



**CITY OF SURPRISE**  
**Planning and Zoning Commission**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, September 21, 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 September 7, 2023 Planning and Zoning Commission Regular Meeting Minutes.           | Alyssa Carpenter<br>Community<br>Development |
| 2. | Internal | Consideration and action to approve or disapprove the September 7, 2023 Planning and Zoning Commission Executive Session Meeting Minutes. | Alyssa Carpenter<br>Community<br>Development |

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                        |                                           |
|----|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 3. | District 5 | Consideration and action regarding the Conditional Use Permit with Site Plan for a new wireless telecommunication facility generally located southwest of Bell Road and Sarival Avenue. Case FS23-0283 | Tanner Wessel<br>Community<br>Development |
| 4. | 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<br>Community<br>Development  |

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                                                   |                                          |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 5. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "163 <sup>rd</sup> Ave and Grand Ave" dated July 13, 2023, a property generally located on the northeast corner of 163 <sup>rd</sup> Avenue and Grand Avenue. Case FS22-1217 | Chris Sexton<br>Community<br>Development |
| 6. | District 6 | Consideration and action regarding a Site Plan for Level Crossing Phase 3 generally located south of Waddell                                                                                                                                      | Chris Sexton                             |

- |    |          |                                                                                                                   |                       |
|----|----------|-------------------------------------------------------------------------------------------------------------------|-----------------------|
|    |          | Road and west of Dysart Road subject to stipulations “a” through “e”. Case FS22-1628                              | Community Development |
| 7. | Internal | Presentation and discussion to review the FY23 Community Development and Planning and Zoning Commission activity. | Lloyd Abrams          |
|    |          |                                                                                                                   | Community Development |
| 8. | Internal | Open Meeting Law Open Meeting Law and Conflicts of Interest                                                       | Jeffrey Murray        |
|    |          |                                                                                                                   | Community Development |

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

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KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, September 14, 2023 @ 9:30am

**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**

Council Meeting Date: September 21, 2023

Contact Person: Alyssa Carpenter, Administrative  
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

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Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

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**Agenda Wording:**

Consideration and action to approve or disapprove the September 7, 2023 Planning and Zoning Commission Regular Meeting Minutes.

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**Motion:**

I move to approve the September 7, 2023 Planning and Zoning Commission Regular Meeting Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 09-07-23 MINS

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**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**September 7, 2023 / 6:00 PM**

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

**CALL TO ORDER.**

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 September 7, 2023.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Leslie Carnie, Current Planner; Chris Sexton, Current Planner; Jani Wertin, 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**

None.

**D. STAFF REPORT**

None.

**CALL TO THE PUBLIC:**

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

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

**CONSENT AGENDA:**

**Item 1 – Internal – Consideration and action to approve or disapprove the August 17, 2023, Planning and Zoning Commission Regular Meeting Minutes.**

Commissioner Smith made a motion to approve the August 17, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**Item 2 – 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.**

Request from applicant to continue this agenda item to the September 21, 2023, meeting.

#### **EXECUTIVE SESSION**

Consideration and action to recess in executive session pursuant to A.R.S. § 38-431.03(A)(3)(4) for the purpose of discussion or consultation with the attorneys for the Commission regarding the Commission's review and consideration of Conditional Use Permits.

Chair Holland called the meeting back into session at 6.22pm.

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

**Item 3 – District 4 – Consideration and action pertaining to the Coyote Lakes Planned Area Development (PAD) amendment to change the underlying zoning of approximately 6.85 acres from Community Commercial (C-2) to Residential High Density (R-3). The site is generally located on the northeast corner of Bell Rd. and Coyote Lakes Pkwy. Case FS23-0131.**

Leslie Carnie, Current Planner, presented item 3 to the Commission.

Chair Holland opened the public hearing.

Marc Burns, Surprise, AZ - Requested to approve the zoning changes and happy with the development that will be surrounding Coyote Lakes.

Marshall Johnson, Surprise, AZ - Requested for the approval of the zoning changes to residential from commercial. The residents are excited about the changes being made.

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

The Commission discussed the following:

None.

Commissioner Keating made a motion to recommend approval of the Coyote Lakes PAD Amendment to change the underlying zoning of approximately 6.85 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 5 votes in favor. Vice Chair Chapman voted against.

**Item 4 – District 1 – Consideration and action pertaining to a proposed Conditional Use Permit with Site Plan for a new multi-tenant retail building with drive-through facility for a coffee shop**

**on Lot 6 of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS22-0826.**

Chris Sexton, Current Planner, presented item 4 to the Commission.

Chair Holland opened the public hearing.

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

The Commission discussed the following:

None.

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for Asante Pad B, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS22-0826, subject to stipulations 'a' through 'e' as outlined in the staff report. Chair Holland seconded the motion. Motion passed with 6 votes in favor.

**Item 5 – District 1 – Consideration and action pertaining to a proposed Use-Only Conditional Use Permit for a restaurant with drive-through facility on Pad C of the Asante Retail Center, a property generally located at the northwest corner of 163rd Avenue and Pat Tillman Blvd. Case FS23-0066.**

Chris Sexton, Current Planner, presented item 5 to the Commission.

Chair Holland opened the public hearing.

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

The Commission discussed the following:

None.

Vice Chair Chapman made a motion to approve the Use-Only Conditional Use Permit for Asante Pad C for a restaurant with drive-through facility, located at the northwest corner of 163rd Avenue and Pat Tillman Blvd, case FS23-0066, subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

#### **REGULAR AGENDA ITEM – NON-PUBLIC HEARING:**

**Item 6 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 4” received June 29, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0141.**

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

The Commission discussed the following:

None.

Commissioner Bash made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante Planning Area 4” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

**Item 7 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante Units 4.4/4.7” received July 21, 2023, a property generally located southwest of 163rd Dr. and Happy Valley Rd. alignment. Case FS22-1454.**

Leslie Carnie, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

None.

Commissioner Keating made a motion to approve Preliminary Plat entitled “Preliminary Plat for Asante Units 4.4/4.7” dated July 21, 2023, subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

**Item 8 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Asante 4.2,” dated July 5, 2023, a property generally located west of the intersection of Happy Valley Road and 163rd Avenue. Case FS22-1459.**

Jani Wertin, Current Planner, presented item 8 to the Commission.

The Commission discussed the following:

None.

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Asante 4.2,” dated July 5, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

#### **OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

Chair Holland inquired how information and meetings are provided to the public and how to improve attendance opportunity.

#### **ADJOURNMENT:**

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

Meeting adjourned at 7:11 p.m.

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Jared Holland  
Planning and Zoning Commission Chair

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

ATTEST BY: \_\_\_\_\_  
Alyssa Carpenter, Commission Secretary

DATE: \_\_\_\_\_



**CITY OF SURPRISE**  
**Planning and Zoning Commission**

Council Meeting Date: September 21, 2023

Contact Person: Alyssa Carpenter, Administrative  
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

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Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

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**Agenda Wording:**

Consideration and action to approve or disapprove the September 7, 2023 Planning and Zoning Commission Executive Session Meeting Minutes.

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**Motion:**

I move to approve the September 7, 2023 Planning and Zoning Commission Executive Session Meeting Minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Planning and Zoning Commission**

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Council Meeting Date: September 21, 2023      Contact Person: Tanner Wessel  
Submitting Department: Community Development      District: District 5  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action regarding the Conditional Use Permit with Site Plan for a new wireless telecommunication facility generally located southwest of Bell Road and Sarival Avenue. Case FS23-0283

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**Motion:**

Motion to approve the Conditional Use Permit with Site Plan for AZ01-128 Method/PHO MTN Vista Ranch, subject to stipulations “a” - “e”.

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**Background:**

The subject request involves a Conditional Use Permit with Site Plan. The request is to construct a new 65-foot wireless telecommunication tower on an approximately 5.46 acre vacant parcel generally located southwest of Bell Road and Sarival Avenue. Case FS23-0283

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 00-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Staff Report
2. 01-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Vicinity Map
3. 02-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Zoning Map
4. 03-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Site Plan



5. 04-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Landscape Plan
  6. 05-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Elevations
  7. 06-FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - Citizen Participation Report
  8. FS23-0283 AZ01-128 Method PHO MTN Vista Ranch - PZ Presentation
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# CONDITIONAL USE PERMIT

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REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS23-0283

**Project Name:** AZ01-128 Method/PHO MTN Vista Ranch

**Council District:** 5 – Palm

**Meeting Date:** September 21, 2023

**Planner:** Tanner Wessel, Planner II

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**Owner:** New Song United Methodist Church

**Applicant:** Scott Hopper with Pinnacle Consulting

**Request:** Conditional Use Permit with Site Plan for a new 65-foot wireless telecommunication tower

**Site Location:** Generally located southwest of Bell Road and Sarival Avenue

**Site Size:** 5.46 gross acres (approx.)

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

**Support/Opposition:** See attached citizen Participation Report.

**Staff Recommendation:** Staff recommends the Commission **approve** the subject CUP with Site Plan, subject to stipulations 'a' through 'e'.

**FINDINGS:**

- The proposed CUP with Site Plan is consistent with the Surprise General Plan 2035.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise Land Development Ordinance (LDO) regulations.
- The reviewing agencies have indicated no objections to the request.

**PROJECT DESCRIPTION:**

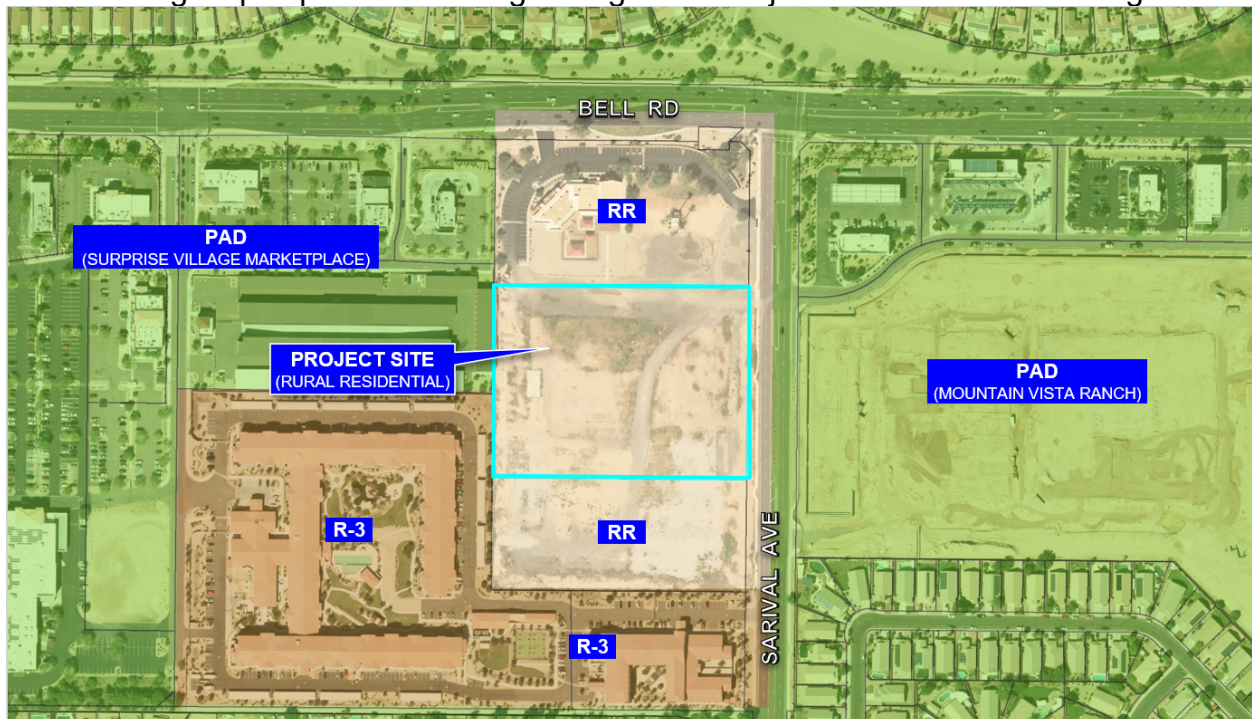
The subject request involves a Conditional Use Permit with Site Plan for a new 65-foot wireless telecommunication tower on an approximately 5.46 acre vacant parcel generally located southwest of Bell Road and Sarival Avenue. The wireless telecommunication facility is located on a parcel designated as Rural Residential (RR). Additional improvements to the site include a 38' x 38' wall compound which consists of an 8-foot-tall CMU wall that will screen all associated equipment and lease space from visibility.

The tower and equipment enclosure will be painted and designed to look natural for blending in with the surrounding area.

The antennas will be concealed within the panels structure at a centerline elevation of 61 feet and grouped into three sectors. Each sector shall contain up to one (1) panel antenna per sector for three (3) sectors, and the tower will have lease space for additional carriers in the future for collocation purposes. Ground equipment will be housed in a prefabricated equipment cabinet, located on a new 4' x 12' slab.

**EXISTING ZONING:**

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



|                                  |                               |                          |
|----------------------------------|-------------------------------|--------------------------|
| Surprise Village Marketplace PAD | Rural Residential (RR)        | Mountain Vista Ranch PAD |
| Surprise Village Marketplace PAD | <b>Rural Residential (RR)</b> | Mountain Vista Ranch PAD |
| R-3                              | Rural Residential (RR)        | Mountain Vista Ranch PAD |

## **BACKGROUND:**

**June 20, 1984:** The Mayor and City Council approved an Annexation for the subject property under Ordinance 84-03.

**February 20, 2020:** A final plat was approved by City Council to reconfigure the lot layout for the New Song Church site.

**December 8, 2022:** Staff met with the applicant to discuss the proposed wireless telecommunication facility during a Concept Review meeting held under CR22-1470.

**March 30, 2023:** The applicant filed a request for a Conditional Use Permit and Site Plan regarding the new wireless facility.

**June 27, 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.

**June 29, 2023:** The applicant held an in-person citizen outreach meeting at the Surprise Regional Library. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

## **ANALYSIS AND DISCUSSION:**

Wireless telecommunication facilities are defined in Section 107-5.1 of the Surprise LDO. Each classification of wireless telecommunication facility is required to follow one of three procedure types as outlined in Table 107-5a of the LDO.

Wireless telecommunications facilities that possess unique and special characteristics that make it unfeasible to include them as permitted uses “by right,” and defined as an “alternative tower structure” require a Conditional Use Permit and must follow the Type 3 process which requires an outreach meeting and designates the Planning and Zoning Commission as the decision-making body.

As this proposed facility does not fall under any of the subsections (namely monopalms, monocactus, monopines), the LDO states that the facility will follow Type 3 Conditional Use Permit process. In addition to complying with the CUP criteria, any application under this subsection will comply with the following: aesthetic standards, setback and height restrictions, safety concerns including but not limited to fall zones, and buffering, environmental, protection of property values and timing.

The proposed wireless facility does meet this criteria as it displays a stealth design with associated equipment and panels painted to match the surrounding area. The facility will meet the fall distance requirements from adjacent residentially zoned lots located to the north, west and south of the lots with a distance of 239'-9", 403'-3" and 182'-9", respectively. The facility meets the height requirement of 65-feet.

### **Evaluative Criteria**

Section 102-6.3(A) of the LDO states the following:

*Conditional Use Permits are required for certain land uses that may be incompatible with the other uses permitted by right in a zoning district but require individual review of their location, design, and configuration in order to ensure the appropriateness of the use at a particular location within a given zoning district.*

Below are the use requirements from Section 102 of the LDO for this alternative tower structure:

A. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way.

**Commentary:** A telecommunication facility is necessary and desirable for the development of the community because of the benefit and demand for digital communication for businesses, individuals, public agencies and emergency service systems.

B. The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;

**Commentary:** Although the facility is proposed to be 65-feet tall and clearly visible to the public, the facility is an alternative tower structure of stealth design which will have panels on the tower structure and walls that will be painted to match the surrounding area. The structures will be structurally sound as designed and therefore not physically detrimental to adjacent uses.

C. The proposed use shall conform to the goals and policies of any specific district or plans for the area;

**Commentary:** The project location is not located within any specific plan or overlay district.

D. The proposed use shall conform to any applicable Use Specific Standards outlined in **Article 10, Chapter 106** of this Ordinance;

**Commentary:** Article 10, Chapter 106 does not specifically state any Use Specific Standards for wireless telecommunication facilities.

- 132 E. The proposed use shall conform to the development standards of the  
133 zoning district and shall take into account the following factors:  
134 a. Site and building design;  
135 b. Sensitivity to existing natural features;  
136 c. Volume or character of traffic;  
137 d. Circulation patterns;  
138 e. Connectivity;  
139 f. Parking and loading;  
140 g. Screening and buffering of uses;  
141 h. Landscaping;  
142 i. Exterior lighting;  
143 j. Signage;  
144 k. Stormwater retention and drainage;  
145 l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or  
146 illumination;  
147 m. A demonstrated need for such use.

148 **Commentary:** The proposed use conforms to the development standards of the zoning  
149 district and meets the standards of the wireless telecommunication facilities. The site and  
150 building design will be painted to match the surrounding area. The panels on the tower  
151 will screen the panel antennas and associated equipment. Required landscaping is  
152 provided on the site. One parking space is required and one space is provided within the  
153 access easement located just outside of the enclosed areas. The proposed use will not  
154 generate any additional traffic or pedestrian access to the site with the exception of on-  
155 site maintenance visits. The proposed use will not create any nuisance or damage to the  
156 site. Lighting for security purposes will be provided and reviewed during the building  
157 permit process. A telecommunication facility is necessary and desirable for the  
158 development of the community because of the benefit and demand for digital  
159 communication for businesses, individuals, public agencies and emergency service  
160 systems.

- 161 F. The proposed use shall have adequate ingress and egress to property and  
162 proposed structures, pedestrian and vehicular circulation with particular  
163 reference to emergency service access;

164 **Commentary:** The parcel has an existing driveway and an existing drive aisle that  
165 can be accessed via Sarival Avenue to the proposed facility. Additionally, the  
166 location can be accessed by an emergency service vehicle, if required. The use  
167 will not generate additional pedestrians or traffic except for on-site maintenance  
168 visits.

- 169 G. Adequate utilities, access roads, drainage sanitation; and/or,

170 **Commentary:** The proposed wireless facility will provide adequate facilities to operate  
171 the facility. There is an existing driveway and drive aisle on the vacant parcel via Sarival  
172 Avenue to the site.

H. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services;

**Commentary:** All required landscaping and improvements to the parcel for the facility will be provided by the developer and the use of a wireless communication facility will not contribute to an overburdening of municipal services and will contribute to the assisting of emergency service systems.

### **CITIZEN PARTICIPATION:**

The applicant held neighborhood outreach meetings on June 27<sup>th</sup> and June 29<sup>th</sup>. These meeting were advertised per the requirements of the LDO. One meeting was held in-person at Surprise Regional Library and the other was held virtually via Zoom. There were no members of the public present at either meeting. A detailed summary of the outreach meetings can be found in the attached Citizen Participation Report.

### **CONFORMANCE WITH ADOPTED PLANS:**

#### **Surprise General Plan 2035:**

This proposed project advances the goals and policies of the Surprise General Plan 2035 by creating an efficient service network through collocation of cellular providers.

Additionally, the Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which can accommodate a variety of land uses including public/quasi-public facilities.

### **REVIEWING AGENCIES:**

In addition to the standard city reviewing agencies, 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:**

Staff concludes the proposed Conditional Use Permit with Site Plan is consistent with the Surprise Land Development Ordinances and the Surprise General Plan 2035.

### **RECOMMENDATION:**

Based on the findings noted above, staff recommends the Commission move to approve case FS23-0283, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "PHO Mtn Vista Ranch", prepared by Pinnacle Consulting Service Inc. and received June 08, 2023.

- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "AZ01-128", prepared by Metropolitan Green LLC and received June 08, 2023.
- c. Building elevations shall be consistent with the Elevations entitled "PHO Mtn Vista Ranch", prepared by Pinnacle Consulting Service Inc. and received July 26, 2023.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of administrative approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

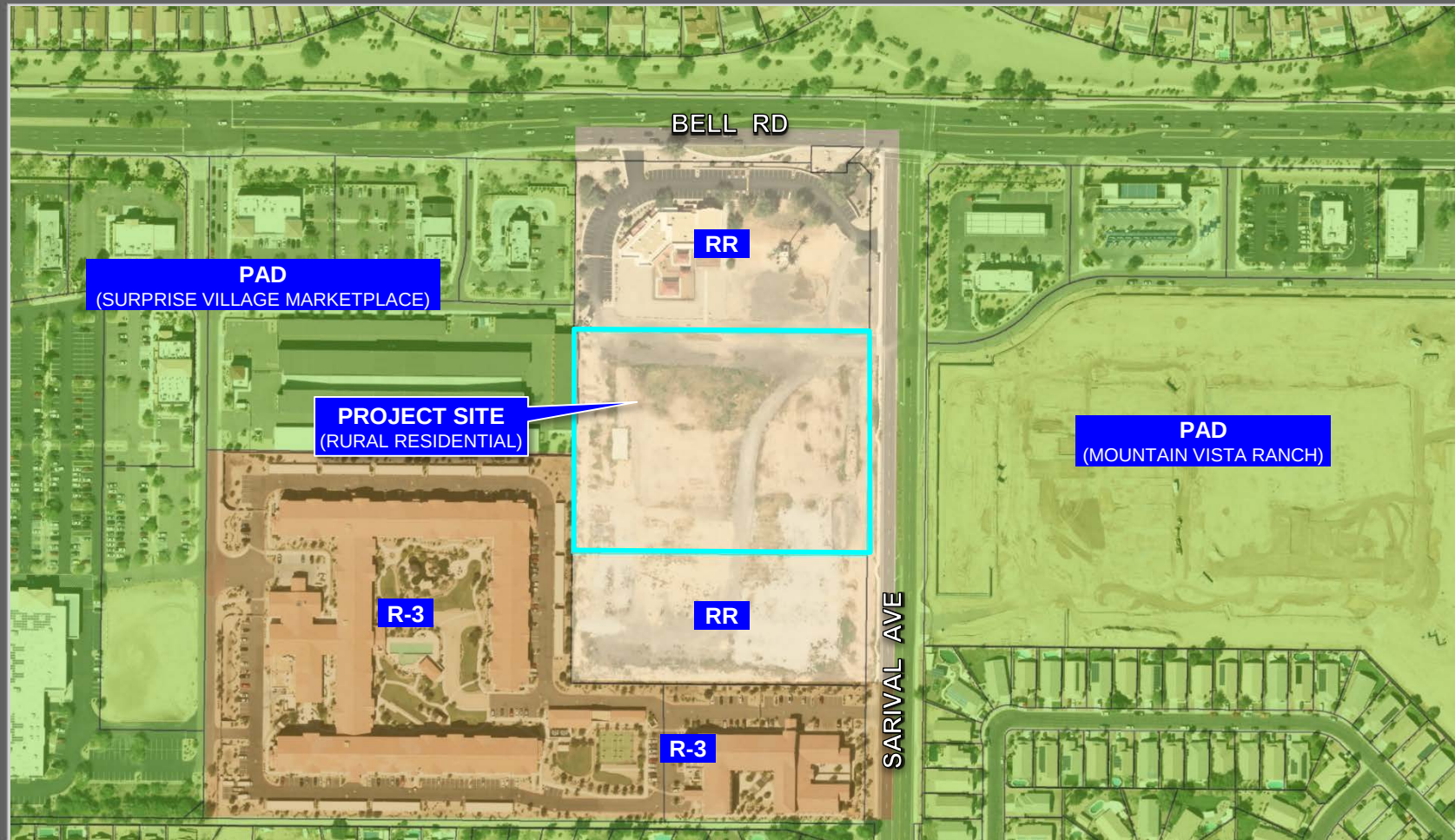
**Attachments:**

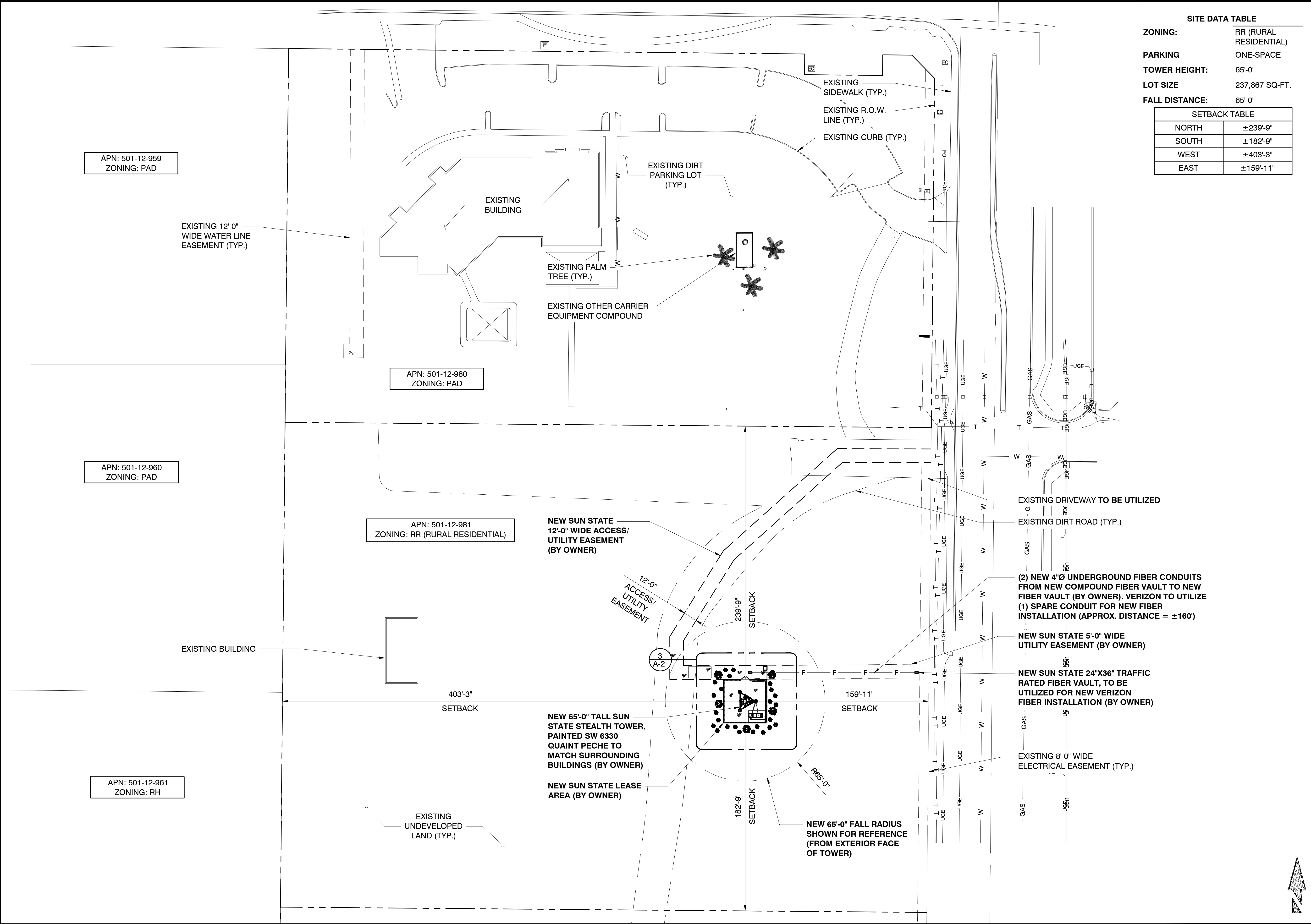
- 01 Vicinity Map
- 02 Zoning Map
- 03 Site Plan
- 04 Landscape Plan
- 05 Elevations
- 06 Citizen Outreach Report - REDACTED
- PPT











| SITE DATA TABLE |                        |
|-----------------|------------------------|
| ZONING:         | RR (RURAL RESIDENTIAL) |
| PARKING         | ONE-SPACE              |
| TOWER HEIGHT:   | 65'-0"                 |
| LOT SIZE        | 237,867 SQ.-FT.        |
| FALL DISTANCE:  | 65'-0"                 |
| SETBACK TABLE   |                        |
| NORTH           | ± 239'-9"              |
| SOUTH           | ± 182'-9"              |
| WEST            | ± 403'-3"              |
| EAST            | ± 159'-11"             |

PREPARED FOR:



6955 W. MORELOS PL, CHANDLER, AZ 85226  
PHONE: (480) 777-4360  
FAX: (480) 777-4391

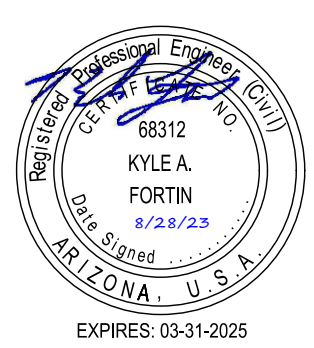
CONSULTING FIRM



1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

|             |                     |
|-------------|---------------------|
| PROJECT NO: | PHO MTN VISTA RANCH |
| DRAWN BY:   | CS                  |
| CHECKED BY: | KF                  |

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| A   | 03/08/22 | ISSUED FOR REVIEW | CS  |
| 0   | 07/07/22 | ISSUED FOR PERMIT | KAF |
| 1   | 03/23/23 | CITY COMMENTS     | KAF |
| 2   | 05/30/23 | CITY COMMENTS     | KAF |
| 3   | 07/20/23 | CITY COMMENTS     | CS  |
| 4   | 08/28/23 | CITY COMMENTS     | CS  |



PHO MTN VISTA RANCH

16303 W. BELL RD.  
SURPRISE, AZ 85374  
MARICOPA COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

SITE PLAN

24"x36" SCALE: 1" = 40'  
11"x17" SCALE: 1" = 80'  
40' 20' 0' 40'

1

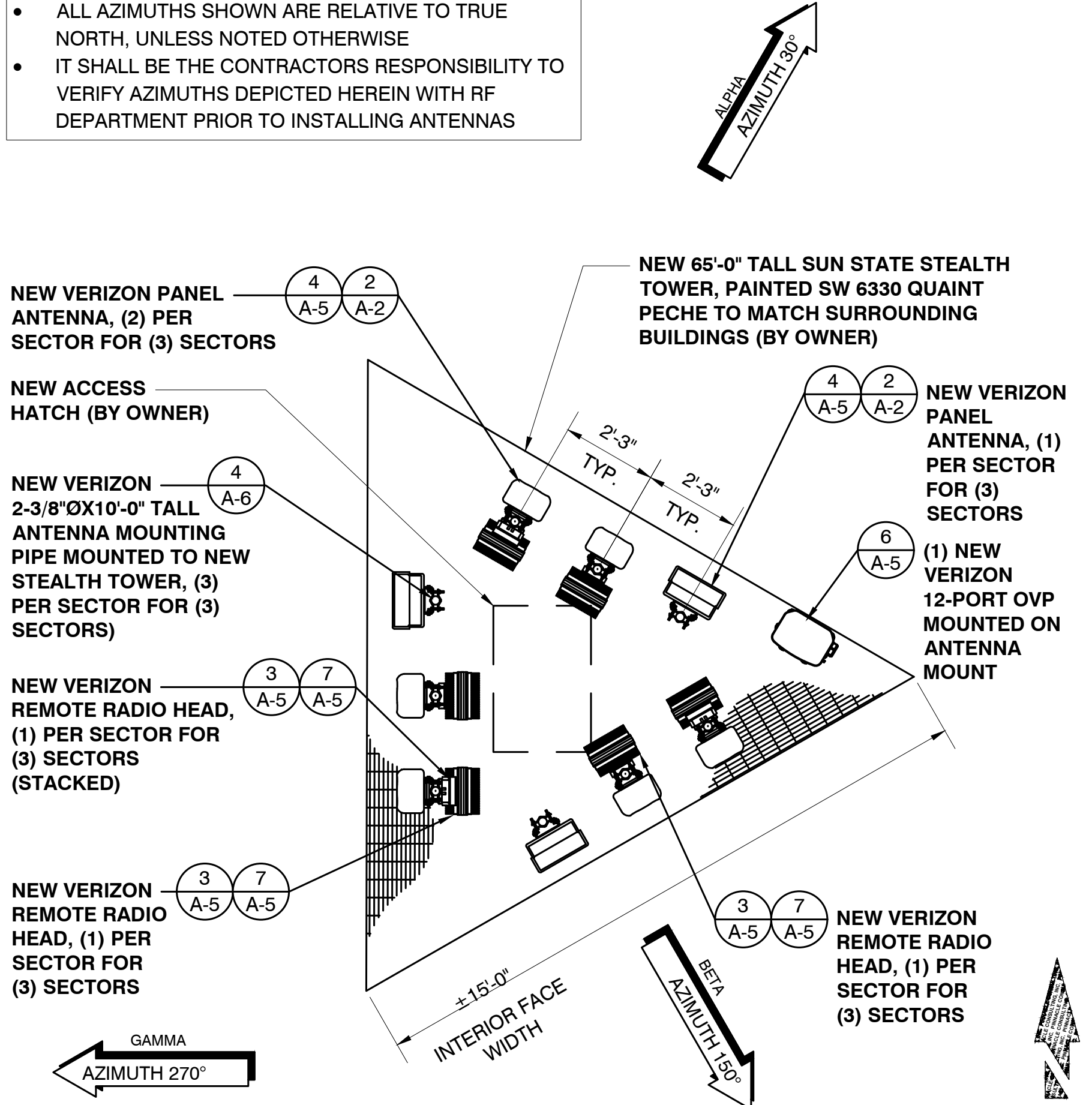
FS23-0283



| NEW HYBRID CABLE SCHEDULE |         |        |      |         |              |
|---------------------------|---------|--------|------|---------|--------------|
| SECTOR                    | AZIMUTH | LENGTH | QTY. | SIZE    | TYPE         |
| ALPHA                     | 30°     | ± 75'  | 2    | 1 1/4"Ø | HYBRID CABLE |
| BETA                      | 150°    | -      | -    | -       | -            |
| GAMMA                     | 270°    | -      | -    | -       | -            |

CABLING DETAIL

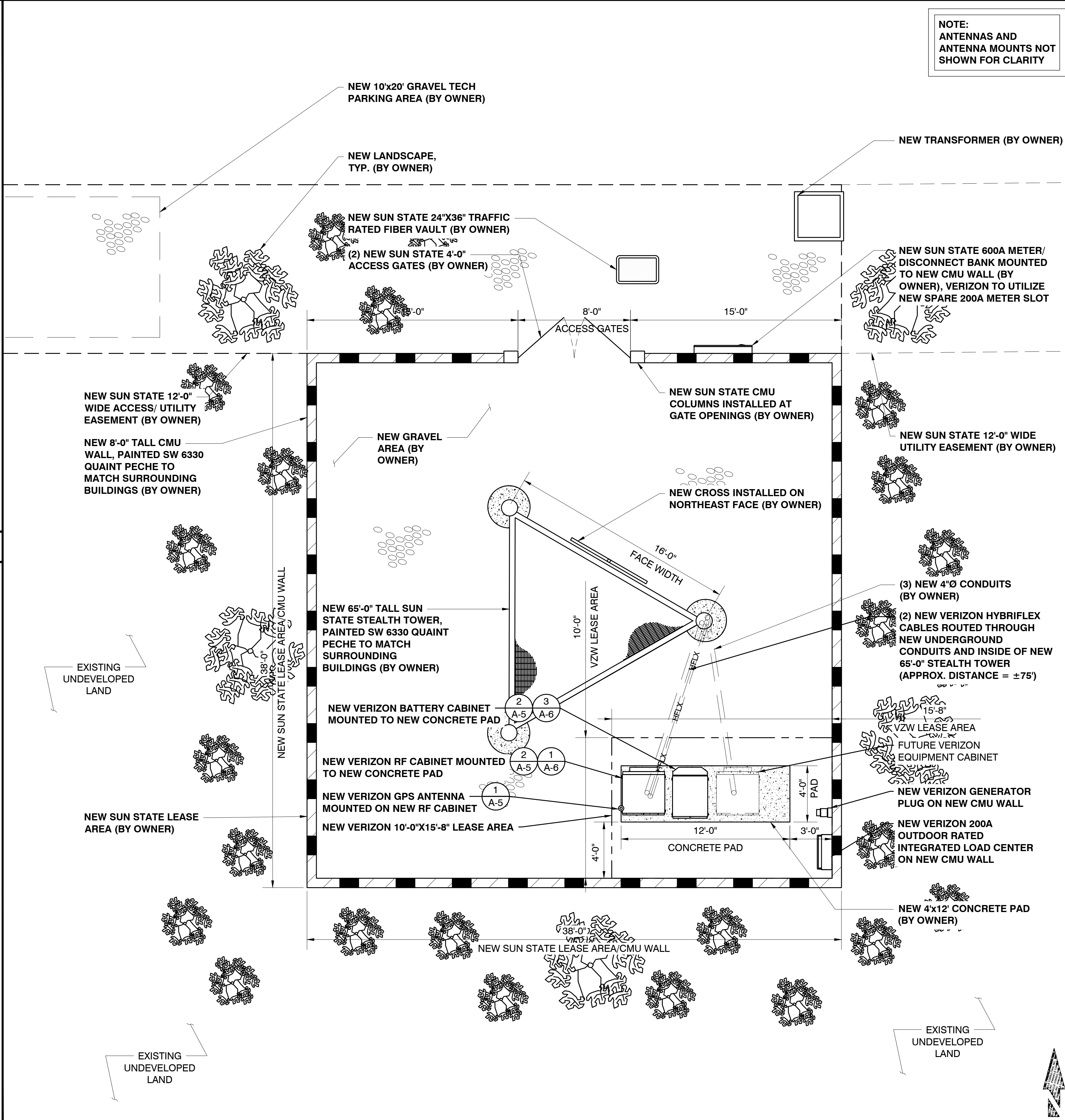
- \*NOTE:
- ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS



ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"

2 ENLARGED SITE PLAN



NOTE:  
ANTENNAS AND  
ANTENNA MOUNTS NOT  
SHOWN FOR CLARITY

PREPARED FOR:

**verizon**

6955 W. MORELOS PL, CHANDLER, AZ 85226  
PHONE: (480) 777-4360  
FAX: (480) 777-4391

CONSULTING FIRM

**PINNACLE**  
CONSULTING, INC.

Construction - Project Management - Site Development

1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

PROJECT NO: PHO MTN VISTA RANCH

DRAWN BY: CS

CHECKED BY: KF

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| A   | 03/08/22 | ISSUED FOR REVIEW | CS  |
| 0   | 07/07/22 | ISSUED FOR PERMIT | KAF |
| 1   | 03/23/23 | CITY COMMENTS     | KAF |
| 2   | 05/30/23 | CITY COMMENTS     | KAF |
| 3   | 07/20/23 | CITY COMMENTS     | CS  |
| 4   | 08/28/23 | CITY COMMENTS     | CS  |

Professional Engineer  
KYLE A. FORTIN  
#24523  
EXPIRES: 03-31-2025

PHO MTN VISTA RANCH

16303 W. BELL RD.  
SURPRISE, AZ 85374  
MARICOPA COUNTY

SHEET TITLE  
ENLARGED SITE PLAN  
AND ANTENNA PLAN

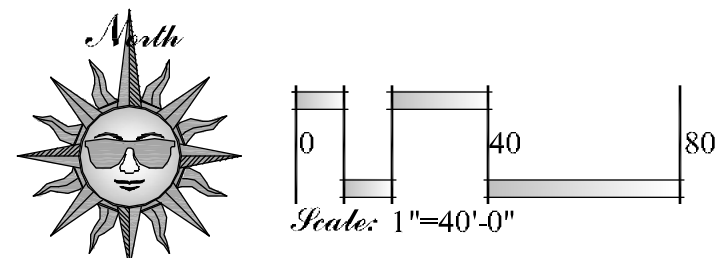
SHEET NUMBER  
**A-2**

24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

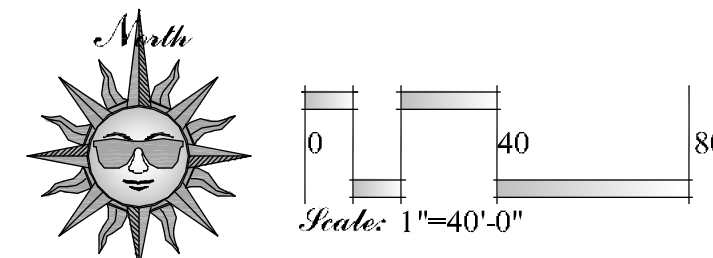
3



~Overall Plan~



~Enlargment at Lease Area~



| sym.                                                                                | common name              | botanical name         | size    | qty. |
|-------------------------------------------------------------------------------------|--------------------------|------------------------|---------|------|
| <u>Trees</u>                                                                        |                          |                        |         |      |
|  | (Ac) Leather Leaf Acacia | Acacia carpedocarpa    | 24" box | 5    |
| <u>Shrubs &amp; Cactus</u>                                                          |                          |                        |         |      |
|  | Desert Spoon             | Dasyliroa wheeleri     | 5 gal   | 16   |
|  | Red Fairy Duster         | Calliandra californica | 5 gal   | 8    |

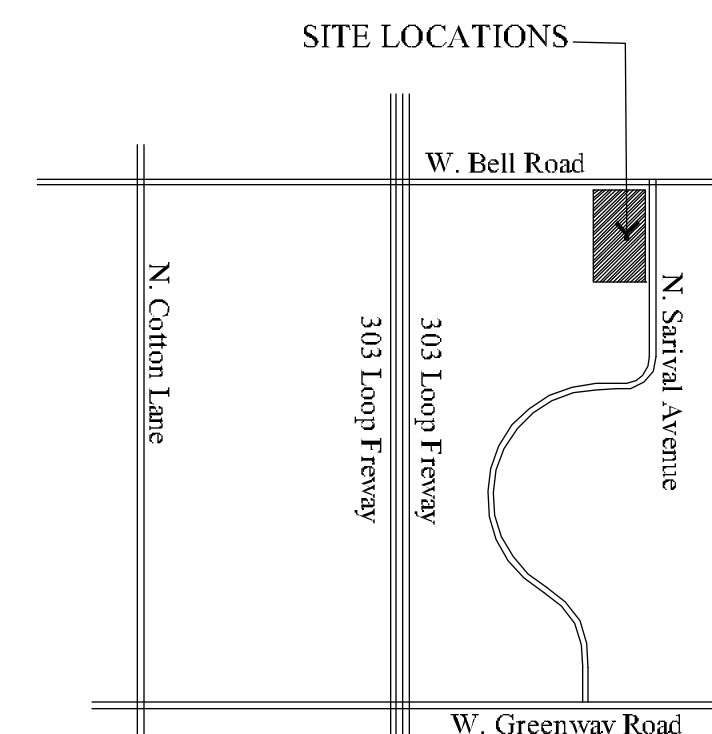
|                                                                                     |                                                                    |               |            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------|------------|
|  | Granite Topdressing<br>Color: match existing, 2" thick application | 3/4" screened | 1,850 sqft |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------|------------|

| sym.                                                                                | description                                                          | item                   | qty.   |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------|--------|
|  | Existing Water Meter<br>Dedicated landscape use.                     | existing               | 1      |
|  | Irrigation Backflow Preventor<br>existing                            | existing               | 1      |
|  | Irrigation Controller<br>Rainbird: TBOS-BT*, Bluetooth, 9v Battery   | 2 station              | 1      |
|  | Drip Valve with wye filter, pressure reducer<br>Rainbird CP075 Valve | 3/4"                   | 1      |
|  | Mainline<br>PVC Schedule 40                                          | 1"                     | 600 lf |
|  | Drip Lateral Lines<br>Poly Tubing                                    | .580mm                 | 80 lf  |
|                                                                                     | Emitters (Poly)<br>Bowsmith - SB210                                  | 1g (shrub), 2 g (tree) | -      |
|  | Flush End Cap<br>Perma-loc flushing valve, set in 10" tan valve box  | 5/8" poly/ 1/2" female | 1      |
|  | Isolation Valve<br>PVC Inline ball-valve, socket x socket connection | 1"                     | 1      |

|                                      |               |
|--------------------------------------|---------------|
| Total Landscape Area:                | 1,850 sqft    |
| Trees Required (1 tree/400sqft):     | 4.625 trees   |
| Trees Provided:                      | 5 trees       |
| Shrubs Required (5 shrubs/400 sqft): | 23.125 shrubs |
| Shrubs Provided:                     | 24 shrubs     |

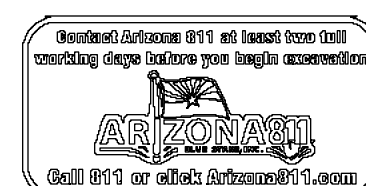
|       |
|-------|
| LEASE |
| 1     |
| 3/4"  |
| DRIP  |

✓ Limit of Landscape  
Improvements  
(10'-0" wide all sides)



APN: 501-12-981

~Vicinity Map~



case number: FS23-0283

Metropolitan Green  
landscape architecture for greener living! LLC  
zachary@metropolitan-green.com  
480.560.8932

## AZ01-128 METHOD

16303 W. Bell Road  
Surprise, Arizona 85374

# Landscape Construction Documents



Date: May 30, 2023  
Rev. 1:  
Rev. 2:  
Rev. 3:

## Planting / Irrigation Plan

L1  
Sheet  
1 of 2



**NEW VERIZON 2-3/8"ØX10'-0" TALL ANTENNA MOUNTING PIPE MOUNTED TO EXISTING STEALTH TOWER, (3) PER SECTOR FOR (3) SECTORS**

**TOP OF EXISTING SUN STATE STEALTH TOWER ELEVATION 65'-0" A.G.L.**

**TOP OF NEW VERIZON ANTENNAS ELEVATION 65'-0" A.G.L.**

**CENTERLINE OF NEW VERIZON ANTENNAS ELEVATION 61'-0" A.G.L.**

**BOTTOM OF NEW VERIZON ANTENNAS ELEVATION 57'-0" A.G.L.**

**NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS (BEYOND)**

**NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS**

**NEW VERIZON PANEL ANTENNA, (2) PER SECTOR FOR (3) SECTORS**

**(1) NEW VERIZON 12-PORT OVP MOUNTED ON ANTENNA MOUNT**

**NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS**

**NEW VERIZON PANEL ANTENNA, (1) PER SECTOR FOR (3) SECTORS**

**EXISTING 65'-0" TALL SUN STATE STEALTH TOWER, PAINTED SW 6330 QUAIN T PECHÉ TO MATCH SURROUNDING BUILDINGS**

**(2) NEW VERIZON HYBRIFLEX CABLES ROUTED THROUGH EXISTING UNDERGROUND CONDUITS AND INSIDE OF EXISTING 65'-0" STEALTH TOWER (APPROX. DISTANCE = ± 75')**

**16'-0" TYP. FACE WIDTH AND DEPTH**

**1'-6" TYP.**

**DASHED LINE REPRESENTS TOP OF NEW EQUIPMENT INSTALLED WITHIN MASONRY WALLS**

**EXISTING 8'-0" TALL CMU WALL, PAINTED SW 6330 QUAIN T PECHÉ TO MATCH SURROUNDING BUILDINGS**

**EXISTING LANDSCAPE, TYP.**

**EXISTING GRADE**

**NEW VERIZON GPS ANTENNA MOUNTED ON NEW RF CABINET**

**NEW VERIZON RF CABINET MOUNTED TO EXISTING CONCRETE PAD**

**NEW VERIZON BATTERY CABINET MOUNTED TO EXISTING CONCRETE PAD**

**NEW VERIZON 200A OUTDOOR RATED INTEGRATED LOAD CENTER ON EXISTING CMU WALL**

**NEW VERIZON GENERATOR PLUG ON EXISTING CMU WALL**

**EXISTING 4'X12' CONCRETE PAD**

**(3) EXISTING 4"Ø CONDUITS**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



**NEW VERIZON 2-3/8"ØX10'-0" TALL ANTENNA MOUNTING PIPE MOUNTED TO EXISTING STEALTH TOWER, (3) PER SECTOR FOR (3) SECTORS**

TOP OF EXISTING SUN STATE STEALTH TOWER ELEVATION 65'-0" A.G.L.

TOP OF NEW VERIZON ANTENNAS ELEVATION 65'-0" A.G.L.

CENTERLINE OF NEW VERIZON ANTENNAS ELEVATION 61'-0" A.G.L.

BOTTOM OF NEW VERIZON ANTENNAS ELEVATION 57'-0" A.G.L.

EXISTING CROSS INSTALLED ON NORTHEAST FACE

(2) NEW VERIZON HYBRIFLEX CABLES ROUTED THROUGH EXISTING UNDERGROUND CONDUITS AND INSIDE OF EXISTING 65'-0" STEALTH TOWER (APPROX. DISTANCE = ±75')

16'-0" TYP. FACE WIDTH AND DEPTH

1'-6" TYP.

NEW VERIZON BATTERY CABINET MOUNTED TO EXISTING CONCRETE PAD

EXISTING SUN STATE 600A METER/DISCONNECT BANK MOUNTED TO EXISTING CMU WALL. VERIZON TO UTILIZE EXISTING SPARE 200A METER SLOT

NEW VERIZON GENERATOR PLUG ON EXISTING CMU WALL

NEW VERIZON 200A OUTDOOR RATED INTEGRATED LOAD CENTER ON EXISTING CMU WALL

EXISTING 4'X12' CONCRETE PAD

(2) EXISTING 4"Ø CONDUITS

NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS (BEYOND)

NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS

NEW VERIZON PANEL ANTENNA, (2) PER SECTOR FOR (3) SECTORS

(1) NEW VERIZON 12-PORT OVP MOUNTED ON ANTENNA MOUNT

NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS

NEW VERIZON PANEL ANTENNA, (1) PER SECTOR FOR (3) SECTORS

EXISTING 65'-0" TALL SUN STATE STEALTH TOWER, PAINTED SW 6330 QUANT PECHÉ TO MATCH SURROUNDING BUILDINGS

NEW VERIZON RF CABINET MOUNTED TO EXISTING CONCRETE PAD

NEW VERIZON GPS ANTENNA MOUNTED ON NEW RF CABINET (BEYOND)

EXISTING SUN STATE CMU COLUMNS INSTALLED AT GATE OPENINGS

DASHED LINE REPRESENTS TOP OF NEW EQUIPMENT INSTALLED WITHIN MASONRY WALLS

EXISTING 8'-0" TALL CMU WALL, PAINTED SW 6330 QUANT PECHÉ TO MATCH SURROUNDING BUILDINGS

EXISTING LANDSCAPE, TYP.

EXISTING GRADE

(2) EXISTING SUN STATE 4'-0" ACCESS GATES

24"x36" SCALE:  $\frac{3}{16}" = 1'-0"$   
11"x17" SCALE:  $\frac{3}{32}" = 1'-0"$

2

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| A   | 03/08/22 | ISSUED FOR REVIEW | CS  |
| 0   | 07/07/22 | ISSUED FOR PERMIT | KAF |
| 1   | 03/23/23 | CITY COMMENTS     | KAF |
| 2   | 05/30/23 | CITY COMMENTS     | KAF |
| 3   | 07/20/23 | CITY COMMENTS     | CS  |
|     |          |                   |     |
|     |          |                   |     |
|     |          |                   |     |
|     |          |                   |     |

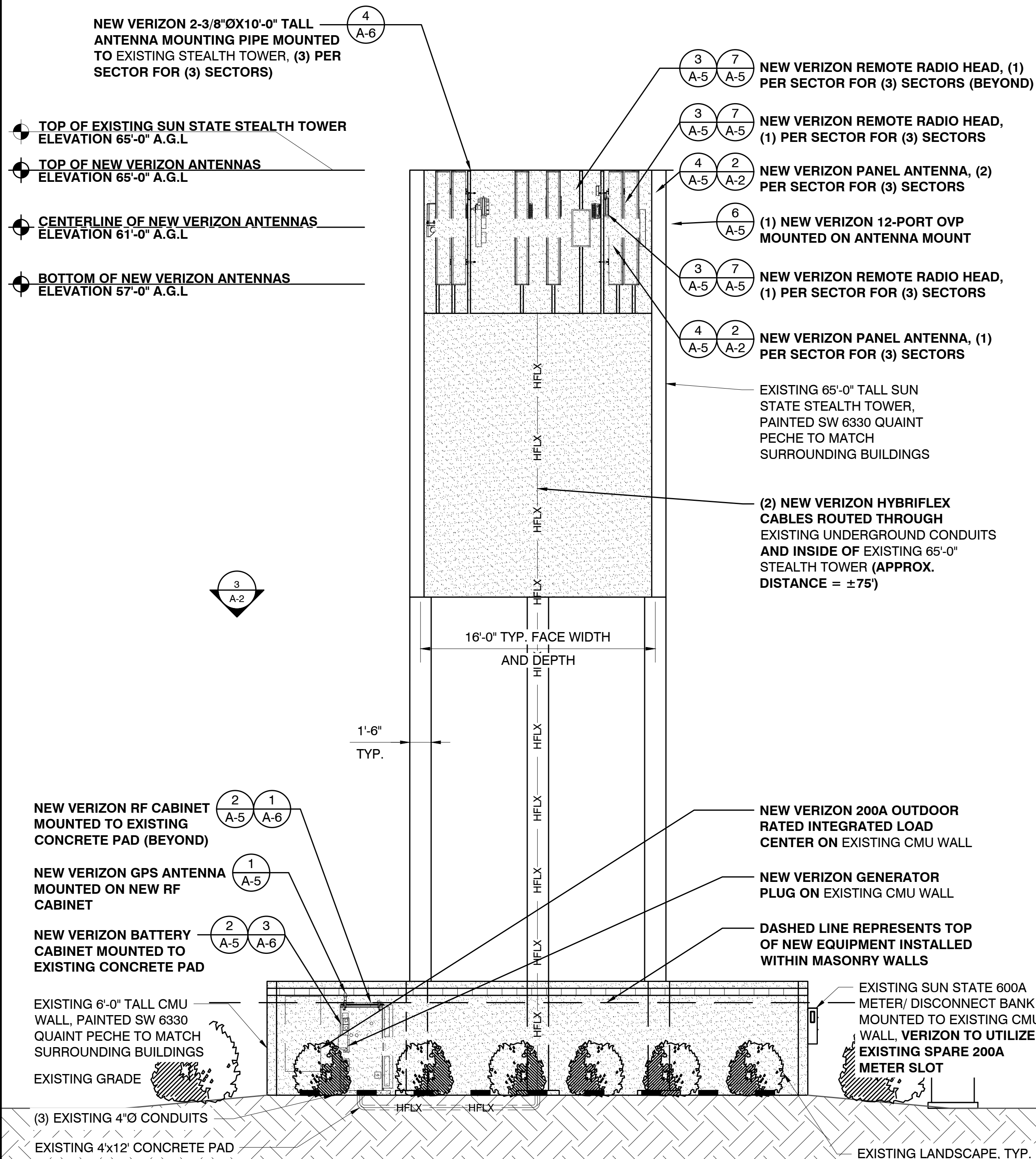


**A-3**

FS23-0283



NOTE: EQUIPMENT INSTALLED WITHIN COMPOUND MASONRY WALLS +/-7'-0" IN HEIGHT AND TO BE BELOW THE TOP OF EXISTING MASONRY WALL.

