacant parcel into five (5) parcels under case number FS22-1224.

September 20, 2022: The Mayor and City Council approved a Zone Change from C-3 to C-2 under case FS22-0438, on the subject parcel.

CITIZEN OUTREACH:

The applicant held a Citizen Participation Review Meeting for the subject project at the Holiday Inn Express located at 16540 N Bullard Avenue on July 12, 2022, which consisted of an in-person and virtual meeting with no attendees. The site was posted and advertised in accordance with the LDO.

ANALYSIS AND DISCUSSION:

The proposed development includes one restaurant use with a drive-through facility, on a vacant C-2 Commercial zoned parcel. The Land Development Ordinances (LDO) requires a Conditional Use Permit (CUP) for drive-through facilities within the C-2 district. As such, the applicant is requesting as part of this case a Use-Only CUP to secure the entitlement for the drive-through facility prior to submitting for site plan review. The site plan review will follow as a subsequent submittal under a different case, with final approval from the Community Development Director.

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

Access to the site is provided via three driveways: two on Bell Road and one on Dysart Road. The Dysart Road driveway is a full-access movement located in the far northeast corner of the site. On Bell Road, access to the site will be provided by an existing right-in/right-out driveway with a dedicated deceleration lane for westbound traffic. Left-in and left-out movements are prevented by an existing median in Bell Road. Additional access from Bell Road is provided by a three-quarter movement driveway on the neighboring property to the west, with legal access facilitated by an existing cross-access easement between the properties. The driveway provides access to the property from eastbound Bell Road via a dedicated left turn lane in the center median.

Additionally, a queuing study was conducted specific to the subject site and anticipated end users to estimate the potential drive through queues associated with the project and address any potential on-site circulation concerns.

A Final Plat to subdivide the one (1) 10-acre vacant parcel is being reviewed under case number FS22-1224. The subject parcel is being proposed on Pad C.

Evaluative Criteria

The granting of a Conditional Use Permit requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. Section 106-10.17 of the LDO sets forth the requirements for drive-through window/facilities that fall under the LDO's jurisdiction. The requirements for a drive-through facility as stated in the LDO are as follows, with commentary following each section as appropriate:

106-10.17 Drive-through Window/Facilities.

A. Drive-through facilities shall be located a minimum of twenty-five feet (25') from a public right-of-way and a minimum of seventy-five feet (75') from a residential district. The entry to each drive-through shall be separated by a minimum of three- hundred feet (300') and should be separated by a drive aisle so as to avoiding stacking conflicts.

Commentary: The drive-through facility is located more than the minimum twenty-five feet (25') from the public right-of-way, at approximately 288 feet. The parcel is not located near any residential districts.

B. Drive-through aisles shall be clearly identified through the use of striping, landscaping, and signage and shall be designed to

1. Contain aisles that are a minimum eleven feet (11') wide. Any curved sections shall be a minimum of twelve feet (12') wide with a minimum radius of twenty-five feet (25') on curved section;
2. Minimize the conflict between pedestrians, parking and the building entrance. Pedestrian walkways should not intersect the drive-through aisles, but where they do; they shall have a minimum of fifteen feet (15') clear visibility and be emphasized with enhanced paving. Appropriate pedestrian crossing signs shall be visible from both the vehicle drive aisle and the pedestrian walkway; and
3. Be integrated with the on-site circulation of the larger development.

Commentary: Aisles are proposed at thirteen feet (13') wide which exceeds the minimum and curved areas exceeding twelve feet (12') with a radius of twenty-five (25') on the curved section. One pedestrian walkway does intersect the drive-through aisles and will have enhanced paving plus pedestrian crossing signs.

C. Drive-through exits shall be not directly onto a public right-of-way and shall be separated by fifteen feet (15') from a parallel, main ingress/egress drive aisle to avoid conflicts with other vehicular traffic.

Commentary: The drive through exit will front onto a public right-of-way.

D. Each drive-through lane shall have the following minimum distances

1. Forty feet (40') between the entry point and the ordering facility (i.e. restaurant menu board, teller machine or ordering window)

2. One hundred feet (100') between pick-up/service window and ordering facility or entry point if no ordering facility is present

Commentary: Both drive-through lanes meet the minimum distance requirement of 40-feet from the entry point to the ordering facility at 49-feet and 52-feet. The two proposed drive-through lanes exceed the required minimum distance of 100-feet between pick-up/service window and ordering facility with a distance of 145-feet or 159-feet, respectively.

E. Drive-through speakers shall not be audible from the right-of-way or adjacent residential uses. Additional landscaping, sound attenuation walls, or other mitigation measures may be required to reduce the sound level.

Commentary: The proposed drive-through speakers are oriented to the rear of the property and therefore will not be audible from either Bell Road or Dysart Road rights-of-way. In addition, there are no residential uses adjacent to the subject property.

F. Drive-through facilities shall orient pick-up/teller windows away from adjacent residential uses or from facing the arterial or collector street.

Commentary: The drive-through facility windows are proposed to be oriented away from arterial streets (Bell Road and Dysart Road) facing internally to the site and the subject parcel is not located within any adjacent parcels that are adjacent uses

G. Drive-through lanes shall be screened from right-of-way and adjacent uses through the incorporation of a landscaped berm with continuous, dense landscaping at least four feet (4') in height to effectively screen the headlights of the vehicles in line. In cases when a berm may not be feasible because of space constraints, a screen fence/wall may be used in connection with landscaping.

Commentary: The drive-through lanes will be screened from Bell Road through the incorporation of a landscaped berm coupled with a screen wall.

H. 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. The canopy shall not exceed fourteen feet (14') in height, measured from the ground to underside of the canopy. If canopy support pillars are used, they shall be finished with the same body and accent materials as the primary building. All lighting fixtures in the canopy area shall be fully recessed.

Commentary: The drive-through incorporates a decorative canopy over the drive-through window or teller area to provide adequate shade. The underside of the proposed canopies, located over the drive-through windows, do not exceed fourteen feet (14') in height, as they measure 10'-4" in height, measured from the ground to the underside of the canopy. During the Site Plan review, staff will ensure the lighting fixtures in the canopy area will be fully recessed.

I. The architecture of drive-through uses shall reflect the architecture of the principal building.

Commentary: The proposed drive-through canopies incorporate the colors and materials which are consistent with the rest of the building.

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed development adheres to the Commerce and Office Character Area Development by providing supporting commercial uses to serve workers and patrons.

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

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base and Maricopa County Department of Transportation were included in the routing of this case. These agencies also indicate no objections.

SUMMARY:

Staff concludes the proposed Use-Only CUP is consistent with the Surprise General Plan 2035 and all applicable zoning codes.

FINDINGS:

- The proposed Use-Only CUP is consistent with the Surprise General Plan 2035.
- The proposed Use-Only CUP demonstrates compliance with the Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.
- 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 FS22-0441, subject to stipulations 'a' through 'd' as outlined below:

a. Following approval of this Use-Only CUP, the applicant shall submit a Type-1 Site Plan application to be approved by the Community Development Director and City Engineer.

b. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

c. The subject Conditional Use Permit will not become effective until the effective date of the related Final Plat request being processed under case FS22-1224.

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.

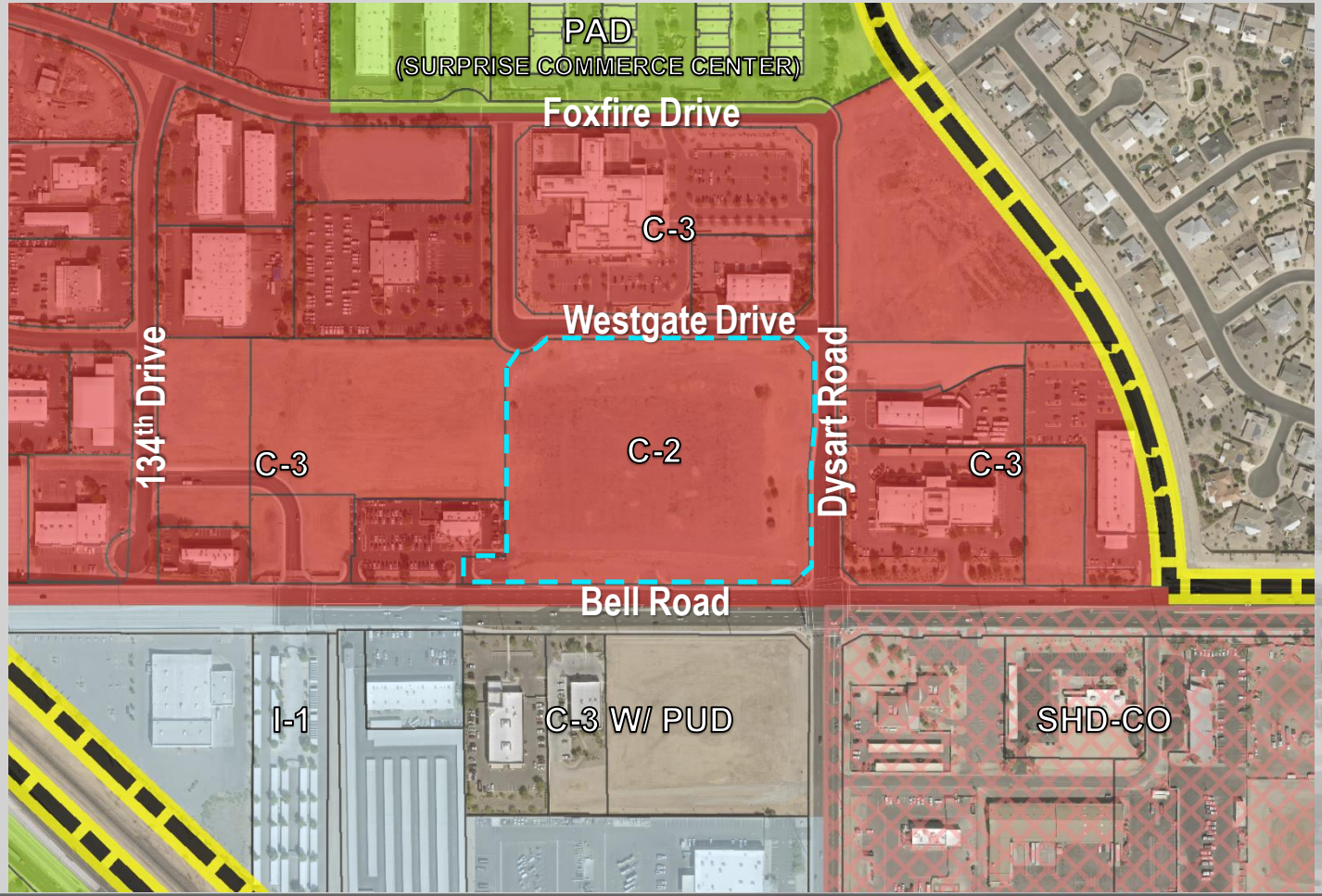
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Conceptual Site Plan
04 Conceptual Landscape Plan
05 Conceptual Elevations
06 Citizen Outreach Report - REDACTED
07 Affidavit of Site Posting
PPT

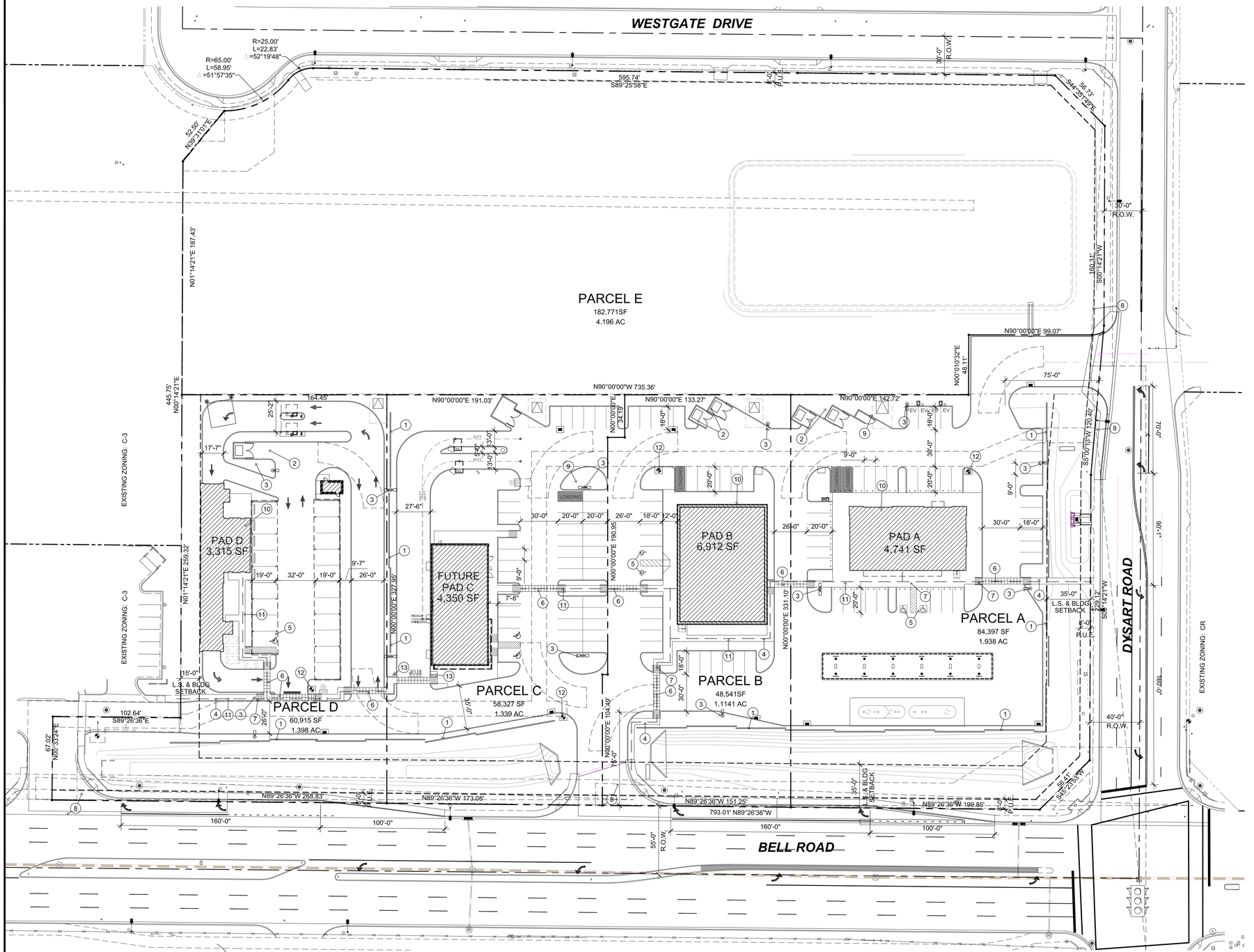


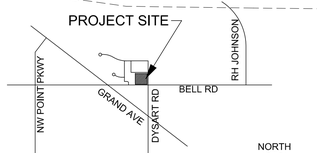
VICINITY MAP



EXISTING ZONING

CONCEPTUAL SITE PLAN





2 VICINITY MAP N.T.S.

1 SITE PLAN SCALE: 1" = 40'-0"

0' 20' 40' 80' 120'

NORTH

ADMINISTRATIVE APPROVAL	
COMMUNITY DEVELOPMENT DIRECTOR	DATE:
CITY ENGINEER	DATE:

CASE FILE:
CR21-653
CUP: FS22-0441
PLAT:FS22-1224

OWNER:

DERITO DEVELOPMENT
9120 EAST TALKING STICK WAY
SUITE E1
SCOTTSDALE, ARIZONA
CONTACT: IVER BOWDEN
PH: 480.834.8500
EMAIL: iver.bowden@derito.com

ARCHITECT:

ARCHICON ARCHITECTURE
AND INTERIORS, L.C.
5055 E. WASHINGTON ST.
SUITE 200
PHOENIX, AZ 85034
CONTACT: JEFFREY A KOSKI
PH: 602.222.4266
EMAIL: jeffk@archicon.com

PROJECT DESCRIPTION:

THIS PROJECT WILL CONSIST OF 4 NEW GROUND UP BUILDINGS. A NEW C-STORE ALONG WITH THE ADDITION OF A GAS FUELING CANOPY, A RETAIL BUILDING, A FUTURE RESTAURANT AND A CAR WASH

EXISTING ZONING: C-2

.APN: 503-66-596

PROJECT DATA

APPROX. SITE AREA:	434,951.00	S.F.	**NET ACRES**	**9.99**
TOTAL BUILDING AREA:	22,038	S.F.		
APPROX % OF COVERAGE:	5.07	%		

PARKING

TOTAL REQUIRED SPACES	64	SPACES		
TOTAL PROVIDED SPACES	133	SPACES		
PARKING RATIO	1 SPACE PER	165.7	S.F.	
PARKING RATIO	6.04	/ 1,000	S.F.	
HANDICAPPED				
REQUIRED	7	SPACES		10.94%
PROVIDED	7	SPACES		10.94%

PARCEL DATA

PAD A - CONVENIENCE STORE W/GAS FUEL CANOPY

PARCEL AREA (APPROX.)	84,397.00	S.F.		1.94 AC.
BUILDING AREA	4,741	S.F.		
CANOPY AREA	2,720	S.F.		
COVERAGE	8.84	%		
TOTAL PARKING REQUIRED:	VEHICLE FUELING STATION 1 PER 300 SF RETAIL AREAS			
TOTAL PARKING REQUIRED	15.80	SPACES		
	16	SPACES		
TOTAL PARKING PROVIDED	40	SPACES		
HANDICAP SPACES REQUIRED	2	SPACES		
HANDICAP SPACES PROVIDED	2	SPACES		5.00%
PARKING RATIO	1 SPACE PER	118.5	S.F.	
PARKING RATIO	8.44	/ 1,000	S.F.	
BICYCLE PARKING REQUIRED	2	BIKES		
BICYCLE PARKING PROVIDED	2	BIKES		

PAD B - RETAIL BUILDING

PARCEL AREA (APPROX.)	48,541.00	S.F.		1.11 AC.
BUILDING AREA	6,912	S.F.		
COVERAGE	14.24	%		
TOTAL PARKING REQUIRED:	RETAIL 1 PER 400 GFA			
TOTAL PARKING REQUIRED	17.28	SPACES		
	18	SPACES		
TOTAL PARKING PROVIDED	30	SPACES		
HANDICAP SPACES REQUIRED	2	SPACES		
HANDICAP SPACES PROVIDED	2	SPACES		6.67%
PARKING RATIO	1 SPACE PER	230.4	S.F.	
PARKING RATIO	4.34	/ 1,000	S.F.	
BICYCLE PARKING REQUIRED	1.50	BIKES		
BICYCLE PARKING PROVIDED	2	BIKES		

PAD C - FUTURE RESTAURANT

PARCEL AREA (APPROX.)	58,327.00	S.F.		1.34 AC.
BUILDING AREA	4,350	S.F.		
COVERAGE	7.46	%		
TOTAL PARKING REQUIRED:	RESTAURANT 1 PER 150 GFA			
TOTAL PARKING REQUIRED	29.00	SPACES		
	29	SPACES		
TOTAL PARKING PROVIDED	43	SPACES		
HANDICAP SPACES REQUIRED	2	SPACES		
HANDICAP SPACES PROVIDED	2	SPACES		4.65%
PARKING RATIO	1 SPACE PER	101.2	S.F.	
PARKING RATIO	9.89	/ 1,000	S.F.	
BICYLE PARKING REQUIRED	2.2	BIKES		
BICYCLE PARKING PROVIDED	3	BIKES		

PAD D - CAR WASH

PARCEL AREA (APPROX.)	60,915.00	S.F.		1.40 AC.
BUILDING AREA	3,315	S.F.	(32 SF OFFICE)	
COVERAGE	5.44	%		
TOTAL PARKING REQUIRED:	VEHICLE WASHING FACILITY 1 PER 300 OF OFFICE			
TOTAL OFFICE PROVIDED:	32.25	SF		
TOTAL PARKING REQUIRED	1	SPACES		
TOTAL PARKING PROVIDED	20	SPACES		
HANDICAP SPACES REQUIRED	1	SPACES		
HANDICAP SPACES PROVIDED	1	SPACES		5.00%
PARKING RATIO	1 SPACE PER	165.8	S.F.	
PARKING RATIO	6.03	/ 1,000	S.F.	
BICYLE PARKING REQUIRED	1.0	BIKES		
BICYCLE PARKING PROVIDED	2	BIKES		

PARCEL E - FUTURE DEVELOPMENT

PARCEL AREA (APPROX.)	182,771.00	S.F.		4.20 AC.

KEYNOTES:

1 3'-0" HIGH CMU SCREEN WALL
2 TRASH ENCLOSURE
3 PARKING LOT LIGHT POLE
4 CONCRETE SIDEWALK. 5'-0" WIDE
5 ADA PARKING SPACE
6 DECORATIVE PAVING CROSSWALK
7 ADA RAMP
8 SIGHT VISIBILITY TRIANGLE
9 TRANSFORMER LOCATION
10 SES LOCATION
11 ACCESSIBLE ROUTE (SHOWN DASHED)
12 FIRE HYDRANT
13 STOP SIGN

ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

BELLA FIESTA - RETAIL DEVELOPMENT

N.W.C. OF DYSART RD & BELL RD
SURPRISE, ARIZONA

PROJECT NUMBER: 2122510-12
PROJECT MANAGER: ARCHICON
DRAWN BY: JUI N
CHECKED BY: JEFF K

NO.	REVISION	DATE

SHEET DESCRIPTION
CONCEPTUAL SITE PLAN

REGISTERED ARCHITECT
JEFFREY A. KOSKI
23569
JEFFREY A. KOSKI
DATE SIGNED 12/22/22
ARIZONA U.S.A.

SHEET NO.
PA100

ISSUE DATE: 2 DEC 2022

THE DRAWINGS AND PARTICULARS OF DESIGN ARE THE PROPERTY OF ARCHICON ARCHITECTURE & INTERIORS, L.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH

WESTGATE DRIVE

SETBACK LANDSCAPE WILL BE INSTALLED WITH FUTURE DEVELOPMENT

SETBACK LANDSCAPE WILL BE INSTALLED WITH FUTURE DEVELOPMENT

R=25.00'
L=22.83'
Δ=52°19'48"

R=65.00'
L=58.95'
Δ=51°57'35"

595.74'
S89°25'58"E

56.73'
S89°25'58"E

52.50'
N39°31'01"E

N01°14'21"E 187.43'

445.75'
N00°14'21"E

EXISTING ZONING: C-3

EXISTING ZONING: C-3

FIRE HYDRANT NOTE:
A 60" CLEAR ZONE IS REQUIRED AT ALL FIRE HYDRANTS.

SVT NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-02 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE EDS DETAIL 4-01

PURPLE PIPE NOTE:
PER SURPRISE GUIDELINES ALL IRRIGATION PIPE IS TO BE PURPLE WITH THE EXCEPTION OF THE 1/4" POLY DISTRIBUTION TUBING.

NOTES:
1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. 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
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT

LANDSCAPE LEGEND

- PROSOPIS RIO-SALADO RIO-SALADO THORNLESS MESQUITE 24" BOX
- ACACIA SALICINA WILLOW ACACIA 24" BOX
- ACACIA ANEURA MULGA (SRP/APS APPROVED) 36" BOX
- PISTACHE 'RED PUSH' RED PUSH PISTACHE 48" BOX
- SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX
- PACHYCEREUS MARGINATUS MEXICAN FENCE POST 15 GALLON (3 STOCK)
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
- LANTANA MONTEVIDENSIS TRAILING PURPLE 5 GALLON
- ACACIA REDOLENS 'DESERT CARPET' tm 1 GALLON
- CONVOLVULUS CNEORUM BUSH MORNING GLORY 5 GALLON

3/4" SCREENED ROCK PROS MAHOGANY DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH

CONCEPTUAL LANDSCAPE PLAN
0' 15' 30' 60'
SCALE: 1"=30'-00"

REQUIRED LANDSCAPE TABLE:

BELL RD. 742 L.FT.	**DYSART ROAD** 518 L.FT.	**WESTGATE DR.** 590 L.FT.	**SET BACK LANDSCAPE:** 31,500 SQ.FT.
TREES REQUIRED: 30 TREES	TREES REQUIRED: 21 TREES	TREES REQUIRED: 24 TREES	TREES REQUIRED: 79 TREES
TREES PROVIDED: 30 TREES	TREES PROVIDED: 21 TREES	TREES PROVIDED: 24 TREES	TREES PROVIDED: 79 TREES
SHRUBS REQUIRED: 120 SHRUBS	SHRUBS REQUIRED: 84 SHRUBS	SHRUBS REQUIRED: 96 SHRUBS	SHRUBS REQUIRED: 236 SHRUBS
SHRUBS PROVIDED: 132 SHRUBS	SHRUBS PROVIDED: 92 SHRUBS	SHRUBS PROVIDED: 110 SHRUBS	SHRUBS PROVIDED: 252 SHRUBS

PARCEL E
182,771SF
4.196 AC

N90°00'00"W 735.36'
N90°00'00"E 191.03'
N90°00'00"E 133.27'
N90°00'00"E 142.72'
N90°00'00"E 99.07'
N00°00'00"E 84.18'
N00°01'03"E 48.11'

164.48'

PAD D
3,315 SF

FUTURE
PAD C
4,350 SF

PAD B
6,912 SF

PAD A
4,741 SF

PARCEL A
84,397 SF
1.938 AC

PARCEL B
48,541SF
1.1141 AC

PARCEL C
58,327 SF
1.339 AC

PARCEL D
60,915 SF
1.398 AC

N00°00'00"E 327.56'
N00°00'00"E 190.95'
N00°00'00"E 331.10'
N00°00'00"E 104.49'

SCREEN WALL
SCREEN WALL
SCREEN WALL
SCREEN WALL

LOADING
LOADING
LOADING

EV EV EV EV

102.64'
S89°26'36"E

67.02'
N00°33'24"E

N89°26'36"W 268.83'
N89°26'36"W 173.08'
N89°26'36"W 151.25'
793.01' N89°26'36"W
N89°26'36"W 100.75'

S00°14'21"W 429.12'
S00°14'21"W 396.91'
S00°14'21"W 396.91'
S00°10'32"W 55.00'

COS STD DTL 4-01 (SIGHT DISTANCE REQUIREMENT)
COS STD DTL 4-01 (SIGHT DISTANCE REQUIREMENT)
COS STD DTL 4-01 (SIGHT DISTANCE REQUIREMENT)
COS STD DTL 4-01 (SIGHT DISTANCE REQUIREMENT)

DYSART ROAD

BELL ROAD

ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
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www.ARCHICON.COM

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
(480) 998-8586
EMAIL: timmcqueen@qwest.net

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DYSART AND BELL RETAIL
SURPRISE, ARIZONA

PROJECT NUMBER: 2174500-04
PROJECT MANAGER: D. SHROYER
DRAWN BY: J. KOSKI
CHECKED BY: J. KOSKI

NO.	REVISION	DATE

SHEET DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
27166
TIMOTHY J. McQUEEN
12.07.22
ARIZONA, USA
EXPIRES 06/30/2023

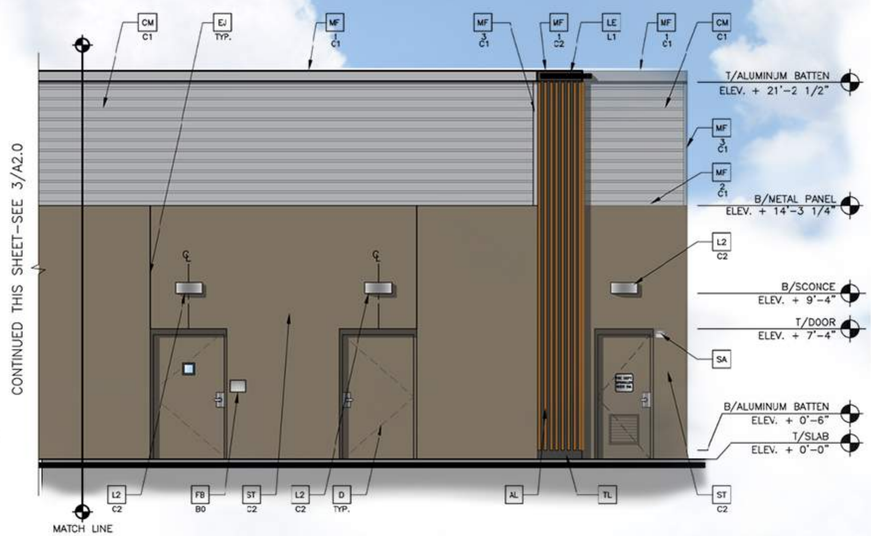
SHEET NO.
La.01

ISSUE DATE: 12.07.22

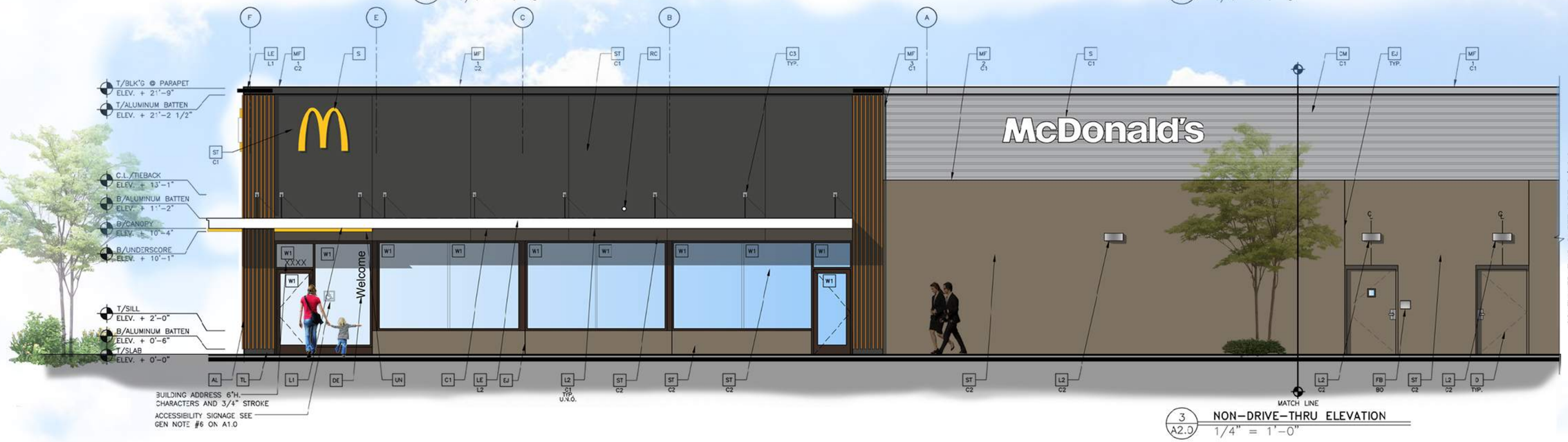
FS22-0441



1 A2.0 **FRONT ELEVATION**
1/4" = 1'-0"



2 A2.0 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"



3 A2.0 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  MFR: B+N INDUSTRIES
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (855) 330-7337, ann.bowen@vomela.com
  CFX INTERNATIONAL (847) 543-4600, mcdonclsdecor@gfxi.com
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — C02 — C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (FMHC) COIN COLLECTOR
  MODEL: #WIT STD
  CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- SA — C02 STROBE / ALARM - SEE MECHANICAL DRAWINGS FOR SPECIFICATION
- ST — STUCCO
  C1 — COLOR:
  C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
  C2 = "FAIRVIEW "AUPE" HC-85 BY BENJAMIN MOORE
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937-7500
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  XX — MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

McDonald's©

BUILDING ELEVATIONS

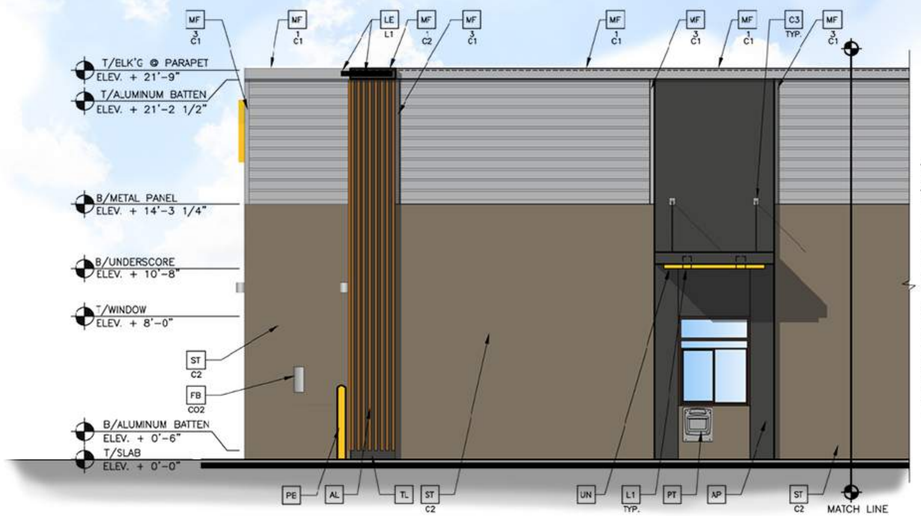
13334 W. BELL RD SURPRISE, AZ 85378
L/C: 002-1080

KDF ARCHITECTURAL GROUP, LLC
1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
O: 602.234.1868
F: 602.234.1413

KDF PROJECT 21030
DATE: 12-20-22



1 A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"



2 A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"



3 A2.1 REAR ELEVATION
1/4" = 1'-0"

McDonald's

BUILDING ELEVATIONS

13334 W. BELL RD SURPRISE, AZ 85378
L/C: 002-1080

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
  MFR: B+N INDUSTRIES
  SIZE: 2"X2" PROFILE
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  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
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  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
- CJ CONTROL JOINT
  1 — TYPE: 1 = EIFS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
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- D HOLLOW METAL DOOR
  PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
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- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB C02 — C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
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  COLOR: GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (PMHC) COIN COLLECTOR
  MODEL: #WFT STD
  CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- SA C02 STROBE / ALARM - SEE MECHANICAL DRAWINGS FOR SPECIFICATION
- ST STUCCO
  C1 COLOR:
  C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
  C2 = "FAIRVIEW "AUPE" HC-85 BY BENJAMIN MOORE
- TL TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937-7500
- UN METAL UNDERSCORE
  COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

KDF ARCHITECTURAL GROUP, LLC
1747 E. Morten Avenue
Suite 111
Phoenix, AZ 85020
O: 602.234.3868
F: 602.234.3413

KDF PROJECT 21030
DATE: 12-20-22

BELLA FIESTA COMMERCE CENTER DRIVE-THRU CUP (PAD C)

NWC Bell Road & Dysart Road
FS22-0441
Citizen Participation Report

Project Overview

DeRito Partners recently rezoned approximately 10 acres of vacant land located at the northwest corner of Bell Road and Dysart Road in Surprise, Arizona (the “Property”) for the development of a four-pad commercial center. Within the development, Pad C is planned for a fast-food restaurant with drive-thru service. DeRito is seeking approval of a Conditional Use Permit for the operation of the drive-thru on Pad C.

