



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 16, 2019 @ 6:00 PM
COUNCIL CHAMBERS
Amended 5/10/19 at 9:25 AM added item #4

- 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 review and approve or disapprove the May 2, 2019 Planning and Zoning Minutes. | Lorraine Nevarez
Community
Development |
| 2. | Internal | Consideration and action approving the May 2, 2019 Planning and Zoning Commission Executive Session minutes. | Lorraine Nevarez
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 1 | Consideration and action on the Site Plan to allow for a new Vehicle Fuel Station on Lot 2 of the Greenway Crossing Plaza in the Northwest Ranch PAD generally located northeast of Greenway Road and east of Loop 303. | Shirley Phan
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|--|
| 4. | Internal | Surprise Planning Area Development Constraint Map Presentation | Lloyd Abrams
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: May 10, 2019 at 9:25 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: May 16, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the May 2, 2019 Planning and Zoning Minutes.

Motion:

I move to approve the May 2, 2019 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 5-2-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 2, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 2, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Ken Chapman, Gisele Norberg, Dennis Smith and Scott Krous.

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Asst. Community Development Director Lloyd Abrams, Planner Hobart Wingard, Planner Sergio Angulo, Planner Joshua Mike, Current Planning Supervisor Robert Kuhfuss and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Vice-Mayor Roland F. Winters Jr.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Chair Keating welcomed Interim Director Chris Boyd to the Planning and Zoning Commission.

Mr. Boyd informed the Commission that on June 6, 2019 the Commission will meet as the Building Construction Review Board so, staff can give a presentation that will explain the process to adopt 2018 International Codes for both building and fire.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the April 18, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the April 18, 2019 Planning and Zoning Commission Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Chair Keating noted that items 6 and 7 will be presented first to the Commission.

Robert Kuhfuss, Current Planning Supervisor, informed the Commission of an advertisement error. Therefore, items 6 and 7 cannot be heard tonight. We are requesting these items be moved to the June 6, 2019 Planning and Zoning Commission meeting.

Item 6 – District 1 – Consideration and action regarding a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch.

Chair Keating made a motion to continue this item until the June 6, 2019 Planning and Zoning Commission meeting. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

Item 7 – District 1 – Consideration and action regarding a Major PAD Amendment (Zone Change) from PAD-OS, PAD-RM, PAD-RL, PAD-CN, PAD-PF to PAD-OS, PAD-RM, PAD-RL, PAD-MU, and PAD-PF for Marisol Ranch.

Chair Keating made a motion to continue this item until the June 6, 2019 Planning and Zoning Commission meeting. Vice-Chair Bash seconded the motion. Motion passes with 7 votes in favor.

Item 2 – District 2 – Consideration and action regarding a Conditional Use Permit for Grand Village Plaza Self-Storage facility, generally located on the northern corner of Mountain View Boulevard and Parkview Place at 14505 West Grand Avenue within the Park Place Planned Area Development (“PAD”), case FS19-118.

Hobart Wingard, Planner, presented item 2 to the Commission.

Chair Keating opened the call to the public.

Hearing no comments, Chair Keating closed the call to the public.

The Commission discussed the following:

- Rear dock ramp
- Footage of building
- CUP compliance
- Zoning use matrix
- Tenant agreements
- Parking spaces
- Community involvement
- Foot traffic

Chair Keating noted it would be best to have an Executive Session for additional clarification.

Chair Keating made a motion to recess to Executive Session. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

Commission adjourned into Executive Session at 6:43 p.m.

Commission reconvened at 6:57 p.m.

Commissioner Norberg made a motion to approve the Conditional Use Permit for Grand Village Plaza Self-Storage facility. Commissioner Krous seconded the motion. Motion passes with 6 votes in favor and 1 against (Commissioner Smith).

Item 3 – District 1 – Consideration and action on a Preliminary Plat for Heritage Asante Parcel 1 generally located west of 163rd Avenue and north of Grand Avenue.

Commissioner Krous recused himself from items 3, 4, 5, 8 and 9 as the company he works for is working on the project.

Sergio Angulo, Planner, presented item 3, 4, and 5 simultaneously to the Commission.

Chair Keating opened the call to the public.

Hearing no comments, Chair Keating closed the call to the public.

The Commission discussed item 3, 4, and 5 simultaneously:

- Emergency Access
- Gated Access
- Pedestrian access to the lake
- Access to Parcel 4
- Amenities

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 1, generally located west of 163rd Avenue and north of Grand Avenue. Vice-Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 1 – Consideration and action on a Preliminary Plat for Heritage Asante Parcel 2 generally located west of 163rd Avenue and north of Grand Avenue.

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 2, generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 1 – Consideration and action on a Preliminary Plat for Heritage Asante Parcel 5 generally located west of 163rd Avenue and north of Grand Avenue.

Commissioner Smith made a motion to recommend approval to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 5, generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 8 – District 1 – Consideration and action on a Site Plan for the Community Amenity Center in Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue.

Sergio Angulo, Planner, presented item 8 to the Commission.

The Commission had no comments.

Commissioner Norberg made a motion to approve a Site Plan for the Community Amenity Center on Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 9 – District 4 – Consideration and action on a Site Plan for Dental Depot generally located east of Litchfield Road and north of Greenway Road.

Sergio Angulo, Planner, presented item 9 to the Commission.

The Commission discussed item 9 as follows:

- Landscaping

Commissioner Chapman made a motion to approve a Site Plan for Dental Depot generally located east of Litchfield Rd and north of Greenway Rd, subject to stipulations 'A' to 'E' as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 10 – Citywide – Presentation and discussion regarding Chapters 103-105 of the Land Development Ordinances Code update.

Joshua Mike, Planner, presented item 10 to the Commission.

The Commission discussed the following:

- Chapter 103 Enforcement
- Chapter 104 Fundamental Development Requirements
- Chapter 105 Buildings and Building Regulations

OTHER BUSINESS:

Item 4– INTERNAL - Discussion pertaining to future agenda items.

Vice-Chair Bash is requesting an overview and a satellite image of the Surprise planning area versus the Surprise current property bounds and the obstructions east, west, north and south to our expansion. He would like this information prior to the next meeting so, the Commission has a better understanding.

ADJOURNMENT:

Hearing no further business, Chair Keating made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Smith seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:58 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 16, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action approving the May 2, 2019 Planning and Zoning Commission Executive Session minutes.

Motion:

I move to approve the May 2, 2019 Planning and Zoning Commission Executive Session minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 16, 2019 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Site Plan to allow for a new Vehicle Fuel Station on Lot 2 of the Greenway Crossing Plaza in the Northwest Ranch PAD generally located northeast of Greenway Road and east of Loop 303.

Motion:

I move to approve/deny the Site Plan to allow for a new Vehicle Fuel Station on Lot 2 of the Greenway Crossing Plaza in the Northwest Ranch PAD generally located northeast of Greenway Road and east of Loop 303, subject to stipulations "A" through "F".

Background:

On October 18, 2018, Esencia, LLC submitted a request for a Site Plan to allow for a new Vehicle Fuel Station on Lot 2 of the Greenway Crossing Plaza in the Northwest Ranch PAD generally located northeast of Greenway Road and east of Loop 303.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00- FS18-559-Carioca Greenway Crossing- staff report
2. 01-FS18-559- Carioca Greenway Crossing- Vicinity Map

3. 02-FS18-559-Carioca Greenway Crossing-Site Plan
 4. 03-FS18-559-Carioca Greenway Crossing-Landscape Plan
 5. 04-FS18-559- Carioca Greenway Crossing-Colored Elevations
 6. FS18-559- Carioca Greenway Crossing- PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-559

Project Name: Carioca Greenway Crossing

Council District: 1 - Acacia

Meeting Date: May 16, 2019

Planner: Shirley Phan

Owner: RG3MHR LLC.

Applicant: Bret Ryan, Esencia, LLC

Request: Site Plan for Carioca Fuel Station

Site Location: Generally northeast of Greenway Road and Loop 303

Site Size: 1.57 acres (approx.)

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

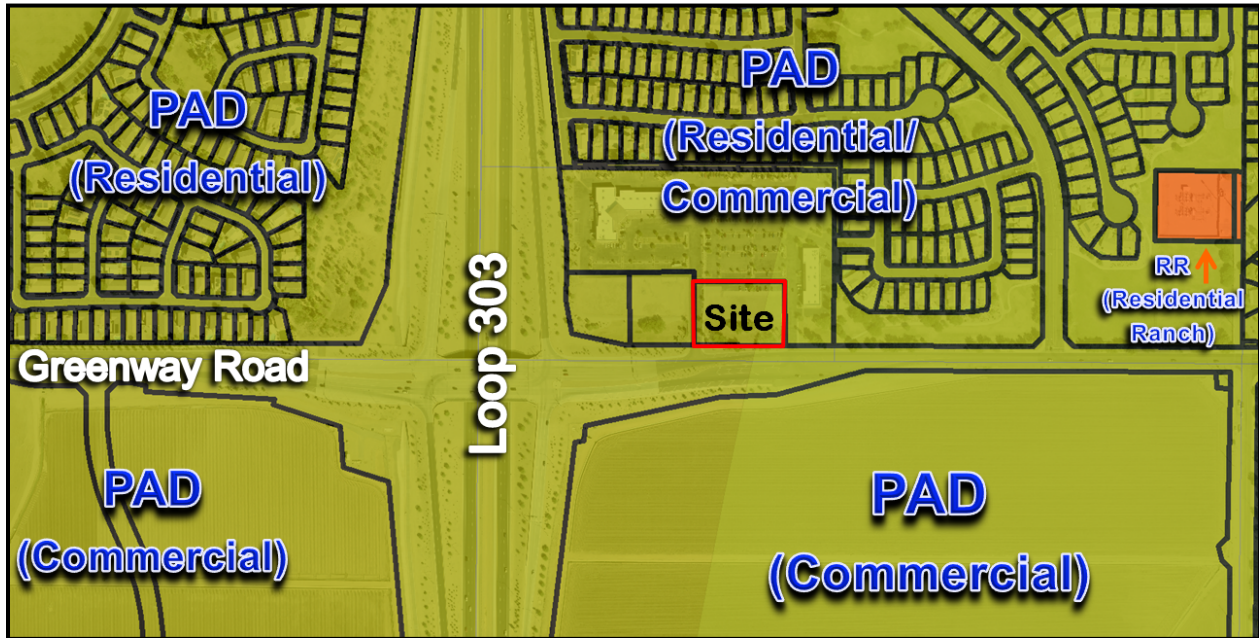
Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission move to **approve** case FS18-559, subject to stipulations 'A' through 'F'.

