



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Wednesday, November 9, 2011 @ 6:00 PM
 Council Chambers

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- #1 District Internal Consideration and action on September 22, 2011 Planning and Zoning Commission minutes. Approve
Deb Perry,
Community &
Economic
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 3	<u>Consideration and action on Case FS11-283, a Conditional Use Permit for Carden Traditional School.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

- #3 District Citywide Review and discussion on the progress of the Village Five plan. No Action
Vineetha
Kantha,
Community &
Economic
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Nov. 2, 1011 at 8:15 a.m.

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
Boards and Commissions

November 9, 2011 @ 6:00:00 PM

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Board Meeting Date:	November 9, 2011	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on September 22, 2011 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 22, 2011 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes - September 22, 2011](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

September 22, 2011

REGULAR MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, September 22, 2011.

ROLL CALL

In attendance with Chair Jan Blair were Vice Chair Steve Somers and Commissioners, Ken Chapman, Jerry Hoyler, and Dennis Smith. Commissioners John Hallin and Matthew Bieniek were absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that the October 6th Planning and Zoning Commission Meeting will be cancelled.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for August 4, 2011.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for August 4, 2011**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Hallin, Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS11-095 – Consideration and action – Palm Vista School**

Planner Bart Wingard presented the project to the commission. Staff recommended approval of **FS11-095, a conditional use permit for Palm Vista School.**

There was discussion regarding:

- Reservations regarding permanent use
- Time limitation on CUP
- Concern with lack of options for roofing and roof line

In response to Chair Blair, Director Mihelich stated that time limitations were discussed with the applicant; however, their request is for a permanent use.

Chair Blair opened the call to the public

Jessie Cook Jr., Chairperson for Above and Beyond and Palms Christian Schools, stated that they had been advised there could be a time frame put on the use and the buildings themselves; however, the applicant was hoping for an approval of permanent use. Mr. Cook stated that the school would be open to a limited time frame of significant length, for example 15 years.

Darrel Wilson, Chairman of the building committee, stated that he has been working closely with the architect. Mr. Wilson stated that the proposed buildings meet and exceed all state standards, they are fabricated here in valley, and the foundation is concrete and steel. The school wouldl work diligently at maintaining the appearance to ensure they do not detract from the surrounding area.

Sandra Key, Vice Chair for building committee, stated that the church is spending considerable money in order to satisfy the Commission's requirements. Money is being spent on high quality buildings, stucco so they appear as permanent buildings, and roofing material to mimic tile. The church would like to keep the buildings there for as long as the church is there.

Erica Dunn, school administrator, asked that the Commission consider what the buildings mean to the community and the children.

Hearing no further comments, Chair Blair closed the call to the public.

Commissioner Hoyler suggested that the Commission discuss a time frame limitation of 10 years with a possible 5-year renewal, totaling 15 years maximum time allowance.

There was discussion regarding:

- Setting precedent
- Details of adding condition, i.e. inspections, review by Commission
- Voting on project as is versus adding a condition

At 6:32 p.m. Commissioner Smith made a motion to recess for 10 minutes so staff could meet with applicant to revise condition language. Vice Chair Somers seconded the motion. Motion passed with a vote of 5 ayes and 2 absent (Hallin, Bieniek).

Chair Blair reconvened The Planning and Zoning Commission Meeting at 6:44 p.m.

Director Mihelich stated that should the commission decide to move this forward, the following Condition 'h' could be added:

h) All school office and classroom buildings as shown on the site plan dated August 11, 2011 shall be allowed for use for up to ten (10) years from the issuance of the building permit. Thereafter, city staff and its retained consultants shall evaluate the classroom buildings for compliance with all applicable city codes related to safety, structural integrity, and appearance. The Planning and Zoning Commission shall review the staff report at a public hearing and may extend the use of the office and classroom buildings for a period not to exceed an additional five (5) years.

Commissioner Chapman made a motion to approve **FS11-095, a conditional use permit for Palm Vista School** and adopt staff's findings; subject to conditions 'a' through 'h,' as amended. Commissioner Hoyler seconded the motion. The motion passed with a vote of 3 ayes, 2 nays (Blair, Somers) and 2 absent (Hallin, Bieniek).

- **Item 3: LPD09-009 – Consideration and action – Village 3**

Planner Vineetha Kartha presented the project to the commission. Staff recommended approval of **LPD09-009, a comprehensive long range plan for Village 3.**

In response to Commissioner Chapman, Planner Kartha stated that there will be restrictions on commercial signage and lighting for minimal impacts to the environment

In response to Commissioner Smith, Planner Kartha stated that building height limitations will be in effect.

Chair Blair opened the call to the public.

Arthur Burrows, resident, stated that he was part of the Village 3 Planning Committee and was very happy with the way the committee was managed.

Hearing no further comments, Chair Blair closed the call to the public

Commissioner Hoyler made a motion to recommend approval to the Mayor and council **LPD09-009, a comprehensive long range plan for Village 3** and adopt staff's findings. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Hallin, Bieniek).

- **Item 4: LPD09-335 - Consideration and action – Streetscape Design Guidelines**

Planner Vamshee Kovuru presented the project to the commission. Staff recommended approval of **LPD09-335, Streetscape Design Guidelines**.

Commissioner Smith expressed concern about the landscaping due to the possible Arizona American Water Company's 89% water rate increase. Director Mihelich stated that there are alternatives such as draught resistant and low water use plants. In addition, much of the landscaping irrigation is done with reclaimed water which has a considerably lower cost for use.

Chair Blair opened the call to the public. Hearing no comments, Chair Blair closed the call to the public

Commissioner Somers made a motion to recommend approval to the Mayor and Council **LPD09-335, Streetscape Design Guidelines** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Hallin, Bieniek).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:18 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Misty Leslie, Planner Hobart Wingard, Planner Vineetha Kartha, Planner Vamshee Kovuru, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich, Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

November 9, 2011 @ 6:00:00 PM

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Board Meeting Date:	November 9, 2011	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS11-283, a Conditional Use Permit for Carden Traditional School.

Motion:

I move to approve FS11-283, a Conditional Use Permit for Carden Traditional School and to adopt staffs findings and conditions a through i.

Background:

The request is for a Conditional Use Permit to expand the current educational campus from approximately 11 acres to 19 acres. The project will include classrooms, a gym/multi-purpose structure, kitchen/dining facilities, parking, and recreational fields/courts.

Financial Impact Statement:

The proposed use will provide a one-time collection of construction sales tax.

ATTACHMENTS:

Click to download

- ☐ [STAFF REPORT](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan](#)
 - ☐ [Elevations](#)
 - ☐ [Landscape Plan](#)
 - ☐ [Citizen Participation Report](#)
 - ☐ [EMAIL](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Director, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: November 9, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS11-283, Carden Traditional School

Application Summary

The applicant is requesting a Conditional Use Permit (CUP) in order to expand the Carden Traditional School in multiple phases.

Location

The school is located approximately 1,000 feet west of Reems Road, bounded to the north by Custer Lane and to the south by Acoma Drive on two (2) parcels that cover 19 acres.

History

- On September 10, 1998, the subject property was annexed into the City of Surprise.
- On April 2, 2002, a CUP for a school was approved by the Planning and Zoning Commission.
- On May 21, 2002, a CUP amendment was approved by the Planning and Zoning Commission to extend the use of the temporary classrooms until January 6, 2003.
- On December 17, 2002, a CUP amendment was approved by the Planning and Zoning Commission to extend the use of the temporary classrooms until July 1, 2004.
- On January 6, 2009, a CUP amendment was approved by the Planning and Zoning Commission to extend the use of the temporary classrooms up to September 1, 2012.
- On June 24, 2010, a rezone with a Planned Unit Development (PUD) overlay was approved by the Mayor and City Council for Custer Court to allow residential and/or expansion of the Carden School Campus.