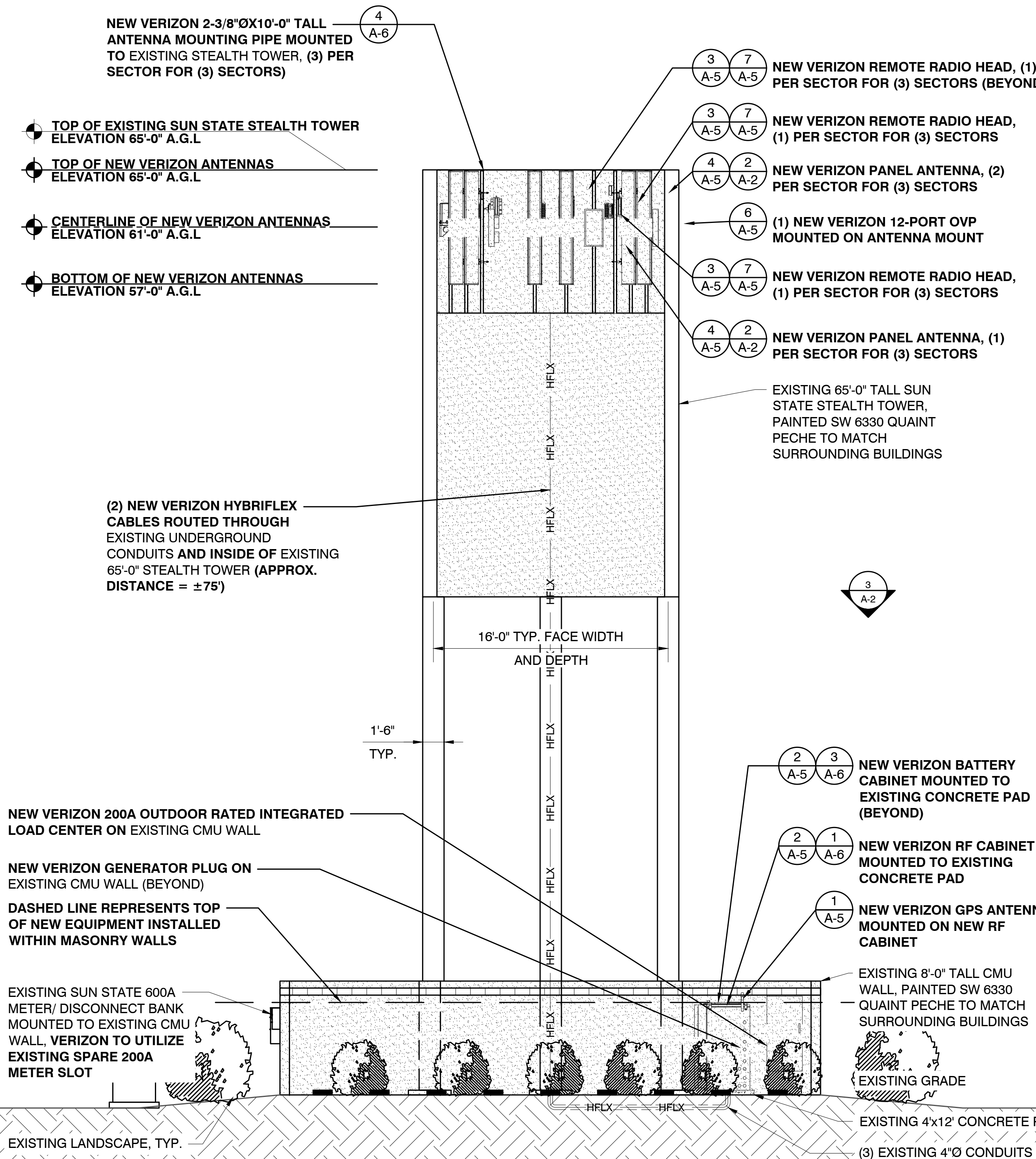


NEW EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

1

NOTE: EQUIPMENT INSTALLED WITHIN COMPOUND MASONRY WALLS +/-7'-0" IN HEIGHT AND TO BE BELOW THE TOP OF EXISTING MASONRY WALL.



NEW WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:

**verizon**

6955 W. MORELOS PL., CHANDLER, AZ 85226  
PHONE: (480) 777-4360  
FAX: (480) 777-4361

CONSULTING FIRM

**PINNACLE**  
CONSULTING, INC.  
Construction - Project Management - Site Development

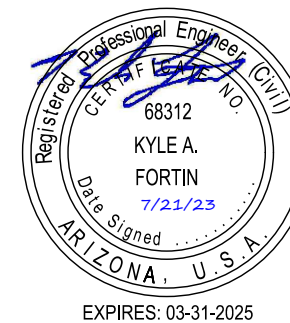
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233

PROJECT NO: PHO MTN VISTA RANCH

DRAWN BY: CS

CHECKED BY: KF

| REV | DATE     | DESCRIPTION       | BY  |
|-----|----------|-------------------|-----|
| A   | 03/08/22 | ISSUED FOR REVIEW | CS  |
| 0   | 07/07/22 | ISSUED FOR PERMIT | KAF |
| 1   | 03/23/23 | CITY COMMENTS     | KAF |
| 2   | 05/30/23 | CITY COMMENTS     | KAF |
| 3   | 07/20/23 | CITY COMMENTS     | CS  |
|     |          |                   |     |
|     |          |                   |     |
|     |          |                   |     |
|     |          |                   |     |



PHO MTN VISTA RANCH

16303 W. BELL RD.  
SURPRISE, AZ 85374  
MARICOPA COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

FS23-0283

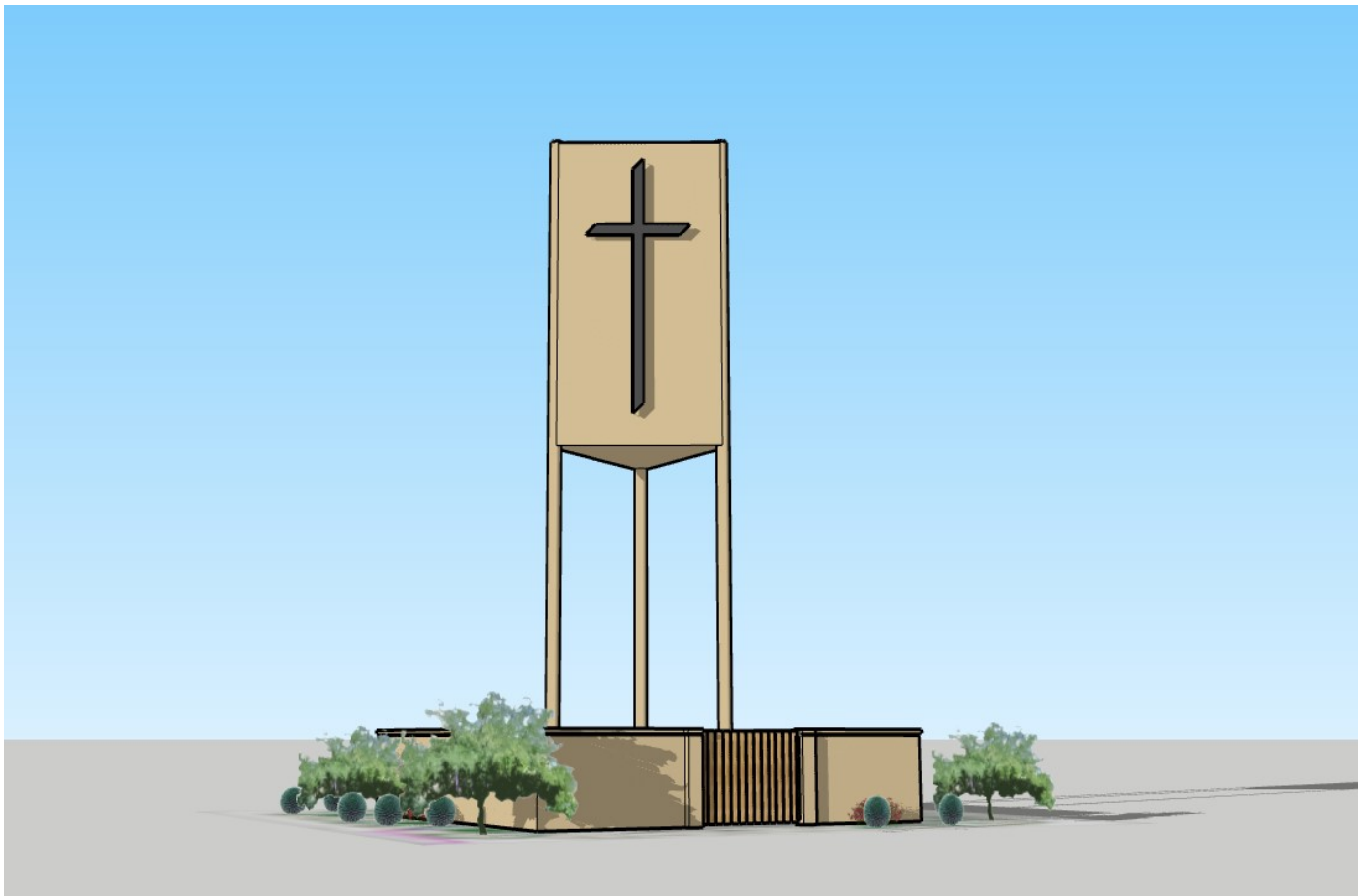
**In-Person neighborhood meeting notes for FS23-0283 AZ01-128 Method/PHO Mtn Vista Ranch.**

Location: Surprise Regional Library (16089 N Bullard Ave, Surprise, AZ 85374)

Arrived at meeting 5:30pm. Meeting started at 6:00 pm

Attendees: ( see sign in-sheet attached below) City of Surprise Zoning Department (Tanner Wessel & Leslie Carnie), 1 resident/trustee from the church (Charles Ivey) and Pinnacle Consulting (Steve Kennedy & Scott Hopper)

Discussed design changes with Charles Ivey per the 3D rendering below ( addition of a Cross on one face of the tower, Popouts around the gate and cap block to match cap block used throughout the church walls and buildings) Charles was in favor of the design changes.



The meeting ended at 6:30 pm after no other attendance by community or residents.

**Scott Hopper**

**Site Acquisition**



1426 N Marvin St, Suite 101

Gilbert, AZ 85233

E: [Scott.Hopper@pinnacleco.net](mailto:Scott.Hopper@pinnacleco.net)

M: 602-743-9439



## AZ01 -128 Method

**Neighborhood Meeting, 06/29/2023 @ 6:00PM**

## Sign-in

[illegible]



**Virtual Meeting  
summary**

Virtual neighborhood meeting notes for FS23-0283 AZ01-128 Method/PHO Mtn Vista Ranch.

07/27/2023 Started meeting via pre-determined Zoom link at 5:45pm

Attendees: City of Surprise Zoning Department (Tanner Wessel, Jason Moquin & Lloyd Abrams)  
Meeting ended at 6:30 pm after no attendance by community or residents.

Received one (1) question from resident Miss PJ Hughes <misspjhughes@yahoo.com>  
(see below including question and answer provided)

**From:** Miss PJ Hughes <misspjhughes@yahoo.com>  
**Sent:** Monday, June 26, 2023 6:40 PM  
**To:** Scott Hopper <Scott.Hopper@pinnacleco.net>  
**Subject:** RE: Project on Bell/Sarival

So it's not going to be "hidden" like the fake trees? It's just a plain tower?

**PJ Hughes**  
[MissPJHughes@yahoo.com](mailto:MissPJHughes@yahoo.com)

On Jun 26, 2023, at 5:44 PM, Scott Hopper <[scott.hopper@pinnacleco.net](mailto:scott.hopper@pinnacleco.net)> wrote:

Hi Miss Hughes,

The attached are photosims showing renderings of the Stealth/camouflaged tower. All antennas and equipment will be concealed behind stealth panels. The Tower will provide space for up to 3 Cell phone carriers reducing the need for additional towers in this immediate area.

Please let me know if you need any additional information or have any other questions?

Site: AZ01-128 Method / PHO Mtn Vista Ranch

Address: 16303 W. Bell Rd. ~ Surprise, AZ 85374



03/09/2023

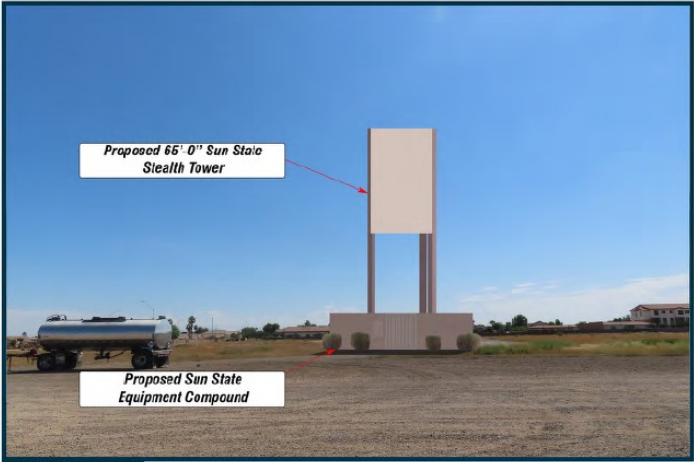
View 1



Location Map



Existing



Proposed

Notes: 165' from proposed site, looking South.

These depictions are for demonstrative purposes only.  
They are to be used in addition to the engineering drawings for an accurate representation of the site

Applicant

Verizon Wireless

126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

Thanks for all your help!!!

Scott Hopper

Site Acquisition



1426 N Marvin St, Suite 101

Gilbert, AZ 85233

E: [Scott.Hopper@pinnacleco.net](mailto:Scott.Hopper@pinnacleco.net)

M: 602-743-9439

From: Miss PJ Hughes <[misspjhughes@yahoo.com](mailto:misspjhughes@yahoo.com)>

Sent: Monday, June 26, 2023 5:22 PM

To: Scott Hopper <[Scott.Hopper@pinnacleco.net](mailto:Scott.Hopper@pinnacleco.net)>

Subject: Project on Bell/Sarival

I'm a nearby resident. I was hoping you could tell me a little more about what this project is, what it'll look like, etc. Is it a building or just a hideous looking 65-foot tower?

Thanks for your response.

PJ Hughes

[MissPJHughes@yahoo.com](mailto:MissPJHughes@yahoo.com)



## AFFIDAVIT OF SIGN POSTING

Case Number: FS23-0283  
Project Name: NEW SONG UNITED METHODIST CHURCH  
Project Location: 16303 W BELL RD SURPRISE AZ 85374  
Date <sup>INSTALLED</sup> ~~Removed~~: JUNE 12, 2023

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

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

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

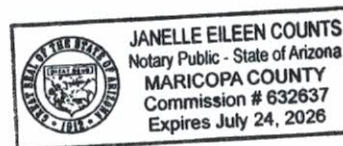
[Signature]  
Owner / Application Signature

6/12/2023  
Date

This instrument was acknowledged before me this 12 day of June,  
2023 by Christopher Giluso

Janelle Eileen Counts  
Notary Public

My Commission Expires: 07/24/2026





# Notice of Public Hearing

## City of Surprise

In-Person

### Neighborhood Meeting

Date: June 29, 2023  
Time: 6:00pm  
Location: Surprise Regional Library  
16089 N Bullard Ave  
Surprise, AZ 85374

### Planning & Zoning

Date: TBD  
Time: 6:00pm  
Location: 16000 N Civic Center Plaza  
Surprise, AZ 85374

### City Council

Date: TBD  
Time: 6:00pm  
Location: 16000 N Civic Center Plaza  
Surprise, AZ 85374

### Virtual Meeting

Date: June 27, 2023  
Time: 6:00pm  
Access: <https://zoom.us/j/97002830608?pwd=SUc0YkFIRDVEMVJlOG02UWk2Nlpldz09>  
CALL IN: 1-719-359-4580 MEETING ID: 970 0283 0608 PASSCODE: 234548

### Case Number:

FS23-0283

**Project Description:** Conditional Use Permit for the installation of a 65' Stealth Cell Tower

For more information, call 623-222-3011 [surpriseaz.gov](http://surpriseaz.gov)



Qty: 1 each (1 total)  
Item: Coroplast 10mm  
Size: 96"(w) x48"(h)  
Sides: Double, Same Layout  
Vinyl: Driect UV Print  
Include: Installation on 4x4 Posts, Painted White

**APPROVED**

By Scott Hopper at 11:27 am, Jun 09, 2023

Please CAREFULLY REVIEW SPELLING, PHONE #'S, & LAYOUT. Colors used on this proof are for proof purposes only. ACTUAL COLORS MAY VARY. We have done our best to ensure correct information, however you are responsible for final proof & layout. Approval is to be done either by email, phone or in person to a representative of Westside Signarama. By your approval you agree that Westside Signarama is to start and complete your order as approved. CHANGES AFTER PROOF APPROVAL, MAY INCUR ADDITIONAL CHARGES. This design submitted for your review and approval is the exclusive property of Westside Signarama. It may not be re-produced, copied exhibited or utilized for any purpose, in part or in whole without written consent of Westside Signarama. Copyright 2021 Westside Signarama

#### PROOF APPROVAL

Approved AS IS ☐ Approved WITH CHANGES ☐ Not Approved ☐

Proof # 1

Customer

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date / Time

6/9/2023 8:35am

EMAIL ☐ PHONE ☐ IN PERSON ☐ INTERNAL ☐ SEE ATTACHED ☐

Customer

Pinnacle Consulting

Sales Person

Debi

Job Name

44868 - Post and Panel

Designer

Chris

Design Review

MM / DD

Production

MM / DD

QA

MM / DD

Install

MM / DD

44868

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The way to grow your business.

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[info@WestsideSigns.com](mailto:info@WestsideSigns.com)  
[www.WestsideSigns.com](http://www.WestsideSigns.com)





# **FS23-0283**

## **AZ01-128 Method PHO MTN Vista Ranch**

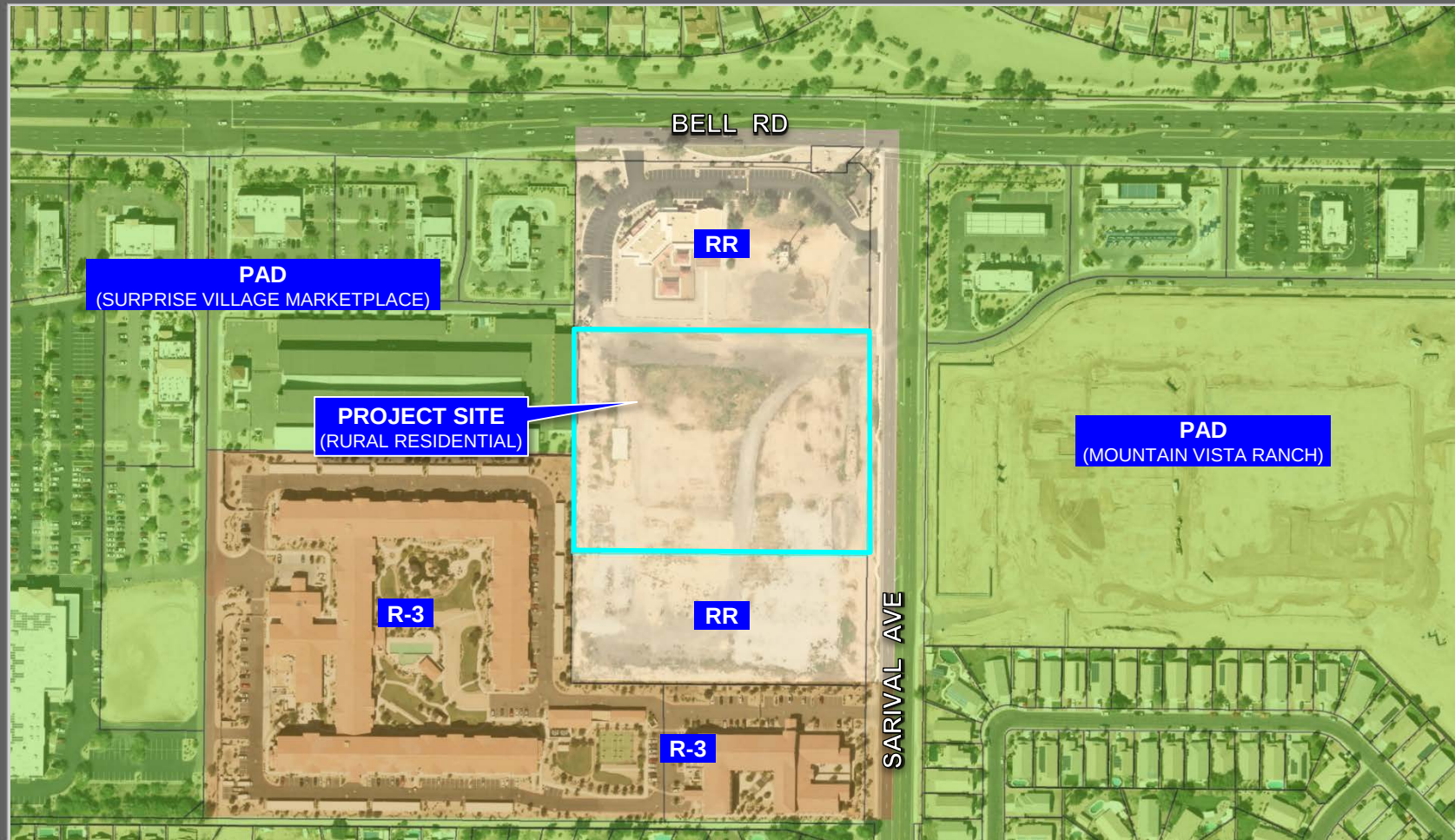
### **Conditional Use Permit w/ Site Plan**

Planning & Zoning Commission

September 21, 2023

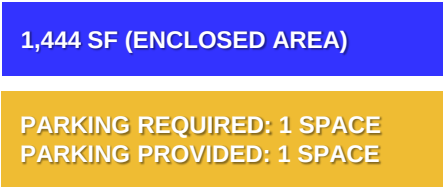












[illegible]

NEW SOUTH ELEVATION

NEW VERIZON 2-31'0X10' TALL ANTENNA MOUNTING PIPE MOUNTED TO EXISTING STEALTH TOWER, (2) PER SECTOR FOR (3) SECTORS

TOP OF EXISTING SUN STATE STEALTH TOWER ELEVATION 82' 0" A.G.L.

TOP OF NEW VERIZON ANTENNAS ELEVATION 85' 0" A.G.L.

CENTERLINE OF NEW VERIZON ANTENNAS ELEVATION 84' 0" A.G.L.

BOTTOM OF NEW VERIZON ANTENNAS ELEVATION 87' 0" A.G.L.

EXISTING CROSS INSTALLED ON NORTHEAST FACE

NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS

NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS

NEW VERIZON PANEL ANTENNA, (2) PER SECTOR FOR (3) SECTORS

(1) NEW VERIZON 12-PORT OVP MOUNTED ON ANTENNA MOUNT

NEW VERIZON REMOTE RADIO HEAD, (1) PER SECTOR FOR (3) SECTORS

NEW VERIZON PANEL ANTENNA, (1) PER SECTOR FOR (3) SECTORS

EXISTING 65'-0" TALL SUN STATE STEALTH TOWER, PAINTED SW 6336 GRANT PECH TO MATCH SURROUNDING BUILDINGS

(2) NEW VERIZON HYBRIDEX CABLES ROUTED THROUGH EXISTING UNDERGROUND CONDUITS AND INSIDE OF EXISTING 65' 0" STEALTH TOWER (APPROX. DISTANCE = 75')

16'-0" TYP.

1'-0" TYP.

NEW VERIZON BATTERY CABINET MOUNTED TO EXISTING CONCRETE PAD

EXISTING SUN STATE 600A METER DISCONNECT BANK MOUNTED TO EXISTING CMU WALL. VERIZON TO UTILIZE EXISTING SPARE 600A METER SLOT

NEW VERIZON GENERATOR PLUG ON EXISTING CMU WALL

NEW VERIZON 200A OUTDOOR RATED INTEGRATED LOAD CENTER ON EXISTING CMU WALL

EXISTING 4x12 CONCRETE PAD

(1) EXISTING 4" CONDUITS

**Proposed 65'-0" Sun State Stealtower**

**Proposed Sun State Equipment Compound**

**Proposed**

**Notes: 165' from proposed site, I**

These depictions are for  
They are to be used in addition to the engineer

NEW NORTH ELEVATION

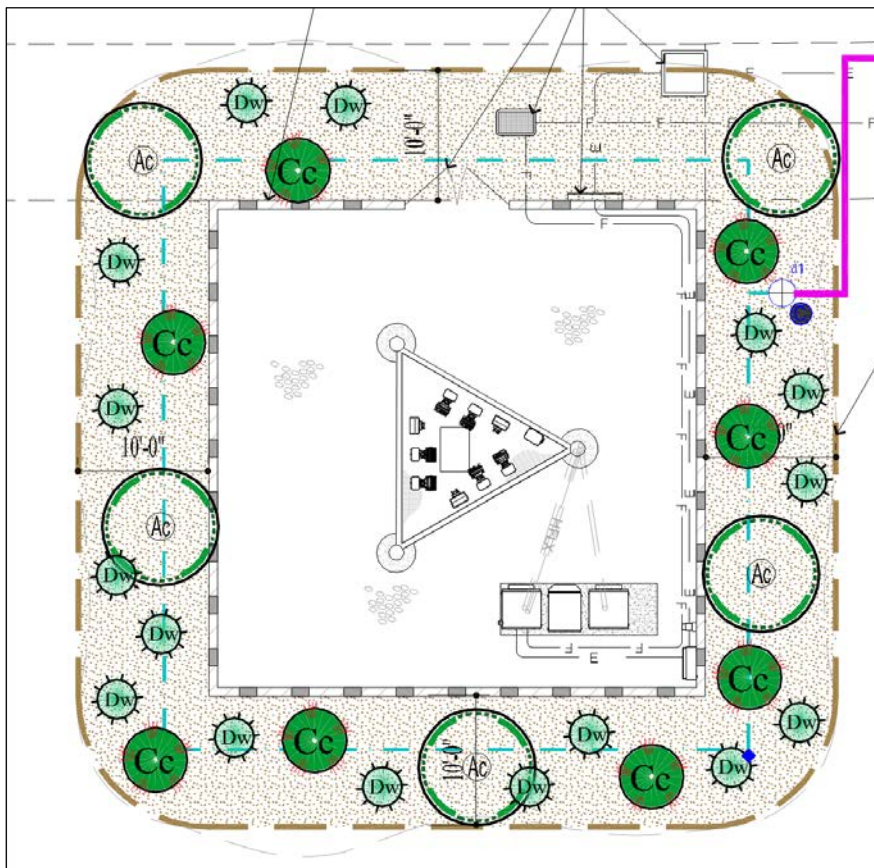
***Proposed 65'-0" Sun State Stealth Tower***

***Proposed Sun State Equipment Compound***

These depictions are for demonstrative purposes only.  
They are to be used in addition to the engineering drawings for an accurate representation of the site.

Page 38 of 196





### LDO – SECTION 107-2.4(C)

- 1 TREE & 4 SHRUBS PER 400 SF
  - MINIMUM REQUIRED:
    - 5 TREES
    - 20 SHRUBS
  - LANDSCAPE PROVIDED:
    - 5 TREES ✓
    - 24 SHRUBS ✓

### PLANT LEGEND

| sym.                       | common name                                                        | botanical name         | size          | total<br>qty. |
|----------------------------|--------------------------------------------------------------------|------------------------|---------------|---------------|
| <u>Trees</u>               |                                                                    |                        |               |               |
|                            | (Ac) Leather Leaf Acacia                                           | Acacia carpedocarpa    | 24" box       | 5             |
| <u>Shrubs &amp; Cactus</u> |                                                                    |                        |               |               |
|                            | Desert Spoon                                                       | Dasylirion wheeleri    | 5 gal         | 16            |
|                            | Red Fairy Duster                                                   | Calliandra californica | 5 gal         | 8             |
| <u>Landscape Materials</u> |                                                                    |                        |               |               |
|                            | Granite Topdressing<br>Color: match existing, 2" thick application |                        | 3/4" screened | 1,850 sqft    |

# Staff Recommendation

## Approval subject to stipulations 'a' through 'e'

- a. Development and use of the site shall be consistent with the Site Plan entitled "PHO Mtn Vista Ranch", prepared by Pinnacle Consulting Service Inc. and received June 08, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "AZ01-128", prepared by Metropolitan Green LLC and received June 08, 2023.
- c. Building elevations shall be consistent with the Elevations entitled "PHO Mtn Vista Ranch", prepared by Pinnacle Consulting Service Inc. and received July 26, 2023.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of administrative 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.



**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You





**CITY OF SURPRISE**  
**Planning and Zoning Commission**

---

Council Meeting Date: September 21, 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:** September 21, 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

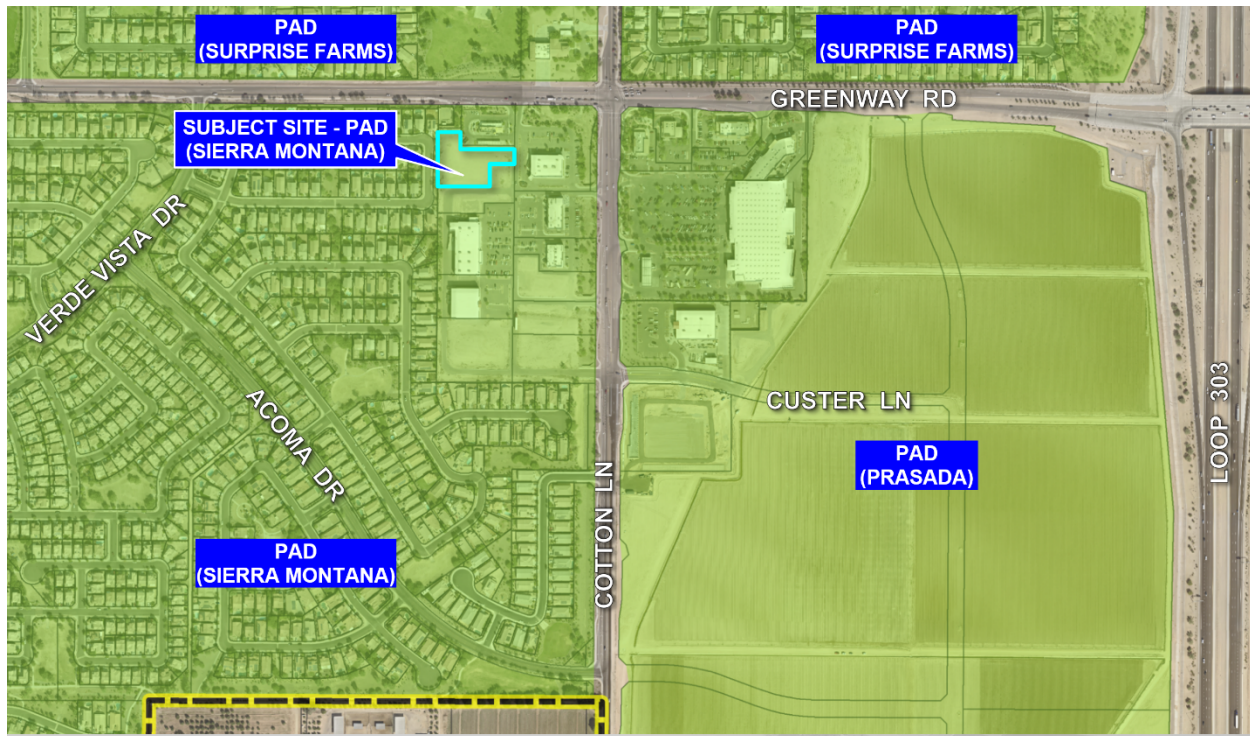
**Staff Recommendation:** Staff recommends the Commission **approve** the subject Conditional Use Permit with Site Plan, Case FS22-1515, subject to stipulations 'a' through 'e'.

**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) | <b>Sierra Montana PAD (C-2)</b> | 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 was approved by Mayor and City Council under the subject case number, FS22-1515.

63 **August 17, 2023:** The project was heard before the Planning and Zoning Commission. The  
64 developer, in attendance, was unable to answer questions regarding the operation of the  
65 daycare. As such, the Planning and Zoning Commission recommended to continue the item  
66 to September 7, 2023, when the daycare owner is present to answer operational questions.

67  
68 **September 7, 2023:** The applicant requested that the item be continued to the next Planning  
69 and Zoning Commission meeting as the daycare operator, due to unforeseen circumstances,  
70 was not able to attend the meeting.

71  
72 **Analysis and Discussion:**

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

77  
78 The site is accessed via three existing internal shared driveways within the commerce center.  
79 The proposed site plan also demonstrates pedestrian connectivity from the site out to the  
80 existing sidewalk along Greenway Road.

81  
82 Forty-one parking spaces are required and are proposed.

83  
84 The proposed landscape meets the requirements of the Sierra Montana PAD and the  
85 Surprise Municipal Code. On-site the applicant is proposing 40% of landscape coverage,  
86 which meets the minimum requirement of 15%. The proposed onsite landscape will match  
87 the landscape of the existing development in Sierra Montana Crossing Plaza. A refuse  
88 enclosure is proposed to be located along the northeast portion of the site and will be  
89 screened by an enclosure and landscape.

90  
91 The proposed building colors and material palette will match the existing buildings and  
92 complement the surrounding area.

93  
94 **Evaluative Criteria**

95  
96 The Sierra Montana PAD references the C-2 uses listed under Title 17 for Principally  
97 Permitted uses and Conditionally Permitted uses. Title 17 lists "Day care center" as  
98 Conditionally Permitted in C-2 zoning districts but requires an analysis of any proposed  
99 Conditionally Permitted use to be based on the use specific standards listed under section  
100 17.28.080.C.3. of Title 17.

101  
102 These standards include the following:

- 103  
104 A. A minimum of seventy-five square feet of outdoor play space per child shall be  
105 provided from which at least fifty square feet of fenced in play space per child shall  
106 be provided. Fenced in, outdoor, play space shall not include driveways, parking  
107 areas or land unsuited by virtue or other usage or natural features for children's  
108 play space.

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

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

**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:**

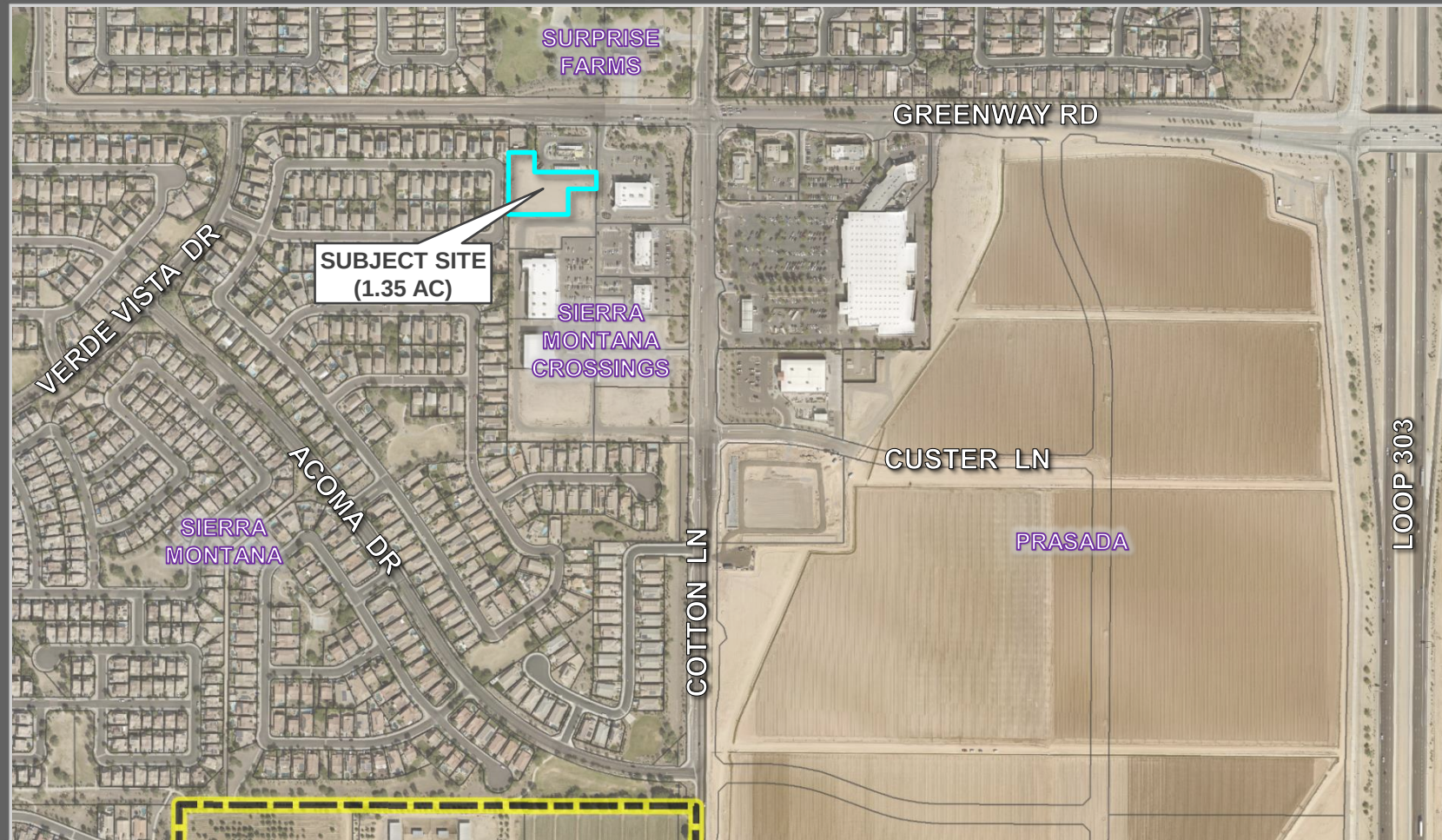
Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS22-1515**, subject to stipulations 'a' through 'e' as outlined below:

- 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.

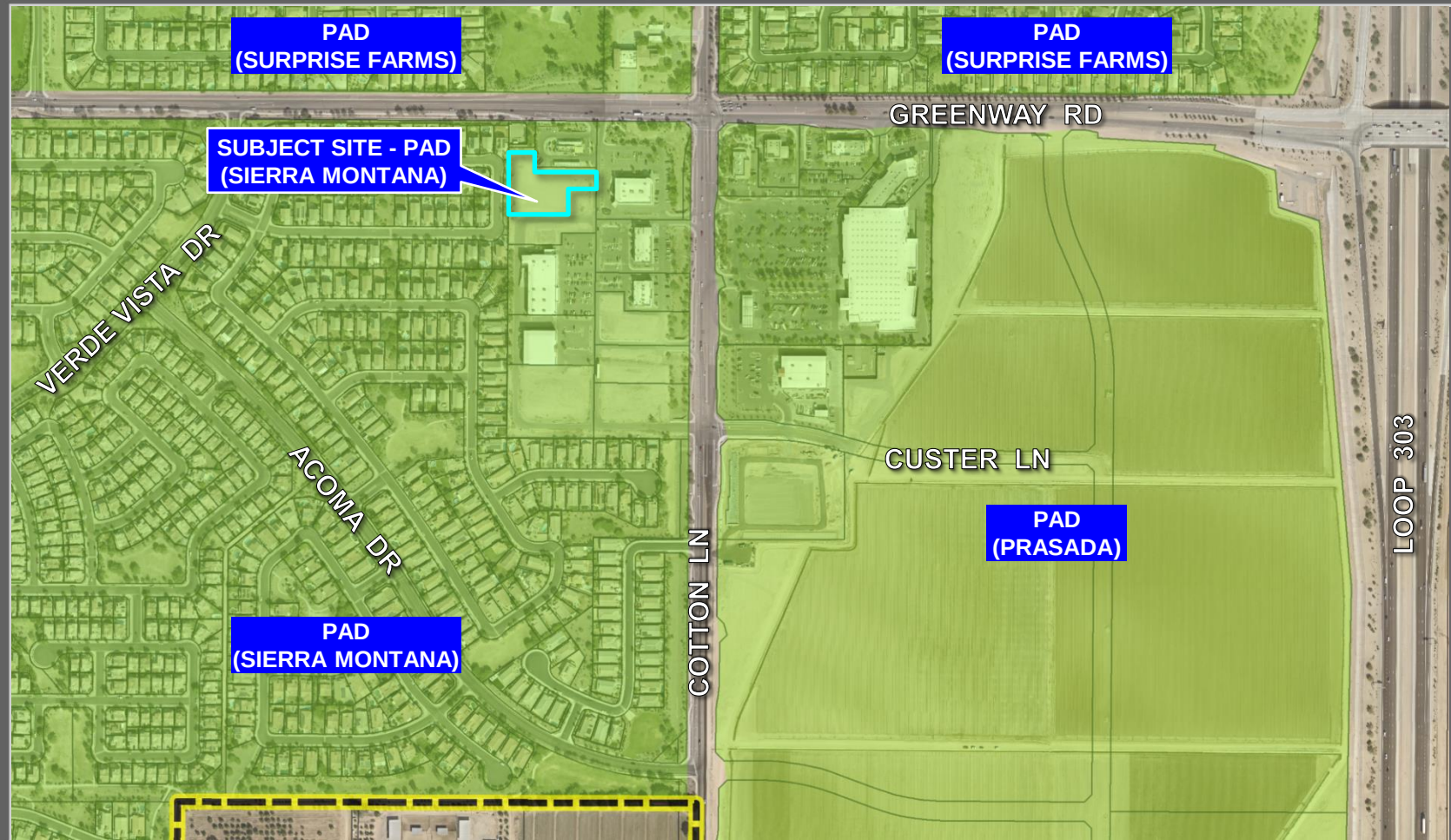
**Attachments:**

199 01 Vicinity Map  
200 02 Zoning Map  
201 03 Site Plan  
202 04 Landscape Plan  
203 05 Elevations  
204 06 Citizen Participation Report  
205 07 Affidavit of Site Posting  
206 PPT



# FS23-1515 VICINITY MAP

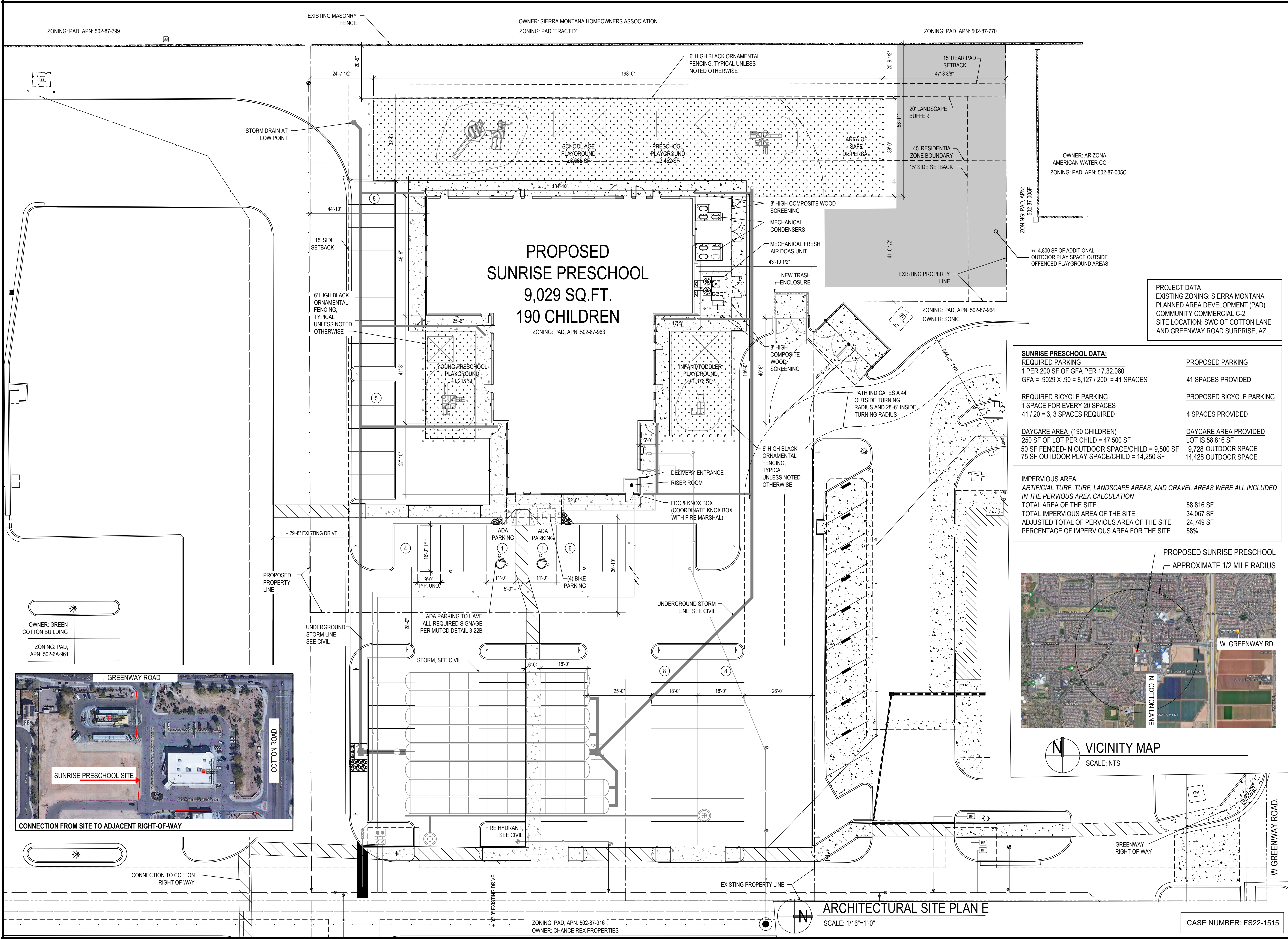




LOOP 303

# 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

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## REVISIONS

| #  | DATE     | TYPE          | CITY COMMENTS |
|----|----------|---------------|---------------|
| 1  | 01/17/23 | CITY COMMENTS |               |
| 2  | 05/12/23 | CITY COMMENTS |               |
| 3  |          |               |               |
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## SITE PLAN

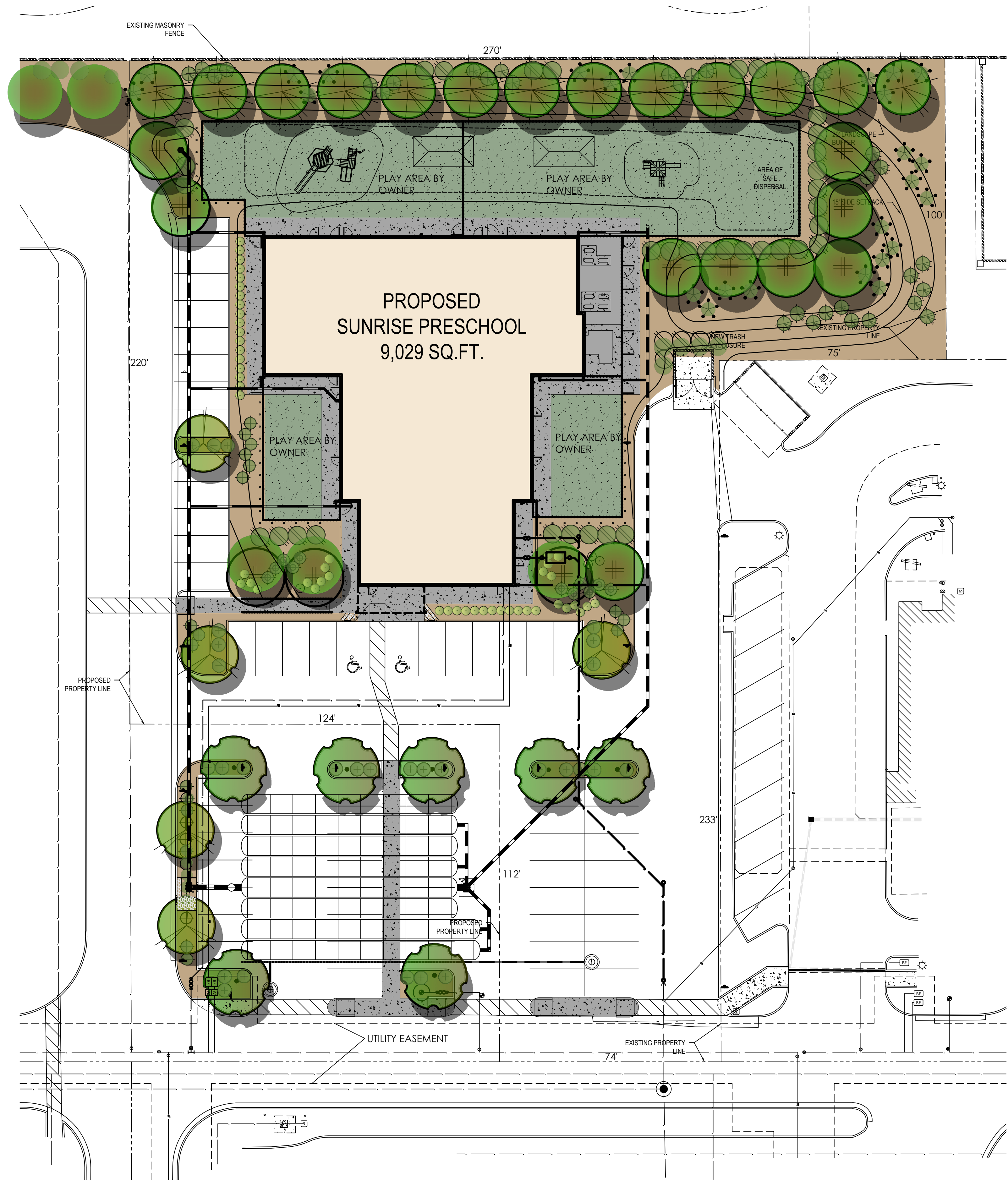
DATE 10/14/2022

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

L. LANDSCAPE ARCHITECT

NO. 21166

ARIZONA, U.S.A.