Project Description:

Esencia LLC on behalf of Carioca Company, requests approval of a Site Plan for a new Vehicle Fuel Station on Lot 2 of the Greenway Crossing Plaza in the Northwest Ranch PAD generally located northeast of Greenway and Loop 303. The subject site is zoned PAD and has a land use designation of Community Commercial C-2.

Surrounding Land Zoning:



PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

History:

August 28, 1997: The Mayor and City Council approved the Northwest Ranch PAD (Planned Area Development) under case PAD97-025.

January 10, 2002: The Mayor and City Council approved the Northwest Ranch PAD Amendment under case PAD01-084.

August 30, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-399 Carioca Greenway Crossing.

October 18, 2018: The applicant filed a request for a Site Plan for a new Carioca Fuel Station under case FS18-559.

Citizen Outreach:

N/A

Project Description:

The subject site is zoned PAD and has a land use designation of Community Commercial C-2. The proposed vehicle fuel station will include a 4,217 square foot convenience store with a 4,200 square foot fuel canopy.

The site is to be accessed through two (2) access points off existing driveways on Greenway Road that lead to the site through two shared driveways with the neighboring properties to the west and east. The proposed site plan also demonstrates good pedestrian connectivity to the existing sidewalk along Greenway Road and to the future developments to the west.

The site proposes 17 parking spaces which will be located along the north and east side of the convenience store. One (1) of the spaces will be handicap-accessible. The proposed parking is in compliance with the SUDC parking requirements.

The proposed landscape meets the requirements of the Northwest Ranch PAD and the SUDC. On-site the applicant is proposing 33% of landscape coverage, which meets the minimum requirement. Additionally, a screening wall and landscaping along Greenway Road will screen the parking spaces on the south side of the property. The proposed onsite landscape will match the landscape of the existing development in Greenway Crossing Plaza. Refuse enclosures are proposed to be located on the northeast side of the property and will be screened from the public view with a decorative CMU wall and landscaping.

The proposed building color and material palette matches the design for the company. The proposed exterior design complies with the PAD design guidelines and will complement the existing architecture in the Greenway Crossing Plaza.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

Analysis:

The Northwest Ranch PAD references the C-2 uses listed under The Surprise Municipal Code for Principally Permitted uses. The Surprise Municipal Code lists "Vehicle Fueling Stations" as Permitted in C-2 zoning districts, but requires an analysis of any proposed Principally Permitted use to be based on the Use Specific Standards listed under section 122-106 of the Surprise Municipal Code. These standards include the following:

(a)All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

- (1)The dispensing of petroleum products, water, and air from pump islands;
- (2)The provision of emergency service of a minor nature.

(b)The total site area shall not be less than 20,000 square feet unless it is planned to be part of a functionally integrated commercial complex.

(c)All structures shall be of a unique design character that is appropriate to the area. If present, pump island canopies shall be an integral part of the main structure unless otherwise approved through the site plan review process.

(d)Landscaping shall account for a minimum of 15 percent of the site. For sites that are located at intersections, a landscaped area shall be provided at the intersection and shall extend a minimum of 150 feet in both directions from the street corner. Additional standards shall be required for sites located at arterial intersections as set forth in engineering development standards. Paving shall be limited to functional vehicle and pedestrian areas. All unpaved areas shall be maintained with landscaping.

(e)Sites located on arterial intersections or in other areas of significant pedestrian use shall include substantial buffering to minimize the environmental presence of vehicle use. Pump islands and queuing lines for the islands shall be located away from intersections, sidewalks and other pedestrian areas.

(f)Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential property line by a minimum of 75 feet. Parking areas shall be separated from any residential property line by at least 25 feet.

(g)Pump islands shall be located a minimum of 50 feet from a street right-of-way line or non-residential property line and 75 feet from a residential property line.

(h)All sources of artificial light shall be concealed and shall be attached to the main structure, unless otherwise specifically approved. All lighting shall be designed so there is no glare or spillover on adjacent properties and roadways.

(i)No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

(j)Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

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

(l)Driveways for fueling stations shall be developed in conjunction with adjacent uses and shall be located as part of the total circulation element of such adjacent uses. Single use

driveways for fueling station use will only be allowed when environmental or topographic constraints prohibit such shared driveway access.

(m) Lighting shall not exceed 50 foot-candles under gasoline pump island canopies.

(n) No existing service station or abandoned service station may be converted to any other use unless the following standards are met:

(1) All pumps, pump islands, canopies, signs, insignia, and corporate trademarks, supporting structures, mountings, and foundations, and all other aboveground improvements which are uniquely associated with service station operations shall be taken down, dismantled, and removed from the site.

(2) All gasoline storage tanks, fuel lines, pumps, and other below ground apparatus related to the delivery or disposal of petroleum products shall be excavated and removed from the site or filled in accordance with the provisions of the Fire Code as currently adopted by the city and all other applicable law.

(3) Upon the removal of the tanks, structures, and apparatus specified in subsections a and b of this subsection, the proposed converted service station site shall be resurfaced and landscaped in a manner appropriate to the proposed commercial or industrial use.

This site plan application has been reviewed against the standards listed above. Staff finds this site plan application conforms to the requirements set forth under the Surprise Municipal Code.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, Flood Control District, 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.

Summary:

The proposed Site Plan meets the requirements of the Northwest Ranch PAD, SUDC, and the General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan meets the provisions of the Northwest Ranch PAD and the SUDC as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case **FS18-559**, subject to stipulations 'A' through 'F' as outlined below:

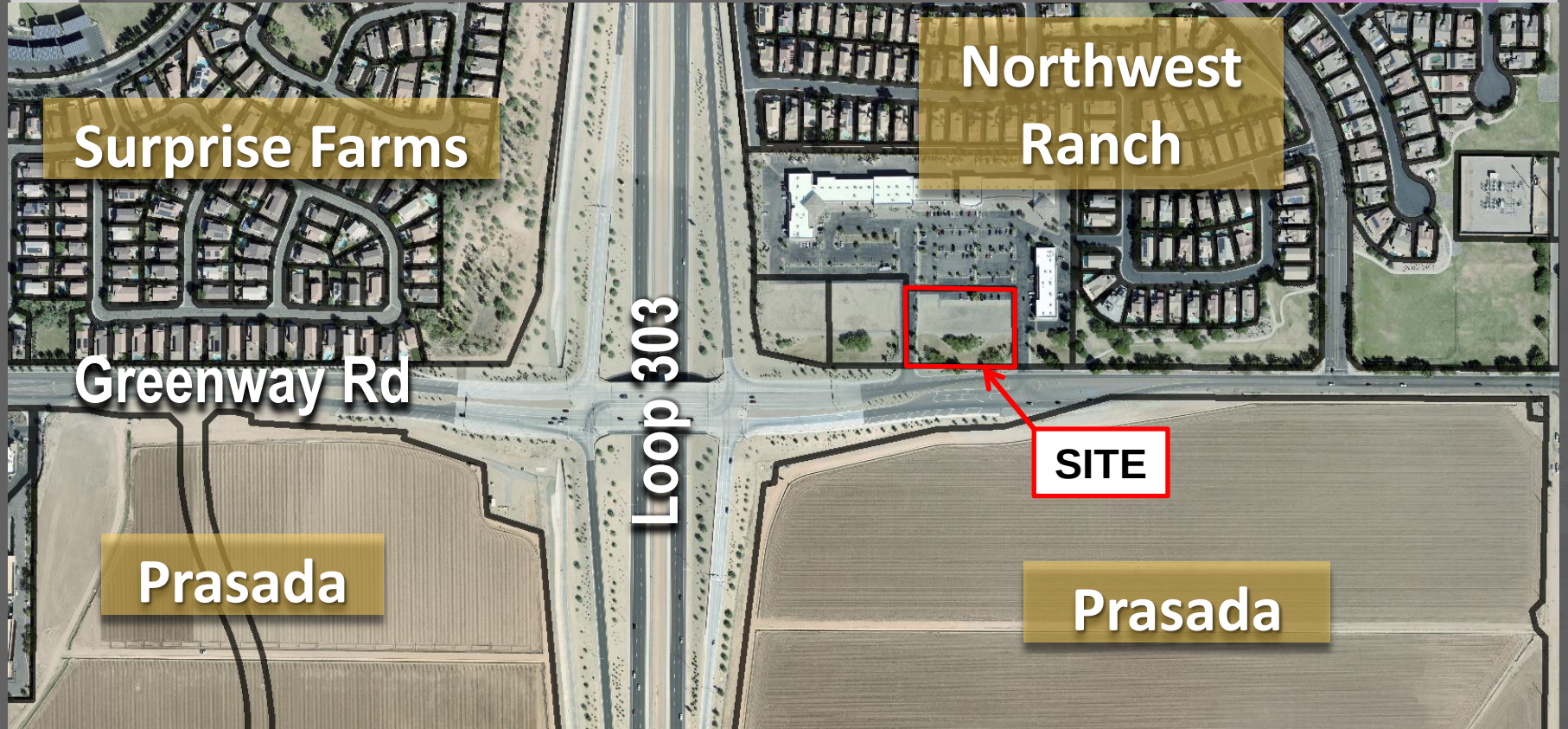
- A. Development and use of the site shall be consistent with the Site Plan entitled "Greenway Crossing Carioca Co." consisting of one (1) sheet prepared by Esencia and stamped received [January 30, 2019].
- B. Building elevations shall be consistent with the Elevations entitled "Greenway Crossing Carioca Co." consisting of two (2) sheets prepared by Esencia and stamped received [March 26, 2019].
- C. Landscaping of the site shall be consistent with the landscape Plan entitled "Greenway Crossing Carioca Co." consisting of one (1) sheet prepared by Esencia and stamped received [March 26, 2019].
- D. A grease/oil interceptor is not required as no food service will be conducted on-site. If food is to be cooked or prepared on-site for food service it is understood that a grease/oil interceptor must be installed.
- E. 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.
- F. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