Notification Technique

The Property was posted with notification signs on June 24, 2022 for the following neighborhood meeting:

Date: July 12, 2022
Time: 6:00 PM
Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374

A copy of the sign posting affidavit is attached. Notification postcards were also mailed by the City of Surprise to surrounding property owners with the information to participate in the neighborhood meeting both in-person and virtually. The applicant did not receive any inquiries or responses to the notification.

Meeting Summary

The neighborhood meeting was not attended by any surrounding residents or property owners, neither virtually nor in-person.

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0441 Bella Fiesta Commerce Center CUP

Applicant Name: Withey Morris, PLC

Location: NWC Bell & Dysart

Date Site Posted: 06/24/22

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

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

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

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

Meghan Liggett — 6/24/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 06/24/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

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
Neighborhood Meeting
Date: July 12, 2022
Time: 6:00 P.M.
Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374
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
FS22-0441: Bella Fiesta Commerce Center CUP
A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.
Dysart Road
Bell Road
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Jun 24, 2022 at 6:22:58 AM


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 12, 2022
Time: 6:00 P.M.
Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374
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
FS22-0441: Bella Fiesta Commerce Center CUP
A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.
Dysart Road
Bell Road
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
SPEED LIMIT 45
AVAILABLE
De Rito Partners
(480) 834-8500
TEXT DRP TO 88000
Westgate Dr
W Bell Rd
Jun 24, 2022 at 6:23:19 AM


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 12, 2022
Time: 6:00 P.M.
Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374
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
FS22-0441: Bella Fiesta Commerce Center CUP
A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.
Dysart Road
Bell Road
Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
W Bell Rd
Jun 24, 2022 at 6:01:23 AM


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 12, 2022
Time: 6:00 P.M.
Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374
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
FS22-0441: Bella Fiesta Commerce Center CUP
A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.
Dysart Road
Bell Road
Please call to confirm dates: 623- 222-3011
Surpriseaz.gov
Jun 24, 2022 at 6:01:03 AM

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-438 (CUP)

Applicant Name: Withey Morris, PLC

Location: NWC Bell & Dysart

Date Site Posted: 04/25/23

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).

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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 — 4/25/23

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 04/25/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

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

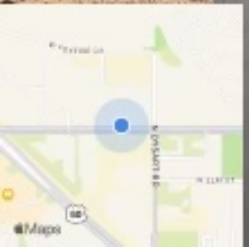
Neighborhood Meeting	Planning & Zoning	City Council
Date: July 12, 2022	Date: May 18, 2023	Date: N/A
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Holiday Inn Express Desert Cactus Meeting Room 16540 N Bullard Ave Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

FS22-0441: Bella Fiesta Commerce Center CUP

A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.



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



Apr 25, 2023 10:48AM
13182–13200 W Bell Rd
Maricopa County

Notice of Public Hearing
City of Surprise

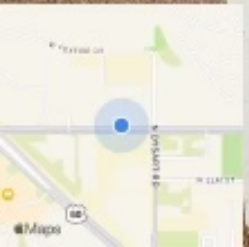
Neighborhood Meeting	Planning & Zoning	City Council
Date: July 12, 2022	Date: May 18, 2023	Date: N/A
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Holiday Inn Express Desert Cactus Meeting Room 16540 N Bullard Ave Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

FS22-0441: Bella Fiesta Commerce Center CUP

A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.



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



Apr 25, 2023 10:48AM
13182–13200 W Bell Rd
Maricopa County

Notice of Public Hearing
City of Surprise

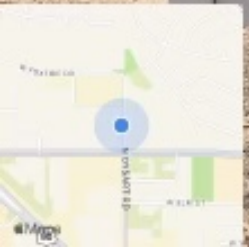
Neighborhood Meeting	Planning & Zoning	City Council
Date: July 12, 2022	Date: May 18, 2023	Date: N/A
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Holiday Inn Express Desert Cactus Meeting Room 16540 N Bullard Ave Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

FS22-0441: Bella Fiesta Commerce Center CUP

A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.



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



Apr 25, 2023 10:53AM
17090 -17148 N Dysart Rd
Maricopa County

Notice of Public Hearing
City of Surprise

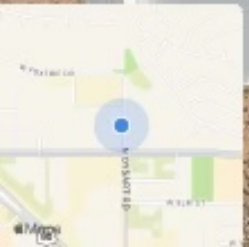
Neighborhood Meeting	Planning & Zoning	City Council
Date: July 12, 2022	Date: May 18, 2023	Date: N/A
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Holiday Inn Express Desert Cactus Meeting Room 16540 N Bullard Ave Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

FS22-0441: Bella Fiesta Commerce Center CUP

A request for a Conditional Use Permit to allow drive through service for a fast-food restaurant. Companion rezoning case FS22-0438.



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



Apr 25, 2023 10:54AM
17090–17148 N Dysart Rd
Maricopa County

SURPRISE
ARIZONA

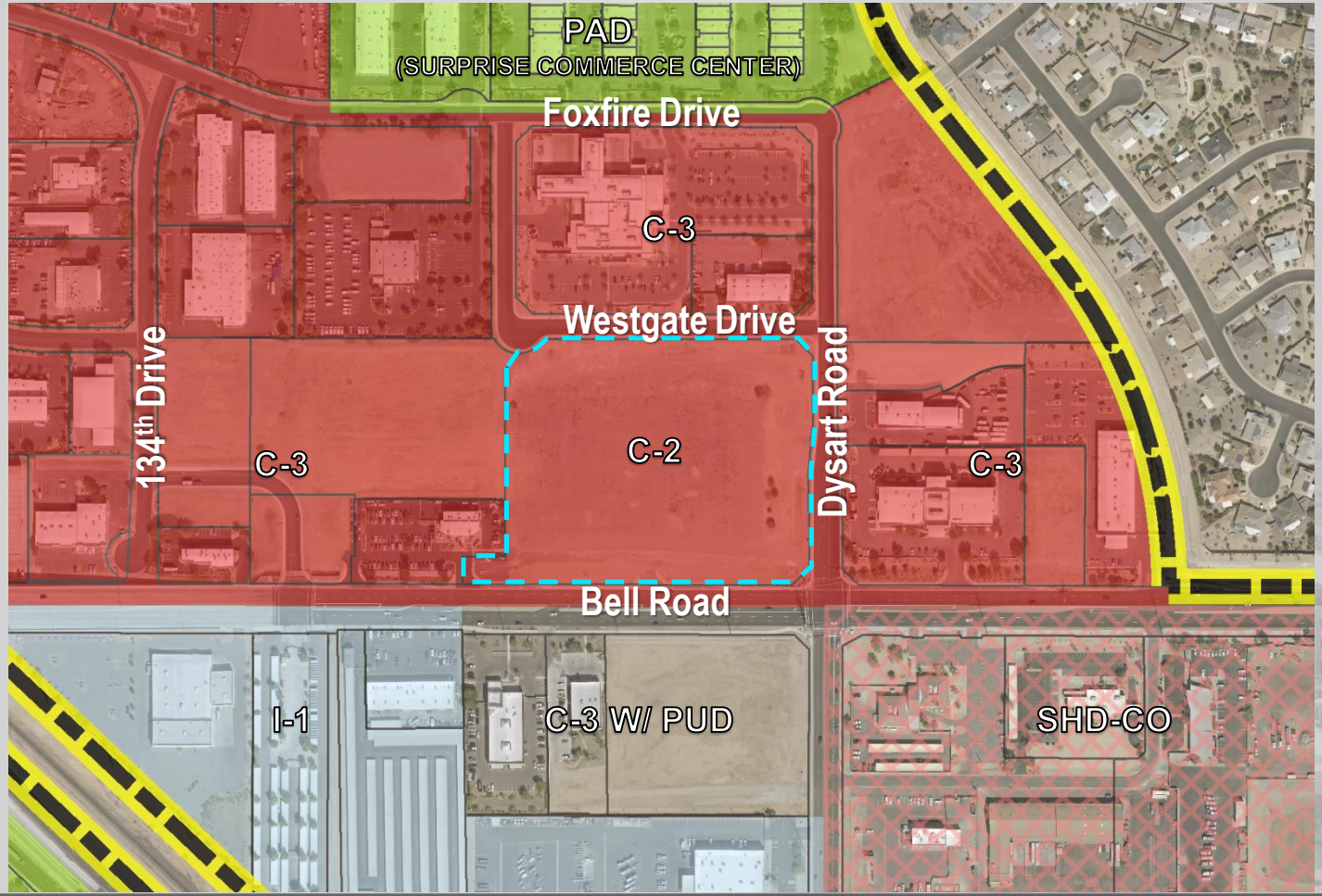
FS22-0441
Bella Fiesta Commerce Center Use-Only CUP

Planning and Zoning Commission

May 18, 2023

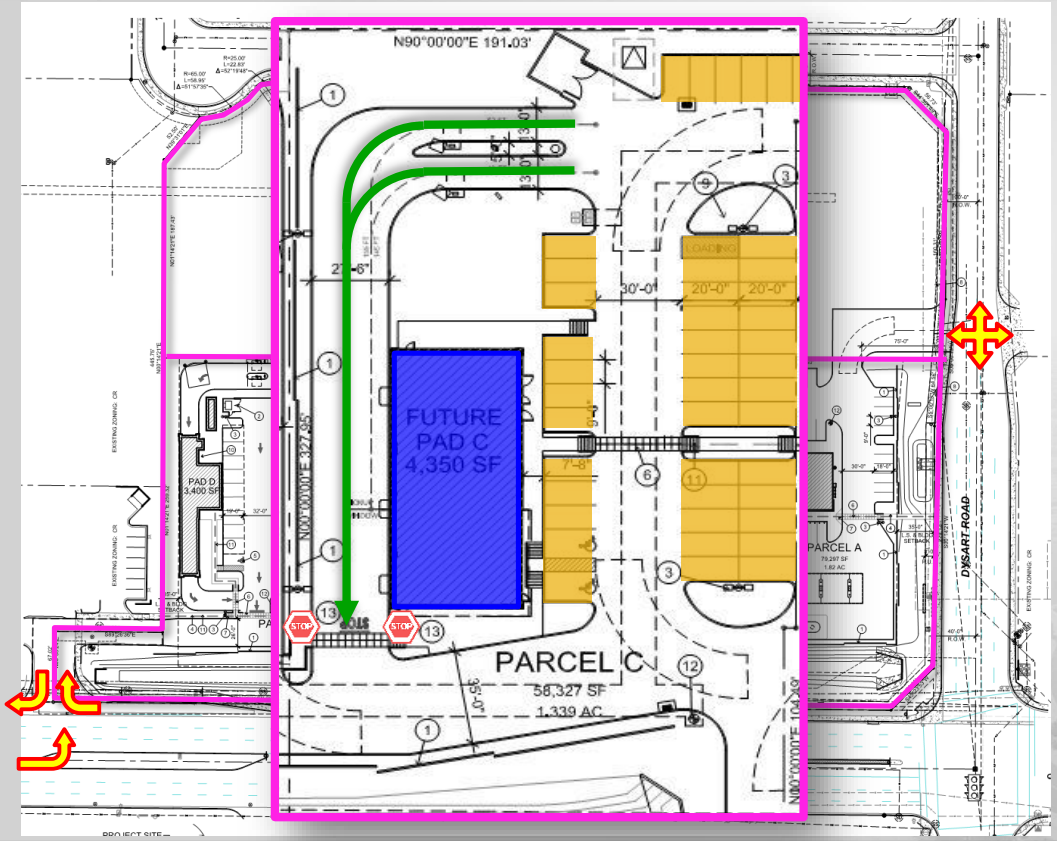


VICINITY MAP



EXISTING ZONING

CONCEPTUAL SITE PLAN



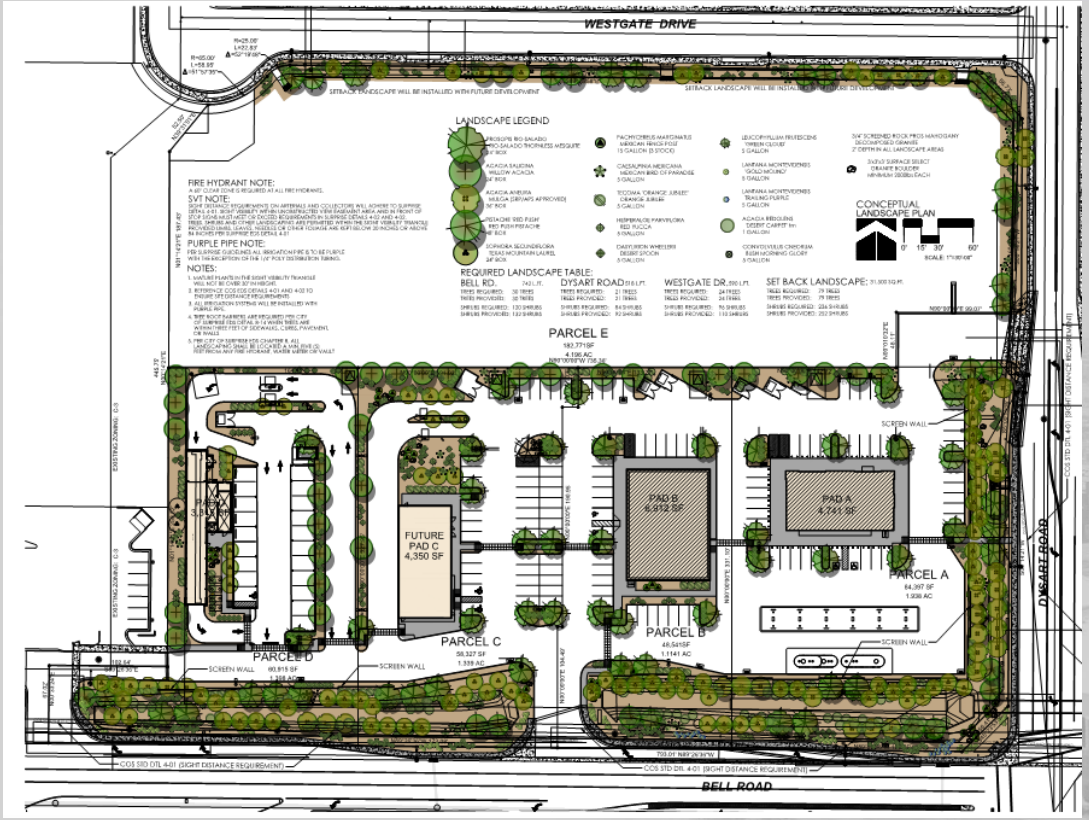
1,216 S.F. Dutch Bros Restaurant
4,828 S.F. Multi-Tenant Building
+ 390 S.F. Covered Patio

Total 1,313 S.F.

Parking Required = 24 Spaces
Parking Provided = 49 Spaces

Double Drive-Through Lane
(Queuing Capacity = 12 Vehicles)

CONCEPTUAL LANDSCAPE PLAN



CONCEPTUAL ELEVATIONS



CONCEPTUAL ELEVATIONS



LDO Section 106-10.17

- ✓ 25-ft from r.o.w. and 300-ft from entrance to drive-through
- ✓ Drive-aisle sizes
- ✓ Exit onto public r.o.w.
- ✓ Meets minimum distance requirements from menu board
- ✓ Drive-through speakers
- ✓ Orientation of pick-up windows
- ✓ Screening of drive-through lanes
- ✓ Canopies
- ✓ Architecture

EVALUATIVE CRITERIA

OUTREACH

- Site Posting, 300’ Mailers, Newspaper Publishings

- Citizen Participation Meeting July 12, 2022
  - No attendees
  - No opposition or concerns

RECOMMENDATION

Commission Recommendation:

Approve subject to stipulations “a” through “d”

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



Stipulations

a. Following approval of this Use-Only CUP, the applicant shall submit a Type-1 Site Plan application to be approved by the Community Development Director and City Engineer.

b. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.

c. The subject Conditional Use Permit will not become effective until the effective date of the related Final Plat request being processed under case FS22-1224.

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 18, 2023

Contact Person: Trever Fleetham, PLANNER SENIOR

Submitting Department: Community Development

District: District 3

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Site Plan for Truman Ranch Marketplace Family & Senior Apartments, generally located at the southwest corner of Waddell Road and Cotton Lane within the Truman Ranch Marketplace PAD. (Case FS22-1418)

Motion:

Motion to approve the Site Plan for Truman Ranch Marketplace Family & Senior Apartments subject to stipulations ‘a’ through ‘g’ as outlined in the staff report.

Background:

Susan Demmitt of Gammage and Burnham PLC, on behalf of Truman Ranch 46, LLC, seeks approval of a Site Plan for a 599-unit multi-family residential development. The overall site is divided into two separate related residential developments: ‘Family Apartments’ and ‘Senior Apartments’. The Family Apartments area includes 15 three-story apartment buildings and two (2) townhome buildings, totaling 388 dwelling units across 20 net acres. Also included is a one-story clubhouse, one-story fitness center, pool, and other outdoor amenities. The Senior Apartments site contains a single four-story building containing 211 dwelling units. Also on site is a centralized amenity area that includes a pool. The overall subject site is approximately 28.6 net acres located at the southwest corner of Waddell Road and Cotton Lane within the Truman Ranch Marketplace PAD.

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 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Staff Report - 051823 PZ
2. 01 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Vicinity Map
3. 02 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Zoning Map
4. 03 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Site Plan
5. 04 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Landscape Plan
6. 05 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Elevations
7. 06 - FS22-1418 Truman Ranch Marketplace Residential Site Plan - Parking Study
8. FS22-1418 Truman Ranch Marketplace Residential Site Plan

SURPRISE
ARIZONA

SITE PLAN

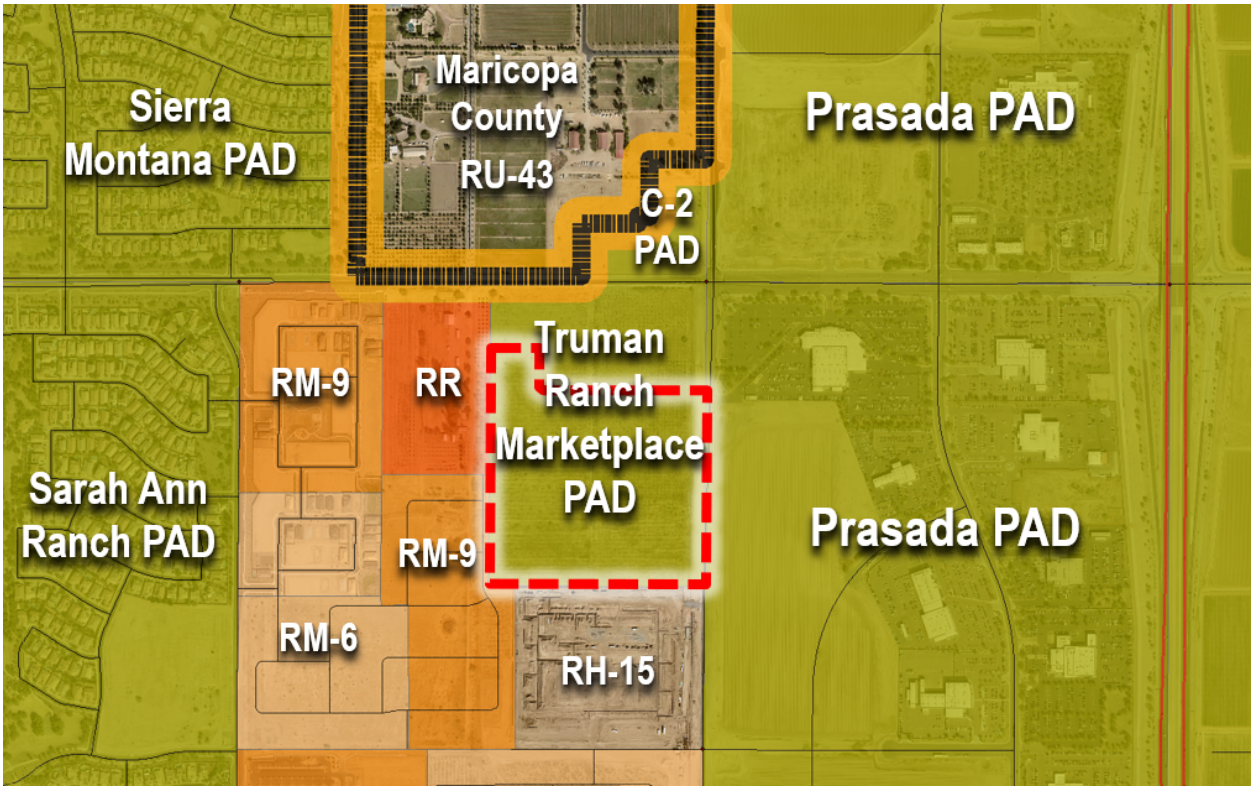
REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS22-1418**
Project Name:	Truman Ranch Marketplace Residential Site Plan
Council District:	3 - Mesquite
Meeting Date:	May 18, 2023
Planner:	Trever Fleetham, AICP
Owner:	Truman Ranch 46 SWC, LLC
Applicant:	Gammage and Burnham, PLC
Request:	Site Plan for a 599-unit multi-family development located within the Truman Ranch Marketplace Planned Area Development (PAD)
Site Location:	Southwest corner of Cotton Lane and Waddell Road
Site Size:	28.6 Acres (Net Approx.) 30.3 Acres (Gross Approx.)
Residential Density:	20.97 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2020
Support/Opposition:	Feedback was received under case FS20-829: Truman Ranch Marketplace PAD Preliminary Development Plan
Staff Recommendation:	Staff recommends the Commission **approve** the subject site plan, case FS22-1418, subject to stipulations ‘a’ through ‘g’.

PROJECT DESCRIPTION:

Susan Demmitt of Gammage and Burnham PLC, on behalf of Truman Ranch 46, LLC, seeks approval of a Site Plan for a 599-unit multi-family residential development. The overall site is divided into two separate related residential developments: 'Family Apartments' and 'Senior Apartments'. The Family Apartments area includes 15 three-story apartment buildings and two (2) townhome buildings, totaling 388 dwelling units across 20 net acres. Also included is a one-story clubhouse, one-story fitness center, pool, and other outdoor amenities. The Senior Apartments site contains a single four-story building containing 211 dwelling units, as well as a separate one-story amenity and leasing building. Also on site is a centralized amenity area that includes a pool and other outdoor amenities. The overall subject site is approximately 28.6 net acres located at the southwest corner of Waddell Road and Cotton Lane within the Truman Ranch Marketplace PAD.

SURROUNDING LAND ZONING:



Residential RR	PAD – Mixed Use	PAD – Mixed Use
Residential RM-9/RR	**PAD – Mixed Use**	PAD – Mixed Use
Residential RM-9	Residential RH-15	PAD – Mixed Use

BACKGROUND:

September 13, 2007: Adoption of Resolution 07-128 creating a public record for Chapter 125 of the Municipal Code.

September 27, 2007: Adoption of Resolution 07-44 adopting Chapter 125 of the Municipal Code.

July 24, 2008: The City Council approved a Major General Plan Amendment over the subject property under case GPA08-019, changing the Land Use designation from Low-Density Residential to Mixed Use per Resolution 08-104.

September 12, 2008: The subject property was annexed into the City of Surprise under case ANX08-013.

September 25, 2008: The City Council approved the Truman Ranch Marketplace PAD under case PAD08-015.

May 14, 2009: Adoption of Ordinance 09-12 repealing Chapter 125 and adopting Chapter 122.

May 14, 2013: Adoption of the 2035 General Plan per Resolution 2013-39.

June 25, 2013: Approval of a Minor General Plan Amendment under Resolution 2013-59 regarding development in high noise and accident potential zones for Luke Air Force Base.

October 7, 2014: Approval of Minor General Plan Amendment pertaining to changes to the Implementation Chapter.

December 15, 2015: Approval of a Minor General Plan Amendment relating to revised Land Use Map per Resolution 2014-101.

December 15, 2015: Approval of Major General Plan Amendment deleting Village Plan requirements and adopting the Character Area planning concept per Resolution 2015-120.

August 16, 2022: The City Council approved a Preliminary Development Plan for the Truman Ranch Marketplace PAD under case FS20-829.

October 26, 2022: The applicant filed a request for a Site Plan for a multi-family development under case FS22-1418, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a 599-unit multi-family development located on 28.6 net acres at the southwest corner of Waddell Road and Cotton Lane. The Preliminary Development Plan (PDP) for the subject site, approved by City Council under case FS20-829, included a stipulation limiting the number of residential dwelling units to 601 across the entire site. In that regard, the subject site plan is compliant with the approved PDP.

The overall site is divided into a 'Family Apartments' development and 'Senior Apartments' development. The Family Apartments area includes 17 total residential buildings with five (5) different building types, and include two-, three-, and four-bedroom units. The 15 apartment buildings are all three-stories with a maximum height of 40'2". The two (2) townhome buildings are two-story with a maximum height of 30'4". In total, there is a proposed 388 dwelling units contained within these 17 buildings across 20 net acres.

The Senior Apartments site contains a single four-story building, containing one-, two-, and three-bedroom units, and a maximum height of 49'4". The Truman Ranch Marketplace PAD permits building heights as high as 50' within the westerly half of the overall site, which is where the proposed Senior Apartments building is located. A total of 211 dwelling units are contained within the Senior Apartments building on a total of 8.6 net acres.

Setbacks

The PAD includes setback requirements from the original bounding property lines defining the original 44-acres and allows for 0' internal setback (subject to building code requirements). The setback requirements are as follows:

	Required	Provided
West:	45'	50'8"
South:	45' when adjacent to residential	87'2"
North:	N/A	N/A
East:	10'	43'8"

Architecture

The Truman Ranch Marketplace PAD states that the architectural design shall promote the ranch style history of the land use (Citrus Farm) while embracing growth. The architectural design of the buildings proposed within this development reflects the form, shape, and materials of historic Arizona farmhouse vernacular. Building materials include a combination of horizontal siding and trim, vertical board and batten siding and trim, stacked stone, and stucco. These are accented by decorative standing seam metal awnings, window shutters, decorative panels and pillars. Earth-tone colors consistent with the ranch style and surrounding area are utilized throughout.

The stacked stone and stucco are primarily utilized on the first story as an alternative to the remaining stories in order to provide a pedestrian scale appeal and feel to the buildings. Consistent with the ranch style/farmhouse feel, the buildings include a variety of rooflines and styles, including shed, gable, mansard, and flat with parapets, and finished with shingle roofing. Site walls, trash enclosures, and other site details utilize consistent colors, materials, and design to ensure the ranch style architecture is present throughout the development.

Landscaping

The PAD requires a landscape palette designed for water conservation. The palette used within this site utilizes low water use plants consistent with the Phoenix AMA Low-Water-Use/Drought-Tolerant Plant List and City Code. Entryways are accented with palm trees to provide visual focal points and incorporate historic and regional elements. Pedestrian pathways are lined with trees appropriate for providing shade.

The PAD also states that buildings within 50' of the west property line shall have adequate desert material to break up the building elevation upon landscape maturity. Along the entire western boundary of the subject site, a line of trees has been provided consisting of Live Oak and Willow Acacia. At maturity, these trees will provide a significant buffer to the Rural Residential property to the west and break up the building elevations within this site.

There is also a requirement within the Truman Ranch Marketplace PAD for landscape buffers of 22' along the Major Arterial right-of-way. The subject site includes an excess of 22' of landscaped buffer area along the entire frontage of Cotton Lane. In addition, and in conformance with the PAD, the site incorporates open spaces, green spaces, activity areas, and courtyards of varying size dispersed throughout. The Senior Apartments site includes 102,549 sf of landscaped area (27.49% of the net site), and the Family Apartments site includes 291,128 sf of landscaped area (33.41% of the net site), for an overall total of 393,677 sf of landscaped area or 31.6% of the total net site area, exceeding the minimum requirement of 15% per Chapter 125.

Amenities

Both portions of the overall subject development include their own amenities. The Family Apartments development a one-story clubhouse and one-story fitness center that surround the pool and spa. This area is centralized within the apartment development for ease of access for the residents. Also included on site are tot lots, turf areas, landscaped open spaces, ramada, pedestrian pathways, and other amenity installations.

The Senior Apartments site includes a clubhouse that is integrated into the apartment building. This part of the building separates the main entry from the pool and spa. Also included on site is a turf area, landscaped open space areas, pedestrian pathways, and other amenity installations.

Pedestrian pathways

Consistent with the PAD, the site includes a network of 5’ and 7’ sidewalks throughout. This pedestrian pathway network will provide connectivity for residents to the commercial development to the north, Cotton Lane to the east, and internal to the site to link buildings to gathering spaces and destination points. Decorative paving is provided at intersections and pedestrian crosswalks to provide visual interest and distinguish these areas from the asphalt pavement.

Walls

The Truman Ranch Marketplace PAD promotes the use of 3’ tall walls throughout the site to provide screening between the arterial roadways and parking areas. Additionally, the PAD allows for the use of 9’ screen walls, appropriately placed, to shield the neighboring ranch while not interrupting the invitation for future community connectivity.

The site is proposed to be screened and secured with a series of 6’ walls, fences, and gates. Along the eastern boundary of the site, with visibility from Cotton Lane, partial view fencing is provided that utilizes a combination of CMU and metal fencing. The south and west sides, which are adjacent to existing residential developments, utilize a solid 6’ decorative CMU wall. In lieu of the 9’ wall allowed on the west side by the PAD, the applicant has proposed a combination of this 6’ wall and a series of trees that will provide additional screening and buffering.

Internally, decorative fencing, walls, and gates are used throughout to provide separation from various uses and spaces. All walls, fences, and gates on site are designed with decorative colors and materials that are compatible with the buildings and incorporate design elements that help promote the ranch style encouraged by the PAD.

Lighting

In accordance with the PAD, the site lighting has been designed and placed to complement the design and architecture of the project, while preventing light trespass. Decorative fixtures are utilized as an appropriate enhancement to the architecture of the buildings. Pole heights and mounting heights are at an appropriate pedestrian scale and range from 7’ to 15’ in total height. The footcandles do not exceed 0 at the south and west property lines and all pedestrian pathways are illuminated as required by the PAD.

Access

Primary access to the site is provided on Cotton Lane with a full movement access. An entry drive aisle running east/west will connect to north/south connections into the Family Apartments development, and terminate at the entry of the Senior Apartments development. Two secondary access points are located on the north side to/from the commercial development. Entries to each portion of the development will be gated for both vehicles and pedestrians. Decorative pavement is utilized at the primary access points.

Parking

The Truman Ranch Marketplace PAD does not provide specific parking ratio requirements. As such, the zoning code in effect at the time of approval of the PAD, known as 'Chapter 125', is to be utilized. Chapter 125 requires 2.25 parking spaces per unit for multi-family developments without street parking. The Family Apartments site contains 388 units, which requires 873 parking spaces. The Senior Apartments site contains 211 units, which requires 475 parking spaces. In total, 1,348 spaces are required for the 599 dwelling units per Chapter 125.

The proposed site plan provides for 805 parking spaces for the Family Apartments site (a deficit of 68 spaces), and 408 parking spaces for the Senior Apartments site (a deficit of 67 spaces). In total, the site provides for 1,213 total parking spaces, which is less than the Chapter 125 requirement by 135 spaces. The PAD, however, allows for a reduction in parking so long as a parking study is provided.

The applicant has provided a parking study (attached) as justification for the reduced amount of parking. This study utilizes observed parking demands at other similar locations, as well as data from the Urban Land Institute Shared Parking Model. The study concluded that the Chapter 125 requirement would result in more than twice as many parking spaces being provided than would be predicted to be utilized. Overall, the proposed parking supply would provide a surplus of 578 paring spaces above the observed peak parking demand of 635 spaces, based on the observed parking at similar developments. Additionally, the site would have a parking surplus of 224 parking spaces based on a comparison of the ULI parking projections. The proposed site contemplates a parking rate of 2.07 spaces per dwelling unit, which equates to about a 10% reduction requested.

GENERAL PLAN CONFORMANCE:

Surprise General Plan 2020: The Surprise General Plan 2020 shows the subject property as lying within the Mixed Use Gateway. As such, the proposal is consistent with the general plan.

REVIEWING AGENCIES:

In addition to the standard city internal reviewing departments, the Maricopa County Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request and indicated no concerns over the request.

SUMMARY:

The subject request for a Site Plan for a multi-family development within the Truman Ranch Marketplace PAD has been found to be compliant with the approved PAD, PDP, City Code, and General Plan. The internal and external reviewing departments and agencies have indicated no concerns over the request. Pursuant to the PAD, the applicant is requesting a reduction in parking requirements from Chapter 125 by way of a parking study.

FINDINGS:

- The subject Site Plan has been found to be compliant with the Truman Ranch Marketplace PAD.
- The subject Site Plan has been found to be compliant with the approved Preliminary Development Plan.
- The subject Site Plan has been found to be compliant with applicable City Code.
- The subject Site Plan has been found to be compliant with the General Plan.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** case FS22-1418, subject to stipulations 'a' through 'g' as outlined below:

A. Development and use of the site shall be consistent with the Site Plan entitled "Truman Ranch Marketplace Family & Senior Apartments Site Plan," Sheets A1.0 through A1.3, prepared by Todd + Associates and received April 11, 2023.