Project Summary

The proposed project will be a multi-phased expansion of the existing Carden School campus. The school is proposing to expand the existing 11.4 acre facility to 19 acres by acquiring the adjacent parcel to the north. The school will accommodate kindergarten through the fifth grade in the southern half of the project area, while middle school children (grades six through eight) will occupy the northern portion.

Primary access to the existing facility is from Acoma Drive to the south. The addition of the northern parcel will allow for a secondary access from Custer Lane to the north. Both streets access Reems Road, located approximately 1,000 feet to the east. Student drop-off/pick-up areas are provided near both access points. The campus setting will provide pedestrian access into, and throughout, the site.

The initial phase will include a gymnasium, 24 additional classrooms, a cafeteria building, administration offices, parking, and several recreational sports courts and fields. Additionally, the temporary parking located to the west of the existing school will be paved. A subsequent phase will include additional educational facilities north of the proposed gymnasium/classrooms.

The educational buildings have articulated building forms in a contemporary style. Building materials include stucco as well as split-face and smooth concrete masonry units (CMUs).

Four (4) of the existing modular buildings are to be removed in conjunction with the construction of the gymnasium/classrooms. The remaining four (4) modular buildings are proposed to remain and will be screened by an eight (8) foot decorative masonry wall along the southern and western elevations. Carden School, as part of this request, intends to remove the remaining four (4) structures within a ten (10) year time frame.

The landscaping plant material was selected to complement the existing landscaping on the campus as well as to provide water conservation through the use of low-water plant material. A 3-foot-high masonry wall, designed to complement the architecture and to provide vehicle screening will be installed along Custer Lane.

Citizen Review Meeting

A Citizen Review Meeting was held on October 20, 2011 at the existing school site. A summary is attached.

Economic Impact Analysis

The proposed use will provide a one-time collection of construction sales tax.

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings

1. Staff finds that the proposed site plan and conditions comply with the Surprise Municipal Code.
2. Staff finds that the proposed site plan and conditions comply with the General Plan.
3. Staff finds that the proposed site plan and conditions comply with the Custer Court PUD.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a) The Site Plans, Sheets 'A100,' 'A101,' and 'A102,' prepared by HDA Architects, LLC and dated October 3, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. The sidewalk that travels directly north of the northern administration building will continue to the sidewalk along Custer Lane.
 2. All sidewalks will be a minimum of five (5) feet in width, and seven (7) feet in width if adjacent to parking spaces.
 3. The southwestern parking lot will be screened from Acoma Drive with landscaping, berming, a three (3) to four (4) foot masonry wall that matches the design of the screen walls found throughout the site, or any combination of these.
 4. Sight visibility triangles will be provided at all site access driveways per the American Association of State Highway and Transportation Officials (AASHTO) criteria and Traffic Impact Analysis (TIA) recommendation.
 5. Revise offsite improvements for Custer Lane as per email sent to the applicant on October 11, 2011. Additional requirements are stated in Condition 'e)' and in the TIA.
 6. Provide offsite improvements for Acoma Road as stated in Condition 'e).'
 7. Driveways shall comply with City of Surprise Engineering Development Standard Detail 3-08.
 8. Show existing and proposed Rights-Of-Way (ROW) and easements. Additional ROW will be required due to the right turn lane needed along Custer Lane.
 9. Label all existing and proposed fire hydrants and Fire Department Connections (FDCs). Fire hydrant locations will be consistent on both the site plan and civil documents.

10. Revise to show that the intersection of Carden School middle access driveway and Acoma Road is operating as an exit only access.
- b) The elevations, Sheet 'A301,' prepared by HDA Architects, LLC and dated September 30, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. The northernmost face of the administration building will include an architectural embellishment above the 22 foot height.
 2. Parking screen walls, trash enclosures, and other structures will be finished to match the character of the architecture throughout the site.
- c) The planting plan, Sheet 'L100,' prepared by HDA Architects, LLC and dated September 27, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. 50 percent of the trees are to be 24-inch box, 30 percent 36-inch box, and 20 percent 48-inch box size as defined by the Arizona Nursery Association (ANA).
 2. Landscaping will be placed along Custer Lane and Acoma Drive at a rate of one (1) tree and four (4) five (5) gallon shrubs and/or groundcover plants for every 25 feet of landscapable frontage. Trees species will be consistent with Chapter eight (8) of the City of Surprise Engineering Development Standards.
 3. The Mesquite trees will be thornless.
 4. Additional buffering landscape will be provided to the west of the southwestern parking area and the east of the proposed classroom and parking area at the rate of one (1) tree and five (5) shrubs and/or groundcover plants for every 400 square feet of landscape area.
 5. The landscape plan will include all changes required on the site plan.
- d) The TIA prepared by CivTech and dated October 17, 2011, shall be revised and submitted for administrative review and approval to include the following modifications:
 1. The following items are inter-related and the TIA needs to eliminate the queue on public ROW without adversely impacting the Imagine School and Dysart Unified School District (DUSD) buses.
 - i. The available queue storage at the south pick-up area of 875 feet is not adequate for the estimated queue length of 1,260 feet per the TIA. Provide an on-site solution to address the remaining 385 feet of queue length (approximately 20 vehicles) that overflows into the ROW. Provide a traffic management plan that details pick-up and drop-off procedures. Consider using the fire lane.
 - ii. Provide a comparison of drop-off and dismissal times with Imagine School and DUSD. Verify to show no conflict.

2. Provide a warrant analysis to determine if the signal at Reems Road and Custer Lane intersection is needed.
 3. Verify if the analyses have any reduction for walking students. Nothing in the TIA discusses pedestrian movement.
 4. Specify the use and location of the cones as noted in the TIA where they are recommended to be placed. The cones cannot be placed within the city ROW.
 5. Provide a pedestrian crossing across Custer Lane with a sidewalk ramp at the northwest corner of the site.
 6. On 157th Avenue, the TIA states that 125 feet of storage is required. Existing 100 feet of storage is striped today. Revise the TIA to address the school traffic queuing in the peak 15 minutes verse the hour for the southbound lefts. Adjust the storage requirements and recommend the changes to striping accordingly.
 7. The sidewalk at the northeast corner of the site shall match the existing sidewalk as placed by Imagine School.
 8. Items one (1) to six (6) above shall be addressed prior to submittal of civil construction documents.
- e) The Preliminary Grading and Drainage Plan, Preliminary Utility Plan, and Preliminary Drainage Report prepared by Rick Engineering Company, dated October 1, 2011, shall be revised and submitted for administrative review and approval to include the following modifications:
1. Update offsite improvements for Custer Lane and Acoma Road per Conditions a) and b).
 2. Retention basins adjacent to the public ROW may need modification after offsite improvements are finalized.
 3. Catch basins with grates are not allowed in the ROW.
 4. Storm drains within the ROW shall be a minimum of 18-inch.
 5. Label the storm ultimate outfall location and elevation.
 6. Per the 2006 International Plumbing Code (IPC), a 6-inch sanitary sewer line shall have a minimum slope of 1/8-inch per foot (approximately 1%). Since the proposed sewer slope is 0.5%, a sanitary sewer report shall be submitted with civil construction documents. If the design is determined to be inadequate based on the sewer report, then an approved alternative shall be in place prior to issuance of permit.
 7. A backflow prevention assembly is required on fire service lines if the length from the tap to the riser is greater than 50 feet.