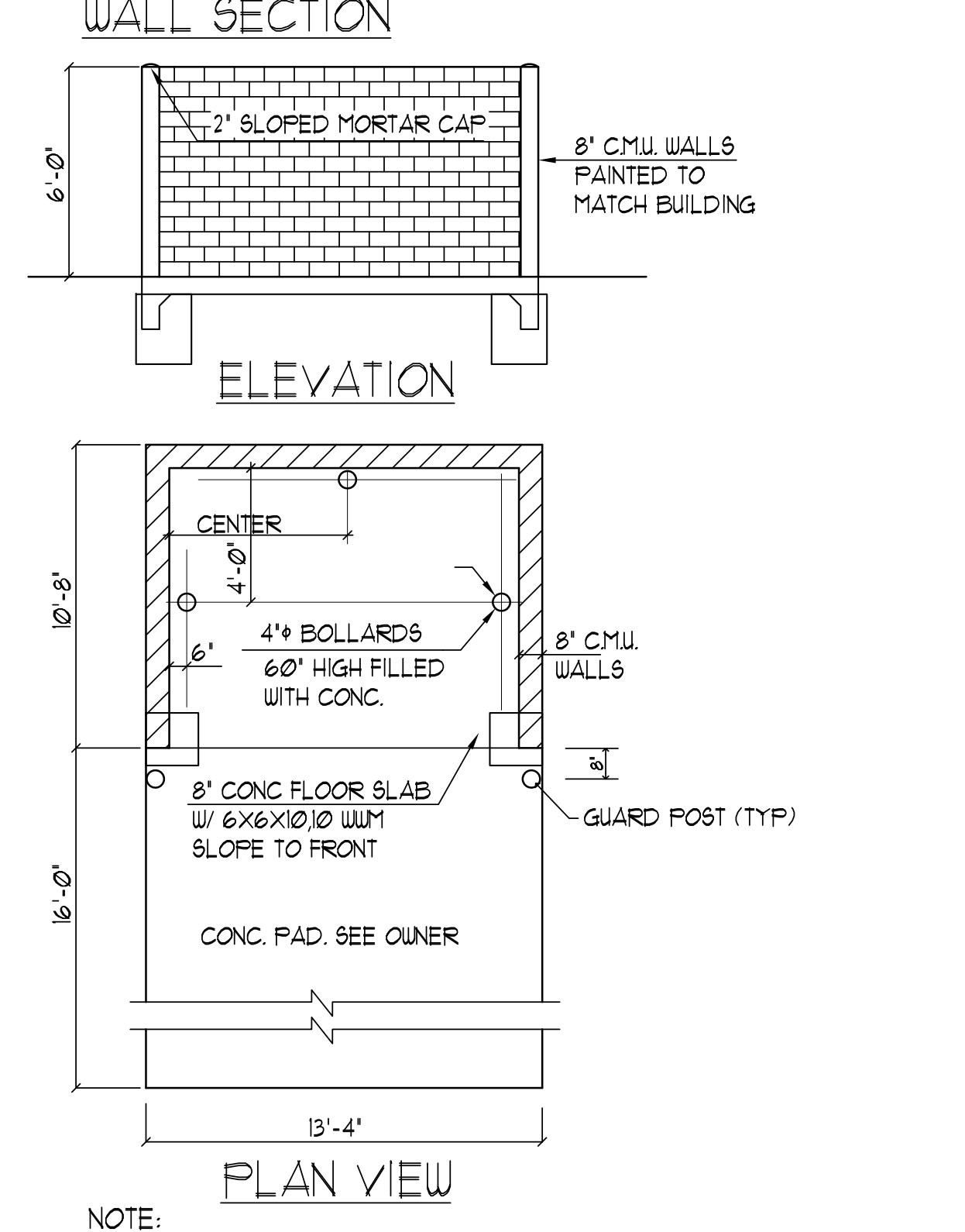
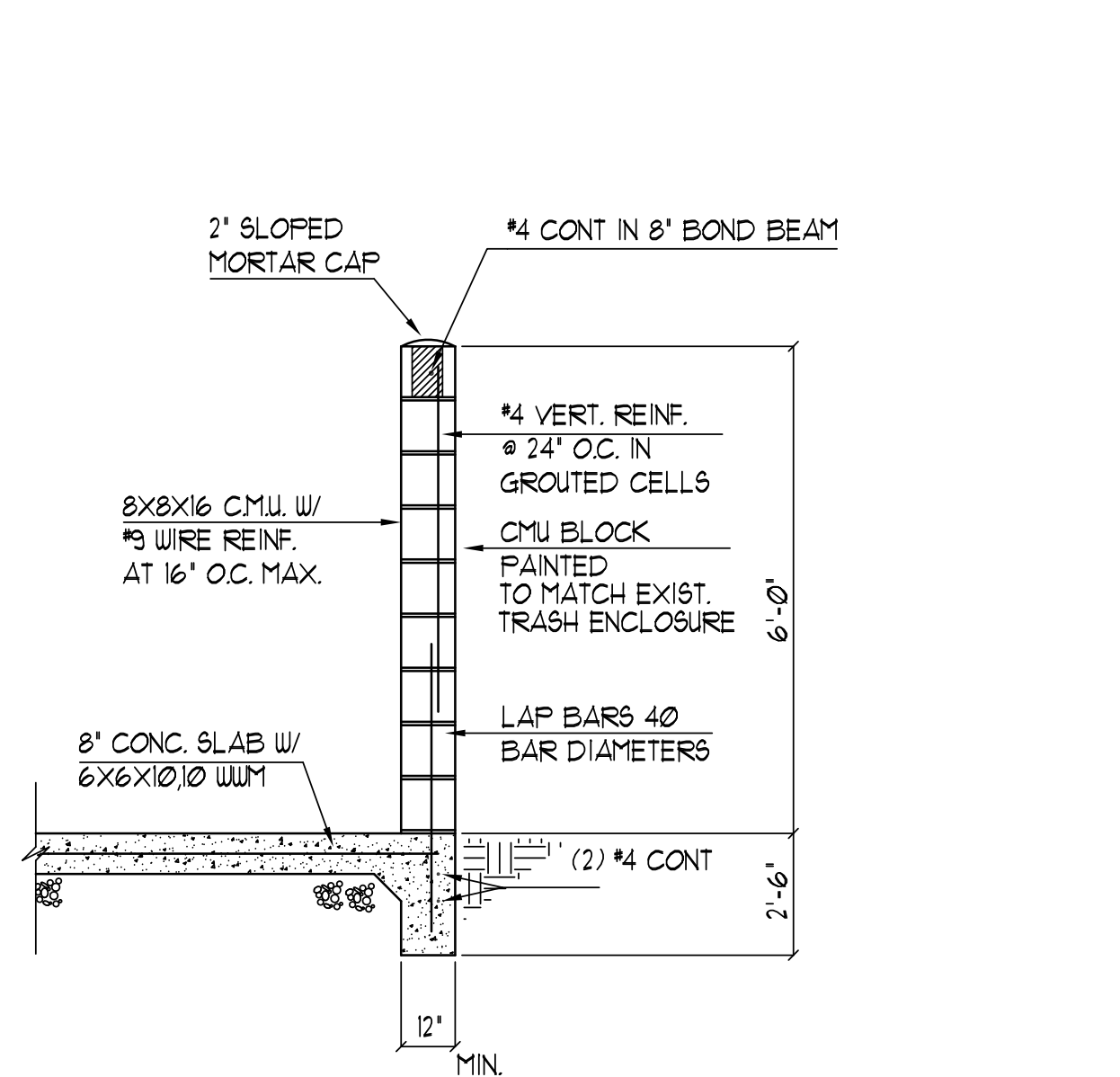
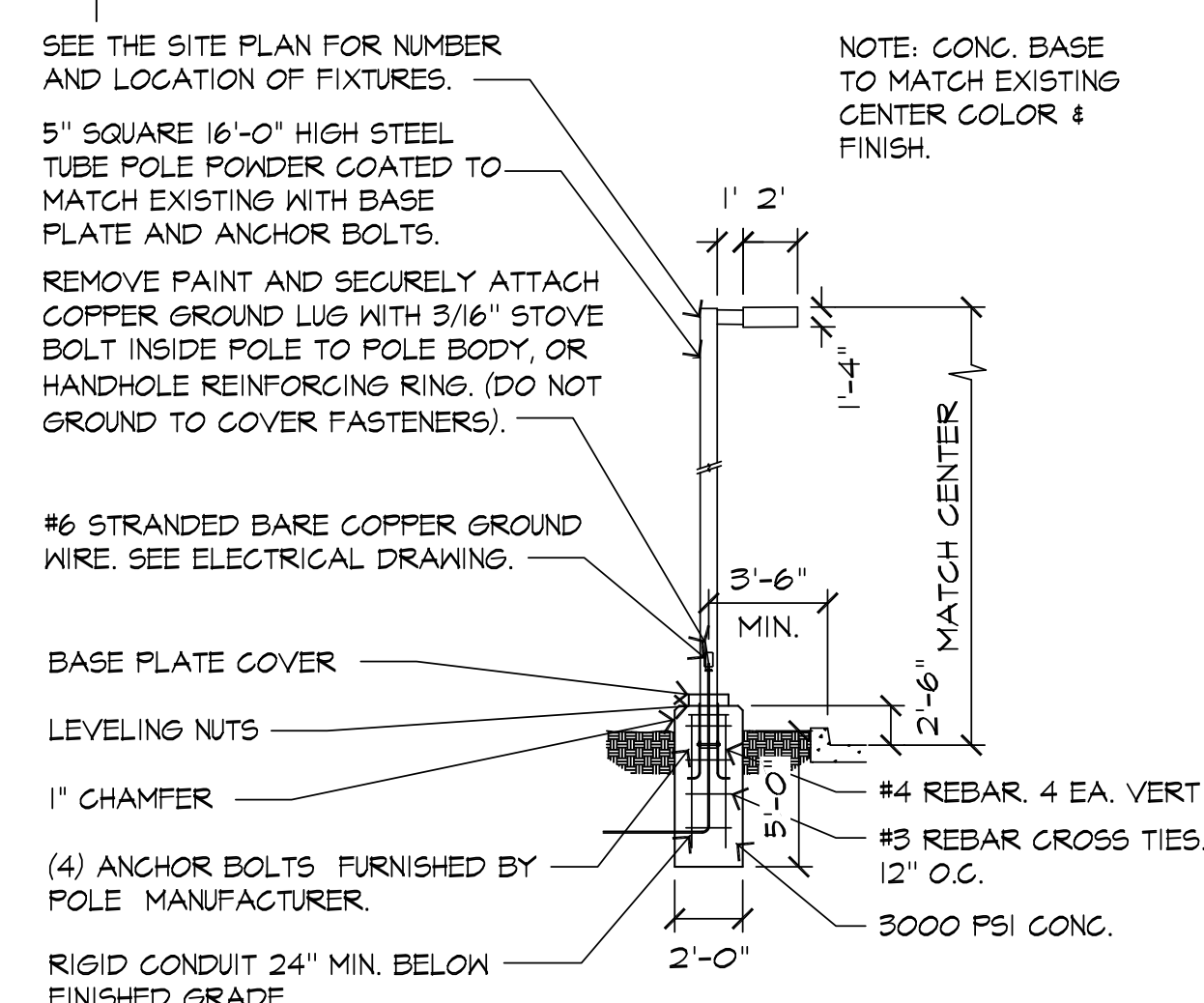
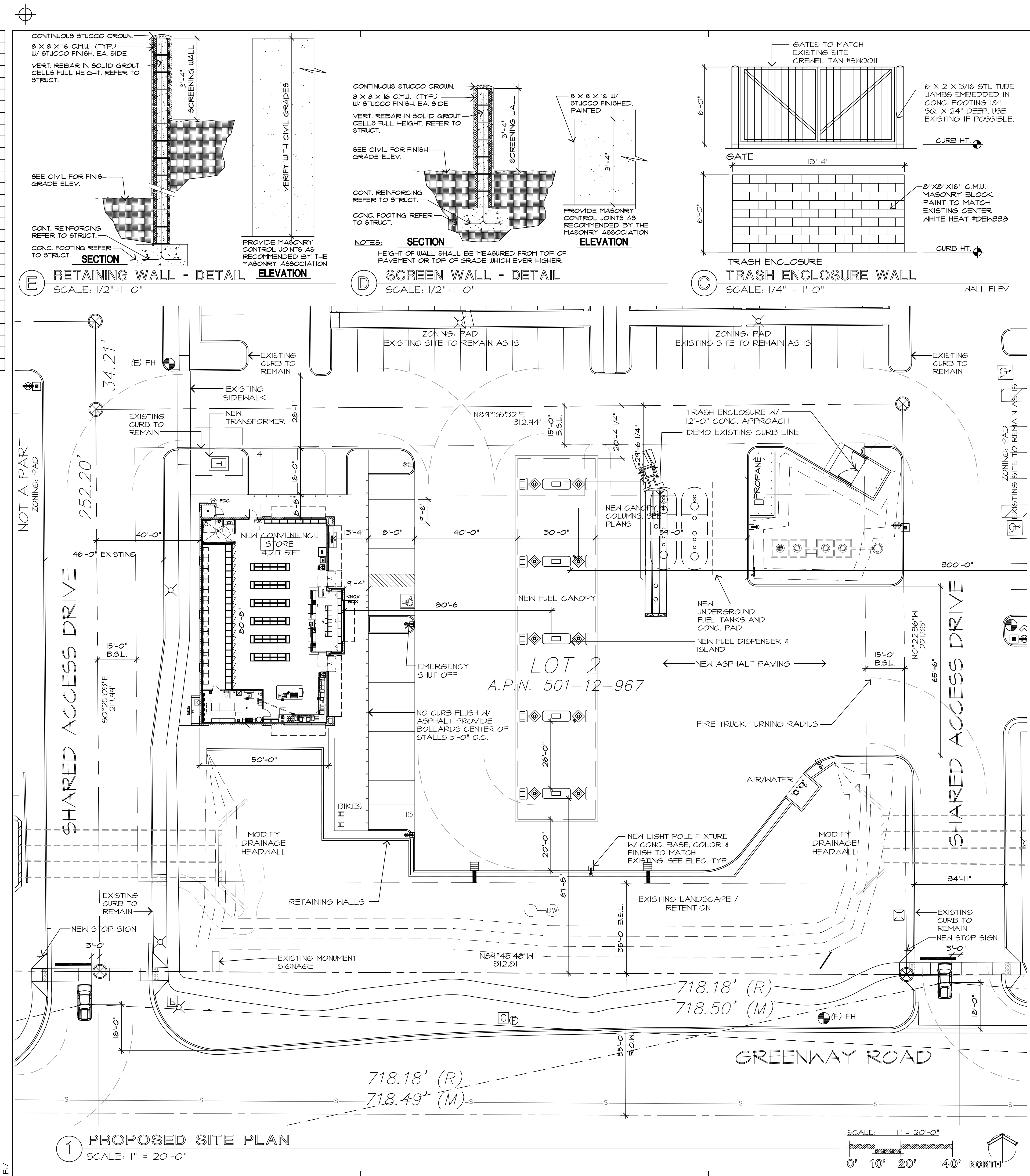
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Site Plan
- 03 Landscape Plan
- 04 Elevations

