



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 17, 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 July 6, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 6 | Consideration and action regarding the Conditional Use Permit and Site Plan for a Whataburger restaurant with drive-through facility located southeast of Litchfield Rd. and Waddell Rd. Case FS22-0897 | Leslie Carnie
Community
Development |
| 3. | District 3 | Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515. | Chris Sexton
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a proposed Conditional Use Permit for a drive-through facility on Pad B of the Asante Retail Center, a property generally located at the northwest corner of 163 rd Avenue and Pat Tillman Blvd. Case FS23-0039. | Trevor Fleetham
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

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

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

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

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday August 9, 2023 @ 2:00 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 17, 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 July 6, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the July 6, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 07-06-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 06, 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 July 06, 2023.

A. ROLL CALL

In attendance were Vice Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating, Commissioner Dennis Smith, Commissioner Ken Chapman, and Commissioner Jay Leonard arrived at 6:04pm. Commissioner Dennis Bash has an excused absence.

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Leslie Carnie, Current Planner; Tanner Wessel, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Lloyd Abrams gave appreciation and gratitude to Ellen Van Riper for her service to the City of Surprise and Planning and Zoning Commission

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 June 15, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the June 15, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Commissioner Leonard abstained. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 2 – Presentation and action pertaining to a Zone Change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS23-0198.

Leslie Carnie, Current Planner, presented item 2 to the Commission.

Vice Chair Holland opened the public hearing.

Keli Price, Surprise, AZ- Current Homeowner that faces the subject property line, who is not in support of zone change because of management companies poor Better Business Bureau rating.

Vurl Warmoth- Surprise, AZ- Changes to the plan were better than the original, but property should retain commercial zoning.

Karen Coggins- Surprise, AZ- Homeowner of Sun Village had concerns of easement of property and the consideration of redirecting traffic on Summerfield.

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

The Commission discussed the following:

- Traffic/High density traffic to neighborhood
- Drainage Solutions
- Property zoning more suitable fit for Residential High Density

Commissioner Keating made a motion to recommend approval to the Zone Change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 4 votes in favor. Commissioner Smith and Commissioner Chapman voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – District 4 – Consideration and action regarding a Site Plan for Crossroads at Surprise generally located north of Bell Road and east of Dysart Road subject to stipulations “a” through “f”. Case FS23-0064

Tanner Wessel, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

None.

Commissioner Keating made a motion to approve the Site Plan for Desert Cove Office Warehouse subject to stipulations 'a' through 'f'. Vice Chair Holland seconded the motion. Motion passed with 6 votes in favor.

Item 4 – Internal – Nomination and selection of the Planning and Zoning Commission Chair

Commissioner Smith nominated Jared Holland for the position of Chair for the Planning and Zoning Commission.

Commissioner Smith made a motion to nominate Jared Holland for the position of Chair for the Planning and Zoning Commission. Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 5 – Internal – Potential nomination and selection of the Planning and Zoning Commission Vice Chair.

Commissioner Rosenbaum nominated Ken Chapman for the position of Vice Chair for the Planning and Zoning Commission.

Commissioner Rosenbaum made a motion to nominate Ken Chapman for the position of Vice Chair for the Planning and Zoning Commission. Commissioner Smith seconded the motion. Motion passes with 6 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 Rosenbaum made a motion to adjourn; Commissioner Smith seconded the motion. All voted in favor.

Meeting adjourned at 6:56 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: August 17, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Consideration and action regarding the Conditional Use Permit and Site Plan for a Whataburger restaurant with drive-through facility located southeast of Litchfield Rd. and Waddell Rd. Case FS22-0897

Motion:

Motion to approve the Conditional Use Permit and Site Plan for Whataburger (Case FS22-0897) subject to stipulations “a” - “e”.

Background:

The subject request involves a Conditional Use Permit and Site Plan to construct a 3,751 Whataburger restaurant with a drive-through facility. The site is an approximately 1.38-acre vacant parcel generally located on the southeast of Litchfield Rd. and Waddell Rd.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS22-0897 Whataburger - Staff report
2. 01-FS22-0897 Whataburger - Vicinity Map
3. 02-FS22-0897 Whataburger - Zoning Map
4. 03-FS22-0897 Whataburger - Site Plan

5. 04-FS22-0897 Whataburger - Landscape Plan
 6. 05-FS22-0897 Whataburger - Elevations
 7. 06-FS22-0897 Whataburger - Luke Letter
 8. 07-FS22-0897 Whataburger - Citizen Participation Report
 9. 08-FS22-0897 Whataburger - Affidavit of Posting
 10. FS22-0897-Whataburger - Presentation
-

Conditional Use Permit

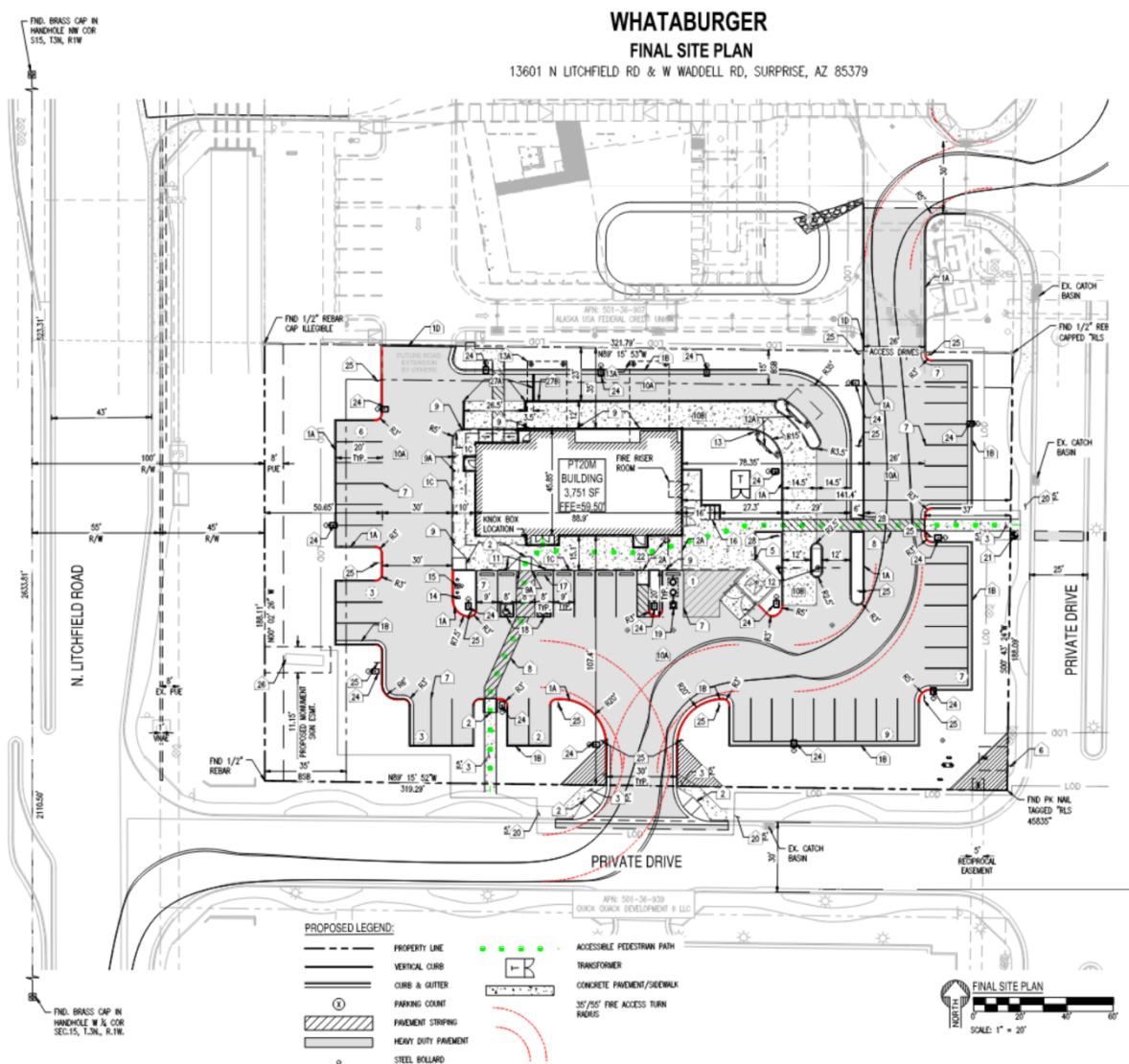
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS22-0897
2		
3	Project Name:	Whataburger
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	August 17, 2023
8		
9	Planner:	Leslie Carnie, Planner II
10		
11		
12	Owner:	CVP – Waddell Litchfield LLC.
13		
14	Applicant:	Beth Malvestiti with Sustainability Engineering
15		
16	Request:	Conditional Use Permit with Site Plan for a Whataburger restaurant with drive-through facility.
17		
18		
19	Site Location:	Generally located southeast of Litchfield Rd. and Waddell Rd.
20		
21		
22	Site Size:	Approximately 1.38 acres
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
25		
26		
27	Support/Opposition:	Refer to the attached Citizen Participation Report
28		
29	Staff Recommendation:	Staff recommends the Commission approve case FS22-0897 subject to stipulations ‘a’ through ‘e’.
30		

PROJECT DESCRIPTION:

Beth Malvestiti with Sustainability Engineering requests a Conditional Use Permit with Site Plan to allow for a new Whataburger restaurant with a drive-through generally located southeast of Litchfield Rd and Waddell Rd.

The subject site is an approximately 1.38-acre vacant pad. It is accessed through internal drive aisles on the south and north sides of the property. The project requires 23 on-site parking spaces per Title 17 standards for Convenience/Take-Out Restaurants and 45 parking spaces are being provided. A queuing study determined that the drive-through would require queuing and stacking for 12 vehicles. The proposed single drive through lane has a queuing length of 410' and can accommodate the 17 vehicles prior to reaching the pick-up window.



EXISTING ZONING:

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



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

52 **BACKGROUND:**

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

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

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

60 **March 17, 2022:** Staff met with the applicant to discuss the subject project during a regularly
61 scheduled Concept Review meeting under Case CR22-0133

62 **June 29, 2022:** The applicant filed a request for a Conditional Use Permit with Site Plan
63 under Case FS22-0897, the subject case.

64 **October 10, 2022:** The applicant held a Citizen Outreach meeting. A summary of this
65 meeting is included in the Citizen Participation Report attached to this staff report.

66
67
68 **ANALYSIS AND DISCUSSION:**

69
70 The subject site is zoned Planned Area Development (PAD) and has the land use
71 designation of C-2 within the Surprise Pointe PAD. The subject parcel is a part of the partially
72 developed commerce center.

73
74 The Surprise Pointe PAD lists the uses allowed in C-2 area as those uses permitted in the
75 Community Commercial (C-2) zoning district of Title 17. The Title 17 zoning ordinance
76 requires that convenience restaurants obtain approval of a CUP. Analysis of any proposed
77 Conditionally Permitted use is to be based on the use specific standards listed under Section
78 17.28.080 (C) of Title 17. These standards include the following:

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

82 **Analysis:** The subject site is located approximately 950 feet from the nearest
83 residential zone.

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

86 **Analysis:** Six-inch curbs are proposed throughout the site.

ARCHITECTURE

The proposed modern architecture complements the existing Surprise Pointe commerce center by incorporating similar cornices, the same neutral color palette and stone veneer as the existing buildings. Architectural brick and stone veneer, metal panels, and a painted stucco system provide architectural interest.



LANDSCAPE:

The low water use plant palette complements the existing landscaping in both ROW and the Surprise Pointe commerce center. The proposed 48% landscape coverage area exceeds the 15% requirement in Title 17.

110 **CITIZEN OUTREACH:**

111 The applicant held a hybrid virtual and in-person neighborhood meeting on October 10, 2022.
112 The meeting was held at the Residence Inn on Bullard Ave. and Paradise Ln. There were no
113 attendees at the meetings and City staff has not received any comments or concerns
114 regarding the project. A summary of those meetings can be found in the attached Citizen
115 Outreach Report.

116
117 **CONFORMANCE WITH ADOPTED PLANS:**

118 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan
119 2035. The subject property is within the Employment Character Area, which supports uses
120 such as that proposed.

121
122 *The proposed development adheres to the Employment Character Area Development by*
123 *providing supporting commercial uses to serve workers and patrons of the Surprise Pointe*
124 *development.*

125
126 *The proposed development adheres to the General Plan Development Guidelines common*
127 *to all Community Commercial Types. The rooftop components and parking areas are*
128 *properly screened. The site plan exhibits adequate drive-through queuing and parking lot*
129 *circulation.*

130
131 **REVIEWING AGENCIES:**

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

135
136 **SUMMARY:**

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

139
140 **FINDINGS:**

- 141
 - The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan demonstrates compliance with the Surprise Pointe PAD.
 - The proposed Site Plan demonstrates compliance with applicable development standards of Title 17.
 - The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject case FS22-0897, subject to stipulations 'a' through 'e'.

- a. Development and use of the site shall be consistent with the Site Plan entitled "Final Site Plan", prepared by SEG, and received June 06, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Landscape Plan", prepared by SEG, and received June 06, 2023.
- c. Building Architecture shall be consistent with the Elevations entitled "Exterior Elevations", prepared by SEG, and stamped received November 28, 2022.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

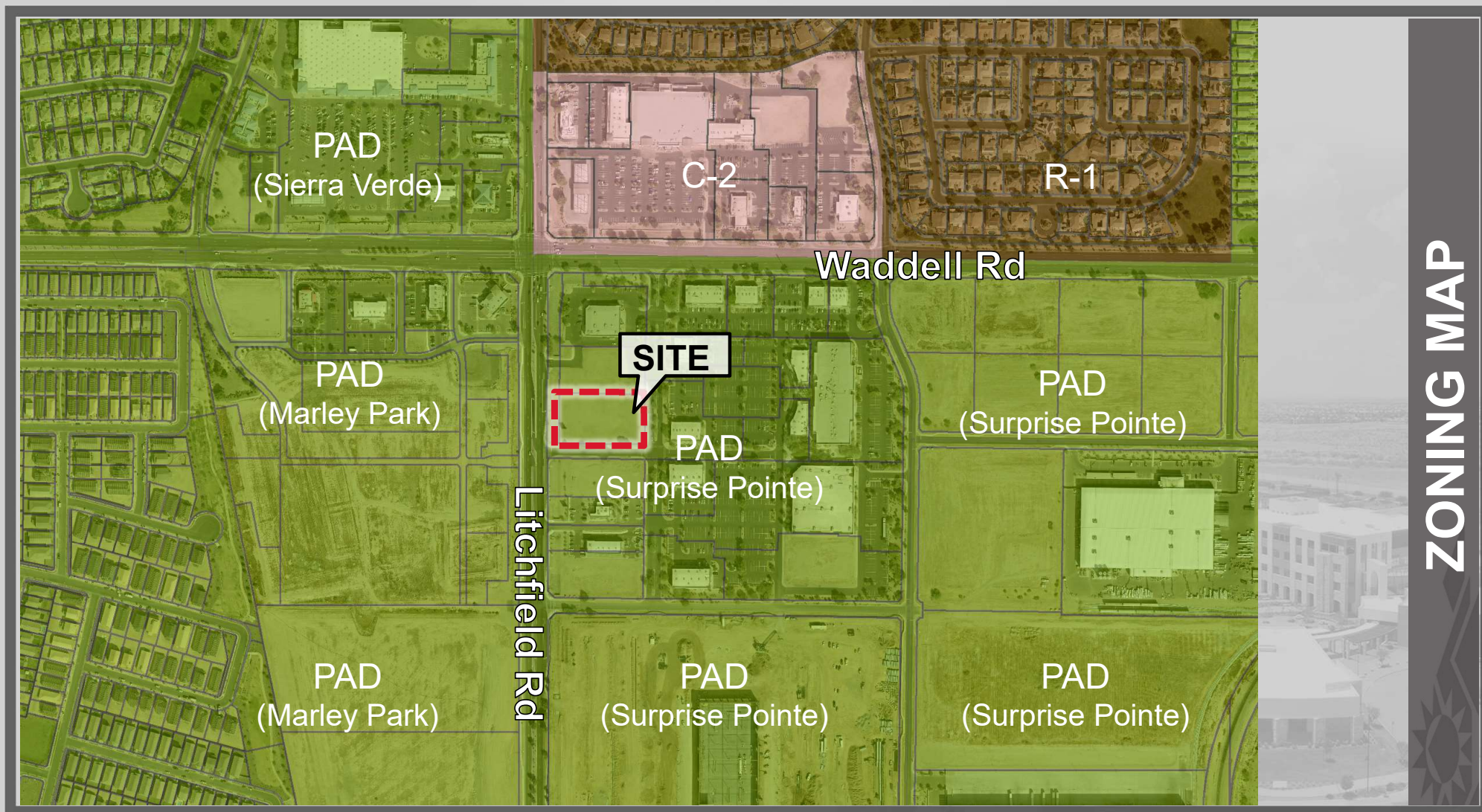
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

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



VICINITY MAP



ZONING MAP

WHATABURGER

FINAL SITE PLAN

13601 N LITCHFIELD RD & W WADDELL RD, SURPRISE, AZ 85379



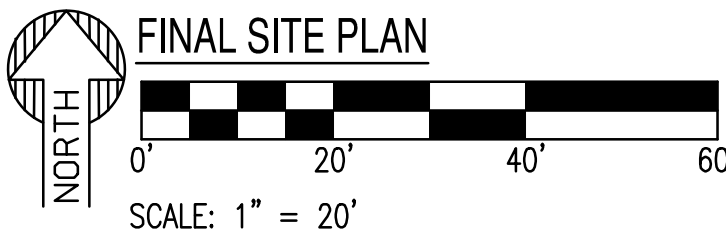
SITE PLAN CONSTRUCTION KEY NOTES

- 1A 6" VERTICAL CURB PER GRADING PLANS.
- 1B 6" CURB AND GUTTER PER GRADING PLANS.
- 1C TURNDOWN SLAB PER GRADING PLANS.
- 1D 6" EXTRUDED CURB PER GRADING PLANS.
- 2 ACCESSIBLE RAMP PER GRADING PLANS.
- 2A LOADING ZONE RAMP PER GRADING PLANS.
- 3 CONCRETE SIDEWALK, WIDTH PER PLAN.
- 5 TRASH ENCLOSURE WALL. REFER TO ARCH PLANS FOR ELEVATIONS AND DETAILS FOR WALLS AND GATES.
- 6 INSTALL STOP SIGN PER DET. 7/C2.20.
- 7 PROVIDE 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8 PROVIDE 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 9 INSTALL 6" STEEL BOLLARDS PER DET. 1/C2.20.
- 9A INSTALL 6" LIT STEEL BOLLARDS PER DET. D4/S5.1.
- 10A PROVIDE HEAVY DUTY ASPHALT PAVEMENT PER GRADING PLANS.
- 10B PROVIDE CONCRETE PAVEMENT WITH JOINT LAYOUT PER GRADING PLANS.
- 11 INSTALL ACCESSIBLE PARKING SIGN PER DET. 2/C2.20.
- 12 INSTALL DRIVE-THRU CLEARANCE BAR PER DET. D4/A6.8.
- 12A INSTALL DRIVE-THRU MENU BOARD & SPEAKER POST PER DET. A2/A6.8.
- 13 MENU BOARD CANOPY ABOVE PER ARCHITECTURAL PLANS.
- 13A 4' RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 14 INSTALL FREE STANDING MAILBOX BY G.C.
- 15 INSTALL 28" HIGH FLAG POLE BY G.C.
- 16 INSTALL BIKE RACK PER DET. 3/C2.20. (4 SPACES).
- 17 INSTALL WHEEL STOP PER DET. 5/C2.20. (TYP. 25).
- 18 PROVIDE PAINTED SYMBOL OF ACCESSIBILITY PER DET. 4/C2.20.
- 19 GREASE INTERCEPTOR BY BUILDING CONTRACTOR.
- 20 PRIVATE EXISTING SIDEWALK, WIDTH PER PLAN.
- 21 PRIVATE FIRE HYDRANT, PER UTILITY PLAN.
- 22 PROPOSED FDC LOCATION.
- 23 PROVIDE CONTROL JOINT PER GRADING PLANS (NOT USED)
- 24 LIGHT POLE PER SITE ELECTRICAL PLAN.
- 25 INSTALL NO PARKING FIRE LANE SIGN, PER CITY OF SURPRISE MUNICIPAL CODE SEC 54 89 (a) (14) AND PUBLIC SAFETY SITE PLAN (C2.30).
- 26 EXISTING MONUMENT SIGN.
- 27A PROVIDE STOP LINE WITH 12" WIDE YELLOW PAINT.
- 27B PROVIDE DIVIDING LINE WITH 4" WIDE YELLOW PAINT.
- 28 INSTALL PEDESTRIAN CROSSING SIGN PER DET. 6/C2.20.

PROPOSED LEGEND:

- PROPERTY LINE
- VERTICAL CURB
- CURB & GUTTER
- (X) PARKING COUNT
- PAVEMENT STRIPING
- HEAVY DUTY PAVEMENT
- STEEL BOLLARD

- ACCESSIBLE PEDESTRIAN PATH
- TRANSFORMER
- CONCRETE PAVEMENT/SIDEWALK
- 35'/55' FIRE ACCESS TURN RADIUS



CASE NO.: FS22-0897

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



Desert De Oro Foods
INC



PROJECT:
WHATABURGER

LOCATION:
N LITCHFIELD RD & W
WADDELL RD
SURPRISE, AZ 85379

DATE: 06/05/2023

ISSUED FOR: CUP/SITE PLAN

REVISION NO.: DATE:

1	
2	
3	
4	

JOB NO.: 220110

SHEET TITLE:

FINAL
SITE PLAN

PAGE NO.: 6 OF 21

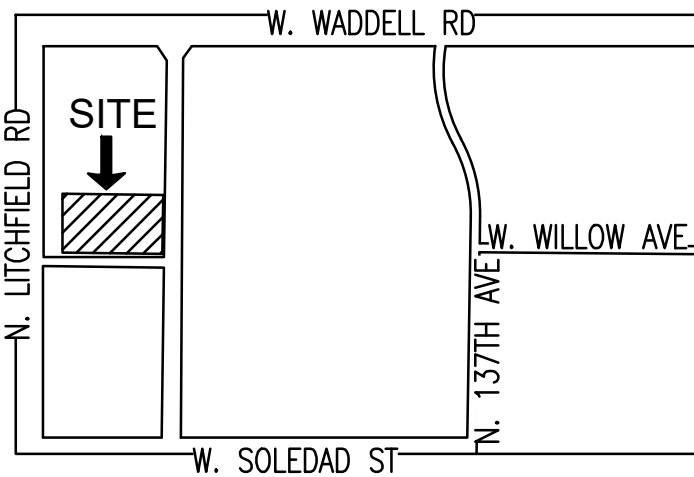
SHEET NO.: C2.10

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WHATABURGER

PUBLIC SAFETY SITE PLAN

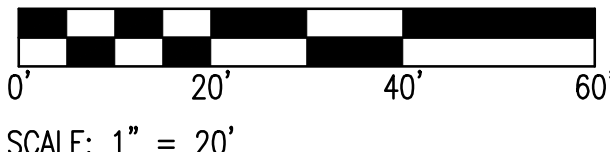
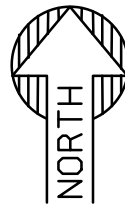
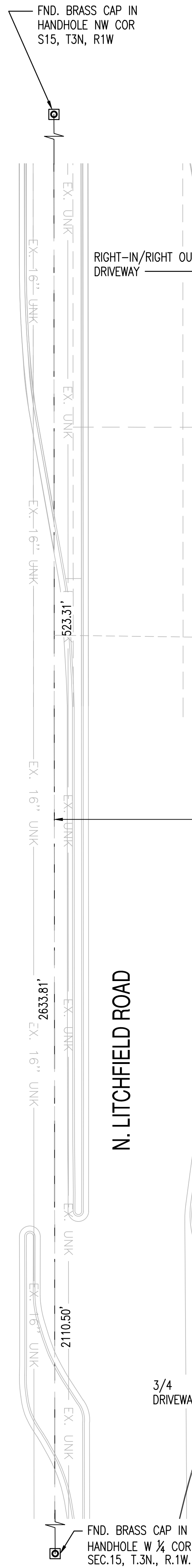
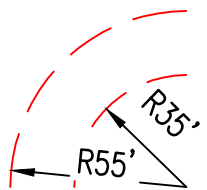
13601 N LITCHFIELD RD, SURPRISE, AZ 85379



PROPOSED LEGEND:

- PROPERTY LINE
- ACCESSIBLE PATH
- FIRE LANE, RED PAINTED CURB
- EXISTING RED PAINTED CURB
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SIGNS
- AASHTO SU-40

FIRE TURNING TEMPLATE
(NTS)



CASE NO.: FS22-0897

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



Desert De Oro Foods
INC



PROJECT
WHATABURGER

LOCATION
N LITCHFIELD RD & W
WADDELL RD
SURPRISE, AZ 85379

DRAWN: TE 05/25/2023
DESIGNED: DY 05/25/2023
QC: SC 05/24/2023
FINAL QC: SO 05/25/2023
PROJ. MGR: AF 05/25/2023

DATE: 06/05/2023

ISSUED FOR:

CUP/SITE PLAN

REVISION NO.	DATE
1	
2	
3	
4	

JOB NO.: 220110

SHEET TITLE:

PUBLIC SAFETY SITE
PLAN

PAGE NO.:

8 OF 21

SHEET NO.:

C2.30

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USE AND OCCUPANCY CLASSIFICATION				IBC 2018	SECTION 302
	USE GROUP 303.3	CONSTRUCTION TYPE TABLE 601	FIRE PROTECTION 903.2.1.2	MIXED USE SECTION 508.3	AREA (SF)
CLASSIFICATION	ASSEMBLY GROUP A-2	VB	SPRINKLERED	MAJOR OCCUPANCY A-2 NON SEPARATED OCC.	3,751
ACTUAL BUILDING AREA					3,751
MIXED USE	ASSEMBLY, STORAGE, BUSINESS				

GENERAL BUILDING SUMMARY			IBC 2018	TABLE 504.3
BUILDING HEIGHT LIMITATIONS	STORIES	BUILDING AREA LIMITATIONS (PER FLOOR)	AREA (SF)	
ALLOWABLE HEIGHT LIMITATION	1 STORY, 40'	ALLOWABLE AREA LIMITATION	6,000	
ALLOWABLE HEIGHT INCREASE (SPRINKLER SYS.)	1 STORY, 20'	ALLOWABLE AREA	300%	
OTHER	N/A	ALLOWABLE AREA INCREASE (SEPARATION)	N/A	
TOTAL ALLOWABLE HEIGHT	60'	TOTAL ALLOWABLE AREA	24,000	
ACTUAL HEIGHT (IN STORIES)	1 STORY, 21'-0"	ACTUAL BUILDING AREA	3,751	

FIRE RESISTANCE RATINGS		AUTOMATIC SPRINKLER SYSTEM		IBC 2018	TABLE 601
BUILDING ELEMENT	RATING (HOURS)	DESIGN NO.	REMARKS		
STRUCTURAL FRAME	0		TABLE 601		
BEARING WALLS: EXTERIOR	0		TABLE 601		
BEARING WALLS: INTERIOR	0		TABLE 601		
NONBEARING WALLS: EXTERIOR	0		TABLE 602		
NONBEARING WALLS: INTERIOR	0		TABLE 601		
FLOOR CONSTRUCTION	0		-		
ROOF CONSTRUCTION	0		-		
CORRIDORS	0		TABLE 1018.1		
OPEN EGRESS STAIRS	N/A		-		

