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

Thursday, September 22, 2011 @ 6:00 PM
Council Chambers

Back Print

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:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action on August 4, 2011 Planning and Zoning Commission minutes.**	Approve Deb Perry, Community & Economic Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#2	District 3	**Consideration and action on Case FS11-095, a Conditional Use Permit for Palm Vista School.**	Approve Bart Wingard, Community & Economic Development
#3	District Citywide	**Consideration and action on case LPD09-009, a comprehensive long range plan for Village 3.**	Approve Vineetha Kartha, Community & Economic Development
#4	District Citywide	**Consideration and action on LPD09-335, Streetscape Design Guidelines for City of Surprise.**	Approve Vamshee Kovuru, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Sept. 14, 2011 at 8:25 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

September 22, 2011 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 22, 2011	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:		District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion	

Agenda Wording:

Consideration and action on August 4, 2011 Planning and Zoning Commission minutes.

Motion:

I move to approve the August 4, 2011 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ Minutes - August 4, 2011

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video		White Board		Other	x

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

CITY OF SURPRISE

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

August 4, 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, August 4, 2011.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that the city is seeing some signs of slow recovery in regards to the retail market. Wal-Mart has started construction in the Prasada Development, located along the Loop 303. This development may entice other retail stores to follow.

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 May 19, 2011.**

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for May 19, 2011.** Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 abstain (Bieniek, Blair) and 1 absent (Hallin).

- **Item 2**: **Planning and Zoning Commission Minutes for June 2, 2011.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for June 2, 2011.** Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 3**: **Nomination and selection of Planning and Zoning Commission Chair**

Director Mihelich led the commission through the nomination process for the Planning and Zoning Commission Chair.

Commissioner Somers nominated Jan Blair.

No other nominations were made.

A roll call vote was completed to elect Jan Blair to the position of Chair for the Planning and Zoning Commission. The nomination passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 4**: **Nomination and selection of Planning and Zoning Commission Vice Chair**

Director Mihelich led the commission through the nomination process for the Planning and Zoning Commission Vice Chair.

Commissioner Bieniek nominated Steve Somers.

No other nominations were made.

A roll call vote was completed to elect Steve Somers to the position of Vice Chair for the Planning and Zoning Commission. The nomination passed with a vote of 6 ayes and 1 absent (Hallin).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 5**: **FS10-072 - Consideration and action – McDonald's**

Planner Adam Copeland presented the project to the commission. Staff recommended approval of **FS10-072, a conditional use permit for McDonald's**.

In response to Vice Chair Somers, Planner Copeland reviewed the decibel level study for noise resulting from the drive-through speaker box.

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

Commissioner Chapman made a motion to approve **FS10-072, a conditional use permit for McDonald's** and adopt staff's findings; subject to condition 'a' through 'o.' Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 6**: **FS10-283 – Consideration and action – U-Haul Storage and Rental Facility**

Planner Bart Wingard presented the project to the commission. Staff recommended approval of **FS10-283, a planned unit development overlay and conditional use permit for U-Haul Storage and Rental Facility.**

In response to Commissioner Chapman, Planner Wingard stated that the aggregate material is compacted and is more permeable than concrete or asphalt.

In response to Vice Chair Somers, **Samantha Singer,** representing the applicant, stated that there are dumpsters available in one of the rooms and will not be open to the public.

Chair Blair opened the call to the public.

Samantha Singer, representing the applicant, stated that the RV area and truck shunting area are very low traffic. The alternative pavement surfacing material is very easy to redress and maintain then other surfaces, allowing the owner to repair quickly if needed.

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

Commissioner Bieniek stated that this material is a green alternative that he'd like to see used and suggested a condition be added to state if the decomposed granite becomes a problem, then the applicant would be required to replace it. Commissioner Hoyler agrees.

In response to Chair Blair, Ms Singer stated that the alternative paving material has been at their other sites for 4-5 years, with no issues to date.

Director Mihelich stated that a condition can be added to require replacement if needed; and if the commission chooses to also allow the material in the front areas, the city would be comfortable in allowing it. The revised condition C1 to include the following:

> The City of Surprise reserves the right to require pavement with traditional asphalt materials should there be any dust, drainage, rutting, or tracking of aggregate material as determined by the City Engineer.

Commissioner Bieniek made a motion to approve a conditional use permit and recommend approval to the Mayor and City Council a planned unit development overlay for **FS10-283, U-Haul Storage and Rental Facility,** and adopt staff's findings and conditions 'a' through 'f,' as amended. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 7**: **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.**

Dave Franklin, architect representing the applicant, stated that the school needs the expansion right away. These buildings will match the main worship center with pop outs and stucco finish. All of the doors to the new buildings open into the courtyard so the ramps leading to the rooms will not be seen from the street.

In response to Commissioner Chapman, **Sandra Key**, Chair of the Finance Committee for Palm Vista Church, stated that the preschool hours are from 6 a.m. to 6 p.m. with 150 students. The kindergarten through 6th grade hours are from 8 a.m. to 3 p.m. with 60 students. There is no busing of students; all children are checked in by parents/guardians.

There was discussion regarding:

- Length of time the buildings would be in place
- Car stacking
- Phase 3 – which includes a new worship facility and classroom space is estimated to occur in 10 – 15 years
- Concern regarding the flat roof and options to correct; including parapets and concrete tile

In response to Commissioner Bieniek, Director Mihelich stated that the applicant is proposing to use the modular buildings as permanent facilities for 10-15 years. If it is the will of the commission to allow this, then must be very clear and specific as to how long the buildings can be there.

Chair Blair opened the call to the public.

Sandra Key, Chair of the Finance Committee, stated that the church is solely dependent on local donations. The church is growing and has stretched the limits of the existing facility and this is the most cost effective way to expand.

Ericca Dunn, administrator at the school, stated that education in this state is crumbling. This school is very important to the children and the community. What's most important is what happens inside the buildings, not what it looks like on the outside. Students are being turned away because there is no room. The school does not receive funds from the state, because it is a private school, and it is the only private school education offered within the city.

Jessie Cook, President of the Board of Directors, stated that they are asking for leniency. Please be fair and provide the church with the opportunity to offer the education that the children need.

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

Chair Blair suggested continuing the project to the next meeting to allow the applicant and staff to meet and discuss concerns.

The Commission also discussed the following:

- Not require pit setting with ground to roof stucco
- Removal of storage buildings/Mobile Minis
- Additional upgrades to exterior of classroom, including alternative roof treatments

Vice Chair Somers made a motion to continue **FS11-095, a conditional use permit for Palm Vista School** to the September 1, 2011 Planning and Zoning Commission Meeting. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 8**: **LPD09-009 – Consideration and action – Village 3**

Commissioner Bieniek made a motion to continue **LPD09-009, Village 3,** to the September 1, 2011 Planning and Zoning Commission Meeting. Vice Chair Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:29 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Misty Leslie, Assistant Community and Economic Development Director Chris Boyd, Planner Hobart Wingard, Planner Adam Copeland, 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

September 22, 2011 @ 6:00:00 PM

Board Meeting Date:	September 22, 2011	Contact Person:	Bart Wingard, Community & Economic Development
Submitting Department:		District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on Case FS11-095, a Conditional Use Permit for Palm Vista School.

Motion:

I move to approve FS11-095, a Conditional Use Permit for Palm Vista School and to adopt staffs findings and conditions a through g.

Background:

The request is to allow educational facilities which include five (5) manufactured buildings in the first phase, and a worship center building in a subsequent phase. The proposed uses would be located on the southeast corner of Bell Road and 175th Avenue within the Surprise Farms Planned Area Development.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ Staff Report
- ☐ Vicinity Map
- ☐ Master Site Plan
- ☐ Phasing Plan
- ☐ Phase 1 Elevations
- ☐ Phase 2 Elevations
- ☐ Landscape 1
- ☐ Landscape 2
- ☐ Citizen Review Summary

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x

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

Bart Wingard, Planner, Community & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: September 22, 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: FS11-095, Palm Vista School

Application Summary

The applicant is requesting to expand an existing worship facility and add an education component to the worship campus in multiple phases.

Location

The worship facility is located at the southeast corner of Bell Road and 175th Avenue on a ten (10) acre parcel.

History

- On June 20, 1984, the subject property was annexed into the City of Surprise.
- On March 27, 1995, the Villages at Surprise South Planned Area Development (PAD), also known as Surprise Farms, was approved by the Mayor and City Council.
- On November 17, 1998, a Conditional Use Permit (CUP) for a worship facility was approved by the Planning and Zoning Commission.
- On April 15, 2008, a site plan amendment for a 34,000-square-foot multi-purpose building was approved by the Planning and Zoning Commission.
- On August 6, 2009, a concept review meeting was held to discuss the addition of a multi-use building.
- On October 7, 2010, a concept review meeting was held to discuss the addition of a multi-use building and a single classroom structure.
- On April 14, 2011, a concept review meeting was held to discuss the addition of a multi-use building, 4 manufactured classroom buildings, and a manufactured restroom facility.
- On August 4, 2011, the Planning and Zoning Commission continued the CUP to the September 1, 2011 meeting.

Project Summary

The proposed project will be a multi-phased expansion of the existing Palm Vista Baptist Church. The initial phase of the project will include four (4) 1,440-square-foot manufactured classroom buildings and a 720-square-foot manufactured restroom facility. Subsequent phases are to include a 16,377-square-foot multi-purpose building, outdoor courtyard, and additional parking facilities.

Primary access to the site exists from Bell Road to the north and 175th Avenue to the west. As per the Surprise Municipal Code and for the safety of the students, a designated drop-off/pick-up area is provided to accommodate five (5) vehicles at a time.

In the first phase of the campus, Palm Vista is proposing five (5) manufactured buildings that are to be stuccoed and painted to match existing facilities, roofed with a material consistent with the neighborhood, and oriented to conceal stair/ramp units from public rights-of-way.

The second phase of the project includes a worship center building that has articulated building forms and roof planes in a contemporary style. Building materials include stucco and concrete tile which are prevalent throughout the neighborhood.

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 the public frontages in subsequent phases. Staff has added a condition to provide a density consistent with that provided in the Surprise Farms PAD.

Citizen Review Meeting

A Citizen Review Meeting was held on July 13, 2011.

August 4, 2011 Planning and Zoning Meeting

Discussion at the August 4, 2011 Planning and Zoning meeting focused on the conditions that required pit setting, roofing materials, exterior finishes, and site storage. It was determined that pit setting would not be required, roofing material will be consistent with the campus, and outdoor storage would be allowed to remain for sixty (60) days after a certificate of occupancy has been obtained for the worship facility in the second phase.

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 are in conformance with the Villages at Surprise South PAD, also known as Surprise Farms, and subsequent amendments.

Recommendation

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

a) The Site Plan, Sheet 'A1,' prepared by Franklin Architects and dated August 11, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
    1. Knox box locations will be added for all buildings per 2006 International Fire Code.

b) The Phase 1 Site Plan, Sheet 'A1.1,' prepared by Franklin Architects and dated August 11, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
    1. Knox box locations will be added for all buildings per 2006 International Fire Code.

c) The elevations, Sheet 'A2,' prepared by Franklin Architects and dated August 11, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
    1. Elevation of screen walls and trash enclosure will be shown and be match existing structures found on the campus.

d) The planting plans, Sheets '1 of 6' and '2 of 6,' prepared by Western Landscape Architects, Inc. and dated May 10, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
    1. All exposed ground areas of the campus will be landscaped unless designated for a later phase. Subsequently phased ground areas will be dust proofed in a manner that satisfies the requirement set by the Maricopa Air Quality Department.
    2. The plant density of the landscape areas will be designed to provide at least 30 percent landscape coverage within one (1) year, and fifty (50) percent coverage at full maturity. Calculations will be provided.
    3. Phasing of all landscape and undeveloped open areas will be provided including the eastern and southern portions of the parcel.
    4. Independent planting legends will be provided for both the initial and second phases. Legends will include botanical name, common name, size, and quantity.

5. Access will be provided to the bottom of the sports field located at the southeast corner of the parcel.
6. A designated drop-off/pick-up area will be provided that accommodates a minimum of five (5) vehicles at a time. The drop-off/pick-up area will be provided in the first phase.
7. Screening for utilities, including attached heating/ventilation/air conditioning units will be provided.
8. A trash enclosure will be provided in the first phase.
9. The site wall along Bell Road will be changed to match the wall shown on the site plan.
10. The fire hydrant located to the southwest of the existing structure labeled 'existing' will be removed.

e) All existing outdoor storage will be removed from the site within sixty (60) days of receiving a certificate of occupancy for the second phase worship facility structure.

f) All occupied buildings will be sprinklered and alarmed.

g) All comments, per letter dated June 28, 2011 on file with the Engineering Development Services Division of Public Works, will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

Attached

Vicinity map, master site plan, phasing plan, landscape plan, elevations, and citizen review meeting summary.

Location Map – Palm Vista School

SURPRISE
ARIZONA

LEGAL DESCRIPTION:

FRANKLIN ARCHITECTS HAS INCORPORATED THE LEGAL DESCRIPTION ONTO THIS DRAWING SOLELY FOR THE BENEFIT FOR ASSISTING THE OWNER IN IT'S RESPONSIBILITY FOR ENSURING THE CONTRACTOR IS MADE AWARE OF IT'S CONTENTS; AND FOR NO OTHER REASON.

FRANKLIN ARCHITECTS HAS NO INDEPENDENT CAPABILITY TO EVALUATE THE ACCURACY OF INFORMATION CONTAINED THEREIN AND ASSUMES NO RESPONSIBILITY FOR THE PREPARATION NOR CONTENT OF THE LEGAL DESCRIPTION AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 218.85 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 20 SECONDS WEST A DISTANCE OF 79.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG A LINE 79.00 FEET SOUTHERLY FROM AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 620.30 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 659.02 FEET TO A POINT;

THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST A DISTANCE OF 654.84 FEET TO A POINT;

THENCE NORTH 00 DEGREES 24 MINUTES 13 SECONDS EAST A DISTANCE OF 614.02 FEET TO A POINT;

THENCE NORTH 45 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.00 ACRES

NEW SCHOOL BUILDINGS

SCHOOL OFFICE BUILDING A
SN 57314-1/2
CLASSROOM BUILDING B
SN 57315-01/02
CLASSROOM BUILDING C
SN 57322-01-02
CLASSROOM BUILDING D
SN 57324-01/02
RESTROOM BLDG E
SN 57325

ADA NOTES:

1) ENTIRE SITE IS ADA ACCESSIBLE. ALL DOORWAYS ARE FLUSH TO EXTERIOR PAVEMENT. AT HC PARKING SPACES PAVEMENT IS FLUSH TO CONCRETE WALKS.
2) ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES, TURNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL NEW ON-SITE RAMPS PER ADAAG SECTION 4.7.7; TRUNCATED DOMES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL NEW ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5.

EXISTING ACCESSIBLE ROUTE / CONCRETE HATCHED

NEW ACCESSIBLE ROUTE / CONCRETE HATCHED

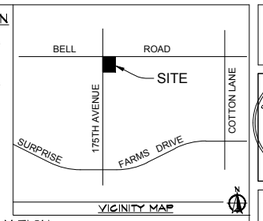
NEW ASPHALT PARKING HATCHED

PROJECT INFORMATION

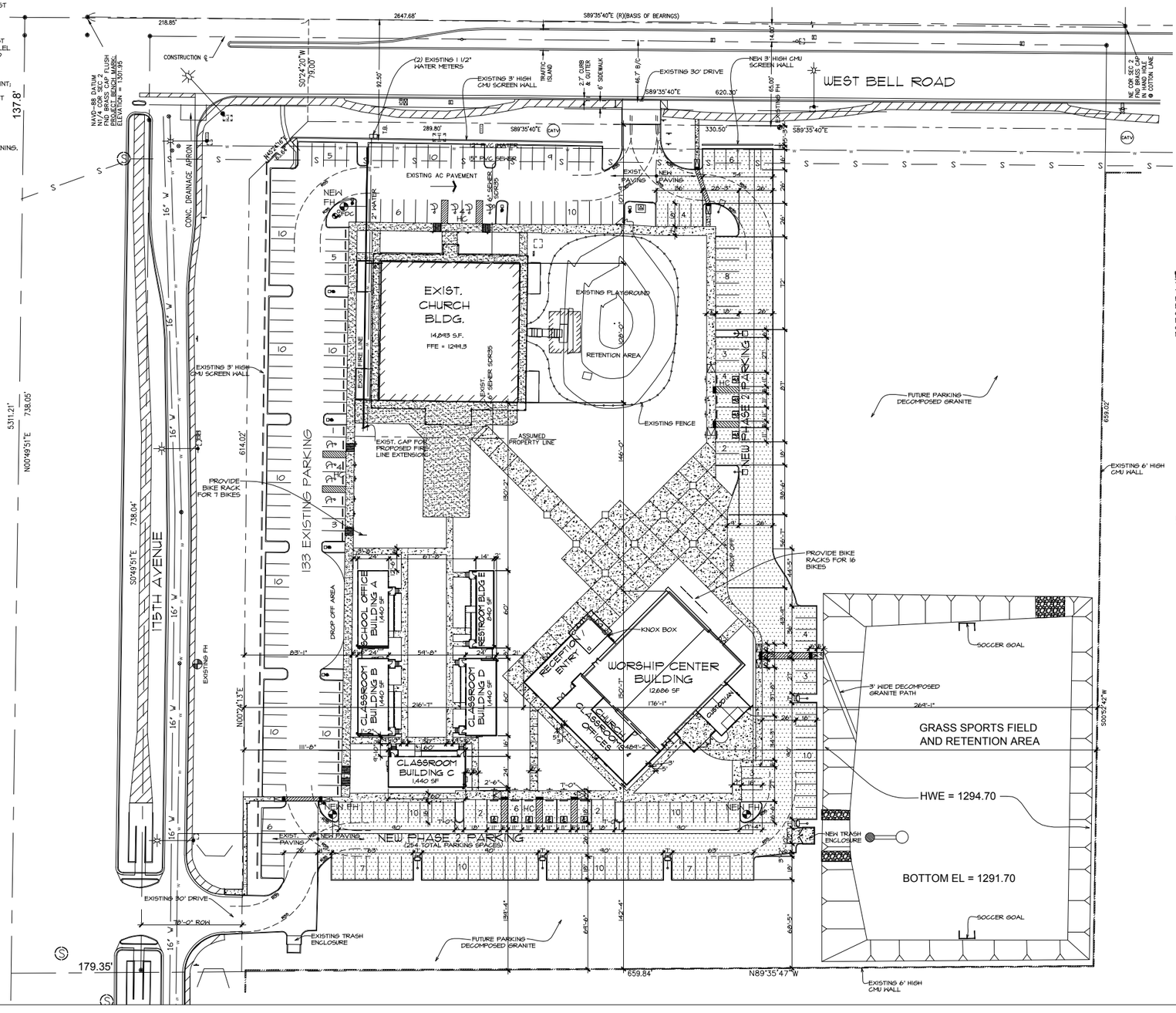
PROJECT ADDRESS:
PALM VISTA BAPTIST CHURCH
17475 N. BELL ROAD
SURPRISE, AZ 85388

OWNER:
PALM VISTA BAPTIST CHURCH
17475 N. BELL ROAD
SURPRISE, AZ 85388

ARCHITECT:
FRANKLIN ARCHITECTS
LLC REG. #18408
4946 WEST BANFF LANE
GLENDALE, AZ 85306
PHONE: (602) 633-2350
FAX: (602) 633-2350
franklinarchitect@yahoo.com



VICINITY MAP



SITE INFORMATION

APN: 502-01-002-D
ZONING:

GROSS SITE AREA: 536,332 SF (12.31 ACRES)
NET SITE AREA: 435,600 SF (10.00 ACRES)

LOT COVERAGE: (MAX. 45% OF NET LOT AREA)
34,955 SF / 435,600 SF = 8%

PARKING CALCULATIONS:

CHURCH ASSEMBLY: 875 OCC @ 1/4 = 219 SPACES

SCHOOL PARKING CALCULATION
ELEMENTARY / JR. HIGH (1.5 / ROOM) = 12 x 1.5 = 18 SPACES
+ (1/ NON TEACHING EMPLOYEE): 3 SPACES
21 SPACES

PARKING SPACES PROVIDED:
STANDARD SPACES: 226 SPACES
ACCESSIBLE SPACES: 18 SPACES
TOTAL SPACES PROVIDED: 244 SPACES

BICYCLE SPACES REQUIRED: 219 / 15 = 15 SPACES
BICYCLE SPACES PROVIDED: 15 SPACES

PROJECT SHALL COMPLY WITH AZDAC FOR ACCESSIBILITY

PROJECT DESCRIPTION

THE CHURCH, A DAY CARE & A PRIVATE SCHOOL CURRENTLY MEET AT THIS SITE. THE SITE HAS AN EXISTING BUILDING AND EXISTING PAVED PARKING AREA. THIS PROJECT IS TO ADD A NEW WORSHIP CENTER BUILDING FOR CHURCH SERVICES OF UP TO 875 OCC, WITH FOYER, CLASSROOMS, RESTROOMS, 4 CLASSROOM BUILDINGS, ONE RESTROOM BUILDING AND ADDITIONAL PAVED PARKING. EXISTING DAYCARE AND OR SCHOOL MAY ALSO USE NEW BUILDING. CHURCH AND SCHOOL DOES NOT MEET AT THE SAME TIME.

