



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 1, 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 18, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 2 | Consideration and action regarding a rezone from Rural Residential (RR) to Community Commercial (C-2). The approximately 3.5 gross acre site consists of 6 vacant parcels generally located west of the intersection of Yorkshire Drive and Grand Avenue. Case FS22-1387 | Leslie Carnie
Community
Development |
|----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 3. | District 1 | Consideration and action pertaining to a proposed Master Site Plan Amendment to amend the applicable zoning code for the Asante Retail Center, a property generally located at the northwest corner of 163 rd Avenue and Pat Tillman Blvd. Case FS22-0122. | Trevor Fleetham
Community
Development |
| 4. | District 6 | Consideration and action regarding a Site Plan for Desert Cove Office Warehouse generally located northeast of Peoria Avenue and Litchfield Road subject to stipulations "a" through "e". Case FS22-1549 | Tanner Wessel
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 25, 2023 @ 10:00 AM

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: June 1, 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 18, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the May 18, 2023 Planning and Zoning Commission regular meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-18-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 18, 2023 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Jared Holland 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 18, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Current Planner; Leslie Carnie, Current Planner; Chris Sexton, Current Planner; Tanner Wessel, Current Planner, and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

Councilman Ken Remley.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no requests, Vice Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 4, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the May 4, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

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

Vice Chair Holland opened the public hearing.

Hearing no requests, Vice Chair Holland closed the public hearing.

The Commission discussed the following:

None.

Commissioner Rosenbaum made a motion to approve Conditional Use Permit with Site Plan for Marley Park Square Lot 11 subject to stipulations “a” through “e”. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 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, Current Planner, presented item 3 to the Commission.

Vice Chair Holland opened the public hearing.

Hearing no requests, Vice Chair Holland closed the public hearing.

The Commission discussed the following:

None.

Commissioner Bash made a motion to approve Conditional Use Permit with Site Plan for Marley Park Square Lot 12 subject to stipulations “a” through “e”. Commissioner Chapman seconded the motion. Motion passed with 5 votes in favor.

Item 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, Current Planner, presented item 4 to the Commission.

Vice Chair Holland opened the public hearing.

Hearing no requests, Vice Chair Holland closed the public hearing.

The Commission discussed the following:

- Traffic flow circulation and adding stop signs or appropriate signage

Commissioner Keating made a 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”. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 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, Current Planner, presented item 5 to the Commission.

Vice Chair Holland opened the public hearing.

Jackson Moll, the Chief Executive Officer of the Home Builders Association of Arizona, addressed the Commission regarding off-property signs

Hearing no further requests, Vice Chair Holland closed the public hearing.

The Commission discussed the following:

- Off-site signage clutter with no minimum distance requirement between signs

Commissioner Keating made a motion 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 the exception of the off-site signage. Commissioner Chapman seconded the motion. Motion passed with 5 votes in favor.

Item 6 – District 6 – 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

Leslie Carnie, Current Planner, presented item 6 to the Commission.

Vice Chair Holland opened the public hearing.

Mike Ouellett, Surprise, AZ – Received email letter, read into the record. Concerns were regarding preserving the Maricopa Trail and including proper stipulations to have appropriate signature, trail markings, and bike line paths.

Hearing no further requests, Vice Chair Holland closed the public hearing.

The Commission discussed the following:

- Staff comments on upcoming site plan to preserve the Maricopa Trail

Commissioner Rosenbaum made a motion to approve 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. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

Item 7 – District 6 – 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, Current Planner, presented item 7 to the Commission.

Vice Chair Holland opened the public hearing.

Hearing no requests, Vice Chair Holland closed the public hearing.

The Commission discussed the following:

None.

Commissioner Chapman made a motion 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. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 8 – District 6 – 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, Current Planner, presented item 8 to the Commission.

Vice Chair Holland gave opportunity for public comment.

Steve Truman, Redondo Beach, CA –

- Signage requirements
- Setback requirements
- Coverage on pedestrian walkways not in compliance with the PAD
- Parking setbacks
- Luke AFB letter

James Truman, Surprise, AZ –

- Original option 2 from 2008 Dominion conceptual plan is no longer an option
- 9 foot tall buffering wall rather than the proposed 6 foot tall wall
- Buffering trees, closer spacing and mature trees to create a better buffer between properties
- PAD mention citrus trees to match with the citrus farm, there are no citrus trees in the plans

There being no other requests, Vice Chair Holland concluded public comment.

The Commission discussed the following:

- Buffering wall 9 foot tall versus the proposed 6 foot tall wall
- Preserve historical value of the area

Commissioner Bash made a 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. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 8:01 p.m.

Jared Holland
Planning and Zoning Commission Vice 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: June 1, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a rezone from Rural Residential (RR) to Community Commercial (C-2). The approximately 3.5 gross acre site consists of 6 vacant parcels generally located west of the intersection of Yorkshire Drive and Grand Avenue. Case FS22-1387

Motion:

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

Background:

Ramon Alvarez of Pinnacle Design, Inc. on behalf Glen Vortherms of Maricopa Water District seeks approval of a rezone of approximately 3.5 gross acres located west of the intersection of Yorkshire Drive and Grand Avenue from Rural Residential (RR) to Community Commercial (C-2). The subject rezone will allow the development of a new 15,100 sf Maricopa Water District office building.

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 FS22-1387 MWD Rezone- Staff Report
2. 01 – FS22-1387 MWD Office Building – Vicinity Map
3. 02 – FS22-1387 MWD Office Building – Zoning Map

4. 03 - FS22-1387 MWD Office Buiding- Proposed Zoning Map
 5. 04– FS22-1387 MWD Office Building – Rezone Document
 6. 05 – FS22-1387 MWD Office Building – Citizen Participation Report REDACTED and Affidavit of Site Posting
 7. 06– FS22-1387 MWD Office Building – Luke Letter
 8. FS22-1387 MWD Office Building Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1387

Project Name: Maricopa Water District Office Building - Rezone

Council District: 2 - Cottonwood

Meeting Date: June 01, 2023

Planner: Leslie Carnie, Planner II

Owner: Glen Vorthems with Maricopa Water District

Applicant: Ramone Alvarez with Pinnacle Design, Inc.

Request: Zone Change from Rural Residential (RR) to Community Commercial (C-2).

Site Location: Generally located west of the intersection of Yorkshire Drive and Grand Avenue.

Site Size: 3.5 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 **recommend approval** of the proposed Zone Change, subject to stipulations 'a' and 'b'.

Project Description:

Ramon Alvarez of Pinnacle Design, Inc. on behalf Glen Vortherms of Maricopa Water District seeks approval of a rezone of approximately 3.5 gross acres located west of the intersection of Yorkshire Drive and Grand Avenue from Rural Residential (RR) to Community Commercial (C-2). The subject rezone will allow the development of a new 15,100 square foot Maricopa Water District office building.

Background:

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

April 28, 2022: The applicant was provided with Concept Review comments under case CR22-0202

October 19, 2022: The applicant applied for a Rezone, Final Plat, and Site Plan under case FS22-1387.

Analysis and Discussion:

The subject request involves a rezone from Rural Residential (RR) to Community Commercial (C-2) on 6 vacant parcels with an area totaling approximately 3.5 gross acres. The rezone will create consistency and continuity with the adjacent parcel also owned by Maricopa Water District (MWD) to the north and allow for the development of a new MWD office building. A Final Plat and Site Plan are also being reviewed for this project under the subject case number. Full access will be provided to the site from Yorkshire Dr. Right Out only access is taken from an existing driveway onto Grand Avenue.

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

June 01, 2023 Planning & Zoning Commission
Case: FS22-1387 Maricopa Water District Office Building- Rezone



June 01, 2023 Planning & Zoning Commission
Case: FS22-1387 Maricopa Water District Office Building- Rezone



Existing Zoning



Proposed Zoning

June 01, 2023 Planning & Zoning Commission
Case: FS22-1387 Maricopa Water District Office Building- Rezone

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	Surprise
Electric:	APS
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: This project is located within the Neighborhood character area of the General Plan.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the commercial development pattern established in the vicinity of this parcel.

Reviewing Agencies:

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

Citizen Outreach:

The applicant held two outreach meetings. An in-person meeting was held at the Residence Inn on May 9, 2023 and a virtual meeting was held on May 10, 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.

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 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 FS22-1387 to the City Council subject to stipulations 'a' and 'b' as follows:

June 01, 2023 Planning & Zoning Commission
Case: FS22-1387 Maricopa Water District Office Building- Rezone

- 141
- 142 a. Development and use of the site shall be consistent with the Zone Change
- 143 narrative entitled “Rezone Document Maricopa Water District Office Building”,
- 144 dated February 9, 2023.
- 145
- 146 b. Non-compliance with the stipulations of approval of this case will be treated as a
- 147 violation in accordance with the applicable provisions of the Surprise Municipal
- 148 Code.

149

150 **Attachments:**

151

152 01 Vicinity Map

153 02 Existing Zoning Map

154 03 Proposed Zoning Map

155 04 Rezoning Document

156 05 Citizen Report and Affidavit of Site Posting

157 06 Luke Letter

158 PPT



FS22-1387 VICINITY MAP



FS22-1387 EXISTING ZONING MAP



FS22-1387 PROPOSED ZONING MAP



REZONE DOCUMENT

Maricopa Water District Office Building

FS22-1387

**APN: 503-60-008/503-62-001/503-62-002/503-62-003/
503-62-004/503-62-006**

2.42 ACRES

NWC W. GRAND AVE. AND W. YORKSHIRE DR.

SURPRISE, ARIZONA

DEVELOPMENT REVIEW

FEBRUARY 9, 2023

EXISTING ZONING AND GENERAL PLAN COMPLIANCE

Zoning

Parcels 503-60-008, 503-62-001, 503-62-002, 503-62-003, 503-62-004, and 503-62-006 are currently zoned RR (Rural Residential) and will be rezoned to C-2 (Community Commercial).

General Plan

The proposed project resides within the NWC triangle between N. Grand Ave. and W. Yorkshire Dr. The City of Surprise General Plan designates this area for Neighborhood Character Area.

DEVELOPMENT REVIEW

The proposed project complies with the City of Surprise's Zoning Ordinance, and provides a modern, contemporary aesthetic in the building's design. The building will reflect the longevity and history of the Maricopa Water District. The use of smooth-face CMU and metal overhangs intends to exceed the typical office design standard, while creating a welcoming presence for visitors and employees. The entry is located beneath a large, extended canopy, to create a striking and unique gesture in the building's form and give a distinct character along the N. Grand Ave frontage.

The proposed project will provide the required 61 parking spaces, which will satisfy the employees and visitors.

Zoning Exhibits

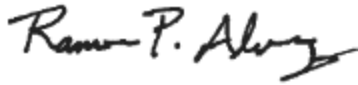
Vicinity Map	Exhibit 1
Aerial Map of Project Site and Surrounding Area	Exhibit 2
Existing Zoning Map	Exhibit 3
Proposed Zoning Map	Exhibit 4
ALTA Survey	Exhibit 5
Preliminary Site Plan	Exhibit 6
General Plan 2035 Land Use Map	Exhibit 7



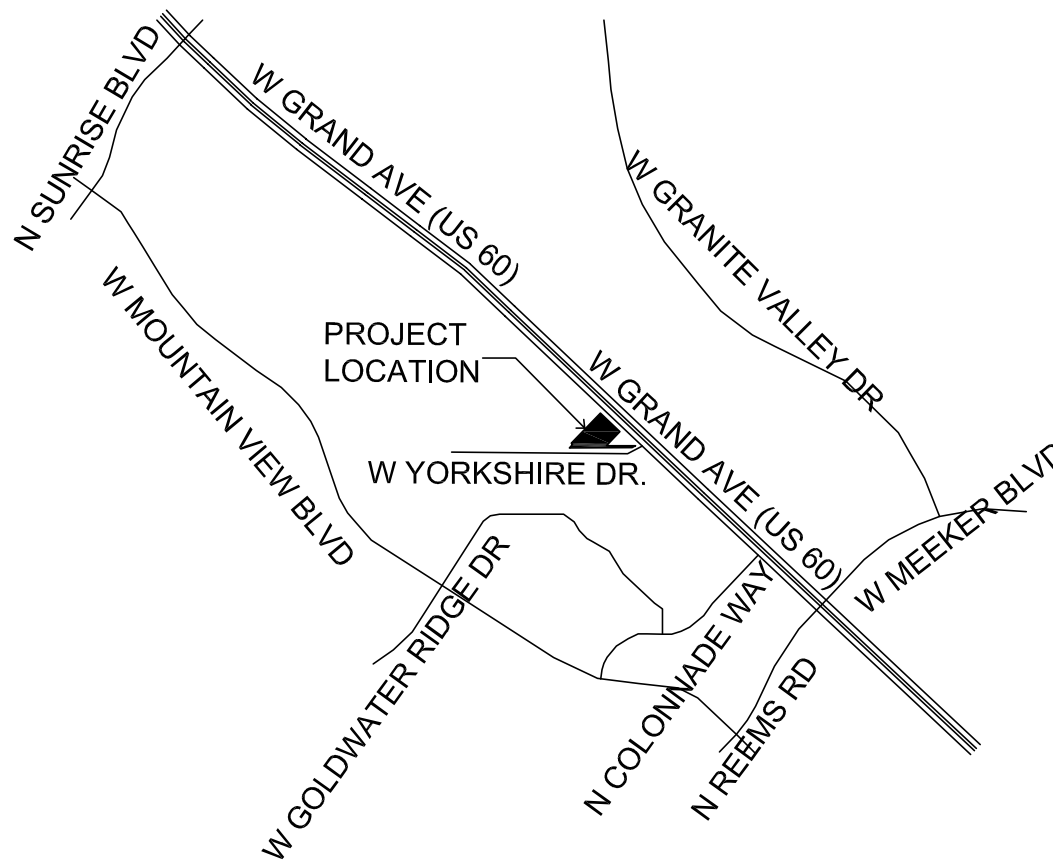
The rezoned areas will be an addition to the current C-2 zoning of the existing MWD office site.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Ramon P. Alvarez". The signature is written in a cursive, flowing style.

Ramon P. Alvarez
Architectural Project Manager
Pinnacle Design, Inc.



VICINITY MAP



1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

MARICOPA WATER DISTRICT

NWC W. GRAND AVE AND W. YORKSHIRE DR. SURPRISE, AZ 85374

EXHIBIT 1: VICINITY MAP

21-049.0

02.09.23

CITY PROJECT: FS22-1387



COPYRIGHT PINNACLE DESIGN, INC.
2023 Page 23 of 119



AERIAL MAP



MARICOPA WATER DISTRICT

NWC W. GRAND AVE AND W. YORKSHIRE DR. SURPRISE, AZ 85374

EXHIBIT 2: AERIAL MAP

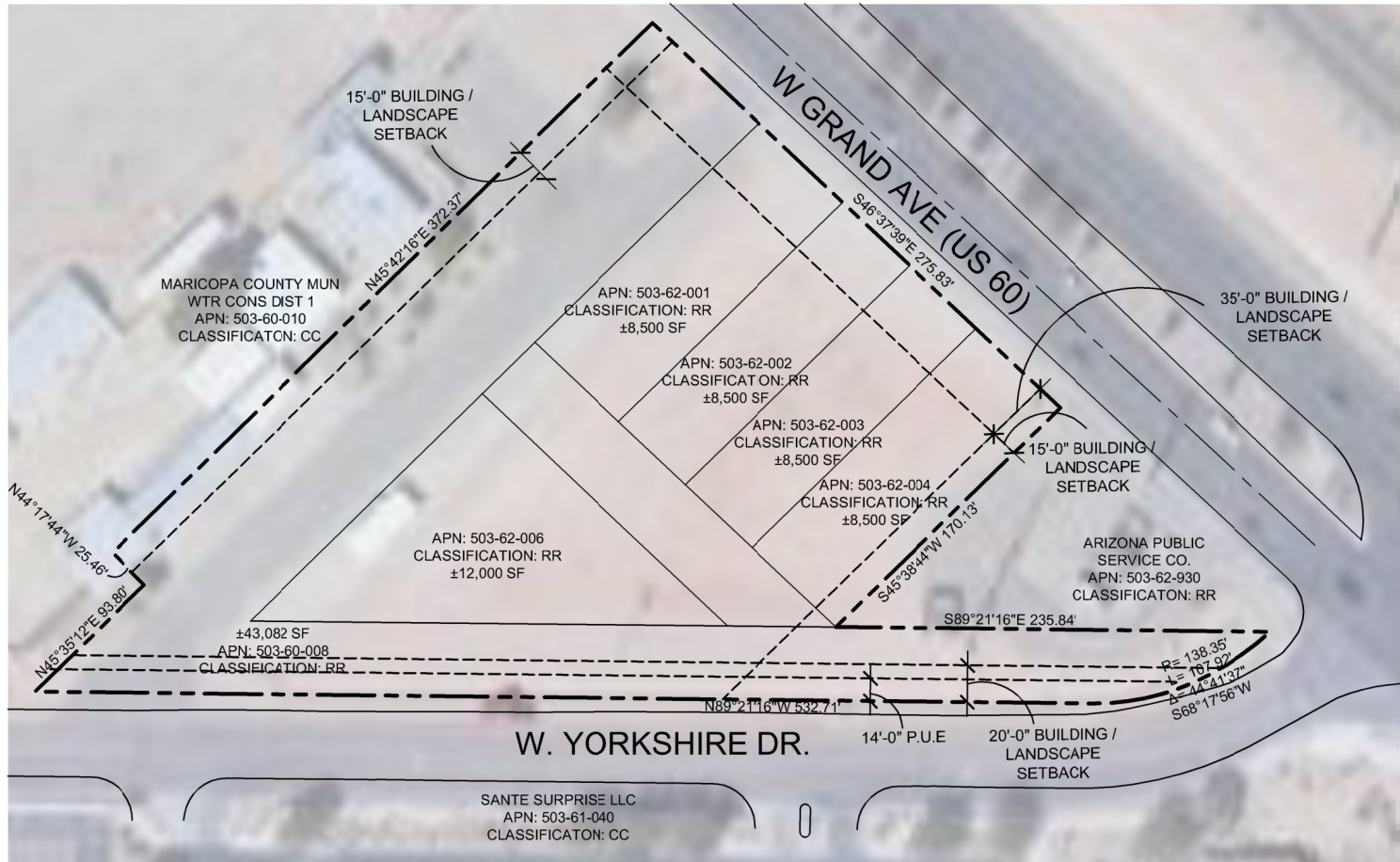


1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

21-049.0
02.09.23

CITY PROJECT: FS22-1387

COPYRIGHT PINNACLE DESIGN, INC.
2023



EXISTING ZONING MAP



PROJECT	DATA
BASE ZONING DISTRICT:	EXISTING : RR PROPOSED: C2
GENERAL PLAN CLASSIFICATION:	EXISTING : RR PROPOSED: C2
SITE AREA:	±2.4 AC (±105,334 SF)
EXISTING ZONING PERCENTAGE:	RR: 100% (±105,334 SF)
PROPOSED ZONING PERCENTAGE:	C2: 100% (±105,334 SF)



1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

MARICOPA WATER DISTRICT

NWC W. GRAND AVE AND W. YORKSHIRE DR. SURPRISE, AZ 85374

EXHIBIT 3: EXISTING ZONING MAP

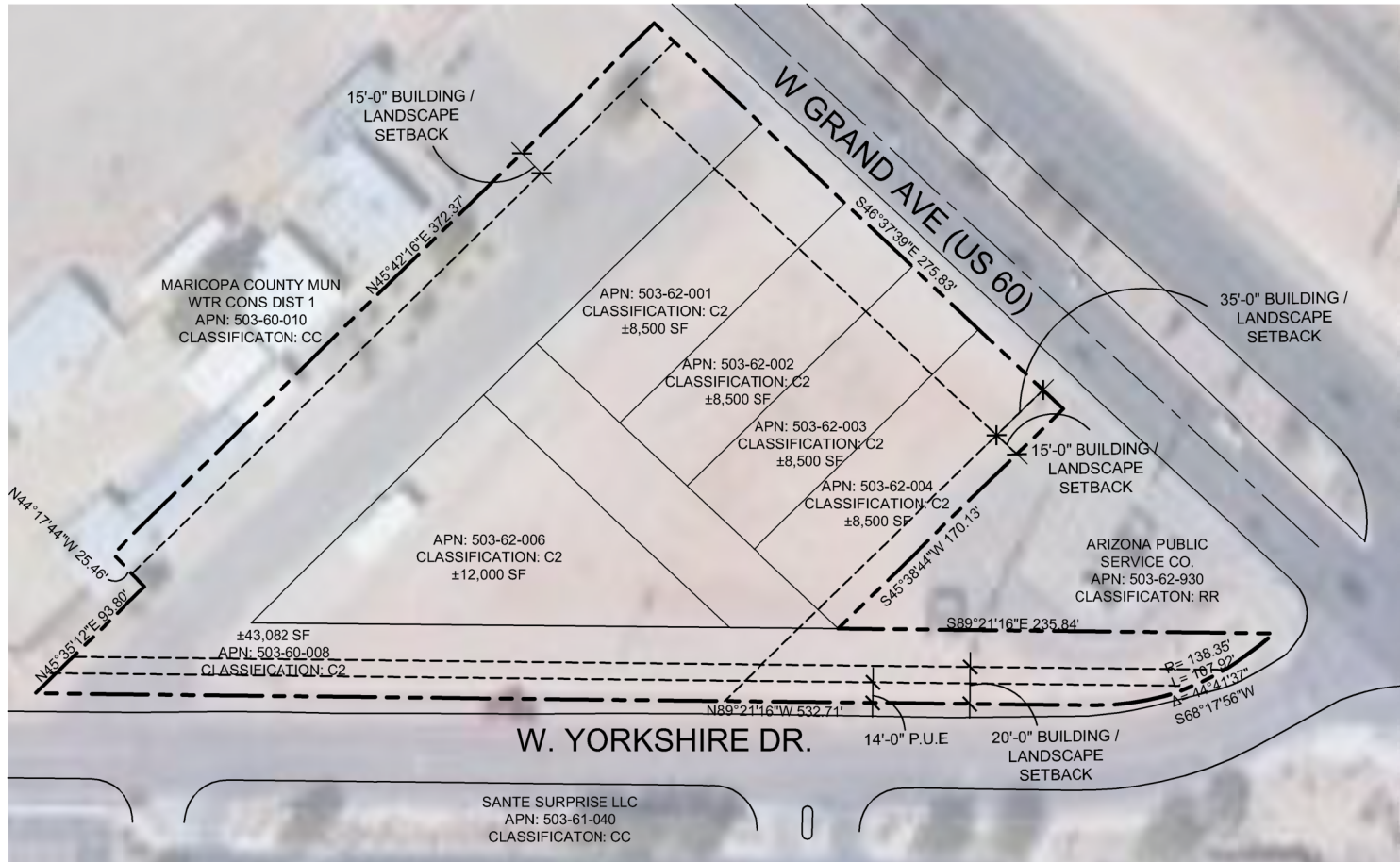
21-049.0

02.09.23

CITY PROJECT: FS22-1387



COPYRIGHT PINNACLE DESIGN, INC.
2023



PROPOSED ZONING MAP



PROJECT	DATA
BASE ZONING DISTRICT:	EXISTING : RR PROPOSED: C2
GENERAL PLAN CLASSIFICATION:	EXISTING : RR PROPOSED: C2
SITE AREA:	±2.4 AC (±105,334 SF)
EXISTING ZONING PERCENTAGE:	RR: 100% (±105,334 SF)
PROPOSED ZONING PERCENTAGE:	C2: 100% (±105,334 SF)



1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

MARICOPA WATER DISTRICT

NWC W. GRAND AVE AND W. YORKSHIRE DR. SURPRISE, AZ 85374

EXHIBIT 4: PROPOSED ZONING MAP

21-049.0

02.09.23

CITY PROJECT: FS22-1387



COPYRIGHT PINNACLE DESIGN, INC.
2023

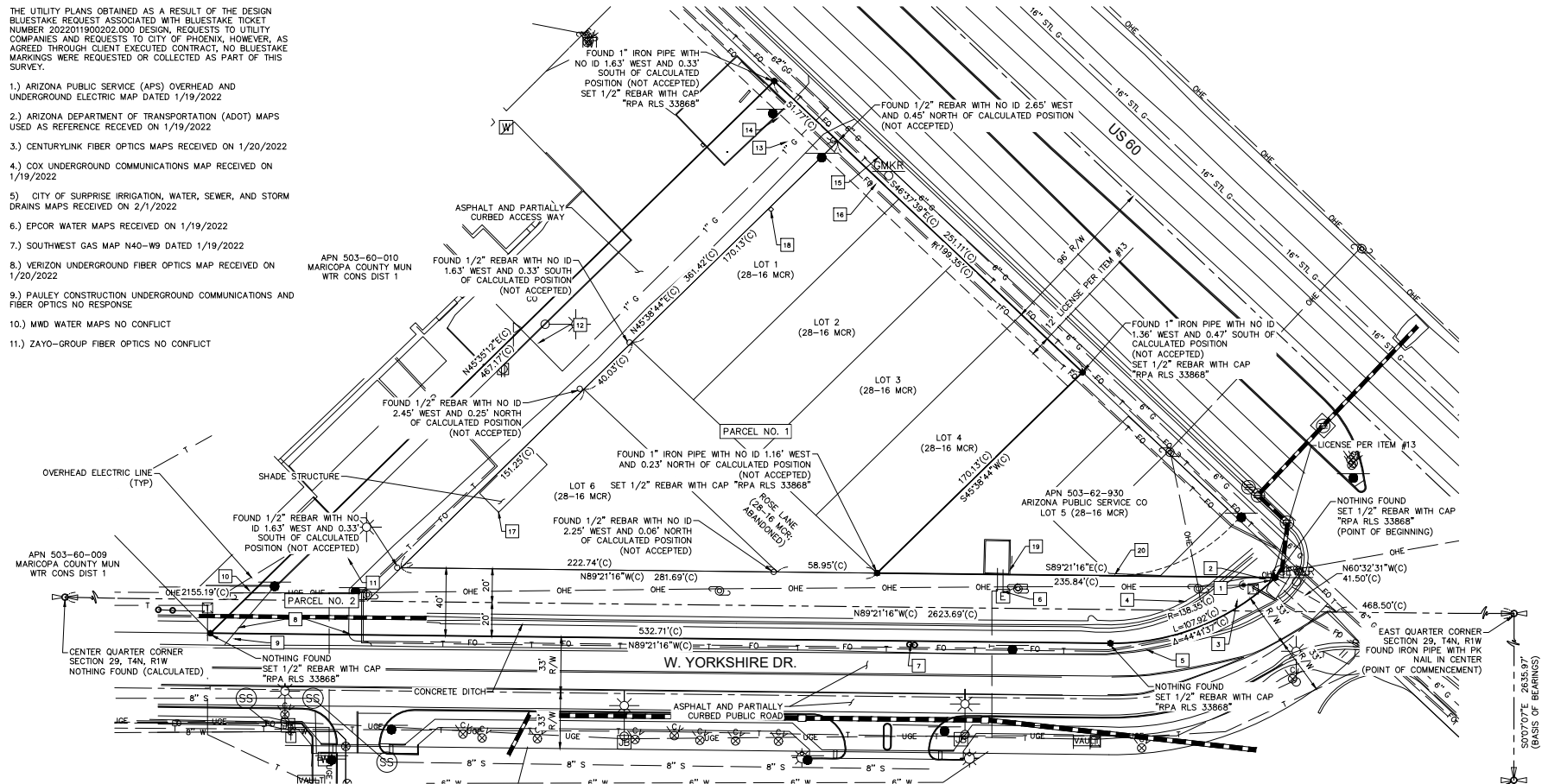
UTILITY PLAN INFORMATION

THE UTILITY PLANS OBTAINED AS A RESULT OF THE DESIGN BLUESTAKE REQUEST ASSOCIATED WITH BLUESTAKE TICKET NUMBER 2022011900202.000 DESIGN, REQUESTS TO UTILITY COMPANIES AND REQUESTS TO CITY OF PHOENIX, HOWEVER, AS AGREED THROUGH CLIENT EXECUTED CONTRACT, NO BLUESTAKE MARKINGS WERE REQUESTED OR COLLECTED AS PART OF THIS SURVEY.

- 1.) ARIZONA PUBLIC SERVICE (APS) OVERHEAD AND UNDERGROUND ELECTRIC MAP DATED 1/19/2022
- 2.) ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) MAPS USED AS REFERENCE RECEIVED ON 1/19/2022
- 3.) CENTURYLINK FIBER OPTICS MAPS RECEIVED ON 1/20/2022
- 4.) COX UNDERGROUND COMMUNICATIONS MAP RECEIVED ON 1/19/2022
- 5.) CITY OF SURPRISE IRRIGATION, WATER, SEWER, AND STORM DRAINS MAPS RECEIVED ON 2/1/2022
- 6.) EPCOR WATER MAPS RECEIVED ON 1/19/2022
- 7.) SOUTHWEST GAS MAP N40-W9 DATED 1/19/2022
- 8.) VERIZON UNDERGROUND FIBER OPTICS MAP RECEIVED ON 1/20/2022
- 9.) PAULEY CONSTRUCTION UNDERGROUND COMMUNICATIONS AND FIBER OPTICS NO RESPONSE
- 10.) MWD WATER MAPS NO CONFLICT
- 11.) ZAYO-GROUP FIBER OPTICS NO CONFLICT

ALTA / NSPS LAND TITLE SURVEY

MWD OFFICE BUILDING



PROPERTY LINE / IMPROVEMENT INFORMATION

1. RIPRAP STORM INLET APRON 3.5'± WEST OF PROPERTY CORNER.
2. FIBER OPTIC LINE CROSSES 6'± WEST OF PROPERTY CORNER.
3. TELEPHONE LINES CROSS 24'± WEST OF PROPERTY CORNER.
4. CONCRETE DITCH CROSSES NORTH LINE OF PARCEL NO. 2 AND IS 7'± NORTH OF AND ROUGHLY PARALLEL WITH SOUTH PROPERTY LINE.
5. EDGE OF PAVEMENT IS 6'± SOUTH OF AND ROUGHLY PARALLEL WITH THE SOUTH PROPERTY LINE.
6. TELEPHONE LINE CROSSES PARCEL NO. 2.
7. TRAFFIC SIGN IS 2'± SOUTH OF SOUTH PROPERTY LINE. ASPHALT AND PARTIALLY CURBED DRIVEWAY VARIES IN WIDTH FROM 27'± TO 36'±, IS ROUGHLY CENTERED ON PARCEL 2, AND EXTENDS PAST THE NORTH AND SOUTH PROPERTY LINES.
9. TELEPHONE LINES CROSS 13'± EAST OF PROPERTY CORNER.
10. OVERHEAD ELECTRIC EXTENDS PAST THE EAST AND WEST PROPERTY LINES OF PARCEL NO. 2.
11. UNDERGROUND ELECTRIC LINES CROSS PARCEL NO. 2.
12. GAS LINE CROSSES PARCEL NO. 2.
13. TELEPHONE LINES CROSS THE SUBJECT PROPERTY.
14. FIBER OPTIC LINE CROSSES THE SUBJECT PROPERTY.
15. GAS BLUESTAKE LINE IS 10'± NORTHEAST OF AND ROUGHLY PARALLEL TO THE NORTHEAST PROPERTY LINE.
16. GAS LINE PER RECORD MAPS CROSSES THE SUBJECT PROPERTY.
17. SHADE STRUCTURE 1'± SOUTHEAST OF PROPERTY LINE.
18. STORM INLET GRATE 0.2'± SOUTHEAST OF PROPERTY LINE.
19. CORRUGATED METAL STRUCTURE ON PROPERTY LINE.
20. CHAINLINK FENCE ENCLOSURE 0.5'± NORTH OF PROPERTY LINE.

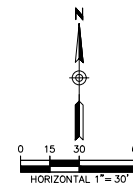
EXHIBIT #5

CITY PROJECT: FS22-1387

SURVEY JOB NUMBER: 222015

RPA RITCHIE POWELL & Associates
602-988-1177
www.rpaeng.com

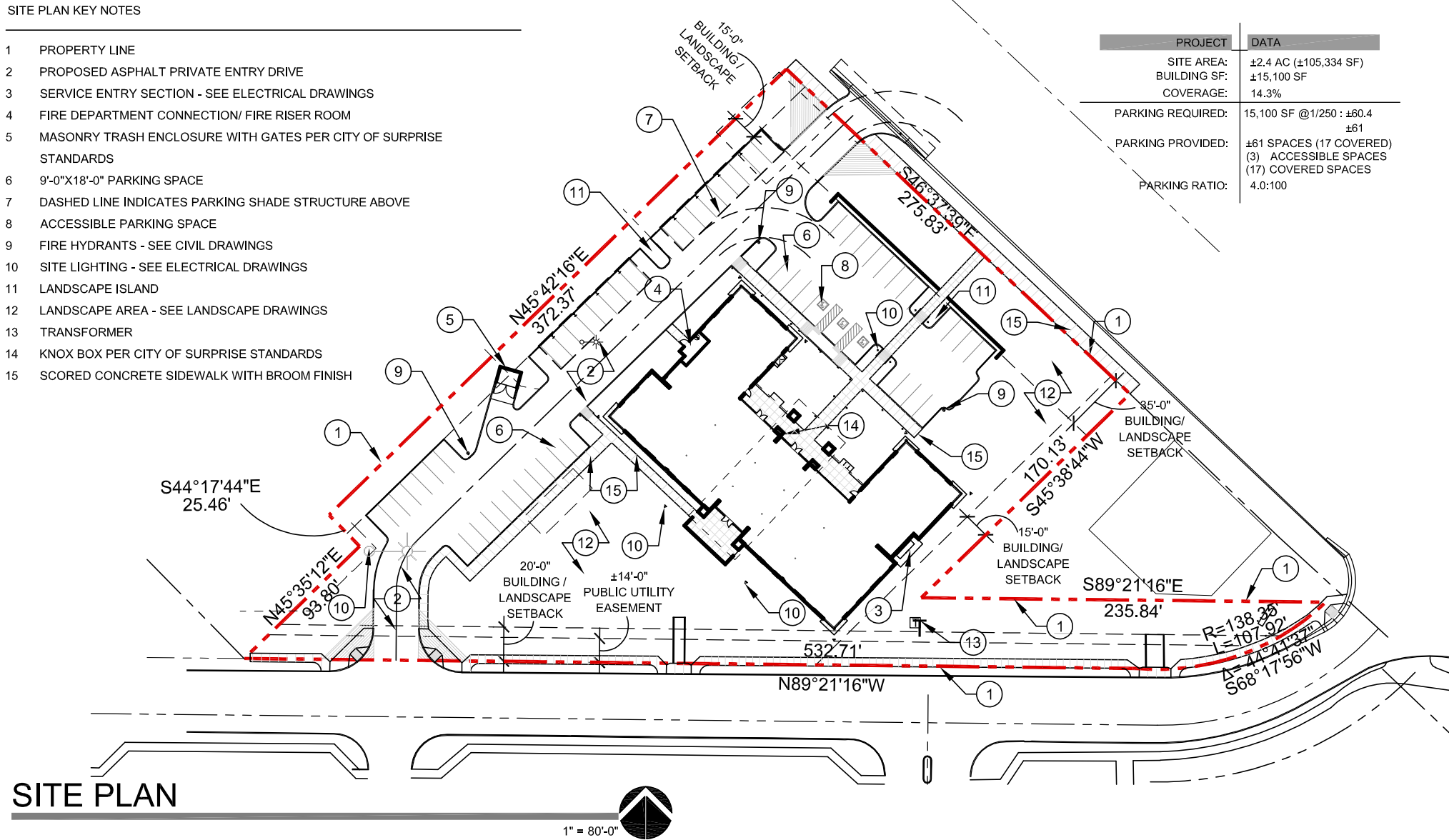
NO.	BY	DATE	REVISION	APPR.	DATE
1	TAR	9/12/22	UTILITIES	TAR	9/12/22
DESIGNER:	TAR	DATE:	CHECKED:	TAR	DATE:
DATE:	9/12/22	DATE:	9/12/22	DATE:	9/12/22
DWG. NO.	ALTA	SHEET NO.	3 OF 3	TOTAL SHEETS	3



SITE PLAN KEY NOTES

- 1 PROPERTY LINE
- 2 PROPOSED ASPHALT PRIVATE ENTRY DRIVE
- 3 SERVICE ENTRY SECTION - SEE ELECTRICAL DRAWINGS
- 4 FIRE DEPARTMENT CONNECTION/ FIRE RISER ROOM
- 5 MASONRY TRASH ENCLOSURE WITH GATES PER CITY OF SURPRISE STANDARDS
- 6 9'-0"X18'-0" PARKING SPACE
- 7 DASHED LINE INDICATES PARKING SHADE STRUCTURE ABOVE
- 8 ACCESSIBLE PARKING SPACE
- 9 FIRE HYDRANTS - SEE CIVIL DRAWINGS
- 10 SITE LIGHTING - SEE ELECTRICAL DRAWINGS
- 11 LANDSCAPE ISLAND
- 12 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 13 TRANSFORMER
- 14 KNOX BOX PER CITY OF SURPRISE STANDARDS
- 15 SCORED CONCRETE SIDEWALK WITH BROOM FINISH

PROJECT	DATA
SITE AREA:	±2.4 AC (±105,334 SF)
BUILDING SF:	±15,100 SF
COVERAGE:	14.3%
PARKING REQUIRED:	15,100 SF @ 1/250 : ±60.4 ±61
PARKING PROVIDED:	±61 SPACES (17 COVERED) (3) ACCESSIBLE SPACES (17) COVERED SPACES
PARKING RATIO:	4.0:100



SITE PLAN

1" = 80'-0"



MARICOPA WATER DISTRICT NWC W. GRAND AVE AND W. YORKSHIRE DR. SURPRISE, AZ 85374

EXHIBIT 6: SITE PLAN



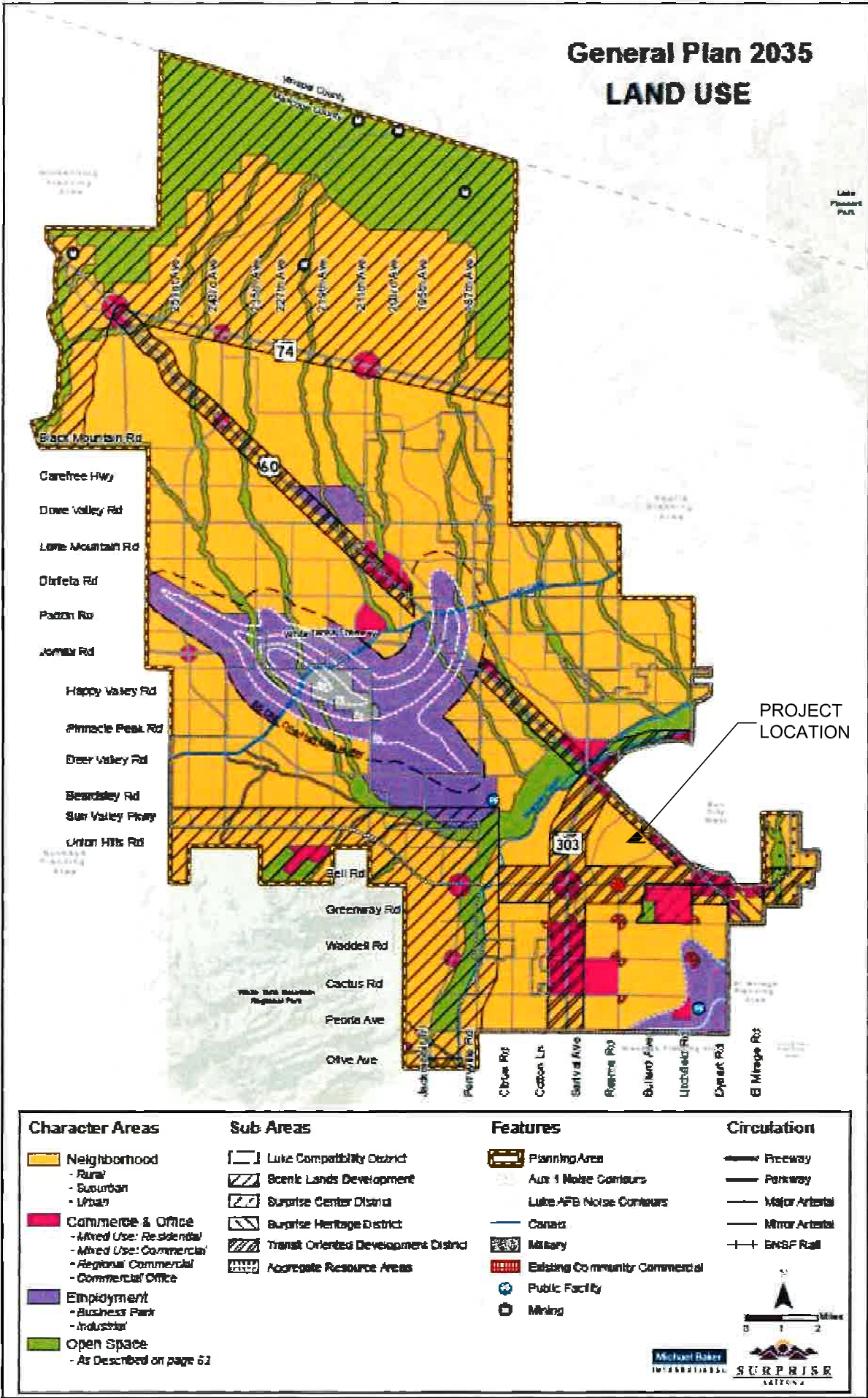
1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

21-049.0
02.09.23

CITY PROJECT: FS22-1387

COPYRIGHT PINNACLE DESIGN, INC.
2023

General Plan 2035 LAND USE





MARICOPA WATER DISTRICT OFFICE BUILDING

Citizen Participation Report
Southwest Corner of Grand Ave and Yorkshire Drive
Surprise, Arizona

May 11, 2023

Citizen Participation Report for Maricopa Water District Office Rezone

Date: May 11, 2023

Purpose: The purpose of this Citizen Participation Report is to inform the City on steps taken to inform the general public on the MWD Office Rezone (“Project”). The Project is approximately 2.42 gross acres located at the northwest corner of Grand Avenue and Yorkshire Drive in Surprise, Arizona. Refer to **Exhibit 1, Vicinity Map**. The Applicant is applying for an application to rezone the Project from Rural Residential (“RR”) to Community Commercial (“C-2”) to develop an office building.