VICINITY MAP

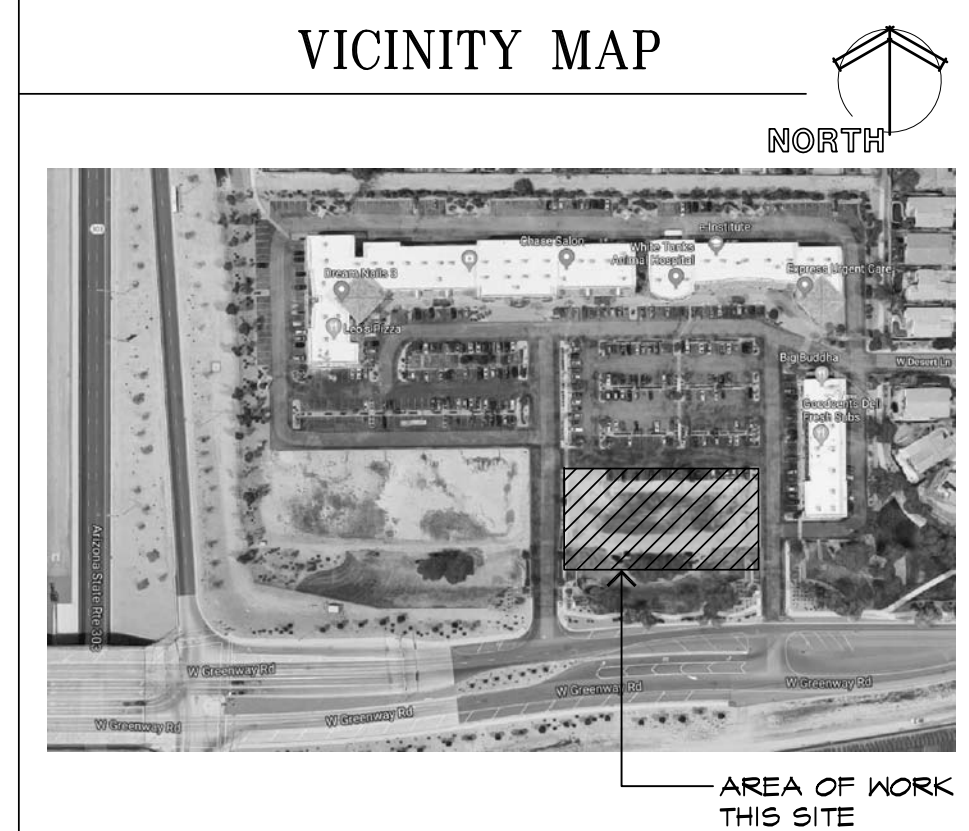




PROJECT DATA	
PROJECT NAME:	CARIOCA GREENWAY CROSSING
PROJECT ADDRESS:	N.E.C. LOOP 303 & GREENWAY RD. SURPRISE, ARIZONA 85388
PARCEL #501-12-967	LOT SIZE: 1.57 ACRES (68,723 S.F.)
ZONING:	G-2 / PAD (EXISTING)
FUEL CANOPY OCCUPANCY:	S-3
FUEL CANOPY AREA:	4,200 SQ. FT. (30' X 140')
CANOPY CONSTRUCTION:	TYPE II B
CONV. STORE OCCUP.:	M
CONV. STORE AREA:	4,217 SQ. FT. (50' X 80'-8")
CONV. STORE CONST.:	TYPE V B
TOTAL S.F.:	8,417 S.F.
LOT COVERAGE:	68,723 S.F. / 8,417 S.F. = 8.16%
PARKING CALCULATIONS:	
REQUIRED:	1/300 PER 4,217 S.F.
TOTAL REQUIRED:	14 SPACES
PROVIDED:	17 SPACES (1 ACCESSIBLE)
BICYCLE PARKING CALCULATIONS:	
REQUIRED:	4 SPACES PER TABLE 9-1
PROVIDED:	4 SPACES

PROJECT TEAM	
OWNER: THE CARIOCA COMPANY MARVIN ROSE 2601 WEST DUNLAP AVE. SUITE 19 PHOENIX, AZ 85201 PHONE: (602) 345-2600	CIVIL ENGINEER: LARSON ENGINEERING, INC. MICHAEL HREHA, P.E. 6380 E. THOMAS RD., #300 SCOTTSDALE, AZ 85251 PHONE: (480) 212-4200
ARCHITECT: ESENCIA, L.L.C. JEFFREY WINTER, R.A., A.I.A. 1743 E. McNAIR DRIVE, #200 TEMPE, ARIZONA 85283 PHONE: (480) 755-0959	ELECTRICAL ENGINEER: SYSTEMS DESIGN ENG. LLC STEVEN TALBOTT 3922 S. MILL AVE. TEMPE, AZ 85282 PHONE: (480) 966-1111
CITY OF SURPRISE COMMUNITY DEVELOPMENT 16000 N. CIVIC CENTER PLAZA SURPRISE, ARIZONA 85374 PHONE: 623-222-3000	

PROJECT SCOPE
DEVELOPMENT OF A NEW CONVENIENCE STORE ON THE EXISTING VACANT PAD SITE WITH AN AUTO FUEL CANOPY. SITE IMPROVEMENTS AS NEEDED WITH EXISTING ACCESS DRIVEWAY LOCATIONS TO REMAIN.