EXPIRES 06/30/2026

06.26.23

Site signed

TIMOTHY J. McQUEEN

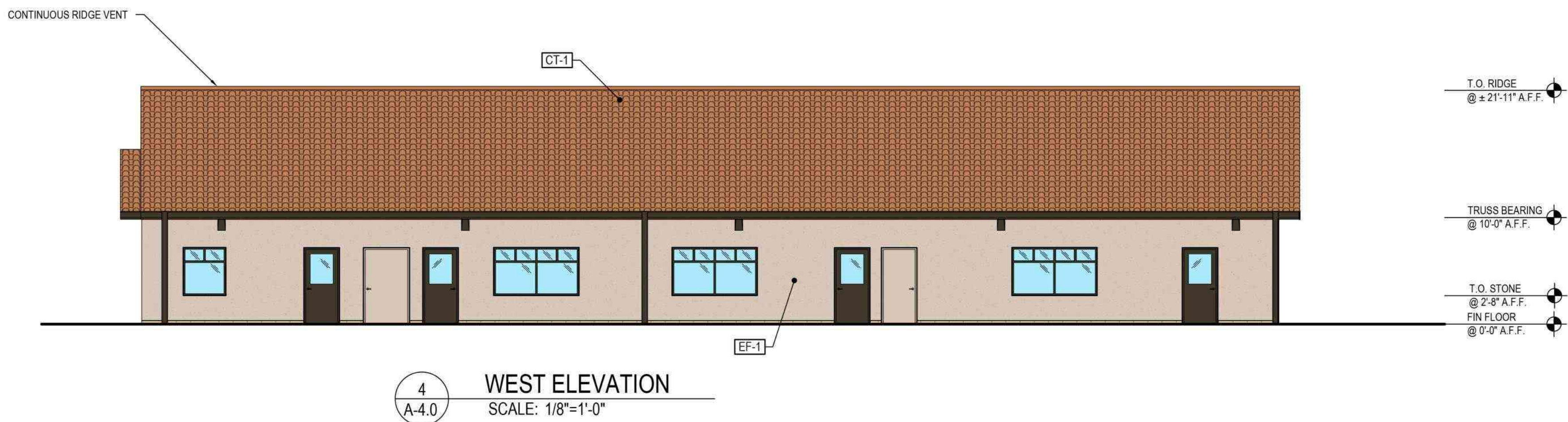
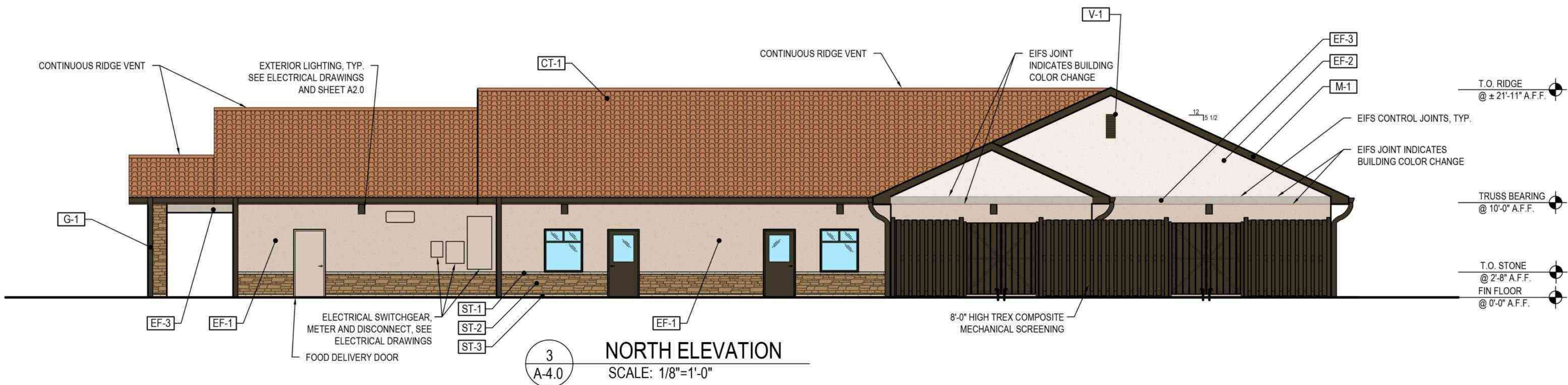
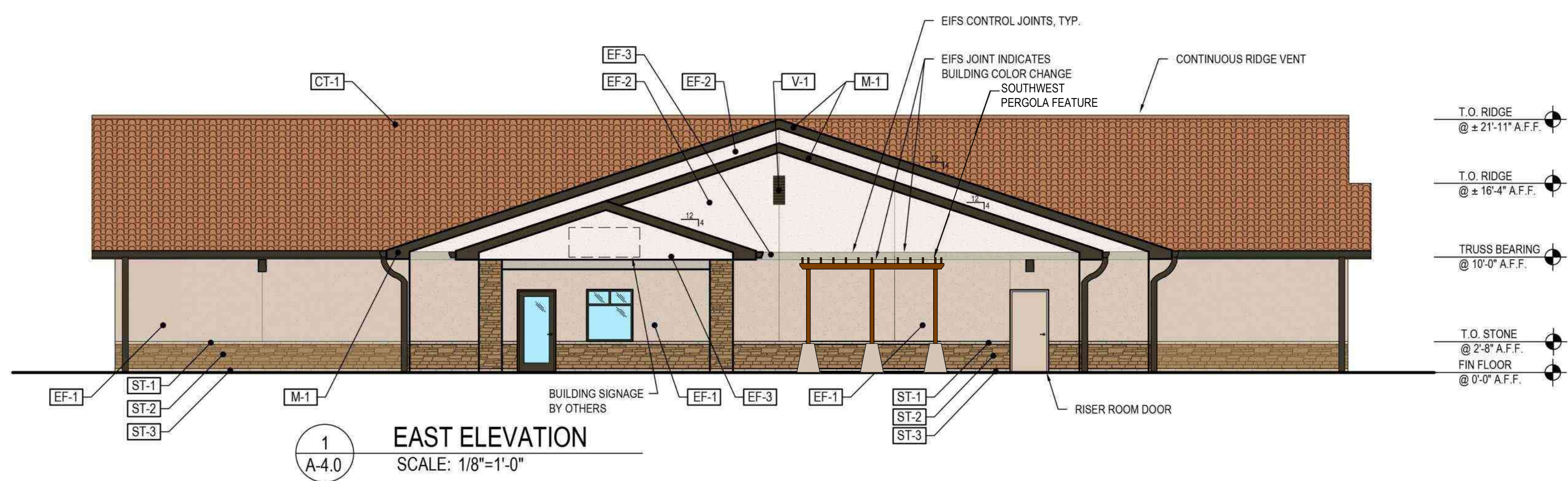
**SUNRISE PRE-SCHOOL**  
**GREENWAY ROAD AND COTTON LANE**  
**SURPRISE, ARIZONA**

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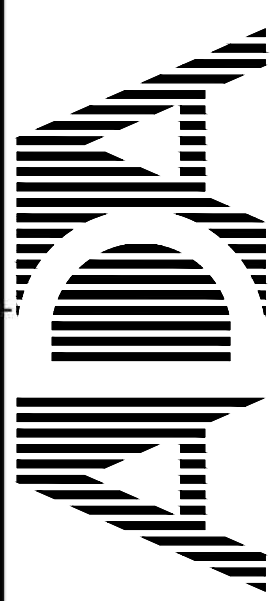
|              |           |
|--------------|-----------|
| SHEET TITLE: | LANDSCAPE |
| ISSUE DATE:  | 06.26.23  |
| DRAWN BY:    | STAFF     |
| CHECKED BY:  | TJMCQ     |
| PROJECT No.: | 22293     |
| SHEET:       | La.01     |



| 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



ARCHITECTS, INC.  
17710 Detroit Avenue Lakewood, Ohio 44107  
Phone (216) 521-5134 Fax (216) 521-4824  
www.aadarchitects.com

## SUNRISE PRESCHOOL

SWC - COTTON & GREENWAY

SURPRISE, AZ 85388

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### REVISIONS

| #  | DATE     | TYPE          | CITY COMMENTS |
|----|----------|---------------|---------------|
| 1  | 01/17/23 | CITY COMMENTS |               |
| 2  | 05/12/23 | CITY COMMENTS |               |
| 3  |          |               |               |
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| 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 |
|------|---------|-------|
|      |         |       |
|      |         |       |
|      |         |       |
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# Exhibit B

CITY OF SURPRISE  
Site posting Process

## AFFIDAVIT OF POSTING

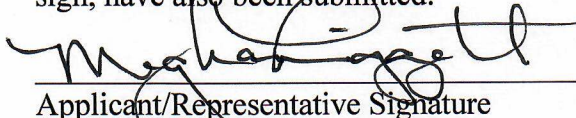
Application No: FS22-1515  
Applicant Name: Surprise Sunrise  
Location: SWC Greenway Rd. & Cotton Ln.  
Date Site Posted: 2/22/23

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

10-25-24  
My commission expires

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

# Notice of Public Hearing City of Surprise

In Person & Virtual

## Neighborhood Meeting

Date: March 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

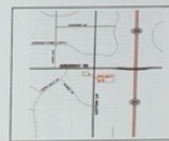
Location: <https://meet.google.com/ffx-xkimjdn?authuser=0>

Case number: FS22-1515

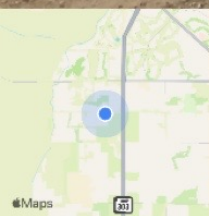
### PROJECT DESCRIPTION:

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

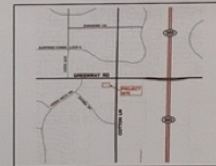
## City Council

Date: TBD

Time: 6:00 P.M.

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

Project Location



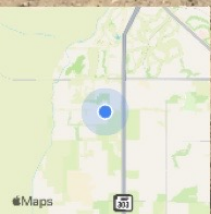
### PROJECT DESCRIPTION:

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](http://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:

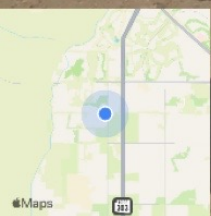
Sunrise Preschool Conditional Use Permit with Site Plan. The request is to construct an approximate 9,029 square foot building for a preschool located on a vacant lot, south of Greenway Road and west of Cotton Road, within the Sierra Montana Planned Area Development (PAD).

Case number: FS22-1515

Please call to confirm dates: 623-212-3711 [Surpriseaz.gov](http://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

Date: March 9, 2023  
Time: 6:00 P.M.  
Location: Cimarron Springs Middle School  
17032 W Surprise Farms Loop S,  
Surprise, AZ 85388

## Planning & Zoning

Date: TBD  
Time: 6:00 P.M.  
Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

## City Council

Date: TBD  
Time: 6:00 P.M.  
Location: 16000 N Civic Center Plaza,  
Surprise, AZ 85374

Virtual: March 14, 2023

Time: 6:00 PM

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

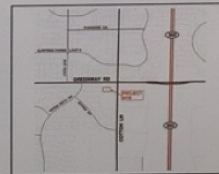
### PROJECT DESCRIPTION:

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).

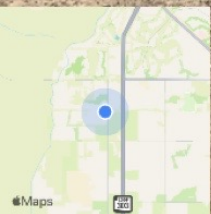
Case number: FS22-1515

Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](http://Surpriseaz.gov)

Project Location



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





**AFFIDAVIT OF POSTING**

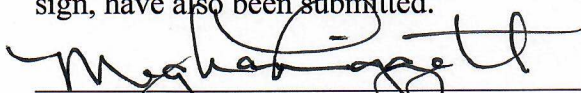
Application No: FS22-1515  
Applicant Name: SIMONCRE  
Location: SWC Greenway Rd. & Cotton Ln.  
Date Site Posted: 7/17/23

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).

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.

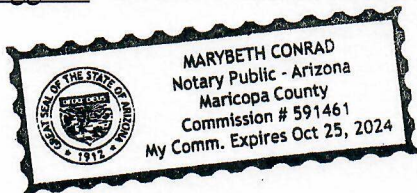
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I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

  
\_\_\_\_\_  
Applicant/Representative Signature

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

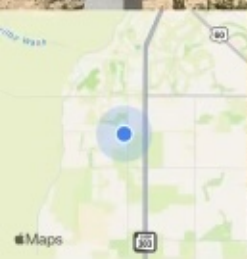


### PROJECT DESCRIPTION:

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](http://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](http://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

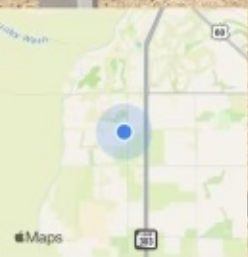


### PROJECT DESCRIPTION:

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](http://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](http://Surpriseaz.gov)



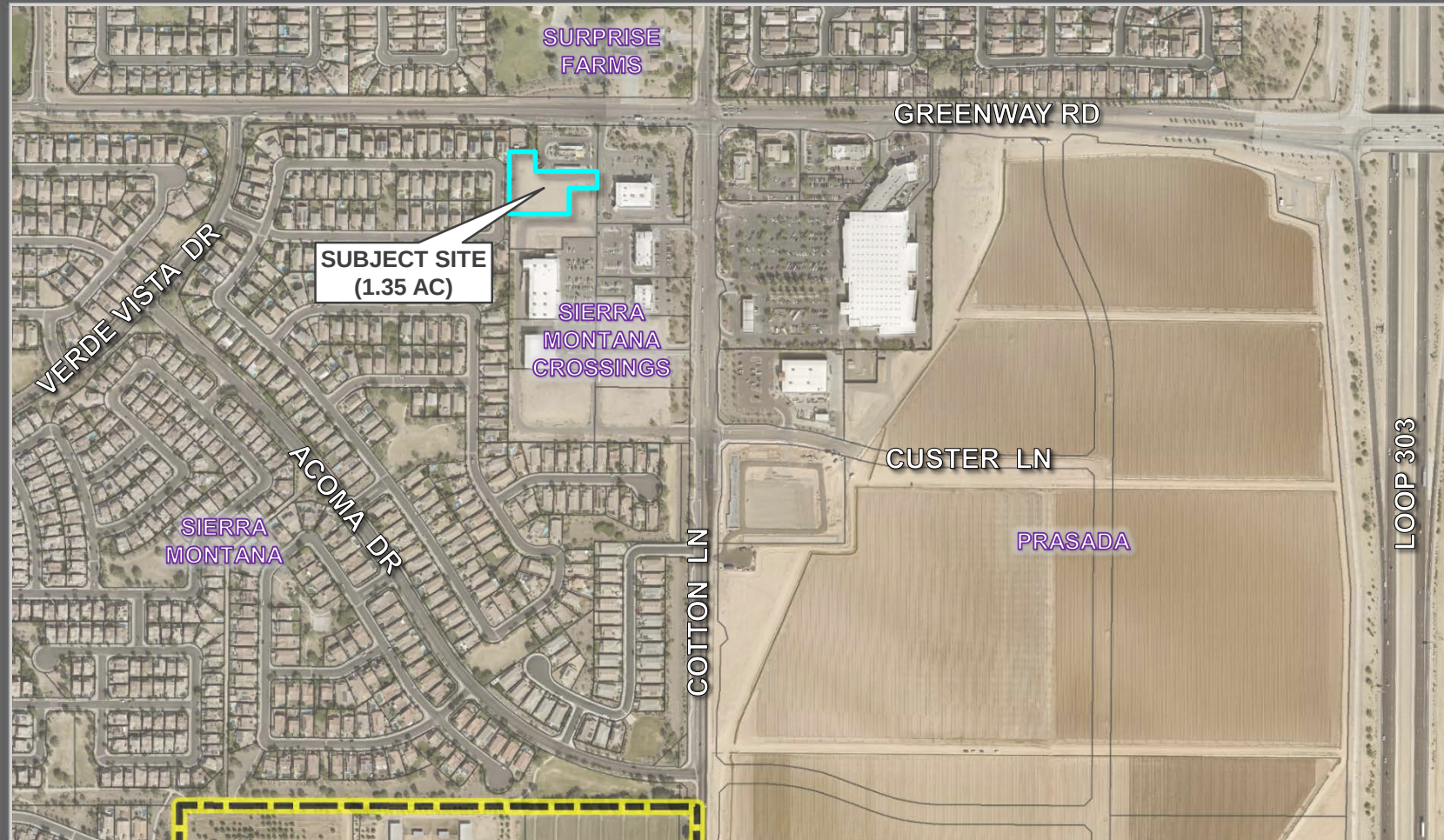
Jul 17, 2023 at 12:52:49 PM  
17181 W Greenway Rd  
Surprise AZ 85388  
United States



**FS22-1515**  
**Sunrise Preschool**  
**Conditional Use Permit with Site Plan**

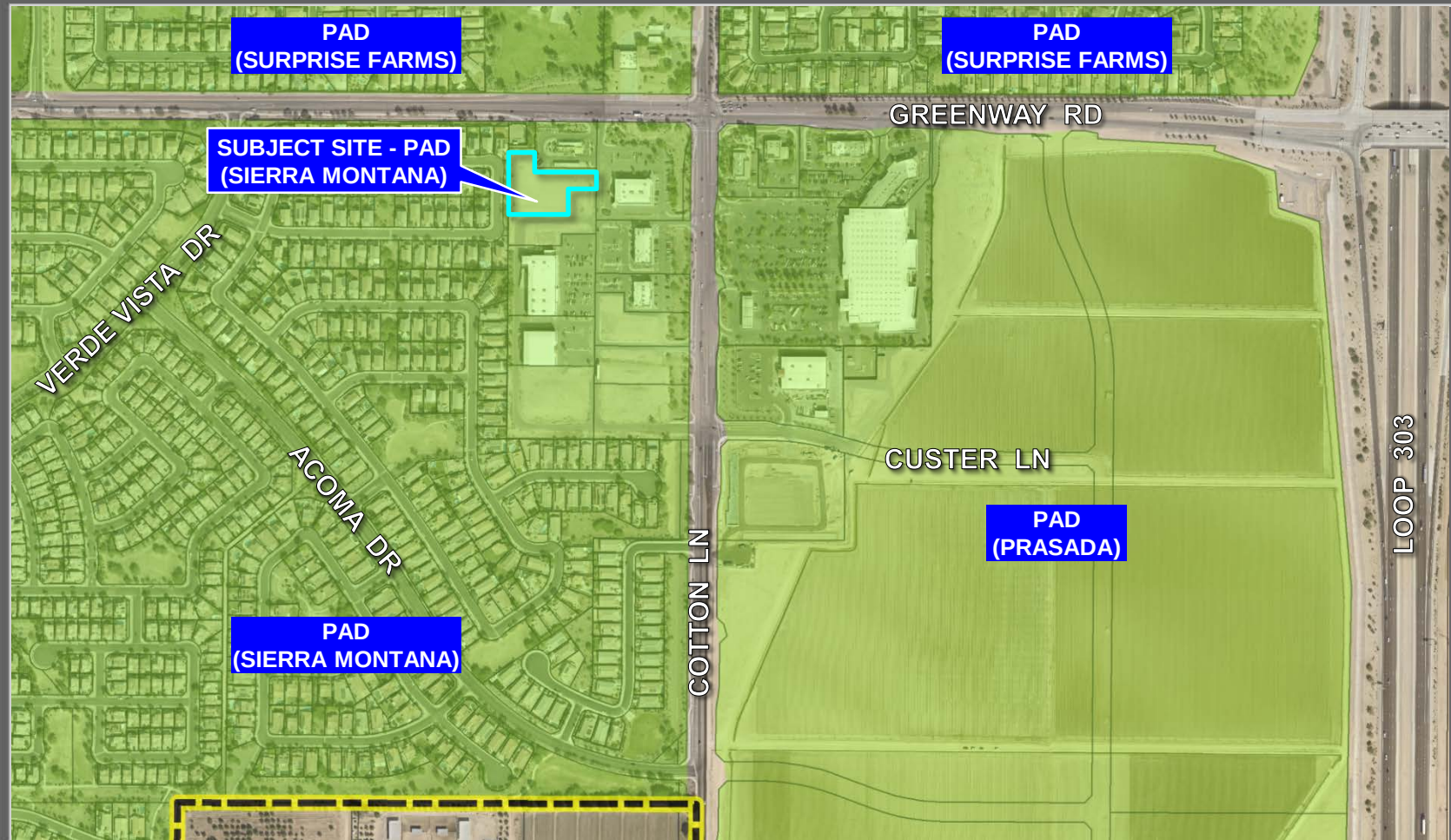
Planning & Zoning Commission – September 21, 2023





# FS23-1515 VICINITY MAP





**PAD  
(SURPRISE FARMS)**

**PAD  
(SURPRISE FARMS)**

**SUBJECT SITE - PAD  
(SIERRA MONTANA)**

GREENWAY RD

VERDE VISTA DR

ACOMA DR

**PAD  
(SIERRA MONTANA)**

CUSTER LN

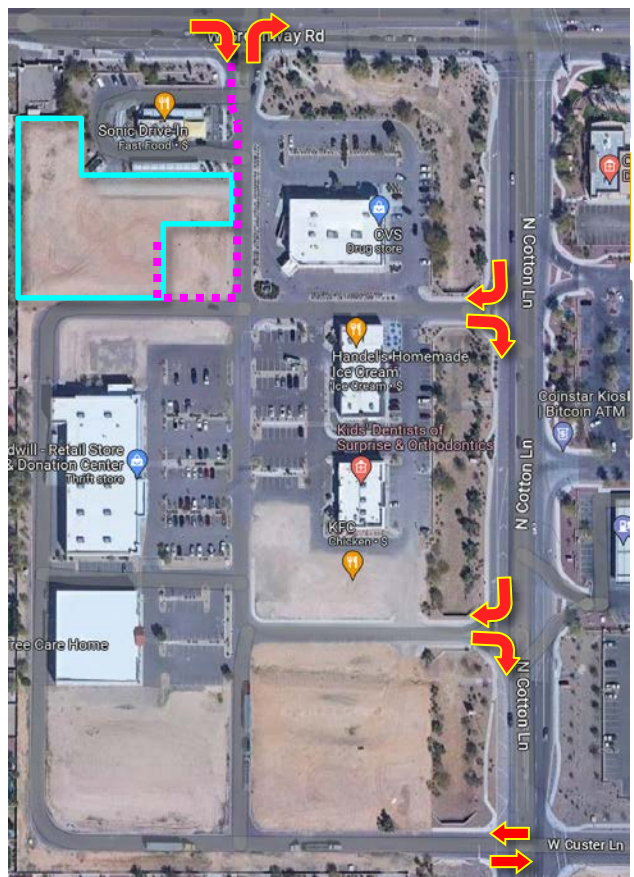
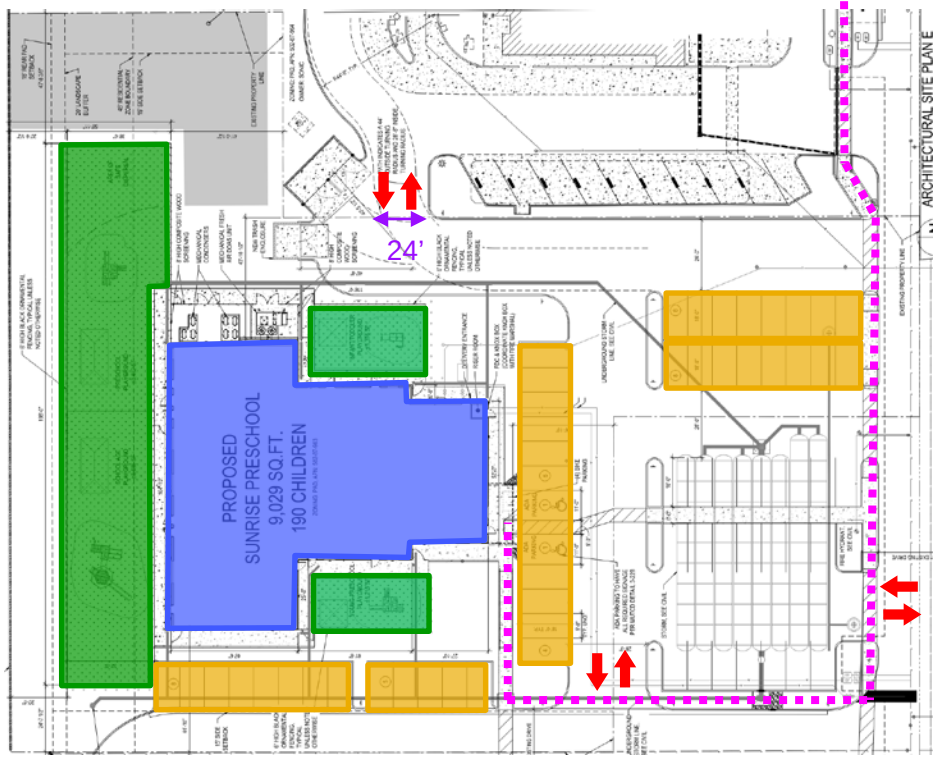
**PAD  
(PRASADA)**

COTTON LN

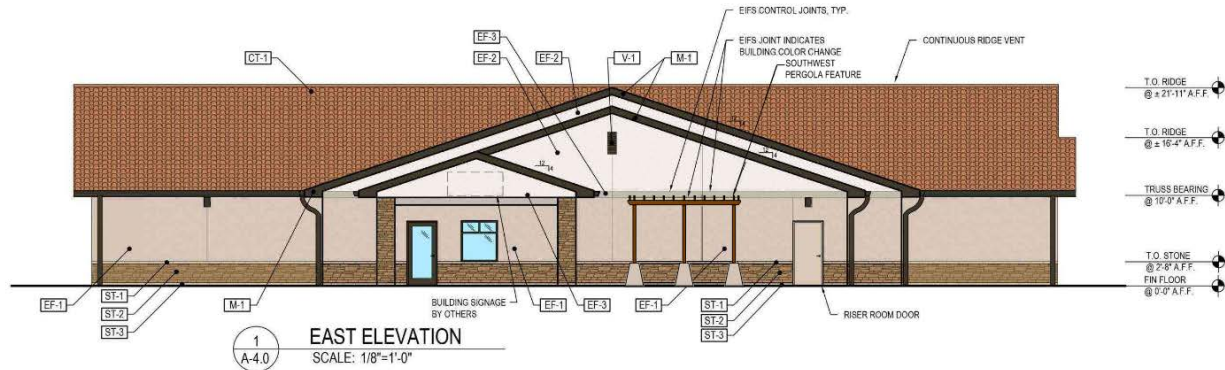
LOOP 303

# FS22-1515 ZONING MAP

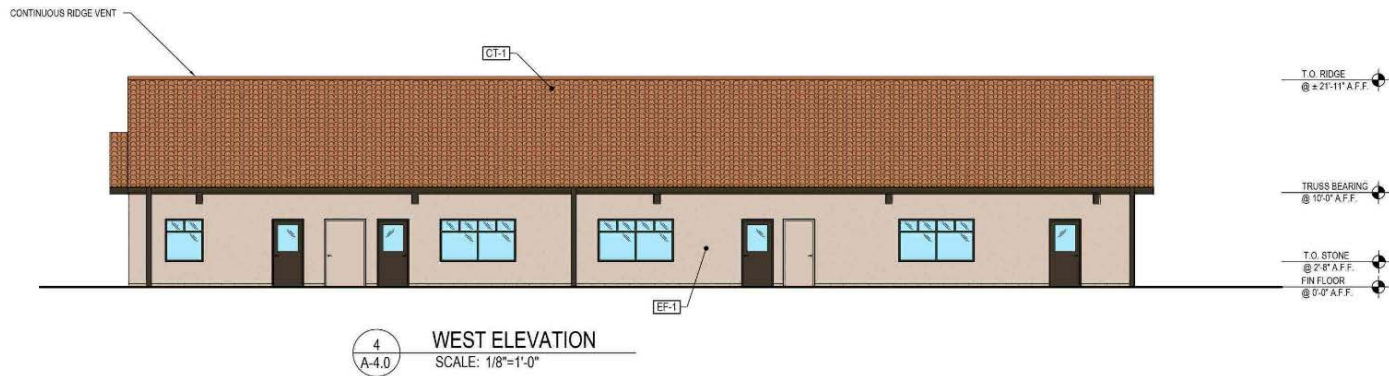


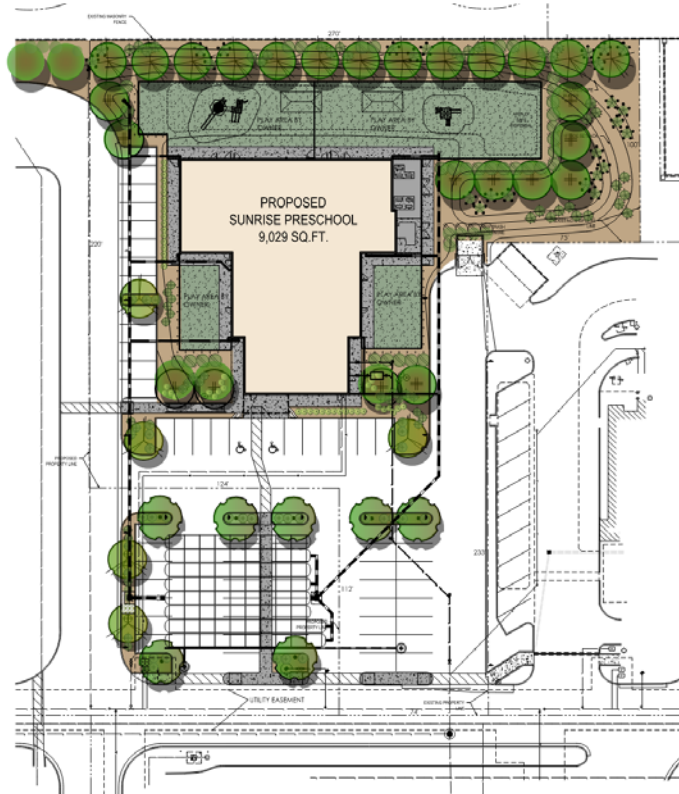


# FS22-1515 SITE PLAN









**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**

- PISTACHIA X 'RED-PUSH'  
RED-PUSH PISTACHE  
2" CALIP., 4.5T, 4W
- LUNAS PARVIFLOA  
CHINESE ELM (MATCHING)  
2" CALIP., 6.5T, 4W
- QUERCUS VIRGINIANA  
LIVE OAK  
2" CALIP., 7T, 4W
- ROSOPUS 'RED-SALAD'  
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
- ERIAMOPHILA MACULATA  
VALERINE DWG BUSH  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- 1/2" WIRIS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE DATA:**

|                                    |                      |
|------------------------------------|----------------------|
| SITE AREA:                         | 98,814 SQ. FT.       |
| LANDSCAPE REQUIRED:                | 8,822 SQ. FT. (9%)   |
| LANDSCAPE PROVIDED:                | 23,474 SQ. FT. (24%) |
| PARKING LANDSCAPE REQUIRED:        | 8,841 SQ. FT. (9%)   |
| 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           |

**SVT NOTES:**

SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN UNSTRUCTURED VIEW 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, LEAF, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE EDS DETAIL 4-01



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



**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'

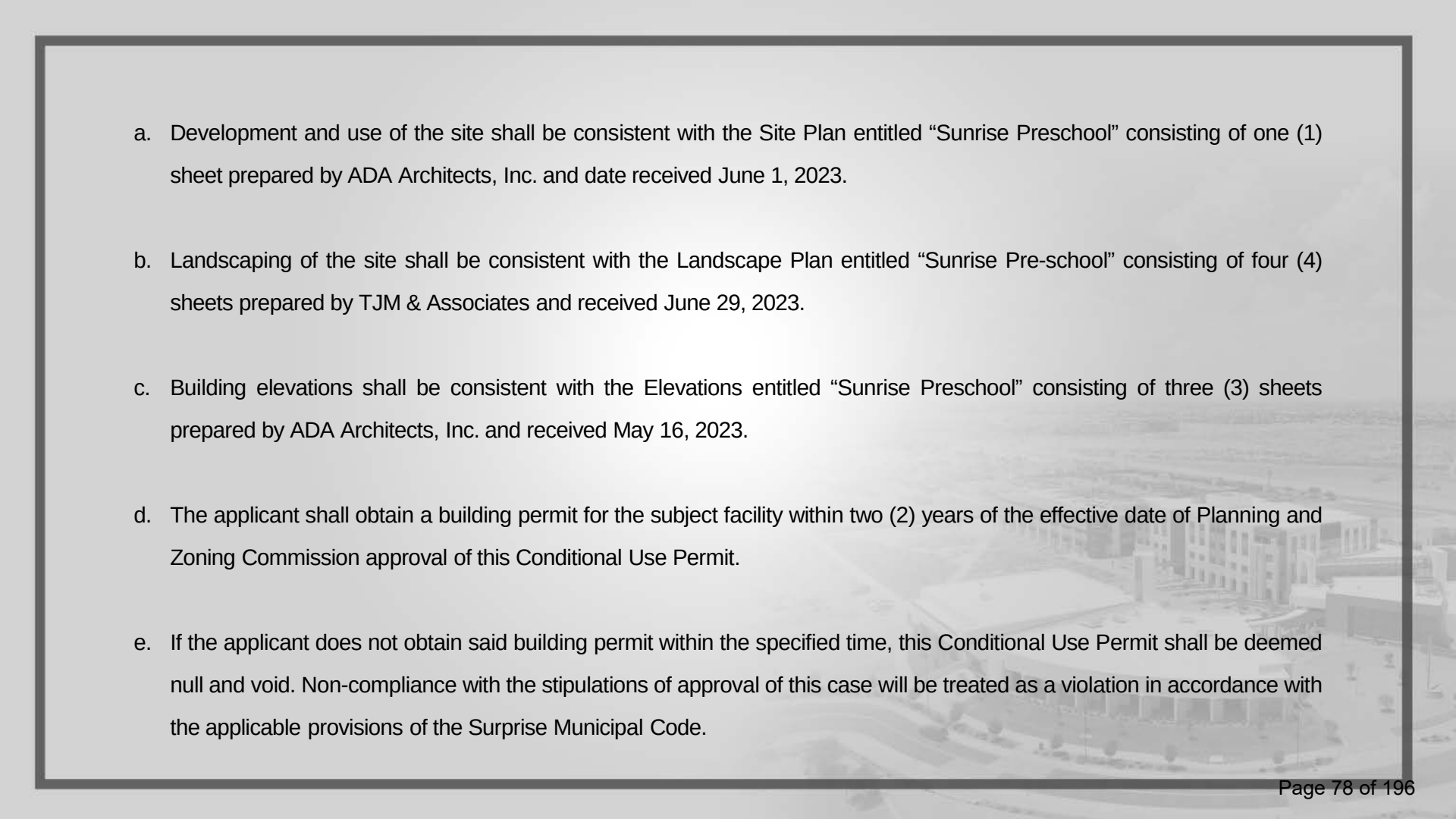




**SURPRISE**  
ARIZONA

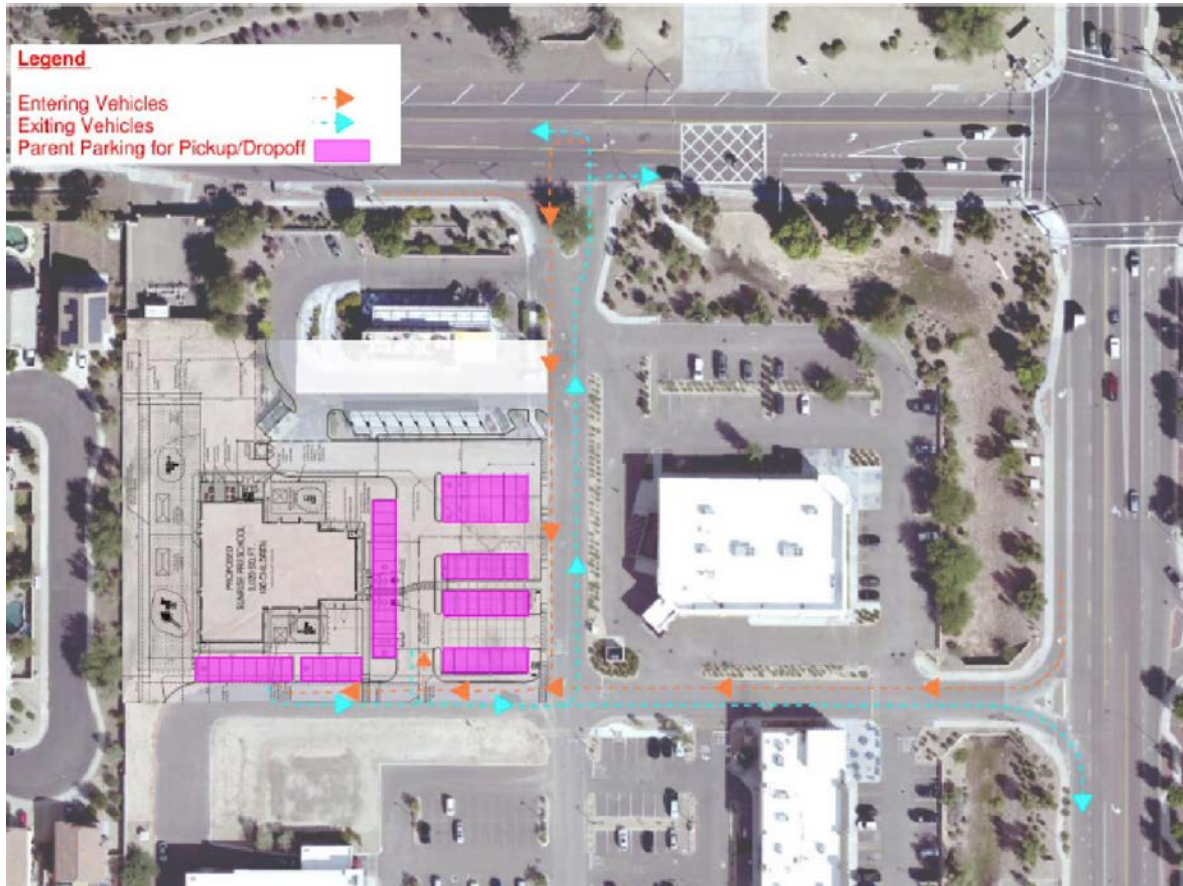
# QUESTIONS OR COMMENTS?

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**

Council Meeting Date: September 21, 2023      Contact Person: Chris Sexton  
Submitting Department: Community Development      District: District 1  
Staff Recommendations:

---

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

---

**Agenda Wording:**

Consideration and action pertaining to the Preliminary Plat entitled “163<sup>rd</sup> Ave and Grand Ave” dated July 13, 2023, a property generally located on the northeast corner of 163<sup>rd</sup> Avenue and Grand Avenue. Case FS22-1217

---

**Motion:**

Motion to approve the Preliminary Plat entitled “163rd Ave and Grand Ave” dated July 13, 2023, subject to stipulations “a” through “f” as outlined in the staff report.

---

**Background:**

David Hughes of EPS Group, seeks approval of a Preliminary Plat. The proposed Preliminary Plat seeks to subdivide the subject property into 240 single-family lots over approximately 69.35 gross acres, for a gross density of 3.46 DU/Ac.

---

**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:**

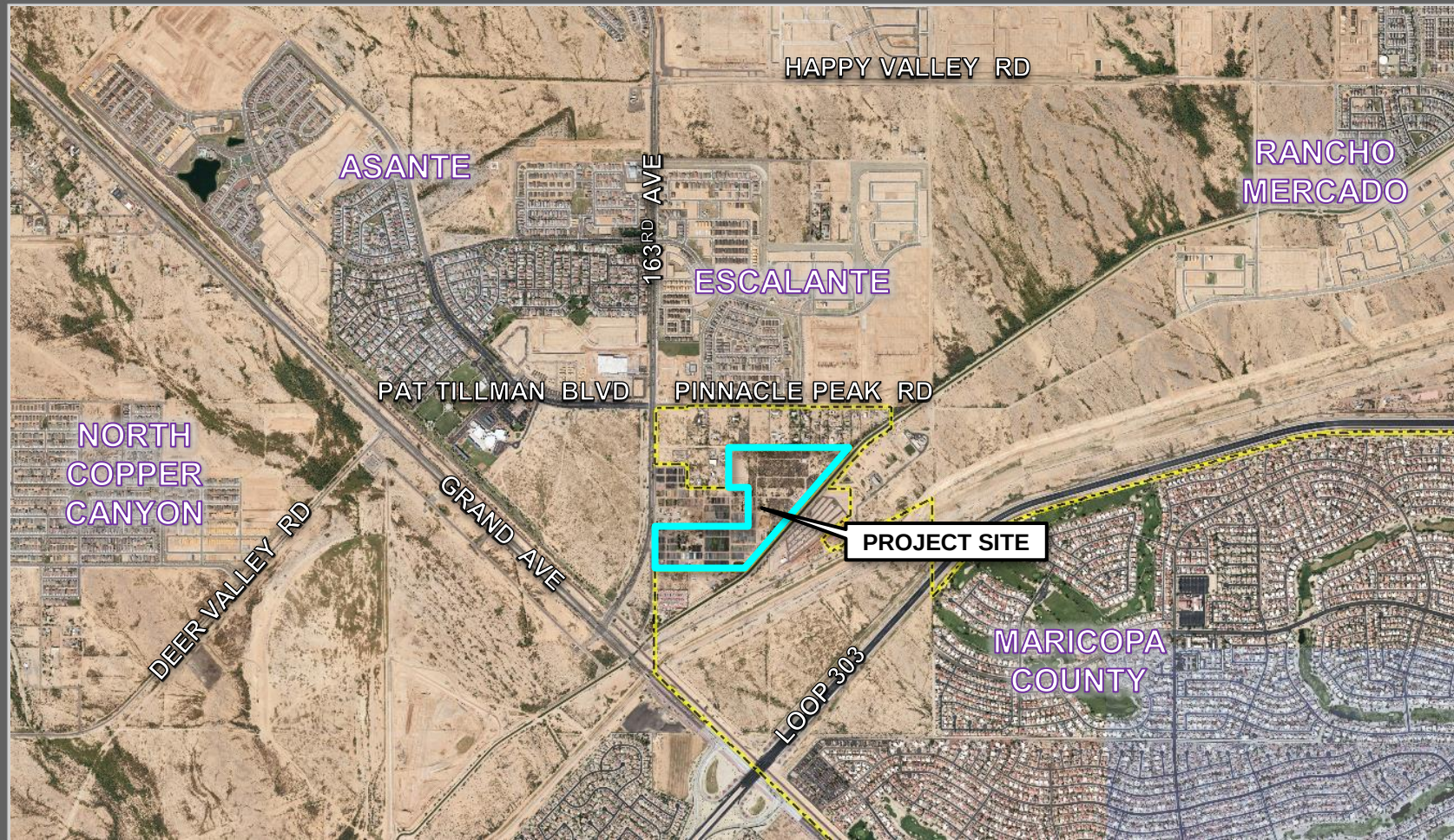
---

**ATTACHMENTS:**

1. 01 - FS22-1217 163rd and Grand Av - Preliminary Plat - Vicinity Map
2. 02 - FS22-1217 163rd and Grand Av - Preliminary Plat - Zoning Map
3. 03 - FS22-1217 163rd & Grand Ave - Preliminary Plat - Preliminary Plat
4. 04 - FS22-1217 163rd & Grand Ave - Preliminary Plat - Landscape Plan

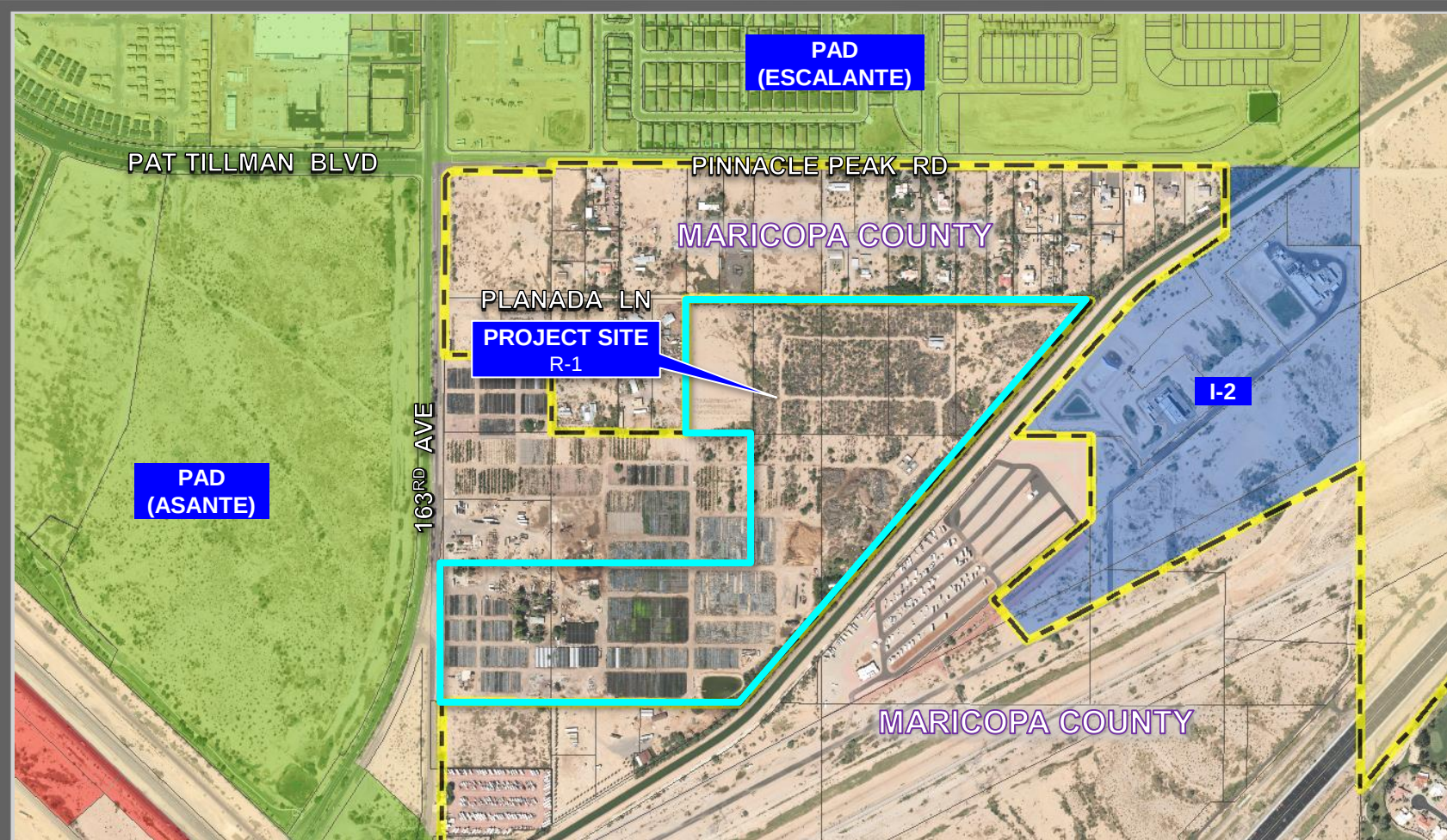


5. 05 - FS22-1217 163rd & Grand Ave - Preliminary Plat - Open Space Exhibit
  6. 06 - FS22-1217 163rd & Grand Ave - Preliminary Plat - Wall Plan
  7. 07 - FS22-1217 163rd & Grand Av - Preliminary Plat - Luke AFB Letter
  8. 00 - FS22-1217 163rd Av and Grand Ave - Preliminary Plat - Staff Report
  9. FS22-1217 163rd Av and Grand Ave Preliminary Plat - Powerpoint Presentation
-



# FS22-1217 VICINITY MAP







LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18, BEING MARKED BY A 2-3/4" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18, BEING MARKED BY A 3" CITY OF SURPRISE BRASS CAP FLUSH, BEARS NORTH 0 DEGREES 21 MINUTES 23 SECONDS EAST, 2633.85 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, NORTH 0 DEGREES 21 MINUTES 23 SECONDS EAST, 698.58 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS EAST, 1390.50 FEET;

THENCE NORTH 0 DEGREES 28 MINUTES 24 SECONDS EAST, 609.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2018-0374381 OF MARICOPA COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, 149.50 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 658.06 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID PARCEL AND ALSO ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2015-0095268 OF MARICOPA COUNTY RECORDS, SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST, 658.43 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF THOSE PARCELS DESCRIBED IN DOCUMENT NO. 2012-0451702 OF MARICOPA COUNTY RECORDS, SOUTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, 1318.44 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 39 MINUTES 13 SECONDS EAST, 17.68 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1 MAIN CANAL;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 41 DEGREES 18 MINUTES 56 SECONDS WEST, 2498.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1230.67 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTHWESTERLY 123.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 46 MINUTES 09 SECONDS TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE ALONG SAID SOUTH LINE, ON A NON-TANGENT LINE NORTH 89 DEGREES 34 MINUTES 37 SECONDS WEST, 917.36 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 89 DEGREES 33 MINUTES 38 SECONDS WEST, 591.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,022,983 SQUARE FEET OR 69.3981 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND RECORDED IN BOOK 1142, PAGE 29 OF MARICOPA COUNTY RECORDS. THE BEARING OF WHICH IS:

NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST

NOTES

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

NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) #04013C1210LM DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "A".

BENCHMARK

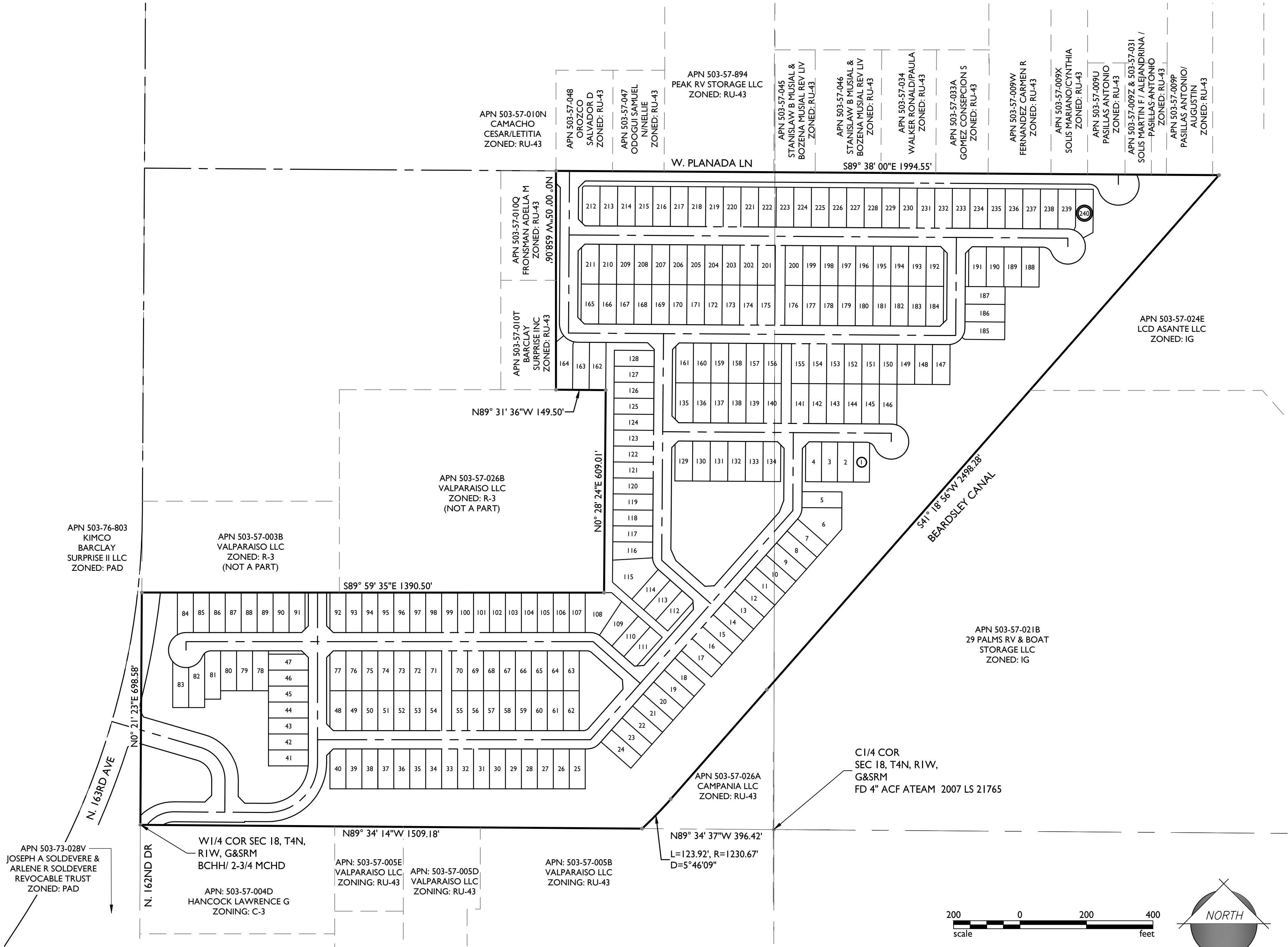
PRIMARY BENCHMARK:  
MARICOPA COUNTY POINT ID 29298, BEING A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, MARKING THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ELEVATION: 1345.513' (NAVD'88)

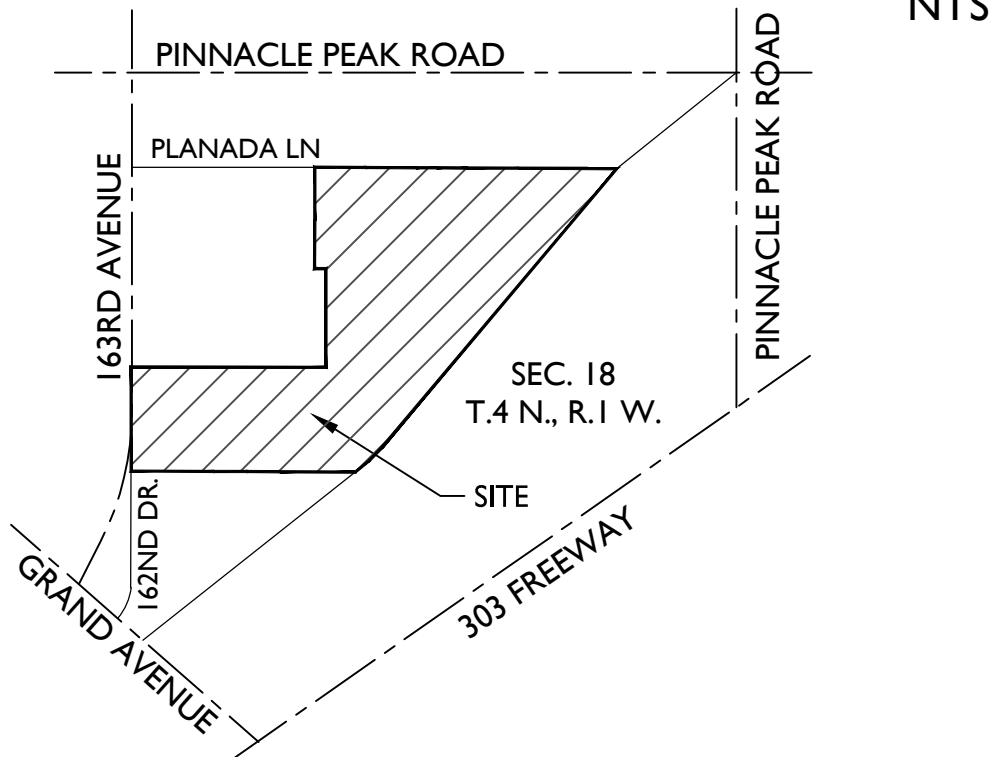
SECONDARY BENCHMARK:  
MARICOPA COUNTY POINT ID 29272, BEING A 4" ALUMINUM CAP STAMPED "LS 33307 2011", MARKING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ELEVATION: 1337.201' (NAVD'88)

PRELIMINARY PLAT  
163RD AVE AND GRAND AVE  
A PORTION OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE  
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT TEAM

**OWNER:**  
VALPARAISO LLC  
22435 N 163RD AVE  
SURPRISE, AZ 85387  
TEL: (623) 544-1961  
CONTACT: OLINDA AGUIRRE  
oaguirre@sunrisenurseryllc.com

**PLANNING & ENGINEERING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., STE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DAN AUXIER  
dan.auxier@epsgruopinc.com

PROJECT DATA

APN(s): 503-57-009J, -009L, -009K, -010F, -010G, -021A, & A PORTION OF 503-57-003B & -026B

EXISTING LAND USE: UNDEVELOPED/AGRICULTURE  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

EXISTING GENERAL PLAN: NEIGHBORHOOD  
EXISTING ZONING: R-1

GROSS AREA: 69.35 AC  
NET AREA: 67.79 AC

LOT SIZES:  
48' x 120' 131  
53' x 120' 109  
TOTAL 240

GROSS DENSITY: 3.46 DU/AC  
NET DENSITY: 3.54 DU/AC

OPEN SPACE: 21.12 ACRES  
30.5% OF GROSS AREA

DEVELOPMENT STANDARDS (R-1) PER FS21-513

LOT CATEGORY: SUBURBAN A (4,950-7,999 SF)

MIN. LOT WIDTH: 45'

MIN. BUILDING SETBACKS  
FRONT (LIVABLE): 12'  
FRONT (GARAGE): 20' FROM PROPERTY LINE  
REAR: 15'  
SIDE: 5' / 8'  
STREET SIDE: 15'

MAX. BUILDING HEIGHT: 35'

MAX LOT COVERAGE: N/A

REQUIRED OPEN SPACE: 20% (OF GROSS AREA)

| Open Space Table           |         |                             |
|----------------------------|---------|-----------------------------|
| Type                       | Acreage | Percent of Total Open Space |
| Active                     | 2.28    | 10.80%                      |
| Passive                    | 18.84   | 89.20%                      |
| Total                      | 21.12   | 100.00%                     |
| % Total Open Space in Plat |         | 31.2%                       |

SHEET INDEX

SHEET 1 COVER SHEET  
SHEET 2 PRELIMINARY PLAT  
SHEET 3 PRELIMINARY PLAT  
SHEET 4 PRELIMINARY PLAT  
SHEET 5 PRELIMINARY PLAT  
SHEET 6 PHASING PLAN  
SHEET 7 STREET SECTIONS / DATA TABLES

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www.epsgruopinc.com

EPS

GROUP

163rd Ave & Grand Ave  
Surprise, AZ

Cover Sheet

AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  
FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB.  
JUNE 16, 2023 - 3RD PRELIMINARY PLAT SUB.  
JULY 13, 2023 - 4TH PRELIMINARY PLAT SUB.

