



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

Thursday, August 4, 2011 @ 6:00 PM

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

CONSENT AGENDA:

*#1 District Internal Consideration and action on May, 19 2011 Planning and Zoning Commission minutes.

Approve
 Deb Perry,
 Community &
 Economic
 Development

*#2 District Internal Consideration and action on June 2, 2011 Planning and Zoning

Approve

Commission minutes.

Deb Perry,
Community &
Economic
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District Internal	<u>Nomination and selection of the Planning and Zoning Commission Chair.</u>	Approve Jeff Mihelich, Community & Economic Development
#4	District Internal	<u>Nomination and selection of the Planning and Zoning Commission Vice Chair.</u>	Approve Jeff Mihelich, Community & Economic Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#5	District 3	<u>Consideration and action on FS10-072, a conditional use permit for McDonald's.</u>	Approve Adam Copeland, Community & Economic Development
#6	District 6	<u>Consideration and action on FS10-283, a Planned Unit Development overlay and Conditional Use Permit for U-Haul Storage and Rental Facility.</u>	Approve Bart Wingard, Community & Economic Development
#7	District 3	<u>Consideration and action on FS11-095, a Conditional Use Permit for Palm Vista School.</u>	Approve Bart Wingard, Community & Economic Development
#8	District Citywide	<u>Consideration and action on case LPD09-009, a comprehensive long range plan for Village 3.</u>	Approve Vineetha Kantha, Community & Economic

Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: July 27, 2011 at 1:30 p.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

August 4, 2011 @ 6:00:00 PM

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Board Meeting Date:	August 4, 2011	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on May, 19 2011 Planning and Zoning Commission minutes.

Motion:

I move to approve the May 19, 2011 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

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☐ [Minutes - May 19](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 12425 West Bell Road, Suite D-100 Surprise, Arizona 85374

May 19, 2011

REGULAR MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at the AZ TechCelerator, 12425 West Bell Road, Suite D-100, Surprise, Arizona 85374, on Tuesday, May 19, 2011.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that many interesting projects are occurring in the field. The Southwest Railplex area has two projects that are under construction; Gestamp Solar Steel and Rioglass Solar. Both had very aggressive timelines which should be met.

The city has started the re-districting process and Commissioner Chapman serves on this committee. There are three draft maps online at surpriseaz.gov for public review and comment. In addition, there are three public input sessions scheduled for June.

Director Mihelich introduced and welcomed new Commissioner Jerry Hoyler.

CALL TO THE PUBLIC

Vice Chair Somers called to the public to discuss any issues not noted on the agenda. Hearing no comments, Vice Chair Somers 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: New Commissioner Oath of Office.**

City Clerk Sherry Aguilar administered the ceremonial oath of office to the new Planning and Zoning Commissioner, Jerry Hoyler.

- **Item 2: Planning and Zoning Commission Minutes for March 3, 2011.**

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission Minutes for March 3, 2011**. Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

- **Item 3: Consideration and action- Planning and Zoning Commission work program calendar.**

Director Mihelich presented the Work Program Calendar to the Commission.

In response to Commissioner Hallin, Director Mihelich stated that the General Plan will go forward for vote again at the next general election.

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission work program calendar**. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS11-008 – Discussion Only – 2011 Major General Plan Amendment**

Planner Vineetha Kartha presented the project to the commission.

There were questions and discussions regarding:

- Feedback from other municipalities
- Northwest Regional Landfill comment letter
- 900-foot buffer area
- Compatibility with Regional Trail

Vice Chair Somers opened the call to the public.

Dana Warnecke, Arizona Game and Fish Department, stated that the department is working on wildlife linkage planning across the State. The recommendations that have been provided are based on the biology of the species. The success across the State will be based on the communities' willingness to incorporate these goals.

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

In response to Commissioner Hallin, Planner Kartha stated that the study area did not go north of Grand Avenue.

- **Item 5: FS11-034 - Consideration and action – Express Car Wash**

Planner Bart Wingard presented the project to the commission. Staff recommended approval of **FS11-034, a conditional use permit for Express Car Wash**.

In response to Commissioner Hallin, Director Mihelich stated that adding a condition regarding the noise is not warranted at this time, given the studies and data received from the applicant.

In response to Commissioner Chapman, **Jim Rafferty, project manager**, stated that the vacuums are housed inside the building. The hoses are piped to the stations so the only noise outside will be the suction from the hose.

Vice Chair Somers opened the call to the public.

Paul Wisner, resident, stated that his main concern is that the people don't have a say in what goes into this area. He stated that there is a car wash at 134th Avenue and one on Bell Road. Concerned that city will have too many car washes in the city.

Hearing no further comments, Vice Chair Somers closed the call to the public

Commissioner Chapman made a motion to approve **FS11-034, a conditional use permit for Express Car Wash** and adopt staff's findings; subject to conditions 'a' through 'e.' Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

- **Item 6: FS11-058 - Consideration and action – Dunkin' Donuts**

Planner Adam Copeland presented the project to the commission. Staff recommended approval of **FS11-058, a conditional use permit for Dunkin' Donuts**.

Commissioner Chapman stated that the area is busy with a popular fast food restaurant adjacent to the site. There is concern that patrons will pull out across parking spots and requested that parking blocks be added to discourage this type of movement.

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

Commissioner Hallin made a motion to approve **FS11-058, a conditional use permit for Dunkin Donuts** and adopt staff's findings; subject to conditions 'a' and 'b' Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Blair, Bieniek).

OTHER BUSINESS

- **Item 7:– Discussion Only – Conditional Use Permits and Temporary Buildings**

Assistant Director Chris Boyd presented the subject to the commission.

There was discussion and questions regarding the following:

- Expiration dates/time parameters for CUPs
- Enforceability of CUPs/TUPs
- Timeline of code change
- Public schools versus private and charter schools
- More specific conditions on a conditional use permit

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the regular Planning and Zoning Commission meeting at 7:49 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Assistant Community and Economic Development Director Chris Boyd, Planner Adam Copeland, Planner Vineetha Kartha, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich, Director
Community and Economic Development

Steve Somers, Vice Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

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Board Meeting Date:	August 4, 2011	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on June 2, 2011 Planning and Zoning Commission minutes.

Motion:

I move to approve the June 2, 2011 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes - June 2](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 12425 West Bell Road, Suite D-100 Surprise, Arizona 85374

June 2, 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 Tuesday, June 2, 2011.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that the city is currently going through the redistricting process and the public input sessions are scheduled for the following dates: 10 a.m. Saturday, June 4th at Villanueva Recreation Center; 6 p.m. Monday, June 6th at Sun City Grand – Palo Verde Room; and 6 p.m. Wednesday, June 8th at Sierra Montana Recreation Center. If unavailable to attend a meeting, residents can go to the city's website and provide comments to the proposed maps.

The CDBG sidewalk enhancement project along Smokey Drive has been completed. This project provides nice connectivity in the area that was needed.

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 REQUIRING A PUBLIC HEARING

- **Item 1: FS11-127 - Consideration and action – Imagine Prep at Surprise**

Planner Bart Wingard presented the project to the commission. Staff recommended approval of **FS11-127, a conditional use permit for Imagine Prep at Surprise.**

In response to Chair Blair, **Linda Keifner, applicant**, stated that the school doesn't anticipate 5th grade being added to the campus in the future.

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 **FS11-127, a conditional use permit for Imagine Prep at Surprise** and adopt staff's findings; subject to conditions 'a' through 'e.' Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 2: FS11-096 - Consideration and action – All Greens Medical Marijuana Dispensary**

Planner Bart Wingard presented the project to the commission. Staff recommended approval of **FS11-096, a conditional use permit for All Greens Medical Marijuana Dispensary.**

In response to Commissioner Hoyler, **Cynthia Drey, applicant**, stated that there will be no more than 30 twelve inch clones on site.

In response to Commissioner Chapman, Ms. Drey stated that the guards will not be armed.

In response to Commissioner Chapman, **Lieutenant Harold Brady, Assistant City Attorney for Surprise Police Department**, stated that a crime analysis was run within a half-mile radius and crime is very low in the area.

Commissioner Chapman requested to add a condition regarding increased crime and a way to hold the applicant responsible if directly related to the project. Director Mihelich stated that a condition can be added. Condition 'f' shall read:

One year following the approval of the conditional use permit the commission shall consider, at its regular meeting, a report containing crime statistics pertaining to the operation of the facility as produced by the Surprise Police Department, and based on such report the Commission may add reasonable conditions at that time.

In response to Commissioner Bieniek, Community and Economic Development Assistant Director Chris Boyd stated that the applicant will fortify the bay doors from the inside. These doors will no longer be functional.

Vice Chair Somers had questions about adding a sunset clause or expiration date to the conditional use permit. Director Mihelich stated there is no expiration date currently; however, the Commission has the authority to add one. Condition 'g' shall read:

The CUP shall expire if the state license is not issued within two years following the approval of this conditional use permit.

Chair Blair opened the call to the public.

Jean Matherly, resident, stated that she is a patient that is in pain although you can't see her ailments, she is in pain. She is asking the Commission for approval so that she can get her medication from a supervised, state regulated facility.

Denise Hubbard, resident, stated that she has submitted an application for her father, who could benefit from the medicinal marijuana, and would like a safe place to find it.

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

Commissioner Hallin made a motion to approve **FS11-096, a conditional use permit for All Greens Medical Marijuana Dispensary, as amended** and adopt staff's findings; subject to condition 'a' through 'g.' Commissioner Bieniek seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 3: FS11-008 – Consideration and action – 2011 Major General Plan Amendment**

Planner David Neal presented the project to the commission. Staff recommended approval of **FS11-008, 2011 Major General Plan Amendment**

In response to Commissioner Hallin, Planner Neal stated that the city will work with the developers in the Trilby Wash area to ensure maximum width for animal movement.

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

Vice Chair Somers made a motion to approve **FS11-008, 2011 Major General Plan Amendment**, and adopt staff's findings. Commissioner Hallin seconded the motion. The motion passed with a vote of 7 ayes.

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 6:48 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Assistant Community and Economic Development Director Chris Boyd, Lieutenant Harold Brady, Planner David Neal, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: Vice Mayor Skip Hall

Jeffrey J. Mihelich, Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

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Board Meeting Date:	August 4, 2011	Contact Person:	Jeff Mihelich, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to approve (nominees name here) to the position of Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

ATTACHMENTS:

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☐ [Staff Report](#)

External Attachment Links:

Meeting Requirements:

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: August 4, 2011
To: Planning and Zoning Commission Members
From: Jeffrey J. Mihelich, Community & Economic Development Director
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings.

Please be prepared to discuss your interest and qualifications at the meeting. Action will be taken during the meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

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Board Meeting Date:	August 4, 2011	Contact Person:	Jeff Mihelich, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I move to approve (nominees name here) to the position of Vice Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

External Attachment Links:

Meeting Requirements:

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: August 4, 2011
To: Planning and Zoning Commission Members
From: Jeffrey J. Mihelich, Community & Economic Development Director
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings.

Please be prepared to discuss your interest and qualifications at the meeting. Action will be taken during the meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

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Board Meeting Date:	August 4, 2011	Contact Person:	Adam Copeland, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on FS10-072, a conditional use permit for McDonald's.

Motion:

I move to approve FS10-072, a conditional use permit for McDonalds and to adopt staffs findings and conditions a through o.

Background:

The project consists of a 4,176-square-foot McDonald's Restaurant with a drive-thru located on the southwest corner of Greenway and Reems Roads within the Greenway Parc development. In order for the project to move forward, a conditional use permit approval is required.

Financial Impact Statement:

An economic impact analysis has been conducted utilizing data provided by the applicant. The data provided assumes construction of a McDonald's of approximately 4,200 square feet at the southwest corner of Greenway Road and Reems Road. Based on the construction and operating cost information, the net financial impact to the City of Surprise is positive. Revenues in all funds are estimated to be greater than expenditures by approximately \$274,100 over the first five years, an average of approximately \$54,800 annually. The net impact to the operating funds is estimated at approximately \$240,900 over the first five years, an average of approximately \$48,200 annually.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)

- ☐ [Elevations](#)
- ☐ [Elevations 1](#)
- ☐ [Elevations 2](#)
- ☐ [Materials Board](#)
- ☐ [Decibel Level Study](#)
- ☐ [Citizen Participation Report](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Adam Copeland, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: August 04, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Adam Copeland, Planner
623.222.3137, adam.copeland@surpriseaz.gov

Re: FS10-072, McDonald's Restaurant

Application Summary

The applicant is requesting a conditional use permit approval to construct a 4,176-square-foot McDonald's Restaurant with a drive-thru on 1.86 gross acres.

Location

The project is located on the southwest corner of Greenway and Reems Roads within the Greenway Parc development.

History

- In 1998, the Mayor and Council approved a rezoning for the subject parcel from R1-43 Single-Family Residential, to C-2 Community Commercial, as part of the Greenway Parc master planned community.
- On May 15, 2007, the Planning and Zoning Commission approved the Retail Center for Venture Development. The project began construction and was abandoned after the foundation and some minimal site improvements were completed. The project was anticipated to house retail and restaurant tenants.

Project Summary

The project consists of a 4,176-square-foot McDonald's Restaurant with a drive-thru. In order for the project to move forward, a conditional use permit approval is required.

Architecture

The building design is consistent with the new prototype for the McDonald's brand. Although the building represents a clear corporate identity, its form and massing can accommodate a

variety of materials thus, enabling the architecture to blend seamlessly into any neighborhood context. The building is comprised of a variety of materials that include cultured stone, painted metal accents, and stucco cement plaster.

Access

Primary access to the site will be from Greenway Road to the north and Reems Road to the east. Each entrance will have restricted turning movements and the access point along Reems Road will include a deceleration lane to help mitigate potential stacking in the intersection.

Landscaping

A larger landscape area is placed along the west side of the property to help further buffer the activity from McDonald's to adjacent residential properties. Additionally, the remainder of the site will be landscaped with vegetation that is consistent with the landscape palette in Greenway Parc.

Lighting

All lighting will be downcast, directed and shielded appropriately in an effort to mitigate light trespass onto adjacent properties.

Noise

The noise from the drive-thru speaker box will be negligible due to the distance, landscape buffer, and theme wall separation. Attached is the decibel level study.

Economic Impact Analysis

An economic impact analysis has been conducted utilizing data provided by the applicant. The data provided assumes construction of a McDonald's of approximately 4,200 square feet at the southwest corner of Greenway Road and Reems Road. Based on the construction and operating cost information, the net financial impact to the City of Surprise is positive. Revenues in all funds are estimated to be greater than expenditures by approximately \$274,100 over the first five years, an average of approximately \$54,800 annually. The net impact to the operating funds is estimated at approximately \$240,900 over the first five years, an average of approximately \$48,200 annually.

Department Review

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

Department Review

A citizen review meeting was held on May 12, 2010, attached is the report.

Staff Findings

1. Staff finds that the proposed project complies with the Surprise Municipal Code.
2. Staff finds that the proposed project complies with the General Plan.

Recommendation

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

- a) The landscape plan prepared by T.J. McQueen & Associates dated October 2, 2009, shall be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. Tree sizes shall be as follows: 50 percent 24-inch box, 30 percent 36-inch box, and 20 percent 48-inch box.
 2. Trees adjacent to the two residential parcels to the west shall be 15 feet on center, be 48-inch box, and a species shall be selected that will provide maximum screening.
 3. Landscaping in the area between the curb and sidewalk along Greenway Road shall be provided and consistent with the landscape theme to the west.
 4. Screening of the drive-through facilities shall be provided utilizing a three-to four foot earth berm, a three-to four foot masonry wall, or an evergreen hedge that creates an opaque screen.
 5. The adjacent street names shall be provided on the plan.
- b) In the event that the color palette and/or materials are revised, said changes shall be consistent with the Surprise Municipal Code, surrounding community character, and will require administrative review and approval at the time of building permit application
- c) The site plan prepared by KDF/JMS Architects dated October 2, 2009, shall be revised and submitted to the city for administrative review and approval to include the modifications:
 1. Show the perimeter wall location.
 2. Add the following notations on site plan:
 - a) All foot candles shall be at zero (0) along any residential property line and all lighting shall be downcast and directed away from residential property.
 - b) Add note for the two (2) lights nearest to the residential lots to the west that state: "Shielding to avoid light trespass to the west shall be added to the fixture."

3. Label all compact spaces, and add note that states: "All compact spaces shall be properly labeled prior to certificate-of-occupancy."
 4. Left turn movements on westbound Greenway into the site driveway will not be allowed and the arrow on the site plan implying this movement is allowed shall be removed.
- d) The decibel levels emanating from any speaker box shall not exceed 45 decibels along any residential property line.
 - e) There shall be no light poles or trash enclosures in conflict with the fire line.
 - f) Any new light pole proposed on-site shall not exceed the height of the existing light poles on-site.
 - g) All measures shall be taken to ensure that smoke and odor are minimized. Said measures shall be consistent with the current adopted building codes.
 - h) The site shall be cleaned after each business day to ensure that any outside food or trash is removed.
 - i) There shall be no outdoor streamers, balloons, air-filled attention devices, or attention flags at anytime on-site. All other signs, both temporary and permanent, shall comply with the Surprise Municipal Code.
 - j) Include the elevations and location of the perimeter wall along the western and southern property line. The wall shall include three (3) feet of block and three (3) feet of wrought iron.
 - k) Include the elevations of the trash enclosure wall. The materials shall be consistent with the primary structure.
 - l) The accessible parking spaces shall be revised to comply with the 2006 IBC Section 1106.6.
 - m) The utility plan prepared by Zell Company LLC dated March 2010, shall be revised and submitted to the city for administrative review to illustrate the removal of the portion of the existing onsite sewer line that stubs to the southeast of the site.
 - n) The offsite improvements, including the ADA accessible sidewalk ramp and signal push buttons, shall be completed prior to certificate of occupancy (C-of-O) of the McDonalds.
 - o) Signing and striping plans will be required and shall be approved prior to C-of-O.

Attached

Vicinity map, site plan, landscape plan, elevations, decibel level study, and citizen participation report.

Greenway Road

Reems Road



ZONED
PAD

GREENWAY ROAD

CVS PHARMACY

PROJECT DATA

OWNER:

CON/ACI: REEGIE ANDERSON
MCDONALD'S CORPORATION
1755 N. PERIMETER DR. - SUITE 400
SCOTTSDALE, AZ 85255
PHONE (602) 264-1475

CON/ACI: DAN FLUK
KDF JMS ARCHITECTS, LLC
4001 N. 3RD ST. - SUITE 130
PHOENIX, ARIZONA 85014
PHONE (602) 234-1668

PROJECT DESCRIPTION:

SCOPE OF WORK INCLUDES DEMOLITION OF SOME EXISTING SITE WORK AND INTEGRATION OF SOME EXISTING SITE WORK FOR THE CONSTRUCTION OF A NEW 4,136 S.F. RESTAURANT WITH DRIVE-THRU.

SITE DATA

ADDRESS:	5901 OF GREENWAY RD. & BEERS RD SURPRISE, AZ 85074
APRN:	501-42-304
ZONING:	C-2
SITE AREA (GROSS):	1.86 ACRES = 0.1022 S.F.
SITE AREA (NET):	1.55 ACRES = 61544 S.F.
SITE COVERAGE:	46471 S.F. / 61544 S.F. X 100% = 6.94%
LANDSCAPE COVERAGE:	24545 S.F. / 61544 S.F. = 39.38%
BUILDING AREA (GROSS)/NET:	46471 GROSS S.F. / 41716 NET S.F.
BUILDING CONSTRUCTION TYPE:	XD-SPRINKLED
BUILDING OCCUPANCY:	A-2 RESTAURANT/DRIVE THRU
BUILDING HEIGHT:	21'-4"
PARKING REQUIRED:	33 STANDARD - 2 H.C. SPACES
(1643 PUBLIC AREA @ 1 P.5/50 S.F.)	
PARKING PROVIDED:	54 (INCLUDES 3 H.C. SPACES)

LEGAL DESCRIPTION

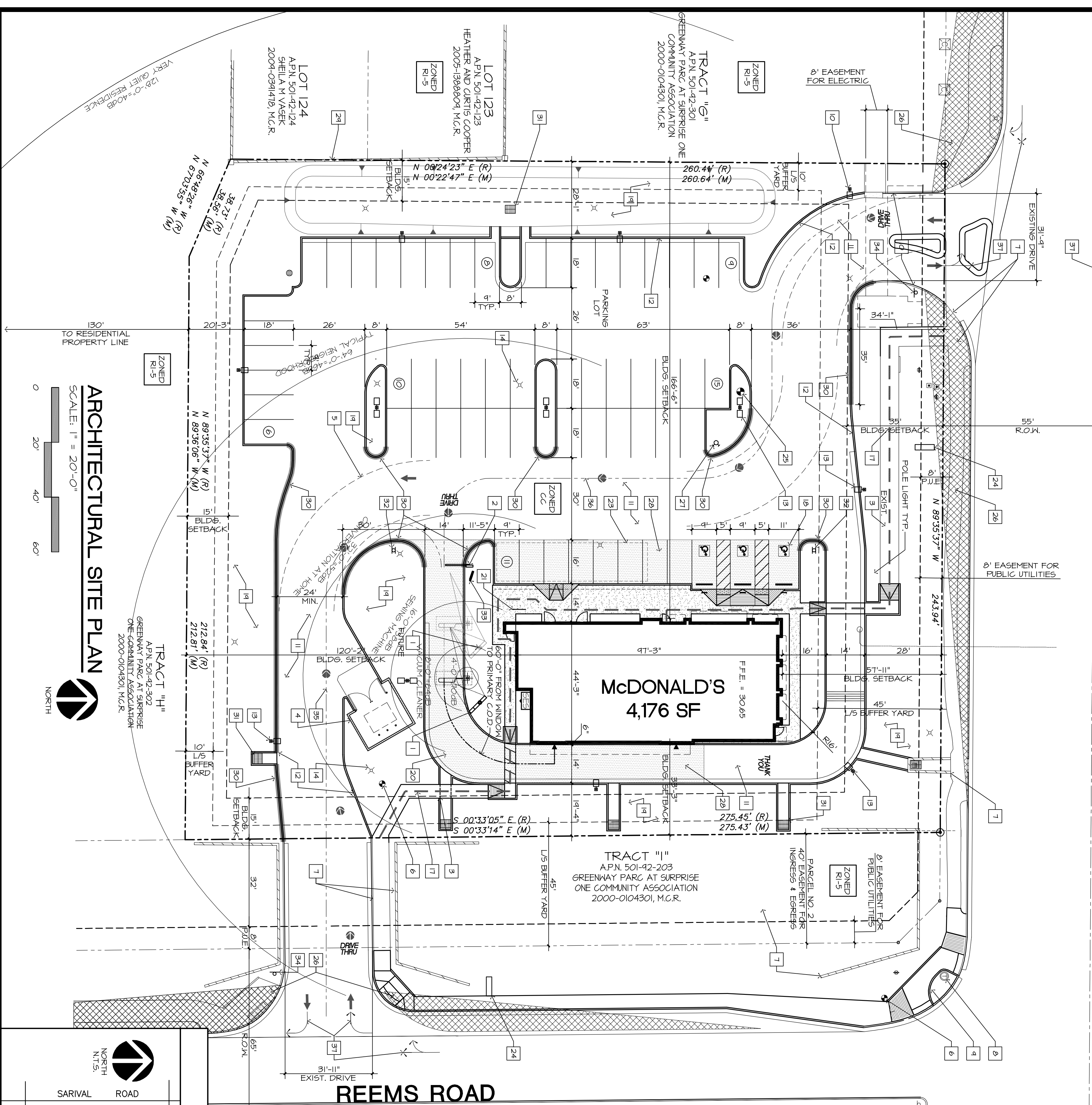
LEGEND

TRACT J, OF GREENWAY PARC AT SURPRISE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 506 OF MAPS, PAGE 29.