LEGAL DESCRIPTION
LOTS 1 THROUGH 4, INCLUSIVE, GREENWAY CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA, RECORDED IN BOOK 1324 OF MAPS, PAGE 27.

GENERAL NOTES
ALL SIGNAGE IS TO BE REVIEWED AND APPROVED UNDER SEPARATE SIGN PERMIT.

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager
ES

Drawn By
JW

Checked By
ES

Project Number
18037

30796
JEFFREY W. WINTER
Professional Engineer
Arizona, U.S.A.

CARIOCA CO.

GREENWAY CROSSING

N.E.C. GREENWAY ROAD AND LOOP 303
SURPRISE, ARIZONA 85388

Revisions

Date	Issued for
01-04-2019	Site Plan Review

SITE PLAN

SP-1

Project Manager	ES
Drawn By	DRC
Checked By	DRC
Project Number	18037

CARIOCA CO.

N.E.C. GREENWAY ROAD AND LOOP 303
SURPRISE, ARIZONA 85388

GREENWAY CROSSING

This drawing is an instrument of services and the property of Escencia Design and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method in whole or in part is prohibited without their written consent.

PLANT MATERIAL LEGEND

KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread)	QUANT.
EXISTING TREES			
(A) +	Portulacaia h. "Desert Museum"	Desert Museum Palo Verde	Existing to remain in place
(B) .	Cercophyllum mexicanum	Mexican Bird of Paradise	Existing to remain in place
(C) +	Portulacaia sissoo	Sissoo	Existing to remain in place
(D) +	Quercus virginiana	Heritage Live Oak	Existing to remain in place
(E) *	Washingtonia robusta	Mexican Fan Palm	Existing to remain in place
EXISTING SHRUBS			
(F) +	Xyris congestum "compocid"	Xyris	Existing to remain in place
(G) *	Dasyatis longisternum	Toddies Desert Spoon	Existing to remain in place
TREES			
(1) .	Portulacaia h. "Desert Museum"	Desert Museum Palo Verde	48" Box 10' 8" 3.5" 1 Double-Staked Typ.
(2) .	Dalbergia sissoo	Sissoo	48" Box 14' 10' 3" 2 Double-Staked Typ.
(3) .	Cercophyllum mexicanum	Mexican Bird of Paradise	36" Box 12' 6" 2.5" 6 Double-Staked Typ.
(4) .	Quercus virginiana	Heritage Live Oak	48" Box 10' 8" 3.25" 3 36" Box 9' 6" 2.5" 2 Double-Staked Typ.
LARGE SHRUBS			
(5) *	Leucophyllum longisternum	Rio Bravo Texas Ranger	5 gallon
MEDIUM AND SMALL SHRUBS			
(6) *	Muhlenbergia capillaris "Regal Mist"	Regal Mist Deer Grass	5 gallon
(7) *	Ruellia peninsularis	Bop Ruellia	5 gallon
GROUNDCOVERS			
(8) *	Lantana m. "New Gold"	New Gold Lantana	1 gallon
ACCENTS			
(9) *	Hesperaloe parviflora	Red Yucca	5 gallon
LANDSCAPE MATERIALS			
(10) *	Decomposed Granite	1 1/2" size screened	10
(11) *	Concrete Header	4" x 6" Curbside	2" Deep
(12) *	Existing Turf	Existing to remain in place and repair where construction occurs	Add new turf as needed
(12) *	Milodon Bermuda		

LANDSCAPE CALCULATIONS

NET AREA 68,705 Sq. Ft.	LANDSCAPE AREA 22,833 Sq. Ft. (33 %)
	GROUNDCOVER AREA 13,371 Sq. Ft. (59% OF L.A.)
	TURF AREA 9,462 Sq. Ft. (41% OF L.A.)
FRONTAGE LANDSCAPING:	
Linear Feet of Frontage 294'	Trees Provided - 15
Trees Required - 12	48" Provided - 3
48" Box Required (25%) - 3	36" Provided - 9
36" Box Required (75%) - 9	
*NOTE: These are all existing trees, so they are are longer than 48" box	
INTERIOR LANDSCAPING:	
Trees Required - 10	Trees Provided - 12
48" Box Required (50%) - 5	48" Provided - 5
GROUNDCOVER:	Provided - 55%
Required - 25%	

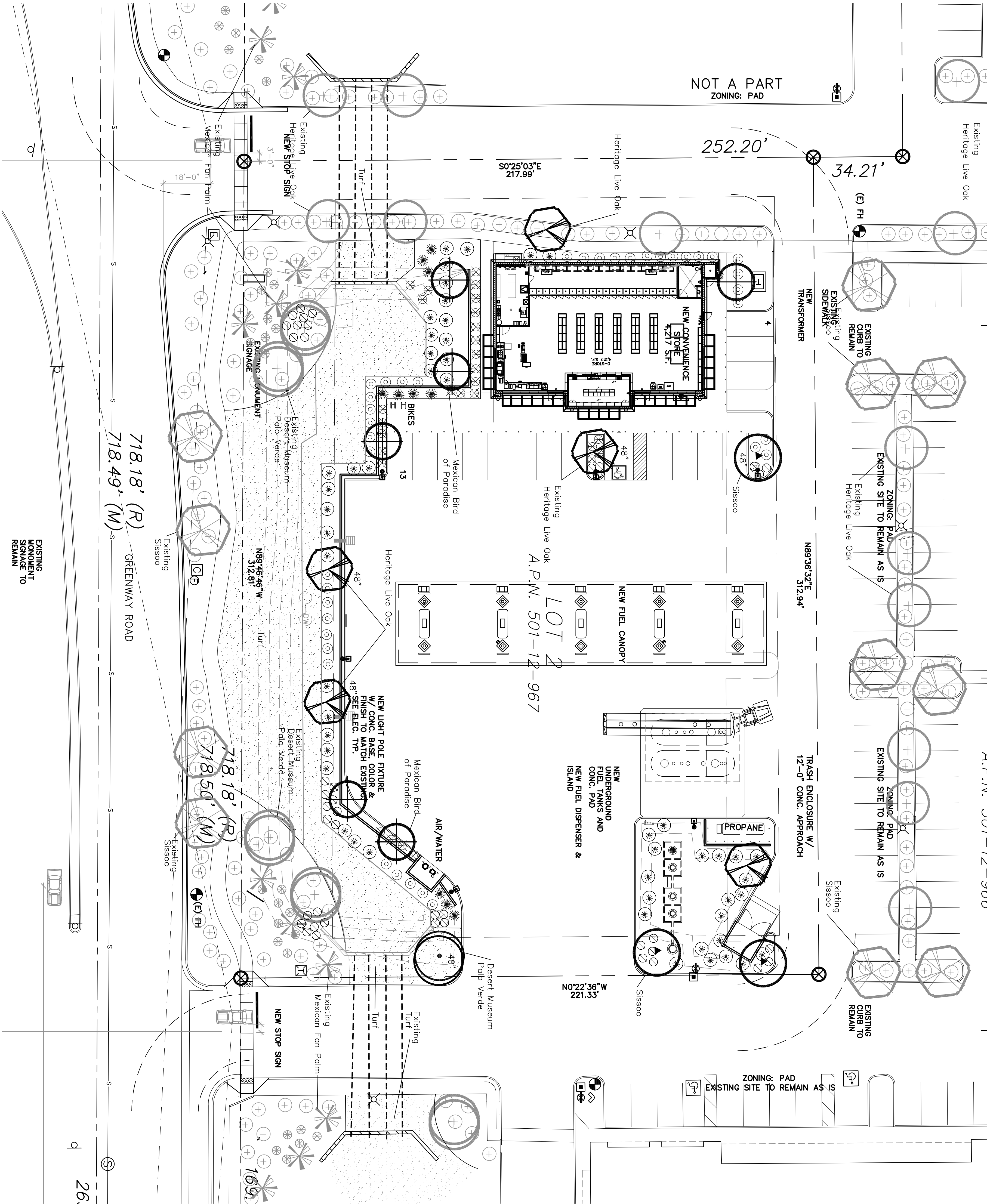
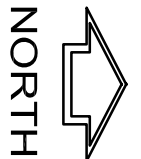
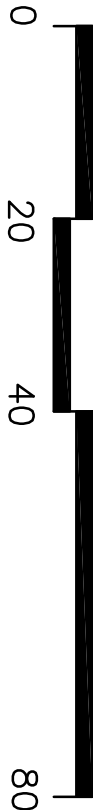


EXP. 06/30/2019



FINAL LANDSCAPE PLAN

SCALE 1"=20'-0"



esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager
ES

Drawn By
ES

Checked By
ES

Project Number
18037



CARIOCA CO.