Revisions:

Call at least two full working days  
before you begin construction

ARIZONA

606 S.R.1 or 1-800-STATE-1110-6060  
In Maricopa County: 000-000-1100

Design:

EPS

Drawn by:

EPS

Professional Engineer  
CERTIFICATE NO. 50291  
DANIEL B. AUXIER  
Expires 07-15-25

ARIZONA U.S.A.

Job No.

21-0187

CS01

Sheet No.

1

of 7

FS22-121

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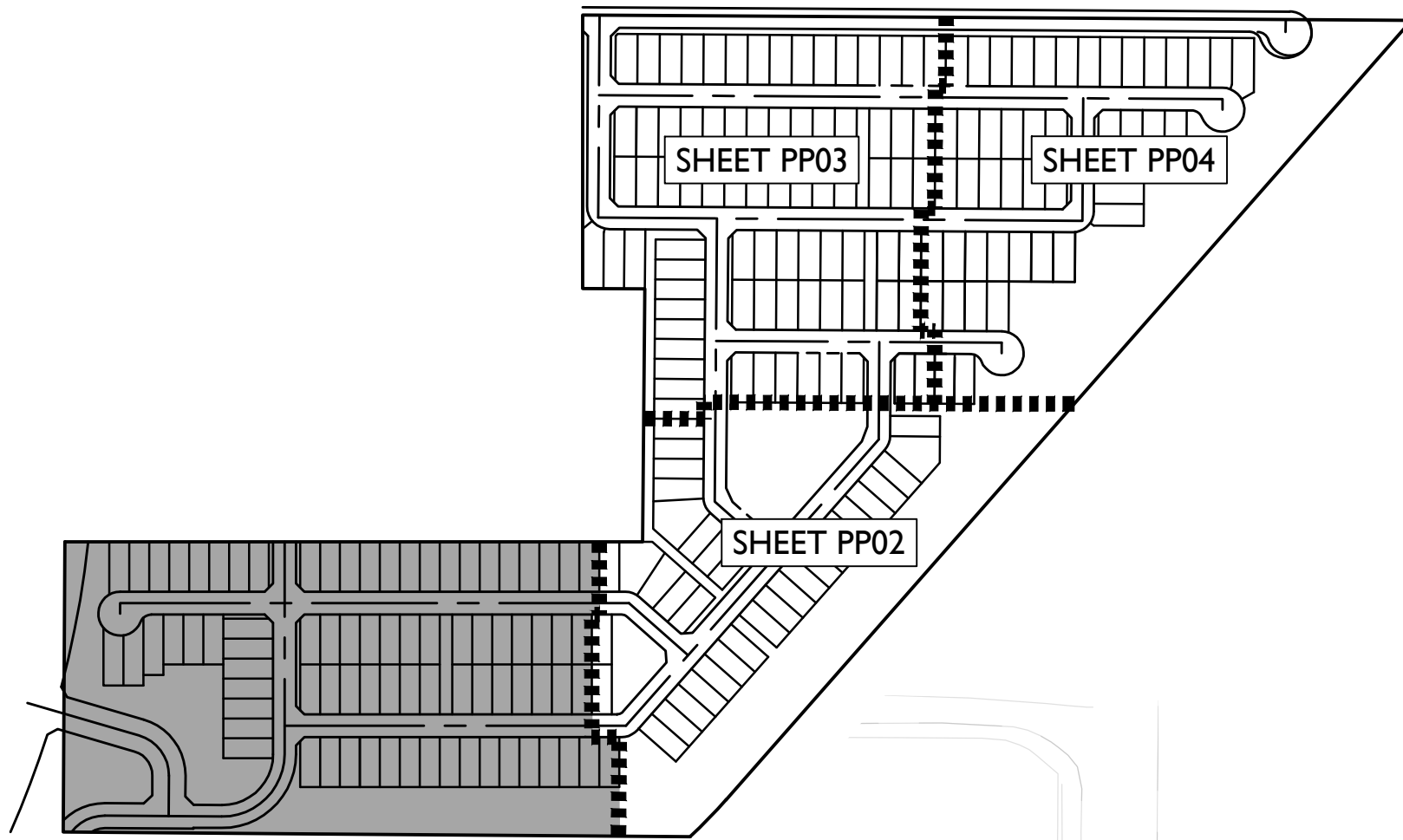
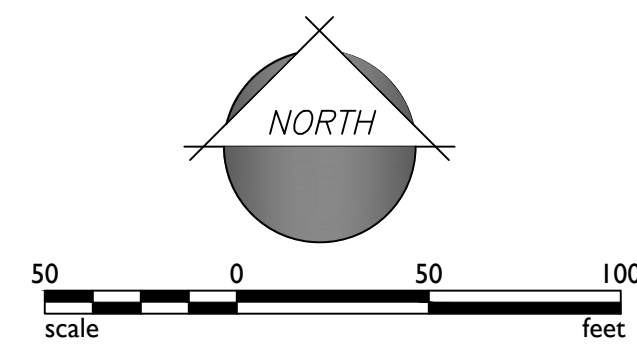


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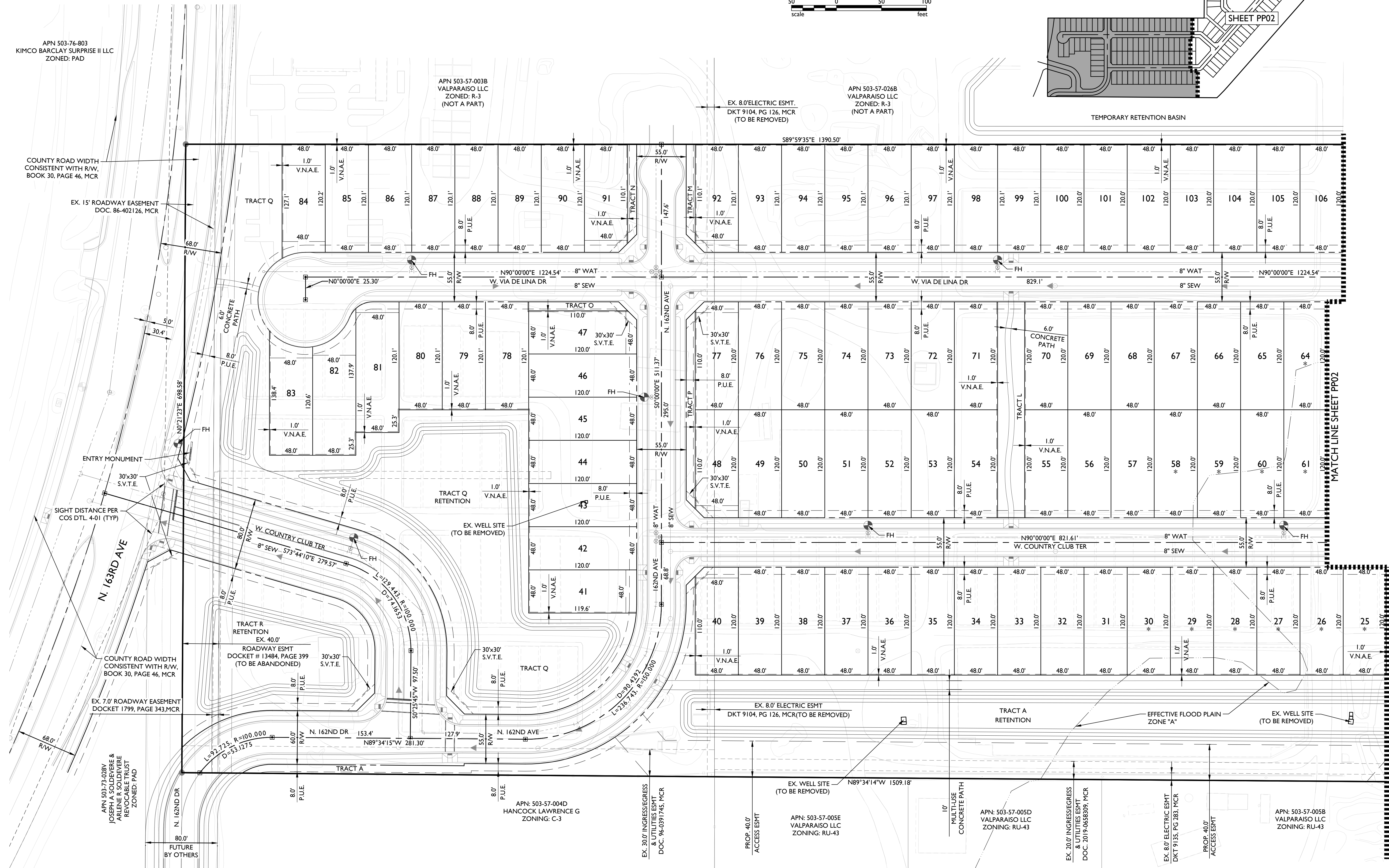
dhughes

\* PHASE 4 LOTS WILL BE CONSTRUCTED AFTER CLOMR APPROVAL (SEE PHASING PLAN)  
 \*\* PHASE 5 LOTS WILL BE CONSTRUCTED AFTER CELL TOWER LEASE EXPIRES AND CELL TOWER IS REMOVED FROM THE PROPERTY (SEE PHASING PLAN)

N.T.S.



### TEMPORARY RETENTION BASIN



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Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2251  
[www.epsgroupin.com](http://www.epsgroupin.com)



163rd Ave & Grand Ave

# Preliminary Plat

Project:

Revisions:

U GUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  
FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB.

JUNE 16, 2023 - 3RD PRELIMINARY PLAT SUB.

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

**ARIZONA 811**  
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (762-5348)  
In Maricopa County: (602)263-1190

Designer: EP3  
Drawn by: EP3

Registered Professional Engineer (Civil)  
 CERTIFICATE NO.  
 50291  
 DANIEL B.  
 AUXIER  
 Date Signed 07-13-23  
 ARIZONA U.S.A.

Job No. 7  
21-0187

PP01

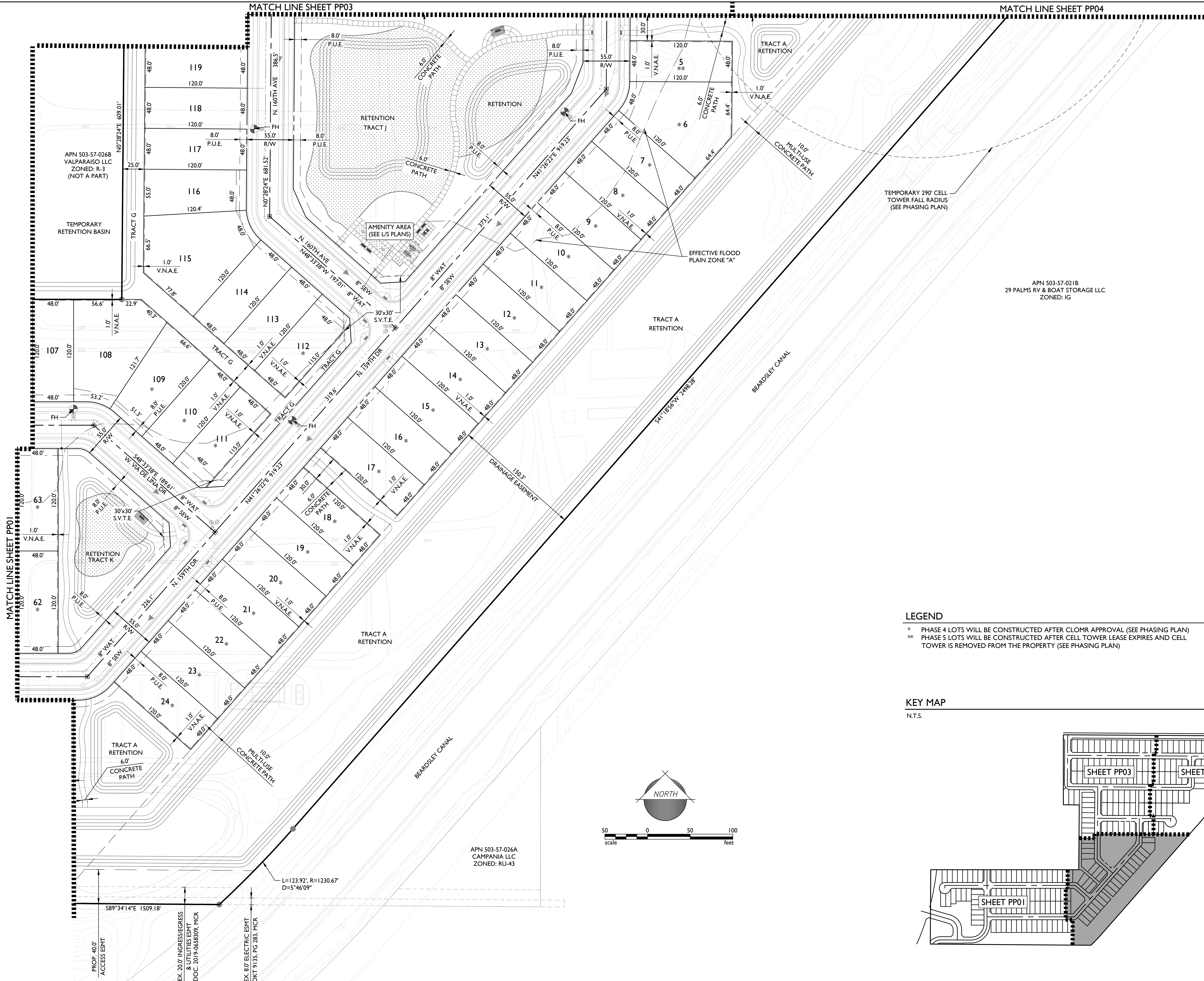
Sheet No.  
2  
of 7

FS22-1217 Page 86



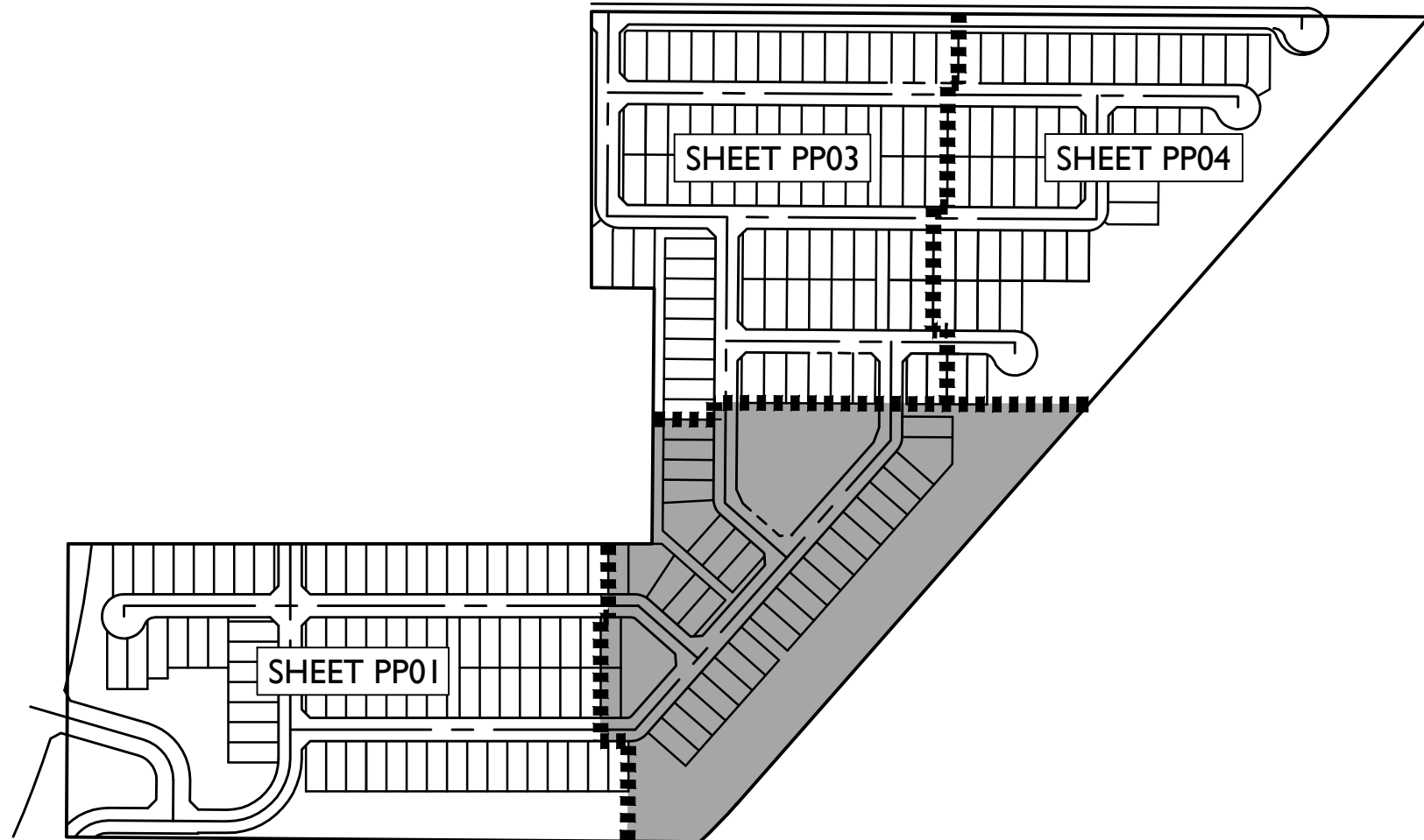
21-0187 - 163rd Ave & Grand Ave

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- LEGEND**
- \* PHASE 4 LOTS WILL BE CONSTRUCTED AFTER CLOMR APPROVAL (SEE PHASING PLAN)
  - \*\* PHASE 5 LOTS WILL BE CONSTRUCTED AFTER CELL TOWER LEASE EXPIRES AND CELL TOWER IS REMOVED FROM THE PROPERTY (SEE PHASING PLAN)

**KEY MAP**  
N.T.S.



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Project: 163rd Ave & Grand Ave  
Surprise, AZ

Preliminary Plat

|                                              |            |
|----------------------------------------------|------------|
| AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  | Revisions: |
| FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB. |            |
| JUNE 16, 2023 - 3RD PRELIMINARY PLAT SUB.    |            |
| JULY 13, 2023 - 4TH PRELIMINARY PLAT SUB.    |            |

Call at least two full working days before your final incorporation

**ARIZONA**

REG. NO. 1 or 1-800-STAMP-IT (782-6281) in Maricopa County, 0000000-1100

Designer: EPS  
Drawn by: EPS

50291  
DANIEL B. AUXIER  
07-15-23  
ARIZONA, U.S.A.

Job No.  
**21-0187**

PP02

Sheet No.  
**3**  
of **7**

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SEE BOTTOM RIGHT

APN 503-57-010Q  
FRONSMAN ADELLA M  
ZONED: RU-43

APN 503-57-010  
BARCLAY  
SURPRISE INC  
ZONED: RU-43

APN 503-57-026  
VALPARAISO LL  
ZONED: R-3  
(NOT A PART)

TEMPORARY  
RETENTION BASIN

APN 503-57-008C  
MORGAN CAREY D / LAUREN L  
ZONED: RU-43

APN 503-57-010K  
VALPARAISO LLC  
ZONED: RU-43

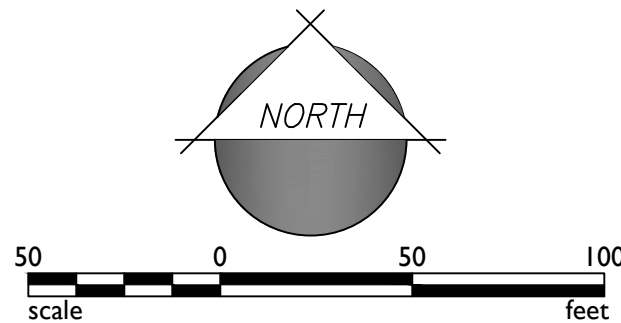
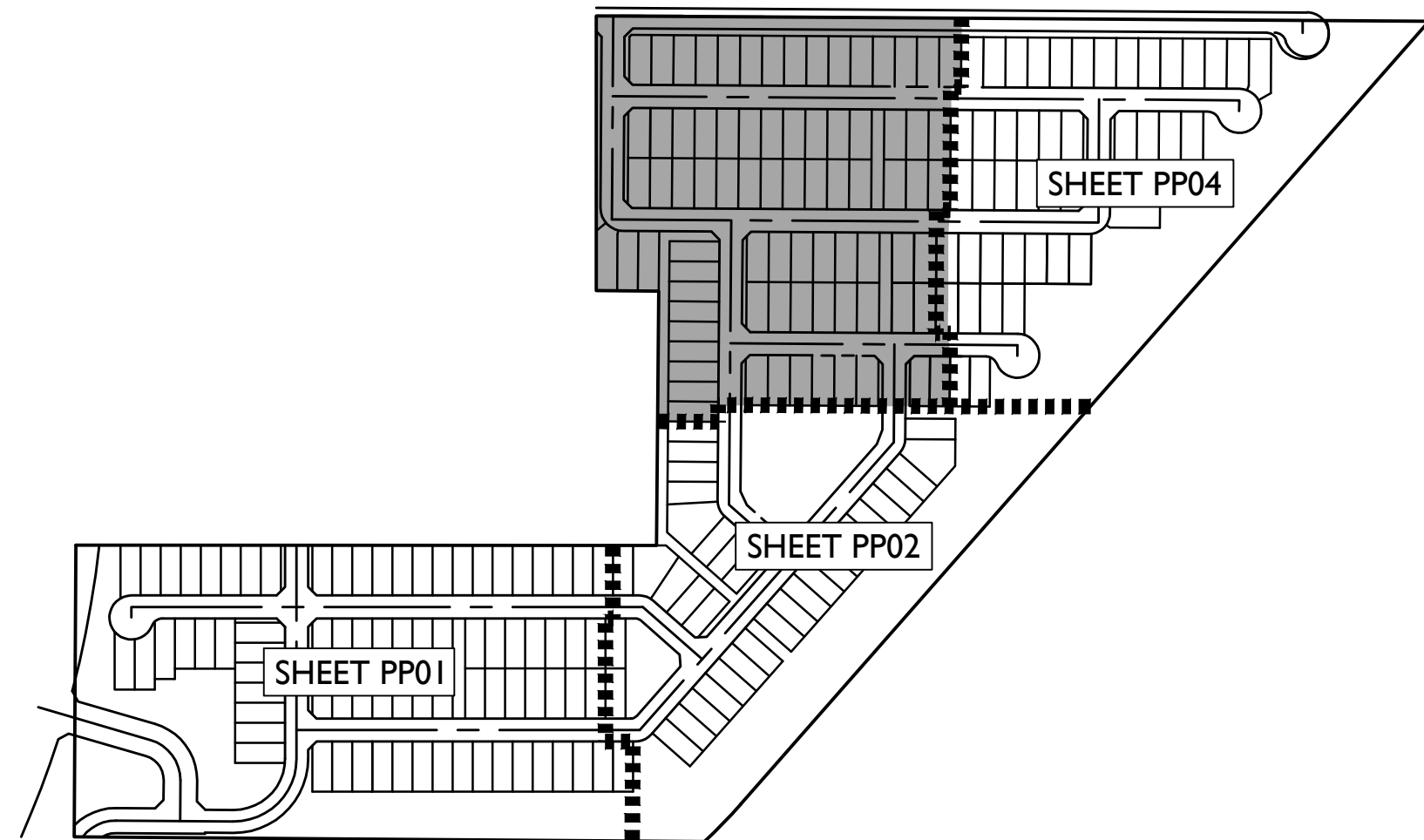
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FRONSMAN GEORGE / CRYSTAL  
ZONED: RU-43

### LEGEND

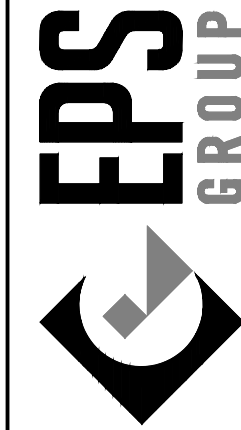
- \* PHASE 4 LOTS WILL BE CONSTRUCTED AFTER CLOMR APPROVAL (SEE PHASING PLAN)  
 \*\* PHASE 5 LOTS WILL BE CONSTRUCTED AFTER CELL TOWER LEASE EXPIRES AND CELL TOWER IS REMOVED FROM THE PROPERTY (SEE PHASING PLAN)

## KEY MAP

N.T.S.



1130 N Alma School Road  
Suite 120  
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[www.epsgroupinc.com](http://www.epsgroupinc.com)



**163rd Ave & Grand Ave**

# Preliminary Plat

Project:

Revisions:

AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  
FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB.

**AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SHEET**  
**FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SHEET**

**AUGUST 19, 2022 - 1ST PRELIMINARY**  
**FEBRUARY 3, 2023 - 2ND PRELIMINARY**

**AUGUST 19, 2022 - 1ST PRELIM**  
**FEBRUARY 3, 2023 - 2ND PREL**

before you begin excavation

**ARIZONA811**  
Arizona Stike Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5)  
In Maricopa County: (602)263-1111

Designer: EPS

Drawn by: EPS



50291

Re: ( DANIEL B. ALVIER )

Date: 13-2-20



Job No.

21.0187

**21-0187**

PP03

— 100 —

Sheet No.

4

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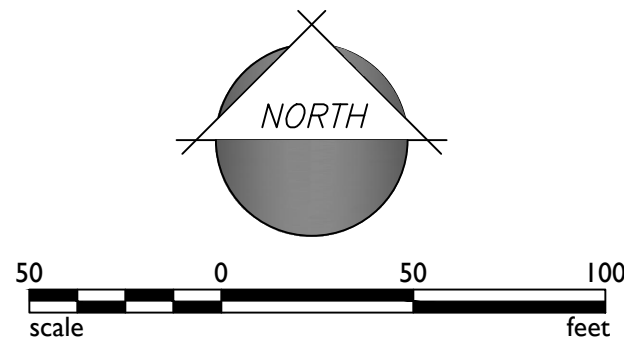
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\* PHASE 4 LOTS WILL BE CONSTRUCTED AFTER CLOMR APPROVAL (SEE PHASING PLAN)  
 \*\* PHASE 5 LOTS WILL BE CONSTRUCTED AFTER CELL TOWER LEASE EXPIRES AND CELL TOWER IS REMOVED FROM THE PROPERTY (SEE PHASING PLAN)

N.T.S.



Designer: EPS  
Drawn by: EPS



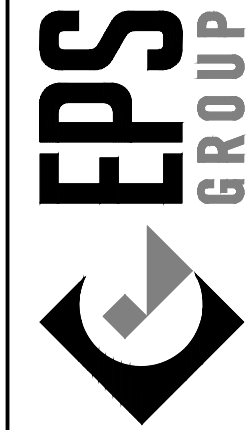
Job No. 21-0187  
PP04  
Sheet No. 5 of 7

Project:

Revisions:

AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  
FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB.  
JUNE 16, 2023 - 3RD PRELIMINARY PLAT SUB.  
JULY 13, 2023 - 4TH PRELIMINARY PLAT SUB.

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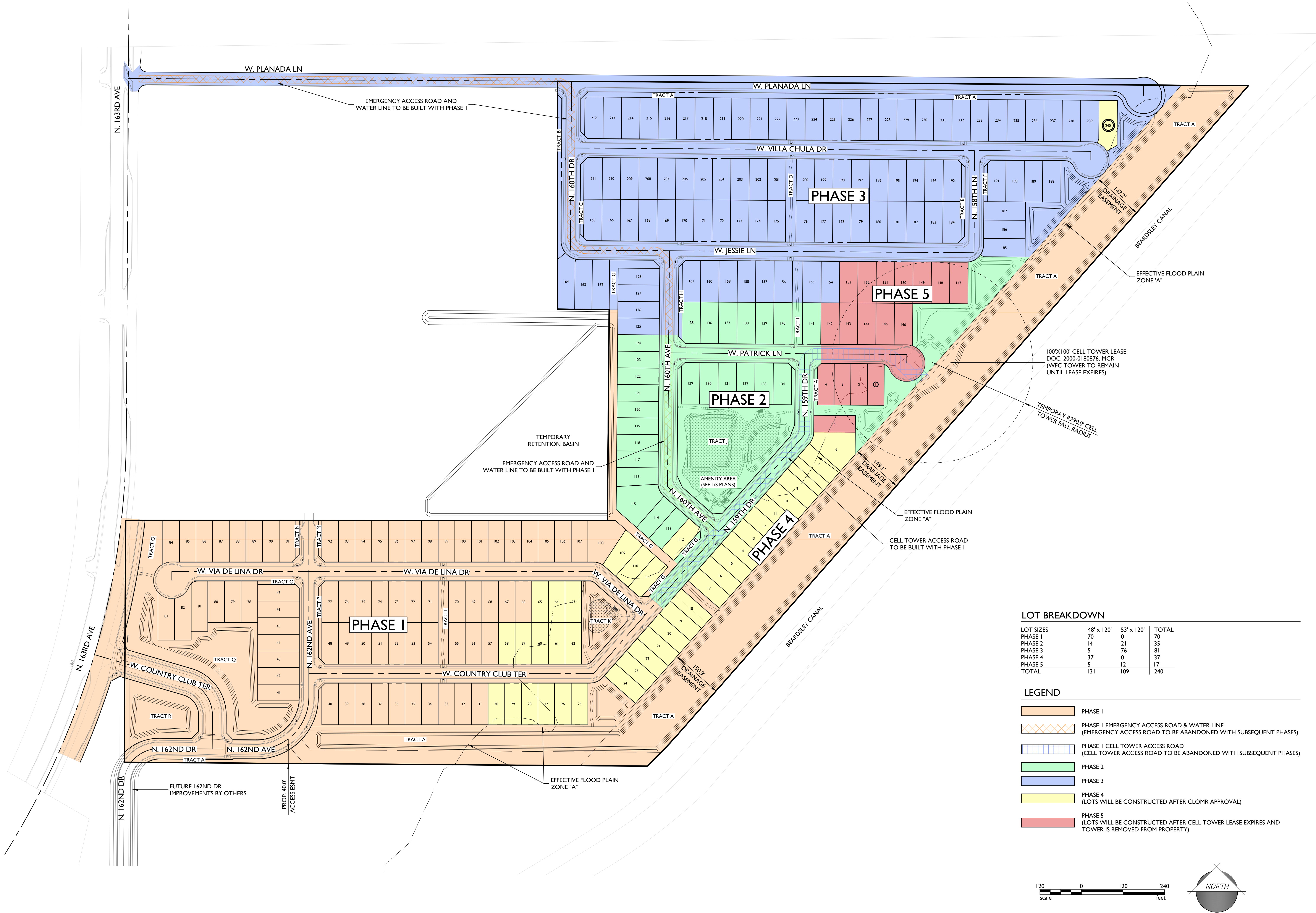
163rd Ave &amp; Grand Ave

# Preliminary Plat



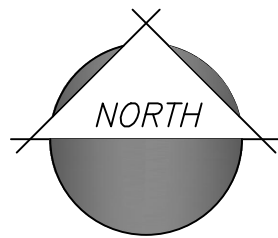
21-0187 - 163rd Ave & Grand Ave

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| LOT BREAKDOWN |            |            |       |
|---------------|------------|------------|-------|
| LOT SIZES     | 48' x 120' | 53' x 120' | TOTAL |
| PHASE 1       | 70         | 0          | 70    |
| PHASE 2       | 14         | 21         | 35    |
| PHASE 3       | 5          | 76         | 81    |
| PHASE 4       | 37         | 0          | 37    |
| PHASE 5       | 5          | 12         | 17    |
| TOTAL         | 131        | 109        | 240   |

- LEGEND**
- PHASE 1
  - PHASE 1 EMERGENCY ACCESS ROAD & WATER LINE (EMERGENCY ACCESS ROAD TO BE ABANDONED WITH SUBSEQUENT PHASES)
  - PHASE 1 CELL TOWER ACCESS ROAD (CELL TOWER ACCESS ROAD TO BE ABANDONED WITH SUBSEQUENT PHASES)
  - PHASE 2
  - PHASE 3
  - PHASE 4 (LOTS WILL BE CONSTRUCTED AFTER CLOMR APPROVAL)
  - PHASE 5 (LOTS WILL BE CONSTRUCTED AFTER CELL TOWER LEASE EXPIRES AND TOWER IS REMOVED FROM PROPERTY)



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**EPS**  
GROUP

Project: 163rd Ave & Grand Ave  
Surprise, AZ

Phasing Plan

AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  
FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB.  
JUNE 16, 2023 - 3RD PRELIMINARY PLAT SUB.  
JULY 13, 2023 - 4TH PRELIMINARY PLAT SUB.

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**ARIZONA**  
REG. 514 or 1-800-STATE-1115 (5283)  
in Maricopa County, 0000000-1100

Designer: EPS  
Drawn by: EPS

Professional Engineer  
50291  
DANIEL B. AUXIER  
07-15-2023  
ARIZONA, U.S.A.

Job No.  
**21-0187**

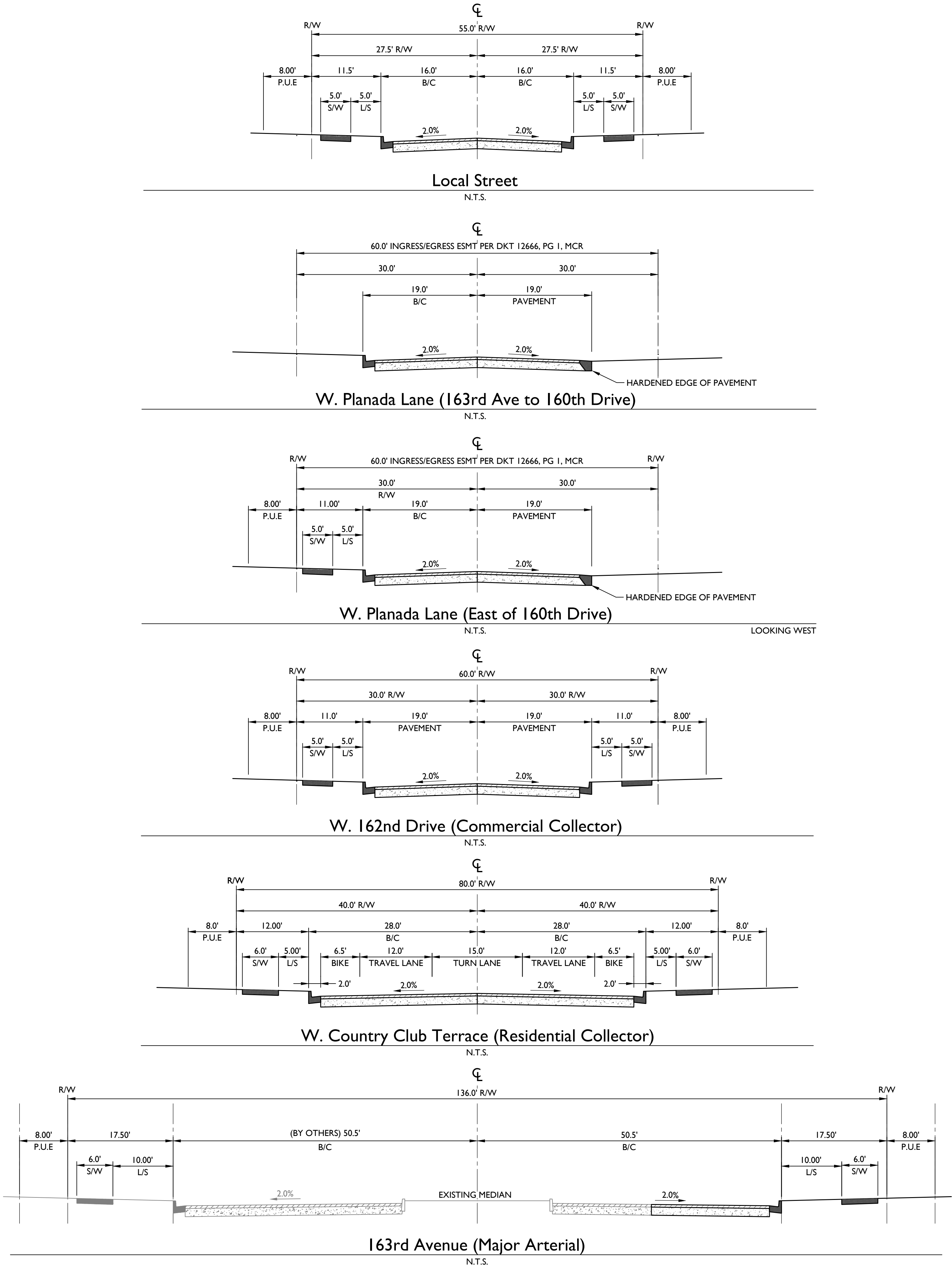
PP05

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of **7**

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| TRACT USE TABLE  |                                              |           |           |
|------------------|----------------------------------------------|-----------|-----------|
| TRACT            | USE                                          | AREA (SF) | AREA (AC) |
| TRACT A          | LANDSCAPE / OPEN SPACE / TRAIL / RETENTION   | 628855    | 14.436    |
| TRACT B          | LANDSCAPE / OPEN SPACE                       | 5549      | 0.127     |
| TRACT C          | LANDSCAPE / OPEN SPACE                       | 2100      | 0.048     |
| TRACT D          | LANDSCAPE / OPEN SPACE                       | 7200      | 0.165     |
| TRACT E          | LANDSCAPE / OPEN SPACE                       | 2100      | 0.048     |
| TRACT F          | LANDSCAPE / OPEN SPACE                       | 1050      | 0.024     |
| TRACT G          | LANDSCAPE / OPEN SPACE                       | 30318     | 0.696     |
| TRACT H          | LANDSCAPE / OPEN SPACE                       | 2144      | 0.049     |
| TRACT I          | LANDSCAPE / OPEN SPACE                       | 7200      | 0.165     |
| TRACT J          | LANDSCAPE / OPEN SPACE / RETENTION / AMENITY | 79263     | 1.820     |
| TRACT K          | LANDSCAPE / OPEN SPACE / RETENTION           | 20259     | 0.465     |
| TRACT L          | LANDSCAPE / OPEN SPACE                       | 7200      | 0.165     |
| TRACT M          | LANDSCAPE / OPEN SPACE                       | 1051      | 0.024     |
| TRACT N          | LANDSCAPE / OPEN SPACE                       | 1051      | 0.024     |
| TRACT O          | LANDSCAPE / OPEN SPACE                       | 1050      | 0.024     |
| TRACT P          | LANDSCAPE / OPEN SPACE                       | 2100      | 0.048     |
| TRACT Q          | LANDSCAPE / OPEN SPACE                       | 90411     | 2.076     |
| TRACT R          | LANDSCAPE / OPEN SPACE / RETENTION           | 31315     | 0.719     |
| TOTAL TRACT AREA |                                              | 920216    | 21.123    |

| Lot Table |          |       | Lot Table |         |       | Lot Table |         |       | Lot Table |         |       |
|-----------|----------|-------|-----------|---------|-------|-----------|---------|-------|-----------|---------|-------|
| Lot #     | Area     | Width | Lot #     | Area    | Width | Lot #     | Area    | Width | Lot #     | Area    | Width |
| 1         | 5784.12  | 48.00 | 21        | 5760.00 | 48.00 | 41        | 5758.75 | 48.00 | 61        | 5760.00 | 48.00 |
| 2         | 5760.02  | 48.00 | 22        | 5760.00 | 48.00 | 42        | 5760.00 | 48.00 | 62        | 5760.00 | 48.00 |
| 3         | 5760.02  | 48.00 | 23        | 5760.00 | 48.00 | 43        | 5760.00 | 48.00 | 63        | 5760.00 | 48.00 |
| 4         | 5710.02  | 48.00 | 24        | 5760.00 | 48.00 | 44        | 5760.00 | 48.00 | 64        | 5760.00 | 48.00 |
| 5         | 5760.00  | 48.30 | 25        | 5760.00 | 48.00 | 45        | 5760.00 | 48.00 | 65        | 5760.00 | 48.00 |
| 6         | 10103.70 | 48.00 | 26        | 5760.00 | 48.00 | 46        | 5760.00 | 48.00 | 66        | 5760.00 | 48.00 |
| 7         | 5760.06  | 48.00 | 27        | 5760.00 | 48.00 | 47        | 5710.00 | 48.00 | 67        | 5760.00 | 48.00 |
| 8         | 5760.00  | 48.00 | 28        | 5760.00 | 48.00 | 48        | 5710.00 | 48.00 | 68        | 5760.00 | 48.00 |
| 9         | 5760.00  | 48.00 | 29        | 5760.00 | 48.00 | 49        | 5760.00 | 48.00 | 69        | 5760.00 | 48.00 |
| 10        | 5760.00  | 48.00 | 30        | 5760.00 | 48.00 | 50        | 5760.00 | 48.00 | 70        | 5760.00 | 48.00 |
| 11        | 5760.00  | 48.00 | 31        | 5760.00 | 48.00 | 51        | 5760.00 | 48.00 | 71        | 5760.00 | 48.00 |
| 12        | 5760.00  | 48.00 | 32        | 5760.00 | 48.00 | 52        | 5760.00 | 48.00 | 72        | 5760.00 | 48.00 |
| 13        | 5760.00  | 48.00 | 33        | 5760.00 | 48.00 | 53        | 5760.00 | 48.00 | 73        | 5760.00 | 48.00 |
| 14        | 5760.00  | 48.00 | 34        | 5760.00 | 48.00 | 54        | 5760.00 | 48.00 | 74        | 5760.00 | 48.00 |
| 15        | 5760.00  | 48.00 | 35        | 5760.00 | 48.00 | 55        | 5760.00 | 48.00 | 75        | 5760.00 | 48.00 |
| 16        | 5760.00  | 48.00 | 36        | 5760.00 | 48.00 | 56        | 5760.00 | 48.00 | 76        | 5760.00 | 48.00 |
| 17        | 5760.00  | 48.00 | 37        | 5760.00 | 48.00 | 57        | 5760.00 | 48.00 | 77        | 5710.00 | 48.00 |
| 18        | 5760.00  | 48.00 | 38        | 5760.00 | 48.00 | 58        | 5760.00 | 48.00 | 78        | 5764.48 | 48.00 |
| 19        | 5760.00  | 48.00 | 39        | 5760.00 | 48.00 | 59        | 5760.00 | 48.00 | 79        | 5764.48 | 48.00 |
| 20        | 5760.00  | 48.00 | 40        | 5710.00 | 48.00 | 60        | 5760.00 | 48.00 | 80        | 5764.48 | 48.00 |

| Lot Table |         |       | Lot Table |          |       | Lot Table |         |       | Lot Table |         |       |
|-----------|---------|-------|-----------|----------|-------|-----------|---------|-------|-----------|---------|-------|
| Lot #     | Area    | Width | Lot #     | Area     | Width | Lot #     | Area    | Width | Lot #     | Area    | Width |
| 81        | 6932.13 | 48.00 | 101       | 5762.15  | 48.00 | 121       | 5760.00 | 48.00 | 141       | 6360.00 | 53.00 |
| 82        | 6475.19 | 48.00 | 102       | 5761.87  | 48.00 | 122       | 5760.00 | 48.00 | 142       | 6360.00 | 53.00 |
| 83        | 5987.72 | 48.00 | 103       | 5761.59  | 48.00 | 123       | 5760.00 | 48.00 | 143       | 6360.00 | 53.00 |
| 84        | 5825.68 | 48.00 | 104       | 5761.31  | 48.00 | 124       | 5760.00 | 48.00 | 144       | 6360.00 | 53.00 |
| 85        | 5767.08 | 48.00 | 105       | 5761.03  | 48.00 | 125       | 5759.96 | 48.00 | 145       | 6360.00 | 53.00 |
| 86        | 5766.80 | 48.00 | 106       | 5760.75  | 48.00 | 126       | 5760.00 | 48.00 | 146       | 6373.68 | 53.00 |
| 87        | 5766.52 | 48.00 | 107       | 5760.47  | 48.00 | 127       | 5760.01 | 53.00 | 147       | 6360.64 | 53.00 |
| 88        | 5766.24 | 48.00 | 108       | 9980.08  | 53.20 | 128       | 5760.01 | 53.00 | 148       | 6360.00 | 53.00 |
| 89        | 5765.96 | 48.00 | 109       | 6973.02  | 51.30 | 129       | 6310.20 | 53.00 | 149       | 6360.00 | 53.00 |
| 90        | 5765.68 | 48.00 | 110       | 5760.00  | 48.00 | 130       | 6360.35 | 53.00 | 150       | 6360.00 | 53.00 |
| 91        | 5715.40 | 48.00 | 111       | 5747.50  | 48.00 | 131       | 6360.59 | 53.00 | 151       | 6360.00 | 53.00 |
| 92        | 5714.68 | 48.00 | 112       | 5747.50  | 48.00 | 132       | 6360.83 | 53.00 | 152       | 6360.00 | 53.00 |
| 93        | 5764.40 | 48.00 | 113       | 5760.00  | 48.00 | 133       | 6361.07 | 53.00 | 153       | 6360.00 | 53.00 |
| 94        | 5764.12 | 48.00 | 114       | 5760.00  | 48.00 | 134       | 6311.31 | 53.00 | 154       | 6360.00 | 53.00 |
| 95        | 5763.84 | 48.00 | 115       | 11283.51 | 48.00 | 135       | 6313.99 | 53.00 | 155       | 6360.00 | 53.00 |
| 96        | 5763.56 | 48.00 | 116       | 6135.18  | 48.00 | 136       | 6360.00 | 53.00 | 156       | 6360.00 | 53.00 |
| 97        | 5763.28 | 48.00 | 117       | 5760.00  | 48.00 | 137       | 6360.00 | 53.00 | 157       | 6360.00 | 53.00 |
| 98        | 5763.00 | 48.00 | 118       | 5760.00  | 48.00 | 138       | 6360.00 | 53.00 | 158       | 6360.00 | 53.00 |
| 99        | 5762.72 | 48.00 | 119       | 5760.00  | 48.00 | 139       | 6360.00 | 53.00 | 159       | 6360.00 | 53.00 |
| 100       | 5762.43 | 48.00 | 120       | 5760.00  | 48.00 | 140       | 6360.00 | 53.00 | 160       | 6360.00 | 53.00 |

| Lot Table |         |       | Lot Table |         |       | Lot Table |         |       | Lot Table |              |        |
|-----------|---------|-------|-----------|---------|-------|-----------|---------|-------|-----------|--------------|--------|
| Lot #     | Area    | Width | Lot #     | Area    | Width | Lot #     | Area    | Width | Lot #     | Area         | Width  |
| 161       | 6309.91 | 53.00 | 181       | 6360.00 | 53.00 | 201       | 6360.00 | 53.00 | 221       | 6360.00      | 53.00  |
| 162       | 7144.76 | 49.80 | 182       | 6360.00 | 53.00 | 202       | 6360.00 | 53.00 | 222       | 6360.00      | 53.00  |
| 163       | 7138.50 | 49.80 | 183       | 6360.00 | 53.00 | 203       | 6360.00 | 53.00 | 223       | 6360.00      | 53.00  |
| 164       | 7695.76 | 50.90 | 184       | 6310.00 | 53.00 | 204       | 6360.00 | 53.00 | 224       | 6360.00      | 53.00  |
| 165       | 6309.39 | 53.00 | 185       | 6467.76 | 53.00 | 205       | 6360.00 | 53.00 | 225       | 6360.00      | 53.00  |
| 166       | 6360.00 | 53.00 | 186       | 6360.00 | 53.00 | 206       | 6360.00 | 53.00 | 226       | 6360.00      | 53.00  |
| 167       | 6360.00 | 53.00 | 187       | 6360.00 | 53.00 | 207       | 6360.00 | 53.00 | 227       | 6360.00      | 53.00  |
| 168       | 6360.00 | 53.00 | 188       | 6360.00 | 53.00 | 208       | 6360.00 | 53.00 | 228       | 6360.00      | 53.00  |
| 169       | 6360.00 | 53.00 | 189       | 6360.00 | 53.00 | 209       | 6360.00 | 53.00 | 229       | 6360.00      | 53.00  |
| 170       | 6360.00 | 53.00 | 190       | 6360.00 | 53.00 | 210       | 6360.00 | 53.00 | 230       | 6360.00      | 53.00  |
| 171       | 6360.00 | 53.00 | 191       | 6310.00 | 53.00 | 211       | 6310.60 | 53.00 | 231       | 6360.00      | 53.00  |
| 172       | 6360.00 | 53.00 | 192       | 6310.00 | 53.00 | 212       | 6313.41 | 53.00 | 232       | 6360.00      | 53.00  |
| 173       | 6360.00 | 53.00 | 193       | 6360.00 | 53.00 | 213       | 6360.00 | 53.00 | 233       | 6360.00      | 53.00  |
| 174       | 6360.00 | 53.00 | 194       | 6360.00 | 53.00 | 214       | 6360.00 | 53.00 | 234       | 6360.00      | 53.00  |
| 175       | 6360.00 | 53.00 | 195       | 6360.00 | 53.00 | 215       | 6360.00 | 53.00 | 235       | 6360.00      | 53.00  |
| 176       | 6360.00 | 53.00 | 196       | 6360.00 | 53.00 | 216       | 6360.00 | 53.00 | 236       | 6360.00      | 53.00  |
| 177       | 6360.00 | 53.00 | 197       | 6360.00 | 53.00 | 217       | 6360.00 | 53.00 | 237       | 6360.00      | 53.00  |
| 178       | 6360.00 | 53.00 | 198       | 6360.00 | 53.00 | 218       | 6360.00 | 53.00 | 238       | 6360.00      | 53.00  |
| 179       | 6360.00 | 53.00 | 199       | 6360.00 | 53.00 | 219       | 6360.00 | 53.00 | 239       | 6370.09      | 53.00  |
| 180       | 6360.00 | 53.00 | 200       | 6360.00 | 53.00 | 220       | 6360.00 | 53.00 | 240       | 7250.70      | 53.00  |
| TOTAL:    |         |       |           |         |       |           |         |       |           | 1,470,636.04 | SQ.FT. |

1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**EPS**  
GROUP

Project:  
163rd Ave & Grand Ave  
Surprise, AZ

Revisions:  
AUGUST 19, 2022 - 1ST PRELIMINARY PLAT SUB.  
FEBRUARY 3, 2023 - 2ND PRELIMINARY PLAT SUB.  
JUNE 16, 2023 - 3RD PRELIMINARY PLAT SUB.  
JULY 13, 2023 - 4TH PRELIMINARY PLAT SUB.