Contact: Cindy Paddock, AICP
2141 E. Highland Avenue, Suite 250
Phoenix, Arizona 85016
(602) 490-0535
Email: cpaddock@hilgartwilson.com

Action Plan: In order to provide effective citizen participation in conjunction with the rezoning application, the following actions have been taken to provide opportunities for citizens to understand the Project and address any real or perceived impacts the development may have to the community.

1. Neighborhood Meeting (In Person):

- Applicant posted the property on April 17th, 2023. Refer to **Exhibit 2, Site Posting Locations and Affidavit**.
- The City prepared and mailed notices to property owners within 300 feet of the Property notifying them of the neighborhood meeting. The City also posted the required legal ad to a newspaper of general circulation within the City.
- The neighborhood meeting was held at the Hilton Garden Inn Resort on May 9th, 2023. A summary of the meeting is included with this Report. Refer to **Exhibit 3, Neighborhood Meeting Summary**.

2. Neighborhood Meeting (Virtual):

- Applicant posted the property on April 17th, 2023. Refer to **Exhibit 2, Site Posting Locations and Affidavit**.
- The City prepared and mailed notices to property owners within 300 feet of the Property notifying them of the neighborhood meeting. The City also posted the required legal ad to a newspaper of general circulation within the City.
- The neighborhood meeting was held virtually on May 10th, 2023. A summary of the virtual meeting is included with this Report. Refer to **Exhibit 4, Virtual Neighborhood Meeting Summary**.

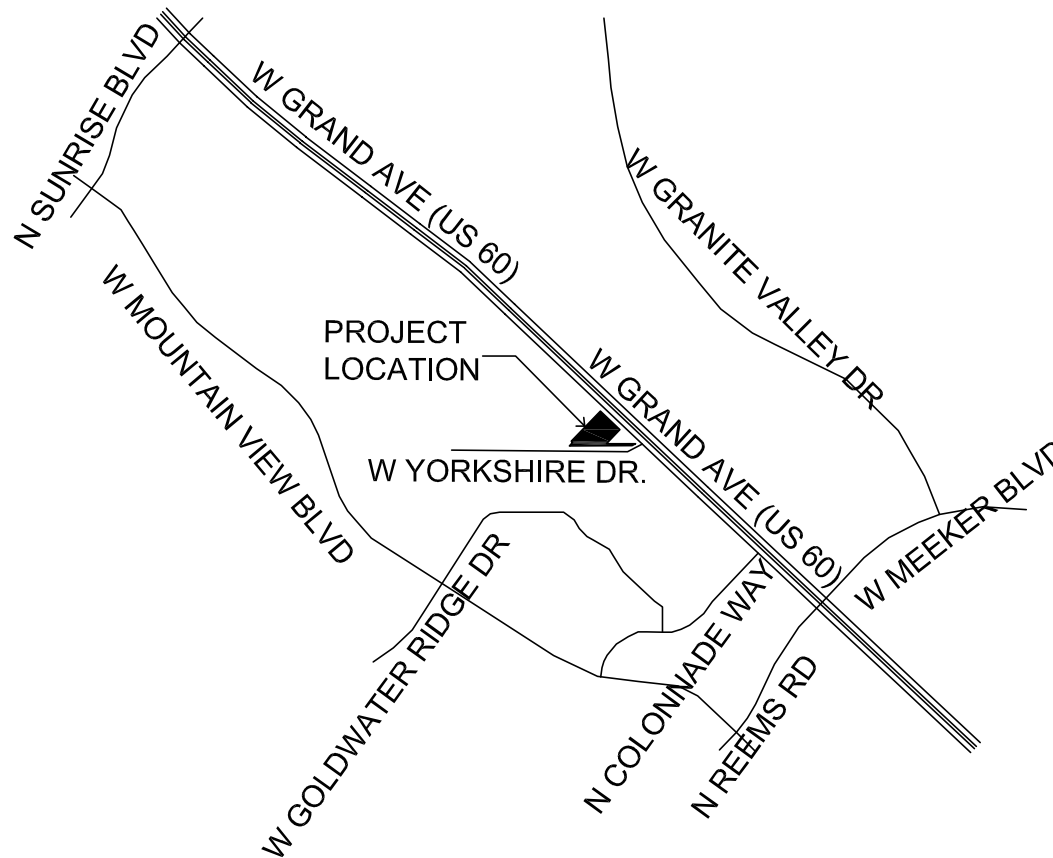
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

4. Public Hearings:

- Applicant posted the property on April 17th, 2023. Refer to **Exhibit 2, Site Posting Locations and Affidavit**.
- The City prepared and mailed notices to property owners within 300 feet of the Property notifying them of the public hearings. The City also posted the required legal ad to a newspaper of general circulation within the City.
- The Project is scheduled to be heard before the Planning and Zoning Commission on June 1st, 2023, and the City Council on June 20th, 2023.

EXHIBIT 1

VICINITY MAP



VICINITY MAP



1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

MARICOPA WATER DISTRICT

NWC W. GRAND AVE AND W. YORKSHIRE DR. SURPRISE, AZ 85374

EXHIBIT 1: VICINITY MAP

21-049.0

02.09.23

CITY PROJECT: FS22-1387



COPYRIGHT PINNACLE DESIGN, INC.
2023 Page 34 of 119

EXHIBIT 2

SITE POSTING LOCATIONS

AND AFFIDAVIT



AFFIDAVIT OF POSTING

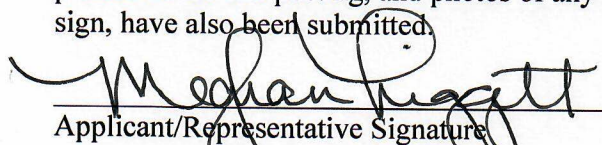
Application No: FS22-1387
Applicant Name: Hilgart Wilson
Location: SWC Grand ave & Yorkshire Dr
Date Site Posted: 04/17/23

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.

 Date 4/17/23
Applicant/Representative Signature

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




Notary Public
10-25-24
My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 9, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Hilton Garden Inn
White Tank Meeting Room

Planning & Zoning

Date: June 1, 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

DATE: May 10, 2023

TIME: 6:00 PM - 7:00 PM

DETAILS: Virtual Meeting Link URL: <https://www.microsoft.com/en-us/microsoftteams/join-a-meeting>

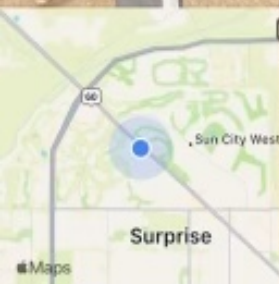
Meeting ID: 214 023 723 011 Passcode: ywcJJA

Dial in (audio only) +1 623-250-6068 Phone Conference ID: 890 650 457#

Request: A zone change of 2.20 gross acres from Rural Residential (RR) to Community Commercial(C-2) to allow the development of a 15,100 sf Maricopa Water District office building on a site generally located west of the intersection of Yorkshire Drive and Grand Avenue.

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

Case Number: FS22-1387



Apr 17, 2023 at 12:59:04 PM
14734-14762 W Yorkshire Dr
Surprise AZ 85374
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 9, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Hilton Garden Inn
White Tank Meeting Room

Planning & Zoning

Date: June 1, 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

DATE: May 10, 2023

TIME: 6:00 PM - 7:00 PM

DETAILS: Virtual Meeting Link URL: <https://www.microsoft.com/en-us/microsoftteams/join-a-meeting>

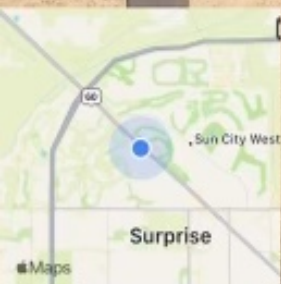
Meeting ID: 214 023 723 011 Passcode: ywcJJA

Dial in (audio only) +1 623-250-6068 Phone Conference ID: 890 650 457#

Request: A zone change of 2.20 gross acres from Rural Residential (RR) to Community Commercial(C-2) to allow the development of a 15,100 sf Maricopa Water District office building on a site generally located west of the intersection of Yorkshire Drive and Grand Avenue.

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

Case Number: FS22-1387



Apr 17, 2023 at 12:53:50 PM
14734-14762 W Yorkshire Dr
Surprise AZ 85374
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 9, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Hilton Garden Inn
White Tank Meeting Room

Planning & Zoning

Date: June 1, 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

DATE: May 10, 2023

TIME: 6:00 PM - 7:00 PM

DETAILS: Virtual Meeting Link URL: <https://www.microsoft.com/en-us/microsoftteams/join-a-meeting>

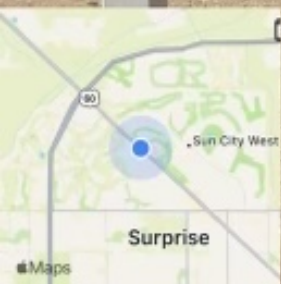
Meeting ID: 214 023 723 011 Passcode: ywcJJA

Dial in (audio only) +1 623-250-6068 Phone Conference ID: 890 650 457#

Request: A zone change of 2.20 gross acres from Rural Residential (RR) to Community Commercial(C-2) to allow the development of a 15,100 sf Maricopa Water District office building on a site generally located west of the intersection of Yorkshire Drive and Grand Avenue.

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

Case Number: **FS22-1387**



Apr 17, 2023 at 12:36:22 PM
14662 W Yorkshire Dr
Surprise AZ 85374
United States

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 9, 2023

Time: 6:00 P.M. - 7:00 P.M.

Location: Hilton Garden Inn
White Tank Meeting Room

Planning & Zoning

Date: June 1, 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

DATE: May 10, 2023

TIME: 6:00 PM - 7:00 PM

DETAILS: Virtual Meeting Link URL: <https://www.microsoft.com/en-us/microsoftteams/join-a-meeting>

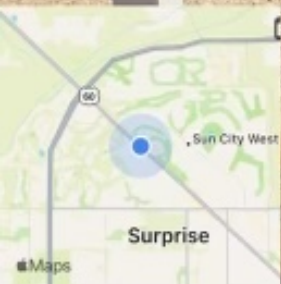
Meeting ID: 214 023 723 011 Passcode: ywcJJA

Dial in (audio only) +1 623-250-6068 Phone Conference ID: 890 650 457#

Request: A zone change of 2.20 gross acres from Rural Residential (RR) to Community Commercial(C-2) to allow the development of a 15,100 sf Maricopa Water District office building on a site generally located west of the intersection of Yorkshire Drive and Grand Avenue.

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

Case Number: FS22-1387



Apr 17, 2023 at 12:40:52 PM
14662 W Yorkshire Dr
Surprise AZ 85374
United States

EXHIBIT 3

NEIGHBORHOOD MEETING SUMMARY

MWD Office Rezone Neighborhood Meeting Report

Date: 05/09/2023

6:00 PM – 6:15 PM

Attendees: 8

The Maricopa Water District Office neighborhood meeting commenced at 6:00 PM on May 9th, 2023 at the Hilton Garden Inn Surprise with 8 participants in attendance. Development team members in attendance included the Maricopa Water District, Wespac Construction, and HILGARTWILSON. Leslie Carnie from the City of Surprise Planning and Zoning Division and Councilwoman Aly Cline were also in attendance. Meeting participants included the development team, representatives from the City, and one city resident.

Cindy Paddock with HILGARTWILSON opened the meeting and introduced the Project and the landowner, the Maricopa Water District ("MWD"). Cindy Paddock gave a presentation of the Project describing the existing Site, the existing and proposed zoning districts, a description of the proposed office building, and proposed access. The meeting was then opened up for questions. One participant asked if the proposed office building would be strictly administrative and if there were any additional employees or traffic that would be generated by the development. Glen Vortheims with the MWD responded that the building was administrative in nature and that the new building would serve the same number of employees as the current office located adjacent to the Site, therefore producing no additional traffic. The participant then asked if the parcel of land that the MWD's current office is stationed on would be sold, and when construction on the new office building would begin. Glen Vortheims responded that there was currently no intention to market or sell the current office parcel after the new building is constructed. Glen Leier with Wespac Construction stated that construction on the building would commence July 2023, and was projected to complete in July 2024. Councilwoman Cline asked what type of landscaping would be used on the Project Site. Glen Leier responded that the Project would utilize xeriscape landscaping with low water consuming plants.

Participants were informed that they would be notified of future public hearings related to the Project. Cindy Paddock closed the meeting at 6:15 PM.

Attendance Sign In Sheet

Project:

City:

Date:

Name	Company	Address	Email Address	Office Phone	Cell Phone
Andy Cepan	n/a				
Leslie Cornish	City				
Aly Cune	City				
Dennis Dunlop	Wespac				
Glen Vorthmann	mwd				
Glenn Liser	Wespac				

Name: Andy Cepan

Address:

Phone Number

Email Address

Project:

Date:

COMMENTS / QUESTIONS

Fully support project; well thoughtout & planned.

EXHIBIT 4

VIRTUAL NEIGHBORHOOD MEETING SUMMARY

MWD Office Rezone Virtual Neighborhood Meeting Report

Date: 05/10/2023

6:00 PM – 6:15 PM

Attendees: 8

The MWD Office virtual neighborhood meeting commenced at 6:00 PM on May 10th, 2023 on Microsoft Teams with 6 participants in attendance. Development team members in attendance included the Maricopa Water District, Wespac Construction, and HILGARTWILSON. Lloyd Abrams, Leslie Carnie, and Jason Moquin from the City of Surprise Development Department were also in attendance. Meeting participants included the development team and representatives from the City.

After no surrounding property owners attended the meeting, Cindy Paddock with HILGARTWILSON closed the meeting at 6:15 PM.

Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Wednesday, November 2, 2022 12:44 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1387 Maricopa Water District Office Building - New Digital Submittal 10.19.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for allowing Luke AFB to make comments on the Maricopa Water District Office Building 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 occupants about Luke AFB operations.

Respectfully,

Mark James
56th Fighter Wing, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, October 19, 2022 3:45 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>; Douglas Kirkland (Epcor) <dkirkland@epcor.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>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@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] FS22-1387 Maricopa Water District Office Building - New Digital Submittal 10.19.22

Good afternoon,

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

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

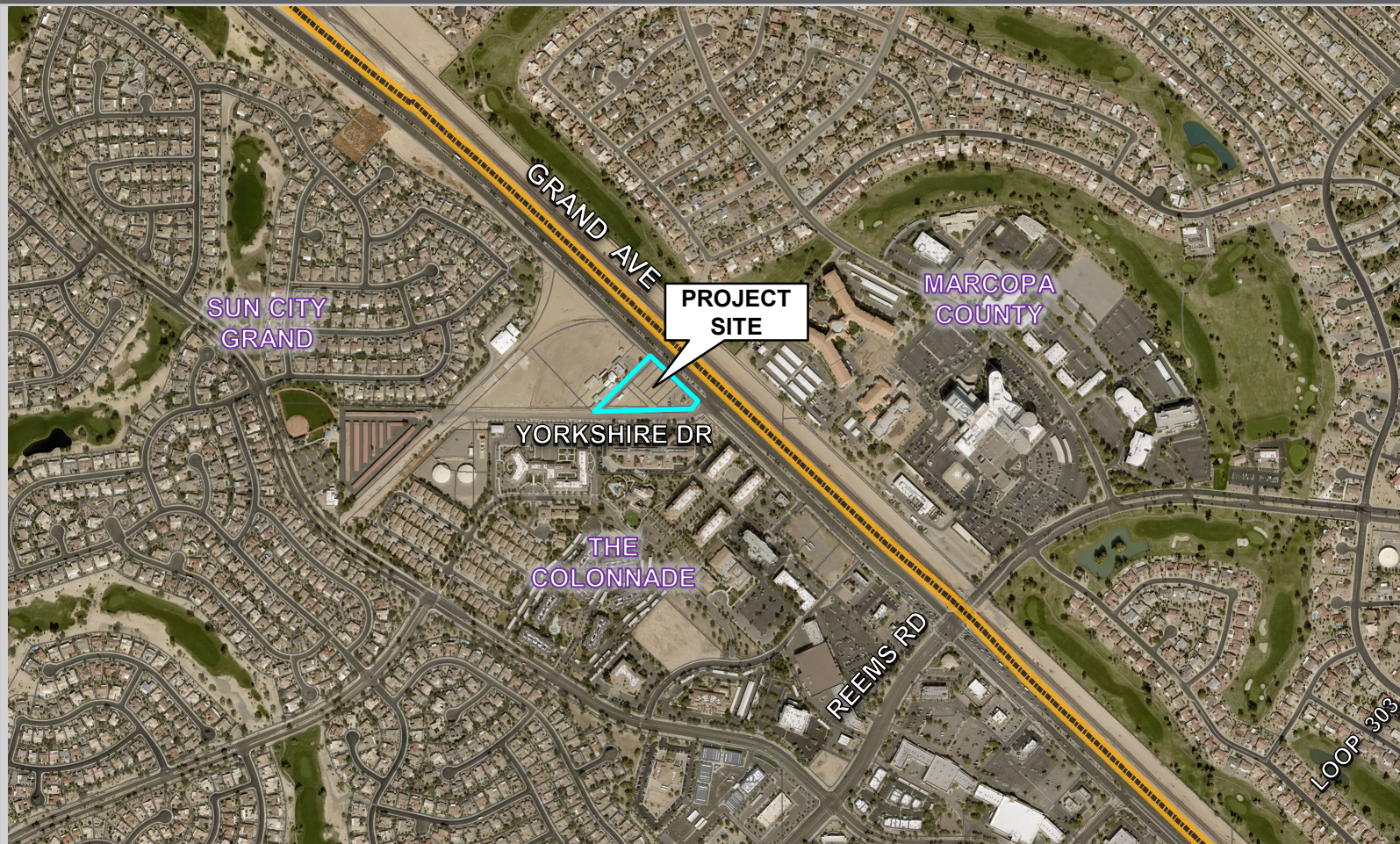
0.1



FS22-1387

Maricopa Water District Office Building Rezone

Planning & Zoning Commission
June 01, 2023





FS22-1387 EXISTING ZONING MAP



FS22-1387 PROPOSED ZONING MAP

LDO C-2 DEVELOPMENT STANDARDS

Setback to arterial ROW:	35'
Setback to collector and local ROW:	20'
Setback adjacent to residential zoning:	30'
Setback adjacent to non-residential zoning	15'
Maximum Building Height	40'

[illegible]

IMPERVIOUS TABLE	
TOTAL SITE AREA	22.4 AC (975,373 SF)
TOTAL IMPERVIOUS AREA	6.15 AC (267,233 SF)
ADJUSTED TOTAL OF PERVIOUS AREA	16.27 AC (708,140 SF)
PERCENTAGE OF IMPERVIOUS AREA	27.7%

1. A ~~AN~~EMRIC RADIO SURVEY TEST TO BE CONDUCTED PRIOR TO C OF O. IF TEST FAILS, A ~~AN~~EMRIC RADIO SYSTEM SHALL BE INSTALLED PER IFCS10.

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW OFFICE BUILDING

PROPERTY OWNER: MARICOPA WATER DISTRICT
14825 W. CHANDLER AVE.
SUITE 200, ANCHORAGE 85374
CONTACT: GUYA VORTHMAN

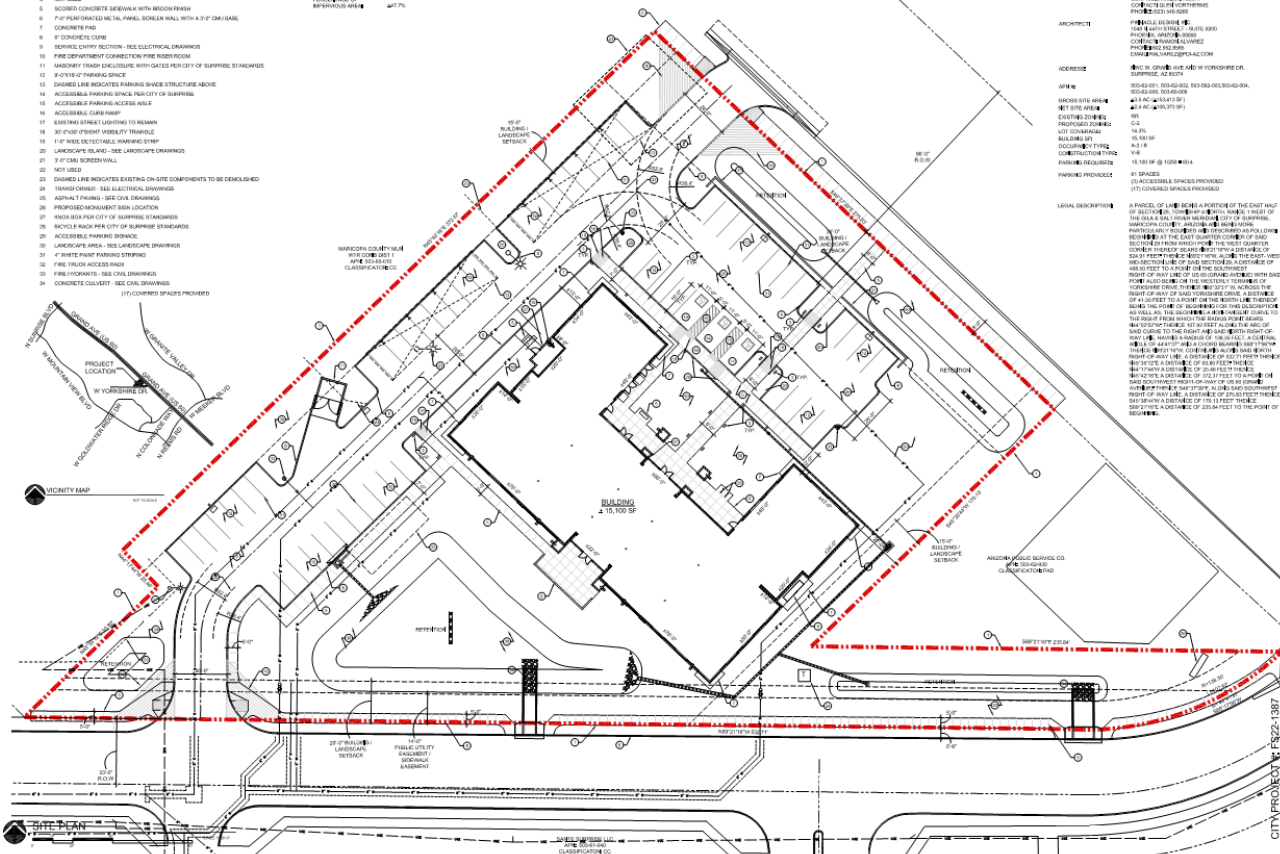
ACCPRESS

© 2008 SITE
ALL RIGHTS RESERVED

EXISTING ZONING:	RR
PROPOSED ZONING:	C-2
LOT COVERAGE:	14.3%
BLK. AREA SQ. FT.	15,000.00

PAPERBACK

(17) COVERED SPACES PROVIDED

[illegible]

PINNACLE
DESIGN
INC.

1048 N. 44th St. #200
Phoenix, AZ 85008
602.962.8585
www.pdl-az.com



MARICOPA WATER DISTRICT

MHC VI, GRAND AVE. AND W. YORKSHIRE DR. SUPPOSE, AZ 85374

SITE PLAN

PROJECT #	21-049-0
DATE	03.27.2023
DRAWN BY	180 / DR
REV # DATE	DESCRIPTION

DR-1

 PLEASE RECYCLE

CONCEPTUAL SITE PLAN



OUTREACH

- Site Posting, 300' Mailers, & Newspaper Publishing's
- Citizen Participation Meeting (In-Person) 5/09/2023
 - No Attendees
- Citizen Participation Meeting (Virtual) 5/10/2023
 - No Attendees

No Opposition



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 Document Maricopa Water District Office Building”, dated February 9, 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: June 1, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a proposed Master Site Plan Amendment to amend the applicable zoning code for the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS22-0122.

Motion:

Motion to approve/deny the Master Site Plan Amendment for Asante Retail Center, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS22-0122, subject to stipulations 'a' and 'b' as outlined in the staff report.

Background:

Sustainability Engineering Group (SEG) seeks approval of a Master Site Plan Amendment for the Asante Retail Center to amend the applicable zoning code for the development. The Master Site Plan was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). This Master Site Plan included a note that required drive-through uses within the development to "comply with the development standards for drive-through uses at the time of development." Since then, the SUDC has been replaced by the Land Development Ordinance (LDO) and the drive-through development standards thus changed. The applicant is requesting that note be revised so as to develop the drive-through pads as originally master planned.

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 - FS23-0122 Asante Retail Center MSP Amendment - Staff Report 060123 PZ
 2. 01 - FS23-0122 Asante Retail Center MSP Amendment - Vicinity Map
 3. 02 - FS23-0122 Asante Retail Center MSP Amendment - Zoning Map
 4. 03 - FS23-0122 Asante Retail Center MSP Amendment - Site Plan
 5. 04 - FS23-0122 Asante Retail Center MSP Amendment - Separation Exhibit
 6. FS23-0122 Asante Retail Center MSP Amendment - Presentation
-



MASTER SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS23-0122**
2
3 **Project Name:** Asante Retail Center Master Site Plan Amendment
4
5 **Council District:** 1 – Acacia
6
7 **Meeting Date:** **June 1, 2023**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Smiths Food & Drug Centers Inc.; Barclay Holdings C LLC
13
14 **Applicant:** Sustainability Engineering Group
15
16 **Request:** Master Site Plan Amendment
17
18 **Site Location:** Generally located at the northwest corner of 163rd Avenue and Pat
19 Tillman Blvd
20
21 **Site Size:** 19 acres (approx.)
22
23 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
24
25 **Support/Opposition:** None known
26
27 **Staff Recommendation:** Staff recommends the Commission **approve** the subject Master Site
28 Plan Amendment for Asante Retail Center, Case FS23-0122, subject to
29 stipulations 'a' and 'b'.

Project Description:

Sustainability Engineering Group (SEG) seeks approval of a Master Site Plan Amendment for the Asante Retail Center to amend the applicable zoning code for the development. The Master Site Plan was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). This Master Site Plan included a note that required drive-through uses within the development to “comply with the development standards for drive-through uses at the time of development.” Since then, the SUDC has been replaced by the Land Development Ordinance (LDO) and the drive-through development standards thus changed. The applicant is requesting that note be revised so as to develop the drive-through pads as originally master planned.

Background:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

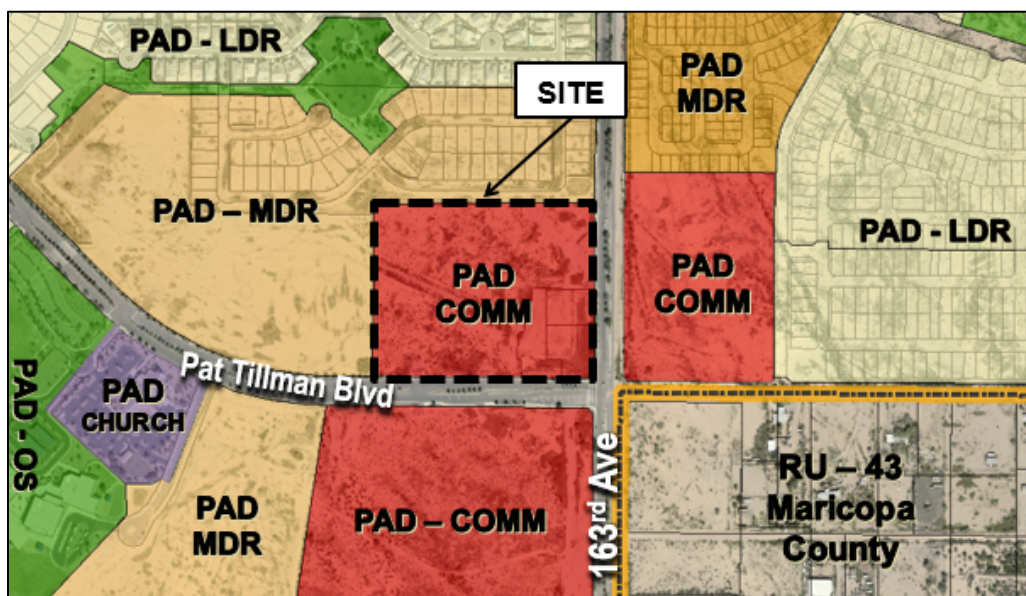
November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

May 20, 2021: The Planning & Zoning Commission approved a Conditional Use Permit with Site Plan for the subject property under case FS20-712.

January 12, 2023: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting held under CR22-1615.

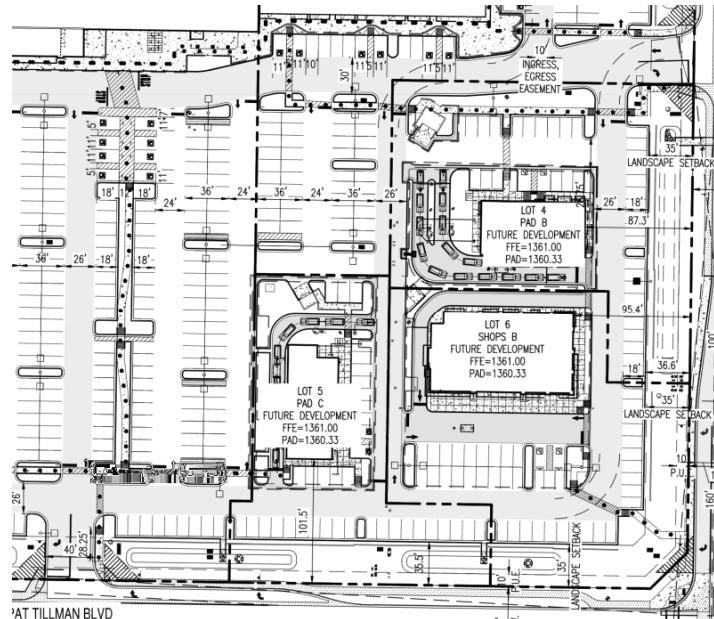
February 2, 2023: The applicant filed a request for a Master Site Plan Amendment under case FS23-0122, the subject case.

Zoning:



Analysis and Discussion:

The Asante Retail Center is a grocery anchored commercial development supported by in-line shops and multiple pads. The development was originally reviewed and approved under the provisions of the SUDC in 2021 as a CUP with Site Plan, case FS20-712. This case included the master site plan for the entirety of the development site, but slated the pads as 'future development.' While not fully designed and approved under the original case, the developers did intend for these pads to include drive-through facilities.



Included on the approved Master Site Plan is a note that states the following:

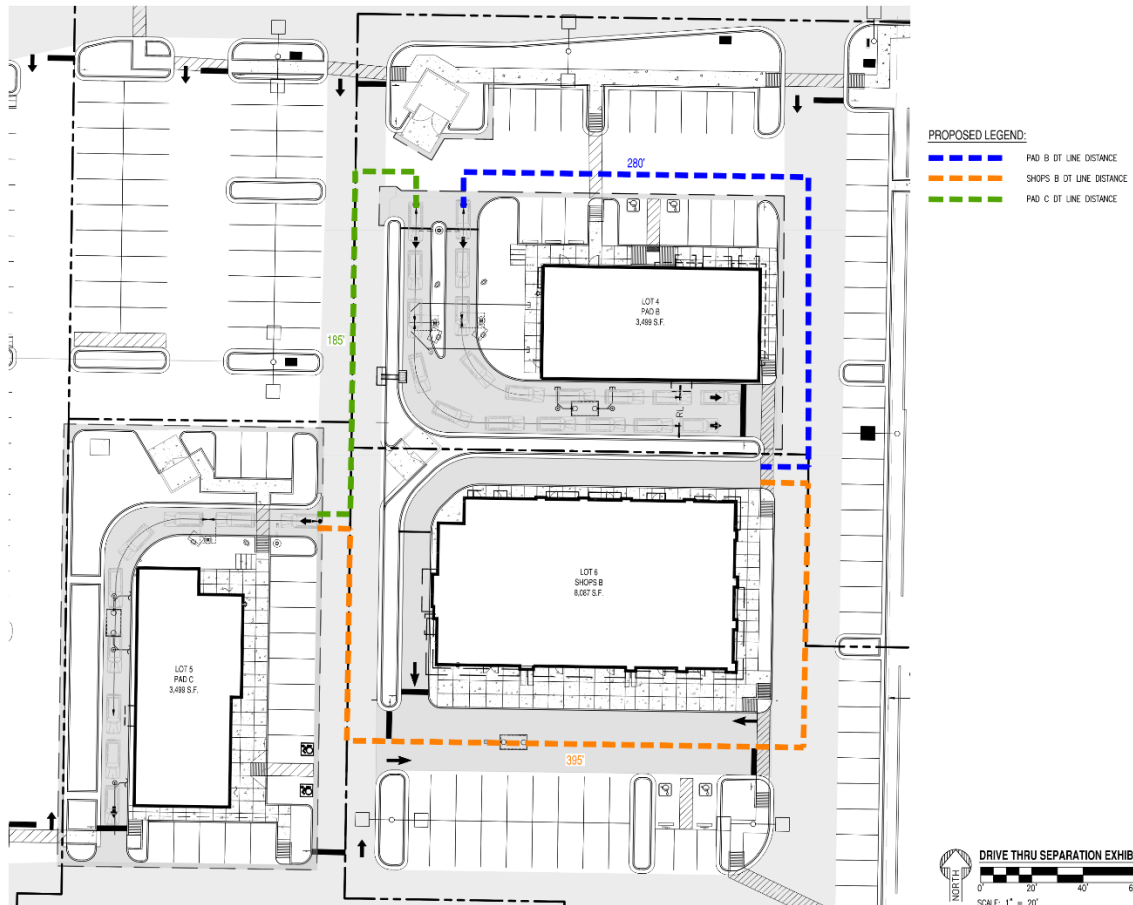
Proposed drive-through uses within this master site plan will require approval of a separate conditional use permit and comply with the development standards for drive-through uses at the time of development.

This note has since been discovered to pose issues for the developer as the requirements for drive-through uses have changed since the adoption of the LDO. The site was originally designed under the provisions of the SUDC and left enough room to allow for drive-through developments to fill in the pads, but under SUDC standards. The increased distance requirements between drive-through facilities in the LDO effectively render multiple pads unusable for drive-through facilities.

The primary differentiating factor between the LDO standards and the SUDC standards that affect this site plan is the distance between drive-through facilities. The SUDC requires a minimum of 150 feet between drive-through facilities while the LDO requires a minimum of 300 feet. As shown in the exhibit below, the cluster of three (3) pads in this development was designed to meet the 150 feet, but cannot meet the 300 feet requirement.

ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT

N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387



As such, the applicant is requesting that the note on the Master Site Plan be amended to specifically refer to the SUDC standards, as originally planned. The amended note states the following:

Proposed drive-through uses within this master site plan will require approval of a separate conditional use permit, and shall comply with the development standards for drive-through uses as outlined in Chapter 122 Surprise Unified Development Code (SUDC) Section 122-78.

This amended note will allow the developer to proceed as originally planned, and in compliance with the SUDC. No other changes to the Master Site Plan are being proposed. Approval of this amendment shall not be construed with any approval of the pads themselves. Each pad must receive approvals of a conditional use permit and site plan prior to development. Additionally, each of these pads will be subject to queuing studies to ensure that any associated queuing is contained on-site.