KEYNOTES

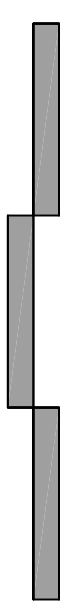
- | | | | |
|---|--|----|---|
| 1 | NEW BOARD & P.O.S. EQUIPMENT/CANOPY | 30 | FIRE STRIPING - BRILLIANT RED PAINT ON CURB |
| 2 | O/H CLEARANCE GATEWAY | 31 | CATCH BASIN TTP. |
| 3 | 5 FT. CONC. SIDEWALK | 32 | DIRECTIONAL SIGN |
| 4 | 6 FT. HIGH TRASH ENCLOSURE | 33 | PREEBELL SIGN |
| 5 | PATH OF 50 FT. DELIVERY TRUCK & FIRE DEPT. VEHICLE | 34 | STOP SIGN |
| 6 | EXIST. FIRE HYDRANT | 35 | 240'-0" ON-SITE VEHICLE STORAGE PER T.I.A. |
| 7 | EXIST. OFFSITE WORK | 36 | 200'-0" ON-SITE VEHICLE STORAGE PER T.I.A. |
| 8 | EXIST. TRAFFIC LIGHT POLE | 37 | TURNING MOVEMENTS PER T.I.A. |

VICINITY MAP



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



NORTH

WALMART
BARROWS
PIZZA

ZONED
PAD

BY

REVISIONS

NO.	DATE	ITEMS		
ISSUE DATE: 10/2/09		DRAWN: MLC	CHECKED: DDF	BUILDING:

MCDONALD'S CORPORATION
MCDONALD'S PLAZA
OAK BROOK, ILLINOIS 6052



KDF/JMS #09043

PRELIMINARY
NOT FOR
CONSTRUCTION

EXPIRES: 12/31/14

L/C: 002-0757

SWC GREENWAY RD. & REEMS RD. SURPRISE, AZ 85379

McDonald's

**4587
EXPANDED
DINING**

SP1

ARCHITECTURAL SITE PLAN

- KEY NOTES:**
- 1 METAL ANNING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DIPONT INRON 5000, FORMULA 184THHM)
 - 2 METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
 - 3 CONTROL JOINT. SEE DETAIL 7/1A.1
 - 4 NOT USED
 - 5 NOT USED
 - 6 METAL COPING - COLOR = CLEAR ANODIZED ALUMINUM FINISH

- 7 METAL ANNING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DIPONT INRON 5000, FORMULA 184THHM)
- 8 METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- 9 CONTROL JOINT. SEE DETAIL 7/1A.1
- 10 NOT USED
- 11 NOT USED
- 12 METAL COPING - COLOR = CLEAR ANODIZED ALUMINUM FINISH

- 13 HOLLOW METAL DOOR - COLOR TO MATCH BASE BUILDING
- 14 CO2 FILL BOX (EQUIPMENT)
- 15 CO2 SCHEDULE ITEM 44.00
- 16 OPTIONAL STUCCO FILL BOX (EQUIPMENT)
- 17 SCHEDULE ITEM 700.18) CONFORM WITH MCD. PROJECT MANAGER
- 18 NOT USED
- 19 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- 20 METAL LETTERING - BY OTHERS
- 21 PIPE BOLLARD - BLACK WITH RED CAP
- 22 NOT USED
- 23 ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- 24 MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- 25 TRELLIS SYSTEM 2X2 WALL FASCIA
- 26 TRELLIS TI-BACK-MATCH ALUMINUM
- 27 ALUMINUM TRELLIS & ANNING LIGHT BAR - CLEAR ANODIZED ALUMINUM
- 28 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0 - CLEAR ANODIZED ALUMINUM
- 29 T = TEMPERED GLASS
- 30 AZ = AZIRULITE GLASS
- 31 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- 32 OPTIONS INCLUDE:
- 33 TRANSOM (SHOWN), AIR CURTAIN, PLYFANT/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REDD BY CODE)
- 34 SLIDE DIRECTION:
- 35 R = RIGHT TO LEFT
- 36 L = LEFT TO RIGHT

- 37 METAL ANNING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DIPONT INRON 5000, FORMULA 184THHM)
- 38 METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- 39 CONTROL JOINT. SEE DETAIL 7/1A.1
- 40 NOT USED
- 41 NOT USED
- 42 METAL COPING - COLOR = CLEAR ANODIZED ALUMINUM FINISH

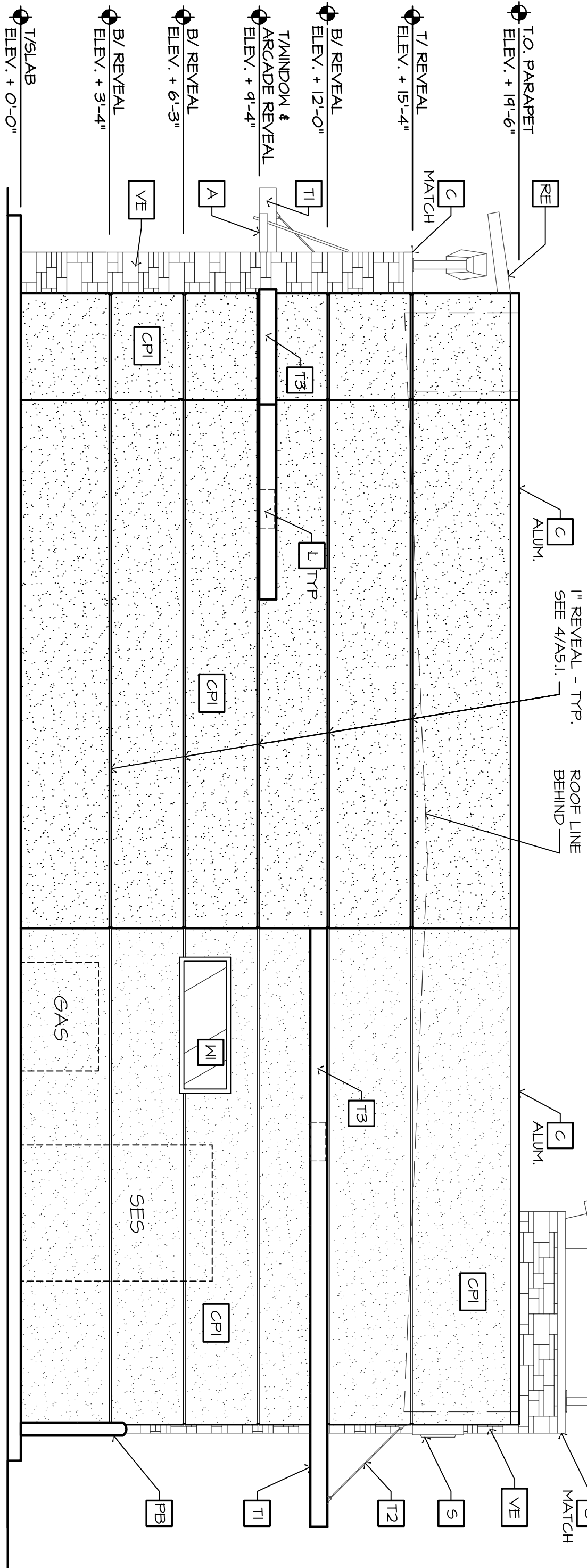
- 43 HOLLOW METAL DOOR - COLOR TO MATCH BASE BUILDING
- 44 CO2 FILL BOX (EQUIPMENT)
- 45 CO2 SCHEDULE ITEM 44.00
- 46 OPTIONAL STUCCO FILL BOX (EQUIPMENT)
- 47 SCHEDULE ITEM 700.18) CONFORM WITH MCD. PROJECT MANAGER
- 48 NOT USED
- 49 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- 50 METAL LETTERING - BY OTHERS
- 51 PIPE BOLLARD - BLACK WITH RED CAP
- 52 NOT USED
- 53 ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- 54 MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- 55 TRELLIS SYSTEM 2X2 WALL FASCIA
- 56 TRELLIS TI-BACK-MATCH ALUMINUM
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- 58 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0 - CLEAR ANODIZED ALUMINUM
- 59 T = TEMPERED GLASS
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- 61 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- 62 OPTIONS INCLUDE:
- 63 TRANSOM (SHOWN), AIR CURTAIN, PLYFANT/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REDD BY CODE)
- 64 SLIDE DIRECTION:
- 65 R = RIGHT TO LEFT
- 66 L = LEFT TO RIGHT

- 67 METAL ANNING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DIPONT INRON 5000, FORMULA 184THHM)
- 68 METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- 69 CONTROL JOINT. SEE DETAIL 7/1A.1
- 70 NOT USED
- 71 NOT USED
- 72 METAL COPING - COLOR = CLEAR ANODIZED ALUMINUM FINISH

- 73 HOLLOW METAL DOOR - COLOR TO MATCH BASE BUILDING
- 74 CO2 FILL BOX (EQUIPMENT)
- 75 CO2 SCHEDULE ITEM 44.00
- 76 OPTIONAL STUCCO FILL BOX (EQUIPMENT)
- 77 SCHEDULE ITEM 700.18) CONFORM WITH MCD. PROJECT MANAGER
- 78 NOT USED
- 79 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- 80 METAL LETTERING - BY OTHERS
- 81 PIPE BOLLARD - BLACK WITH RED CAP
- 82 NOT USED
- 83 ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- 84 MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- 85 TRELLIS SYSTEM 2X2 WALL FASCIA
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- 88 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0 - CLEAR ANODIZED ALUMINUM
- 89 T = TEMPERED GLASS
- 90 AZ = AZIRULITE GLASS
- 91 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- 92 OPTIONS INCLUDE:
- 93 TRANSOM (SHOWN), AIR CURTAIN, PLYFANT/TRANSOM & 432 SQ IN MAX SERVICE OPENING (WHERE REDD BY CODE)
- 94 SLIDE DIRECTION:
- 95 R = RIGHT TO LEFT
- 96 L = LEFT TO RIGHT

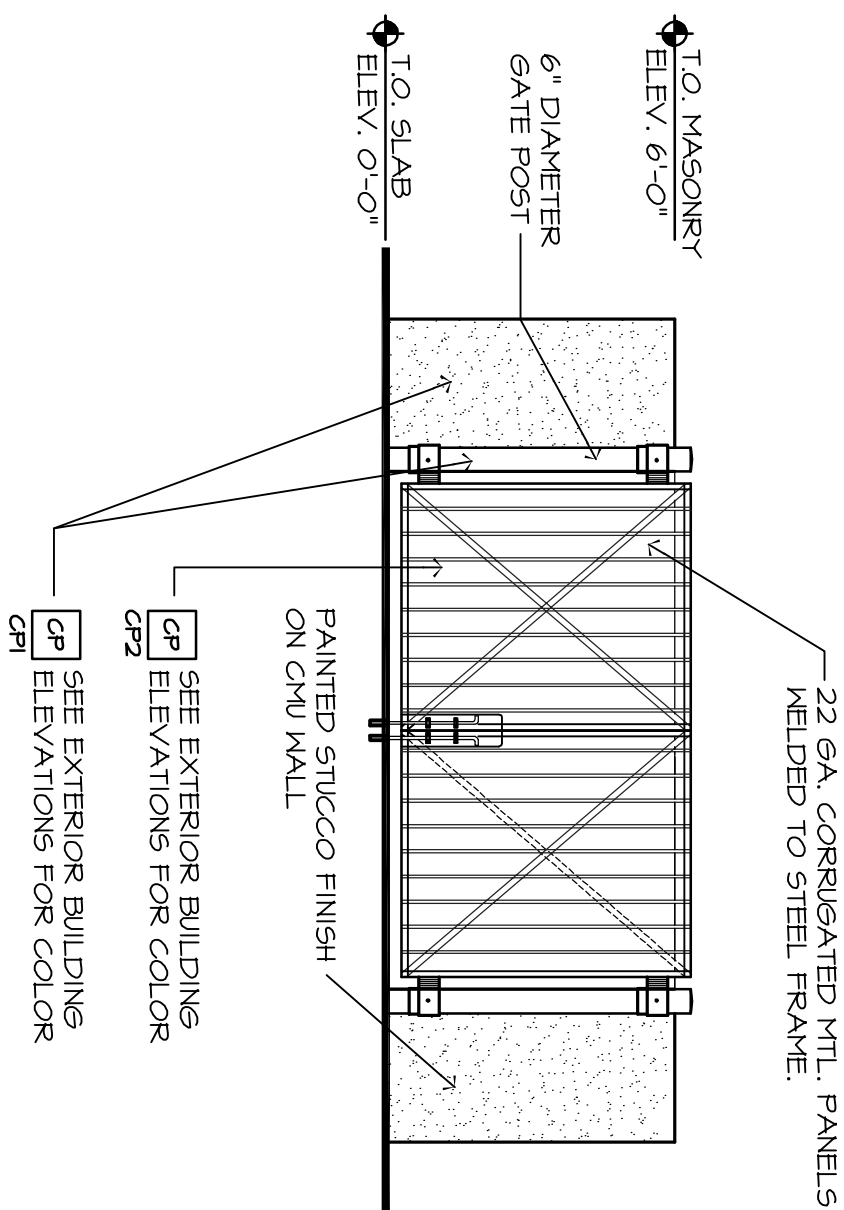
- 97 METAL ANNING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DIPONT INRON 5000, FORMULA 184THHM)
- 98 METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- 99 CONTROL JOINT. SEE DETAIL 7/1A.1
- 100 NOT USED
- 101 NOT USED
- 102 METAL COPING - COLOR = CLEAR ANODIZED ALUMINUM FINISH

NOTE:
SIGNAGE WILL REQUIRE SEPARATE REVIEW AND APPROVAL. SIGNAGE SHALL CONFORM WITH THE APPROVED SIGN PACKAGE FOR THE MILL CROSSING

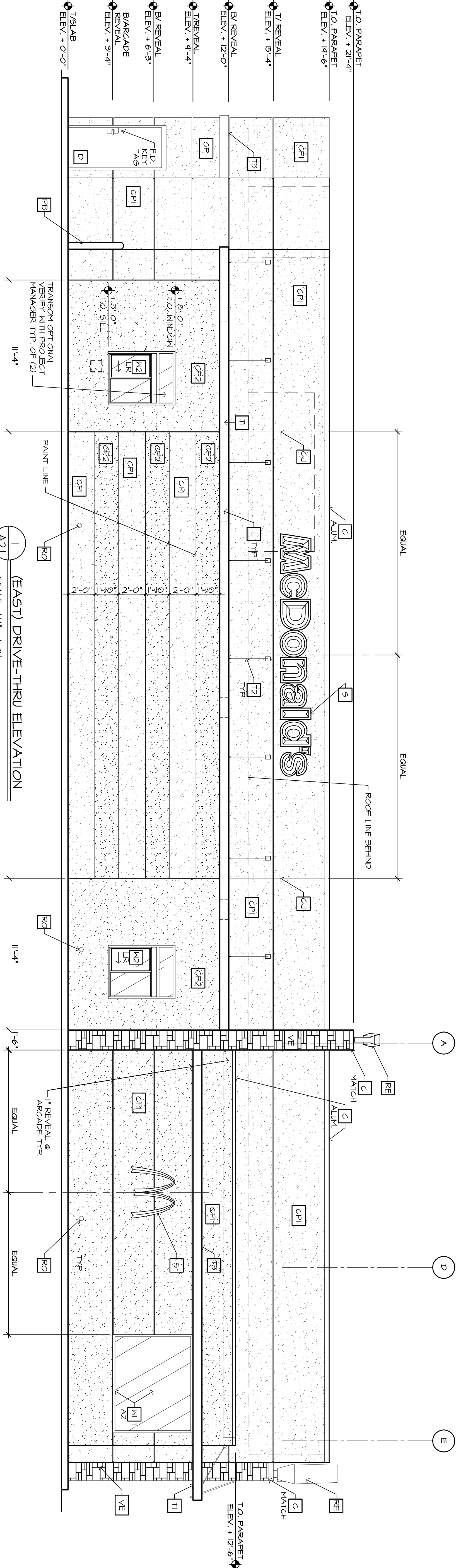


2 (SOUTH) REAR ELEVATION
SCALE: 1/4" = 1'-0"

3 REFUSE GATE ELEVATION
SCALE: 1/4" = 1'-0"



1 (EAST) DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"



- GENERAL NOTES**
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY SCREENS NOT LESS THAN 18" HIGHER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 2. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
 3. SIGNAGE WILL REQUIRE SEPARATE REVIEW AND APPROVAL.
 4. SCREENS SHALL BE MEDIUM SAND FINISH.
 5. WALL STUCCO TEXTURE TO BE MEDIUM SAND FINISH.

4587
W/ EXPANDED
DINING

A2.1
EXTERIOR
ELEVATIONS

SWC GREENWAY RD. & REEMS RD. SURPRISE, AZ 85379

L/C: 002-0757

McDonald's
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EXPRS: 12/11/11

PRELIMINARY
NOT FOR
CONSTRUCTION

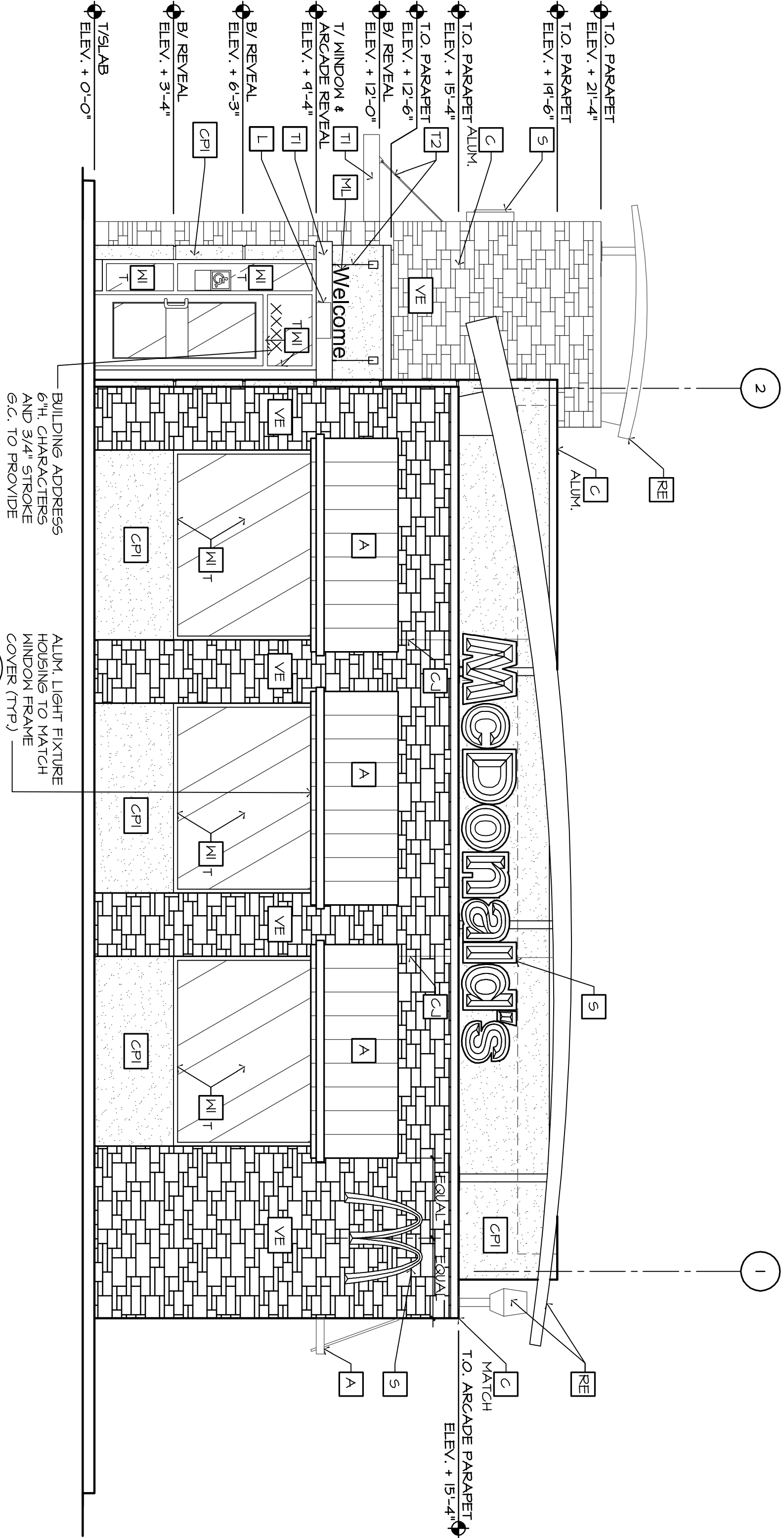
MCDONALD'S CORPORATION
MCDONALD'S PLAZA
OAK BROOK, ILLINOIS 60521



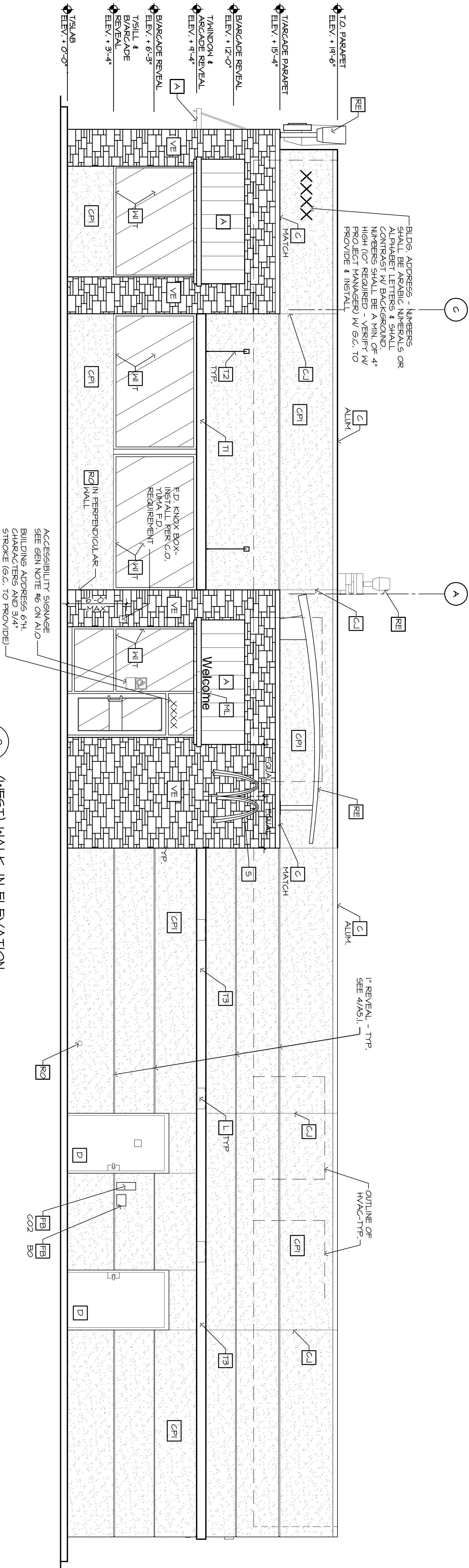
KDF/JMS Architects, LLC
KDF/JMS architects