Call or text me at least two full working days before you begin excavation.  
**ARIZONA**  
Professional Engineer  
No. 50291  
DANIEL B. AUXIER  
Expires 07-15-25  
ARIZONA U.S.A.

Designer: EPS  
Drawn by: EPS

Job No.  
**21-0187**

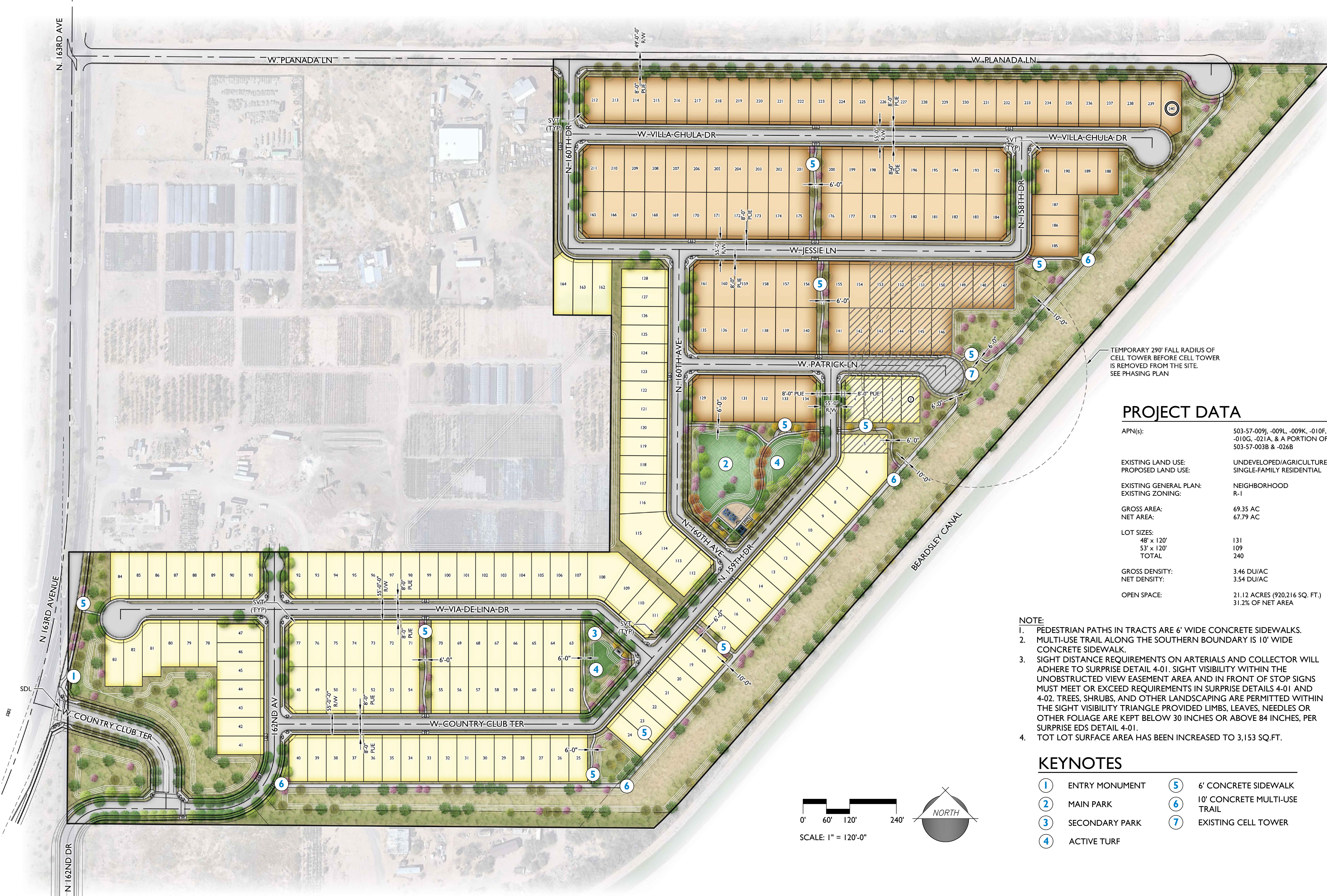
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**7**  
of **7**

PP06

FS22-121

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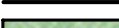


PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME                     | COMMON NAME              | SIZE    |
|--------|-------------------------------------|--------------------------|---------|
| TREES  |                                     |                          |         |
|        | Acacia salicina                     | Willow Acacia            | 24" Box |
|        | Caesalpinia cacalaco 'Smoothie'     | Thornless Cascalote      | 24" Box |
|        | Chilopsis linearis 'Art's Seedless' | Desert Willow            | 24" Box |
|        | Fraxinus velutina 'Fan Tex'         | Fan Tex Ash              | 24" Box |
|        | Olneya tesota                       | Ironwood                 | 48" Box |
|        | Parkinsonia praecox                 | Palo Brea                | 24" Box |
|        | Parkinsonia x 'Desert Museum'       | Desert Museum Palo Verde | 24" Box |
|        | Pistacia X 'Red Push'               | Red Push Pistacia        | 24" Box |
|        | Prosopis hybrid 'Phoenix'           | Thornless Mesquite       | 24" Box |
|        | Quercus virginiana 'Heritage'       | Heritage Live Oak        | 24" Box |
|        | Ulmus parvifolia                    | Evergreen Elm            | 24" Box |

| SHRUBS/ACCENTS |                                         | COMMON NAME              | SIZE    |
|----------------|-----------------------------------------|--------------------------|---------|
|                | Agave desmettiana                       | Smooth Agave             | 5 Gal   |
|                | Agave geminiflora                       | Twin Flowered Agave      | 5 Gal   |
|                | Aloe barbadensis                        | Medicinal Aloe           | 5 Gal   |
|                | Asclepias subulata                      | Desert Milkweed          | 5 Gal   |
|                | Bougainvillea 'La Jolla'                | 'La Jolla' Bougainvillea | 5 Gal   |
|                | Baileya multiradiata                    | Desert Marigold          | 1 Gal   |
|                | Calliandra eriophylla                   | Pink Fairy Duster        | 5 Gal   |
|                | Chrysactinia mexicana                   | Damianita                | 5 Gal   |
|                | Dasylirion wheeleri                     | Desert Spoon             | 5 Gal   |
|                | Eremophila glabra 'Winter's Blaze'      | Blue Bells               | 5 Gal   |
|                | Eremophila hygrophana 'Blue Bells'      | Blue Bells               | 5 Gal   |
|                | Eremophila maculata                     | Valentine Bush           | 5 Gal   |
|                | Encelia farinosa                        | Brittlebush              | 5 Gal   |
|                | Fouquieria spendens                     | Ocotillo                 | 10 Cane |
|                | Gaura linheimeri 'Siskiyou Pink'        | Pink Gaura               | 5 Gal   |
|                | Hesperaloe funifera                     | Giant Hesperaloe         | 5 Gal   |
|                | Leucophyllum candidum 'Thunder Cloud'   | Thunder Cloud Sage       | 5 Gal   |
|                | Leucophyllum langmaniae 'Lynn's Legacy' | Lynn's Legacy Sage       | 5 Gal   |
|                | Muhlenbergia lindheimeri 'Autumn Glow'  | 'Autumn Glow' Muhly      | 5 Gal   |
|                | Pedilanthus macrocarpus                 | Lady's Slipper           | 5 Gal   |
|                | Penstemon eatoni                        | Firecracker Penstemon    | 5 Gal   |
|                | Simmondsia chinensis                    | Jojoba                   | 5 Gal   |
|                | Tecoma 'Sunrise'                        | Sunrise Esperanza        | 5 Gal   |

| GROUNDCOVERS |                                   | COMMON NAME              | SIZE  |
|--------------|-----------------------------------|--------------------------|-------|
|              | Acacia redolens                   | Prostrate Acacia         | 1 Gal |
|              | Eremophila glabra 'Mingenew Gold' | 'Mingenew Gold' Emu Bush | 1 Gal |
|              | Lantana x 'Dallas Red'            | Dallas Red Lantana       | 1 Gal |
|              | Lantana x 'New Gold'              | New Gold Lantana         | 1 Gal |
|              | Oenothera speciosa 'Siskiyou'     | Mexican Evening Primrose | 1 Gal |
|              | Sphagneticola trilobata           | Yellow Dot               | 1 Gal |

|                                                                                       |                            |                 |     |
|---------------------------------------------------------------------------------------|----------------------------|-----------------|-----|
|  | Cynodon dactylon 'Midiron' | Midiron Bermuda | Sod |
|                                                                                       |                            |                 |     |

PROJECT DATA

|                        |                                                                                    |
|------------------------|------------------------------------------------------------------------------------|
| APN(s):                | 503-57-009J, -009L, -009K, -010F, -010G, -021A, & A PORTION OF 503-57-003B & -026B |
| EXISTING LAND USE:     | UNDEVELOPED/AGRICULTURE                                                            |
| PROPOSED LAND USE:     | SINGLE-FAMILY RESIDENTIAL                                                          |
| EXISTING GENERAL PLAN: | NEIGHBORHOOD                                                                       |
| EXISTING ZONING:       | R-1                                                                                |
| GROSS AREA:            | 69.35 AC                                                                           |
| NET AREA:              | 67.79 AC                                                                           |
| LOT SIZES:             | 48' x 120'<br>53' x 120'<br>TOTAL                                                  |
|                        | 131<br>109<br>240                                                                  |
| GROSS DENSITY:         | 3.46 DU/AC                                                                         |
| NET DENSITY:           | 3.54 DU/AC                                                                         |
| OPEN SPACE:            | 21.12 ACRES (920,216 SQ. FT.)<br>31.2% OF NET AREA                                 |

- NOTE:
- PEDESTRIAN PATHS IN TRACTS ARE 6' WIDE CONCRETE SIDEWALKS.
  - MULTI-USE TRAIL ALONG THE SOUTHERN BOUNDARY IS 10' WIDE CONCRETE SIDEWALK.
  - SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTOR WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
  - TOT LOT SURFACE AREA HAS BEEN INCREASED TO 3,153 SQ.FT.

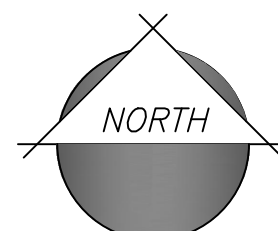
KEYNOTES

- |                  |                                |
|------------------|--------------------------------|
| 1 ENTRY MONUMENT | 5 6' CONCRETE SIDEWALK         |
| 2 MAIN PARK      | 6 10' CONCRETE MULTI-USE TRAIL |
| 3 SECONDARY PARK | 7 EXISTING CELL TOWER          |
| 4 ACTIVE TURF    |                                |

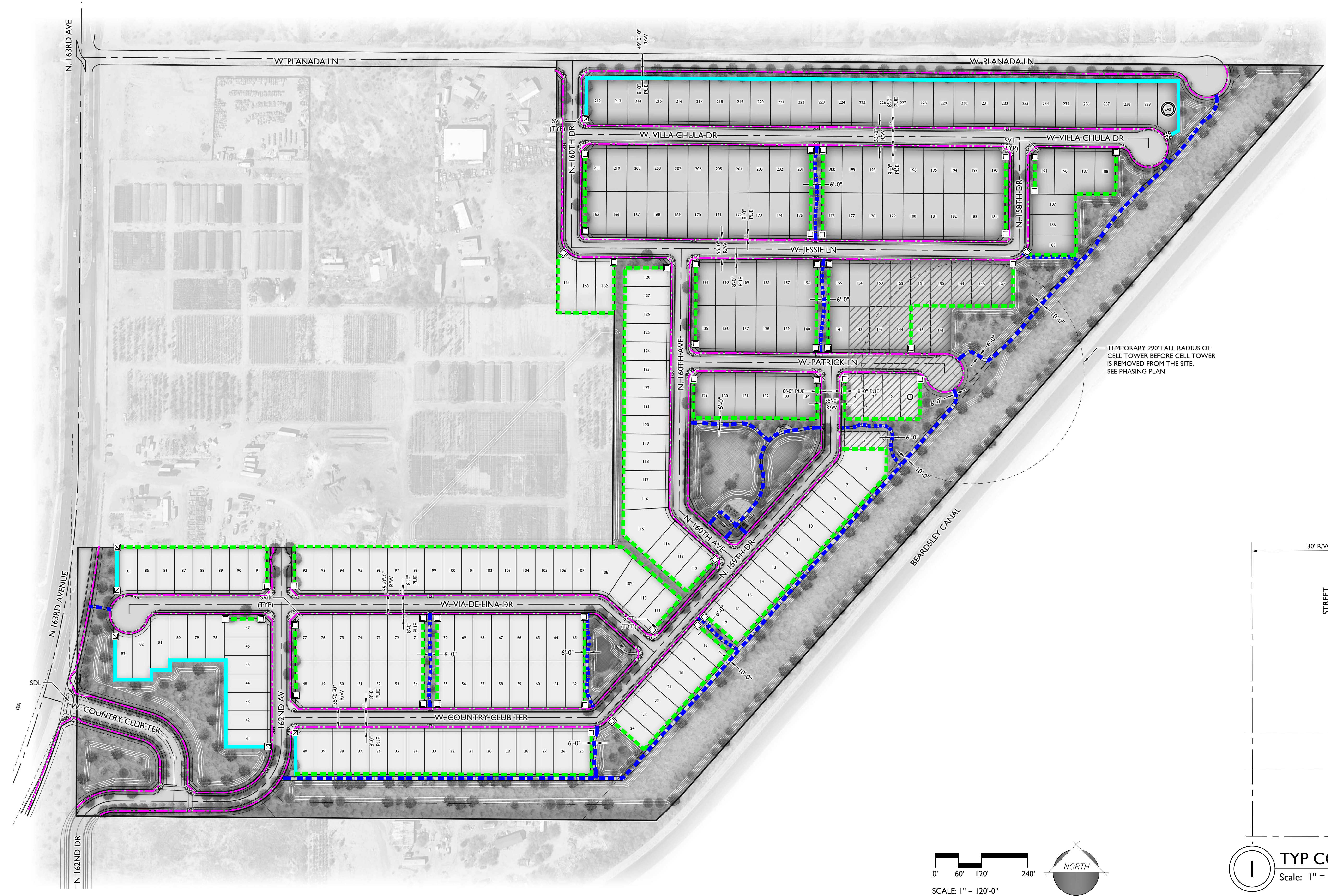




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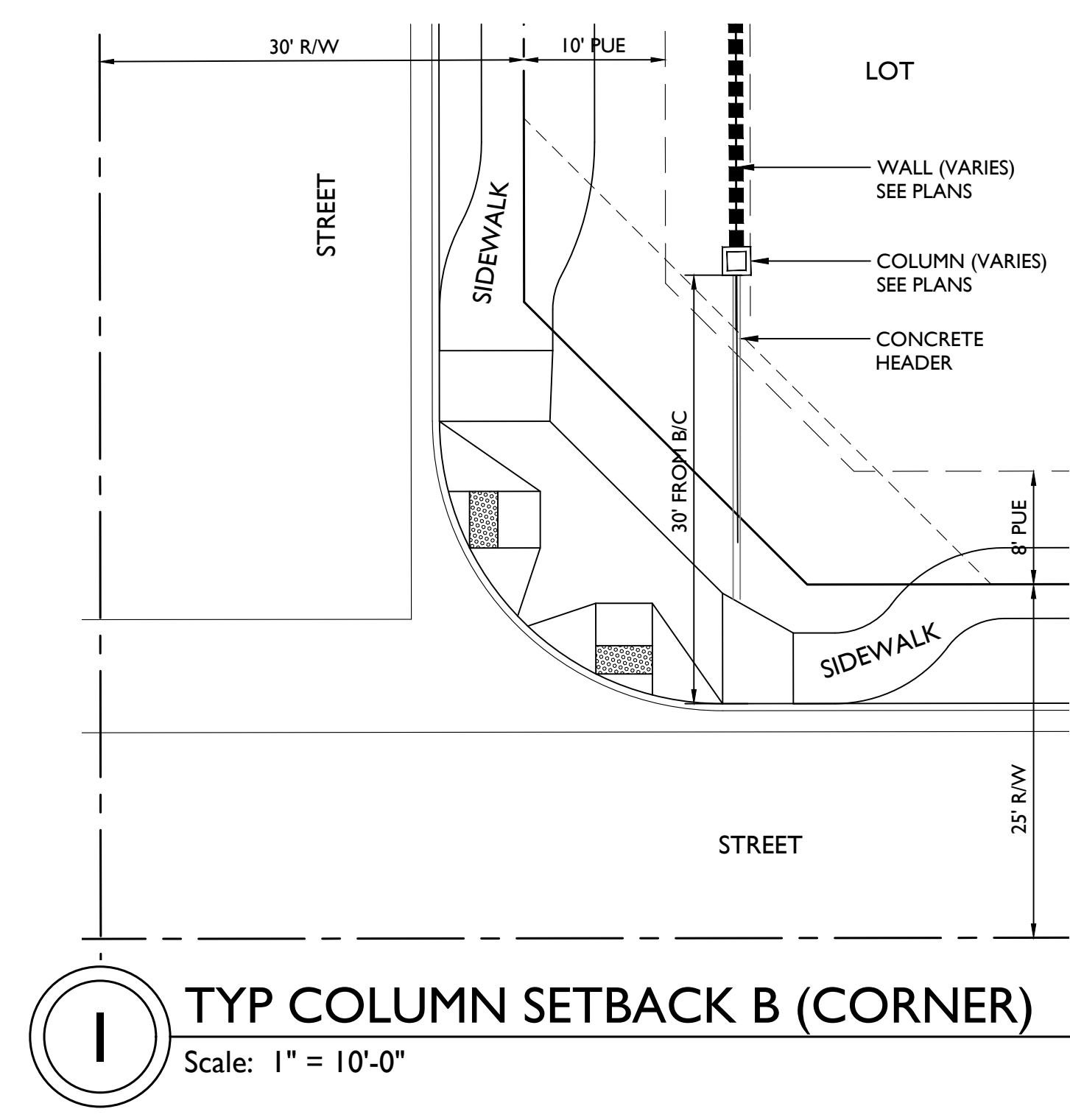
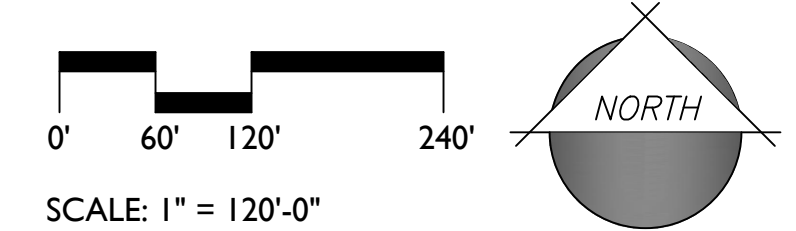


| WALLS LEGEND |                      |
|--------------|----------------------|
| SYMBOL       | ITEM                 |
|              | PRIMARY COLUMN       |
|              | SECONDARY COLUMN     |
|              | PRIMARY THEME WALL   |
|              | SECONDARY THEME WALL |

| CIRCULATION LEGEND |                                              |
|--------------------|----------------------------------------------|
| ITEM               |                                              |
|                    | PEDESTRIAN CIRCULATION                       |
|                    | MULTI-USE CIRCULATION (PEDESTRIAN / BICYCLE) |
| SYMBOL             |                                              |

NOTE:

1. PEDESTRIAN PATHS IN TRACTS ARE 6' WIDE CONCRETE SIDEWALKS.
2. MULTI-USE TRAIL ALONG THE SOUTHERN BOUNDARY IS 10' WIDE CONCRETE SIDEWALK.
3. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTOR WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.





## Christina Sexton

---

**From:** JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>  
**Sent:** Monday, September 12, 2022 10:31 AM  
**To:** Tierney Farago  
**Cc:** 56 FW/CIT Community Initiative  
**Subject:** RE: FS22-1217 163 and Grand Ave New Digital Submittal 08.29.22  
**Attachments:** smime.p7s; ATT00001.txt; ATT00002.htm

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Tierney,

Thank you for the opportunity to provide comments on the 163 and Grand Ave project. The overall project sits on 69 acres at the northeast corner of 163rd Ave and Grand Ave in Surprise, AZ and is located 3.8 miles outside the Luke AFB Aux-1 65 LDN, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles.

As described, this project will not negatively impact the flying operations at Luke AFB.

Respectfully,

**Mark James**

56th Fighter Wing, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-9981

DSN: 896-9981

**From:** Tierney Farago <Tierney.Farago@surpriseaz.gov>

**Sent:** Monday, August 29, 2022 5:36 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:** Nichole Flores <Nichole.Flores@surpriseaz.gov>

**Subject:** [Non-DoD Source] FS22-1217 163 and Grand Ave New Digital Submittal 08.29.22

Good afternoon,

Attached please find the **application, narrative, and preliminary plat** for the above referenced project.

Please feel free to contact us with any questions.

Thanks,

**TIERNEY FARAGO**

Planning Project Coordinator



City of Surprise | Community Development  
16000 N. Civic Center Plaza  
Surprise, AZ 85374  
623-222-3154

**PLEASE NOTE: Effective August 3, 2022 we will be adding 2 business days for out-processing notices.**

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0.1

# PRELIMINARY PLAT

## REPORT TO PLANNING AND ZONING COMMISSION

**Case:** FS22-1217

**Project Name:** 163<sup>rd</sup> and Grand Avenue – Preliminary Plat

**Council District:** 1 - Acacia

**Meeting Date:** September 21, 2023

**Planner:** Chris Sexton, Planner II

**Owner:** Olinda Aguirre with Valparaiso, LLC

**Applicant:** David Hughes with EPS Group

**Request:** Preliminary Plat for 240 single-family residential lots

**Site Location:** Generally located on the northeast corner of 163<sup>rd</sup> Avenue and Grand Avenue

**Site Size:** 67.79 net acres (approx.)

**Density:** 3.54 net DU/Ac.

### General Plan

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

### Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the Surprise Land Development Ordinance regulations.
- The reviewing agencies have indicated no objections to the request.

**Staff Recommendation:** Staff recommends the Commission **approve** the proposed Preliminary Plat subject to stipulations 'a' through 'f.'

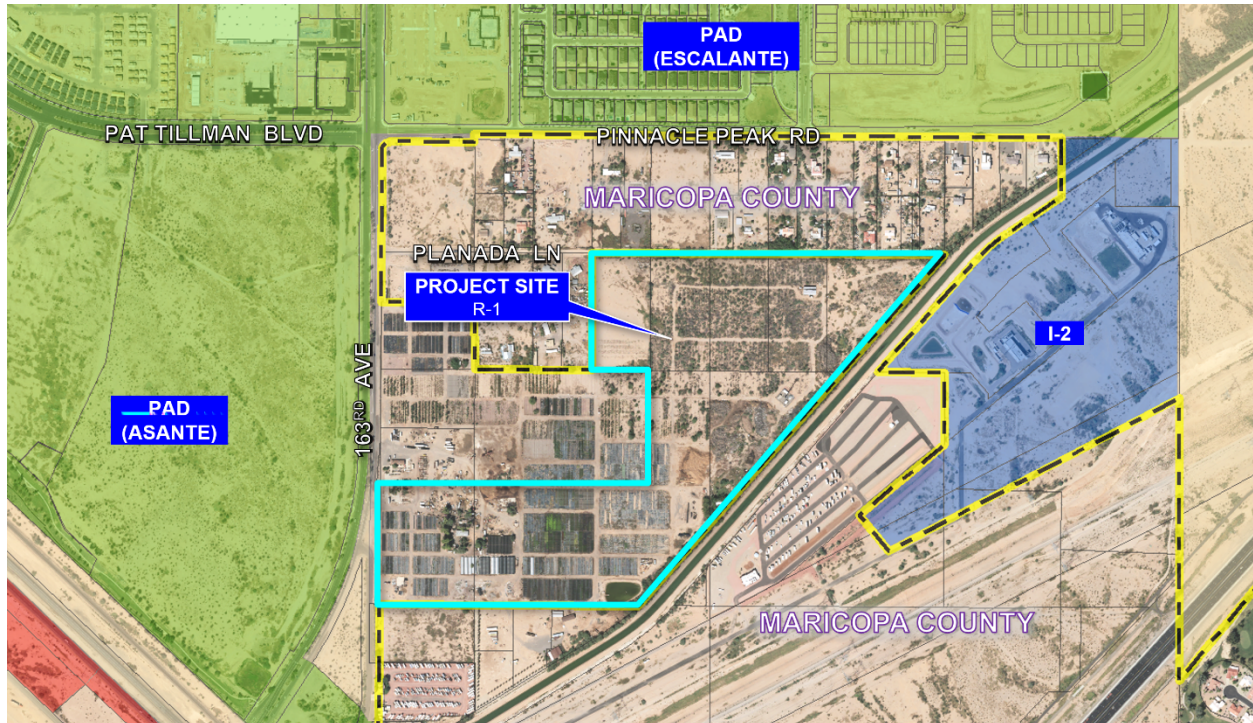


40 **PROJECT DESCRIPTION:**

41  
42 David Hughes with EPS Group seeks approval of a Preliminary Plat. The proposed  
43 Preliminary Plat seeks to subdivide the subject property into 240 single-family lots over  
44 approximately 67.79 net acres, for a net density of 3.54 DU/Ac.  
45

46 **SURROUNDING LAND ZONING:**

47  
48 The following map depicts the existing zoning of the subject site and its surrounds:  
49



50  
51

|                        |                                                  |                         |
|------------------------|--------------------------------------------------|-------------------------|
| PAD – Asante           | Maricopa County (RU-43)                          | Maricopa County (RU-43) |
| PAD – Asante           | <b>R-1</b><br><b>(Single-family residential)</b> | I-2 (Medium Industrial) |
| Rural Residential (RR) | Maricopa County (RU-43)                          | Maricopa County (RU-43) |

52  
53 **BACKGROUND:**

54  
55 **December 7, 2021:** City Council approved a General Plan Amendment to change the land  
56 use from Commerce and Office to Neighborhood Character under case FS21-257.

57 **March 1, 2022:** The City Council approved an annexation for the subject property under  
58 Ordinance 2022-04.

59 **February 15, 2022:** City Council approved a rezone of the parcel from Rural Residential  
60 (RR) to Residential Low Density (R-1) under case FS21-513.

**April 14, 2022:** Staff meet with the applicant to discuss the subject project during a regularly scheduled Concept Review Meeting under Case CR22-0153.

**August 29, 2022:** The applicant filed a request for a Preliminary Plat under Case FS22-1217, the subject case.

### **ANALYSIS AND DISCUSSION:**

The proposed plat includes 240 single-family residential lots over approximately 67.79 net acres, for a net density of 3.54 DU/Ac. The lot sizes vary. The lot dimensions for 131 lots is 48'x120' and the lot dimensions for 109 lots is 53' x 120'.

As more than half of the lots are less than 50-feet wide and classified as narrow lots in the LDO which can cause long-term conflicts and constraints on city services, design standards, and parking on the subdivision's lifetime, a given percentage of lots as calculated across the entire preliminary plat is provided in Table 108-2a below. The compliance for the narrow lots will be reviewed upon building permit submission.

| Table 108-2a – Narrow Lots Subdivision               |                                                                         |
|------------------------------------------------------|-------------------------------------------------------------------------|
| Allowed lots less than 50' wide per Subdivision Plat | Mitigating designs                                                      |
| Up to 10%                                            | No more two such <i>lots</i> shall <i>abut</i> one another              |
| Up to 25%                                            | Any 1 design                                                            |
| Up to 50%                                            | 3 mitigating designs                                                    |
| Up to 100% of lots 48'-50' wide                      | Matching/mirrored driveways with dedicated solid waste pickup locations |

The development standards will follow Lot Category A<sup>3</sup> located within Table 106-2c as shown below:



**Table 106-2c - Residential Low Density (R-1) Zoning district**

| Lot Categories                                                       | A <sup>3</sup> | B            | C             | D                  | E             | F        |
|----------------------------------------------------------------------|----------------|--------------|---------------|--------------------|---------------|----------|
| General Plan Compatibility                                           | Suburban       | Suburban     | Suburban      | Suburban and Rural | Rural         | Rural    |
| Lot Area (sf)                                                        | 4950-7,999     | 8,000-11,999 | 12,000-17,999 | 18,000-27,999      | 28,000-43,559 | ≥ 43,560 |
| Min Lot Width (sf)                                                   | 45             | 60           | 80            | 90                 | 100           | 130      |
| Min. Front setback <sup>1</sup> (ft)                                 | 12             | 12           | 15            | 20                 | 20            | 30       |
| Max. Front setback (ft)                                              | 25             | 25           | 30            | 35                 |               |          |
| Min. Rear setback <sup>1</sup> (ft)                                  | 15             | 20           | 20            | 25                 | 30            | 30       |
| Min. Side setback <sup>1</sup> (ft)                                  | 5 & 8          | 5 & 10       | 10            | 10 & 15            | 20            | 20       |
| Min. Street side setback <sup>1</sup> (ft)                           | 15             | 15           | 15            | 15                 | 20            | 20       |
| Max. Bldg. Height (ft)                                               | 35             | 35           | 35            | 35                 | 35            | 35       |
| Max Lot coverage                                                     |                | 45%          | 40%           | 30%                | 30%           | 25%      |
| Open space (% of gross area of residential development) <sup>3</sup> | 20%            | 20%          | 20%           | 15%                | 15%           | 10%      |

The existing wireless telecommunication facility, located on the easterly portion of the project, was originally approved in Maricopa County and annexed into the City on March 1, 2022. Pursuant to the LDO, Section 107-5.4 – Monopoles, more specifically D.4. all monopoles shall be set back from any residential lot line a distance equal to twice the height of the monopole. The height of the monopole is 150 feet which requires 300 feet setback from residential lot lines. With the creation of the proposed lots located within 300 feet of the telecommunication facility, the lots will not meet the fall distance requirement. Stipulation “d” states that a final plat for the lots located within the fall zone of the existing wireless communication facility will not be approved until the existing wireless communication facility and ancillary equipment are removed in its entirety from the site. A new wireless telecommunication facility is planned near the site to avoid disturbance in coverage.

### **Access**

The primary access will be provided primarily via 163<sup>rd</sup> Avenue, which runs along the western property line. Secondary access is provided via Planada Lane, which will be built from 163<sup>rd</sup> Avenue to the site’s project limits with a two-lane paved road. A 30-foot half-street with full improvements will be dedicated and built for Planada Lane along the site’s northern boundary.

### **Open Space & Landscaping**

The subject plat, includes a total of 21.12 acres (31.1% of the overall site), dedicated to open space. Of that, 2.28 acres is Active Open Space and 18.84 acres is Passive Open Space. Within these open space areas is drought tolerant landscaping and a 10-foot wide multi-use concrete path that meanders along the southerly and westerly perimeter of the project. Other amenities provided in the open space areas include trellis with bench swing, play structures with canopies above, cornhole games, BBQ grills and ramadas with picnic tables.

### ***Walls***

The development is proposed to include theme walls that will consists of smooth, scored CMU block with a smooth solid CMU cap. The primary theme wall column will have a stone veneer while the secondary wall column will consist of scored, split face painted in earth tone colors.

### **Utility and Services Table:**

|                  |                  |
|------------------|------------------|
| Water:           | City of Surprise |
| Wastewater:      | City of Surprise |
| School District: | Dysart Unified   |

### **Conformance with Adopted Plans:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more. At a net density of 3.54 DU/Ac, this development is consistent with the General Plan in this regard.

### **Reviewing Agencies:**

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa County Planning and Development Department, 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 Preliminary Plat is consistent with applicable regulations and there is no known objection to approval of the Preliminary Plat.

### **Findings:**

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
- The proposed Preliminary Plat is consistent with applicable Surprise Land Development Ordinance regulations.
- The reviewing agencies have indicated no objections to the request.



**Recommendation:**

Based on the findings noted above, staff recommends the Commission approves of the subject Preliminary Plat, subject to stipulations 'a' through 'f' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "163<sup>rd</sup> Ave & Grand Ave", prepared by EPS Group, and received 07/17/2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "163<sup>rd</sup> Ave and Grand Ave", prepared by EPS Group, and received 07/14/2023.
- c. Prior to the City recording a final plat or approving a site plan, or building permit within the property, applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC of the Buy-in Fee, as described in the Spa 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.
- d. No final plat containing any parcels located within the fall zone of the existing wireless communication facility will be approved until such time that the city deems those parcels safe and in compliance with city code.
- e. The sewer slope shall meet EDS 7.4.4 slope requirement in the final sewer plan.
- f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

**Attachments:**

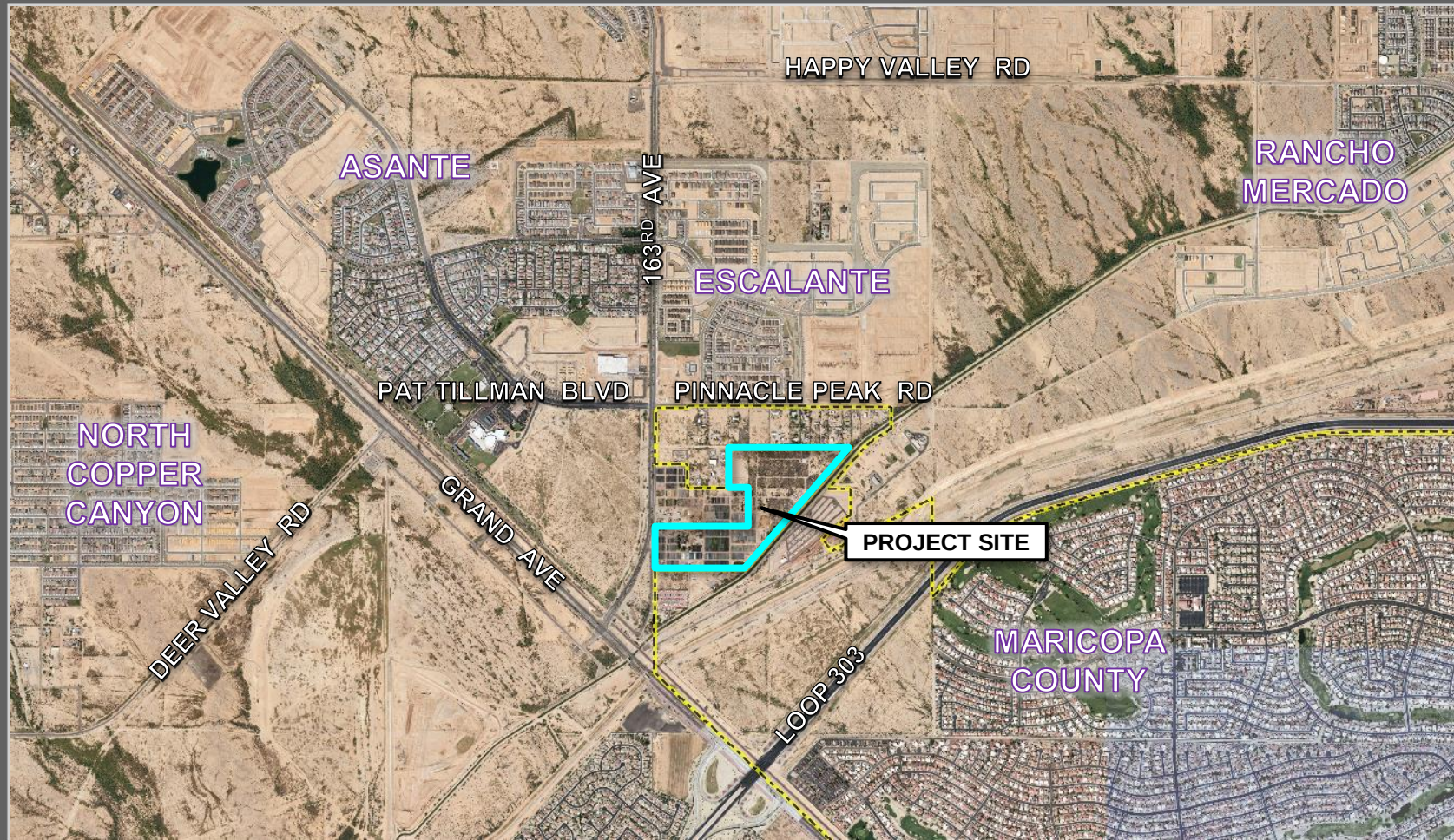
- 01 Vicinity Map
- 02 Zoning Map
- 03 Preliminary Plat
- 04 Preliminary Landscape Plan
- 05 Open Space Exhibit
- 06 Preliminary Wall Plan
- 07 Wall Details
- 08 Luke AFB Letter



**FS22-1217**  
**163<sup>RD</sup> & Grand Ave**  
**Preliminary Plat**

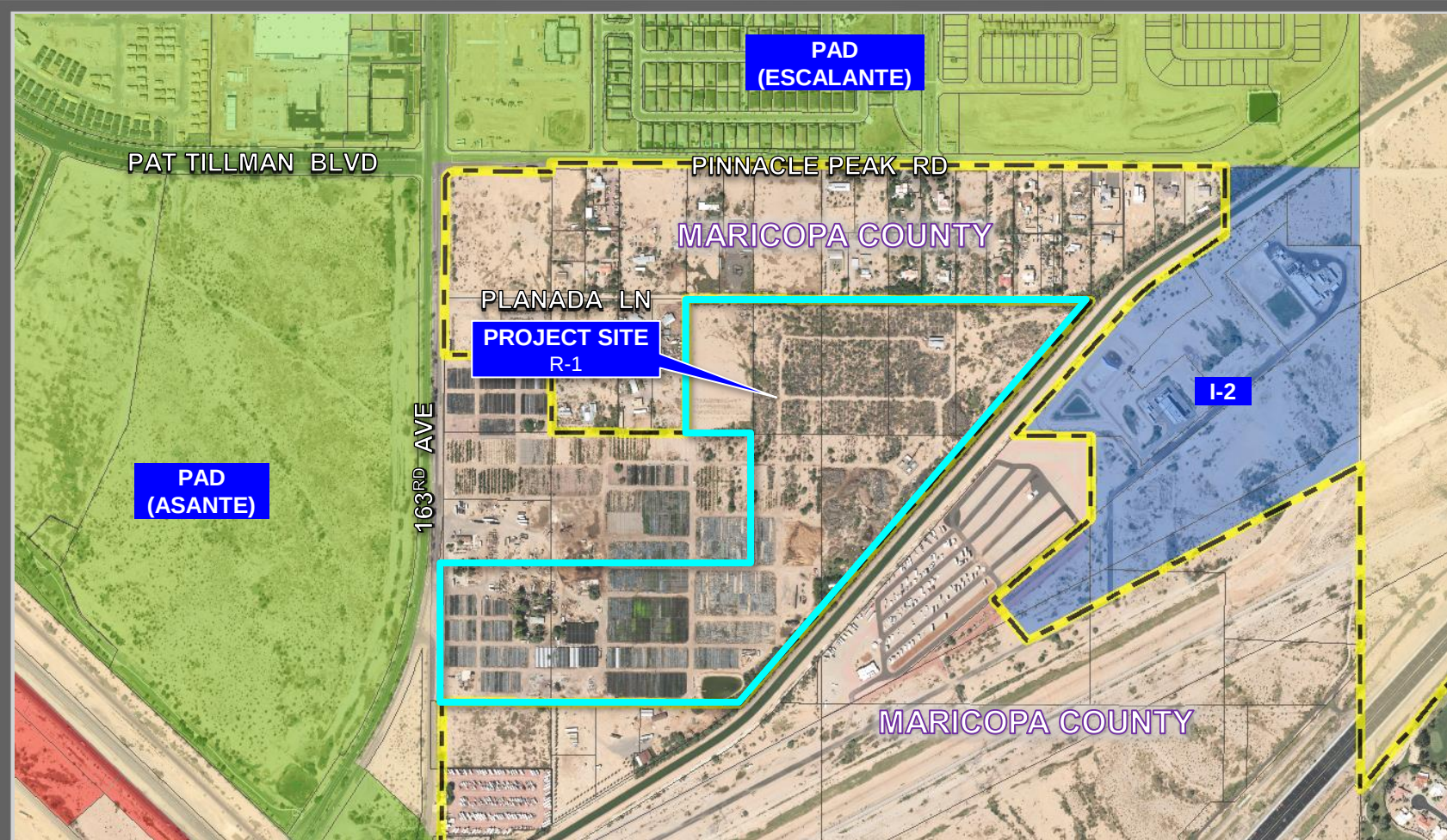
Planning & Zoning Commission  
September 21, 2023





# FS22-1217 VICINITY MAP







I 63RD AVE AND GRAND AVE

SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE  
SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



240 Lots

Minimum Open Space: 20%

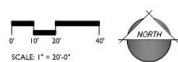
Provided Open Space: 31.1%  
(21.12 Acres)

# FS22-1217 PRELIMINARY PLAT









TRELLIS WITH BENCH SWINGS



PLAY STRUCTURE (CLIMBING FOCUSED)  
IMAGE IS REPRESENTATIVE OF FINAL SELECTION



CORNHOLE GAME



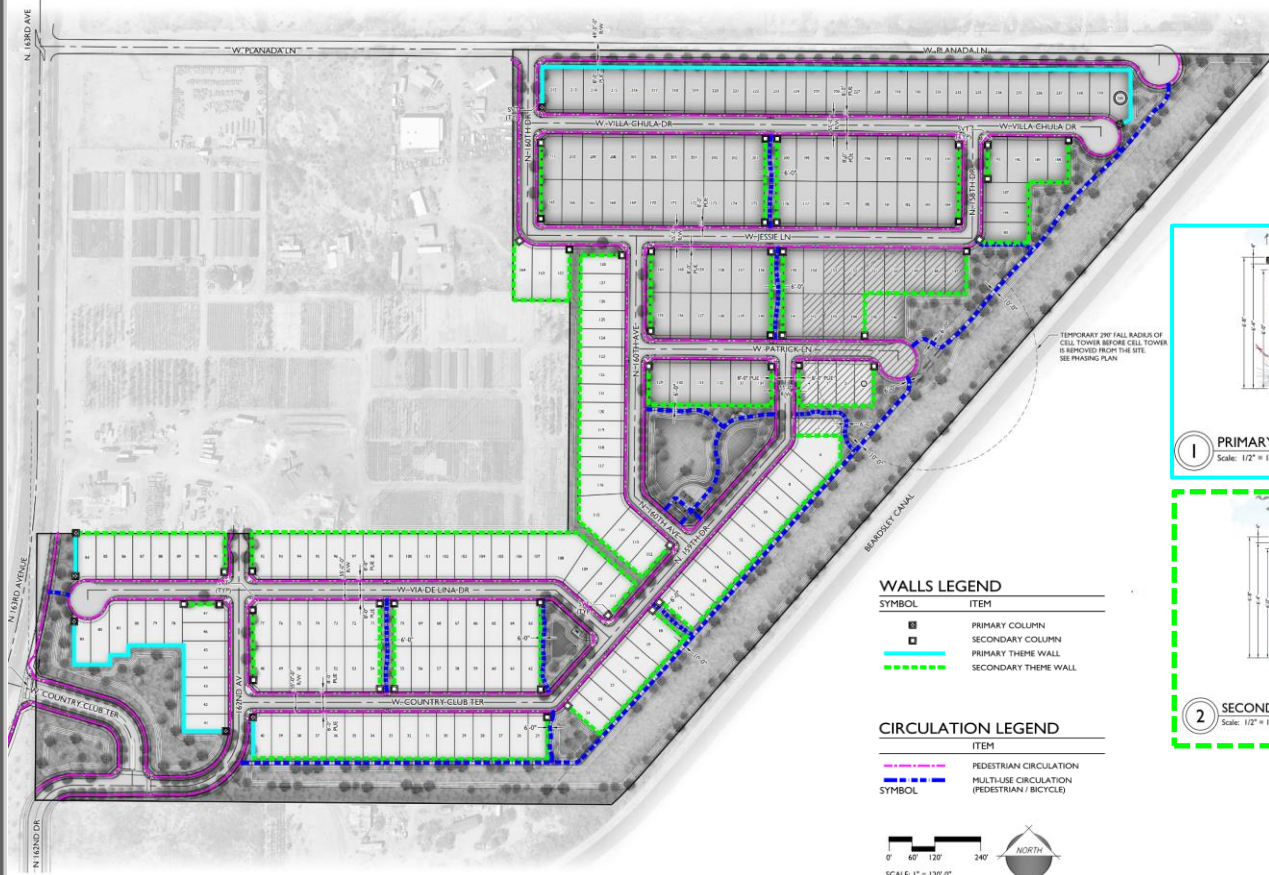
HOPSCOTCH



RAMADA

# FS22-1217 AMENITY SITE



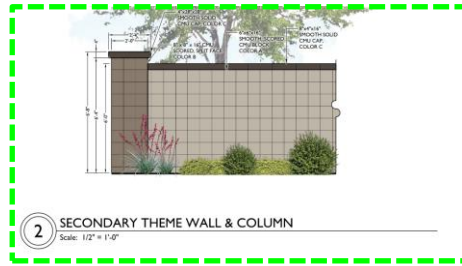
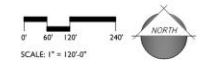


**WALLS LEGEND**

| SYMBOL | ITEM                 |
|--------|----------------------|
|        | PRIMARY COLUMN       |
|        | SECONDARY COLUMN     |
|        | PRIMARY THEME WALL   |
|        | SECONDARY THEME WALL |

**CIRCULATION LEGEND**

| SYMBOL | ITEM                                         |
|--------|----------------------------------------------|
|        | PEDESTRIAN CIRCULATION                       |
|        | MULTI-USE CIRCULATION (PEDESTRIAN / BICYCLE) |



# FS22-1217 WALL PLAN



# RECOMMENDATION

## Staff Recommendation:

**Approve** subject to Stipulations 'a' through 'f'

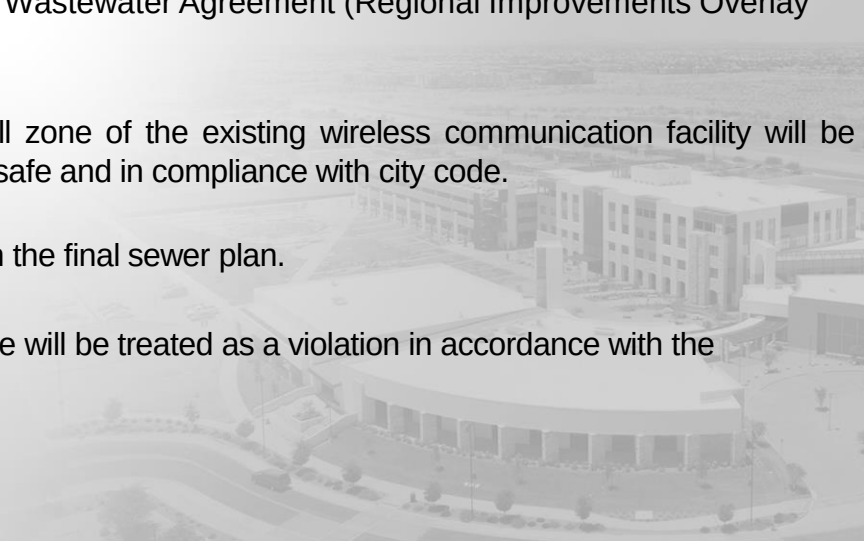




**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “163<sup>rd</sup> Ave & Grand Ave”, prepared by EPS Group, and received 07/17/2023.
  - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “163<sup>rd</sup> Ave and Grand Ave”, prepared by EPS Group, and received 07/14/2023.
  - c. Prior to the City recording a final plat or approving a site plan, or building permit within the property, applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC of the Buy-in Fee, as described in the Spa 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.
  - d. No final plat containing any parcels located within the fall zone of the existing wireless communication facility will be approved until such time that the city deems those parcels safe and in compliance with city code.
  - e. The sewer slope shall meet EDS 7.4.4 slope requirement in the final sewer plan.
  - f. 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**

---

Council Meeting Date: September 21, 2023      Contact Person: Chris Sexton  
Submitting Department: Community Development      District: District 6  
Staff Recommendations:

---

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

---

**Agenda Wording:**

Consideration and action regarding a Site Plan for Level Crossing Phase 3 generally located south of Waddell Road and west of Dysart Road subject to stipulations “a” through “e”. Case FS22-1628

---

**Motion:**

Motion to approve the Site Plan for Level Crossing Phase 3 subject to stipulations ‘a’ through ‘e’.

---

**Background:**

Joe Miller of Arco Construction Company, Inc. of Missouri on behalf of Stampede Industries, LLC seeks approval of a Site Plan to allow for a warehouse shell building industrial project in the Surprise Pointe PAD. The 150,615 square foot facility will be constructed on an approximately 12.03 gross acre vacant parcel along Dysart Road.

---

**Objective Analysis:**

---

**Policy Compliant:**

---

**Financial Impact:**

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

---

**Budget Impact:**

**FTE Impact:**

---

**ATTACHMENTS:**

1. 00 - FS22-1628 Level Crossing Phase 3 Site Plan - Staff Report
2. 01 - FS22-1628 Level Crossing Phase 3 - Vicinity Map
3. 02 - FS22-1628 Level Crossing Phase 3 - Zoning Map
4. 03 - FS22-1628 Level Crossing Phase 3 - Site Plan
5. 04 - FS22-1628 Level Crossing Phase 3 - Landscape

6. 05 - FS22-1628 Level Crossing Phase 3 - Elevations
  7. FS22-1628 Level Crossing Phase 3 - Powerpoint Presentation
-



**Case:** FS22-1628

**Project Name:** Level Crossing Phase 3

**Council District:** 6 – Palo Verde

**Meeting Date:** September 21, 2023

**Planner:** Chris Sexton, Planner II

---

**Owner:** Stampede Industries, LLC

**Applicant:** Joe Miller with ARCO Construction Company Inc of Missouri

**Request:** Site Plan approval for a light industrial project within the Surprise Pointe Planned Area Development (PAD)

**Site Location:** Generally located near the southwest corner of Waddell Road and Dysart Road

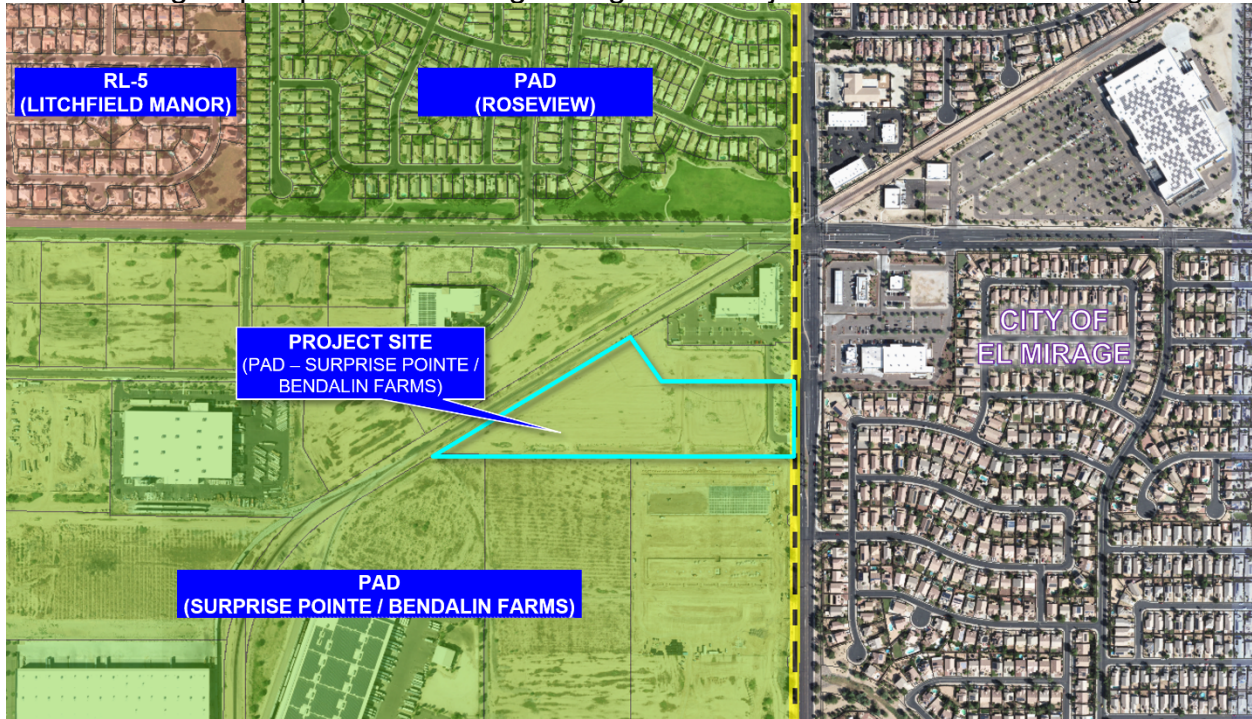
**Site Size:** Approximately 12.03 gross acres

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

**Staff Recommendation:** Staff recommends the Commission **approve** case FS22-1628 subject to stipulations ‘a’ through ‘e’.