103 **Conformance with Adopted Plans:**

104 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
105 within the Neighborhood Character Area, which supports locally oriented commercial development.
106 In that regard, the proposed development is consistent with the Surprise General Plan 2035.
107

108 **Reviewing Agencies:**

109 In addition to the standard city reviewing agencies, the Arizona Department of Transportation,
110 Maricopa Water District, and Luke AFB were included in the routing of this request. None of the
111 reviewing agencies indicated any concerns over the request.
112

113 **Summary:**

114 The proposed Master Site Plan Amendment meets the requirements of the Surprise General Plan
115 2035, and the Surprise Municipal Code.
116

117 **Findings:**

- 118 • The proposed Master Site Plan Amendment is consistent with the Surprise General Plan
119 2035.
- 120 • The proposed Master Site Plan Amendment is consistent with the SUDC.
- 121 • The reviewing agencies have indicated no objections to the request.
122

123 **Recommendation:**

124 Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS23-**
125 **0122**, subject to stipulations 'a' and 'b' as outlined below:
126

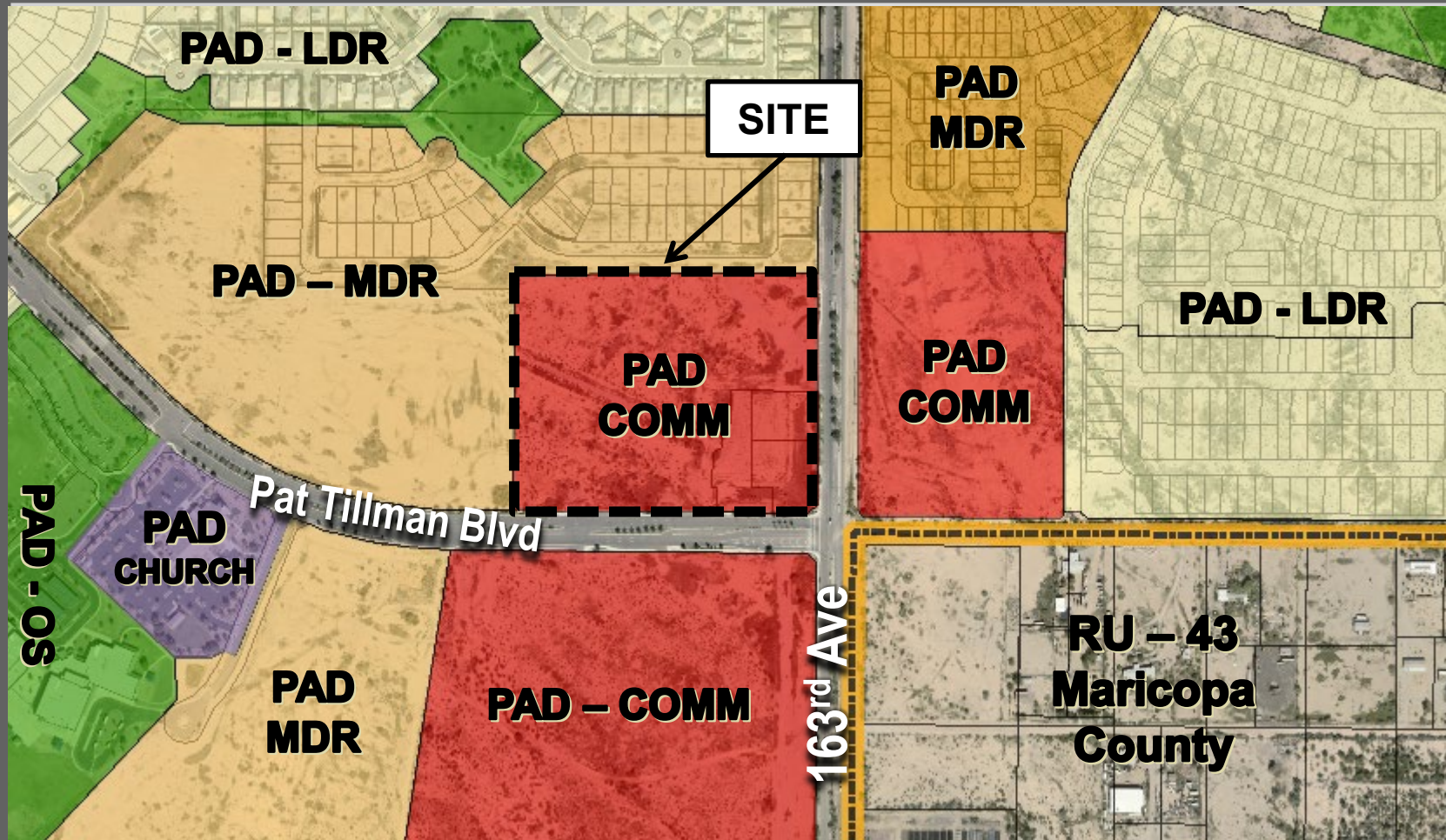
- 127 a. Development and use of the site shall be consistent with the Site Plan entitled "Site
128 Plan Asante Retail Center," Sheets 1 through 15, prepared by SEG and received March
129 29, 2023.
- 130
- 131 b. Non-compliance with the stipulations of approval of this case will be treated as a
132 violation in accordance with the applicable provisions of the Surprise Municipal Code.
133

134 However, should the Commission wish to **deny** the request, the Commission should make its own
135 findings and base its decision on those alternative findings.
136

137 **Attachments:**

138 01 Vicinity Map
139 02 Zoning Map
140 03 Master Site Plan
141 04 Drive-Through Separation Exhibit
142 PPT





SITE PLAN
ASANTE RETAIL CENTER

N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387

PROJECT DATA TABLE:

PROJECT ADDRESS	SURPRISE, AZ
163RD AVE. & PAT TILLMAN AVE.	
LEGAL DESCRIPTION	
COMM-4.6 OF THE SUBDIVISION PLAT, ASANTE PHASE ONE, AS RECORDED IN BOOK 938 OF MAPS, PAGE 32 IN THE OFFICE OF THE MARICOPA COUNTY	
PROJECT DESCRIPTION	
NEIGHBORHOOD GROCERY STORE WITH FUEL CENTER, SHOPS, PADS	
DEVELOPMENT INFORMATION	
EXISTING LOT APN(S)	50376814 TO 50376820
GROSS SITE AREA	957,122 SF 21.97 AC
NET SITE AREA	827,754 SF 19.00 AC
LOTS:	
LOT 1	582,598 SF 13.37 AC
LOT 2 (FUTURE DEVELOPMENT)	39,155 SF 0.90 AC
LOT 3	75,727 SF 1.74 AC
LOT 4 (FUTURE DEVELOPMENT)	46,822 SF 1.07 AC
LOT 5 (FUTURE DEVELOPMENT)	34,827 SF 0.80 AC
LOT 6 (FUTURE DEVELOPMENT)	48,625 SF 1.12 AC
EXISTING ZONING:	ASANTE PAD
PROPOSED ZONING:	PAD
ADJACENT ZONING:	NORTH: PAD EAST: PAD SOUTH: PAD WEST: 25% OFFICE/MEDICAL MAX
CONSTRUCTION TYPE:	II-B
OCCUPANCY:	M
BUILDING AREA SUMMARY:	
LOT 1 GROCERY	123,800 SF MAJOR ANCHOR
CANOPY	6,880 SF
KIOSK	174 SF
PAD A	7,192 SF
LOT 2 SHOPS A	14,074 SF
LOT 3 PAD B	3,500 SF
LOT 4 PAD C	3,500 SF
LOT 6 SHOPS B	8,087 SF
BUILDING TOTAL AREA:	167,207 SF
LOT COVERAGE:	
MAX BUILDING COV.	DETERMINED BY SITE PLAN
PROP. BUILDING COV.	20%
MIN LANDSCAPE AREA	15% MIN/NET LOT AREA
PROP. LANDSCAPE AREA	TBD SF
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	35'
PROPOSED BUILDING:	35'
SETBACKS:	REQ'D PROPOSED
BUILDING/LANDSCAPE:	
LARGE RETAIL	
FRONT: (PAT TILLMAN)	35' 35'
RIGHT SIDE: (163RD AVE)	35' 35.95'
LEFT SIDE:	24' 32.45'
REAR:	24' 28.15'
PARKING REVIEW:	
LOT #1 / ANCHOR:	
LOT AREA:	582,598 SF 13.37 AC
BUILDING #1 USE:	RETAIL, MAJOR ANCHOR
BUILDING #1 AREA:	123,800 SF
BUILDING #2 USE:	FUEL CENTER
BUILDING #2 AREA:	174 SF
REQUIRED PARKING:	1 PER 300 SF PU (200/SF MAX.)
PREFERRED PARKING:	1 PER 250 SF PU
PROPOSED PARKING:	496 SPACES (PU AND FC)
PARKING RATIO:	528 PER 1000 SF
REQUIRED ADA PARKING:	11 SPACES
PROPOSED ADA PARKING:	17 SPACES
LOT #3 SHOPS A:	
BUILDING USE:	RETAIL
LOT AREA:	75,727 SF 1.74 AC
BUILDING AREA:	14,074 SF 0.32 AC
REQUIRED PARKING:	1 PER 300 SF
PROPOSED PARKING:	47 SPACES
PARKING RATIO:	88 SPACES PER 1000 SF
REQUIRED ADA PARKING:	4 SPACES
PROPOSED ADA PARKING:	8 SPACES

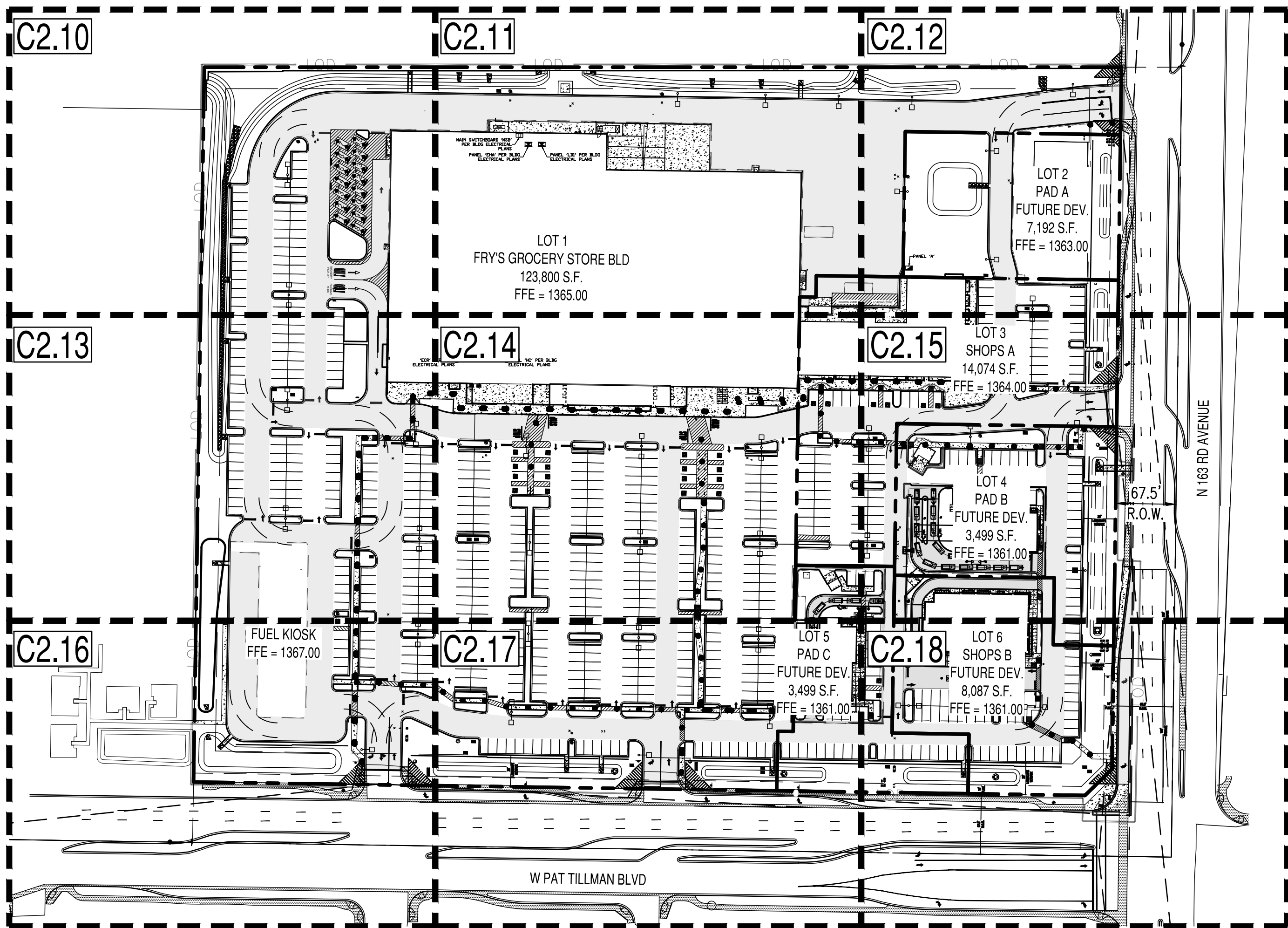
PROPOSED LEGEND:

PROPERTY LINE	---
LIMIT OF CONSTRUCTION	---
ACCESSIBLE ROUTE FROM ROW	---
CONCRETE PAVEMENT	---
HEAVY DUTY PAVEMENT	---
LIGHT DUTY PAVEMENT	---
PAVEMENT STRIPING	---
LIMIT OF DISTURBANCE	---
FIRE TURNING TEMPLATE (NTS)	---

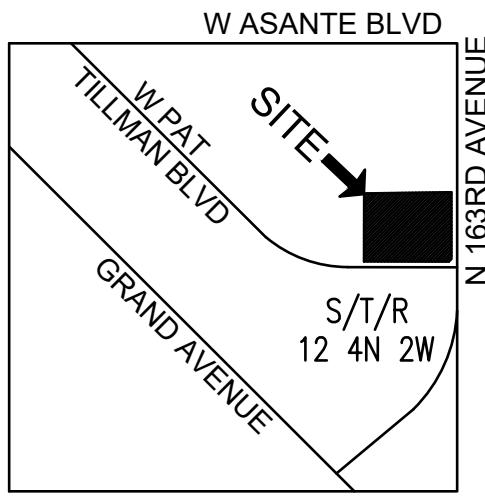
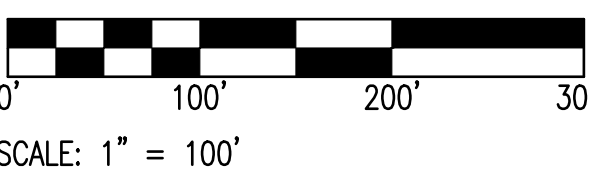
INDEX OF DRAWINGS:

	SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C2.00 OVERALL SITE PLAN & KEY MAP	3/27/2023	
●	2	C2.01 SITE PLAN: LOT 1	3/27/2023	
●	3	C2.10 SITE PLAN	3/27/2023	
●	4	C2.11 SITE PLAN	3/27/2023	
●	5	C2.12 SITE PLAN	3/27/2023	
●	6	C2.13 SITE PLAN	3/27/2023	
●	7	C2.14 SITE PLAN	3/27/2023	
●	8	C2.15 SITE PLAN	3/27/2023	
●	9	C2.16 SITE PLAN	3/27/2023	
●	10	C2.17 SITE PLAN	3/27/2023	
●	11	C2.18 SITE PLAN	3/27/2023	
●	12	C2.20 SITE PLAN DETAILS	3/27/2023	
●	13	C2.21 SITE PLAN DETAILS	3/27/2023	
●	14	C2.22 SITE PLAN DETAILS	3/27/2023	
●	15	C2.30 PUBLIC SAFETY SITE PLAN	3/27/2023	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL



OVERALL SITE PLAN & KEY MAP



VICINITY MAP

N.T.S.



OWNER/DEVELOPER

BARCLAY GROUP
2415 E CAMELBACK RD, SUITE 900,
PHOENIX, AZ 85016
PHONE: 480-596-9399
ATTN: COLBY FINCHAM

ANCHOR STORE ARCHITECT

CR ARCHITECTURE + DESIGN
600 VINE ST, SUITE 2210,
CINCINNATI, OH 45202
PHONE: 512-721-8080
ATTN: ANTHONY FREY

LANDSCAPE ARCHITECT:

GREEY PICKETT
7144 E STETSON DR, SUITE 205,
SCOTTSDALE, AZ 85251
PHONE: 480-609-0009
ATTN: WENDELL PICKETT

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N 16TH ST, SUITE 105,
PHOENIX, AZ 85016
PHONE: 480-237-2507
ATTN: ALI FAKH

DEVELOPMENT SHOPS ARCHITECT

ARCHICON ARCHITECTURE & INTERIORS, L.C
5055 E WASHINGTON ST,
PHOENIX, AZ 85034
PHONE: 602-222-4266

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
165 E CHILTON DR
CHANDLER, AZ 85225
PHONE: 480-497-5807
ATTN: AARON KUTCHINSKY

PROJECT LOCATION:

SITE ADDRESS:

163RD AVE & W. PAT TILLMAN, SURPRISE,
ARIZONA 85387

SITE DATA:

ASSESSOR PARCEL NUMBER:

ZONING:

GROSS AREA:

NET AREA:

503-76-974; 975; 976; 977A; 978; 979A.

PAD

957,122 SF (21.97 AC).

827,754 SF (19.00 AC).

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T4N, R2W, USING A BEARING OF SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, AS SHOWN ON THE FINAL PLAT OF SURPRISE SPECTRUM, RECORDED IN BOOK 969, PAGE 17, MARICOPA COUNTY RECORDS.

BENCHMARK:

PT 40 - 2 INCH BRASS DISK WITH RAISED DATUM POINT, CAST: CITY OF SURPRISE
BENCHMARK. LOCATED ON TOP OF CURB AT BACK OF SIDEWALK ON THE NORTH SIDE OF PAT TILLMAN BLVD., APPROX. 500 FT. WEST OF 163RD AVE

ELEVATION: 1361.76' NAVD 88

PARCEL DESCRIPTION

LOTS 1 THROUGH 7, INCLUSIVE, OF SURPRISE SPECTRUM, RECORDED IN BOOK 969, PAGE 17, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

NOTES

- PER THE REPLAT OF LOTS 1 THROUGH 7, OF "SURPRISE SPECTRUM", THERE IS A RECIPROCAL PARKING EASEMENT OVER THIS MASTER SITE PLAN.
- THIS MASTER SITE PLAN SHALL BE UPDATED WITH ANY FUTURE SITE PLAN APPLICATIONS FOR ANY OF THE FUTURE DEVELOPMENT LOTS WITHIN THIS MASTER PLAN.
- PROPOSED DRIVE-THROUGH USES WITHIN THIS MASTER SITE PLAN WILL REQUIRE APPROVAL OF A SEPARATE CONDITIONAL USE PERMIT, AND SHALL COMPLY WITH THE DEVELOPMENT STANDARDS FOR DRIVE-THROUGH USES AS OUTLINES IN THE CHAPTER 122 SURPRISE UNIFIED DEVELOPMENT CODE (SUDC) SECTION 122-78.

REVISIONS BY THE CITY OF SURPRISE	REVIEW: CHECK: DATE:
NO.:	DESCRIPTION:
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



SUSTAINABILITY
ENGINEERING
GROUP

SEG



NOT FOR
CONSTRUCTION



PROJECT
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD.,
SURPRISE, AZ 85387

DRAWN	JM, LA	3/27/2023
DESIGNED	TM	3/27/2023
QC		
FINAL QC		
PROJ. MGR.	AF	3/27/2023

DATE: 3/27/2023

ISSUED FOR:

PERMITS

JOB NO.: 200711

SHEET TITLE:

OVERALL SITE PLAN
& KEY MAP

PAGE NO.:

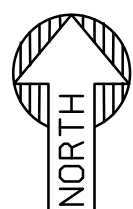
SHEET NO.:

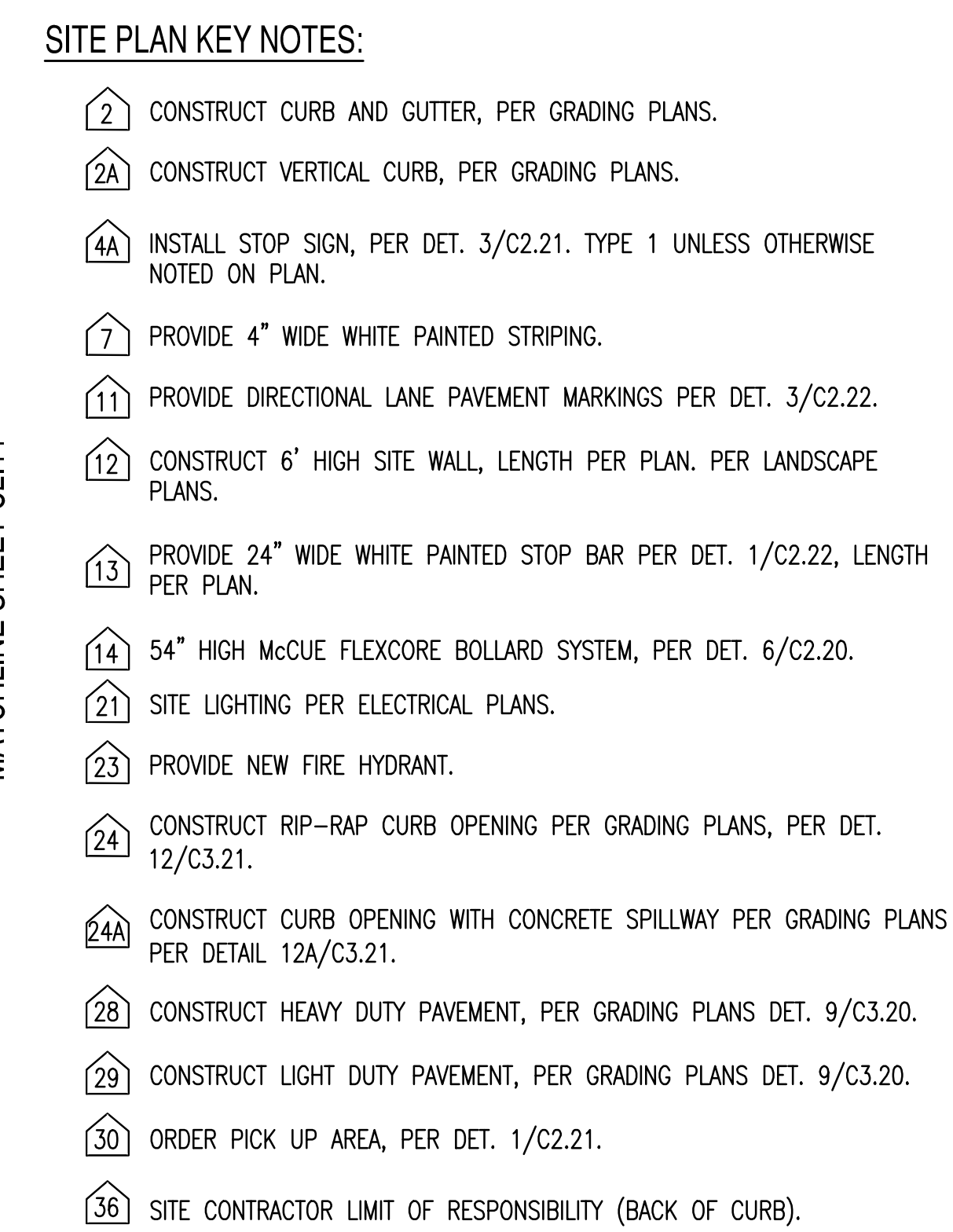
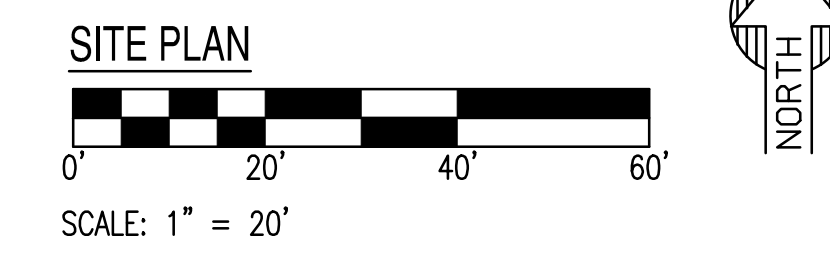
1 OF 15

C2.00

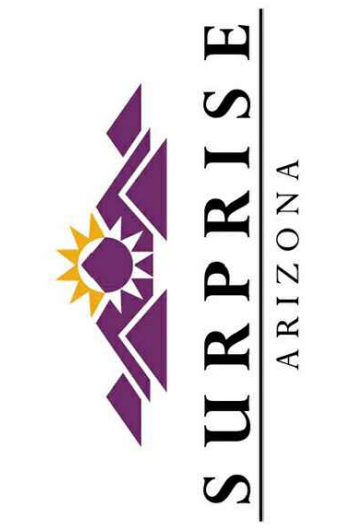
CASE NO.: FS23-0122

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.





REVISIONS BY THE CITY OF SURPRISE			
	NO.	DESCRIPTION:	REVIEW: CHWB: DATE:
	△		
	△		
	△		
	△		



SEG

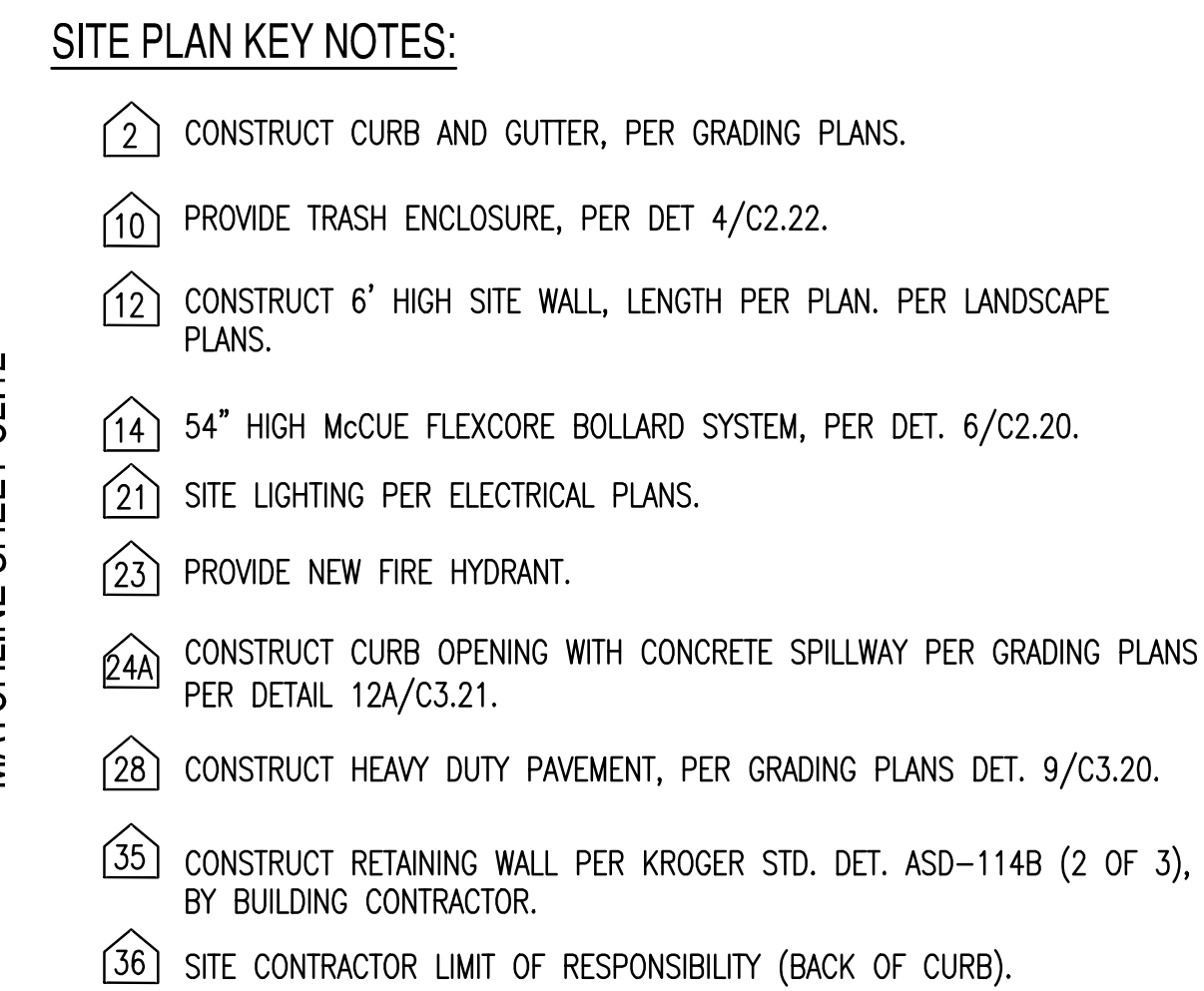
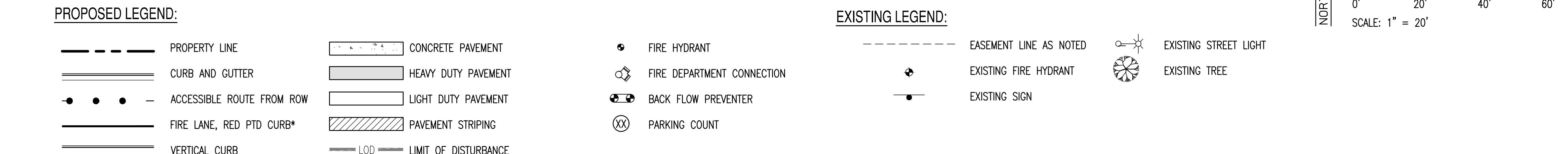
**SUSTAINABILITY
ENGINEERING
GROUP**

5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.253.3534

NOT FOR
CONSTRUCTION



PROJECT ASANTE RETAIL CENTER	LOCATION NWC N. 153RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387
DRAWN _____ DESIGNED _____ QC _____ FINAL QC _____ PROJ. MGR. _____	JIM, LA _____ 3/27/2023 TM _____ 3/27/2023 AF _____ 3/27/2023
DATE: _____ 3/27/2023	
ISSUED FOR: _____ PERMITS	
JOB# NO.: _____ 200711	
SHEET TITLE: _____ SITE PLAN	
PAGE NO.: _____ 3 OF 15	SHEET NO.: _____ C2.10



REVISIONS BY THE CITY OF SURPRISE			
NO.	DESCRIPTION:	REVIEW: CHKBY: DATE:	
2			
3			
4			
5			



**SUSTAINABILITY
ENGINEERING
GROUP**



2240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT ASANTE RETAIL CENTER		LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD. SURPRISE, AZ 85387	
DRAWN	_____	JM, LA	3/27/2023
DESIGNED	_____	TM	3/27/2023
QC	_____		
FINAL QC	_____		
PROJ. MGR.	_____	AF	3/27/2023

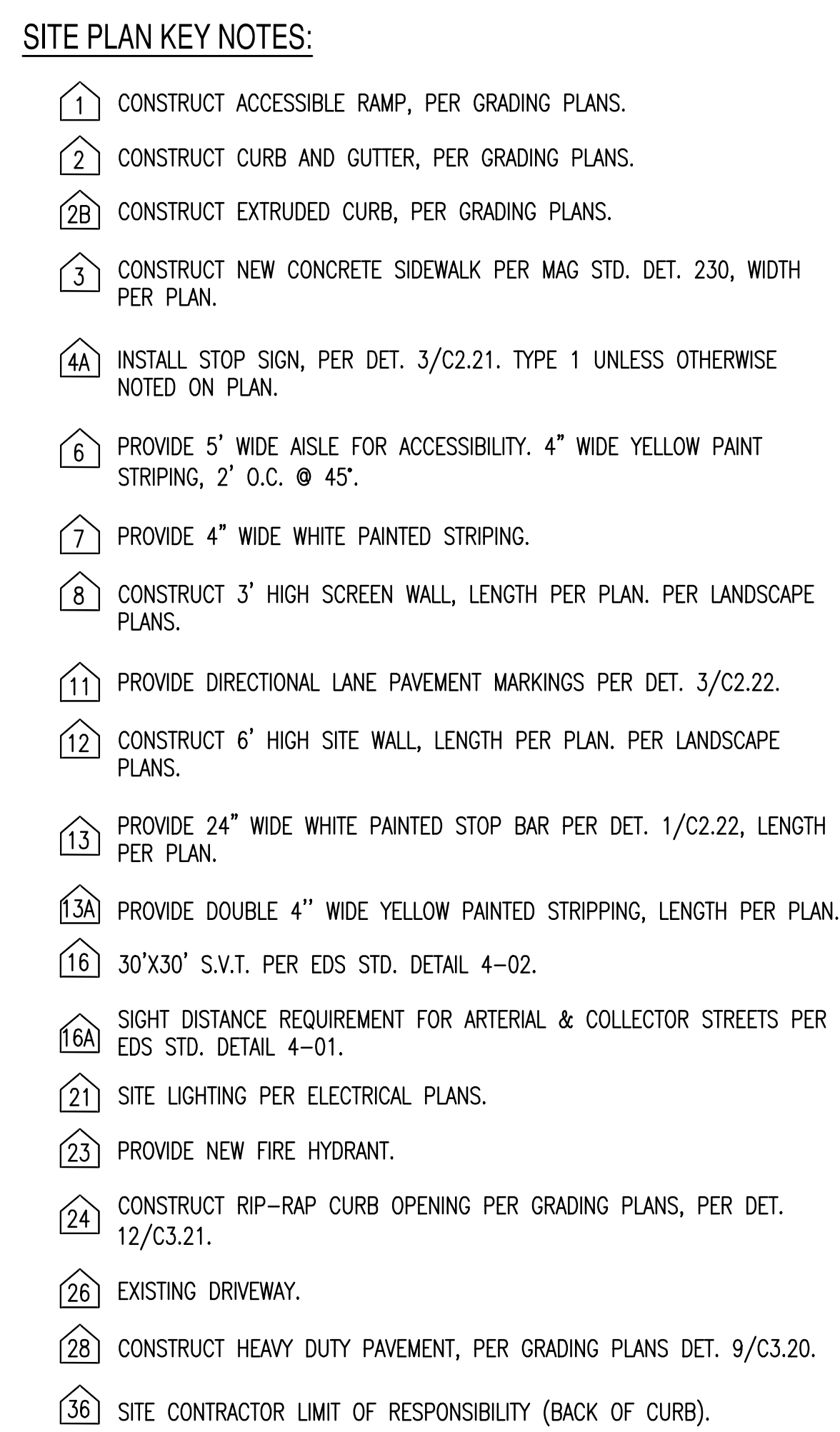
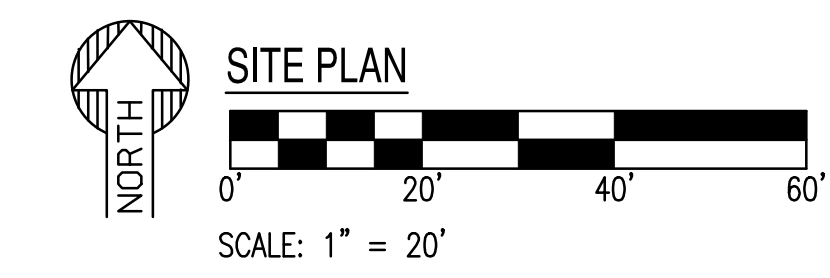
DATE:	3/27/2023
ISSUED FOR:	PERMITS
JOB NO.:	200711
SHEET TITLE:	

SITE PLAN

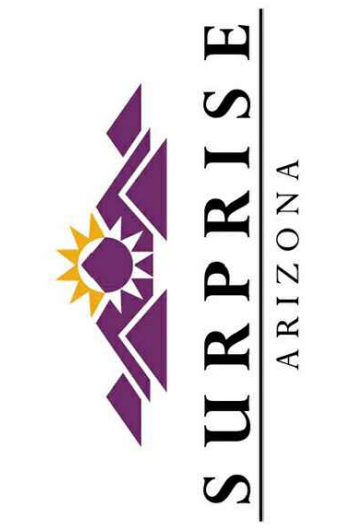
PAGE NO.:	SHEET NO.:
4 OF 15	C2.11

CASE NO.: FS23-0122

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



REVISIONS BY THE CITY OF SURPRISE			
	NO.	DESCRIPTION:	REVIEW: CHWB: DATE:
	1		
	2		
	3		
	4		



**SUSTAINABILITY
ENGINEERING
GROUP**



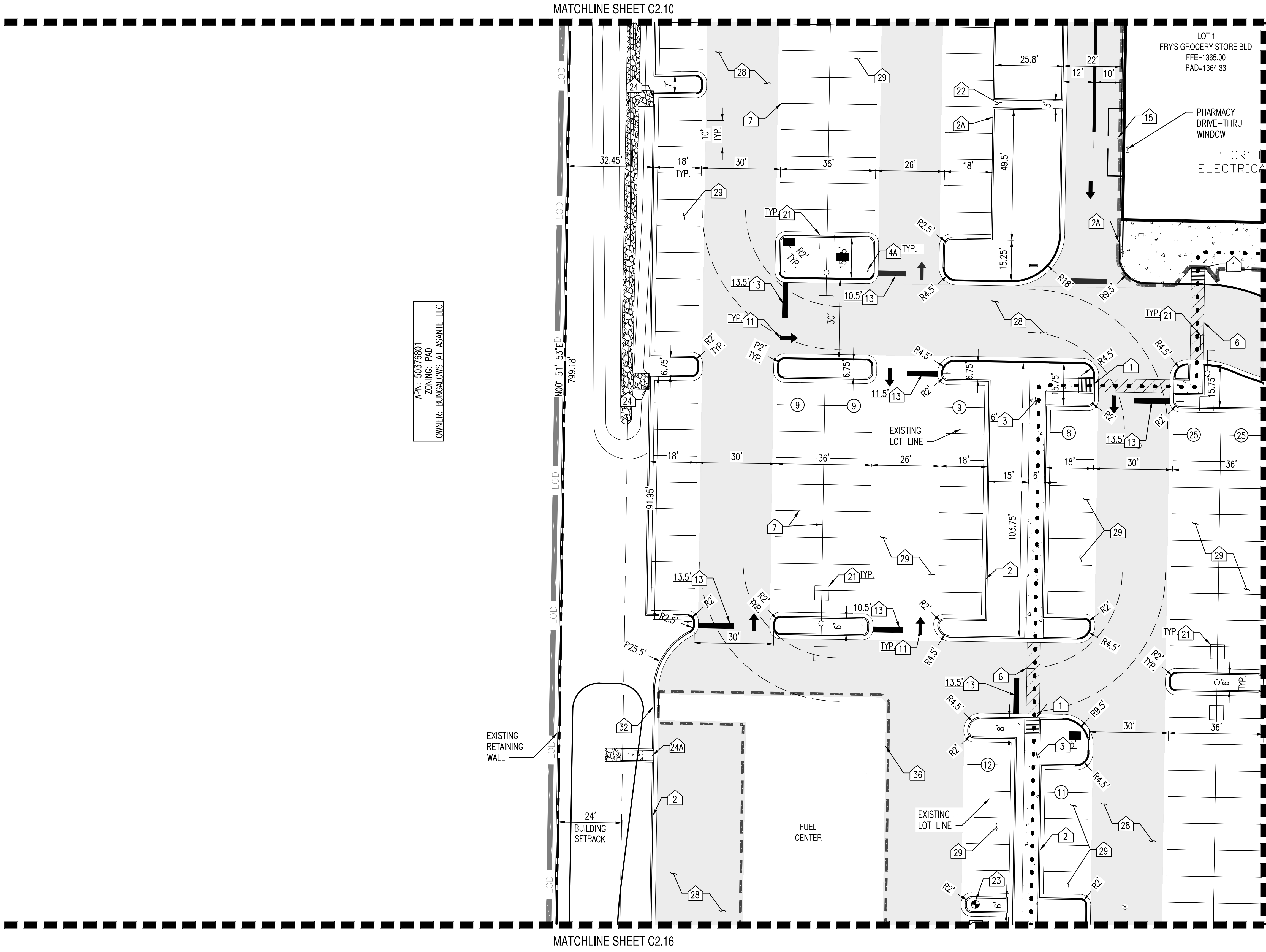
5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD,
SURPRISE, AZ 85387

5 OF 13

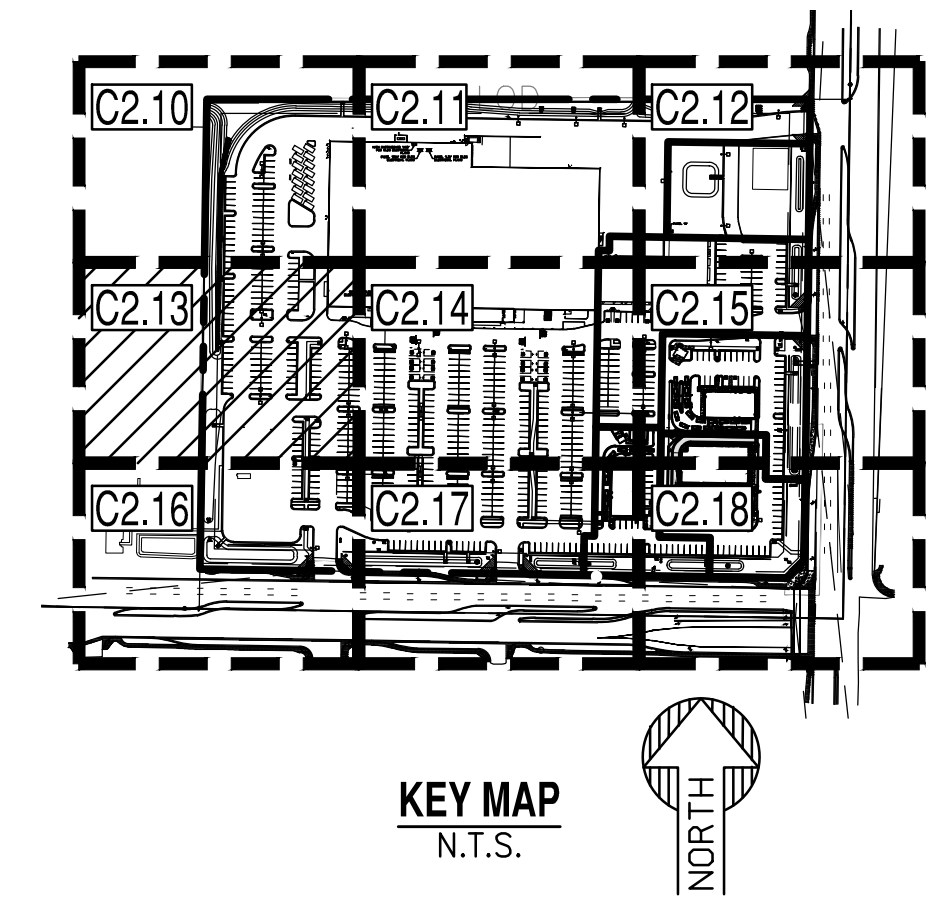
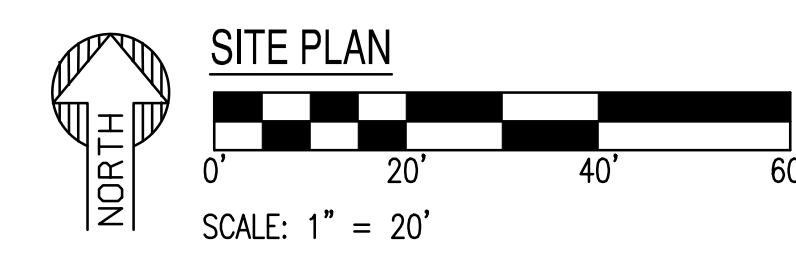


PROPOSED LEGEND:

---	PROPERTY LINE	CONCRETE PAVEMENT
==	CURB AND GUTTER	HEAVY DUTY PAVEMENT
- . - . -	ACCESSIBLE ROUTE FROM ROW	LIGHT DUTY PAVEMENT
---	FIRE LANE, RED PTD CURB*	PAVEMENT STRIPING
==	VERTICAL CURB	LOD LIMIT OF DISTURBANCE

EXISTING LEGEND:

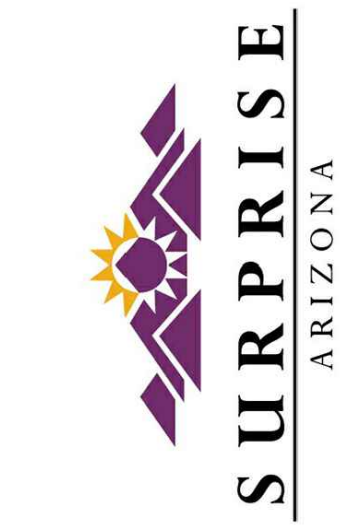
•	FIRE HYDRANT	---	EASEMENT LINE AS NOTED	☼	EXISTING STREET LIGHT
⊗	FIRE DEPARTMENT CONNECTION	•	EXISTING FIRE HYDRANT	☼	EXISTING TREE
⊗	BACK FLOW PREVENTER	---	EXISTING SIGN		
⊗	PARKING COUNT				



SITE PLAN KEY NOTES:

- 1 CONSTRUCT ACCESSIBLE RAMP, PER GRADING PLANS.
- 2 CONSTRUCT CURB AND GUTTER, PER GRADING PLANS.
- 2A CONSTRUCT VERTICAL CURB, PER GRADING PLANS.
- 3 CONSTRUCT NEW CONCRETE SIDEWALK PER MAG STD. DET. 230, WIDTH PER PLAN.
- 4A INSTALL STOP SIGN, PER DET. 3/C2.21. TYPE 1 UNLESS OTHERWISE NOTED ON PLAN.
- 6 PROVIDE 5' WIDE AISLE FOR ACCESSIBILITY. 4" WIDE YELLOW PAINT STRIPING, 2' O.C. @ 45°.
- 7 PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- 11 PROVIDE DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 3/C2.22.
- 13 PROVIDE 24" WIDE WHITE PAINTED STOP BAR PER DET. 1/C2.22, LENGTH PER PLAN.
- 15 CONSTRUCT 4' X 8' ATTACHED CANOPY OVER DRIVE-THROUGH WINDOW.
- 21 SITE LIGHTING PER ELECTRICAL PLANS.
- 22 CONSTRUCT PASS THRU, CURB ISLAND OPENING PER DET. 2/C2.22.
- 23 PROVIDE NEW FIRE HYDRANT.
- 24 CONSTRUCT RIP-RAP CURB OPENING PER GRADING PLANS, PER DET. 12/C3.21.
- 24A CONSTRUCT CURB OPENING WITH CONCRETE SPILLWAY PER GRADING PLANS PER DETAIL 12A/C3.21.
- 28 CONSTRUCT HEAVY DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 29 CONSTRUCT LIGHT DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 32 COORDINATE CONSTRUCTION EFFORTS WITH FUTURE FUEL CENTER. IF CURB IS INSTALLED PRIOR TO UNDERGROUND TANKS, LEAVE 15' OPENING FOR FUEL PIPING TO FUTURE RISER STACK.
- 36 SITE CONTRACTOR LIMIT OF RESPONSIBILITY (BACK OF CURB).