8. Label water meter and backflow prevention assemblies.
 9. Verify whether the fire hydrant located south of the proposed gymnasium is proposed or existing.
 10. The fire hydrants proposed on the site plan will match the civil drawings.
 11. Maintain a minimum horizontal separation of six (6) feet between sanitary sewer and water lines in all public ROWs and utility easements.
- f) Provide a will-serve letter from the Arizona American Water Company (AAWC) prior to administrative approval.
 - g) Prior to obtaining construction permit of water facilities, an approval from AAWC is required.
 - h) School start and dismissal times will not occur within 30 minutes of the start and dismissal times of the adjacent school.
 - i) All portable classrooms will be removed from the subject property by January 1, 2022.

Attached

Vicinity map, site plan, landscape plan, elevations, citizen review meeting summary, and Public Works email dated October 11, 2011.

Carden School Vicinity Map



Sheet No. **A100**



PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Job No.	1118
Drawn	
Checked	PJ
Date	09-30-11
Revised	

PRELIMINARY
DESIGN

HDA ARCHITECTS, LLC.
439 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

SCREEN WALL ELEVATIONS

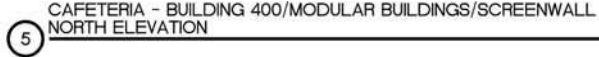
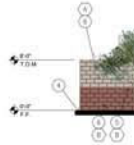
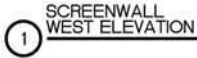
HDA
HDA ARCHITECTS, LLC.

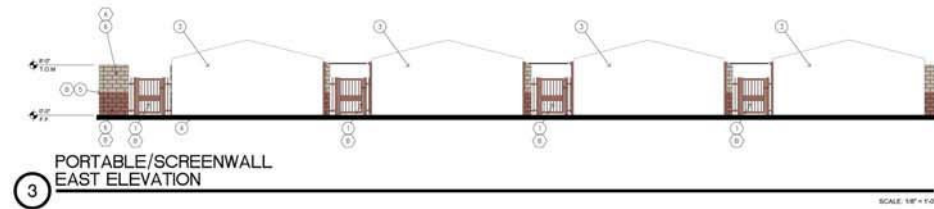
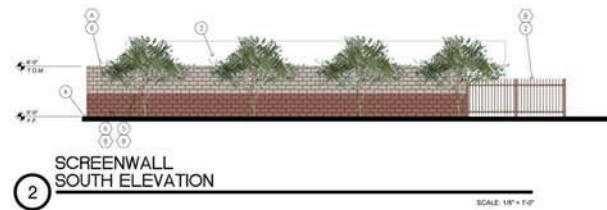
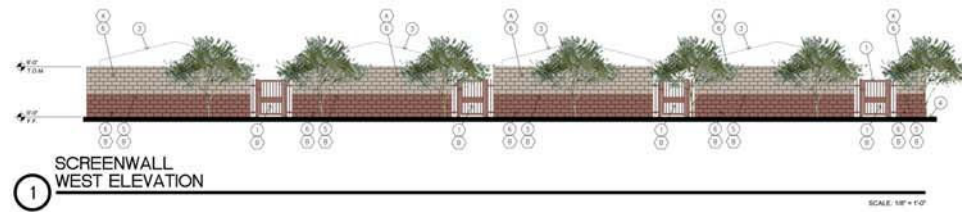
Sheet No.

A111

1. 8'-0" DECORATIVE STEEL GATE.
2. 8'-0" DECORATIVE STEEL FENCING.
3. RELOCATED MODULAR BUILDING.
4. FINISH GRACE.
5. SMOOTH FACE 8"x4"x16" CMU, PAINTED.
6. SMOOTH FACE 8"x8"x16" CMU, PAINTED.

(A) "GLEZEN PROFESSIONAL" - 41775 "STONE HARBOR"
(B) "GLEZEN PROFESSIONAL" - 40434 "BLACK ROAD"

[illegible]



NOTES

1. 8'-0\"/>

COLOR SCHEDULE

- A. "GLASS PROFESSIONAL" - WHITE "STONE HARDEN"
- B. "GLASS PROFESSIONAL" - BROWN "BRICK ROAD"



NEW SCHOOL FOR
CARDEN SURPRISE MUSTANGS
CARDEN TRADITIONAL SCHOOL
16688 W. ACOMA ROAD
SURPRISE, AZ 85079



Job No. 1111
Drawn
Checked
Date 09-30-11
Revised

PRELIMINARY
DESIGN

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8500 FAX: (480) 539 8605



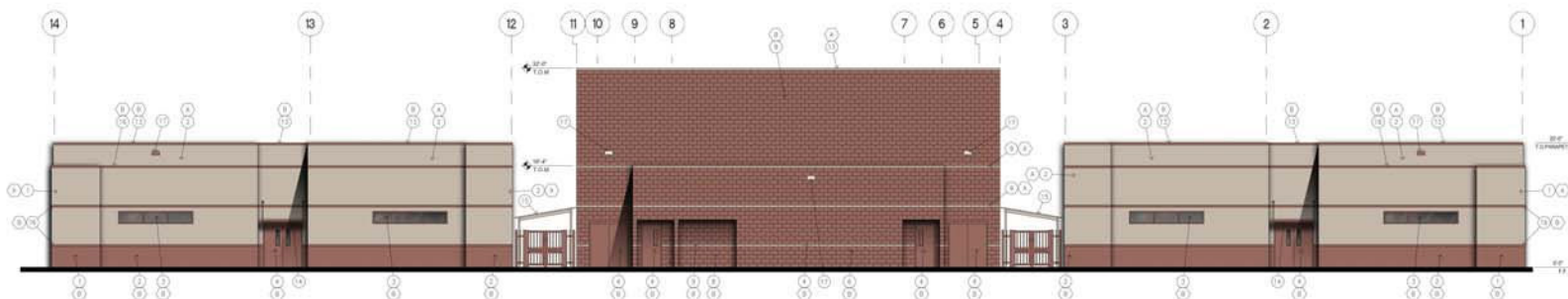
Sheet No.
A111

SCREEN WALL ELEVATIONS



1 CLASSROOM BUILDING - OVERALL NORTH ELEVATION

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



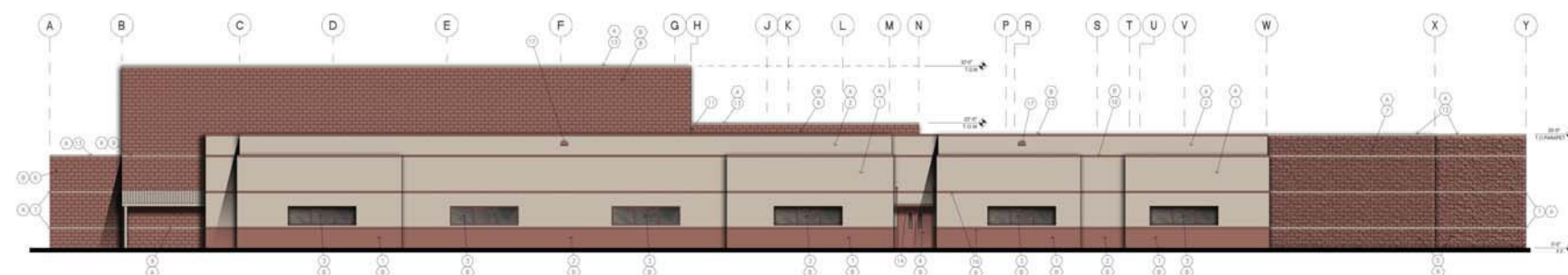
3 CLASSROOM BUILDING - OVERALL SOUTH ELEVATION

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



2 CLASSROOM BUILDING - OVERALL WEST ELEVATION

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



4 CLASSROOM BUILDING - OVERALL EAST ELEVATION

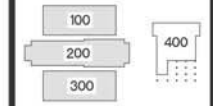
SCALE: 1/8" = 1'-0"