4001 N. Third St., Ste. 130
Phoenix, AZ 85012
P 602-234-1868
F 602-234-1413

REVISIONS				BY	
NO.	DATE	ITEMS			
ISSUE DATE: 10/2/04			DRAWN: HLC	CHECKED: DDF	BUILDING:



- GENERAL NOTES**
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. GREATER THAN THE HIGHEST ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT. .
 2. COORDINATE BACKING W/ SIGNAGE COMPANY
 3. COORDINATE BACKING W/ SIGNAGE COMPANY
 4. WALL STUCCO TEXTURE TO BE MEDIUM SAND FINISH.
 - 5.



KEY NOTES:

- A** METAL ANILING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DUPONT INKRON 5000, FORMULA N9416H)
- C** METAL CORNING - MATCH COLOR TO MATCH SURROUNDING MATERIAL
- D** CONTROL JOINT, SEE DETAIL T/A41
- E** CEMENT PLASTER (STUCCO)
- F** COLOR, BOARD BODY - REFER TO COLOR & MATERIAL BOARD ITEM #1
- G** DRIVE-THRU & ACCENT STRIPING - REFER TO COLOR & MATERIAL BOARD ITEM #2
- H** METAL ANILING - UNDER SEPARATE PERMIT. PROVIDED BY IMAGE POINT. YELLOW VINYL STRIPES (3M #9632-25) OVER YELLOW PAINTED ALUM. (DUPONT INKRON 5000, FORMULA N9416H)
- I** NOT USED
- J** NOT USED
- K** METAL CORNING - MATCH COLOR TO MATCH SURROUNDING MATERIAL
- L** CONTROL JOINT, SEE DETAIL T/A41
- M** CEMENT PLASTER (STUCCO)
- N** COLOR, BOARD BODY - REFER TO COLOR & MATERIAL BOARD ITEM #1
- O** DRIVE-THRU & ACCENT STRIPING - REFER TO COLOR & MATERIAL BOARD ITEM #2
- P** HOLLOW METAL DOOR - COLOR TO MATCH BASE BUILDING
- Q** CO2 FILL BOX EQUIPMENT SCHEDULE ITEM 49.00
- R** OPTIONAL BULK-ROLL FILL BOX EQUIPMENT SCHEDULE ITEM 100.18) CONFIRM WITH MCD. PROJECT MANAGER
- S** NOT USED
- T** ROOF CAP ELEMENT BY OTHERS
- U** NOT USED
- V** LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- W** METAL LETTERING - BY OTHERS
- X** PIPE BOLLARD - BLACK WITH RED CAP
- Y** NOT USED
- Z** NOT USED
- AA** ROOF DRAIN OVERHANG PIPE PAINT TO MATCH SURROUNDING MATERIAL
- AB** MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- AC** ALUMINUM TRELLIS & ANILING LIGHT BAR - CLEAR ANODIZED ALUMINUM
- AD** TRELLIS TIE-BACK-MATCH ALUMINUM
- AE** TRELLIS SYSTEM 2X8 WALL FASCIA
- AF** COLOR, CA = CLEAR ANODIZED ALUMINUM
- AG** EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0 - CLEAR ANODIZED ALUMINUM
- AH** T = TEMPERED GLASS
- AI** AZ = ADHESIVE GLASS
- AJ** DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD PROJECT MANAGER
- AK** TRANSCOM (SHOW), AIR CURTAIN, FLYTAUNTRANSCOM & 432 SQ IN MAX SERVICE OPENING (WHERE READ BY CODE)
- AL** SLIDE DIRECTION, LR = RIGHT TO LEFT
- AM** NOT USED
- AN** NOT USED
- AO** NOT USED
- AP** NOT USED
- AQ** NOT USED
- AR** NOT USED
- AS** NOT USED
- AT** NOT USED
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- IL** NOT USED
- IM** NOT USED
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- OH** NOT USED
- OI** NOT USED
- OJ** NOT USED
- OK** NOT USED
- OL** NOT USED
- OM** NOT USED
- ON** NOT USED
- OO** NOT USED
- OP** NOT USED
- OQ** NOT USED
- OR** NOT USED
- OS** NOT USED
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2 (WEST) WALK-IN ELEVATION
SCALE: 1/4" = 1'-0"

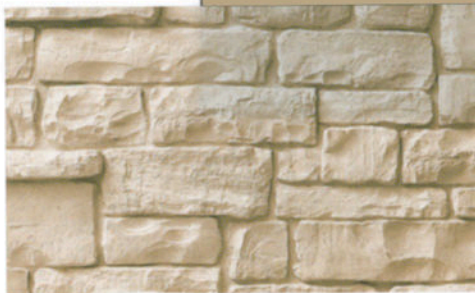
1 (NORTH) FRONT ELEVATION
SCALE: 1/4" = 1'-0"



- 1 BASE BUILDING, FRONT ENTRANCE, AREA BELOW GLAZING & SERVICE DOORS:
MINK #2112-10 BY BENJAMIN MOORE



- 2 DRIVE-THRU SURROUND & ACCENT STRIPING:
FAIRVIEW TAUPE #HC-85 BY BENJAMIN MOORE

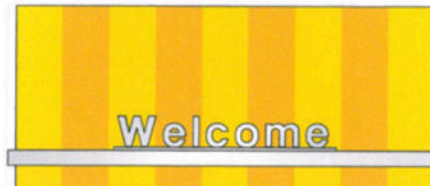


- 3 ARCADE FRONT, SIDE AND HEARTH:
OWENS CORNING CULTURED STONE COBBLEFIELD AUSTIN CSV-2035
COPING: PAINT TO MATCH

- 4 CANOPY, COPING, AWNING SUPPORT, ARCADE STORE FRONT & ENTRY DOOR:
CLEAR ANODIZED ALUMINUM



- 5 METAL AWNINGS:
PROVIDED BY VENDOR: COLORS TO BE ALTERNATING STRIPES TO MATCH PANTONE 123C AND 109C



COLOR & MATERIAL BOARD

EXPIRES: 12/31/2011

SWC GREENWAY ROAD & REEMS ROAD - SURPRISE, ARIZONA

L/C: 002-0757

McDonald's

THE ENTIRE BUILDING DESIGN AND THE MANSARD ROOF DESIGN SHOWN IN THESE DRAWINGS ARE SERVICE MARKS OF MCDONALD'S CORPORATION, REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE.

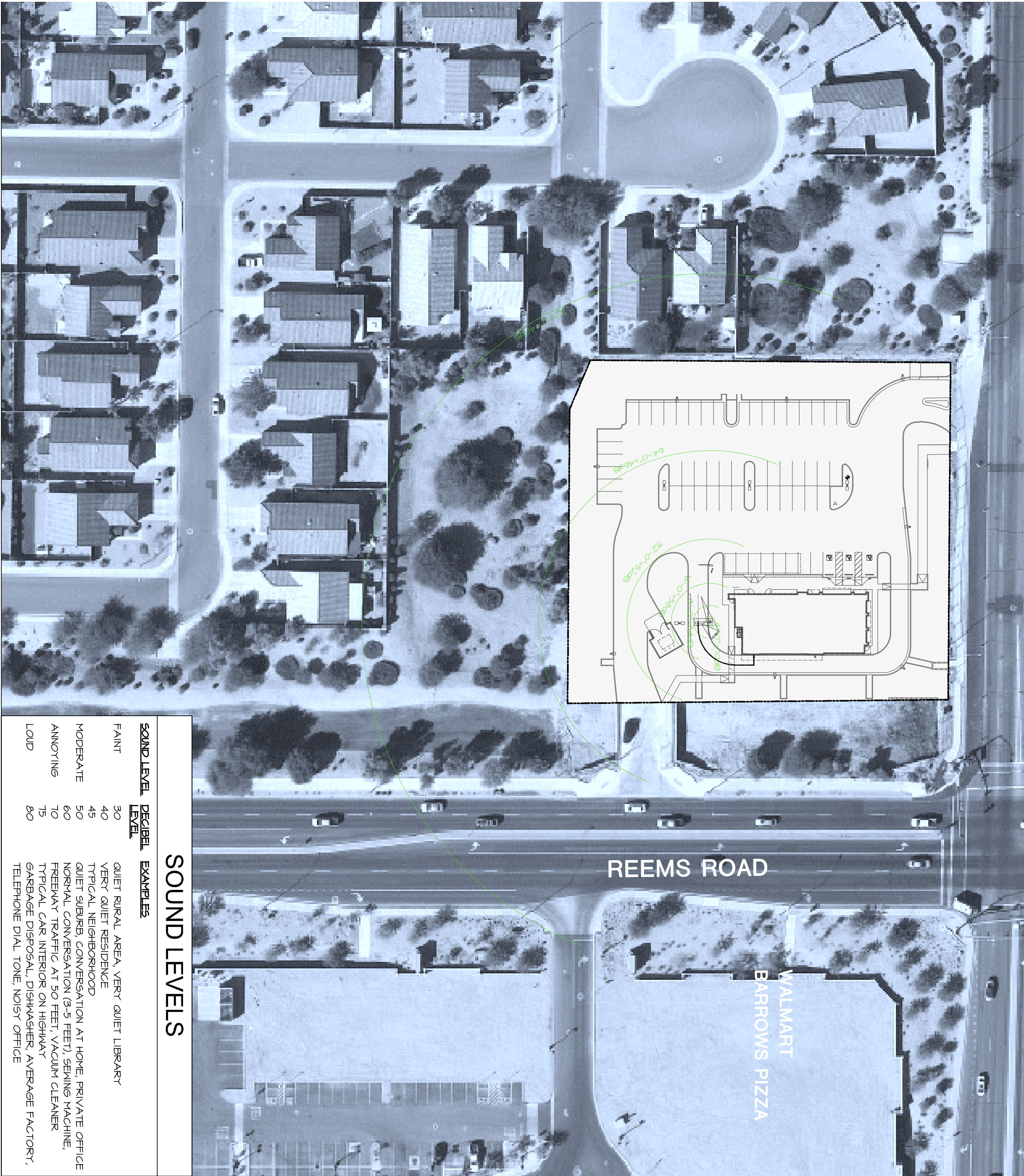
© 1998 MCDONALD'S CORPORATION

MCDONALD'S CORPORATION
MCDONALD'S PLAZA
OAK BROOK, ILLINOIS 60521

4001 N. Third St., Ste. 100
Phoenix, AZ 85012
P 602-234-1868
F 602-234-1419
KDF
KDF/JMS Architects, LLC
Anita Smolin Architects, LLC

DRAWN: TMA
CHECKED: DDF
ISSUE DATE: 5/11/10

CMB



REEMS ROAD

WALMART
BARROWS PIZZA

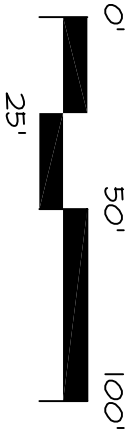
SOUND LEVELS

SOUND LEVEL	DECIBEL LEVEL	EXAMPLES
FAINT	30	QUIET RURAL AREA, VERY QUIET LIBRARY
	40	VERY QUIET RESIDENCE
	45	TYPICAL NEIGHBORHOOD
MODERATE	50	QUIET SUBURB, CONVERSATION AT HOME, PRIVATE OFFICE
	60	NORMAL CONVERSATION (3-5 FEET), SEWING MACHINE, FREEMWAY TRAFFIC AT 50 FEET, VACUUM CLEANER
ANNOYING	70	TYPICAL CAR INTERIOR ON HIGHWAY
	75	GARBAGE DISPOSAL, DISHWASHER, AVERAGE FACTORY, TELEPHONE DIAL TONE, NOISY OFFICE
LOUD	80	

SWC GREENWAY RD. & REEMS RD. SURPRISE, AZ 85379

McDonald's®

AERIAL SITE



4/29/10

**McDonald's Citizen Participation Plan
SWC Reems Rd. & Greenway Rd.
Surprise, AZ**

Date: May 12, 2010

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, agencies, and businesses (the "Neighbors") within the vicinity of the site of an application for a McDonald's restaurant. This proposed site is located at the SW corner of Reems Road and Greenway Road in Surprise, Arizona and is an application for site plan approval. This plan will ensure that those affected by this application will be given an adequate opportunity to learn about and comment on the proposal.

Contact:

Monica McGinnis
McDonald's Area Regional Real Estate Manager
17550 N. Perimeter Drive, Suite 400
Scottsdale, AZ 85255
Ph: 602.293.5300
Email: monica.mcgininis@us.mcd.com

Concept Review Meeting:

The Concept Review Meeting with the City of Surprise Community Development staff was held on October 9, 2009. The staff reviewed the application and recommended that the adjacent Neighbors be contacted as required per City of Surprise Municipal Code, Section 122-160.

Action Plan:

In an effort to provide effective citizen participation in conjunction with the application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts the restaurant may have on members of the community.

Informal Neighborhood Meeting

1. A contact list was obtained from the City of Surprise Community Development Department for citizens and agencies in this area including (see "Exhibit A"):
 - Interested Neighbors – focused on Neighbors within 300 feet of the site, but may include more.
2. All persons listed on the contact list received a packet of information containing: a letter describing the project, a copy of the site plan, and an invitation to a neighborhood meeting held at:
Countryside Recreation Center – 15038 N. Parkview Pl., Surprise, AZ 85374
on Thursday, February 18, 2010 at 7:00 P.M.
3. The information packets were hand-delivered to those Neighbors occupying homes within 300' of the project on Saturday, February 13, 2010. For all other Neighbors, the

information packets were mailed on Wednesday, February 10, 2010. Please see attached copies of distribution materials "Exhibit B".

4. One letter was received from an adjacent neighbor regarding the application (see "Exhibit C").
5. The neighborhood meeting presented:
 - An introduction to the project
 - An opportunity for the Neighbors to ask questions and voice concerns
6. All attendees were asked to sign an attendance sheet and were provided with comment forms (copies attached as "Exhibit D").
7. McDonald's was prepared to hold subsequent neighborhood meetings before making its application submittal to the City of Surprise dependent on neighborhood comments/concerns. Following the meeting, it was determined that subsequent meetings were unnecessary.
8. Please find attached a copy of the Informal Neighborhood Meeting Summary Report ("Exhibit E") provided to the City of Surprise along with the site plan application.

Citizen Participation Public Hearing

1. The property was posted pursuant to the City of Surprise Public Hearing Advertisement Process on April 26, 2010 (see attached "Exhibit F" Affidavit of Posting and signage photos).
2. The public hearing:
Location: Dysart School District Support Facility
13825 W. Desert Cove Rd.
Surprise, AZ 85379
Date: Tuesday, May 11, 2010
Time: 7:00 PM - 8:00 PM
3. All attendees were asked to sign an attendance sheet and were provided with comment forms (copies attached as "Exhibit G"). One Neighbor attended the hearing (Nikol Price), City of Surprise staff member, Adam Copeland, and five interested parties.
4. McDonald's representatives answered the following questions and provided materials to address Neighbor concerns from the previous meeting and correspondence and as addressed again at the hearing:
 - Concern: sound from the speaker box. Response: McDonald's provided a diagram to demonstrate the decibel level of sound at the boxes (see attached "Exhibit H").
 - Concern: light casting over into residences. Response: per code and additional stipulations by the City of Surprise, footcandles of light casting onto adjacent property shall be equal to zero (0).
 - Concern: truck deliveries: location and number per week. Response: 1. deliveries will be made along the west side of the building; 2. by shifting the building closer to the intersection, the delivery area is now further from the residences than was originally contemplated; and 3. deliveries will be made 2 – 3 times per week.
 - Concern: hours of deliveries. Response: will be determined by truck route, but if causing disruption to the neighboring residences, neighbors can request a time change.
5. The hearing convened at approximately 8:00 PM.

EXHIBIT A
MAILING LIST



Kim Young <kyoung128@gmail.com>

radius exhibits with addresses

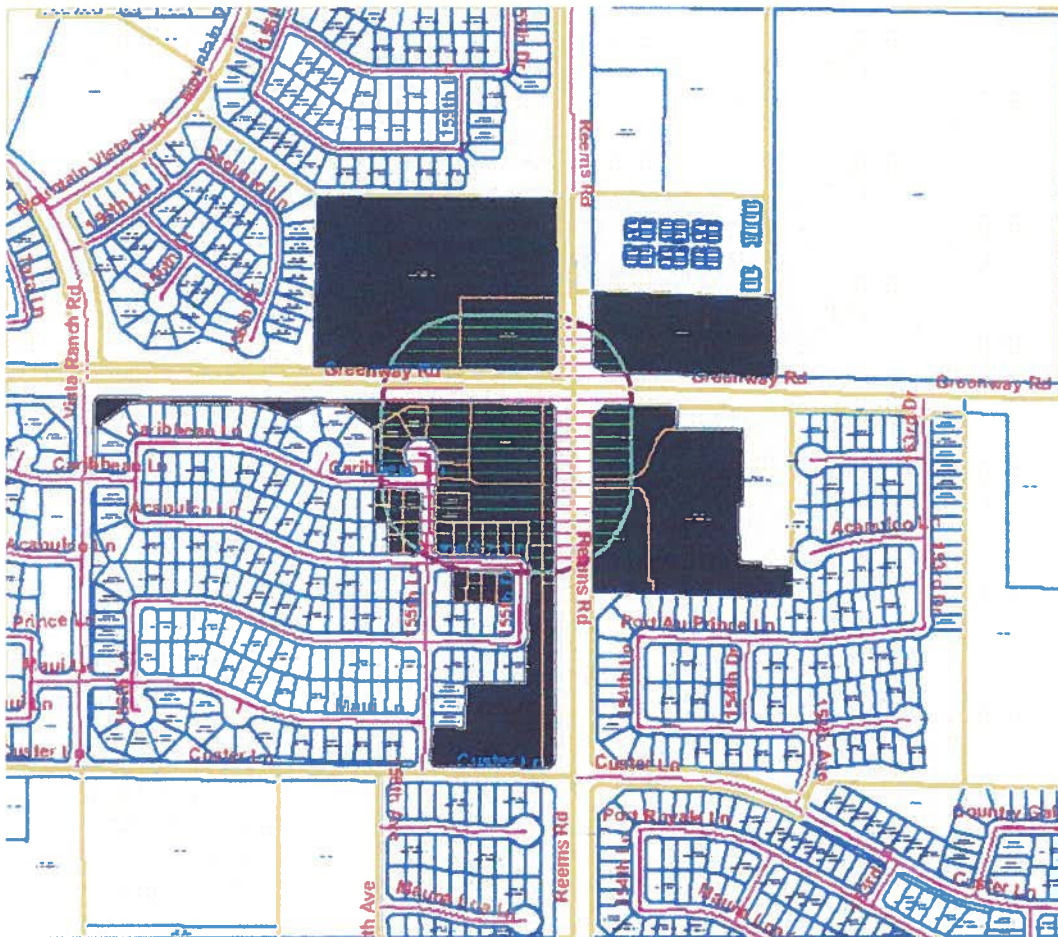
Adam Copeland <Adam.Copeland@surpriseaz.com>

Fri, Jan 29, 2010 at 3:55 PM

To: kyoung128@gmail.com

Cc: Jamie Sullivan <Jamie.Sullivan@surpriseaz.com>

If you need anything else let me know.