B. Elevations shall be consistent with the Elevations entitled "Truman Ranch Marketplace Family & Senior Apartments Elevations," Sheets A3.1.1 through A3.8.3, prepared by Todd + Associates and received March 22, 2023.

C. Landscaping shall be consistent with the Landscape Plan entitled "Truman Ranch Marketplace Family & Senior Apartments Landscape," Sheets L1.1 through L1.3, received April 13, 2023, and Sheets L1.4 through L1.8, received March 22, 2023, prepared by Todd + Associates.

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. One or more of the commercial uses planned for the Commercial Development Unit shall be constructed concurrently with the Residential Development Unit to ensure that not only one type of use is exclusively developed during any phase of development of the subject site as required by Section 125-194 of former Chapter 125.

F. The subject Site Plan will not become effective until the effective date of the related Final Plat request being processed under case FS22-1364.

G. 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.

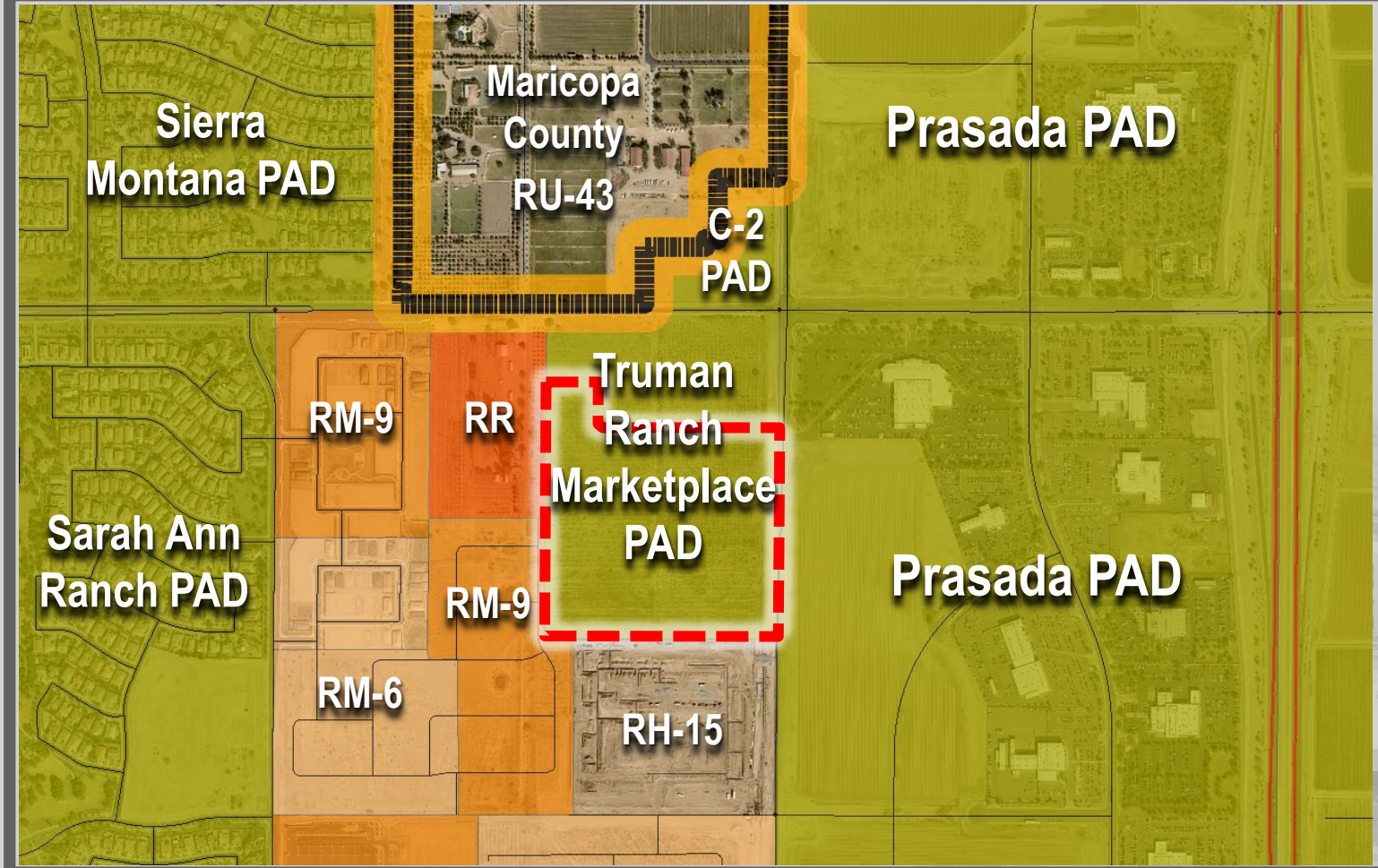
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

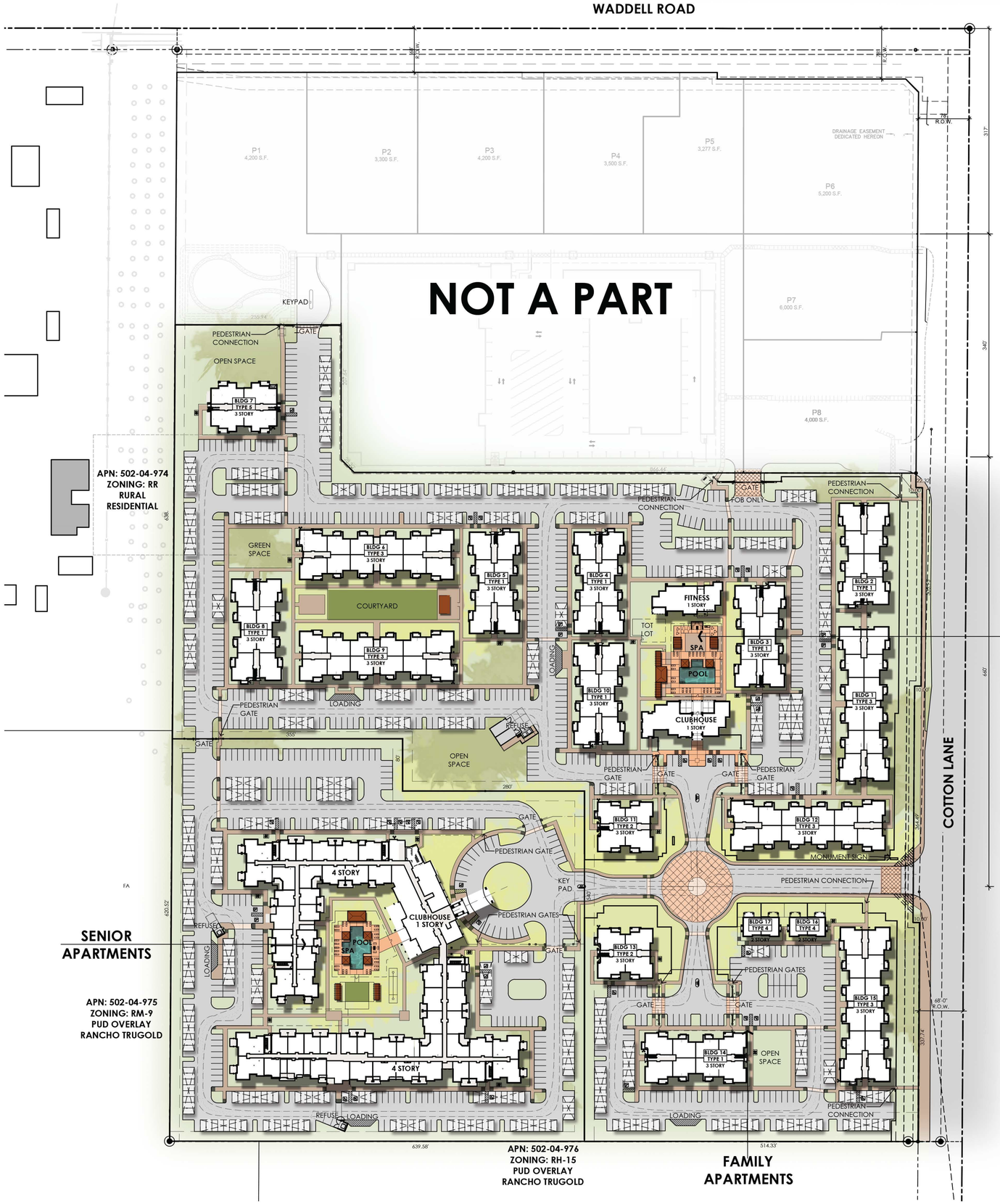
01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Parking Study
PPT



FS22-1418 VICINITY MAP



FS22-1418 ZONING MAP



OVERALL SITE PLAN

0" 40' 80' 160' N

SCALE: 1" = 80'-0"

CASE NUMBER: FS22-1418

DESIGN TEAM:

OWNER/DEVELOPER:
DOMINIUM
9000 E PIMA CENTER PKWY, SUITE 350
SCOTTSDALE, AZ 85258
CONTACT - OWEN METZ
(623) 265-6828

CIVIL ENGINEER:
HUNTER ENGINEERING, INC.
10450 N. 74TH ST, SUITE #200
SCOTTSDALE, AZ 85258
CONTACT: JORGE A. ORTIZ, P.E.
(480) 991-3985

ARCHITECT:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT - GARY TODD, AIA
(602) 952-8280

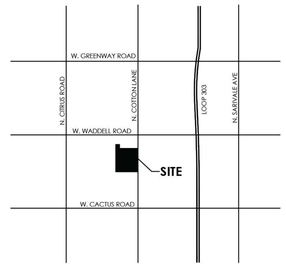
FAMILY APARTMENT BUILDING DATA

BUILDING TYPE	IBC CONSTRUCTION TYPE / OCC.	# OF BLDG'S	FOOTPRINT (SF)	# OF STORIES	SF PER BUILDING	TOTAL BUILDING AREA (SF)
TYPE 1	VB / R2	7	9,985	3	29,955	209,685
TYPE 2	VB / R2	2	5,893	3	17,679	35,358
TYPE 3	VB / R2	5	14,616	3	43,848	219,240
TYPE 4 (TH)	VB / R2	2	1,629	2	3,258	6,516
TYPE 5	VB / R2	1	6,757	3	20,271	20,271
CLUBHOUSE	VB / A3 & B	1	4,987	1	4,987	4,987
FITNESS	VB / A3	1	4,040	1	4,040	4,040
TOTAL		19				500,097

SENIOR APARTMENT BUILDING DATA

FLOOR	IBC CONSTRUCTION TYPE / OCC.	FLOOR AREA (SF)
1ST FLOOR	VA / R2, A3, B	72,817
2ND FLOOR	VA / R2	62,315
3RD FLOOR	VA / R2	62,315
4TH FLOOR	VA / R2	62,315
TOTAL		259,762

VICINITY MAP



SYMBOLS

TRUCK TURNING TEMPLATE: 2018 AASHTO SU-40
PROPERTY LINE
ACCESSIBLE PARKING SPACE
BIKE RACK - 4 BIKES
F.D.C. CONNECTION
FR FIRE RISER ROOM LOCATION (W/ KNOX BOX)
KB KNOX BOX / GATE KEY SWITCH
BLDG # / TYPE BUILDING IDENTIFICATION

NOTE: ERRC RADIO SURVEY TEST SHALL BE CONDUCTED PRIOR TO C OF O FOR BUILDINGS OVER 10,000 SQ FT OR BUILDINGS IN EXCESS OF THREE STORIES. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED.- PER IFC 510

BICYCLE PARKING:

REQUIRED: 1 B.P.S. / 20 P.S.

FAMILY APARTMENTS & TOWNHOMES:
805 P.S./20 = 41 B.P.S.
SENIOR APARTMENTS:
408 P.S./20 = 21 B.P.S.

PROVIDED:

FAMILY APARTMENTS & TOWNHOMES:
11 LOCATIONS WITH 4 BIKES AT EACH = 44 B.P.S.
SENIOR APARTMENTS:
6 LOCATIONS WITH 4 BIKES AT EACH = 24 B.P.S.

SITE DATA

ASSESSOR'S PARCEL NUMBER 502-04-005C & -022C

SITE AREA

PARCEL	NET	GROSS
LOT 10 FAMILY APRTMNTS & TOWNHOMES	±20.002 AC ±871,261 SF	±21.687AC ±944,686 SF
LOT 11 SENIOR APRTMNTS	±8.565 AC ±373,054 SF	±8.565 AC ±373,054
TOTAL	±28.567 AC ±1,244,315 SF	±30.252 AC ±1,317,740 SF

ZONING

APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

DENSITY

PROPOSED:
FAMILY APARTMENTS & TH'S: 388 D.U./±20.002 NET AC= ±19.40 D.U./AC
SENIOR APARTMENTS: 211 D.U./±8.565 NET AC= ±24.64 D.U./AC
TOTAL DENSITY: 599 D.U. / ±28.567 NET AC= **±20.97 D.U./AC**

SITE PERCENT COVERAGE

PROPOSED IMPERMEABLE SURFACE COVERAGE:
FAMILY APARTMENTS & TH'S: ±580,133 SF (±66.59%)
SENIOR APARTMENTS: ±270,505 SF (±72.51%)
TOTAL COVERAGE: ±850,638 SF (±68.5%)
PROPOSED OPEN SPACE:
FAMILY APARTMENTS & TH'S: ±303,476 SF (±34.83%)
SENIOR APARTMENTS: ±108,872 SF (±29.18%)
TOTAL COVERAGE: ±412,348 SF (±33.14%)
PROPOSED LANDSCAPE AREA:
FAMILY APARTMENTS & TH'S: ±291,128 SF (±33.41%)
SENIOR APARTMENTS: ±102,549 SF (±27.49%)
TOTAL COVERAGE: ±393,677 SF (±31.64%)

BUILDING HEIGHT

PROPOSED*: 50 FEET MAX. FOR PEAK ELEMENTS IN WEST HALF
FAMILY & TOWNHOMES: 40'-2" MAX BLDG HGT (2 & 3 STORIES)
SENIOR LIVING: 49'-4" MAX BLDG HGT (4 STORIES)
*SEE EXTERIOR ELEVATIONS, SHEETS A3.1 - A3.8

APPROVED SETBACKS

PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
MIN 45' SOUTH: MIN 45'
INTERNAL: 0'
LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

FAMILY APARTMENT BUILDING MIX

BUILDING TYPE	B1	C1	D1	D2	# OF BLDG'S	TOTAL DU
TYPE 1	12	12			7	
TYPE 2		12			2	
TYPE 3	24	12			5	
TYPE 4 (TH)			2		2	
TYPE 5				12	1	
TOTAL	204	168	4	12	17	**388**

FAMILY APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
B1 2BR/2BA	204	52.6%
C1 3BR/2BA	168	43.3%
D1 4BR/2BA TOWNHOUSE	4	1%
D2 4BR/2BA	12	3.1%
TOTAL	**388**	

SENIOR APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	65	30.8%
B2 2BR/2BA	114	54%
C3 3BR/2BA	32	15.2%
TOTAL	**211**	

PARKING REQUIRED

FAMILY APARTMENTS & TOWNHOMES:
2.25 P.S./D.U.= 2.25 x 388 873 P.S.
TOTAL REQUIRED @ FAMILY 873 P.S. (2.25 P.S./D.U.)

SENIOR APARTMENTS:
2.25 P.S./D.U.= 2.25 x 211 475 P.S.
TOTAL REQUIRED @ SENIOR 475 P.S. (2.25 P.S./D.U.)

PARKING PROVIDED

FAMILY APARTMENTS & TOWNHOMES:
FAMILY SURFACE 458 P.S.
FAMILY CARPORT 347 P.S.
TOTAL PROVIDED @ FAMILY 805 P.S. (2.07 P.S./D.U.)
FAMILY ACCESSIBLE PARKING (INCL'D IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 9 P.S.
ACCESSIBLE CARPORT 12 P.S.
TOTAL ACCESSIBLE PROVIDED @ FAMILY 21 P.S (2.4%)

SENIOR APARTMENTS:
SENIOR SURFACE 201 P.S.
SENIOR CARPORT 207 P.S.
TOTAL PROVIDED @ SENIOR 408 P.S. (1.93 P.S./D.U.)
SENIOR ACCESSIBLE PARKING (INCL'D IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 4 P.S.
ACCESSIBLE CARPORT 11 P.S.
TOTAL ACCESSIBLE PROVIDED @ SENIOR 15 P.S (3.7%)

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 03-17-23 Date Signed ARIZONA, USA

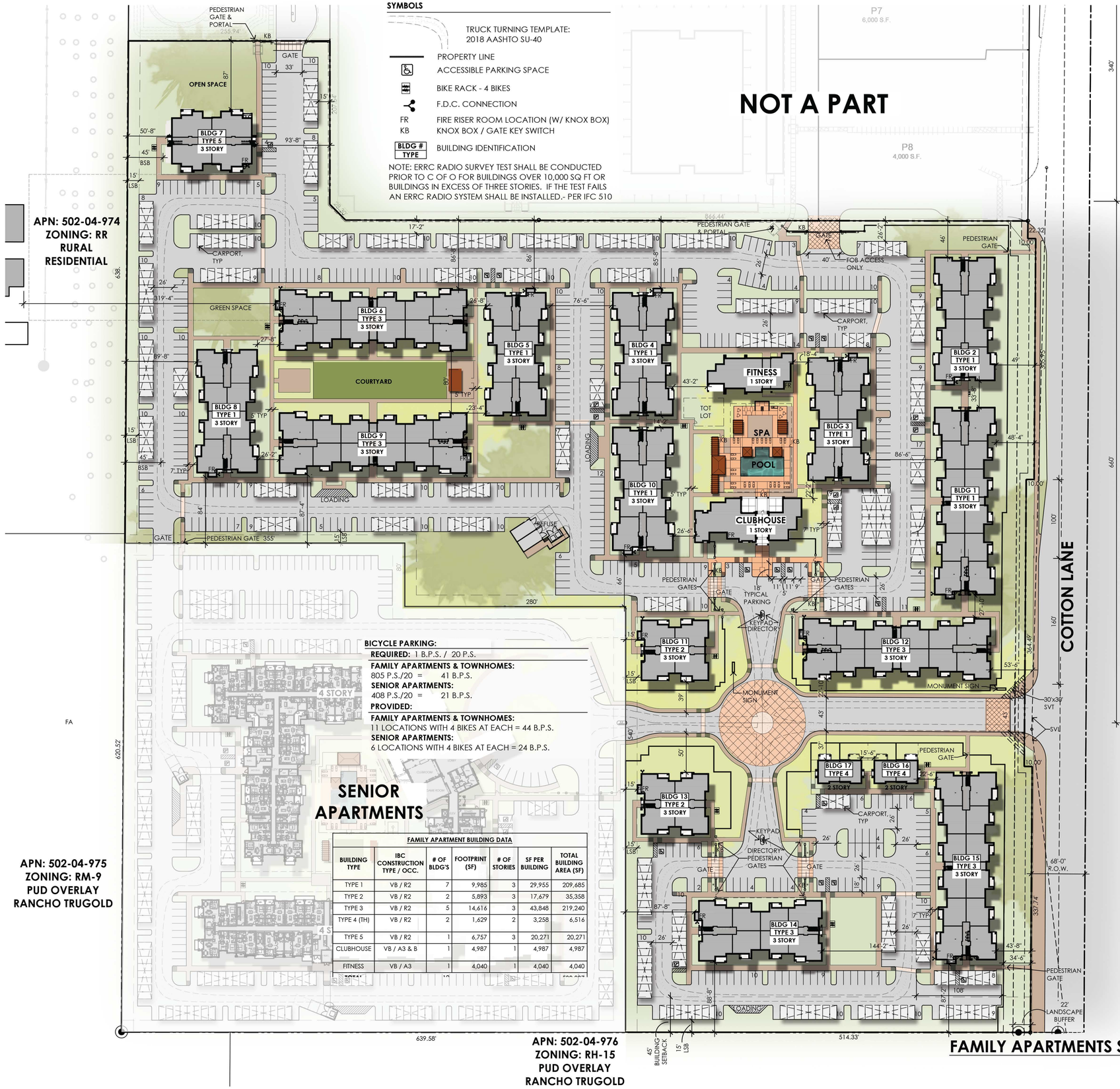
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ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

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DATA — PHASE
3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description:

OVERALL **SITE PLAN**

A1.0



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FAMILY APARTMENTS SITE PLAN

0" 30' 60' 120'
SCALE: 1" = 60'-0"

CASE NUMBER: FS22-1418

SITE DATA

ASSESSOR'S PARCEL NUMBER 502-04-005C & -022C

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TOTAL REQUIRED @ FAMILY 873 P.S. (2.25 P.S./D.U.)

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PARKING PROVIDED

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FAMILY CARPORT 347 P.S.
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SENIOR CARPORT 207 P.S.
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PROJECT
NO. 20-2007-02
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FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 03-17-23 Date Signed ARIZONA, USA

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CRITICAL THINKING / CREATIVE DESIGN
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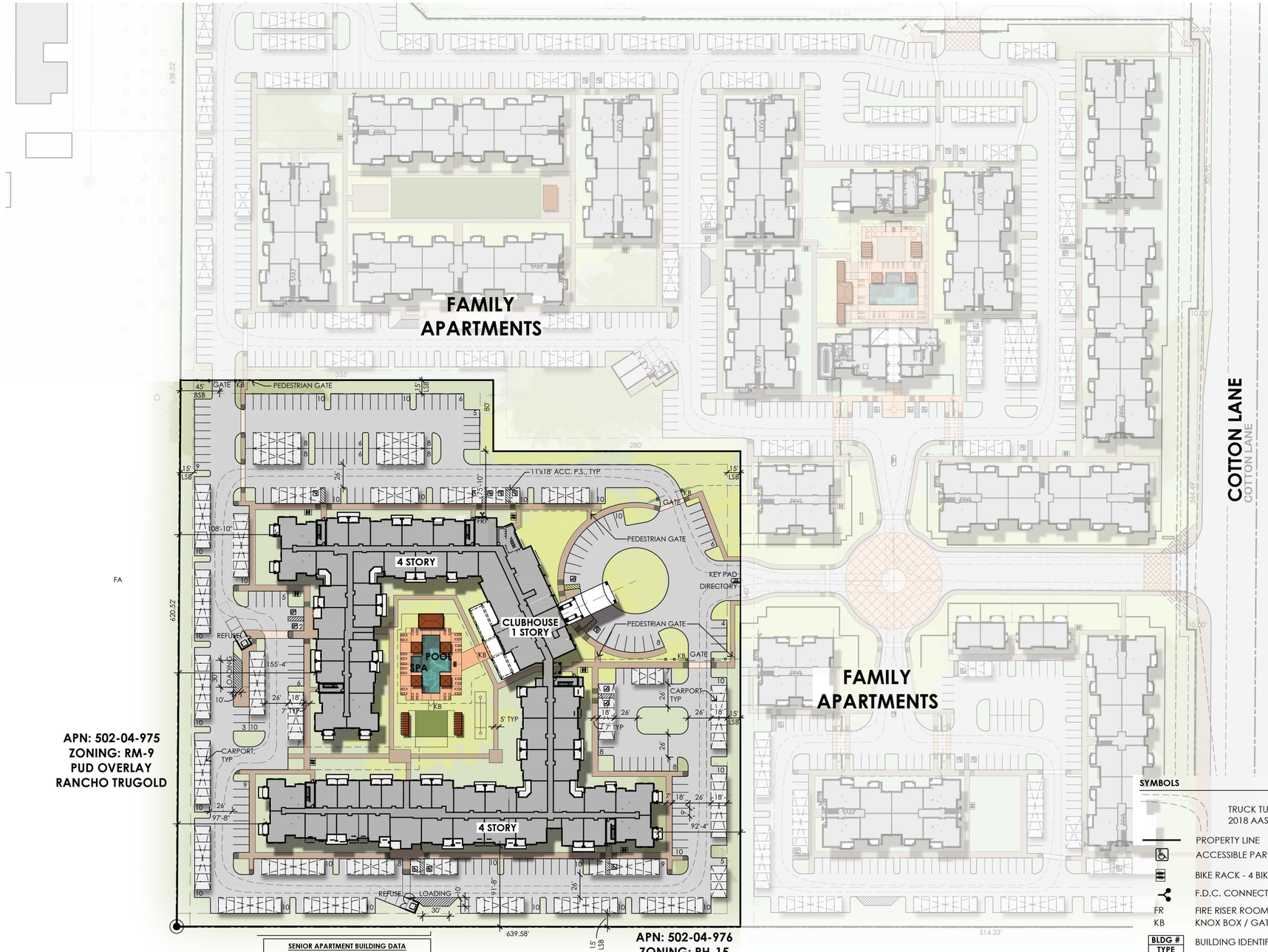
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PHASE
3-17-2023
SITE PLAN RESUBMITTAL

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:
△
△
△
△
△

FAMILY APARTMENTS
SITE PLAN

A1.1



SENIOR APARTMENT BUILDING DATA		
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ZONING

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SENIOR APARTMENTS:	±270,505 SF (±72.51%)
TOTAL COVERAGE:	±850,638 SF (±68.5%)
PROPOSED OPEN SPACE:	
FAMILY APARTMENTS & TH'S:	±303,476 SF (±34.83%)
SENIOR APARTMENTS:	±108,872 SF (±29.18%)
TOTAL COVERAGE:	±412,348 SF (±33.14%)
PROPOSED LANDSCAPE AREA:	
FAMILY APARTMENTS & TH'S:	±291,128 SF (±33.41%)
SENIOR APARTMENTS:	±102,549 SF (±27.49%)
TOTAL COVERAGE:	±393,677 SF (±31.64%)

BUILDING HEIGHT

PROPOSED*:	50 FEET MAX. FOR PEAK ELEMENTS IN WEST HALF
FAMILY & TOWNHOMES:	40'-2" MAX BLDG HGT (2 & 3 STORIES)
SENIOR LIVING:	49'-4" MAX BLDG HGT (4 STORIES)

*SEE EXTERIOR ELEVATIONS, SHEETS A3.1 - A3.8

APPROVED SETBACKS

PRIMARY BUILDINGS:

NORTH (WADDELL RD):	MIN 10'
EAST (COTTON LANE):	MIN 10'
WEST:	MIN 45'
MIN 45' SOUTH:	MIN 45'
INTERNAL:	0'

LANDSCAPE:

NORTH (WADDELL RD):	MIN 22'
EAST (COTTON LANE):	MIN 22'

FAMILY APARTMENT BUILDING MIX

BUILDING TYPE	B1	C1	D1	D2	# OF BLDG'S	TOTAL DU
TYPE 1	12	12			7	
TYPE 2		12			2	
TYPE 3	24	12			5	
TYPE 4 (TH)			2		2	
TYPE 5				12	1	
TOTAL	204	168	4	12	17	388

FAMILY APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
B1 2BR/2BA	204	52.6%
C1 3BR/2BA	168	43.3%
D1 4BR/2BA TOWNHOUSE	4	1%
D2 4BR/2BA	12	3.1%
TOTAL	388	

SENIOR APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	65	30.8%
B2 2BR/2BA	114	54%
C3 3BR/2BA	32	15.2%
TOTAL	211	

PARKING REQUIRED

FAMILY APARTMENTS & TOWNHOMES:

2.25 P.S./D.U.=	2.25 x 388	873 P.S.
TOTAL REQUIRED @ FAMILY		873 P.S. (2.25 P.S./D.U.)

SENIOR APARTMENTS:

2.25 P.S./D.U.=	2.25 x 211	475 P.S.
TOTAL REQUIRED @ SENIOR		475 P.S. (2.25 P.S./D.U.)

PARKING PROVIDED

FAMILY APARTMENTS & TOWNHOMES:

FAMILY SURFACE	458 P.S.
FAMILY CARPORT	347 P.S.
TOTAL PROVIDED @ FAMILY	805 P.S. (2.07 P.S./D.U.)
FAMILY ACCESSIBLE PARKING (INCL'D IN TOTAL PROVIDED)	
ACCESSIBLE SURFACE	9 P.S.
ACCESSIBLE CARPORT	12 P.S.
TOTAL ACCESSIBLE PROVIDED @ FAMILY	21 P.S (2.4%)

SENIOR APARTMENTS:

SENIOR SURFACE	201 P.S.
SENIOR CARPORT	207 P.S.
TOTAL PROVIDED @ SENIOR	408 P.S. (1.93 P.S./D.U.)
SENIOR ACCESSIBLE PARKING (INCL'D IN TOTAL PROVIDED)	
ACCESSIBLE SURFACE	4 P.S.
ACCESSIBLE CARPORT	11 P.S.
TOTAL ACCESSIBLE PROVIDED @ SENIOR	15 P.S (3.7%)

SYMBOLS

- TRUCK TURNING TEMPLATE: 2018 AASHTO SU-40
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- BIKE RACK - 4 BIKES
- F.D.C. CONNECTION
- FR — FIRE RISER ROOM LOCATION (W/ KNOX BOX)
- KB — KNOX BOX / GATE KEY SWITCH
- BLDG # / TYPE — BUILDING IDENTIFICATION

NOTE: ERRC RADIO SURVEY TEST SHALL BE CONDUCTED PRIOR TO C OF O FOR BUILDINGS OVER 10,000 SQ FT OR BUILDINGS IN EXCESS OF THREE STORIES. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED.- PER IFC 510

BICYCLE PARKING:

REQUIRED: 1 B.P.S. / 20 P.S.

FAMILY APARTMENTS & TOWNHOMES:
805 P.S./20 = 41 B.P.S.
SENIOR APARTMENTS:
408 P.S./20 = 21 B.P.S.
PROVIDED:
FAMILY APARTMENTS & TOWNHOMES:
11 LOCATIONS WITH 4 BIKES AT EACH = 44 B.P.S.
SENIOR APARTMENTS:
6 LOCATIONS WITH 4 BIKES AT EACH = 24 B.P.S.

SENIOR APARTMENTS SITE PLAN

0" 30' 60' 120'
SCALE: 1" = 60'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

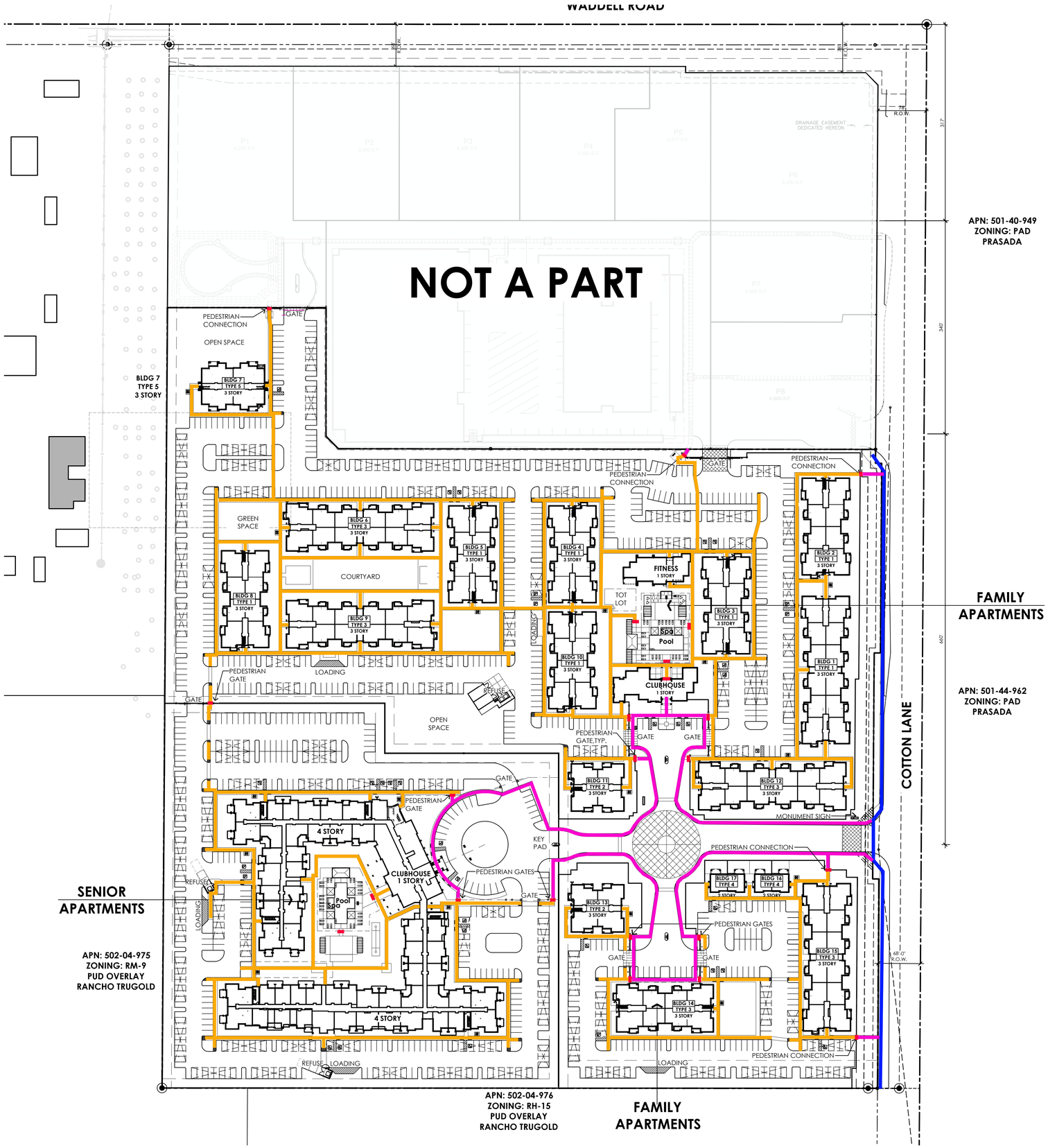
SEAL
REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 03-17-23 Date Signed ARIZONA, USA

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
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DATA — PHASE
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SITE PLAN RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description:
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SENIOR APARTMENTS
SITE PLAN

A1.2



CIRCULATION LEGEND

- PUBLIC STREET PEDESTRIAN CIRCULATION
- PUBLIC RESIDENTIAL PEDESTRIAN CIRCULATION
- PEDESTRIAN ACCESS GATE
- SECURED PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION PLAN

0" 40' 80' 160'

SCALE: 1" = 80'-0"

N

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 04/10/23 Not to be signed after this date ARIZONA U.S.A.