NOTES

- 1. WALL POP-OUT: SEE PLANS AND WALL SECTIONS.
- 2. RIGID-FLEX EXTERIOR WALL AND INSULATING SYSTEM OVER EXTERIOR SHEATHING, EX-330A.
- 3. 1" INSULATED WINDOW W/ ALU. FRAME.
- 4. HOLLOW METAL DOOR AND FRAME.
- 5. SPLIT FACE 8"x8"x16" CMU, PAINTED.
- 6. SMOOTH FACE 8"x8"x16" CMU, PAINTED.
- 7. SMOOTH FACE 12"x8"x16" CMU, PAINTED.
- 8. SMOOTH FACE 12"x8"x16" CMU, PAINTED.
- 9. CMU COLUMN.
- 10. GALLERY CORNER JOINT.
- 11. SPRINKLER FOOTING.
- 12. UNPAINTED METAL CORNER CAP.
- 13. METAL SUNDRISE, PAINTED.
- 14. PAINTED ACCTON STRIPS WITH STUCCO CORNICE.
- 15. PAINT TOP AND BOTTOM.
- 16. LIGHT FIXTURE.

COLOR SCHEDULE

- A "GLAZER PROFESSIONAL" - WHITE "STONE HARBOR"
- B "GLAZER PROFESSIONAL" - BROWN "TRICK ROAD"



KEYPLAN



NEW SCHOOL FOR
CARDEN SURPRISE MUSTANGS
CARDEN TRADITIONAL SCHOOL
16888 W. ACOMA ROAD
SURPRISE, AZ 85079

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Proj. No. 1115
Drawn: [blank]
Checked: [blank]
Date: 08-20-13
Revised: [blank]

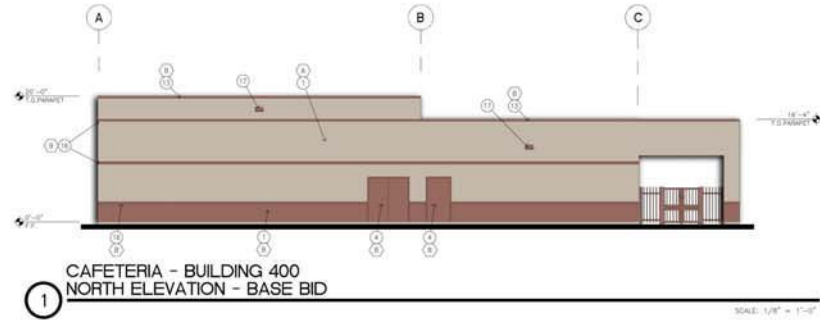
HDA ARCHITECTS, LLC.
489 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539-8800 FAX: (480) 539-8605

CLASSROOM BUILDING -
OVERALL EXTERIOR ELEVATIONS

HDA
HDA ARCHITECTS, LLC.

Sheet No.
A301

10/10/2011 11:11:11 AM 10/10/2011 11:11:11 AM
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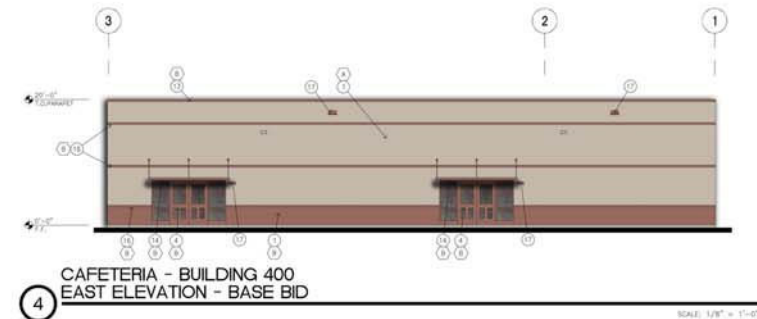
1 CAFETERIA - BUILDING 400
NORTH ELEVATION - BASE BID



2 CAFETERIA - BUILDING 400
WEST ELEVATION - BASE BID



3 CAFETERIA - BUILDING 400
SOUTH ELEVATION - BASE BID



4 CAFETERIA - BUILDING 400
EAST ELEVATION - BASE BID

NOTES

1. WALL POP-OUT: SEE PLANS AND WALL SECTIONS.
2. INSUL-FLEX EXTERIOR WALL AND INSULATING SYSTEM OVER EXTERIOR SHEATHING, EX-3500.
3. 1" INSULATED WINDOW IN W/AL FRAME.
4. HOLLOW METAL DOOR AND FRAME.
5. SPOT FACE #4"x4"x1/8" OAL, PAINTED.
6. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
7. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
8. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
9. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
10. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
11. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
12. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
13. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
14. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
15. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
16. SMOOTH FACE #4"x4"x1/8" OAL, PAINTED.
17. LIGHT FIXTURE.

COLOR SCHEDULE

- (A) "GLEN PROFESSIONAL" - WHITE "STONE HARD"
- (B) "GLEN PROFESSIONAL" - BROWN "BRICK ROAD"



NEW SCHOOL FOR
CARDEN SURPRISE MUSTANGS
CARDEN TRADITIONAL SCHOOL
16688 W. ACOMA ROAD
SURPRISE, AZ 85079



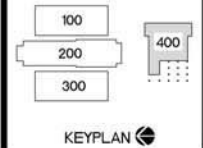
Job No. 1111
Drawn By: [blank]
Checked By: [blank]
Date: 09-30-11
Revised: [blank]