ALARCON ERIC O TR
15536 W ACAPULCO LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-132

COX KRIS/KIMBERLY
15549 W ACAPULCO LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-134

HOKKALA MICHAEL J
15575 W CARIBBEAN LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-274

BIGNELL KENNETH J/JUDITH E TR

15543 W ACAPULCO LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-133

US BANK NA TR
2380 PERFORMANCE DR
RICHARDSON, TX 75082 USA
Parcel: 501-92-130

CITY NATIONAL BANK
555 S FLOWER ST 25TH FL
LOS ANGELES, CA 90071 USA
Parcel: 501-92-304

GREENWAY PARC AT SURPRISE ONE COMMUNITY ASSOC
PO BOX 2133
SUN CITY, AZ 85372 USA
Parcel: 501-92-303

FIRSTBANK OF ARIZONA INC
12345 W COLFAX AVE
LAKEWOOD, CO 802153742 USA
Parcel: 501-17-986

WAL MART STORES INC
1301 SE 10TH ST
BENTONVILLE, AR 72716 USA
Parcel: 501-17-984

VASEK SHEILA M
15375 N 155TH LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-124

VAUGHN CALVIN/MELODY
15580 W ACAPULCO LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-128

HUMPHRIES LISA D
15386 N 155TH LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-121

FROGOSO MOISES
737 N 6TH ST
MONTEBELLO, CA 906406511 USA
Parcel: 501-92-272

GREENWAY PARC AT SURPRISE ONE COMMUNITY ASSOC
PO BOX 2133
SUN CITY, AZ 85372 USA
Parcel: 501-92-302

BLECHMAN INVESTMENT PROPERTIES LLC
14362 N FRANK LLOYD WRIGHT BLVD 1000
SCOTTSDALE, AZ 85260 USA
Parcel: 501-92-273

PALMA ALEX/MIRNA E
349 KING DR
S SAN FRANCISCO, CA 94080 USA
Parcel: 501-92-135

LUERAS LAWRENCE J
15398 N 155TH LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-122

BALENTINE AARON/RACHEL
15561 W ACAPULCO LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-136

LEWIS STEVEN L/BARBARA A/ETAL
15581 W CARIBBEAN LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-275

COOPER CURTIS/HEATHER
15387 N 155TH LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-123

GREENWAY ROAD PROPERTIES LLC
2241 FAIRMONT BLVD
EUGENE, OR 97403 USA
Parcel: 501-79-559

BEDDY ALBERT/JO A
15554 W ACAPULCO LN
SURPRISE, AZ 85379 USA

Parcel: 501-92-129

DONAHUE SHRIBER REALTY GROUP LP/ETAL
3645 RUFFIN RD STE 310
SAN DIEGO, CA 921231887 USA
Parcel: 501-17-987

Mail ✓

PRICE NIKOL M
15351 N 155TH LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-125

✓ Hand
Delivered

SCP 2003D-7 LLC
ONE CVS DR 02895
WOONSOCKET, RI 02895 USA
Parcel: 509-12-332-B

Mail ✓

GREENWAY PARC AT SURPRISE ONE COMMUNITY ASSOC
PO BOX 2463
SUN CITY, AZ 85372 USA
Parcel: 501-92-301

MICHEL JOSEPH P/REBECCA
15374 N 155TH LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-120

✓ Hand
Delivered

ROGERSON MICHAEL S/CARROL A
15588 W ACAPULCO LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-127

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Delivered

GUNNELL GERALD L/LINDA S
15345 W DIXILETA DR
SURPRISE, AZ 85387 USA
Parcel: 501-92-126

✓ Hand
Delivered

GODICH LEE A
15587 W CARRIBIAN LN
SURPRISE, AZ 85379 USA
Parcel: 501-92-276

✓ Hand
Delivered

DURAN MAURICIO G/MARIA
15542 W ACAPULCO
SURPRISE, AZ 85379 USA
Parcel: 501-92-131

✓ Hand
Delivered

ARIZONA FEDERAL CREDIT UNION
333 N 44TH ST
PHOENIX, AZ 85008 USA
Parcel: 501-79-560

Mail ✓

Adam Copeland

Planner II

City of Surprise

16000 N Civic Center Plaza

Surprise, AZ 85374

adam.copeland@surpriseaz.com

Phone: 623 222.3137

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0.1

EXHIBIT B

**INFORMAL NEIGHBORHOOD MEETING
INVITATION PACKAGE**



McDonald's USA, LLC
Rocky Mountain Region
17550 N Perimeter Drive, Suite 400
Scottsdale, AZ 85255
(602) 293-5300
Fax: (602) 293-5302

February 10, 2010

RE: Proposed McDonald's Restaurant - SWC of Reems & Greenway Roads, Surprise, Arizona

Dear Neighbor:

On October 9, 2009, I, along with other representatives for McDonald's, met with the City of Surprise Community Development Department to discuss plans to construct a McDonald's restaurant at the SWC of Reems Road and Greenway Road in Surprise, Arizona. In the time following that meeting, a great deal of effort was made to design a project that is both functional and aesthetically appealing. We would like to take this opportunity to provide reassurance to you that this, as with all McDonald's restaurants, will be a high-quality project designed to complement and serve the surrounding neighborhoods.

Following is our project strategy statement:

- Create a high-quality quick service restaurant to serve the residents of the immediate area and those persons employed locally and commuting along Reems and Greenway Roads.
- Create an architecturally unique and appealing project:
 - Design a building that complements and enhances the adjacent residential housing developments;
 - Design a pedestrian friendly project that also provides for good vehicular traffic flow.

You will find enclosed with this letter a copy of the proposed site plan and an invitation to a neighborhood meeting we're holding on February 18, 2010 at the Countryside Recreation Center. The neighborhood meeting will provide an opportunity for us to introduce the project to you, provide additional details about the project, discuss any of your concerns, and hear any comments about the project. If you are unable to attend the neighborhood meeting but would like to discuss the project, please feel free to contact me via email at: monica.mcginnis@us.mcd.com.

We are very excited about the project and look forward to meeting with you to discuss it.

Sincerely,

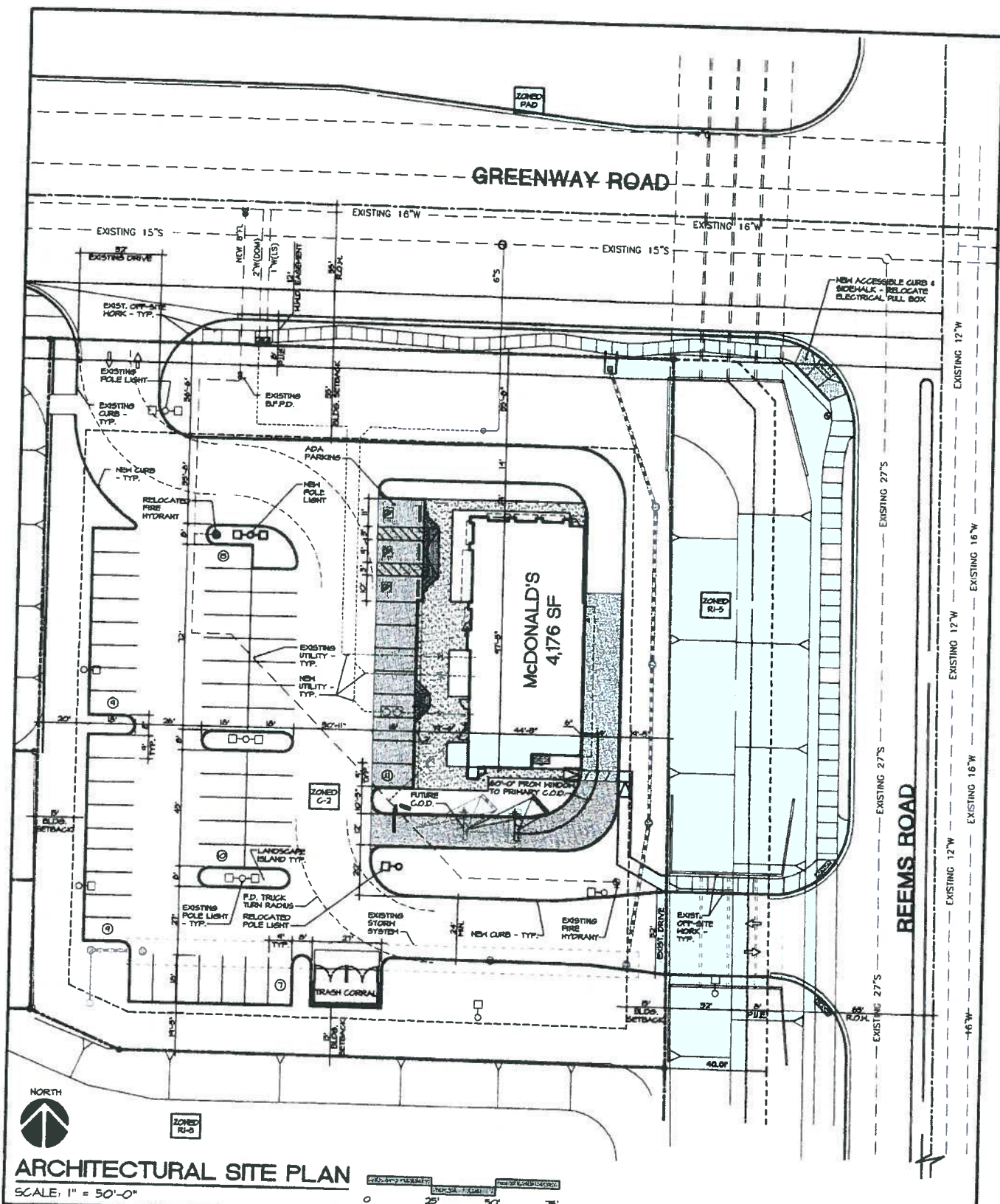
McDonald's USA, LLC

By:


Monica McGinnis
Area Real Estate Manager

Cc: Jamie Sullivan - City of Surprise (via email)
Adam Copeland - City of Surprise (via email)

Enclosure





McDonald's Neighborhood Meeting

Date: Thursday, February 18, 2010

Time: 7:00 PM – 8:00 PM

Location: Countryside Recreation Center
15038 N. Parkview Pl., Surprise, AZ
(623) 222-2251

Purpose: An opportunity to introduce McDonald's to you, provide additional details about the project, and hear any of your concerns and/or comments about the project.

EXHIBIT C

CORRESPONDENCE FROM NEIGHBOR



Kim Young <kyoung128@gmail.com>

FW: Reply to Proposal- SWC Corner of Reems and Greenway

McGinnis Monica <monica.mcginis@us.mcd.com>
To: Kim Young <kyoung128@gmail.com>

Thu, Feb 18, 2010 at 8:34 AM

From: Big Cactus [<mailto:oiaea@yahoo.com>]
Sent: Thursday, February 18, 2010 7:30 AM
To: McGinnis Monica
Subject: Reply to Proposal- SWC Corner of Reems and Greenway

Ms. McGinnis,

Here is what we are going to present to the city at the meeting. I due to the extremely short notice might not be able to attend this initial meeting, however we will be in immediate and lasting contact in regards to this proposal. As you can imagine we are not at all on board with yet another MCD's. As the letter states their is no need for a 36th location within 17 miles and a 6th within 5 miles. Please find another site.

Sheila and Zachary Vasek

The information contained in this e-mail and any accompanying documents is confidential, may be privileged, and is intended solely for the person and/or entity to whom it is addressed (i.e. those identified in the "To" and "cc" box). They are the property of McDonald's Corporation. Unauthorized review, use, disclosure, or copying of this communication, or any part thereof, is strictly prohibited and may be unlawful. If you have received this e-mail in error, please return the e-mail and attachments to the sender and delete the e-mail and attachments and any copy from your system. McDonald's thanks you for your cooperation.

 **February 17.doc**
30K

February 17, 2010

McDonalds USA, L.L.C.
Attn: Monica McGinnis-Area Real Estate Manager-monica.mcginnis@us.mcd.com
Rocky Mountain Region
17550 N Perimeter Drive, STE 400
Scottsdale, AZ 85255
(602)293-5300
(602)293-5302 Fax

Cc: City of Surprise
Jamie Sullivan
Adam Copeland

To whom it may concern:

This letter is to be a response to the proposal to build a McDonalds on the SW corner of Reems and Greenway. We wish to decline the proposal brought forth from your organization regarding future development of the land adjacent to our respective Personal Home Lots. We request that all information your office used to determine the proposal be made available to all concerned individuals. We are particularly interested in any studies over transit, noise, and dust pollution is included. In making our case against we want the facts that you used to inform the City of Surprise of your proposal and it's expected affects to the community in general as well. The necessity for this information should extend to your offices, particularly how we the concerned parties are to go about denial of the proposal you have forwarded to us. We wish to make it clear that we are opposed to the building of any establishment outside of Bankers hours(9a-5p), specifically those businesses that are referred to as "Fast Food", Saloons/Pubs, and Restaurants in general. The proximity to our homes is unacceptable on all levels.

The reasons we are opposed to your proposal are as follows:

- The consistent traffic noise that will come with customers visiting your facility
- The expected walking traffic from within our neighborhood, likely to be through the open wash ways that stand directly to the sides of our homes
- The decreased personal/property safety that will undoubtedly be affected by the amount of proximity transit your facility will cause us to incur
- The decline in our property values that will come from having a home that backs up directly to a long-hour operating facility like yours
- The possible Health Hazards of inhaling aero soled oils and cooking greases that will accompany your facility every day
- The attractant value of the garbage storage containers with regard to vermin and proximity to our homes, as well as the odors(garbage, grease) that will accompany these containers and their proximity to our homes
- The visual blight that will be created from the placement of your facility through our homes and backyards
- The excess lighting that will affect our children and ourselves sleeping patterns-that will result in illness/loss of work from being awakened by sounds such as excess traffic, drive through speaker systems, and deliveries to your restaurant by semi-trailers on a regular basis often during off hour delivery times
- The odors from your facility-specifically grease traps and garbage containers
- The hours of operation for your facility considering fair community quiet hours and proximity
- The height of the property separating walls and the noise it allows
- The basic condition of our respective doors and windows that will allow for noises from your facility to invade our lives, sleeping patters, and guests.

These items also need to be addressed:

- Your lack of informing our Home Owners Association and the time we would have to build our case against
- Your lack of reasonable notification time for the concerned parties to compile information to be used against your proposal
- Your completely underhanded strategy of reporting to us, " the envelope on our door " as allowable notice, as it should not be allowed as the receipt of notice nor time of notice cannot be confirmed by such procedural deficiencies on the part of McDonalds Corp.
- Complete disclosure as to the process of denial we wish to proceed with, we do not want your facility
- Remuneration with regards to decline in property values that we will incur by the placement of your facility and it's proximity to our homes
- The redrawing of plans to include the affected lots and the purchase of them from the respective home owners with regard to Fair Market value. You want the lot, pay for our homes and build the wonderful facility that enhances the neighborhood as you so eloquently put it.
- FINALLY we submit to you that there are **35 McDonalds Restaurants within 17 miles of 85379**. That is roughly two locations per square mile, clearly this is Corporate Greed on a Grand scale. We as residents take it personally and are against being inundated with your facilities and call upon the **City of Surprise** to hold to their mission statements controlling unwanted growth.

The Surprise focused future II Economic development plan states, and I quote, "The suburban ambiance has been maintained resulting in a strong neighborhood that has been woven together by trails, greenbelts and public area."

This will not result in a gain/maintain of ambiance and will moreover cause daily suffering on those who have made it their city to live in. We the people are the Economic generators, "no growth just for the sake of growth", a lesson we all should be aware of given current conditions.

Surely yet another making it 36 McDonalds facilities within 17 miles and 6 facilities within 5 miles of the current location is just plain wrong. Please we appeal to all to understand what it would do to us vs. the loss of this proposal with regards to what amounts to a Huge Corporate machine with zero regard for it's neighbors.

Respectfully non-compliant,

Resident	Date
Sheila Vasek 15375 N 155 TH Lane – desert7@cox.net	02/18/2010

Resident	Date
Zachary Vasek 15375 N 155 TH Lane – oiaea@yahoo.com	02/18/2010

Resident	Date
----------	------

Other residents will bring their signed copies to meeting or e-mail you....

Resident	Date
----------	------

EXHIBIT D

**INFORMAL NEIGHBORHOOD MEETING
ATTENDANCE SHEET & COMMENT CARDS**



McDonald's
Neighborhood Meeting Attendees
February 18, 2010

	<u>Name</u>	<u>Address</u> ⁸⁵³¹⁴ (Supers)	<u>Phone No.</u>
1.	SAM REILING	16183 W. Montoya Dr	623-546-2736
2.	John Kelling	4106 N. 51st Pl Phoenix	602-735-5668
3.	GREG VRANEY	14212 W. STARLIGHT DR	423-556-1834
4.	Nikol Price	15351 N. 155th Ln	623-544-8840
5.	Liz Perla	137109 W. Country Club Dr.	623-398-6373
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**McDonald's
Neighborhood Meeting Comments
February 18, 2010**

Name: Nikol Price
Address: 15351 N. 155th Ln.
Surprise, AZ 85379
Phone: (623) 544-8840

Comments: I am concerned about several issues = 1) smell of
used grease 2) bugs 3) car noise at all hours
4) noise from the drive through speaker 5) increased
foot traffic through the drainage area 6) garbage.
7) significant, intrusive light
I believe that this property is too small to
reasonably support a fast food establishment.



McDonald's
Neighborhood Meeting Comments
February 18, 2010

Name: Sam Retzlaff
Address: 16183 W. Montoya Dr.
Glendale AZ 85374
Phone: 623 546 2736
Comments: It will be great to have another
McDonald's close by. I fully support
this development.



**McDonald's
Neighborhood Meeting Comments
February 18, 2010**

Name: GREG VRANEY
Address: 16212 W. STARLIGHT DR
SURPRISE
Phone: 623-556-1834

Comments: THIS FRANCHISE GROUP RUNS A FIRST CLASS
OPERATION. THE PARKING LOTS ARE ALWAYS
KEPT CLEAN. MINIMAL FOOD SMELLS. GOOD NEIGHBOR.

EXHIBIT E

**INFORMAL NEIGHBORHOOD MEETING
MEETING SUMMARY REPORT**

McDonald's
PRJ09-254/CR09-255
Informal Neighborhood Meeting Summary

Prior to submitting its development application to the City of Surprise Development Review Team, McDonald's held an informal neighborhood meeting in an effort to provide effective citizen participation. The informal meeting afforded the neighbors an opportunity to voice their concerns and an opportunity for McDonald's to describe the project and to understand and address any real or perceived impacts the restaurant will have on the community. Following is a brief summary of the informal neighborhood meeting.

1. A contact list was obtained from the City of Surprise Community Development Department for citizens and agencies within the vicinity of the project including property owners and HOAs within 300 feet of the site (a copy of the mailing list will be submitted along with the Citizen Review Process report following the public hearing).
2. All persons listed on the contact list received a packet of information containing: a letter describing the project, a copy of the proposed site plan, and an invitation to the neighborhood meeting (a copy of the packet will be submitted along with the Citizen Review Process report following the public hearing).
3. The information packets were hand-delivered to those neighbors occupying homes within 300' of the project on Saturday, February 13, 2010. For all other property owners and HOAs, the information packets were mailed on Wednesday, February 10, 2010.
4. The meeting was held at Countryside Recreation Center – 15038 N. Parkview Pl., Surprise, AZ 85374, on Thursday, February 18, 2010 at 7:00 P.M.
5. Thirty neighbors received invitations to the meeting and five attended (copies of the sign-in sheet and comment cards will be submitted along with the Citizen Review Process report following the public hearing).

Following is a brief summary of the concerns discussed during the meeting.

	Concern/Question	Response
1.	Smell from grease.	McDonald's cooking methods do not produce as much odor as many other restaurants. Vent hoods are equipped with a filtering system.
2.	Bugs attracted to garbage.	Trash enclosure areas routinely rinsed out. Maintenance personnel employed minimum 60 hours/week.
3.	Smell from garbage.	McDonald's requires lids to be closed at all times. Trash enclosure areas are routinely rinsed out.

		Maintenance personnel employed minimum 60 hours/week. Sites graded by McDonald's corporate on trash enclosure cleanliness.
4.	Hours of operation.	Anticipated hours of operation: 5:00 am – 11:00 pm
5.	Car noise from drive-thru.	Restaurant and drive-thru have been situated within the site as far away as possible from adjacent houses.
6.	Speaker noise from drive-thru.	Restaurant and drive-thru have been situated within the site as far away as possible from adjacent houses.
7.	Can speaker be moved?	Spacing requirements and the lot dimensions will not allow for relocation.
8.	Teenagers cutting through and loitering in the drainage lot.	McDonald's employees conduct "walk-about" every 30 minutes in which an employee walks the property to conduct an inspection and clean up any debris. Also, this restaurant will employ many local youths, which creates a sense of ownership that results in fewer problems with the youths in the area.
9.	Intrusive light from parking lot lights.	Existing lighting will be utilized to the degree possible. Shields will prevent light from casting onto adjacent property pursuant to SMC.
10.	Property is too small to reasonably support a fast food establishment.	Comment was received on a comment card & not voiced at the meeting.

*All noted materials are available upon request and will be included with the formal report following the public hearing.

EXHIBIT F

AFFIDAVIT OF POSTING

AFFIDAVIT OF POSTING

Application No: FS10-072
Applicant Name: KDF Architectural Group, LLC
Location: SWC Greenway & Reems Rd.
Date Site Posted: April 26, 2010

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

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

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

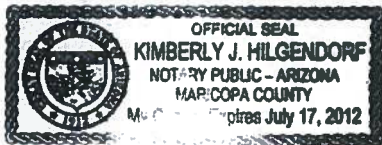
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Pamela Swayze 4/26/10
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27 day of April,

2009, and by Pamela Swayze. I witness whereof I hereunto

set my hand and official seal.