CONTACT

TODD + ASSOCIATES
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Rev.	Date:	Description:
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PEDESTRIAN CIRCULATION PLAN

A1.3

TREE IMAGES


WILLOW ACACIA


FAN-TEX ASH


HYBRID OLIVE (FRUITLESS)


HYBRID PALO VERDE


RED PUSH PISTACHE


SOUTHERN LIVE OAK


DESERT WILLOW


MULGA


MEXICAN BIRD OF PARDISE


CHITALPA


DATE PALM

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

LANDSCAPE NARRATIVE FOR MULTI-FAMILY AND SENIOR LIVING PARCELS

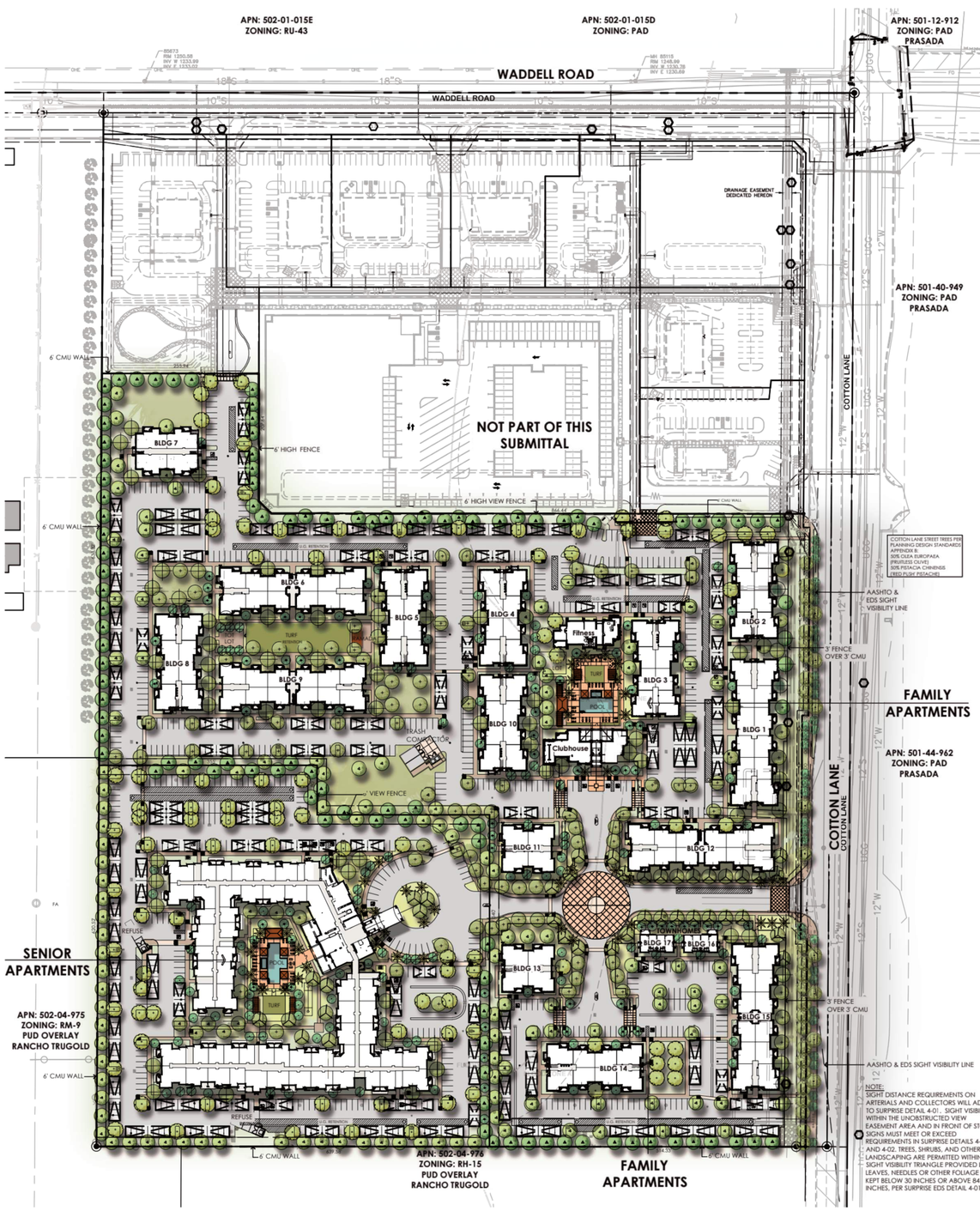
The landscape theme for the residential parcels shall be of a semi-arid nature utilizing plant materials that are on the Arizona Department of Water Resources Low Water Use List to create transitional zones within the parcels that promote the Sonoran Desert environment. Landscape areas shall be in general conformance with the City of Surprise Planning Design Standards. The street frontage along Cotton Lane shall comprise of Hybrid Fruitless Olives (Olea europaea spp.) and Red Push Pistache (Pistacia x Red Push) per Appendix B standards for Major Arterial Streets. Trees, shrubs, and groundcovers comprising the urban forest, defining spatial areas within the parcels, and providing shade at pedestrian walkways and gathering areas shall comply with Appendix B for Public Spaces.

The streetscape, main entries, and interior open space areas shall be landscaped with semi-arid materials selected to provide a lush appearance in terms of color, texture, flower color, and seasonal interest. Succulents, cactus, and more arid character plant materials shall be utilized as accents throughout the landscape in plant massings. Interior open spaces and amenity areas shall incorporate limited use of turf for a cooling oasis environment in conjunction with primarily broadleaf trees to provide shade. Paths and sidewalks will be tree lined to provide protection to pedestrians from the desert sun.

The perimeter areas of the site shall be landscaped with a transitional landscape palette consisting of semi-arid plant materials arranged in informal massings to create a naturalized character

PUBLIC WORKS - SOLID WASTE NOTES:

Solid waste collection vehicle routes shall provide a minimum width of 20' clear of all obstructions in order to prevent damage from the collection vehicle or damage to the vehicle itself. Obstructions including, but not limited to, plant growth, structures, awnings, building projection, and athletic equipment, shall not project into the roadway or alley, and a minimum overhead clearance of 14' is required. Greater clearance is required for overhead electrical and communication lines per National Electrical Safety Code Rule 232.



MASTER LANDSCAPE PLAN

0" 50' 100' 200'

SCALE: 1"=100'-0"

MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT x SPREAD
TREES (LARGE)				
	ACACIA SALICINA	WILLOW ACACIA	36" BOX	30'x15'
	OLEA EUROPAEA 'WILSONII'	HYBRID OLIVE	36" BOX	30'x30'
	PARKINSONIA 'AZT'	HYBRID PALO VERDE	36" BOX	25'x25'
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	40'x40'
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX	40'x50'
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	40'x25'
TREES (MEDIUM)				
	ACACIA ANEURA	MULGA	24" BOX	14'x12'
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	15'x15'
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	20'x20'
PALMS				
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	20 TF	
	CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM	7 GAL.	
TREES IN COTTON RD. R.O.W. PER FINAL PLAT APPROVAL				
	FRAXINUS VELUTINA	FAN-TEX ASH		
	PISTACIA CHINENSIS	CHINESE PISTACHE		
	QUERCUS VIRGINIANA	LIVE OAK		
	CHITALPA TASHKENTENSIS	CHITALPA		
MISC				
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH, 3/4" SCREENED, MADISON GOLD COLOR			
	'MIDIRON' HYBRID BERMUDA SOD		8,000 SF	
	'KID PLAY' SYNTHETIC TURF WWW.ARTIFICIALGRASS SUPERSTORE.COM		2,000 SF	

PROPOSED SHRUB PALETTE
(NOT GRAPHICALLY SHOWN ON MASTER PLAN)

SHRUBS	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA
	EREMOPHILA HYGROPHANA	BLUE BELLS
	GOSSYPIUM HARKNESSII	SAN MARCOS HIBISCUS
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE
	RUELLIA PENINSULARIS	BAJA RUELLIA
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN
	TECOMA STANS ANGUSTATA	YELLOW BELLS
ACCENTS	AGAVE DESMETTIANA	VARIEGATED SMOOTH AGAVE
	ALOE BARBADENSIS	MEDICINAL ALOE
	ALOE X BLUE ELF	BLUE ELF ALOE
	DASYLIRION WHEELERI	DESERT SPOON
	HESPERALOE FUNIFERA	GIANT YUCCA
	HESPERALOE PARVILORA	RED YUCCA
	YUCCA PALLIDA	PALE LEAF YUCCA
GROUNDCOVERS	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU
	LANTANA 'DALLAS RED'	RED LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
VINES	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE
	PODRANEA RICASOLIANA	PINK TRUMPET VINE

LANDSCAPE CALCS

MULTI-FAMILY APARTMENTS	291,128 SF NET LANDSCAPE AREA
SENIOR LIVING APARTMENT	102,549 SF NET LANDSCAPE AREA

NOTES

1. TREES OVERHANGING STREETS SHALL BE MAINTAINED A MINIMUM OF 15 FEET VERTICAL CLEARANCE TO THE LOWEST BRANCHES.
2. FIRE HYDRANTS TO HAVE 3' MINIMUM CLEARANCE FROM ALL PLANTINGS.
3. SIGNS REQUIRE SEPARATE PERMIT.

CONTACT INFORMATION

PROPERTY OWNER
TRUMAN RANCH 46 SWC LLC

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HEATHER D. ROBERTS
HeatherD.Roberts@kimley-horn.com

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
4-07-23
State Standard
ARIZONA, U.S.A.

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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4019 N. 44TH ST. / PHOENIX, AZ 85018
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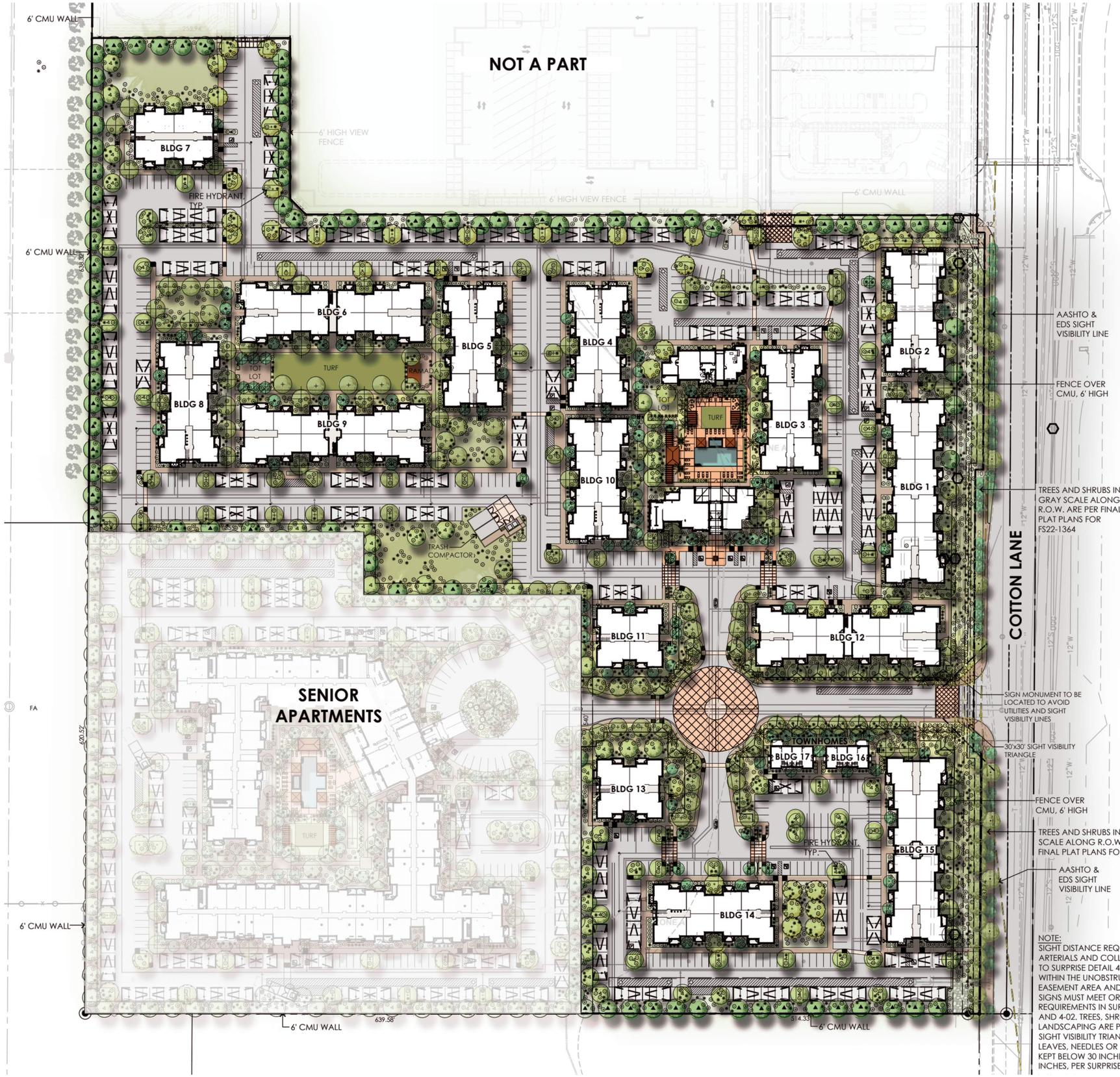
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Drawn By: BW
Rev. Date: Description:

LANDSCAPE
SHEET 1 of 8

L1.1



MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT x SPREAD
TREES (LARGE)				
	ACACIA SALICINA	WILLOW ACACIA	36" BOX	30'x15'
	OLEA EUROPAEA 'WILSONII'	HYBRID OLIVE	36" BOX	30'x30'
	PARKINSONIA 'AZT'	HYBRID PALO VERDE	36" BOX	25'x25'
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	40'x40'
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX	40'x50'
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	40'x25'
TREES (MEDIUM)				
	ACACIA ANEURA	MULGA	24" BOX	14'x12'
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	15'x15'
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	20'x20'
PALMS				
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	20 TF	
	CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM	7 GAL.	
TREES IN COTTON RD. R.O.W. PER FINAL PLAT APPROVAL				
	FRAXINUS VELUTINA	FAN-TEX ASH		
	PISTACIA CHINENSIS	CHINESE PISTACHE		
	QUERCUS VIRGINIANA	LIVE OAK		
	CHITALPA TASHKENTENSIS	CHITALPA		
MISC				
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH, 3/4" SCREENED, MADISON GOLD COLOR			
	'MIDIRON' HYBRID BERMUDA SOD		8,000 SF	
	'KID PLAY' SYNTHETIC TURF WWW.ARTIFICIALGRASS SUPERSTORE.COM		2,000 SF	

PROPOSED SHRUB PALETTE
[NOT GRAPHICALLY SHOWN ON MASTER PLAN]

SHRUBS	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA
	EREMOPHILA HYGROPHANA	BLUE BELLS
	GOSSYPIUM HARKNESSII	SAN MARCOS HIBISCUS
	LEUCOPHYLLUM 'LYNN'S LEGACY'	HYBRID TEXAS SAGE
	MUHLENBERGIA RIGENS	DEER GRASS
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE
	RUELLIA PENINSULARIS	BAJA RUELLIA
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN
	TECOMA STANS ANGUSTATA	YELLOW BELLS
ACCENTS	AGAVE DESMETTIANA	VARIEGATED SMOOTH AGAVE
	ALOE BARBADENSIS	MEDICINAL ALOE
	ALOE X BLUE ELF	BLUE ELF ALOE
	DASYLIRION WHEELERI	DESERT SPOON
	HESPERALOE FUNIFERA	GIANT YUCCA
	HESPERALOE PARVILORA	RED YUCCA
	YUCCA PALLIDA	PALE LEAF YUCCA
GROUNDCOVERS	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU
	LANTANA 'DALLAS RED'	RED LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
VINES	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE
	PODRANEA RICASOLIANA	PINK TRUMPET VINE

FAMILY APARTMENTS SITE DATA

ASSESSOR'S PARCEL NUMBERS: 502-04-005C & -022C

SITE AREA

PARCEL	NET	GROSS
FAMILY APARTMENTS & TOWNHOMES	±20.002 AC ±871,261 SF	±20.687 AC ±944,686 SF

ZONING
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

DENSITY
PROPOSED:
FAMILY APARTMENTS & TH'S: 388 D.U. / ±20.002 NET AC= ±19.40 D.U./AC

BUILDING HEIGHT
PROPOSED:
FAMILY & TOWNHOMES: 50 FEET MAX. FOR PEAK ELEMENTS IN WEST HALF 42'-2" MAX. BLDG. HT. (2 & 3 STORIES)

APPROVED SETBACKS
PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 10'
WEST: MIN 45'
MIN 45' SOUTH: MIN 45'
INTERNAL: 0'
LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

LANDSCAPE AREA:
TOTAL LANDSCAPE (NET SITE) 291,128 SF (33.41%)

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

FAMILY APTS. LANDSCAPE PLAN

0" 30' 60' 120' N
SCALE: 1" = 60'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14252 BRADLEY A. WINKLER 4-07-23 State of ARIZONA U.S.A.

CONTACT

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ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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Proj Mgr.: RK
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Rev. Date: Description:
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LANDSCAPE
SHEET 2 of 8

L1.2



MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT x SPREAD
TREES (LARGE)				
	ACACIA SALICINA	WILLOW ACACIA	36" BOX	30'x15'
	OLEA EUROPAEA 'WILSONII'	HYBRID OLIVE	36" BOX	30'x30'
	PARKINSONIA 'AZT'	HYBRID PALO VERDE	36" BOX	25'x25'
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	40'x40'
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX	40'x50'
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	40'x25'
TREES (MEDIUM)				
	ACACIA ANEURA	MULGA	24" BOX	14'x12'
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	15'x15'
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	20'x20'
PALMS				
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	20 TF	
	CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM	7 GAL.	
TREES IN COTTON RD. R.O.W. PER FINAL PLAT APPROVAL				
	FRAXINUS VELUTINA	FAN-TEX ASH		
	PISTACIA CHINENSIS	CHINESE PISTACHE		
	QUERCUS VIRGINIANA	LIVE OAK		
	CHITALPA TASHKENTENSIS	CHITALPA		
MISC				
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH, 3/4" SCREENED, MADISON GOLD COLOR			
	'MIDIRON' HYBRID BERMUDA SOD		8,000 SF	
	'KID PLAY' SYNTHETIC TURF WWW.ARTIFICIALGRASS SUPERSTORE.COM		2,000 SF	
PROPOSED SHRUB PALETTE (NOT GRAPHICALLY SHOWN ON MASTER PLAN)				
SHRUBS	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA		
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA		
	EREMOPHILA HYGROPHANA	BLUE BELLS		
	GOSSYPIUM HARKNESSII	SAN MARCOS HIBISCUS		
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE		
	MUHLENBERGIA RIGENS	DEER GRASS		
	OLEA EUROPAEA 'DWARF OLIVE'	DWARF OLIVE		
	RUELLIA PENINSULARIS	BAJA RUELLIA		
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN		
	TECOMA STANS ANGUSTATA	YELLOW BELLS		
ACCENTS	AGAVE DESMETTIANA	VARIEGATED SMOOTH AGAVE		
	ALOE BARBADENSIS	MEDICINAL ALOE		
	ALOE X BLUE ELF	BLUE ELF ALOE		
	DASYLIRION WHEELERI	DESERT SPOON		
	HESPERALOE FUNIFERA	GIANT YUCCA		
	HESPERALOE PARVILORA	RED YUCCA		
	YUCCA PALLIDA	PALE LEAF YUCCA		
GROUNDCOVERS	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU		
	LANTANA 'DALLAS RED'	RED LANTANA		
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA		
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY		
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA		
	SPHAGNETICOLA TRILOBATA	YELLOW DOT		
VINES	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE		
	PODRANEA RICASOLIANA	PINK TRUMPET VINE		

SENIOR APARTMENTS SITE DATA

ASSESSOR'S PARCEL NUMBERS 502-04-005C & -022C

SITE AREA:

PARCEL	NET	GROSS
SENIOR APARTMENTS	±373,054 SF ±8.565 AC	±373,054 SF ±8.565 AC

ZONING:

APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

DENSITY

NET DENSITY PROVIDED: 211 D.U./ ±8.565 NET AC.= ±24.64 DU/AC

BUILDING HEIGHT:

BUILDING HT. - MAX. MEASURED FROM F.F.: 50'-0"
BUILDING HT. - PROVIDED: 49'-4" MAX. BLDG. HT. 4 STORIES

APPROVED SETBACKS:

FRONT BUILDING SETBACK MINIMUM: 20'
SIDE BUILDING SETBACK MINIMUM: 10'
REAR BUILDING SETBACK MINIMUM: 20'

LANDSCAPE AREA:

TOTAL LANDSCAPE (NET SITE): 102,549 SF (27.49%)

SENIOR APTS. LANDSCAPE PLAN

0" 30' 60' 120'
SCALE: 1" = 60'-0"

CASE NUMBER: FS22-1418

NO. 20-2007-02

PROJECT

TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
4-07-23
Date Signed
ARIZONA, U.S.A.

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
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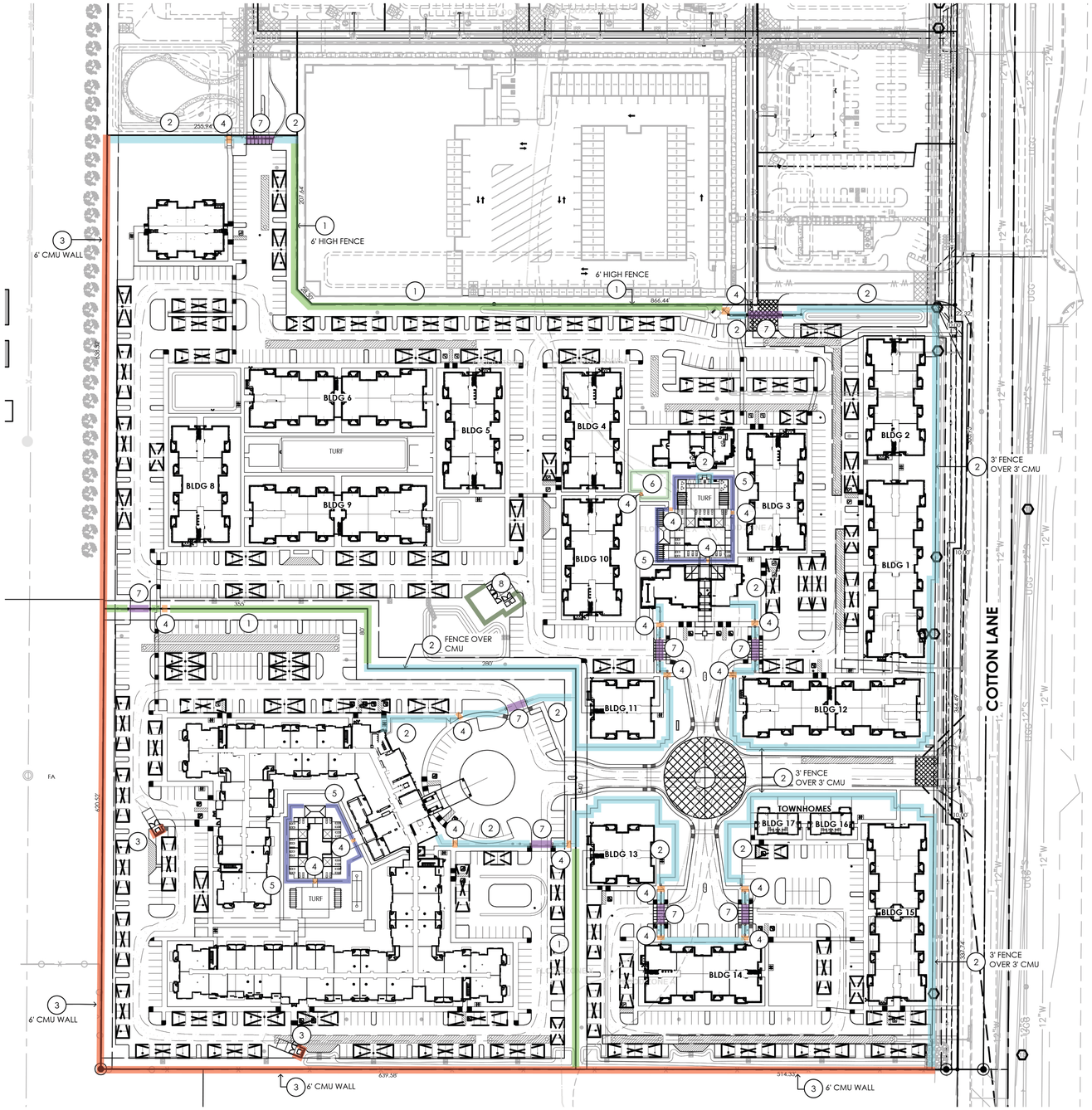
DATA — PHASE

3-17-2023
SITE PLAN RESUBMITTAL

Proj Mgr.: RK
Drawn By: BW
Rev. Date: Description:

LANDSCAPE
SHEET 3 of 8

L1.3



LEGEND

WALLS

1. 6'-0" METAL VIEW FENCE WITH CMU COLUMNS. SEE DETAIL #5 / L1.5
2. 2'-8" METAL FENCE OVER 3'-4" CMU SCREENWALL WITH COLUMNS. SEE DETAIL #1 / L1.5
3. 6'-0" CMU WALL. SEE DETAIL #7 / L1.5
4. PEDESTRIAN GATES. SEE DETAIL #3 / L1.5
5. 6'-0" METAL POOL FENCE, SEE DETAIL #2 / L1.5
6. 4'-0" METAL TOT LOT FENCE. SEE DETAIL #6 / L1.5
7. SLIDING VEHICULAR GATE. SEE DETAIL #4 / L1.5
8. COMPACTOR CMU WALL SEE SHEETS L1.7 & L1.8

COMBINED SITE WALL PLAN

0" 50' 100' 200'

SCALE: 1"=100'-0"

N

CASE NUMBER: FS22-1418

PROJECT NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

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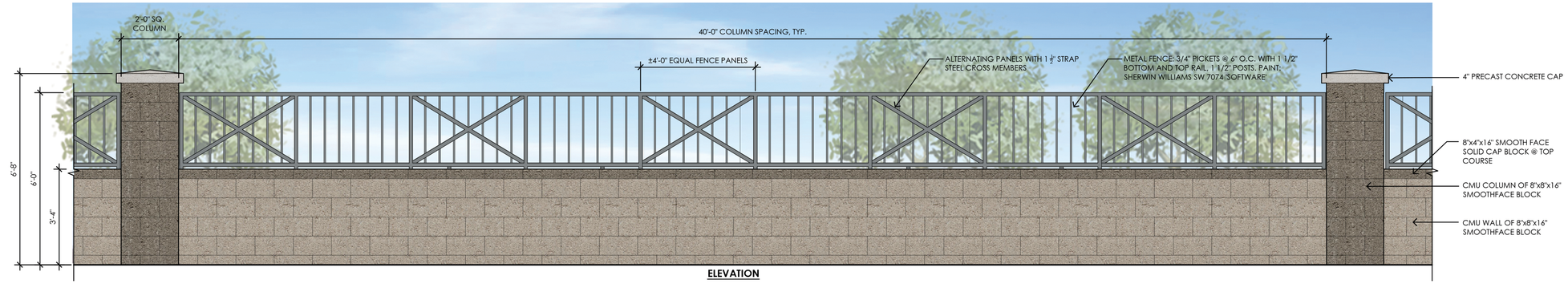
SITE PLAN RESUBMITTAL

Proj Mgr.: RK
Drawn By: BW
Rev. Date: Description:

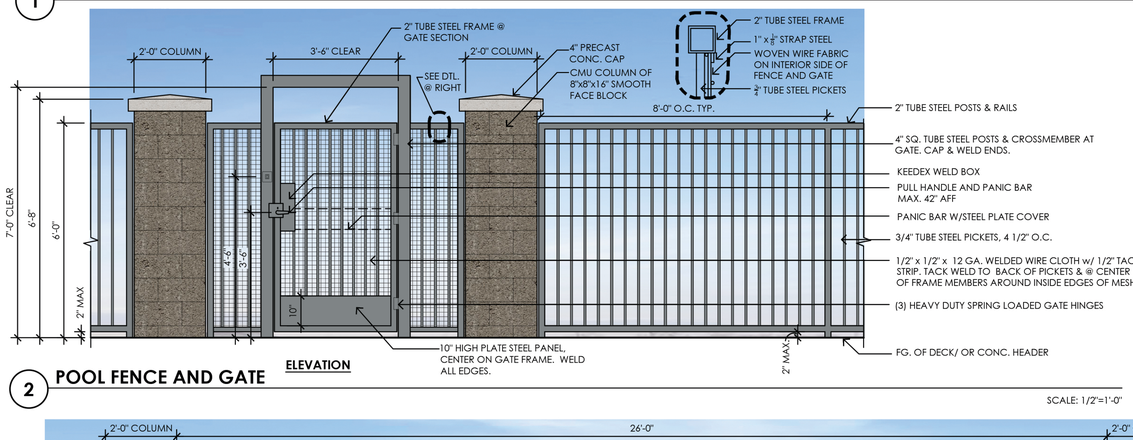
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SITE WALL PLAN
SHEET 4 of 8

L1.4

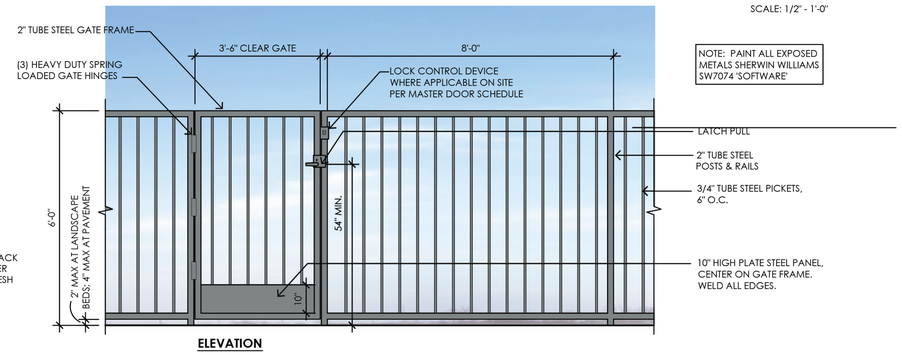


1 2'-8" METAL FENCE OVER 3'-4" CMU WALL



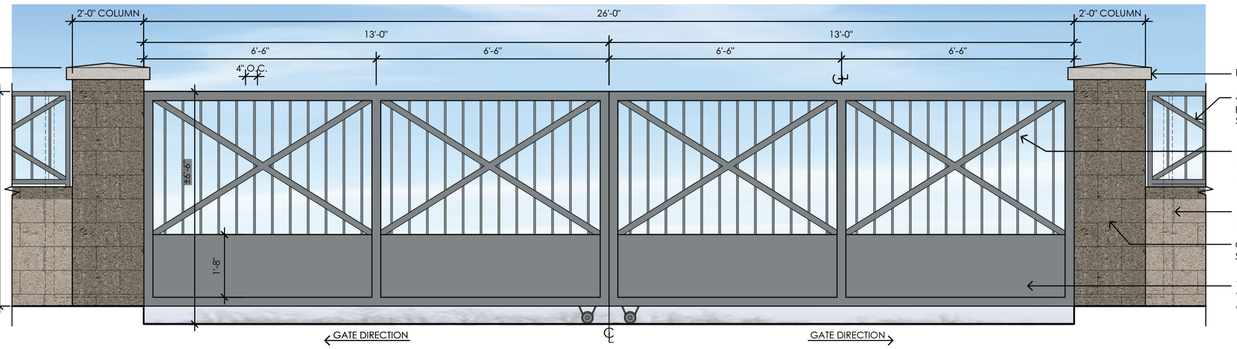
2 POOL FENCE AND GATE

SCALE: 1/2"=1'-0"



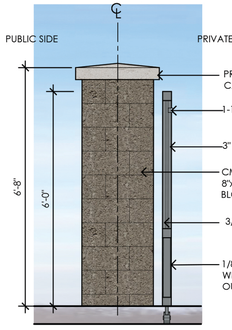
3 TYP. SITE PEDESTRIAN FENCE & GATE

SCALE: 1/2" - 1'-0"



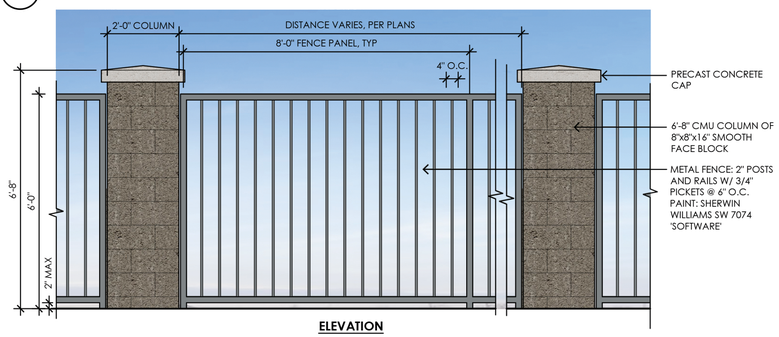
4 SLIDING VEHICULAR GATE

SCALE: 1/2"=1'-0"



NOTES:
1. CMU WALLS OF SMOOTH FACE CMU. 4" COURSES AND COLUMNS OF SUPERLITE INTEGRAL COLOR 'CHARCOAL'; 8" CMU BODY OF SUPERLITE INTEGRAL COLOR 'ASPEN'
2. METAL FENCING AND GATES PAINT COLOR: SHERWIN WILLIAMS SW 7074 'SOFTWARE'

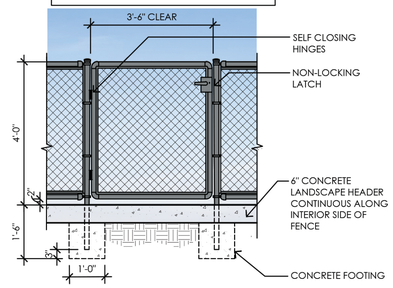




5 6' METAL VIEW FENCE WITH COLUMNS

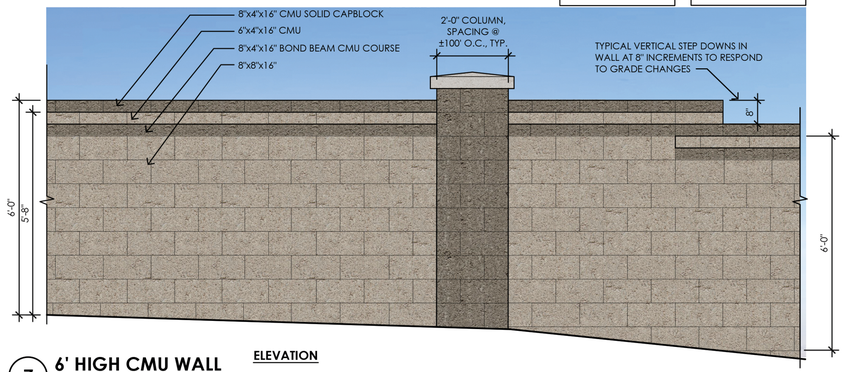
SCALE: 1/2" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CHAIN LINK FENCING FOR APPROVAL.
2. FENCE FABRIC TO BE BLACK VINYL COATED



6 DOG PARK AND PLAYGROUND FENCE & GATE

SCALE: 1/2" - 1'-0"



7 6' HIGH CMU WALL

SCALE: 1/2"=1'-0

WALL/FENCE DETAILS

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

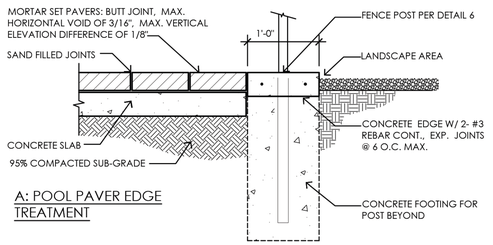
SEAL
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
3-17-23
Date Signed
ARIZONA, U.S.A.