NEW BUILDING INFORMATION

WORSHIP CENTER BUILDING:	
OCCUPANCY TYPE:	A-3
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	32'-0"
FIRST FLOOR AREA:	12,886 SF
CUSTODIAN AREA (NO A/C):	896 SF
SECOND FLOOR AREA:	3,641 SF
UNDER ROOF AREA:	13,582 SF
TOTAL LIVABLE AREA:	16,371 SF

NEW BUILDINGS SHALL HAVE FIRE SPRINKLERS AND CLASS A FIRE ALARM

CLASSROOM BUILDINGS:	
OCCUPANCY TYPE:	E
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	13'-10"
FIRST FLOOR AREA:	6,800 SF

FIRE SPRINKLER & ALARM EXTENDED FROM EXISTING CHURCH BUILDING

AREA INCREASE CALCULATION FOR NEW BUILDINGS

200% INCREASE FOR FIRE SPRINKLERS,
6,000 SF ALLOWED PER TABLE 503 FOR A-3
OCC TYPE V-B AREA = 6,000 + (6,000 x 2.00) = 18,000 SF
WE HAVE 100% FRONTAGE (ALL 4 SIDES) EXCEEDING 30',
THIS ALLOWS A 75% INCREASE (6,000 X .75 = 4,000 SF)
22,000 SF OF FIRST FLOOR AREA ALLOWED

TOTAL FIRST FLOOR OF NEW BUILDINGS: 20,062 SF

EXISTING BUILDING INFORMATION

(SEPARATED FROM NEW BUILDINGS BY ASSUMED PROPERTY LINE)

OCCUPANCY TYPE:	A-3
CONSTRUCTION TYPE:	V-B
LIVABLE AREA:	14,843 SF

ADOPTED CODES

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
AND ORDINANCE 07-08 (LOCAL CODE AMENDMENTS)

UTILITIES

WATER: ARIZONA AMERICAN WATER
WASTEWATER: CITY OF SURPRISE

SCALE: 1" = 40'
0 20 40 60 80

SITE PLAN

DATE: 08/11/11

REGISTERED ARCHITECT
CERTIFICATE
18908
DAVID PAUL FRANKLIN
Expires 03-31-11
ARIZONA, U.S.A.
EXPIRES 12-31-11

FRANKLIN ARCHITECTS
4946 WEST BANFF LANE
GLENDALE, AZ 85306 (602) 633-2350

THE LORD OUR GOD IS THE MASTER ARCHITECT

PALM VISTA BAPTIST CHURCH
WORSHIP CENTER BUILDING
17475 N. BELL ROAD
SURPRISE, AZ 85388

PROV. 16:3

DRAWN :

JOB NO. :

SHEET

OF SHEETS

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LEGAL DESCRIPTION:

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THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 218.85 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 20 SECONDS WEST A DISTANCE OF 79.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG A LINE 79.00 FEET SOUTHERLY FROM AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 620.30 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 659.02 FEET TO A POINT;

THENCE NORTH 89 DEGREES 35 MINUTES 47 SECONDS WEST A DISTANCE OF 654.84 FEET TO A POINT;

THENCE NORTH 00 DEGREES 24 MINUTES 13 SECONDS EAST A DISTANCE OF 614.02 FEET TO A POINT;

THENCE NORTH 45 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING.

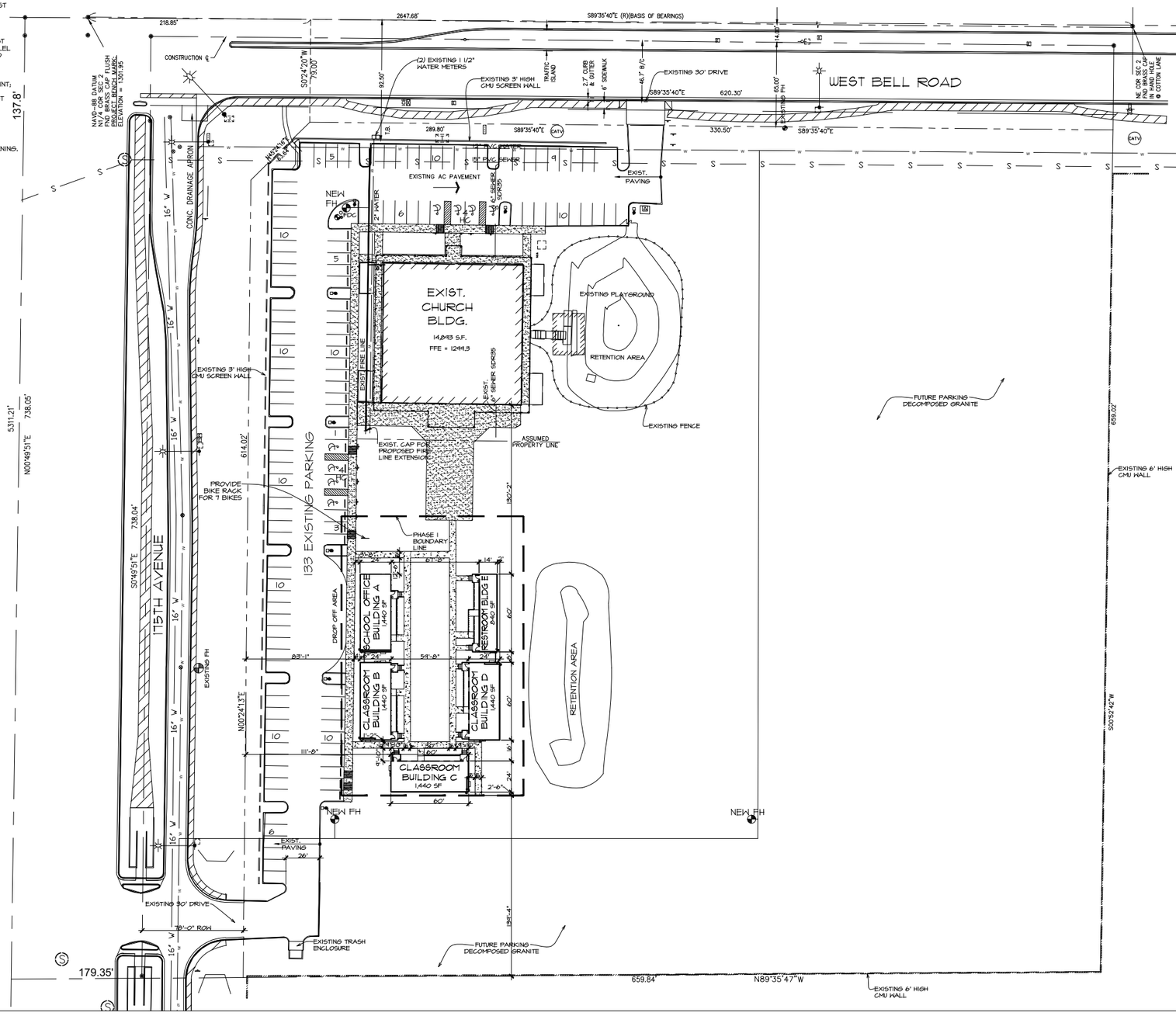
CONTAINS 10.00 ACRES

ADA NOTES:

1) ENTIRE SITE IS ADA ACCESSIBLE. ALL DOORWAYS ARE FLUSH TO EXTERIOR PAVEMENT. AT HC PARKING SPACES PAVEMENT IS FLUSH TO CONCRETE WALKS.
2) ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES, TURNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL NEW ON-SITE RAMPS PER ADAAG SECTION 4.7.7; TRUNCATED DOMES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL NEW ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5.

EXISTING ACCESSIBLE ROUTE / CONCRETE HATCHED

NEW ACCESSIBLE ROUTE / CONCRETE HATCHED

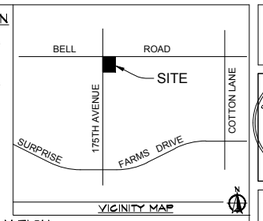


PROJECT INFORMATION

PROJECT ADDRESS:
PALM VISTA BAPTIST CHURCH
17475 W. BELL ROAD
SURPRISE, AZ 85388

OWNER:
PALM VISTA BAPTIST CHURCH
17475 W. BELL ROAD
SURPRISE, AZ 85388

ARCHITECT:
FRANKLIN ARCHITECTS
LLC REG. #18409
4946 WEST BANFF LANE
GLENDALE, AZ 85306
PHONE: (602) 633-2350
FAX: (602) 633-2350
franklinarchitect@yahoo.com



VICINITY MAP

SITE INFORMATION

APN: 502-01-002-D
ZONING:

GROSS SITE AREA: 536,332 SF (12.31 ACRES)
NET SITE AREA: 435,600 SF (10.00 ACRES)

LOT COVERAGE: (MAX. 45% OF NET LOT AREA)
34,955 SF / 435,600 SF = 8%

PARKING CALCULATIONS:

CHURCH ASSEMBLY: 875 OCC @ 1/4 = 219 SPACES

SCHOOL PARKING CALCULATION
ELEMENTARY / JR. HIGH (1.5 / ROOM) = 12 x 1.5 = 18 SPACES
+ (1/ NON TEACHING EMPLOYEE): 3 SPACES
21 SPACES

PARKING SPACES PROVIDED:
STANDARD SPACES: 226 SPACES
ACCESSIBLE SPACES: 18 SPACES
TOTAL SPACES PROVIDED: 244 SPACES

BICYCLE SPACES REQUIRED: 219 / 15 = 15 SPACES
BICYCLE SPACES PROVIDED: 15 SPACES

PROJECT SHALL COMPLY WITH AZDAC FOR ACCESSIBILITY

PROJECT DESCRIPTION

THE CHURCH, A DAY CARE & A PRIVATE SCHOOL CURRENTLY MEET AT THIS SITE. THE SITE HAS AN EXISTING BUILDING AND EXISTING PAVED PARKING AREA. THIS PROJECT IS TO ADD 4 NEW CLASSROOM BUILDINGS AND ONE RESTROOM BUILDING. CHURCH AND SCHOOL DOES NOT MEET AT THE SAME TIME.

NEW CLASSROOM BUILDINGS:

OCCUPANCY TYPE:	E
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	13'-10"
FIRST FLOOR AREA:	6,600 SF

FIRE SPRINKLER & ALARM EXTENDED FROM EXISTING CHURCH BUILDING

EXISTING BUILDING INFORMATION
(SEPARATED FROM NEW BUILDINGS BY ASSUMED PROPERTY LINE)

OCCUPANCY TYPE:	A-3
CONSTRUCTION TYPE:	V-B
LIVABLE AREA:	14,843 SF

AREA INCREASE CALCULATION FOR NEW BUILDINGS

200% INCREASE FOR FIRE SPRINKLERS.
6,000 SF ALLOWED PER TABLE 503 FOR A-3
OCC TYPE V-B AREA = 6,000 + (6,000 x 2.00) = 18,000 SF
WE HAVE 100% FRONTAGE (ALL 4 SIDES) EXCEEDING 30'.
THIS ALLOWS A 75% INCREASE (6,000 X .75 = 4,000 SF)
22,000 SF OF FIRST FLOOR AREA ALLOWED

ADOPTED CODES

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
AND ORDINANCE 07-08 (LOCAL CODE AMENDMENTS)

UTILITIES

WATER: ARIZONA AMERICAN WATER
WASTEWATER: CITY OF SURPRISE

NEW SCHOOL BUILDINGS
SCHOOL OFFICE BUILDING A
SN 57314-11/2
CLASSROOM BUILDING B
SN 57315-01/02
CLASSROOM BUILDING C
SN 57322-01-02
CLASSROOM BUILDING D
SN 57324-01/02
RESTROOM BLDG E
SN 57325

SCALE: 1" = 40'
0 20 40 60 80

PHASE I SITE PLAN

DATE:
08/11/11

REGISTERED ARCHITECT
CERTIFICATE
18908
DAVID PAUL FRANKLIN
ARIZONA, U.S.A.
EXPIRES 12-31-11

FRANKLIN ARCHITECTS
4946 WEST BANFF LANE
GLENDALE, AZ 85306 (602) 633-2350

THE LORD OUR GOD IS THE MASTER ARCHITECT

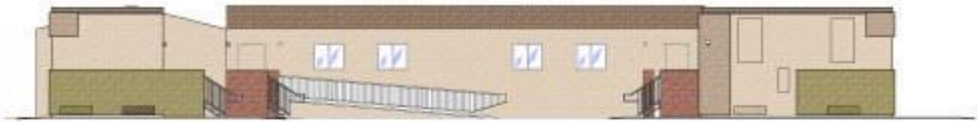
PALM VISTA BAPTIST CHURCH
WORSHIP CENTER BUILDING
17475 W. BELL ROAD
SURPRISE, AZ 85388

PROV. 16:3

DRAWN :

JOB NO. :

SHEET
A1.0
OF SHEETS



(VIEW FROM EXISTING BUILDING)

NORTH ELEVATIONS 3/64" = 1'-0"

EAST ELEVATIONS 3/64" = 1'-0"

SOUTH ELEVATIONS 3/64" = 1'-0"

(VIEW FROM 175TH AVE)

WEST ELEVATIONS 3/64" = 1'-0"

DATES:
08/01/21

FRANKLIN ARCHITECTS
4146 WEST BANFF LANE
GLENDALE, AZ 85308 (602) 635-2350

PALM VISTA BAPTIST CHURCH
CLASSROOM BLDGS, OFFICE BLDG & RESTROOM BLDG
7475 N. 75TH ROAD
GARDENE, AZ 85314

DRAWN:

JOB NO.:

SHEET
A2

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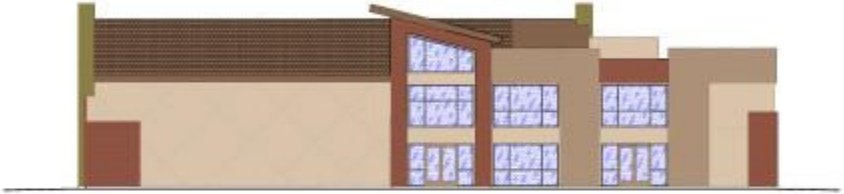
NORTHEAST ELEVATION 1/8" = 1'-0"



NORTHWEST ELEVATION 1/8" = 1'-0"

SOUTHEAST ELEVATION 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE
ALL PAINT BY SHERWIN-WILLIAMS

BODY COLOR	APACHE TAN SW 6144
TRIM COLOR	ROSA TAN SW 6178
TRIM ACCENTS	HARVEST GOLD SW 6916
ENABLED ALCOVE	BAY LEAF SW 6470
FASCIA / TRIM	ROYCE CRA-W2
ROOF TILE	EAGLE ROOFING PRODUCTS STYLE: FLORENTINA FLAT TILE PROFILE #: 7609 NAME: BROWN RANGE COLOR: BLEND (a color mixture)

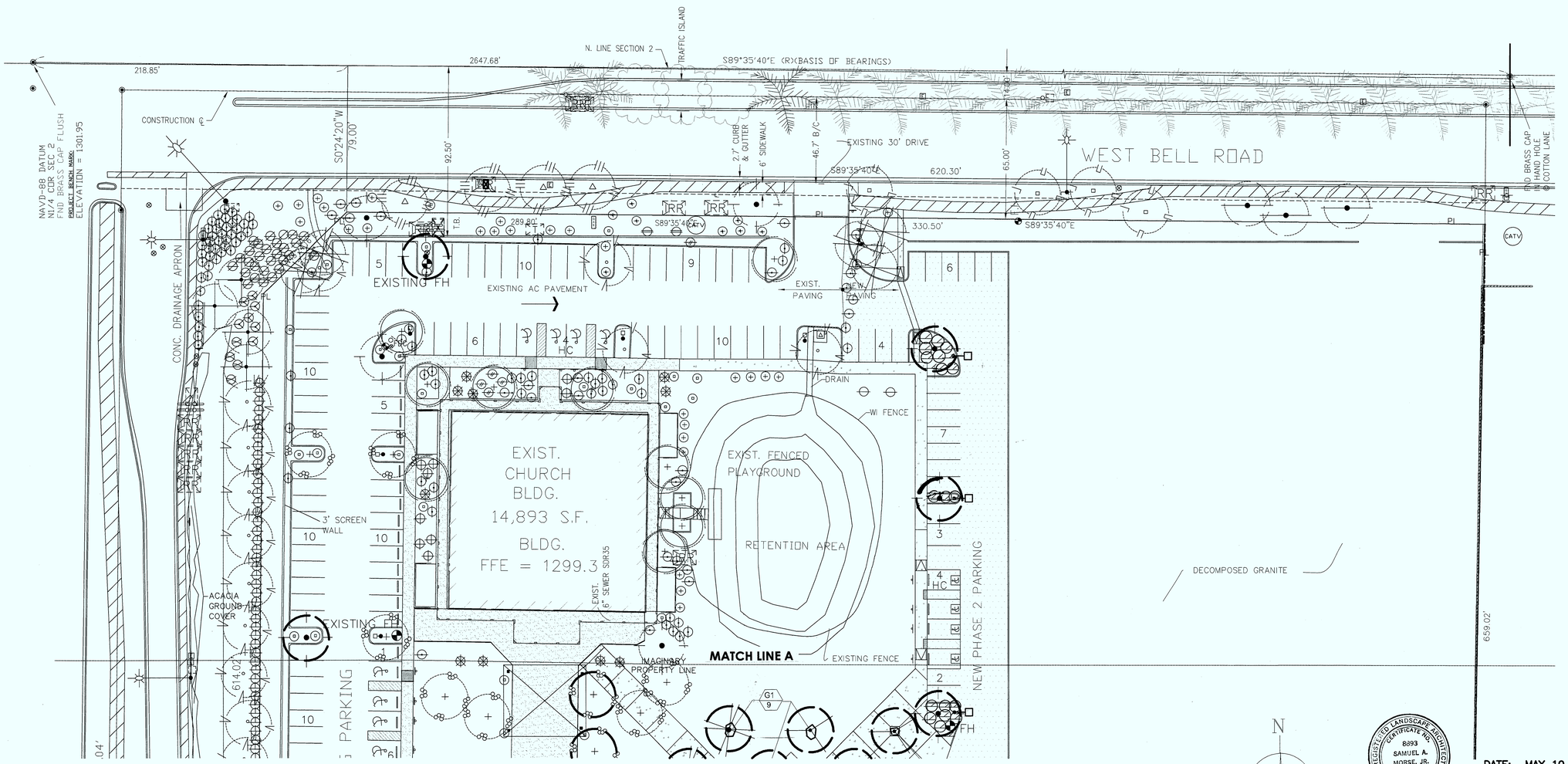
(PAINT AND ROOF TILE MATCHES EXISTING BUILDING)

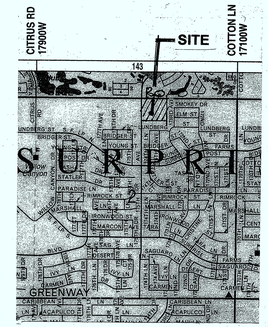
SOUTHEAST ELEVATION 1/8" = 1'-0"

FRANKLIN ARCHITECTS
4446 WEST BAYPT LANE
GLENDALE, AZ 85308 (602) 635-2350

PALM VISTA BAPTIST CHURCH
WORSHIP CENTER BUILDING
7473 N. DELL ROAD
SURPRISE, AZ 85374

A2





LOCATION MAP

N

EXISTING PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	QUERCUS VIRGINIA 'HERITAGE'	HERITAGE LIVE OAK
	FICUS M. NITIDA	INDIAN LAURAL FIG
	PINUS B. ELDARICA	ELDARICA PINE
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	FRAXINUA VELUTINA 'FAN TEX'	FAN TEX ASH
	OLEA E. 'SWAN HILL'	SWAN HILL OLIVE
	ULMUS PARVIFOLIA	CHINESE ELM
	EUCALYPTUS MICROTHECA	COOLIBAH
	PARKINSONIA FLORIDUM	BLUE PALO VERDE
SHRUBS		
	BOUGAINVILLEA 'BARBARA KARST'	RED BOUGAINVILLEA
	HESPERALOE PARVIFLORA	RED & YELLOW YUCCA
	NERIUM O. COMPACT 'PETITE SALMON'	PETITE SALMON DWARF
	RUELLIA BRITTONIANA	MEXICAN BARIO RUELLA
	YUCCA ALOIFOLIA	SPANISH BOYONET
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	EREMOPHILA DECIPIENS	VALENTINE EMU BUSH
	SENNA ARTEMISIOIDES	FEATHERY CASSIA
	JUNIPERUS C. 'SEAGREEN'	SEAGREEN JUNIPER
	ENCELIA FARINOSA	BRITTLEBUSH
	SIMMONDSIA CHINENSIS	JOJOBA
GROUND COVER		
	LANTANA SELLOWIANA	PURPLE TRAILING LANTANA
	LANTANA 'NEW GOLD'	GOLD TRAILING LANTANA
	BAILEYA MULTIRANDIATA	DESERT MARIGOLD
	ASPARAGUS DEN. 'SPRENGERI'	SPRENGER ASPARAGUS

N

SCALE: 1"= 30'

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 8893 SAMUEL A. MORSE, JR. 05.11 Signed ARIZONA

Exp: 09.30.12

Two working days before you dig. CALL FOR THE BLUE STAKES 258-1100 Blue Stake Center CALL COLLECT