Kimberly J. Hilgendorf
Notary Public
07-17-2012
My commission expires

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting
Date: May 11, 2010
Time: 7:00 to 8:00 PM
Location: Desert Support Facility
13325 W Desert Cove Rd
Surprise, AZ



Case #: FS10-072
Request: The request is for a Conditional Use Permit to place a McDonald's Restaurant with a drive-through on the southwest corner of Greenway Road and Rains Road.
For more information, call 623-222-3154

Planning & Zoning
Date: _____
Time: _____
Location: _____



Case #: FS10-072
Request: The request is for a Conditional Use Permit to place a McDonald's Restaurant with a drive-through on the southwest corner of Greenway Road and Rains Road.
For more information, call 623-222-3154

04/26/2010 12:39:52

Notice of Public Hearing City of Surprise

Neighborhood Meeting
Date: May 11, 2010
Time: 7:00 to 8:00 PM
Location: Desert Support Facility
13325 W Desert Cove Rd
Surprise, AZ



Case #: FS10-072
Request: The request is for a Conditional Use Permit to place a McDonald's Restaurant with a drive-through on the southwest corner of Greenway Road and Rains Road.
For more information, call 623-222-3154

Planning & Zoning
Date: _____
Time: _____
Location: _____



Case #: FS10-072
Request: The request is for a Conditional Use Permit to place a McDonald's Restaurant with a drive-through on the southwest corner of Greenway Road and Rains Road.
For more information, call 623-222-3154

04/26/2010 13:15:52

Notice of Public Hearing City of Surprise

Neighborhood Meeting
Date: May 11, 2010
Time: 7:00 to 8:00 PM
Location: Desert Support Facility
13325 W Desert Cove Rd
Surprise, AZ



Case #: FS10-072
Request: The request is for a Conditional Use Permit to place a McDonald's Restaurant with a drive-through on the southwest corner of Greenway Road and Rains Road.
For more information, call 623-222-3154

Planning & Zoning
Date: _____
Time: _____
Location: _____



04/26/2010 13:16:14

Notice of Public Hearing City of Surprise

Neighborhood Meeting
Date: May 11, 2010
Time: 7:00 to 8:00 PM
Location: Desert Support Facility
13325 W Desert Cove Rd
Surprise, AZ



Case #: FS10-072
Request: The request is for a Conditional Use Permit to place a McDonald's Restaurant with a drive-through on the southwest corner of Greenway Road and Rains Road.
For more information, call 623-222-3154

Planning & Zoning
Date: _____
Time: _____
Location: _____

04/26/2010 12:40:09

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS10-072
Applicant Name: KDF Architectural Group, LLC
Location: SWC Greenway & Reems Rd.
Date Sign Modified: May 12, 2010

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

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

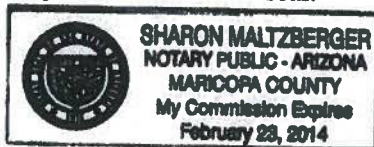
It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

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

Pamela Swayze
Applicant/Representative Signature

5/12/10
Date

This instrument was acknowledged before me on this 12 day of May, 2010, and by Pamela Swayze. I witness whereof I hereunto set my hand and official seal.



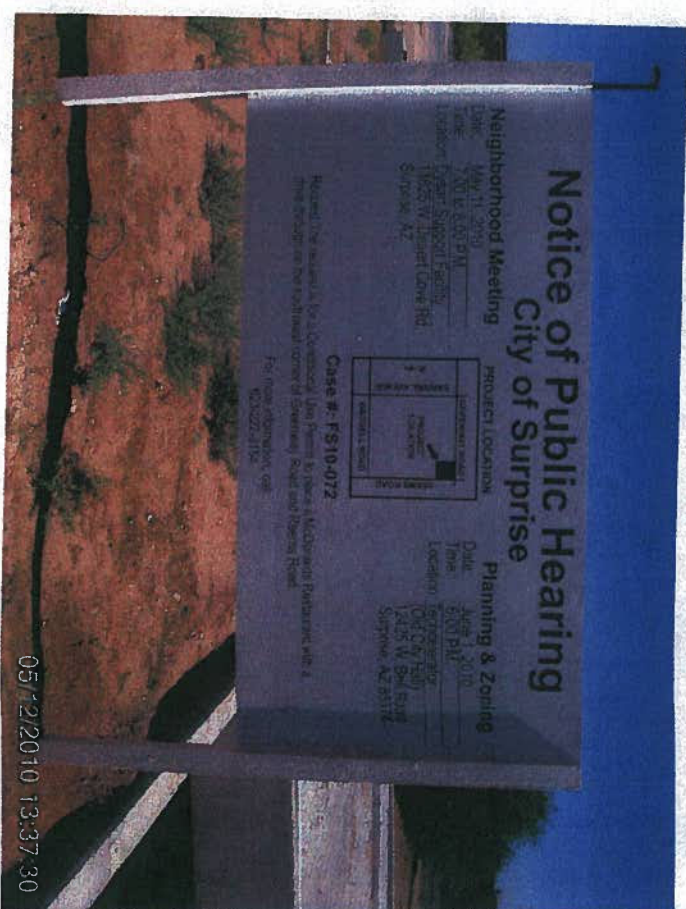
Sharon Maltzberger
Notary Public

02/23/2014
My commission expires

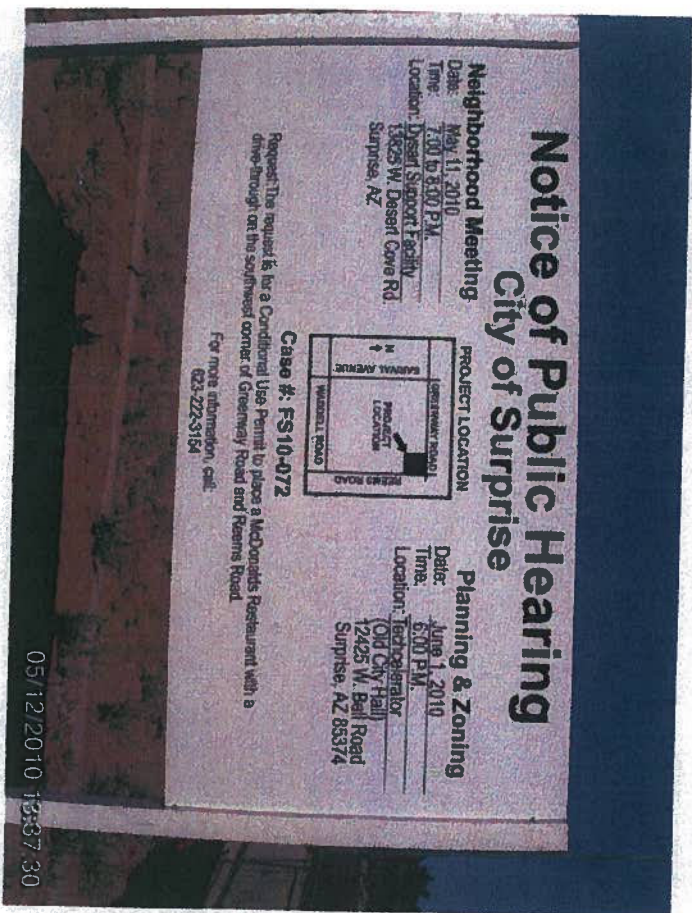
Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).



05/12/2010 13:37:30



05/12/2010 13:37:30



05/12/2010 13:37:30



05/12/2010 13:37:30

EXHIBIT G
CITIZEN PARTICIPATION PUBLIC HEARING
SIGN-IN SHEET



McDonald's
Citizen Participation Public Hearing Attendees
May 11, 2010

	<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
1.	Russ Silverman		602 818 2791
2.	KEVIN SCHUCK CBRE	2415 E. CAMERBACK RD, PHX	602-735-5667
3.	JOHN REHLING "	" " "	602-735-5668
4.	Nikol Price	15351 N 155th Ln Surprise	(623) 544-8840
5.	Adam Copeland	City Staff	
6.	Rob Wawro	KDF Architectural Group	602 234 1860
7.	Don Hansen	15221 W Bala Bldg Surprise	623-8249895
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EXHIBIT H

DECIBEL LEVEL AT MENU BOXES



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	August 4, 2011	Contact Person:	Bart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on FS10-283, a Planned Unit Development overlay and Conditional Use Permit for U-Haul Storage and Rental Facility.

Motion:

I move 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 to adopt staffs findings and conditions a through f.

Background:

The request is to allow residential and recreational vehicle storage facilities, including four (4) storage buildings and two (2) recreational vehicle canopies, in a dual-phased project. The proposed use will be located on the west end of Westgate Drive, north of the intersection of Bell Road and Grand Avenue.

Financial Impact Statement:

The proposed use will have a net positive impact on the city generating ongoing revenue and a one-time collection of construction sales tax.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [PUD](#)
- ☐ [Site Plan](#)
- ☐ [Civil Site Plan](#)
- ☐ [Phasing Plan](#)

- ☐ [Elevations 1](#)
- ☐ [Elevations 2](#)
- ☐ [Landscape Plan](#)

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



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: August 4, 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: FS10-283, U-Haul Storage and Rental Facility

Application Summary

The applicant is requesting a Conditional Use Permit (CUP) and Planned Unit Development (PUD) to allow mini-warehousing and recreational vehicle storage facilities, including four (4) storage buildings and two (2) recreational vehicle (RV) canopies, in a multi-phased project.

Location

The storage facility is located at the western end of Westgate Drive, north of the intersection of Bell Road and Grand Avenue on approximately 6.7 acres.

History

- On May 23, 1996, the subject property was annexed into the City of Surprise.
- On June 5, 2007, a CUP for Storage Specials, a mini-storage and recreational vehicle storage facility, was approved by the Planning and Zoning Commission.

Project Summary

This dual-phased project will provide four (4) storage buildings that occupy 85,150 total square feet, storage parking for 71 RVs, and a 17,500-square-foot truck rental shunting area. The first phase will include the recreational vehicle storage area as well as two (2) storage buildings that occupy 8,650 square feet.

Access to the facility is obtained via a single access from Westgate Drive to the east. The storage facility is ungated except for the recreational vehicle parking located on the western portion of the parcel.

The architecture consists of a combination of concrete tilt-up and textured metal panels that are consistent with the surrounding development. Corporate colors of 'Imperial' and 'High Gloss' white will be accented by 'Sierra Sunset' red trim.

Landscaping was selected to complement the existing landscaping surrounding the site as well as to provide water conservation through the use of low-water plant material. The only significant public frontage is along Grand Avenue and will be accented with 'Green Screen' planting walls and parking will be concealed by a three (3) foot block wall that will match the architectural finish of the buildings.

Both mini-warehousing and recreational vehicle storage require a Conditional Use Permit. The applicant also requested a Planned Unit Development (PUD) to address several issues that are unique to this particular parcel. The PUD allows for the following:

- **Building** – The municipal code requires a multi-story, single structure with a length no more than 200 linear feet. Because of the more intense uses found in the area, coupled with the cul-de-sac street frontage, staff recommends that the proposed four (4) single story structures, with a maximum width of 340 feet, are appropriate for the project area.
- **Pavement** – Code requires that driveways, parking, loading, and circulation areas will be paved with concrete, asphalt, or similar material. The applicant is requesting to utilize a compacted crushed aggregate in the shunting and RV storage areas. This type of paving can provide a pervious surface and reduce the amount of heat generated from asphalt paving. Because of the desire of the city to explore more sustainable, or 'green' alternatives to typical construction methods, staff recommends that this alternative should be utilized, but only in the RV storage portion of the site.
- **RV Storage** - Code limits the amount of RV storage in a mini-warehouse to ten (10) percent of the site. Because this parcel is zoned Community Commercial (CR) and both RV parking and mini-warehousing are conditionally permitted as independent uses, staff recommends the RV parking limits not be applicable for the combined use in this zoning district.
- **Landscaping** – Landscaping is to comprise a minimum of 15 percent of the net land area. Because this site has only about forty feet of street frontage, and the eastern edge is adjacent to a large railroad open space, staff recommends that a slight reduction in landscape (2.6%) would be warranted.
- **Access Points** – Two (2) access points are required for the mini-warehousing use by code. Because of the limited street frontage on a cul-de-sac, the Fire Department allowed a single entrance as long as a continuous access road was maintained around the periphery of the site.
- **Development Walls** – Code requires an eight (8) foot block wall around the periphery of the site. Because each individual unit is alarmed, staff recommends block wall around the RV storage portion of the site only.
- **Signage** – Because of the limited street frontage, the applicant requests utilizing signage in excess of that allowed for this type of facility along Grand Avenue. Staff recommends that up to 200 square feet per elevation and 300 square feet per site be

allowed to compensate for the approximate 280 feet of separation from Grand Avenue caused by the railroad corridor.

Citizen Review Meeting

A Citizen Review Meeting was held from 6 pm to 7pm on July 6, 2011 at the Windmill Suites located at 12545 West Bell Road in Surprise. The meeting was properly signed and surrounding property owners notified, but no citizens attended the meeting.

Economic Impact Analysis

The proposed use will have a net positive impact on the city generating ongoing revenue and 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 Conditional Use Permit, Planned Unit Development, and conditions comply with the Surprise Municipal Code.
2. Staff finds that the proposed Conditional Use Permit, Planned Unit Development, and conditions comply with the General Plan.

Recommendation

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

- a) The Planned Unit Development Overlay document prepared by Amerco Real Estate Company and dated April 27, 2011, will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. The use of chain link is not permitted. Block walls that match the character of surrounding projects will be utilized.
 2. A cross-section, materials list, representative sample, and any other details of the proposed stabilized compacted aggregate surface will be provided.
 3. The stabilized compacted aggregate surface will only be installed in the recreational vehicle storage area.
- b) The site plan, Sheet A1, prepared by Amerco Real Estate Company and dated April 27, 2011, will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. A five (5) foot sidewalk will be provided along Westgate Drive.

2. Building 'C' square footage will be changed from 3,300 to 3,400.
 3. A minimum of six (6) fire hydrants will be provided.
- c) The civil site plan, Sheet SP-2, prepared by Amerco Real Estate Company and dated April 29, 2011, will be revised and submitted to the city for administrative review and approval to include the following modifications:
1. The truck shunting area will be paved with asphaltic concrete (AC).
 2. A minimum of six (6) fire hydrants will be provided.
- d) The landscape plans, Sheet SP-6, prepared by CLC Associates and dated April 29, 2011, will be revised and submitted to the city for administrative review and approval to include the following modifications:
1. A five (5) foot sidewalk will be provided along Westgate Drive.
- e) Pole mounted light fixtures will not exceed twenty-five (25) feet in height from grade including the base.
- f) This Conditional Use Permit will become effective upon approval of the Planned Unit Development for U-Haul Storage and Rental Facility.

Attached

Vicinity map, PUD document, site plans, phasing plan, landscape plan, and elevations.

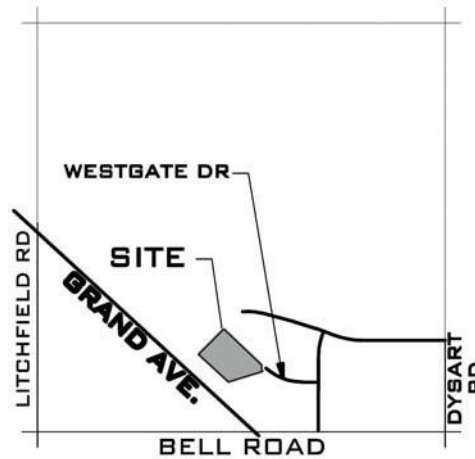
FS10-283 - U-Haul Vicinity Map





Planned Unit Development Overlay for:

**U-Haul Surprise
Land Use & Development Standards
U-Haul Storage Facility #721027**



Westgate Drive
Parcel Number 503-66-770
Surprise, Arizona 85340
REVISED 4-27-2011

PROJECT TEAM

**PROPERTY OWNER /
DEVELOPER:**

AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, Arizona 85004

(602) 263-6555 office
(602) 277-5824 fax

APPLICANT:

AMERCO Real Estate Company
2727 North Central Avenue 9N
Phoenix, Arizona 85004

(602) 263-6502 office
(602) 277-1026 fax

Contact: Samantha Singer
samantha_singer@uhaul.com

CIVIL ENGINEER:

CLC Associates
7001 North Scottsdale Road
Suite 2050
Scottsdale, Arizona 85253

(480) 994-5610 office
(480) 994-5611 fax

Contact: Casey Whiteman, P.E.
caseywhiteman@clcassoc.com

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Purpose of Request

The purpose of this request is an application for a Conditional Use Permit and Planned Unit Development Overlay for the proposed U-Haul expansion located on Westgate Drive. This Westgate Drive location is within close proximity to our existing U-Haul Moving & Storage Center at the intersection of Grand Avenue and Bell Road. The abovementioned request is in reference to City of Surprise parcel, APN # 503-66-770, currently owned by AMERCO Real Estate Company, the parent company of U-Haul International.

Our plan for this property is to create an ancillary U-Haul facility to include both interior and exterior access storage units, a U-Box area, recreational vehicle storage, as well as additional U-Haul rental vehicle inventory space. We acquired this property in order to expand our U-Haul services and better serve local residents – while also helping to alleviate some of the congestion found on the current storage site. While the Westgate property is not located adjacent to the current Grand and Bell U-Haul center, we plan to operate this property as an auxiliary facility.

Based on a meeting with City of Surprise staff on July 29, 2010, it was determined that the proper entitlement process for the property would be the request of a conditional use permit and planned unit development overlay.

Description of Proposal

The new development will consist of two, one-story climate controlled buildings, one with an area set aside for U-Box storage, two outside access mini-storage buildings, space for recreational vehicle parking, as well as room for additional U-Haul rental vehicle inventory. The remainder of the site will be devoted to customer drive aisles, customer parking, as well as space for U-Haul rental vehicle staging areas.

We plan to construct the development in two phases. The first phase will include the two outside-access mini-storage buildings, in addition to the recreational vehicle area and vehicle inventory area. This first phase will introduce seventy-one (71) recreational vehicle spaces and sixty-eight (68) storage units, totaling 8,550 rentable square feet. The second phase will follow with the construction of the two single-level climate-controlled buildings. This phase will include an additional 674 storage units with 53,775 of rentable square feet as well as a 10,625 square foot area for U-Box storage. At the conclusion of both phases, a total of 742 storage rooms (with 62,325 rentable square feet) and seventy-one RV rental spaces will be added to this site.

The existing center will continue to operate as-is and will house the retail facility as well as continue to rent the moving vehicles. This new facility will be operated remotely, but will be overseen by employees at the current center.

U-Haul has operated their Grand Avenue & Bell Road Moving Center for over ten years. As this property has established itself as a fixture in the Surprise community, we have found that it is time to expand our services at this center.

U-Haul moving and storage centers characteristically serve the do-it-yourself household customer. By offering additional services at this auxiliary center, we will be better able to serve the residents of Surprise.

U-Haul Policies related this project include:

- Hours of operation:

Monday – Thursday	7:00 a.m. to 7:00 p.m.
Friday	7:00 a.m. to 7:00 p.m.
Saturday	7:00 a.m. to 7:00 p.m.
Sunday	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card which must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for residential and commercial uses to be conducted in a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items which may not be stored include: chemicals, flammables, and paints.
- U-Haul facilities are protected by video surveillance.
- U-Haul moving and storage centers are non-smoking facilities.

U-Haul Community Facilities and Services

U-Haul moving and storage centers are designed to accommodate customer access. The center provides adequate maneuvering room for vehicles and provides parking close to storage entrances for increased customer convenience.

New storage centers are designed with numerous customer-friendly amenities. Storage customers access the facility through a singular exterior entrance, a method which

allows U-Haul to provide outstanding security while presenting an aesthetically pleasing exterior to the community. When customers access their storage room from the interior of the facility, noise and activity is confined – and the U-Haul moving and storage center remains a good neighbor.

U-Haul moving and storage centers are convenience businesses. Our philosophy is to place centers in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul center, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents – by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul moving and storage center assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives are key, so that the U-Haul moving and storage center is a neighborhood asset, and is assured of economic success.

Property Description

Historical Use of Property -

The subject property is currently vacant and unimproved. Currently, no buildings are located on site. In the late 1970s, the property was previously utilized as a storage or parking lot. To our knowledge, the property has remained undeveloped since that time.

Surrounding Properties-

Adjacent properties to the north, east, and south are located within the commerce center and operate as a variety of industrial / commercial activities. These properties are also zoned Regional Commercial (CR designation), like the subject property. Directly adjacent to the west of the site is Grand Avenue and the adjoining railroad tracks. There is no direct access to Grand Avenue from the site. Across Grand Avenue is a large commercial shopping center development. Due to the current industrial and commercial type activities present on surrounding properties, this parcel is an appropriate location for a storage use.

While not adjacent to the any residential developments, the expanded moving and storage operation will help to serve households in nearby residential areas, much like that of the current center.

Circulation System (On & Off-Site)-

The site is located at the end of the cul-de-sac Westgate Drive in the Sun City West Commerce Park. The 6.687-acre parcel is situated adjacent to Grand Avenue and the adjoining railroad tracks, but does gain access off of Grand Avenue.

Customers and employees will access this site via a singular access point along Westgate Drive. All vehicles must enter the site from Westgate Drive and continue along a paved accessway to the gated RV area or to one of the storage buildings. There will be no access gate at the entry to the site, but rather only at the RV area entrance and exit. There is no need to gate off the entire property since all storage rooms will be individually alarmed and the remainder of the site will contain additional security features.

Customers who visit their respective storage units do so on a relatively limited basis. Therefore, in comparison to other uses, a U-Haul moving and storage center is a low-traffic generating use and will not significantly contribute to increased traffic in the area.

Based on City of Surprise request, a traffic impact statement is included with this submittal to demonstrate the limited traffic increase this development will add to the surrounding area.

Project Description

Overall Description-

The overall goal for this project is to add additional storage options for members of the local community. Presently, recreational vehicle storage and outside access self-storage are not amenities provided at the Grand and Bell center. With the introduction of this addition, we will not only be better able to serve our customers by offering more services, but will also be able to alleviate congestion on the current site by offering additional rental vehicle inventory space.

Proposed Land Uses-

Proposed land uses for this site include self-storage, recreational vehicle rental space, a U-Box area, as well as additional inventory area for U-Haul rental vehicles in the 'truck shunting' area.

The self-storage buildings will offer a variety of different size rooms as well as outside and inside access units. In addition, the second phase of the project will introduce U-Box storage where customers place goods in specialized containers that do not need to be accessed on a frequent basis.

The area reserved for recreational vehicle storage is a secured area with individual spaces for seventy-one vehicles to be stored.