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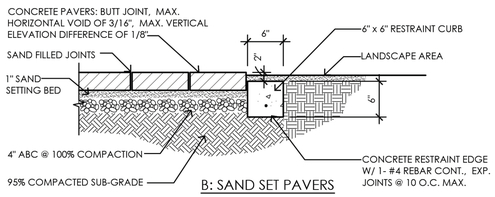
DATA — PHASE
3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.: RK
Drawn By: BW
Rev. Date: Description:
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WALL/FENCE DETAILS
SHEET 5 of 8

L1.5



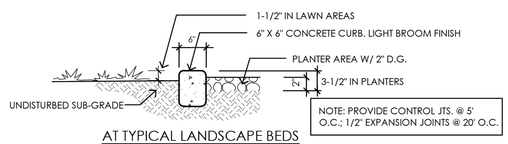
A: POOL PAVER EDGE TREATMENT



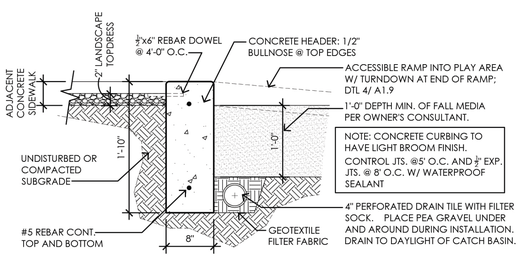
B: SAND SET PAVERS

11 TYPICAL PAVER EDGES

SCALE: 1" = 1'-0"



AT TYPICAL LANDSCAPE BEDS



AT PLAYGROUNDS/ TOT LOTS

12 CONCRETE LANDSCAPE HEADER

SCALE: 1"=1'0"



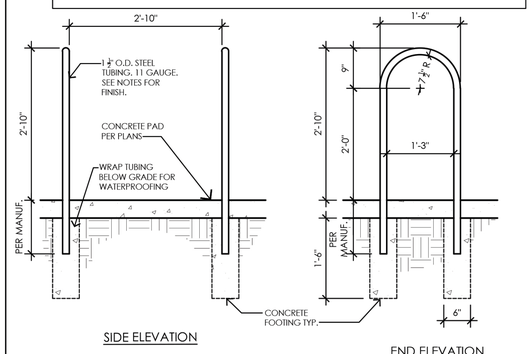
PRODUCT: 'FREMONT' FIRETABLE (48L"x32"Wx24"H); www.theoutdoorplus.com
MODEL: OPT-FRMPC4824
DESCRIPTION: POWDERCOAT PAINT FINISH: SILVER VEIN COLOR
FUEL: NATURAL GAS; 40,000 BTU; FLAME SENSE W/ SPARK IGNITION; 120V POWER

NOTES:
1. FIELD LOCATE A REMOTE GAS EMERGENCY SHUT OFF PER OWNER APPROVAL

8 FIRETABLE

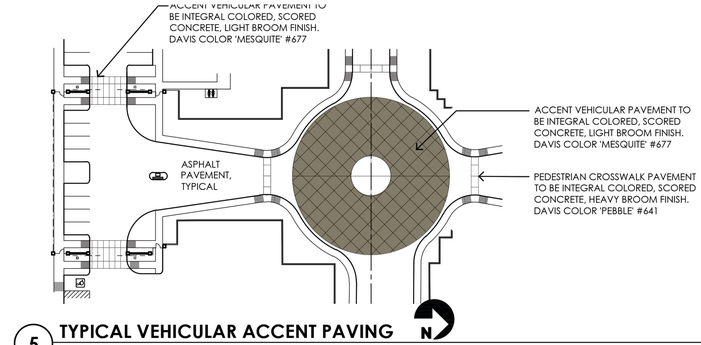
SCALE: NTS

NOTES:
1. EACH LOOP HOLDS 2 BICYCLES
2. SET TUBING 12" BELOW GRADE IN CONCRETE FOOTING.
3. 24" MINIMUM CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE 6' MINIMUM CLEAR AREA
4. POWDERCOAT PAINT FINISH, COLOR TBD.



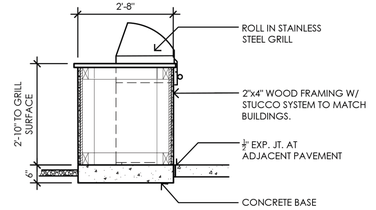
9 BIKE RACK

SCALE: 3/4" = 1'-0"



ELEVATION

NOTES:
1. CONTRACTOR TO PROVIDE AND INSTALL BBQ'S WITH ALL CONNECTIONS AND CONTROLS
2. INSTALL WITH 1 HOUR TIMER AND AUTOMATIC SHUTOFF
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND SHALL MEET STATE AND LOCAL CODES



SECTION A

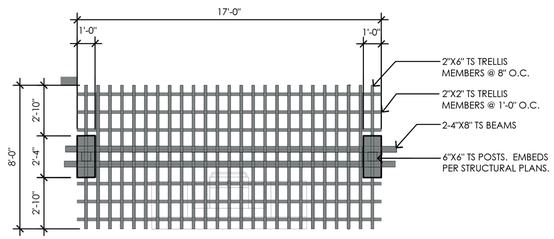
4 BBQ COUNTER DETAIL

SCALE: 1/2" = 1'-0"

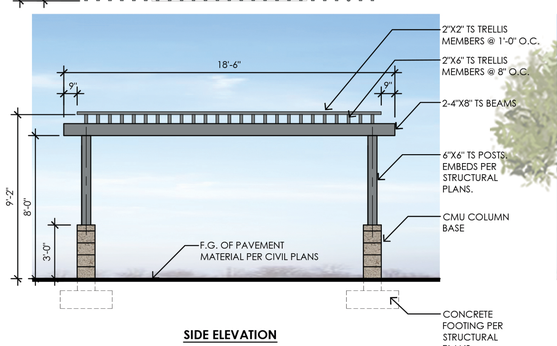
Mesquite
677

5 TYPICAL VEHICULAR ACCENT PAVING

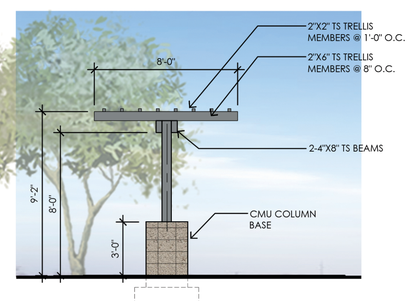
SCALE: 1" - 50'-0"



NOTES:
1. CMU COLUMN BASES OF SUPERLITE SMOOTHFACE INTEGRAL COLOR 'CHARCOAL'
2. TRELLIS METALS PAINT COLOR: SHERWIN WILLIAMS SW 7074 'SOFTWARE'
3. TRELLIS DIMENSIONS MAY VARY PER LOCATION



SIDE ELEVATION



END ELEVATION

6 TYPICAL COURTYARD TRELLIS

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

SITE DETAILS

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
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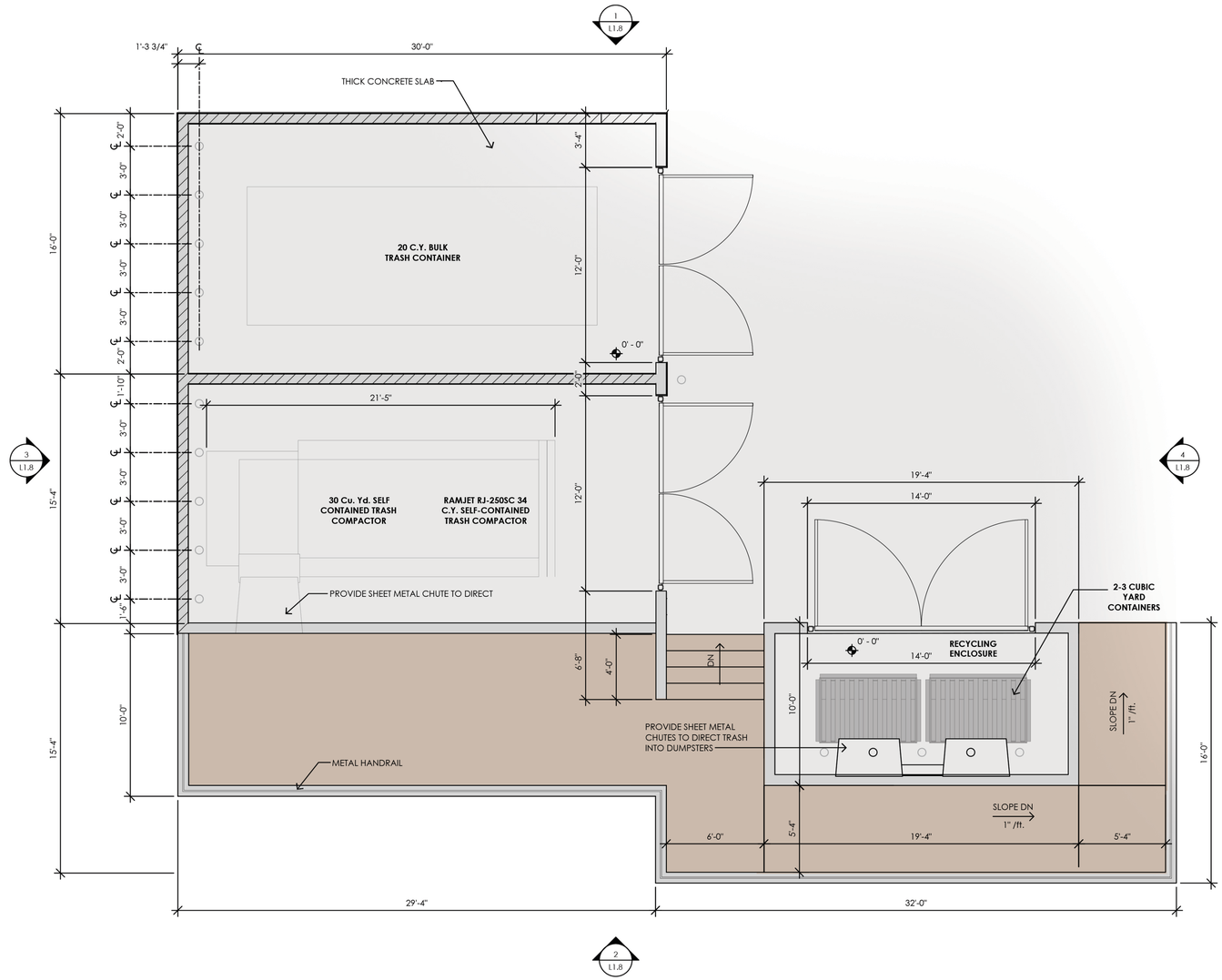
SEAL
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
3-17-23
STATE OF ARIZONA

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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DATA — PHASE
3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.: RK
Drawn By: BW
Rev. Date: Description:

SITE DETAILS
SHEET 6 of 8

L1.6



COMPACTOR AND RECYCLING STAIR PLAN

1/4" = 1'-0"

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

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SITE PLAN
RESUBMITTAL

DATA

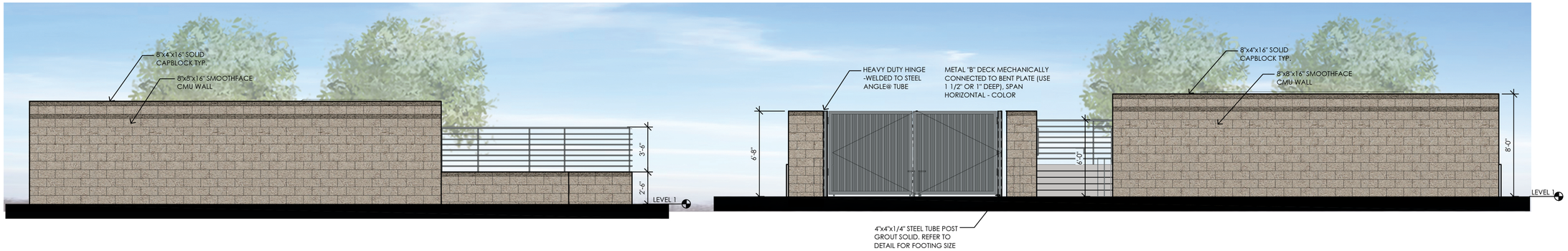
Proj Mgr.: RK
Drawn By: BW

Rev.	Date:	Description:
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COMPACTOR PLAN
SHEET 7 of 8

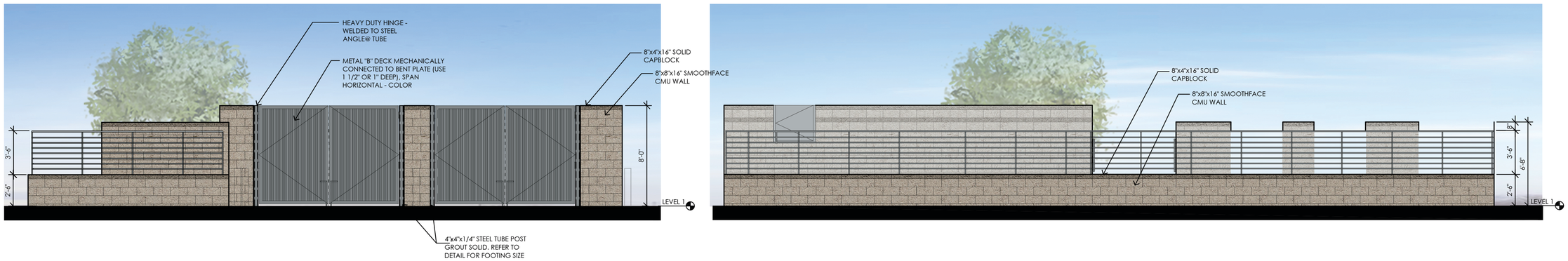
L1.7

CASE NUMBER: FS22-1418



3 COMPACTOR SIDE ELEV
1/4" = 1'-0"

1 COMPACTOR FRONT ELEV
1/4" = 1'-0"



4 COMPACTOR SIDE ELEV
1/4" = 1'-0"

2 COMPACTOR REAR ELEV
1/4" = 1'-0"

NOTES:
1. CMU WALLS OF SMOOTH FACE CMU. 4" COURSES OF SUPERLITE INTEGRAL COLOR 'CHARCOAL'; 8" CMU BODY OF SUPERLITE INTEGRAL COLOR 'ASPEN'

2. METAL FENCING AND GATES PAINT COLOR: SHERWIN WILLIAMS SW 7074 'SOFTWARE'



COMPACTOR AND RECYCLING ELEVATIONS
1/4" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
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CERTIFICATE NO.
14252
BRADLEY A. WINKLER
3-17-23
STATE OF ARIZONA USA

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SITE PLAN RESUBMITTAL
Proj Mgr.: RK
Drawn By: BW
Rev. Date: Description:

COMPACTOR DETAILS
SHEET 8 of 8

L1.8



FRONT ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1):
Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.



LEFT ELEVATION



RIGHT ELEVATION

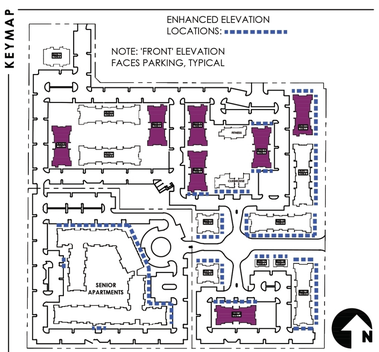


REAR ELEVATION

COLOR SCHEDULE

LOCATION	MATERIAL	SWATCH
A Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1 Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



BLDG TYPE 1 ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
03-17-23
Date Signed
ARIZONA, USA

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description:

FAMILY APARTMENTS
BLDG TYPE 1 ELEVATIONS
A3.1.1



PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1): Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.

FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



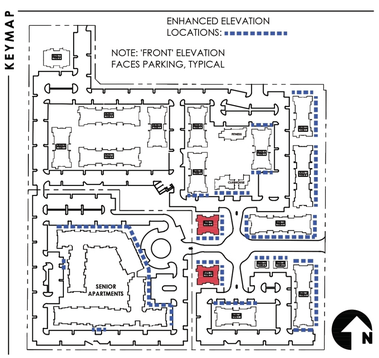
REAR ELEVATION

MIRRORED AT BLDG #13

COLOR SCHEDULE

LOCATION	MATERIAL	SWATCH
A Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1 Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



BLDG TYPE 2 ELEVATIONS

BUILDING #13 SHOWN. BUILDING #11 MIRRORED

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
03-17-23
Date Signed
ARIZONA, USA

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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3-17-2023

SITE PLAN RESUBMITTAL

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Drawn By:
Rev. Date: Description:

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FAMILY APARTMENTS
BLDG TYPE 2 ELEVATIONS

A3.2.1



PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1): Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.

FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

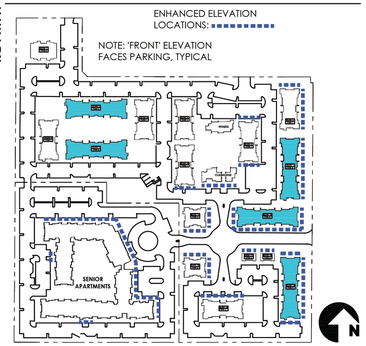


REAR ELEVATION

COLOR SCHEDULE

LOCATION	MATERIAL	SWATCH
A Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1 Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



BLDG TYPE 3 ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

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SEAL

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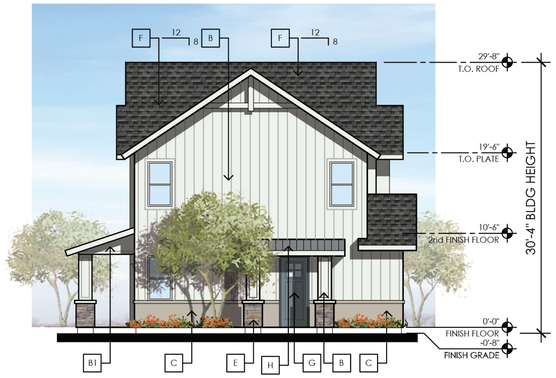
SITE PLAN RESUBMITTAL

Proj Mgr.:
Drawn By:

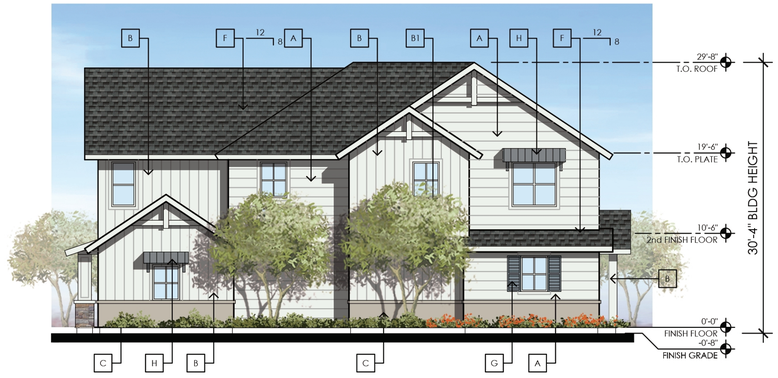
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FAMILY APARTMENTS
BLDG TYPE 3 ELEVATIONS

A3.3.1

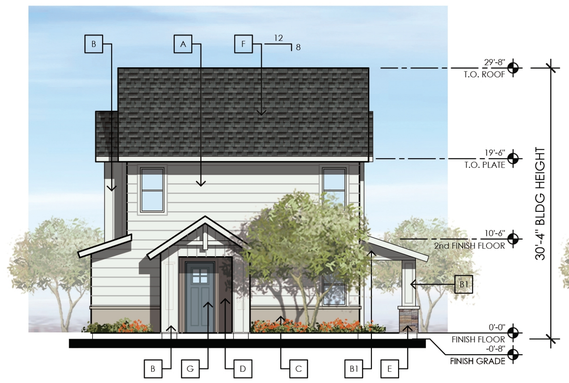


LEFT ELEVATION

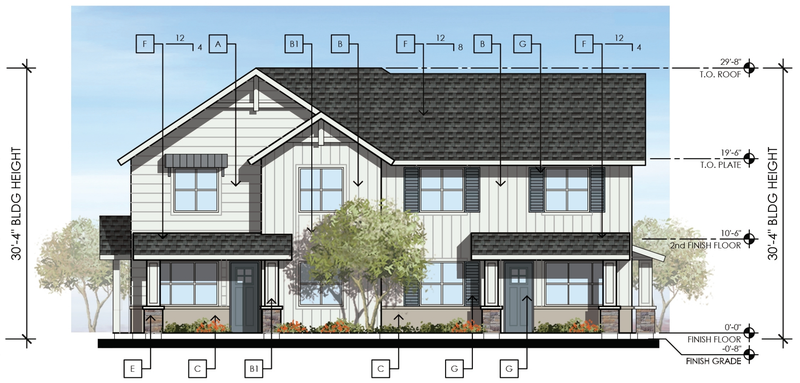


FRONT ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1):
Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.



RIGHT ELEVATION

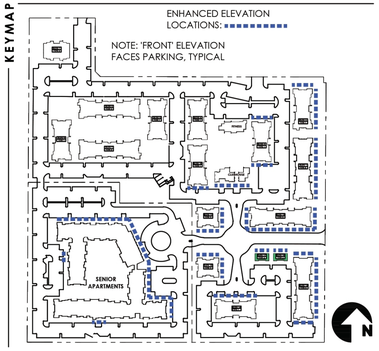


REAR ELEVATION

COLOR SCHEDULE

	LOCATION	MATERIAL	SWATCH
A	Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B	Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1	Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C	Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D	Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E	Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F	Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G	Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H	Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I	Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



BLDG TYPE 4 ELEVATIONS

0" 4' 8' 16'

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

CASE NUMBER: FS22-1418

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
03-17-23
Date Signed
ARIZONA, U.S.A.

CONTACT

TODD + ASSOCIATES
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Proj Mgr.:
Drawn By:

Rev.	Date:	Description:
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3		
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FAMILY APARTMENTS
BLDG TYPE 4 ELEVATIONS

A3.4.1



FRONT ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1): Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.



LEFT ELEVATION



RIGHT ELEVATION

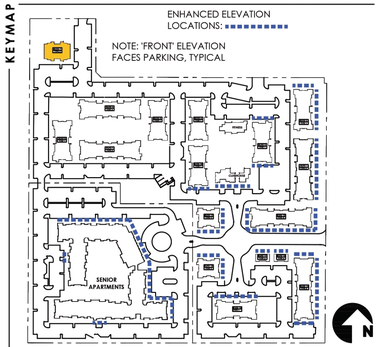


REAR ELEVATION

COLOR SCHEDULE

	LOCATION	MATERIAL	SWATCH
A	Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B	Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1	Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C	Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D	Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E	Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F	Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G	Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H	Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I	Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



BLDG TYPE 5 ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

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CERTIFICATE NO.
13467
GARY D. TODD
03-17-23
Date Signed
ARIZONA, USA

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FAMILY APARTMENTS

BLDG TYPE 5 ELEVATIONS

A3.5.1



PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1): Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.

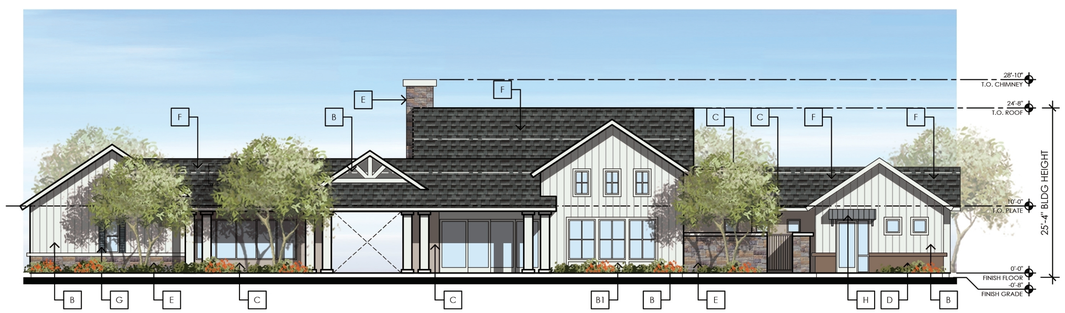
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

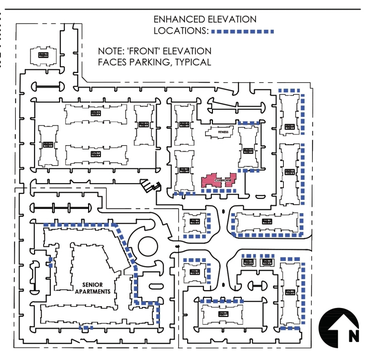


REAR ELEVATION

COLOR SCHEDULE

LOCATION	MATERIAL	SWATCH
A Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1 Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



FAMILY CLUBHOUSE ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

CLIENT

DOMINIUM

SEAL

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 03-17-23 Date Signed ARIZONA, USA

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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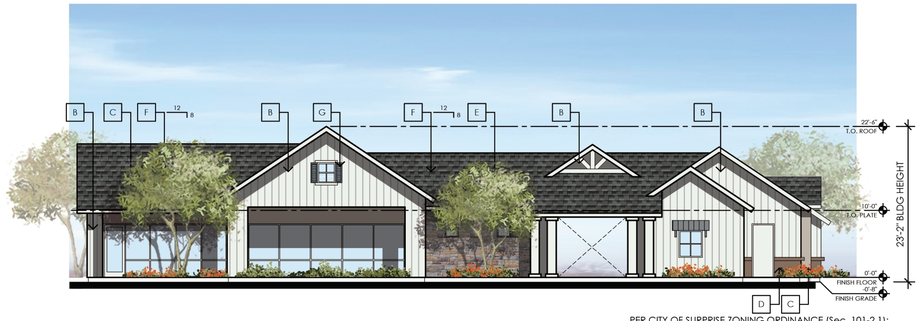
SITE PLAN RESUBMITTAL

Proj Mgr.:
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Rev. Date: Description:

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FAMILY APARTMENTS
CLUBHOUSE ELEVATIONS

A3.6.1



FRONT ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1):
Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.



LEFT ELEVATION



RIGHT ELEVATION

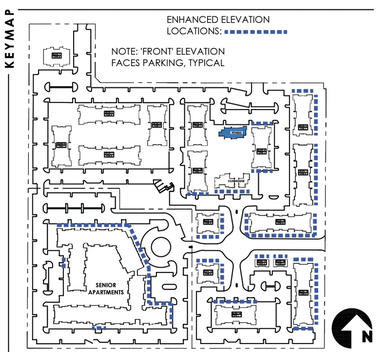


REAR ELEVATION

COLOR SCHEDULE

LOCATION	MATERIAL	SWATCH
A Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1 Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



FITNESS BUILDING ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
03-17-23
Date Signed
ARIZONA, USA

CONTACT

TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
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FAMILY APARTMENTS
FITNESS BUILDING ELEVATIONS
A3.7.1



A CLUBHOUSE ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1):
Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.



B EAST ELEVATION



C NORTH ELEVATION

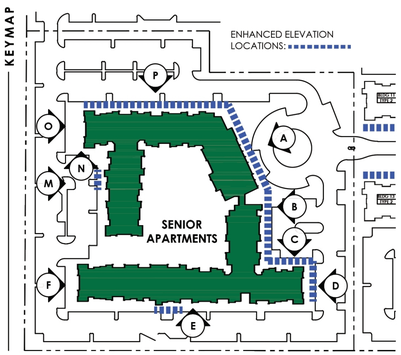


D EAST ELEVATION

COLOR SCHEDULE

	LOCATION	MATERIAL	SWATCH
A	Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B	Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1	Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C	Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D	Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E	Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F	Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G	Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H	Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I	Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



SENIOR BUILDING ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
03-17-23
Date Signed
ARIZONA, U.S.A.

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SENIOR APARTMENTS
BUILDING ELEVATIONS
A3.8.1



E SOUTH ELEVATION - LEFT



E SOUTH ELEVATION - RIGHT



F WEST ELEVATION



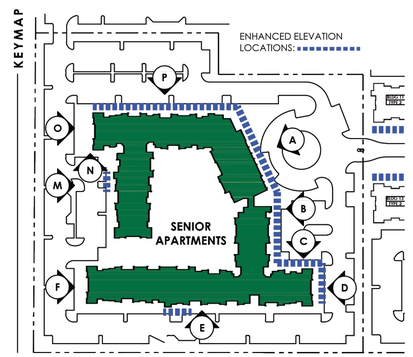
M WEST ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1): Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.

COLOR SCHEDULE

	LOCATION	MATERIAL	SWATCH
A	Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B	Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1	Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C	Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D	Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
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F	Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G	Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H	Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I	Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



SENIOR BUILDING ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT

NO. 20-2007-02

TRUMAN RANCH MARKETPLACE

FAMILY & SENIOR APARTMENTS

SURPRISE, AZ

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SENIOR APARTMENTS
BUILDING ELEVATIONS

A3.8.2



P NORTH ELEVATION



N SOUTH ELEVATION



O WEST ELEVATION



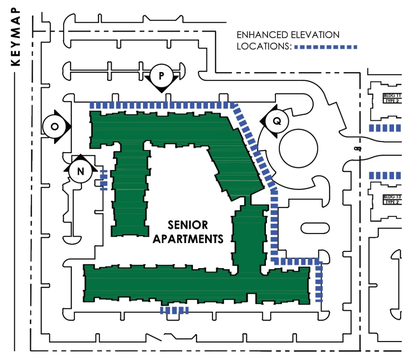
Q EAST ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1):
Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.

COLOR SCHEDULE

	LOCATION	MATERIAL	SWATCH
A	Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B	Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1	Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C	Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
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G	Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H	Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I	Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	

KEYMAP



SENIOR BUILDING ELEVATIONS

0" 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

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DATA PHASE
3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description:
1
2
3
4
5

SENIOR APARTMENTS
BUILDING ELEVATIONS
A3.8.3

February 3, 2023

Owen Metz
Senior Vice President & Project Partner
Dominium
9000 East Pima Center Parkway, Suite 350
Scottsdale, Arizona 85258

Re: SWC Cotton Lane and Waddell Road – Parking Study, Surprise, Arizona

Dear Owen:

The purpose of this report is to provide a parking analysis for the residential development proposed near the southwest corner of the intersection of Cotton Lane and Waddell Road in Surprise, Arizona. The goal of this review is to ensure that the parking provided for the residential units is consistent with the actual utilization of spaces and provides sufficient parking without having large numbers of unused spaces.

Kimley-Horn and Associates, Inc., was retained by Dominium to conduct a parking analysis for the proposed site. This study will address the following:

- Parking provided by the development;
- Required parking for the proposed site per City of Surprise Municipal Code;
- Parking demand per *Urban Land Institute (ULI), 3rd Edition*; and
- Observed parking demand at similar residential developments.

Proposed Site

The ±28.65-acre residential development consists of ±20 acres of multifamily housing and townhome land uses and ±8.56-acres of senior living land use. The multifamily housing land use provides 388 dwelling units contained in 15 three-story buildings and two two-story buildings. The unit mix consists of 204 two-bedroom units, 168 three-bedroom units, and 16 four-bedroom units. The townhome land use provides four (4) four-bedroom dwelling units across two (2) two story buildings. The senior living land use provides 211 dwelling units across a single, integral four-story complex. The unit mix consists of 65 one-bedroom units, 114 two-bedroom units, and 32 three-bedroom units. A combined 599 dwelling units are provided across the multifamily housing, townhome, and senior living land uses, with 65 one-bedroom units, 318 two-bedroom units, 200 three-bedroom units, and 16 four-bedroom units. The project site plan is attached.