REVISIONS BY THE CITY OF SURPRISE	NO.	DESCRIPTION	REVIEW	CHECK	DATE



SUSTAINABILITY
ENGINEERING
GROUP

SEG

6240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT ASANTE RETAIL CENTER	LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387
DRAWN: JM, LA	3/27/2023
DESIGNED: TM	3/27/2023
QC:	
FINAL QC:	
PROJ. MGR.: AF	3/27/2023

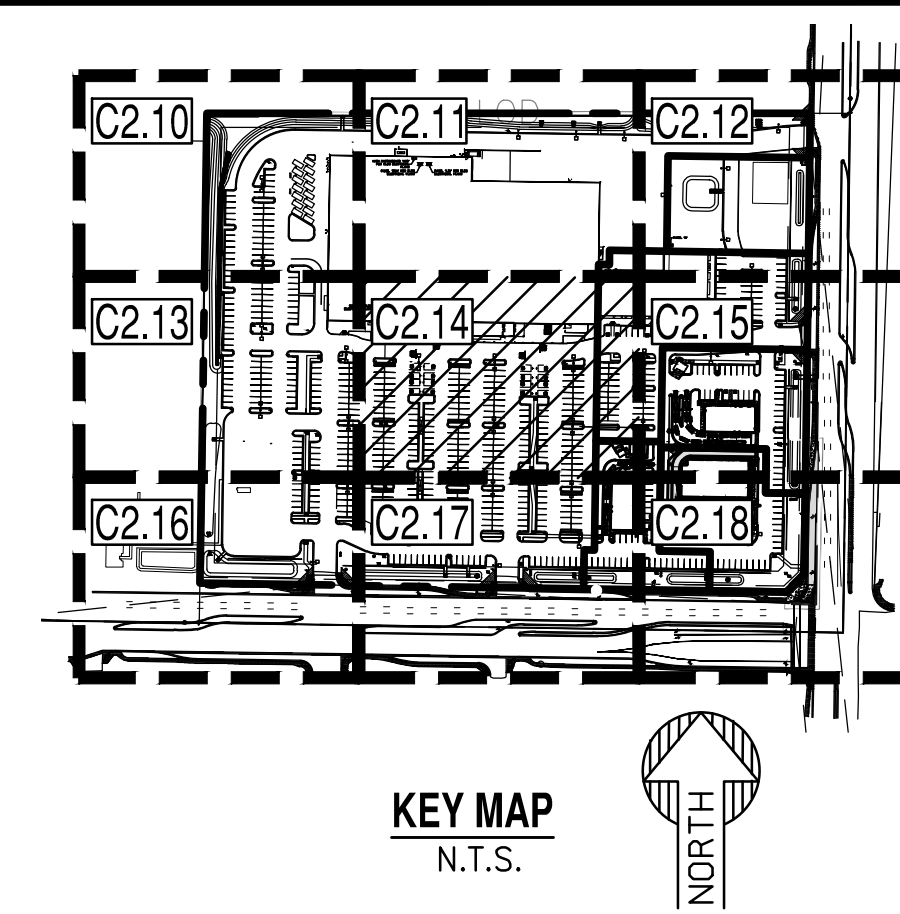
DATE:	3/27/2023
ISSUED FOR:	PERMITS
JOB NO.:	200711
SHEET TITLE:	

SITE PLAN

PAGE NO.:	SHEET NO.:
6 OF 15	C2.13

CASE NO.: FS23-0122

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



- 1 CONSTRUCT ACCESSIBLE RAMP, PER GRADING PLANS.
- 2 CONSTRUCT CURB AND GUTTER, PER GRADING PLANS.
- 2A CONSTRUCT VERTICAL CURB, PER GRADING PLANS.
- 2B CONSTRUCT EXTRUDED CURB, PER GRADING PLANS.
- 3 CONSTRUCT NEW CONCRETE SIDEWALK PER MAG STD. DET. 230, WIDTH PER PLAN.
- 4 PROVIDE SYMBOL OF ACCESSIBILITY, PER DET. 1/C2.20.
- 4A INSTALL STOP SIGN, PER DET. 3/C2.21. TYPE 1 UNLESS OTHERWISE NOTED ON PLAN.
- 5 INSTALL ACCESSIBLE PARKING STALL SIGN, PER DET. 2/C2.20.
- 6 PROVIDE 5' WIDE AISLE FOR ACCESSIBILITY. 4" WIDE YELLOW PAINT STRIPING, 2' O.C. @ 45°.
- 6A PROVIDE 20' WIDE AISLE FOR ACCESSIBILITY AT ANCHOR BUILDING.
- 7 PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- 13 PROVIDE 24" WIDE WHITE PAINTED STOP BAR PER DET. 1/C2.22, LENGTH PER PLAN.
- 14A 12" CONCRETE BOLLARD PER KROGER STD. DET. ASD-161, BY BUILDING CONTRACTOR.
- 21 SITE LIGHTING PER ELECTRICAL PLANS.
- 22 CONSTRUCT PASS THRU, CURB ISLAND OPENING PER DET. 2/C2.22.
- 23 PROVIDE NEW FIRE HYDRANT.
- 25 CONSTRUCT FLUSH CURB (TURN DOWN SLAB) PER GRADING PLANS, BY BUILDING CONTRACTOR.
- 25A CONSTRUCT 20' TRANSITION PAVEMENT UP TO CURB FROM 0" REVEAL TO 6" REVEAL.
- 28 CONSTRUCT HEAVY DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 29 CONSTRUCT LIGHT DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 33 BIKE PARKING RACK PER DET 3/C2.20. NUMBER OF SPACES PER PLAN.
- 34 CONSTRUCT CART CORRAL PER DET. 3/C2.22.
- 36 SITE CONTRACTOR LIMIT OF RESPONSIBILITY (BACK OF CURB).

REVISIONS BY THE CITY OF SURPRISE			
NO.	DESCRIPTION	REVIEW	CHKBY: DATE:
2			
3			
4			
5			

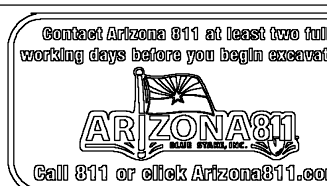


SUSTAINABILITY
ENGINEERING
GROUP



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION

PROJECT
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD,

DRAWN	_____	JM, LA	3/27/2023
DESIGNED	_____	TM	3/27/2023
QC	_____		
FINAL QC	_____		
PROJ. MGR.	_____	AF	3/27/2023

DATE: 3/27/2023

ISSUED FOR: PERMITS

JOB NO.:	200711
----------	--------

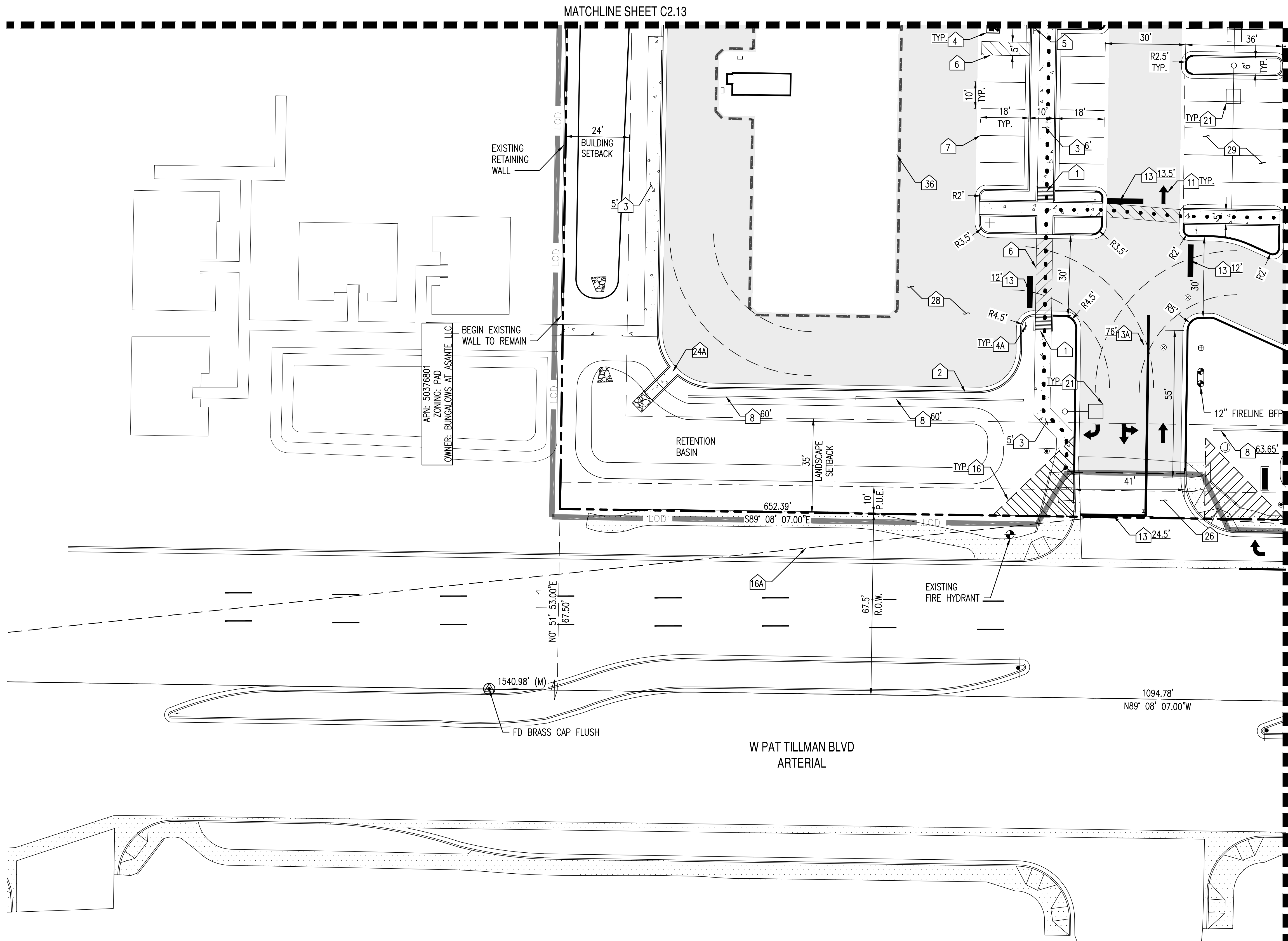
SHEET TITLE:

SITE PLAN

PAGE NO.:	SHEET NO.:
7 OF 15	C2.14

CASE NO.: FS23-0122

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

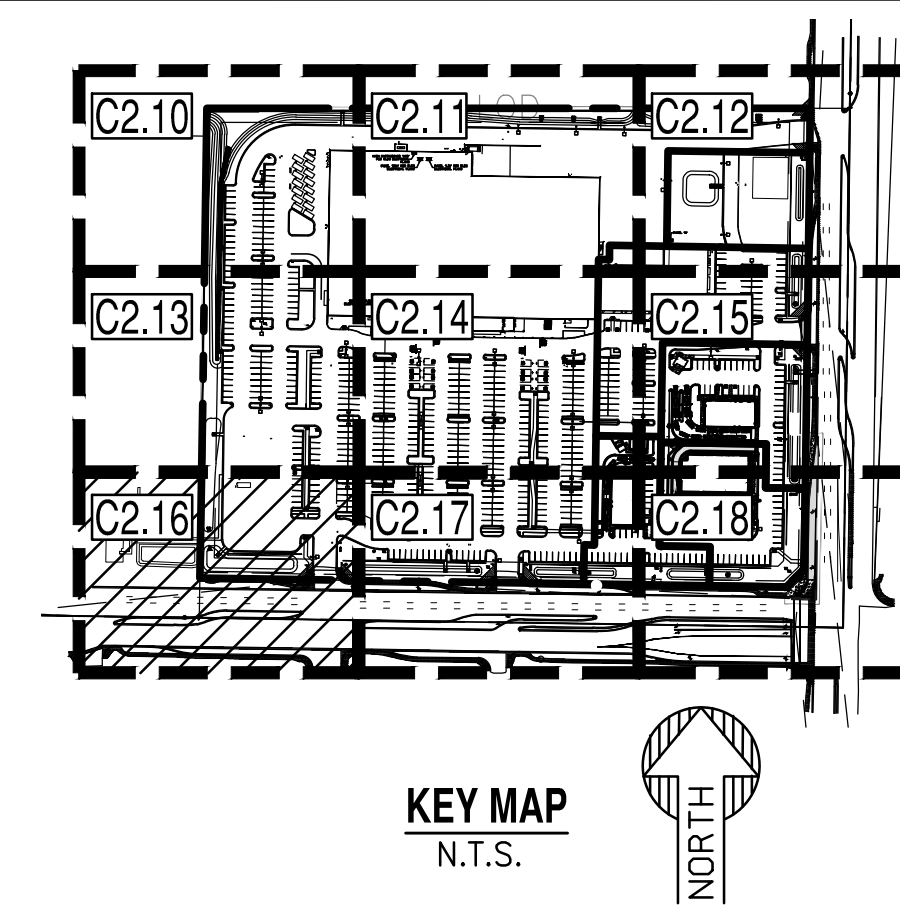
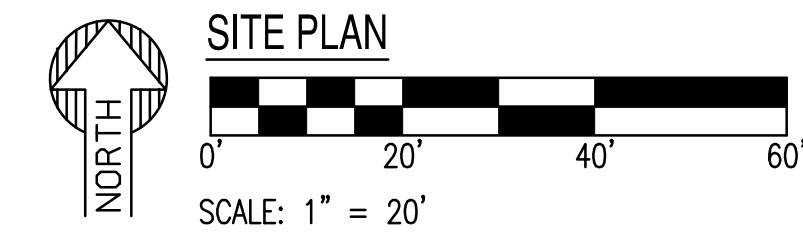


PROPOSED LEGEND:

---	PROPERTY LINE	CONCRETE PAVEMENT
==	CURB AND GUTTER	HEAVY DUTY PAVEMENT
- . - . -	ACCESSIBLE ROUTE FROM ROAD	LIGHT DUTY PAVEMENT
---	FIRE LANE, RED PTD CURB*	PAVEMENT STRIPING
---	VERTICAL CURB	LOD LIMIT OF DISTURBANCE

EXISTING LEGEND:

•	FIRE HYDRANT	---	EASEMENT LINE AS NOTED	☼	EXISTING STREET LIGHT
⦿	FIRE DEPARTMENT CONNECTION	•	EXISTING FIRE HYDRANT	☼	EXISTING TREE
⦿	BACK FLOW PREVENTER	•	EXISTING SIGN		
⊗	PARKING COUNT				



SITE PLAN KEY NOTES:

1. CONSTRUCT ACCESSIBLE RAMP, PER GRADING PLANS.
2. CONSTRUCT CURB AND GUTTER, PER GRADING PLANS.
3. CONSTRUCT NEW CONCRETE SIDEWALK PER MAG STD. DET. 230, WIDTH PER PLAN.
4. PROVIDE SYMBOL OF ACCESSIBILITY, PER DET. 1/C2.20.
- 4A. INSTALL STOP SIGN, PER DET. 3/C2.21. TYPE 1 UNLESS OTHERWISE NOTED ON PLAN.
5. INSTALL ACCESSIBLE PARKING STALL SIGN, PER DET. 2/C2.20.
6. PROVIDE 5' WIDE AISLE FOR ACCESSIBILITY. 4" WIDE YELLOW PAINT STRIPING, 2' O.C. @ 45°.
7. PROVIDE 4" WIDE WHITE PAINTED STRIPING.
8. CONSTRUCT 3' HIGH SCREEN WALL, LENGTH PER PLAN. PER LANDSCAPE PLANS.
11. PROVIDE DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 3/C2.22.
13. PROVIDE 24" WIDE WHITE PAINTED STOP BAR PER DET. 1/C2.22, LENGTH PER PLAN.
- 13A. PROVIDE DOUBLE 4" WIDE YELLOW PAINTED STRIPING, LENGTH PER PLAN.
16. 30'X30' S.V.T. PER EDS STD. DETAIL 4-02.
- 16A. SIGHT DISTANCE REQUIREMENT FOR ARTERIAL & COLLECTOR STREETS PER EDS STD. DETAIL 4-01.
21. SITE LIGHTING PER ELECTRICAL PLANS.
- 24A. CONSTRUCT CURB OPENING WITH CONCRETE SPILLWAY PER GRADING PLANS PER DETAIL 12A/C3.21.
26. EXISTING DRIVEWAY.
28. CONSTRUCT HEAVY DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
29. CONSTRUCT LIGHT DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
36. SITE CONTRACTOR LIMIT OF RESPONSIBILITY (BACK OF CURB).

NO.	DESCRIPTION	REVIEW	CHECK	DATE



SUSTAINABILITY
ENGINEERING
GROUP



NOT FOR
CONSTRUCTION



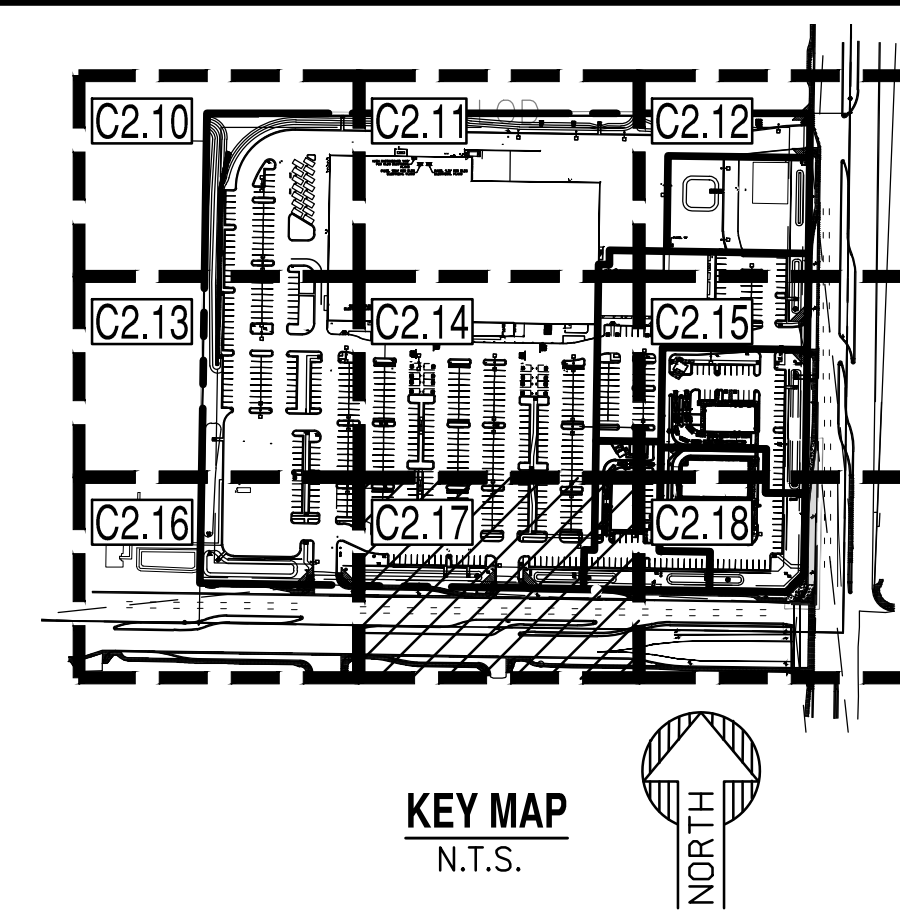
PROJECT ASANTE RETAIL CENTER	LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387
DRAWN: JM, LA 3/27/2023	DESIGNED: TM 3/27/2023
QC:	FINAL QC:
PROJ. MGR.: AF 3/27/2023	

DATE: 3/27/2023
ISSUED FOR: PERMITS
JOB NO.: 200711
SHEET TITLE:

SITE PLAN

PAGE NO.: 9 OF 15	SHEET NO.: C2.16
-------------------	------------------

CASE NO.: FS23-0122



- 1 CONSTRUCT ACCESSIBLE RAMP, PER GRADING PLANS.
- 2 CONSTRUCT CURB AND GUTTER, PER GRADING PLANS.
- 2B CONSTRUCT EXTRUDED CURB, PER GRADING PLANS.
- 3 CONSTRUCT NEW CONCRETE SIDEWALK PER MAG STD. DET. 230, WIDTH PER PLAN.
- 4A INSTALL STOP SIGN, PER DET. 3/C2.21. TYPE 1 UNLESS OTHERWISE NOTED ON PLAN.
- 7 PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- 8 CONSTRUCT 3' HIGH SCREEN WALL, LENGTH PER PLAN. PER LANDSCAPE PLANS.
- 9 MONUMENT SIGN LOCATION, DEFERRED PERMIT (SIGNAGE PACKAGE).
- 11 PROVIDE DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 3/C2.22.
- 13 PROVIDE 24" WIDE WHITE PAINTED STOP BAR PER DET. 1/C2.22, LENGTH PER PLAN.
- 13A PROVIDE DOUBLE 4" WIDE YELLOW PAINTED STRIPPING, LENGTH PER PLAN.
- 16 30'X30' S.V.T. PER EDS STD. DETAIL 4-02.
- 16A SIGHT DISTANCE REQUIREMENT FOR ARTERIAL & COLLECTOR STREETS PER EDS STD. DETAIL 4-01.
- 21 SITE LIGHTING PER ELECTRICAL PLANS.
- 23 PROVIDE NEW FIRE HYDRANT.
- 24A CONSTRUCT CURB OPENING WITH CONCRETE SPILLWAY PER GRADING PLANS PER DETAIL 12A/C3.21.
- 26 EXISTING DRIVEWAY.
- 28 CONSTRUCT HEAVY DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 29 CONSTRUCT LIGHT DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 34 CONSTRUCT CART CORRAL PER DET. 3/C2.22.
- 36 SITE CONTRACTOR LIMIT OF RESPONSIBILITY (BACK OF CURB).

REVISIONS BY THE CITY OF SURPRISE			
NO:	DESCRIPTION:	REVBY:	CHKBY: DATE:
2			
3			
4			
5			

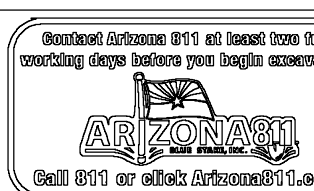


SUSTAINABILITY
ENGINEERING
GROUP



2240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD,
SURPRISE AZ 85387

SITE PLAN

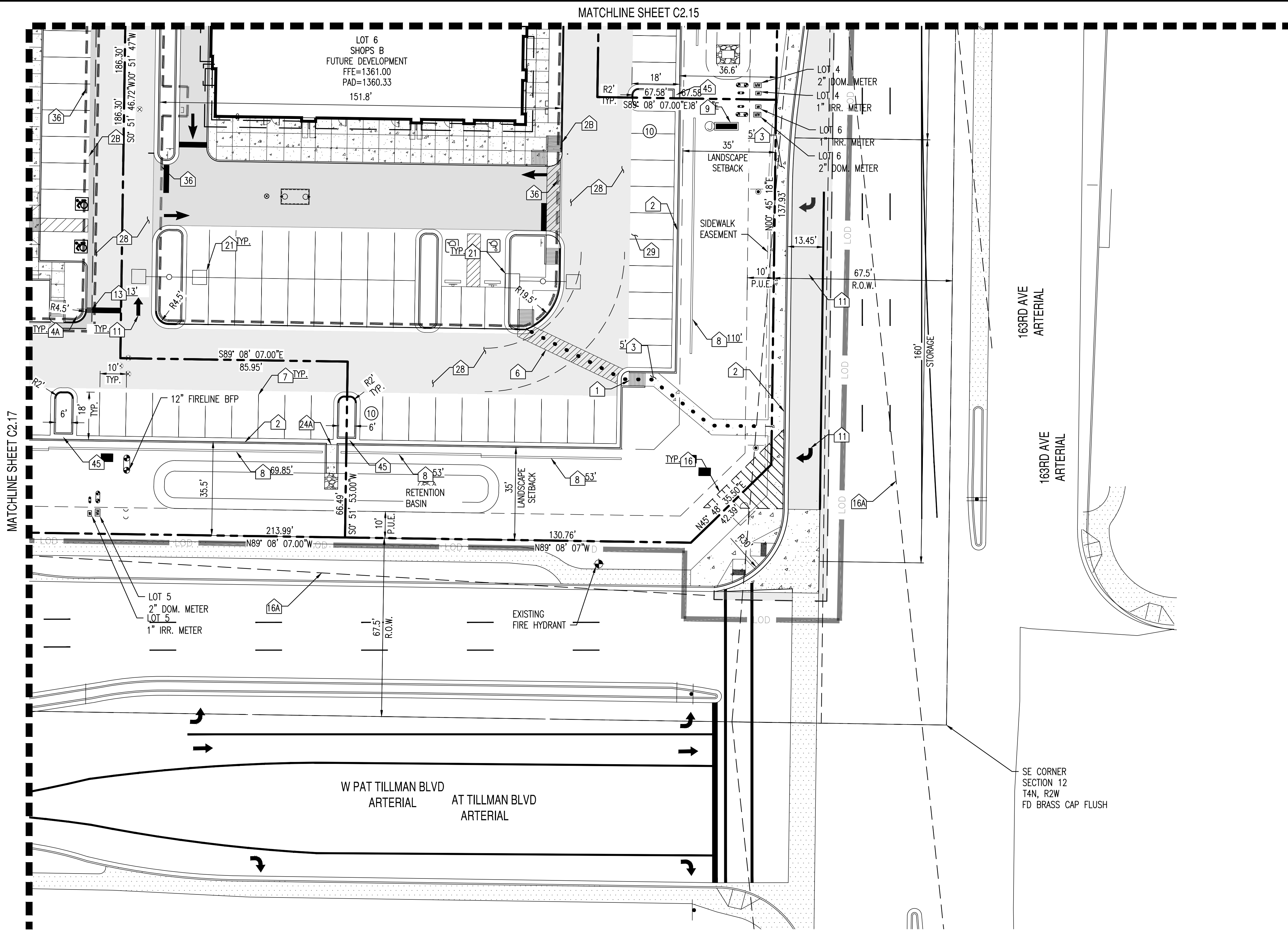
PAGE NO.:	SHEET NO.:
10 OF 15	C2.17

CASE NO.: FS23-0122

SITE PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

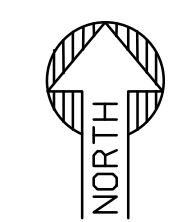


PROPOSED LEGEND:

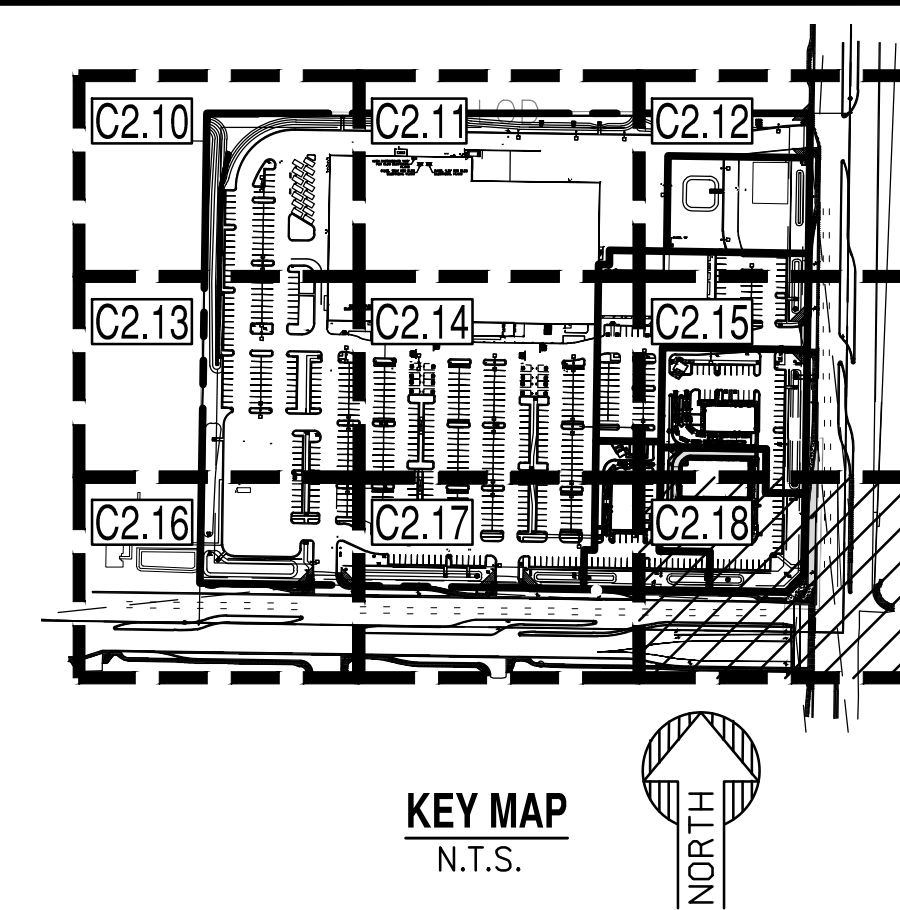
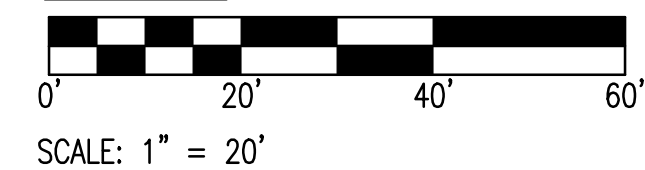
- | | | |
|-----|---------------------------|--------------------------|
| --- | PROPERTY LINE | CONCRETE PAVEMENT |
| --- | CURB AND GUTTER | HEAVY DUTY PAVEMENT |
| --- | ACCESSIBLE ROUTE FROM ROW | LIGHT DUTY PAVEMENT |
| --- | FIRE LANE, RED PTD CURB* | PAVEMENT STRIPING |
| --- | VERTICAL CURB | LOD LIMIT OF DISTURBANCE |

EXISTING LEGEND:

- | | | | | | |
|---|----------------------------|-----|------------------------|---|-----------------------|
| • | FIRE HYDRANT | --- | EASEMENT LINE AS NOTED | ☼ | EXISTING STREET LIGHT |
| ⦿ | FIRE DEPARTMENT CONNECTION | • | EXISTING FIRE HYDRANT | ☼ | EXISTING TREE |
| ⦿ | BACK FLOW PREVENTER | --- | EXISTING SIGN | | |
| ⊗ | PARKING COUNT | | | | |



SITE PLAN



SITE PLAN KEY NOTES:

- 1 CONSTRUCT ACCESSIBLE RAMP, PER GRADING PLANS.
- 2 CONSTRUCT CURB AND GUTTER, PER GRADING PLANS.
- 2B CONSTRUCT EXTRUDED CURB, PER GRADING PLANS.
- 3 CONSTRUCT NEW CONCRETE SIDEWALK PER MAG STD. DET. 230, WIDTH PER PLAN.
- 4A INSTALL STOP SIGN, PER DET. 3/C2.21. TYPE 1 UNLESS OTHERWISE NOTED ON PLAN.
- 6 PROVIDE 5' WIDE AISLE FOR ACCESSIBILITY. 4" WIDE YELLOW PAINT STRIPING, 2' O.C. @ 45°.
- 7 PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- 8 CONSTRUCT 3' HIGH SCREEN WALL, LENGTH PER PLAN. PER LANDSCAPE PLANS.
- 9 MONUMENT SIGN LOCATION, DEFERRED PERMIT (SIGNAGE PACKAGE).
- 11 PROVIDE DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 3/C2.22.
- 13 PROVIDE 24" WIDE WHITE PAINTED STOP BAR PER DET. 1/C2.22, LENGTH PER PLAN.
- 16 30'X30' S.V.T. PER EDS STD. DETAIL 4-02.
- 16A SIGHT DISTANCE REQUIREMENT FOR ARTERIAL & COLLECTOR STREETS PER EDS STD. DETAIL 4-01.
- 21 SITE LIGHTING PER ELECTRICAL PLANS.
- 24A CONSTRUCT CURB OPENING WITH CONCRETE SPILLWAY PER GRADING PLANS PER DETAIL 12A/C3.21.
- 28 CONSTRUCT HEAVY DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 29 CONSTRUCT LIGHT DUTY PAVEMENT, PER GRADING PLANS DET. 9/C3.20.
- 31 CURB ISLAND OPENING PER GRADING PLANS, PER DET 6/C3.20.
- 36 SITE CONTRACTOR LIMIT OF RESPONSIBILITY (BACK OF CURB).