DATE: MAY 10, 2011

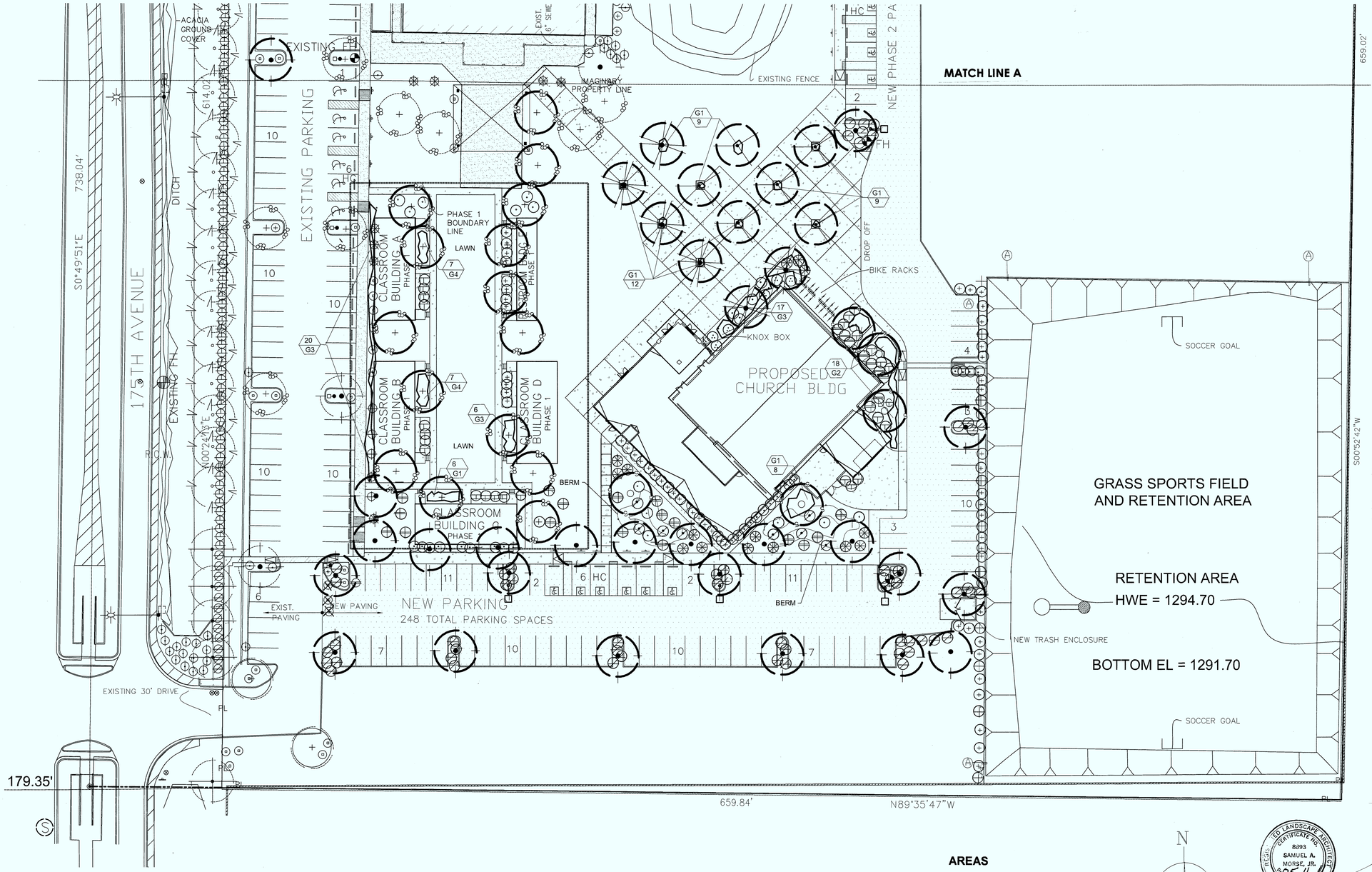
PLANTING PLAN

SHEET 1 OF 6

WESTERN LANDSCAPE ARCHITECTS, INC.
2216 W. Anderson Dr.
Phoenix, Az. 85023
602/863-0538

PALM VISTA BAPTIST CHURCH MULTI–PURPOSE BUILDING

17475 WEST BELL ROAD
SURPRISE, ARIZONA



NEW PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE,CAL.	REMARKS
		TREES			
		PARKINSONIA HYBRID	THORNLESS SONORAN EMERALD tm PALO VERDE	15 GAL. 8'-10' HT.	UPRIGHT BUT SPREADING
		QUERCUS VIRGINIA 'HERITAGE'	HERITAGE LIVE OAK	15 GAL. 8'-10' HT.	UPRIGHT
		DALBERGIA SISSOO	SISSOO TREE	15 GAL. 6'-8' HT.	UPRIGHT
		PHOENIX DACTYLIFERA	DATE PALM	15' TO 18' HT.	SKINNED
		SHRUBS			
		CALLIANDRA CALIFORNICA	RED FAIRY DUSTER	5 GAL. 18"-24" SPR	COMPACT
		CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL. 18"-24" SPR.	COMPACT
		CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL. 12"-15" SPR.	COMPACT
		JUSTICA CANDICANS	JACOBINIA	5 GAL. 12"-15" SPR.	COMPACT
		HESPERALOE PARVIFLORA	RED & YELLOW YUCCA	5 GAL.	COMPACT
		TECOMA S. 'ORANGE JUBILEE' AND TECOMA STANS	ORANGE JUBILEE YELLLOW BELLS	5 GAL. 15"-18" SPR.	COMPACT
		NERIUM O. DWARF 'MARRAKESH'	RED DWARF OLEANDER	5 GAL. 15"-18" SPR.	COMPACT
		RUELLIA BRITTONIANA	MEXICAN BARIO RUELLA	5 GAL. 15"-18" SPR.	COMPACT
		PLUMBAGO AURICULATA	BLUE PLUMBAGO	5 GAL. 15"-18" SPR.	COMPACT
		RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL. 15"-18" SPR.	COMPACT
		CALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLEBUSH		5 GAL. 12"-15" SPR.	COMPACT
		LEUCOPHYLLUM Z. 'BLUE RANGER'	BLUE RANGER	5 GAL. 12"-15" SPR.	COMPACT
		GROUND COVER			
	G1	LANTANA SELLOWIANA	PURPLE TRAILING LANTANA 1 GAL. 12"-15" SPR.		5 STEM MIN. 4' O.C. MIN.
	G2	LANTANA 'NEW GOLD'	GOLD TRAILING LANTANA 1 GAL. 12"-15" SPR.		5 STEM MIN. 4' O.C. MIN.
	G3	LANTANA 'DALLAS RED'	DALLAS RED LOW LANTANA 1 GAL.		6 STEM MIN. 5' O.C. MIN.
	G4	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL. 15"-18" SPR.	5 STEM MIN. 5' O.C. MIN.

ALL PLANTING AREAS WILL RECEIVE ½" MINUS TO A DEPTH OF 2" OF SELECTED GRANITE. APPLY PREEMERGENT BEFORE DECOMPOSED GRANITE IS PUT DOWN AND ONCE AGAIN AFTER DECOMPOSED GRANITE IS IN PLACE. COLOR: GOLD COLOR.

ALL ENGINEERED CUTS AND FILLS MUST BE "SOFTENED" TO FEEL NATURAL IN APPEARANCE.

7 / G-1 — QUANTITIES OF GROUNDCOVER / TYPE OF GROUND COVER

EXISTING TREES TO REMAIN

EXISTING SHRUBS TO REMAIN

EXISTING SHRUBS TO BE REMOVED

AREAS

EXISTING LANDSCAPING WITHIN THE PROPERTY BOUNDARY WITHOUT TURF	0.93 ACRES
NEW LANDSCAPING WITHOUT TURF	0.24 ACRES
NEW TURF	1.43 ACRES

N

SCALE: 1"= 30'

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 8393 SAMUEL A. MORSE, JR. 05.11. ARIZONA U.S.A.

Exp: 09.30.12

Two working days before you dig. CALL FOR THE BLUE STAKES 263-1100 Blue Stake Center CALL COLLECT

DATE: MAY 10, 2011

PLANTING PLAN

SHEET 2 OF 6

WESTERN LANDSCAPE ARCHITECTS, INC.
2216 W. Anderson Dr.
Phoenix, Az. 85023
602/863-0538

PALM VISTA BAPTIST CHURCH MULTI-PURPOSE BUILDING

17475 WEST BELL ROAD
SURPRISE, ARIZONA

Palm Vista Southern Baptist Church

Community Outreach Meeting
July 13, 2011

A Community Outreach Meeting for the Palm Vista Southern Baptist Church was called to order at 6:02 pm in the Sanctuary by Jessie Cook with 55 people in attendance.

Opening Prayer offered by: Jessie Cook

Jessie Cook Chairman for The Palms School and ABP informed those in attendance the City of Surprise required the meeting for Palm Vista Baptist Church Phase II and The Palms Christian School building project. Mr. Darrel Wilson, Project Manager and Chairman of the Building Committee for the church was introduced. We learned the meeting would enable us to express our concerns, worries and any issues we might have regarding the building project.

Mr. Wilson provided details about the signs posted on the property that included the date and location of the meeting where citizens were invited to discuss the proposals for the property owned by the church. He also mentioned the communication both written and oral available to all church and school attendees. In addition the City of Surprise at the church's request posted public notice in the local newspapers. An overview of the overall site plan was shown with an explanation of the church's goal. It provided a view of the current church building, and proposed location for the school's classrooms, the large water retention area, and the future Phase III church. We learned the water retention area will be a grassed area that will provide an area promoting sports integrating the church and local community.

The second overview provided a close-up view of the school's classrooms, administration building, and restroom facility. It was learned the classrooms and administrative building would be 60' long x 24' wide and the restroom facility 60' long x 14' wide, they would have interesting designs with contours, all buildings would be stucco, and would be painted the colors of the church. Mr. Wilson also informed us the site plan required a few minor changes such as fire hydrant locations, and we are working with the City of Surprise on those issues.

The floor was opened for discussion. Margarita Bain was the only person to speak and she asked if the buildings were going to be metal boxes and cited the "big metal boxes the Radiant Church had on their property." Mr. Wilson replied, when the buildings are initially brought on site they will not be pretty and he reinforced how the buildings would be stuccoed and painted to match the existing church structure. She then said, "what is the City's problem."

In attendance was Hobart Wingard, Planner II Community Development for the City of Surprise.

Closing Prayer offered by: Pastor Jonathan

The meeting was adjourned at 6:18 pm.

Minutes submitted by: Patsy Zenich, Administrative Secretary

CITY OF SURPRISE
Boards and Commissions

September 22, 2011 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 22, 2011	Contact Person:	Vineetha Kartha, Community & Economic Development
Submitting Department:		District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on case LPD09-009, a comprehensive long range plan for Village 3.

Motion:

I move to recommend approval to the Mayor and Council case LPD09-009, a comprehensive long range plan for Village 3.

Background:

Resolution 09-09 was approved to direct city staff to commence with the planning for Village 3 surrounding the White Tank Mountains. The plan for Village 3 is based on three themes, conservation, and center specific planning as well as providing and maintaining access. Deeply grounded in sustainable development practices, the goal of the Village 3 plan is to protect the pristine desert environment and balance community and economic growth with the natural environment.

Financial Impact Statement:

Additional development will have long-term financial implications for the City of Surprise.

ATTACHMENTS:

Click to download

- Staff Report
- Village 3 Plan

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

SURPRISE
ARIZONA

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: September 22, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community & Economic Development Director
Vineetha Kartha, Planner
Vineetha.kartha@surpriseaz.gov, 623-222-3155

Re: LPD09-009, Village 3 Plan

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. Village three (3) was chosen as one of the initial villages to be planned, primarily because of its strategic importance as a future tourist destination. This report reviews the public consultation initiatives and discusses the recent progress on the plan for Village 3.

Past Considerations

- The City Council unanimously approved the 2030 General Plan on July 24, 2008.
- The village boundaries map and the commencement of village plans were approved by the City Council on January 8, 2009.
- The Quality of Life Commission unanimously approved the Village 3 Plan on May 12, 2011.
- On August 4, 2011 the Planning and Zoning Commission continued the Village 3 Plan to September 1, 2011.

Location

Village 3 is located in the southwest corner of the planning area, generally bounded by 251st Avenue to west, White Tank Mountains Regional Park and Peoria Avenue to the south, Beardsley Canal to the east and the Beardsley Road alignment to the north. (Reference attached map.)

Planning Process

The city has established a voluntary internal workgroup committee consisting of city employees, and an external committee consisting of residents and stakeholders of Village 3. The planning process for Village 3 has involved numerous meetings including the internal workgroup meetings and external committee meetings. In order to respond to the concerns of the community regarding the future of Village 3, the proposed village plan contains significant new policies intended to provide guidance to the staff, developers, and the committees when projects are submitted for review in the future.

Village 3 Plan

The natural environment surrounding the White Tanks is one of the city's greatest resources. Because of its setting and environmental sensitivity, the vision for Village 3 is to carefully manage and preserve the character through the thoughtful and deliberate pursuit of the following guiding principles: conservation, center specific planning and access.

Achieving the vision for Village 3 requires policy coordination among a few focused areas – land use, character and design, environmental preservation, circulation, open space and recreation and public services and facilities.

Land Use
Focus Areas – Resort Development, Limited Commercial, Cluster Design
The land use element introduces a growth management strategy for the Village 3 planning area by dividing it into three character areas – sensitive, hillside and transition. The character areas help specifically plan for the unique requirements of each area. The goals for the sensitive character area is to ensure sensitivity towards the suburban areas of Village 2, while the goal for the transition area is to protect the rural neighborhoods in Village 4 and the goal for the hillside area is to guarantee hillside preservation.

The land use element also promotes a unified development strategy that will shape the character and physical form of Village 3 and guide development efforts. The land use element is divided into the following focus areas – resort development, limited commercial development and cluster development.

Within this element policies shall be crafted to:

- Create a new land use designation "Resort" and "Resort Residential," and "Resort Commercial" for inclusion in the general plan and the Village 3 plan. These land use designations will create specific standards for the development of desired residential patterns and a resort.
- Cluster commercial development within nodes thereby creating a critical mass of retail at key locations.

- Establish cluster development as a means to protect open space while still providing landowners with the opportunity to develop their property.

Character and Design

Focus Areas- Architectural Styles, Materials, Height, Landscape Character

The character and design element promotes the preservation of the natural, visual qualities of the desert by using sensitive building techniques that retain and blend with the natural desert character of the area. The character and design element is divided into the following focus areas – architectural styles, height and materials and landscape character.

Within this element, policies shall be crafted to:

- Encourage development that blends with the land and reinforces its natural form.
- Maintain a sense of wide open space by promoting building envelopes and building designs that work with the natural environmental terrain.
- Encourage the use of colors and non-reflective building materials that blend into the background hues and textures of the natural desert setting.
- Discourage buildings and structures which are visibly taller than the maximum mature canopy of the native trees.

Environmental Preservation

Focus Areas – Hillside Preservation Zone, Wildlife Preserve and Linkages, Lighting Standards

The environmental preservation element seeks to minimize the impact of daily activities on the natural environment by ensuring the incorporation of sustainable practices in development. The environmental preservation element is divided into the following focus areas – hillside preservation zone, wildlife preserve and linkages and lighting standards.

Within this element, policies shall be crafted to:

- Maintain the visual qualities of the hillside zone and mitigating hazardous conditions by creating the hillside preservation zone.
- Maintain nighttime environment in the area by creating a dark sky ordinance.
- Ensure the preservation of wildlife and wildlife habitat in the community.
- Create sustainable construction practices to protect the surrounding natural desert areas from construction encroachment.

Circulation

Focus Areas – Scenic Corridors, Rural Street Standards

The circulation element intends to guide the orderly improvement of the circulation system while promoting environmental quality and equitable use of resources. The circulation element is divided into the following focus areas – scenic corridors and rural street standards.

Within this element, policies shall be crafted to:

- Consider new standards which minimize street widths in residential areas as much as possible to protect important natural features.
- Preserve the natural desert character of the scenic corridors by encouraging wider scenic setbacks, maintaining a vertical undulation in the roadway, limiting the number of driveways bisecting the scenic corridors, limiting the number of signalized intersections, using native vegetation within the medians and minimizing continuous and taller walls.
- Encourage and promote the revegetation of disturbed areas along scenic corridors.

Open Space and Recreation

Focus Areas – White Tanks Access, Trail Systems

The open space and recreation element seeks to provide a comprehensive system of parks, recreation facilities and open space areas. The open space and recreation element is divided into the following focus areas – white tanks access and trail systems.

Within this element, policies shall be crafted to:

- Develop access to the White Tank Mountains from the north side of the park.
- Promote connected areas of desert open space and trails through visual and functional linkages within and between local neighborhoods and a regional open space network.
- Encourage the development of an open space system which links open space throughout the Village 3 area to the scenic and vista corridors and preserves.
- Promote recreation opportunities such as equestrian oriented parks, trailheads and other amenities that respond to the needs and demands of the citizens.

Public Services & Facilities

Focus Areas – Water & Sewer Infrastructure, Drainage Standards

The public services and facilities element seeks to provide adequate infrastructure to serve the needs of the community without adversely affecting the environment. The public services and facilities element is divided into the following focus areas – water and sewer infrastructure and drainage standards.

Within this element, policies shall be crafted to:

- Provide high quality urban infrastructure with deliberate care to protect Village 3 from adverse environmental impacts.
- Ensure future facility plans are prepared for Village 3.

<u>Implementation</u>

A variety of tools will be used to implement the plan, including changes to the character pattern map, master plans for specific components, design guidelines for specific districts and capital improvement projects specifically designed for Village 3. Recognizing that achieving the ultimate vision for Village 3 will take years or even decades to complete, ongoing research, coordination of public policy, sub-area

planning, urban design, and program development will require continuing attention. Conducting periodic review is important to ensure the plan's proper functioning over time. A five-year overall update is recommended with yearly updates for minor changes if needed.

Public Participation

The Village 3 kick-off meeting was held on February 11, 2009 at the Willow Canyon High School Cafeteria. A total of 45 people attended this meeting. Attendees participated in a charrette using LEGO blocks, colored yarns and play money to develop various growth scenarios for Village 3. Majority of the participants envisioned Village 3 as a resort community that did not affect the nature and beauty of the White Tanks.

A similar visioning charrette was held on February 25, 2009 with the City of Surprise Teen Advisory Board. Recommendations from the Teen Advisory Board included protecting the night sky in this area, a boardwalk themed development along McMicken Dam and development that would not negatively affect the views and natural beauty that White Tanks has to offer.

The Village 3 Plan was also presented on June 14, 2010 to the Northwest Citizen group, a voluntary group of concerned citizens from the communities of Wittmann, Circle City and Morristown.

A public outreach meeting was held on August 16, 2011 at the Northwest Regional Public Library. A total of 3 people attended this meeting. No negative comments were received on the Village 3 plan.

Recommendation

Staff recommends that the Planning and Zoning Commission move to recommend approval to the Mayor and Council, case LPD09-009, final plan for Village 3.

Attachments:

1. Village 3 Plan - Final

Village 3 Plan

Surprise, Arizona

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TABLE OF CONTENTS

Introduction……..……1

Land Use……...7

Character & Design……..……13

Circulation……15

Environmental &
Archaeological Preservation……17

Open Space & Recreation……19

Public Services & Facilities……..……....21

ACKNOWLEDGEMENTS

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Vineetha Kartha, Planner

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INTRODUCTION

This plan sets forth the city's vision for the future of the Village 3 planning area and will guide the long term development of the area. Located entirely within the foothills of the White Tanks Mountains, Village 3 is considered Surprise's treasure with its scenic foothills, undeveloped desert, and wildlife habitat.

Located towards the southwest of the Surprise Planning Area, Village 3 is 21 sq. miles in size. Unlike other areas in Surprise, land ownership patterns are not fragmented since a majority of the land is under the ownership of Arizona State Land Department. Village 3 also consists of a few master planned communities such as Zanjero Trails, Mesquite Mountain Ranch, Surprise Foothills East, Ana Mandera, Surprise Ranch, Sonoran Trails and Bell Pointe.

The essence of the village 3 plan is to balance the anticipated physical development in the area and the rural lifestyle of the residents with the sensitive lush upper Sonoran desert. Close coordination between public and private sectors, coupled with development flexibility, will be necessary in order to carefully manage land use in Village 3. The vision, goals and strategies set forth in this plan detail a logical direction to preserve the character of this unique region of the city.

Why create a Village 3 Plan?

While the city's general plan finds solutions to generalized issues, a small village plan is able to make recommendations for these neighborhoods and places with specific focus. Village planning provides an opportunity for the communities to evaluate and shape its expectations and goals for the area in anticipation of future change. It helps ensure that when development occurs, property owners can design their project to be consistent with the vision for this area. It also helps ensure the public improvements will be in place to support the new development and advance city goals.