In addition to the self-storage uses on site, an area of the property is reserved for additional rental vehicle inventory that cannot be accommodated on the current Grand & Bell site.

Our proposed site development plan for this project is included as Exhibit A.

Existing and Proposed Zoning-

The current zoning for the property is CR – Regional Commercial. There is no underlying zoning change request associated with this submittal because the proposed uses are allowed via a conditional use permit within the current CR zoning designation.

The two primary uses on-site, self-storage and recreation vehicle storage are both allowed per CR district guidelines after obtaining a conditional use permit. Because the proposed uses are permitted via a conditional use permit, we are requesting a conditional use permit along with the planned unit development overlay.

Development Standards-

Development Standards	CR / Mini-Storage Facility Requirements	Proposed
<i>Minimum Site Size</i>	1 acre	6.687 acres
<i>Building Length</i>	No more than 200'	350' maximum
<i>Site Access Points</i>	2 minimum	1 with continuous drive access around site
<i>Pavement</i>	Concrete / asphalt for driveways, parking, loading, and circulation areas	Asphalt for driveways, parking, loading, and circulation areas. Compacted stabilized aggregate surfacing for RV and rental vehicle inventory area
<i>Parking</i>	1 space per 50 storage units	15 dedicated and delineated spaces
<i>Development Walls</i>	8' wall around perimeter or property	8' fence around RV area not enclosed with building walls
<i>Recreational Vehicle Area</i>	10%	24%
<i>Side setback</i>	15'	Varies / Minimum 15'
<i>Rear setback</i>	15'	Varies / Minimum 15'
<i>Building Height</i>	35'	35' maximum
<i>Landscape area</i>	15%	12.4%

Parcel Access-

Access to the site will be from a singular driveway entrance off of Westgate Drive. The entrance will be defined via landscape. No gate or other entry feature will be established. Because all of the planned storage units will be individually protected via a centrally controlled alarm system and because the RV area will be separately gated, there is no need to provide an additional gate at the site entrance.

Site Design / Pavement-

The site has been designed to accommodate all of our proposed uses while keeping the remainder of the site easily accessible to our customers. Ample drive aisles help customers maneuver easily to either their respective storage building or into the RV parking area. These same maneuvering lanes are also kept wider than typical drive aisles to accommodate parking adjacent to the storage units around each building – which ensures customer convenience. Side setbacks have been utilized as landscape areas to both provide buffering to neighboring properties as well as present an aesthetically pleasing development to those traveling past the site.

Along with attractive landscaping, areas of the site have been set aside to include an environmentally friendly alternative pavement to help reduce our development's impact on the environment. Both the recreational vehicle area as well as the vehicle rental inventory area will be paved with a stabilized compacted aggregate surfacing. We have chosen these particular locations of the site because we expect these areas to receive limited traffic as opposed to the areas where the storage buildings are located.

We have chosen to include this stabilized compacted aggregate surfacing at specific locations of our site in order to incorporate an environmentally sensitive solution and to increase the sustainability of our development. U-Haul has a corporate sustainability initiative that must be incorporated into the development of new sites. One of the features implemented into new developments is the use of environmentally friendly alternative pavements as opposed to paving our entire site with a traditional concrete or asphalt surfacing.

In these areas, we plan on using a pavement system that incorporates a compacted base layer with a stabilized and compacted top layer comprised of crushed aggregate. The top layer of pavement will be comprised of a half-inch crushed aggregate combined with a natural stabilizer additive that will not only bind the material to keep it confined within each respective area, but will also serve as a stabilized surface adequate for rental vehicles, recreational vehicles, and emergency vehicles to drive on.

The binder material added to the pavement's top layer is an organic additive that is dispersed throughout the crushed aggregate to act as a bonding agent. Once this stabilizer is added to the aggregate and placed over the subgrade, water is applied to activate the stabilizer and the entire surface is compacted to achieve a uniform installation. Once activated, the soil particles in the aggregate are bound and the entire aggregate top layer is strengthened and is able to withstand vehicle traffic and weather extremes.

The use of the compacted stabilized aggregate has many substantial benefits. Overall, the stabilized aggregate pavement functions and acts more like the natural environment than a traditional concrete or asphalt surface. Less

stormwater will tend to run off this type of pavement surface, thereby reducing potential damage to streams, washes, and existing vegetation. The aggregate surfacing material will be seen as an extension of the landscape areas as opposed to a large expanse of blacktop. Due to its more natural makeup, this type of alternative surfacing will help in reducing the heat island effect. Aggregate has a high reflectivity as opposed to concrete, asphalt, and rooftops. Because of this reflectivity, less energy will be retained and released than more traditional pavements.

Similarly, unlike traditional pavements, the stabilized aggregate surfacing is easy to maintain and will not crack or warp. If the stabilized aggregate shows wear or is misplaced by any vehicle maneuvering, it can be redressed and smoothed out with little effort. In the same sense, while we strive with strict company policy to reduce any chance of vehicle pollutants from reaching our paved surfaces, if pollutants were to reach the surface, they could easily be removed and the area remediated as opposed to a traditional asphalt or concrete surface system where the pollutants would run off and potentially reach the groundwater system.

Parking-

Self-storage has been shown to generate little traffic. Consequently, parking demand for the proposed uses is extremely low and will be rarely utilized. Parking for this development will be accomplished by delineating fifteen dedicated parking spaces. The three spaces adjacent to buildings A & B will most likely generate the most use because of their proximity to interior building entrances. In addition to the customer parking and rental vehicle inventory area, nine spaces are set aside along 'Building D' for rental vehicle display parking. When these spaces are not in use by rental vehicles, they can also serve as an additional customer parking area.

Screening, Buffering, & Landscape-

Screening will be accomplished through existing walls and new landscaping. Trees will be added along neighboring property lines along the north, south, and east in order to provide a buffer between properties. Current walls along property lines will remain, and will be supplemented with the addition of an eight-foot tall chain link fence to separate the recreational vehicle area from the remainder of the site on the north and east property lines. Chain link fencing with the inclusion of trees for additional screening have been proposed in these areas because they are not seen by the public. On the western side of the RV area, 'Building D' has been extended to serve as the screening wall for this area.

Additional landscaping will be provided where the site perimeter is visible to public right-of-ways. At the property entrance, as well as along the Grand Avenue side yard, a variety of shrubs and plantings will be established to make

the development pleasing to those traveling past the site. Please see Exhibit B for our proposed landscape areas and landscape plan.

Landscape Design-

Landscape has been provided along the perimeter of the site. Trees are proposed in the north, east, and south perimeters on the property to provide a buffer between this property and the adjacent properties.

The southern drainage area will be landscaped with the trees mentioned above that will be spaced along the property line. Due to site design and the existing wall on the neighboring property, additional plantings in this area would not be seen by the public and have not been provided.

Additional landscaping will be provided at the entrance to the facility as well as along the Grand Avenue side yard. Since these portions of the site will be most visible, careful attention was paid to these areas in order to provide adequate and attractive landscaping.

In addition to the ground plantings proposed along the Grand Avenue side yard, additional plantings will be provided along the building wall to incorporate the 'green screen' architectural element proposed for the back elevation of 'Building D.'

Building Materials & Design Guidelines-

Storage buildings will be constructed with a combination of concrete tilt-wall and metal panel construction. Storage doors and canopies in the recreational vehicle area will be steel construction. Roofs will be standing seam metal. Entrance doors to the interior storage hallway areas will be automatic sliding doors.

Due to the visibility of 'Building D', which backs to Grand Avenue, special consideration was given to the design of this building. Tilt wall construction with the addition of metal stucco-look panels will be used along the back of the building - which faces Grand Avenue. The addition of metal green-screen for future plantings will be alternated with faux storage doors to give this elevation added visual appeal and give identity to the site from the road.

Architectural Design-

Careful attention was paid to the architectural design of the portions of the site that will be visible to the public. Portions of the site will be seen from both Westgate Drive as well as Grand Avenue. Buildings A and D, which will be the buildings most visible, include a number of architectural features. Both buildings offer variations in rooflines, uses of multiple material types, as well as color variations. Because 'Building D' will be the most visible building and will offer

identity to the site, special attention was paid to ensure this building is pleasantly displayed to the street. Please see Exhibit C for building elevations.

Color Palette-

An uncomplicated color palette will be used on the site to keep the buildings looking clean and well-maintained. Concrete tilt wall will be kept its natural grey color and metal panels will be a clean white color to continue a consistent look across the whole site. Storage doors will be our signature sierra sunset color. Metal stucco-look panels will be incorporated on 'Building D' to add additional visual interest and will also mimic the color found on the other storage buildings.

Lighting-

Site lighting and building lighting will be provided in accordance with current City of Surprise guidelines. Building mounted lighting is proposed for the exteriors of the storage buildings as well as underneath the recreational vehicle canopies. Free-standing site lighting will be provided along the parking/display area adjacent to 'Building D' as well as along the truck shunting/inventory area. Please see Exhibit D for placement of on-site lighting.

Sign Criteria-

A number of building signs will be introduced on two of the planned storage buildings. Signs have been kept to a minimum and are only planned where they will be visible to adjacent right-of-ways. Similarly, in lieu of ground signage, we are proposing the limited use of wall signage for our secondary building elevations.

The majority of our signage for the site will face Grand Avenue, which is our primary site traffic for this property. All other building elevations have very limited exposure to site traffic. Our two main building signage areas are located on Building D and along the U-Box portion of Building A. Due to the distance of these planned buildings from the centerline of the road, approximately 280 and 600 feet by our measure, respectively, we have appropriately sized these signs in proportion to their respective buildings, while still allowing them to be visible to passing motorists. Due to the increased distance between the site and the adjacent right-of-way, we are requesting wall signage of 293 square feet along the Grand Avenue frontage. Along the Westgate Drive frontage, we are proposing to add one U-Box identification sign of forty-five (45) square feet. Current code requirements allow a maximum wall sign area of 200 square feet per elevation and a maximum of 300 square feet per site.

Illustrations of the proposed signage are included with the accompanying elevations and project rendering. Proposed signage for both phases of the project is shown on the attached elevations in Exhibit C.

Infrastructure-

Conceptual grading and drainage plans have been submitted as part of this application for the planned unit development overlay. All proposed infrastructure shall meet City of Surprise requirements.

Grading and drainage plans have been designed to utilize portions of the site for retention needs as opposed to a singular area. The rental vehicle inventory area, as well as the recreational vehicle parking area, have been designed to serve as a portion of the overall required retention. Similarly, where grades allow, landscape areas have been utilized to retain additional stormwater. As the site naturally slopes in a southerly direction, a portion of the southern section of the site has been designated for retention as well as act as additional landscape area.

Water and sewer are currently available just outside of the property limits along Westgate Drive. We plan to extend these services onto the site. Along with water and sewer lines, fire hydrants will also be installed on the site as required by current building and fire codes.

Development Schedule-

This project is slated to be developed in two phases. The first phase will include the recreation vehicle storage area as well as the two outside access mini-storage buildings. In addition, the area designated for U-Haul vehicle inventory will be paved. In the second phase, the two climate-controlled storage buildings will be added to the site. The proposed phasing for the project is shown on the site plan in Exhibit A.

We ask that the site and development plan for both phases be approved at this time and that such approval lasts for a period of three years. We fully anticipate to be underway with construction of the second phase at that point in time.

EXHIBITS

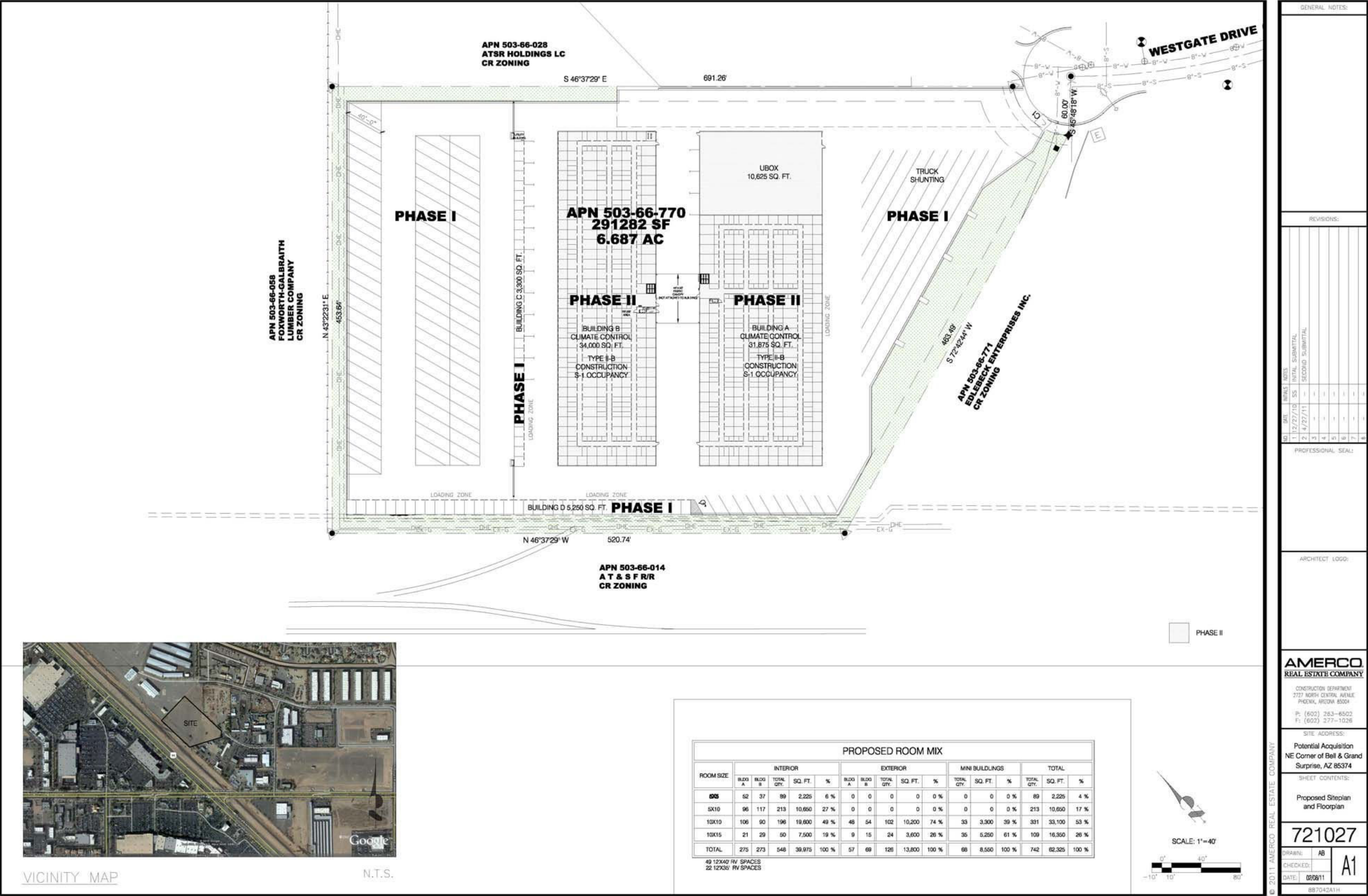


EXHIBIT A – SITE PLAN

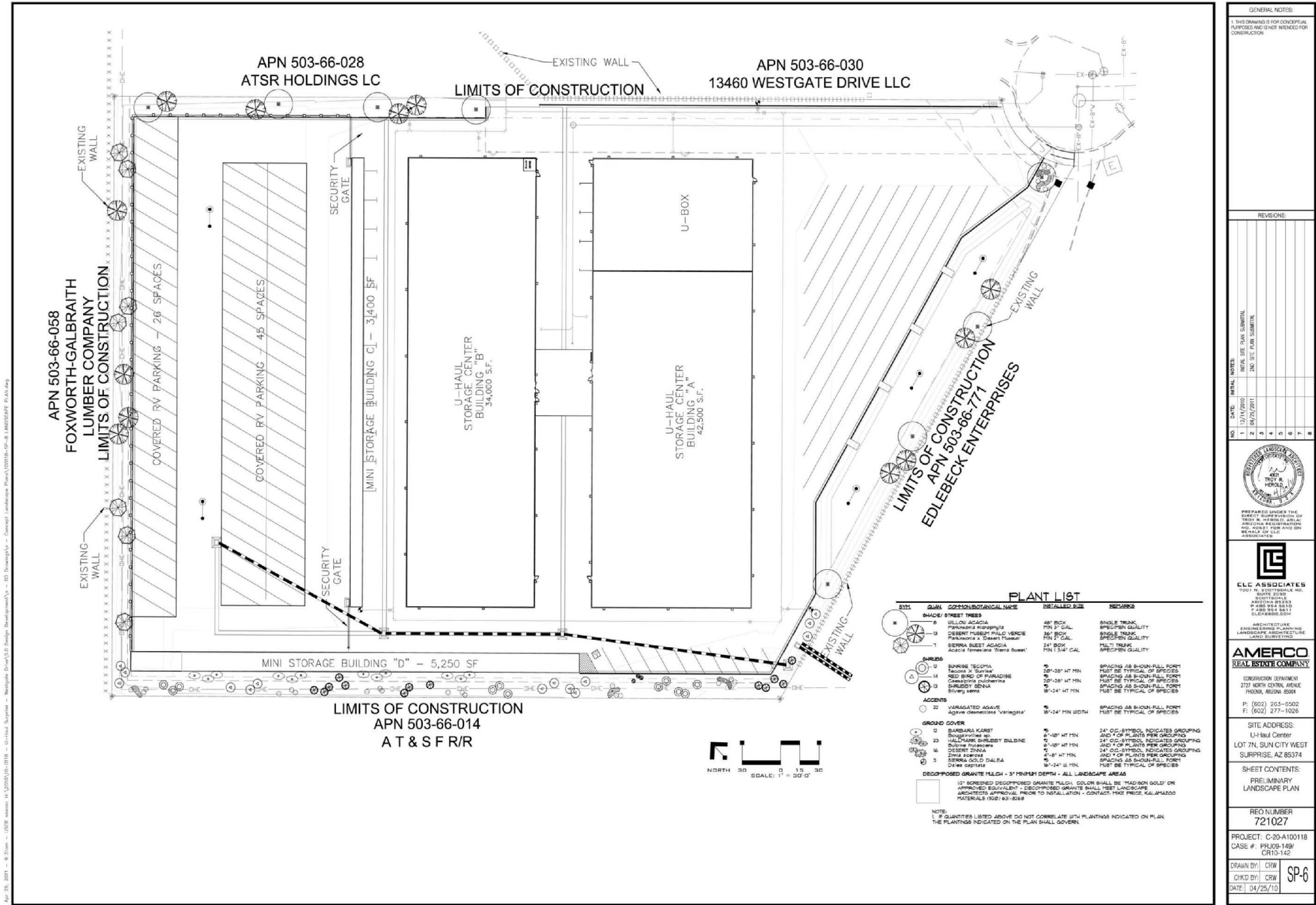
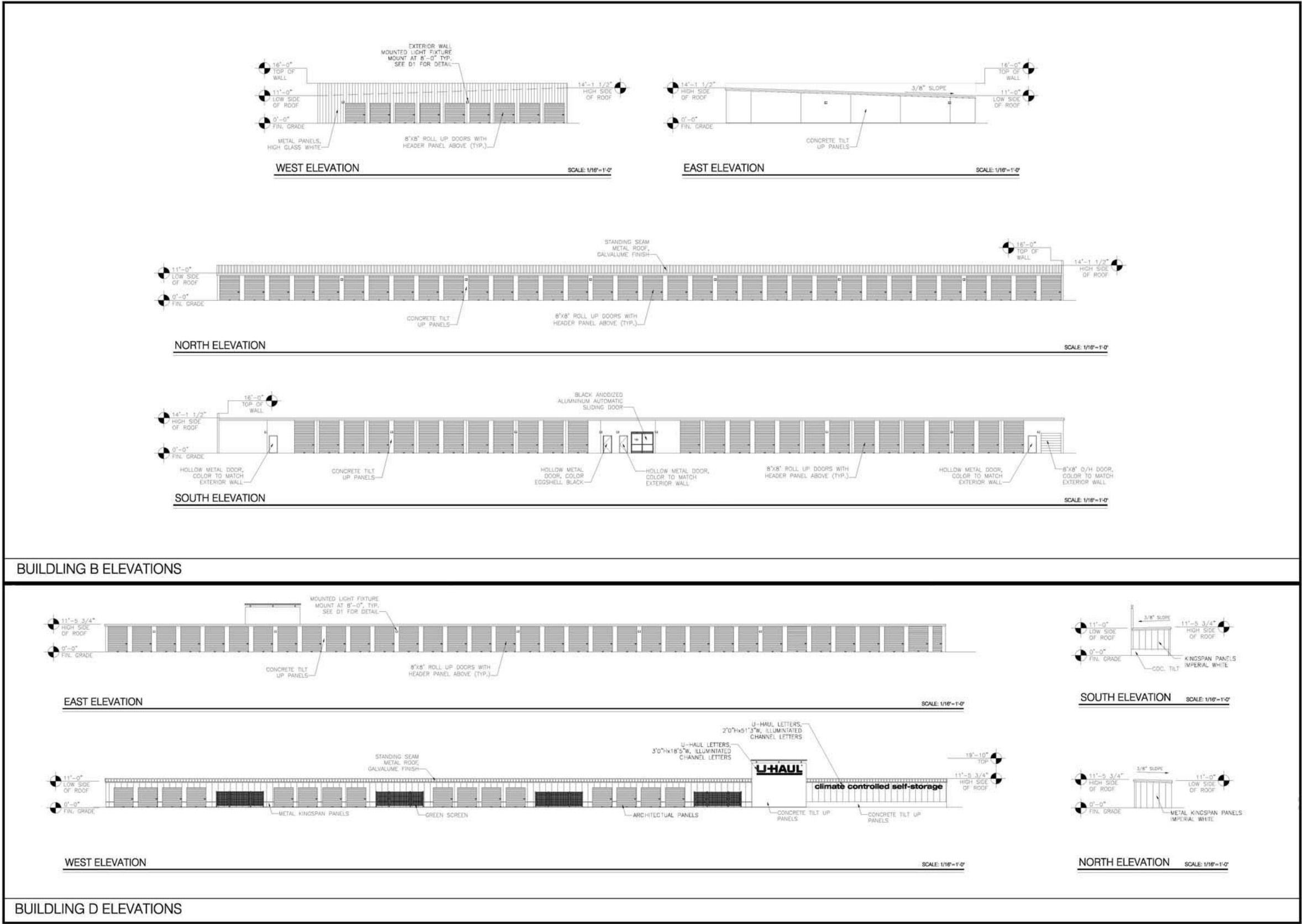