## EXISTING ZONING:

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



|                                |                                                  |                                    |
|--------------------------------|--------------------------------------------------|------------------------------------|
| PAD - Surprise Pointe<br>(I-1) | PAD - Surprise Pointe<br>(C-2, C-3, I-1)         | City of El Mirage<br>(Commercial)  |
| PAD - Surprise Pointe<br>(I-1) | <b>PAD – Surprise Pointe<br/>(C-2, C-3, I-1)</b> | City of El Mirage<br>(Residential) |
| PAD - Surprise Pointe<br>(I-1) | PAD – Surprise Pointe<br>(C-2, C-3, I-1)         | City of El Mirage<br>(Residential) |

## BACKGROUND:

**September 29, 2005:** The Mayor and City Council approved an annexation for the subject property under Case ANX04-416.

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

**January 15, 2019:** The Mayor and City Council approved a PAD Amendment to the Bendalin Farms PAD to add C-2 and C-3 uses to the eastern portion of Parcel 6, Case FS18-366.

**December 7, 2021:** The Mayor and City Council approved a PAD Amendment to the Surprise Pointe PAD to add C-2 and C-3 uses to the western portion of the Parcel 6 and amend the development standards, Case FS20-749.

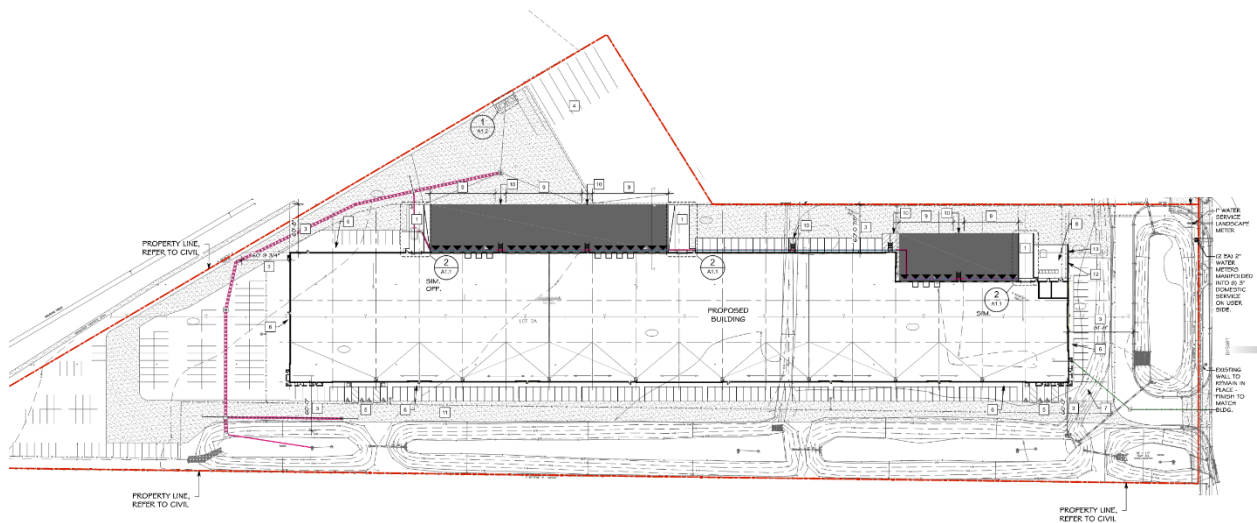


**June 30, 2022:** City staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR22-0706.

**December 20, 2022:** The applicant filed a request for a Site Plan under Case FS22-1628.

## **PROJECT DESCRIPTION**

Stampede Industries requests approval of a Site Plan for Level Crossing Phase 3 to allow for a light industrial project in the Surprise Pointe Panned Area Development (PAD). This project proposes a 150,615 square foot single-story shell building on a vacant parcel approximately 12.03 acres located near the southwest corner of Waddell Road and Dysart Road. Related site improvements include 245 new parking spaces, 125 parking spaces are required, and 98,382 square feet of landscape area.



The Surprise Pointe PAD allows for C-2, C-3, I-1 land use designation permitted under Title 17 in addition to additional warehouse and manufacturing land use. Additionally, the PAD refers to Title 17 for all other development standards not specified in the PAD document. Site plans are typically approved administratively; however, Title 17 allows for the height to be increased subject to the approval of the Planning & Zoning Commission.

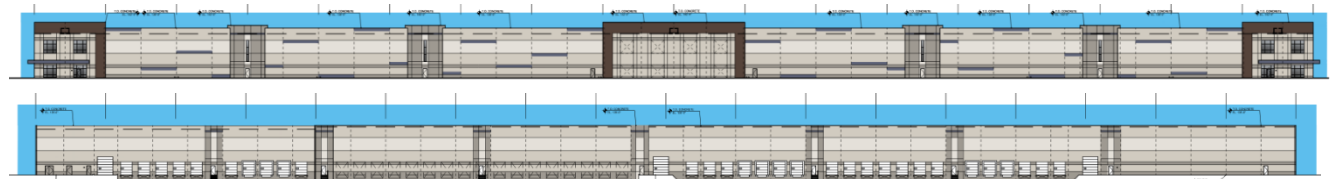
**Section 17.28.110(F)(2):** *The maximum building height for any building in this zone shall be thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five feet is so constructed that it cannot be used or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

September 21, 2023 – Planning and Zoning Commission  
Case FS22-1628  
Level Crossing Phase 3  
Page 3 of 6

The applicant is requesting an extension of the building height at a maximum of 42-feet, 4-inches. The proposed clear height of the building is 32 feet and the entire portion of the building exceeding 35-feet is not designed for habitable purposes. As a part of city staff review, the proposed site plan was reviewed and approved by the Surprise fire-medical department.

Two (2) partial access points are provided from Dysart Road at both the northeast and southeast corners.

The proposed building complies with the requirements outlined in the City of Surprise Planning & Engineering Design Standards (PEDS) and provides 360-degree architecture. The building consists of painted concrete tilt walls and steel awnings. Articulation of the building is provided through horizontal and vertical building elements including staggered parapet walls heights.



Landscaping for the site is comprised entirely of low water use desert landscape. Per Title 17, a minimum of 5% of any industrial site shall be landscape. This project exceeds the minimum landscape standards of Title 17 by landscaping 28.13% of the site. All site walls will consist of smooth CMU block that is painted to match the primary building.

#### **UTILITY AND SERVICES TABLE:**

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

#### **CONFORMANCE WITH ADOPTED PLANS:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area. This project adheres to the design guidelines of the character area which supports commercial office and light industrial development.

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



119 **REVIEWING AGENCIES:**

120  
121 In addition to the standard city reviewing agencies, Luke Air Force Base and the Maricopa  
122 Water District were included in the routing of this request. None of the reviewing agencies  
123 indicated any concerns over the request.  
124

125 **SUMMARY:**

126  
127 The proposed Site Plan will meet the requirements of the General Plan and the Surprise  
128 Municipal Code. All city reviewing departments have reviewed the request and expressed no  
129 concerns.  
130

131 **FINDINGS:**

- 132  
133
  - The proposed Site Plan demonstrates compliance with the Surprise General Plan 2035.
  - The proposed Site Plan demonstrates compliance with the Surprise Pointe PAD.
  - The proposed Site Plan demonstrates compliance with the applicable City of Surprise regulations.
  - The reviewing agencies have indicated no objections to the request.

139

140 **RECOMMENDATION:**

141  
142 Based on the findings noted above, staff recommends the Commission **approve** the subject  
143 Preliminary Plat request, subject to stipulations 'a' through 'e' as outlined below.

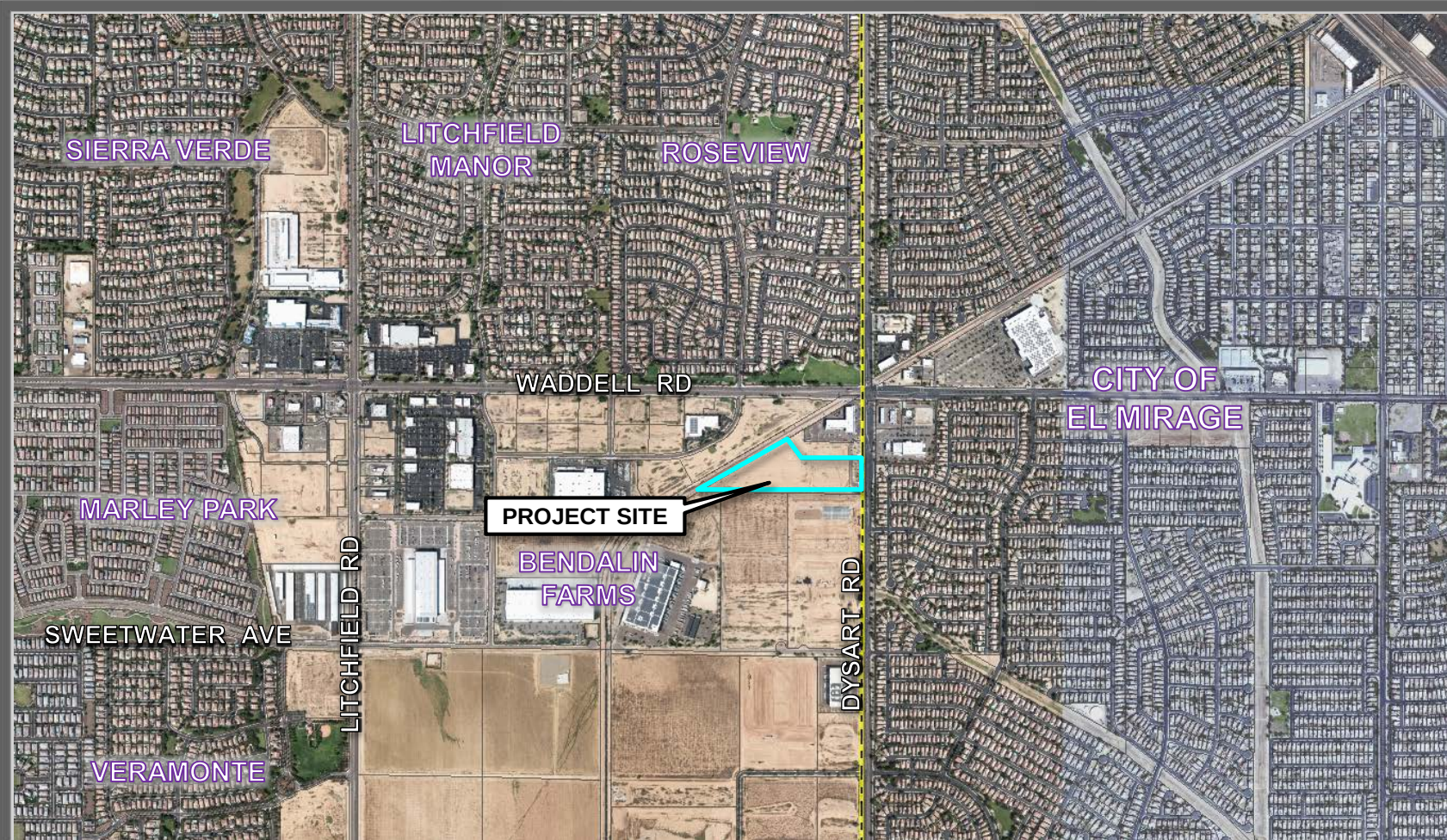
- 144 a. Development and use of the site shall be consistent with the Site Plan titled "Hardy  
145 World" consisting of three (3) sheets prepared by GMA Architects and date stamped  
146 September 23, 2023.  
147  
148 b. Landscaping of the site shall be consistent with the Landscape Plan titled "Level  
149 Crossing" consisting of six (6) sheets prepared by TJ McQueen & Associates and  
150 date stamped July 11, 2023.  
151  
152 c. Elevations shall be consistent with the Elevations titled "Hardy World" consisting of  
153 four (4) sheets prepared by GMA Architects and date stamped June 2, 2023.  
154  
155 d. This Site Plan is valid for two (2) years after approval by the Planning and Zoning  
156 Commission. This Site Plan shall expire on the two (2) year anniversary of approval,  
157 unless construction commences prior to that date.  
158  
159 e. Non-compliance with the stipulations of approval of this case will be treated as a  
160 violation in accordance with the applicable provisions of the Surprise Municipal Code.  
161

162 However, should the Commission wish to **deny** the request, the Commission should make  
163 its own findings and base its decision on those alternative findings.  
164

165 **ATTACHMENTS:**

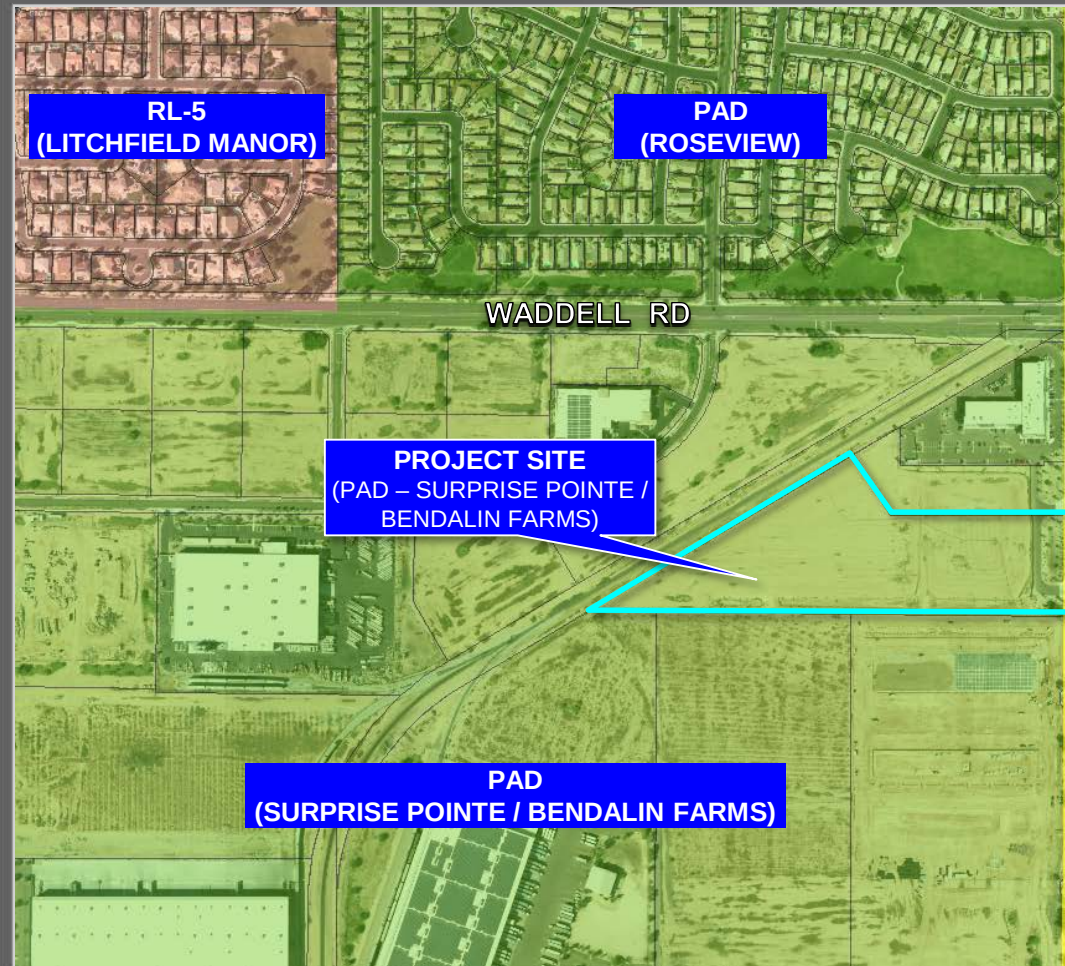
166 01 Vicinity Map  
167 02 Zoning Map  
168 03 Site Plan  
169 04 Landscape Plan  
170 05 Elevations  
171 PowerPoint





# FS22-1628 VICINITY MAP



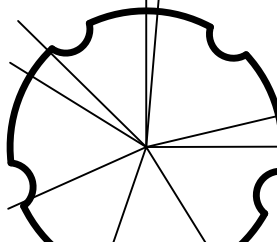




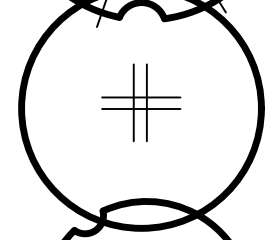




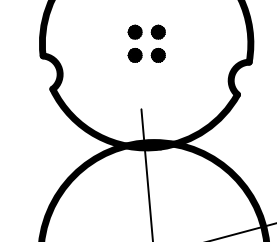
LANDSCAPE LEGEND



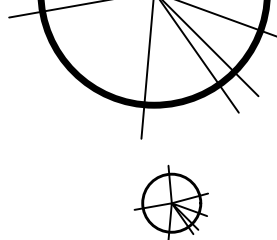
CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX (62)



PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
48" BOX (13)



ACACIA WILLARDIANA  
PALO BLANCO  
24" BOX (30)



OLEA EUROPEA 'WILSONII'  
FRUITLESS / POLLENLESS OLIVE  
24" BOX (46)



LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (350)



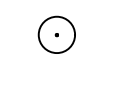
DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (120)



ALOE SAPONARIA  
ALOE VERA  
5 GALLON (123)



HESPERALOE FUNIFERA  
GIANT HESPERALOE  
5 GALLON (56)



LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (37)



ROSEMARINUS PROSTRATA  
TRAILING ROSMARY  
5 GALLON (146)

MATCH PRIOR PHASE 2  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATIONS:

R.O.W. TREES REQUIRED:

R.O.W. TREES PROVIDED:

R.O.W. SHRUBS REQUIRED:

R.O.W. SHRUBS PROVIDED:

EXISTING

EXISTING

EXISTING

EXISTING

SOUTH PROPERTY LINE (1,662')

SETBACK TREES REQUIRED:

SETBACK TREES PROVIDED:

SETBACK SHRUBS REQUIRED:

SETBACK SHRUBS PROVIDED:

66

66

264

264

NORTHWEST PROPERTY LINE (950')

SETBACK TREES REQUIRED:

SETBACK TREES PROVIDED:

SETBACK SHRUBS REQUIRED:

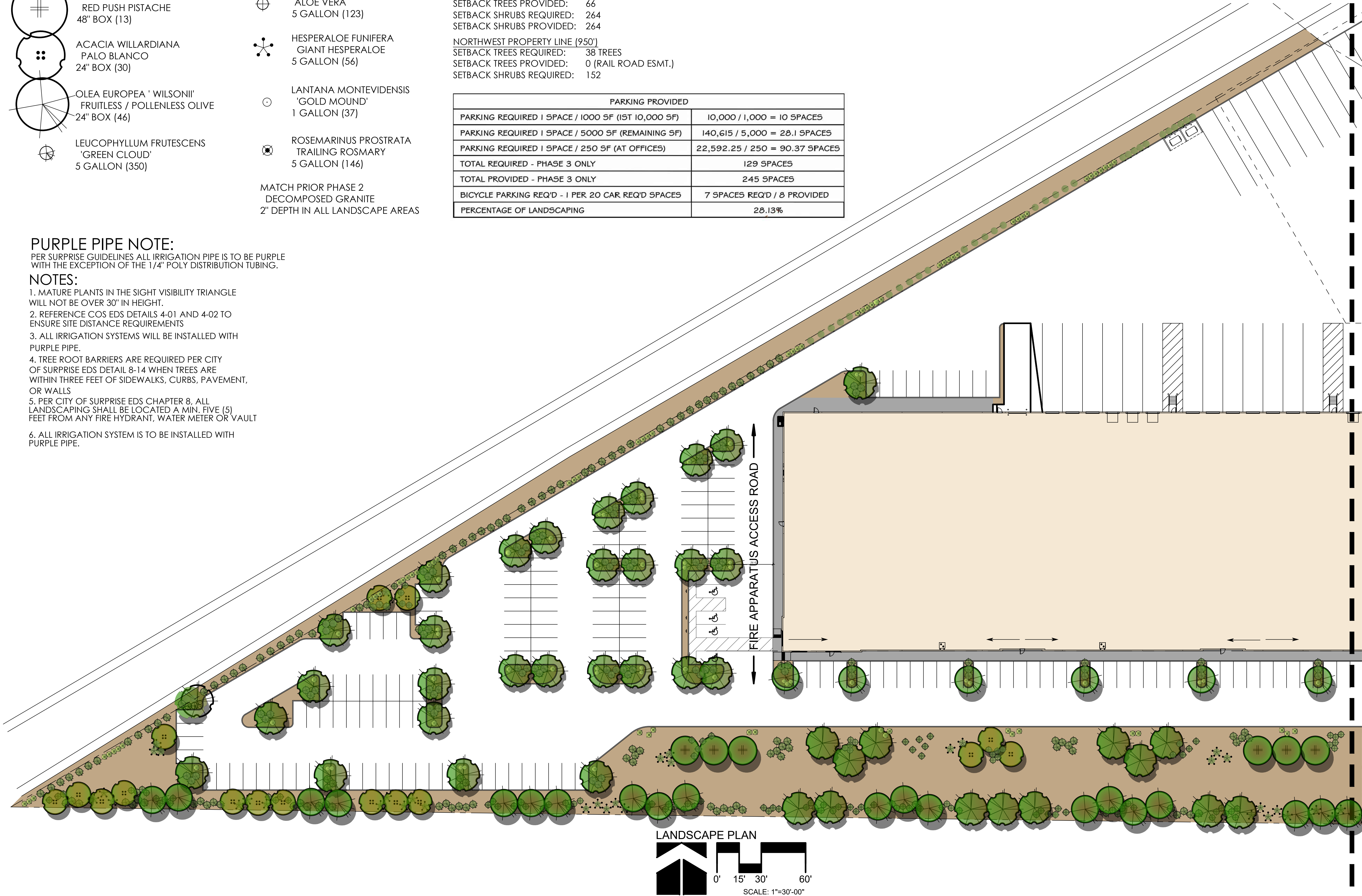
38 TREES

0 (RAIL ROAD ESMT.)

152

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

| PARKING PROVIDED                                   |                                |
|----------------------------------------------------|--------------------------------|
| PARKING REQUIRED 1 SPACE / 1000 SF (1ST 10,000 SF) | 10,000 / 1,000 = 10 SPACES     |
| PARKING REQUIRED 1 SPACE / 5000 SF (REMAINING SF)  | 140,615 / 5,000 = 28.1 SPACES  |
| PARKING REQUIRED 1 SPACE / 250 SF (AT OFFICES)     | 22,592.25 / 250 = 90.37 SPACES |
| TOTAL REQUIRED - PHASE 3 ONLY                      | 129 SPACES                     |
| TOTAL PROVIDED - PHASE 3 ONLY                      | 245 SPACES                     |
| BICYCLE PARKING REQ'D - 1 PER 20 CAR REQ'D SPACES  | 7 SPACES REQ'D / 8 PROVIDED    |
| PERCENTAGE OF LANDSCAPING                          | 28.13%                         |



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
6. ALL IRRIGATION SYSTEM IS TO BE INSTALLED WITH PURPLE PIPE.

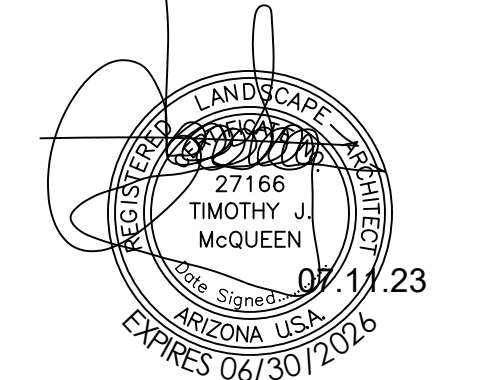


T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602) 453-0320  
EMAIL: timmcqueen@tjma.net

LEVEL CROSSING  
PHASE THREE  
SURPRISE, ARIZONA

MATCH LINE SEE SHEET La.02

| NUMBER | REVISION | DATE |
|--------|----------|------|
|        |          |      |
|        |          |      |
|        |          |      |
|        |          |      |



|              |           |
|--------------|-----------|
| SHEET TITLE: | LANDSCAPE |
| ISSUE DATE:  | 07.11.23  |
| DRAWN BY:    | STAFF     |
| CHECKED BY:  | TJMCQ     |
| PROJECT No.: | 22298     |
| SHEET:       | La.01     |



LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX (62)
- PISTACIA X 'RED-PUSH'  
RED PUSH PISTACHE  
48" BOX (13)
- ACACIA WILLARDIANA  
PALO BLANCO  
24" BOX (30)
- OLEA EUROPEA 'WILSONII'  
FRUITLESS / POLLENLESS OLIVE  
24" BOX (46)
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (350)

- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (120)
- ALOE SAPONARIA  
ALOE VERA  
5 GALLON (123)
- HESPERALOE FUNIFERA  
GIANT HESPERALOE  
5 GALLON (56)
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (37)
- ROSEMARINUS PROSTRATA  
TRAILING ROSMARY  
5 GALLON (146)

MATCH PRIOR PHASE 2  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATIONS:

|                                |                     |
|--------------------------------|---------------------|
| R.O.W. TREES REQUIRED:         | EXISTING            |
| R.O.W. TREES PROVIDED:         | EXISTING            |
| R.O.W. SHRUBS REQUIRED:        | EXISTING            |
| R.O.W. SHRUBS PROVIDED:        | EXISTING            |
| SOUTH PROPERTY LINE (1,662')   |                     |
| SETBACK TREES REQUIRED:        | 66                  |
| SETBACK TREES PROVIDED:        | 66                  |
| SETBACK SHRUBS REQUIRED:       | 264                 |
| SETBACK SHRUBS PROVIDED:       | 264                 |
| NORTHWEST PROPERTY LINE (950') |                     |
| SETBACK TREES REQUIRED:        | 38 TREES            |
| SETBACK TREES PROVIDED:        | 0 (RAIL ROAD ESMT.) |
| SETBACK SHRUBS REQUIRED:       | 152                 |

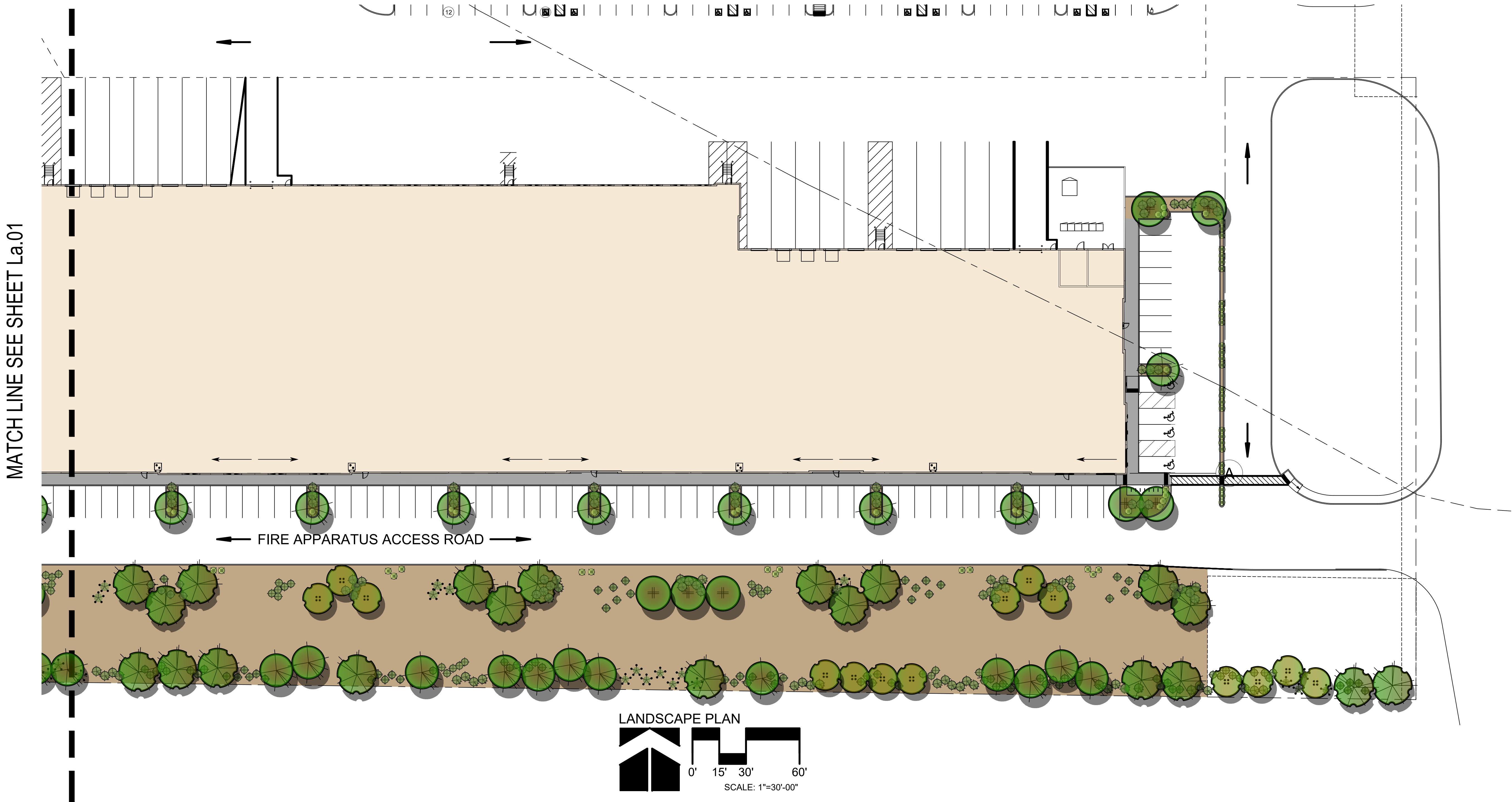
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-02 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN 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:

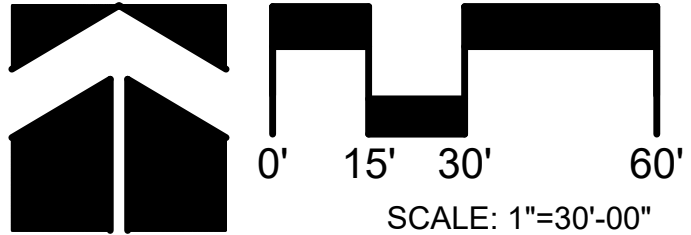
PER SURPRISE GUIDELINES ALL IRRIGATION PIPE IS TO BE PURPLE WITH THE EXCEPTION OF THE 1/4" POLY DISTRIBUTION TUBING.

NOTES:

- MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
- REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- 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
- 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
- ALL IRRIGATION SYSTEM IS TO BE INSTALLED WITH PURPLE PIPE.

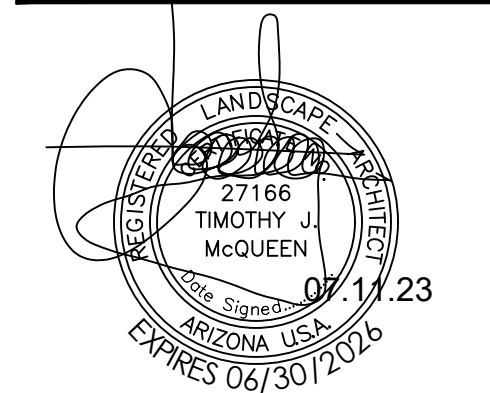


LANDSCAPE PLAN



LEVEL CROSSING  
PHASE THREE  
SURPRISE, ARIZONA

| NUMBER | REVISION | DATE |
|--------|----------|------|
|        |          |      |
|        |          |      |
|        |          |      |
|        |          |      |
|        |          |      |

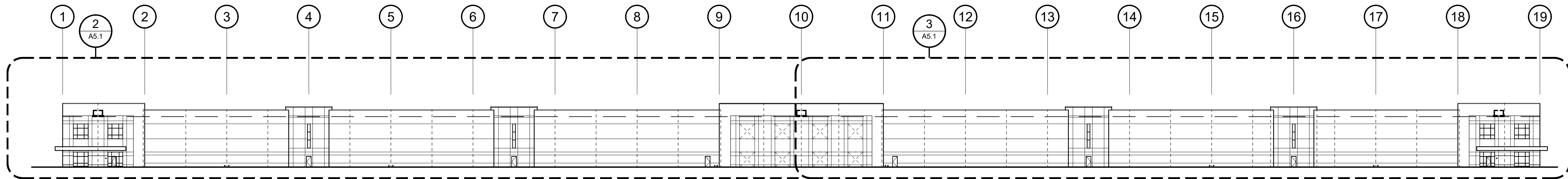


|              |           |
|--------------|-----------|
| SHEET TITLE: | LANDSCAPE |
| ISSUE DATE:  | 07.11.23  |
| DRAWN BY:    | STAFF     |
| CHECKED BY:  | TJMCQ     |
| PROJECT No.: | 22298     |
| SHEET:       | La.02     |

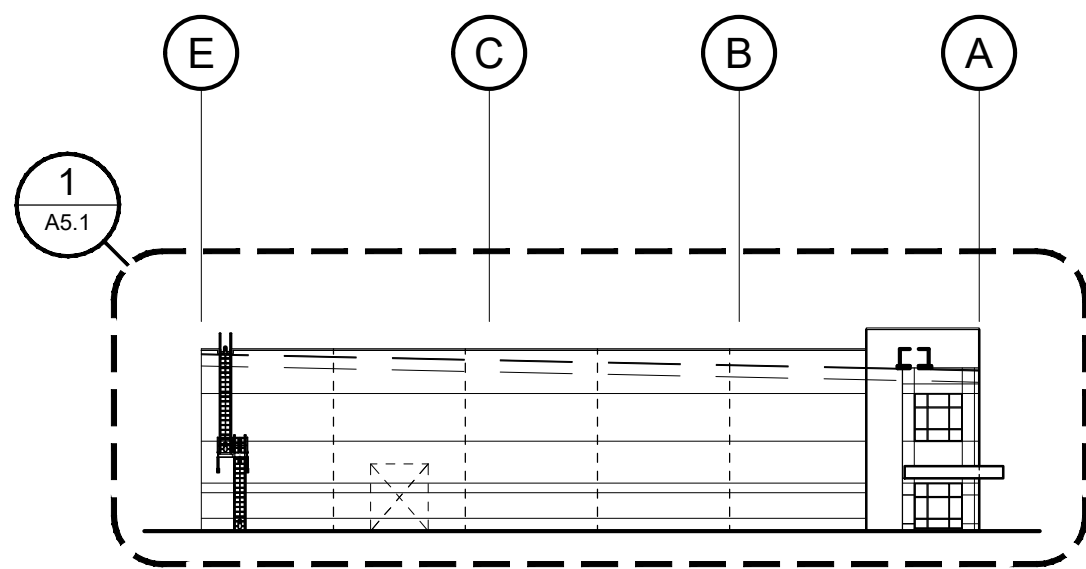
FS22-1628

La.02

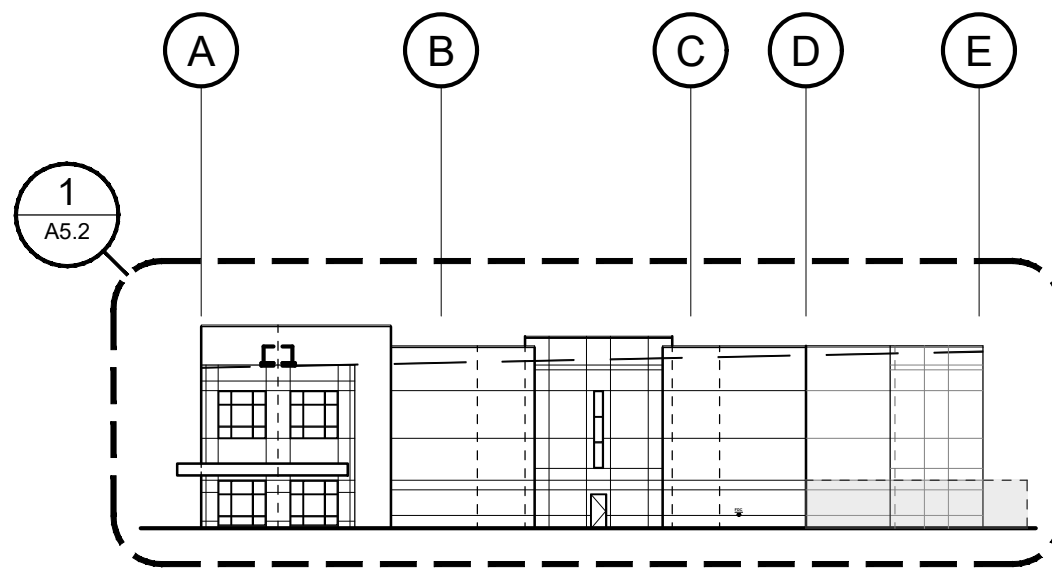




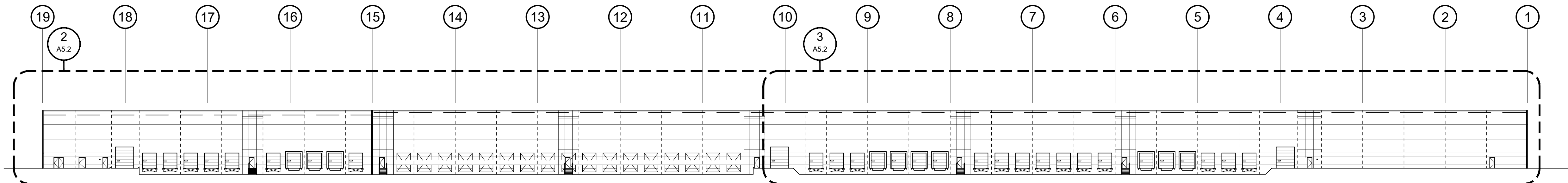
1 SOUTH ELEVATION  
A5.0 SCALE: 1" = 40'-0"



2 WEST ELEVATION  
A5.0 SCALE: 1" = 40'-0"



3 EAST ELEVATION  
A5.0 SCALE: 1" = 40'-0"



4 NORTH ELEVATION  
A5.0 SCALE: 1" = 40'-0"

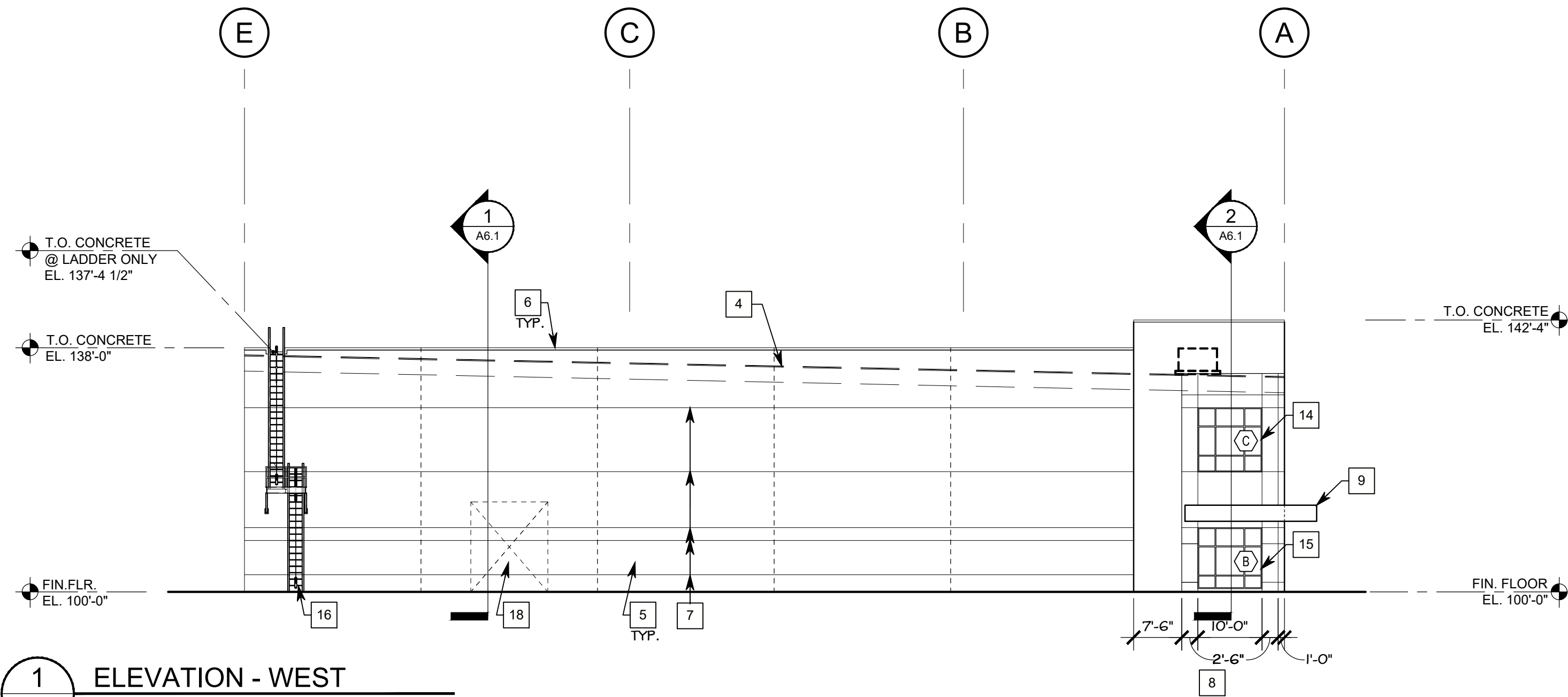
**BUILDING ADDRESSING COMMENTS**

1. THE BUILDING ADDRESS SHALL BE POSTED WITH NUMBERS FROM 12" TO 20" TALL, IN A COLOR IN DIRECT CONTRAST TO THE BACKGROUND AND VISIBLE FROM THE STREET FROM WHICH THE BUILDING IS ADDRESSED. 2015 IFC-LA-505.1, MEASURED FROM CENTER OF ROADWAY 75'-150", HEIGHT 12" TO 20"

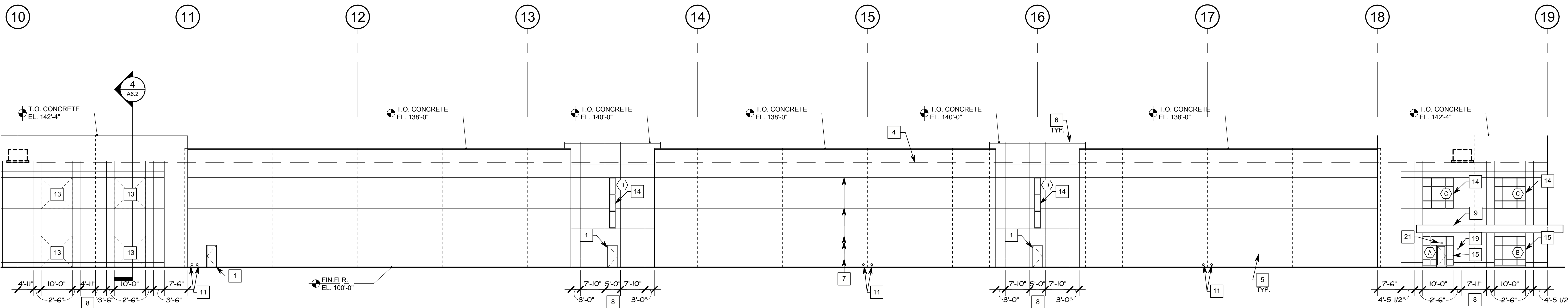
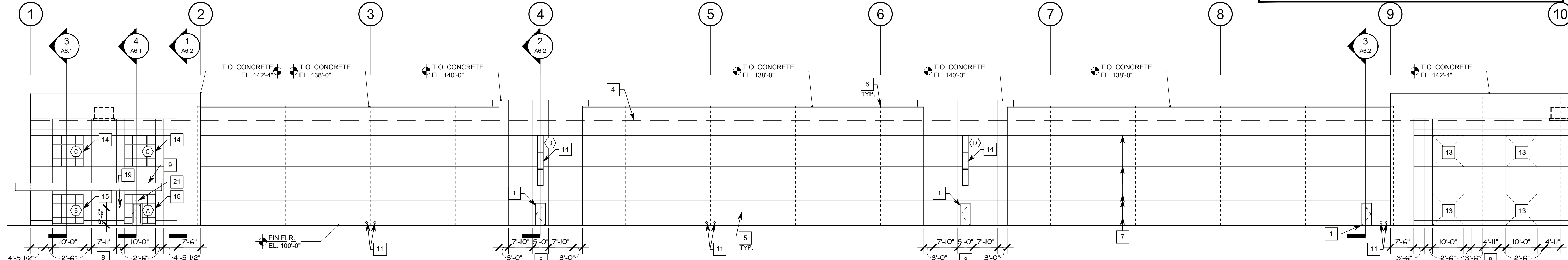
2. THE SUITE ADDRESS SHALL POSTED WITH NUMBERS FROM 4" TO 12" TALL, IN A COLOR IN DIRECT CONTRAST TO THE BACKGROUND AND VISIBLE AT ALL ENTRANCES TO THE SUITE. 2015 IFC-LA-505.1, MEASURED FROM CENTER OF ROADWAY 0'-75", HEIGHT 4" TO 12"

|                                                                                                                                                                                                                                     |                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>CONSULTING ENGINEERS</b>                                                                                                                                                                                                         |                                              |
| <b>ELECTRICAL</b>                                                                                                                                                                                                                   | SOLUTIONS AEC<br>PHOENIX, AZ<br>408-566-1582 |
| <b>PLUMBING</b>                                                                                                                                                                                                                     | SOLUTIONS AEC<br>PHOENIX, AZ<br>408-566-1582 |
| <b>FIRE PROTECTION</b>                                                                                                                                                                                                              | SOLUTIONS AEC<br>PHOENIX, AZ<br>408-566-1582 |
| <b>DESIGN BUILDER</b>                                                                                                                                                                                                               |                                              |
| <b>ARCO</b><br>MOUNTAIN WEST<br>4660 E COTTON CENTER BLVD<br>PHOENIX, AZ 85040<br>WWW.ARCCONSTRUCTION.COM                                                                                                                           |                                              |
| <b>ARCHITECT</b>                                                                                                                                                                                                                    |                                              |
| <b>GMA</b><br>800 N ROCK HILL ROAD<br>ST LOUIS, MO 63119<br>WWW.GMA-ARCHITECTS.COM                                                                                                                                                  |                                              |
| <b>PROJECT</b>                                                                                                                                                                                                                      |                                              |
| <b>HARDY</b><br>WORLD<br>LEVEL CROSSING - PHASE 3<br>13550 N DYSART RD.<br>SURPRISE, AZ 85379                                                                                                                                       |                                              |
| <b>CASE NUMBER</b>                                                                                                                                                                                                                  |                                              |
| FS22-1628                                                                                                                                                                                                                           |                                              |
| <b>JOB NO : GA1056</b>                                                                                                                                                                                                              |                                              |
| <b>PA : DLI</b>                                                                                                                                                                                                                     |                                              |
| <b>DATE : 09.23.2022</b>                                                                                                                                                                                                            |                                              |
| <b>REVISIONS</b>                                                                                                                                                                                                                    |                                              |
| REV-1 - 12.2.2022                                                                                                                                                                                                                   |                                              |
| REV-2 - 1.31.2023                                                                                                                                                                                                                   |                                              |
| REV-3 - 3.6.2023                                                                                                                                                                                                                    |                                              |
| REV-4 - 6.2.2023                                                                                                                                                                                                                    |                                              |
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| <b>SHEET NUMBER</b>                                                                                                                                                                                                                 |                                              |
| A5.0                                                                                                                                                                                                                                |                                              |
| <b>ELEVATIONS</b>                                                                                                                                                                                                                   |                                              |





- ### ELEVATION KEYED NOTES
- NOTE: NOT ALL KEYED NOTES PERTAIN TO THIS SHEET.
- 1 SCHEDULED MAN DOOR AND FRAME. SEE FLOOR PLANS AND DOOR SCHEDULE FOR FURTHER INFO.
  - 2 OVERHEAD DOCK DOOR W/ MECHANICAL LEVELER. SEE SECTIONS FOR MORE INFO. RE: DOOR SCHEDULE.
  - 3 OVERHEAD DRIVE-IN DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE.
  - 4 DASHED LINE INDICATES ROOF BEYOND.
  - 5 PAINTED CONCRETE WALL PANEL (PAINTED) TYP.
  - 6 NOT USED
  - 7 3/4" DEEP HORIZONTAL REVEAL (PAINTED). SEE DETAIL 4/A2.5
  - 8 3/4" DEEP VERTICAL REVEAL (PAINTED). ALIGN CHAMFER AT WINDOW JAMB WITH CHAMFER AT REVEAL WHERE APPLICABLE. SEE DETAIL 5/A2.5
  - 9 PREFABRICATED ENTRANCE CANOPY.
  - 10 SCHEDULED DOCK DOOR & STAIR W/ HANDRAILS AND GUARD RAILS (ALL EXPOSED STEEL TO BE GALVANIZED). SEE SHEET A6.1 FOR MORE INFORMATION.
  - 11 ROOF DRAIN AND OVERFLOW DRAIN PIPES TO BE PIPED THROUGH WALL AND DRAIN TO LANDSCAPING. REF: PLUMBING DRAWINGS
  - 12 9'-0" W X 10'-0" T KNOCKOUT PANEL FOR FUTURE DOCK DOOR AND LEVELER. SEE SECTIONS FOR DIMENSION OF K.O. BELOW FINISHED FLOOR FOR FUTURE LEVELER. INSTALL V-GROOVE AROUND PERIMETER OF KNOCKOUT.
  - 13 10'-0" W X 10'-0" T KNOCKOUT PANEL FOR FUTURE STOREFRONT. SEE SECTIONS FOR HEIGHTS OF K.O. INSTALL V-GROOVE AROUND PERIMETER OF KNOCKOUT.
  - 14 CLERESTORY GLAZING, SEE WINDOW TYPES FOR MORE INFORMATION.
  - 15 INSULATED GLAZING IN PRE-FINISHED STOREFRONT FRAME. SEE WINDOW TYPES FOR MORE INFORMATION.
  - 16 ROOF LADDER W/ NOTCHED PARAPET. SEE DETAIL I/A6.2.
  - 17 OVERHEAD DOCK DOORS WITH KNOCKOUT BELOW FOR FUTURE DOCK LEVELER. PROVIDE DOCK BUMPERS. (TYP.).
  - 18 12'-0" W X 14'-0" T KNOCKOUT PANEL FOR FUTURE DRIVE-IN DOOR. SEE SECTIONS FOR HEIGHTS OF K.O. INSTALL V-GROOVE AROUND PERIMETER OF KNOCKOUT.
  - 19 KNOX BOX TO BE PROVIDED. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHAL.
  - 20 APPROX. LOCATION OF F.D.C. COORDINATE FINAL LOCATION WITH FIRE MARSHAL.
  - 21 LOCATION OF BUILDING ADDRESS



SOLUTIONS AEC  
PHOENIX, AZ  
408-566-1582

ELECTRICAL

PHOENIX, AZ  
408-566-1582

PLUMBING

PHOENIX, AZ  
408-566-1582

FIRE PROTECTION

CONSULTING ENGINEERS  
KREIL ENGINEERING, LLC  
CONTACT: KELLY J. BELL, PE  
KJBELL@KREIL-ENGINEERING.COM  
800 N ROCK HILL ROAD  
PHOENIX, AZ 85040  
CHARLIE HEINE (P) 314-822-5191  
SOLUTIONS AEC  
PHOENIX, AZ  
408-566-1582

CIVIL

STRUCTURAL

MECHANICAL

DESIGN BUILDER  
**ARCO**  
MOUNTAIN WEST

4660 E COTTON CENTER BLVD  
PHOENIX, AZ 85040  
WWW.ARCOCONSTRUCTION.COM

ARCHITECT  
**GMA**  
ARCHITECTS

800 N ROCK HILL ROAD  
ST. LOUIS, MO 63119  
WWW.GMA-ARCHITECTS.COM

CASE NUMBER  
FS22-1028

PROJECT  
**HARDY**  
WORLD  
LEVEL CROSSING - PHASE 3  
13550 N. DYSPORT RD.  
SURPRISE, AZ 85379

Registered Architect  
59198  
LOUIS  
ARCHITECT  
9.23.2022  
ARIZONA, U.S.A.