It is necessary for Village 3 to have a strong vision for the future primarily due to the following reasons:

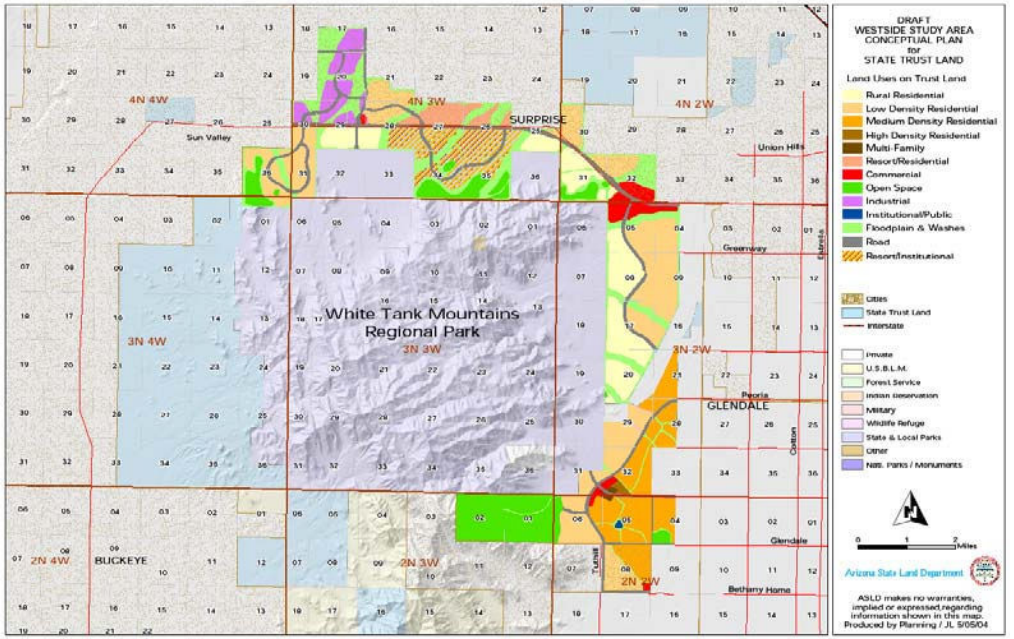
- A majority of the land within Village 3 is under the ownership of Arizona State Lands Department
- Village 3 is ecologically rich and is an environmentally sensitive area.
- Village 3 is blessed with high quality scenery and natural amenities that set the stage for resort development.

Relationship to other plans

Since 1986, the city has undertaken numerous plans for the general planning area and the incorporated area and these studies influence the direction of the Village 3 area plan. The Village 3 plan is influenced by several other approved plans that have been adopted at various times for different purposes.

2030 General Plan

The City's General Plan, its blueprint for growth and development, includes community goals that identify the importance of protecting the vital environmental resources. The General Plan logo is : "One City Many Choices." Village 3's goals and objectives align with Surprise General Plan 2030 by encouraging development that maintains the beauty and character of this pristine desert while capitalizing on the visual, environmental and recreational assets of the area.



The Westside Study Area Conceptual Plan for Arizona State Trust Land

The Westside Study Area Conceptual Plan for Arizona State Trust Land

The Westside study areas conceptual plan includes a majority of Village 3. The land uses identified within village includes open space, resort/institutional, rural residential, low density residential, medium density residential, commercial, industrial and floodplain/washes.

Planning horizon and planning amendment process

The pace of area development will be determined by if and when property owners voluntarily chose to develop their properties. A timeframe of about 20 years is predicted by staff. Village plans are planned to be monitored annually through Capital Improvements Program and the 2030 General Plan and updated as needed.

Vision, Goals & Objectives

The vision, goals and objectives highlight areas where Village 3 can improve, to make it a sustainable and strong community in the future. As village 3 develops, priorities will need to be set to successfully adapt to the pristine desert and the needs of the popula-

tion.

Vision

Due to Village 3's unique location, key natural assets and its ability to contribute to the sustainability goals of the General Plan, the vision is to carefully manage and preserve the character through the thoughtful and deliberate pursuit of the following:

Conserve

The White Tank Foothills is the most prominent feature in Village 3. Home to many unique desert animals and plants, with several washes acting as lifelines for these animals and plants, the White Tank Foothills serves an important function as well. To conserve these natural resources for today and tomorrow it is important to manage growth and its associated impacts on the White Tank Mountains, focusing on preserving the desert environment and upgrading the quality of the built environment while respecting property rights. Open vistas of the surrounding ridges and the public lands managed by the Maricopa County Parks are an important identifying characteristic of Village 3. Development shall address the conservation of natural, scenic resources of the White Tanks foothills by encouraging architectural and site design standards that are responsive to this heritage. The foothills must be developed as a model of environment's sustainability through careful development and public improvements that enhance the desert's environment, wildlife habitat and migration patterns. Any development in this area must also pursue concerted efforts to reduce noise and light pollution and to improve air and water quality.

Center Specific Planning

The existing and desired land use pattern in Village 3 is comprised of a suburban core that includes a mix of residential densities. Development guidelines and regulations can be a positive influence on development, by setting expectations for the quality of design and fit of new development within neighborhoods. There is a need to plan for the hillside in a manner that recognizes the area's dynamic nature and the need to respond to conditions likely to change

over time. However development may also benefit from flexibility to deal with site specific issues; not wanting to be constrained by overly strict design standards and guidelines. In addition development that adds diversity to the area should be encouraged. Diversity and flexibility in development will make the hillside an exciting rural neighborhood and regional destination that accommodates multiple functions. Development should complement rather than detract from the vitality of these areas.

Access

The natural and visual qualities of the upper Sonoran desert have contributed to making this area a unique place ideal for tourism development. Most successful tourism destinations have a harmonious combination of certain characteristics such as climate, scenery, and/or man-made facilities. In most instances natural factors have been the basis for the development of an area. Any development in the area must be designed to use desert sensitive building techniques that retain and blend the natural character of the area to improve foothills as a destination. The existing open space contributes significantly to a community desire to develop and maintain an integrated non-motorized trail system that provides access to the White Tanks. Community support exists for building a new access point to the White Tank Mountains from the north. Connectivity is another factor that will lead to the growth of the visitor industry in Village 3. In addition to physical and visual access to the hillside, the area should be served by multiple modes of transportation well integrated with each other, the entire city and the regional transportation network.

Goals:

Goals are concerned with the long term achievement of the plan and in this plan describes ideal situations that would result if all plan purposes were fully realized. These goals were drafted in response to the vision and input from residents, property owners and other interested persons, discussions with the Planning and Zoning Commission and the Quality of Life Commission.

1. **The existing desert environment in village is preserved and the health of the natural ecosystems in the area is restored.**
   a. Develop indicators to measure how the desert is being preserved.
   b. Protect drainage corridors through new development regulations.
   c. Protect viewsheds through new sign restrictions, and limiting development in scenic corridors.
   d. Establish conservation districts.

2. Village 3 has a series of vibrant centers at designated intersections.

a. Limit new commercial uses to designated activity nodes.
b. Establish design guidelines that create activity nodes in the Village 3 area.
c. Establish community scale retail services that supports the surrounding residential development attracts visitors and tourists.

3. Village 3 has a meaningful open space system which provides access and connection to the White Tanks.

a. Program open space systems in Village 3 to provide a feeling of openness and to include connections through paths and trail systems.
b. Establish an interpretive center in Village 3 that promotes the ecology of the foothills area.
c. Create community cultural venues in Village 3.
d. Promote appropriate tourism related economic development.

LAND USE

The purpose of the land use element is to provide a growth management strategy necessary to establish the changes that can be made to create a sustainable future. Village 3 consists primarily of undisturbed natural desert areas interspersed with areas of low density rural development. Village 3 is characterized by spectacular mountain vistas, abundant wildlife, and a prevalent feeling of openness. There are a few master planned communities with medium density suburban residential development, mainly to the north of Sun Valley Parkway.

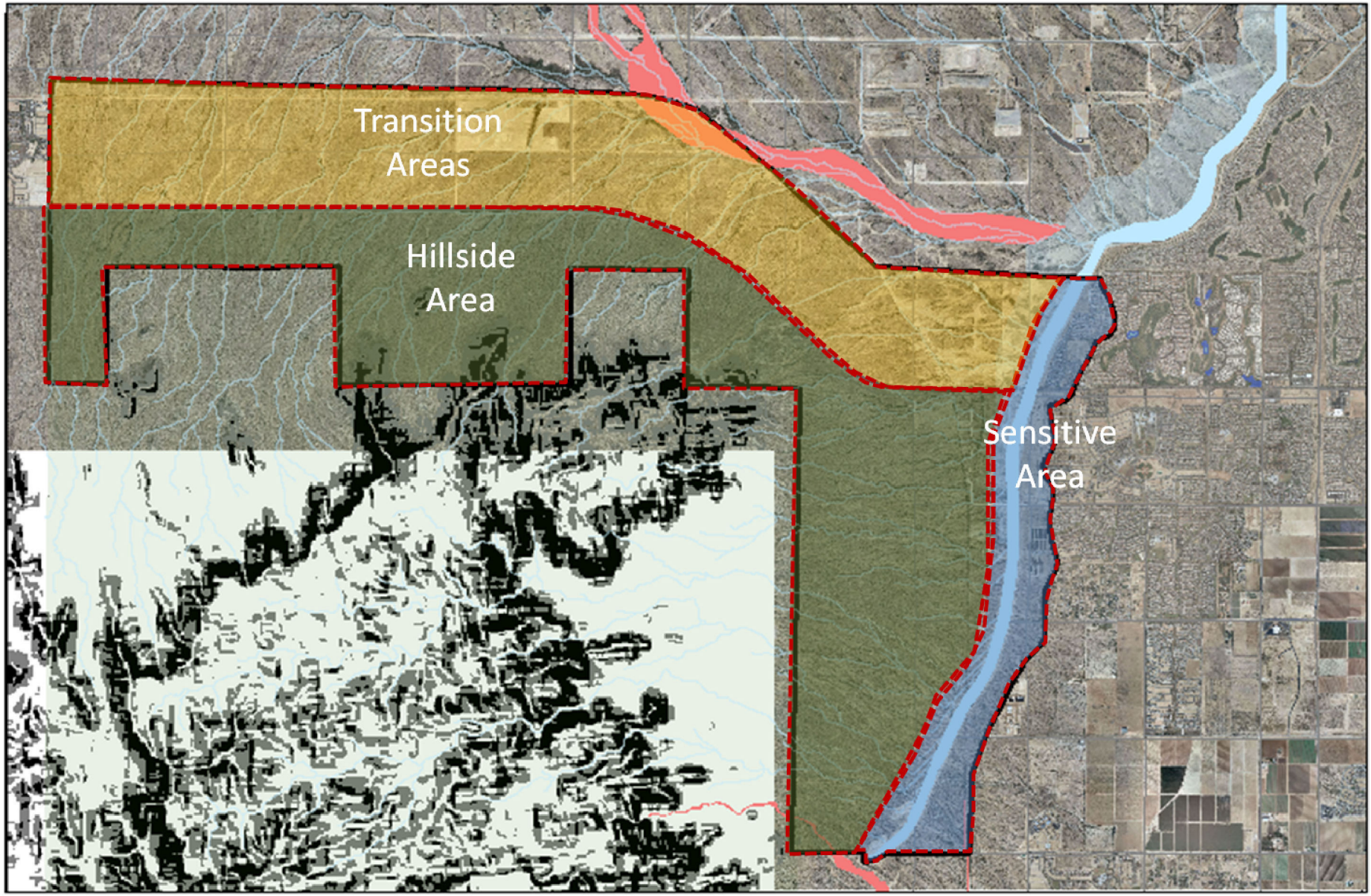
Development opportunities in this area must be founded on respecting and carrying forward this character. In fact these unique and sensitive habitats provide paralleled educational, scientific, and recreational opportunities, making the area an attractive place in which to live, work and play. Issues involving habitat and access to public land predominate. Quality commercial services tailored to the growing needs of local residents are also highly desirable in this area. Future development in Village 3 should conserve the natural desert and maintain the pattern of low density development.

Growth Management Strategy

Due to Village 3's unique location, its key natural assets and its ability to contribute to the quality of life of the city, the planning area is divided into three character areas: Sensitive, hillside and transition. The boundaries for these special character areas were determined based on the existing and future land uses.

Sensitive Character Area

The sensitive character area is bounded by the White Tank Mountains on one side and by suburban neighborhoods on the east side. Any development in this area is must take into account the sensitive nature of the hillside as well as the suburban neighborhoods to the east. The sensitive area will create the east boundary of Village 3 and will be the first view visible upon entering Village 3. This area's character and design will form the foundation of its neighborhoods and community identity. The goals for this area should be geared towards non-obtrusive development, while preserving the safety, security and the nighttime use and enjoyment of property.



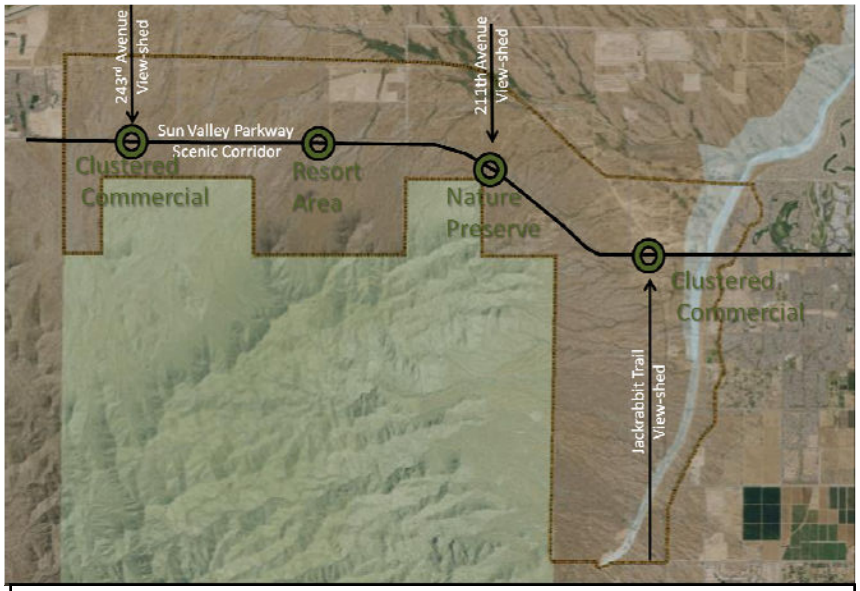
Character Area Map

Transition Character Area

The transition character area is bounded on the north by the boundary of Village 4 and 6 and the south is bounded by Sun Valley Parkway. Any development in this area must transition well to the rural and equestrian neighborhoods to the north. This area's character and design will form the foundation of its neighborhoods and community identity. The goals for this area should be geared towards equestrian friendly street design, dynamic streetscapes, buildings that complement the natural desert, gathering places and open spaces.

Hillside Character Area

The hillside character area is bounded by White Tank Mountains to the south, the Sun Valley parkway to the north and the McMicken dam to the east. The goals for this character area are geared towards several aspects of desert preservation, enhancement of ecosystem, identity, and opportunity.



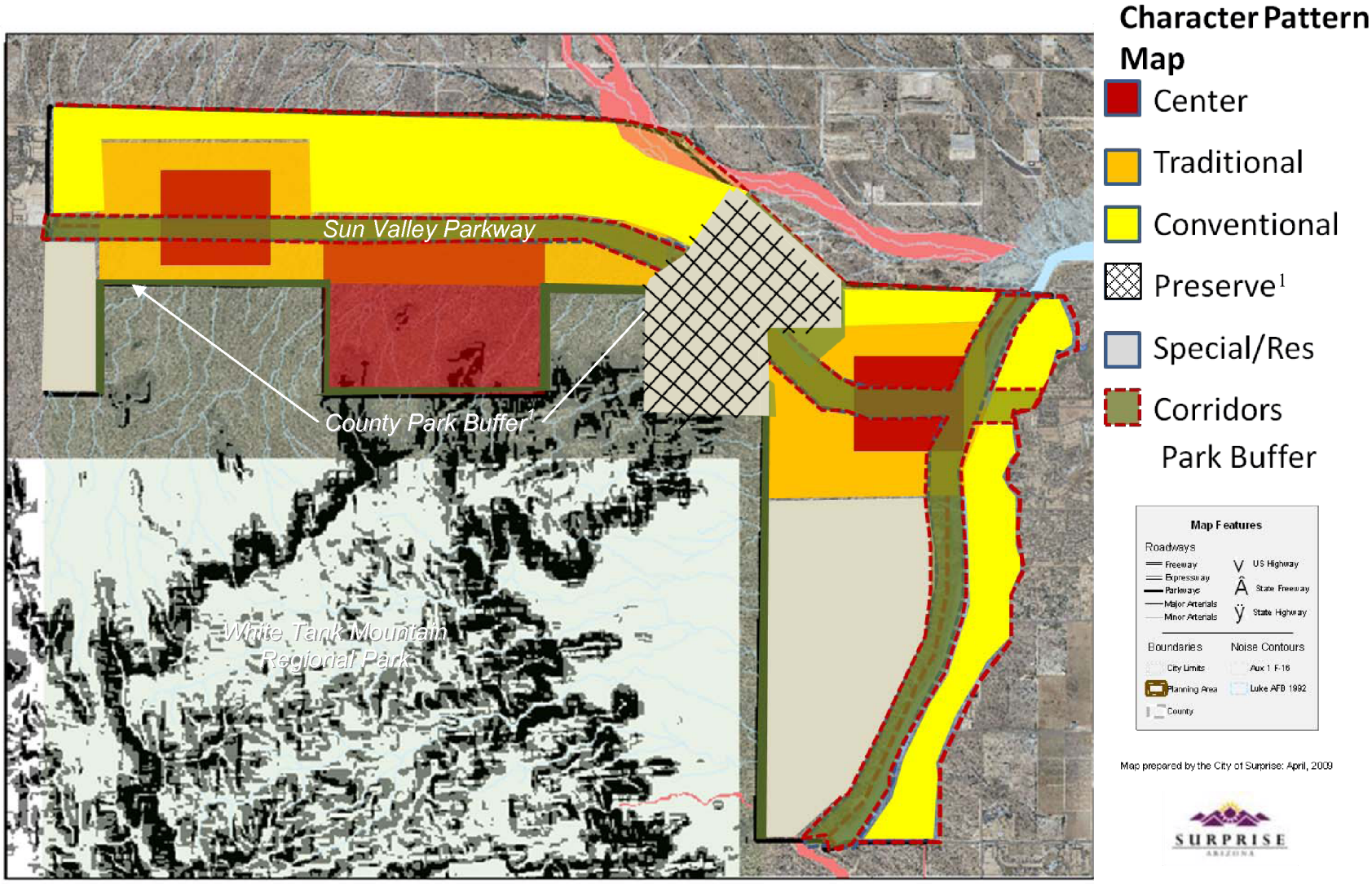
Village 3 Cores & Corridors

Cores and Corridors

Village 3 also uses the concept of cores and corridors as a growth management strategy . Cores are a concentrated mix of land uses that serves as a node of activity within a city or region. This allows the village to concentrate the growth sufficiently to reduce the amount of land used for development. The term corridor describes a series of cores or centers strongly connected by a means of transportation. Linking of cores with highly effective transportation enhances each and all of them by connecting and aggregating available opportunities, resources and populations.

Focus Areas

In Village 3 a lot of energy has to be focused on preserving the existing desert environment while ensuring neighborhood amenities and responsible economic development. These efforts will have a positive effect on the residential neighborhoods surrounding downtime. Therefore land use goals and policies maintain a focus on three areas: **resort development, limited commercial development and cluster development.**



Proposed Village 3 Character Pattern Map

[1]Pursuant to A.R.S 9-461.06 (N) the City is required to provide an economically viable designation of at least 1 du/acre to State Trust Lands. This statute applies to both the preserve area as well as the county park buffer. It is however the goal of the City of Surprise to preserve these areas as undisturbed open space if acquired by the city, a private entity or a public-private entity as permanent open space.

Goals:

1. **Land uses in Village 3 creates a sustainable development pattern in alignment with the vision of village 3.**
   a. Adopt new land use designations - "Resort", Resort Residential" and "Resort Commercial" in the General Plan.
   b. Revise zoning and subdivision ordinances to reflect new land use designations.
   c. Ensure commercial development occurs only in identified cores.
   d. Rezoning for commercial properties in areas not designated for such development shall be discouraged.
   e. Promote the use of site planning techniques which minimize the visual impact of development and promote a resort desert character.
   f. Provide mixed land uses within core areas.
   g. Locate higher densities near the core of the village center.
   h. Create resort development standards by working with citizens and landowners to ensure visual and environmental compatibility, transportation access and a high quality, environmentally sensitive project.

2. **Land uses in Village 3 are compatible with the terrain and the existing uses of the area.**
   a. Future land use changes which seek to intensify growth opportunities shall be carefully reviewed by the staff for their potential impact to the sustainable management of the area's resources.
   b. Establish a hillside preservation ordinance in the hillside character area.
   c. Consider preserving major washes as wildlife habitat corridors.
   d. Foster land use choices that support desired scenic corridors.
   e. Provide transitions between the village center and existing surrounding residential areas.
   f. Connect natural areas on adjacent parcels to create more viable desert space.
   g. Encourage land use changes to be based on review of sustainability ideas.

3. **The location, intensity and mix of uses for commercial zones is managed in a manner that implements the vision of the Village 3 plan.**
   a. Promote the functional and aesthetic integration of commercial uses with the community, and to promote the efficient use of resources and infrastructure in the village 3 planning area.

b. Commercial and mixed use development proposals must show how the unique character of the Sonoran desert will be preserved or improved.
c. A consistent architectural style shall be used to unify commercial development with Sonoran desert. Building materials must be chosen for their ability to blend with the landscape.
d. The view of the property shall create a sense of place that is scenic, compatible with the local environment, and establishes a safe and welcoming neighborhood atmosphere.