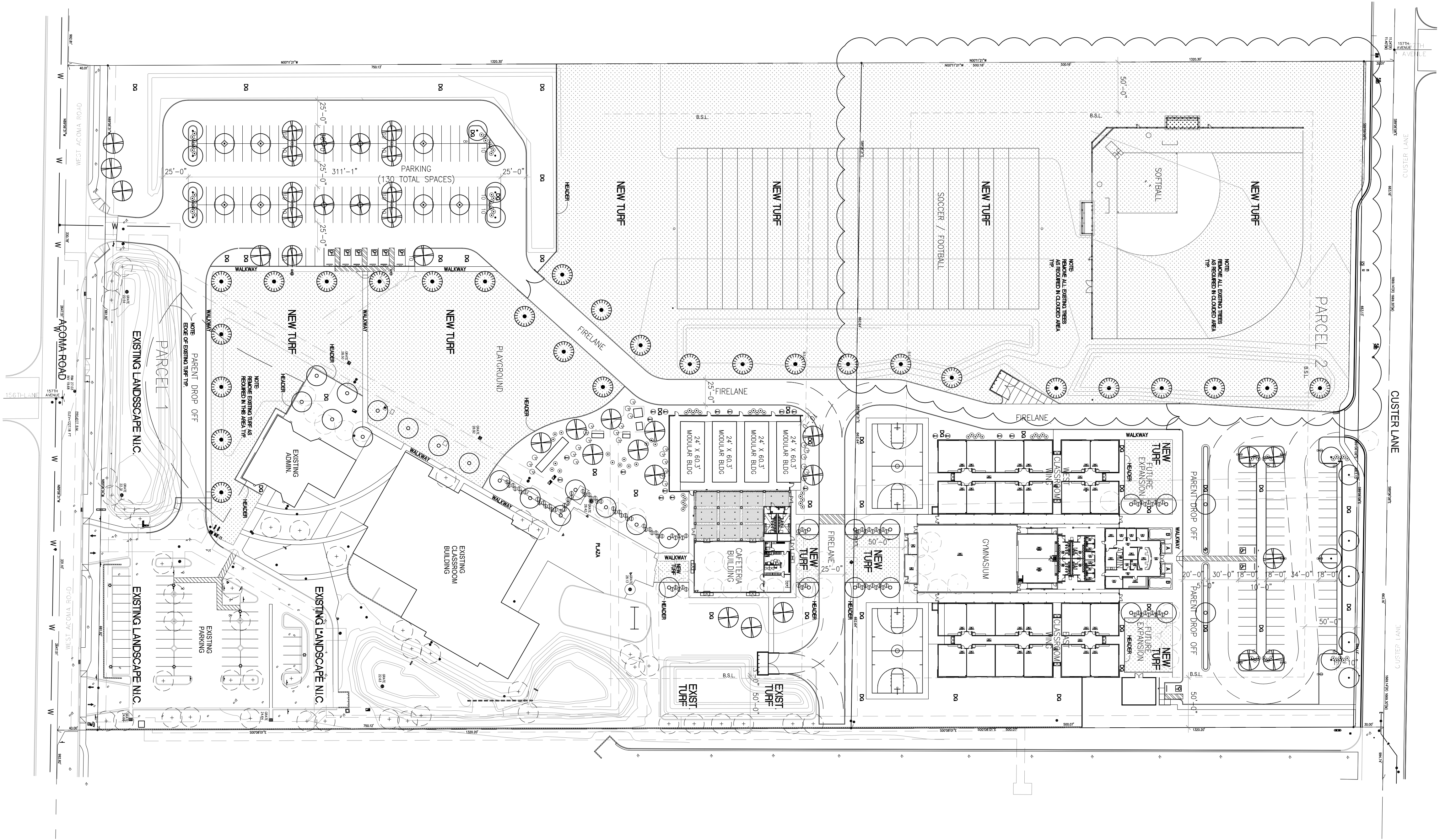
PRELIMINARY DESIGN

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85224
TEL: (480) 539 8800 FAX: (480) 539 8605
CAFETERIA - BUILDING 400
EXTERIOR ELEVATIONS - ALT. BID 1



Sheet No.
A340.a





PROPOSED PLANT PALETTE

TREES
● EXISTING TREE (TO REMAIN) N/A
○ EXISTING TREE (TO BE REMOVED) N/A

● DESERT MUSEUM PALMVERDE 24' BOX / LOW-BREAKER MATCHED

● ASH/ ELM SPECIES 36' BOX / STANDARD MATCHED

● HYBRID MESQUITE SPECIES 24' BOX / LOW-BREAKER MATCHED

● EVERGREEN ELM 36' BOX / STANDARD MATCHED

SHRUBS

● BAJA RIEILLA 5 GAL

● RIO GRANO SAGE 5 GAL

● FEATHERY CASSIA 5 GAL

● JOJOBA 5 GAL

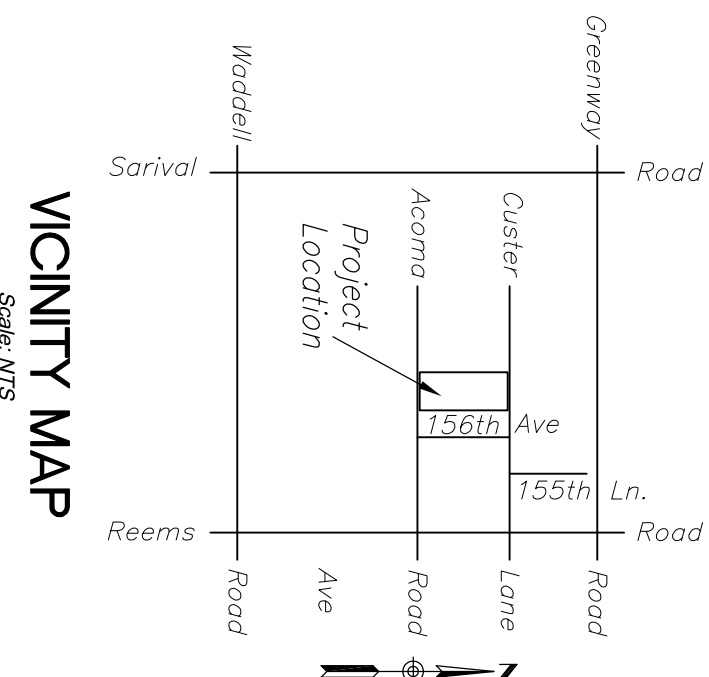
GROUNDCOVERS

A TRILING YELLOW LANTANA 1 GAL • 3 O.C.

B TRILING ROSEMARY 1 GAL • 3 O.C.

GENERAL NOTES

1. ALL DECOMPOSED GRANITE TO MATCH EXISTING IN SIZE AND COLOR 2" THICK TYP. ALL NEW PLANTING AREAS.
2. ALL HEADERS TO BE CONCRETE, CURBMARKER OR EQUAL.
3. ALL TURF AREAS TO BE MIDIRON HYBRID SOD TYP.



FS11-283 - Citizen Review Process, Participation Report

October 24, 2011

Pursuant to Section 122-160.(d), the following summary provides the required written report of the results of the citizen participation efforts conducted for Conditional Use Permit Case FS11-283, the Carden Traditional School of Surprise campus expansion project (the "Request").

Carden is an existing school campus with operational characteristics that are known to the surrounding neighbors. Neighbors that may be directly impacted by the Request would likely be those that live in close proximity to the campus. Therefore, it was determined that the most effective technique for public involvement with the Request would be to hold a neighborhood meeting at the existing facility. This provided a location in close proximity to the neighborhood as well as a convenient location for interested parties to attend.

The neighborhood meeting was held at the Carden Traditional School of Surprise ("Carden"), located at 15688 West Acoma Road in Surprise, on October 20, 2011. The meeting was scheduled from 6pm to 8pm to provide ample opportunity for interested parties to attend at a time that worked with their specific schedule.

A newspaper advertisement as well as the required written notification were provided by the City of Surprise Community Development Department as required by Section 122-160.(c). The notification included a description of the request as well as contact information for both the project representative as well as City staff. Please see the project case file for specific notification content and dates of publishing and mailing.

The subject property was posted with two (2) signs located at Acoma Drive and at Custer Lane by the applicant providing notification of both the Neighborhood Meeting as well as the upcoming Planning & Zoning Commission hearing date. A copy of the Affidavit of Posting is attached as Exhibit A to this report.

Prior to the neighborhood meeting the applicant did not receive any inquiries about the project from the public.

The neighborhood meeting was held in the general assemble room at Carden. There were forty-three (43) attendees that signed-in (see Exhibit B). In addition to those attendees, there were a few individuals that did not sign-in; estimated total attendance is fifty (50) total attendees. The meeting was staffed by members of the project team, including the project architect, civil engineer, traffic engineer, legal representative as well as a representative of the school leadership team. The City of Surprise was represented by Hobart Wingard and Nick Mascia.

The meeting attendees were a mix of parents of current students of Carden as well as those individuals that were both parents and neighborhood residents. The general discussion was related to the plans for the expanded campus, including its physical design, amenities, classroom locations and related questions/discussions.

Twenty-two (22) comment cards were completed by those interested in providing written comments. The comments included support for grass areas to “green up the area for the neighborhood”, positive feedback on the site & floor plans and general support for the school itself. One comment suggested a desire to see “walking/bike paths” for site access; these will be provided for in the final site plan. Copies of the comment cards are attached as Exhibit C.

In summary, the Citizen Review Process resulted in positive feedback from those interested in the project and identified no substantive issues or concerns.

Exhibit A – Affidavit of Posting

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING (Sign modification)

Application No: FS11-283
Applicant Name: Snell & Wilmer, LLP
Location: 15688 W. Acoma/Carden School
Date Sign Modified: October 19, 2010

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).