Parking Supply

The proposed site plan provides 805 parking spaces (2.07 spaces per unit) for the multifamily housing units and townhome units, and 408 parking spaces (1.93 spaces per unit) for the senior living units. A total of 1,213 parking spaces (2.03 spaces per unit) are provided on site for the proposed residential developments.

The proposed plan includes 347 reserved parking spaces for the multifamily portion of the site and 207 reserved parking spaces for the senior living community.

Parking Code

Chapter 125 of the City of Surprise Municipal Code (which was in effect at the time of the original Truman Ranch Marketplace PAD approval in 2008) has a single required parking rate per unit, regardless of the unit type and number of bedrooms. The code also applies the same standard parking rate of 2.25 spaces per dwelling unit to both the senior living and multifamily housing land uses. The relevant section of the City of Surprise Municipal Code is attached for reference. The parking required for the site based upon the City of Surprise Municipal Code is summarized in **Table 1**.

Table 1: Required Parking

Description	Parking Rate	Site Information	Parking Required
Multifamily Housing	2.25 Spaces per Dwelling Unit	384 Dwelling Units	864 Spaces
Townhomes	2.25 Spaces per Dwelling Unit	4 Dwelling Units	9 Spaces
Senior Living	2.25 Spaces per Dwelling Unit	211 Dwelling Units	475 Spaces
Total	**2.25 Spaces per Dwelling Unit**	**599 Dwelling Units**	**1,348 Spaces**

The City of Surprise Municipal Code indicates that 864 parking spaces would be required for the 384 multifamily housing units, 9 parking spaces would be required for the four townhome units, and 475 parking spaces would be required for the 211 senior living units (2.25 spaces per unit across all dwelling unit types). The total required parking for all 599 residential units is 1,348 parking spaces based on the City of Surprise Municipal Code.

The 805 parking spaces provided for the multifamily housing units are less than the code requirement by 68 spaces (7.7 percent), and the 408 parking spaces provided for the senior living facility are less than the code requirement by 67 spaces (14.1 percent). Overall, the 1,213 total parking spaces provided for the site are less than the code requirement by 135 spaces (10 percent).

Observed Parking Demand

The portion of the rental market targeted by the developer of the proposed residential development focuses more on affordability than the typical market rate developer. Therefore, Dominium collected parking observations at other properties, developed and/or managed by the owner, to document parking demand at sites that more closely reflect the characteristics of the proposed residential project.

Dominium conducted parking counts at 22 similar residential properties to document the parking demand for the existing residential developments. The parking data was collected on a weekday in December at three separate times: 6:00 AM, 12:00 PM, and 8:00 PM. The occupancy of the residential properties at time of data collection was near one hundred percent with an average occupancy of 97%. The peak parking occupancy that was observed is included with the attached parking data collection summary.

The observed parking demand at multifamily housing and senior living properties averaged 1.22 occupied parking stalls per unit and 0.76 occupied parking stalls per unit, respectively. Based on the observed parking demand, the proposed 388 multifamily housing and townhome units would be expected to have a

parking demand of 474 parking spaces at 8:00 PM on a weekday in December. The proposed 211 senior living units would be expected to have a parking demand of 161 parking spaces. The total predicted parking demand for the proposed site is 635 parking spaces at 8:00 PM on a weekday in December.

Urban Land Institute Data Review

The *Urban Land Institute (ULI) 3rd Edition* Shared Parking Model provides parking demand information for residential land uses by month of the year, day of the week, and hour of the day. The ULI parking demand variation data was evaluated to determine the likely variability in the observed parking data. ULI charts that show the difference between the ULI predicted peak demand and the observed time periods of a weekday in December at 8:00 PM are attached.

The difference in predicted demand for the month to month, day of week, and hourly variation is not significant. The observed parking demand rates of 1.22 spaces per unit for multifamily housing properties and 0.76 spaces per unit for senior living facilities are reasonably close to the maximum parking demand that would be expected even with minor adjustment considerations for residential unit occupancy and time of data collection variation.

In addition, we have compared the observed parking demand to the demand predicted by ULI. Based on the ULI calculation, the parking demand for the multifamily portion of the site on a weekday in January at 12:00 AM is 817 parking spaces and for the senior living facility is 172 parking spaces for a total of 989 parking spaces. The total proposed parking provisions would provide a surplus of 224 parking spaces (18.5 percent) over the total ULI demand. The parking provided for the multifamily portion of the site is approximately equivalent to the ULI parking projection.

Conclusion

Results of this parking study indicate that the proposed multifamily housing properties and senior living apartment development is expected to have a peak parking demand lower than the parking required for the standard multi-family development identified in the City of Surprise code. The application of the standard requirement would result in more than twice as many parking spaces being provided than would be predicted to be utilized based on observed peak parking utilization at other similar developments. The proposed parking provisions more appropriately match the observed parking characteristics of similar type projects. The City of Surprise code required parking for the overall site, based on the standard multi-family rate, would be 1,348 parking spaces. The proposed 1,213 parking spaces provided is a 10 percent reduction from the standard code requirement.

The provisions of 1,213 on-site parking spaces for the 599-dwelling unit facility results in an overall parking rate of 2.07 spaces per dwelling unit. Based on observed parking demand data, the peak parking demand for the proposed residential development was observed to be 1.22 spaces per unit for the multifamily housing properties and 0.76 spaces per unit for the senior apartments, which are significantly less than the 2.25 space per unit City code requirement. The proposed parking supply of 805 spaces for the multifamily housing properties, would be 331 spaces above the observed peak demand of 474 spaces. The proposed parking supply of 408 spaces for the senior apartments would be 247 spaces above the observed peak demand of 161 spaces. Overall, the proposed parking supply would provide a surplus of 578 parking spaces above the observed peak parking demand of 635 spaces, based on the observed parking at similar developments.

In comparison to the ULI parking projections, the proposed parking provisions would provide approximately the equivalent parking spaces for multifamily and townhome land uses and a surplus of 236 parking spaces for the senior living facility. In total, the site would have a parking surplus of 224 parking spaces based on a comparison to the ULI parking projections.

The site plan provides 1,213 spaces, which is significantly greater than the calculated parking demand of 635 parking spaces. Based on the observed parking demand, the plan would provide a surplus of 578 parking spaces above the peak demand. The proposed 10% reduction in the parking provided from the code requirement is expected to provide sufficient parking for the proposed use. This reduction is recommended in order to provide a sufficient parking supply for the development, without creating an excessive number of un-needed spaces.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

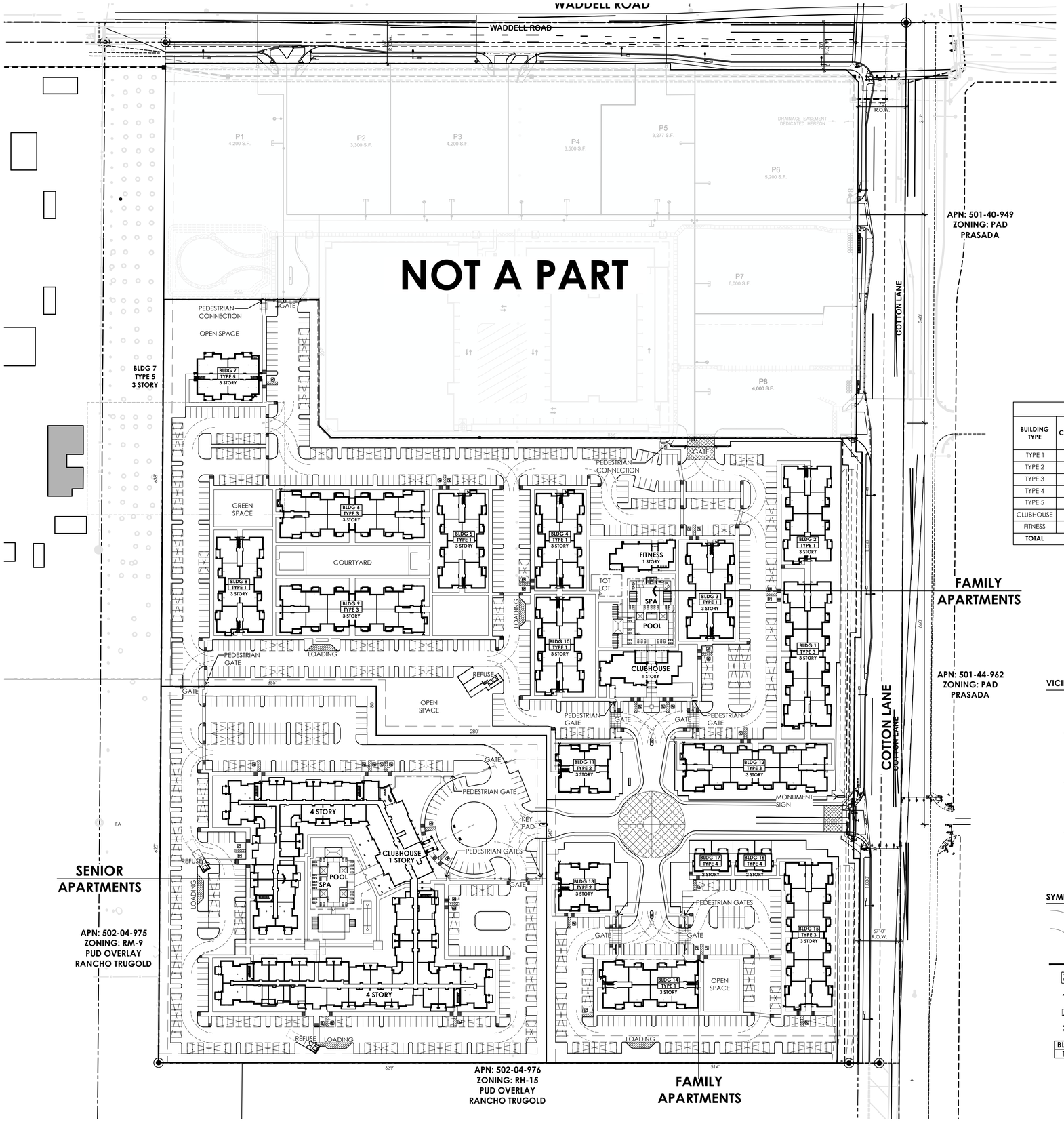
KIMLEY-HORN AND ASSOCIATES, INC.



Charles R. Wright, P.E.

Attachments: Site Plan, City Code, Parking Data Collection, ULI Documentation

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DESIGN TEAM:

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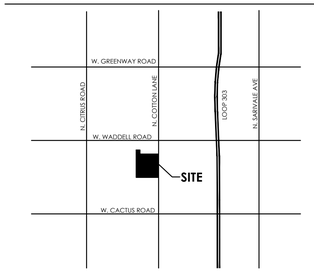
FAMILY APARTMENT BUILDING DATA

BUILDING TYPE	IBC CONSTRUCTION TYPE / OCC.	# OF BLDG'S	FOOTPRINT (SF)	# OF STORIES	SF PER BUILDING	TOTAL BUILDING AREA (SF)
TYPE 1	VB / R2	7	9,985	3	29,955	209,685
TYPE 2	VB / R2	2	5,893	3	17,679	35,358
TYPE 3	VB / R2	5	14,616	3	43,848	219,240
TYPE 4	VB / R2	2	1,629	2	3,258	6,516
TYPE 5	VB / R2	1	6,757	3	20,271	20,271
CLUBHOUSE	VB / A3 & B	1	4,987	1	4,987	4,987
FITNESS	VB / A3	1	4,040	1	4,040	4,040
TOTAL		19				500,097

SENIOR APARTMENT BUILDING DATA

FLOOR	IBC CONSTRUCTION TYPE / OCC.	FLOOR AREA (SF)
1ST FLOOR	VA / R2, A3, B	72,817
2ND FLOOR	VA / R2	62,315
3RD FLOOR	VA / R2	62,315
4TH FLOOR	VA / R2	62,315
TOTAL		259,762

VICINITY MAP



SYMBOLS

- FIRE TRUCK TURNING RADIUS (2018 AASHTO SU-40) INSIDE TURNING RADIUS 36.4 MIN. OUTSIDE TURNING RADIUS 52.8 MAX.
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- F.D.C. CONNECTION
- ELECTRICAL S.E.S.
- BUILDING ADDRESS SIGNAGE LOCATION
- BLDG # / TYPE — BUILDING IDENTIFICATION

OVERALL SITE PLAN

0" 40' 80' 160'
SCALE: 1" = 80'-0"

SITE DATA

ASSESSOR'S PARCEL NUMBER 502-04-005C

SITE AREA

PARCEL		NET	GROSS
LOT 10	FAMILY APRTMNTS & TOWNHOMES	±20.002 AC ±871,261 SF	± AC ± SF
LOT 11	SENIOR APRTMNTS	±8.565 AC ±373,054 SF	±8.565 AC ±373,054 SF
TOTAL		±28.567 AC ±1,244,315 SF	± AC ± SF

ZONING

APPROVED ZONING:	PAD (TRUMAN RANCH) CASE #PAD08-015

DENSITY

PROPOSED:	
FAMILY APARTMENTS & TH'S:	388 D.U./±20.002 NET AC= ±19.40 D.U./AC
SENIOR APARTMENTS:	211 D.U./±8.565 NET AC= ±24.64 D.U./AC
TOTAL DENSITY:	599 D.U. / ±28.567 NET AC= **±20.97 D.U./AC**

SITE PERCENT COVERAGE

PROPOSED IMPERMEABLE SURFACE COVERAGE:	
FAMILY APARTMENTS & TH'S:	±574,762 SF (±66.4%)
SENIOR APARTMENTS:	±279,604 SF (±73.2%)
TOTAL COVERAGE:	±854,366 SF (±68.5%)

BUILDING HEIGHT

PROPOSED:	50 FEET MAX. FOR PEAK ELEMENTS IN WEST HALF
FAMILY:	3 STORIES (EAST & WEST)
TOWNHOMES:	2 STORIES (EAST HALF)
SENIOR LIVING:	4 STORIES (WEST HALF)

APPROVED SETBACKS

PRIMARY BUILDINGS:	
NORTH (WADDELL RD):	MIN 10'
EAST (COTTON LANE):	MIN 10'
WEST:	MIN 45'
MIN 45' SOUTH:	MIN 45'
INTERNAL:	0'
LANDSCAPE:	
NORTH (WADDELL RD):	MIN 22'
EAST (COTTON LANE):	MIN 22'

FAMILY APARTMENT BUILDING MIX

BUILDING TYPE	B1	C1	D1	D2	# OF BLDG'S	TOTAL DU
TYPE 1	12	12			7	
TYPE 2		12			2	
TYPE 3	24	12			5	
TYPE 4			2		2	
TYPE 5				12	1	
TOTAL	204	168	4	12	17	**388**

FAMILY APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
B1 2BR/2BA	204	52.6%
C1 3BR/2BA	168	43.3%
D1 4BR/2BA TOWNHOUSE	4	1%
D2 4BR/2BA	12	3.1%
TOTAL	**388**	

SENIOR APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	65	30.8%
B2 2BR/2BA	114	54%
C3 3BR/2BA	32	15.2%
TOTAL	**211**	

PARKING REQUIRED

FAMILY APARTMENTS:		
2.25 P.S./D.U.=	2.25 x 388	873 P.S.
TOTAL REQUIRED @ FAMILY		873 P.S. (2.25 P.S./D.U.)
SENIOR APARTMENTS:		
2.25 P.S./D.U.=	2.25 x 211	475 P.S.
TOTAL REQUIRED @ SENIOR		475 P.S. (2.25 P.S./D.U.)

PARKING PROVIDED

FAMILY APARTMENTS:	
FAMILY SURFACE	458 P.S.
FAMILY CARPORT	347 P.S.
TOTAL PROVIDED @ FAMILY	805 P.S. (2.07 P.S./D.U.)
FAMILY ACCESSIBLE PARKING PROVIDED	
ACCESSIBLE SURFACE	9 P.S.
ACCESSIBLE CARPORT	12 P.S.
TOTAL ACCESSIBLE PROVIDED @ FAMILY	21 P.S (2.4%)
SENIOR APARTMENTS:	
SENIOR SURFACE	201 P.S.
SENIOR CARPORT	207 P.S.
TOTAL PROVIDED @ SENIOR	408 P.S. (1.93 P.S./D.U.)
SENIOR ACCESSIBLE PARKING PROVIDED	
ACCESSIBLE SURFACE	4 P.S.
ACCESSIBLE CARPORT	11 P.S.
TOTAL ACCESSIBLE PROVIDED @ SENIOR	15 P.S (3.7%)

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

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PHASE
1-11-2023
PROPOSED REVISED ELEVATIONS

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:
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△
△
△
△

OVERALL **SITE PLAN**

A1.0

Dwelling Types	*With Street Parking*	*Without Street Parking*
Three-family dwelling	2 spaces/unit	2.25 spaces/unit
Four-family dwelling	2 spaces/unit	2.25 spaces/unit
Townhouse	2 spaces/unit	2.25 spaces/unit
Apartments	2.25 spaces/unit	2.25 spaces/unit
Boardinghouses	2.25 spaces/unit	2.25 spaces/unit

(2) *Nonresidential uses.*

Use Type	*Off-Street Parking Spaces Required*
Assisted living facility	0.75 spaces per unit.
Automobile sales	One space per 200 square feet of indoor floor area plus two spaces per 20 outdoor vehicle display spaces.
Automobile service station	Two spaces per service stall but no less than four spaces.
Automobile washing establishment, self-service	Three spaces, or one for each employee on maximum shift, in addition to automatic drive-through. Two spaces per stall not including washing or drying spaces.
Bowling alley	Four spaces per alley, plus two spaces per billiard table, plus one space per pinball and/or electronic game machine, plus one space per each five visitor gallery seats.
Church	One space per four seats based upon design capacity of main assembly hall.
Community or recreation center	One space per 200 square feet of floor area.
Congregate care facility	1.5 spaces per unit.
Dancehalls, skating rinks or similar uses	One space per 300 square feet of floor area.
Court clubs, (racquetball, handball, tennis)	One space per 200 square feet of floor area plus three spaces per court.
Day care centers	One space per 200 square feet of floor area.
Furniture stores	Three spaces per 1,000 square feet over 20,000 square feet of floor area.
Golf courses	One space per 200 square feet of main building floor area, plus one space for every two practice tees in driving range, plus four spaces per each green in the playing area.
Hospital	One space per bed.
Manufacturing and industrial uses	One space per 450 square feet of floor area, plus one space for each company-owned truck if not stored within the building.

Parking Usage by State - Dominium Portfolio Only		
State	**Stalls Used / Unit**	**Stalls Used / Bed**
AZ	1.34	0.57
CO	1.32	0.56
FL	1.12	0.59
GA	1.10	0.52
TN	0.95	0.42
TX	0.98	0.60
Grand Total	**1.09**	**0.55**

Parking Usage by Property Type - Dominium Portfolio		
Type	**Stalls Used / Unit**	**Stalls Used / Bed**
Family	1.22	0.56
Senior	0.76	0.55
Grand Total	**1.09**	**0.55**

Copper Cove

Tolleson, AZ (Phoenix)

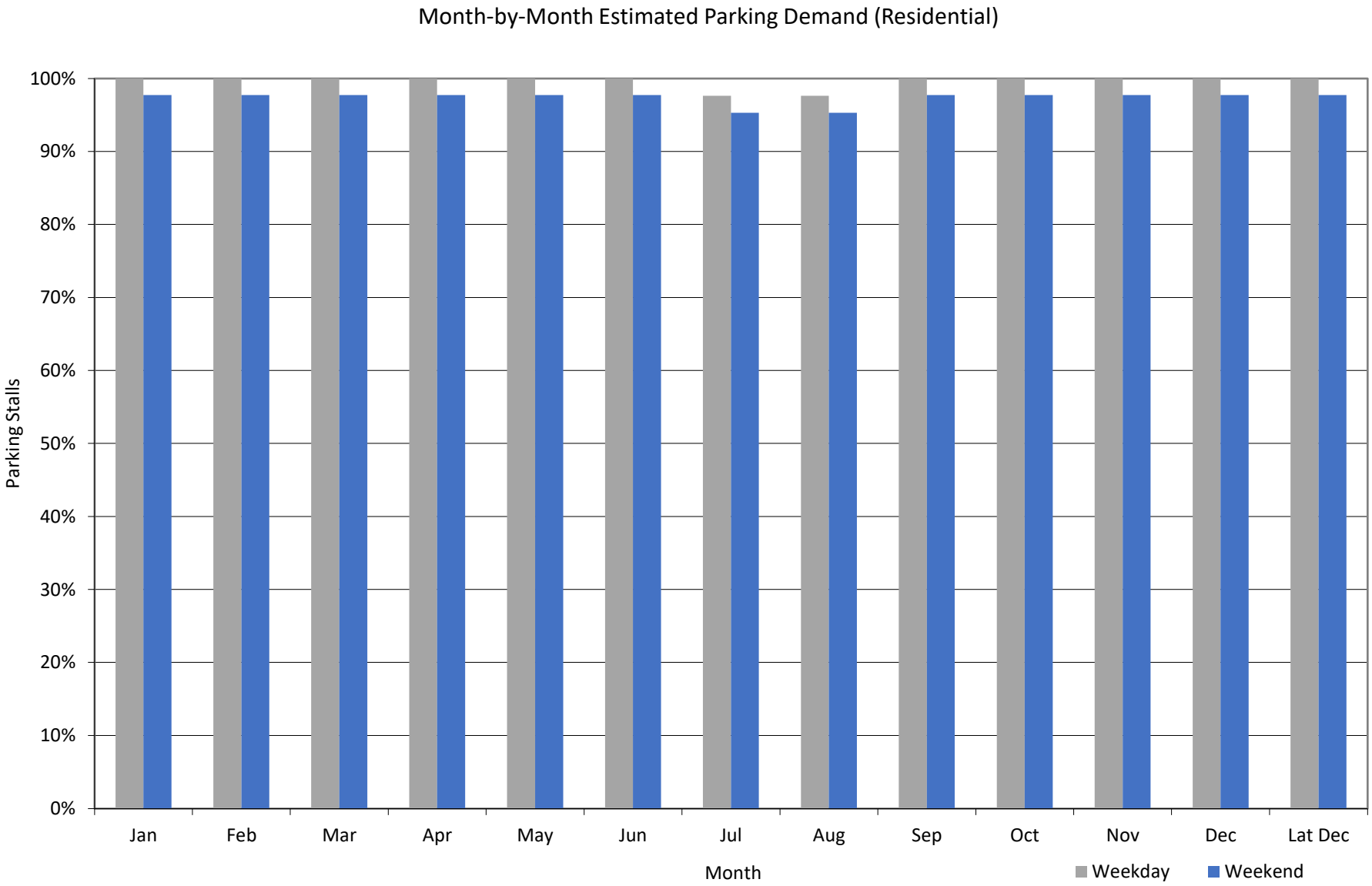


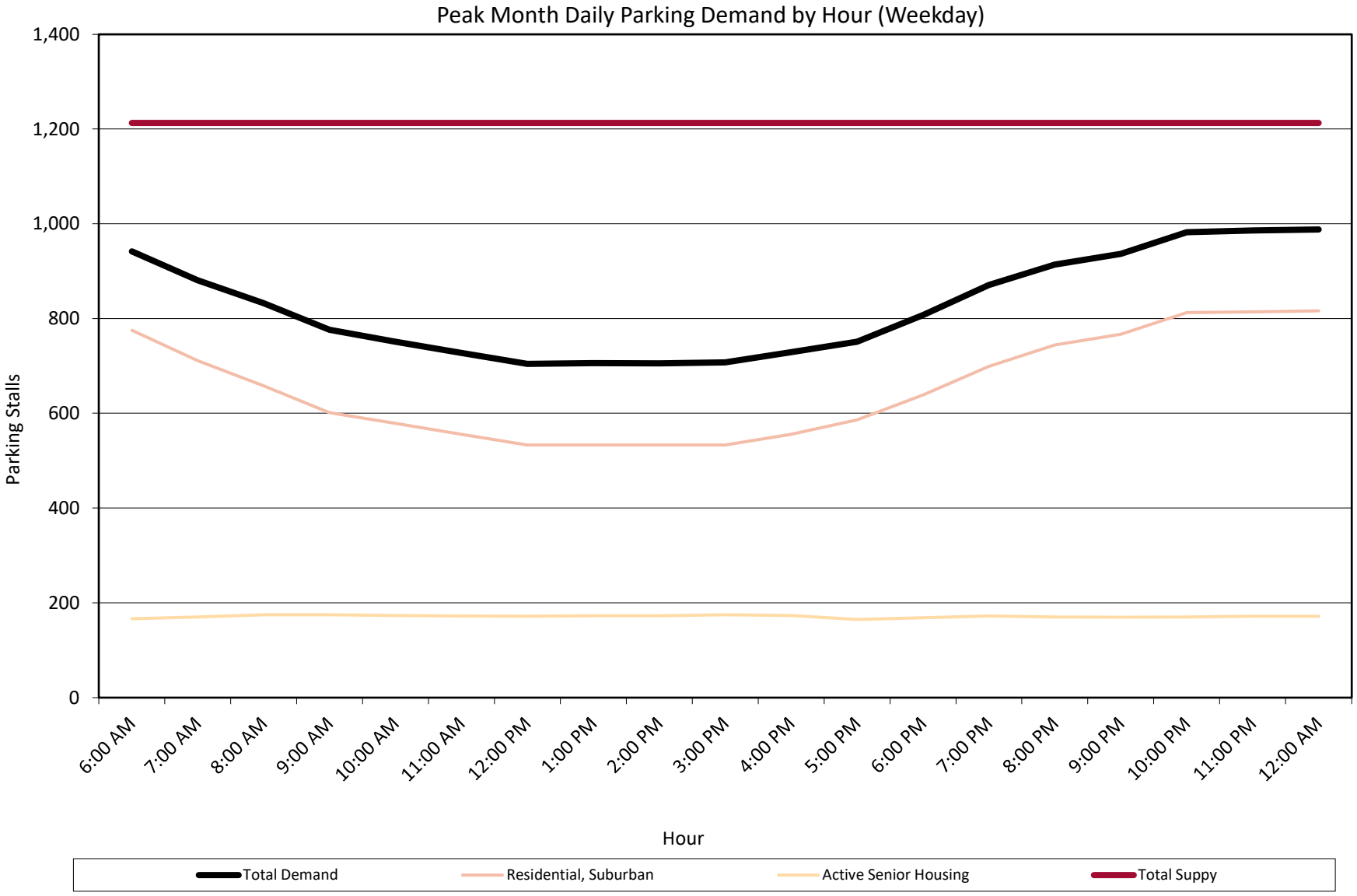
Type	Family
# Units	228
# Bedrooms	532
Apt. Occupancy	100%
Highest # Cars Counted	305
Parking Utilization / Unit	1.34
Parking Utilization / Bed	0.57

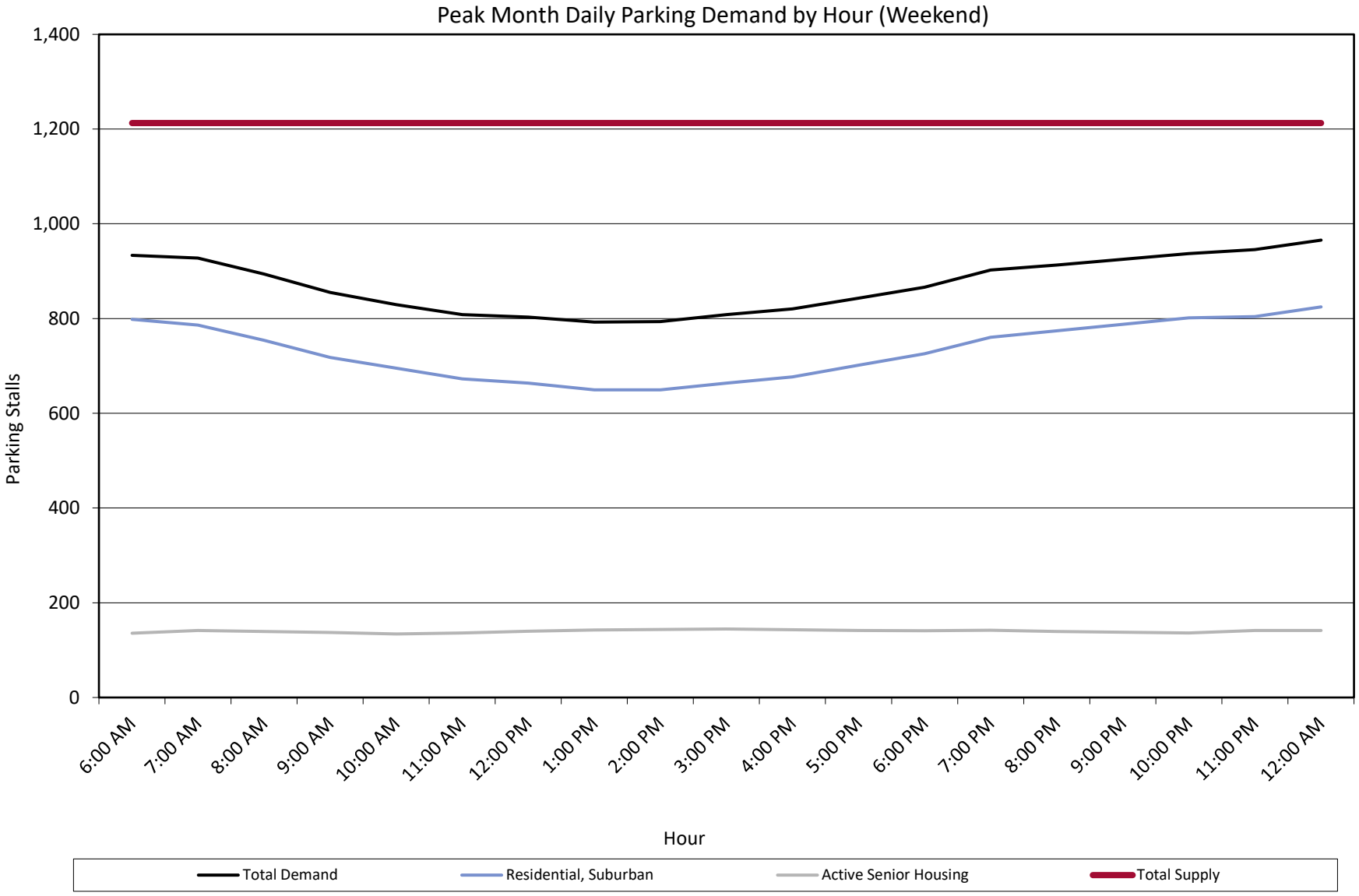
	Stabilized Properties	Location				Property Size / Occupancy				Parking Usage	
#	Property	City	Metro	State	Family / Senior	Units	# Beds	Unit Physical Occupancy (As of 12.14.2020)	Max # Ouccpied Stalls[1]	Stalls Used / Unit	Stalls Used / Bed
1	Copper Cove	Tolleson	Phoenix	AZ	Family	228	532	100%	305	1.34	0.57
2	East Range Crossings	Denver	Denver	CO	Family	252	612	98%	289	1.15	0.47
3	North Range Crossings	Commerce City	Denver	CO	Family	216	504	98%	324	1.50	0.64
4	Cobblestone Manor	Fort Worth	Fort Worth	TX	Senior	220	392	94%	171	0.78	0.44
5	Hickory Manor	De Soto	Dallas	TX	Senior	190	226	94%	184	0.97	0.81
6	Vinewood Apartments	Dallas	Dallas	TX	Family	200	430	99%	299	1.50	0.70
7	Lakeside Manor Senior	Little Elm	Dallas	TX	Senior	176	208	99%	139	0.79	0.67
8	Shady Creek	Baytown	Houston	TX	Senior	88	120	96%	57	0.65	0.48
9	Woodlands of Beaumont	Beaumont	Houston	TX	Family	140	331	99%	171	1.22	0.52
10	Parkland Manor	Austell	Atlanta	GA	Senior	150	252	95%	105	0.70	0.42
11	Laurels at Greenwood	Canton	Atlanta	GA	Family	174	433	95%	296	1.70	0.68
12	Leyland Pointe	East Point	Atlanta	GA	Family	276	578	99%	281	1.02	0.49
13	Wellington Ridge	Covington	Atlanta	GA	Family	220	398	97%	190	0.86	0.48
14	Riverstock	Woodstock	Atlanta	GA	Family	172	396	94%	210	1.22	0.53
15	Arbor Lake	Covington	Atlanta	GA	Family	250	512	99%	267	1.07	0.52
16	Village at Delray	Delray Beach	Ft. Lauderdale	FL	Family	144	324	99%	227	1.58	0.70
17	Groves of Delray II	Delray Beach	Ft. Lauderdale	FL	Family	158	230	97%	144	0.91	0.63
18	Crane Creek	Melbourne	Orlando	FL	Senior	127	170	99%	83	0.65	0.49
19	Chapel Trace	Orlando	Orlando	FL	Family	312	624	98%	421	1.35	0.67
20	Enclave at Pine Oaks	Deland	Orlando	FL	Family	228	576	96%	258	1.13	0.45
21	Chariot Pointe	Murfreesboro	Nashville	TN	Family	184	416	97%	194	1.05	0.47
22	Waterview	Hendersonville	Nashville	TN	Family	160	356	93%	136	0.85	0.38
22	Totals					4265	8620				
	Average					194	392	97%	216	1.09	0.55
	Highest					312	624	100%	421	1.70	0.81
	Lowest					88	120	93%	57	0.65	0.38