FIRE RESISTANCE RAITINGS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE			IBC 2018	TABLE 602
MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION	ACTUAL FIRE SEPARATION		
0	X≥30	X≥30		

OCCUPANT LOAD				IBC 2018	TABLE 1004.1.2
OCCUPANCY	AREA (SF)	FACTOR	LOAD (OCCUPANTS)	REMARKS	
STORAGE	708	300 SF	3		
BUSINESS	59	100 SF	1		
COMMERCIAL KITCHEN	886	200 SF	5		
FLEX SEATING	-	ACTUAL	35		
FIXED SEATING	-	24" PER PERSON	41	984 LINEAR INCHES OF SEATING	
WAITING	224	15 SF	15	224 SF	
RESTROOMS	202	0 NET			
TOTAL	2140		100		

MEANS OF EGRESS			IBC 2018	CHAPTER 10
EGRESS WIDTH	FACTOR (INCHES PER OCCUPANT)	REQUIRED (INCHES)	PROVIDED (INCHES)	REMARKS
DOORS, RAMPS, COORIDORS	0.2	20	150	1005.3.2
EXIT ACCESS REQUIREMENTS		MINIMUM UNITS	PROVIDED UNITS	REMARKS
MINIMUM NUMBER OF EXITS		2	3	1006.3.1
MINIMUM CORRIDOR WIDTH (INCHES)		44	44	1020.2
STORE MINIMUM EXIT SEPARATION (FEET)		32	41	1007.1.1
MAXIMUM LENGTH OF EXIT ACCESS TRAVEL (FEET)		250	<250	1017.2
MAXIMUM DEAD ENDS: (FEET)		20	<20	1029.9.5
MAXIMUM COMMON PATH OF EGRESS TRAVEL (FEET) IN B OCCUPANCY		100	<75	1006.2.1
MAXIMUM COMMON PATH OF EGRESS TRAVEL (FEET) IN A OCCUPANCY		30	<30	1029.8

INTERIOR FINISHES		IBC 2018	TABLE 803.1
MAXIMUM FLAME SPREAD CLASS	WALLS/CEILINGS	REMARKS	
EXIT PASSAGEWAYS	B	TABLE 803.11	
COORIDORS	B	TABLE 803.11	
ROOMS AND ENCLOSED SPACES	C	TABLE 803.11	

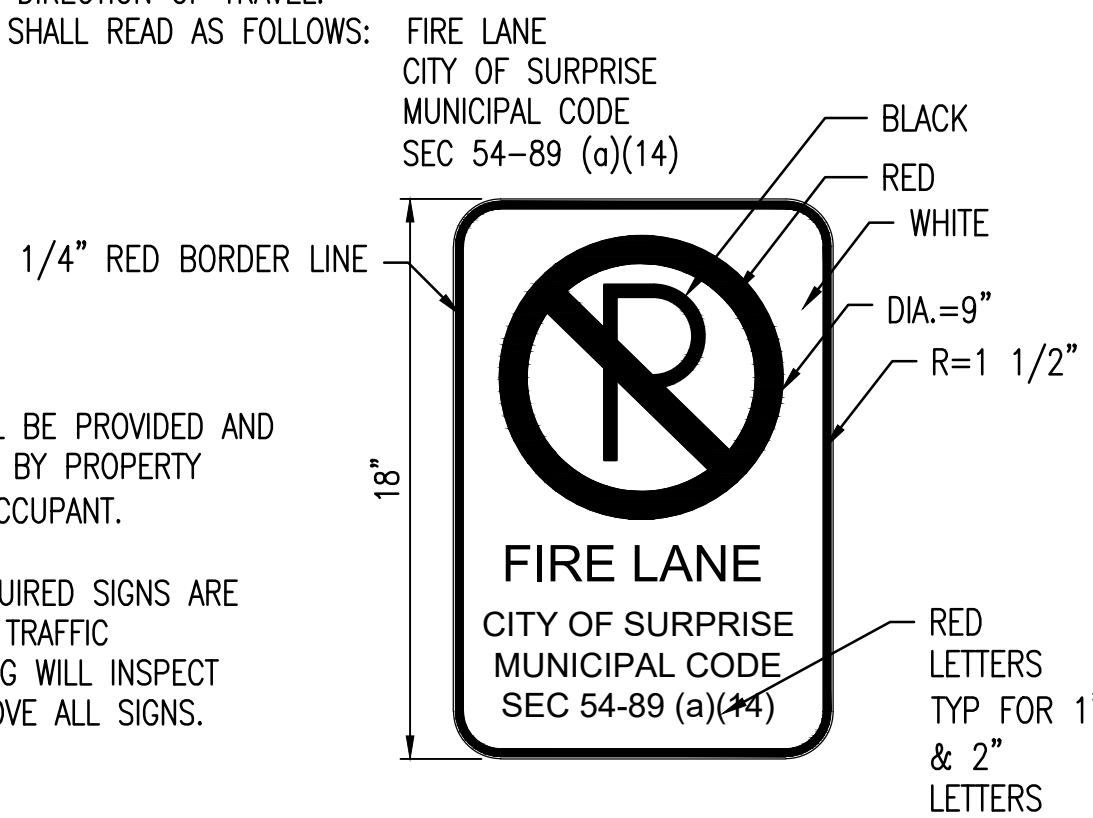
PLUMBING FIXTURE COUNT				IPC 2018		TABLE 403.1
TOTAL STORE OCCUPANT LOAD	100	MEN 50		WOMEN 50	REMARKS	
FIXTURE TYPE	FACTOR PER OCCUPANT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
WATER CLOSET	75	1	1	1	2	
URINALS	50% MAY BE URINAL	N/A	N/A	N/A	N/A	
LAVATORIES	200	1	1	1	1	
UNISEX TOILET (REQUIRED IF 6 OR MORE WC ARE REQUIRED)	N/A	0		0		
SERVICE SINKS	1 REQUIRED	1				
DRINKING FOUNTAINS	EXEMPT	SECTION 410.4				

- PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY, FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- NOT USED.
- COORDINATE ALL TRADES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEQUENCING OF THE WORK.
- VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING, FABRICATION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES FOR CLARIFICATION.
- DIMENSIONS UNLESS NOTED OTHERWISE:
TO FACE OF WOOD STUD, CONCRETE OR MASONRY WORK; TO CENTERLINE OF COLUMNS OR OTHER GRID POINTS TO CENTERLINE FRAMES WINDOW AND DOOR OPENINGS; TO FINISH FACES OF CLEAR WIDTHS.
- VERIFY SIZE, CHARACTERISTICS, AND REQUIRED CLEARANCES OF ALL EQUIPMENT TO BE FURNISHED WITH MANUFACTURERS OR SUPPLIERS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- PROVIDE BLOCKING AND GROUNDS AS SPECIFIED FOR BUILT-IN AND SURFACE MOUNTED ITEMS PRIOR TO APPLYING WALL-SURFACING MATERIALS. LOCATIONS SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- CONCEAL ALL PLUMBING, DUCTWORK, CONDUIT, WIRE, AND SIMILAR ITEMS UNLESS NOTED OTHERWISE.

NOTES:

1.- FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION.

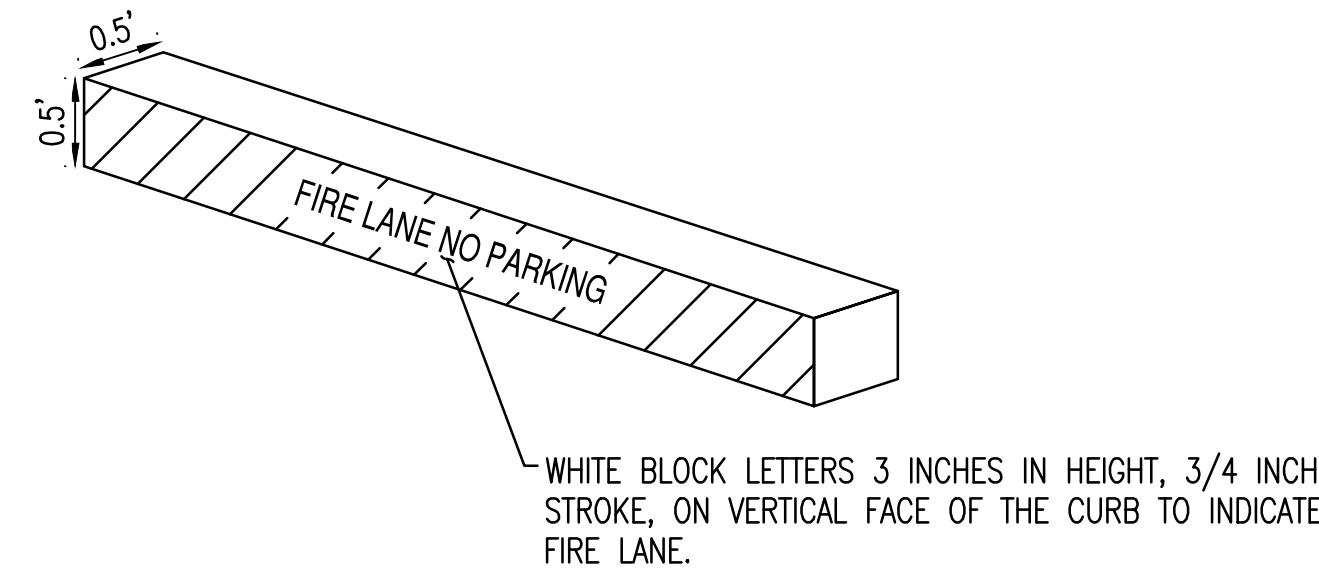
- SIGNS SHALL BE ONE EIGHT (1/8) OF AN INCH FLAT ALUMINUM SHEET, TWELVE (12) INCHES WIDE, AND EIGHTEEN (18) INCHES LONG.
- THEY SHALL BE MOUNTED ON STURDY METAL ONE AND THREE-QUARTER (1-3/4) INCH SQUARE TUBE POSTS. SEE DETAIL 4-22 FOR SIGN POST INSTALLATION DETAIL. HEIGHT OF SIGN SHALL CONFORM TO MUTCD STANDARDS.
- SIGNS SHALL BE MOUNTED PERPENDICULAR TO THE ROAD SO THAT THEY ARE VISIBLE FROM THE DIRECTION OF TRAVEL.
- THE SIGN SHALL READ AS FOLLOWS:



FIRE LANE SIGN
(C.O.S. STD. DET. 4-21)



1



NOTE:
LETTERING SHALL NOT BE GREATER THAN 50"0" APART AND SHALL BE POSTED AT THE BEGINNING AND END OF THE FIRE LANE.

RED PAINTED FIRE LANE CURB DETAIL



2

CASE NO.: FS22-0897

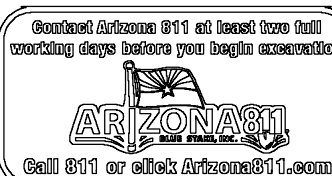
PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



Desert De Oro Foods
INC



PROJECT
WHATABURGER

LOCATION
N LUTHELD RD & W
WADDELL RD
SURPRISE, AZ 85379

DATE: 06/05/2023

ISSUED FOR: CUP/SITE PLAN

REVISION NO.: DATE:



JOB NO.: 220110

SHEET TITLE:

PUBLIC SAFETY SITE
PLAN DETAILS

PAGE NO.:

9 OF 21

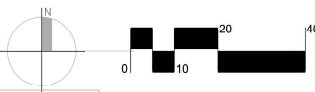
SHEET NO.:

C2.31

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.



SCALE 1" = 20'



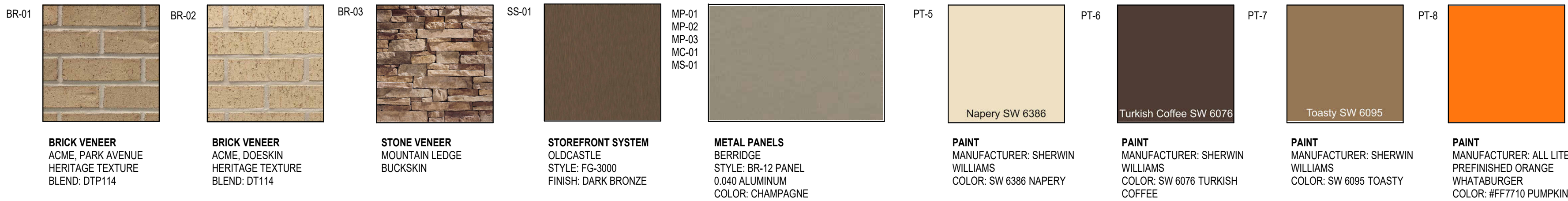
NOTE: There are no native trees or cactus within our Limits-of-disturbance to be salvaged or remain-in-place.

Two working days before you dig
CALL FOR THE BLUE STAKES
263-1100
Blue Stake Center
WILLIAMS, WY 83414

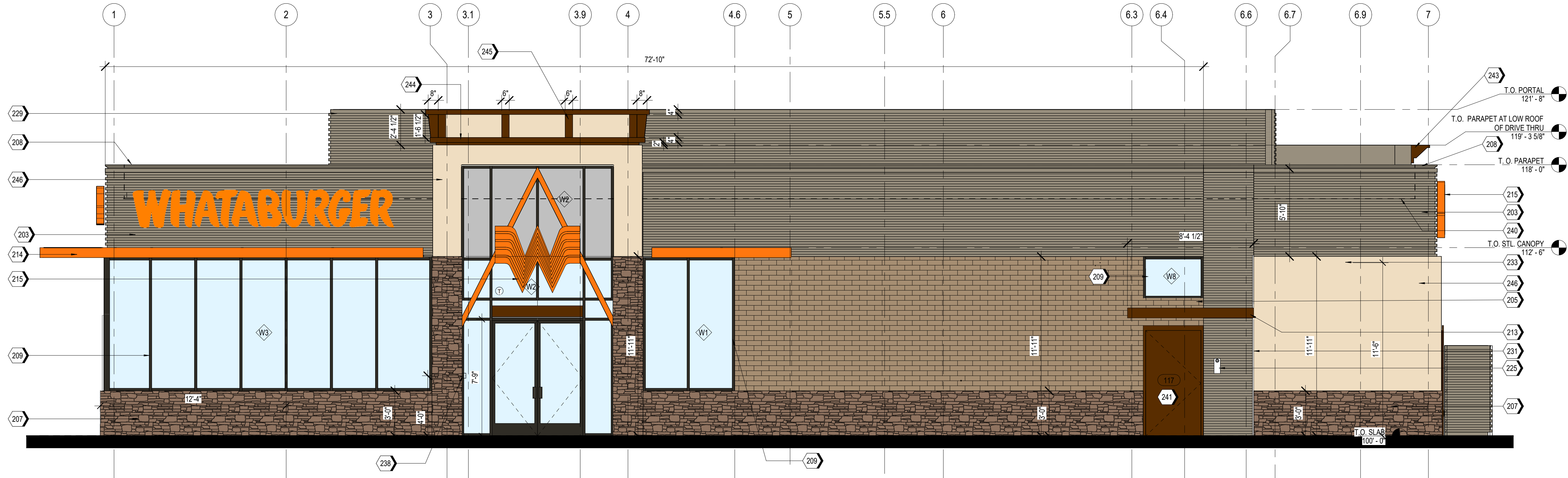
case # FS22-0897



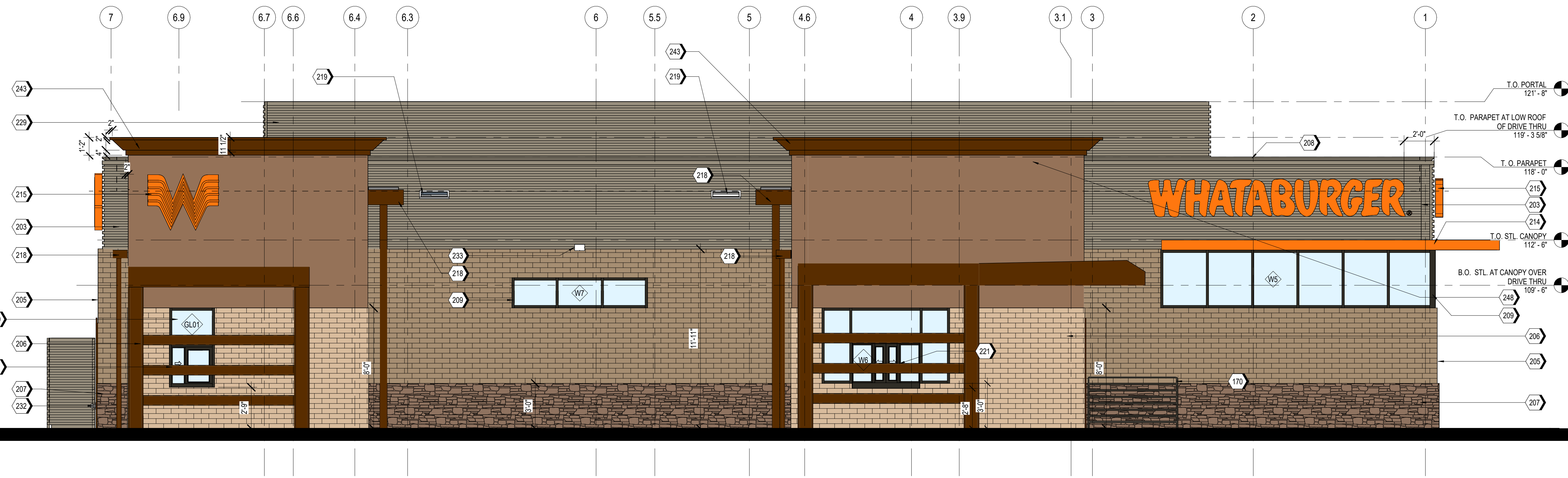
MATERIAL TEXTURES



- NOTES**
- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.



A2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



A1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES

170	GUARDRAIL RE: D6/A6.8
203	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01: PARK AVENUE BRICK VENEER
206	BR-02: DOESKIN BRICK VENEER
207	BR-03: MOUNTAIN LEDGE STONE VENEER
208	MC-01: PRE-FINISHED METAL COPING
209	SS-01: ALUMINUM STOREFRONT SYSTEM
213	SERVICE DOOR CANOPY, PAINT PT-8
214	SUN SHADE CANOPY PT-8, SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	PREFINISHED CONDUCTOR HEAD AND DOWNSPOUT, COLOR TO MATCH PAINT PT-6. COORDINATE SIZE WITH REGIONAL RAINFALL DATA, RE: B3/A5.4
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
229	MP-03: ROOF SCREEN WALL, RE: STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS. LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	DASHED LINE INDICATES TOP OF DECK.
241	PAINT (PT-6) EXTERIOR DOORS
243	UPPER CORNICE PORTAL DRIVE THRU PARAPET (PT-6)
244	LOWER CORNICE PORTAL TO MATCH (MP-01)
245	FACADE MOLDING DENTILS TO MATCH (MP-01)
246	PAINT (PT-5) EXTERIOR WALLS
248	PAINT (PT-7) EXTERIOR WALLS

EXTERIOR MATERIAL SCHEDULE

GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 SHADING COEFFICIENT (SC): .20 EXTERIOR REFLECTION: 19% SOLAR HEAT GAIN COEFFICIENT (SHGC): .18 U-FACTOR: .26
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948
GL-04	SIMULATED ACID ETCHED VIRACON V1085
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 DARK BRONZE FINISH: CLEAR ANODIZED
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: CHAMPAGNE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: CHAMPAGNE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: CHAMPAGNE
BR-01	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: PARK AVENUE
BR-02	BRICK MANUFACTURER: ACME STYLE: UTILITY SIZE: 4" x 4" x 12" COLOR: DOESKIN
BR-03	STONE VENEER MANUFACTURER: ACME COLOR: MOUNTAIN LEDGE BUCKSKIN
MC-01	METAL COPING MANUFACTURER: BERRIDGE STYLE: SHADOWLINE COPING REVEAL COPING COLOR: CHAMPAGNE
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6386 NAPERV SHEEN: FLAT
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH CHAMPAGNE COLOR
PT-6	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6076 TURKISH COFFEE SHEEN: FLAT
PT-7	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: SW 6095 TOASTY SHEEN: FLAT
PT-8	PAINT BASIS OF DESIGN: MANUFACTURER: SHERWIN WILLIAMS STYLE: #FF770F ORANGE WHATABURGER SHEEN: FLAT



SYMBOL	DATE	DESCRIPTION	BY

PROJECT: 220110
WHATABURGER PT20M
SEQ LITCHFIELD & WADDELL RD.
SURPRISE, ARIZONA 85379



WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS.
210-476-6000 ZIP 78216.

SHEET TITLE:
EXTERIOR
ELEVATIONS - COLOR
ISSUED FOR:
PRE-APPLICATION

UNIT NO.
DATE: 11/14/2022
SCALE: As indicated
DRAWN BY: MC
CHECKED BY: BH

SHEET NO:
A2.4



Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, July 7, 2022 2:36 PM
To: Nichole Flores; Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-0897 Whataburger 13601 Litchfield Rd - New Digital Submittal 06.29.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole/Tierney,

Thank you for allowing Luke AFB to make comments on the Whataburger 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. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform facility users about Luke AFB operations.

Respectfully,

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

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, June 29, 2022 2:48 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Tierney Farago <Tierney.Farago@surpriseaz.gov>; Tanner Wessel <Tanner.Wessel@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0897 Whataburger 13601 Litchfield Rd - New Digital Submittal 06.29.22

Good afternoon,

On behalf of Tierney Farago, attached please find the application, narrative, 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

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



October 11, 2022

Participation Report

Whataburger – Surprise (N. Litchfield)
13601 N. Litchfield Rd.
Case #: FS22-0897

As required by the City of Surprise Land Development Ordinance (LDO) Chapter 102, public outreach and participation was completed for the Whataburger restaurant at 13601 N. Litchfield Rd in Surprise, Arizona as part of the Conditional Use Permit (CUP) request. The following information outlines notification methods, details of public participation and summarizes feedback received.

Notification Methods

Advertisements and notification of the neighborhood participation meeting was completed by several methods. Including posting signs at the location of the proposed Whataburger site, newspaper publication, and mailed out to property owners.

The two signs posted on the property included details for the neighborhood meeting. Signs were installed on the morning of September 22, 2022. One sign was placed along N. Litchfield Road and the second sign was placed on the south side of the property, along the southern shared drive into The Boulevard at Surprise Pointe. Reference *Exhibit A - Affidavit of Sign Posting and Photos*.

City of Surprise staff coordinated the newspaper publication, posted in the Surprise Today newspaper on September 21, 2022. Notification letters were mailed out by city staff to 14 property owners within 300 feet of the Whataburger site. Reference *Exhibit B - Newspaper Publication and Mailed Letter* provided by city staff.

Public Participation

On Monday, October 10, 2022, at 6 PM, a neighborhood participation meeting was held both in-person and virtually via Zoom. The in-person meeting was held at the Saguaro Room at the Residence Inn located at 16418 N. Bullard Avenue in Surprise. Sustainability Engineering Group (SEG) staff, including Jenifer Tedrick (via Zoom), Monika Smriti, and Eric Gerster, were present. Property owner representative and Jason Moquin with City of Surprise were also present.

There were no attendees present at the meeting, in person or on Zoom. Therefore, a presentation was not conducted. For a copy of the presentation prepared for the meeting, reference *Exhibit C – Neighborhood Meeting Presentation*.

Participation Feedback

As mentioned above, there were no attendees at the neighborhood meeting. SEG staff were present to address questions. Additionally, based on correspondence with City of Surprise staff, feedback was not received in response to the letters mailed or newspaper publication.

For any questions regarding the public outreach and participation, including the neighborhood meeting, please contact SEG. Contact information provided below.

Jenifer Tedrick
Entitlement Manager
jenifer@azSEG.com
214-396-7580

Exhibit A - Affidavit of Sign Posting and Photos

AFFIDAVIT OF POSTING

Application No: FS22-0897
Applicant Name: SEG
Location: SEC Litchfield & Waddell Rd
Date Site Posted: 09/22/22

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

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

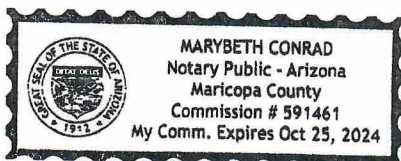
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett
Applicant/Representative Signature

9/22/22
Date

This instrument was acknowledged before me on 09/22/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public

10-25-24
My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: October 10, 2022

Time: 6:00 P.M.

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

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL:

Zoom Meeting Link: <https://us02web.zoom.us/j/88068340378>

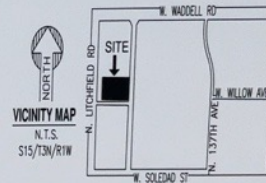
Meeting ID: 880 6834 0378

By phone: +1 346 248 7799

Case number: FS22-0897

Request: Sustainability Engineering Group (SEG) is seeking a Conditional Use Permit (CUP) for a 3,751 square foot fast food restaurant with 2-lane drive-thru, on approximately 1.38 acres located at 13601 N. Litchfield Road.

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



Sep 22, 2022 09:10AM
 The Boulevard at Surprise Pointe
 Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: October 10, 2022

Time: 6:00 P.M.

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

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL:

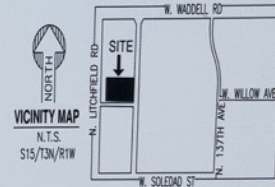
Zoom Meeting Link: <https://us02web.zoom.us/j/88068340378>

Meeting ID: 880 6834 0378

By phone: +1 346 248 7799

Case number: FS22-0897

Request: Sustainability Engineering Group (SEG) is seeking a Conditional Use Permit (CUP) for a 3,751 square foot fast food restaurant with 2-lane drive-thru, on approximately 1.38 acres located at 13601 N. Litchfield Road.



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



Sep 22, 2022 09:09AM
The Boulevard at Surprise Pointe
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: October 10, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL:

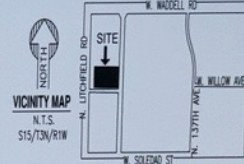
Zoom Meeting Link: <https://us02web.zoom.us/j/88068340378>

Meeting ID: 880 6834 0378

By phone: +1 346 248 7799

Case number: FS22-0897

Request: Sustainability Engineering Group (SEG) is seeking a Conditional Use Permit (CUP) for a 3,751 square foot fast food restaurant with 2-lane drive-thru, on approximately 1.38 acres located at 13601 N. Litchfield Road.



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



Sep 22, 2022 08:48AM
The Boulevard at Surprise Pointe
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: October 10, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL:

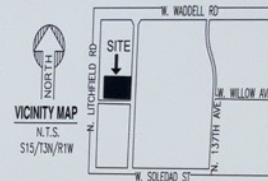
Zoom Meeting Link: <https://us02web.zoom.us/j/88068340378>

Meeting ID: 880 6834 0378

By phone: +1 346 248 7799

Case number: FS22-0897

Request: Sustainability Engineering Group (SEG) is seeking a Conditional Use Permit (CUP) for a 3,751 square foot fast food restaurant with 2-lane drive-thru, on approximately 1.38 acres located at 13601 N. Litchfield Road.



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



Sep 22, 2022 08:47AM
The Boulevard at Surprise Pointe
Maricopa County

Exhibit B - Newspaper Publication and Mailed Letter

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

CITY OF SURPRISE NEIGHBORHOOD MEETING

FS22-0502 US60 & Black Mountain Major General Plan Amendment Request

Please be advised, Snell & Wilmer, LLP on behalf of BNSF will host Neighborhood Meetings to discuss the project referenced below. One meeting will be conducted in person, and a second meeting will be conducted virtually. Any member of the public may participate in the conversation as it pertains to this project in person, or via phone or computer by utilizing the access information provided under meeting details.