JOB NO : GA1056  
PA : DLI  
DATE : 09.23.2022

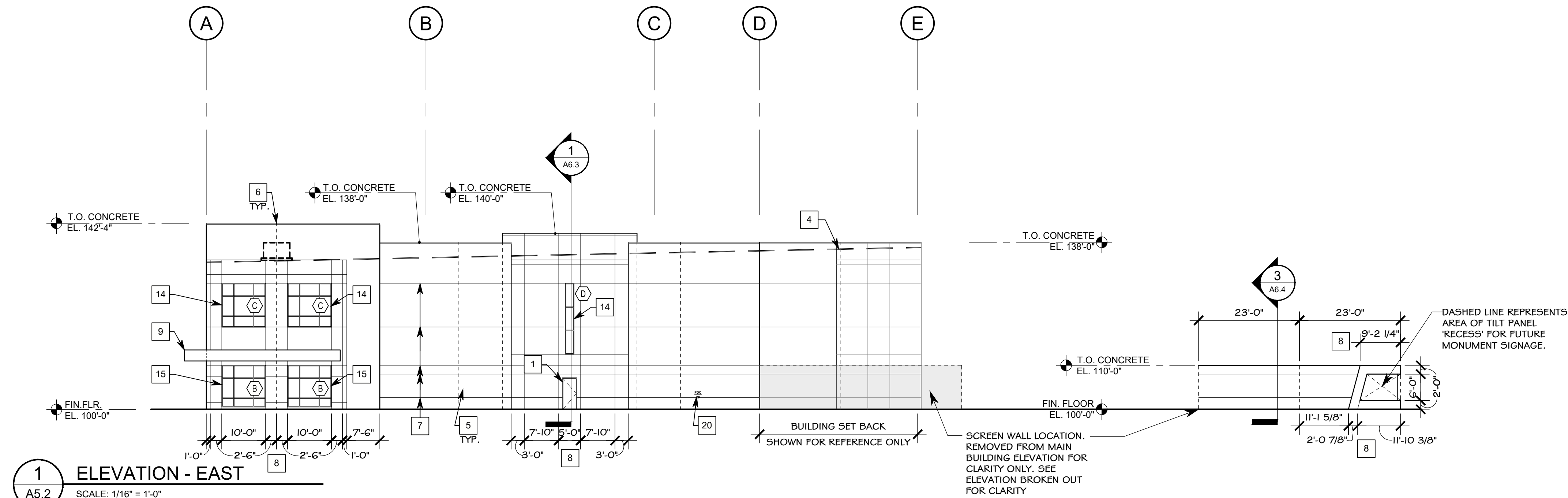
REVISIONS  
△ REV-1 - 12.2.2022  
△ REV-2 - 1.31.2023  
△ REV-3 - 3.6.2023  
△ REV-4 - 6.2.2023

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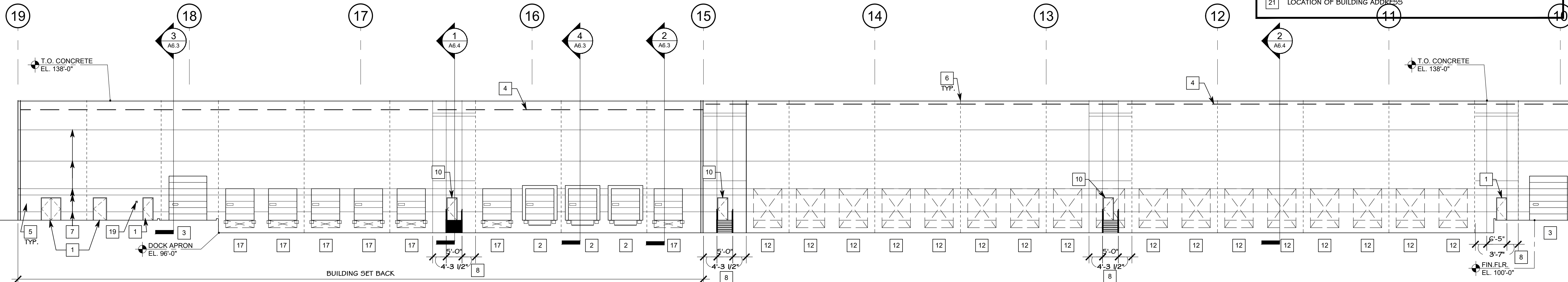
SHEET NUMBER  
**A5.1**  
ENLARGED ELEVATIONS

Page 128 of 196

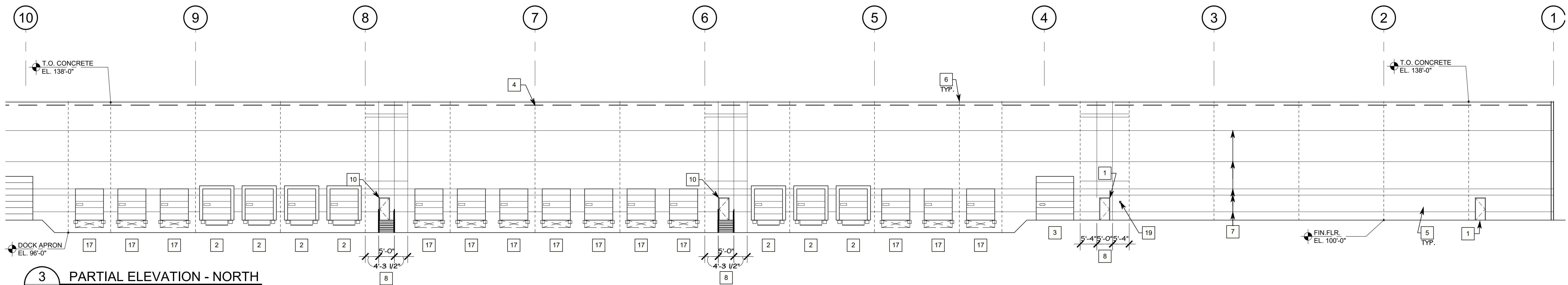




1 ELEVATION - EAST  
A5.2 SCALE: 1/16" = 1'-0"



2 PARTIAL ELEVATION - NORTH  
A5.2 SCALE: 1/16" = 1'-0"



3 PARTIAL ELEVATION - NORTH  
A5.2 SCALE: 1/16" = 1'-0"

- ELEVATION KEYED NOTES**  
NOTE: NOT ALL KEYED NOTES PERTAIN TO THIS SHEET.
- 1 SCHEDULED MAN DOOR AND FRAME. SEE FLOOR PLANS AND DOOR SCHEDULE FOR FURTHER INFO.
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  - 3 OVERHEAD DRIVE-IN DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE.
  - 4 DASHED LINE INDICATES ROOF BEYOND.
  - 5 PAINTED CONCRETE WALL PANEL (PAINTED) TYP.
  - 6 NOT USED
  - 7 3/4" DEEP HORIZONTAL REVEAL (PAINTED). SEE DETAIL 4/A2.5
  - 8 3/4" DEEP VERTICAL REVEAL (PAINTED). ALIGN CHAMFER AT WINDOW JAMB WITH CHAMFER AT REVEAL WHERE APPLICABLE. SEE DETAIL 5/A2.5
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  - 12 9'-0" W X 10'-0" T KNOCKOUT PANEL FOR FUTURE DOCK DOOR AND LEVELER. SEE SECTIONS FOR DIMENSION OF K.O. BELOW FINISHED FLOOR FOR FUTURE LEVELER. INSTALL V-GROOVE AROUND PERIMETER OF KNOCKOUT.
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  - 15 INSULATED GLAZING IN PRE-FINISHED STOREFRONT FRAME. SEE WINDOW TYPES FOR MORE INFORMATION.
  - 16 ROOF LADDER W/ NOTCHED PARAPET. SEE DETAIL 1/A6.2.
  - 17 OVERHEAD DOCK DOORS WITH KNOCKOUT BELOW FOR FUTURE DOCK LEVELER. PROVIDE DOCK BUMPERS. (TYP.).
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  - 19 KNOX BOX TO BE PROVIDED. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHAL.
  - 20 APPROX. LOCATION OF F.D.C. COORDINATE FINAL LOCATION WITH FIRE MARSHAL.
  - 21 LOCATION OF BUILDING ADDRESS

**SOLUTIONS AEC**  
PHOENIX, AZ  
408-566-1582

**ELECTRICAL**  
SOLUTIONS AEC  
PHOENIX, AZ  
408-566-1582

**PLUMBING**  
SOLUTIONS AEC  
PHOENIX, AZ  
408-566-1582

**FIRE PROTECTION**  
SOLUTIONS AEC  
PHOENIX, AZ  
408-566-1582

**CONSULTING ENGINEERS**  
KREIL ENGINEERING, LLC  
CONTACT: KELLY J. BELL, PE  
PHONE: 602-998-8888  
FAX: 602-998-8889  
GMA DESIGN GROUP  
900 N ROCK HILL ROAD  
PHOENIX, AZ 85040  
CHARLIE HEINE (P) 314-822-5191  
SOLUTIONS AEC  
PHOENIX, AZ  
408-566-1582

**DESIGN BUILDER**  
**ARCO**  
MOUNTAIN WEST  
4660 E COTTON CENTER BLVD  
PHOENIX, AZ 85040  
WWW.ARCONSTRUCTION.COM

**ARCHITECT**  
**GMA**  
ARCHITECTS  
900 N ROCK HILL ROAD  
SUITE 100  
PHOENIX, AZ 85019  
WWW.GMA-ARCHITECTS.COM

**CASE NUMBER**  
FS22-1028

**PROJECT**  
**HARDY**  
WORLD  
LEVEL CROSSING - PHASE 3  
13550 N DYASART RD.  
SURPRISE, AZ 85379

**Registered Architect**  
KREIL ENGINEERING, LLC  
50198  
LOUISIANA  
9-23-2022

**JOB NO : GA1056**  
**PA : DLI**  
**DATE : 09.23.2022**

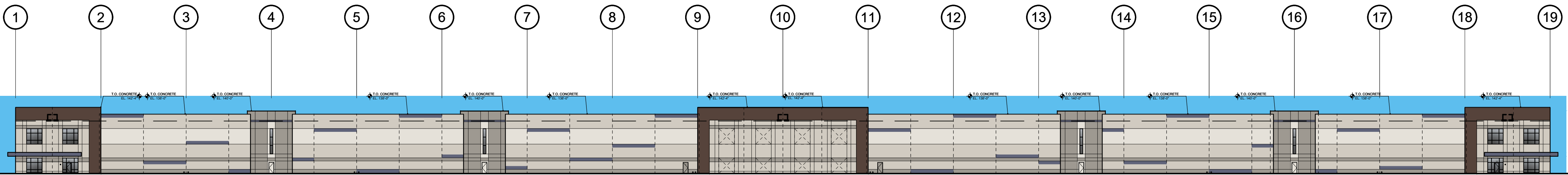
**REVISIONS**

|   |                   |
|---|-------------------|
| △ | REV-1 - 12.2.2022 |
| △ | REV-2 - 1.31.2023 |
| △ | REV-3 - 3.6.2023  |
| △ | REV-4 - 6.2.2023  |

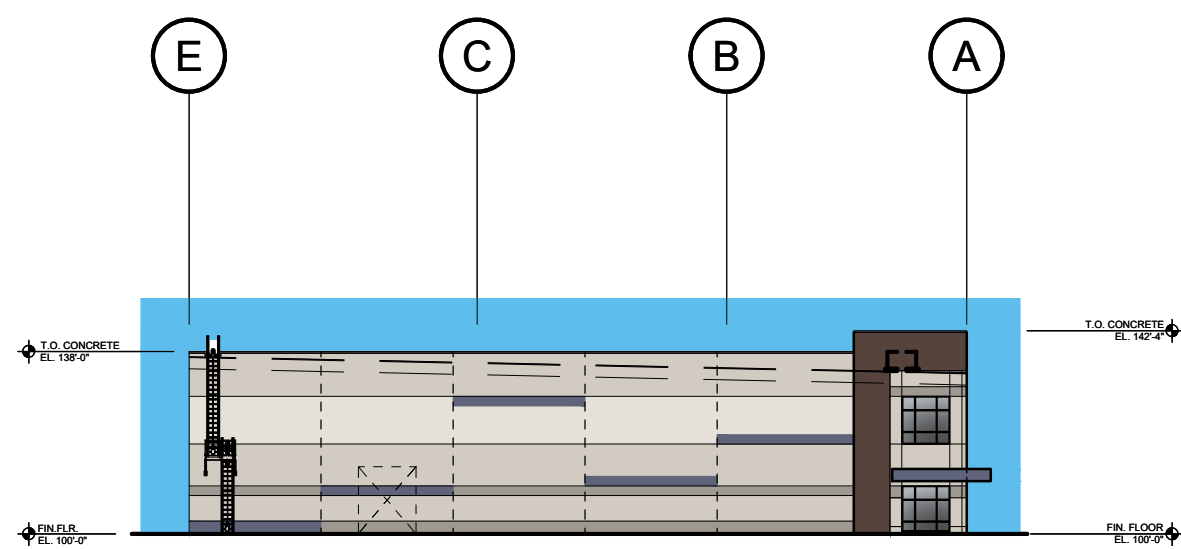
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**SHEET NUMBER**  
**A5.2**  
ENLARGED ELEVATIONS

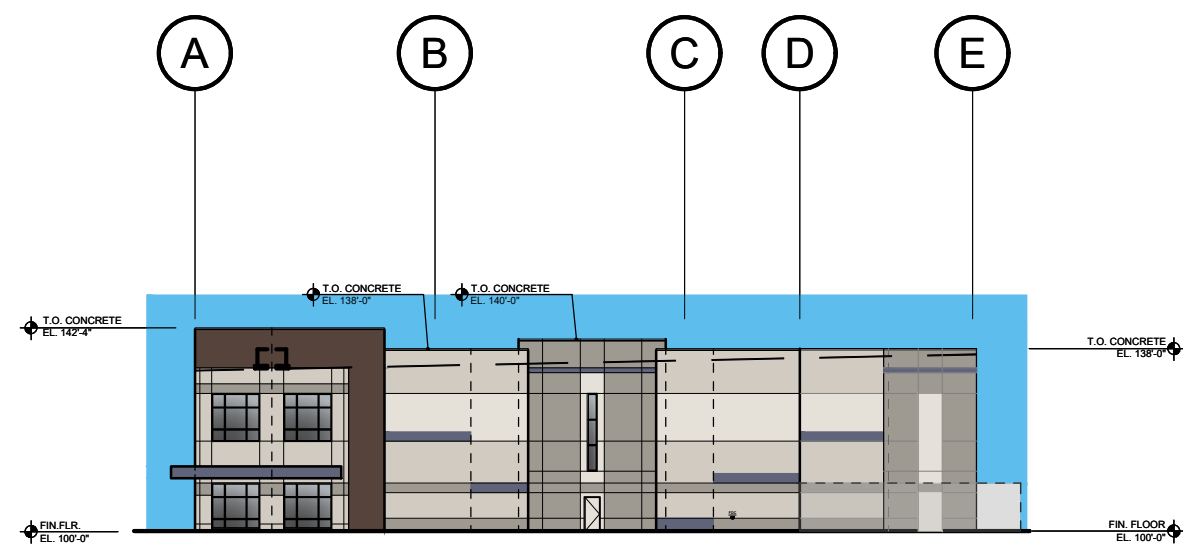




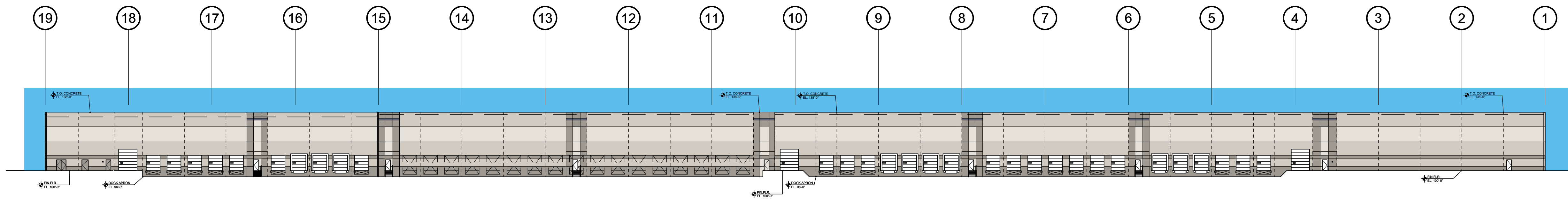
1 SOUTH ELEVATION  
A5.3 SCALE: 1" = 40'-0"



2 WEST ELEVATION  
A5.3 SCALE: 1" = 40'-0"



3 EAST ELEVATION  
A5.3 SCALE: 1" = 40'-0"



4 NORTH ELEVATION  
A5.3 SCALE: 1" = 40'-0"

### ELEVATION COLOR LEGEND

ALL MANUFACTURERS LISTED BELOW ARE A BASIS OF DESIGN. ALTERNATE MANUFACTURER AND COLORS WILL BE ACCEPTED IF APPROVED BY OWNER AND ARCHITECT.

|          |                                                                             |
|----------|-----------------------------------------------------------------------------|
| <b>A</b> | PAINTED CONC. PANEL (PAINT "A") - DUNN EDWARDS DEC 798 - TALIESIN BLUE      |
| <b>B</b> | PAINTED CONC. PANEL (PAINT "B") - SHERWIN WILLIAMS SW 7636 - ORIGAMI WHITE  |
| <b>C</b> | PAINTED CONC. PANEL (PAINT "C") - SHERWIN WILLIAMS SW 7029 - AGREEABLE GRAY |
| <b>D</b> | PAINTED CONC. PANEL (PAINT "D") - SHERWIN WILLIAMS SW 9170 - ACIER          |
| <b>E</b> | PAINTED CONC. PANEL (PAINT "E") - SHERWIN WILLIAMS SW 6041 - OTTER          |

### BUILDING ADDRESSING COMMENTS

1. THE BUILDING ADDRESS SHALL BE POSTED WITH NUMBERS FROM 12" TO 20" TALL, IN A COLOR IN DIRECT CONTRAST TO THE BACKGROUND AND VISIBLE FROM THE STREET FROM WHICH THE BUILDING IS ADDRESSED. 2015 IFC-LA-505.1, MEASURED FROM CENTER OF ROADWAY 75'-150", HEIGHT 12" TO 20"
2. THE SUITE ADDRESS SHALL POSTED WITH NUMBERS FROM 4" TO 12" TALL, IN A COLOR IN DIRECT CONTRAST TO THE BACKGROUND AND VISIBLE AT ALL ENTRANCES TO THE SUITE. 2015 IFC-LA-505.1, MEASURED FROM CENTER OF ROADWAY 0'-75", HEIGHT 4" TO 12"

|                                                                                                                                           |                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>CONSULTING ENGINEERS</b>                                                                                                               | <b>DESIGN BUILDER</b>                                                                                   |
| <b>ELECTRICAL:</b> SOLUTIONS AEC<br>PHOENIX, AZ<br>408-566-1582                                                                           | <b>ARCO MOUNTAIN WEST</b><br>4660 E COTTON CENTER BLVD<br>PHOENIX, AZ 85040<br>WWW.ARCOCONSTRUCTION.COM |
| <b>PLUMBING:</b> SOLUTIONS AEC<br>PHOENIX, AZ<br>408-566-1582                                                                             | <b>ARCHITECT</b>                                                                                        |
| <b>FIRE PROTECTION:</b> SOLUTIONS AEC<br>PHOENIX, AZ<br>408-566-1582                                                                      | <b>GMA ARCHITECTS</b><br>900 N ROCK HILL ROAD<br>ST LOUIS, MO 63119<br>WWW.GMA-ARCHITECTS.COM           |
| <b>CONTACT:</b> KRELL ENGINEERING LLC<br>KRELL ENGINEERING LLC<br>900 N ROCK HILL ROAD<br>ST LOUIS, MO 63119<br>WWW.KRELL-ENGINEERING.COM |                                                                                                         |

|                                                                                            |                    |
|--------------------------------------------------------------------------------------------|--------------------|
| <b>PROJECT</b>                                                                             | <b>CASE NUMBER</b> |
| <b>HARDY WORLD</b><br>LEVEL CROSSING - PHASE 3<br>13550 N DYSART RD.<br>SURPRISE, AZ 85379 | FS22-1628          |

|                   |                   |
|-------------------|-------------------|
| <b>REVISIONS</b>  | <b>JOB NO :</b>   |
| REV-1 - 12.2.2022 | GA1056            |
| REV-2 - 1.31.2023 | PA : DLI          |
| REV-3 - 3.6.2023  | DATE : 09.23.2022 |
| REV-4 - 6.2.2023  |                   |

|                                                                             |
|-----------------------------------------------------------------------------|
| <b>REGISTERED ARCHITECT</b><br>59198<br>LOUISIANA<br>ARCHITECT<br>9.23.2022 |
|-----------------------------------------------------------------------------|

|                   |
|-------------------|
| <b>REVISIONS</b>  |
| REV-1 - 12.2.2022 |
| REV-2 - 1.31.2023 |
| REV-3 - 3.6.2023  |
| REV-4 - 6.2.2023  |

|                   |
|-------------------|
| <b>REVISIONS</b>  |
| REV-1 - 12.2.2022 |
| REV-2 - 1.31.2023 |
| REV-3 - 3.6.2023  |
| REV-4 - 6.2.2023  |

|                          |
|--------------------------|
| <b>SHEET NUMBER</b>      |
| A5.3                     |
| OVERALL COLOR ELEVATIONS |



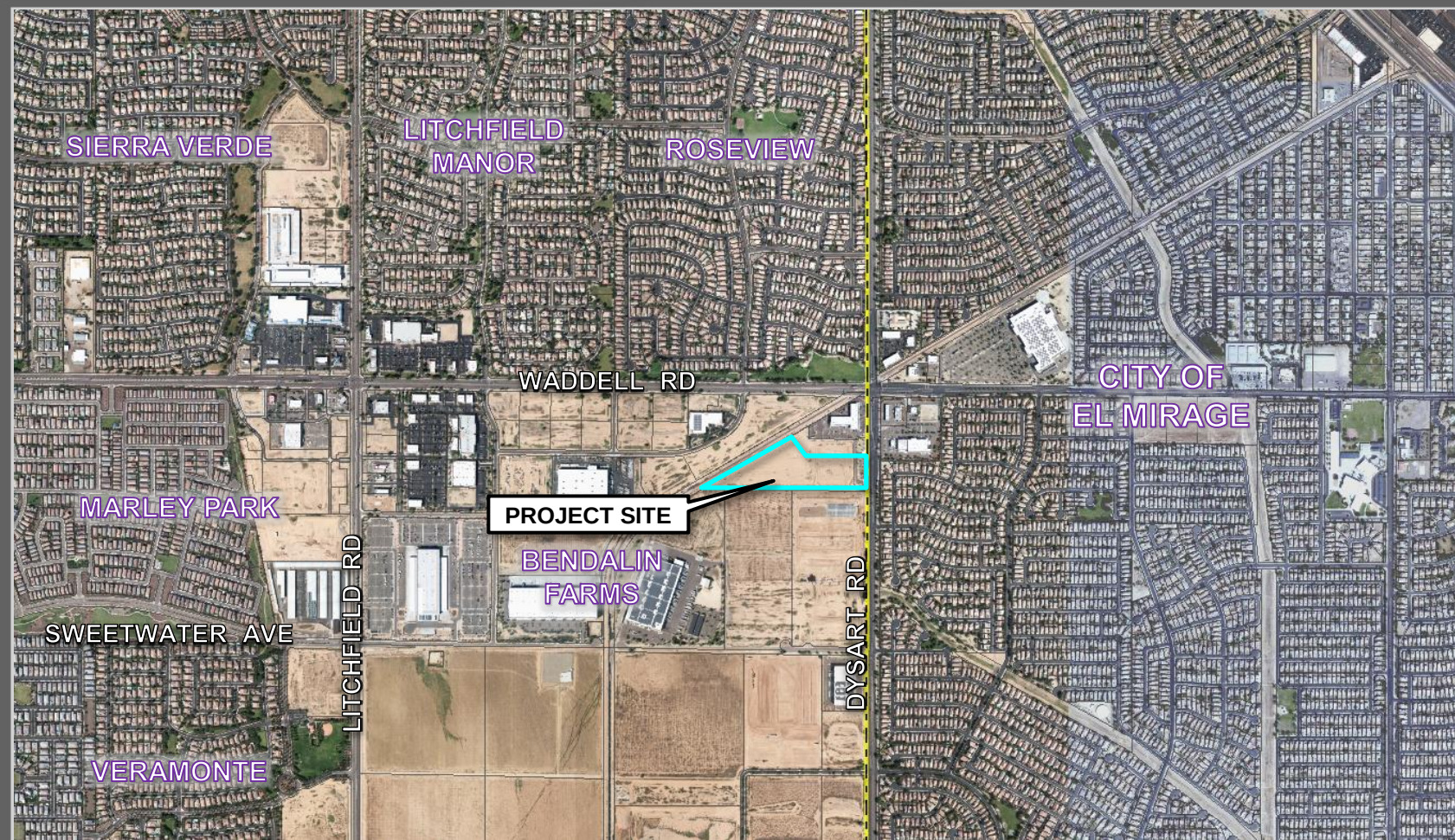
# **FS22-1628**

## **Level Crossing Phase 3**

### **Site Plan**

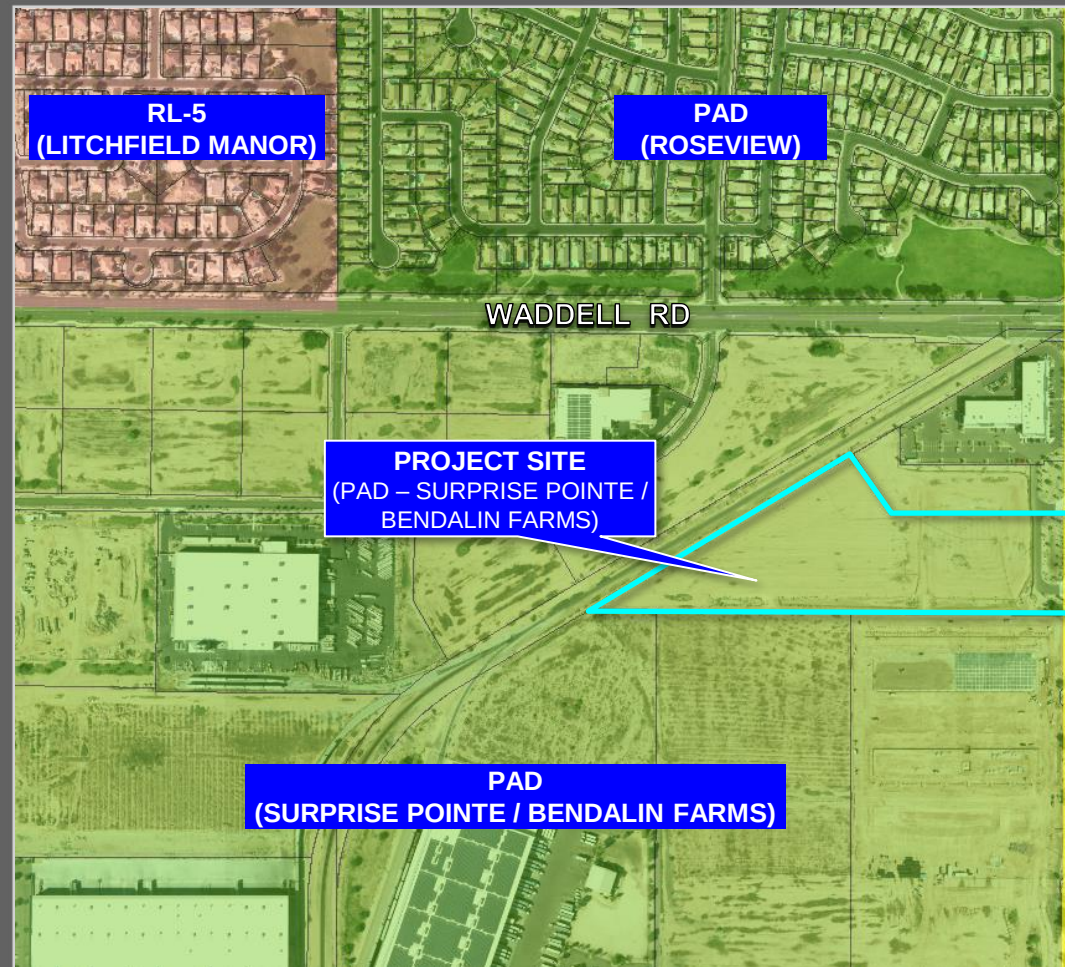
Planning & Zoning Commission  
September 21, 2023





# FS22-1628 VICINITY MAP





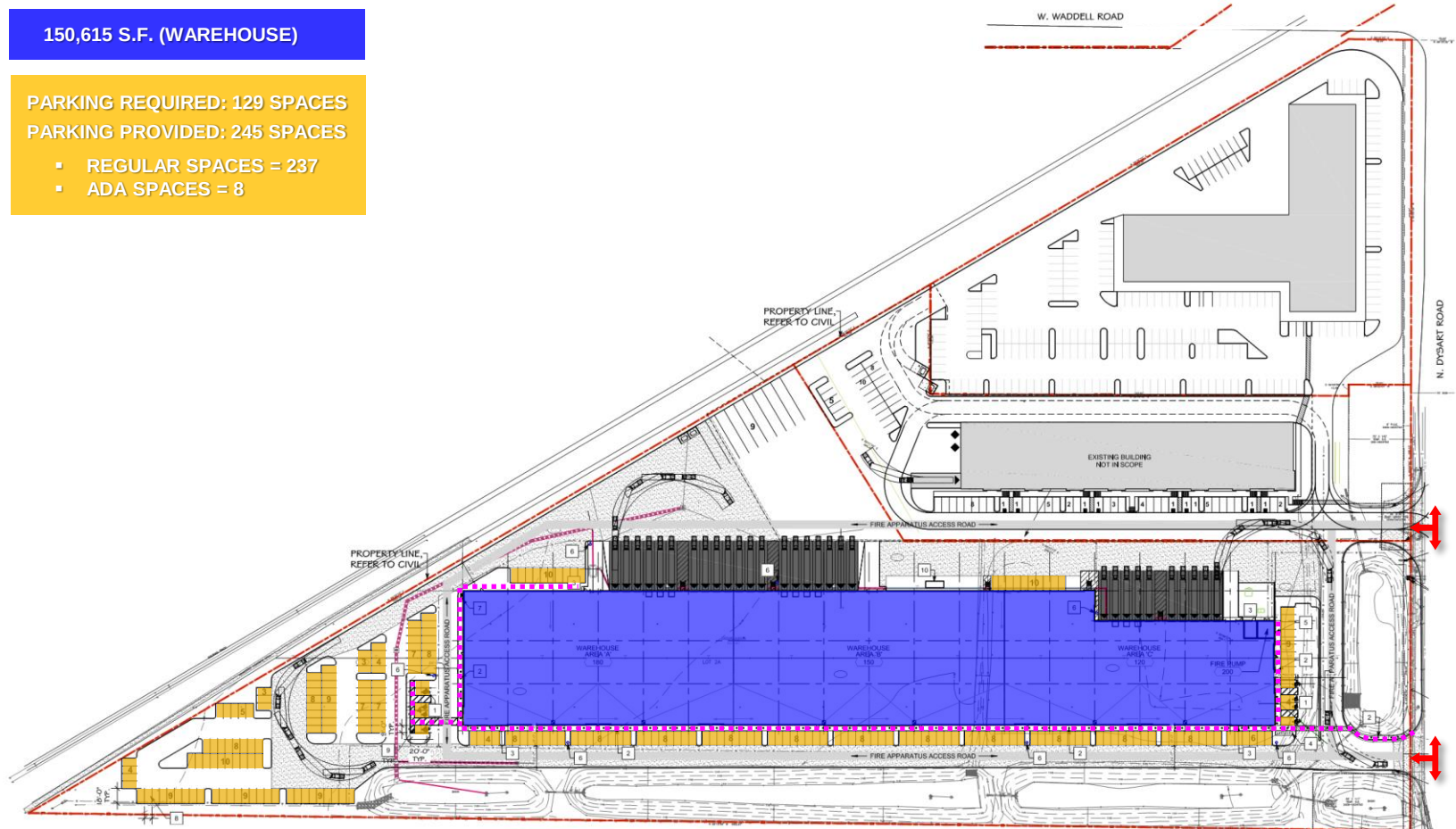
# FS22-1628 ZONING MAP



150,615 S.F. (WAREHOUSE)

PARKING REQUIRED: 129 SPACES  
PARKING PROVIDED: 245 SPACES

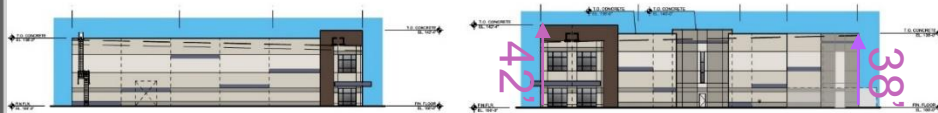
- REGULAR SPACES = 237
- ADA SPACES = 8



FS22-1628 SITE PLAN

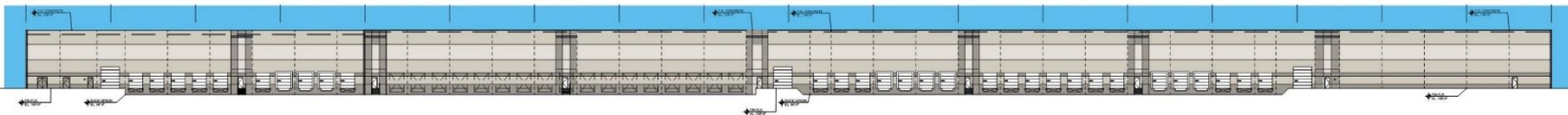


1 SOUTH ELEVATION  
A5.3 SCALE: 1" = 40'-0"



2 WEST ELEVATION  
A5.3 SCALE: 1" = 40'-0"

3 EAST ELEVATION  
A5.3 SCALE: 1" = 40'-0"



4 NORTH ELEVATION  
A5.3 SCALE: 1" = 40'-0"

| ELEVATION COLOR LEGEND |                                                      |
|------------------------|------------------------------------------------------|
|                        | PAINTED CONC. PANEL (PAINT 'A') - DARK CHARCOAL BLUE |
|                        | DEC 750 - TALENTED BLUE                              |
|                        | PAINTED CONC. PANEL (PAINT 'B') - SHERWIN WILLIAMS   |
|                        | SW 7030 - CORDON WHITE                               |
|                        | PAINTED CONC. PANEL (PAINT 'C') - SHERWIN WILLIAMS   |
|                        | SW 7029 - AGREEMENT GRAY                             |
|                        | PAINTED CONC. PANEL (PAINT 'D') - SHERWIN WILLIAMS   |
|                        | SW 7020 - ACID                                       |
|                        | PAINTED CONC. PANEL (PAINT 'E') - SHERWIN WILLIAMS   |
|                        | SW 6041 - OTTER                                      |

## BUILDING ADDRESSING COMMENTS

1. THE BUILDING ADDRESS SHALL BE POSTED WITH NUMBERS FROM 12" TO 20" TALL, IN A COLOR IN DIRECT CONTRAST TO THE BACKGROUND AND VISIBLE FROM THE STREET FROM WHICH THE BUILDING IS ADDRESSED. 2015 IFC-LA-505.I. MEASURED FROM CENTER OF ROADWAY 75'-150", HEIGHT 12" TO 20"
2. THE SUITE ADDRESS SHALL POSTED WITH NUMBERS FROM 4" TO 12" TALL, IN A COLOR IN DIRECT CONTRAST TO THE BACKGROUND AND VISIBLE AT ALL ENTRANCES TO THE SUITE. 2015 IFC-LA-505.I. MEASURED FROM CENTER OF ROADWAY 0'-75", HEIGHT 4" TO 12"



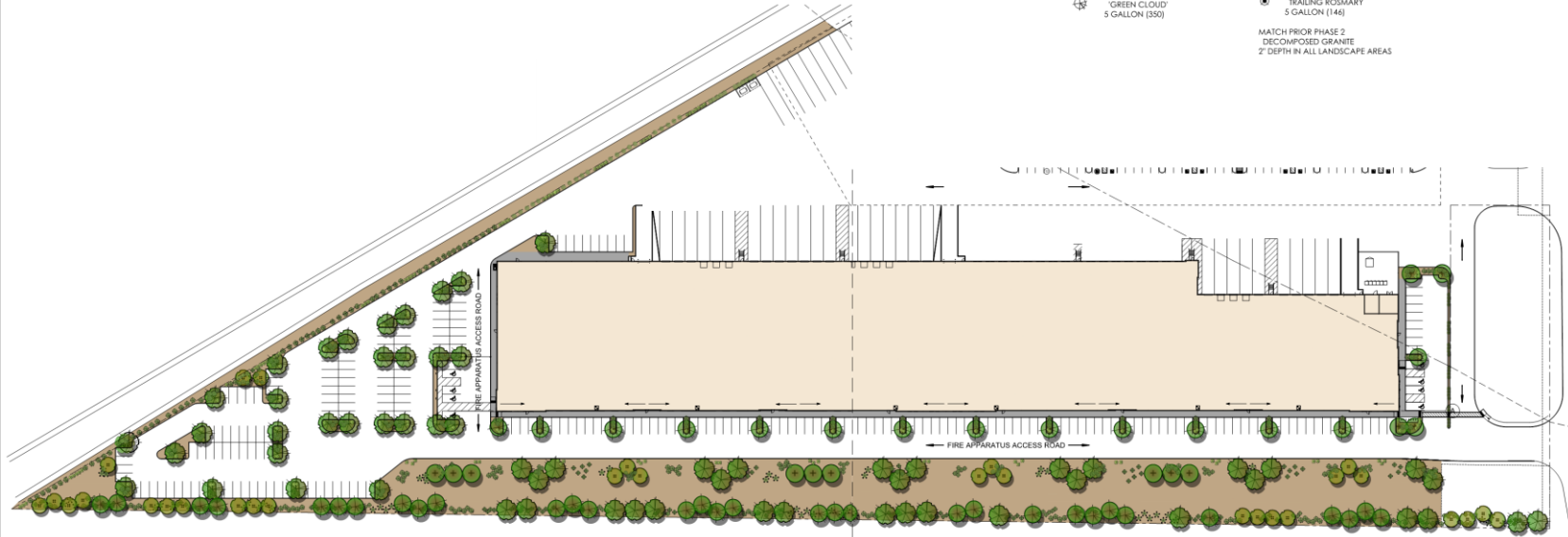
# TITLE 17 – SECTION 17.28.080(C)(19)

- MINIMUM REQUIRED: 5%
- PROVIDED: 28.13% ✓

## LANDSCAPE LEGEND

|                                                                                     |                                                                        |                                                                                     |                                                             |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------|
|  | CERCIDIUM 'HYBRID'<br>DESERT MUSEUM PALO VERDE<br>24" BOX (62)         |  | DASYLIRION WHEELERI<br>DESERT SPOON<br>5 GALLON (120)       |
|  | PISTACIA X 'RED-PUSH'<br>RED PUSH PISTACHE<br>48" BOX (13)             |  | ALOE SAPONARIA<br>ALOE VERA<br>5 GALLON (123)               |
|  | ACACIA WILLARDIANA<br>PALO BLANCO<br>24" BOX (30)                      |  | HESPERALOE FUNIFERA<br>GIANT HESPERALOE<br>5 GALLON (56)    |
|  | OLEA EUROPEA 'WILSONI'<br>FRUITLESS / POLLENLESS OLIVE<br>24" BOX (46) |  | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON (37)      |
|  | LEUCOPHYLLUM FRUTESCENS<br>'GREEN CLOUD'<br>5 GALLON (350)             |  | ROSEMARINUS PROSTRATA<br>TRAILING ROSMARY<br>5 GALLON (146) |

MATCH PRIOR PHASE 2  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



FS22-1628 LANDSCAPE



# RECOMMENDATION

## Staff Recommendation:

**Approve** subject to Stipulations 'a' through 'e'





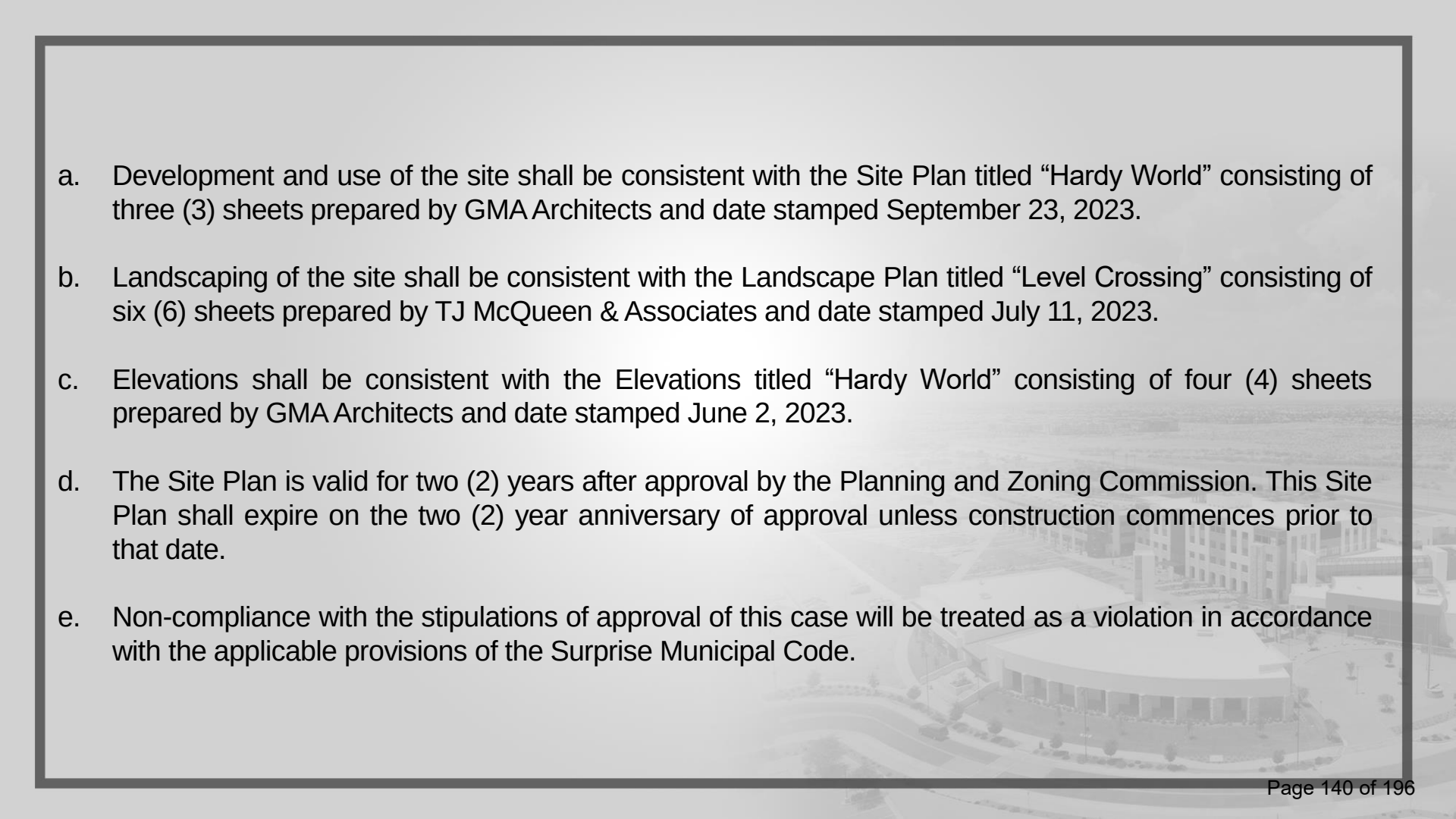
**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You





- 
- a. Development and use of the site shall be consistent with the Site Plan titled “Hardy World” consisting of three (3) sheets prepared by GMA Architects and date stamped September 23, 2023.
  - b. Landscaping of the site shall be consistent with the Landscape Plan titled “Level Crossing” consisting of six (6) sheets prepared by TJ McQueen & Associates and date stamped July 11, 2023.
  - c. Elevations shall be consistent with the Elevations titled “Hardy World” consisting of four (4) sheets prepared by GMA Architects and date stamped June 2, 2023.
  - d. The Site Plan is valid for two (2) years after approval by the Planning and Zoning Commission. This Site Plan shall expire on the two (2) year anniversary of approval unless construction commences prior to that date.
  - 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**

---

Council Meeting Date: September 21, 2023      Contact Person: Lloyd Abrams  
Submitting Department: Community Development      District: Internal  
Staff Recommendations: None

---

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

---

**Agenda Wording:**

Presentation and discussion to review the FY23 Community Development and Planning and Zoning Commission activity.

---

**Motion:**

Presentation and discussion only.

---

**Background:**

---

**Objective Analysis:**

---

**Policy Compliant:**

---

**Financial Impact:**

---

**Budget Impact:**

**FTE Impact:**

---

**ATTACHMENTS:**

1. PZ CD Update FY2023 - 9.21.23 PZ Meeting
-





# Citywide Development Update

Planning & Zoning Commission  
September 21, 2023

# CD PRESENTATION OVERVIEW



Planning & Zoning Commission Activity

Community Development Overview

Development Activity



# 3-YEAR SNAPSHOT

## PLANNING & ZONING COMMISSION

REVIEWED & CONSIDERED THE FOLLOWING CASES

|                  | FY23 | FY22 | FY21 |
|------------------|------|------|------|
| Site Plan        | 6    | 24   | 19   |
| Preliminary Plat | 12   | 19   | 11   |
| Rezone           | 14   | 15   | 14   |
| Conditional Use  | 18   | 10   | 11   |
| Text Amendment   | 2    | 6    | 2    |

# IN **FY23** THE **PLANNING & ZONING COMMISSION**

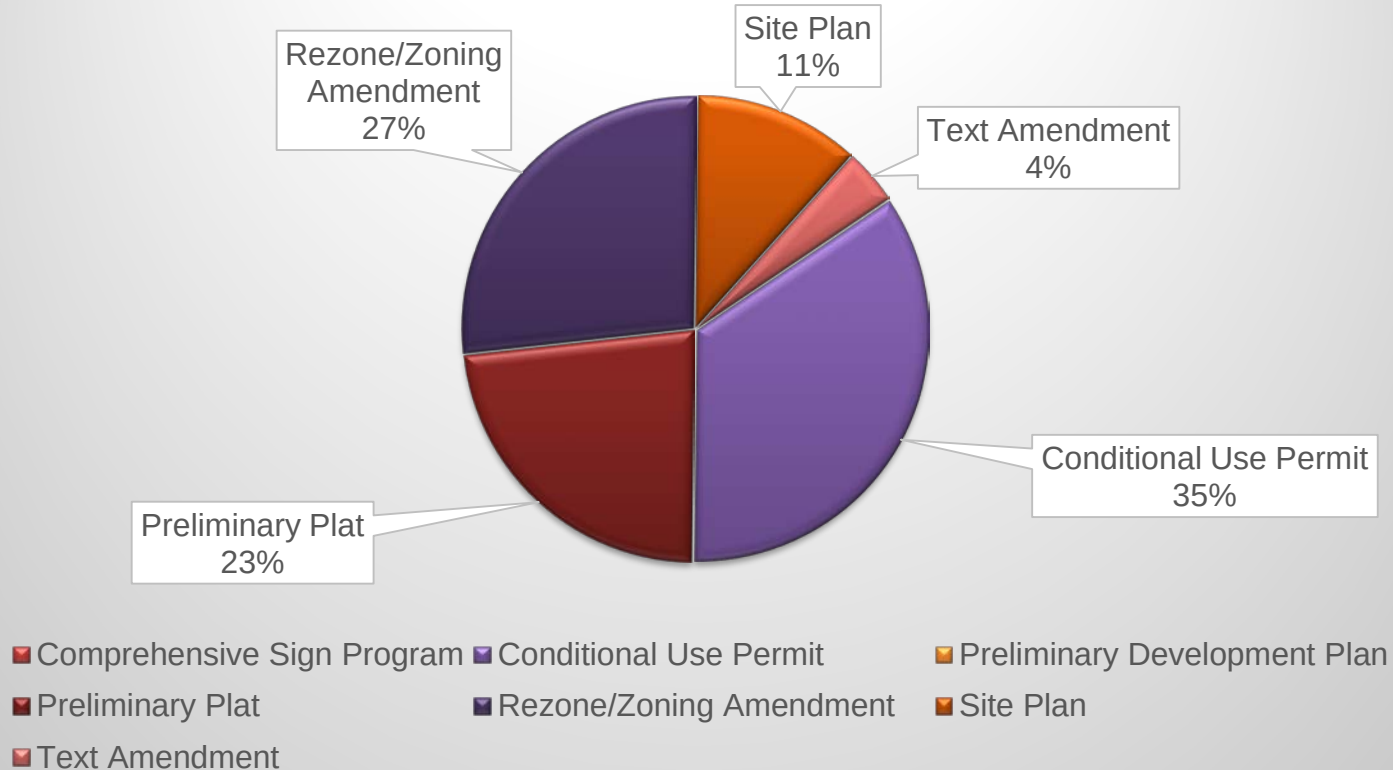
REVIEWED & CONSIDERED THE FOLLOWING CASES

|                         |    |
|-------------------------|----|
| Site Plans              | 6  |
| Preliminary Plats       | 12 |
| Rezones                 | 14 |
| Conditional Use Permits | 18 |
| Text Amendments         | 2  |