NO.	DESCRIPTION	REVIEW	CHECK	DATE

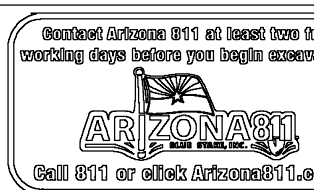


SUSTAINABILITY
ENGINEERING
GROUP

SEG



NOT FOR
CONSTRUCTION



PROJECT
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD.,
SURPRISE, AZ 85387

DRAWN: J.M. LA 3/27/2023
DESIGNED: TM 3/27/2023
QC:
FINAL QC:
PROJ. MGR.: AF 3/27/2023

DATE: 3/27/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

SHEET TITLE:

SITE PLAN

PAGE NO.:

SHEET NO.:

11 OF 15

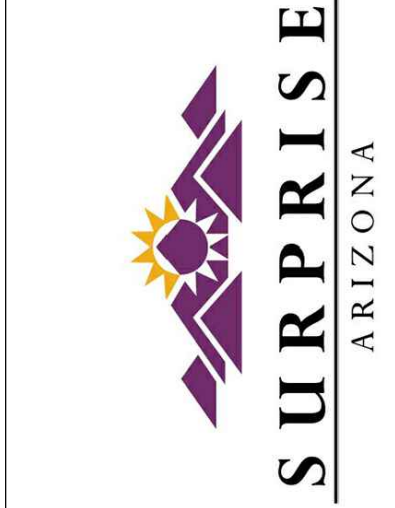
C2.18

CASE NO.: FS23-0122

		1			2			3					
SYMBOL OF ACCESSIBILITY			SIGN OF ACCESSIBLE PARKING STALL			BICYCLE RACK - 6 SPACES SHOWN							
NOT USED			4	NOT USED			5			6			7
BOLLARD SYSTEM N.T.S.			6	STEEL PIPE BOLLARD IN CONCRETE N.T.S.			7						

CASE NO.: FS23-0122

REVISIONS BY THE CITY OF SURPRISE		NO.	DESCRIPTION	REVIEW	CHIEF	DATE
		1				
		2				
		3				
		4				
		5				
		6				
		7				
		8				
		9				
		10				



SUSTAINABILITY
ENGINEERING
GROUP

SEG

6240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



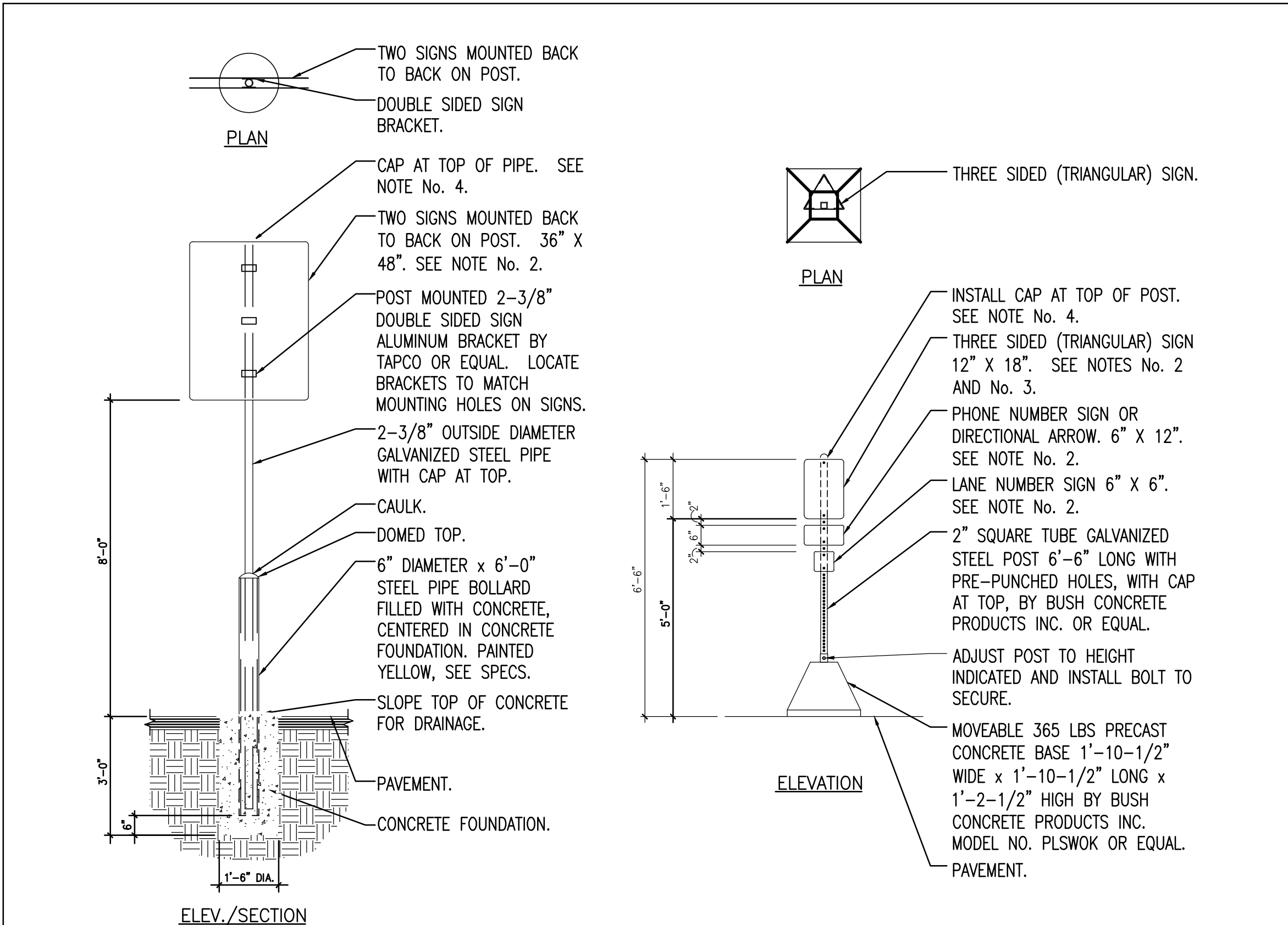
PROJECT ASANTE RETAIL CENTER		LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD. SURPRISE, AZ 85387	
DRAWN	JM, LA	3/27/2023	
DESIGNED	TM	3/27/2023	
QC			
FINAL QC			
PROJ. MGR.	AF	3/27/2023	

DATE: 3/27/2023
ISSUED FOR: PERMITS

JOB NO.: 200711
SHEET TITLE:

SITE PLAN DETAILS

PAGE NO.: 12 OF 15
SHEET NO.: C2.20



NOTES:

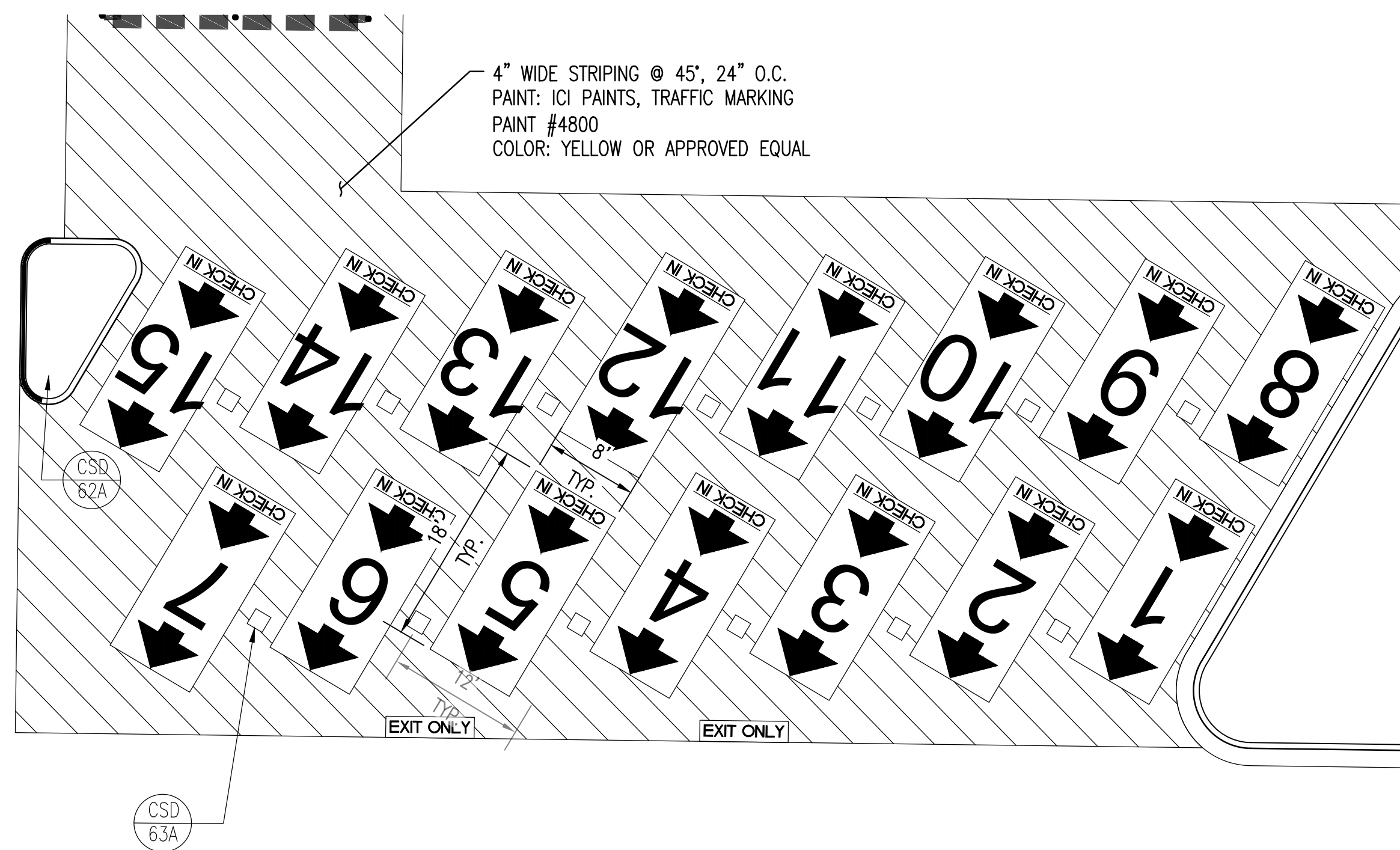
1. REFER TO SITE PLAN FOR LOCATIONS.
2. SIGNS, BRACKETS AND HARDWARE OWNER SUPPLIED, CONTRACTOR INSTALLED.
3. ALL OTHER COMPONENTS SUPPLIED AND INSTALLED BY CONTRACTOR.
4. BOTTOM OF CAP TO ALIGN WITH TOP OF SIGN. CUT PIPE AT TOP IF NEEDED.
5. REFER TO SPECIFICATION SECTION 10 14 27 FOR ADDITIONAL INFORMATION.

NOTES:

1. REFER TO SITE PLAN FOR LOCATIONS.
2. MOUNT SIGN ON POST USING PRE-PUNCHED HOLES IN POST.
3. SIGNS AND MOUNTING HARDWARE OWNER SUPPLIED, CONTRACTOR INSTALLED.
4. BOTTOM OF CAP TO ALIGN WITH TOP OF SIGN.
5. REFER TO SPECIFICATION SECTION 10 14 27 FOR ADDITIONAL INFORMATION.

KROGER TYPICAL CLICKLIST SIGN CSD-62A
NTS

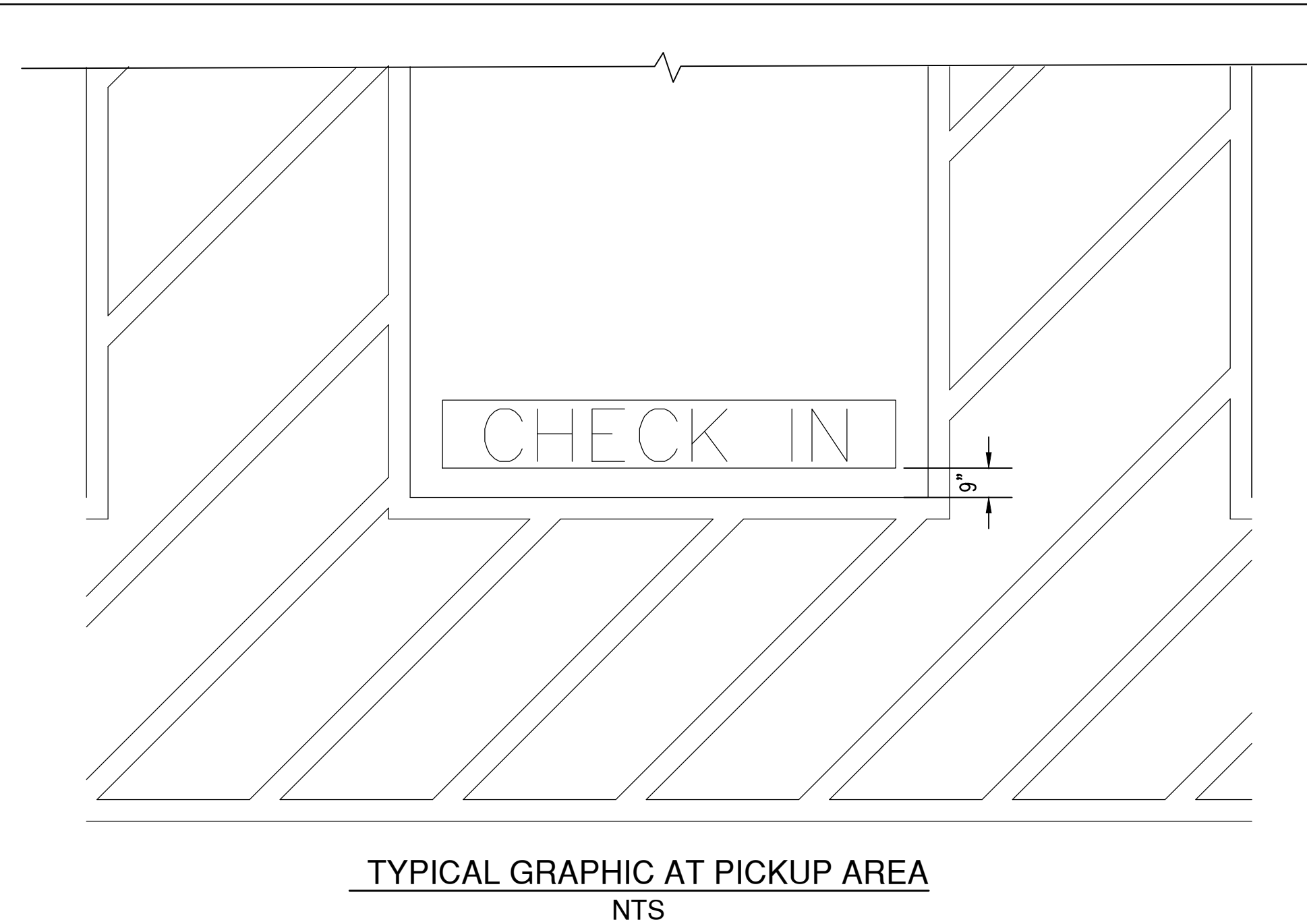
KROGER TYPICAL CLICKLIST SIGN CSD-63A
NTS



CLICKLIST PICKUP AREA DETAIL
SCALE: 1=10'



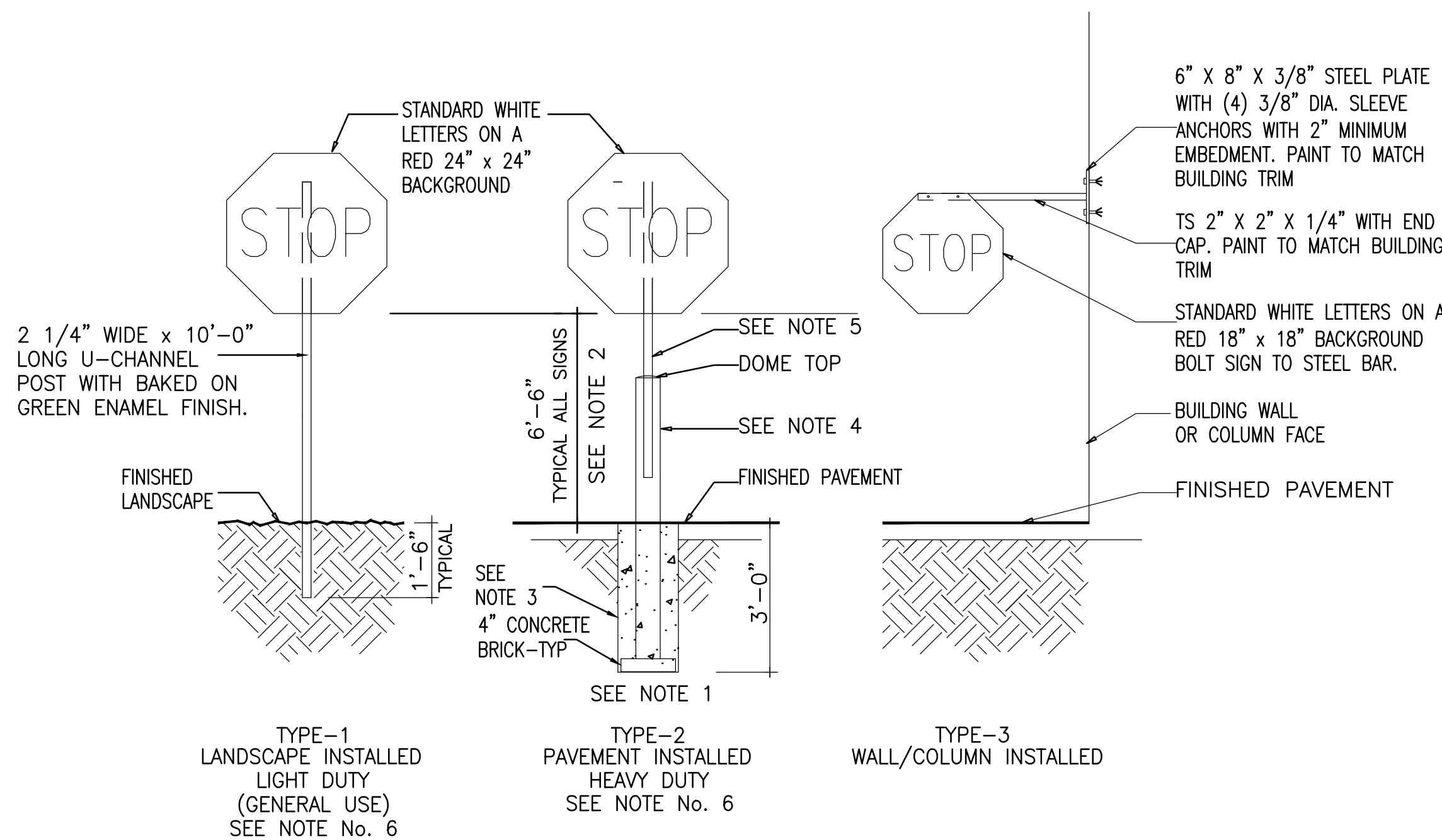
1



CLICKLIST PICKUP AREA DETAIL: ZOOM TO PARKING SPACE



2



NOTES:

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 10" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. 4" x 6'-0" CONCRETE FILLED SCHEDULE 40 STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
5. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.
6. LIGHT DUTY --- LANDSCAPED AREAS and AREAS NOT SUBJECT TO VEHICULAR TRAFFIC.
HEAVY DUTY --- PAVED AREAS and AREAS SUBJECT TO VEHICULAR TRAFFIC or NOT PROTECTED IN LANDSCAPE AREAS

STOP SIGN TYPICAL DETAILS (KROGER CSD-60)
N.T.S.



3

NO.	DESCRIPTION	REVISION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			



SUSTAINABILITY
ENGINEERING
GROUP

SEG



NOT FOR
CONSTRUCTION



PROJECT
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD.
SURPRISE, AZ 85387

DRAWN: JM, LA 3/27/2023
DESIGNED: TM 3/27/2023
QC: 3/27/2023
FINAL QC: 3/27/2023
PROJ. MGR: AF 3/27/2023

DATE: 3/27/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

SHEET TITLE:

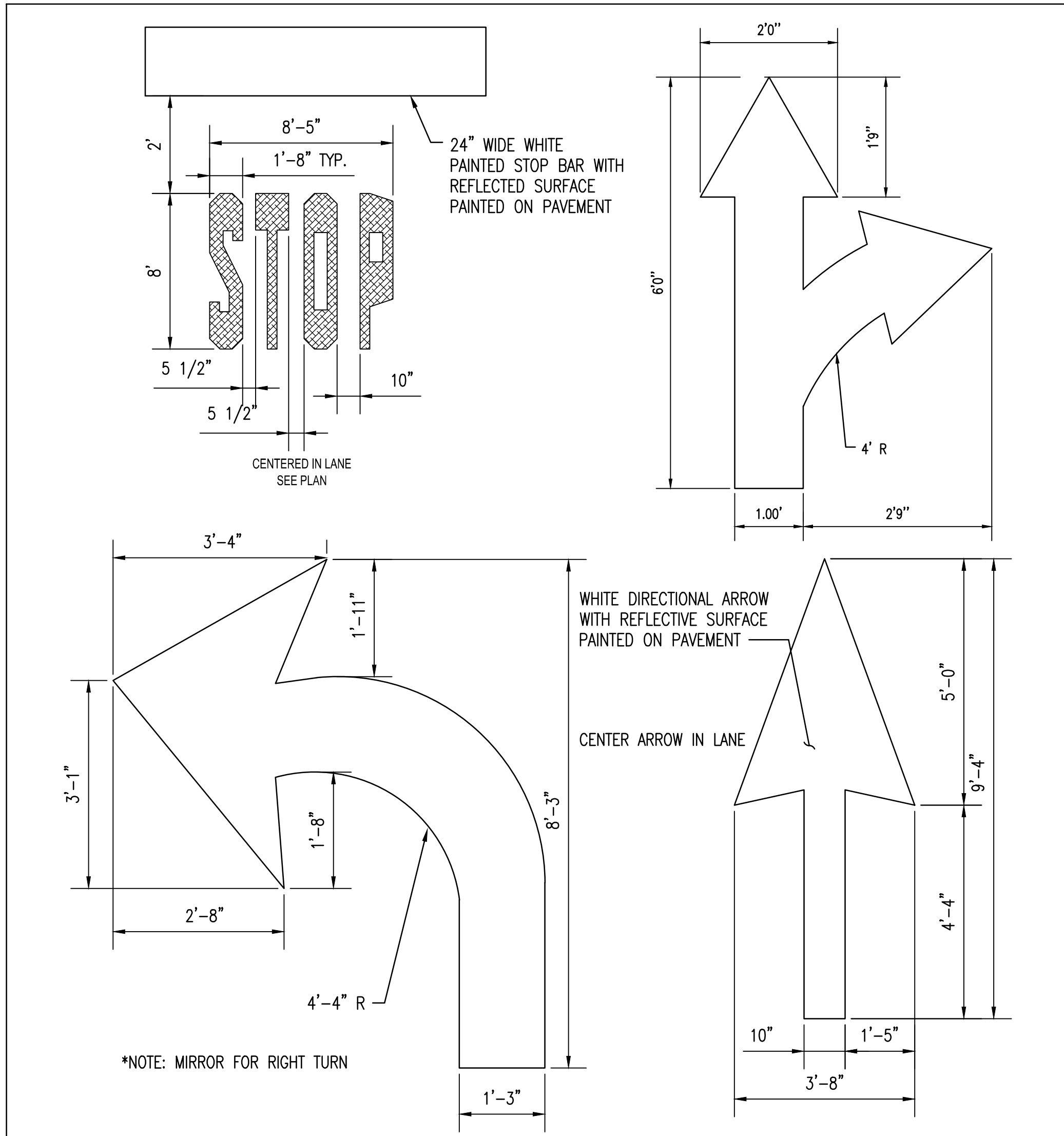
SITE PLAN DETAILS

PAGE NO.: 13 OF 15

SHEET NO.: C2.21

CASE NO.: FS23-0122

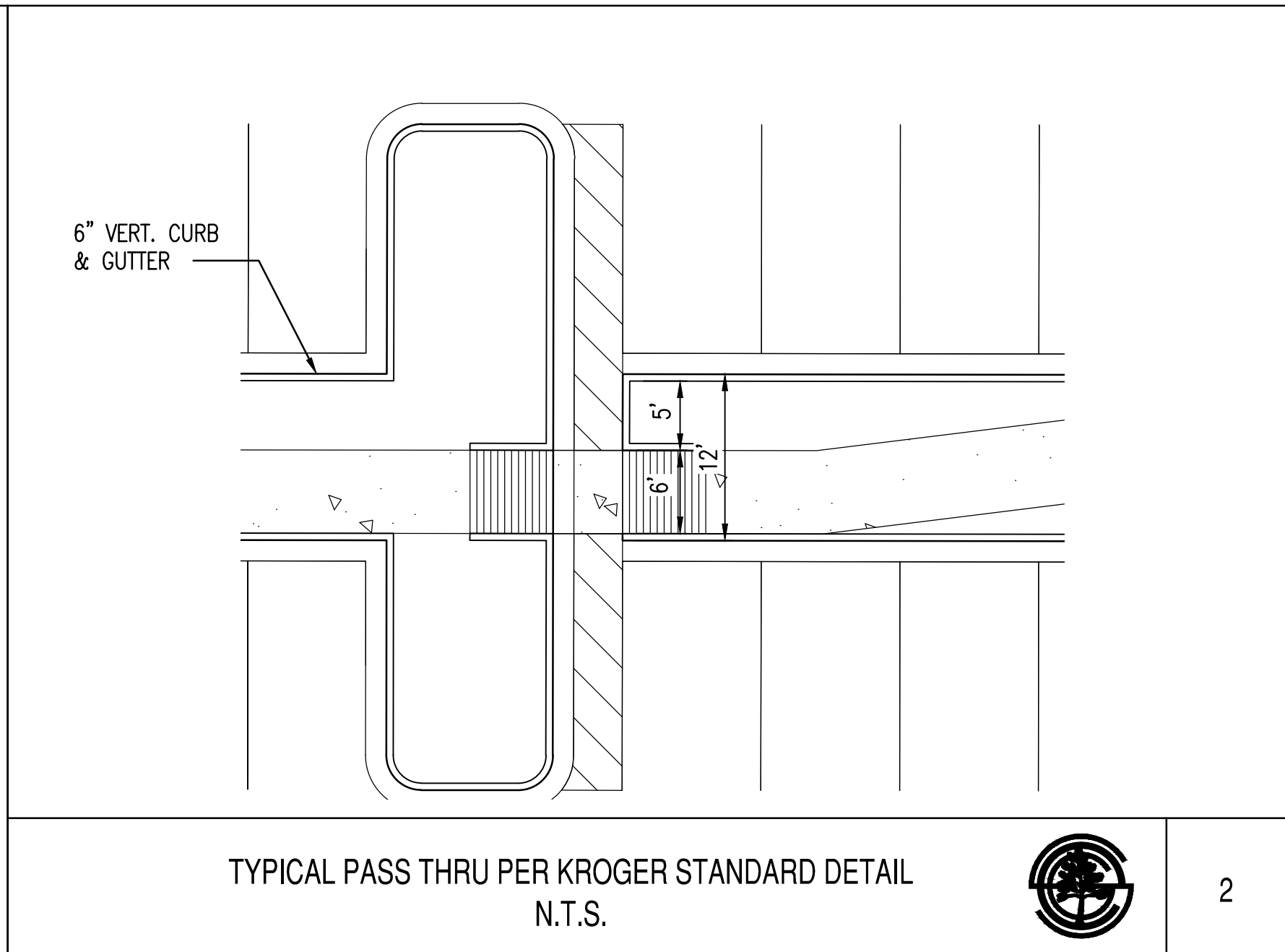
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



DIRECTIONAL ARROW, STOP BAR, AND STOP PAINT
N.T.S.



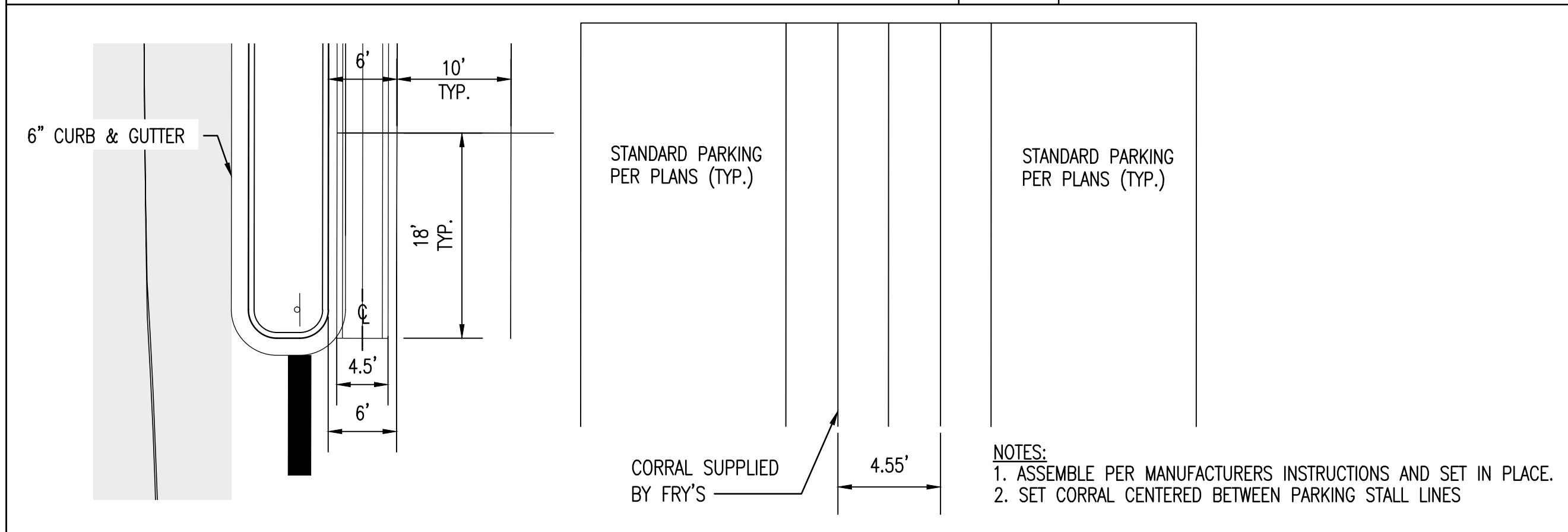
1



TYPICAL PASS THRU PER KROGER STANDARD DETAIL
N.T.S.



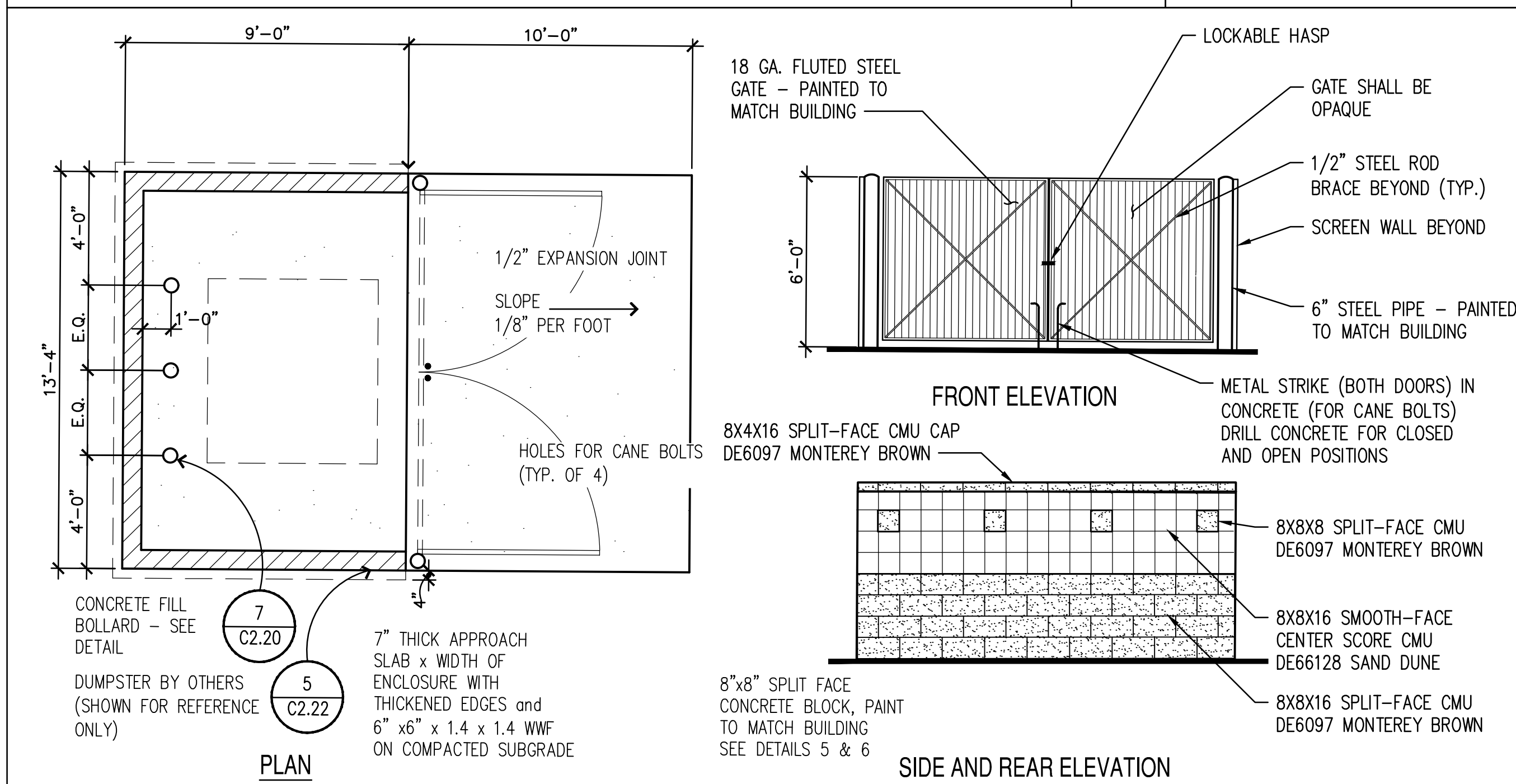
2



TYPICAL CART CORRAL / PASS THRU PER KROGER STANDARD DETAILS
N.T.S.



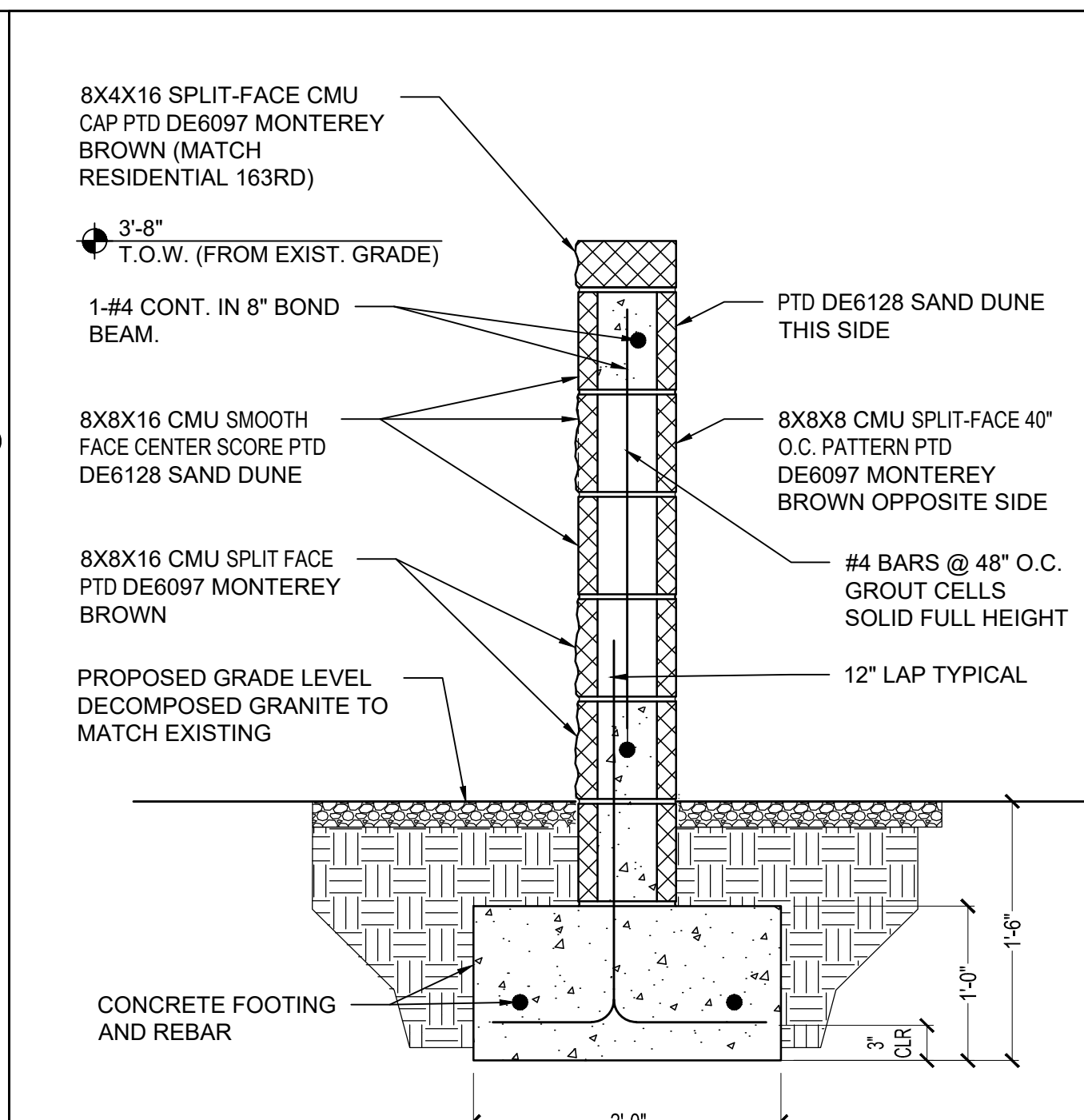
3



TRASH ENCLOSURE
N.T.S.



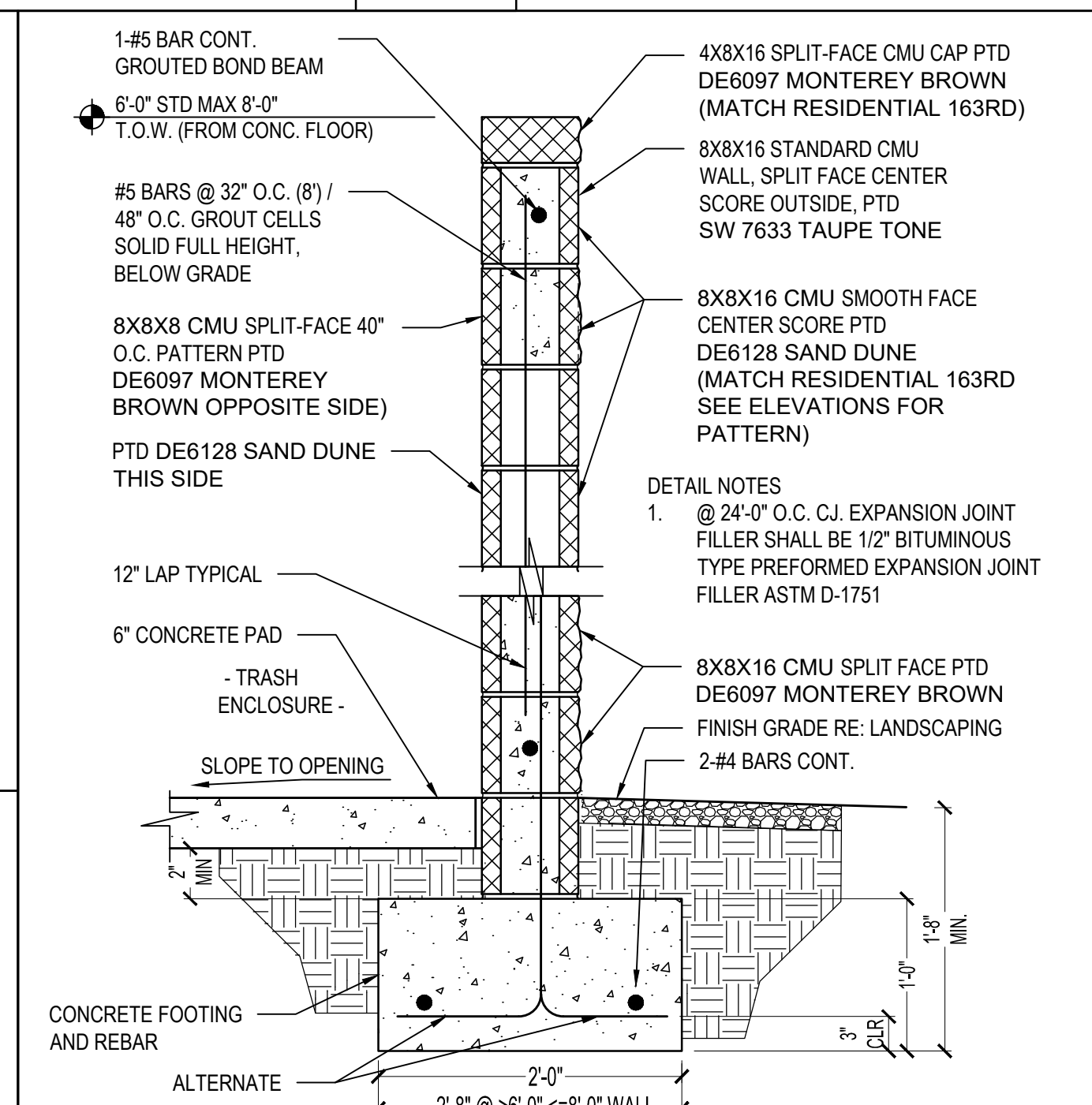
4



3' MASONRY SCREEN WALL
N.T.S.