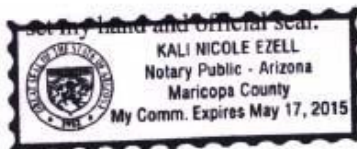
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the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

Pamela Swayze 10.19.11
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 19th day of October, 2011, and by Pamela Swayze. I witness whereof I hereunto



[Signature]
Notary Public
May 17, 2015
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).

Exhibit B – Sign-In Sheets

Welcome to the Neighborhood Open House for Carden
Traditional School of Surprise – October 20, 2011

Please Sign In:

Name:	Address:	Email:
Brian + Ruby Lather	11138 W. Hatcher Rd. Sun City AZ 85351	br.lather@yaphan.com
Barbara Bailey	18053 W. Rimrock St Surprise AZ 85388	barbara.bailey@learningmatters.org
Nicole/Brian Fryer	15926 W. Young St Surprise, AZ 85374	Brian@BnAmos.org
Vicki McFarland	Carden	vicki.mcfarland@learningmatters.org
Tamara Jenkins	Carden	rtarl@netzero.com
Rachel Parks	Carden	rachel.parks@learningmatters.org
Anita Pironti	14313 W. Bauff Ln. Surprise, AZ 85379.	AnitaPironti@yahoo.com
Walter Ilyia	Carden.	walter.ilyia@cox.net
Paul Jensen	15935 W. Evans Dr Surprise AZ 85379	pjensen.ice@gmail.com

Welcome to the Neighborhood Open House for Carden
Traditional School of Surprise – October 20, 2011

Please Sign In:

Name:	Address:	Email:
Mary + Dennis Nixon	15274 W. HEARN RD. SURPRISE AZ 85379	mmd174@COX.NET
Scott + Sheri Eppinger	P.O. Box 8736 Surprise, AZ 85374	Seppinger1@cox.net
Denise Emanuelli	14008 N. 144 th Lane Surprise AZ 85379	demanuelli@cox.net
Stephanie Howe	14281 W. Evans Dr. Surprise AZ 85379	Stephanichow@cox.net
Becky Linkey	15605 W. Central Rd. Surprise, AZ 85374	JLinkey@cox.net
Sherri Erickson	15270 W. Country Cobble Dr. Surprise, AZ 85379	sherri.erickson@rocketmail.com
Kathleen Peters	13921 N. 146 th Ct. Surprise, AZ 85379	lurrbabes@gmail.com
FIGAN DONNELLEY	12529 W. Willow Ave. EL DORADO, AZ 85335	figanadonnelley@Cox.net
Jeanne Flick	7401 Arrowhead Clubhouse Glendale AZ 85308	jdflick5@yahoo.com

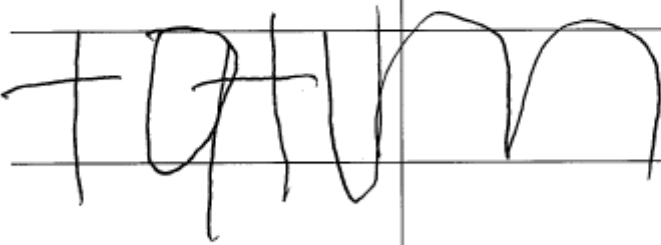
Welcome to the Neighborhood Open House for Carden
Traditional School of Surprise – October 20, 2011

Please Sign In:

Name:	Address:	Email:
MEGAN MAIURI	16015 W. ACAPULCO LANE SURPRISE, AZ 85379	brealinse@cox.net
Mark Hirsch	16485 N. Stadium Way Apt. 3100 Surprise, AZ 85374	mark.hirsch@ learningmatters.org
Leah Bowers	Carden	leah.bowers@ learningmatters.org
MARIA SALVADOR	13867 W. MAUNA LOA LN SURPRISE, AZ 85379	mjsalvador67@msn. com
Michelle Vieira	12221 W. Aster Dr El Mirage, AZ 85335	michelle.vieira @learningmatters.org
Paul Loreda	15627 W. Calavar rd. Surprise AZ 85379	Paul.loreda@ learningmatters.org
Sally & Tim Datna	8832 W. Saint John Rd Peoria AZ 85382	Sallydatna@ gmail.com
Kelly Axelson	14541 W Maui Ln Surprise AZ 85379	Kelly-Axelson @yahoo.com
Tony Simek Beth Simek	12913 W. Crocus Dr El Mirage AZ	tony.simek@msn.com

Welcome to the Neighborhood Open House for Carden
Traditional School of Surprise – October 20, 2011

Please Sign In:

Name:	Address:	Email:
Beth Simek	12913 W. Crocus Dr. El Mirage, AZ 85335	and2mom@gmail.com
Sharon Kaplan	13415 W. Evans Dr. Surprise, AZ 85379	Sharshar28@cox.net
Jonathan Kaplan	13415 W. Evans Dr	JKhusky910@cox.net
Stacy Miller	16014 V. Acapulco Ln.	Stacytony12805@aol.com
		
LAURA LEWIS	13534 W. PORT ROYALE LN SURPRISE, AZ. 85379	lalew602@aol.com
Kim BenzRioual	13111 W. Acoma Circle SURPRISE, AZ 85379	KbenzRioual@yahoo.com
Rebecca Laredo	15627 W. Calavar SURPRISE, AZ 85379	4laredosa@cox.net

[illegible]

Page 9 of 20

Exhibit C – Comment Cards

Carden Traditional School of Surprise – October 20, 2011	Carden Traditional School of Surprise – October 20, 2011
Name: Jeanne Flick Address: 7401 Arrowhead Clubhouse Glendale AZ 85308 Phone: 623-398 6587 Email: jdflick5@yahoo.com	Name: Stacy Miller Address: 16014 W. Acapulco Ln Phone: 623-236-5628 Email:
Comments/Suggestions fantastic - I'm impressed with the plans. What an improvement for the students' education and the community.	Comments/Suggestions We are very excited for the greatly needed buildings. It is only positive thoughts about it all.

Name: Eleece Gardner
Address: 16347 W. Monte Cristo Ave.
Surprise, AZ 85388
Phone: (623) 852-0694
Email: eleeceg@cox.net

Comments/Suggestions

This building is years & years
& years Late! I have 5
children school aged. They
all started at Carden
of Surprise and we love it.
Last year I put my 5th grader
in at Cimarron Springs because
of lack of funds & Resources (technology)
This year I pulled 3 more out
because of Resources. I have
1 left going to Carden & that
is only because of The Staff!

Please we need this building.

Name: LAUKA LEWIS
Address: 13534 W. Port Royale LN.
Phone: 602-628-2370
Email: lalew602@aol.com

Comments/Suggestions

CARDEN TRADITIONAL SCHOOL IS
BEEN A GREAT SCHOOL FOR MY
DAUGHTER, SHE IS BEEN AT CARDEN
SINCE KINDER GARDEN, AND SHE
WOULD LOVE TO SEE THE NEW
BUILDING, BEFORE SHE GRADUATES
WE LOVE THIS SCHOOL AND MORE
WE GET A NEW BUILDING, LOVE
TO HAVE A GYM + CAFETERIA.

Carden Traditional School of Surprise – October 20, 2011

Name: Kim Benziorual
Address: 13111 W Akana Circle
Phone: 623-329-4348
Email: KBenziorual@yahoo.com

Comments/Suggestions

I AM VERY LOOKING
FORWARD TO THE
CONTINUE BUILDING OF CARDEN
AS A PARENT I SEE THE
NEED FOR MORE BUILDINGS

Carden Traditional School of Surprise – October 20, 2011

Name: Beth Simek
Address: 12913 W. Crocus Dr. El Mirage
85335
Phone: 623-476-9651
Email: and2mem@gmail.com

Comments/Suggestions

There will be no more rewarding
opportunity for the city than to approve
this addition to Carden. Making a
difference in the lives of children
is always the right thing to do.
Thank you in advance for supporting
our children and community!