Grand  
Total:  
52



# Cases Considered by the Planning & Zoning Commission FY23

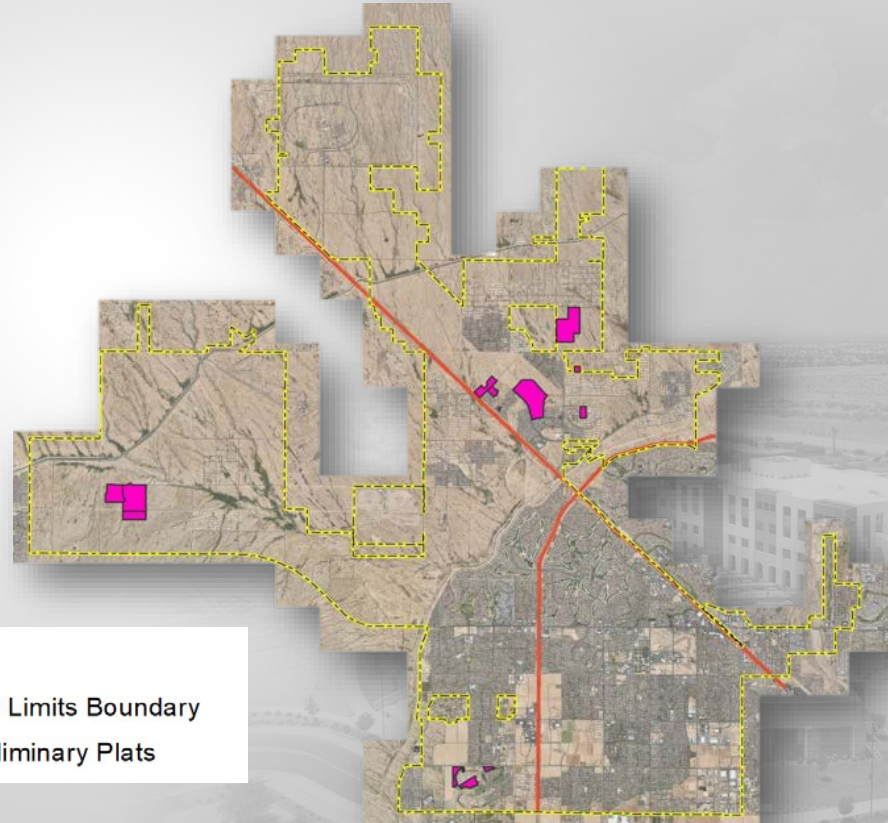


# Approved Preliminary Plats

- Number of Pre-Plats: **12**
- Pre-Platted Lots: **2,760**

## Legend

-  City Limits Boundary
-  Preliminary Plats





# Approved Final Plats

- **Number of Plats 68**

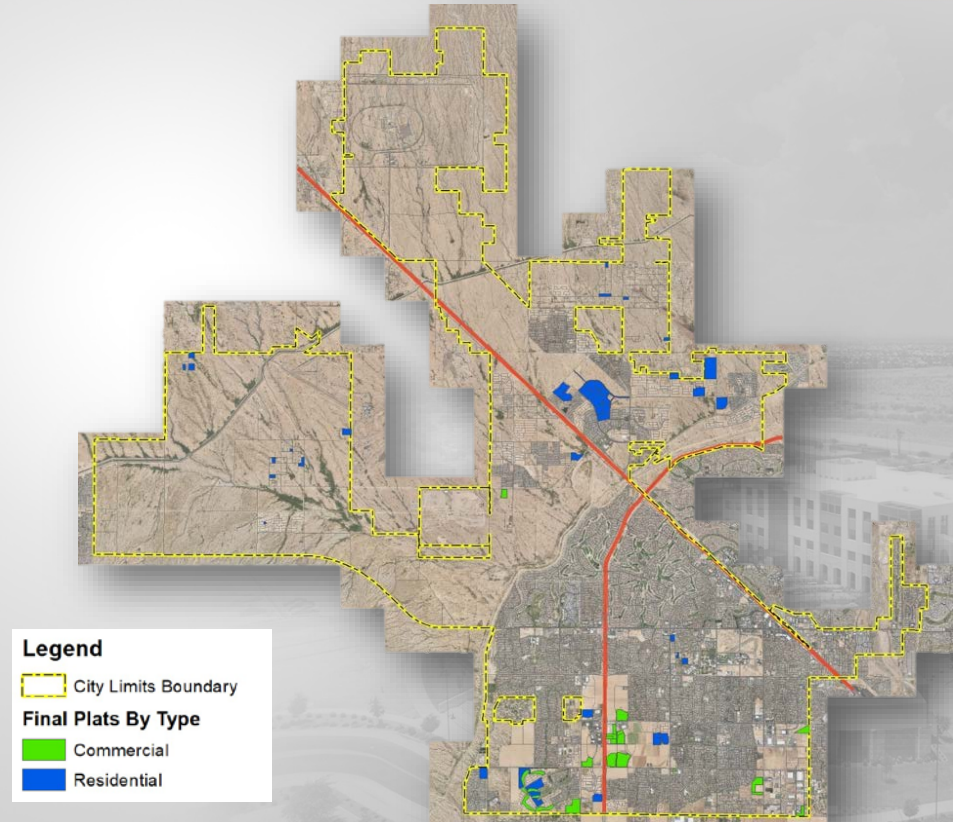
*Residential: 48*

*Commercial: 20*

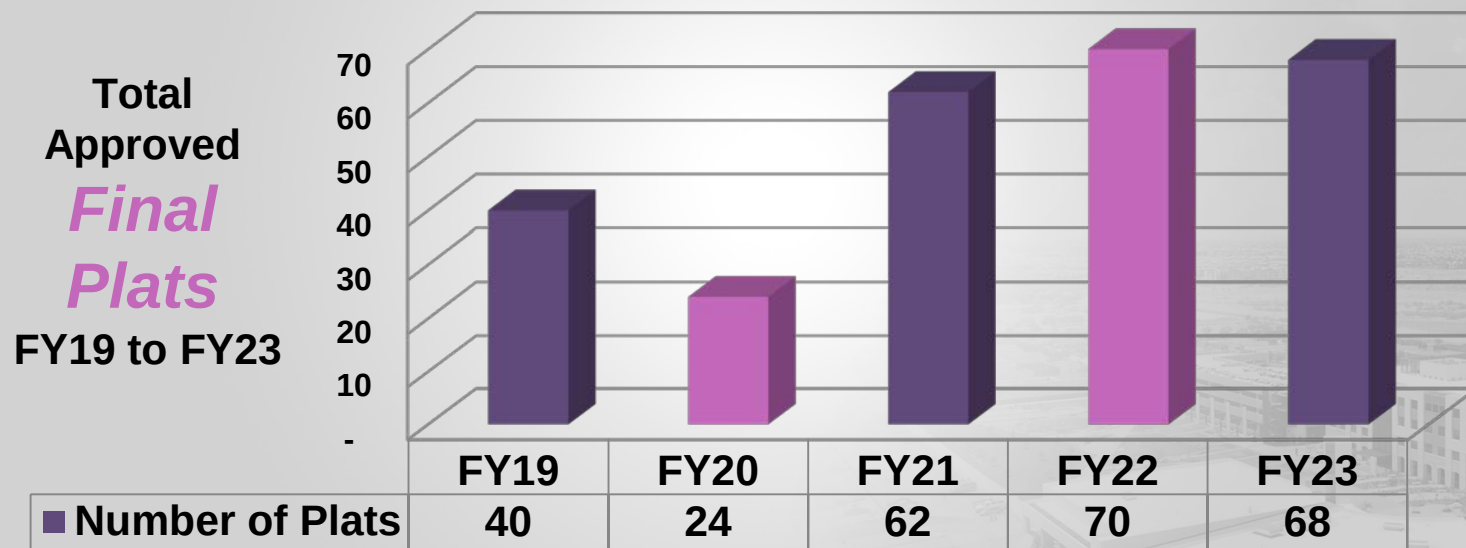
- **Platted Lots 3,236**

*Residential: 3,147*

*Commercial: 89*

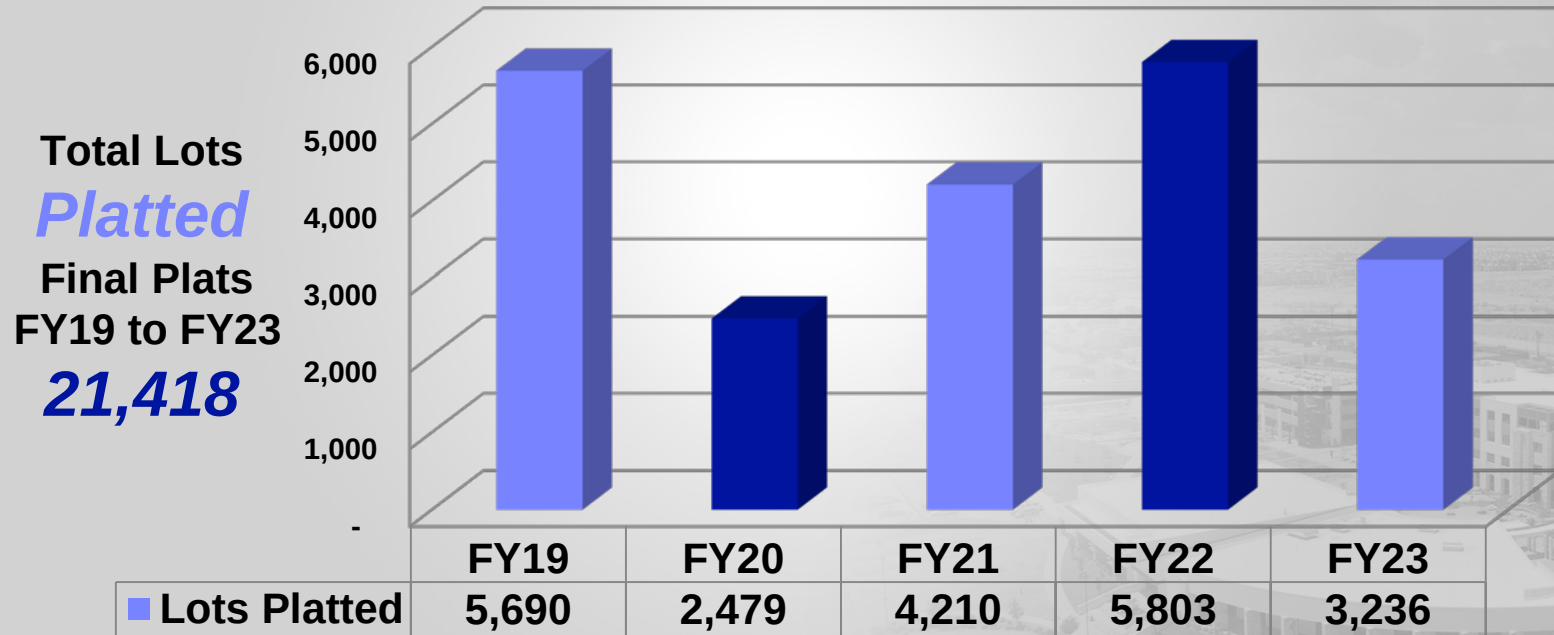


# Approved Final Plats

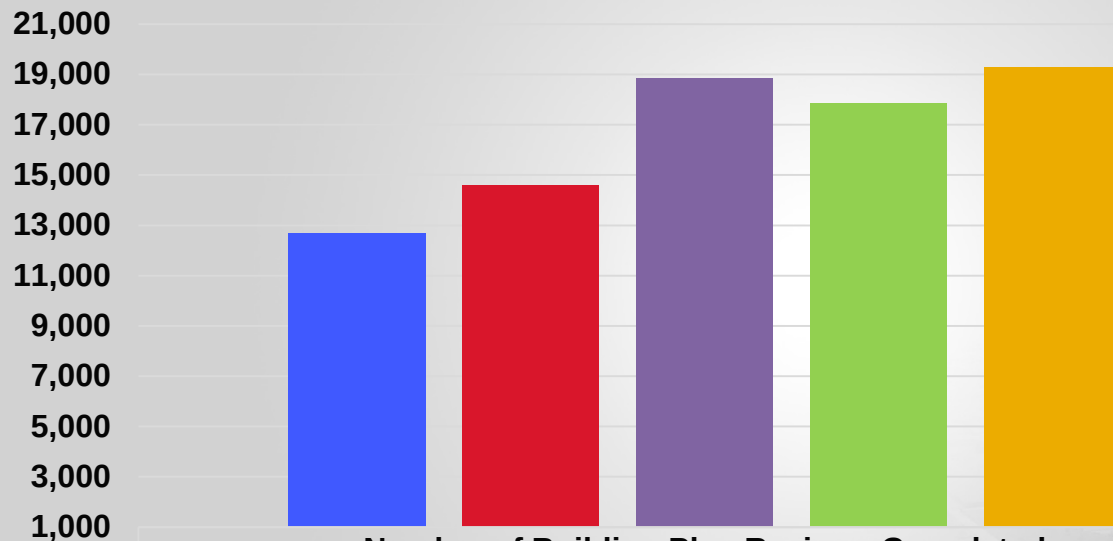




# Final Plat - Total Lots Platted



# Plan Review

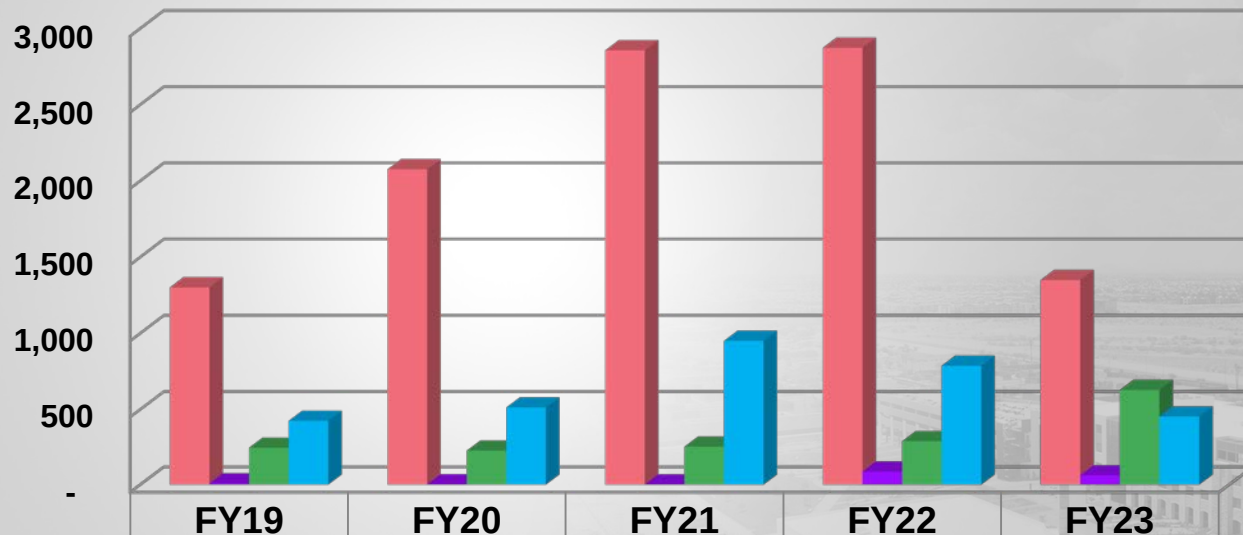


## % Completed On or Before Due Date

|      |        |
|------|--------|
| FY19 | 99.71% |
| FY20 | 99.64% |
| FY21 | 98.88% |
| FY22 | 98.47% |
| FY23 | 98.18% |



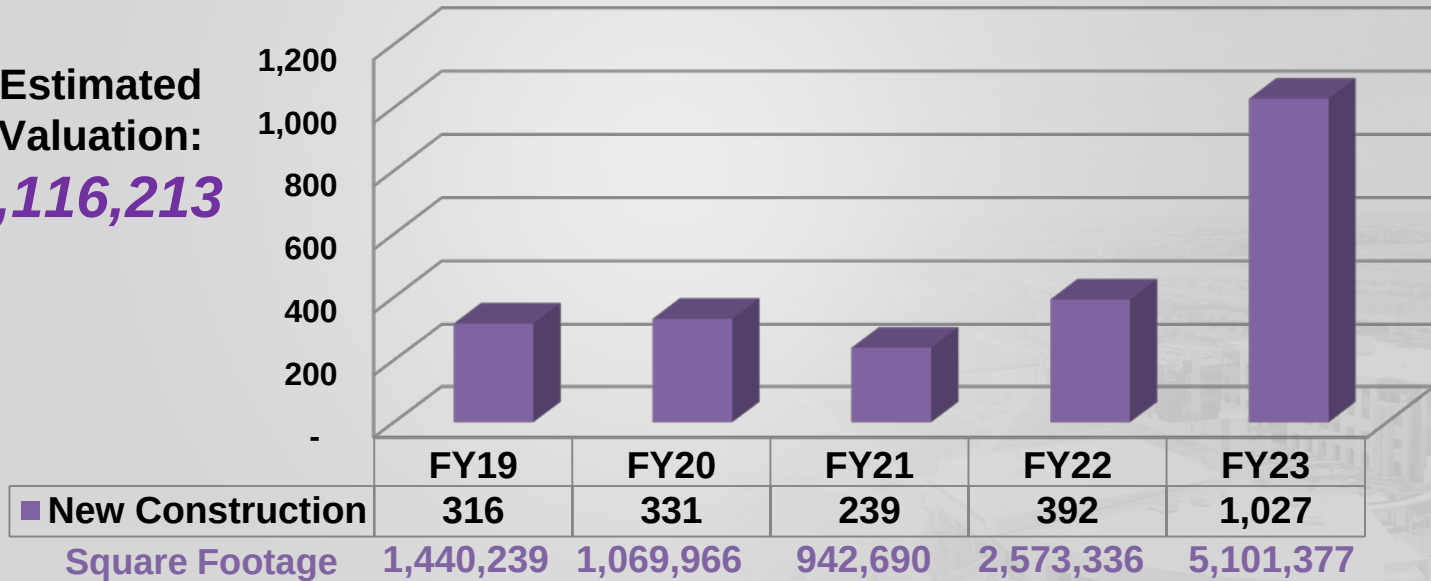
# Residential Permits Issued



|                     |       |       |       |       |       |
|---------------------|-------|-------|-------|-------|-------|
| Single Family (SFR) | FY19  | FY20  | FY21  | FY22  | FY23  |
|                     | 1,301 | 2,076 | 2,856 | 2,873 | 1,349 |
| Multi-Family Units  | 8     | 2     | 1     | 87    | 62    |
| Condos/Townhomes    | 245   | 226   | 252   | 288   | 628   |
| Residential Pools   | 424   | 513   | 950   | 787   | 453   |

# New Commercial

Total Estimated  
FY23 Valuation:  
**\$582,116,213**

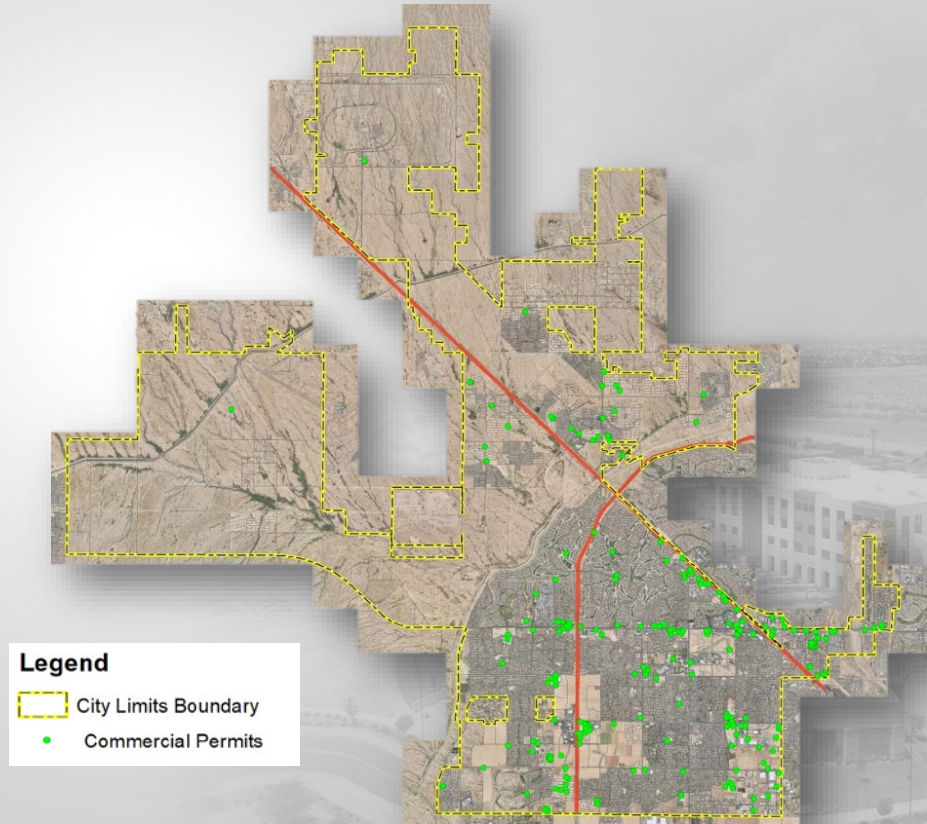




# New Commercial Activity

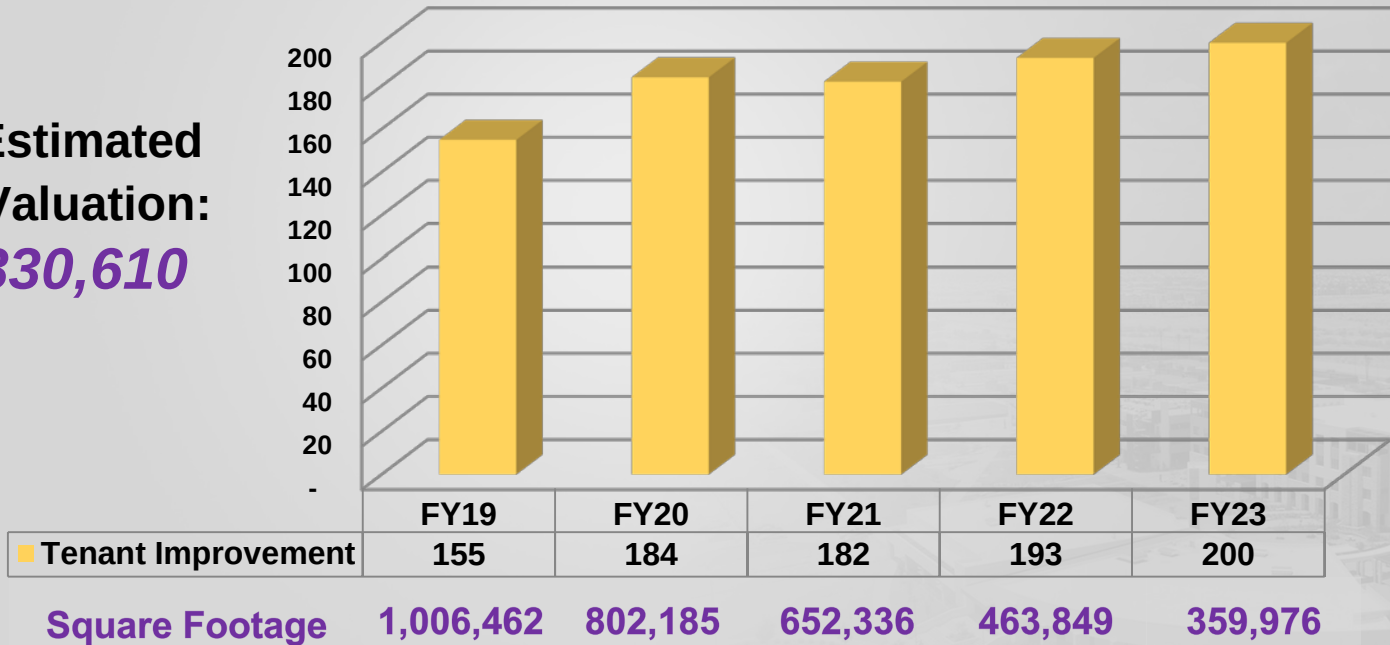
Commercial  
New Construction  
Permits

**1,027**



# Tenant Improvement

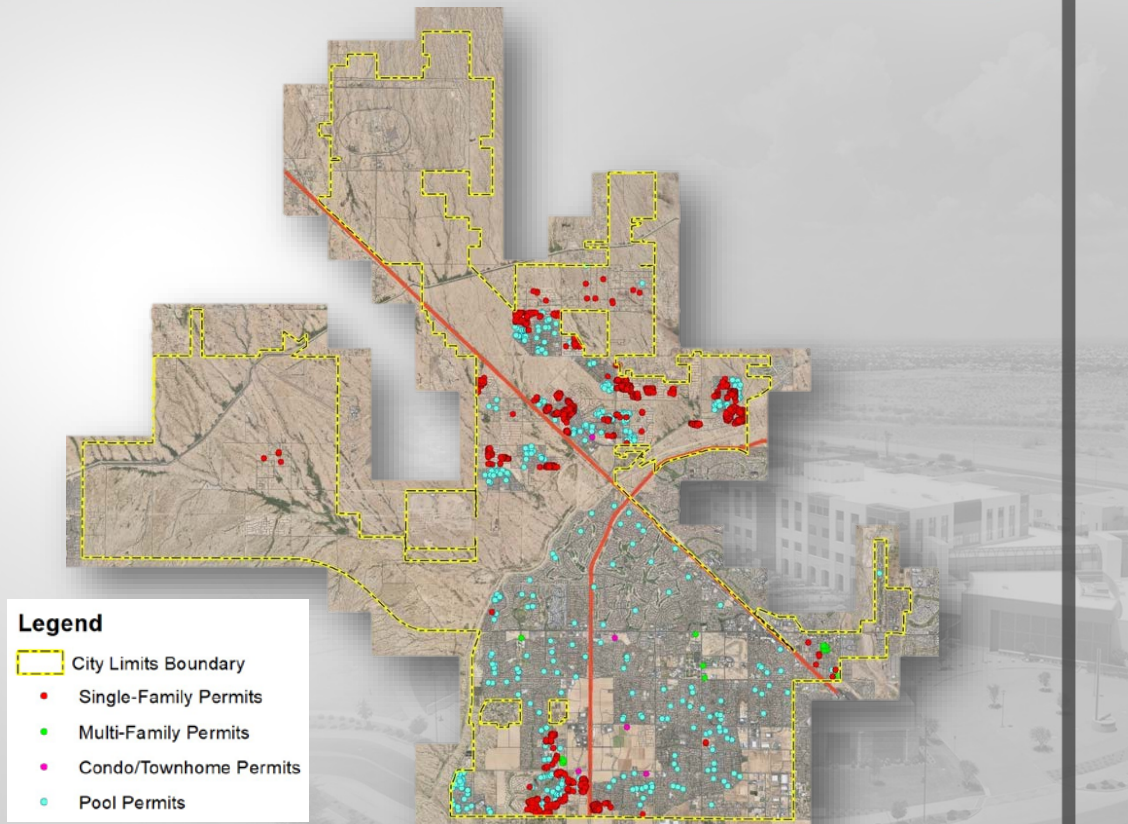
**Total Estimated  
FY23 Valuation:**  
***\$35,830,610***



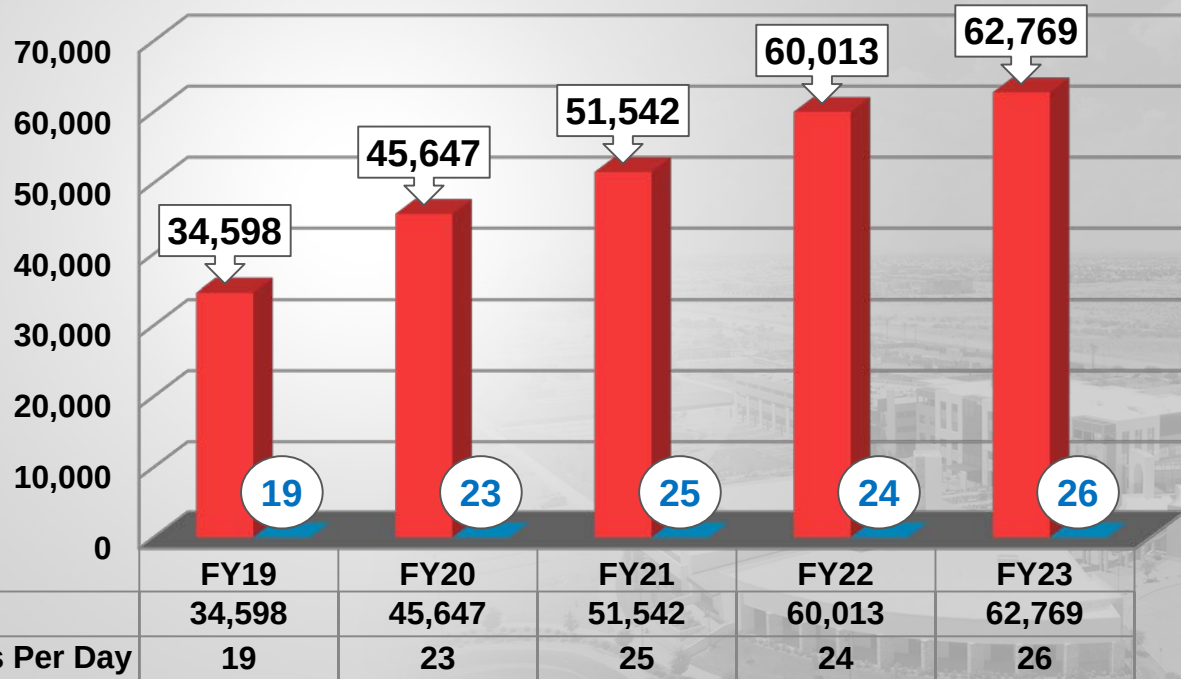


# Residential Permits Issues

|                    |       |
|--------------------|-------|
| Single Family      | 1,349 |
| Multi-Family Units | 62    |
| Condo/Townhome     | 628   |
| Pools              | 453   |

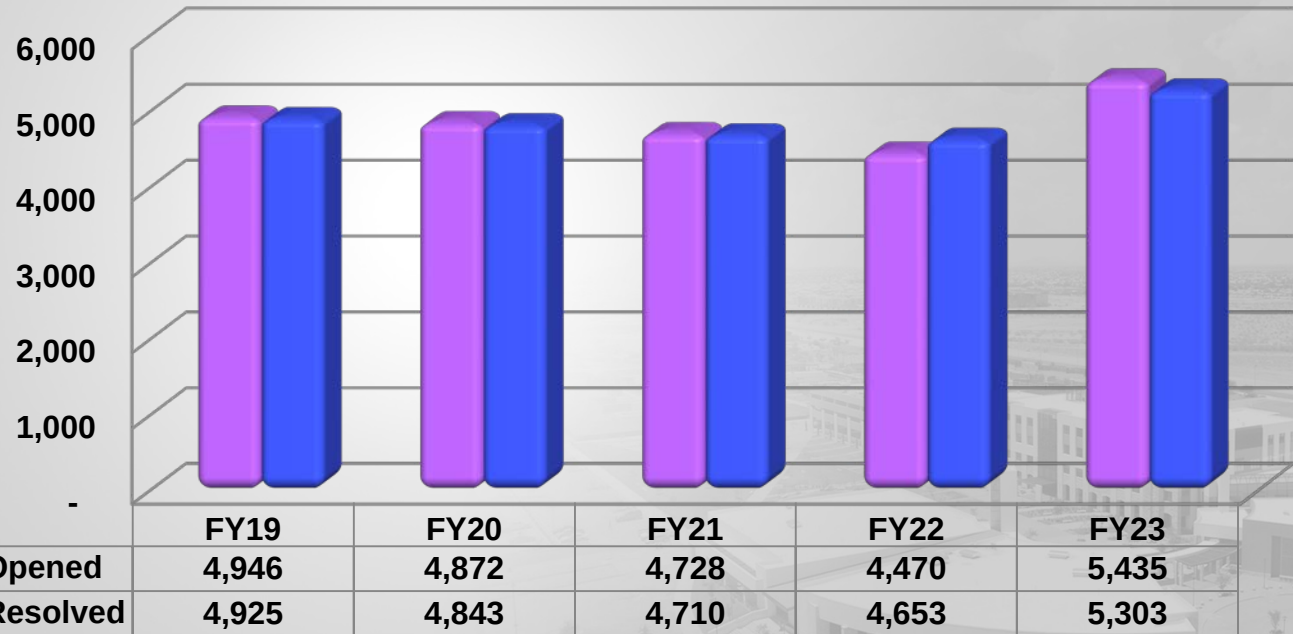


# Building Safety Inspections



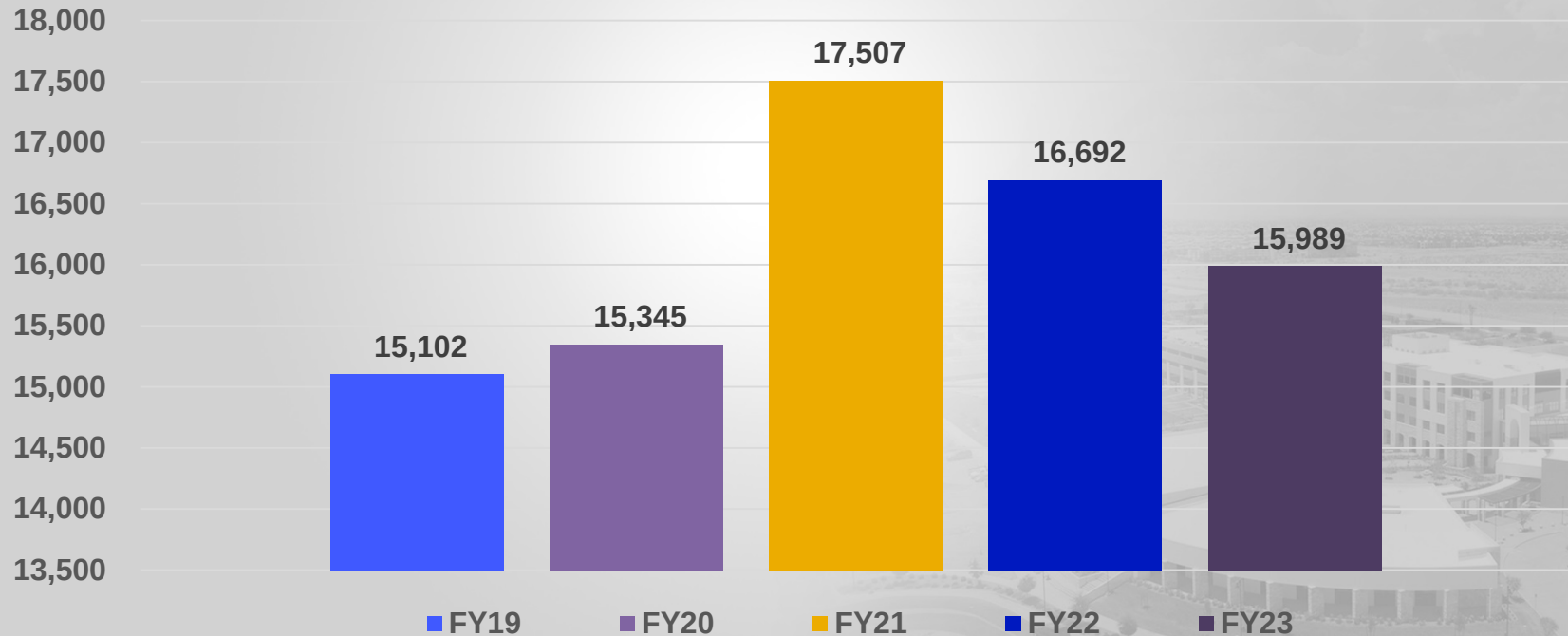


# Code Enforcement



# Code Enforcement

## Inspections Performed







# CD Activity Updates



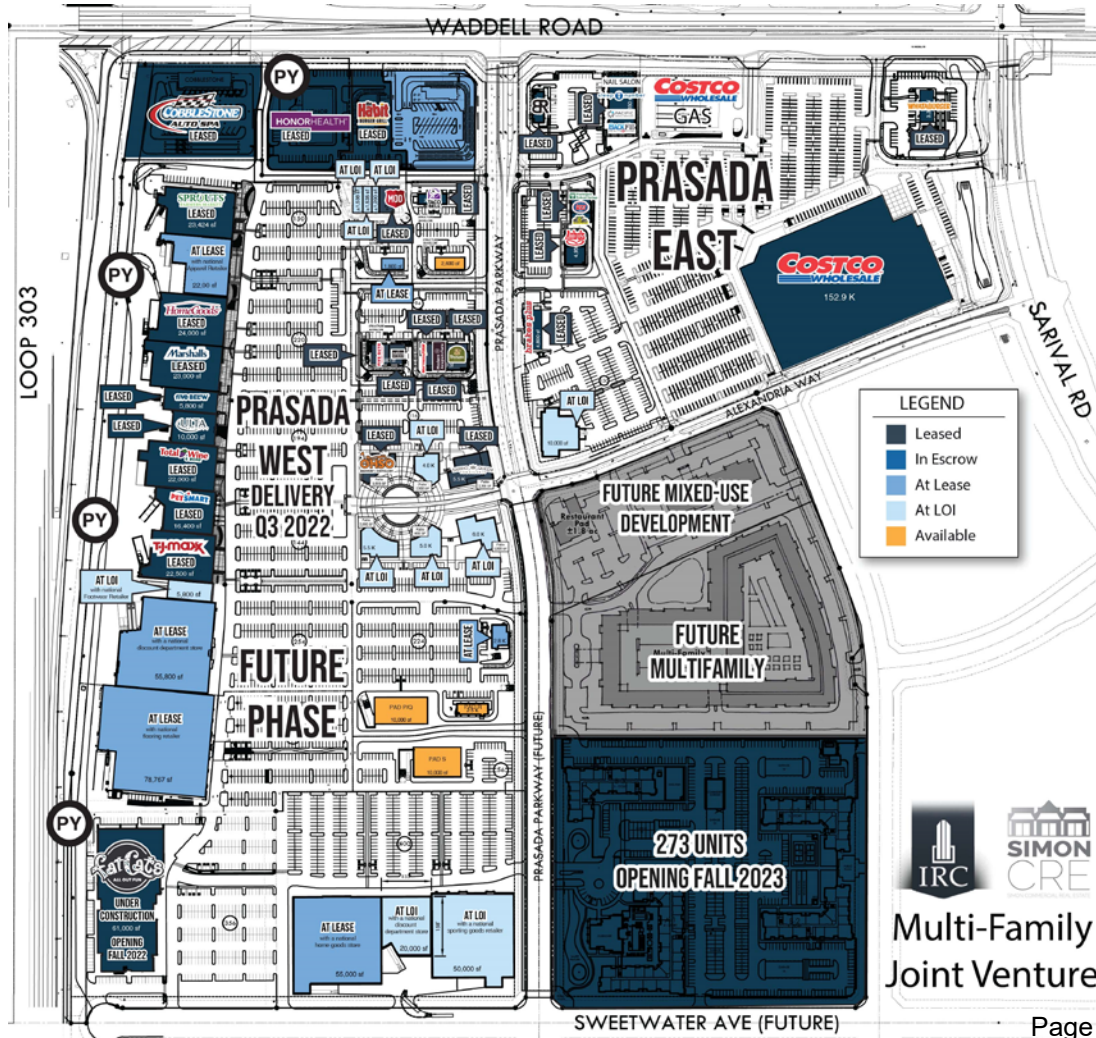
## **Prasada Development Activity**

# Prasada Shopping Center





# PRASADA NOTABLE ACTIVITY





**PRASADA  
NORTH**

**LEGEND**

- Leased
- In Escrow
- At Lease
- At LOI
- Available





# Ottawa Dorms

## City Hall Campus



# Multi-Family Projects



**Allora Apartments at  
175<sup>th</sup> Ave and Bell**





# Multi-Family Projects

**Surprise Alta at Litchfield Rd.  
and Statler Blvd.**



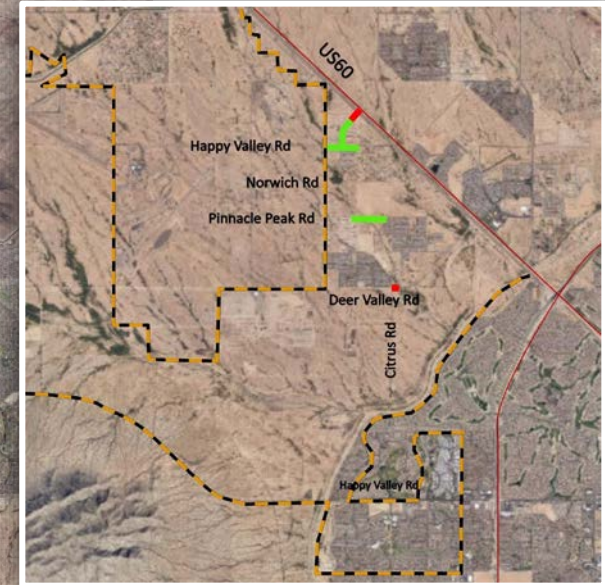
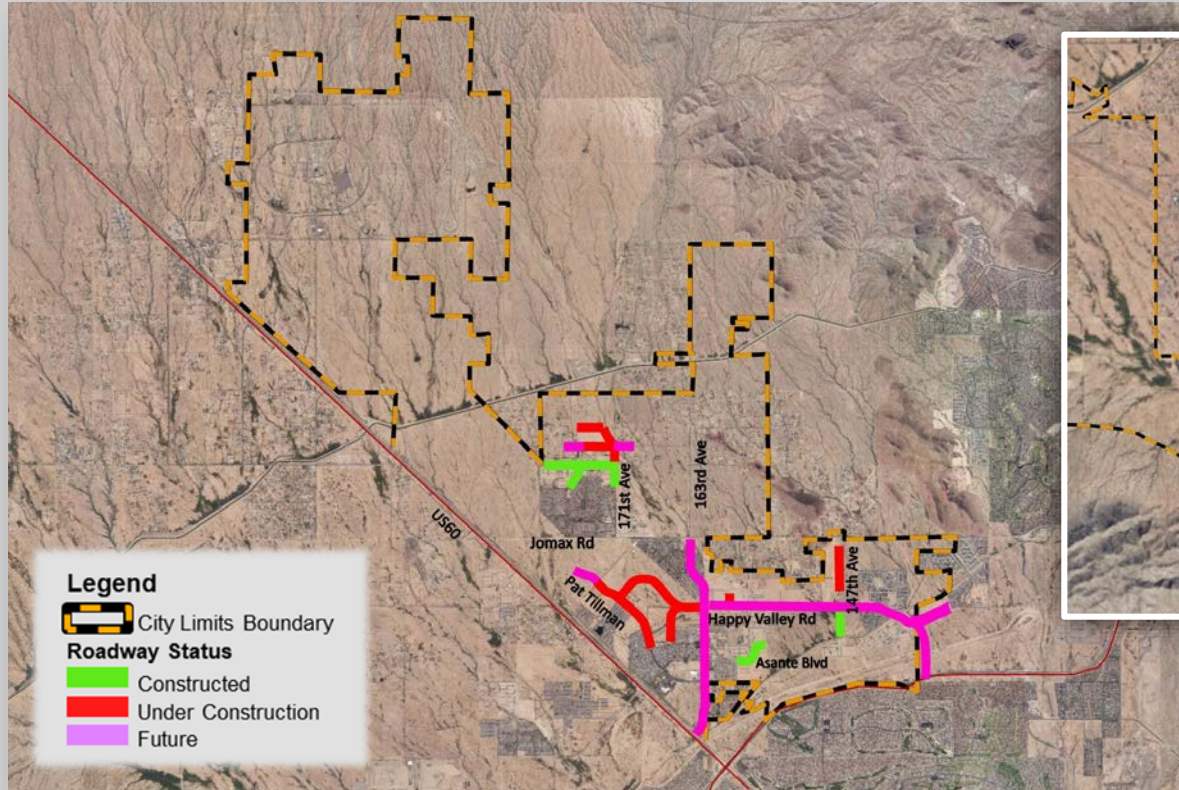
# Multi-Family Projects

**Springs at Stadium Village at  
Bullard Ave. south of Bell Rd.**

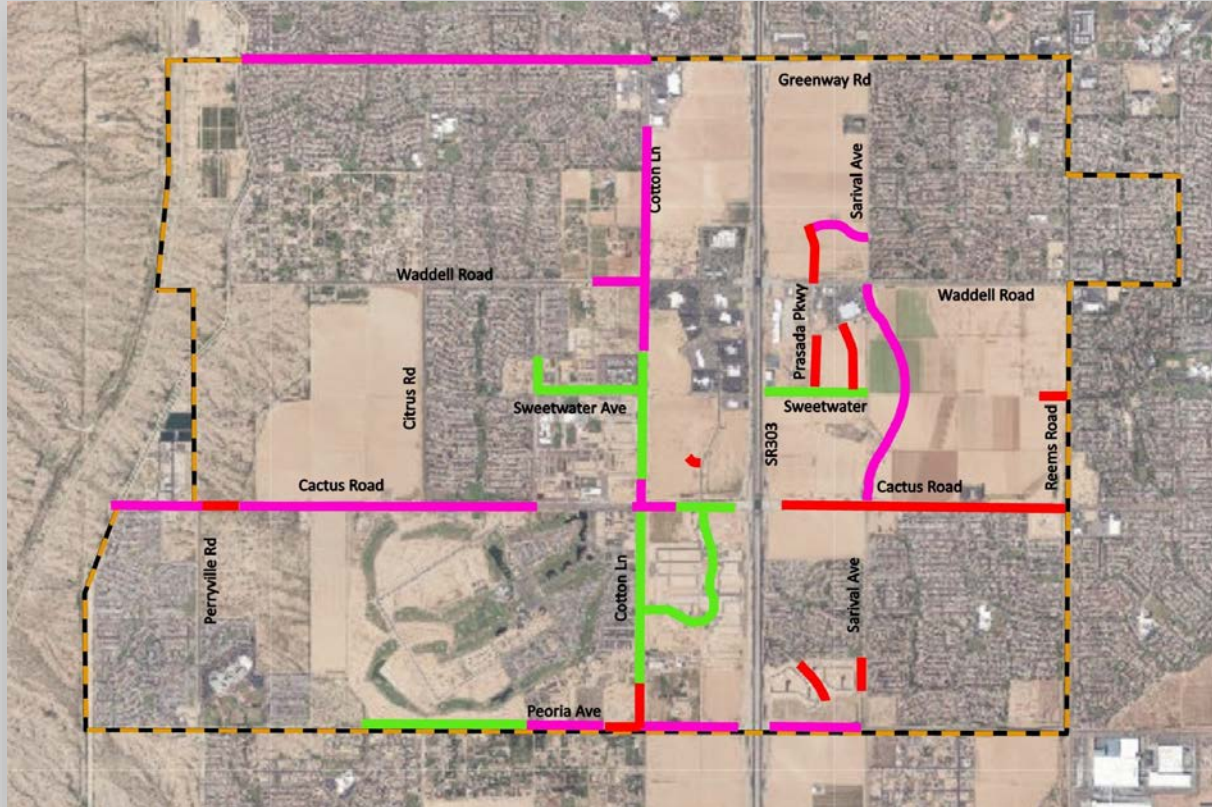




# Roadway Status District 1



# Roadway Status District 3

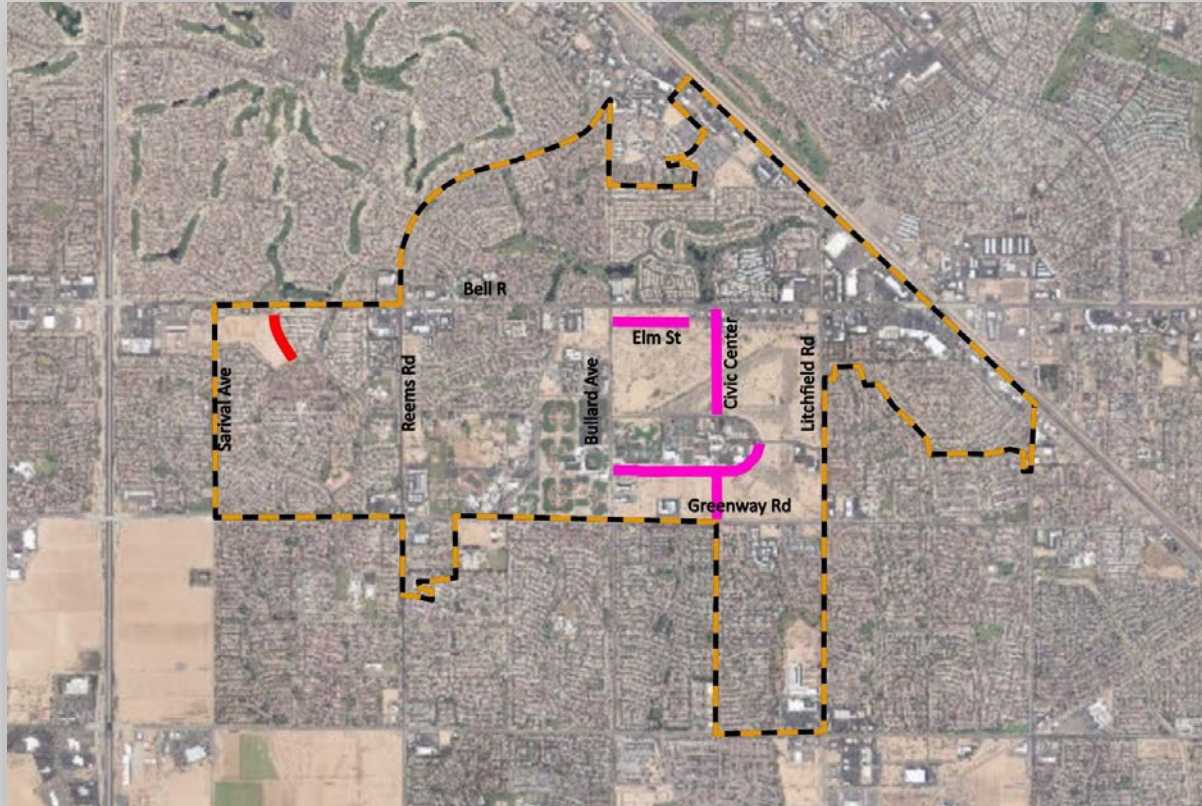


## Legend

-  City Limits Boundary
- Roadway Status**
-  Constructed
-  Under Construction
-  Future



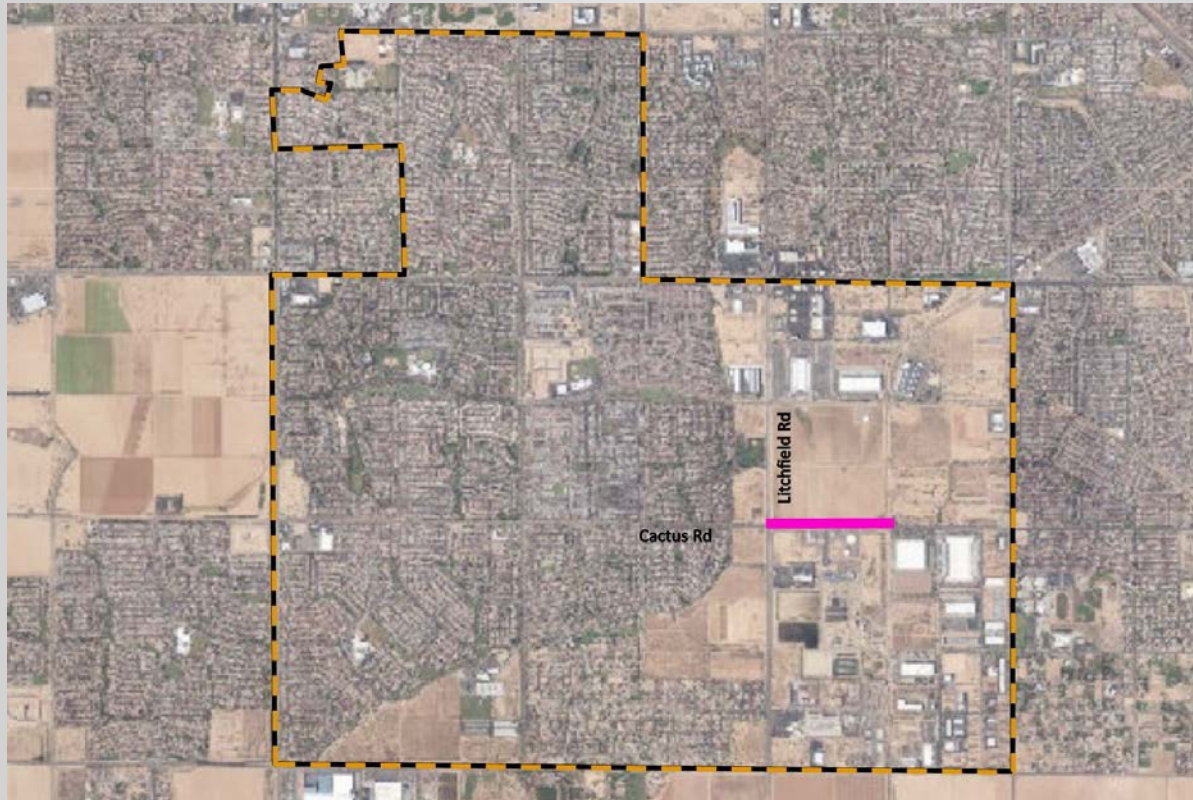
# Roadway Status District 5



## Legend

-  City Limits Boundary
- Roadway Status**
-  Constructed
-  Under Construction
-  Future

# Roadway Status District 6



## Legend

-  City Limits Boundary
- Roadway Status**
-  Constructed
-  Under Construction
-  Future





**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You



**CITY OF SURPRISE**  
**Planning and Zoning Commission**

Council Meeting Date: September 21, 2023

Contact Person: Jeffrey Murray, DEPUTY CITY  
ATTORNEY

Submitting Department: Community Development District: Internal

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

**Agenda Wording:**

Open Meeting Law Open Meeting Law and Conflicts of Interest

**Motion:**

Open Meeting Law and Conflicts of Interest Presentation and Discussion only.

**Background:**

**Objective Analysis:**

**Policy Compliant:**

**Financial Impact:**

**Budget Impact:**

**FTE Impact:**

**ATTACHMENTS:**

1. 23.09.21 Open Meeting Law





**SURPRISE**  
ARIZONA

# OPEN MEETING LAW TRAINING

LEGAL DEPARTMENT, SEPTEMBER 21, 2023

# OPEN MEETING LAW

**. . . opening the window on how government works in Arizona**





## **A.R.S §38-431.01(A)**

Arizona law states:

All meetings of any public body must be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies must occur during a public meeting.

# PURPOSE OF THE OPEN MEETING LAW

To ensure that the public has an opportunity to observe what the government is doing, and how it is being done.



# STATE POLICY A.R.S. §38.431.09

- Meetings of public bodies must be conducted openly.
- Notices and agendas provided for meetings with information reasonably necessary to inform the public of matters to be discussed or decided.
- Construe OML in favor of “open and public meetings.”
- Discuss or take action ONLY on items that are on the agenda.

# WHAT IS A MEETING?

Meeting: the gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to such action.

A.R.S. § 38-431(4).



“... in person or through technological devices”

## WHETHER

- All together in one room, OR
- One or more of the people participating by phone, OR
- One or more participating by computer, video chat, or phone
- Over time rather than all at once.

...it is all considered a meeting

# Another way to define meeting...

1. Phone calls.
2. Emails-be careful responding to emails. Using “Reply All” and Forwarding emails may lead to OML trouble.
3. Serial meeting-less than a quorum present. Later the same discussion is had with other members.
4. Social events-when in doubt, post as possible quorum.
5. Social media-be careful “liking” comments, emerging area of law.



# Are social events meetings?

- A.G. recommends that the event be posted if a quorum will be present.
- Identify time, date, location, and purpose.
- State that no legal action will be taken – and then don't talk about city business!
- It does not matter what label is placed on a gathering; it may be called a "work" or "study" session, or the discussion may occur at a social function.

Ariz. Att'y Gen. Op. I79-4 (¶7.5.1).

# ALTERNATIVE COMMUNICATIONS

- Letters
- Blogs
- Media (e.g. newspaper, radio)
- Social Media (e.g. Facebook, Twitter)

(Cannot use alternative methods of communication to circumvent Open Meeting Laws.)



# COMMUNICATION WITH STAFF

- Council/Board may communicate with staff.
- Staff may provide the Council/Board with reports or other information outside a public meeting.
- Staff may not be used to side step the open meeting law.

## **PENALTIES FOR VIOLATING THE OPEN MEETING LAW**

ARS § 38-431.07

- Civil Penalty up to \$500
- Removal from Office for Intentional Violations
- Plus court costs and attorney fees
- City cannot represent you or pay for a lawyer to represent you.





# Conflict of interest

Arizona statutory law requires public officers (or employee) who have a conflict of interest to do two things...

- 1) Disclose the interest
- 2) Refrain from any participation in the matter.

**A.R.S. §§ 38-501 to 511.**

# WHAT IS A CONFLICT OF INTEREST?

- A PUBLIC OFFICER OR EMPLOYEE
- WHO HAS (OR HIS RELATIVE HAS)
- A SUBSTANTIAL INTEREST

# SUBSTANTIAL INTEREST?

- A NON-SPECULATIVE
- PECUNIARY (financial)
- PROPRIETARY (business)
- EITHER DIRECT OR INDIRECT



# RELATIVES

- Your spouse
- Your children
- Your grandchildren
- Your parents
- Your grandparents
- Your siblings by full or half-blood & their spouses
- Your spouse's parent, brother, sister or child

# WHAT ALL APPOINTED OFFICIALS NEED TO KNOW.

- Conflicts can happen-just don't try to influence the decision or vote. Always disclose the interest.
- When in doubt --- ASK!!
- What to do at the meeting when you have a conflict? – Refrain from participation.

# GIFTS



Can you accept them? Can you give them?



# GIFTS - Accepting

- Public officers are prohibited from using or attempting to use their position to secure any benefit or anything of value.
  - A.R.S. § 38-504(c)
- Public officers are prohibited from agreeing to receive or receiving compensation other than as provided by law for services they render.
  - A.R.S. § 38-505(A)

# Exceptions

- *De minimis* gifts, i.e.:
  - 1) Unsolicited advertising or promotional material such as pens, scratch pads, calendars, etc... (basically trinkets).
  - 2) Other items of nominal value (e.g. box of candy or fruitcake) that are merely tokens of appreciation and not related to any particular transaction.

# Ask yourself

- How would you feel if the Arizona Republic ran a story about you receiving the gift?
- Would a citizen question whether the gift is intended to buy influence?



- If you have any reservation or question about the propriety of a gift or gratuity, the best practice is always to:

**DECLINE**



**SURPRISE**  
ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**