CHARACTER & DESIGN

The character and design element promotes the preservation of the natural and visual qualities of the desert by using sensitive building techniques that retain and blend with the natural desert character of the area. Development in the village 3 area should respect and enhance the unique climate, topography, vegetation, and historical context of the area's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.

The Palo Verde-Saguaro plant community, one of the most scenic and lush plant communities in the Sonoran desert, can be found throughout the White Tanks foothills. The dominance and continuity of the Sonoran desert in concert with a desired open pattern of development are the predominant elements that help define the desert character in Village 3.

Maintaining both functional and visual linkages through connecting undisturbed desert open space is a key component in achieving the desert vision. Sustainable site planning and visual linkages will alleviate the impact on the ecosystem and maintain the sense of openness experienced in Village 3. To ensure desired development the focus of the character and design element is primarily on architectural styles, height and materials and landscape character.

Goals

1. The desert character in village 3 is preserved.

a. Preserve the desert character in this area with a very low density land use pattern.
b. Adopt sign ordinances that limit impact on scenic resources.
c. Key resources necessary for the long term preservation and enhancement of village 3's character must be preserved.
d. Encourage revegetation and the installation of additional native landscaping to mitigate the impact of construction and development.

2. Open vistas in Village 3 are maintained and the visual impact of hillside development are minimized.

a. Develop building size limitations for the area to preserve and enhance desert character.
b. Discourage development that places it in a dominant overpowering position.
c. Discourage buildings and structures that are visibly taller than the maximum mature canopy of the native trees.
d. Create new design procedures and guidelines that acknowledge and respond to the character of the area.
e. Encourage the use of green building and low impact techniques for development in village 3.

3. Village 3 has standards for a community that is unique and distinguished from other parts of the city.

a. Colors, textures and materials used on infrastructure improvements should blend into the natural desert environment and reflect the rustic identity of the area.
b. The design of the street signage, signalized intersections and street lights should be used to reflect the rustic, rural identity of the area.
c. City gateways should reflect the area's identity.
d. The design of all nonresidential structures should respect the natural desert character of the area.
e. Scenic Corridors should be designed to reflect an identity for the entire length of the corridor and respond to the unique character the road bisects.

4. Village 3 has standards to preserve the natural and visual qualities of the foothills.

a. To maintain a sense of wide open space, discourage the use of high walls.
b. Where walls are used they should use desert tone colors and blend into adjacent natural desert and provide breaks or gaps for indigenous wildlife movement routes and maintain open vista corridors.
c. Utilize the building envelope concept to sensitively place structures on lots to preserve views.
d. Minimize visually obstructive infrastructure by using a compatible color palette and special design that blend into the natural desert environment and creates an identity compatible with the desert neighborhoods.

CIRCULATION

The layout and design of an area's streets and paths have a tremendous effect on neighborhood livability, design, and character. Accordingly, much emphasis needs to be placed on the development of an overall circulation system for village 3. The design of the circulation system considered not only traffic capacity, but also neighborhood character and pedestrian and bicycle friendliness. Due to the undisturbed nature of the foothills, the area's existing circulation system is relatively limited. A preliminary street layout has been shown by the Surprise Long Range Street Master Plan. (*see map on Page 15*)

One of the functions of the circulation system in village 3 is to accommodate regional traffic between Buckeye and Surprise. Sun Valley Parkway provides main access to the City from the west and extends from Surprise easterly to Glendale and Phoenix. The circulation focuses on the following areas: **scenic corridors and street standards**.

Goals:

1. The transportation system should be compatible with village 3's pristine desert character.

a. Consider new standards which minimize street widths in residential areas as much as possible to protect important natural features.
b. Preserve the natural desert character of the scenic corridors by encouraging wider scenic setbacks, maintaining a vertical undulation in the roadway, limiting the number of driveways bisecting the scenic corridors, limiting the number of signalized intersections, using native vegetation within the medians and minimizing continuous and taller walls.
c. Encourage and promote the re-vegetation of disturbed areas along scenic corridors.
d. Provide for non-motorized modes of transportation.
e. Create design standards for bicycle and pedestrian pathways and equestrian trails.
f. Create guidelines for equestrian crossings of arterial and collector roadways and implement improvements.

City of Surprise
Long Range Major Street Plan
Special Planning Areas 2 and 3

ENVIRONMENTAL & ARCHAEOLOGICAL PRESERVATION

The environmental and archaeological preservation element seeks to minimize the impact of daily activities on the natural environment by ensuring the incorporation of sustainable practices in development. The ecologic value of the Village 3 area is an important component of the planning efforts.

Village 3 consists of native desert landscape with mountain vistas, rock outcrops and ephemeral washes. The village 3 area is also composed of a number of unique habitats that provide for a diverse population of wildlife and plants. Most of the common plant species belong to either the upland or the xeroriparian community. Wildlife habitats and migratory routes are a key component of the area's character. Mule Deer, mountain lion, javelina, jackrabbit and desert tortoises can be found in this region. Due to these sensitive environmental conditions, it is essential to protect the natural balance that has evolved in the area over time. Careful stewardship of this rich natural environment is fundamental to maintaining and preserving this valuable component of the Village 3 area character. Village 3's archaeological interest as identified through artifacts, structural remains and other physical evidence have scientific significance that educate the viewer and stir an appreciation for the past. The cultural resources identified in the general area pose few constraints to the development of the area. However adverse impacts due to development activity to these sites and other cultural resources should be mitigated through the development and implementation of a cultural resources treatment plan.

To ensure careful stewardship of this rich natural environment, the environmental and archaeological preservation element maintains focus in the following areas: hillside preservation zone, wildlife linkages and lighting standards.

Goals

1. **Resources key to the ecology of Village 3 is preserved and where possible enhanced.**
    a. Inventory natural drainage features and identify those to be protected or enhanced.
    b. Assess the impact of archaeological resources in the White Tanks Foothills.

c. Create wildlife corridors and ensure connectivity with other regional wildlife corridors.
d. Design sites to concentrate densities away from natural spaces.
e. Develop a night skies ordinance specific to the White Tanks area.
f. Implement energy efficient building guidelines for Village 3.
g. Develop a green building or green development program.
h. Adopt ordinances that protect scenic vistas and important viewsheds as enjoyed from the foothills and the vicinity.
i. Create sustainable construction practices to protect the surrounding natural desert areas from construction encroachment.

2. Minimize the impact of hillside development in a manner that implements the goals of the village 3 plan.

a. Create a hillside preservation zone in the hillside character area.
b. Initiate and maintain a building envelope process that includes disturbance boundaries.
c. Promote building designs that work with the natural environmental terrain.
d. Preserve the desert character of the local streets by minimizing street widths, following natural topography and minimize bridging of washes.
e. Develop a night skies ordinance specific to the White Tanks Mountains area.

OPEN SPACE & RECREATION

The open space and recreation element seeks to provide a comprehensive system of parks, recreation facilities and open space areas. Open Space is critical to provide the feeling of openness which defines the Sonoran desert character should be provided as a visual, recreation, or character enhancing amenity. In village 3 open space must sustain natural flora and fauna and include visual and physical connections through paths and trail systems.

To ensure the preservation of important natural resources, the open space and recreation element is divided into the following focus areas – natural area open space, White Tanks access, tourism and trail systems.

Goals:

1. Open space system must sustain natural ecosystems through the provision of natural area open space.

a. Consider purchase, state land leasing, the Arizona Preserve Initiative, density transfers and other methods where funding will allow, to provide undisturbed open space within Village 3.
b. Seek opportunities to accommodate low impact equestrian oriented trails, trailheads and other recreational amenities that respond to the needs and demands of the citizens.
c. Manage educational programs to promote responsible recreation and reduce littering in natural areas.
d. Park design should emphasize the unique Sonoran desert environment through minimal disturbance to the site, desert sensitive architecture and construction detailing.
e. Limit turf to active recreation areas in association with schools and specific picnic/open playspaces and in areas of high public use.
f. Use sensitivity in providing lighting for outdoor recreational facilities to ensure participant safety and minimize light trespass into adjacent neighborhoods, open space, and natural areas while maintaining night skies.
g. Establish an interpretive center in the valley that will promote the ecology of the foothills area.

2. Develop an open space system which links open space throughout the Village 3 area.

a. Work with Maricopa County Parks to gain access from the north side to the White Tanks.
b. Produce area wide trail guide for hiking, biking and motorized trails with Sun Valley parkway branding and theme.
c. Develop a multi use walking and biking trail following the McMicken Dam.
d. Specialty parks should be encouraged along scenic corridors to allow residents and tourists alike to view and experience the desert and mountain vistas.
e. Promote recreation opportunities such as equestrian oriented parks, trailheads and other amenities that respond to the needs and demands of the citizens.

3. Promote appropriate tourism related economic development in Village 3.

a. Work with business owners to promote tourism related businesses in village 3.
b. Promote recreational activities that extend the tourism season.
c. Maintain a comprehensive list of community cultural festivals and events in the area.
d. Encourage future filming in the area.
e. Create community cultural venues in Village 3.
f. Help promote appropriate and desirable uses of the White Tank Mountain foothills area for cultural events and activities.

PUBLIC SERVICES & FACILITIES

There are no public facilities and services located within the Village 3 area. The need for most public facilities and services is driven by development and the associated population growth. Infrastructure planning therefore has been identified as a priority for the Village 3 area.

The public services and facilities element is divided into the following focus areas—water and sewer infrastructure and drainage standards.

Goals:

1. **New development in Village 3 will demonstrate that adequate public or private service capacities are available to serve the proposed development.**
   a. Conduct a comprehensive study of infrastructure needs and plan for the development of an infrastructure program.

2. **Provide high quality infrastructure in Village 3 while protecting the area from adverse environmental impacts.**
   a. Require underground placement of utility lines where feasible, to preserve the visual qualities of the area.
   b. Encourage utility providers to blend above ground cabinets with the surrounding natural environment, by using a defined color palette and screening with native vegetation.
   c. Work with regional agencies to maintain existing riparian ecosystems, and promote sound floodplain management.
   d. Encourage flood control devices that protect and enhance the desert environment.
   e. Foster increased use of reclaimed water
   f. Balance the uses of effluent—reclaimed, environment and aquifer recharge.

CITY OF SURPRISE
Boards and Commissions

September 22, 2011 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 22, 2011	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:		District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on LPD09-335, Streetscape Design Guidelines for City of Surprise.

Motion:

I move to recommend approval to the Mayor and City Council LPD09-335, Streetscape Design Guidelines for City of Surprise.

Background:

The Surprise 2030 General Plan proposes the drafting of Streetscape Design standards to enhance the overall functional and aesthetic quality of public spaces. This streetscape manual serves as an introduction to implementing a viable streetscape program.

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

- Staff Report
- Streetscape Design Guidelines

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video		White Board		Other	x

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

Vamshee Kovuru, Planner, Community & Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: September 22, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Vamshee Kovuru, Planner
623.222.3153, vamshee.kovuru@surpriseaz.gov

Re: LPD09-335, Streetscape Design Guidelines

Introduction

The Surprise 2030 General Plan proposes the drafting of Streetscape Design standards to enhance the overall functional and aesthetic quality of public spaces. This streetscape manual serves as an introduction to implementing a viable streetscape program. This document contains guidelines for the design of streets in urban and suburban developments.

Location

The Streetscape Design Guidelines pertains to all streets and roads within the city.

Background

Streets perform certain basic functions in the built environment such as providing routes for vehicles and public transport, and accommodating utility services and drainage systems. The design of a street affects how successful it is in performing these functions, and it can also vitally affect the character of a neighborhood and influence how people use the street and interact with each other.

The quality of a street and its connections can affect whether people choose to walk, bike, or take the car. It can affect whether people feel safe. The design and layout of streets also affects how we experience the natural environment and the special qualities and quirks of individual places.

Key elements established in the Streetscape Design Guidelines are:

- To create streets as great public spaces.
- Balance the needs of pedestrians, bikers, public transit, and vehicles.

Previous Actions

Planning and Zoning Commission Meeting - December 7, 2010.

- First presentation to the Commission.

Document Structure

It is the goal of these guidelines to:

- Encourage public use of sidewalks within residential, commercial and retail developments.
- Support efforts to make streets safe, attractive and comfortable.
- Create an attractive streetscape through requiring high standards of design and innovation by creating a palette of design in materials, color, and architectural design.
- Create a distinctive set of street furniture amenities that distinguishes Surprise from other cities in the Valley.

To address all the issues mentioned above the document is divided into the following four sections:

Section 1: *'*Design Principles' that applies to all street classifications.
Section 2: *'Model Street Types'* explains typical and special street cross-sections in the city.
Section 3: *'*Streetscape Character' describes street amenities and facilities that establish character and identity of an area.
Section 4: *'*Landscape Design'- that add color, texture and visual interest to a streetscape.

Implementation

This document will assist city staff and private developers involved in master planning and urban design. It is intended to provide a starting point for the design of new streets or modification for the existing streets. These guidelines will assist planners, engineers, and designers to justify departures from standards where it is appropriate. This document is released as a working tool. A five-year overall update is recommended for this document with yearly updates for minor changes if needed.

Future Actions

City Council Work Session- October 4, 2011.
City Council consideration- October 11, 2011.

Recommendation

Staff recommends approval of the Streetscape Design Guidelines.

Attachments

Draft- Streetscape Design Guidelines.

SURPRISE
ARIZONA

STREETSCAPE DESIGN GUIDELINES

Draft

Date: 07-11-11

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SURPRISE
ARIZONA

July, 2011

CONTENTS

INTRODUCTION 3
Purpose 4
Goals 4
Implementation 5

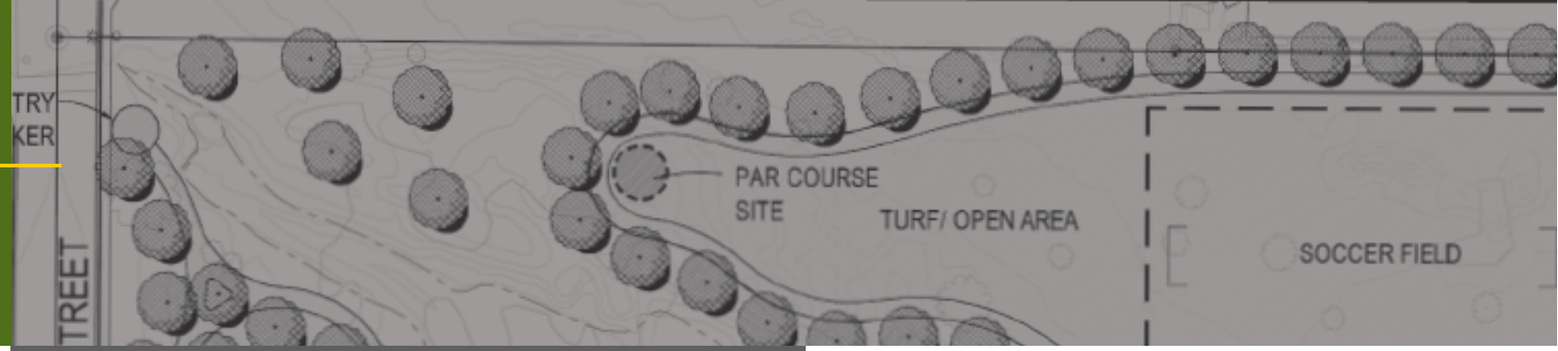
Section 1:
COMMON DESIGN PRINICIPLES
For all street types 7

Visual connectivity 8
Intersections and corner conditions 9
Terminus and view corridor 10
Facade and edge treatments 11
Street circulation 12

Section 2:
MODEL STREET TYPES
For city streets 13
Model Street Types
Introduction 14
Typical street cross-section
Major roads 15
Collector streets 16
Local streets 17
Special streets 18

Section 3:
STREETSCAPE CHARACTER
Street furniture and detailed uses 21
Introduction 22
Street furniture and detailed uses
General Design Guidelines 23
Street Furniture Elements 26
Architectural Elements 30

Section 4:
LANDSCAPE DESIGN 35
Landscape design guidelines 37



Introduction

Purpose

This streetscape manual serves as an introduction to implementing a viable streetscape program with in the City of Surprise. The challenge in developing an attractive urban space is how to create socialization, points of interest, view corridors and a sense of place. Streetscape elements, architecture and landscaping all play a vital role in shaping the character of any city. These elements are an integral part of establishing our community brand. The character of city streets should reflect strong urban design values and display elements that will clearly define the city's identity. This document contains guidelines for the design of streets in both urban and suburban developments.

Streets perform certain basic functions in the built environment such as providing routes for vehicles and public transport, and accommodating utility services and drainage systems. The design of a street affects how successful it is in performing these functions, and it can also vitally affect the urban character of a neighborhood and influence how people use the street and interact with each other.

The quality of a street and its connections can affect whether people choose to walk or cycle, or take the car. It can affect whether people feel safe. Its character can influence whether people choose to stroll or hurry through. The design and layout of streets also affects how we experience the natural environment and the special qualities and quirks of individual places.

These guidelines have been prepared to help us design streets that people like: streets that make the most of the natural environment and help to create a sense of place, while also meeting their functional requirements.

Goals

It is the goal of this manual to:

- Create a vibrant pedestrian environment that attracts pedestrians.
- Support efforts to make streets safe, attractive and comfortable.
- Create an attractive streetscape by requiring high standards of design and innovation, in addition to creating a palette of design elements, materials ,and street furniture elements.
- To provide functional, durable elements that are also economically viable.
- To encourage public use of sidewalks within residential, commercial and retail development.
- To create a distinctive set of street furniture elements that distinguishes Surprise from other cities in the Valley.
- To significantly improve and encourage public use of the city's open space.

Implementation

The adopted Streetscape Design Guidelines will be incorporated as a condition of approval for new developments. The Planning Director, Planning and Zoning Commission, and City Council will review each proposed project for conformance to these guidelines.

Who should use these guidelines?

This document will assist city staff and private developers involved in master planning and urban design. These guidelines will assist planners, engineers, and designers to justify departures from standards where it is appropriate.

This document is released as a working tool.

How to use these guidelines?

- It is intended to provide a starting point for the design of new streets or modification for the existing streets.
- Development projects both new and expanding existing ones will be required to implement these guidelines, including but not limited to residential, commercial, and industrial uses.
- All development projects both new and expanding existing ones would be evaluated and checked for compliance with these guidelines during the design review process.

Periodic Review

The Design Guidelines are a working catalog of appropriate and recommended improvements for the pedestrian environment in Surprise. It is designed to change over time with amendments or deletions. A five-year overall update is recommended for this document with yearly updates for minor changes as needed.

Companion Documents

There are a number of companion documents to this Manual:

- Surprise General Plan 2030.
- Village Plans.
- Surprise Unified Development Code.
- Surprise Engineering Street Design Standards.

Disclaimer

It is the responsibility of each owner or developer of a property to comply with all city, state, and federal codes for all aspects of their project including those elements regulated by these guidelines.

This document provides photographs and graphics of various materials and site furnishings from different vendors. These are not meant as an individual vendor or product endorsement, but as an example of a product that will meet the performance standards for that particular item.

Wherever any conflict arises between these design guidelines and any other city, state or federal codes, the most restrictive guidelines would apply.

Common Design Principles

for all street types

Section 1

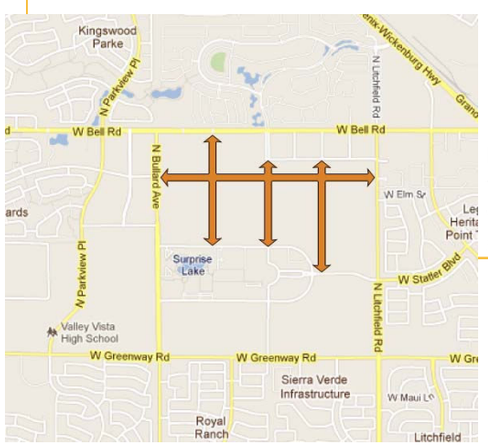
Visual Connectivity

Connected streets, neighborhoods, and developments, those with minimal dead-ends and cul-de-sacs, and regular interconnections provide a choice of routes, maximize access to available facilities and services, help to spread traffic loads, and may assist people to find their way because networks are permeable.

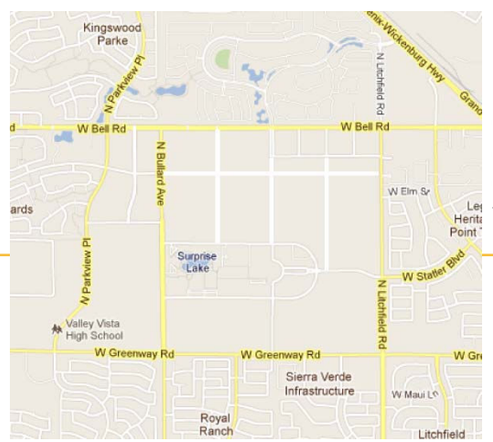
New developments integrate better with existing neighborhoods when the street systems connect.