5



6' MASONRY SCREEN WALL
N.T.S.



6

NOT USED

NO.	DESCRIPTION	REVISION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



SUSTAINABILITY
ENGINEERING
GROUP



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT
ASANTE RETAIL CENTER

LOCATION
NWC N. 163RD & W.
PAT TILLMAN BLVD.,
SURPRISE, AZ 85387

DRAWN: JM, LA 3/27/2023
DESIGNED: TM 3/27/2023
QC: AF 3/27/2023
FINAL QC: AF 3/27/2023
PROJ. MGR.: AF 3/27/2023

DATE: 3/27/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

SHEET TITLE:

SITE PLAN DETAILS

PAGE NO.: 14 OF 15

SHEET NO.: C2.22

CASE NO.: FS23-0122

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

DEVELOPER

BARCLAY GROUP
2415 E CAMELBACK RD, SUITE 900,
PHOENIX, AZ 85016
PHONE: 480-596-9399
ATTN: COLBY FINCHAM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105,
PHOENIX, AZ 85016
PHONE 480-237-2507
ATTN: ALI FAKIH

LANDSCAPE ARCHITECT:

GREEY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: 480-609-0009
ATTN: WENDELL PICKETT

ANCHOR STORE ARCHITECT:

CR ARCHITECTURE + DESIGN
600 VINE STREET, SUITE 2210
CINCINNATI, OH 45202
PHONE: 513-721-8080
ATTN: ANTHONY FREY

DEVELOPMENT SHOPS ARCHITECT:

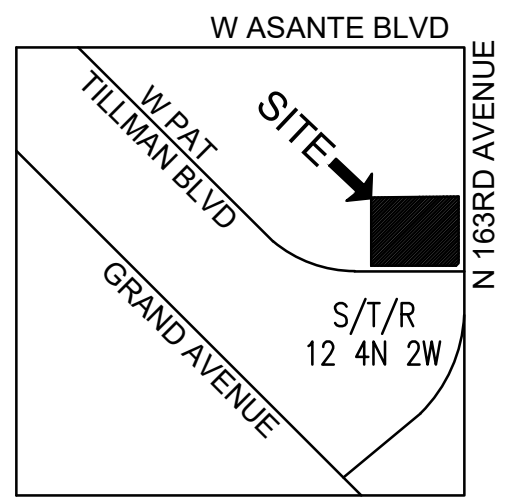
ARCHICON ARCHITECTURE & INTERIORS, L.C
5055 E WASHINGTON ST,
PHOENIX, AZ 85034
PHONE: 602-222-4266

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, AZ 85225
PHONE 480-497-5807
ATTN: AARON KUTCHINSKY

PUBLIC SAFETY SITE PLAN
ASANTE RETAIL CENTER

N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387



VICINITY MAP
N.T.S.

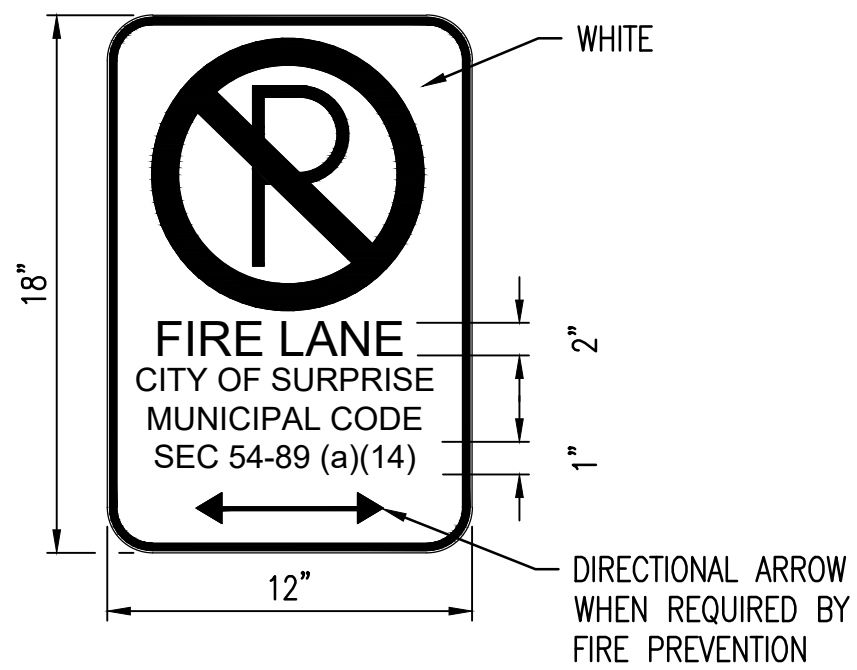
EXISTING LEGEND:

- EASEMENT LINE AS NOTED
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING TREE

PROPOSED LEGEND:

- PROPERTY LINE
- CURB AND GUTTER
- LIMIT OF CONSTRUCTION
- ACCESSIBLE ROUTE FROM ROW
- FIRE LANE, RED PTD CURB
- CONCRETE PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PAVEMENT STRIPING
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- FIRE TURNING TEMPLATE (NTS)

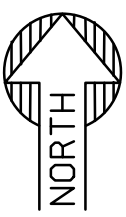
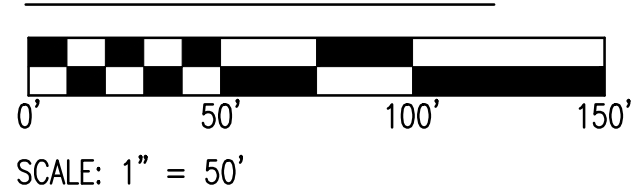
- FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY THE CITY FIRE DEPARTMENT.
A. SIGNS SHALL BE 12" WIDE AND 18" LONG BY 0.63" THICK. THEY SHALL HAVE REFLECTORIZED SURFACE USING SCOTCHLITE MATERIAL OR EQUAL.
B. THEY SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN NO LESS THAN 5' AND NO GREATER THAN 7' ABOVE GRADE.
C. THE SIGN SHALL READ AS FOLLOWS:



- SIGN SHALL BE PROVIDED AND MAINTAINED BY PROPERTY OWNER/OCCUPANT.

FIRE LANE SIGN DETAIL
NTS

PUBLIC SAFETY SITE PLAN



CASE NO.: FS23-0122

NO.	DESCRIPTION	REVIEW	DATE



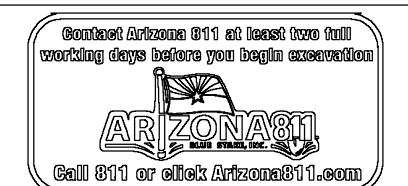
SUSTAINABILITY
ENGINEERING
GROUP

SEG



5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



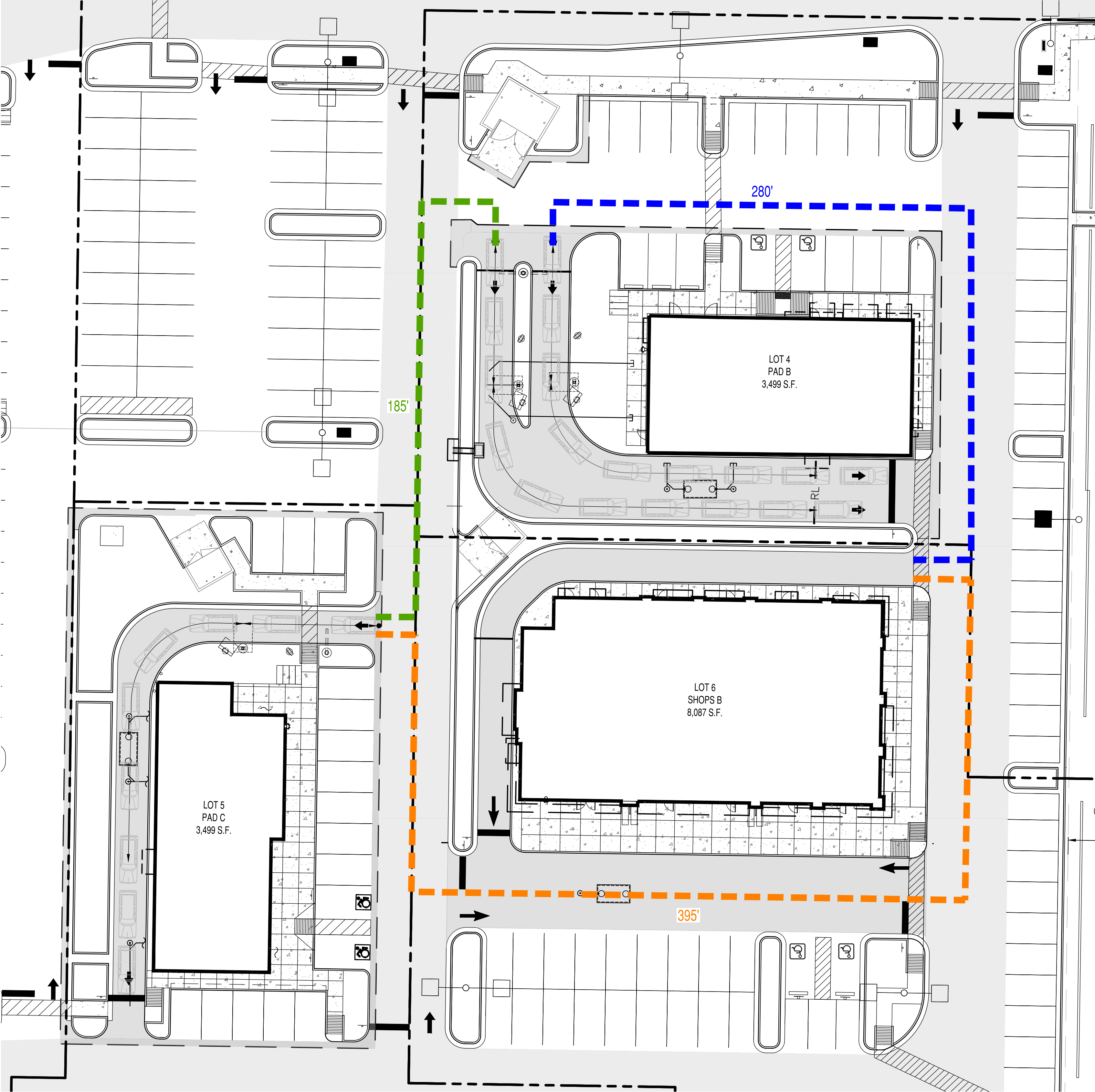
PROJECT ASANTE RETAIL CENTER	LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387
DRAWN DESIGNED QC PROJ. MGR.	JM, LA TM AF 3/27/2023 3/27/2023 3/27/2023 3/27/2023

DATE: ISSUED FOR:	3/27/2023 PERMITS
JOB NO.:	200711
SHEET TITLE:	PUBLIC SAFETY SITE PLAN

PAGE NO.:	SHEET NO.:
15 OF 15	C2.30

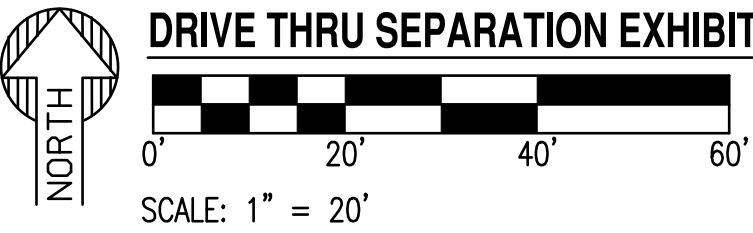
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT
N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387



PROPOSED LEGEND:

- PAD B DT LINE DISTANCE
- SHOPS B DT LINE DISTANCE
- PAD C DT LINE DISTANCE



CASE NO.: FS23-0122

REVISIONS BY THE CITY OF SURPRISE		REVIEW	CHERRY	DATE
NO.	DESCRIPTION			
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



**SUSTAINABILITY
ENGINEERING
GROUP**

SEG

5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT		LOCATION	
ASANTE RETAIL CENTER		NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387	
DRAWN	JM, LA	3/27/2023	
DESIGNED	TM	3/27/2023	
QC			
FINAL QC			
PROJ. MGR.	AF	3/27/2023	

DATE: 3/27/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

**DRIVE THRU
SEPARATION
EXHIBIT**

PAGE NO.: SHEET NO.:

1 OF 1 C2.02

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



SURPRISE
ARIZONA

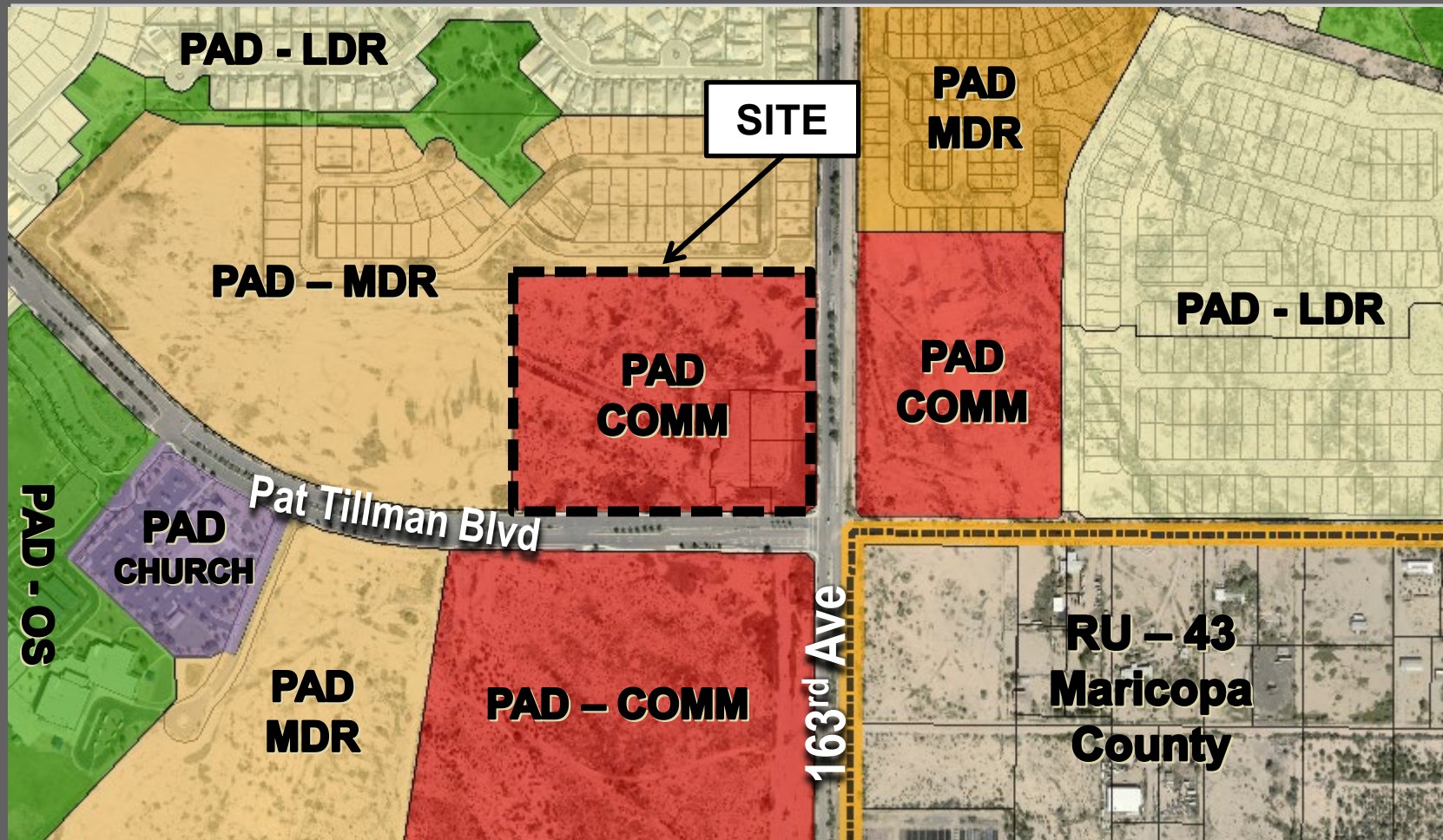
FS23-0122

**Asante Retail Center
Master Site Plan Amendment**

Planning & Zoning Commission

June 1, 2023







N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387



REVISIONS BY THE CITY OF SHERBORN		
NO.	DESCRIPTION	REVISION CHART: DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



SURPRISE
ARIZONA



SEG
SUSTAINABILITY
ENGINEERING
GROUP

100 E. GILDED DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85209
PH: 480.444.2500 FAX: 480.444.2501
WWW.SEG-ENGINEERING.COM



45621
ALI SAMIH
FAKIH



Donated Johnson DTV to assist with our
 working days before our long summer
 break.
 Call DTV or visit JohnsonDTV.com

NTE RETAIL CENTER
 LOCATION
 : N. 16360 & W.
 TILLMAN BOULEVARD,
 PHOENIX, ARIZONA

ASAP	LOC	NWC	PAT	SUR
EMH	—	JA, LA	10/23/05	
SHINE	—	PG, TM	10/23/05	
	—	SC	10/21/05	
NAL OC	—	AF	10/19/05	
RA, WOF	—	AF	10/21/05	

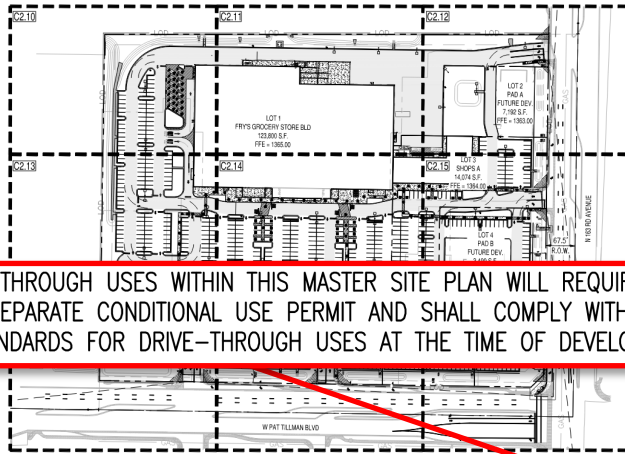
ISSUED FOR:	03/31/2021
DEVELOPMENT PLAN REVIEW	
PROJECT NO:	200711
PROJECT TITLE:	

OVERALL SITE PLAN & KEY MAP	
SHEET NO.: 1 OF 15	SHEET NO.: C2.00

2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609</
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------

PROJECT DATA TABLE:		
PROJECT ADDRESS:	SURPRISE, AZ	
SUBJECT:	3011 TULSA AVE	
LEGAL DESCRIPTION:		
SECTION 4.6 OF THE SUBDIVISION PLAT, ASIANTE PHASE ONE, AS RECORD BOOK 98 OF MAPS, PAGE 32 IN THE OFFICE OF THE MARICOPA COUNTY CLERK. NEIGHBORHOOD GRASSY GROUND STORE WITH ELEVATOR, GYMNASIUM, PAID		
EXISTING LOT APN(S)	3003184-01-001 TO 3003184-01-003	
EXISTING LOT AREA	967,932 SF	13.97 AC
NET SITE AREA	827,794 SF	11.97 AC
ADJ. 1	582,598 SF	8.37 AC
ADJ. 2	582,598 SF	8.37 AC
ADJ. 3	73,737 SF	1.07 AC
ADJ. 4	73,737 SF	1.07 AC
ADJ. 5	84,827 SF	1.23 AC
ADJ. 6	84,827 SF	1.23 AC
ADJ. 7	84,827 SF	1.23 AC
ADJ. 8	84,827 SF	1.23 AC
ADJ. 9	84,827 SF	1.23 AC
ADJ. 10	84,827 SF	1.23 AC
ADJ. 11	84,827 SF	1.23 AC
ADJ. 12	84,827 SF	1.23 AC
ADJ. 13	84,827 SF	1.23 AC
ADJ. 14	84,827 SF	1.23 AC
ADJ. 15	84,827 SF	1.23 AC
ADJ. 16	84,827 SF	1.23 AC
ADJ. 17	84,827 SF	1.23 AC
ADJ. 18	84,827 SF	1.23 AC
ADJ. 19	84,827 SF	1.23 AC
ADJ. 20	84,827 SF	1.23 AC
ADJ. 21	84,827 SF	1.23 AC
ADJ. 22	84,827 SF	1.23 AC
ADJ. 23	84,827 SF	1.23 AC
ADJ. 24	84,827 SF	1.23 AC
ADJ. 25	84,827 SF	1.23 AC
ADJ. 26	84,827 SF	1.23 AC
ADJ. 27	84,827 SF	1.23 AC
ADJ. 28	84,827 SF	1.23 AC
ADJ. 29	84,827 SF	1.23 AC
ADJ. 30	84,827 SF	1.23 AC
ADJ. 31	84,827 SF	1.23 AC
ADJ. 32	84,827 SF	1.23 AC
ADJ. 33	84,827 SF	1.23 AC
ADJ. 34	84,827 SF	1.23 AC
ADJ. 35	84,827 SF	1.23 AC
ADJ. 36	84,827 SF	1.23 AC
ADJ. 37	84,827 SF	1.23 AC
ADJ. 38	84,827 SF	1.23 AC
ADJ. 39	84,827 SF	1.23 AC
ADJ. 40	84,827 SF	1.23 AC
ADJ. 41	84,827 SF	1.23 AC
ADJ. 42	84,827 SF	1.23 AC
ADJ. 43	84,827 SF	1.23 AC
ADJ. 44	84,827 SF	1.23 AC
ADJ. 45	84,827 SF	1.23 AC
ADJ. 46	84,827 SF	1.23 AC
ADJ. 47	84,827 SF	1.23 AC
ADJ. 48	84,827 SF	1.23 AC
ADJ. 49	84,827 SF	1.23 AC
ADJ. 50	84,827 SF	1.23 AC
ADJ. 51	84,827 SF	1.23 AC
ADJ. 52	84,827 SF	1.23 AC
ADJ. 53	84,827 SF	1.23 AC
ADJ. 54	84,827 SF	1.23 AC
ADJ. 55	84,827 SF	1.23 AC
ADJ. 56	84,827 SF	1.23 AC
ADJ. 57	84,827 SF	1.23 AC
ADJ. 58	84,827 SF	1.23 AC
ADJ. 59	84,827 SF	1.23 AC
ADJ. 60	84,827 SF	1.23 AC
ADJ. 61	84,827 SF	1.23 AC
ADJ. 62	84,827 SF	1.23 AC
ADJ. 63	84,827 SF	1.23 AC
ADJ. 64	84,827 SF	1.23 AC
ADJ. 65	84,827 SF	1.23 AC
ADJ. 66	84,827 SF	1.23 AC
ADJ. 67	84,827 SF	1.23 AC
ADJ. 68	84,827 SF	1.23 AC
ADJ. 69	84,827 SF	1.23 AC
ADJ. 70	84,827 SF	1.23 AC
ADJ. 71	84,827 SF	1.23 AC
ADJ. 72	84,827 SF	1.23 AC
ADJ. 73	84,827 SF	1.23 AC
ADJ. 74	84,827 SF	1.23 AC
ADJ. 75	84,827 SF	1.23 AC
ADJ. 76	84,827 SF	1.23 AC
ADJ. 77	84,827 SF	1.23 AC
ADJ. 78	84,827 SF	1.23 AC
ADJ. 79	84,827 SF	1.23 AC
ADJ. 80	84,827 SF	1.23 AC
ADJ. 81	84,827 SF	1.23 AC
ADJ. 82	84,827 SF	1.23 AC
ADJ. 83	84,827 SF	1.23 AC
ADJ. 84	84,827 SF	1.23 AC
ADJ. 85	84,827 SF	1.23 AC
ADJ. 86	84,827 SF	1.23 AC
ADJ. 87	84,827 SF	1.23

**PROPOSED
APPROVAL C
DEVELOPME**

[illegible]

OWNER/DEVELOPER
BARCLAY GROUP
2415 E CAMELBACK RD, SUITE 9
PHOENIX, AZ 85016
PHONE: 480-596-9399
ATTN: COLBY FINCHAM

ANCHOR STORE ARCHITECT
CR ARCHITECTURE + DESIGN
600 VINE STREET, SUITE 2210
CINCINNATI, OH 45202
PHONE: 512-721-8080
ATTN. ANTHONY FREY

LANDSCAPE ARCHITECT:
GREY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: 480-609-0009
FAX: 480-609-0009
E-MAIL: WENDELL.PICKETT@GMAIL.COM

LOCATION:
ADDRESS:

TA:
OR PARCEL NUMBER:

AREA:
EA:

BASIS OF BEARING:
THE BASIS OF BEARING AND ALL MEASUREMENTS OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 EAST, 1ST PRINCIPAL MERIDIAN, SPECTRUM, RECORDED IN BOOK 968

BENCHMARK:
PT 40 - 2 INCH BRASS DISK WITH
BENCHMARK. LOCATED ON TOP OF C
PAT TILLMAN BLVD., APPROX. 500 FT
ELEVATION: 1361.76' NAUD 88

PARCEL DESCRIPTION
LOTS 1 THROUGH 7, INCLUSIVE, OF
MAPS, PAGE 17, IN THE OFFICIAL RECORDS
NOTES
• PER THE RECORDS OF LOTS 1 THROUGH 7

- PROPOSED DRIVE-THROUGH USE APPROVAL OF A SEPARATE COM DEVELOPMENT STANDARDS FOR

CITY OF SURPRISE

PLANNING AND ZONING DEPARTMENT
APPROVED
#920-712
MAY 20, 2021

ERGIO ANGULO

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR, SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE 480-237-2507
ATTN: ALI FAKH

DEVELOPMENT SHOPS ARCHITECT
ARCHICON ARCHITECTURE & INTERIORS, L.C.
5055 E WASHINGTON ST.
PHOENIX, AZ 85034
PHONE: 602-222-4266

ELECTRICAL ENGINEER
WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, ARIZONA 85225
PHONE 480-497-5807
ATTN. AARON KUTCHINSKY

163RD AVE & W. PAT TILLMAN, SURPRISE,
ARIZONA 85387

503-76-814; 815; 816; 817; 818; 819; 820
PAD
957,122 SF (21.97 AC).
827,754 SF (19.00 AC).

INVESTIGATION SHOWN HEREON IS BASED ON THE SECTION 12, T4N, R2W, USING A BEARING OF S 1° 15' 00" WEST, AS SHOWN ON THE FINAL PLAT OF SURFACE 17, MARICOPA COUNTY RECORDS.

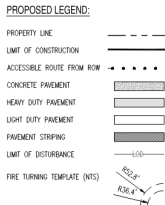
USED DATUM POINT, CAST: CITY OF SURPRISE
IS AT BACK OF SIDEWALK ON THE NORTH SIDE
WEST OF 163RD AVE

URPRISE SPECTRUM, RECORDED IN BOOK 969 OF
ORDS OF MARICOPA COUNTY, ARIZONA.

WITHIN THIS MASTER SITE PLAN WILL REQUIRE
ADDITIONAL USE PERMIT AND SHALL COMPLY WITH THE
THROUGH-THROUGH USES AT THE TIME OF DEVELOPMENT

CASE NO.: FS20-712

- PROPOSED DRIVE-THROUGH USES WITHIN THIS MASTER SITE PLAN WILL REQUIRE APPROVAL OF A SEPARATE CONDITIONAL USE PERMIT AND SHALL COMPLY WITH THE DEVELOPMENT STANDARDS FOR DRIVE-THROUGH USES AT THE TIME OF DEVELOPMENT.



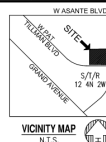
INDEX OF DRAWINGS:				
	SHEET NO.	DESCRIPTION	LASTEST DATE	REVISION
# 1	C2.00	OVERALL SITE PLAN & KEY MAP	3/31/2021	
# 2	C2.01	SITE PLAN: LOT 1	3/31/2021	
# 3	C2.10	SITE PLAN	3/31/2021	
# 4	C2.11	SITE PLAN	3/31/2021	
# 5	C2.12	SITE PLAN	3/31/2021	
# 6	C2.13	SITE PLAN	3/31/2021	
# 7	C2.14	SITE PLAN	3/31/2021	
# 8	C2.15	SITE PLAN	3/31/2021	
# 9	C2.16	SITE PLAN	3/31/2021	
# 10	C2.17	SITE PLAN	3/31/2021	
# 11	C2.18	SITE PLAN	3/31/2021	
# 12	C2.20	SITE PLAN DETAILS	3/31/2021	
# 13	C2.21	SITE PLAN DETAILS	3/31/2021	
# 14	C2.22	SITE PLAN DETAILS	3/31/2021	
# 15	C3.30	PUBLIC SAFETY SITE PLAN	3/31/2021	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITAL.

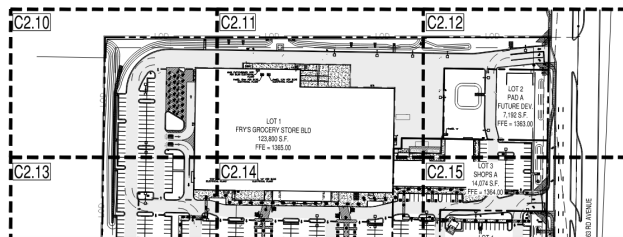
CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case Number: **F920-712**
P&Z Approval: **MAY 20, 2021**
Planner: **SERGIO ANGULO**

APPROVED MASTER SITE PLAN

N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387



PROJECT DATA TABLE:		
PROJECT ADDRESS	SURPRISE, AZ	
JEROME AVE. & PA TALLAM AVE.		
LEGAL DESCRIPTION		
COMM 4.6-8 OF THE SUBDIVISION PLAT, ATLANTIC PHASE ONE, AS RECORDED IN BOOK 88-1, PAGE 32 IN THE PUBLIC RECORDS OF THE MARICOPA COUNTY, ARIZONA DEPARTMENT OF RECORDS.		
NEIGHBORHOOD: GROCERY STORE WITH DELI, CENTER, SODAS, PARK		
EXISTING LOT APNS	50378424 TO 50378426	
EXISTING LOT INFORMATION	ACRES	
LOT 1	762.332	21.87
LOT 2	827.594	1.97
LOT 3		1.97
LOT 4	150.298	1.97
LOT 5	150.298	0.90
LOT 6	150.298	0.90
LOT 7	150.298	0.90
LOT 8	150.298	0.90
LOT 9	150.298	1.97
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	
EXISTING ZONING:	COMMATE ZONE	



BARCLAY GROUP
2415 E CAMELBACK RD, SUITE 900,
PHOENIX, AZ 85016
PHONE: 480-596-9399
ATTN: COLBY FINCHAM

SUSTAINABILITY ENGINEERING GROUP
5240 N 16TH ST, SUITE 105,
PHOENIX, AZ 85016
PHONE 480-237-2507
ATTN. ALI FAKH

DEVELOPMENT SHOPS ARE

CR ARCHITECTURE + DESIGN
600 VINE ST, SUITE 2210,
CINCINNATI, OH 45202
PHONE: 512-721-8080
ATTN. ANTHONY FREY

ARCHICON ARCHITECTURE & INTERIORS, L.C.
5055 E WASHINGTON ST,
PHOENIX, AZ 85034
PHONE: 602-222-4266

GREEY PICKETT
7144 E STETSON DR, SUITE 205,
SCOTTSDALE, AZ 85251
80-609-0009
ADELL PICKETT

WRIGHT ENGINEERING CORPORATION
165 E. CHILTON DR
CHANDLER, AZ 85225
PHONE 480-497-5807
ATTN. AARON KUTCHINSKY

LOCATION:
ESS:

163RD AVE & W. PAT TILMAN, SURPRISE,
ARIZONA 85387

PARCEL NUMBER:

503-76-974; 975; 976; 977A; 978; 979A
PAD
953 122 SE (21.93 AC)

BEARING:

DOCUMENTATION SHOWN HEREON IS BASED ON THE EAST
SECTION 12, T4N, R2W, USING A BEARING OF SOUTH
S WEST, AS SHOWN ON THE FINAL PLAT OF SURPRISE
PAGE 17, MARICOPA COUNTY RECORDS.

BENCHMARK:
PT 40 - 2 INCH BRASS DISK WITH RAISED DATUM POINT, CAST: CITY OF SURPRISE,
BENCHMARK, LOCATED ON TOP OF CURB AT BACK OF SIDEWALK ON THE NORTH SIDE OF
PAT TILMAN BLVD., APPROX. 500 FT. WEST OF 163RD AVE.
ELEVATION: 1361.76' NAVD 88

PARCEL DESCRIPTION
 LOTS 1 THROUGH 7, INCLUSIVE, OF SURPRISE SPECTRUM, RECORDED IN BOOK 969, PAGE
 17, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

NOTES

- PER THE REPORT OF LOTS 1 THROUGH 7, OF "SURPRISE SPECTRUM", THERE IS A RECIPROCAL PARKING AGREEMENT OVER THIS MASTER SITE PLAN.
- THIS MASTER SITE PLAN SHALL BE COORDINATED WITH ANY FUTURE SITE PLAN

• PROPOSED DRIVE-THROUGH USES WITHIN THIS MASTER SITE PLAN WILL REQUIRE APPROVAL OF A SEPARATE CONDITIONAL USE PERMIT, AND SHALL COMPLY WITH THE DEVELOPMENT STANDARDS FOR DRIVE-THROUGH USES AS OUTLINES IN THE CHAPTER 122 SURPRISE UNIFIED DEVELOPMENT CODE (SUDC) SECTION 122-7B.

[illegible]

	SHEET NO.	DESCRIPTION	LASTEST DATE	REVISION
● 1	C2.00	OVERALL SITE PLAN & KEY MAP	3/27/2023	
● 2	C2.01	SITE PLUMB LOT 1	3/27/2023	
● 3	C2.10	SITE PLAN	3/27/2023	
● 4	C2.11	SITE PLAN	3/27/2023	
● 5	C2.12	SITE PLAN	3/27/2023	
● 6	C2.13	SITE PLAN	3/27/2023	
● 7	C2.14	SITE PLAN	3/27/2023	
● 8	C2.15	SITE PLAN	3/27/2023	
● 9	C2.16	SITE PLAN	3/27/2023	
● 10	C2.17	SITE PLAN	3/27/2023	
● 11	C2.18	SITE PLAN	3/27/2023	
● 12	C2.20	SITE PLAN DETAILS	3/27/2023	
● 13	C2.21	SITE PLAN DETAILS	3/27/2023	
● 14	C2.22	SITE PLAN DETAILS	3/27/2023	
● 15	C2.30	PUBLIC SAFETY SITE PLAN	3/27/2023	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

REVISIONS BY THE CITY OF SALT LAKE		
NO.	DESCRIPTION	REVISION ORIGIN: DATE
1		
2		
3		
4		

SEG
SUSTAINABILITY
ENGINEERING
GROUP

NOT FOR
CONSTRUCTION

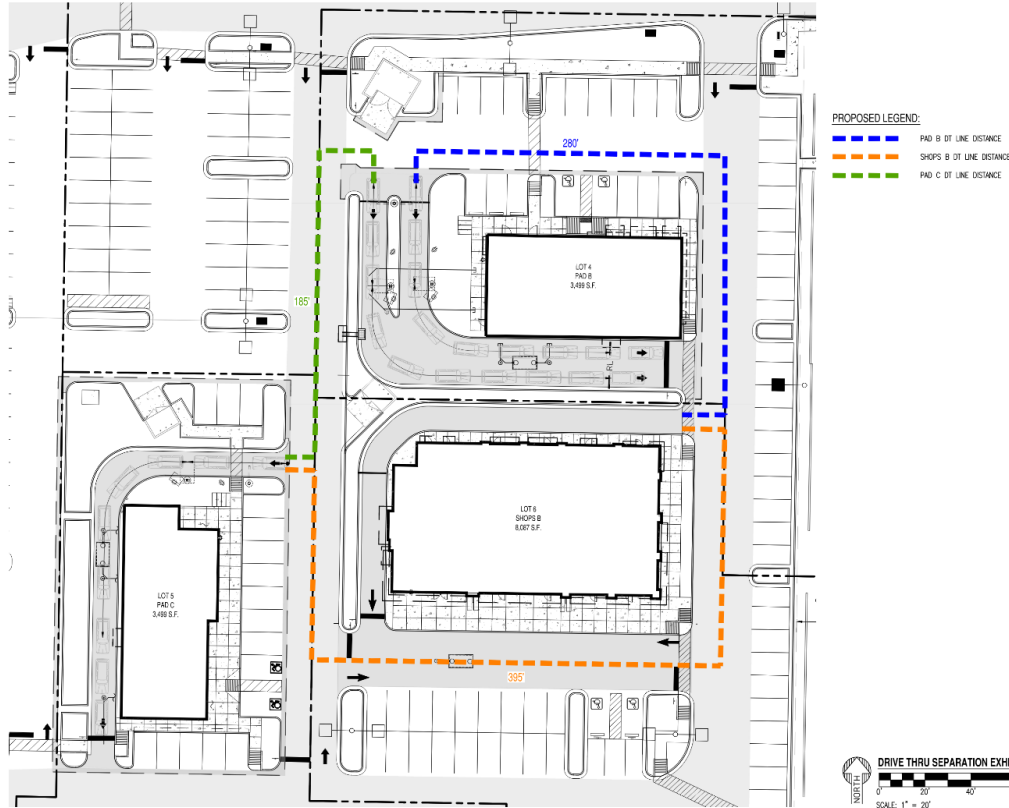


PROJECT ASIANE RETAIL CENTER		LOCATION NMC N. 163RD & W. PAT MILLMAN BLVD. SURF, AZ 85387	
DRAWN _____	JR, LA	SHEET NO.	3/27/2023
DESIGNED _____	TM	DATE	3/27/2023
BY _____		PERMITS	
FINAL CC _____		JOB NO.	200711
PLAT. WORK _____	AP	SHEET TITLE	OVERALL SITE PLAN & KEY MAP
ISSUED FOR:		PRICE NO.	
		1 OF 15	
		SHEET NO.	
		C2.00	

CASE NO.: FS23-0122

Page 91 of 119

ASANTE RETAIL CENTER
DRIVE THRU SEPARATION EXHIBIT
N 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387



SUDC:

- Minimum 150 ft separation

LDO:

- Minimum 300 ft separation

Provided:

- 185 ft, 280 ft, and 395 ft separations

***Note: Queuing studies still required**



RECOMMENDATION

Staff recommends approval of FS23-0122 subject to stipulations 'a' and 'b'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 1, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Site Plan for Desert Cove Office Warehouse generally located northeast of Peoria Avenue and Litchfield Road subject to stipulations “a” through “e”. Case FS22-1549

Motion:

Motion to approve the Site Plan for Desert Cove Office Warehouse subject to stipulations ‘a’ through ‘e’.