According to the Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Nick Wood with Snell & Wilmer,
(602) 382-6000, nwood@swlaw.com
City of Surprise Planner: Trever Fleetham,
(623) 222-3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting

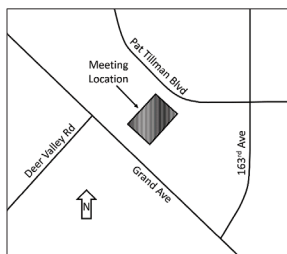
DATE: Wednesday, October 19, 2022
TIME: 6:00 PM
LOCATION: Asante Preparatory Academy –
Cafeteria
23251 N. 166th Dr. Surprise, AZ
85387

Virtual Meeting

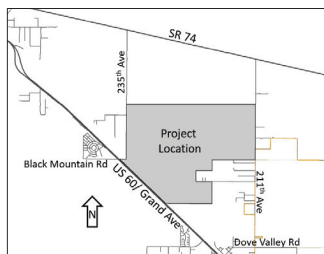
DATE: Wednesday, October 5, 2022
TIME: 6:00 PM
ONLINE ACCESS:
<https://swlaw.zoom.us/j/99241546120?pwd=N-2N6WW1LeHVHNVVQMxloa0lnamkvQT09>

CALL IN: +1 (602) 753-0140
MEETING ID: 992 4154 6120
PASSCODE: 196744

MEETING LOCATION



PROJECT LOCATION



PROJECT DESCRIPTION:

Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 3,600 acres from 'Neighborhood' to 'Employment' to allow for a future Regional Industrial Rail Facility. Surprise case FS22-0502.

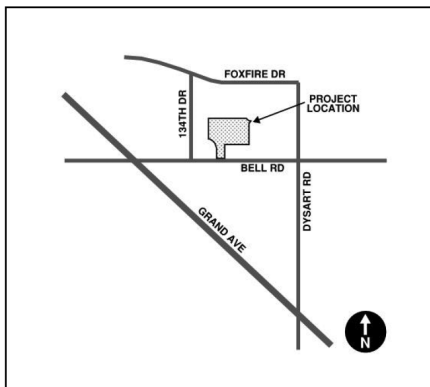
Publish: Daily Independent, September 17,
Surprise Independent, September 21, 2022/560317

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Lauren Proper Potter with Huellmantel & Associates, relating to the proposed Planned Area Development (PAD) Amendment to the Crossroads at Surprise PAD. The request is to propose a community commercial development and light industrial development to support the existing C-3 zoning uses and additional uses listed in the PAD and to change development standards for parking lot setbacks. Surprise Planning Case FS22-1014.

Legal Description: Lots 5B-1 and 5C, of Re-plat of Lot 5B and 5C of the Final Plat Amendment of Lot 5 of Bell & Dysart Commerce Center, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded as Book 1047 of Maps, Page 30.

PROJECT LOCATION



Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Chris Sexton 623-222-3134, Christina.sexton@surpriseaz.gov.

Planning and Zoning Commission

Date: October 6, 2022
Time: 6:00 p.m.

Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

The City of Surprise streams and broadcasts its City Council meetings. Watch live on Cox channel 11, www.surpriseaz.gov/surprisetyv, or the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise.

At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email bandzcomments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please contact Christina Sexton at 623-222-3134 or at christina.sexton@surpriseaz.gov for more information regarding this request. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, September 17,
Surprise Independent, September 21,
2022/560210

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of George Pasqual with Withey Morris PLC, relating to the proposed Conditional Use Permit with Site Plan (case FS22-0020) to construct a new climate controlled self-storage facility on a vacant 1.97 acres lot located north of Waddell and west of Reems Road in the Waddell Square center. Surprise Planning Case FS22-0020.

Legal Description:

PARCEL NO. 1:

Lot 2B, WADDELL SQUARE, A REPLAT OF LOTS 1B AND 1D WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1589 of Maps, Page 9,

PARCEL NO. 2:

Lot 1C, WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 877 of Maps, Page 39.

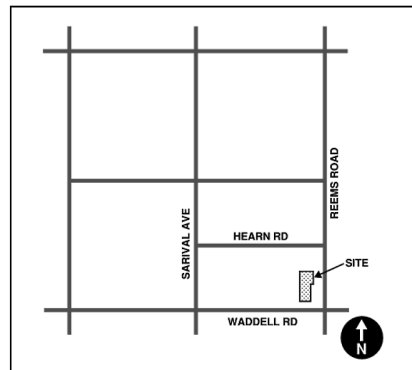
PARCEL NO. 2A:

A non-exclusive easement for pedestrian and vehicular ingress and egress as created by instrument recorded in Document no. 2005-91941.

PARCEL NO. 2B:

A non-exclusive easement for ingress and egress for vehicular and pedestrian traffic, parking, sign and construction by instrument recorded in Document no. 2006-1346292.

PROJECT LOCATION



Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Chris Sexton 623-222-3134, Christina.sexton@surpriseaz.gov.

Planning and Zoning Commission

Date: October 6, 2022

Time: 6:00 p.m.

Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

The City of Surprise streams and broadcasts its City Council meetings. Watch live on Cox channel 11, www.surpriseaz.gov/surprisetyv, or the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise.

At this meeting, any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. To submit email comments, including Call to the Public for non-agenda items, please email bandzcomments@surpriseaz.gov prior to the start of the meeting, which is 6 p.m. Please check the agenda for exact times. Only comments received prior to the start of the meeting will be considered and included in the record. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please contact Christina Sexton at 623-222-3134 or at christina.sexton@surpriseaz.gov for more information regarding this request. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Publish: Daily Independent, September 17, Surprise
Independent, September 21, 2022/560209

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Beth Malvestiti from Sustainability Engineering will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Beth Malvestiti,
(480) 588-7226, beth@azseg.com
City of Surprise Planner: Leslie Carnie,
(623) 222-3153, Leslie.Carnie@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In Person

DATE: **Monday, Oct. 10, 2022**
TIME: 6:00 PM
LOCATION: Residence Inn
16418 N Bullard Ave
Surprise, AZ
(Saguaro Room)

Virtual

Monday, Oct. 10, 2022

6:00 PM

Virtual Meeting Link URL:

<https://us02web.zoom.us/j/88068340378>

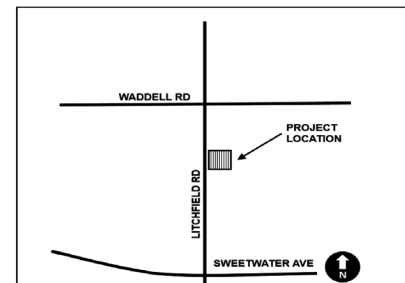
us/j/88068340378

OPTIONAL DIAL-IN NUMBER:

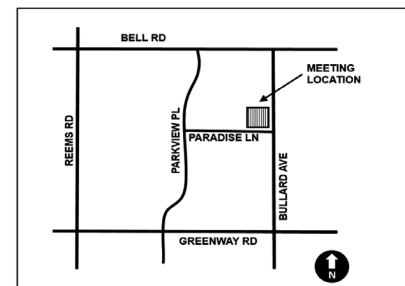
+1 346-248-7799

MEETING ID: 880 6834 0378

Project Location



Meeting Location



PROJECT DESCRIPTION:

A Conditional Use Permit (CUP) to allow the development of a drive-through restaurant generally located southeast of Litchfield Road and Waddell Road. Surprise Planning Case FS22-0897

Publish: Daily Independent, September 21,
Surprise Independent, September 21, 2022/560464

[NOTICE OF UPCOMING NEIGHBORHOOD MEETING]

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled in both online and in-person formats to review and solicit public input on Case **FS22-0897**, a request by Beth Malvestiti from Sustainability Engineering, for a Conditional Use Permit (CUP) for a drive-through facility.

The CUP will allow the development of a drive-through restaurant generally located southeast of Litchfield Rd. and Waddell Rd.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this project

You are welcome to attend the following meetings:

Oct. 10, 2022 | 6:00 PM

Location:

Residence Inn

16418 N. Bullard Ave.
Surprise, AZ 85374

(Saguaro Room)

Virtual Meeting Link URL:

<https://us02web.zoom.us/j/88068340378>

OPTIONAL DIAL-IN NUMBER:

+1 346-248-7799

MEETING ID: 880 6834 0378

*To learn more or provide input,
please contact:*

*Leslie Carnie at 623.222.3153 or
leslie.carnie@surpriseaz.gov*





PROJECT LOCATION:

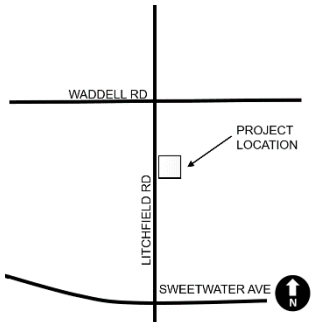


Exhibit C – Neighborhood Meeting Presentation

WELCOME

PUBLIC OUTREACH NEIGHBORHOOD MEETING

PROPOSED WHATABURGER RESTAURANT
N. LITCHFIELD RD & W. WADDELL RD



1

PUBLIC OUTREACH NEIGHBORHOOD MEETING

THE BOULEVARD SURPRISE POINTE
SURPRISE, ARIZONA



2



MEET THE TEAM

3



4

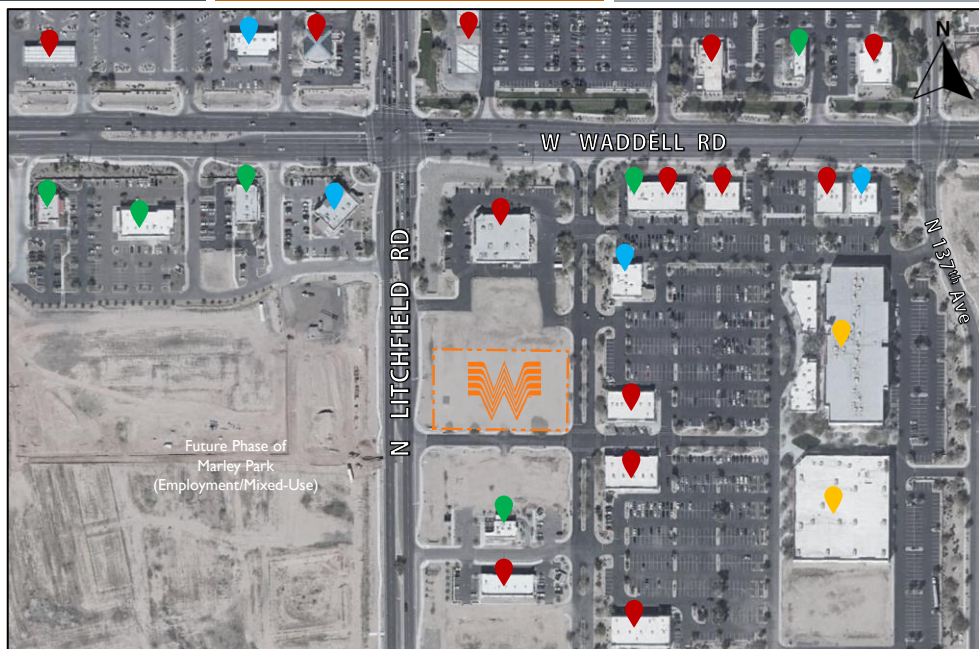
CITY OF SURPRISE REQUIREMENTS

- Zoning: Planned Area Development (PAD) - Bendalin Farms Industrial/Commerce Park
 - Parcel 2 Zoning Designation: Community Commercial Zone (C-2)
- Restaurant allowed
- Drive-Through Facilities requires Conditional Use Permit (CUP)
 - Specific Standards apply for Drive-Through Facilities
- **Whataburger site and building will comply with all City of Surprise requirements including standards for drive-through**

5

Business Types

- Restaurant (Dine-in & Drive-Thru)
- Restaurant (Dine-In Only)
- Retail/Commercial
- Entertainment
- Residential



6





9



BUILDING VIEW FROM THE WEST (N. LITCHFIELD)

10



View from Litchfield – Northwest looking South



11



View from Litchfield – Southwest looking North



12



BUILDING VIEW FROM
THE SOUTH

13



View from South Shared Drive – South looking North



14



BUILDING VIEW FROM
THE EAST

15



View from East Shared Drive – East looking West



16

NEXT STEPS

- Complete Surprise Staff review
 - Review will address technical requirements
- Planning & Zoning Commission Meeting
 - Consideration of the CUP for approval

17

QUESTIONS?

THANK YOU!

CITY CONTACT:

Leslie Carnie
City of Surprise Planner
Leslie.Carnie@SurpriseAZ.gov
623.222.3153

18

AFFIDAVIT OF POSTING

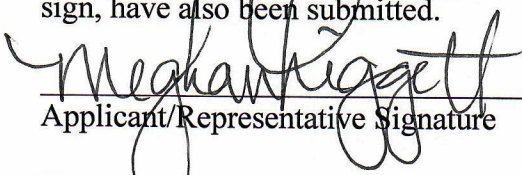
Application No: FS22-0897
Applicant Name: SEG
Location: SEC Litchfield Rd & Waddell Rd
Date Site Posted: 6/30/2023

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.



Applicant/Representative Signature

6/30/2023

Date

This instrument was acknowledged before me on 6/30/2023, 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

Planning & Zoning

City Council

Date: October 10, 2022

Date: August 17, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL:

Zoom Meeting Link: <https://us02web.zoom.us/j/88068340378>

Meeting ID: 880 6834 0378

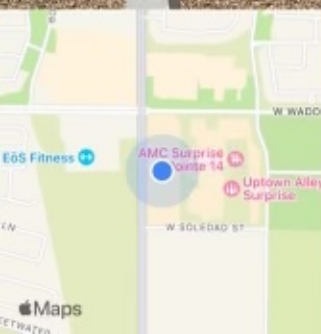
By phone: +1 346 248 7799

Case number: FS22-0897

Request: Sustainability Engineering Group (SEG) is seeking a Conditional Use Permit (CUP) for a 3,751 square foot fast food restaurant with 2-lane drive-thru, on approximately 1.38 acres located at 13601 N. Litchfield Road.



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



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: October 10, 2022

Date: August 17, 2023

Date: TBD

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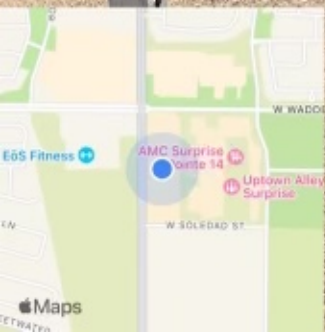
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Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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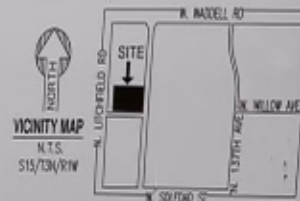
Zoom Meeting Link: <https://us02web.zoom.us/j/88068340378>

Meeting ID: 880 6834 0378

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



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: October 10, 2022

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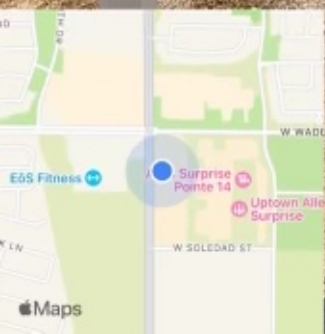
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov





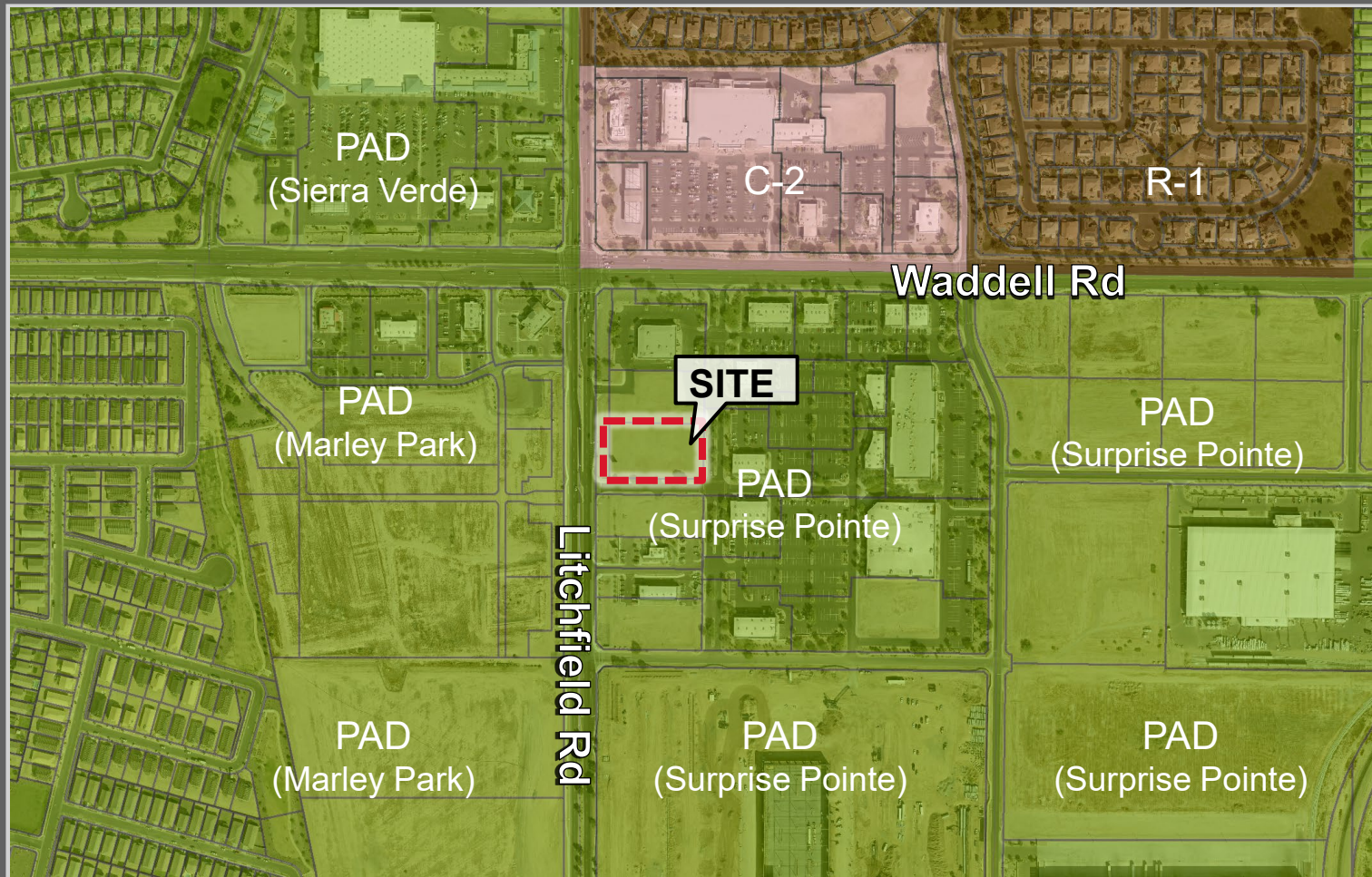
SURPRISE
ARIZONA

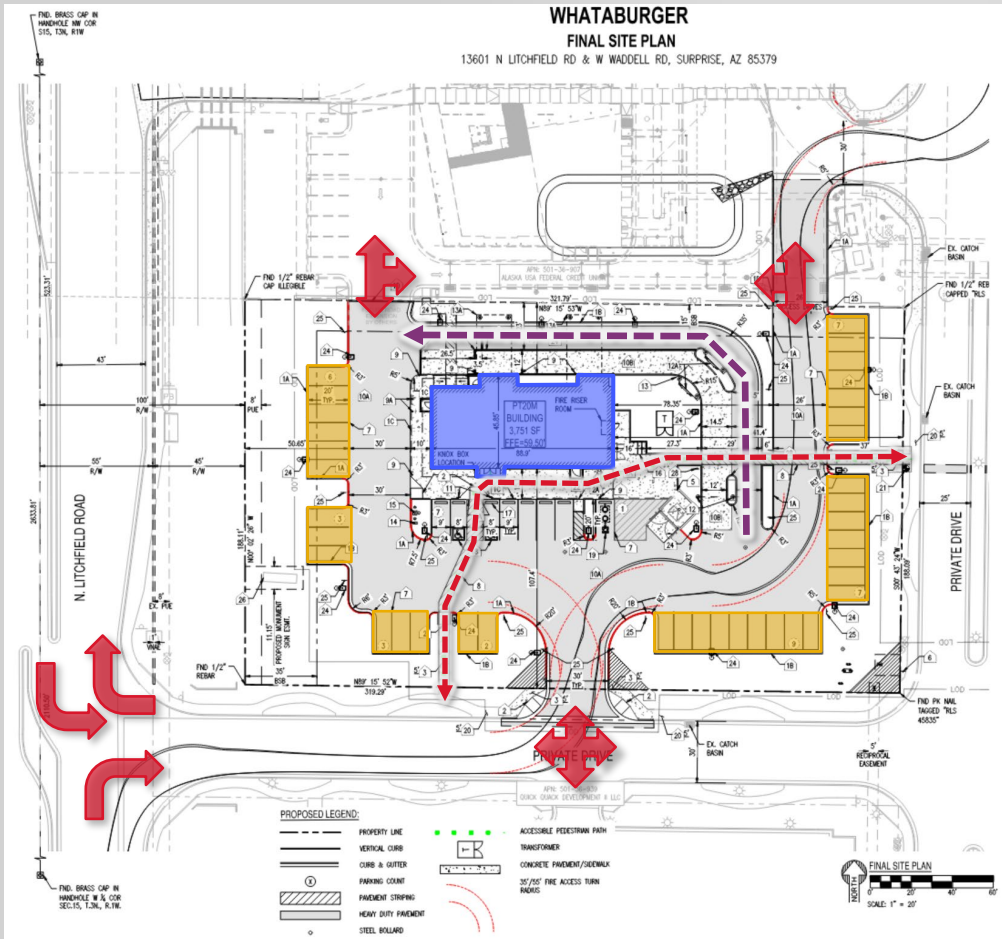
FS22-0897
Whataburger
Conditional Use Permit

Planning & Zoning Commission

August 17, 2023







3,751 S.F. Whataburger Restaurant
with Drive through facility.

Parking Stalls Required = 23 Spaces
Parking Stalls Provided = 45 Spaces ✓
Bicycle Parking = 5 Spaces

Drive-Through Lane
(Queuing Capacity = 17 Vehicles)

Site Access

Title 17 Section 17.28.080 (C)(3)

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

SITE PLAN



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Hybrid Citizen Participation Meeting 10/10/2022
 - no attendees





RECOMMENDATION

Staff recommends the P&Z Commission Approve case FS22-0897, subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



STIPULATIONS

- a. Development and use of the site shall be consistent with the Site Plan entitled “Final Site Plan”, prepared by SEG, and received June 06, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Landscape Plan”, prepared by SEG, and received June 06, 2023.
- c. Building Architecture shall be consistent with the Elevations entitled “Exterior Elevations”, prepared by SEG, and stamped received November 28, 2022.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: August 17, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a preschool, located within the Sierra Montana Planned Area Development (PAD). Case FS22-1515.

Motion:

I move to approve case FS22-1515, a Conditional Use Permit with Site Plan for Sunrise Preschool located within the Sierra Montana PAD on the west side of Cotton Lane south of Greenway Road subject to stipulations 'a' through 'e' as outlined in the staff report.

Background:

Daniel Cox with SimonCRE, on behalf of Cotton Greenway Partners LLC, requests a CUP with Site Plan to allow for a new preschool facility on a vacant parcel generally located on the west side of Cotton Lane south of Greenway Road within the Sierra Montana PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1515 Sunrise Preschool CUP with Site Plan - Staff Report
2. 01 - FS22-1515 Sunrise Preschool CUP with Site Plan - Vicinity Map
3. 02 - FS22-1515 Sunrise Preschool CUP with Site Plan - Zoning Map
4. 03 - FS22-1515 Sunrise School CUP with Site Plan - Site Plan

5. 04 - FS22-1515 - Sunrise Preschool CUP with Site Plan - Landscape Plan
 6. 05 - FS22-1515 - Sunrise Preschool CUP with Site Plan - Elevations
 7. 06 - FS22-1515 Sunrise Preschool CUP with Site Plan - Citizen Participation Report
 8. 07 - FS22-1515 Sunrise Preschool CUP with Site Plan - Affidavit of Sign Posting
 9. FS22-1515 - Sunrise Preschool CUP with Site Plan - PowerPoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1515

Project Name: Sunrise Preschool

Council District: 3 – Mesquite

Meeting Date: August 17, 2023

Planner: Chris Sexton, Planner II

Owner: George Apostol, Cotton Greenway Partners LLC

Applicant: Daniel Cox, SimonCRE

Request: Conditional Use Permit with Site Plan for a preschool facility

Site Location: Generally located on the west side of Cotton Lane south of Greenway Road in the Sierra Montana Planned Area Development (PAD)

Site Size: 1.35 acres (approx.)

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

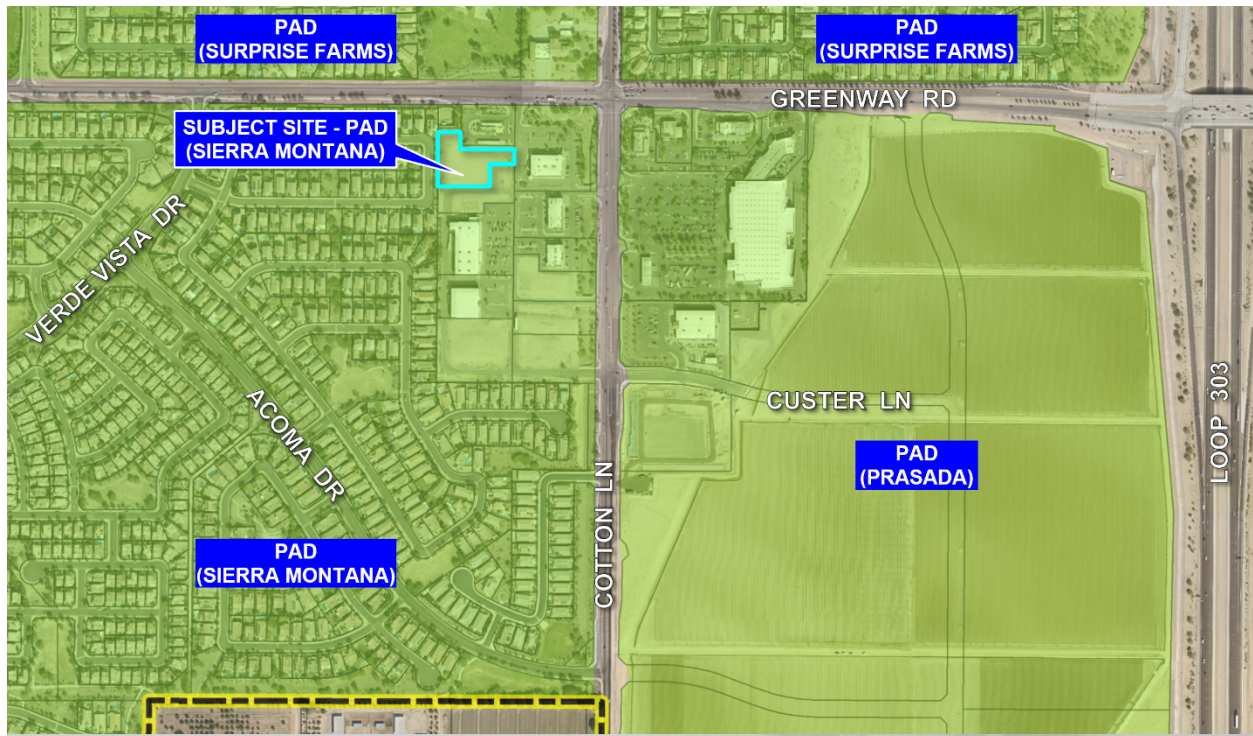
Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit with Site Plan, Case FS22-1515, subject to stipulations 'a' through 'e'.