Name: Paul Jensen

Address: 15435 W. Evans Dr. Surprise AZ 85079

Phone: 801-750-4204

Email: pjensen.ice@gmail.com

Comments/Suggestions

Want key out, looks like and controlled.

I am impressed!

Paul

Name: Anita Proctor

Address: 14313 W. Banff Ln.

Phone: 818-943-1869

Email: AnitaProctor@yahoo.com

Comments/Suggestions

I could not believe with what I have seen. I can not wait for this project to go forward, as a parent of one of the student you have my 100% support. Our kids & community need this & deserve this. God bless! Let's do this together.

ame: Illana Zilla

dress: Carden

hone: 818-943-1869

mail: Anita.Piranti@yahoo.com
Comments/Suggestions

I'm a middle years student.
Carden, and I've been
ating 3 years to get a
passion and a Real
Hectoria!
o I hope and want
is project to go through
in next year! =)

Name: Kelly Axelson

Address: 14541 W Maui Ln

Phone: Surprise AZ 85379

Email: 623 251 4402

kelly_axelson@yahoo.com
Comments/Suggestions

The plans are great.
As a 4th grade
teacher, this would
do so much for my
students.

Name: FIGHAN DONNELLEY
Address: 12529 W. WILLOW AVE.
Phone: 623-972-9753
Email: figgdonnelley@cox.net

Comments/Suggestions

I WANT THIS BUILDING BUILT.
THE KIDS ARE SO EXCITED.
NICE ARCHITECTURE.
THE STUDENT GOING TO HAVE
A BIG BENEFIT, FROM THE SCHOOL.

Name: Megan Mauri
Address: 16015 W. Acapulco Ln
Surprise, AZ 85379
Phone: 406-212-0754
Email: brealins@cox.net

Comments/Suggestions

LOVE THE NEW PLAN FOR
EXPANSION.
WOULD LIKE TO SEE
WALKING/BIKE PATHS SO THAT
STUDENTS CAN SAFELY
WALK/RIDE TO SCHOOL W/OUT
CROSSING THROUGH CARS.

Name: Barbara Bailey
Address: 18053 W. Limrock St.
Phone: (623) 251-4758
Email: barbara.bailey@learningmatters.org

Comments/Suggestions

The Plans are amazing
and well deserved
for the staff and
students of Carden
Surprise.

Name: Becky Linkey
Address: 15605 W. Central St.
Phone: 602-321-4792
Email: Tlinkey@cox.net

Comments/Suggestions

This is an ~~amazing~~ amazing
thing ~~is~~ happening to
this school. Our kids
deserve this! Thank you
for helping us make this
possible for us. The meeting
was great

Carden Traditional School of Surprise – October 20, 2011

Name: MARY DENNIS DIXON

Address: 15274 W. HEARN RD.

Phone: 623 556-2107

Email: mmd14@cox.net

Comments/Suggestions

THIS PLAN LOOKS AMAZING AND
SO MUCH NEEDED! THIS WILL HELP
THE MORAL OF THE PARENTS, AS
WELL AS THE STUDENTS.

GO MUSTANGS!

Carden Traditional School of Surprise – October 20, 2011

Name: MARIA SALVADOR

Address: 13867 W. MAUNA LOA CN.

Phone: (623) 975-7480

Email: mjsalvador67@msn.com

Comments/Suggestions

I absolutely love the blue
prints. Now we are ready
to fall in love with the
actual buildings -
VERY EXCITED!

Name: Stephanie Hooker
Address: 14256 W. Evans Dr.
Surprise, AZ 85379
Phone: 602-628-1860
Email: Stephaniehooker@cox.net

Comments/Suggestions

The building is AMAZING and is much loved by the staff and students. The school and all involved in it work hard and are great.

Name: Michelle Vieira
Address: 12221 W. Aster Dr
El Mirage, AZ 85335
Phone:
Email: michelle.vieira@learningmatters.org

Comments/Suggestions

This building is good to be a wonderful addition to our wonderful school. The students will benefit from the new addition

Name: Sally Dattia
Address: 8832 W. G. Johnson Rd.
Phone: 602 400 5657
Email: SallyDattia@gmail.com

Comments/Suggestions

This addition would add quality to the school, neighborhood & community – I love the solar panels & large grass areas that will "green" up the area for the neighborhood.

Name: Carlie Nelson
Address: 15014 W. Mauna Loa Ln
Surprise, AZ 85379
Phone: 623-328-7917
Email: Ccbvgsy@cox.net

Comments/Suggestions

We are so hopeful that this will move forward. We love Carden and look forward to growing as a school while our kids are growing at Carden. Thank you.

Name: Rebecca Loreda
Address: 15627 W. Calabar
Phone: (402) 689-7331
Email: 4loreda@aol.com
Comments/Suggestions

This is a welcomed &
exciting venture.
We can't wait for good
lighting, new playground, new
building, & playgrounds.
This is amazing.
Thank you
Rebecca Loreda



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: November 9, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS11-283 - Carden Traditional School October 11, 2011 email from Public Works

From: Nuning Lemka
Sent: Tuesday, October 11, 2011 11:31 AM
To: 'Dan Mann'
Cc: Tracy Eberlein
Subject: RE: Custer Lane

Dan,

I discussed your proposal with our traffic engineer, Tracy Eberlein. Based on the exhibit you've provided, here are the following requests:

1. The proposed curb needs to line up with the existing curb that's fronting Imagine School and Greenway Parc at Surprise Three subdivision. Which means that from the street CL it will be approx 22.5 to 23 feet to the BC, instead of 19 feet.
2. Based on #1 above, the ROW will need to be widen to include the entire decel lane. It is preferred that the 5' wide sidewalk be within the ROW so that a sidewalk easement would not be necessary.
3. The proposed street striping should follow the existing striping that's fronting Greenway Parc at Surprise Three subdivision, showing the shared middle lane.
4. The length of decel lane and its taper look fine. Just make sure that the minimum decel lane width is 10 feet.
5. The taper length of 50 feet on the west is too short. This length should be calculated per the AASHTO requirements which is based on the design speed and transition width.

Let me know if you have any questions.

Thank you,

Nuning D. Lemka, P.E.

Civil Engineer

CITY OF SURPRISE, Public Works Dept

Engineering Services

Direct: 623.222.6148

From: Dan Mann [<mailto:dmann@rickengineering.com>]

Sent: Thursday, October 06, 2011 4:39 PM

To: Nuning Lemka

Subject: Custer Lane

Nuning,

Attached is the proposed layout for Custer Lane per our discussions. This would require no R/W dedication just a sidewalk easement. Please let me know your thoughts.

Thanks,

Dan G. Mann, P.E.