Background:

Justen Cassidy with Cawley Architects on behalf of Evergreen Development seeks approval of a Site Plan to allow for a light industrial project in the Desert Cove PAD. The 168,000 square foot facility will be constructed on an approximately 9.36 acre vacant parcel along Litchfield Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

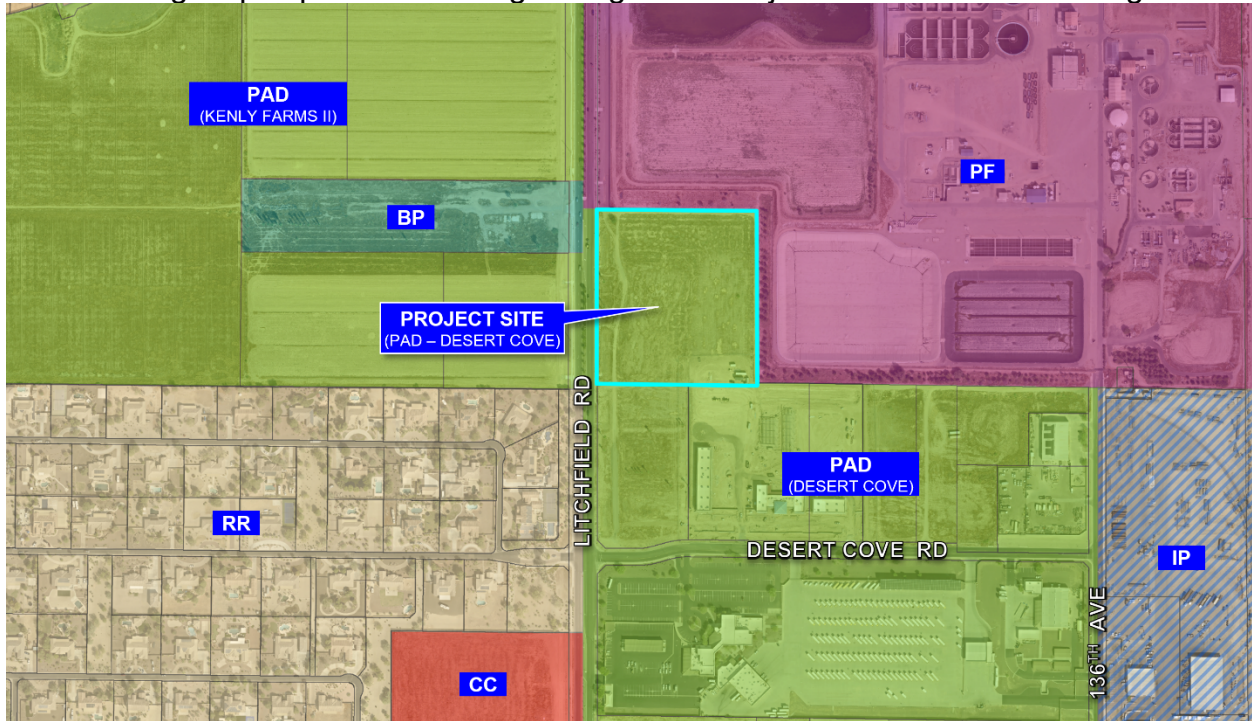
ATTACHMENTS:

1. 00-FS22-1549 Desert Cove Office Warehouse - Staff report
2. 01-FS22-1549 Desert Cove Office Warehouse - Vicinity Map
3. 02-FS22-1549 Desert Cove Office Warehouse - Zoning Map
4. 03-FS22-1549 Desert Cove Office Warehouse - Site Plan

5. 04-FS22-1549 Desert Cove Office Warehouse - Landscape Plan
 6. 05-FS22-1549 Desert Cove Office Warehouse - Elevations
 7. FS22-1549 Desert Cove Office Warehouse - PZ Presentation
-

EXISTING ZONING:

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



Business Park (BP)	Public Facility (PF)	Public Facility (PF)
Kenly Farms II PAD Vacant	Desert Cove PAD Light Industrial	Public Facility (PF)
Rural Residential (RR)	Desert Cove PAD Vacant	Desert Cove PAD Light Industrial

BACKGROUND:

June 22, 1989: The City Council approved an annexation for the subject property under Ordinance 89-06.

December 13, 2001: The City Council approved a PAD for Desert Cove, under case PAD01-096.

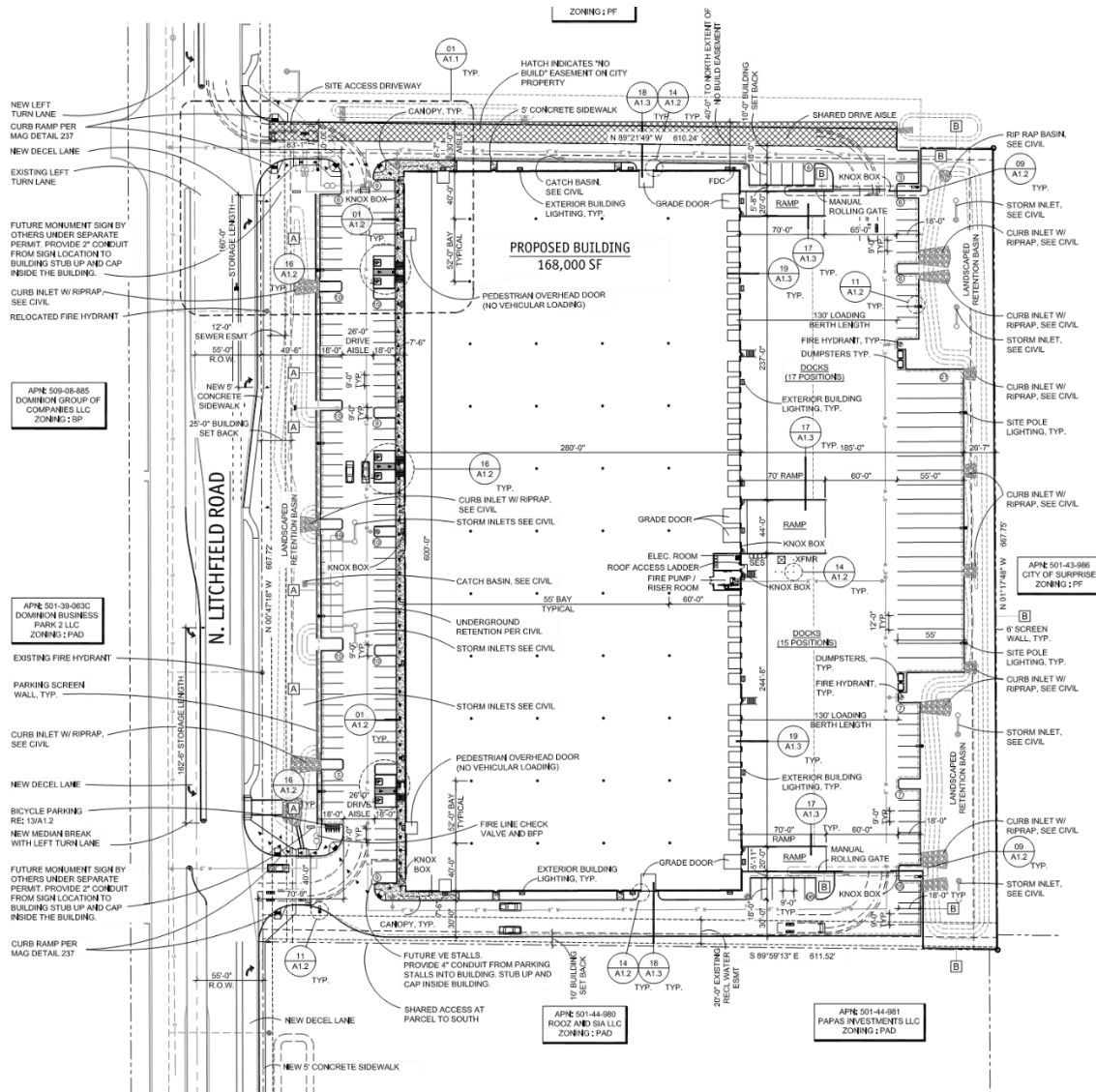
June 16, 2022: City staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR22-0464.

November 28, 2022: The applicant filed a request for a Site Plan under Case FS22-1549, the subject case.

PROJECT DESCRIPTION

Justen Cassidy with Cawley Architects on behalf of Evergreen Devco, Inc. seeks approval of a Site Plan to allow for light industrial project in the Desert Cove Planned Area Development (PAD).

The 168,000 square foot building will be constructed on an approximately 9.36 acres along Litchfield Road north of Peoria Avenue.



The Desert Cove PAD allows for C-1, C-2, C-3, and I-1 land use designations permitted under Title 17. Additionally, the PAD refers to Title 17 for all other development standards not specified in the PAD document. Site plans are typically approved administratively,

64 however Title 17 allows for the height to be increased subject to the approval of the
65 Planning & Zoning Commission.

66
67 *Section 17.28.110(F)(2): The maximum building height for any building in this zone shall be*
68 *thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the*
69 *entire portion of the building which exceeds thirty-five feet is so constructed that it cannot*
70 *be used or occupied by humans for any purpose, and if the planning and zoning*
71 *commission approves the extension above thirty-five feet prior to the commencement of*
72 *construction. In determining whether to approve a height extension, the planning and*
73 *zoning commission shall consider whether the proposed extension will pose an*
74 *unreasonable risk of injury to persons or property in light of the city's fire fighting equipment*
75 *and capabilities.*

76
77 The applicant is requesting an extension of the building height at a maximum of 45-feet.
78 The proposed clear height of the building is 32-feet. The entire portion of the building
79 exceeding 35-feet is not designed for habitable purposes. As a part of city staff review, the
80 proposed site plan was reviewed and approved by the fire-medical department.

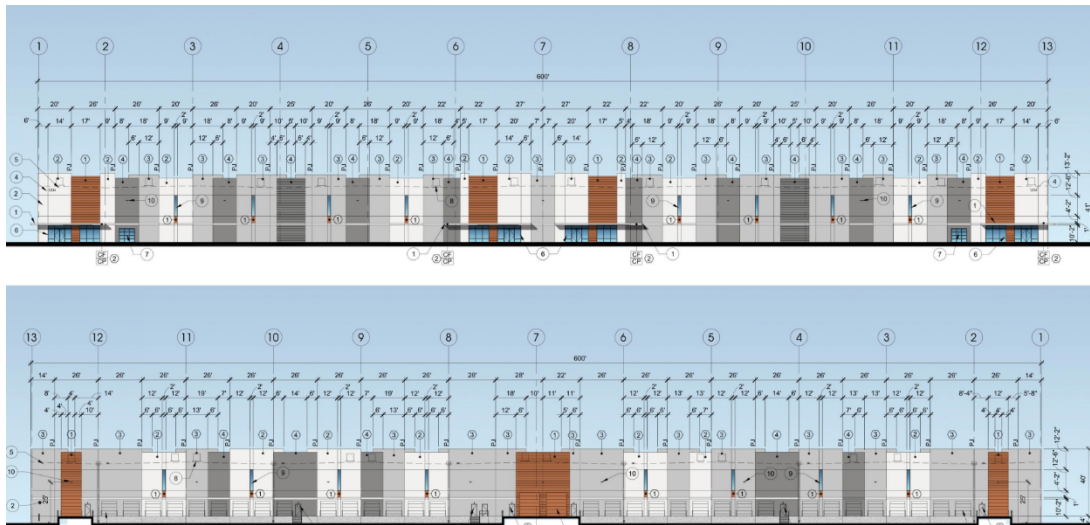
81
82 A minor PAD amendment was submitted concurrently with this case. One of the request of
83 the PAD amendment was to revise the requirement for parking for this parcel to allow the
84 use of warehouse parking standards outlined in the Land Development Ordinance (LDO).
85 The LDO requires the following parking to be provided for warehouse/distribution land
86 uses:

87 1 per 1,000 sf GFA (for first 10,000 sf) plus
88 1 per 5,000 sf GFA (remaining sf) plus
89 1 per 250 sf GFA for office areas (shell buildings to be calculated at 15%)
90

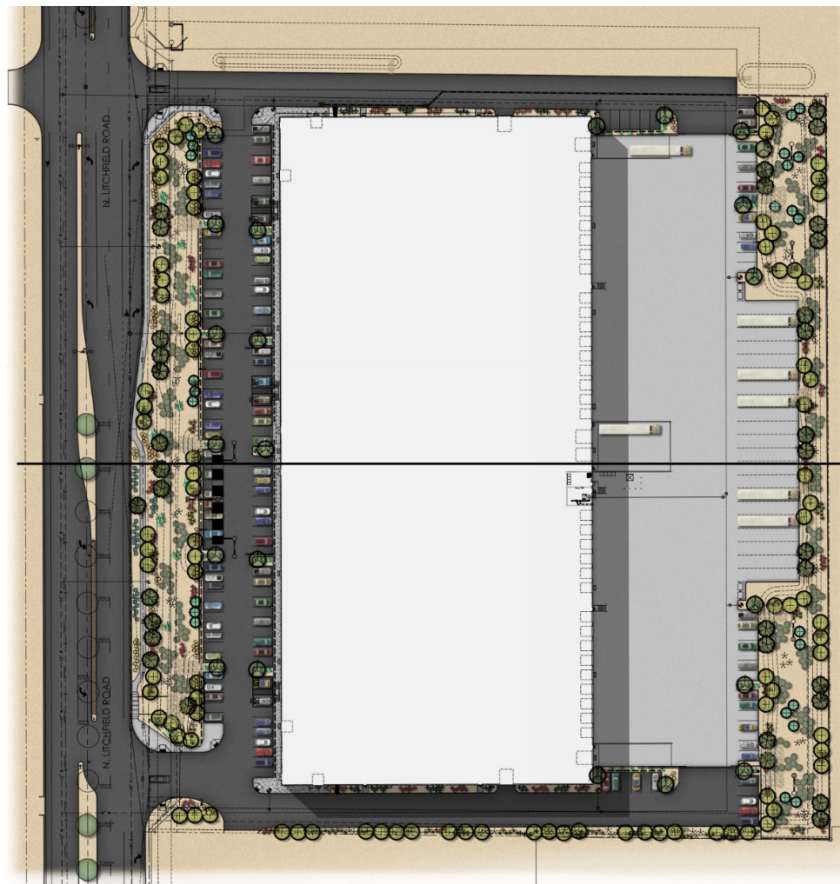
91 The project requires 138 on-site parking spaces be provided. A total of 154 spaces are
92 being provided with this project.

93
94 Access to the site is provided by two (2) entry points. The applicant has entered an
95 agreement with the City of Surprise to provide a shared access driveway along the northern
96 boundary of the parcel to be used by both this site and the adjacent city owned SPA 1
97 Water Treatment Facility. One additional driveway is also provided along the south side of
98 the parcel. Pedestrian circulation is provided from the north, south, and west sides of the
99 building to Litchfield Road.

100
101 The proposed building provides 360 degree architecture and incorporates southwestern
102 colors to complement the rest of the Desert Cove PAD. The building is comprised of a
103 variety of materials including concrete tilt walls and painted form liner and awnings.
104 Articulation of the building is provided through horizontal and vertical building elements
105 including staggered parapet walls heights.
106



Landscaping for the site is comprised entirely of low water use desert landscape. Per the recommendation of city staff, the minor PAD amendment submitted with this case requests to remove the requirement for citrus trees along Litchfield Road. All walls and vehicle screening will consist of smooth and split-face CMU block that is painted to match the building.



116 **UTILITY AND SERVICES TABLE:**

117

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart USD

118
119 **CONFORMANCE WITH ADOPTED PLANS:**

120
121 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
122 as lying within the Employment Character Area, which supports industrial development.

123
124 **REVIEWING AGENCIES:**

125
126 In addition to the standard city reviewing agencies, Luke Air Force Base and the Maricopa
127 Water District were included in the routing of this request. None of the reviewing agencies
128 indicated any concerns over the request.

129
130 **SUMMARY:**

131
132 Staff believes by accepting and incorporating stipulations “a” – “e”, the proposed Site Plan
133 will meet the requirements of the General Plan and the Surprise Municipal Code. All city
134 reviewing departments have reviewed the request and expressed no concerns.

135
136 **FINDINGS:**

- 137
- 138 • The proposed Site Plan demonstrates compliance with the Surprise General Plan
 - 139 2035.
 - 140 • The proposed Site Plan demonstrates compliance with the Desert Cove PAD.
 - 141 • The proposed Site Plan demonstrates compliance with the applicable City of Surprise
 - 142 regulations.
 - 143 • The reviewing agencies have indicated no objections to the request.
- 144

145 **RECOMMENDATION:**

146
147 Based on the findings noted above, staff recommends the Commission **approve** the subject
148 Preliminary Plat request, subject to stipulations ‘a’ through ‘e’ as outlined below.

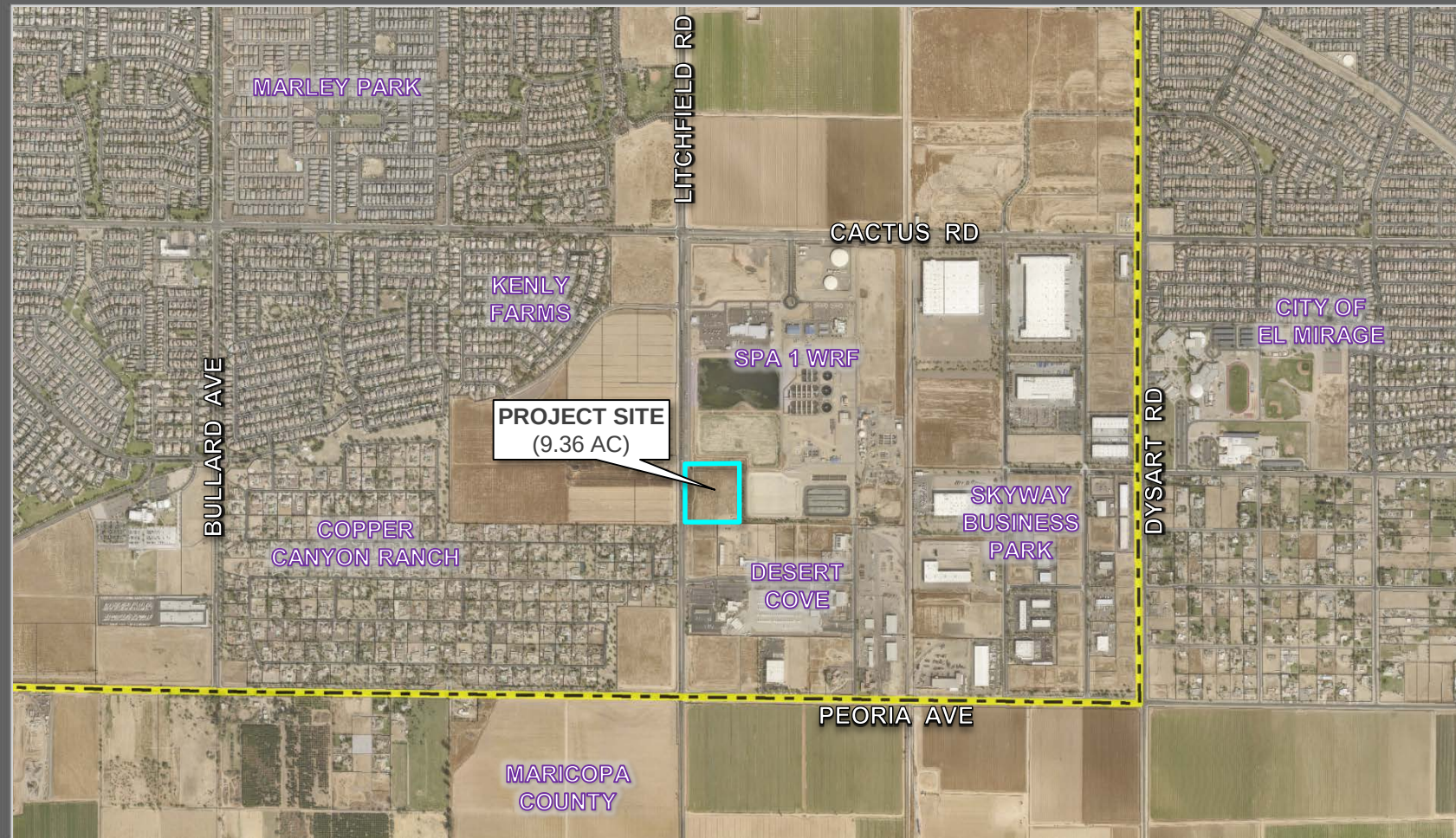
- 149 a. Development and use of the site shall be consistent with the Site Plan entitled
- 150 “Evergreen Desert Cove Office Warehouse” consisting of one (1) sheet prepared by
- 151 Cawley Architects and dated March 27, 2023.
- 152

- 153 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
154 "Evergreen Desert Cove Office Warehouse" consisting of seven (7) sheets prepared
155 by Cawley Architects and received March 27, 2023.
156
- 157 c. Building elevations shall be consistent with the Elevations entitled "Evergreen Desert
158 Cove Office Warehouse" consisting of two (2) sheets prepared by Cawley Architects
159 dated March 27, 2023.
160
- 161 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
162 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
163 unless construction commences prior to that date.
164
- 165 e. Non-compliance with the approved plan for this case will be treated as a violation in
166 accordance with the provisions of the Surprise Municipal Code.
167

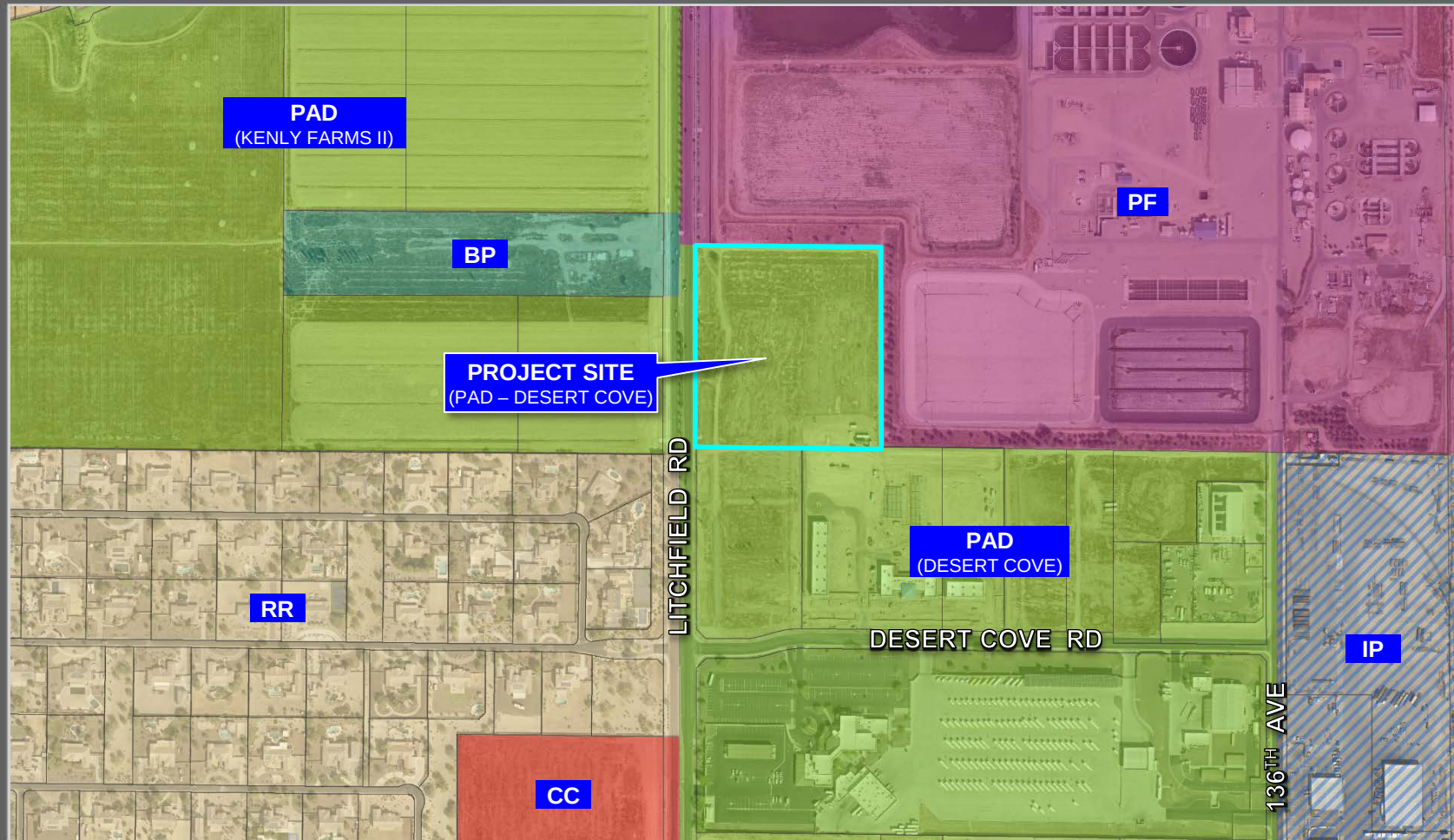
168 However, should the Commission wish to **deny** the request, the Commission should make
169 its own findings and base its decision on those alternative findings.
170

171 **ATTACHMENTS:**

172 01 Vicinity Map
173 02 Zoning Map
174 03 Site Plan
175 04 Landscape Plan
176 05 Elevations
177 PowerPoint



FS22-1549 VICINITY MAP



FS22-1549 ZONING MAP

CIVIL
ENGINEERING

OPTIMUS
4650 E. Cotton Center Blvd.
Suite #200
Phoenix, AZ 85040
(602) 393-5234

LANDSCAPE
ARCHITECT

TJ McQUEEN & ASSOC. INC.
8433 East Cholla Street
Suite #101
Scottsdale, AZ 85260
(602) 265-0320

ELECTRICAL
ENGINEER

KRAEMER CONSULTING
ENGINEERS, P.L.L.C
2050 West Whispering
Wind Drive, Suite #158
Phoenix, AZ 85085
(623) 748-0428

PROJECT
DEVELOPER

EVERGREEN
2390 East Camelback Road
Suite # 410
Phoenix, Arizona 85016
602-567-7131

SITE DATA

PROJECT:	DESERT COVE OFFICE WAREHOUSE
ADDRESS:	NEC N. LITCHFIELD ROAD & W. DESERT COVE ROAD
OWNER:	EVERGREEN 2390 EAST CAMELBACK ROAD SUITE # 410 PHOENIX, AZ 85016
DEVELOPER:	EVERGREEN
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	501-44-927
ZONING:	PAD 01-096 'DESERT COVE'
SITE AREA:	± 407,781 SF ± 9.36 AC
BUILDING AREA:	168,000 SF
STORIES:	SINGLE STORY
LOT COVERAGE:	168,000 / 407,781 = 0.412 (41.2%)
LANDSCAPE AREA:	68,533 / 407,781 = 0.168 (16.8%)
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	III-B W/ A.F.E.S.
ALLOWABLE AREA	UNLIMITED PER SEC.507 IBC 2018
CLEAR HEIGHT	32'-0"
BUILDING HEIGHT	45'-0"
ALLOWED HEIGHT	30'-0" MAX PER P.A.D. (SEEKING P.A.D. AMENDMENT)

IMPERVIOUS AREA CALCULATIONS

AREA OF SITE	407,781 SF
IMPERVIOUS AREA OF SITE	323,114 SF
ADJUSTED PERVIOUS AREA	84,667 SF
PERCENTAGE OF IMPERVIOUS AREA	74%

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR		TOTALS
WAREHOUSE	142,800 SF		142,800 SF
OFFICE	25,200 SF		25,200 SF

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
FREIGHT DEPOT / DISTRIBUTION CENTER	10,000SF	1/1,000	10
FREIGHT DEPOT / DISTRIBUTION CENTER	132,800SF	1/5,000	27
OFFICE	25,200 SF	1/250	101
TOTAL REQUIRED:			138 SP

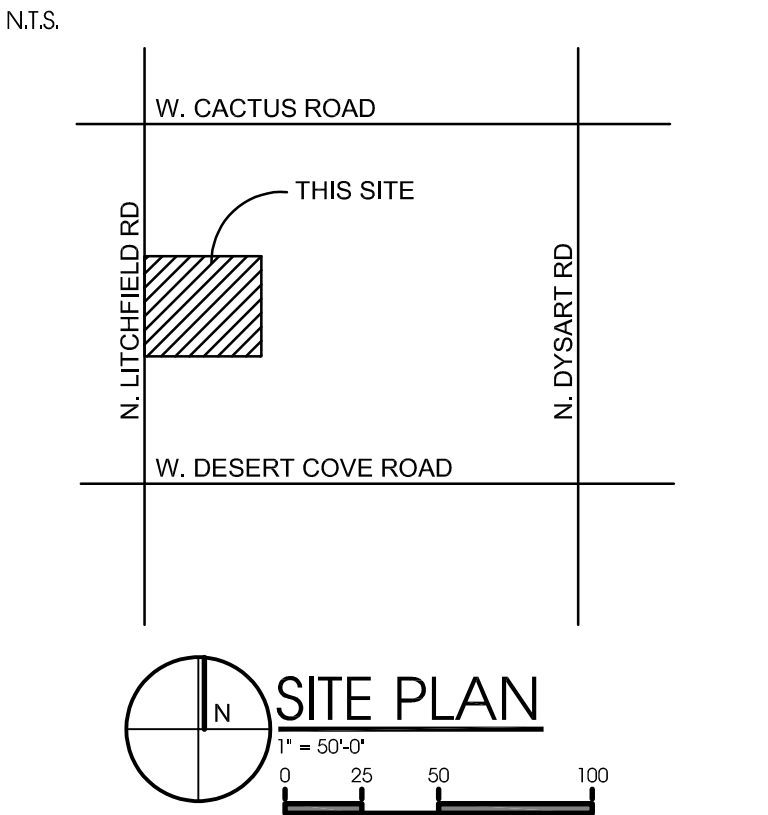
TOTAL REQUIRED ADA STALLS:
(IBC CHAPTER 11 - TABLE 1106.1)

TOTAL REQUIRED ADA STALLS:	5 ADA
PARKING PROVIDED	
TOTAL REGULAR SPACES	148
TOTAL ACCESSIBLE SPACES	6
TOTAL SPACES ON SITE	154
BICYCLE PARKING INFORMATION	
TOTAL REQUIRED (1/25 RATIO):	6
TOTAL PROVIDED (1 RACK):	6

LEGEND

---	PROPERTY LINE
---	EASEMENT / SETBACK LINE
---	CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
---	6" CURB
---	SITE WALL
---	SALT FINISH CONCRETE SIDEWALK
---	40' NO BUILD EASEMENT
---	PAINT STRIPING ON PAVEMENT
---	NEW FIRE HYDRANT
---	EXISTING FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	ACCESSIBLE ROUTE / PATH OF TRAVEL
---	FIRE RISER
---	SITE WALL, SEE 'SITE WALLS' FOR SITE WALL SCHEDULE & INFORMATION

VICINITY MAP



CASE NO. FS22-1549

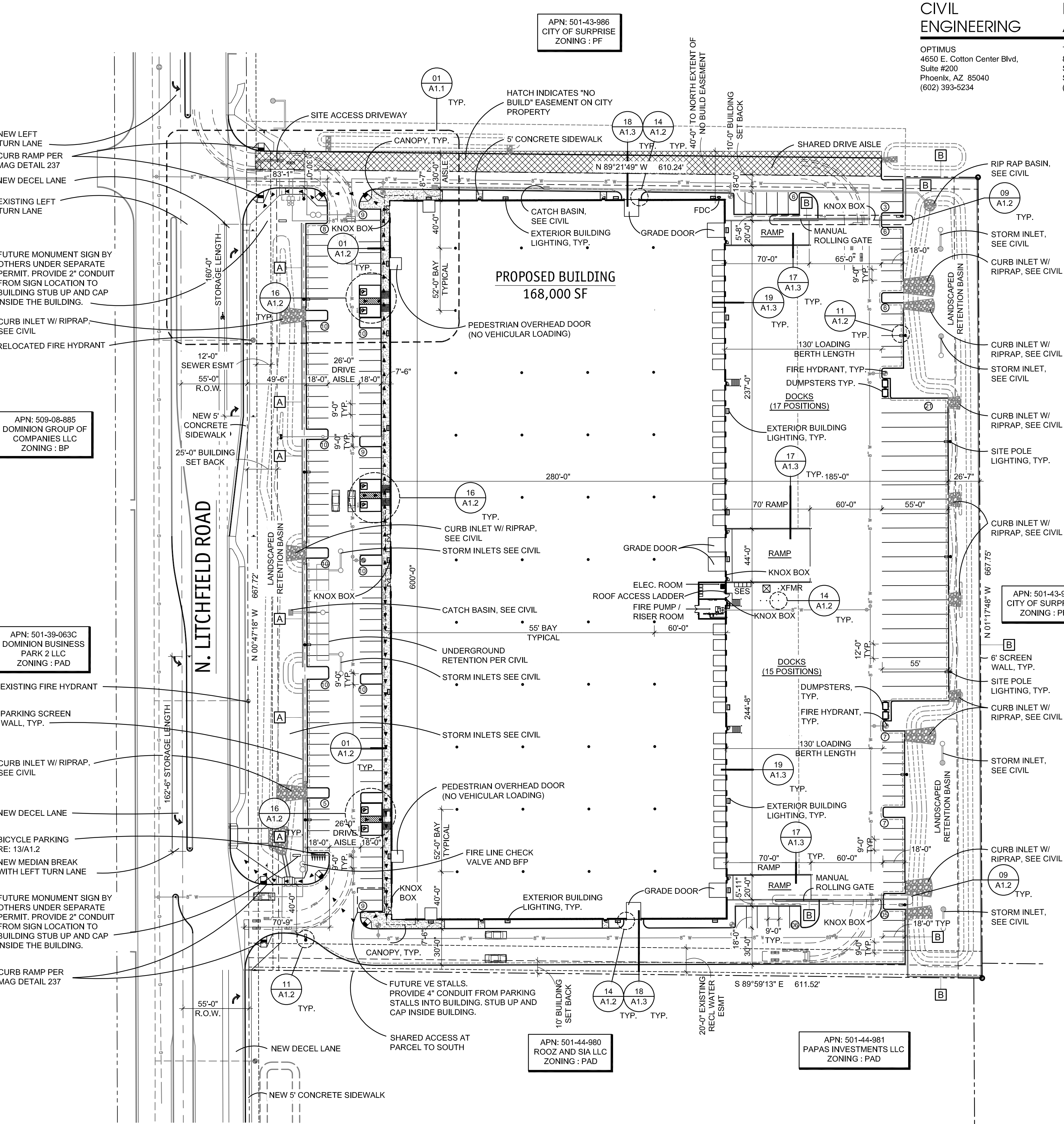
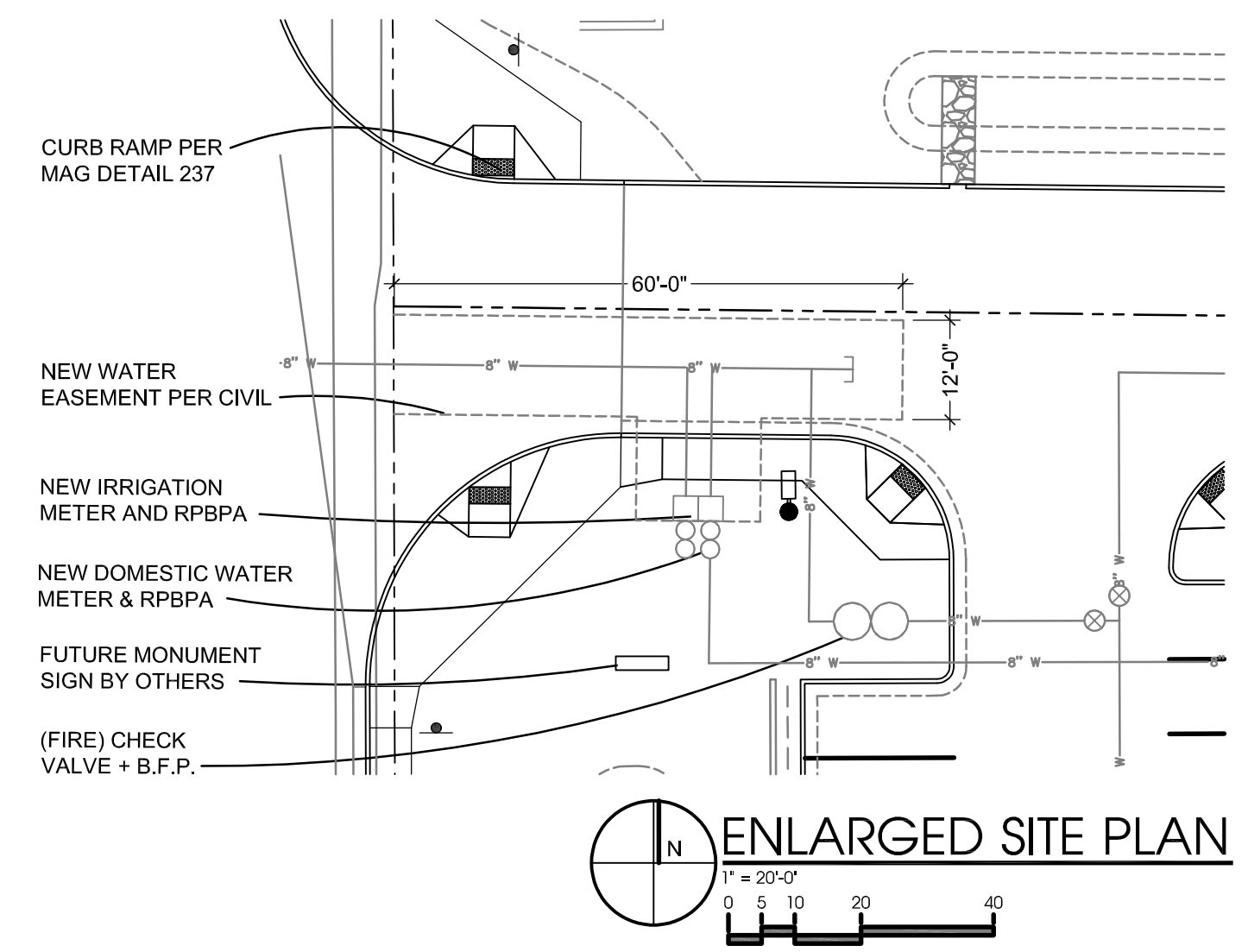
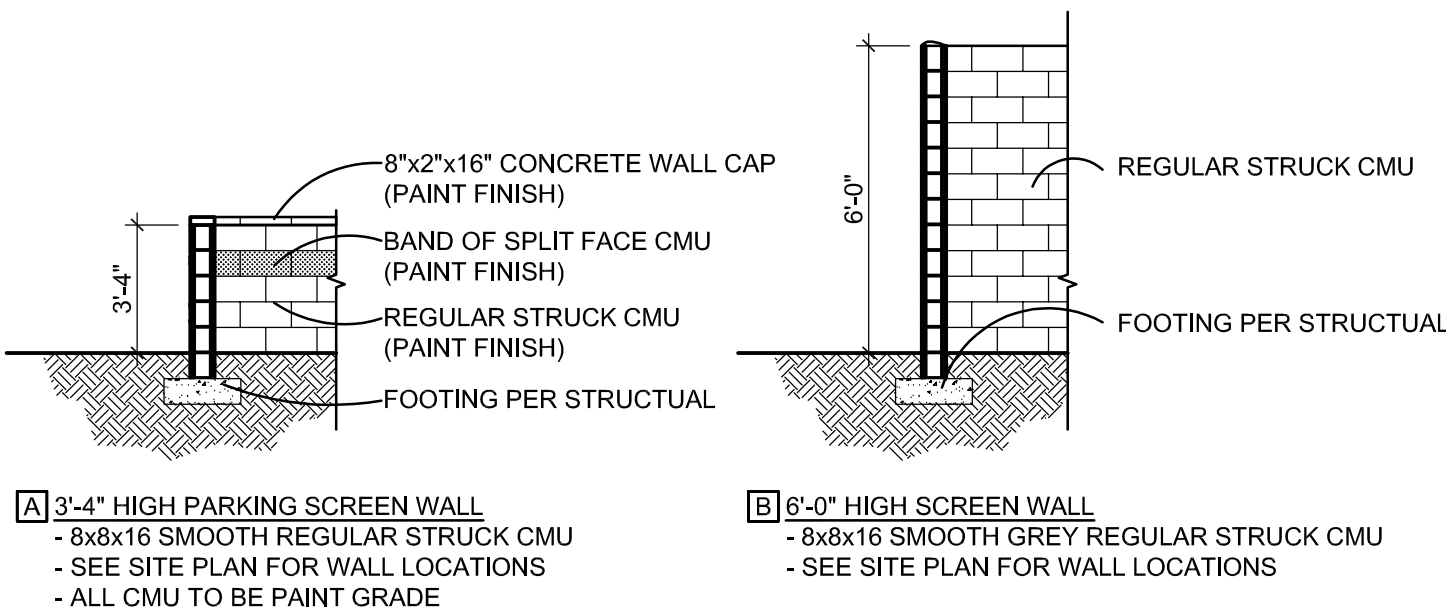
SURPRISE BUILDING CODE DATA

- A. GOVERNING BUILDING CODES. (SEC. 106.3.3 AS AMENDED) ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
- 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2017 NATIONAL ELECTRIC CODE / NFPA-70
 - 2018 INTERNATIONAL FIRE CODE
 - 2009 ICC A117.1 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES
 - ALL CITY AMENDMENTS TO THE ABOVE CODES
- B. SEISMIC ZONE - SEE STRUCTURAL
- C. ALL PRODUCTS LISTED BY ICC-ES NUMBERS / NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTION. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC APPROVED EVALUATION REPORT OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZABLE TESTING AGENCIES.