Project Description:

Daniel Cox, on behalf of Cotton Greenway Partners LLC, requests a Conditional Use Permit with Site Plan to allow for a new preschool, generally located on the west side of Cotton Lane south of Greenway Road within the Sierra Montana PAD.

Surrounding Land Zoning:



Sierra Montana PAD (LDR)	Sierra Montana PAD (LDR)	Sierra Montana PAD (LDR)
Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)
Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)	Sierra Montana PAD (C-2)

Background:

September 14, 2000: The Mayor and City Council approved the Sierra Montana Planned Area Development (PAD) under case PAD 99-100.

January 13, 2022: Staff met with the applicant to discuss a proposed preschool during a Concept Review meeting held under CR22-1818.

November 17, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan and Final Plat regarding a new preschool under FS22-1515, the case number.

March 9, 2023: The applicant held an in-person citizen outreach meeting in the Media Room of Cimarron Springs Middle School. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

March 14, 2023: The applicant held a virtual citizen outreach meeting. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

August 15, 2023: The final plat is scheduled to be heard by Mayor and City Council under the subject case number, FS22-1515.

63 **Analysis and Discussion:**

64 The subject request involves a 9,029 square foot preschool on a vacant 1.35-acre parcel
65 located near the southwest corner of Greenway Road and Cotton Lane. The subject site is
66 zoned PAD and has an underlying land use designation of Community Commercial (C-2)
67 within the Sierra Montana PAD. The PAD references Title 17 for land uses.

68
69 The site is accessed via three existing internal shared driveways within the commerce center.
70 The proposed site plan also demonstrates pedestrian connectivity from the site out to the
71 existing sidewalk along Greenway Road.

72
73 Forty-one parking spaces are required and are proposed.

74
75 The proposed landscape meets the requirements of the Sierra Montana PAD and the
76 Surprise Municipal Code. On-site the applicant is proposing 40% of landscape coverage,
77 which meets the minimum requirement of 15%. The proposed onsite landscape will match
78 the landscape of the existing development in Sierra Montana Crossing Plaza. A refuse
79 enclosure is proposed to be located along the northeast portion of the site and will be
80 screened by an enclosure and landscape.

81
82 The proposed building colors and material palette will match the existing buildings and
83 complement the surrounding area.

84
85 **Evaluative Criteria**

86
87 The Sierra Montana PAD references the C-2 uses listed under Title 17 for Principally
88 Permitted uses and Conditionally Permitted uses. Title 17 lists "Day care center" as
89 Conditionally Permitted in C-2 zoning districts but requires an analysis of any proposed
90 Conditionally Permitted use to be based on the use specific standards listed under section
91 17.28.080.C.3. of Title 17.

92
93 These standards include the following:

- 94
95 A. A minimum of seventy-five square feet of outdoor play space per child shall be
96 provided from which at least fifty square feet of fenced in play space per child shall
97 be provided. Fenced in, outdoor, play space shall not include driveways, parking
98 areas or land unsuited by virtue or other usage or natural features for children's
99 play space.

100
101 **Commentary:** The preschool will have the licensed capacity to hold up to 190 children
102 at one time. The project meets this requirement as 9,728 square feet of fenced-in
103 outdoor space is being proposed.

- 104
105 B. At least two hundred fifty square feet of lot area per child shall be provided.
106

Commentary: With a maximum of 190 children at one time with the requirement of 250 square feet of lot area per child, 47,500 square feet is the requirement for the lot area. This will be met as the total area of the lot is 58,816 square feet.

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

Neighborhood Outreach:

A Neighborhood Meeting was held at the Cimarron Springs Middle School, both in-person and virtual on March 9 and 14, 2023, respectively. There were no attendees at either meetings.

Conformance with Adopted Plans:

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

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

The proposed development adheres to the Neighborhood Character Area Development by providing supporting commercial uses to surrounding residential.

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

Reviewing Agencies:

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

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan 2035, Sierra Montana PAD, Surprise Municipal Code, and all applicable zoning codes.

Findings:

- The proposed Site Plan demonstrates compliance with the Sierra Montana PAD, Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.

- The proposed Site Plan demonstrates compliance with applicable development standards of Title 17.

Recommendation:

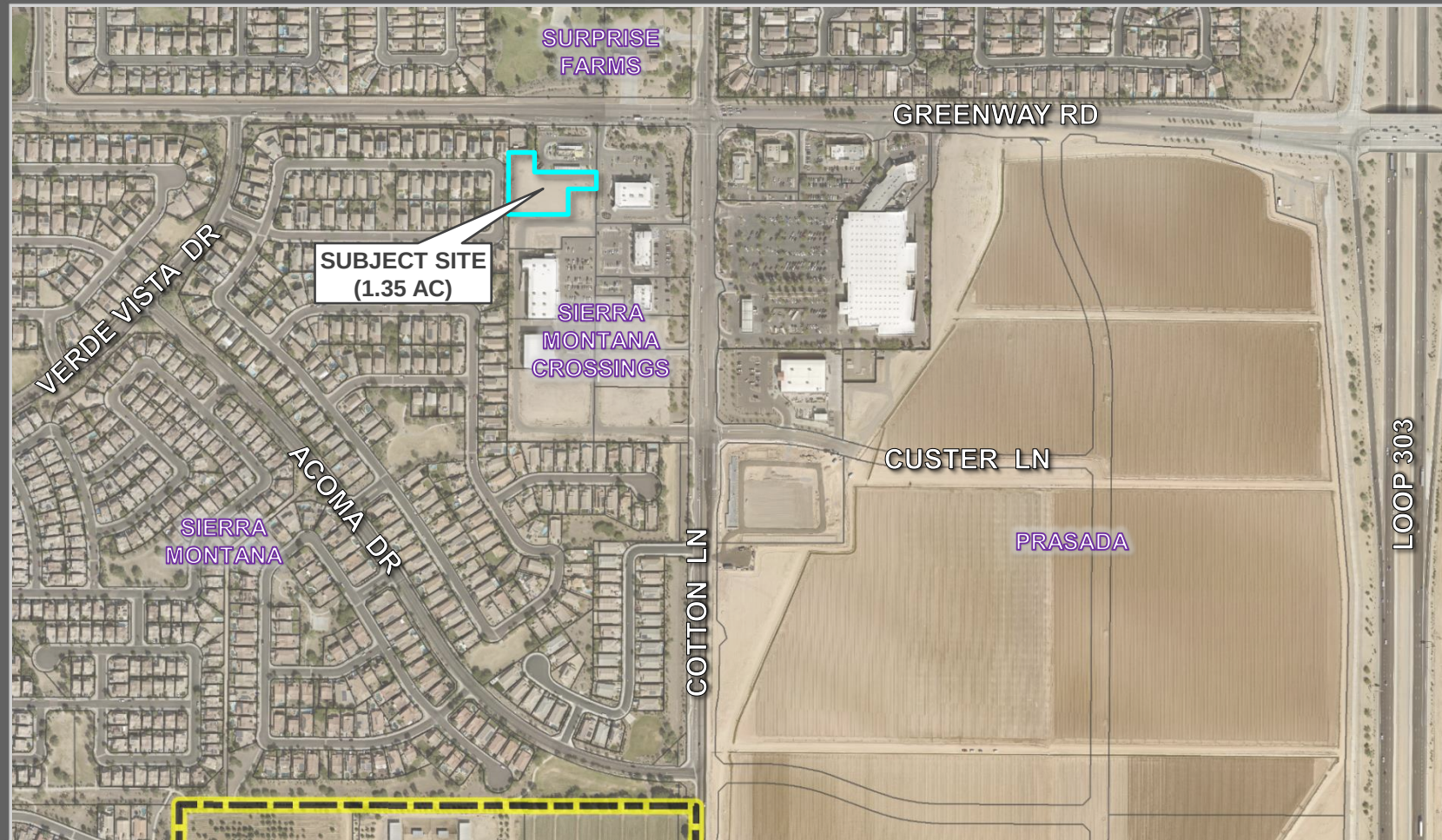
Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS22-1515**, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Sunrise Preschool" consisting of one (1) sheet prepared by ADA Architects, Inc. and date received June 1, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Sunrise Pre-school" consisting of four (4) sheets prepared by TJM & Associates and received June 29, 2023.
- c. Building elevations shall be consistent with the Elevations entitled "Sunrise Preschool" consisting of three (3) sheets prepared by ADA Architects, Inc. and received May 16, 2023.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

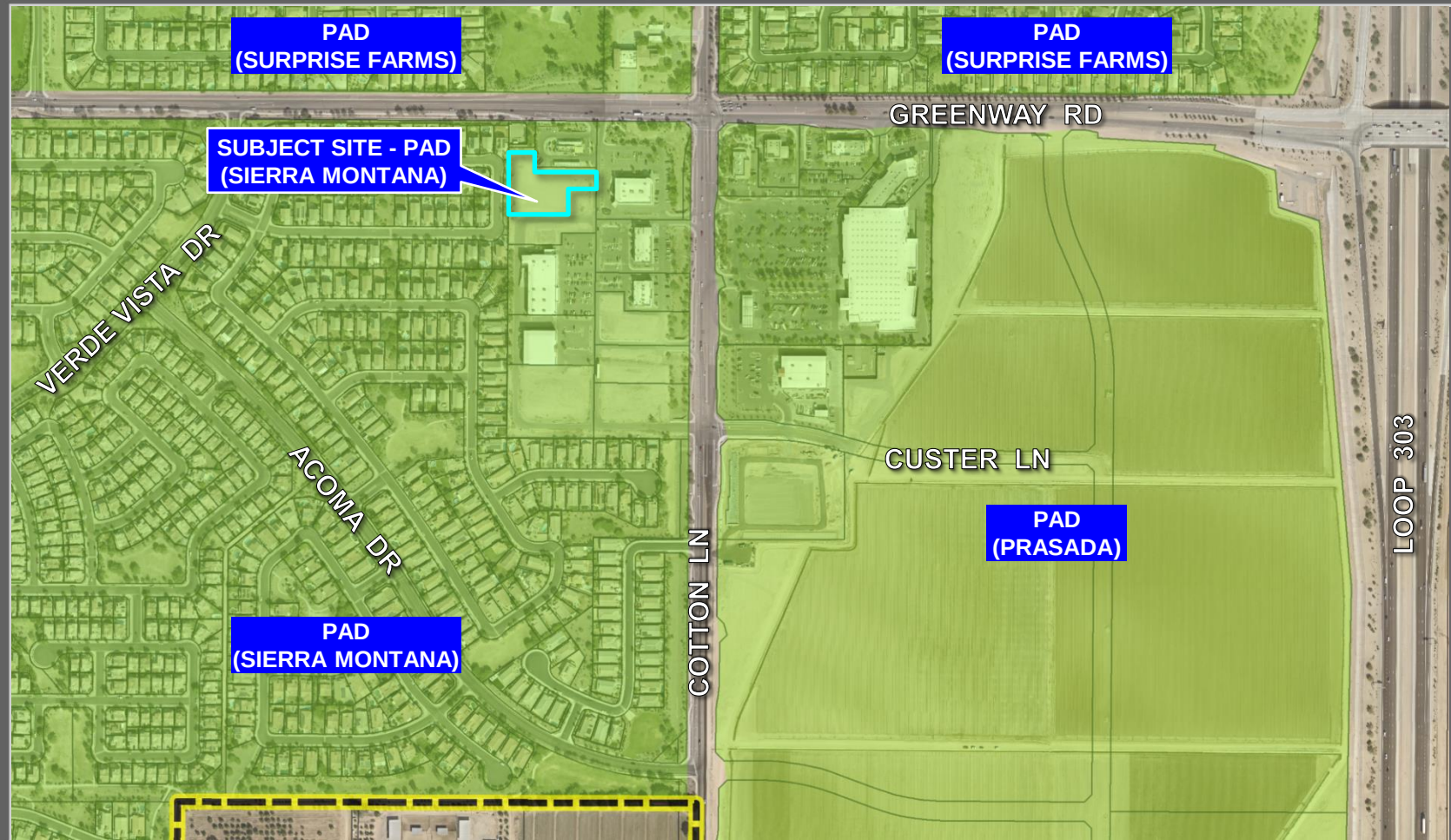
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

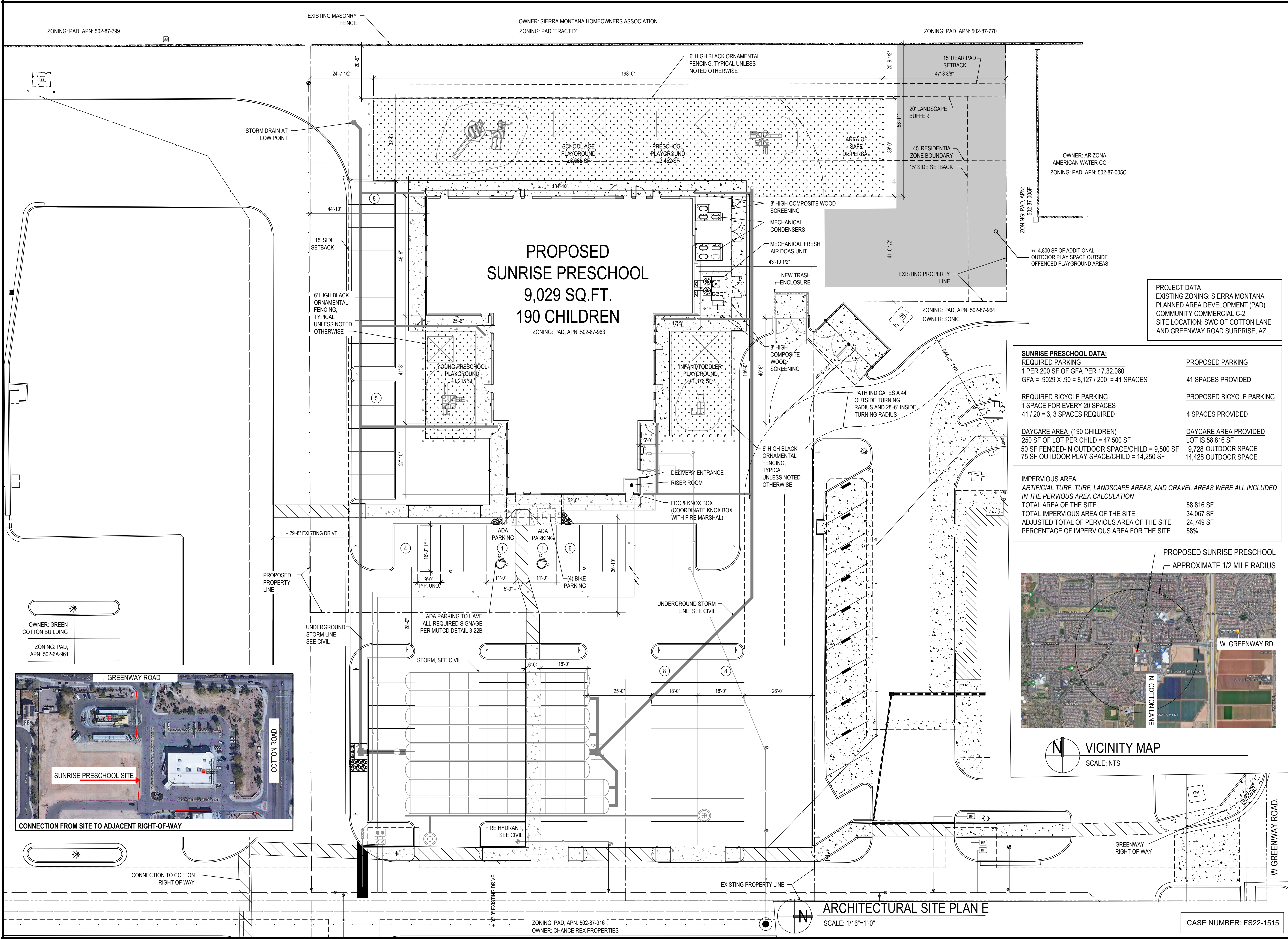
01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Citizen Participation Report
07 Affidavit of Site Posting
PPT



FS23-1515 VICINITY MAP



FS22-1515 ZONING MAP



17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-5134
Fax (216) 521-4824
www.adaarchitects.cc

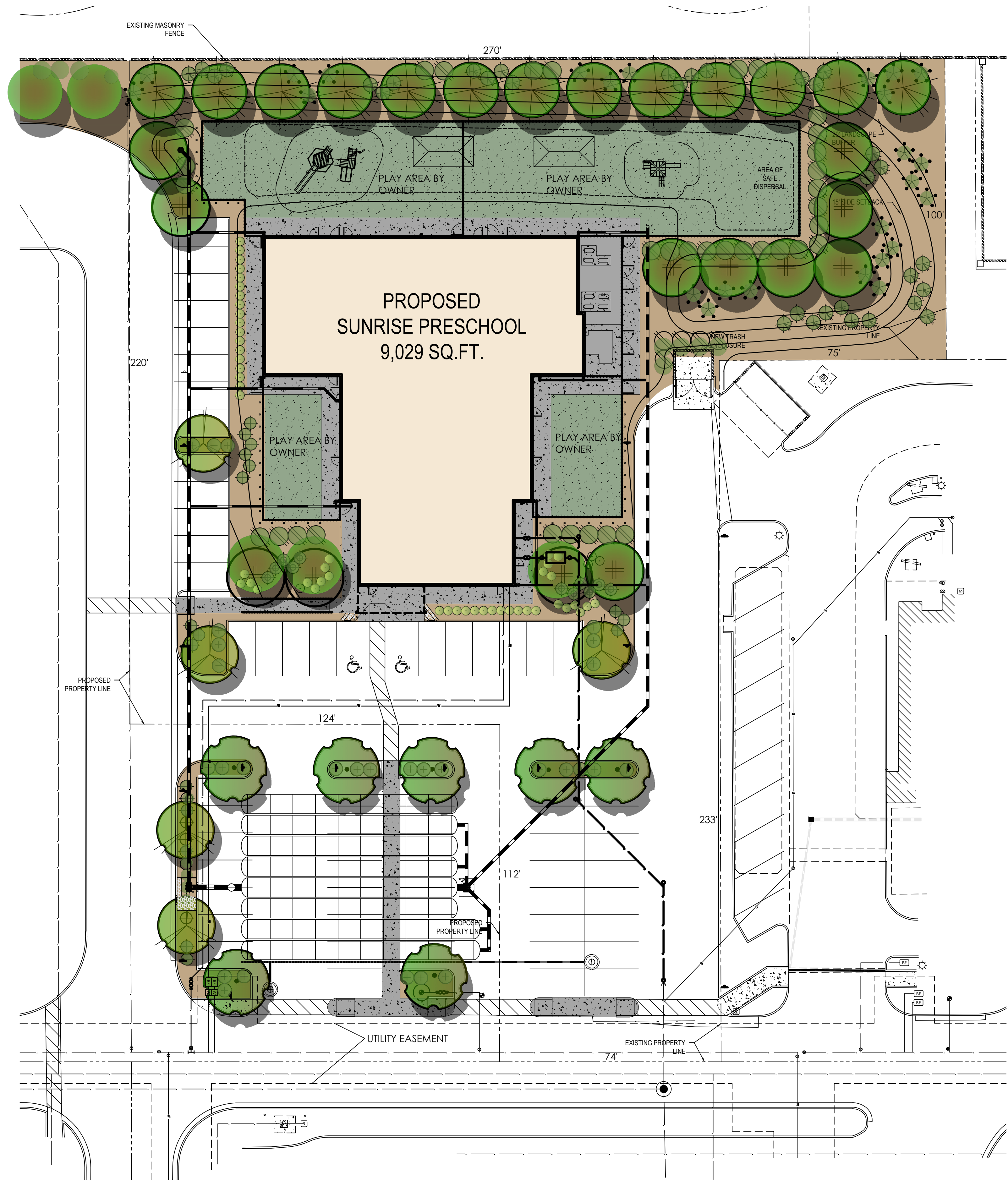
SUNRISE PRESCHOOL

SURPRISE, AZ 85388

SWC - COTTON & GREENWAY

This document ("Instrument of Service") was prepared by ADA Architects, Inc. ("ADA") specifically for the referenced project and is not intended for any other use. ADA retains all common law, statutory and other reserved rights, including copyrights. This Instrument of Service shall not be used on other projects, for additions to this project or for completion of this project by others without ADA's prior written consent. Any unauthorized use of this Instrument of Service shall be at the User's sole risk and without liability to ADA. ADA makes no warranties, express or implied, of merchantability or of fitness for a particular purpose.

REVISIONS			
#	DATE	TYPE	CITY COMMENTS
1	01/17/23	CITY COMMENTS	
2	05/12/23	CITY COMMENTS	
3			
4			
5			
6			
7			
8			
9			
10			
SITE PLAN			
DATE		10/14/2022	
JOB NO.		22279	
2			
SHEET NO.			



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

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

NOTES:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT

LANDSCAPE LEGEND

- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
2" CALIP., 6.5T, 4"W
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5T, 4"W
- QUERCUS VIRGINIANA
LIVE OAK
2" CALIP., 7T, 4"W
- PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
1.5" CALIP., 6T, 3.5"W
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

SITE AREA:	58,814 SQ.FT.
LANDSCAPE REQUIRED:	8,822 SQ.FT. (15%)
LANDSCAPE PROVIDED:	23,696 SQ.FT. (40%)
PARKING LANDSCAPE REQUIRED:	4,841 SQ.FT. (5%)
PARKING LANDSCAPE PROVIDED:	7,922 SQ.FT. (9%)
TREES REQUIRED: 8,822 / 400 =	22 TREES
TREES PROVIDED:	37 TREES
SHRUBS REQUIRED: 8,822 / 400 X 5=	110 SHRUBS
SHRUBS PROVIDED:	185 SHRUBS

N

LANDSCAPE PLAN

SCALE: 1"=20'-00"

T&M

ASSOCIATES

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@tjmila.net

SUNRISE PRE-SCHOOL
GREENWAY ROAD AND COTTON LANE
SURPRISE, ARIZONA

NUMBER	REVISION	DATE

LANDSCAPE

21166

TIMOTHY J. McQUEEN

Site signed

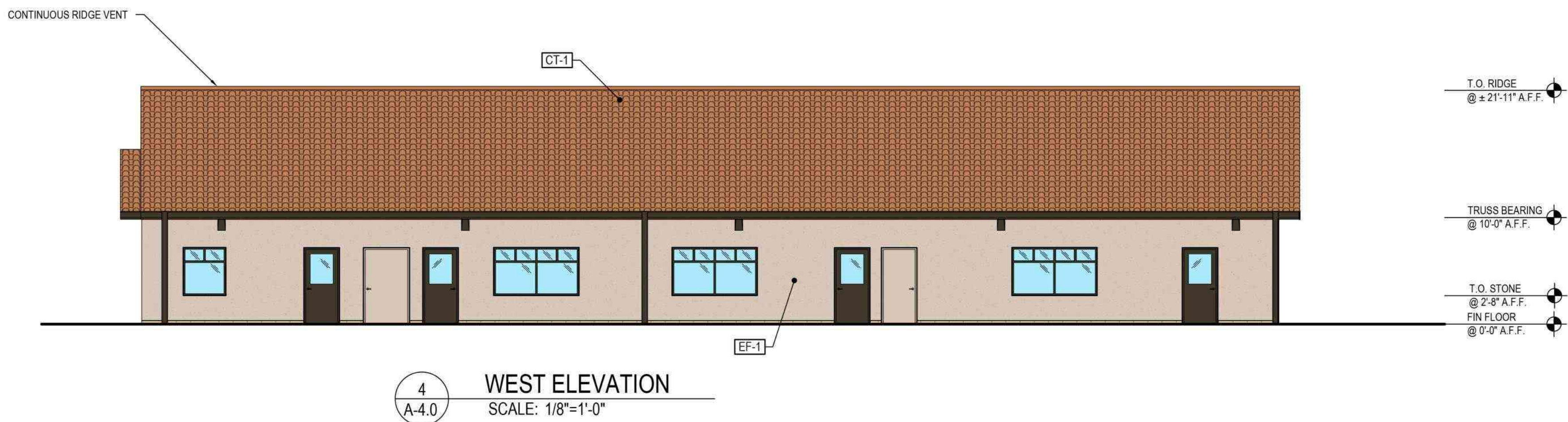
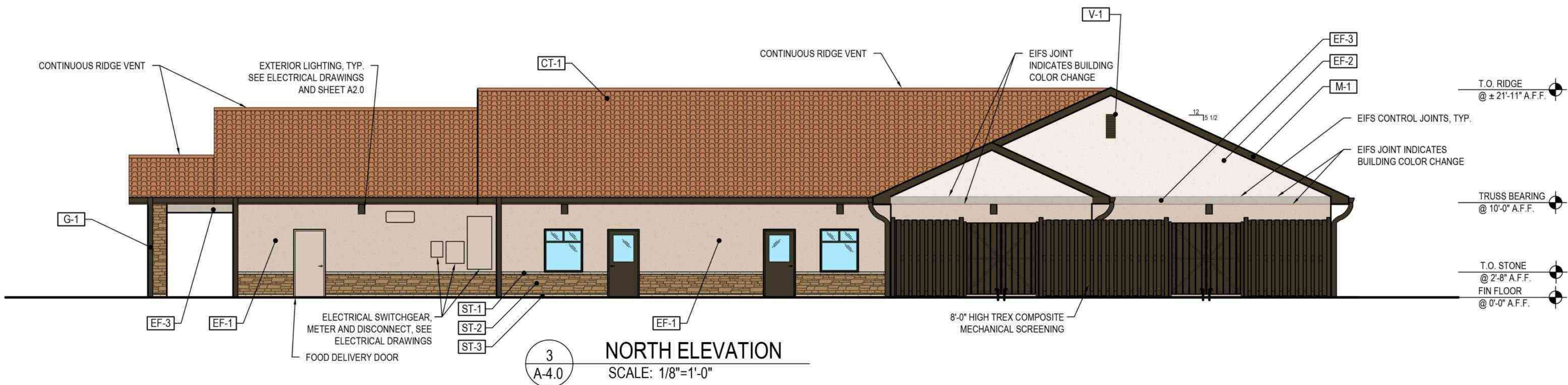
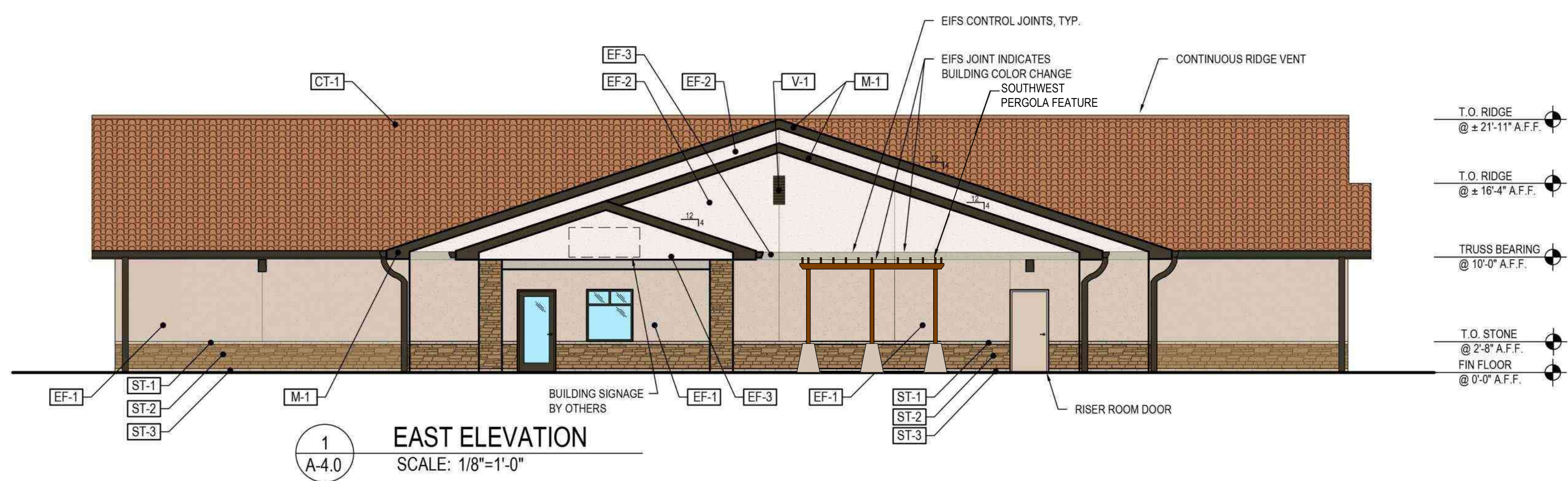
ARIZONA, U.S.A.