Design Principles

- Design streetscapes to achieve a sense of consistency along the street and neighborhood itself.
- Determine a hierarchy of streets for new developments according to the function of each street in the network.
- In new neighborhoods, design an interconnected street network that offers choices for users.
- Connect new streets with existing street systems.
- Provide additional bicycle and pedestrian connections where appropriate.
- Utilize both architectural elements and street furniture to provide a good sense of space for the street.
- Achieve visually contained streetscapes by:
  - appropriate street tree spacing
  - maintaining consistent and continuous building build-to-lines
  - maintaining a continuous height of hedging or fencing (when needed) at front property boundaries adjacent to the right of way.
- Use tree grates to contain urban street trees. The grates may contribute to the visual containment of the landscape in urban areas. Grates should not be used in desert landscape themes.
- Design streets so that the major street elements (such as sidewalk design, fence heights, street trees and building forms) are roughly symmetrical to establish a visual balance for the street.
- Maintain consistent setbacks of houses from the right-of-way where appropriate. (Setbacks may vary in urban and suburban settings)
- Apply innovative parking configurations appropriate to the established village character.



New sites should be connected to the existing street network wherever possible to create seamless neighborhoods.



Connected neighborhoods continue existing desire lines and provide access for existing and new residents through the neighborhood.

Intersections and Corner Conditions

Special consideration should be given to intersecting streets and corner conditions, since these areas are used for way-finding, as a respite, and in some cases a gateway feature.

Intersections are the points at which all users of the street converge. They must be designed for the safe and convenient passage of all users. Intersections that prioritize pedestrians generally cause drivers to slow down. Four-way intersections (rather than staggered three-way T-junctions) enable a continuous path of travel and provide visual continuity of the streetscape.

Design Principles

- Design intersections to address the street hierarchy.
- On local streets use four-way intersections where possible. Control vehicle speeds on minor streets by:
  - requiring screening and setbacks for utilities
  - using appropriate street markings and signage
- Maintain appropriate sidewalk depth that assures safe and unobstructed movement.
- Orient entrances and storefronts to street so as to promote social interaction and to increase pedestrian circulation.
- Provide landscaping that provides visual interest and enhances adjacent structures.

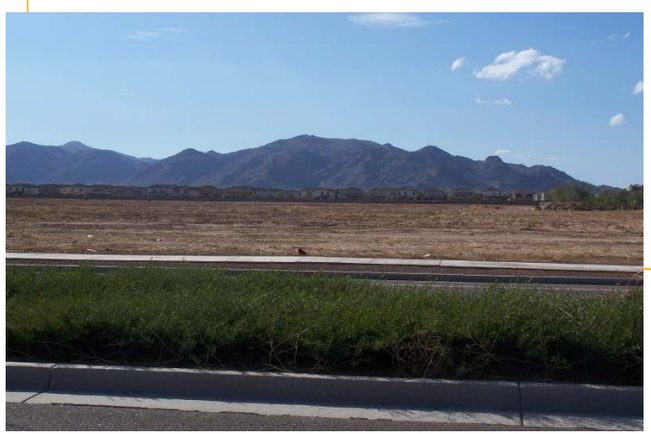
Terminus and View Corridor

The terminus and view corridor of an area is often an important place-making element. Streets designed in response to a terminus and protecting the view corridor with natural features can reveal desirable views and help to enhance an area's unique character.

The topography of an area is often an important place-making element. The view to the end of a street may also help people to find their way through a neighborhood, and can help to create a sense of place.

Design Principles

- Design the street network to enhance views of natural features such as the White Tank, Hieroglyphic and Estrella Mountains.
- Wherever feasible, design street layouts that utilize existing topography. Allow some streets to meander in order to avoid monotonous grid patterns.
- Terminate streets with views that make the most of the special features of a site or enhance its character (such as a park, a grouping of mature trees, water features or a significant building).
- Where streets terminate with a view of a house (or other building), ensure that the house (but not the garage) is on axis with the street.
- Where land slopes at a grade of 8 % or more the predominant street alignment should be perpendicular to contours. Allowable slope percentages for construction are:
  - 0-2%-Most developable.
  - 2-8%-Easily accommodates most categories of development.
  - 8-16%-Some development restrictions; upper limits for roads and walks.
  - 16-24%-Significant restrictions to most development.
  - 24%+-Generally restricted for development.
- Avoid street layouts that result in lots being considerably higher or lower than the street level.
- Where a lot slopes from one side to the other, design for the slope with a split-level house to avoid retaining walls on side boundaries, with consequent drainage and structural issues.
- Where a lot slopes from the rear to the front, design for the slope with a split-level house to ensure the front of the house relates well to the street, and to avoid retaining walls on the rear boundary, with consequent drainage and structural issues.

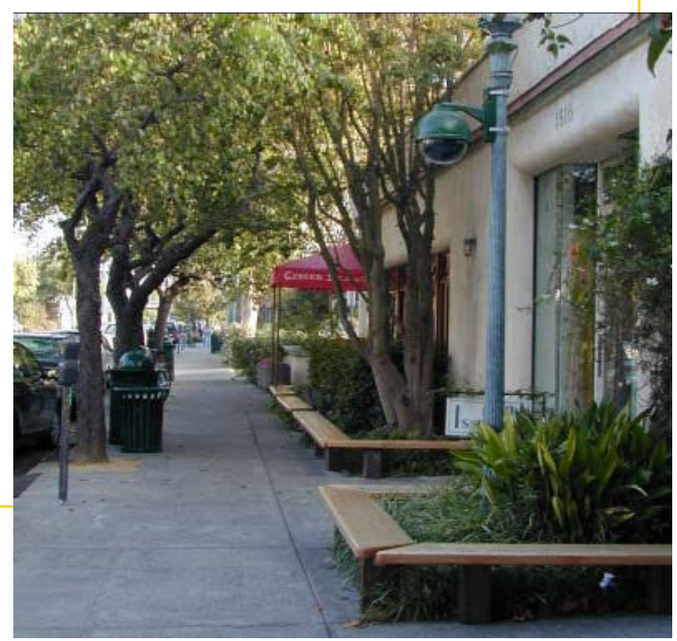


Façade and Edge Treatments

The facade is the interface between the private and public realm of a neighborhood. Structured and well defined boundaries remove ambiguity between private and public space, and may help residents and pedestrians feel more at ease as they move through their environment. The use and effect of edge treatments are integral in defining streetscape character. When applied effectively, facades and edge treatments can be a transition and can tie street elements together.

Design Principles

- Clearly define private property boundaries by utilizing hardscape and landscape elements.
- Adjust screening wall heights if topographic changes occur. Special design consideration should be given to enclosed courtyards.
- Use fencing materials or landscaping that is consistent or complementary to adjacent structures and neighborhood context.
- Building facades should be designed to be fully accessible to pedestrians, but yet easily seen by vehicles.
- Stagger building facades and heights. As an alternative, provide a change in material accompanied by decorative enhancements. Apply additional architectural and decorative elements such as bay windows, signs, shading devices.
- Provide storefront transparency for the pedestrian to enhance pedestrian visibility.
- Interrupt facades at certain point to allow for some visual relief along the street as well as increased pedestrian circulation in and around the façade.
- Display of merchandise is encouraged , but with minimal signage.
- Windows should be designed in a way that complements the overall building rhythm.



Street Circulation

In order to accommodate multi modal travel, a primary and secondary street system should be in place. Connecting street networks with minimal dead-ends, cul-de-sacs, and regular interconnections help to minimize travel distances. This in turn promotes good circulation and provides a choice of routes and maximizes access to available facilities and services.

Design Principles

- Determine a hierarchy of streets for new developments according to the function of each street in the network.
- In new neighborhoods design an interconnected street network that offers choice for users. Avoid dead end streets.
- Connect existing and new streets with multimodal trails and open space.
- Provide additional bicycle and pedestrian connections where appropriate.
- Encourage new developments to integrate into the existing street system through formal or naturally made paths like trails.

Model Street Types

for city streets

Section 2

Model Street Types

Introduction

With the many variations of street types, there exists a need to develop specific aesthetic guidelines that will enhance the city's streetscape. Different streets will reflect a distinct character from the next due to their size, scale and function. Some will demand your attention as a pedestrian, while others will take an unassuming role as a vehicle passes by. As any other developing city, Engineering Street Design Standards have been created for arterials, local, collectors, rural roads, and parkways. Each of these types is specific to their location in terms of engineering, but a full streetscape and landscape palette has yet to be established.

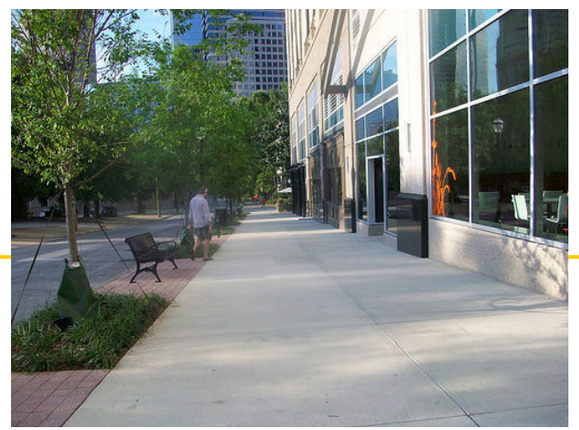
The guidelines depicted on the following pages adhere to engineering standards , but will focus on enhancing the physical environment of the roadway type. Village plans specify special streets that may have unique overlay features and guidelines that may duplicate or deviate from this document.

Models are provided for

- Major Roads
- Collector Streets
- Local Streets

Each street type includes a description of the street and its function, and the issues to be considered in its use. These models are a starting point for the design of street systems in new developments.

Note: Wherever any conflict arises between these Model Street Types and Engineering Street Design Standards, the later standards would apply.



Typical Streets

Typical Streets Cross-Sections

Major Roads

These are significant roads that are designed for considerable traffic loads. They are subordinate to primary distributor roads and have frequent connections to local streets. They will generally be used for major public transit systems. Commercial centers, schools and community facilities will often be located on major roads.

- Dwellings situated on major roads may require some separation from the carriageway to protect their amenity. Ideally we should strive to have buildings, rather than rear fences, facing all types of roads to increase their visual appeal. The intersection of two major roads may be a suitable location for a local centre, as it is exposed to high levels of passing traffic.

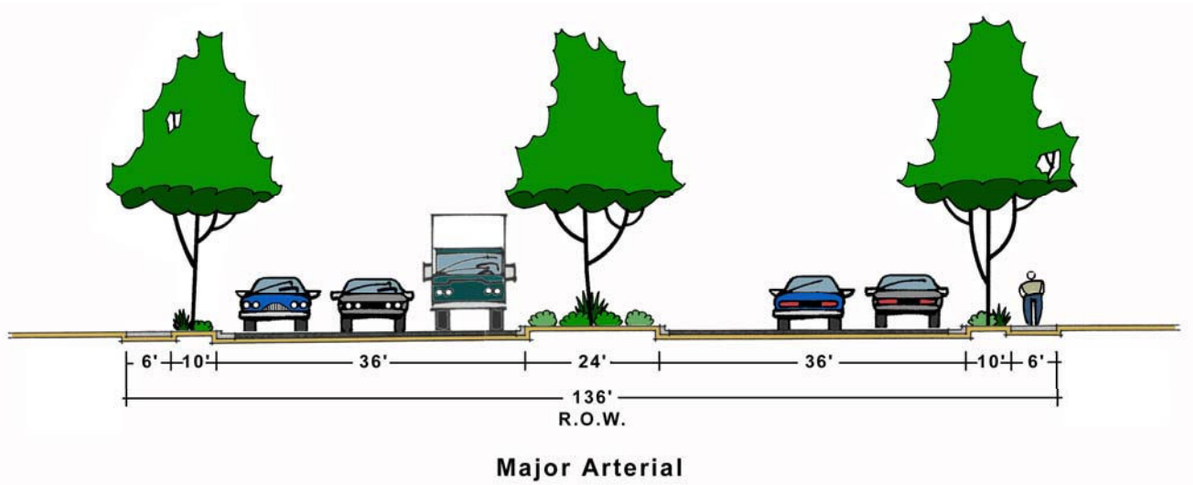
- Extensive landscaping of these roads will soften their appearance and create a more attractive environment for users.

Major Arterial Streets

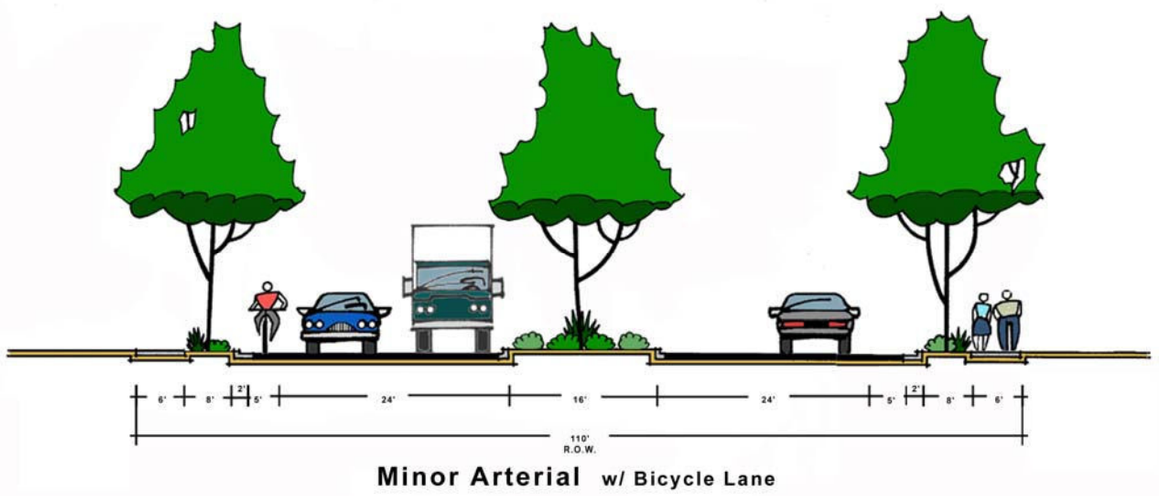
Major arterial streets primarily carry traffic passing through the area. The primary function of these roadways is traffic carrying capacity, with provision of access to adjacent land a secondary function.

Minor Arterial Streets

Minor arterial streets act as local distributors and through streets, and carry significant volumes of vehicular traffic, as well as bicycle and pedestrian traffic. Minor arterials should have special purpose lighting that would serve to enhance the vehicular and pedestrian experience. Since minor arterials have high traffic volumes, safety measures such as traffic medians should be employed to serve as a pedestrian refuge. Minor arterials serve as front doors to retail and offices.



Major Arterial



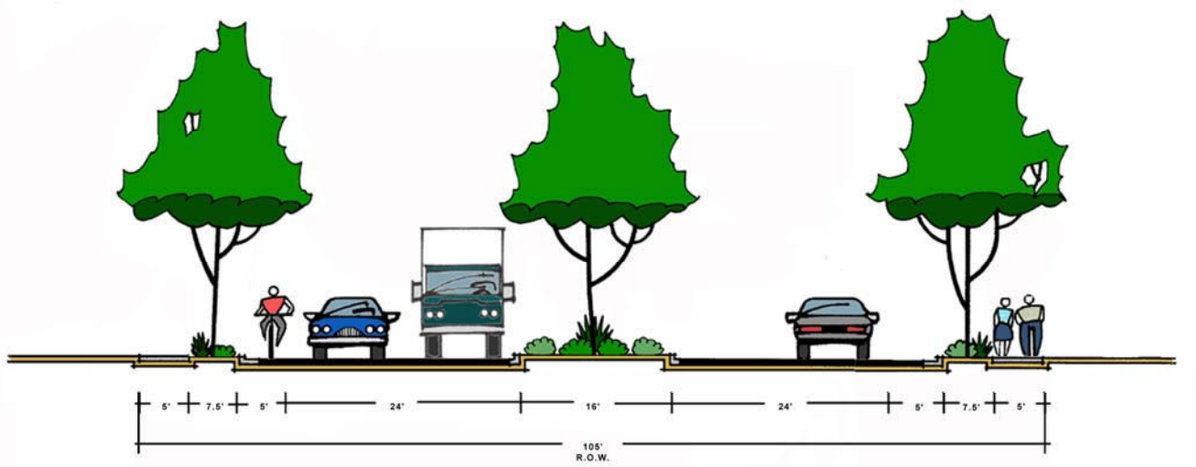
Minor Arterial w/ Bicycle Lane

Typical Streets

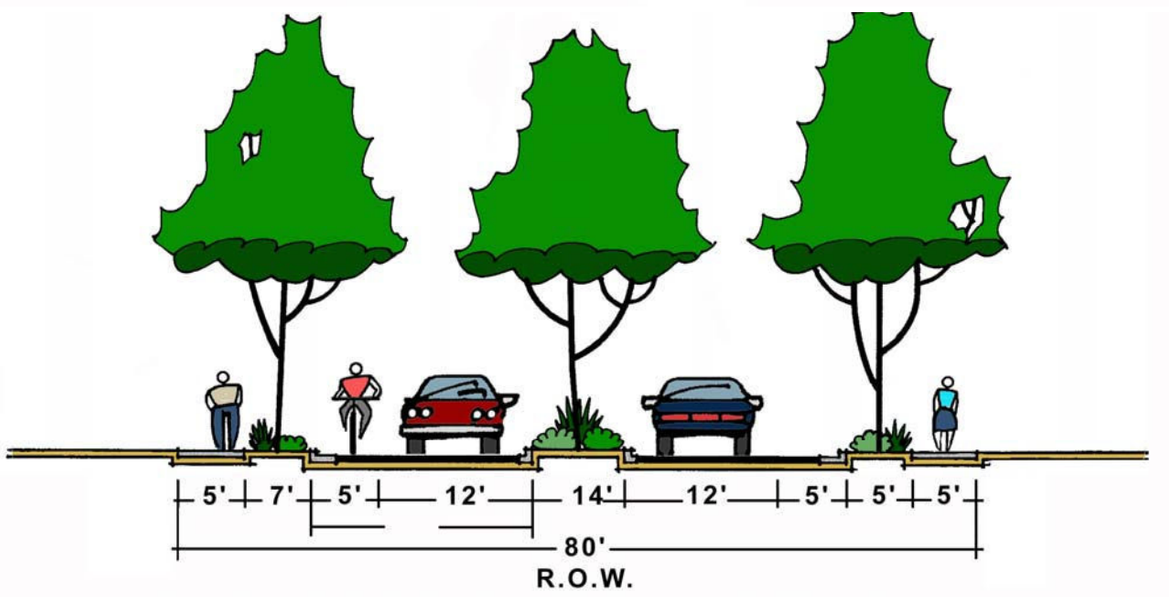
Collector Streets

These are streets that typically link neighborhoods, and link local streets to major roads. They are the neighborhood 'arrival' streets so their character has an important impact on sense of place. These streets are normally edged by residential uses but small commercial centers may be located at significant intersections. The character of the collector streets can vary using different types of street trees, paving, lighting, and street furniture.

- These streets need to be carefully designed to control vehicle speed and provide an environment that is pleasant for pedestrians. They should not be designed to attract significant long-distance through-traffic.
- Collector streets must be designed to enable use by public transit.
- Parallel parking is recommended with commercial use frontage.
- Landscaping may improve the amenity of collector streets and help to create a sense of place for the neighborhood.
- Provide bicycle lanes on all collector streets with clear signage.
- Transit stops should be located where there is likely to be passive surveillance at most times of the day and night (e.g. outside dwellings or commercial uses rather than in open space.)
- Houses are encouraged to face the street rather than present a rear fence.



High Volume Collector w/ Bicycle Lane



Residential Collector Median and Bicycle Lane

Typical Streets

Local Streets

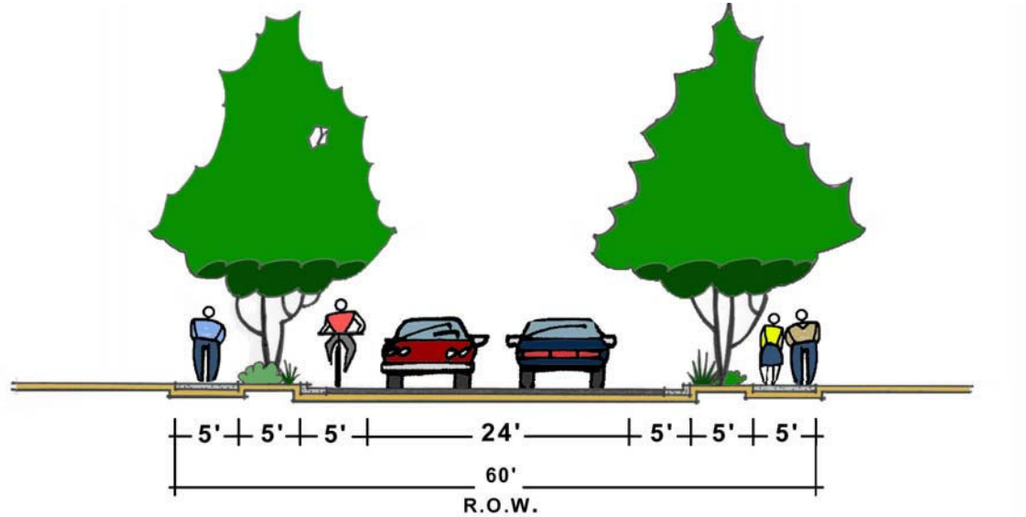
These are the most common streets within City of Surprise neighborhoods. Two local street models have been illustrated in this document, Commercial; and Residential Local Streets.