N.E.C. GREENWAY ROAD AND LOOP 303
SURPRISE, ARIZONA 85388

GREENWAY CROSSING

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



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

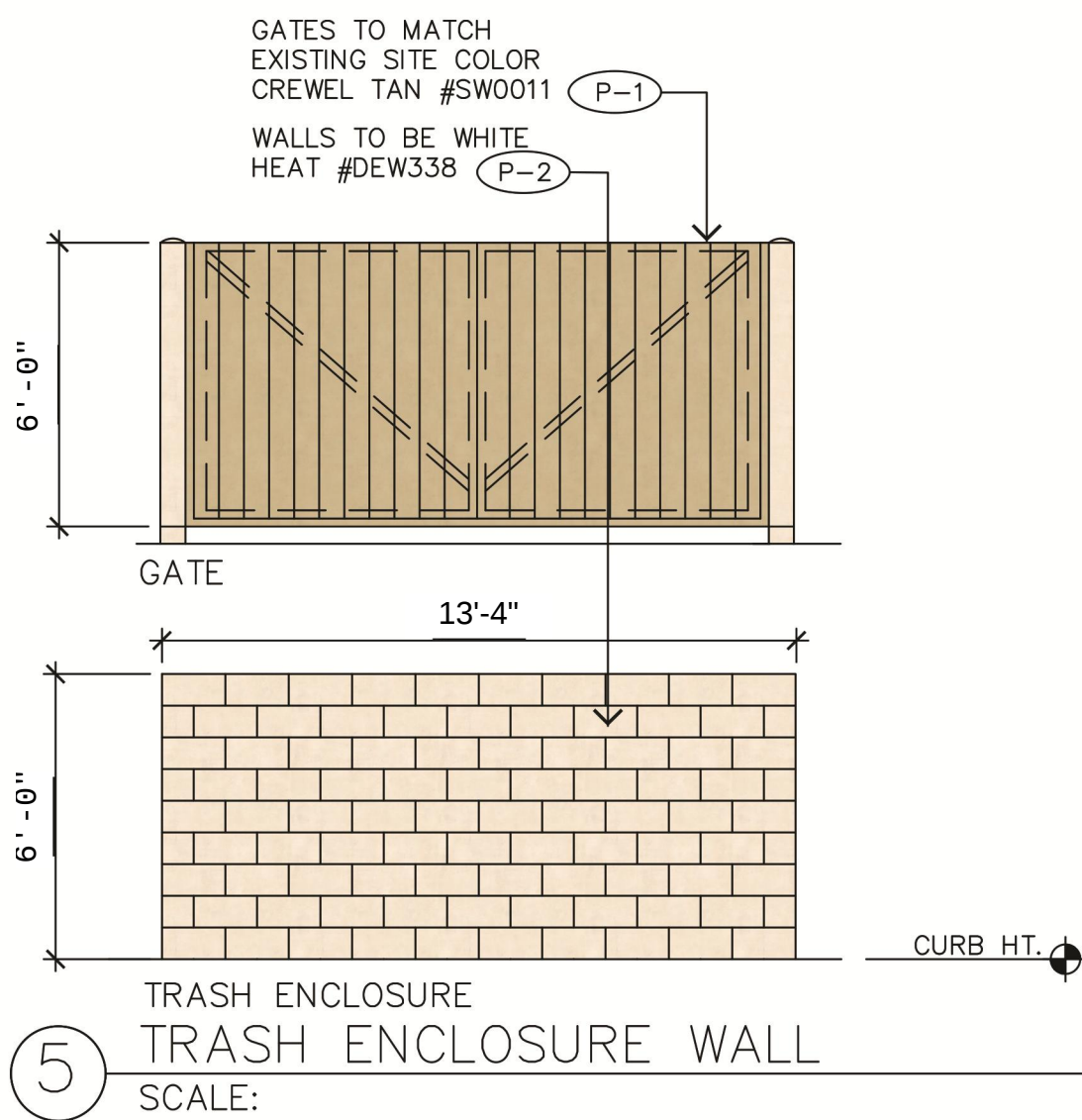


2 SOUTH BUILDING ELEVATION
SCALE: 1/8' = 1'-0"



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

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



5 TRASH ENCLOSURE WALL
SCALE:

Revisions

Date 01-04-2019 Issued for Site Plan Review

EXTERIOR BUILDING
ELEVATIONS

A-30

Project Manager
ES
Drawn By
ES
Checked By
ES
Project Number
18037



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GREENWAY CROSSING

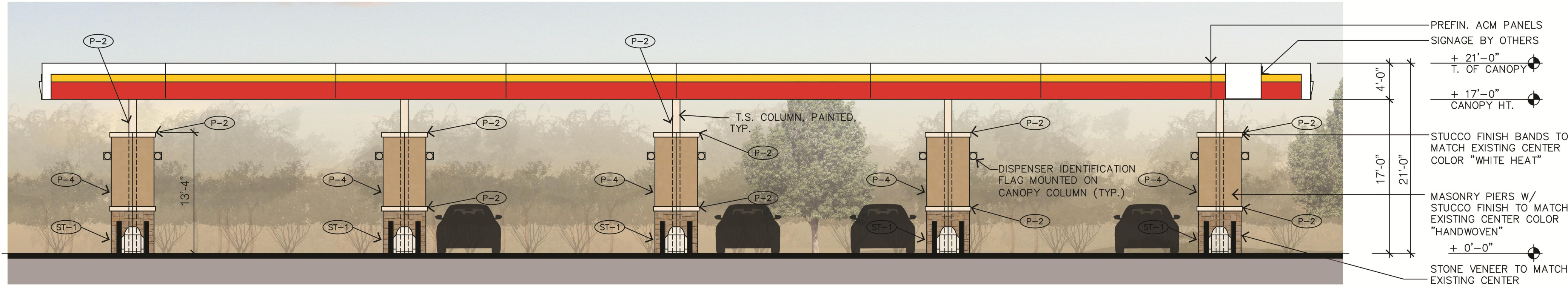
CARIOCA CO.

N.E.C. GREENWAY ROAD AND LOOP 303
SURPRISE, ARIZONA 85388

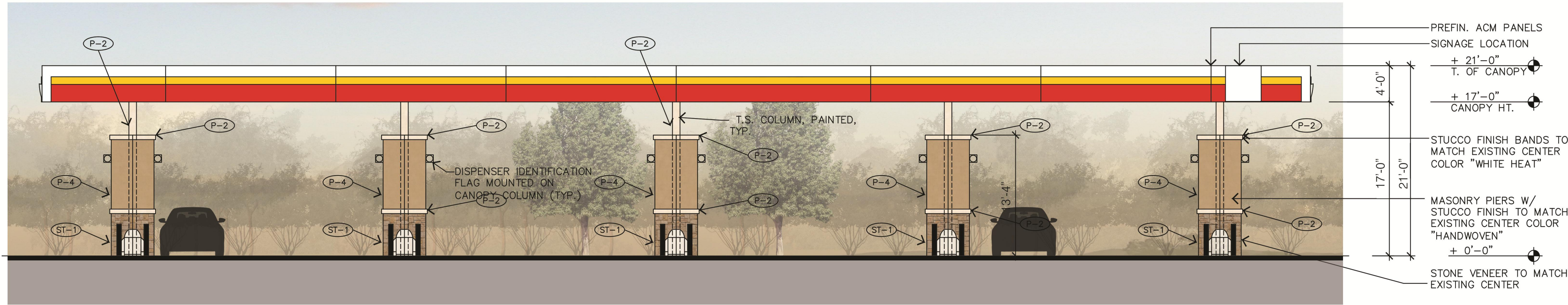
Revisions
Date
01-04-2019
Issued for
Site Plan Review

AUTO CANOPY ELEVATIONS
AND DETAILS

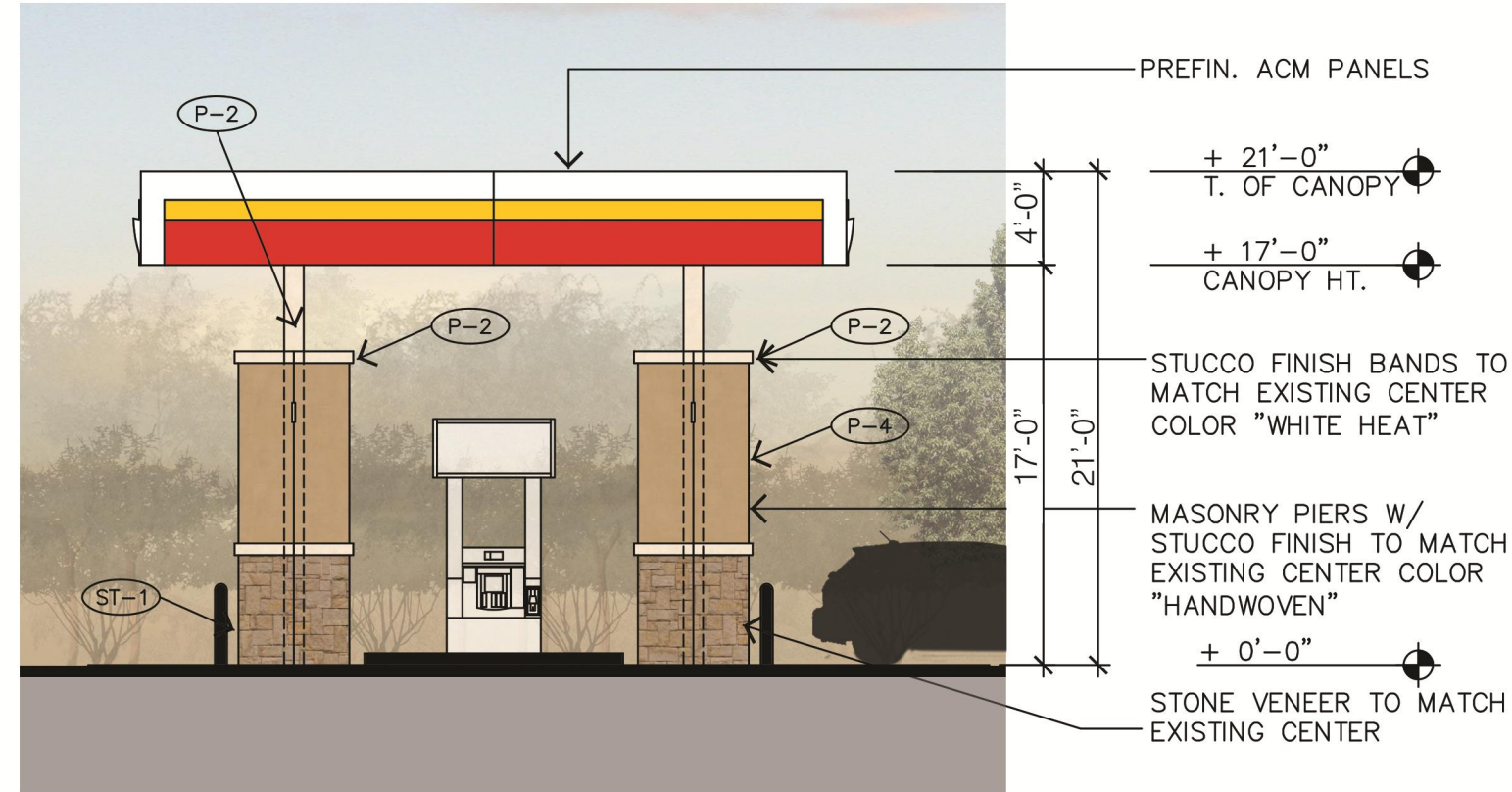
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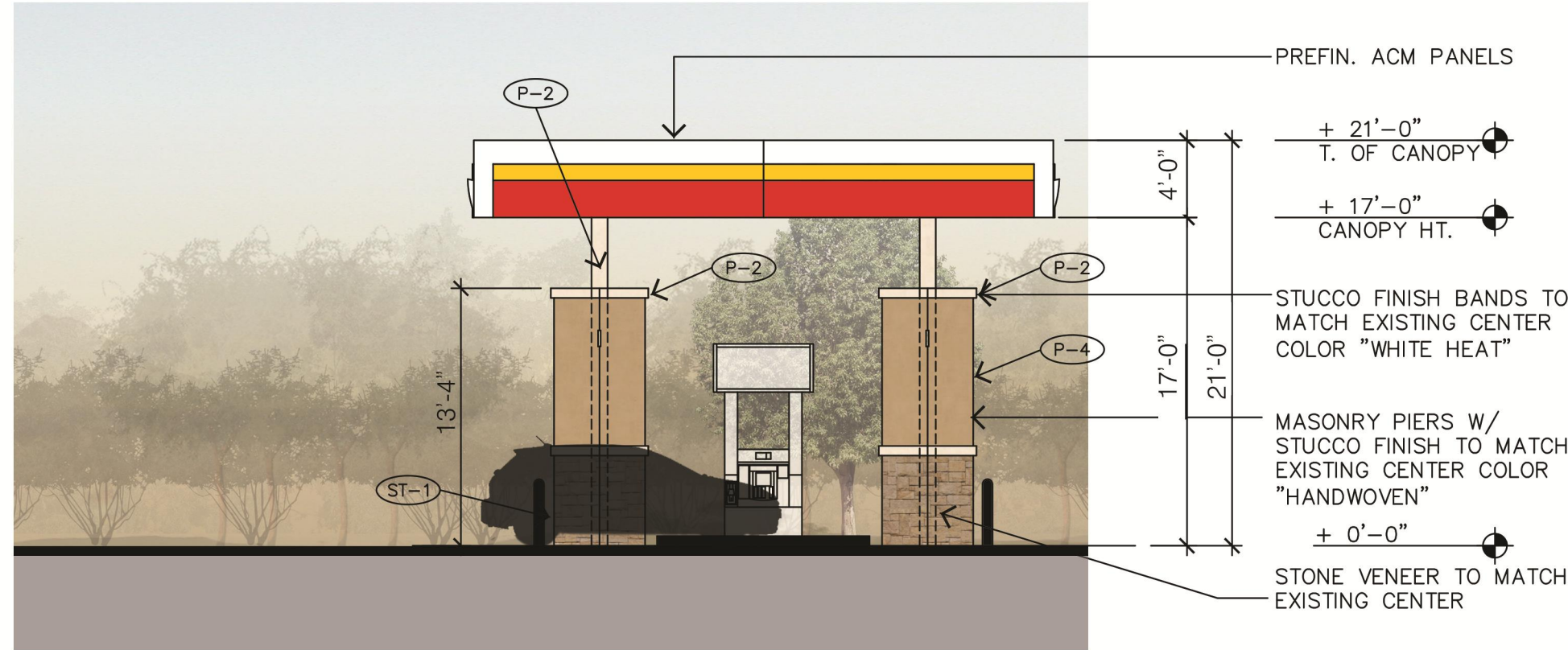
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SCALE: 1/8" = 1'-0"