EXPIRES 06/30/2026

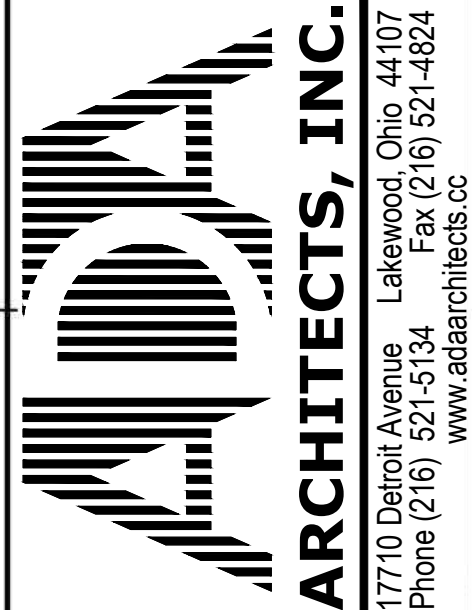
06.26.23

SHEET TITLE:	LANDSCAPE
ISSUE DATE:	06.26.23
DRAWN BY:	STAFF
CHECKED BY:	TJMCQ
PROJECT No.:	22293
SHEET:	La.01

EXTERIOR FINISH MATERIAL SCHEDULE		
MARK:	MATERIAL:	DESCRIPTION:
CT-1	CONCRETE TILE	EAGLELITE MALIBU 418 TERRACOTTA GOLD OR APPROVED EQUAL
D-1	EXTERIOR DOOR	STEEL DOOR, DARK BRONZE PAINTED EXTERIOR, WHITE INTERIOR
G-1	GUTTER AND DOWNSPOUT	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS IN DARK BRONZE
EF-1	EIFS - 1	DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, PRAIRIE CLAY 111A
EF-2	EIFS - 2	DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: NATURAL WHITE 103
EF-3	EIFS - 3	DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: GULL GRAY 131
M-1	FASCIA	PRE-FINISHED ALUMINUM FASCIA IN DARK BRONZE
ST-1	STONE SILL	SMOOTH CASE STONE SILL WITH GALVANIZED STL. ANCHORS, COLOR TO MATCH ST-2
ST-2	STONE VENEER	CULTURED STONE, COUNTRY LEDGESTONE IN SEVILLA
ST-3	STONE BASE	4X8X16 SMOOTH COLORED SILL BLOCK, COLOR TO MATCH ST-2
V-1	ATTIC WALL VENT	12" X 30" METAL LOUVERED ATTIC VENT. FINISH TO MATCH G-1
W-1	EXTERIOR VINYL WINDOW	VINYL WINDOW, DARK BRONZE EXTERIOR, WHITE INTERIOR



CASE NUMBER: FS22-1515



SUNRISE PRESCHOOL

SWC - COTTON & GREENWAY

SURPRISE, AZ 85388

This document ("Instrument of Service") was prepared by ADA Architects, Inc. ("ADA") specifically for the referenced project and is not intended for any other use. ADA retains all common law, statutory and other reserved rights, including copyrights. This Instrument of Service shall not be used on other projects, for additions to this project or for completion of this project by others without ADA's prior written consent. Any unauthorized use of this Instrument of Service shall be at the user's sole risk and without liability to ADA. ADA makes no warranties, express or implied, of merchantability or of fitness for a particular purpose.

REVISIONS

#	DATE	TYPE	CITY COMMENTS
1	01/17/23	CITY COMMENTS	
2	05/12/23	CITY COMMENTS	
3			
4			
5			
6			
7			
8			
9			
10			

COLORED ELEVATION PLANS

DATE 10/14/2022

JOB NO. 22279

7.1

SHEET NO.

PUBLIC PARTICIPATION REPORT

Applicant: Daniel Cox; SimonCRE JC Yucca, LLC

Subject Property: Address TBD; APN: 502-87-963

Current Zoning: Sierra Montana Planned Area Development (PAD) – Commercial (C-2)

Proposed Use: Child/daycare center

Application: Conditional Use Permit (CUP) Child/daycare center

A. Executive Summary: Summary of public participation meeting:

- a. The mandatory in-person neighborhood meeting was held on March 9, 2023, at 6:00 pm in the Media Room of Cimarron Springs Middle School, 17032 W Surprise Farms Loop S, Surprise, AZ 85388. The mandatory virtual neighborhood meeting was held March 14, 2023, at 6:00 pm. No local residents attended so a sign-in sheet, as well as questions/answers aren't able to be provided.

B. Supporting Documentation:

- a. Sign-In Sheet (Exhibit "A")
- b. Affidavit of Sign Posting & Pictures (Exhibit "B")

Exhibit A



Sign In Sheet

Cotton and Greenway – Proposed Sunrise Preschool

03/09/2023

Name	Address	Email

Exhibit B

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

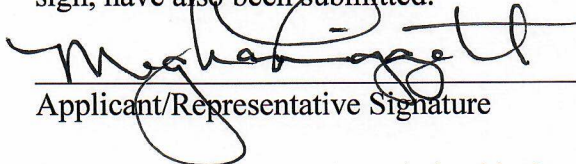
Application No: FS22-1515
Applicant Name: Surprise Sunrise
Location: SWC Greenway Rd. & Cotton Ln.
Date Site Posted: 2/22/23

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.

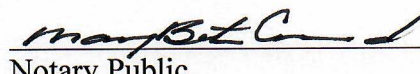

Applicant/Representative Signature

2/22/23

Date

This instrument was acknowledged before me on 2/22/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
102521
My commission expires

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

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimanon Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Virtual: March 14, 2023

Time: 6:00 PM

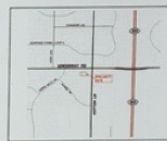
Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Case number: FS22-1515

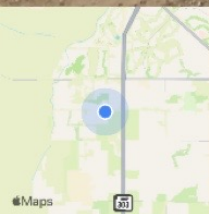
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

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



Feb 22, 2023 at 10:57:15 AM
17181 W Greenway Rd
Surprise AZ 85388
United States



Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

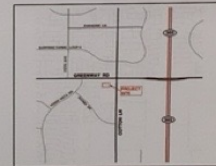
City Council

Date: TBD

Time: 6:00 P.M.

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

Project Location



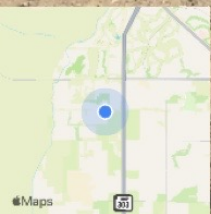
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

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

Feb 22, 2023 at 10:57:38 AM
17181 W Greenway Rd
Surprise AZ 85388
United States





Feb 22, 2023 at 10:56:39 AM
17181 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

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

City Council

Date: TBD

Time: 6:00 P.M.

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

Project Location



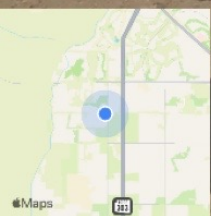
PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

Please call to confirm dates: 623-212-3711 Surpriseaz.gov

Feb 22, 2023 at 10:56:02 AM
15300 N Cotton Ln
Surprise AZ 85388
United States



Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: March 9, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

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

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

Virtual: March 14, 2023

Time: 6:00 PM

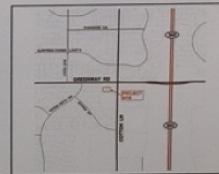
Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

PROJECT DESCRIPTION:

Case number: FS22-1515

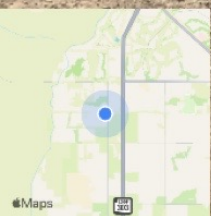
Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Project Location



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

Feb 22, 2023 at 10:56:23 AM
17181 W Greenway Rd
Surprise AZ 85388
United States



AFFIDAVIT OF POSTING

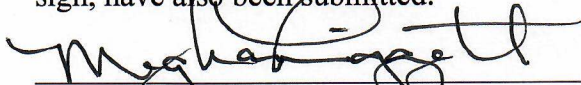
Application No: FS22-1515
Applicant Name: SIMONCRE
Location: SWC Greenway Rd. & Cotton Ln.
Date Site Posted: 7/17/23

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).

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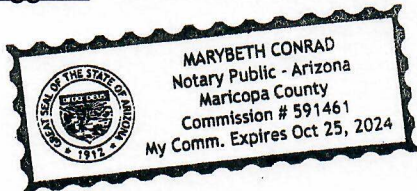


Applicant/Representative Signature

7/17/23

Date

This instrument was acknowledged before me on 7/17/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.





Notary Public
102521

My commission expires

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

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

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

City Council

Date: August 15, 2023

Time: 6:00 P.M.

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

Project Location

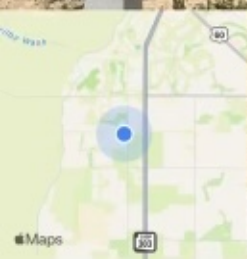


PROJECT DESCRIPTION:

Case number: FS22-1515

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

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



Jul 17, 2023 at 12:52:37 PM
17181 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cinnamon Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/ftx-xkimjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

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

City Council

Date: August 15, 2023

Time: 6:00 P.M.

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

Project Location



PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

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



Jul 17, 2023 at 12:57:44 PM
17131 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/vfx-xkimjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

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

City Council

Date: August 15, 2023

Time: 6:00 P.M.

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

Project Location

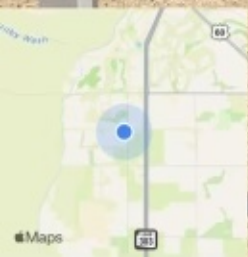


PROJECT DESCRIPTION:

Case number: FS22-1515

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

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



Jul 17, 2023 at 12:57:31 PM
17181 W Greenway Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

In Person & Virtual

Neighborhood Meeting

Date: March 9, 2023

Time: 6:00 P.M.

Location: Cimarron Springs Middle School
17032 W Surprise Farms Loop S,
Surprise, AZ 85388

Virtual: March 14, 2023

Time: 6:00 PM

Location: <https://meet.google.com/lfx-xximjdn?authuser=0>

Planning & Zoning

Date: August 17, 2023

Time: 6:00 P.M.

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

City Council

Date: August 15, 2023

Time: 6:00 P.M.

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

Project Location



PROJECT DESCRIPTION:

Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

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

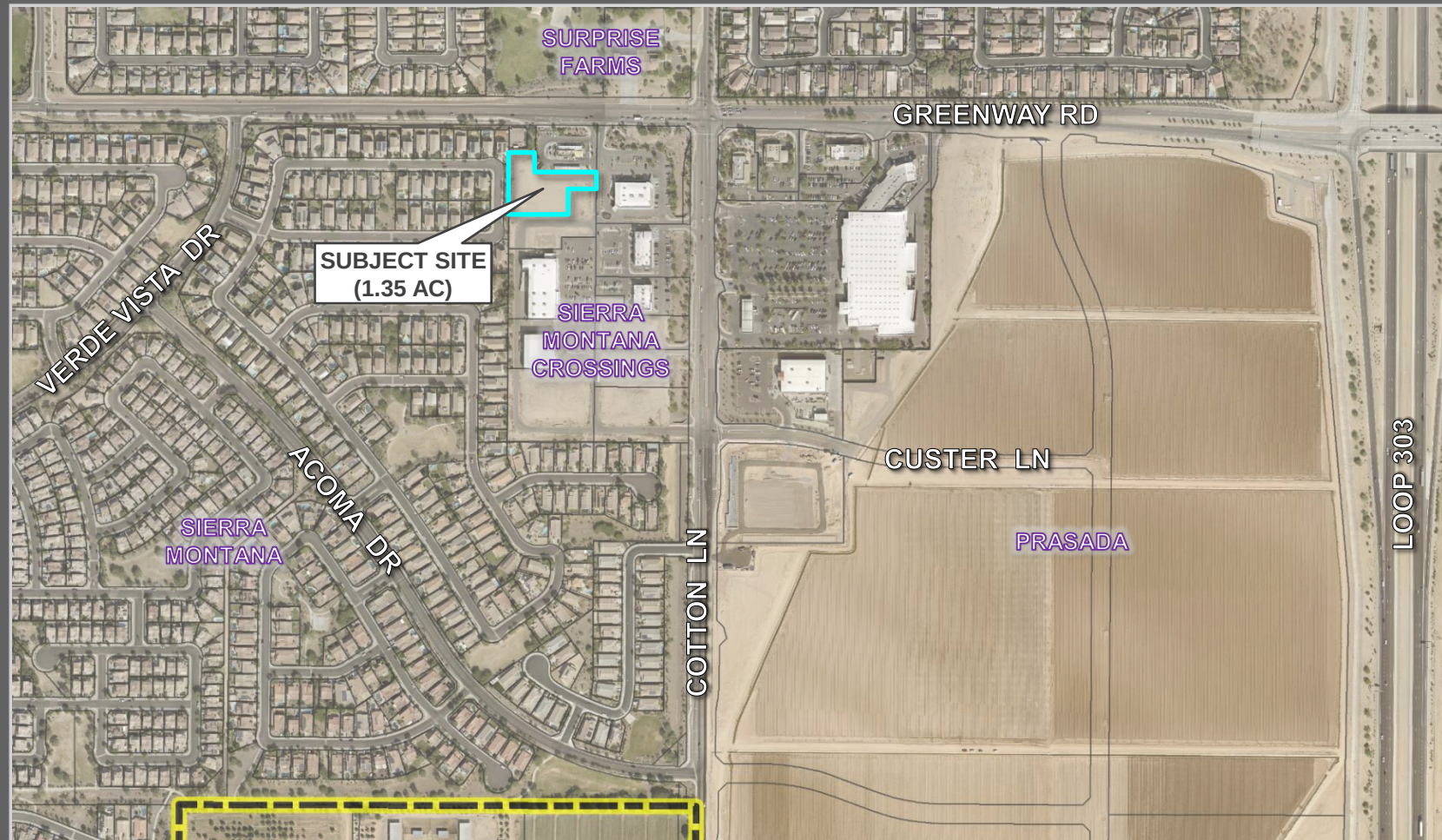


Jul 17, 2023 at 12:52:49 PM
17181 W Greenway Rd
Surprise AZ 85388
United States

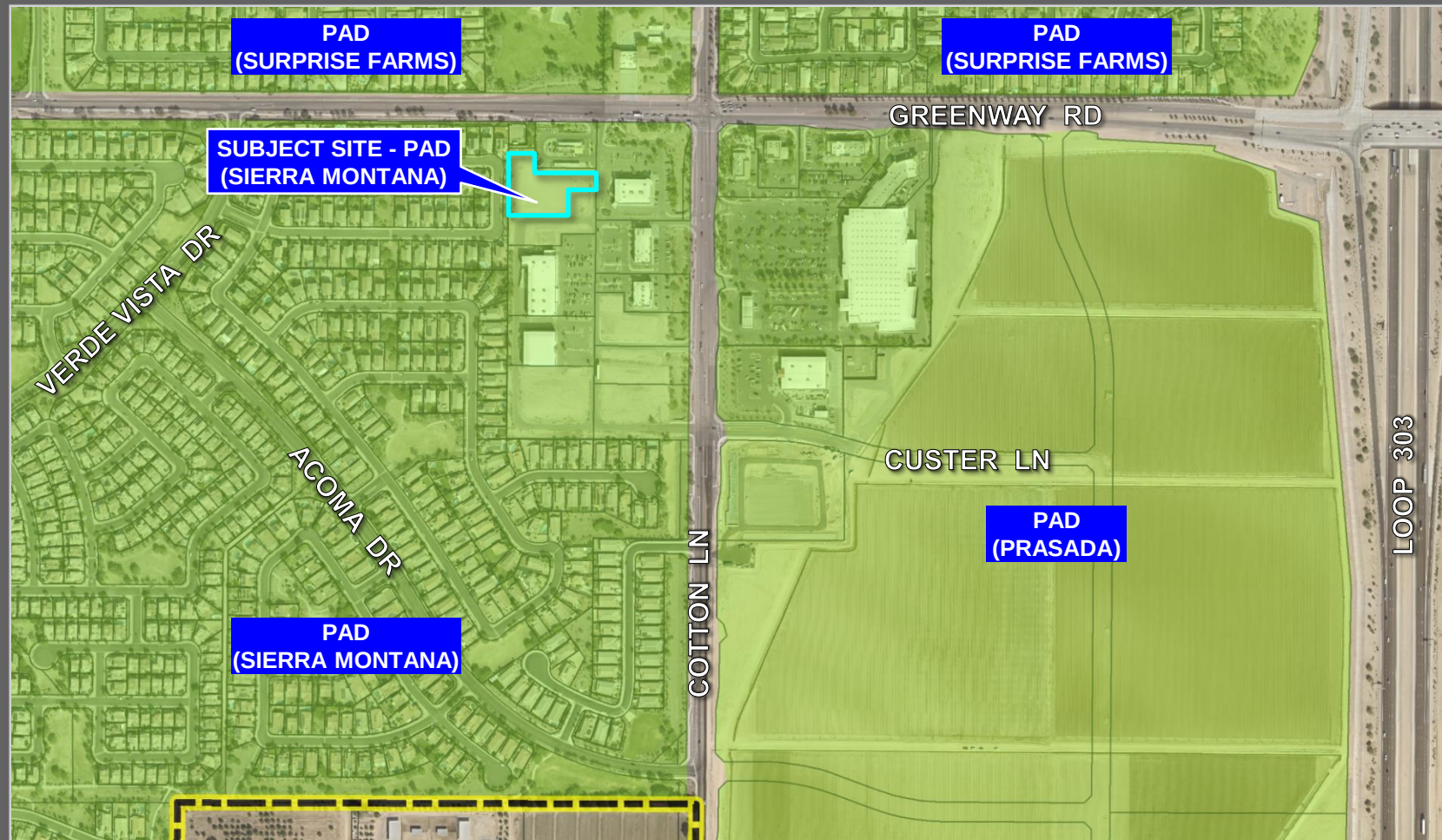


FS22-1515
Sunrise Preschool
Conditional Use Permit with Site Plan

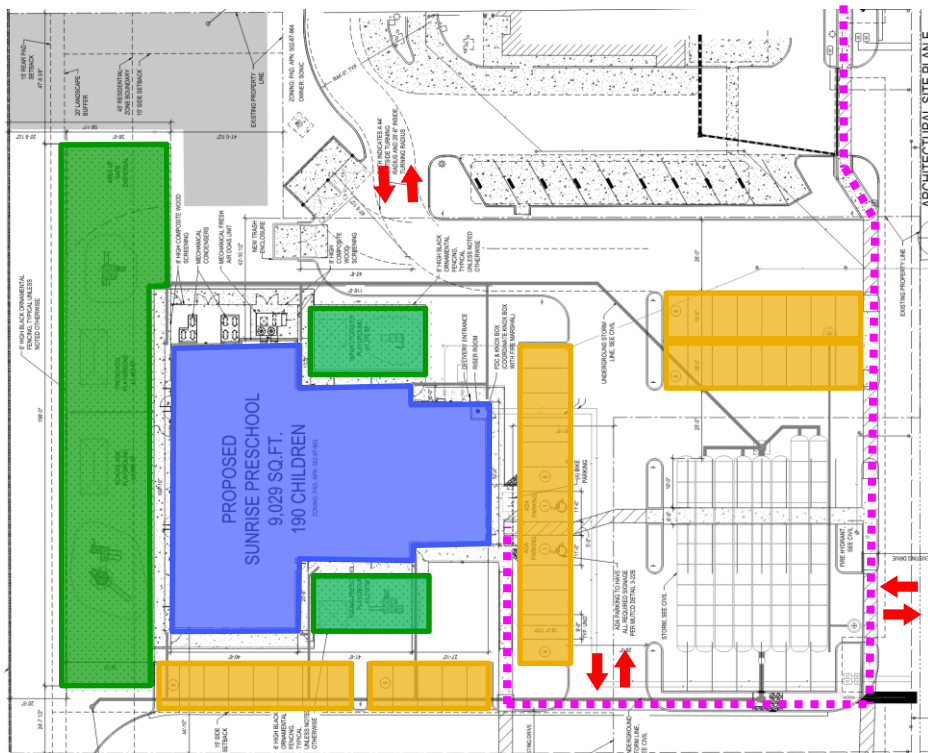
Planning & Zoning Commission – August 17, 2023



FS23-1515 VICINITY MAP



FS22-1515 ZONING MAP



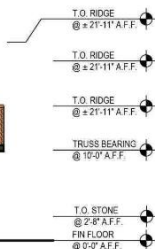
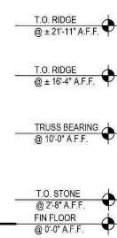
9,029 square feet Preschool

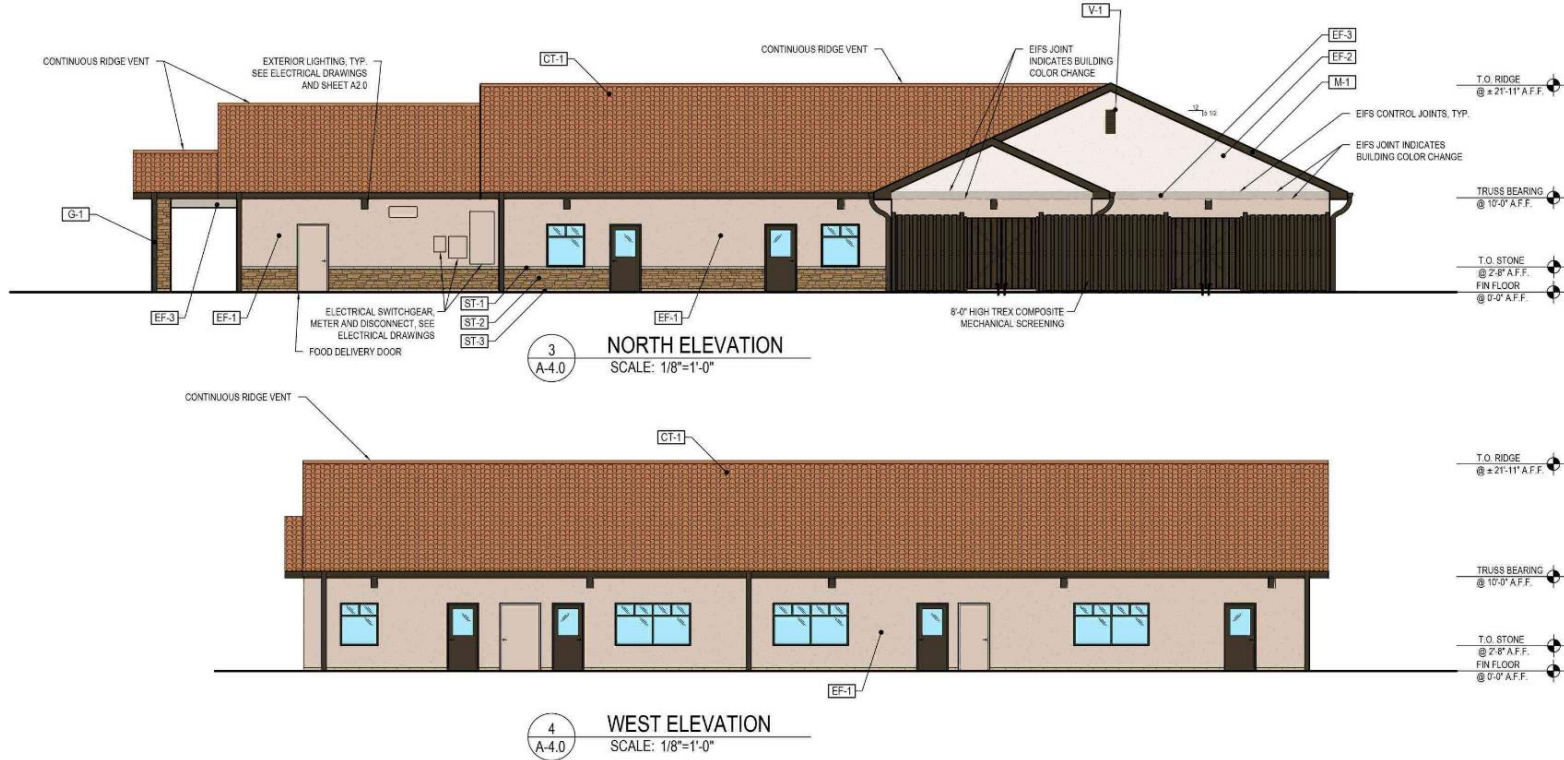
Parking Required and Provided
41 spaces
2 ADA

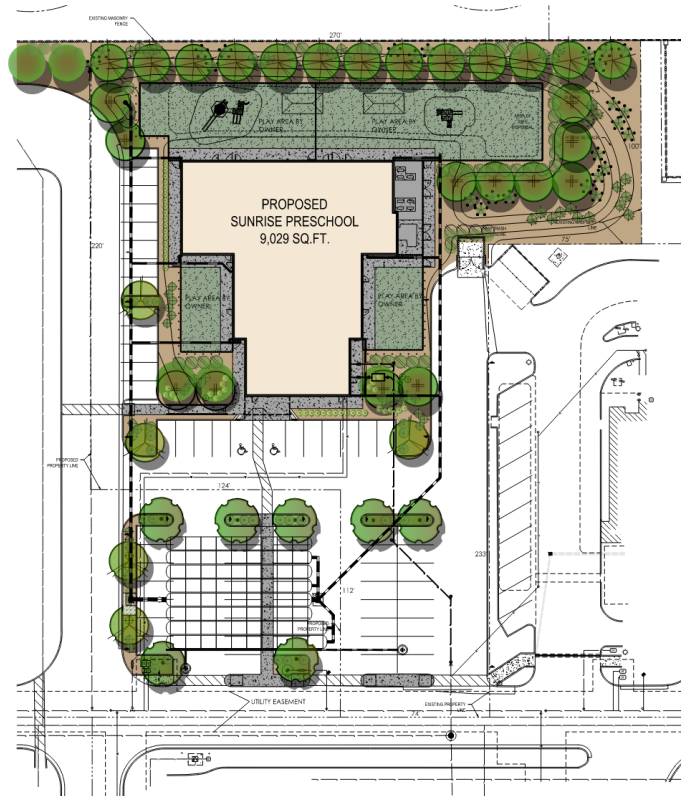
Title 17 Section 17.28.070(C)(3)