General Issues

- Local streets should prioritize pedestrians and bicyclists – they should provide a pleasant environment that encourages walking and social interaction.
- Where local streets run along a park edge or active open space, parking should be provided on both sides of the street. Sidewalks on the edge of the open space are also important to provide easy access and continuous pedestrian routes.
- Particularly where there are smaller lots, local streets can become an extension of the residents' usable open space and the street design should enhance the amenity of these lots.
- Local streets should be landscaped with trees to provide shade. They should also provide habitat for local animal life.
- Houses on local streets corners should address both street frontages.

Local Commercial Street

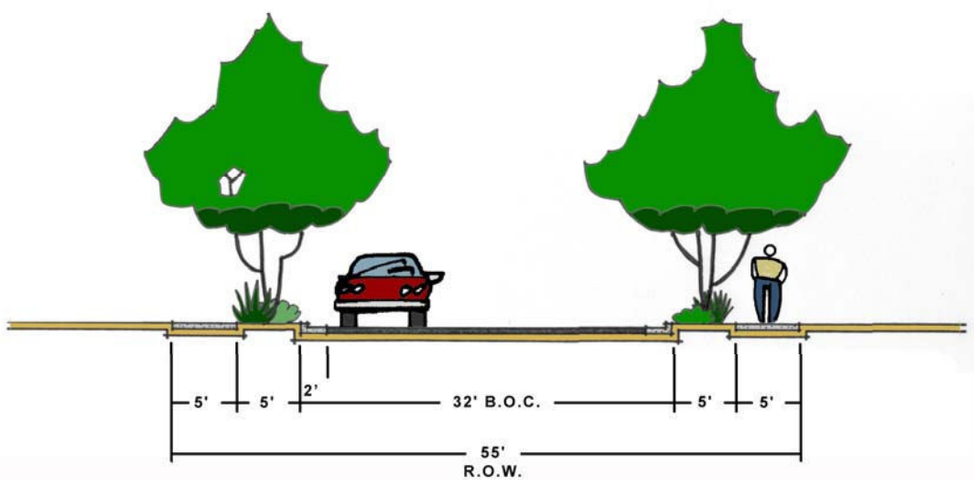
A local commercial street is a typical retail/ destination street with both pedestrian and vehicular traffic. The sidewalks should be wide enough to accommodate pedestrian volumes and the overflow of activity from the surrounding retail. Pedestrian circulation takes precedence over vehicle traffic. Cafe tables, chairs and other street furniture, street art are an integral part of this landscape.



Local Commercial

Local Residential Street

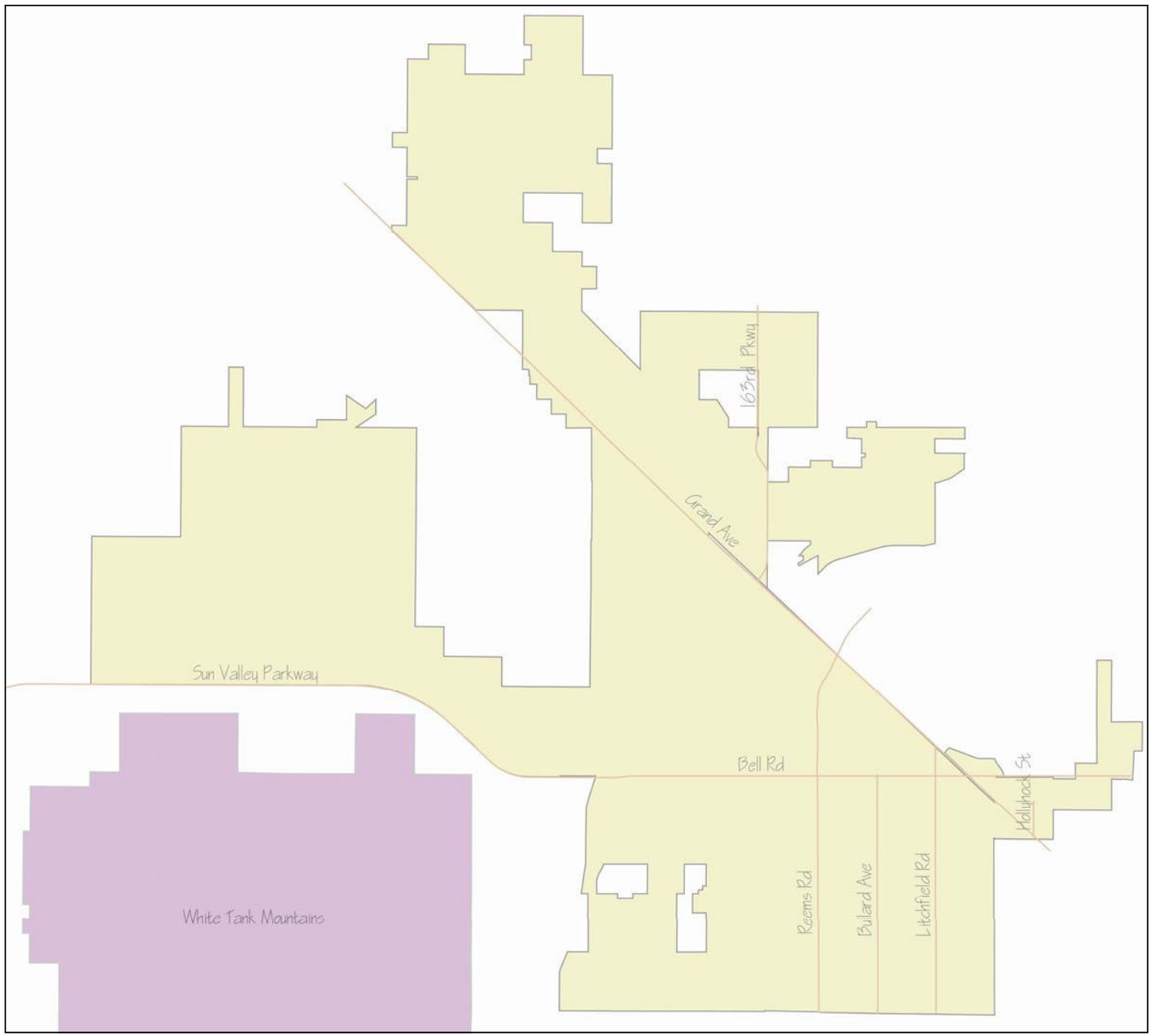
A local residential street is a residential street that carries mostly local traffic. Traffic calming measures can be achieved by providing on-street parking and narrow travel lanes. A strong local character and a sense of place help maintain a considerable amount of social equity in the area served by this type of street.



Local Residential w/ on-streeet Parking

Special Streets

Special Streets Map



Special Streets

Street Elements

	Landscape	Street Furniture	Bicycle Lane	Decorative Lighting	Seating	Decorative Pavement	Gateway Feature	Public Art	Median Landscaping
Grand Avenue	●	●	–	●	●	●	●	●	●
Bell Road	●	●	–	●	●	●		●	●
Reems Road	●	●	●	●	–	–	–	–	●
Bullard Avenue	●	●	●	●	●	●	●	●	●
Litchfield Road	●	●	●	●	–	–	●	–	●
163rd Parkway	●	●	●	●	–	–	–	–	●
Sun Valley Parkway	●	●	●	●	–	–	●	–	●

Major Arterial	●	●	●	–	–	–	–	–	●
Minor Arterial	●	●	●	–	–	–	–	–	●
Collector	●	–	–	–	–	–	–	–	●
Rural	–	–	–	–	–	–	–	–	●

Special Streets

Section Standards

	Street Width	Side-walk Width	Bicycle Lane Width	Median Width	Land-scape Setback	Roadway Light Height	Pedestrian Light Height
Grand Avenue	115′	8′	-	12′ min	35′	35′	16′ max
Bell Road		6′	-	varies	35′	35′	16′ max
Reems Road	101′	6′	5′	24′ min	35′	35′	-
Bullard Avenue	79′	6′ min	5′	16 min	35′	35′	16′ max
Litchfield Road	79′	6′	5′	18′ min	35′	35′	-
163rd Parkway	140′	12′	-	25′ min	35′	35′	-
Sun Valley Parkway	140′	12′	12′	15′ min	15′* 24′* 30′*	35′	-
Major Arterial		6′	5′		35′	35′	35′
Minor Arterial		6′	5′		35′	35′	35′
Collector		6′	5′			_	16′
Rural	varies	6′	_	_	_	_	_

Streetscape Character

Street Furniture and Detailed Uses

Section 3

Streetscape Character

Introduction

As the "living room" for community life, it is important that the pedestrian realm be appropriately furnished. In order to transform Surprise from mere transportation facility to vibrant retail and residential neighborhood, it is important to add facilities and amenities that: allow people to stop and linger, provide services and information, and engage and delight the senses.

Streetscape amenities such as benches and seating areas, kiosks, news stands, news racks, drinking fountains, water features, bike racks, transit facilities, trash receptacles, and public art, all help to animate the pedestrian realm, support public use, and contribute to the social and economic vitality of the city.

Streetscape furnishings also have much to do with establishing the character and identity of an area. Their quality, durability, and location all influence the perception and use of an area. Streetscape furniture also includes both public and private furnishings. The public furnishings are the elements that provide continuity and predictability from block to block, while private furnishings generally contribute variety to the streetscape with their focus being on enriching and enlivening a particular building or use.

Contemporary urban elements can enrich, define and link space. Each piece can perform as an art piece in its own right adding character to the area it occupies. Robust designs can enrich an area through the use of contrasting materials, and combining traditional and modern visually stimulating textures.

Key design principles of street furnishings are:

- Recognize the need to combine elements to reduce street clutter and allow for a much open and simpler landscape and to explore opportunities of creating designs that reclaim the existing fabric of the landscape.

- Use urban elements that are specific to their environment and that will stand the test of time.

The benefits of a well planned street furniture program include:

- Making streets more pedestrian friendly, enhancing public circulation and safety, and promoting city's identity.

- Improving the appearance, quality, and functionality of street furniture.

- Integrating separate furniture items for improved ease of use and more effective placement.

- Providing an opportunity to reduce the total amount of advertising while simultaneously increasing its overall value and revenue for the city.

- Coordinating the placement of advertising on street furniture to make streets more attractive.

- Implementing and harmonizing rules, bylaws and regulations for street furniture.

- Ensuring flexibility in the type, placement and scale of furniture items in each of the villages in the city.

Street Furniture and Detailed Use

General Design Guidelines

Appropriateness, Scale, Modularity

The design of street furniture must prioritize the needs of pedestrians and users with appropriate sizes and scales. Design solutions should respect the variety of urban conditions in different Villages proposed in Surprise.

- Each element should be appropriate and scaled to its function. The size and scale of the street elements should reflect their use in a specific location.
- The number of elements should reflect and respond to use patterns, placement opportunities, accessibility and pedestrian flow.
- Individual street furniture elements should be designed with a series of modular parts that are available in a range of sizes for use in different site conditions (i.e. smaller number of elements for narrow sidewalks, additional elements for larger spaces).

Harmony

Harmony in street furniture will be achieved through a family of elements related by design, materials and application.

- Combining individual uses into a common element is encouraged as a way to reduce clutter. Multifunctionality is desirable, especially in Downtown and Village Centers.
- Color, graphics, materials and finish details can be used to customize or differentiate furniture elements where desirable.

Flexibility

The design of the street furniture should allow opportunities for customization and the ability to accommodate new technologies as they become available. The term “coordinated” does not necessarily mean the same solution across the City.

- Some parts of the street furniture should have the ability to be customized to reflect different conditions or areas of the City.
- The family of street furniture should be designed to provide additional or optional items that can be added to the core furniture elements.
- Street furniture elements should be designed to be adaptable to new technology. The design of elements should allow for upgrades in the future.

Street Furniture and Detailed Uses

General Design Guidelines

Materials, Fabrication, Durability

High quality materials and robust detailing ensure a long life and durability for street furniture.

- Materials and finishes must have proven their long term ability to function in and withstand severe environmental conditions (i.e. high heat, pollution etc.), while maintaining their appearance.
- Materials must have proven success in terms of their intended use and ability to withstand vandalism and other abuse.
- Elements must be fabricated to the highest standards and have a proven track record of use in high traffic environments.
- Repair must be easy. Replaceable modular parts should be designed to make repair easy, so that elements are not "out of service" for any length of time.

Safety and Security

The design of street furniture elements must incorporate safety and security features. This includes both personal safety as well as broader community safety issues.

- All street furniture elements must use safe materials and design details to prevent injury (e.g. no sharp corners, exposed fasteners).
- Street furniture and its placement must consider visibility and sightlines, lighting, barrier-free accessibility and ingress/egress issues as they relate to children, the elderly and the disabled.
- To maintain visibility at night, it is critical that sufficient lighting be incorporated into the interior of transit shelters.
- Where appropriate, street furniture should incorporate provisions for communications/panic alarms.

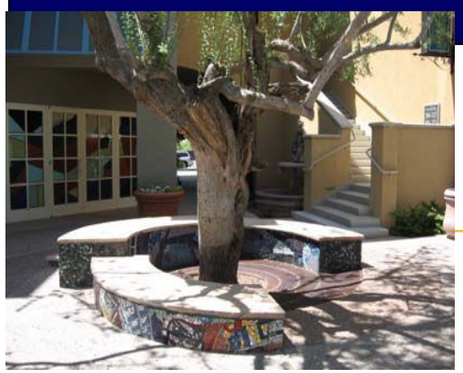
Street Furniture and Detailed Uses

Street Furniture and Architectural Elements

Street Furniture	**Architectural Elements**
Seating	Shading Devices
Planters	Public Art
Clocks	Pathways
Drinking Fountains	Fountains
Mailboxes	Decorative Pavement
Banners	Fences
Bicycle Racks or Mounts	Lighting
Kiosks & Directories	
Trash Receptacles	

Street Furniture and Detailed Uses

Seating….

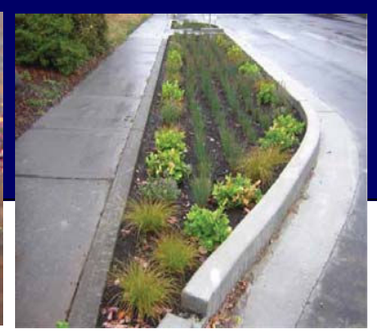


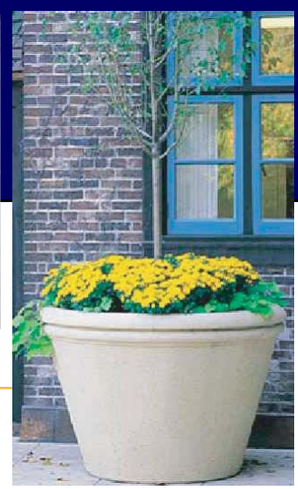
Seating should be…

- Attractive, comfortable and functional.
- Composed of indigenous and environmentally sensitive materials.
- Creatively combined with public art to create visual interest.
- Utilized in all types of development as a place of rest, passive recreation or social interaction.

Planters...

- Enhance the beauty of the streetscape, by integrating the Landscape with the built environment.
- Provide businesses with a visual tool to attract pedestrians.
- Are useful in managing storm water in areas with limited retention.





Street Furniture and Detailed Uses

Clocks...

- Provide a visual point of interest for pedestrians.
- May be used as a landmark for downtown or municipal districts.
- Establish neighborhood character or can designate an area of interest.

Mailboxes...

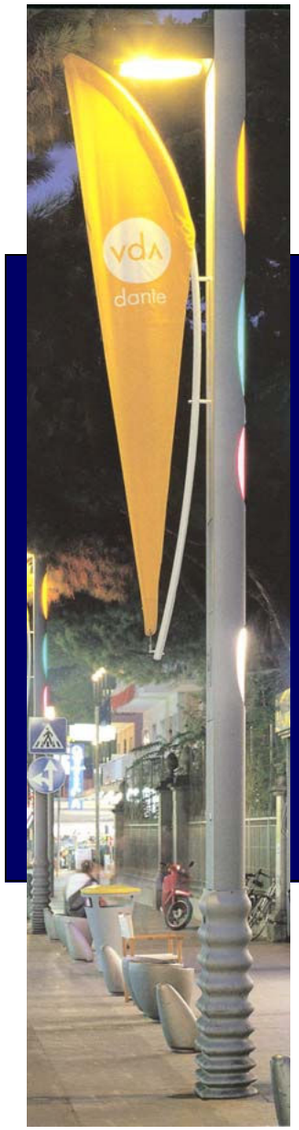
- Are important identifying elements for neighborhood streets.
- Should incorporate materials similar to the neighboring built environment.

- Help to distinguish neighborhoods from one another by promoting individual neighborhood themes.

Drinking Fountains...

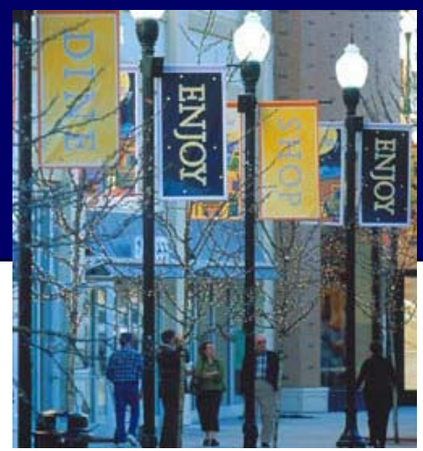
- Are minor street furniture elements that can continue a neighborhood theme through the use of similar building materials.

Street Furniture and Detailed Uses



Banners...

- Offer a great opportunity to promote special events.
- Define and distinguish a neighborhood or district boundary.



Bicycle Racks...

- Mounts or racks should be located along the street near each destination such as retail destinations and transit facilities.
- Multiple and frequent locations of one or two racks is preferred over a large cluster.
- The mount should be situated so that pedestrian access is not blocked by parked bicycles. Locations should be highly visible to promote security.
- The rack should have an enclosed loop in round tube or flat bar and be secured to the pavement through embedment or bolts.

Street Furniture and Detailed Uses

Kiosk & Directories...

- Offer a great opportunity to promote special events.
- Define and distinguish a neighborhood or district boundary.
- Should complement the surrounding architecture and also unify the streetscape.
- Typically operate as a point of information, they may also provide a pedestrian– oriented services.
- Should be placed in strategic locations to accommodate vehicles or pedestrians.
- Should be attractive, comfortable and functional.

Trash Receptacles...

- Trash receptacles should be located regularly at intersections, near major building entrances, and adjacent to outdoor seating areas.
- Products should be covered to prevent rain from entering, durable, locking, anchored, and able to be conveniently accessed from the side.
- Recycling should be accommodated in a similar container or within the trash receptacle.
- The style and color of the trash and recycling receptacles should be coordinated according to the location of the street, adjacent uses, design and color pallet, and be consistent throughout the area.

Architectural Elements

Shading Devices...

Shading devices serve both a useful and attractive purpose. This device can aid in reducing indoor heat gain and promote walkability on desert city sidewalks. Visually they are an added amenity and feature to a building form and landscape.

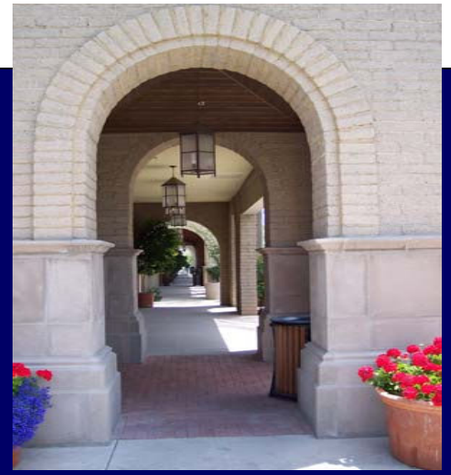
Public Art...

Public art offers a community the opportunity to display local talent and community oriented art projects. The use of public art can come in the form of , but is not limited to sculpture, murals and street furniture.

Architectural Elements

Pathways...

Pathways act as a connector to our place of destination. The importance of this connector is that it sets the tone for the pedestrian experience. This is where street furniture, landscape and architectural elements come together to define an entry or a connection between two spaces.



Fountains...

Fountains can provide a focal point to any building or landscape. Their use encourages pedestrian activity when used in conjunction with courtyards and pathways. Pedestrian and vehicular entries benefit from their use as well.

Architectural Elements

Decorative Pavement...

Decorative pavement provides a unique sense of place and character to pedestrian and vehicular circulation. Its main function is to add texture and color to the outdoor environment, in addition to defining pathways and landscape edges.

Fences...

Although Fences are used to define boundaries, their application should connect visually with building's vernacular, materials, landscape and views of the surrounding environment.

Architectural Elements

Lighting...

The use of decorative lighting is one of the most distinctive elements in establishing community character. It may be used to define neighborhood boundaries or to define a special place within the community. Decorative lighting varies in form, height and style.

Lighting extends the use of a district beyond the daylight hours and into the evening, providing for the continued use of the streets and public spaces throughout the diurnal cycle. Lighting provides a sense of security and safety for the pedestrian, giving a sense of continuous habitation and oversight. This makes it a prerequisite to consistent pedestrian activity throughout the evening hours. A well-lit environment establishes the basis for the vitality of evening activities promoting public attendance, whether they are theatrical performances, concerts, dining, or late-night shopping. Lighting reactivates urban spaces for evening use, and allows the district to be a nighttime destination point. The adequacy of outdoor lighting is vital to securing the ongoing vibrancy of a mixed-use district. Street lighting practices which minimize the use of energy and reduce glare are encouraged.