Managing Engineer

dmann@rickengineering.com

Cell | (602) 402-9017

Office | (602) 957-3350 Ext. # 4424

RICK ENGINEERING COMPANY

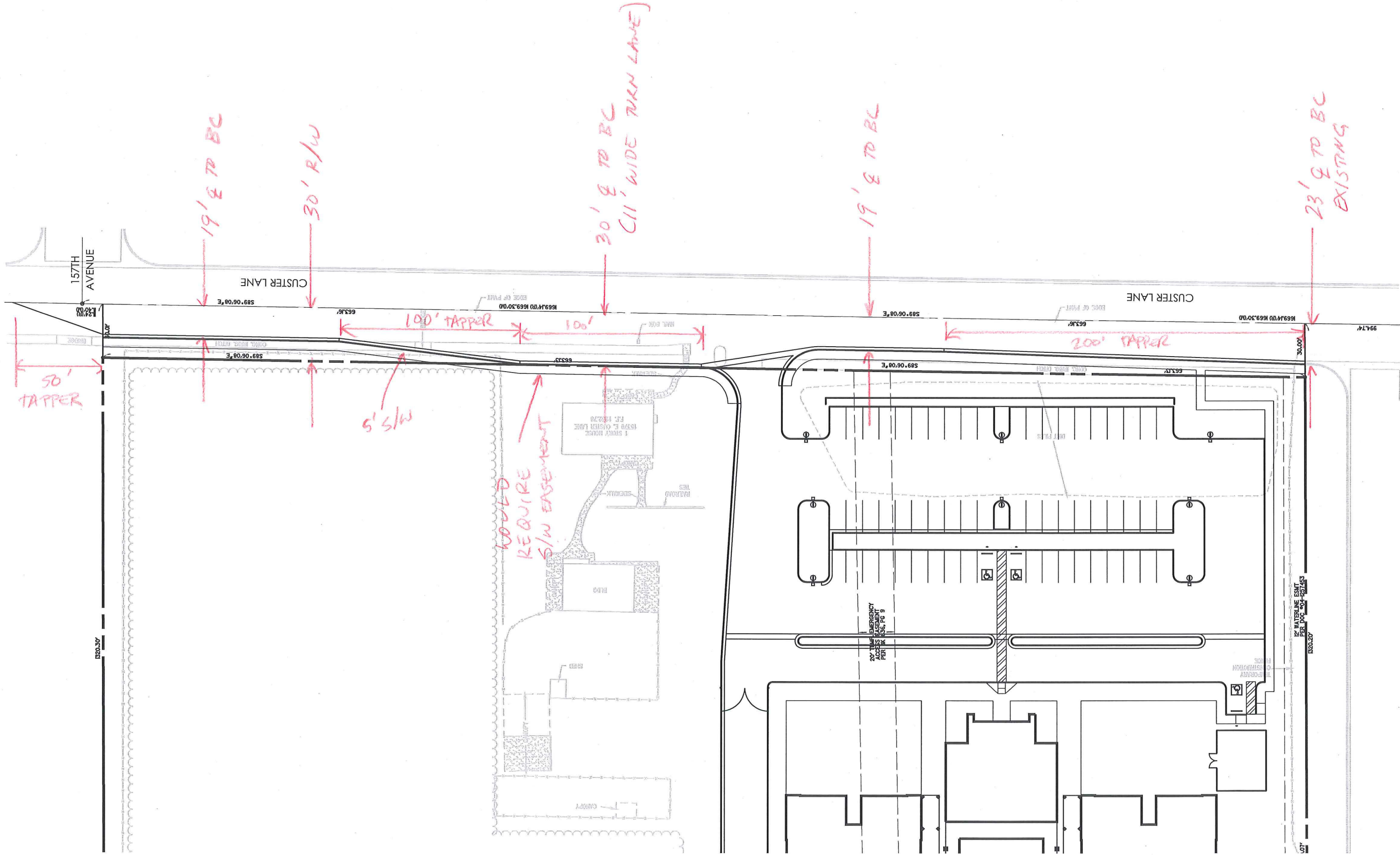
6150 North 16th Street | Phoenix | Arizona | 85016

Phone (602) 957-3350 | Fax (602) 285-2396

www.rickengineering.com

PHOENIX TUCSON SAN DIEGO RIVERSIDE ORANGE SACRAMENTO SAN LUIS OBISPO
BAKERSFIELD

civil engineering | traffic engineering | transportation | water resources | construction management | GIS
urban design & planning | landscape architecture | redevelopment | surveying & mapping | 3-D scanning





CITY OF SURPRISE
Boards and Commissions

November 9, 2011 @ 6:00:00 PM

[← Back](#) [Print](#)

Board Meeting Date:	November 9, 2011	Contact Person:	Vineetha Kartha, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Review and discussion on the progress of the Village Five plan.

Motion:

Discussion only.

Background:

The 2030 General Plan proposed the village strategy to plan for sustainable communities that are economically, environmentally and socially efficient. The “villages” strategy will enable the city to deliver services more equitably, and pursue a development pattern that is sustainable.

Resolution 2010-99 was approved to direct city staff to commence with the planning for the Village Five area, located north of the Grand Avenue and SR 303 intersection.

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

☐ [Village 5 Map](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Vineetha Kartha, Planner, Community & Economic Development



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: November 9, 2011
To: Planning and Zoning Commission
From: Jeffrey J. Mihelich, Community & Economic Development Director
Vineetha Kartha, Planner
Re: Village 5 Planning Update

Introduction

The 2030 General Plan proposed the strategy of “villages” to plan for sustainable communities that are environmentally, economically, and socially efficient. The City Council approved the commencement of village plans on January 8, 2009. This report reviews the public consultation initiatives and discusses the recent progress on the plan for Village 5.

Past Considerations

The City Council unanimously approved the 2030 General Plan on July 24, 2008 and approved the commencement of Village 5 planning on October 2010.

Location

Village 5 is located north of the intersection of Grand Avenue and SR 303. It is bounded on the north by Dove Valley Road and on the east by 139th Avenue. (Reference attached map.)

Planning Process

The city has established a voluntary committee consisting of residents and stakeholders for Village 5. The planning process for Village 5 has involved numerous meetings with the voluntary committee. In order to respond to the concerns of the community regarding the future of Village 5, the proposed village plan will contain significant new policies intended to provide guidance to the staff, developers, and the committees when projects are submitted for review in the future.

Village Plan

The plan for Village 5 is intended to provide the framework for guiding the future development of Village 5. The vision for Village 5 is encapsulated in three themes:

- Provide for economic growth
- Provide a variety of transportation choices
- Provide for a variety of recreational choices

Through this vision, residents expressed a strong interest in economic growth, transportation and recreation. Though residents wish to maintain the character of established neighborhoods, there are opportunities to capitalize on the area's investment opportunities along major corridors and increase neighborhood amenities. Key areas along 163rd Avenue and Grand need investment and attention. The community identified five guiding principles that they were interested in seeing in their community.

Guiding Principles

The guiding principles are a set of accepted guidelines that capture Village 5's values and priorities. They provide a standard for evaluating development scenarios and plan recommendations. Achieving the vision for Village 5 requires policy coordination among these guiding principles:

- Growth and Development
Promoting:
Mixed use development at cores
Residential mixed use in commercial cores
Incorporation of additional transportation choices
Incorporation of additional entryways and exits
Development of underutilized areas
- Character
Promoting:
Preservation of neighborhood scale and character
Protection of natural and scenic assets
Use of the canal to promote recreational choices
Creation of commercial nodes
- Mobility
Promoting:
A variety of transportation modes
A variety of transportation connections

- Economic growth
Promoting:
New industry and supporting uses
Exploration of impact fee alternatives
Sensitive integration of development
Development priority areas
- Parks & Infrastructure
Promoting:
Wide variety of recreational choices
Repurposing vacant and underutilized land
Best practices for stormwater management
Energy conservation and use of alternative energy
Increased access to Beardsley Canal

Future Steps

Over the next four months, the project team will draw input from the public and staff to solidify development concepts further, and draft policy framework. Policy recommendations, design guidelines and a draft plan will be presented to the public, commissions and the City Council mid 2012.

The Village 5 website is updated regularly and contains meeting dates and brief summaries of all the meetings. Updates of the village planning process will be provided to the Council at key milestones.

Recommendation

No action necessary.

Attachments:

1. Village 5 Map