- ✓ 75 sq ft of outdoor play space/child
- ✓ 250 sq ft lot area/child

FS22-1515 SITE PLAN







SVT NOTES:

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

PURPLE PIPE NOTE:

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

NOTES:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT

LANDSCAPE LEGEND

- PISTACIA X 'RED-PUSH'
RED-PUSH PISTACHE
2" CALIP. 6.5T, 4W
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP. 6.5T, 4W
- QUERCUS VIRGINIANA
LIVE OAK
2" CALIP. 7T, 4W
- PROCEPOR 'WISALADO'
HYBRID THORNLESS MESQUITE
1.5" CALIP. 6T, 3.5W
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- CAESALPINA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- ERISOPHYLLA MACULATA
VALERINE EMU BUSH
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

SITE AREA:	58,814 SQ. FT.
LANDSCAPE REQUIRED:	8,822 SQ. FT. (15%)
LANDSCAPE PROVIDED:	23,696 SQ. FT. (40%)
PARKING LANDSCAPE REQUIRED:	4,841 SQ. FT. (5%)
PARKING LANDSCAPE PROVIDED:	7,922 SQ. FT. (9%)
TREES REQUIRED: 8,822 / 400 =	22 TREES
TREES PROVIDED:	37 TREES
SHRUBS REQUIRED: 8,822 / 400 X 5 =	110 SHRUBS
SHRUBS PROVIDED:	185 SHRUBS



SUNRISE PRE-SCHOOL
GREENWAY ROAD AND COTTON LANE
SURPRISE, ARIZONA



PROJECT TITLE:	LANDSCAPE
ISSUE DATE:	08.28.23
DESIGNED BY:	STAFF
CHECKED BY:	J.M.C.
PROJECT NO.:	00000

La.01

FS22-1515

Open Space Calculations
•Required: 15%
•Provided: 40% (23,696 sf)

FS22-1515 LANDSCAPE



Outreach

Neighborhood Meeting

- March 9, 2023 – In-person
Cimarron Springs Middle School
No attendees
- March 14, 2023 – Virtual
No attendees



RECOMMENDATION:

Staff Recommendation:

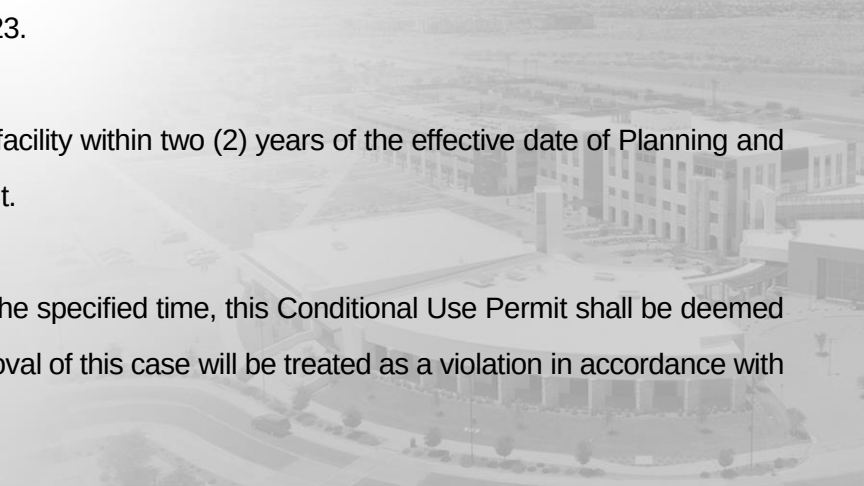
Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Sunrise Preschool” consisting of one (1) sheet prepared by ADA Architects, Inc. and date received June 1, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Sunrise Pre-school” consisting of four (4) sheets prepared by TJM & Associates and received June 29, 2023.
 - c. Building elevations shall be consistent with the Elevations entitled “Sunrise Preschool” consisting of three (3) sheets prepared by ADA Architects, Inc. and received May 16, 2023.
 - d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit.
 - e. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void. 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: August 17, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a proposed Conditional Use Permit for a drive-through facility on Pad B of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS23-0039.

Motion:

Motion to approve/deny the Conditional Use Permit for Asante Pad B, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS23-0039, subject to stipulations 'a' through 'c' as outlined in the staff report.

Background:

Sustainability Engineering Group (SEG) seeks approval of a Conditional Use Permit for a drive-through facility on Pad B of the Asante Retail Center. The Master Site Plan for the Asante Retail Center was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). An amendment to this Master Site Plan was subsequently approved by the Planning & Zoning Commission to clarify the applicable code by which drive-through facilities within this development reviewed (case FS23-0122).

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 - FS23-0039 Asante Pad B CUP - Staff Report 081723 PZ
 2. 01 - FS23-0039 Asante Pad B CUP - Vicinity Map
 3. 02 - FS23-0039 Asante Pad B CUP - Zoning Map
 4. 03 - FS23-0039 Asante Pad B CUP - Conceptual Site Plan
 5. 04 - FS23-0039 Asante Pad B CUP - Drive Through Separation Exhibit
 6. 05 - FS23-0039 Asante Pad B CUP - Citizen Participation Report
 7. 06 - FS23-0039 Asante Pad B CUP - Affidavit of Site Posting
 8. FS23-0039 Asante Pad B CUP - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0039

Project Name: Asante Pad B CUP Use-Only

Council District: 1 – Acacia

Meeting Date: August 17, 2023

Planner: Trever Fleetham, AICP

Owner: Barclay Holdings C LLC

Applicant: Sustainability Engineering Group

Request: CUP Use-Only for a Drive-Through Facility

Site Location: Generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd

Site Size: 1.03 acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit for Asante Pad B, Case FS23-0039, subject to stipulations 'a' through 'c'.

Project Description:

Sustainability Engineering Group (SEG) seeks approval of a Conditional Use Permit for a drive-through facility on Pad B of the Asante Retail Center. The Master Site Plan for the Asante Retail Center was originally approved by the Planning & Zoning Commission on May 20, 2021 (case FS20-712) under the Surprise Unified Development Code (SUDC). An amendment to this Master Site Plan was subsequently approved by the Planning & Zoning Commission to clarify the applicable code by which drive-through facilities within this development will be reviewed (case FS23-0122).

Background:

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

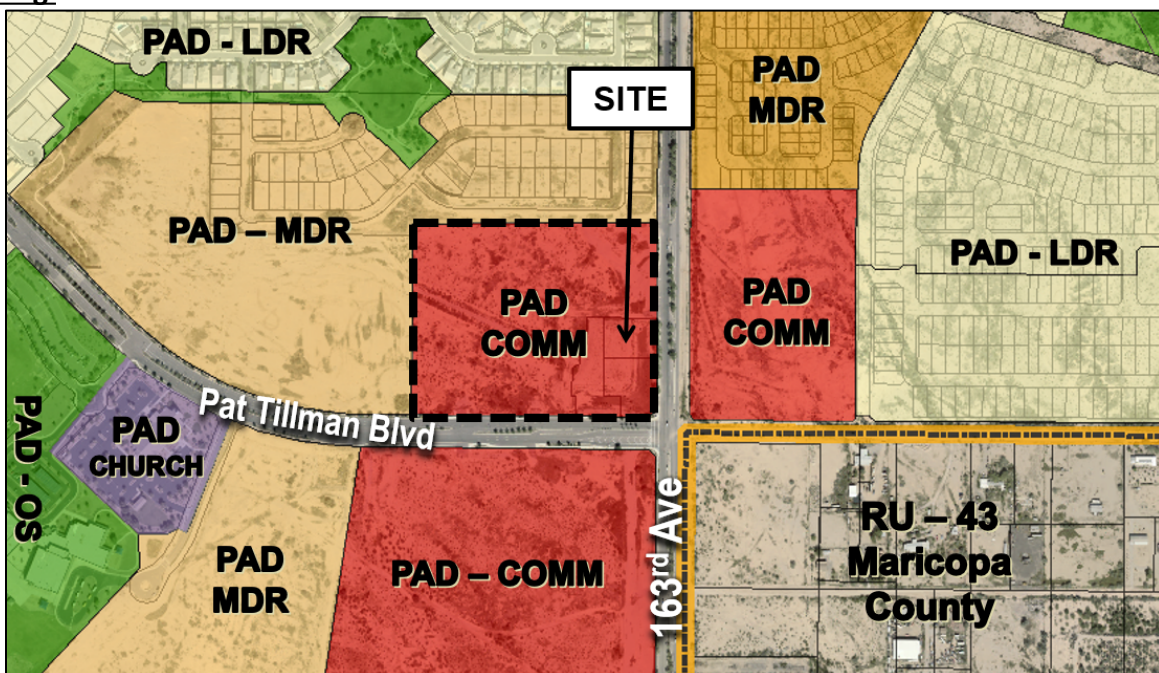
November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

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

January 10, 2023: The applicant filed a request for a CUP Use-Only for a Drive-Through Facility under case FS23-0039, the subject case.

June 1, 2023: The Planning & Zoning Commission approved a Master Site Plan Amendment for the Asante Retail Center under case FS23-0122.

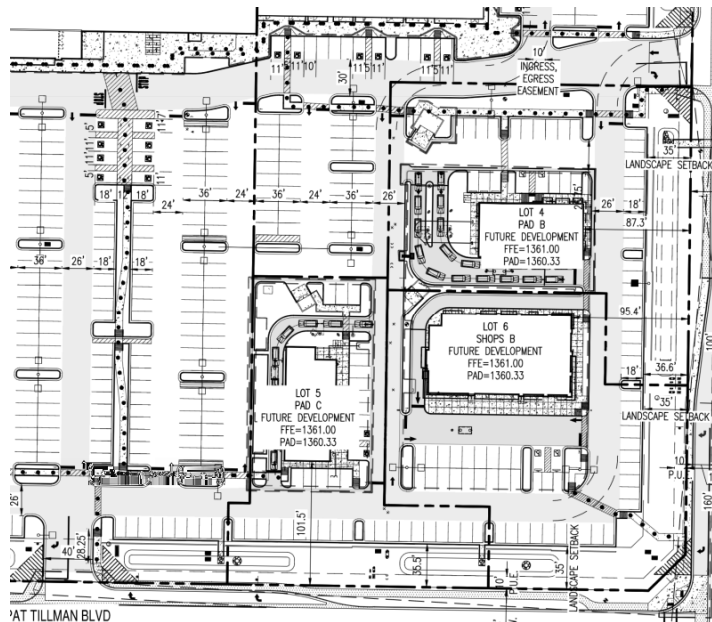
Zoning:



Analysis and Discussion:

Overall Development

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 was 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 was 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. As such, an amendment to the Master Site Plan was approved by the Planning and Zoning Commission to revise the plan note to subject the pads to the SUDC requirements.

The amended note reads as follows:

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.

Subject Site

The subject request involves a 3,715 square foot building with associated drive-through facility on an approximately one (1) acre parcel. The site is accessed from existing overall site circulation for the Asante Retail center, and ultimately from 163rd Avenue to the east and Pat Tillman Blvd to the south. However, the subject parcel does not have direct access to these roadways. The proposed site improvements incorporate into what currently exists and constructed by the master developer.

The SUDC requires 15 parking spaces for the subject development. The proposal exceeds the minimum requirement with 38 parking spaces (30 provided by the master developer; 8 provided by the subject development).

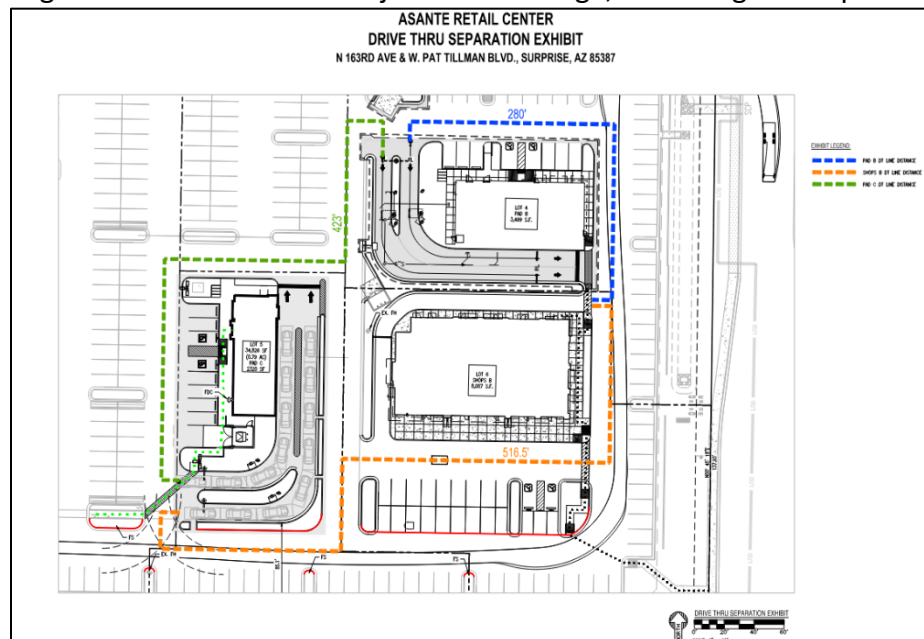
As this case is a Use-Only Conditional Use Permit, a full Site Plan review will be conducted under a separate case that will include full development plans including landscaping and elevations.

Evaluative Criteria

Section 122-78 of the SUDC includes the following use-specific standards for drive-through facilities that were utilized to evaluate the subject request.

- A. Drive-through facilities shall be located a minimum of 150 feet from any other drive-through facility, except for banks.

Commentary: The following separation exhibit provided by the applicant shows the closest drive-through at 280 feet from the subject drive-through, exceeding this requirement.



- 112
113 B. Drive-through facilities shall be located a minimum of 25 feet from a public right-of-way and
114 a minimum of 75 feet from a residential district.

115
116 **Commentary:** The subject site is located 92 feet from the public right-of-way, and is not
117 adjacent to a residential district.

- 118
119 C. Drive-through facilities shall contain aisles that are a minimum 11 feet wide. Any curved
120 sections shall be a minimum of 12 feet wide with a minimum radius of 25 feet on curved
121 sections.

122
123 **Commentary:** The aisles provided are a minimum of 11 feet wide, and 12 feet wide with a
124 radius of 25 feet on curved sections.

- 125
126 D. Drive-through facilities shall include enhanced paving where walkways intersect drive aisles.

127
128 **Commentary:** This has been provided on the east side of the site.

- 129
130 E. Drive-through facilities shall be integrated with the on-site circulation of the larger
131 development. Drive-through aisles shall not exit directly onto a public right-of-way.

132
133 **Commentary:** The proposed drive-through exits onto an existing drive aisle for the overall
134 development, not onto a public right-of-way.

- 135
136 F. Drive-through facilities shall include a minimum stacking capacity of 140 feet per lane.

137
138 **Commentary:** Stacking lengths are 153.5 feet and 172.5 feet and are also in compliance with
139 the approved queuing study.

- 140
141 G. Drive-throughs shall orient pick-up windows away from adjacent residential uses.

142
143 **Commentary:** While there are no adjacent residential uses, the pick-up window is facing
144 south toward another pad within this overall development.

- 145
146 H. Drive-throughs shall be screened from the right-of-way and adjacent uses.

147
148 **Commentary:** Screening to 163rd Avenue has been provided by the master developer.

149
150 **Neighborhood Outreach:**

The applicant held an in-person neighborhood meeting on Thursday, April 13, 2023 at 6pm at the Asante Preparatory School – Media Room, and a virtual meeting on Monday, April 17, 2023 at 6pm via Zoom. Both meetings were posted and noticed per the requirements of the Municipal Code and State Statute. In addition to the subject case, these meetings also covered cases FS22-0826 and FS23-0066, for the other two drive-through facilities on the two adjacent pads.

There were four (4) attendees at both meetings, with no concerns expressed for the subject case. Questions and discussions were focused on the overall development and site circulation, as well as the surrounding area.

See the attached Citizen Participation Report for a detailed summary of the outreach efforts.

Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, the Arizona Department of Transportation, Maricopa Water District, 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 Conditional Use Permit meets the requirements of the Surprise General Plan 2035, and the Surprise Municipal Code.

Findings:

- The proposed Conditional use Permit is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit is consistent with the SUDC.
- The proposed Conditional Use Permit is consistent with the approved Master Site Plan.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS23-0039**, subject to stipulations ‘a’ through ‘c’ as outlined below:

- a. Development and use of the site shall be consistent with the Conceptual Site Plan entitled “Asante Retail Center Pad B – Conceptual Plans,” consisting of four (4) sheets, prepared by SEG and received June 21, 2023.

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

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

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

Attachments:

01 Vicinity Map

02 Zoning Map

03 Conceptual Site Plan

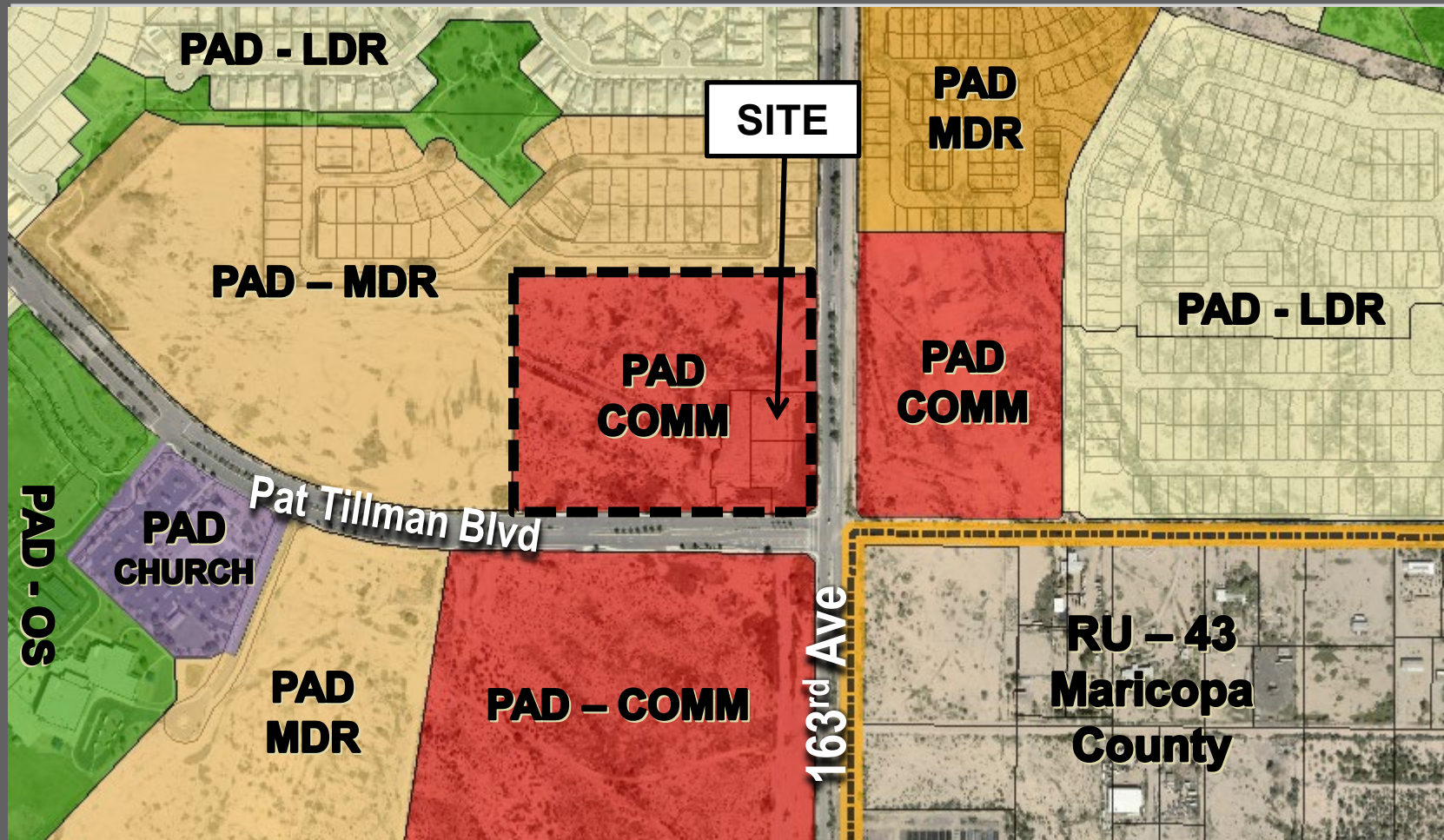
04 Drive-Through Separation Exhibit

05 Citizen Participation Report

06 Affidavit of Site Posting

PPT





INDEX OF DRAWINGS

SHEET INDEX

	SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C2.00 COVER SHEET & KEYMAP	6/16/2023	
●	2	C2.10 CONCEPTUAL SITE PLAN	6/16/2023	
●	3	C2.20 CONCEPTUAL SITE PLAN DETAILS	6/16/2023	
●	4	C2.30 PUBLIC SAFETY SITE PLAN	6/16/2023	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

PROJECT INFO

PROJECT LOCATION:

SITE ADDRESS: NWC N. 163RD AVE & W. PAT TILLMAN BLVD, SURPRISE, ARIZONA 85387

SITE DATA:

ASSESSOR PARCEL NUMBER: 503-76-977A
ZONING: PAD
GROSS AREA: 61,543 SF (1.42 AC).
NET AREA: 45,034 SF (1.03 AC).
CONSTRUCTION TYPE: V-B WITH AFES
OCCUPANCY: A-2/M/B

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:

LOT 4, INCLUSIVE, OF SURPRISE SPECTRUM, RECORDED IN BOOK 969 OF MAPS, PAGE 17, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

FEMA:

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C1210L	040053	1210 10/16/2013	L	11/04/2015	X SHADED	N/A

TECHNICAL CODES:

A. 2018 INTERNATIONAL BUILDING CODE
B. 2018 INTERNATIONAL RESIDENTIAL CODE
C. 2018 INTERNATIONAL MECHANICAL CODE
D. 2018 INTERNATIONAL FUEL GAS CODE
E. 2018 INTERNATIONAL PLUMBING CODE
F. 2018 INTERNATIONAL FIRE CODE
G. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
H. 2017 NATIONAL ELECTRIC CODE
I. ICC A117.1-2009 (FOR ADA)
J. ORDINANCE 2019-031 (LOCAL CODE AMENDMENTS)

ABBREVIATIONS

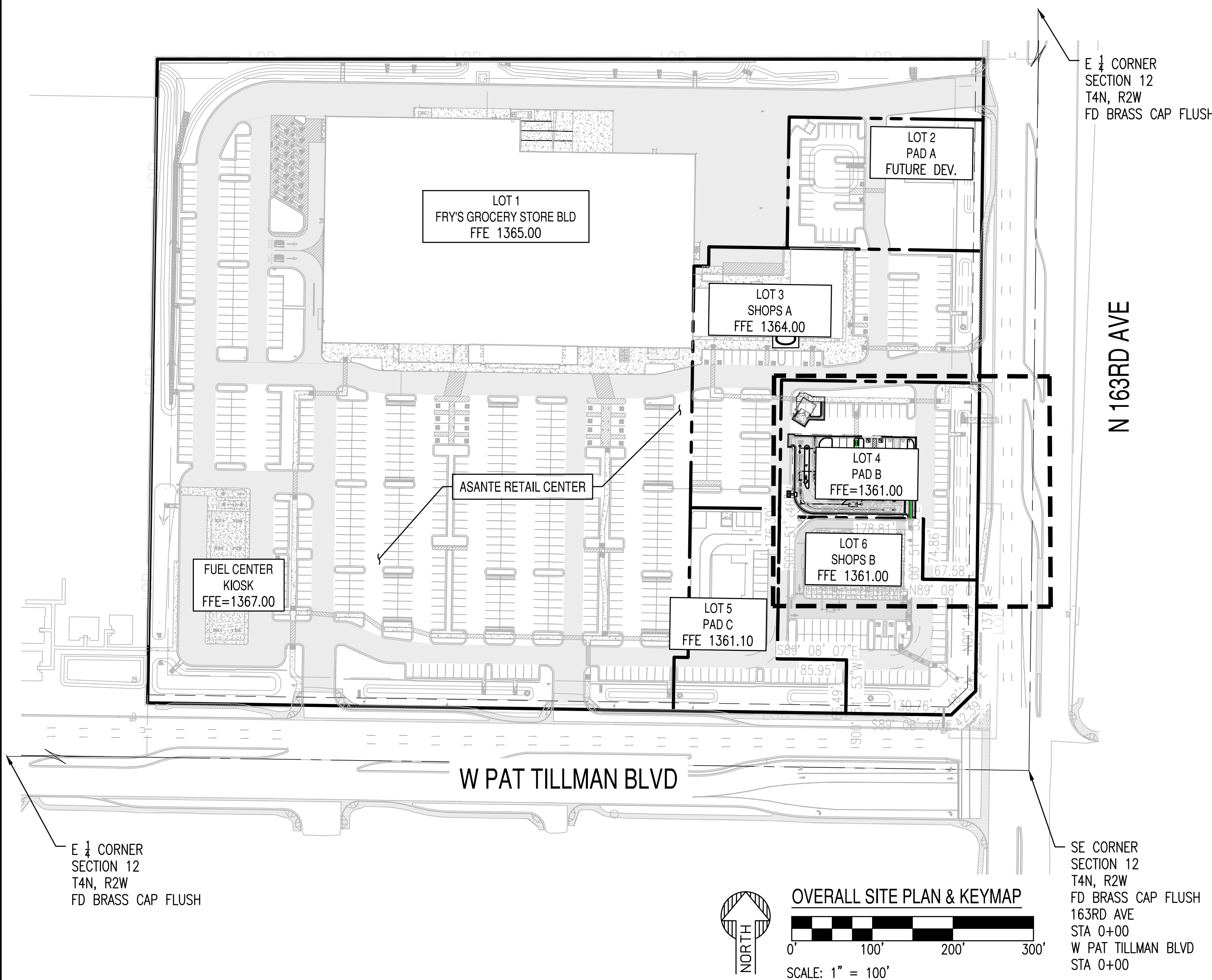
AC	ACRE OR ASPHALT	MAX	MAXIMUM
ABC	AGGREGATE BASE COURSE	MIN	MINIMUM
ADA	AMERICANS WITH DISABILITIES ACT	N	NORTH
BLD	BUILDING	N/A	NON-APPLICABLE
C	CONCRETE	NTS	NOT TO SCALE
CF	CUBIC FEET	NG	NATURAL GROUND
CMP	CORRUGATED METAL PIPE	P	PAVEMENT
C.O.S.	CITY OF SURPRISE	PAD	PLANNED AREA DEVELOPMENT
DET.	DETAIL	P.U.E.	PUBLIC UTILITY EASEMENT
DW	DRYWELL	PVC	POLYVINYL CHLORIDE
E	EAST	R.O.W.	RIGHTS-OF-WAY
EX	EXISTING	S	SOUTH OR SLOPE
FDC	FIRE DEPARTMENT CONNECTION	SE	SOUTHEAST
FFE	FINISH FLOOR ELEVATION	S.F.	SQUARE FEET
FG	FINISH GRADE	STD.	STANDARD
FT	FEET	S/W	SIDEWALK
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SY	SQUARE YARD
IE	INVERT ELEVATION	TEMP	TEMPORARY
LF	LINEAR FEET	TC	TOP OF CURB
LOC	LIMIT OF CONSTRUCTION	TYP.	TYPICAL
LSB	LANDSCAPE SETBACK	VEHIC.	VEHICLE
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS	W	WEST

THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATION OF YOUR CONTRACT WITH CITY OF SURPRISE.