Standards

- Provide lighting for the pedestrian along the street at the sidewalk, within plazas, and along pedestrian ways and access routes within parks, as well as in landscaped gardens and natural areas. Provide signalized traffic lighting in conjunction with the development of vehicular routes and traffic patterns. Develop the design and selection of building mounted decorative fixtures in coordination with both the street lighting and the individual buildings. Provide lighting that both enhances the character of the district and subtly reinforces the distinct aspects of its neighborhoods.

- Maintain outdoor lighting at a pedestrian scale that supplies adequate illumination for both pedestrian use of the sidewalk and street, and vehicular use of the street.

- Lighting at the sidewalk along local streets in the district should maintain a pedestrian scale. A total height (pole and light fixture) of 12'-0" is preferred. Pole and fixture design should be complementary. A consistent street fixture should be provided throughout the district.

- Building mounted fixtures will vary from building to building, but should be complementary to the overall character of the district as well as its individual buildings.

- The lighting of selected building facades should contribute and reinforce the overall sense of building organization, massing, and façade treatment throughout the district. The light sources which illuminate building facades shall be located, aimed, and shielded such that light is directed only onto the building façade and not onto adjoining properties. Light fixtures shall not be directed toward adjacent streets or roads. The use of shields and baffles are recommended to help mitigate light spread.

- In plazas, pocket parks, and along pedestrian pathways, consider the use of low-level outdoor lighting integrated into plaza walls, stair side-walls and/or risers, and even seat- walls. The lighting levels provided should illuminate changes in elevation such as steps, ramps, and steep embankments.

- Bollards may also be internally lit, reinforcing the visual separation of vehicular and pedestrian routes.

- All light fixtures throughout the district must minimize off-site lighting and night sky pollution (dark sky compliant outdoor lighting fixtures). Full "cut-off fixtures" to prevent "light pollution" should be used. All exterior light fixtures are to be metal halide or LED.

Landscape Design

Section 4

Landscape Design Guidelines

Street trees and other plant material add color, visual interest, and an ever-changing texture to a streetscape, softening the hard surfaces of sidewalks and improving air quality. Unlike most streetscape elements, street trees and plantings change over time, require continual maintenance, and can cause problems such as roots cracking sidewalks.

The most visually prominent of all street planting is the street tree. Street tree selection should include consideration of the community's recommended tree list and overall aesthetic desire, climatic concerns, maintenance requirements, the space available for root growth, and the size of a mature tree crown and canopy.

Street trees on residential streets are typically located in a planted strip between the sidewalk and the curb. When selecting a tree species, consider the size of the individual mature tree canopy and root system, so trees won't compete for light and nutrients.

The tree species chosen may depend on the desires of adjacent business and property owners, who are often concerned about trees blocking their storefront windows. Smaller, more ornamental trees or trees with higher or lighter canopies are often a logical choice for commercial streets. These constraints can ultimately limit the number and location of trees on commercial streets.

When selecting the tree species to plant on streets with buildings located adjacent to the property line, regardless of the type of land use, consider the mature shape of the tree crown to prevent the canopy from growing into the building wall and potentially requiring severe pruning over time.

When trees are located within the sidewalk, the base of the tree is typically covered by some form of water-permeable material, ranging from metal tree grates to stone or brick pavers, decomposed granite, or other crushed stones that allow for continual growth of the tree trunk. In some cases, metal tree grates can be acceptable for use within the accessible paths of travel.

Other landscape elements of the streetscape include planted beds in the ground or raised planters, hanging planters attached to light fixtures or buildings, and plantings in medians. Any landscape planting within the sidewalk must allow a clear path of pedestrian travel, and thus is typically found in the curb zone or in private planters within the building zone if the width of the sidewalk permits.

large trees

Large Trees

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Willow Acacia	Acacia salicina	US	X	X	X	X		X
Shoestring Acacia	Acacia stenophylla	US	X	X	X	X		X
Bottlebrush	Callistemon Rigidus	US	X	X	X			X
Blue Palo Verde	Cercidium floridum	SR			X			X
Silk Floss Tree	Chorisia speciosa	US			X			X
Sissoo	Dalbergia sissoo	USR			X	X	X	X
Red-Cap Gum	Eucalyptus erythrocorys	US			X	X		X
Coolibah	Eucalyptus microtheca	US			X	X	X	X
Afghan Pine	Pinus eldarica	US			X			X
Chinese Pistache	Pistacia chinensis	US			X	X		X
Mexican Ebony	Pithecellobium mexicanum	SR			X			X
Texas Honey Mesquite	Prosopis glandulosa	SR			X	Thornless	Thornless	X
Chilean Mesquite	Prosopis species	SR			X	Thornless	Thornless	X
Live Oak	Quercus virginiana	US	X	X	X	X	X	X
Evergreen Elm	Ulmus parvifolia	US	X	X	X	X	X	X

medium trees

Medium Trees

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Sweet Acacia	Acacia farnesiana	USR			X			X
Palo Blanco	Acacia willardiana	US	X	X	X	X	X	X
Canyon Hackberry	Celtis reticulata	US			X		X	X
Hybrid Palo Verde	Cercidium hybrid	SR			X	Thornless	Thornless	X
Palo Brea	Cercidium praecox	SR			X			X
Desert Willow	Chilopsis linearis	USR	X	X	X	X		X
Fruitless Olive	Olea europaea	USR	X	X	X	X	X	X
Ironwood	Olneya tesota	SR			X			X
Texas Ebony	Pithecellobium flexicaule	SR			X			X
Tenaza	Pithecellobium pallens	SR			X			X
Velvet Mesquite	Prosopis velutina	SR			X			X
Chaste Tree	Vitex agnus-castus	US			X	X		X

small trees

Small Trees

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Guajillo	Acacia berlandieri	SR			X			X
White Thorn Acacia	Acacia consticta	SR			X			X
Leather-Leaf Acacia	Acacia craspedocarpa	US			X	X		X
Blackbrush Acacia	Acacia rigidula	SR			X			X
Anacacho Orchid Tree	Bauhinia lunarioides	USR			X	X		X
Mexican Blue Palm	Brahea armata	US			X	X		X
Cascalote	Caesalpinia cacalaco	SR			X			X
Foothills Palo Verde	Cercidium microphyllum	SR			X			X
Little Leaf Ash	Fraxinus greggii	USR	X	X	X	X		X
Mediterranean Fan Palm	Chamaerops humilis	US			X	X		X
Kidneywood	Eysenhardtia orthocarpa	USR			X	X		X
Feather Bush	Lysiloma microphylla	USR			X	X		X
Mastic Tree	Pistacia lentiscus	SR			X	X		X
Mexican Buckeye	Ungnadia speciosa	USR			X	X		X
Texas Mountain Laurel	Sophora secundiflora	USR	X	X	X	X		X

cacti

Cacti

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Saguaro	Carnegiea gigantea	USR		X	X	X		X
Hildmann's Cereus	Cereus hildmannianus	US			X			X
Golden Barrel	Echinocactus grusonii	USR		X	X	X		X
Englmann's Hedgehog	Echinocereus engelmannii	USR		X	X			X
Compass Barrel	Ferocactus cylindraceus	USR		X	X			X
Senita	Lophocereus schottii	USR		X	X			X
Totem Pole	Lophocereus schottii	US			X			X
Blue Myrtle Cactus	Myrtillocactus geometrizans	US			X			X
Buckhorn Cholla	Opuntia acanthocarpa	USR		X	X			
Beavertail Prickly Pear	Opuntia basilaris	USR		X	X			X
Englmann's Pricklt Pear	Opuntia engelmannii	USR		X	X			X
Indian Fig	Opuntia ficus-indica	USR		X	X	X		X
Giant Prickly Pear	Opuntia robusta	S		X	X			
Purple Prickly Pear	Opuntia santa-rita	USR		X	X			X
Mexican Fencepost	Pachycereus marginatus	US		X	X			X
Organ Pipe	Stenocereus thurberi	USR			X			
Spruce Cones	Tephrocactus articulatus	US		X	X	X		X
Argentine Giant	Trichocereus candicans	US		X	X			X
Argentine Hedgehog	Trichocereus huascha	US		X	X			X
Cardon Grande	Trichocereus terscheckii	US		X	X			X

shrubs

Shrubs

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Superstition Mallow	Abutilon palmeri	USR		X	X	X	X	X
Bee Brush	Aloysia gratissima	US		X	X			X
Triangleleaf Bursage	Ambrosia deltoidea	USR	X	X	X	X	X	X
Flame Honeysuckle	Anisacanthus quadrifidus	US		X	X			
Fourwing Saltbush	Atriplex canescens	USR		X	X	X	X	X
Barberry	Berberis trifoliolata	US		X	X		X	
Woolly Butterfly Bush	Buddleia marrubifolia	US		X	X	X	X	X
Yellow Bird of Paradise	Caesalpinia gilliesii	US		X	X	X	X	X
Mexican Bird of Paradise	Caesalpinia mexicana	US		X	X	X	X	X
Red Bird of Paradise	Caesalpinia pulcherrima	US		X	X			X
Baja Fairy Duster	Calliandra californica	US	X	X	X	X	X	X
Pink Fairy Duster	Calliandra eriophylla	USR	X	X	X	X	X	X
Desert Hackberry	Celtis pallida	USR		X	X			X
Texas Olive	Cordia boissieri	US	X	X	X	X	X	X
Little-Leaf Cordia	Cordia parvifolia	USR	X	X	X	X	X	X
Black Dalea	Dalea frutescens	US	X	X	X	X	X	X
Bush Dalea	Dalea pulchra	USR	X	X	X	X	X	X
Weeping Dalea	Dalea versicolor v. sessilis	USR	X	X	X	X	X	X
Hop Bush	Dodonaea viscosa	USR		X	X		X	X
Brittlebush	Encelia farinosa	USR	X	X	X	X	X	X
Desert Tea	Ephedra nevadensis	USR	X	X	X		X	X
Red Eremophila	Eremophila maculata	US	X	X	X	X	X	X
Turpentine Bush	Ericameria laricifolia	USR	X	X	X	X	X	X
Flattop Buckwheat	Eriogonum fasciculatum	USR	X	X	X	X	X	X
Little-Leaf Ash	Fraxinus greggii	US		X	X		X	X
San Marcos Hibiscus	Gossypium harknessii	USR	X	X	X	X	X	X
Guayacan	Guaiacum coulteri	US		X	X	X	X	X

Shrubs Continued

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Guayacan	Guaiacum coulteri	US		X	X	X	X	X
Firecracker Bush	Hamelia patens	US	X	X	X	X	X	X
Desert Lavender	Hyptis emoryi	USR		X	X	X	X	X
Chuparosa	Justicia californica	USR	X	X	X	X	X	X
Red Justicia	Justicia candicans	USR	X	X	X	X	X	X
Creosote Bush	Larrea tridentata	USR		X	X		X	
Violet Silverleaf	Leucophyllum candidum	US	X	X	X	X	X	X
Texas Sage	Leucophyllum frutescens	US		X	X	X	X	X
Chihuahuan Sage	Leucophyllum laevigatum	US	X	X	X	X	X	X
Langman's Sage	Leucophyllum langmaniae	US		X	X	X	X	X
Wolfberry	Lycium fremontii	USR		X	X	X	X	X
Mangle Dulce	Maytenus phyllanthoides	USR	X	X	X	X	X	X
Myrtle	Myrtus communis	US		X	X	X	X	X
Oleander	Nerium oleander	US		X	X	X	X	X
White Plumbago	Plumbago scandens	USR	X	X	X	X	X	X
Pomegranate	Punica granatum	US		X	X	X		X
Sugar Bush	Rhus ovata	USR		X	X	X	X	X
Baja Ruellia	Ruellia peninsularis	US	X	X	X	X	X	X
Green Feathery Senna	Senna artemisioides	US		X	X	X	X	X
Shrubby Senna	Senna wislizenii	US		X	X	X	X	X
Jojoba	Simmondsia chinensis	USR	X	X	X	X	X	X
Texas Mountain Laurel	Sophora secundiflora	US	X	X	X	X	X	X
Orange Bells	Tecoma hybrid	USR		X	X	X	X	X
Arizona Yellow Bells	Tecoma stans v. angustata	USR		X	X	X	X	X
Cape Honeysuckle	Tecomaria capensis	US	X	X	X	X	X	X
Arizona Rosewood	Vauquelinia californica	US		X	X	X	X	X
Golden Eye	Viguiera deltoidea	USR	X	X	X	X	X	X
Gray Thorn	Zizyphus obtusifolia	USR		X	X			X

Ground covers

Groundcovers

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Trailing Acacia	Acacia redolens	US	X	X	X	X	X	X
Trailing Desert Broom	Baccharis hybrid	USR	X	X	X	X	X	X
Red Spike Ice Plant	Cephalophyllum 'Red Spike'	USR	X	X	X	X	X	X
Damianita	Chrysactinia mexicana	USR	X	X	X	X	X	X
Bush Morning Glory	Convolvulus cneorum	US	X	X	X	X	X	X
Trailing Dalea	Dalea greggii	US	X	X	X	X	X	X
Blue Euphorbia	Euphorbia rigida	US	X	X	X	X	X	X
Trailing Gazania	Ganzania rigens	US	X	X	X	X	X	X
Lantana	Lantana hybrid	US	X	X	X	X	X	X
Trailing Lantana	Lantana montevidensis	US	X	X	X	X	X	X
Gray Ice Plant	Malephora crocea	US	X	X	X	X	X	X
Myoporum	Myoporum parvifolium	US	X	X	X	X	X	X
Tufted Evening Primrose	Oenothera caespitosa	USR	X	X	X	X	X	X
Saltillo Primrose	Oenothera stubbei	US	X	X	X	X	X	X
Trailing Rosemary	Rosmarinus officinalis	USR	X	X	X	X	X	X
Katie Ruellia	Ruellia brittoniana 'Katie'	USR	X	X	X	X	X	X
Creeping Germander	Teucrium chamaedrys	USR	X	X	X	X	X	X
Yellow Dot	Wedelia trilobata	US	X	X	X	X	X	X

Succulents

Succulents

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Lechuguilla Verde	Agave bouicornuta	USR		X	X			X
Mescal Ceniza	Agave colorata	USR		X	X			X
Smooth Agave	Agave desmettiana	USR			X			X
Twin-Flowered Agave	Agave geminiflora	US		X	X			X
Parry's Agave	Agave parryi	USR		X	X			X
Octopus Agave	Agave vilmoriniana	US		X	X	X		X
Weber's Agave	Agave weberi	USR		X	X			X
Dawe's Aloe	Aloe dawei	US	X	X	X	X	X	X
Cape Aloe	Aloe ferox	US		X	X			X
Partridge Breast Aloe	Aloe variegata	US	X	X	X	X	X	X
Medicinal Aloe	Aloe vera	USR		X	X	X	X	X
Desert Milkweed	Asclepias subulata	USR	X	X	X	X	X	X
Yellow Bulbine	Bulbine frutescens	US	X	X	X	X	X	X
Sago Palm	Cycas revolta	US		X		X		X
Grass Tree	Dasylirion longissimum	US		X	X	X	X	X
Desert Spoon	Dasylirion wheeleri	USR		X	X			X
Candelilla	Euphorbia antisyphilitica	US		X	X	X	X	X
Ocotillo	Fouquieria spendens	USR		X	X			X
Giant Hesperaloe	Hesperaloe funifera	US		X	X			X
Red Yucca	Hesperaloe parviflora	US	X	X	X	X	X	X
Beargrass	Nolina microcarpus	US		X	X	X	X	X
Slipper Flower	Pedilanthus macrocarpus	US	X	X	X	X	X	X
Elephant's Food	Portulacaria afra	US	X	X	X	X	X	
Banana Yucca	Yucca baccata	USR		X	X			X
Soaptree Yucca	Yucca elata	USR		X	X			X
Paleleaf Yucca	Yucca pallida	US		X	X			X
Blue Yucca	Yucca rigida	US		X	X			X

vines

Vines

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Queen's Wreath	Antigonon leptopus	US			X	X		X
Bougainvillea	Bougainvillea spectabilis	US			X	X		X
Grape Ivy	Cissus trifoliata	USR			X	X		X
Lilac Vine	Hardenbergia violacea	US			X	X		X
Primrose Jasmine	Jasminum mesnyi	US			X	X		X
Cat Claw Vine	Macfadyena unguis-cati	US			X	X		X
Yellow Orchid Vine	Mascagnia macroptera	US			X	X		X
Yuca Vine	Merremia aurea	US			X	X		X
Baja Passion Vine	Passiflora foetida	US			X	X		X
Pink Trumpet Vine	Podranea ricasoliana	US			X	X		X
Lady Bank's Rose	Rosa banksiae	US			X	X		X
Potato Vine	Solanum jasminoides	US			X	X		X

grasses

Ornamental Grasses

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Sideoats Gramma	Bouteloua curtiprndula	USR	X	X	X	X	X	X
Blue Gramma	Bouteloua gracilis	USR	X	X	X	X	X	X
Pink Muhly	Muhlenbergia capillaris	USR		X	X	X	X	X
Bamboo Muhly	Muhlenbergia dumosa	USR		X	X	X	X	X
Deer Grass	Muhlenbergia rigens	USR		X	X	X	X	X
Mexican Thread Grass	Stipa tenuissima	US	X	X	X	X	X	X

annuals

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Southwestern Cosmos	Cosmos bipinnatus	USR	X	X	X	X	X	X
Golden Dyssodia	Dyssodia pentachaeta	USR	X	X	X	X	X	X
Spreading Fleabane	Erigeron divergens	USR	X	X	X	X	X	X
Mexican Gold Poppy	Eschscholzia californica	USR	X	X	X	X	X	X
Blanket Flower	Gaillardia pulchella	USR	X	X	X	X	X	X
Maximillian Sunflower	Helianthus maximilianii	USR	X	X	X	X	X	X
Arizona Poppy	Kallstroemia grandiflora	USR	X	X	X	X	X	X
Red Flax	Linium grandiflorum 'Rubrum'	USR	X	X	X	X	X	X
Blue Flax	Linium lewisii	USR	X	X	X	X	X	X
Arroyo Lupine	Lupinus succulentus	USR	X	X	X	X	X	X
Five Spot	Nemophila maculata	USR	X	X	X	X	X	X
Owl's Clover	Orthocarpus purpurascens	USR	X	X	X	X	X	X
Shirley Poppy	Papaver rhoeas	USR	X	X	X	X	X	X
Desert Bluebell	Phacelia campanularia	USR	X	X	X	X	X	X
Moss Rose	Portulaca grandiflora	USR	X	X	X	X	X	X
Cherry Red Sage	Salvia coccinea	USR	X	X	X	X	X	X
Chia	Salvia columbariae	USR	X	X	X	X	X	X
Mexican Sunflower	Tithonia rotundifolia	USR	X	X	X	X	X	X
Gooding's Verbena	Verbena gooddingii	USR	X	X	X	X	X	X
Zinnia 'Profusion' Series	Zinnia elegans x angustifolia	USR	X	X	X	X	X	X

perennials

Common Name	Botanical Name	Environment	Parkstrip	Median	Frontage	Patio/Plaza	Parking Lot	Entryway
Desert Marigold	Baileya multiradiata	USR	X	X	X	X	X	X
Chocolate Flower	Berlandiera lyrata	USR	X	X	X	X	X	X
Desert Coreopsis	Coreopsis bigelovii	USR	X	X	X	X	X	X
Gaura	Gaura lindheimeri	USR	X	X	X	X	X	X
Angelita Daisy	Hymenoxys acaulis	USR	X	X	X	X	X	X
Blackfoot Daisy	Melampodium leucanthum	USR	X	X	X	X	X	X
Rock Penstemon	Penstemon baccharifolius	USR	X	X	X	X	X	X
Firecracker Penstemon	Penstemon eatonii	USR	X	X	X	X	X	X
Parry's Penstemon	Penstemon parryi	USR	X	X	X	X	X	X
Canyon Penstemon	Penstemon pseudospectabilis	USR	X	X	X	X	X	X
Coral Penstemon	Penstemon superbus	US	X	X	X	X	X	X
Jerusalem Sage	Phlomis fruiticosa	USR	X	X	X	X	X	X
Paperflower	Psilostrophe	USR	X	X	X	X	X	X
Mexican Hat	Ratibida columnaris	USR	X	X	X	X	X	X
Purple Ruellia	Ruellia brittoniana	USR	X	X	X	X	X	X
Chaparral Sage	Salvia clevelandii	US	X	X	X	X	X	X
Mealy Cup Sage	Salvia farinacea	USR	X	X	X	X	X	X
Autumn Sage	Salvia greggii	USR	X	X	X	X	X	X
Mexican Bush Sage	Salvia leucantha	USR	X	X	X	X	X	X
Desert Senna	Senna covesii	USR	X	X	X	X	X	X
Globe Mallow	Sphaeralcea	USR	X	X	X	X	X	X
Mt. Lemmon Marigold	Tagetes palmeri	USR	X	X	X	X	X	X
Moss Verbena	Verbena pulchella	US	X	X	X	X	X	X
Hummingbird Trumpet	Zauschneria californica	USR	X	X	X	X	X	X
Rain Lily	Zephyranthes candida	US	X	X	X	X	X	X
Orange Zexmenia	Zexmenia hispida	US	X	X	X	X	X	X
Desert Zinna	Zinna acerosa	USR	X	X	X	X	X	X
Prairie Zinnia	Zinnia grandiflora	USR	X	X	X	X	X	X