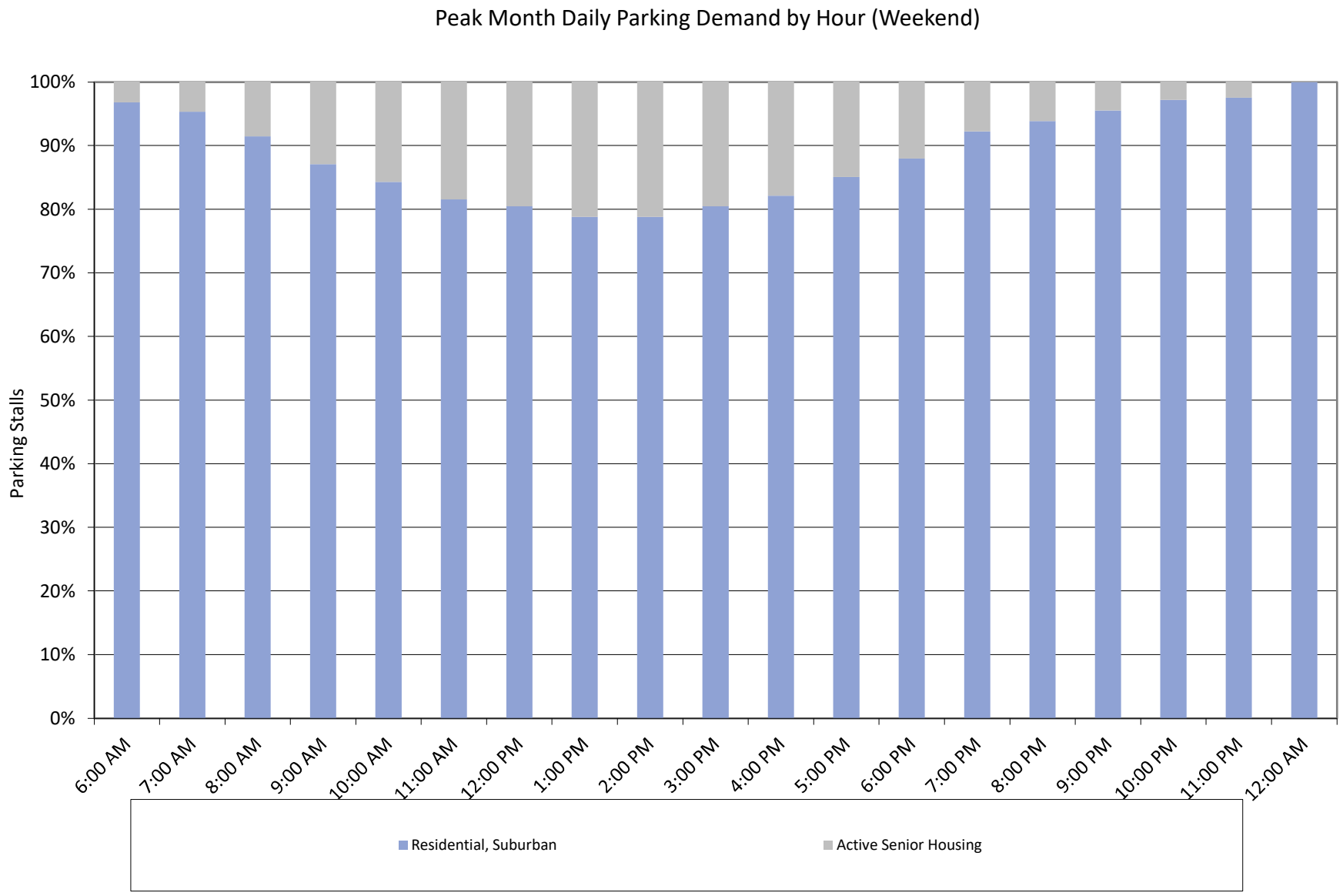
[1] *# Leased Garages are included in totals*

	Stabilized Properties	Location			Unit Type				
#	Property	City	Metro	State	1 Bed	2 Bed	3 Bed	4 Bed	Total Units
1	Copper Cove	Tolleson	Phoenix	AZ	0	152	76	0	228
2	HUE97	Mesa	Phoenix	AZ	0	70	78	36	184
3	East Range Crossings	Denver	Denver	CO	12	120	120	0	252
4	North Range Crossings	Commerce City	Denver	CO	24	96	96	0	216
5	Cobblestone Manor	Fort Worth	Dallas	TX	48	172	0	0	220
6	Hickory Manor	De Soto	Dallas	TX	154	36	0	0	190
7	Vinewood Apartments	Dallas	Dallas	TX	40	90	70	0	200
8	Lakeside Manor Senior	Little Elm	Dallas	TX	144	32	0	0	176
10	Shady Creek	Baytown	Houston	TX	56	32	0	0	88
11	Woodlands of Beaumont	Beaumont	Houston	TX	0	89	51	0	140
12	Vermillion	Houston	Houston	TX	0	112	148	0	260
14	Kinwood	McKinney	Dallas	TX	32	88	80	0	200
15	Parkland Manor	Austell	Atlanta	GA	48	102	0	0	150
16	Laurels at Greenwood	Canton	Atlanta	GA	0	89	85	0	174
17	Leyland Pointe	East Point	Atlanta	GA	70	110	96	0	276
18	Wellington Ridge	Covington	Atlanta	GA	70	122	28	0	220
19	Riverstock	Woodstock	Atlanta	GA	0	120	52	0	172
20	Arbor Lake	Covington	Atlanta	GA	36	166	48	0	250
21	Village at Delray	Delray Beach	Ft. Lauderdale	FL	18	72	54	0	144
22	Groves of Delray II	Delray Beach	Ft. Lauderdale	FL	86	72	0	0	158
23	Crane Creek	Melbourne	Orlando	FL	84	43	0	0	127
24	Chapel Trace	Orlando	Orlando	FL	72	168	72	0	312
25	Enclave at Pine Oaks	Deland	Orlando	FL	0	140	56	32	228
26	Chariot Pointe	Murfreesboro	Nashville	TN	8	120	56	0	184
27	Waterview	Hendersonville	Nashville	TN	0	124	36	0	160


Month-by-Month Estimated Parking Demand (Residential)
Parking Stalls
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Lat Dec
Month
Weekday
Weekend


Peak Month Daily Parking Demand by Hour (Weekday)
1,400
1,200
1,000
800
600
400
200
0
Parking Stalls
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 AM
Hour
Total Demand
Residential, Suburban
Active Senior Housing
Total Suppy


Peak Month Daily Parking Demand by Hour (Weekend)
1,400
1,200
1,000
800
600
400
200
0
Parking Stalls
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 AM
Hour
Total Demand
Residential, Suburban
Active Senior Housing
Total Supply


Peak Month Daily Parking Demand by Hour (Weekend)
Parking Stalls
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 AM
Residential, Suburban
Active Senior Housing

SURPRISE
ARIZONA

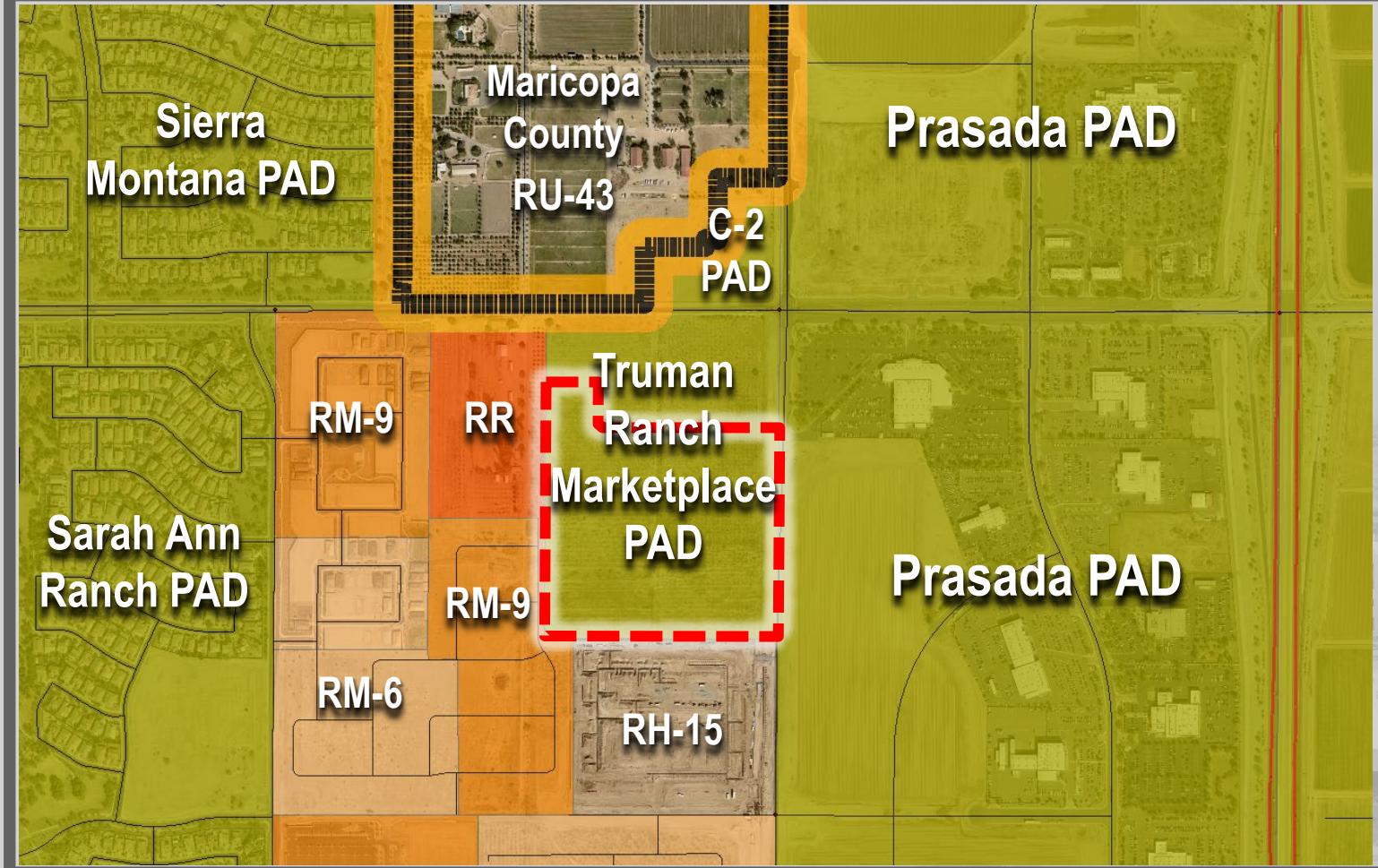
FS22-1418
Truman Ranch Marketplace
Residential Site Plan

Planning & Zoning Commission

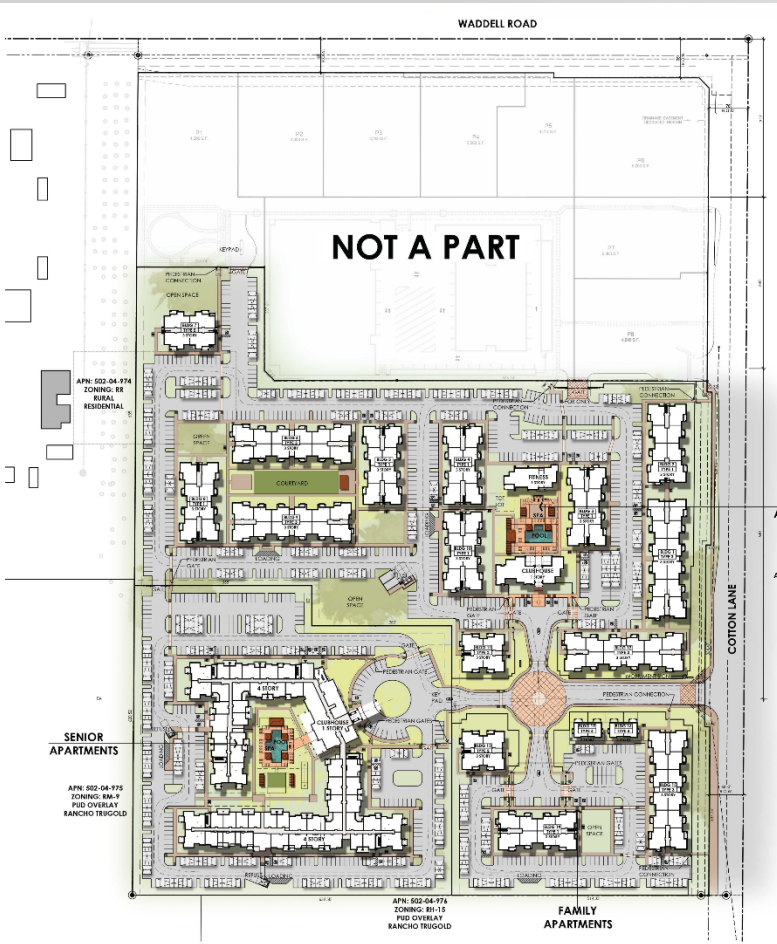
May 18, 2023



FS22-1418 VICINITY MAP



FS22-1418 ZONING MAP



OVERALL SITE PLAN

SCALE: 1" = 60'-0" (0', 40', 80', 160')

CASE NUMBER: ES22-1418

DESIGN TEAM:

OWNER/DEVELOPER:
DOMINION
9060 E PIMA CENTER PKWY, SUITE 350
SCOTTSDALE, AZ 85258
CONTACT: DWYN MOTT
(623) 265-6826

CIVIL ENGINEER:
HUNTER ENGINEERING, INC.
10450 N. 74TH ST., SUITE #200
SCOTTSDALE, AZ 85258
CONTACT: JORGE A. ORTIZ, P.E.
(480) 991-3985

ARCHITECT:
TODD & ASSOCIATES, INC.
4019 NORTH 44TH STREET
PHOENIX, AZ. 85018
CONTACT: GARY TODD, AIA
(602) 952-8280

FAMILY APARTMENT BUILDING DATA

BUILDING TYPE	IBC CONSTRUCTION TYPE / OCC.	# OF BLDG'S	FOOTPRINT (SF)	# OF STORIES	SF PER BUILDING	TOTAL BUILDING AREA (SF)
TYPE 1	V-B / R-2	7	9,980	3	29,940	209,580
TYPE 2	V-B / R-2	2	5,890	3	17,670	35,340
TYPE 3	V-B / R-2	5	14,686	3	43,848	219,240
TYPE 4 (1/4)	V-B / R-2	2	1,629	3	3,258	6,516
TYPE 5	V-B / R-2	1	6,757	3	20,271	20,271
CLUBHOUSE	VA / A-3 & B	1	6,987	1	6,987	6,987
FITNESS	V-B / A-3	1	1,648	1	1,648	1,648
TOTAL		19				500,097

SENIOR APARTMENT BUILDING DATA

FLOOR	IBC CONSTRUCTION TYPE / OCC.	FLOOR AREA (SF)
1ST FLOOR	VA / R2, A3, B	72,817
2ND FLOOR	VA / R2	62,215
3RD FLOOR	VA / R2	62,215
4TH FLOOR	VA / R2	62,215
TOTAL		259,762

VICINITY MAP



SYMBOLS

TRUCK TURNING TEMPLATE: AERIAL ASSTED SU 40

PROPERTY LINE

ACCESSIBLE PARKING SPACE

BIKE RACK - 4 BIKES

F.D.C. CONNECTION

FR FIRE RISER ROOM LOCATION (W/ KNOX BOX)

KB KNOX BOX / GATE KEY SWITCH

BLDG # TYPE BUILDING IDENTIFICATION

NOTE: HVAC RADIO SURVEY TEST SHALL BE CONDUCTED PRIOR TO C OF O FOR BUILDINGS OVER 10,000 SQ FT OR BUILDINGS IN EXCESS OF THREE STORIES. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED - PER IFC 510

BICYCLE PARKING:
REQUIRED: 1 B.P.S. / 20 P.S.
FAMILY APARTMENTS & TOWNHOMES:
800 P.S./20 = 41 B.P.S.
SENIOR APARTMENTS:
400 P.S./20 = 21 B.P.S.
PROVIDED:
FAMILY APARTMENTS & TOWNHOMES:
11 LOCATIONS WITH 4 BIKES AT EACH = 44 B.P.S.
SENIOR APARTMENTS:
6 LOCATIONS WITH 4 BIKES AT EACH = 24 B.P.S.

SITE DATA

ASSESSOR'S PARCEL NUMBER: 502-04-955C & -975C

SITE AREA

PARCEL	NET	GROSS
LOT 10: FAMILY APARTMENTS & TOWNHOMES	±20.002 AC ±871,241 SF	±21.657AC ±944,686 SF
LOT 11: SENIOR APARTMENTS	±8.565 AC ±373,054 SF	±8.565 AC ±373,054 SF
TOTAL	±28.567 AC ±1,244,315 SF	±30.222 AC ±1,317,740 SF

ZONING
APPROVED ZONING: PAD (TRUMAN RANCH)
CASE #PAD08-0113

DENSITY
PROPOSED:
FAMILY APARTMENTS & TH'S: 388 D.U./±20.002 NET AC= ±19.40 DU/AC
SENIOR APARTMENTS: 211 D.U./±8.565 NET AC= ±24.64 DU/AC
TOTAL DENSITY: 599 D.U. / ±28.567 NET AC= **±20.97 D.U./AC**

SITE PERCENT COVERAGE
PROPOSED IMPERMEABLE SURFACE COVERAGE:
FAMILY APARTMENTS & TH'S: 1,583,103 SF (166.59%)
SENIOR APARTMENTS: 2,270,505 SF (272.51%)
TOTAL COVERAGE: 4850,638 SF (968.78%)
PROPOSED OPEN SPACE:
FAMILY APARTMENTS & TH'S: 1,203,476 SF (134.83%)
SENIOR APARTMENTS: 1,108,872 SF (129.18%)
TOTAL COVERAGE: 1412,348 SF (433.19%)
PROPOSED LANDSCAPE AREA:
FAMILY APARTMENTS & TH'S: 229,1,128 SF (233.41%)
SENIOR APARTMENTS: 1102,549 SF (127.49%)
TOTAL COVERAGE: 1,390,677 SF (431.64%)

BUILDING HEIGHT
PROPOSED*: 50 HWY MAX. HOR PEAK ELEMENTS IN WEST HALF
FAMILY & TOWNHOMES: 47'-2" MAX BLDG HGT (3 & 3.5 STORY'S)
SENIOR LIVING: 49'-4" MAX BLDG HGT (4 STORY'S)
*SEE EXTERIOR ELEVATIONS, SHEETS A3.1 - A3.8

APPROVED SETBACKS
PRIMARY BUILDINGS:
NORTH (WADDELL RDE): MIN 10
EAST (COTTON LANE): MIN 10
WEST: MIN 45
MIN 45' SOUTH: MIN 45
INTERNAL: 0'
LANDSCAPE:
NORTH (WADDELL RDE): MIN 22
EAST (COTTON LANE): MIN 59

FAMILY APARTMENT BUILDING MIX

BUILDING TYPE	B1	C1	D1	D2	# OF BLDG'S	TOTAL DU
TYPE 1	12	12			7	168
TYPE 2		12			2	24
TYPE 3	24	12			5	84
TYPE 4 (1/4)			2		2	4
TYPE 5				12	1	12
TOTAL	204	168	4	12	17	388

FAMILY APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
B1 1BR/1BA	204	52.6%
C1 2BR/2BA	168	43.3%
D1 4BR/2BA TOWNHOUSE	4	1%
D2 4BR/2BA	12	3.1%
TOTAL	388	

SENIOR APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	65	30.8%
B1 2BR/2BA	114	54%
C1 2BR/2BA	32	15.2%
TOTAL	211	

PARKING REQUIRED
FAMILY APARTMENTS & TOWNHOMES:
2.25 P.S./D.U.= 2.25 x 388 873 P.S.
TOTAL REQUIRED @ FAMILY 873 P.S. (2.25 P.S./D.U.)
SENIOR APARTMENTS:
2.20 P.S./D.U.= 2.20 x 211 473 P.S.
TOTAL REQUIRED @ SENIOR 473 P.S. (2.25 P.S./D.U.)

PARKING PROVIDED
FAMILY APARTMENTS & TOWNHOMES:
FAMILY SURFACE 458 P.S.
FAMILY CARPORT 347 P.S.
TOTAL PROVIDED @ FAMILY 805 P.S. (2.07 P.S./D.U.)
FAMILY ACCESSIBLE PARKING (INCLD IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 9 P.S.
ACCESSIBLE CARPORT 12 P.S.
TOTAL ACCESSIBLE PROVIDED @ FAMILY 21 P.S (2.4%)
SENIOR APARTMENTS
SENIOR SURFACE 201 P.S.
SENIOR CARPORT 207 P.S.
TOTAL PROVIDED @ SENIOR 408 P.S. (1.93 P.S./D.U.)
SENIOR ACCESSIBLE PARKING (INCLD IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 4 P.S.
ACCESSIBLE CARPORT 11 P.S.
TOTAL ACCESSIBLE PROVIDED @ SENIOR 15 P.S. (3.7%)

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINION

SEAL

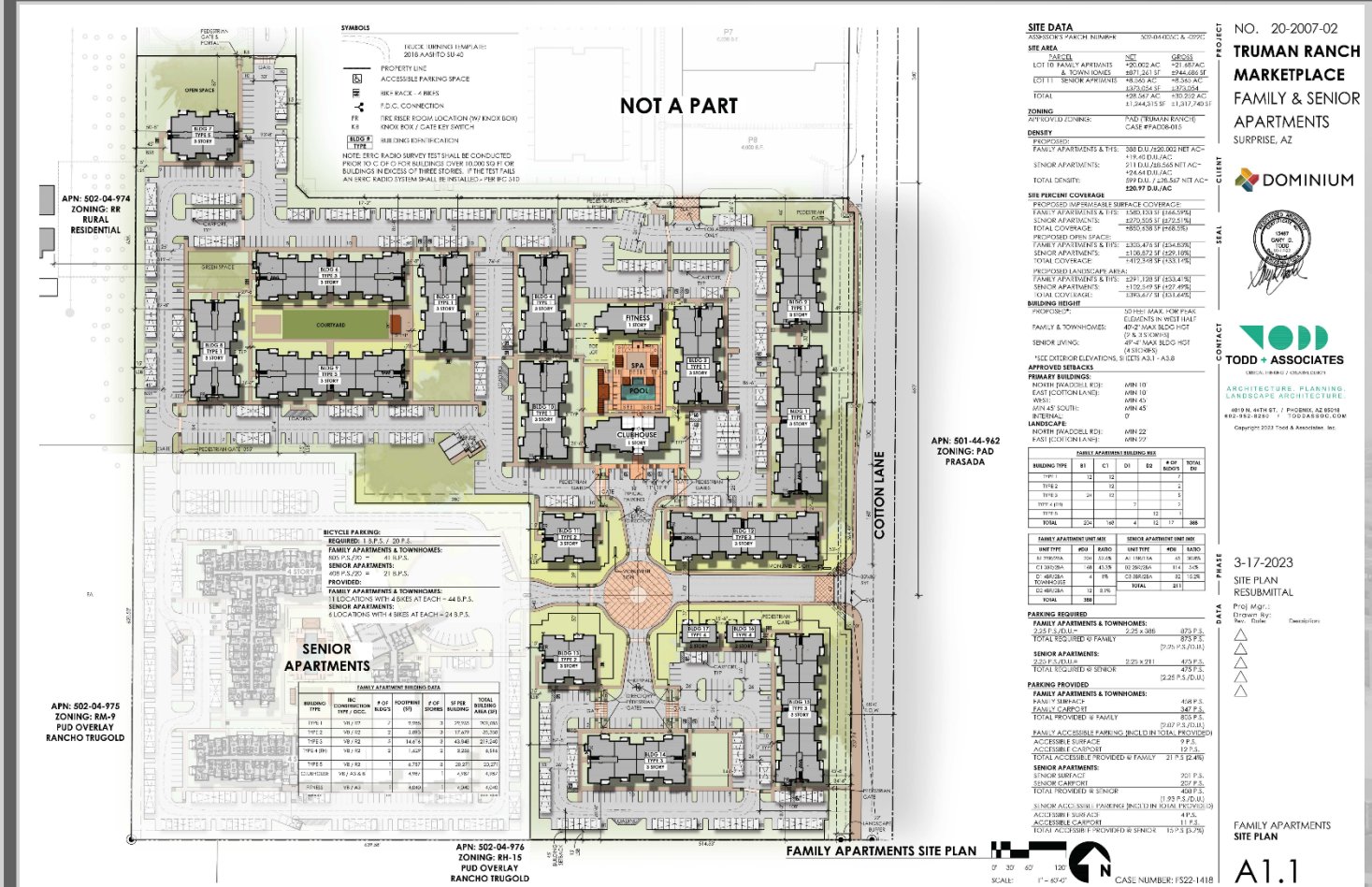
CONTACT
TODD + ASSOCIATES
CIVIL ENGINEERING / URBAN DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODD85018@C.COM
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DATA

PHASE
3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description:

OVERALL SITE PLAN

OVERALL SITE PLAN
A1.0



SCALE: 1" = 60'-0"

CASE NUMBER: ES22-1418

SITE DATA

ASSESSOR'S PARCEL NUMBER: 509-04-005C & -005D

SITE AREA

PARCEL	NET	GROSS
LOT 10: FAMILY APARTMENTS & TOWNHOMES	±20.002 AC	±21.657AC
	±871,241 SF	±944,686 SF
LOT 11: SENIOR APARTMENTS	±8.565 AC	±8.565 AC
	±373,054 SF	±373,054
TOTAL	±28.567 AC	±30.222 AC
	±1,244,315 SF	±1,317,740 SF

ZONING

APPROVED ZONING: PAD (TRUMAN RANCH)
CASE #PAD08-013

DENSITY

PROPOSED:
FAMILY APARTMENTS & TH'S: 388 D.U./±20.002 NET AC= ±19.40 D.U./AC
SENIOR APARTMENTS: 211 D.U./±8.565 NET AC= ±24.64 D.U./AC
TOTAL DENSITY: 599 D.U. / ±28.567 NET AC= **±20.97 D.U./AC**

SITE PERCENT COVERAGE

PROPOSED IMPERMEABLE SURFACE COVERAGE:
FAMILY APARTMENTS & TH'S: 1,583,103 SF (166.59%)
SENIOR APARTMENTS: 2,270,505 SF (272.51%)
TOTAL COVERAGE: 4,850,638 SF (468.78%)
PROPOSED OPEN SPACE:
FAMILY APARTMENTS & TH'S: 1,203,479 SF (134.85%)
SENIOR APARTMENTS: 1,106,872 SF (129.18%)
TOTAL COVERAGE: 1,412,358 SF (133.19%)
PROPOSED LANDSCAPE AREA:
FAMILY APARTMENTS & TH'S: 2,291,128 SF (253.41%)
SENIOR APARTMENTS: 1,102,549 SF (127.49%)
TOTAL COVERAGE: 3,393,677 SF (331.64%)

BUILDING HEIGHT

PROPOSED*: 50 HWY MAX. FOR PEAK ELEMENTS IN WEST HALF
FAMILY & TOWNHOMES: 40'-2" MAX BLDG HGT (3 & 3.5 STORYS)
SENIOR LIVING: 49'-4" MAX BLDG HGT (4 STORYS)

*SEE EXTERIOR ELEVATIONS, SHEETS A3.1 - A3.8

APPROVED SETBACKS

PRIMARY BUILDINGS:
NORTH (MADDELL RDE): MIN 10
EAST (COTTON LANE): MIN 10
WEST: MIN 45
MIN 45' SOUTH: MIN 45
INTERNAL: 0'

LANDSCAPE:
NORTH (MADDELL RDE): MIN 22
EAST (COTTON LANE): MIN 59

FAMILY APARTMENT BUILDING MIX

BUILDING TYPE	B1	C1	D1	D2	# OF BLDG'S	TOTAL D2
TYPE 1		12	12			
TYPE 2			12		1	
TYPE 3	24		12		5	
TYPE 4 (TH)				7	2	
TYPE 5				12	1	
TOTAL	204	168	4	12	17	388

FAMILY APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
B1 1BR/1BA	204	52.6%
C1 2BR/2BA	168	43.3%
D1 4BR/2BA TOWNHOUSE	4	1%
D2 4BR/2BA	12	3.1%
TOTAL	388	

SENIOR APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	63	30.0%
B1 2BR/2BA	114	54%
C1 2BR/2BA	32	15.2%
TOTAL	211	

PARKING REQUIRED

FAMILY APARTMENTS & TOWNHOMES:
2.25 P.S./D.U.= 2.25 x 388 873 P.S.
TOTAL REQUIRED @ FAMILY 873 P.S.
[7.75 P.S./D.U.]

SENIOR APARTMENTS:
2.25 P.S./D.U.= 2.25 x 211 475 P.S.
TOTAL REQUIRED @ SENIOR 475 P.S.
[2.25 P.S./D.U.]

PARKING PROVIDED

FAMILY APARTMENTS & TOWNHOMES:
FAMILY SURFACE 458 P.S.
FAMILY CARPORT 347 P.S.
TOTAL PROVIDED @ FAMILY 805 P.S.
[7.07 P.S./D.U.]
FAMILY ACCESSIBLE PARKING (INCLD IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 9 P.S.
ACCESSIBLE CARPORT 12 P.S.
TOTAL ACCESSIBLE PROVIDED @ FAMILY 21 P.S. (2.4%)

SENIOR APARTMENTS
SENIOR SURFACE 203 P.S.
SENIOR CARPORT 207 P.S.
TOTAL PROVIDED @ SENIOR 410 P.S.
[1.93 P.S./D.U.]
SENIOR ACCESSIBLE PARKING (INCLD IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 4 P.S.
ACCESSIBLE CARPORT 11 P.S.
TOTAL ACCESSIBLE PROVIDED @ SENIOR 15 P.S. (3.7%)

BICYCLE PARKING:
REQUIRED: 1 B.P.S. / 20 P.S.
FAMILY APARTMENTS & TOWNHOMES:
805 P.S./20 = 41 B.P.S.
SENIOR APARTMENTS:
408 P.S./20 = 21 B.P.S.
PROVIDED:
FAMILY APARTMENTS & TOWNHOMES:
11 LOCATIONS WITH 4 BIKES AT EACH = 44 B.P.S.
SENIOR APARTMENTS:
6 LOCATIONS WITH 4 BIKES AT EACH = 24 B.P.S.

FAMILY APARTMENT BUILDING DATA

BUILDING TYPE	IBC CONSTRUCTION TYPE / OCC.	# OF BLDG'S	FOOTPRINT (SF)	# OF STORIES	SF PER BUILDING	TOTAL BUILDING AREA (SF)
TYPE 1	VB / R1	2	9,985	3	29,955	59,910
TYPE 2	VB / R2	2	5,885	3	17,679	35,358
TYPE 3	VB / R2	5	14,676	3	43,948	219,740
TYPE 4 (TH)	VB / R2	2	1,629	2	3,258	6,516
TYPE 5	VB / R2	1	6,787	3	20,271	20,271
CLUBHOUSE	VB / A3 & B	1	4,982	1	4,982	4,982
FITNESS	VB / A3	1	4,040	1	4,040	4,040

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

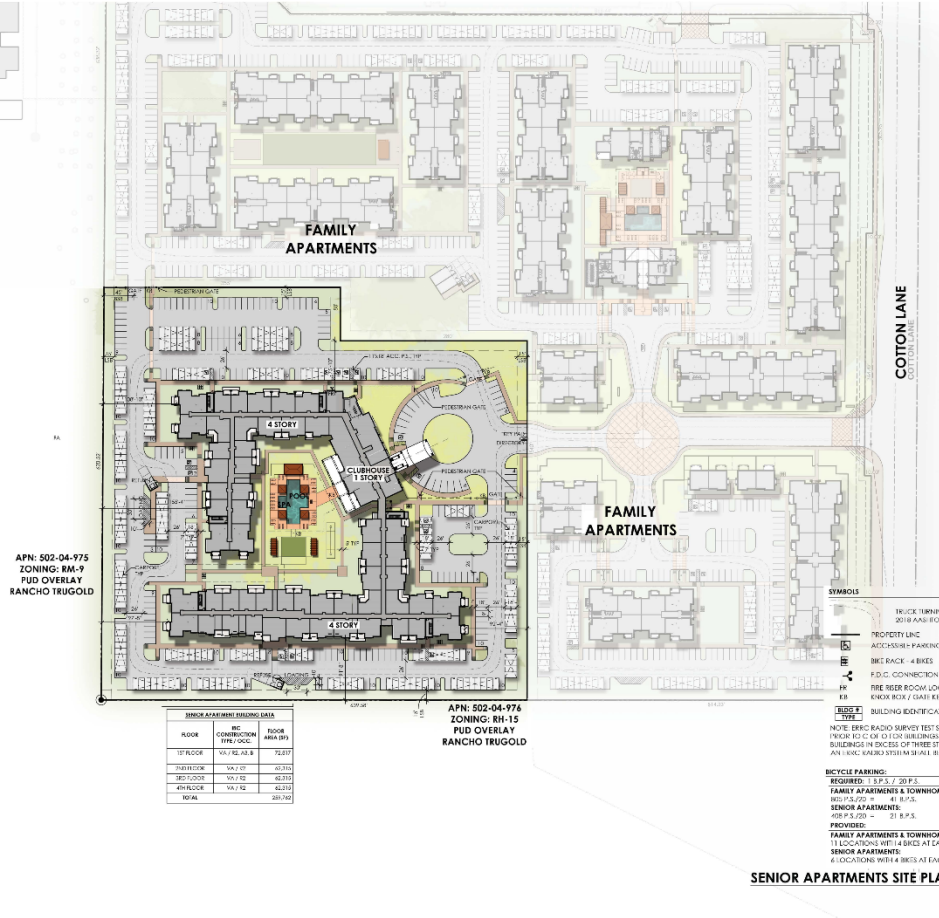
SEAL

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602-952-8280 / TODD@TODD-ASSOC.COM
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DATA
PHASE
3-17-2023
SITE PLAN
RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description:

FAMILY APARTMENTS
SITE PLAN
A1.1

FAMILY APTS SITE PLAN



SYMBOLS

- TRUCK TURNING TEMPLATE: 2018 AASHTO SU-40
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- BIKE RACK - 4 BIKES
- F.D.C. CONNECTION
- FIRE RISER ROOM LOCATION (W/ KNOX BOX)
- KB KNOX BOX / GATE KEY SWITCH
- BLDG # TYPE BUILDING IDENTIFICATION

NOTE: ERRC RADIO SURVEY TEST SHALL BE CONDUCTED PRIOR TO C.O.T.O. FOR BUILDINGS OVER 10,000 SQ.FT. OR BUILDINGS IN EXCESS OF THREE STORIES. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED. - NFPA 1221

BICYCLE PARKING:
REQUIRED: 1 B.P.S. / 20 P.S.
FAMILY APARTMENTS & TOWNHOMES:
810 P.S./20 = 41 B.P.S.
SENIOR APARTMENTS:
408 P.S./20 = 21 B.P.S.
PROVIDED:
FAMILY APARTMENTS & TOWNHOMES:
11 LOCATIONS WITH 4 BIKES AT EACH = 44 B.P.S.
SENIOR APARTMENTS:
6 LOCATIONS WITH 4 BIKES AT EACH = 24 B.P.S.