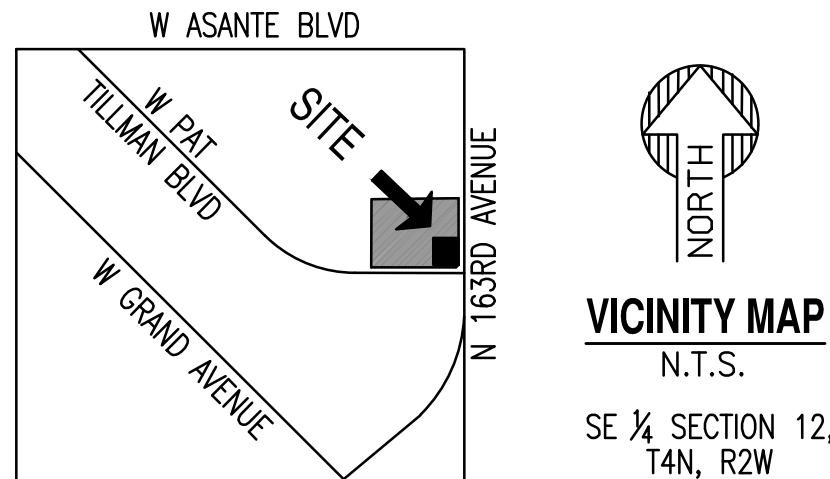
IN ACCORDANCE WITH AAC R18-119, ALL MATERIALS INSTALLED AFTER JANUARY 1, 1992 WHICH MAY COME INTO CONTRACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61.

ASANTE RETAIL CENTER PAD B - CONCEPTUAL PLANS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

BARCLAY HOLDINGS C LLC
2415 E CAMELBACK RD, SUITE 900,
PHOENIX, AZ 85016
PHONE: 480-596-9399
ATTN: COLBY FINCHAM
EMAIL: CFINCHAM@BARCLAYGROUP.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105,
PHOENIX, ARIZONA 85016
PHONE: 480-237-2507
ATTN: ALI FAKIH
EMAIL: ALI@AZSEG.COM

LANDSCAPE ARCHITECT

GREEY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: 480-609-0009
ATTN: RYAN TIETZ
EMAIL: RTIETZ@GREEYPICKETT.COM

APPROVAL

CITY OF SURPRISE SIGNATURE BLOCK

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER

DATE

CONFLICT

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITTED
FIBER	CENTURY LINK	KEVIN WAGNER	8152459640	08/12/2020
CABLE TV	COX	DAVID SMITH	6028329705	08/12/2020
NATURAL GAS	SW GAS	ARBAN LONDO	6024845649	08/26/2020
ELECTRIC	APS	MARK LOONEY	480-318-1516	04/05/2021

ENGINEER'S CERTIFICATION

I, ALI FAKIH, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

12/29/2021

SIGNATURE

DATE

CASE NO.: FS23-0039

NO.	DESCRIPTION	REVIEW	CHECK	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
PAD B
ASANTE RETAIL CENTER

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

DRAWN: _____ KG 6/16/2023
DESIGNED: _____ TM, AS 6/16/2023
QC: _____
FINAL QC: _____
PROJ. MGR: _____ AF 6/16/2023

DATE: 6/16/2023

ISSUED FOR: CONDITIONAL
USE PERMIT

JOB NO.: 200711

SHEET TITLE:

COVER SHEET
& KEYMAP

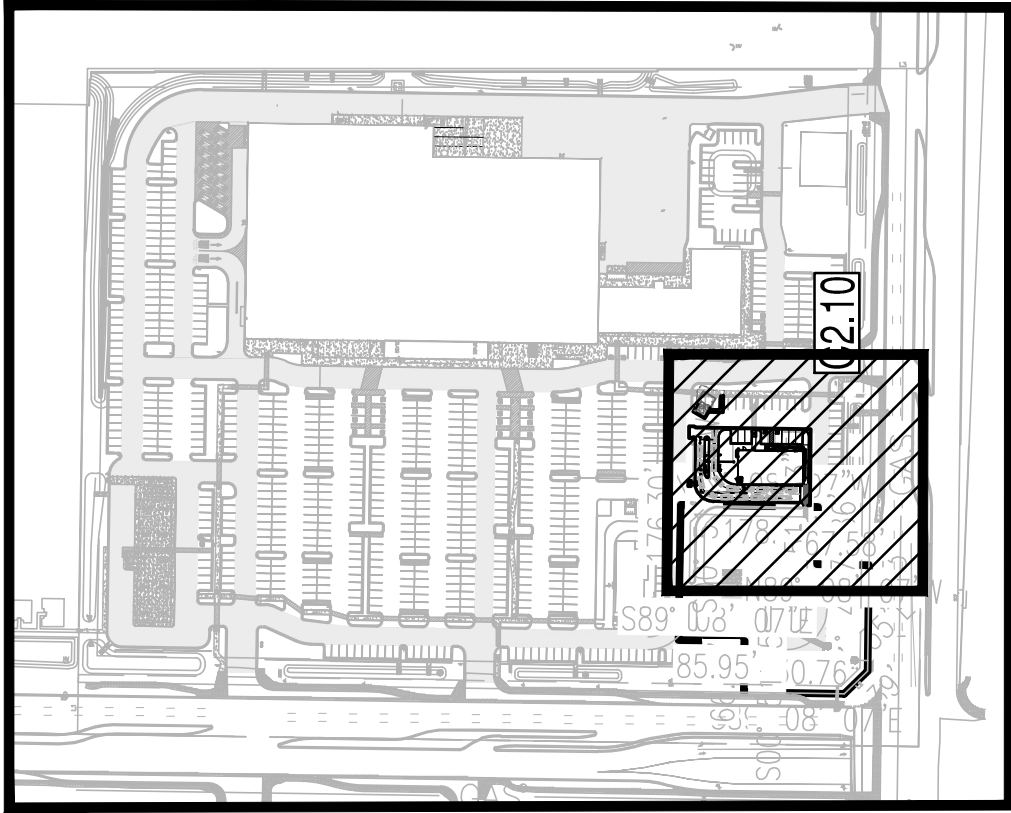
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SHEET NO.:

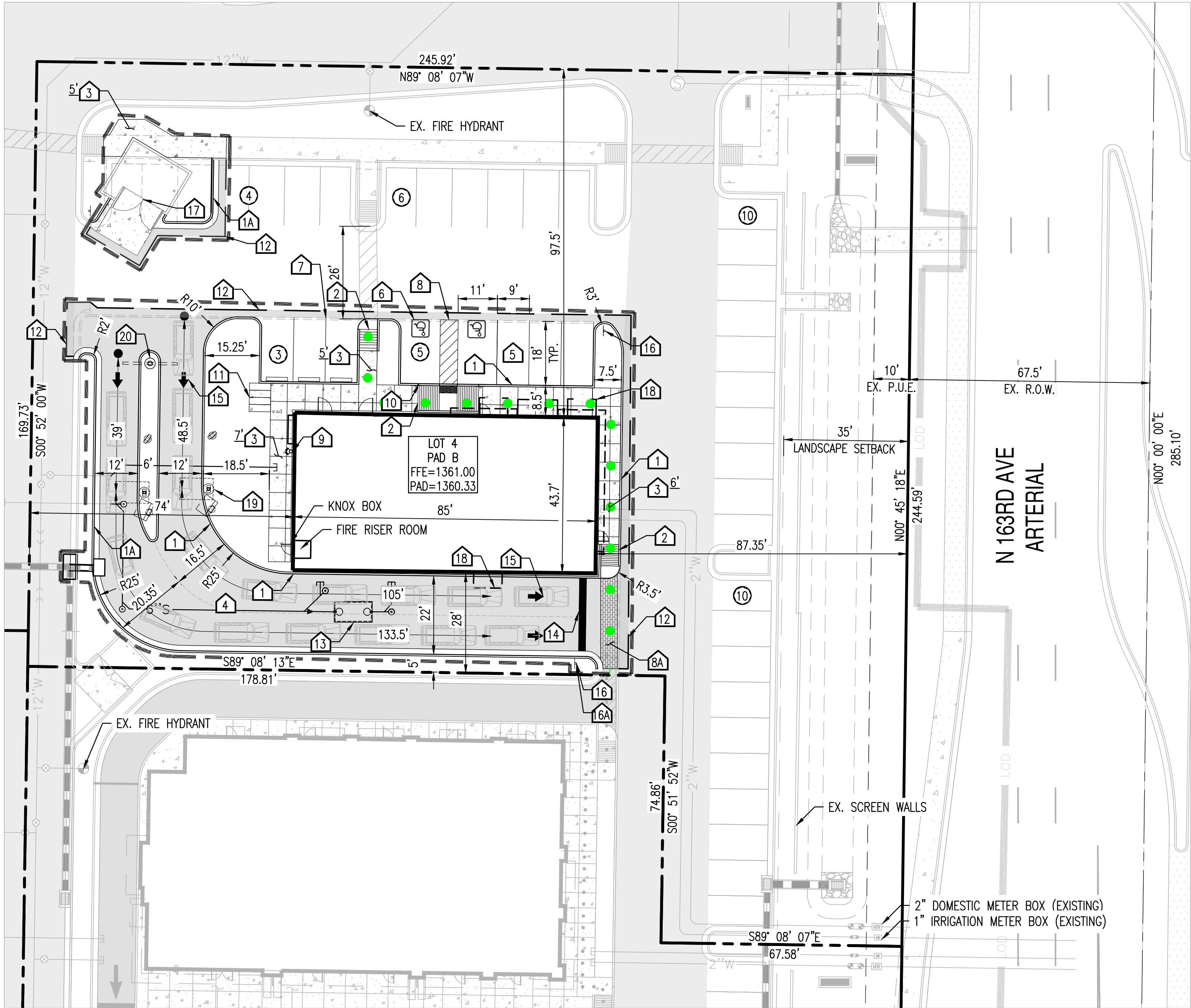
1 OF 4

C2.00

ASANTE RETAIL CENTER
PAD B
CONCEPTUAL SITE PLAN



DEVELOPMENT SUMMARY TABLE:						
PROJECT LOCATION:						
N. 163RD AVE & W. PAT TILLMAN BLVD., SURPRISE, AZ. 85387						
LEGAL DESCRIPTION:						
12 4N 2W						
PROJECT DESCRIPTION:						
PAD B						
DEVELOPMENT INFORMATION:						
APN(S):		503-76-977				
EXISTING ZONING:		PAD				
ADJACENT ZONING:	NORTH:	PAD				
	EAST:	N. 163RD AVE.				
	SOUTH:	W. PAT TILLMAN BLVD.				
	WEST:	PAD				
PROPOSED USE:		RETAIL SHOPPING ESTABLISHMENT W/DRIVE THROUGH				
USE ALLOWED:		PERMITTED				
CONSTRUCTION TYPE:		V-B WITH AFES				
OCCUPANCY:		A-2/M/B				
LOT SIZE: (NET)		45,034	SF		1,034	AC
BUILDING AND LOT STANDARDS						
PROPOSED BUILDING			3,715	Gsf		
			REQUIRED	PROPOSED		
BUILDING LOT COVERAGE:			NS	8.25%		
PUBLIC STREET SETBACKS (FROM ROW LINE)						
			REQUIRED	PROPOSED		
ARTERIALS:			35'	35'		
COLLECTORS:			0'	N/A		
LOCALS:			0'	N/A		
PARKING STANDARDS:						
BUILDING USE:			RETAIL			
BUILDING AREA (GROSS):			3,500	SF		
BUILDING AREA (INCLUDE CANOPIES):			3,600	SF		
PARKING CALCULATION			1/250	SF		
			REQUIRED	PROPOSED		
PARKING COUNT:			15	38		2 ADA INCL.
ADA PARKING SPACES			2	2		INCLUDED
BICYCLE PARKING (4 MAX.)			4	4		1 PER 10 VEHIC.
SPECIAL DEVELOPMENT STANDARDS FOR DT FACILITIES (PER SUDC SECTION 122.78)						
			REQUIRED	PROPOSED PAD B		
SETBACKS						
STREET ROW:			25 ft		92 ft	
RESIDENTIAL:			75 ft		N/A	
DRIVE-THROUGH AISLE WIDTH			11 ft		11 ft/12 ft	
DRIVE-THROUGH QUEUE LENGTH			140 ft		153.5 ft/172.5 ft	
IMPERVIOUS TABLE INFORMATION:						
TOTAL AREA OF THE SITE:			45,034	SF		
TOTAL IMPERVIOUS AREA:			32,202	SF		
TOTAL OF PREVIOUS AREA:			12,832	SF		
PERCENTAGE OF IMPERVIOUS AREA:			72%			



PROPOSED LEGEND:

PROPERTY LINE	---
CURB AND GUTTER	==
LIMIT OF CONSTRUCTION	---
ACCESSIBLE ROUTE FROM ROW	●
CONCRETE PAVEMENT	▨
HEAVY DUTY PAVEMENT	▩
LIGHT DUTY PAVEMENT	▧
PAVEMENT STRIPING	▤
FIRE HYDRANT	⊙
FIRE DEPARTMENT CONNECTION	⊕
PARKING COUNT	⊗

SITE PLAN KEYNOTES:

- 1 6" VERTICAL CURB PER GRADING PLANS.
- 1A 6" CURB AND GUTTER PER GRADING PLANS.
- 2 ACCESSIBLE RAMP, REFER TO GRADING PLANS.
- 3 CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- 4 HEAVY DUTY ASPHALT PAVEMENT PER GRADING PLANS.
- 5 LIGHT DUTY ASPHALT PAVEMENT PER GRADING PLANS.
- 6 PAINTED ADA SYMBOL (TYP. 2) PER DET 1/C2.20.
- 7 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 8A ENHANCED PAVEMENT ON PEDESTRIAN WALKWAY.
- 9 FDC LOCATION PER UTILITY PLAN.
- 10 INSTALL ADA PARKING SIGN PER DET 2/C2.20. (TYP.2)
- 11 BICYCLE RACK PER DET 7/C2.20. (TYP. 4).
- 12 SAWCUT PER CIVIL PLANS.
- 13 GREASE INTERCEPTOR PER UTILITY PLANS.
- 14 PROVIDE 18" WIDE WHITE PAINTED STOP BAR.
- 15 DIRECTIONAL ARROW PER DET 5/C2.20.
- 16 STOP SIGN PER DET 4/C2.20.
- 16A PEDESTRIAN CROSSING SIGN PER DET 4/C2.20.
- 17 TRASH ENCLOSURE, PER DET 3/C2.20.
- 18 CANOPY ABOVE, REFER TO ARCHITECTURAL PLANS.
- 19 MENU BOARD CANOPY.
- 20 DRIVE-THRU CLEARANCE BAR.

- NOTES:
- CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVER 50# - 2018 IFC 5307.2 LOCAL AMENDMENT.
 - OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON SITTING AREA.
 - A CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.
 - ASSUME THAT OVERALL CONSTRUCTION FOR ASANTE RETAIL CENTER HAS BEEN COMPLETED.
 - METER TO BE INSTALLED AS PART OF THE BUILDING PERMIT.

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

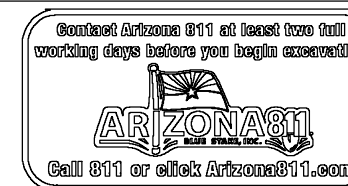


SUSTAINABILITY
ENGINEERING
GROUP



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

NOT FOR
CONSTRUCTION



PROJECT PAD B ASANTE RETAIL CENTER	LOCATION NWC N. 163RD & W. PAT TILLMAN BLVD., SURPRISE, AZ 85387
DRAWN: KG	6/16/2023
DESIGNED: TM, AS	6/16/2023
QC:	
FINAL QC:	
PROJ. MGR.: AF	6/16/2023

DATE: 6/16/2023

ISSUED FOR: CONDITIONAL
USE PERMIT

JOB NO.: 200711

SHEET TITLE:

CONCEPTUAL
SITE PLAN

PAGE NO.: SHEET NO.:

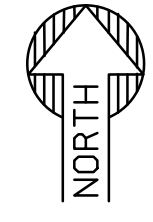
2 OF 4

C2.10

CASE NO.: FS23-0039

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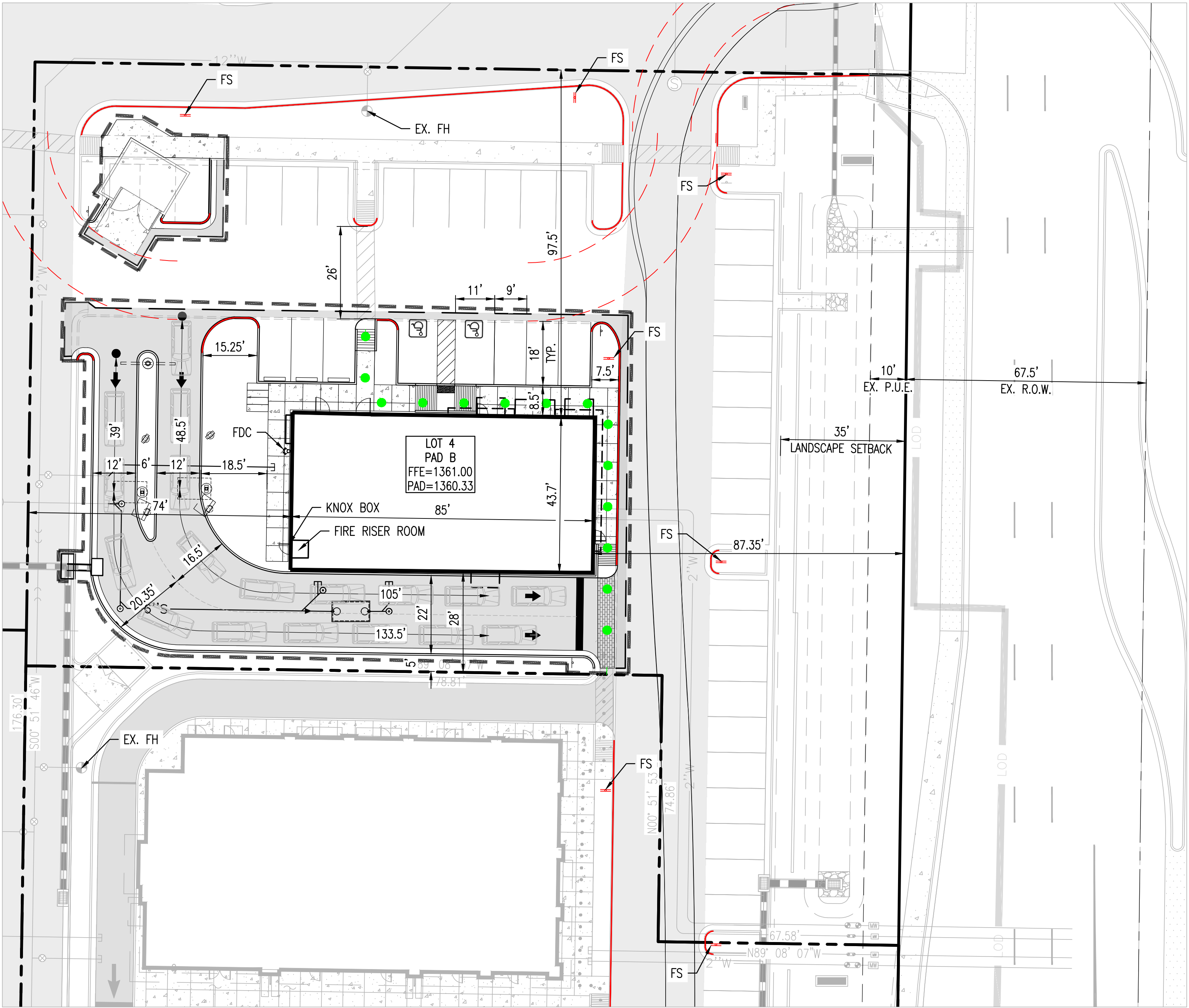
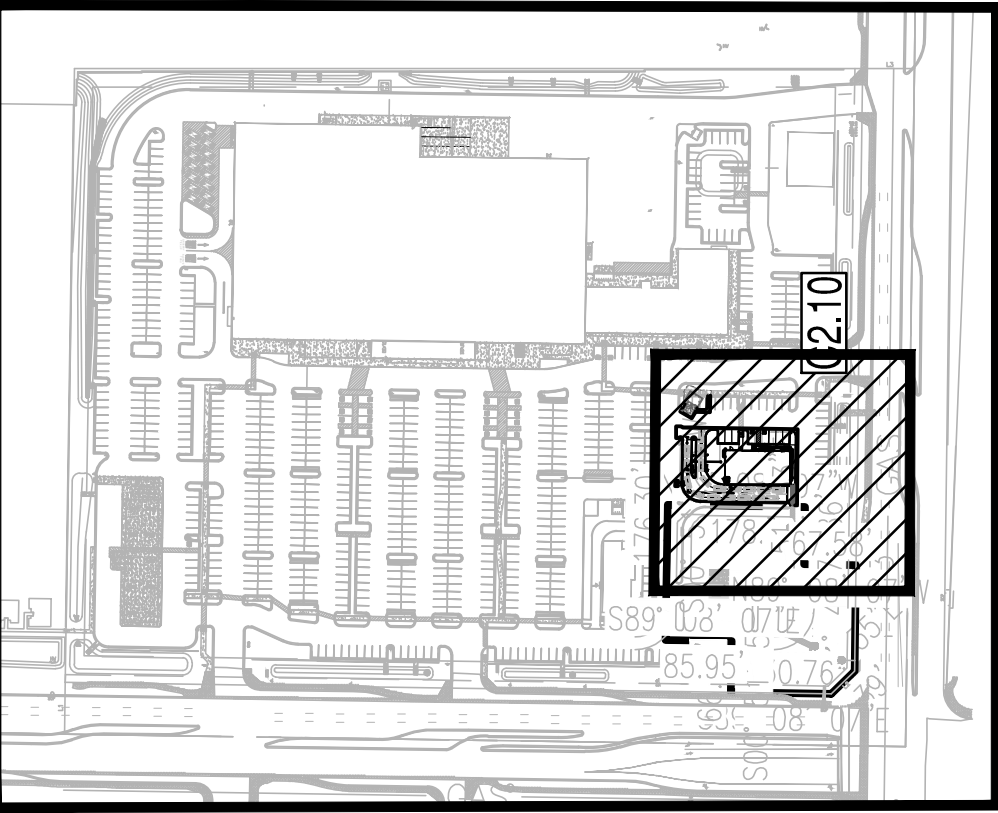
ASANTE RETAIL CENTER
PAD B
PUBLIC SAFETY SITE PLAN



KEY MAP

NTS

SE 1/4 SECTION 12,
14N, R2W



PROPOSED LEGEND:

PROPERTY LINE

FIRE LANE, RED PAINTED CURB

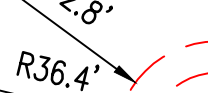
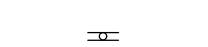
FIRE HYDRANT (FH)

FIRE DEPARTMENT CONNECTION (FDC)

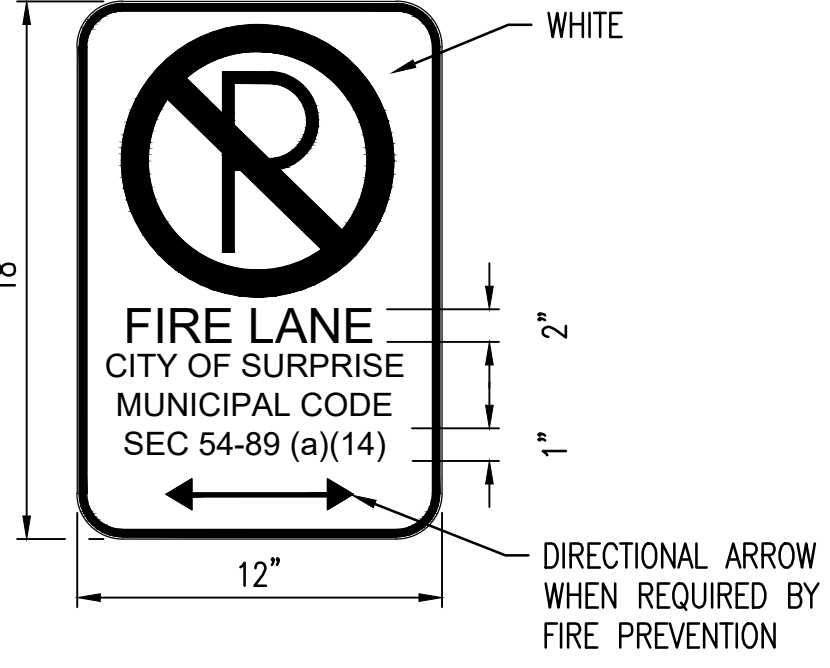
FIRE LANE "NO PARKING" SIGNS (FS)

AASHTO SU-40

FIRE TURNING TEMPLATE
(NTS)

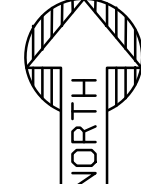


- 1.- FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY THE CITY FIRE DEPARTMENT.
A. SIGNS SHALL BE 12" WIDE AND 18" LONG BY 0.63" THICK. THEY SHALL HAVE REFLECTORIZED SURFACE USING SCOTCHLITE MATERIAL OR EQUAL.
B. THEY SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN NO LESS THAN 5'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



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

FIRE LANE SIGN DETAIL
NTS



PUBLIC SAFETY SITE PLAN



SCALE: 1" = 20'

NO.	DESCRIPTION	REVISION	DATE



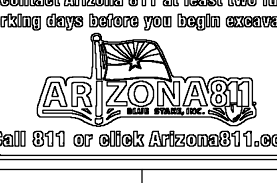
SUSTAINABILITY
ENGINEERING
GROUP

SEG



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WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT
PAD B
ASANTE RETAIL CENTER