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



3 SOUTH CANOPY ELEVATION — AUTO
SCALE: 1/8" = 1'-0"



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



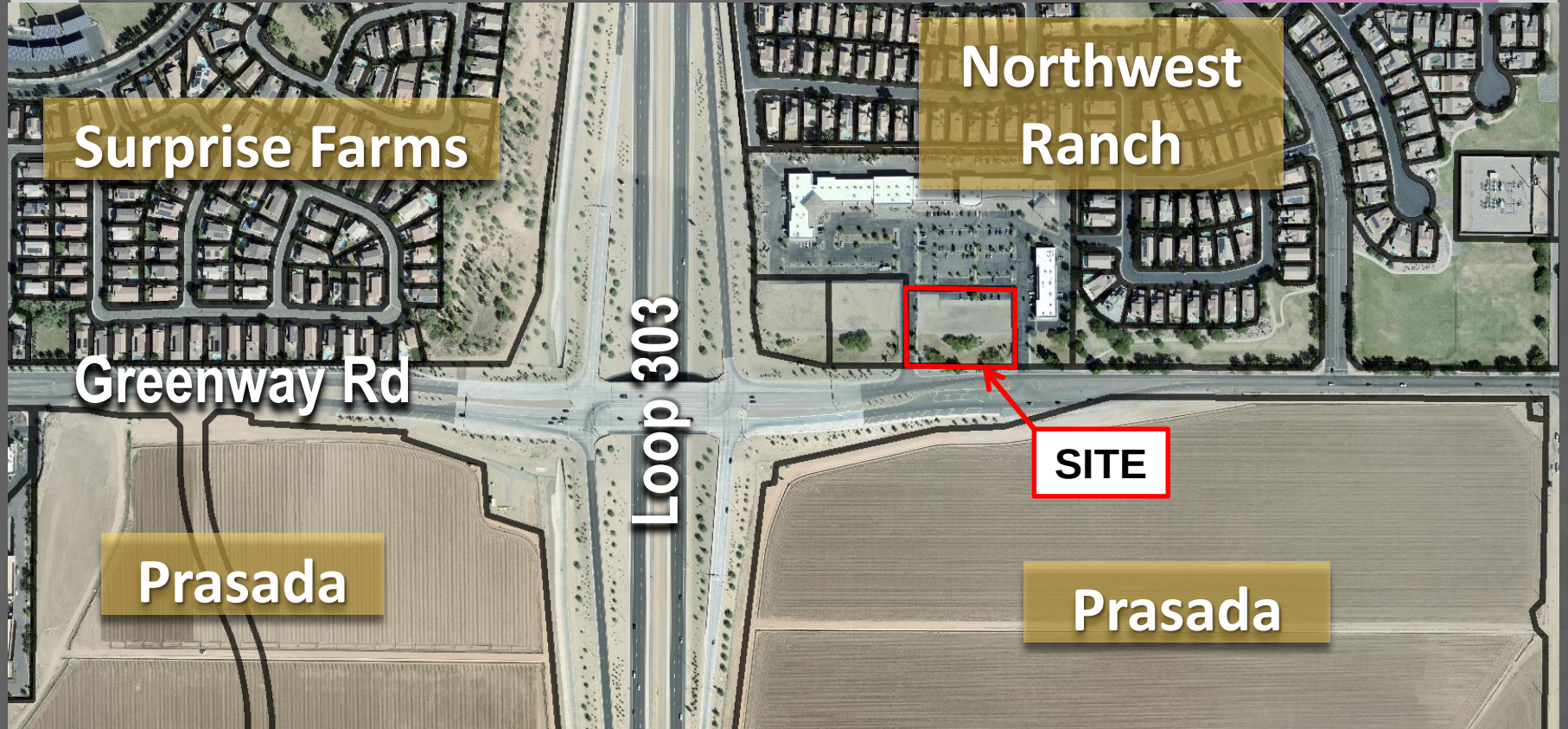
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Carioca Greenway Crossing