SENIOR APARTMENTS SITE PLAN

0' 30' 60' 120' N
SCALE: 1" = 60'-0"

SITE DATA

ASSESSOR'S PARCEL NUMBER: 502-04-975C & 975D

SITE AREA

PARCEL	NET	GROSS
LOT 10 FAMILY APARTMENTS & TOWNHOMES	±20.002 AC ±871,241 SF	±21.657AC ±944,686 SF
LOT 11 SENIOR APARTMENTS	±8.365 AC ±364,054 SF	±8.365 AC ±372,054
TOTAL	±28.367 AC ±1,244,315 SF	±30.022 AC ±1,317,740 SF

ZONING
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD06-013

DENSITY
PROPOSED:
FAMILY APARTMENTS & TH'S: 388 D.U./±20.002 NET AC= ±19.40 D.U./AC
SENIOR APARTMENTS: 211 D.U./±8.365 NET AC= ±24.64 D.U./AC
TOTAL DENSITY: 599 D.U. / ±28.367 NET AC= **±20.97 D.U./AC**

SITE PERCENT COVERAGE
PROPOSED IMPERMEABLE SURFACE COVERAGE:
FAMILY APARTMENTS & TH'S: 1,583,103 SF [166.59%]
SENIOR APARTMENTS: 227,505 SF [272.51%]
TOTAL COVERAGE: 1,810,638 SF [168.78%]
PROPOSED OPEN SPACE:
FAMILY APARTMENTS & TH'S: 1,203,479 SF [134.83%]
SENIOR APARTMENTS: 1,108,872 SF [129.18%]
TOTAL COVERAGE: 1,412,398 SF [133.19%]
PROPOSED LANDSCAPE AREA:
FAMILY APARTMENTS & TH'S: 229,1,128 SF [253.41%]
SENIOR APARTMENTS: 1102,549 SF [127.49%]
TOTAL COVERAGE: 1,390,677 SF [131.64%]

BUILDING HEIGHT
PROPOSED*: 50 FEET MAX. FOR PEAK ELEMENTS IN WEST HALF
FAMILY & TOWNHOMES: 40'-2" MAX BLDG HGT (3 & 3.5 STORIES)
SENIOR LIVING: 49'-4" MAX BLDG HGT (4 STORIES)
*SEE EXTERIOR ELEVATIONS, SHEETS A3.1 - A3.8

APPROVED SETBACKS
PRIMARY BUILDINGS:
NORTH (MADDELL RDE): MIN 10
EAST (COTTON LANE): MIN 10
WEST: MIN 45
MIN 45' SOUTH: MIN 45
INTERNAL: 0
LANDSCAPE:
NORTH (MADDELL RDE): MIN 22
EAST (COTTON LANE): MIN 59

FAMILY APARTMENT BUILDING MIX

BUILDING TYPE	B1	C1	D1	D2	# OF BLDG'S	TOTAL DU
TYPE 1		12			2	24
TYPE 2		12			5	60
TYPE 3	24	12			5	120
TYPE 4 (TH)			2		2	4
TYPE 5				12	1	12
TOTAL	204	168	4	12	17	388

FAMILY APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
B1 1BR/1BA	204	52.6%
C1 2BR/2BA	168	43.3%
D1 4BR/2BA TOWNHOUSE	4	1%
D2 4BR/2BA	12	3.1%
TOTAL	388	

SENIOR APARTMENT UNIT MIX

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	63	30.0%
B2 2BR/2BA	114	54%
C2 2BR/2BA	32	15.2%
TOTAL	211	

PARKING REQUIRED
FAMILY APARTMENTS & TOWNHOMES:
2.25 P.S./D.U.= 2.25 x 386 875 P.S.
TOTAL REQUIRED @ FAMILY 875 P.S. [2.25 P.S./D.U.]
SENIOR APARTMENTS:
2.25 P.S./D.U.= 2.25 x 211 475 P.S.
TOTAL REQUIRED @ SENIOR 475 P.S. [2.25 P.S./D.U.]

PARKING PROVIDED
FAMILY APARTMENTS & TOWNHOMES:
FAMILY SURFACE 408 P.S.
FAMILY CARPORT 347 P.S.
TOTAL PROVIDED @ FAMILY 805 P.S. [2.07 P.S./D.U.]
FAMILY ACCESSIBLE PARKING (INCLD IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 9 P.S.
ACCESSIBLE CARPORT 12 P.S.
TOTAL ACCESSIBLE PROVIDED @ FAMILY 21 P.S [2.4%]
SENIOR APARTMENTS
SENIOR SURFACE 203 P.S.
SENIOR CARPORT 207 P.S.
TOTAL PROVIDED @ SENIOR 410 P.S. [1.93 P.S./D.U.]
SENIOR ACCESSIBLE PARKING (INCLD IN TOTAL PROVIDED)
ACCESSIBLE SURFACE 4 P.S.
ACCESSIBLE CARPORT 11 P.S.
TOTAL ACCESSIBLE PROVIDED @ SENIOR 15 P.S [3.7%]

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL
STATE OF ARIZONA
MARK T. TODD
EXPIRES 09/30/2024
REGISTERED ARCHITECT

CONTACT
TODD + ASSOCIATES
CIVIL ENGINEERS / URBAN DESIGN
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
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PHASE
3-17-2023
SITE PLAN RESUBMITTAL
Proj Mgr.:
Drawn By:
Rev. Date: Description

DATA
CASE NUMBER: PS22-1418

SENIOR APARTMENTS
SITE PLAN
A1.2

SENIOR APTS SITE PLAN

TREE IMAGES


WILLOW ACACIA


FAN-TEX ASH


HYBRID OLIVE (FRUITLESS)


HYBRID PALO VERDE


RED PUSH PISTACHE


SOUTHERN LIVE OAK


DESERT WILLOW


MULGA


MEXICAN BIRD OF PARDISE


CHITALPA


DATE PALM

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 440 - SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 401 AND 440. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 440.

LANDSCAPE NARRATIVE FOR MULTI-FAMILY AND SENIOR LIVING PARCELS

The landscape theme for the residential parcels shall be of a semi-arid nature utilizing plant materials that are on the Arizona Department of Water Resources Low Water Use List to create transitional zones within the parcels that promote the Sonoran Desert environment. Landscape areas shall be in general conformance with the City of Surprise Planning Design Standards. The street frontage along Cotton Lane shall comprise of Hybrid Fruitless Olives (Olea europpaea spp.) and Red Push Pistache (Pistacia x Red Push) per Appendix B standards for Major Arterial Streets. Trees, shrubs, and groundcovers comprising the urban forest, defining spatial areas within the parcels, and providing shade at pedestrian walkways and gathering areas shall comply with Appendix B for Public Spaces.

The streetscape, main entries, and interior open space areas shall be landscaped with semi-arid materials selected to provide a lush appearance in terms of color, texture, flower color, and seasonal interest. Succulents, cactus, and more arid character plant materials shall be utilized as accents throughout the landscape in plant massings. Interior open spaces and amenity areas shall incorporate limited use of turf for a cooling oasis environment in conjunction with primarily broadleaf trees to provide shade. Paths and sidewalks will be tree lined to provide protection to pedestrians from the desert sun.

The perimeter areas of the site shall be landscaped with a transitional landscape palette consisting of semi-arid plant materials arranged in informal massings to create a naturalized character

PUBLIC WORKS - SOLID WASTE NOTES:

Solid waste collection vehicle routes shall provide a minimum width of 20' clear of all obstructions in order to prevent damage from the collection vehicle or damage to the vehicle itself. Obstructions including, but not limited to, plant growth, structures, awnings, building projection, and athletic equipment, shall not project into the roadway or alley, and a minimum overhead clearance of 14' is required. Greater clearance is required for overhead electrical and communication lines per National Electrical Safety Code Rule 232.



MASTER LANDSCAPE PLAN

SCALE: 1"=100'-0"

MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HT x SPREAD
TREES (LARGE)				
	ACACIA SALICINA	WILLOW ACACIA	36" BOX	30'x15'
	OLEA EUROPAEA 'WILSONII'	HYBRID OLIVE	36" BOX	30'x30'
	PARKINSONIA 'AZT'	HYBRID PALO VERDE	36" BOX	25'x25'
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	40'x40'
	QUERCUS VIRGINIANA	LIVE OAK	36" BOX	40'x50'
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX	40'x25'
TREES (MEDIUM)				
	ACACIA ANEURA	MULGA	24" BOX	14'x12'
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	15'x15'
	CHITALPA TASHKENSIS	CHITALPA	24" BOX	30'x25'
PALMS				
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	20' TF	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	7 GAL.	
TREES IN COTTON RD. R.O.W. PER FINAL PLAT APPROVAL				
	FRAXINUS VELUTINA	TAN-TEX ASH		
	PISTACIA CHINENSIS	CHINESE PISTACHE		
	QUERCUS VIRGINIANA	LIVE OAK		
	CHITALPA TASHKENSIS	CHITALPA		
MISC				
	DECOMPOSED GRANITE 2" DEPTH, 3/4" SCREENED, MADISON GOLD COLOR		8,800 SF	
	"MEDIUM" HYBRID BERMUDA SOD		2,900 SF	
	'HD PLAY' SYNTHETIC TURF WWW.ARTIFICIALGRASSSUPERSTORE.COM			
PROPOSED SHRUB PLANTING ON MASTER PLANT (SEE GRAPHICAL REPRESENTATION ON MASTER PLAN)				
SHRUBS	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA		
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA		
	ERIOPHYLLA HYGROPHANA	BLUE BELLS		
	LEUCOPHYLLUM 'LYNN LEGACY'	SAN MARCOS HIBISCUS HYBRID TEXAS SAGE		
	MUHLENBERGIA RIGENS	DEER GRASS		
	OLEA EUROPAEA 'SWAN'	SWAN OLIVE		
	RUELLIA PENINSULARIS	BAJA RUELLIA		
	RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN		
	TECOMA STANS ANGUSTATA	YELLOW BELLS		
ACCENTS	AGAVE DESMETIANA	VARIEGATED SMOOTH AGAVE		
	ALOE BARBADENSIS	MEDICINAL ALOE		
	ALOE X BLUE ELF	BLUE ELF ALOE		
	DASYLIRION WHEELERI	DESERT SPOON		
	HESPERALOE FUNIFERA	GIANT YUCCA		
	HESPERALOE PARVIFLORA	RED YUCCA		
	YUCCA FILIGERA	FILAMENT YUCCA		
GROUNDCOVERS	ERIOPHYLLA LANATA 'GREYSTONE GOLD'	OREGON SUNSHINE DAISY		
	LANTHANA 'DALLAS RED'	RED LANTANA		
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA		
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY		
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA		
	SPHAGNETICOLA TRILOBATA	YELLOW DOT		
VINES	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE		
	PODRANEA RICASOLIANA	PINK TRUMPET VINE		

LANDSCAPE CALCS

MULTI-FAMILY APARTMENTS	291,138 SF NET LANDSCAPE AREA
SENIOR LIVING APARTMENT	102,549 SF NET LANDSCAPE AREA

NOTES

1. TREE OVERHANGING STREETS SHALL BE MAINTAINED A MINIMUM OF 13 FEET VERTICAL CLEARANCE TO THE LOWEST BRANCHES.
2. FIRE HYDRANTS TO HAVE 3' MINIMUM CLEARANCE FROM ALL PLANTINGS.
3. SIGNS REQUIRE SEPARATE PERMIT.

CONTACT INFORMATION

PROPERTY OWNER
TRUMAN RANCH 46 SWC LLC

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HEATHER D. ROBERTS
HeatherD.Roberts@kimley-horn.com

CASE NUMBER: FS22-1418

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
DOMINIUM

SEAL

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
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PHASE
3-17-2023
SITE PLAN RESUBMITTAL

DATA
Proj Mgr.: RK
Drawn By: BW
Rev. Date: Description:

LANDSCAPE
SHEET 1 of 8

L1.1

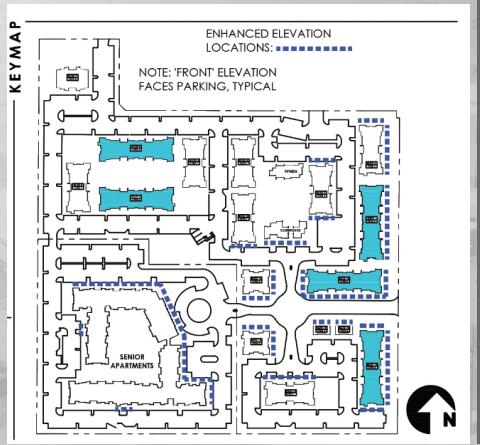
LANDSCAPE PLAN

ELEVATIONS (COTTON LN)





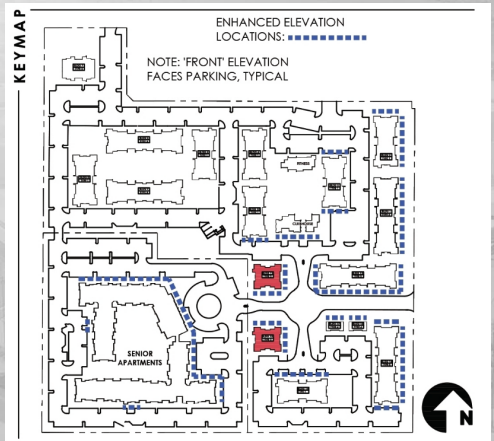




ELEVATIONS (ENTRY)



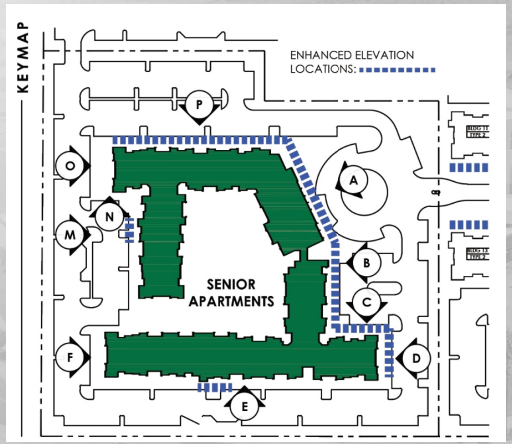




ELEVATIONS (SOUTH)







ELEVATIONS (WEST)

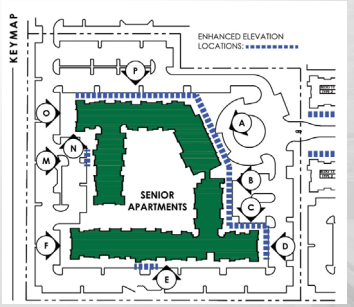


M WEST ELEVATION

PER CITY OF SURPRISE ZONING ORDINANCE (Sec. 101-2.1):
Building height: The vertical distance from the lowest contact at grade of the building to the highest point of roofline or parapet.

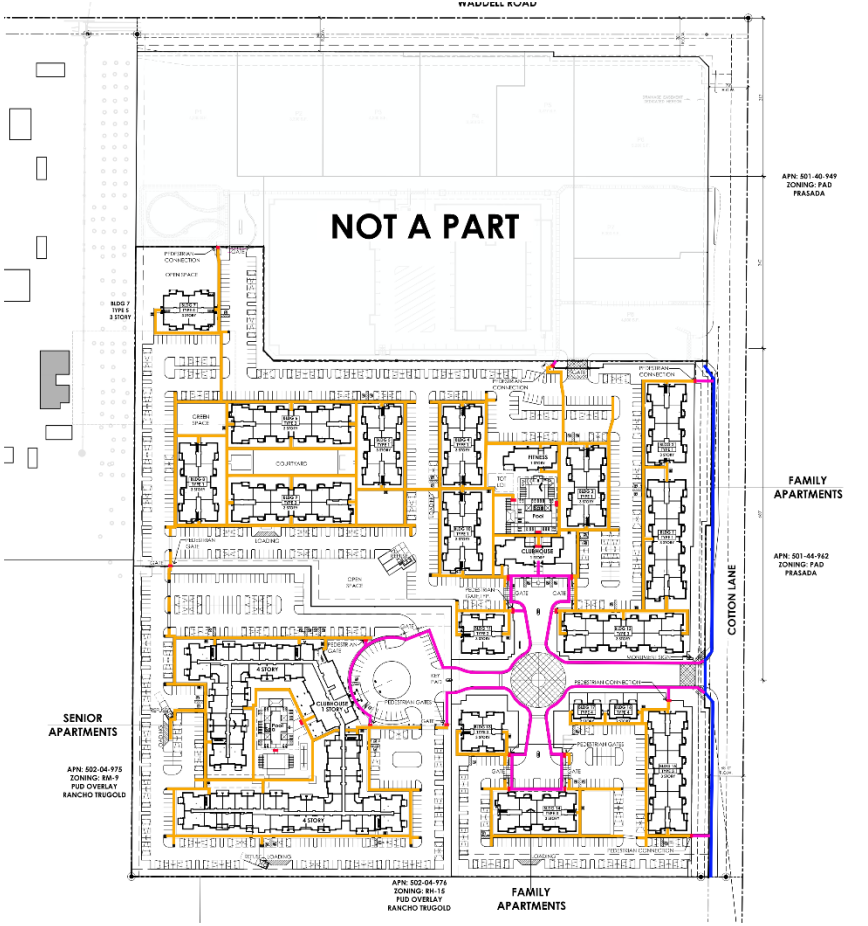


O WEST ELEVATION



COLOR SCHEDULE

	LOCATION	MATERIAL	SWATCH
A	Fiber Cement Horizontal Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B	Fiber Cement Vertical Board & Batten Siding & Trim	MFG.: Hardi Plank Siding - Cedar Mill COLOR: Arctic White	
B1	Fiber Cement Panels	MFG.: HardiPanel - Smooth COLOR: Arctic White	
C	Stucco 1	MFG.: Sherwin Williams COLOR: SW 7051 "Analytical Gray"	
D	Stucco 2	MFG.: Sherwin Williams COLOR: SW 9168 "Elephant Ear"	
E	Stone Veneer	MFG.: Coronado Stone COLOR: Legacy Series - Princeton Granite	
F	Shingle Roof	MFG.: GAF Timberline - Ultra HD Shingles COLOR: Charcoal	
G	Accent	MFG.: Sherwin Williams COLOR: SW 9140 "Blustery Sky"	
H	Metal Roof	MFG.: Standing Seam Metal Roof (MFG TBD) COLOR: SW 7074 "Software"	
I	Exterior Metals (Stairs & Rails)	MFG.: Sherwin Williams COLOR: SW 7074 "Software"	



CIRCULATION LEGEND

- PUBLIC STREET PEDESTRIAN CIRCULATION
- PUBLIC RESIDENTIAL PEDESTRIAN CIRCULATION
- PEDESTRIAN ACCESS GATE
- SECURED PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION PLAN

SCALE: 1" = 80'-0"

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
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SEAL

CONTACT
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PHASE
3-17-2023
SITE PLAN
RESUBMITTAL

DATA
Proj. Mgr.:
Drawn By:
Rev. Date: Description:

PEDESTRIAN
CIRCULATION PLAN
A1.3

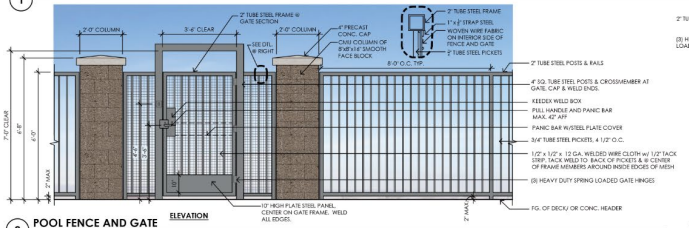
PEDESTRIAN CIRCULATION

LEGEND
WALLS
1 6'-0" METAL VIEW FENCE WITH CMU COLUMNS. SEE DETAIL #5 / L1.5
2 2'-8" METAL FENCE OVER 3'-4" CMU SCREENWALL WITH COLUMNS. SEE DETAIL #1 / L1.5
3 6'-0" CMU WALL. SEE DETAIL #7 / L1.5
4 PEDESTRIAN GATES. SEE DETAIL #3 / L1.5
5 6'-0" METAL POOL FENCE. SEE DETAIL #2 / L1.5
6 4'-0" METAL TOT LOT FENCE. SEE DETAIL #6 / L1.5
7 SLIDING VEHICULAR GATE. SEE DETAIL #4 / L1.5
8 COMPACTOR CMU WALL SEE SHEETS L1.7 & L1.8
6' HIGH FENCE
6' CMU WALL
3' FENCE OVER 3' CMU
FENCE OVER CMU
COTTON LANE
TOWNHOMES
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG 17
BLDG 18

WALL PLAN

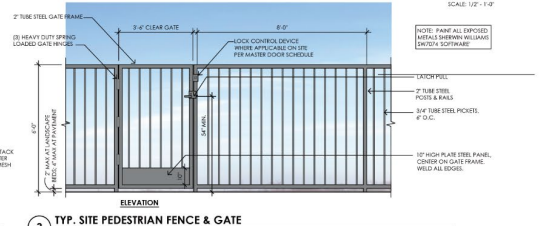


1 2'-8" METAL FENCE OVER 3'-4" CMU WALL



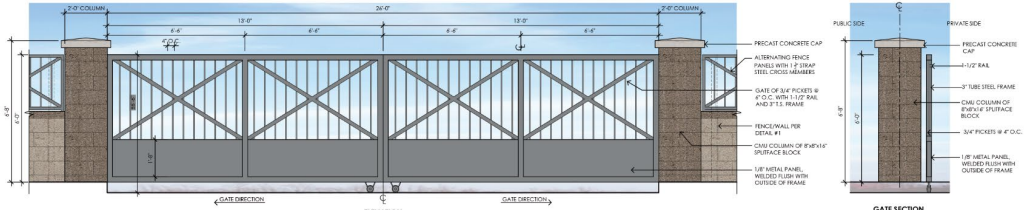
2 POOL FENCE AND GATE

SCALE: 1/2" = 1'-0"



3 TYP. SITE PEDESTRIAN FENCE & GATE

SCALE: 1/2" = 1'-0"

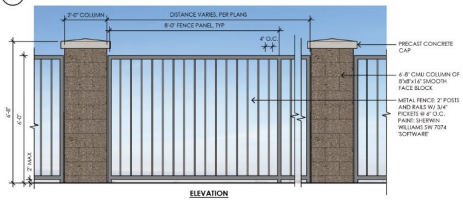


4 SLIDING VEHICULAR GATE

SCALE: 1/2"=1'-0"

NOTES:
1. CMU WALLS OF SMOOTH FACE CMU. 4" COURSES AND COLUMNS OF SUPERLITE INTEGRAL COLOR 'CHARCOAL'; 8" CMU BODY OF SUPERLITE INTEGRAL COLOR 'ASPEN'
2. METAL FENCING AND GATES PAINT COLOR: SHERWIN WILLIAMS SW 7074 'SOFTWARE'

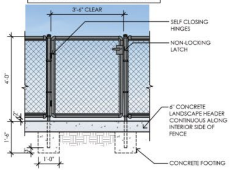




5 6' METAL VIEW FENCE WITH COLUMNS

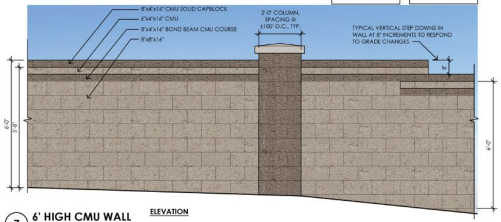
SCALE: 1/2" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CHAIN LINK FENCING FOR APPROVAL.
2. FENCE FABRIC TO BE BLACK VINYL COATED



6 DOG PARK AND PLAYGROUND FENCE & GATE

SCALE: 1/2" = 1'-0"

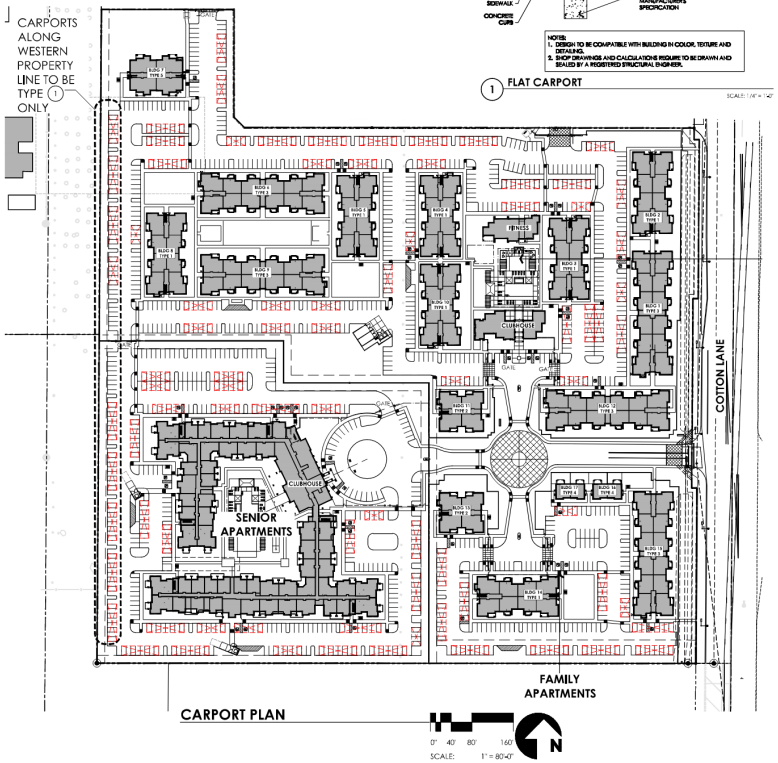


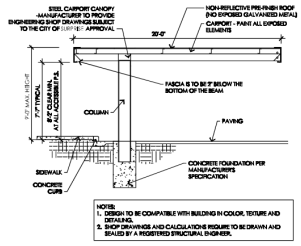
7 6' HIGH CMU WALL

SCALE: 1/2"=1'-0

WALL DESIGN

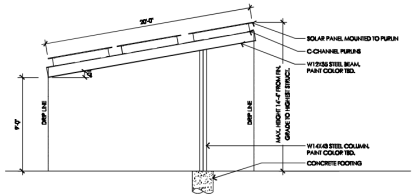
CARPORT PLAN





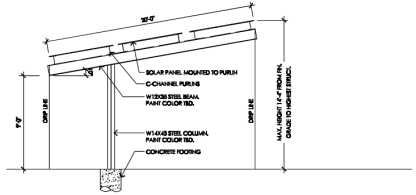
1 FLAT CARPORT

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



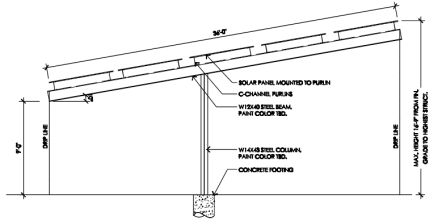
2 STANDARD PARKING SOLAR CANOPY

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



3 STANDARD PARKING SOLAR CANOPY

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



4 STANDARD DOUBLE PARKING SOLAR CANOPY

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

NOTES:
1. ALL CARPORTS ON WESTERN PROPERTY LINE TO BE TYPE (1) ONLY.
2. DISTRIBUTION ALL OTHER CARPORT TYPES TO BE DETERMINED.

Chapter 125 Requires 2.25 spaces/ DU

	Required	Provided	Difference
Family Apartments (388 DU)	873 spaces	805 spaces	-68 spaces
Senior Apartments (211 DU)	475 spaces	408 spaces	-67 spaces
Total Site (599 DU)	1,348 spaces	1,213 spaces	-135 spaces
Parking Ratio	2.25	2.07	10%

- Observed parking demand
  - Multi-family: 1.22 occupied parking stalls per unit
  - Senior: 0.76 occupied parking stalls per unit
  - Total predicted demand: 635 parking spaces
- ULI predicted demand
  - Family Apartments: 817 spaces
  - Senior Apartments: 172 spaces
  - 989 total spaces
- Surplus of 224 spaces provided on site

PARKING

PAD Requirements

- ✓ Architectural design
- ✓ Minimum building setbacks
- ✓ Landscape buffer
- ✓ Landscaping: Conserve water and reflect historic land use
- ✓ Screen walls
- ✓ Lighting promotes ranch appeal without contributing to pollution
- ✓ Internal & external pedestrian connectivity
- ✓ Plazas & activity areas
- ✓ Entry treatments

EVALUATIVE CRITERIA

RECOMMENDATION

Staff recommends approval of FS22-1418 subject to stipulations ‘a’ through ‘g’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



A. Development and use of the site shall be consistent with the Site Plan entitled “Truman Ranch Marketplace Family & Senior Apartments Site Plan,” Sheets A1.0 through A1.3, prepared by Todd + Associates and received April 11, 2023.

B. Elevations shall be consistent with the Elevations entitled “Truman Ranch Marketplace Family & Senior Apartments Elevations,” Sheets A3.1.1 through A3.8.3, prepared by Todd + Associates and received March 22, 2023.

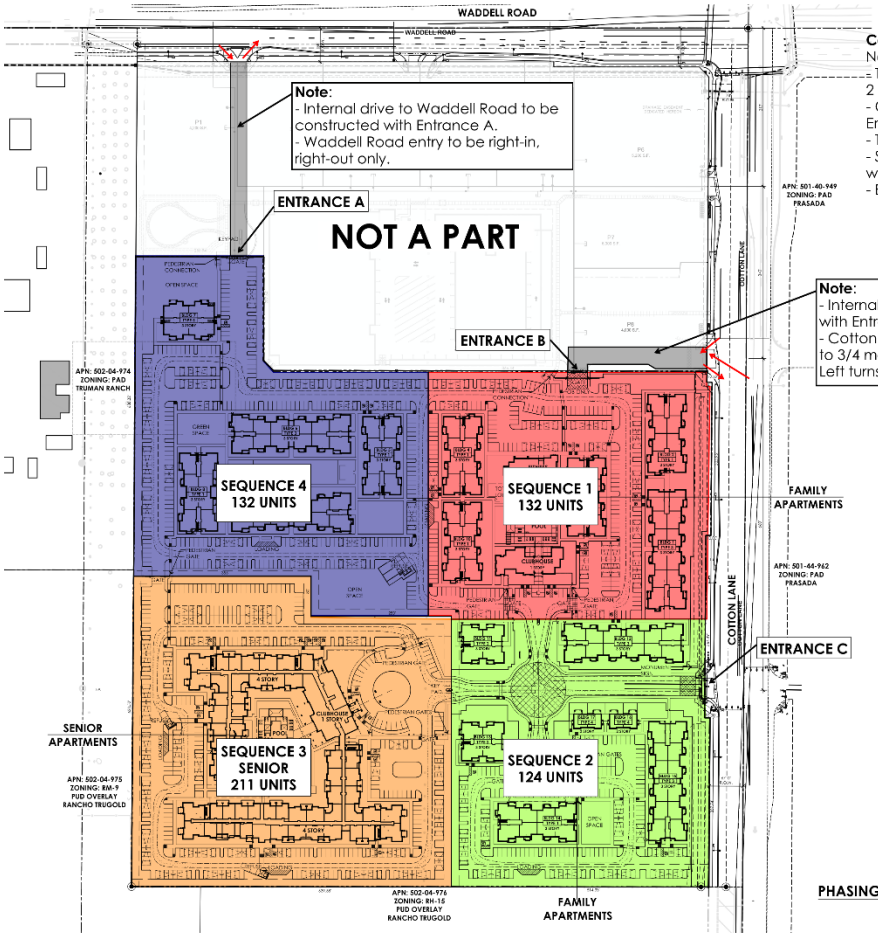
C. Landscaping shall be consistent with the Landscape Plan entitled “Truman Ranch Marketplace Family & Senior Apartments Landscape,” Sheets L1.1 through L1.3, prepared by Todd + Associates and received April 13, 2023.

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. One or more of the commercial uses planned for the Commercial Development Unit shall be constructed concurrently with the Residential Development Unit to ensure that not only one type of use is exclusively developed during any phase of development of the subject site as required by Section 125-194 of former Chapter 125.

F. The subject Site Plan will not become effective until the effective date of the related Final Plat request being processed under case FS22-1364.

G. 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.



Conceptual Phasing & Sequencing Plan

Notes:
- Tenants will have to use Entrance B until Sequence 2 is complete.
- Construction crews/equipment will need use of Entrance A throughout the duration of construction.
- This will be the fastest way to tenants moving in.
- Senior project will need to be turned over after or with Sequence 2.
- Entrance C will be turned over with Sequence 2.

PROJECT
NO. 20-2007-02
TRUMAN RANCH MARKETPLACE
FAMILY & SENIOR APARTMENTS
SURPRISE, AZ

CLIENT
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SEAL

CONTACT
TODD + ASSOCIATES
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE

PHASE
3-17-2023
SITE PLAN RESUBMITTAL

DATA
Proj. Mgr.:
Drawn By:
Rev. Date: Description:

SCALE: 0' 40' 80' 160' 1" = 80'-0"

CASE NUMBER: FS22-1418

PHASING PLAN
A1.7

PHASING PLAN