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

DRAWN: KG 6/16/2023
DESIGNED: TM, AS 6/16/2023
QC:
FINAL QC:
PROJ. MGR.: AF 6/16/2023

DATE: 6/16/2023

ISSUED FOR: CONDITIONAL
USE PERMIT

JOB NO.: 200711

SHEET TITLE:
**PUBLIC SAFETY
SITE PLAN**

PAGE NO.: 4 OF 4

SHEET NO.: **C2.30**

CASE NO.: FS23-0039

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

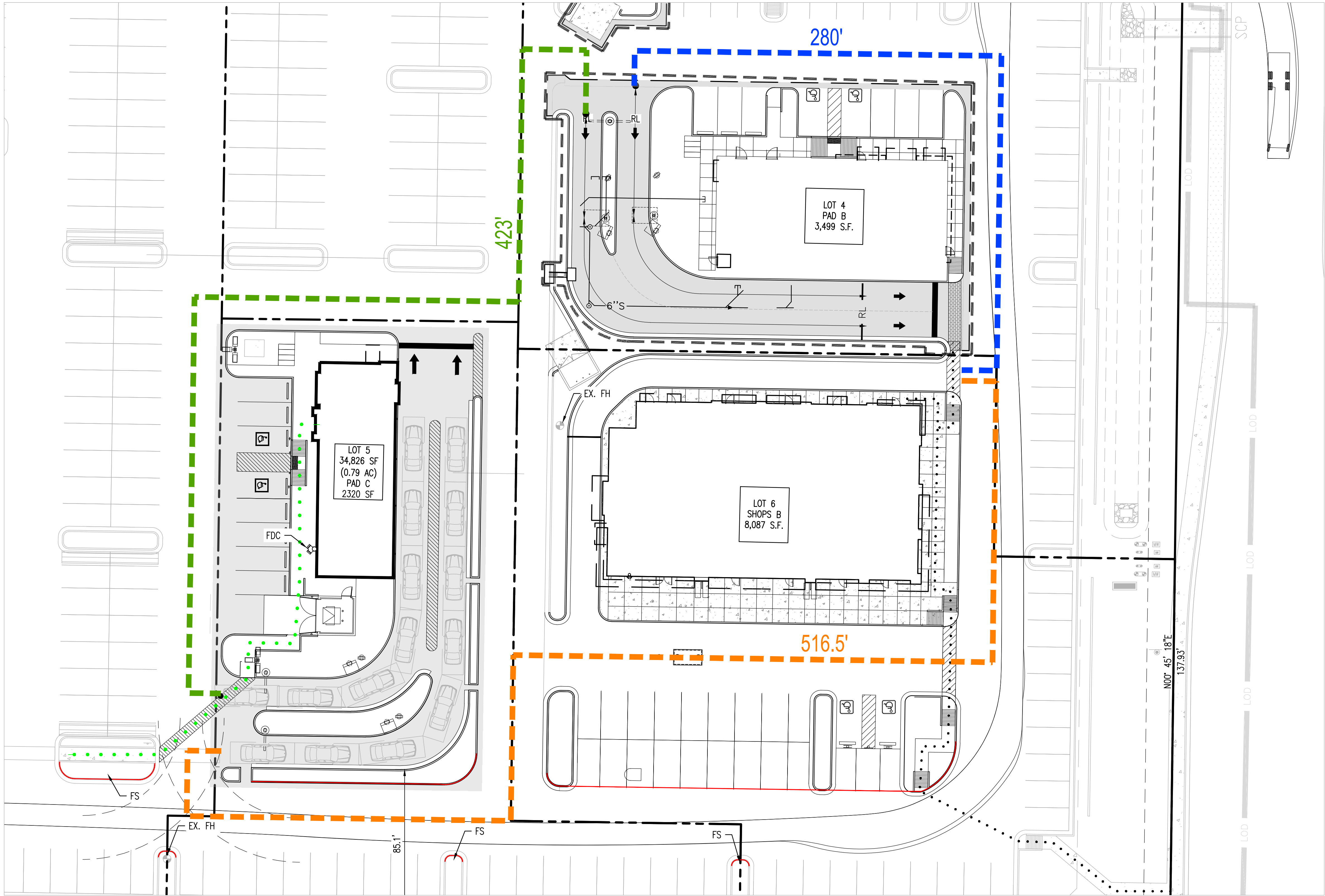
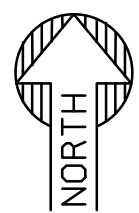


EXHIBIT LEGEND:

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



DRIVE THRU SEPARATION EXHIBIT
0' 20' 40' 60'
SCALE: 1" = 20'

CASE NO.: FS23-0066

REVISIONS BY THE CITY OF SURPRISE		NO.	DESCRIPTION	REVIEW	DATE
		1			
		2			
		3			
		4			
		5			



SUSTAINABILITY
ENGINEERING
GROUP

SEG



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WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534

NOT FOR
CONSTRUCTION



PROJECT
PAD C
ASANTE RETAIL CENTER

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

DRAWN: GA 06/22/2023
DESIGNED: TM, AS 06/22/2023
QC: 06/22/2023
FINAL QC: 06/22/2023
PROJ. MGR.: AF 06/22/2023

DATE: 06/22/2023

ISSUED FOR: PERMITS

JOB NO.: 200711

SHEET TITLE:
DRIVE THRU
SEPARATION
EXHIBIT

PAGE NO.:

SHEET NO.:

1 OF 1

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May 10, 2023

Participation Report

Asante Retail Center Shop B, Pad B, & Pad C
NWC of 163rd Ave. and Pat Tilman Blvd.
Case #: FS22-0826, FS23-0039, & FS23-0066

As required by the City of Surprise Land Development Ordinance (LDO) Chapter 102, public outreach and participation was completed for the Conditional Use Permit (CUP) request on three individual pads located within the Asante Retail Center. The following information outlines notification methods, details of public participation and summarizes feedback received.

Notification Methods

Advertisements and notification of the neighborhood participation meeting was completed by several methods. Including posting signs near the intersection of 163rd Avenue and Pat Tilman Boulevard, newspaper publication, and notification letter mail out to property owners.

The two signs posted on the property included details for the neighborhood meeting. Signs were installed on March 28, 2023. One sign was placed along 163rd Avenue and the second sign was placed along Pat Tilman Road near the three pads. Reference *Exhibit A - Affidavit of Sign Posting and Photos*. City of Surprise staff coordinated the newspaper publication, posted in the Surprise Today newspaper, and sent out notification letters to property owners within 300 feet of the subject properties.

Public Participation

Two public meetings were held for the public. On Thursday, April 13, 2023, at 6PM at the Asante Preparatory School – Media Room (23251 N. 166th Drive Surprise, AZ 85374), an in-person neighborhood meeting was held. A virtual meeting was also held on Monday, April 17, 2023, at 6PM via Zoom Teleconference.

There was citizen participation in both meetings. In attendance for the virtual meeting there were 4 attendees. In attendance for the in-person meeting were four residents who identified themselves on the sign-in sheet as follows:

Kevin Perry

Donald Zimmerman

Deborah Zimmerman

Karen Holloway

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Trever Fleetham, a City of Surprise senior planner, was also in attendance for both the in-person and virtual meetings:

Trever Fleetham

Trever.Fleetham@surpriseaz.gov

623-222-3156

Materials presented were the site plan exhibits that depicted the following (this information was provided via slideshow during the virtual meeting):



“LEED®ing and Developing Smart Projects.”

- An overall plan view to show the location of the QSRs in relation to the existing Fry’s grocery store, the existing fuel center, and the access drives to the right-of-way.
- A colored landscape plan for Pad C on Lot 5 to illustrate the screening of the west-facing drive-through lane and window.
- A colored landscape plan for Pad B on Lot 4 to illustrate the screening of the northern drive-through lane and west-facing pick-up window.
- A colored landscape plan for Pad B on Lot 6 to illustrate the screening of the double drive-through lane and south-facing pick-up window.

A brief presentation was made to explain the request for allowing the QSR conditional uses, and the conditions that the approval of the CUP would create, such as an increase in traffic volume and queueing in the drive-through aisles. Further explanation clarified that the Traffic impact Analysis report that was prepared for the project (and reviewed and approved by the City of Surprise) took these uses into account, and that the overall design prepared for these conditions, and the City of Surprise concurred.

The presentation further clarified that the CUP was not related to the existing site plan or new building designs.

Participation Feedback

There were no questions relevant to the CUP. Attendees asked which restaurants were interested in the site. There was some interest in how the queueing storage was determined. At the in-person meeting, there was lengthy discussion on how local users of the site were unhappy with the full and limited access drives onto Pat Tilman and 163rd Avenue. Site ingress and egress was discussed in detail, but it was clarified by Applicant and the City of Surprise that the full-access drives met the requirements of the City’s design requirements and that there were no changes that could be made to the CUP site plans that would make a difference to access to and from the commercial corner.

During the virtual meeting, there were also questions about the end users and if there was a car wash proposed within the Asante Commercial Center development. There were a few questions surrounding the request for drive-through uses. There were questions on possible end users for Shop B, the multi-tenant building, with a single drive-through on the west side of the building. It was clarified that the end users were not determined for Shop B, but Pad B and Pad C would be a quick service restaurant.



"LEED®ing and Developing Smart Projects."

Exhibit A - Affidavit of Sign Posting and Photos

AFFIDAVIT OF POSTING

Application No:

FS22-0826, FS23-0039, FS23-0066.

Applicant Name:

Sustainability Engineering Group (SEG)

Location:

NWC 163rd Ave & Pat Tillman Blvd

Date Site Posted:

03/28/23

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

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

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

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

Applicant/Representative Signature

Date

This instrument was acknowledged before me on 03/28/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

My commission expires

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: April 17, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

Case Numbers: FS22-0826, FS23-0039, FS23-0066

PROJECT DESCRIPTION: Three (3) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

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



Mar 28, 2023 10:37AM

163rd Ave

Page 122 of 142
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: April 13, 2023

Time: 6:00 P.M.

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

Virtual Meeting

DATE: April 17, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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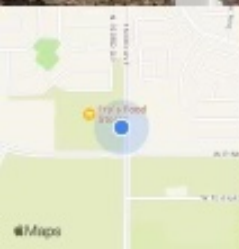
PROJECT & MEETING LOCATION



Mar 28, 2023 10:38AM

163rd Ave

Page 123 of 142
Maricopa County



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
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Surprise, AZ 85374

Virtual Meeting

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CALL IN: +1 253-215-8782

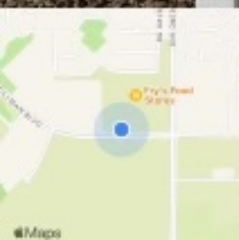
PASSCODE: 848 1672 6549

Case Numbers: FS22-0826, FS23-0039, FS23-0066

PROJECT DESCRIPTION: Three (3) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

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

PROJECT & MEETING LOCATION



Mar 28, 2023 11:07AM

W Pat Tillman Blvd

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy - Media Room
23251 N 156th Dr, Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

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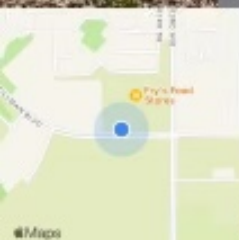
PASSCODE: 848 1672 6549

Case Numbers: FS22-0826, FS23-0039, FS23-0066

PROJECT DESCRIPTION: Three (3) Conditional Use Permits for drive-through facilities located at the northwest corner of 163rd Avenue and Pat Tillman Blvd within the Asante PAD.

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

PROJECT & MEETING LOCATION



Mar 28, 2023 11:07AM

W Pat Tillman Blvd

Page 125 of 142
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS23-0039
Applicant Name: Sustainability Engineering Group (SEG)
Location: NWC 163rd Ave & Pat Tillman Blvd
Date Site Posted: 7/31/2023

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

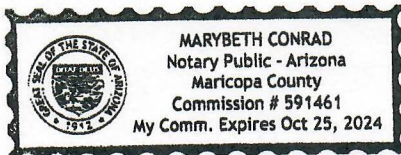
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 7/31/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 7/31/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: August 17th, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

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

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting

DATE: April 17, 2023 TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/j/84816726549>

CALL IN: +1 253-215-8782

PASSCODE: 848 1672 6549

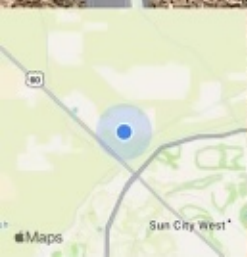
Case Numbers: FS22-0039

PROJECT DESCRIPTION: Request for a Conditional Use Permit for an establishment with a drive-through on approximately 1.034 acres located at 280 feet north of the northwest corner of 163rd Avenue and Pat Tilman Blvd. within the Asante PAD.

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



Jul 31, 2023 at 9:50:08 AM
23715-23743 163rd Ave
Surprise AZ 85387
United States



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: August 17th, 2023

Date: TBD

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



Jul 31, 2023 at 9:49:53 AM
23715-23743 163rd Ave
Surprise AZ 85387
United States



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

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



Jul 31, 2023 at 9:45:45 AM
16400 N Pat Tillman Blvd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 13, 2023

Date: August 17th, 2023

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

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Virtual Meeting

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



Jul 31, 2023 at 9:45:33 AM

16400 N Pat Tilman Blvd

Surprise AZ 85387

United States

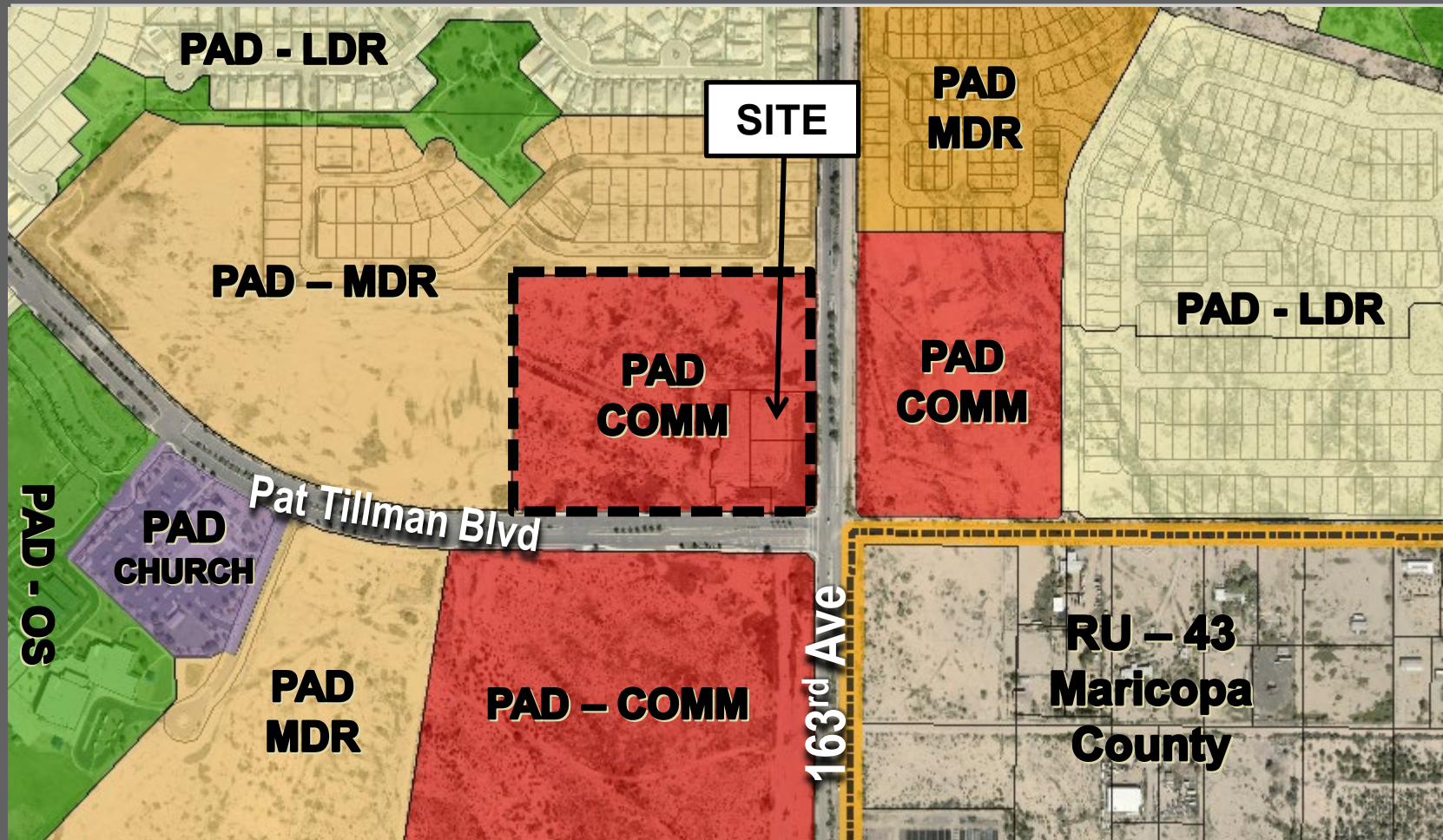


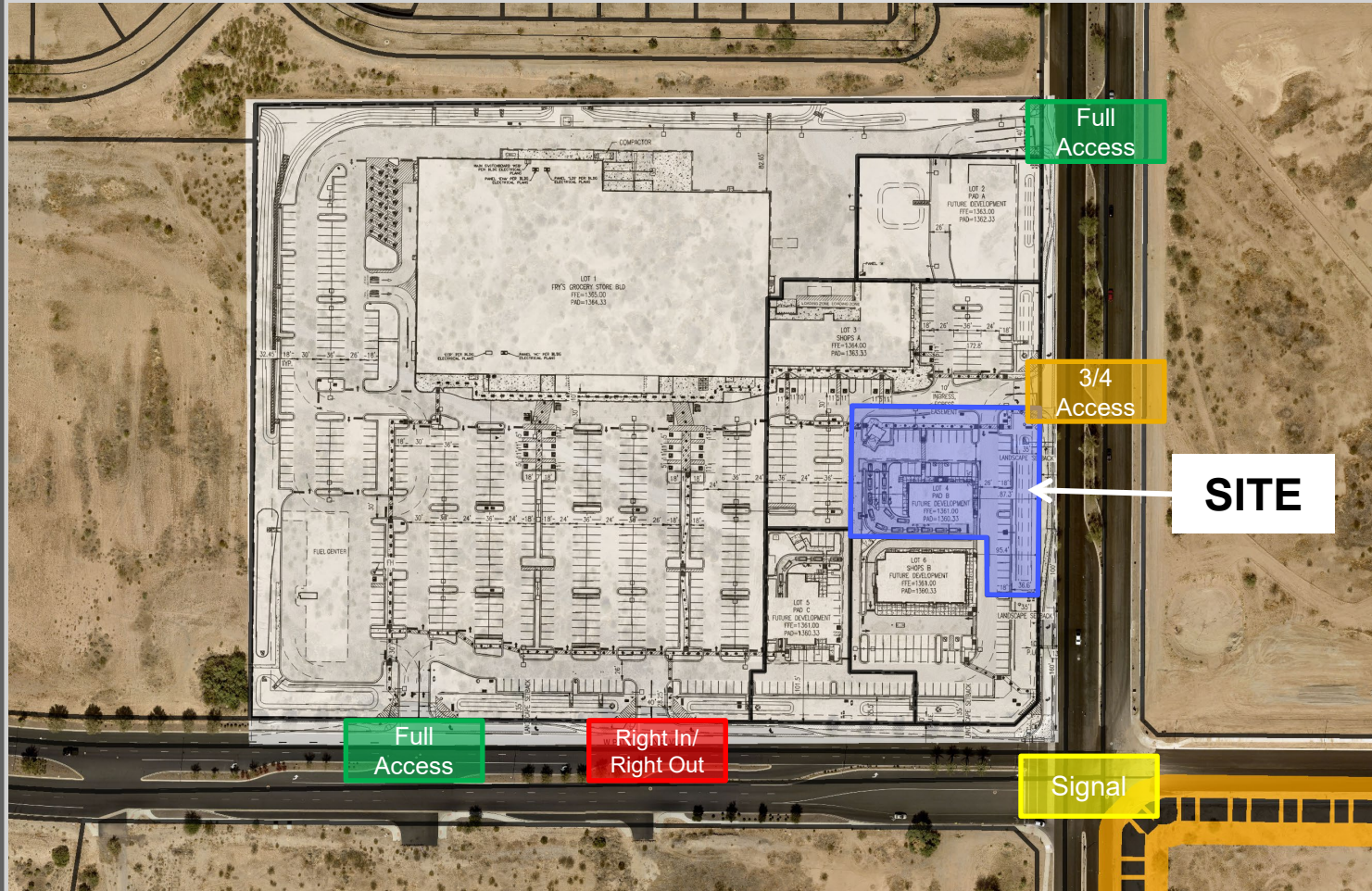
FS23-0039

Asante Pad B CUP Use-Only

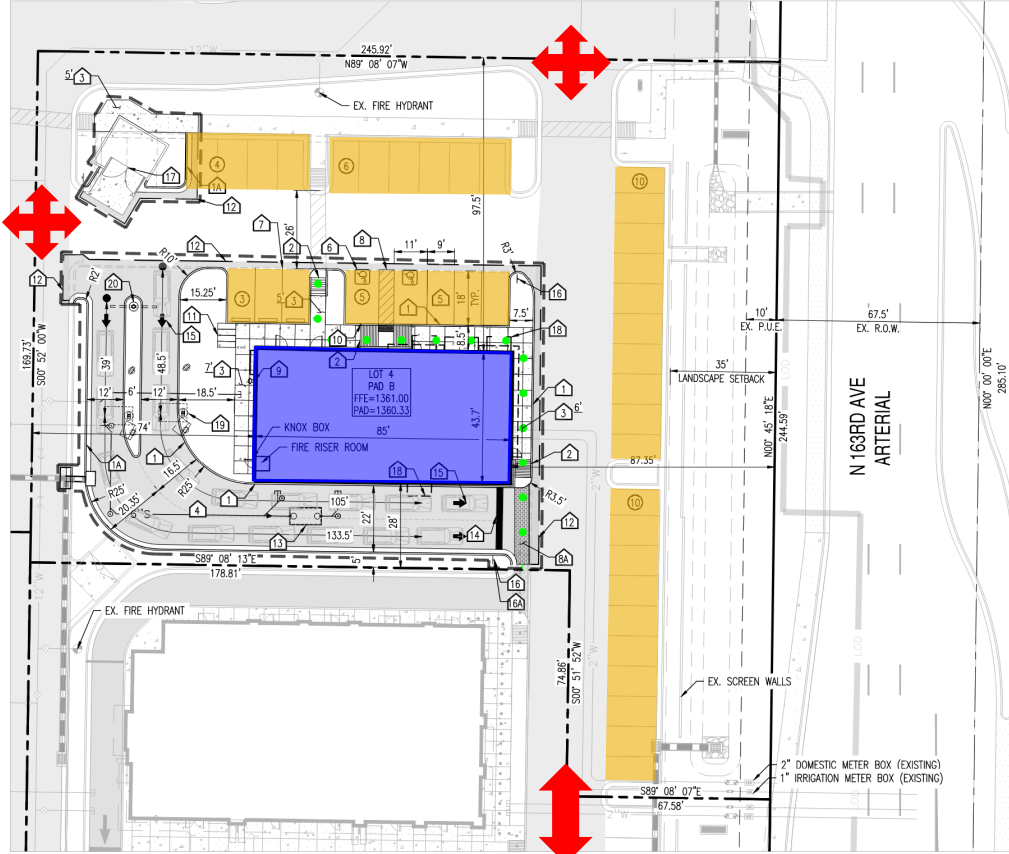
Planning & Zoning Commission
August 17, 2023





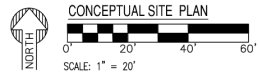


MASTER SITE PLAN



3,715 SF BUILDING W/ DRIVE-THRU

PARKING REQUIRED: 15 SPACES
PARKING PROVIDED: 38 SPACES
 • 2 ADA SPACES



SUDC Sec. 122-78

- ✓ 150-foot separation from another drive-through (280')
- ✓ 25' from public ROW (92')
- ✓ 75' from residential – N/A
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ Enhanced paving @ pedestrian crossings
- ✓ Not exit directly to public ROW
- ✓ Min. 140' stacking per lane (153.5'/172.5')

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

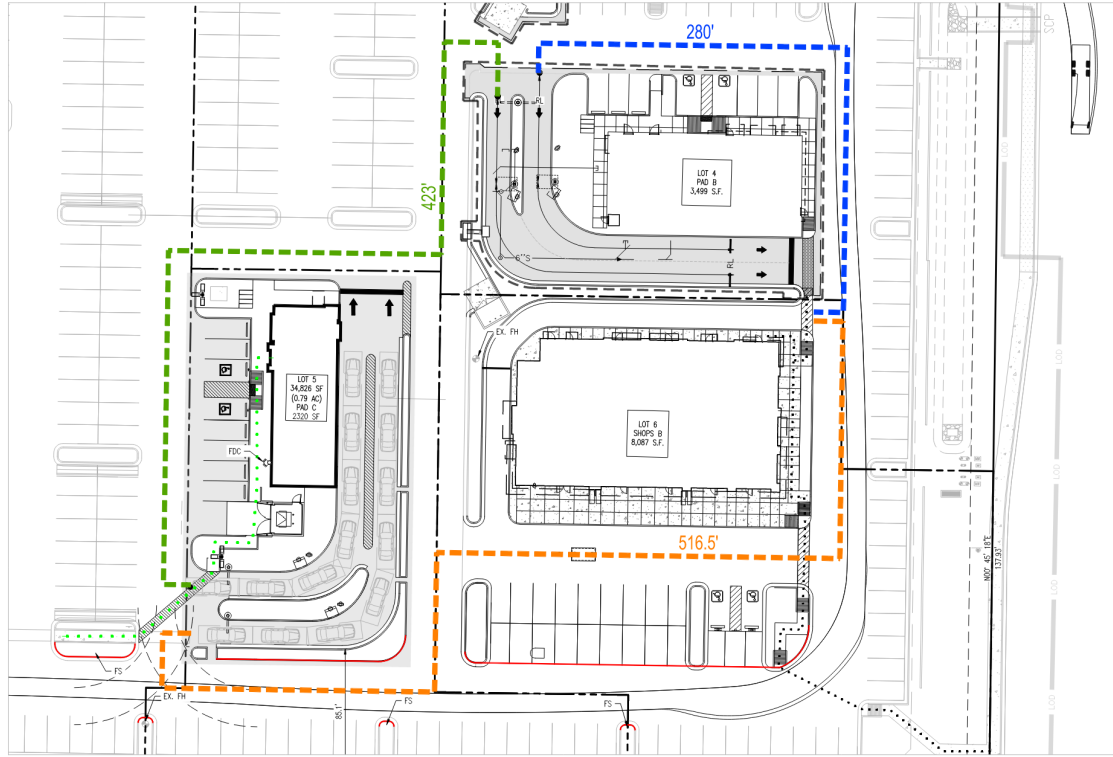


EXHIBIT LEGEND:

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

DRIVE THRU SEPARATION EXHIBIT
SCALE: 1" = 20'

DRIVE-THRU SEPARATION



Outreach

Neighborhood Meetings

- April 13, 2023 – Asante Prep
 - 4 attendees
- April 17, 2023 – Zoom
 - 4 attendees
- No concerns regarding the subject case
- General comments/questions about overall development and area



RECOMMENDATION

Staff recommends approval of FS23-0039 subject to stipulations 'a' through 'c'.

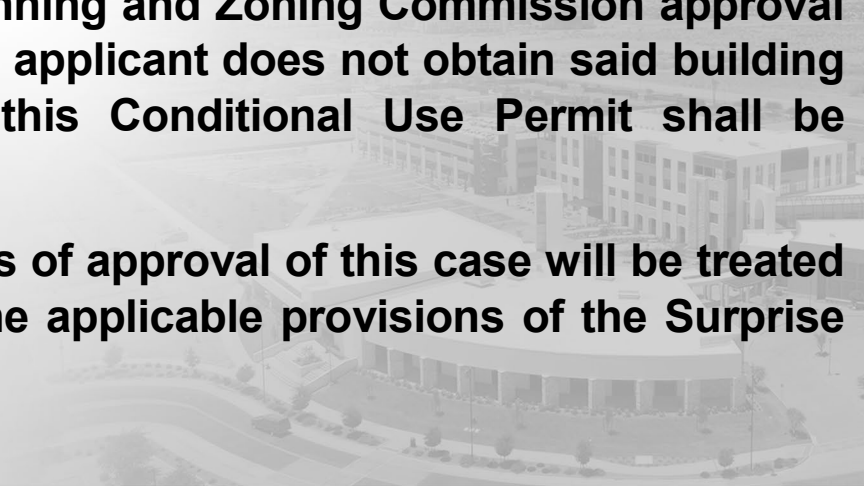


SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



- 
- A. Development and use of the site shall be consistent with the Conceptual Site Plan entitled “Asante Retail Center Pad B – Conceptual Plans,” consisting of four (4) sheets, prepared by SEG and received June 21, 2023.**
 - B. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.**
 - C. 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.**