ADDITIONAL NOTES:

- AN ERRC RADIO SURVEY WILL BE CONDUCTED PRIOR TO A CERTIFICATE OF OCCUPANCY. IF THE TEST FAILS, AN ERRC RADIO SYSTEM SHALL BE INSTALLED.

SITE WALLS



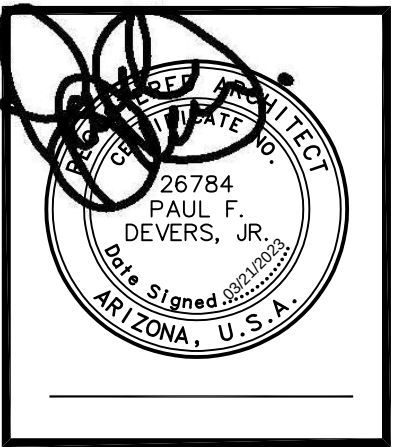
NOTE: CROSS ACCESS, CROSS DRAINAGE AND NO BUILD EASEMENT TO BE COORDINATED W/ CITY OF SURPRISE

NOTE: DEVELOPER IS RESPONSIBLE FOR RELOCATING STREETLIGHTS LOCATED IN MEDIAN.



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



A NEW BUILDING FOR:
EVERGREEN

DESERT COVE
OFFICE
WAREHOUSE

N. LITCHFIELD RD. /
W. DESERT COVE RD.
SURPRISE, AZ

DATE
1ST DESIGN REVIEW SUB.
11-18-2022
2ND DESIGN REVIEW SUB.
02-24-2023
3RD DESIGN REVIEW SUB.
03-21-2023

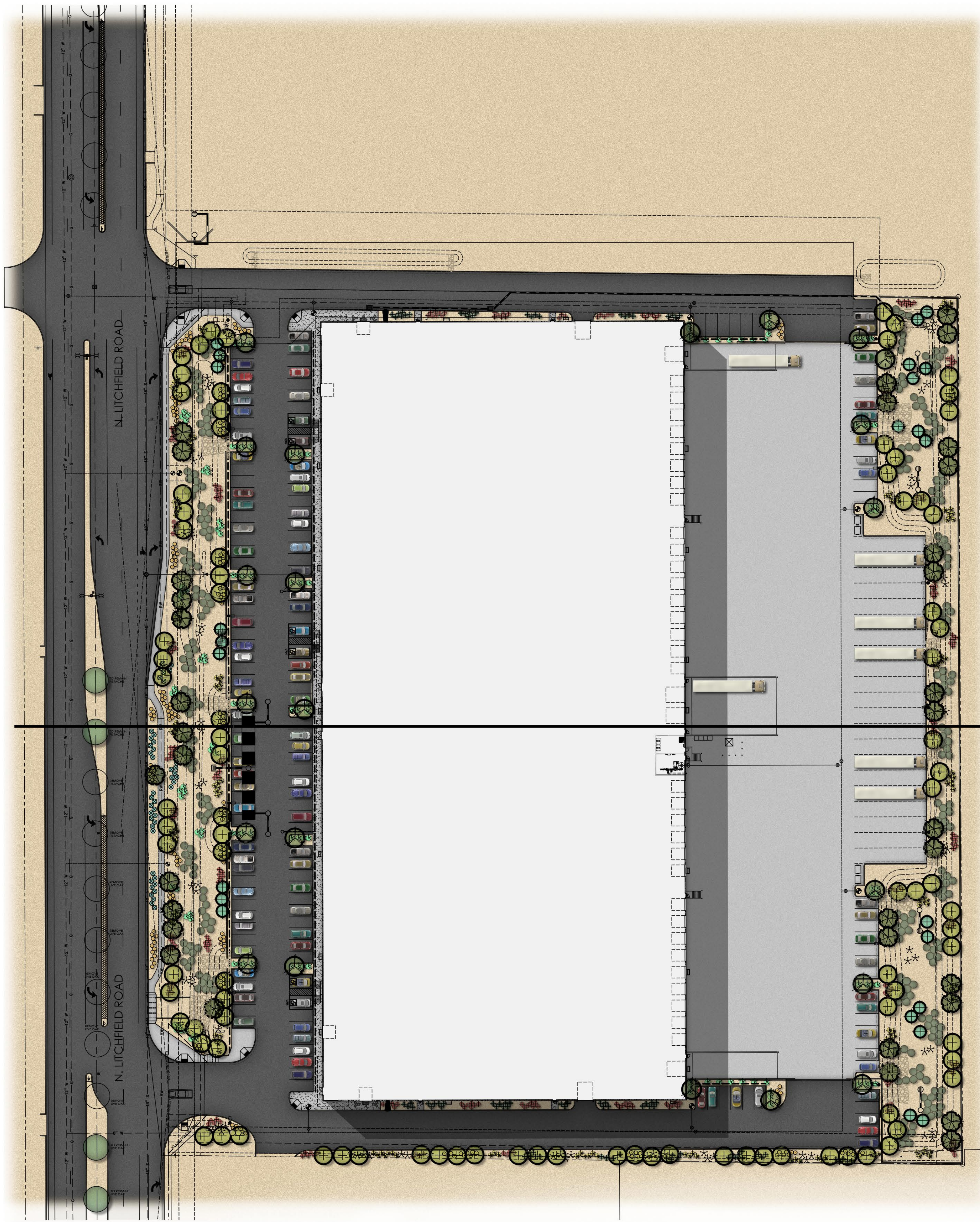
DRAWN BY: TT

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

PRELIMINARY SITE PLAN

Project: 22088
A1.1



- LANDSCAPE LEGEND
- CERCIDIUM HYBRID
DESERT MUSEUM
24" BOX - (22)
- ACACIA SALICINA
WILLOW ACACIA
48" BOX - (34)
- CHIOPSIS LINEARIS 'ARTS SEEDLESS'
SEEDLESS DESERT WILLOW
24" BOX - (93)
- EXISTING TREE
SEE PLAN FOR DISPOSITION
MATURE
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX - (24)
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON - (180)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON - (264)
- LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON - (140)
- DASYLIUM WHEELERI
DESERT SPOON
5 GALLON - (85)
- CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (73)
- ACACIA REDOLENS
DESERT CARPET
5 GALLON - (289)
- LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON - (137)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON - (45)
- 1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

SVT 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 DETAIL 4-01
AND 4-02.

LANDSCAPE DATA:

SITE AREA: 407,780 SQ.FT.
LANDSCAPE AREA: 85,634 SQ.FT.
% LANDSCAPE: 21 PERCENT
LANDSCAPE COVERAGE: 60%

LITCHFIELD ROAD 668 L.FT.

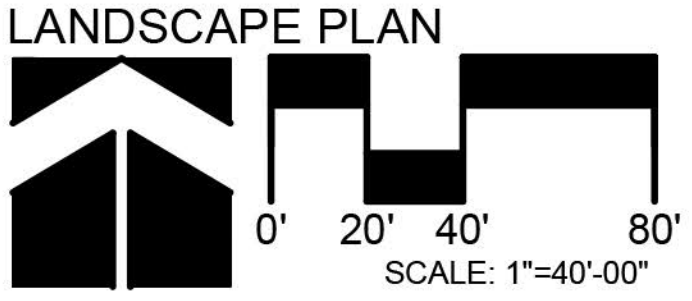
TREES REQUIRED: 27 TREES
TREES PROVIDED: 29 TREES

SHRUBS REQUIRED: 135 SHRUBS
SHRUBS PROVIDED: 156 SHRUBS

SET BACK LANDSCAPE: 27,483 SQ.FT.

TREES REQUIRED: 69 TREES
TREES PROVIDED: 69 TREES

SHRUBS REQUIRED: 345 SHRUBS
SHRUBS PROVIDED: 358 SHRUBS



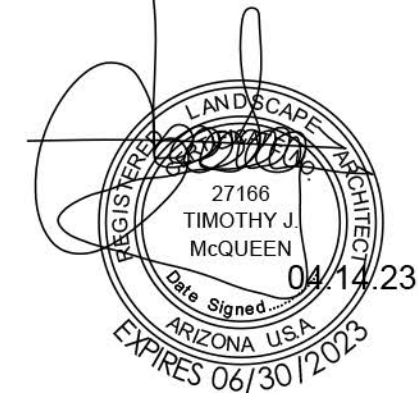
T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmcqueen@tjmla.net

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE. FIRM AND EXPRESSLY PRESERVES ITS COMMON LAW, COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC. FOR ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT FROM T.J.M.A.



OWNERSHIP OF DOCUMENTS:

This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:

All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

LANDSCAPE PLAN

La.01

Project: 22088

A NEW BUILDING FOR:

EVERGREEN

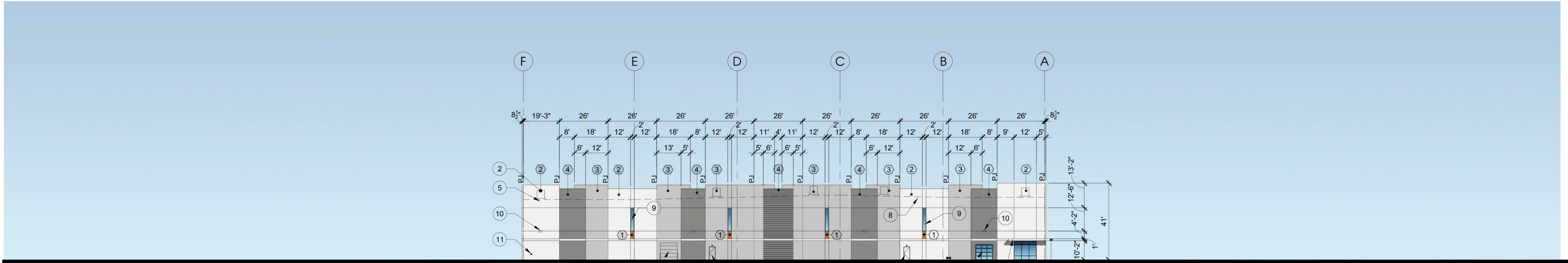
DESERT COVE
OFFICE
WAREHOUSE

N. LITCHFIELD RD. /
W. DESERT COVE RD.
SURPRISE, AZ

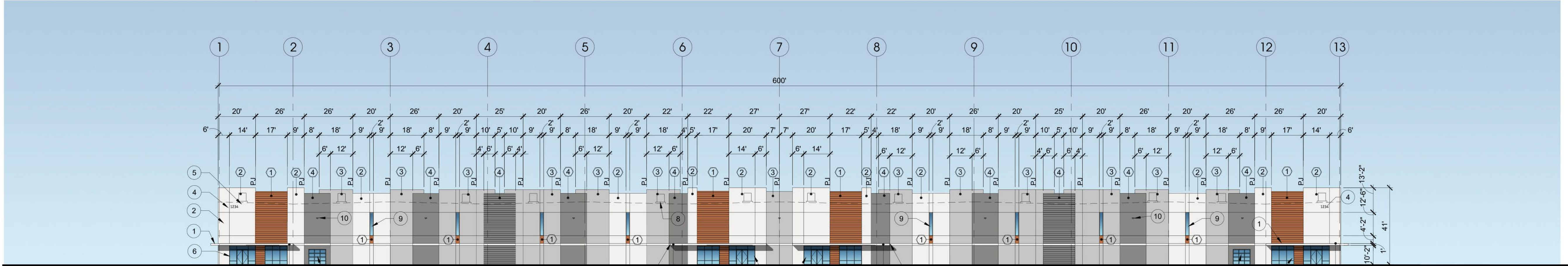
DATE

1ST CITY SUBMITTAL
04-14-2023

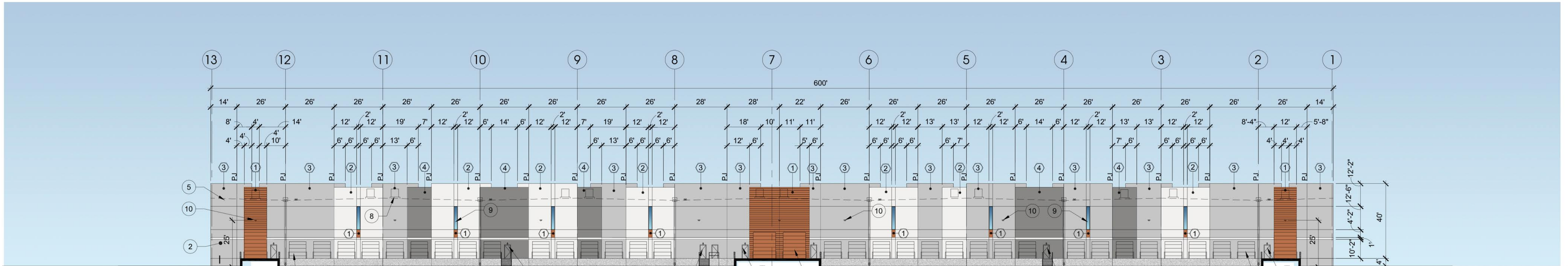
DRAWN BY: TT



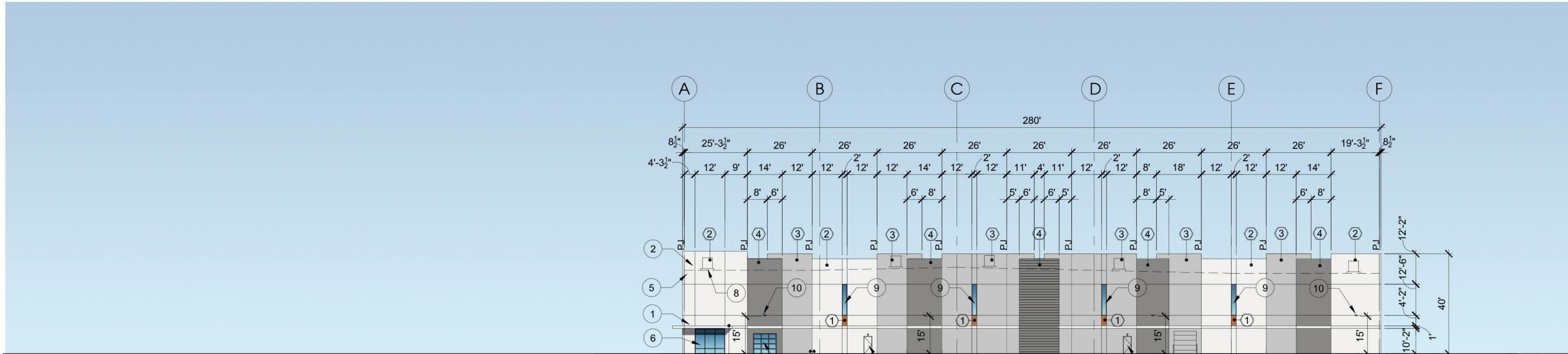
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. ALL SIGNAGE UNDER SEPARATE PERMIT.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER.
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
TP	CONCRETE TILT PANEL, PAINT FINISH
CF	CANOPY FRAME = 12" STEEL CHANNEL, PAINTED
CP	CANOPY DECK = METAL SLATS, PAINTED

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
①	'CINNABAR' DE 5209
②	'LACE VEIL' DE 6372
③	'SILVER POLISH' DE 6374
④	'LOOKING GLASS' DE 6376

MATERIAL	KEY
SES	②
TRANSFORMER	②

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER & TWO COATS OF PAINT TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	F1 CLEAR ANODIZED ALUMINUM
GLAZING	G1 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM OR EQUAL

U-FACTOR: 0.29

SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILL)

INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

SHEET KEYNOTES

- ① STEEL FRAMED ENTRY CANOPY - SEE STRUCTURAL DRAWINGS
- ② CONCRETE TILT PANEL - SEE STRUCTURAL DRAWINGS
- ③ HOLLOW METAL DOOR - SEE DOOR SCHEDULE
- ④ BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER COORDINATE WITH G.C.
- ⑤ LINE OF ROOF BEYOND
- ⑥ ALUMINUM STOREFRONT SYSTEM - SEE SPECIFICATIONS
- ⑦ OVERHEAD ROLL-UP DOOR - SEE DOOR SCHEDULE
- ⑧ CONDENSING UNIT ON CURB - SEE MECHANICAL DRAWINGS (UNDER FUTURE T.I. PERMIT)
- ⑨ CLERESTORY WINDOW SYSTEM - SEE WINDOW ELEVATIONS
- ⑩ WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS
- ⑪ FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- ⑫ INTERIOR DOWNSPOUT DAYLIGHTING ONTO RIPRAP DRAIN AREA IN LANDSCAPE, TYP. - RE: 20/A1.3

EXTERIOR ELEVATION:



CASE NO. FS22-1549



A NEW BUILDING FOR:
EVERGREEN

DESERT COVE OFFICE WAREHOUSE

N. LITCHFIELD RD. /
W. DESERT COVE RD.
SURPRISE, AZ

DATE

1ST DESIGN REVIEW SUB.
11-18-2022

2ND DESIGN REVIEW SUB.
02-24-2023

3RD DESIGN REVIEW SUB.
03-21-2023

DRAWN BY: IT

OWNERSHIP OF DOCUMENTS:

This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:

All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

EXTERIOR ELEVATIONS

Project: 22088

A7.1



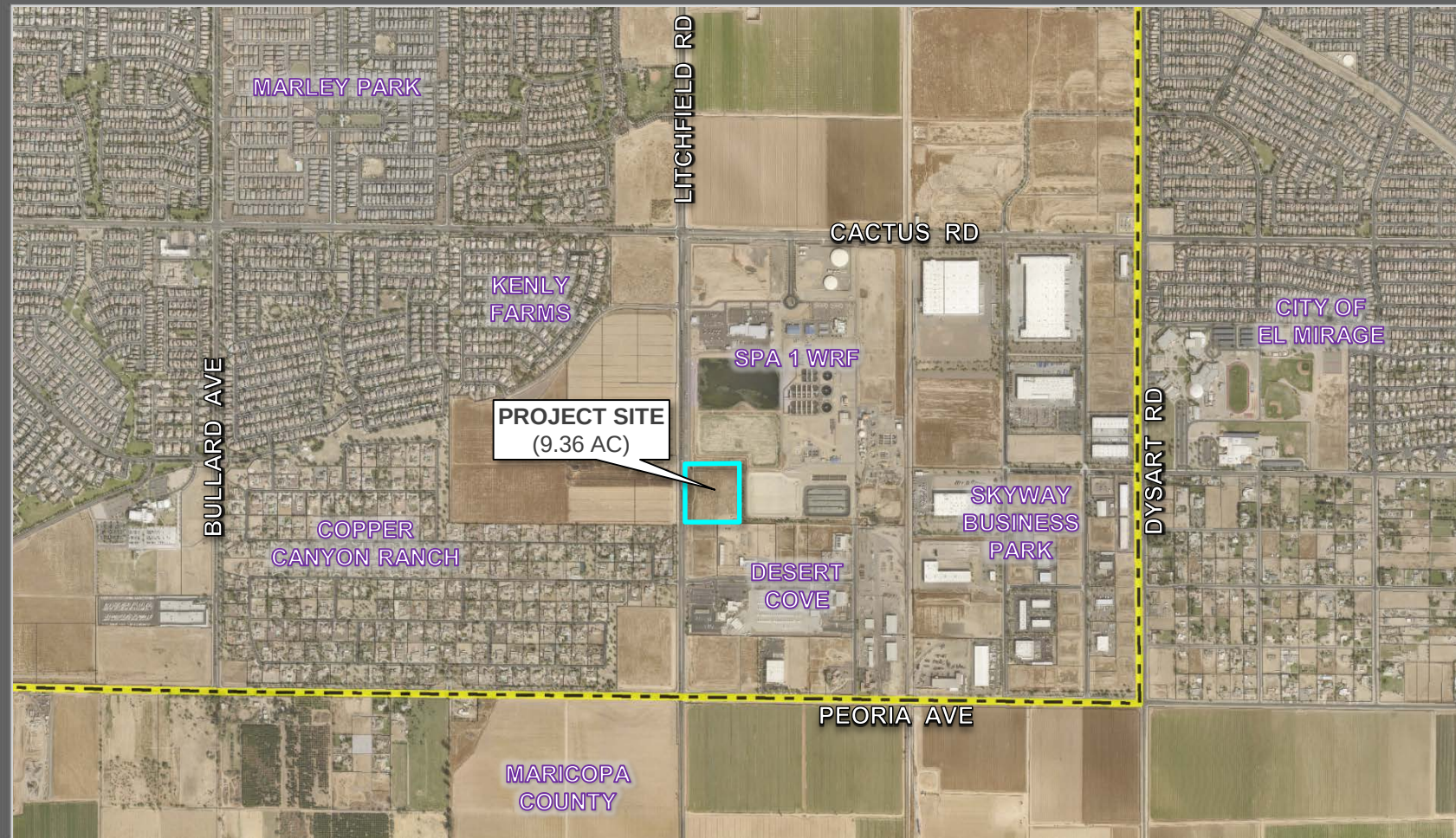
FS22-1549

Desert Cove Office Warehouse

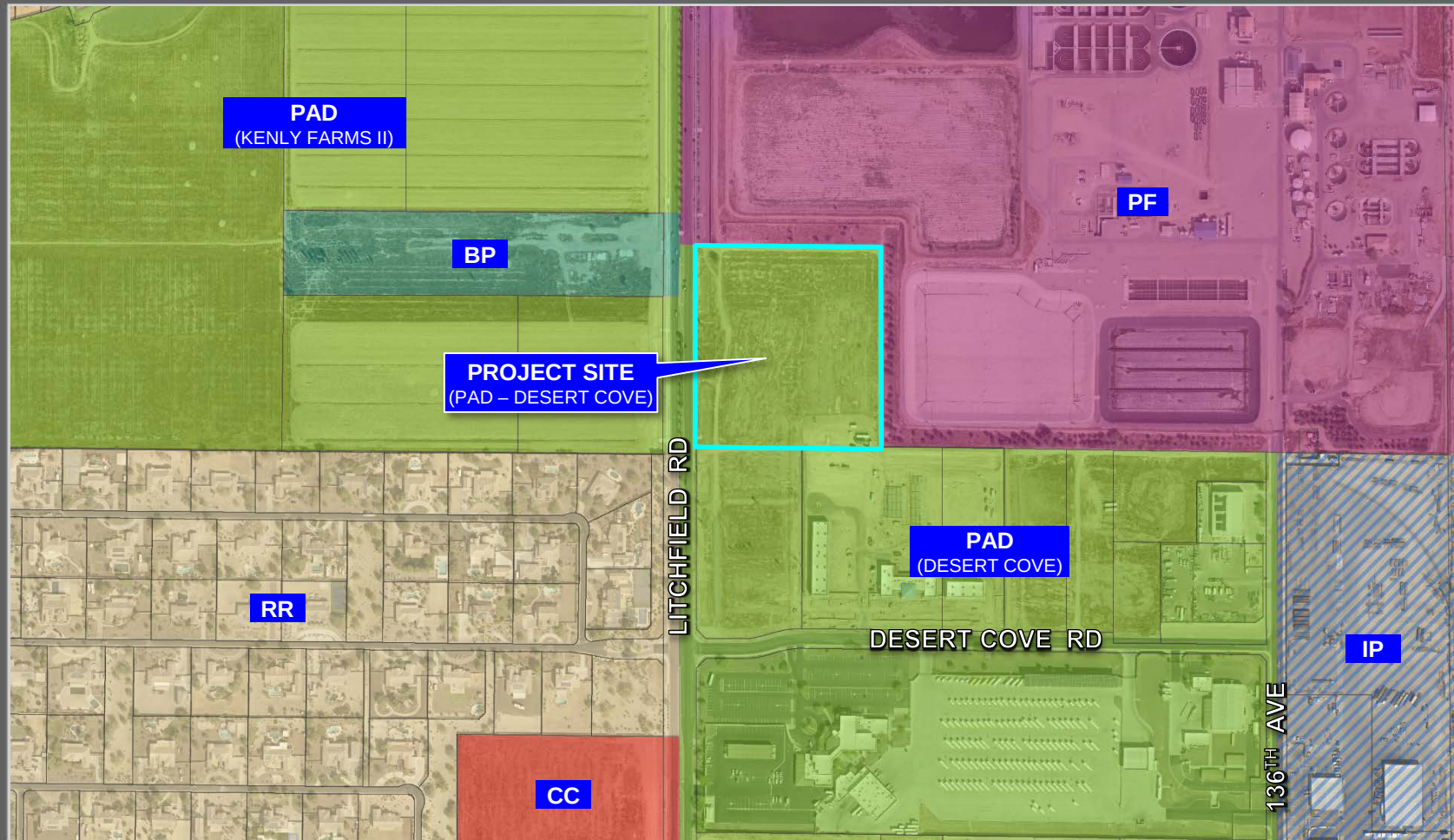
Site Plan

Planning & Zoning Commission

June 01, 2023

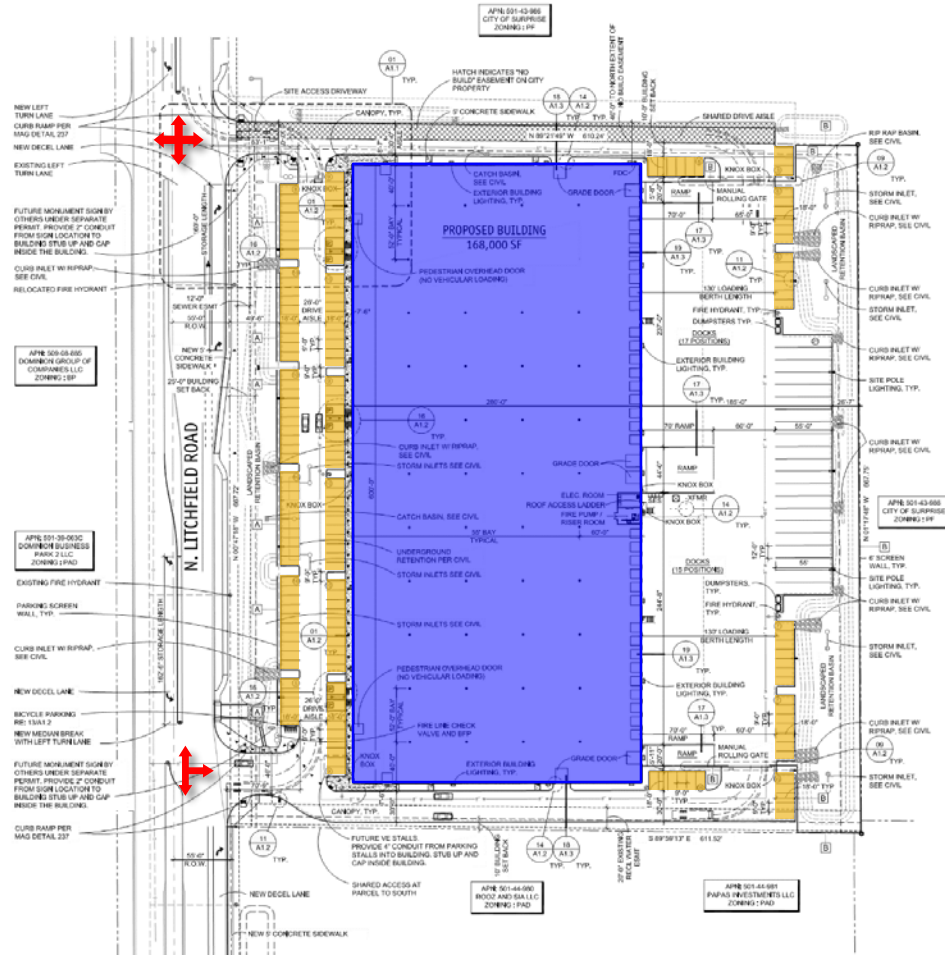


FS22-1549 VICINITY MAP

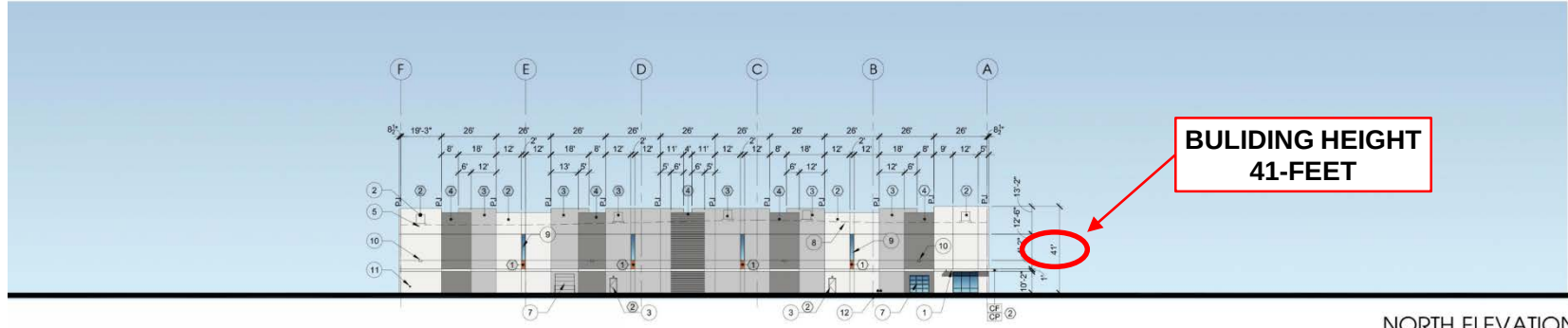


FS22-1549 ZONING MAP

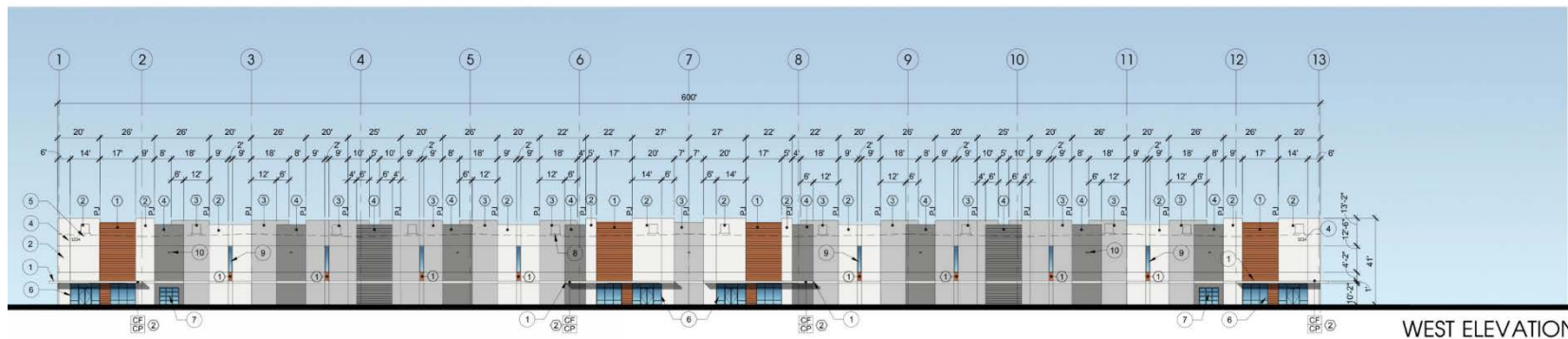
- **REGULAR SPACES = 148**
- **ADA SPACES = 6**



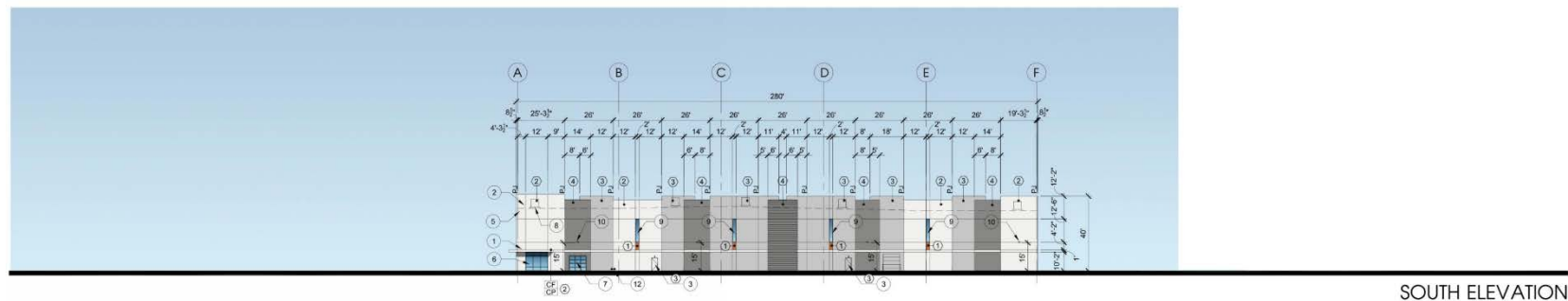
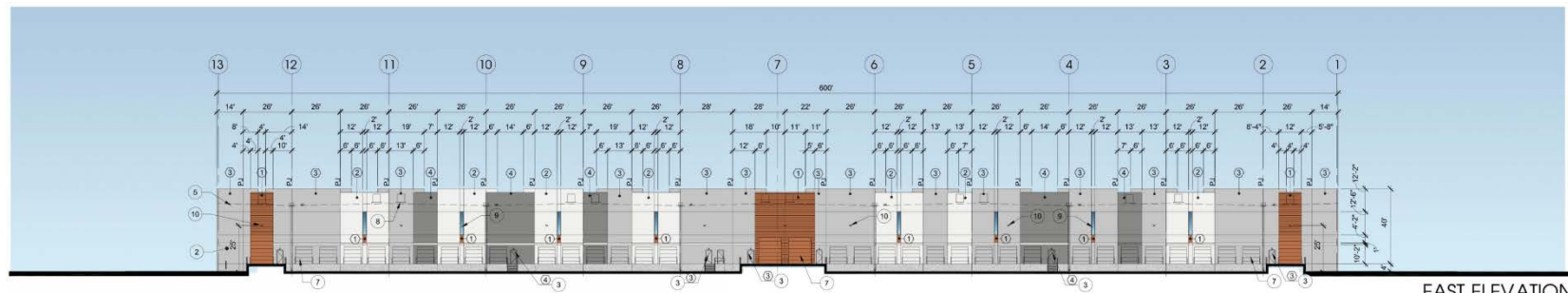
	APPLICABLE STANDARDS	PROVIDED
Minimum Lot Area	None	9.36 Acres
Street Setback (Front, Side, Rear)	25 feet	119 feet
Rear Setback	20 feet	112 feet
Side Setback	10 feet	18 feet
Maximum Structure Height	30 feet, subject to request for extension	Applicant is requesting a maximum height of 45-feet



NORTH ELEVATION



WEST ELEVATION



- LANDSCAPE LEGEND**
-  CERCOCARPUS HYBRID
DESERT MANGROVE
24" BOX - (22)
 -  ACACIA SAUCINA
WELLOW ACACIA
48" BOX - (24)
 -  CHELODOPSIS LINEARIS 'ARTS SEEDLING'
SEEDLINGS DESERT WILLOW
24" BOX - (19)
 -  EXISTING TREE
SEE PLAN FOR DISPOSITION
 -  MATURE
 -  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
36" BOX - (24)
 -  RUELLIA PENICILLARIS
BAJA RUELLIA
5 GALLON - (18)
 -  HESPERALOE PARVIFLORA
RED TUCCA
5 GALLON - (24)
 -  LEUCOPHYLLUM LAUNCEUM
RED BRANDED TEXAS RANGER
5 GALLON - (14)
 -  DASYLICON WHEELERI
DESERT SPOON
5 GALLON - (18)
 -  CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (18)
 -  ACACIA RECOULINS
DESERT CARPET
5 GALLON - (18)
 -  LANTANA 'NEW GOLD'
NEW GOLD LANTANA
5 GALLON - (17)
 -  ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON - (14)
- 1/2" VINYL EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



TITLE 17 – SECTION 17.28.080(C)(19)

- MINIMUM REQUIRED: 5%
- PROVIDED: 21% ✓

FS22-1549 LANDSCAPE

Staff Recommendation

Approval subject to stipulations 'a' through 'e'

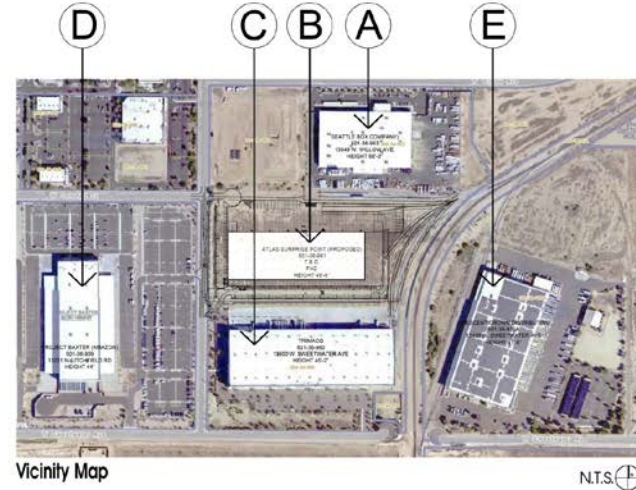
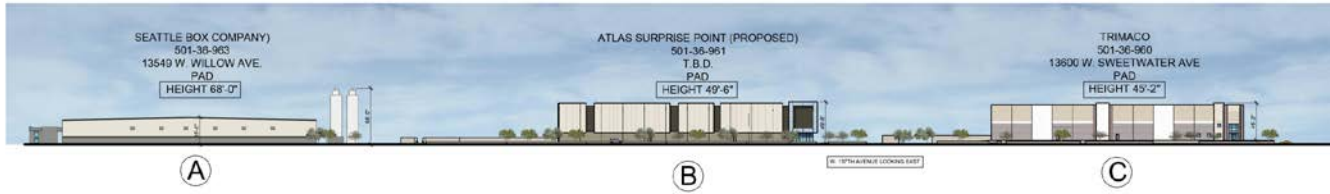
- a. Development and use of the site shall be consistent with the Site Plan entitled "Evergreen Desert Cove Office Warehouse" consisting of one (1) sheet prepared by Cawley Architects and dated March 27, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Evergreen Desert Cove Office Warehouse" consisting of seven (7) sheets prepared by Cawley Architects and received March 27, 2023.
- c. Building elevations shall be consistent with the Elevations entitled "Evergreen Desert Cove Office Warehouse" consisting of two (2) sheets prepared by Cawley Architects dated March 27, 2023.
- d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Surprise Point Pad - Height Comparisons

Panattoni - Surprise Point

Surprise, Arizona

2022.11.08

This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document.