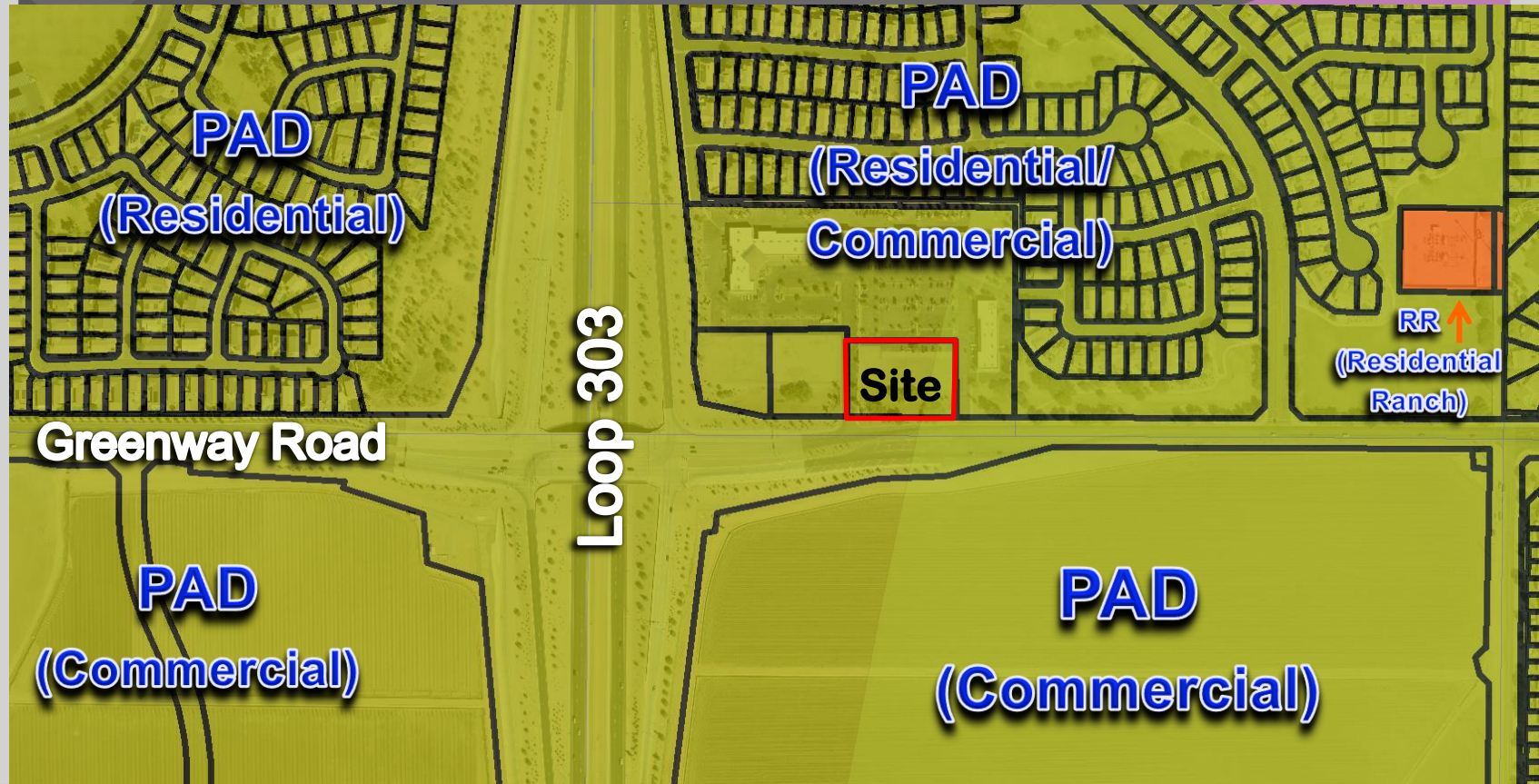
Planning & Zoning Commission

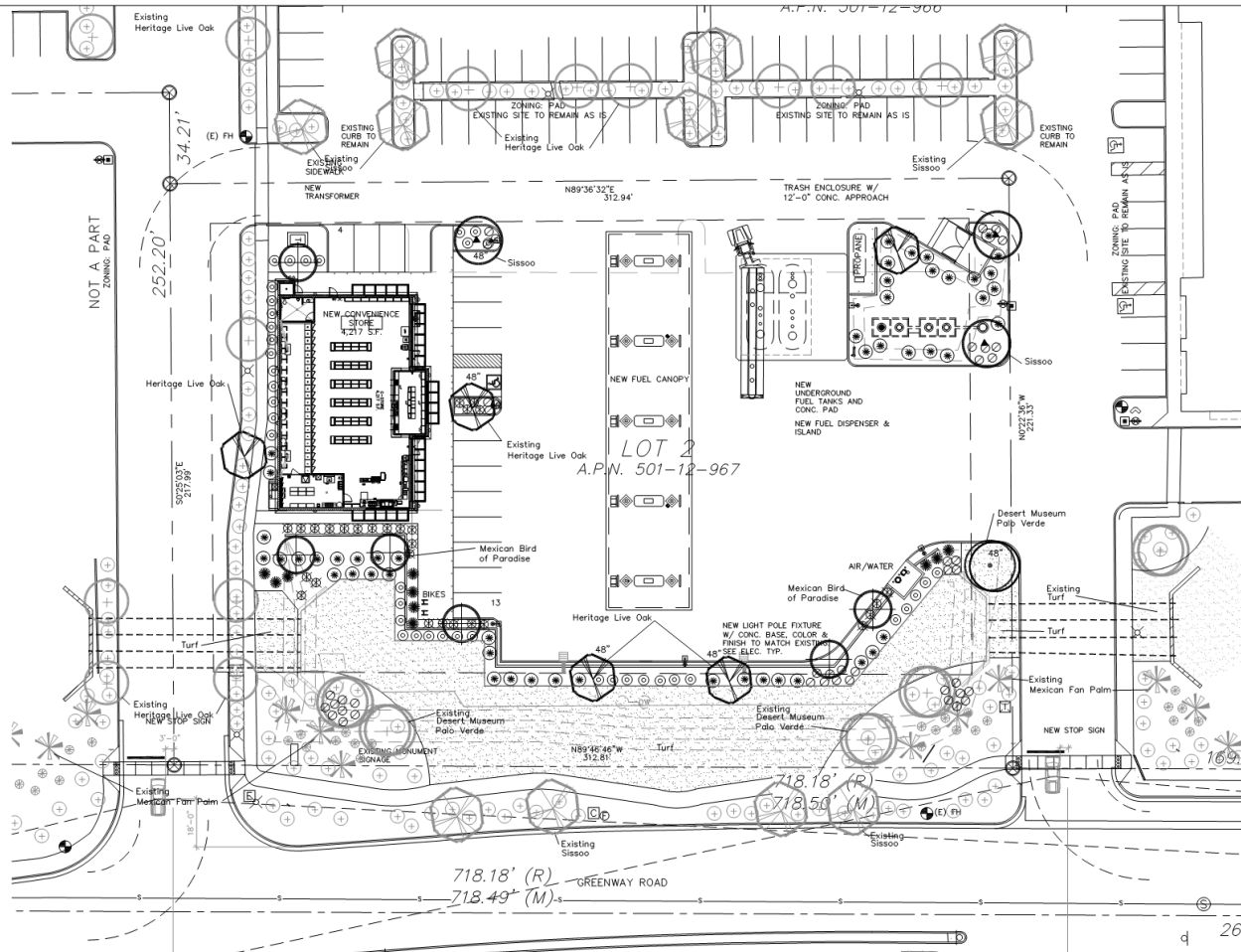
May 16, 2019

VICINITY MAP



SURROUNDING ZONING





PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	Height/Canopy/Spread	QUANT.
EXISTING TREES					
(A)		Parksonia h. 'Desert Museum'	Existing to remain	in place	
(B)		Casahuate mexicana	Existing to remain	in place	
(C)		Colbergia sissoo	Existing to remain	in place	
(D)		Quercus virginiana	Existing to remain	in place	
(E)		Washingtonia robusta	Existing to remain	in place	
(F)		Xylocarpus congestus 'compact'	Existing to remain	in place	
(G)		Casahuate longistylus	Existing to remain	in place	
NEW TREES					
(1)		Parksonia h. 'Desert Museum'	48" Box 12' 9" 3.5"	Double-Staked Typ.	1
(2)		Colbergia sissoo	48" Box 14' 10" 3"	Double-Staked Typ.	1
(3)		Casahuate mexicana	36" Box 12' 6" 2.5"	Double-Staked Typ.	6
(4)		Quercus virginiana	48" Box 10' 8" 3.25"	Double-Staked Typ.	2
LARGE SHRUBS					
(5)		Leucophyllum frangrans	5 Gallon		50
MEDIUM AND SMALL SHRUBS					
(6)		Muhlenbergia capillaris 'Regal Mist'	5 Gallon		35
(7)		Ruellia peruviana	5 Gallon		44
GROUNDCOVERS					
(8)		Lantana m. 'New Gold'	1 Gallon		48
ACCENTS					
(9)		Heperode parviflora	5 Gallon		10
LANDSCAPE MATERIALS					
(10)		Decomposed Granite	1/2" size screened		
(11)		Desert Gold	2" x 8" Curbside		
(12)		Concrete Header	2" Deep		
(13)		Existing Turf	Existing to remain in place and repair where construction occurs		
(14)		Midiron Bermuda	Add new turf as needed		

LANDSCAPE CALCULATIONS

NET AREA	LANDSCAPE AREA
68,705 Sq. Ft.	22,833 Sq. Ft. (33 %)
	GROUNDCOVER AREA
	13,371 Sq. Ft. (59% OF L.A.)
	TURF AREA
	9,462 Sq. Ft. (41% OF L.A.)

FRONTAGE LANDSCAPING:

Linear Feet of Frontage 294'	
Trees Required - 12	Trees Provided - 15
48" Box Required (25%) - 3	48" Provided - 3
36" Box Required (75%) - 9	36" Provided - 9

*NOTE: These are all existing trees, so they are
are larger than 48" box

INTERIOR LANDSCAPING:

Trees Required - 10	Trees Provided - 12
48" Box Required (50%) - 5	48" Provided - 5
GROUNDCOVER:	
Required - 25%	Provided - 55%

1743 E
T

Project No.
Drawn By
DRC
Checked By
DRC
Project No.
18037

GREENWAY CROSSING

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



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



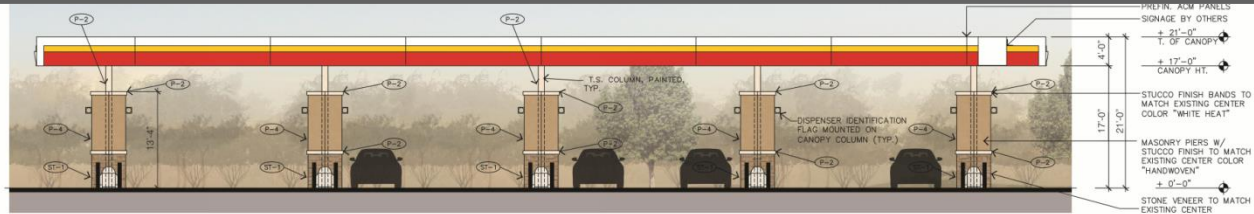
② SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



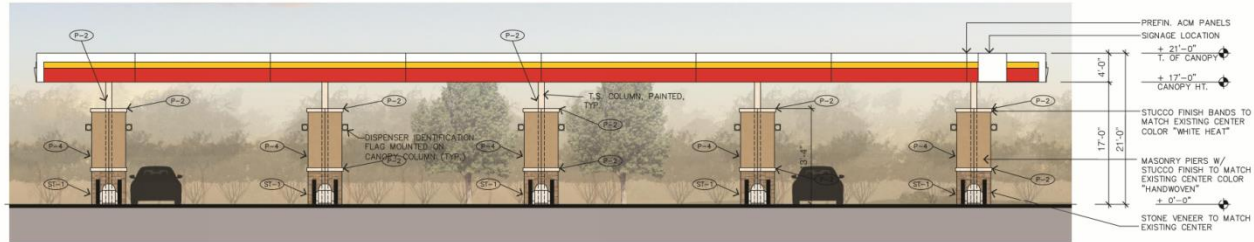
① WEST BUILDING ELEVATION
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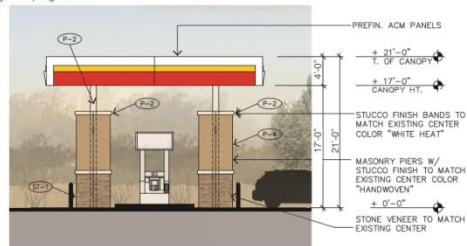
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0' 4' 8' 16'



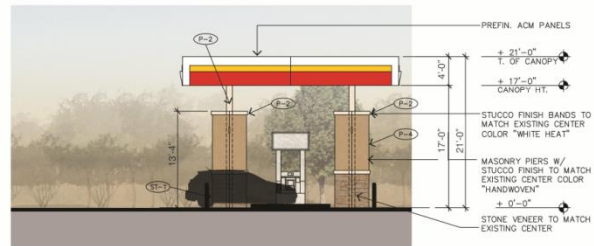
① WEST CANOPY ELEVATION — AUTO
SCALE: 1/8" = 1'-0"



② EAST CANOPY ELEVATION — AUTO
SCALE: 1/8" = 1'-0"



③ SOUTH CANOPY ELEVATION — AUTO
SCALE: 1/8" = 1'-0"



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

STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'A' through 'C'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 16, 2019 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Surprise Planning Area Development Constraint Map Presentation

Motion:

Discussion Only

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 16, 2019
Submitting Department: Agenda Creation
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Executive Disclaimer

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