EXHIBIT B – LANDSCAPE PLAN



GENERAL NOTES:				
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EXHIBIT C – ELEVATIONS & SIGNAGE

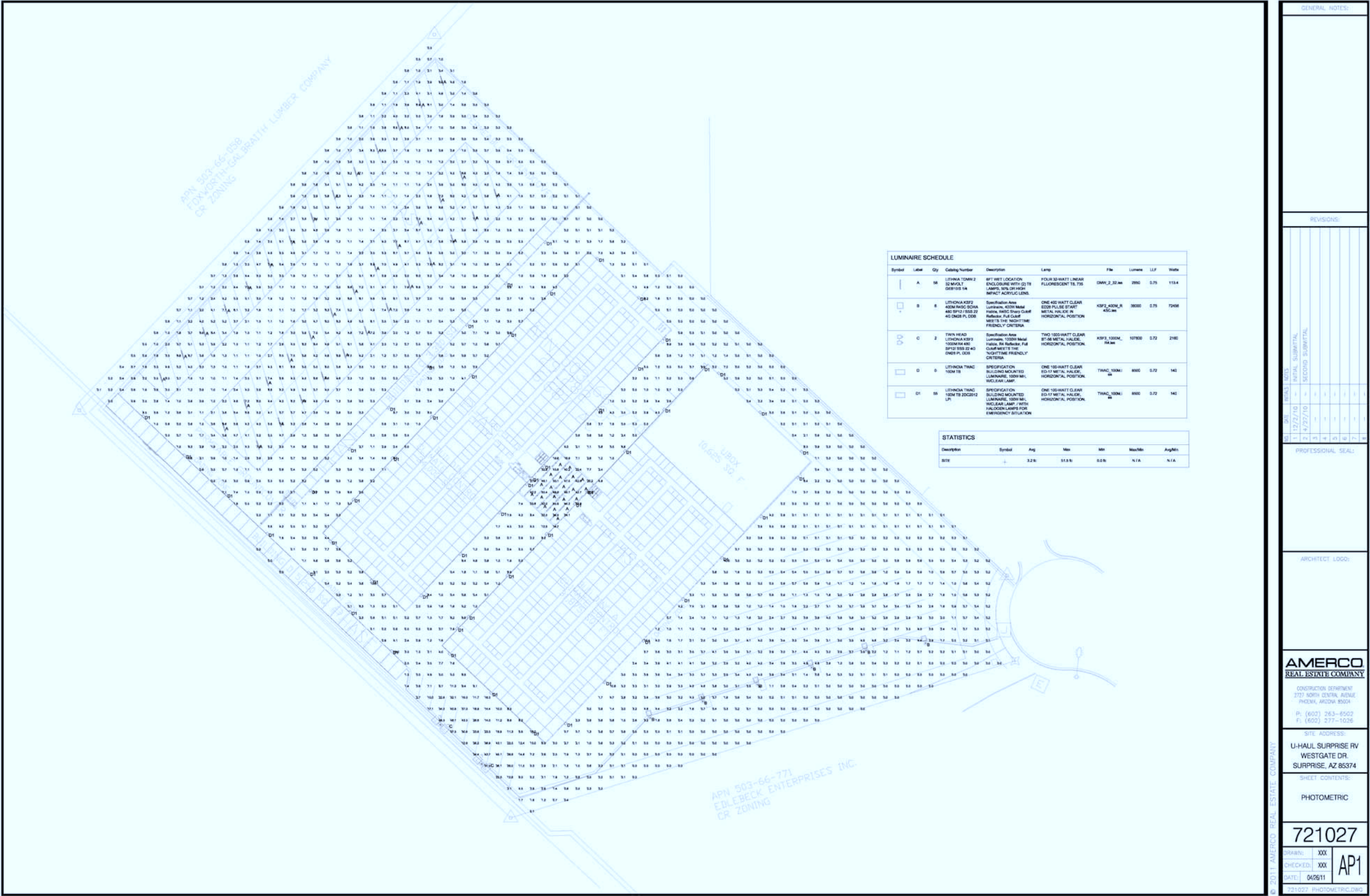
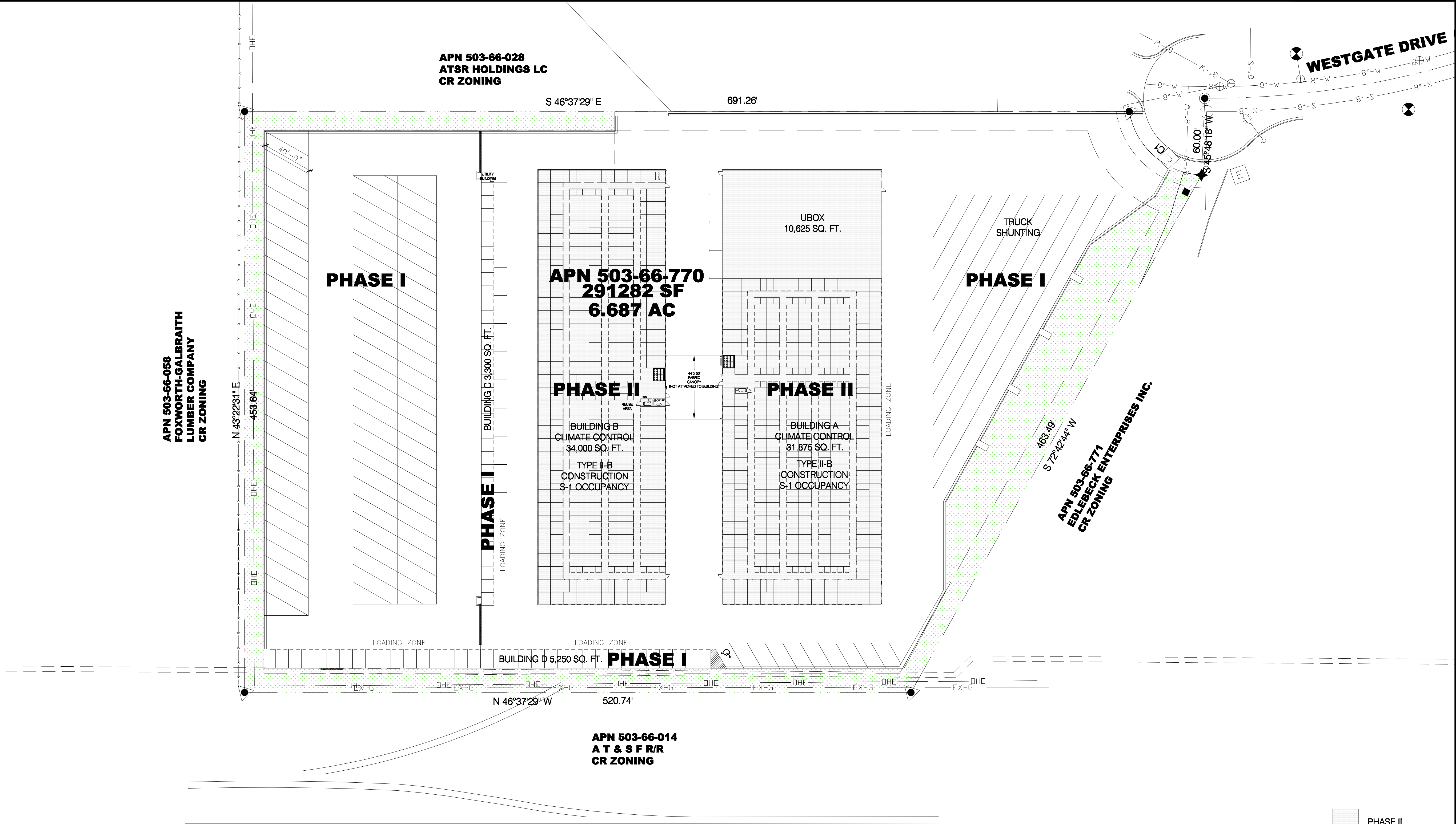


EXHIBIT D – LIGHTING PLAN

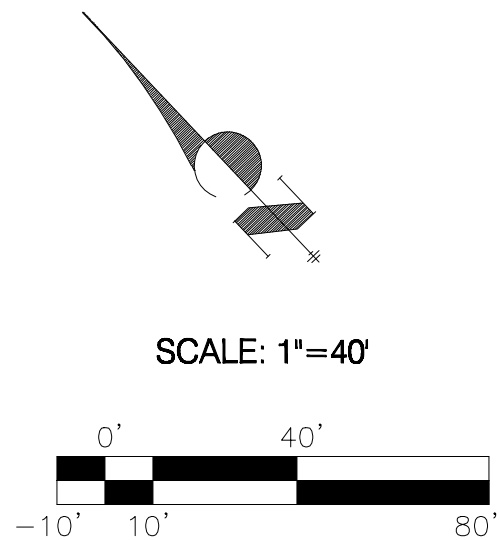


VICINITY MAP

N.T.S.

PROPOSED ROOM MIX																
ROOM SIZE	INTERIOR					EXTERIOR					MINI BUILDINGS			TOTAL		
	BLDG A	BLDG B	TOTAL QTY.	SQ. FT.	%	BLDG A	BLDG B	TOTAL QTY.	SQ. FT.	%	TOTAL QTY.	SQ. FT.	%	TOTAL QTY.	SQ. FT.	%
5X5	52	37	89	2,225	6 %	0	0	0	0	0 %	0	0	0 %	89	2,225	4 %
5X10	96	117	213	10,650	27 %	0	0	0	0	0 %	0	0	0 %	213	10,650	17 %
10X10	106	90	196	19,600	49 %	48	54	102	10,200	74 %	33	3,300	39 %	331	33,100	53 %
10X15	21	29	50	7,500	19 %	9	15	24	3,600	26 %	35	5,250	61 %	109	16,350	26 %
TOTAL	275	273	548	39,975	100 %	57	69	126	13,800	100 %	68	8,550	100 %	742	62,325	100 %

49 12X40' RV SPACES
22 12X35' RV SPACES



GENERAL NOTES:

REVISIONS:

NCL	DATE	INITIALS	NOTES
1	12/27/10	SS	INITIAL SUBMITTAL
2	4/27/11		SECOND SUBMITTAL
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026
SITE ADDRESS:
Potential Acquisition
NE Corner of Bell & Grand
Surprise, AZ 85374
SHEET CONTENTS:
Proposed Siteplan
and Floorplan

721027

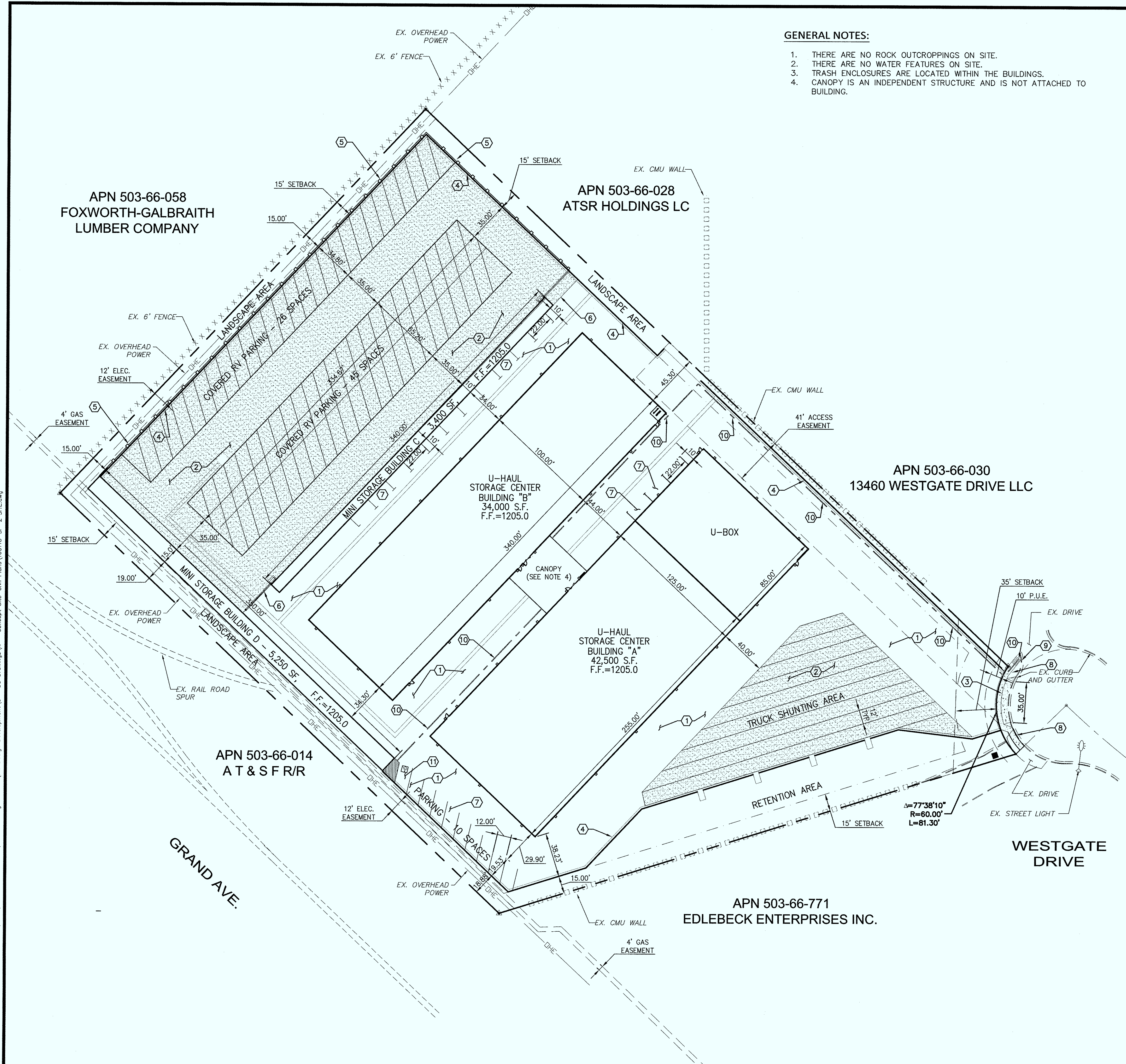
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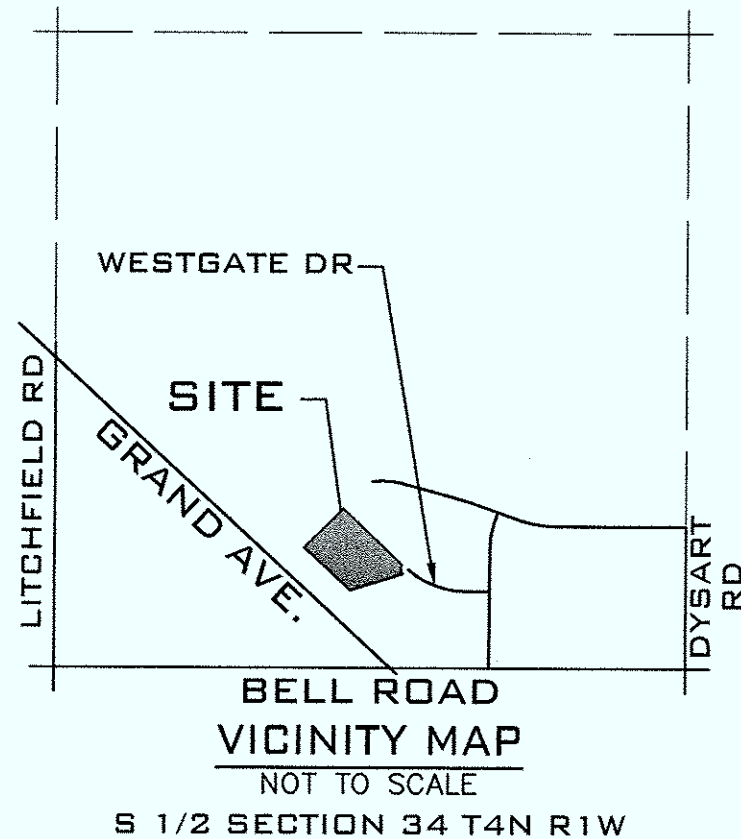
© 2011 AMERCO REAL ESTATE COMPANY

Apr 28, 2011 - 4:44pm - USER: CASEYWH \1\2010\10-018 U-Haul Surprise - Westgate Drive\10-018 U-Haul Surprise - Concept Site-Civil Plans\10018-SP-2 SITE.dwg



GENERAL NOTES:

1. THERE ARE NO ROCK OUTCROPPINGS ON SITE.
2. THERE ARE NO WATER FEATURES ON SITE.
3. TRASH ENCLOSURES ARE LOCATED WITHIN THE BUILDINGS.
4. CANOPY IS AN INDEPENDENT STRUCTURE AND IS NOT ATTACHED TO BUILDING.



PROJECT CONTACT INFORMATION

DEVELOPER / APPLICANT

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2727 N. CENTRAL AVENUE, SUITE 9-N
PHOENIX, AZ 85004
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FAX: 602.277.1026
CONTACT: SAMANTHA SINGER

ENGINEER

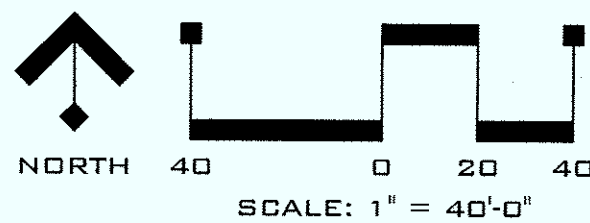
CLC ASSOCIATES, INC.
7001 N. SCOTTSDALE ROAD, SUITE 2050
SCOTTSDALE, AZ 85253
PHONE: 480.994.5610
FAX: 480.994.5611
CONTACT: CASEY WHITEMAN, P.E.

SITE SUMMARY TABLE

JURISDICTION	CITY OF SURPRISE
GROSS ACREAGE	291,282 S.F. (6.687 A.C.)
NET ACREAGE	291,282 S.F. (6.687 A.C.)
TOTAL BUILDING AREA	85,150 S.F.
BUILDING HEIGHT	35'
TOTAL BUILDING LOT COVERAGE	29.2%
EXISTING ZONING	CR
PROPOSED ZONING	CR w/ PUD OVERLAY
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MINI STORAGE
PARKING SPACES	15
ACCESSIBLE PARKING PROVIDED	1
ACCESSIBLE PARKING REQUIRED	1
PROPOSED LANDSCAPE AREA	36,500 S.F.
LANDSCAPE PERCENTAGE	12.4 %

CONSTRUCTION NOTES

1. PROPOSED AC PAVEMENT
2. PROPOSED STABILIZED COMPACTED AGGREGATE
3. PROPOSED CURB CUT/DRIVE APPROACH
4. PROPOSED ROLL CURB AND GUTTER
5. PROPOSED 8-FOOT CHAIN LINK FENCE
6. PROPOSED SECURITY GATE
7. PROPOSED PARKING STALLS
8. PROPOSED 5-FOOT SIDEWALK
9. PROPOSED SIDEWALK RAMP
10. PROPOSED ADA ROUTE
11. ADA PARKING

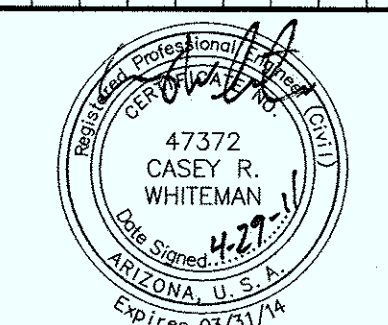


GENERAL NOTES:

1. THIS DRAWING IS FOR CONCEPTUAL PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION.

REVISIONS:

NO.	DATE	INITIAL	NOTES
1	12/14/2010		INITIAL SITE PLAN SUBMITTAL
2	04/29/2011		2ND SITE PLAN SUBMITTAL
3			
4			
5			
6			
7			
8			



PREPARED UNDER THE DIRECT SUPERVISION OF CASEY R. WHITEMAN, P.E. ARIZONA REGISTRATION NO. 47372 FOR AND ON BEHALF OF CLC ASSOCIATES

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LAND SURVEYING

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CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
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P: (602) 263-6502
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SITE ADDRESS:
U-Haul Center
LOT 7N, SUN CITY WEST
SURPRISE, AZ 85374

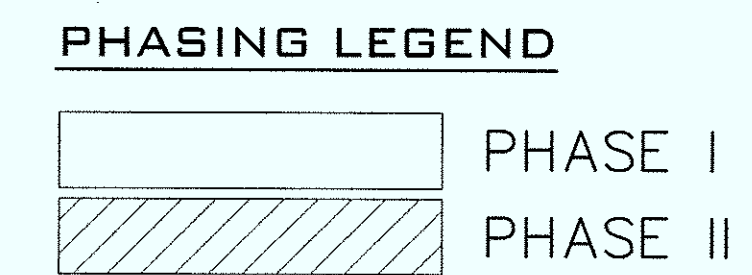
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PRELIMINARY
SITE PLAN

REO NUMBER
721027

PROJECT: C-20-A100118
CASE #: PRJ09-149/
CR10-142

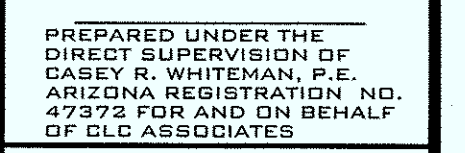
DRAWN BY: CRW
CHKD BY: CRW
DATE: 04/25/10

SP-2



1. THIS DRAWING IS FOR CONCEPTUAL PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION.

NO.	DATE:	INITIAL:	NOTES:
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2	04/29/2011		2ND SITE PLAN SUBMITTAL
3			
4			
5			
6			
7			
8			



ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

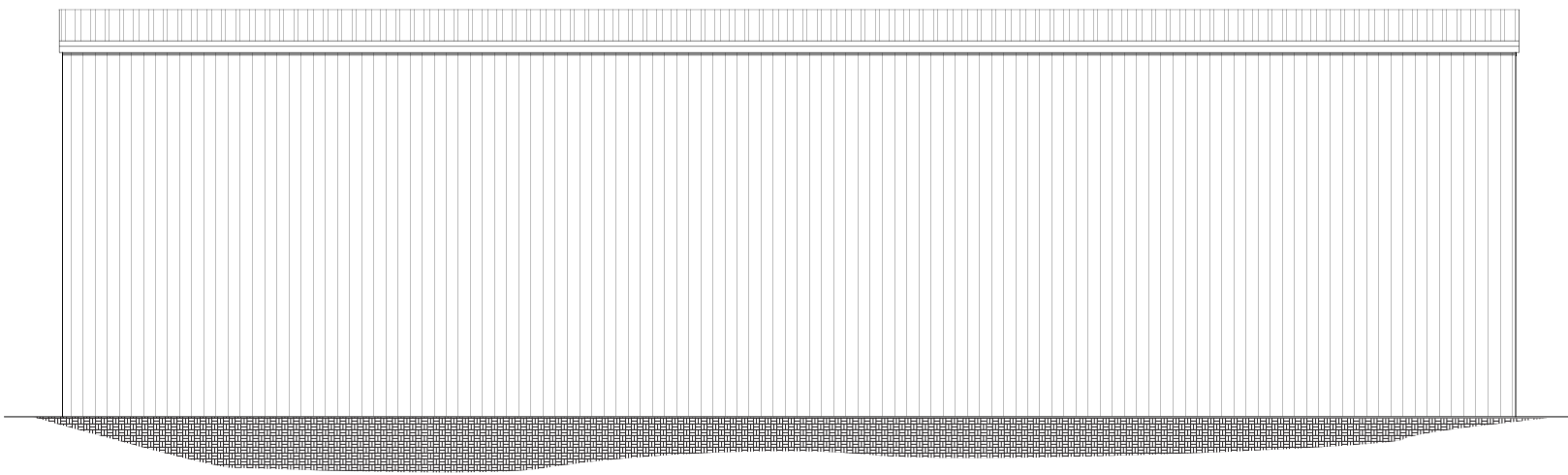
P: (602) 263-6502
F: (602) 277-1026

SHEET CONTENTS:

PROJECT: C-20-A100118
CASE #: PRJ09-149/
CR10-142

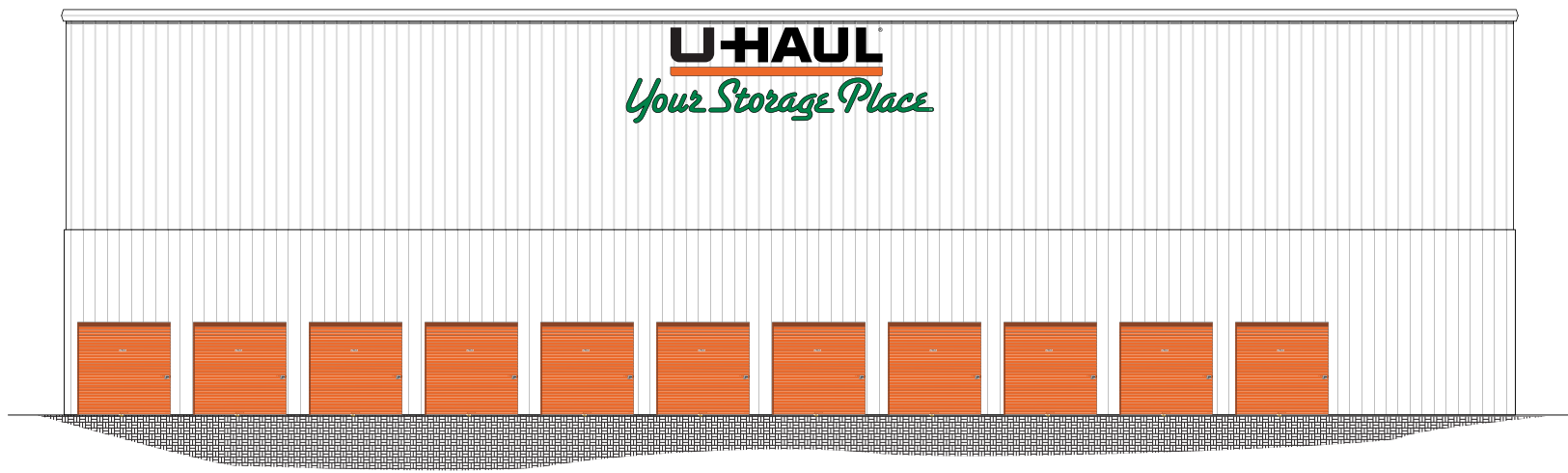
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CHK'D BY:	CRW	
DATE:	04/25/10	

SP-3



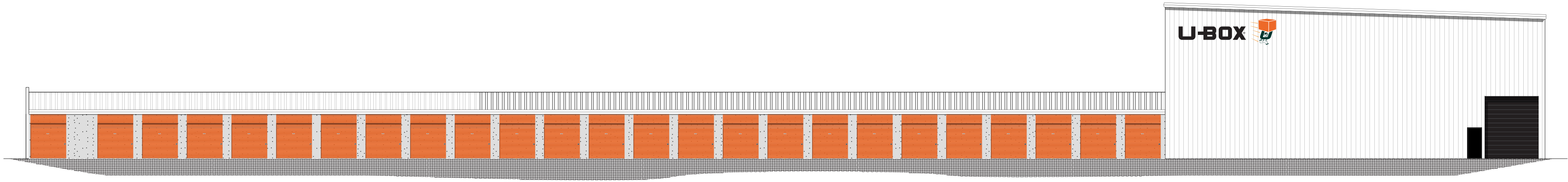
EAST ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

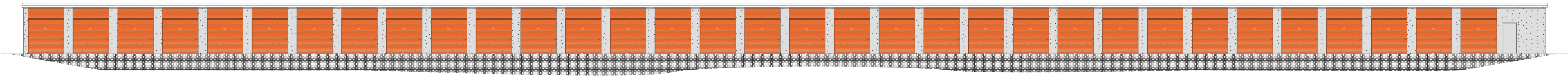
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NORTH ELEVATION

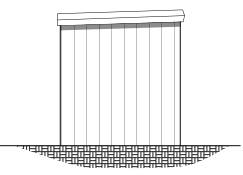
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BUILDING A ELEVATIONS



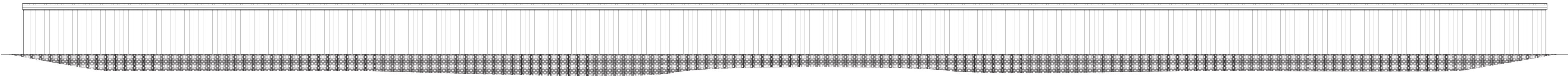
SOUTH ELEVATION

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



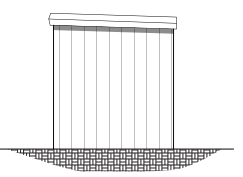
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

BUILDING C ELEVATIONS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	12/07/10		Initial Submittal
2	04/27/11		2nd Submittal
3			
4			
5			
6			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION & RENOVATION
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502
F: (602) 277-1026

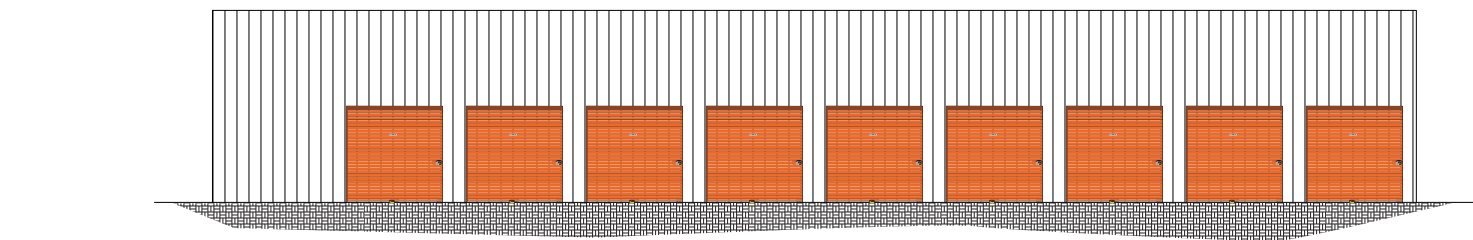
SITE ADDRESS:
U-HAUL SURPRISE RV
Westgate Dr.
Surprise, AZ 85374

SHEET CONTENTS:
PROPOSED
RENDERINGS

721027

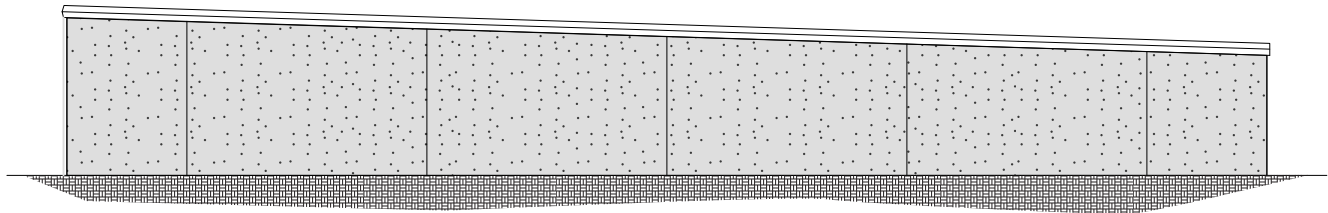
DRAWN:	HRR	A2
CHECKED:		
DATE	12/13/2010	

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887042 BLDG. A, RENDERING.A1



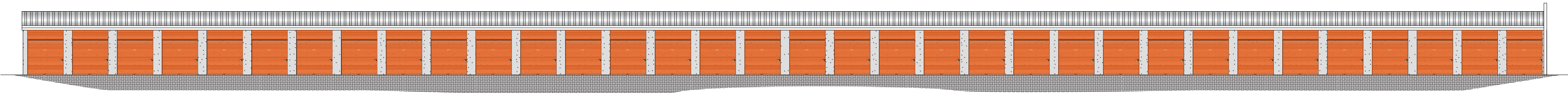
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SCALE: 1/16"=1'-0"



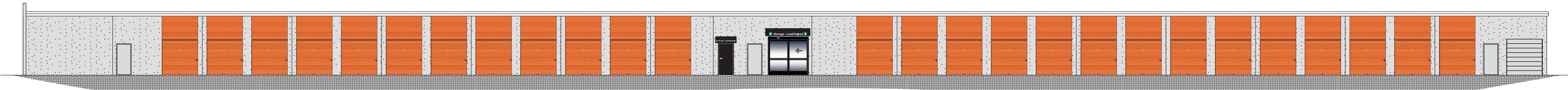
EAST ELEVATION

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



NORTH ELEVATION

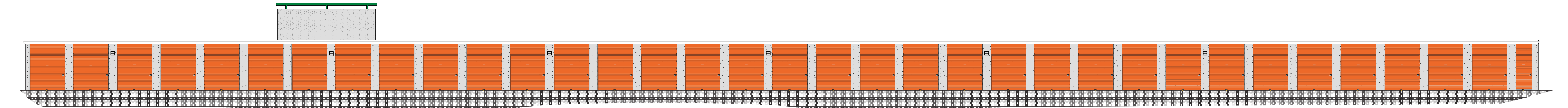
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SOUTH ELEVATION

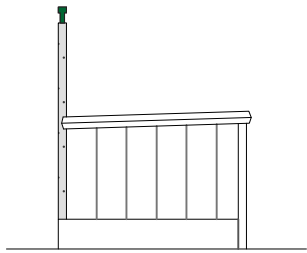
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BUILDING B ELEVATIONS



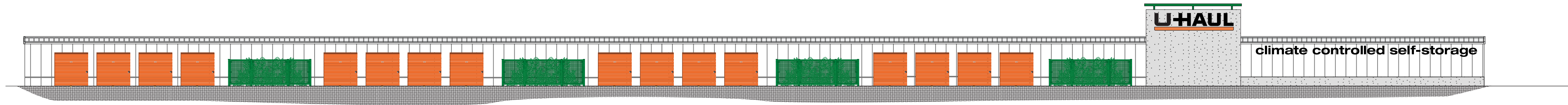
EAST ELEVATION

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



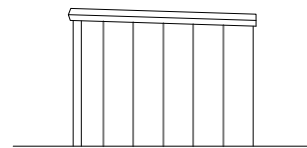
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

BUILDING D ELEVATIONS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	12/27/10		INITIAL SUBMITTAL
2	04/27/11		SECOND SUBMITTAL
3			
4			
5			
6			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION & RENOVATION
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
UHAUL SURPRISE RV
WESTGATE DR.
SURPRISE, AZ 85374

SHEET CONTENTS:
PROPOSED
ELEVATIONS

721027

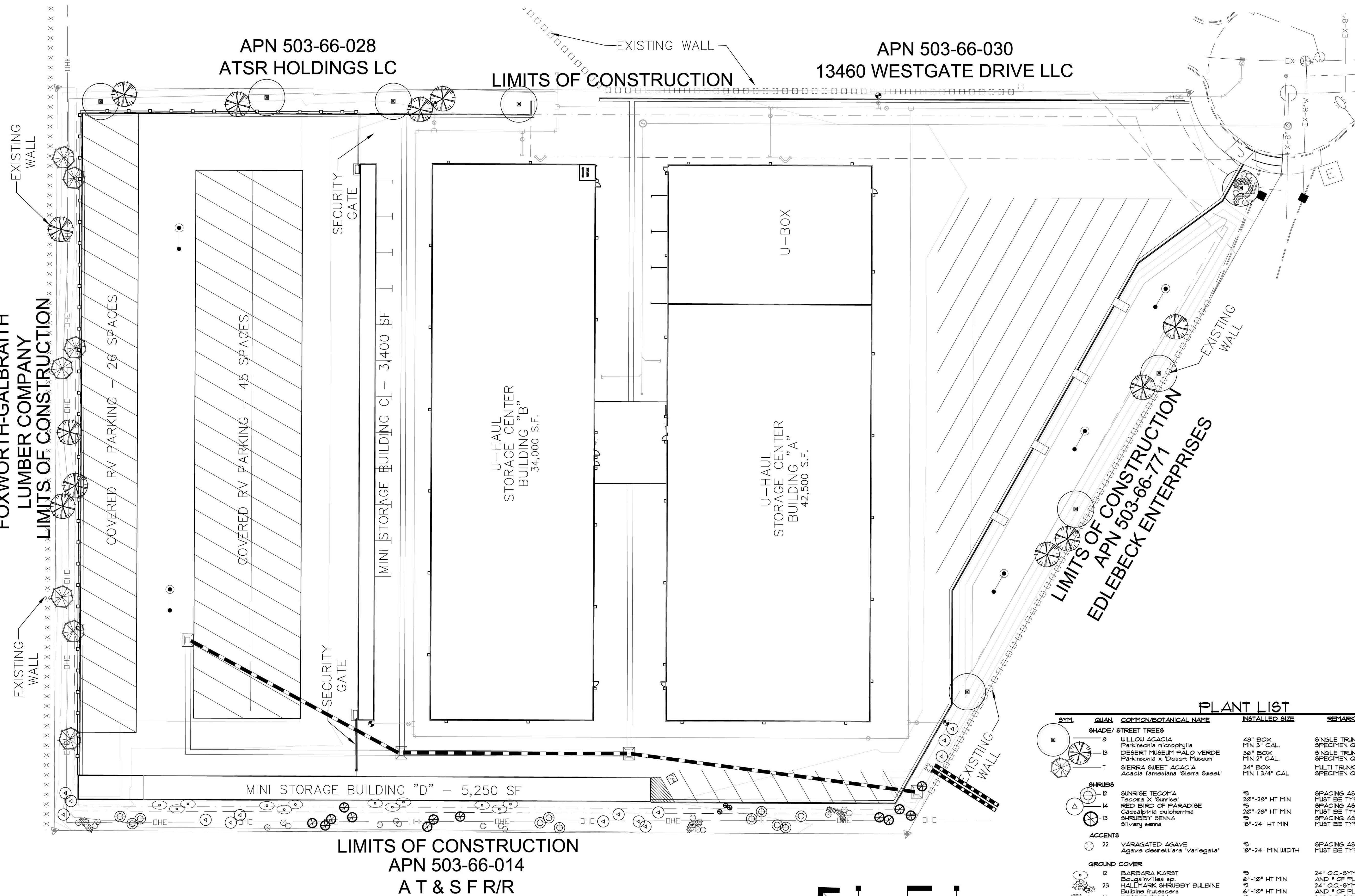
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CHKD BY:
DATE:

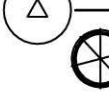
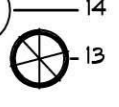
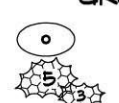
HRR

12/13/2008

A-3

© 2011 AMERCO REAL ESTATE COMPANY
887042, building B, Rendering AI



SYM.	QUAN.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS
SHADE/ STREET TREES				
	8	WILLOW ACACIA <i>Parkinsonia microphylla</i>	48" BOX MIN 3' CAL.	SINGLE TRUNK SPECIFIC QUALITY
	13	DESERT MUSEUM PALO VERDE <i>Parkinsonia x 'Desert Museum'</i>	36" BOX MIN 2' CAL.	SINGLE TRUNK SPECIFIC QUALITY
	7	SIERRA SWEET ACACIA <i>Acacia farnesiana 'Sierra Sweet'</i>	24" BOX MIN 1 3/4" CAL	MULTI TRUNK SPECIFIC QUALITY
SHRUBS				
	12	SUNRISE TECOMA <i>Tecoma x 'Sunrise'</i>	5' 20"-28" HT MIN	SPACING AS SHOWN-FULL FORM MUST BE TYPICAL OF SPECIES
	12	RED BIRD OF PARADISE <i>Cassipoula pulcherrima</i>	5' 20"-28" HT MIN	SPACING AS SHOWN-FULL FORM MUST BE TYPICAL OF SPECIES
	13	SUNBURST INN <i>Silene serena</i>	5' 18"-24" HT MIN	SPACING AS SHOWN-FULL FORM MUST BE TYPICAL OF SPECIES
ACCENTS				
	22	VARIAGATED AGAVE <i>Agave desmetiana 'Variegata'</i>	5' 18"-24" MIN WIDTH	SPACING AS SHOWN-FULL FORM MUST BE TYPICAL OF SPECIES
GROUND COVER				
	12	BARBARA KARST <i>Bougainvillea</i> sp.	5' 6"-10" HT MIN	24" O.C.-SYMBOL INDICATES GROUPING AND * OF PLANTS PER GROUPING
	23	HALTAMARK SHRUBBY BULBINE <i>Bulbine frutescens</i>	5' 6"-10" HT MIN	24" O.C.-SYMBOL INDICATES GROUPING AND * OF PLANTS PER GROUPING
	16	DESERT ZINNIA <i>Zinnia aurea</i>	5' 4"-8" HT MIN.	24" O.C.-SYMBOL INDICATES GROUPING AND * OF PLANTS PER GROUPING
	3	SIERRA GOLD DALEA <i>Dalea capitata</i>	5' 16"-24" W/ MIN.	SPACING AS SHOWN-FULL FORM MUST BE TYPICAL OF SPECIES
DECOMPOSED GRANITE MULCH - 3" MINIMUM DEPTH - ALL LANDSCAPE AREAS				
1/2" SCREENED DECOMPOSED GRANITE MULCH. COLOR SHALL BE 'MADISON GOLD' OR APPROVED EQUIVALENT - DECOMPOSED GRANITE SHALL MEET LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION - CONTACT: MIKE PRICE, KALAMAZOO MATERIALS (522) 631-8168				

NOTE:
1. IF QUANTITIES LISTED ABOVE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN,
THE PLANTINGS INDICATED ON THE PLAN SHALL GOVERN.



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	August 4, 2011	Contact Person:	Bart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on 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](#)
 - ☐ [Landscape 1](#)
 - ☐ [Landscape 2](#)
 - ☐ [Elevations](#)
-

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



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: August 4, 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.

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 to be provided that accommodates a minimum of five (5) vehicles at a time. A condition has been provided that requires the drop-off/pick-up area to be provided in the first phase with the educational facilities.

In the first phase of the campus, Palm Vista is proposing manufactured buildings with wood siding, asphalt shingle roofs, and ramps/stairs necessitated by the undercarriage of the structures. Changes have been proposed to make the buildings more consistent with the campus and the surrounding neighborhood. These improvements include:

- Pit-setting the structures by excavating the building footprint area to hide the undercarriage below ground and providing a finish floor elevation flush with the adjacent grade. This would also eliminate the need for stairs and ramps.
- Enhancing the elevations by providing parapet walls and fully stuccoing the exterior surfaces. This finishing will provide a 'Santa Fe' style architecture that would assimilate with the proposed worship facility.
- Providing screen walls to fully screen utility units from the public view. Typically, these types of manufactured units have large heating, ventilation, and air conditioning (HVAC) units attached.

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.

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 June 3, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. A trash enclosure will be provided in the first phase.
 2. The administrative approval signature block will be removed from the plan.
 3. 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.
 4. Access will be provided to the bottom of the sports field located at the southeast corner of the parcel.
 5. Square footages will be provided for each of the buildings.
 6. Screening for utilities, including attached heating/ventilation/air conditioning units will be provided.
 7. Ramps and stairs will be removed from the classroom and restroom buildings.
 8. A minimum of three (3) fire hydrants will be provided.
 9. The fire hydrant that is represented as existing near the southwest corner of the existing church will be removed.
 10. The existing church structure will add a hydrant within twenty-five (25) feet of the existing remote Fire Department Connection (FDC) near the northwest corner of the church.
 11. The proposed fire hydrant south of the proposed worship center building will be removed. Two (2) new hydrants, one (1) within each of the parking lot islands at the southeast and southwest corners of the site will be added.

12. 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 June 3, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
1. A trash enclosure will be provided.
 2. 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.
 3. Square footages will be provided for each of the buildings.
 4. Screening for utilities, including attached heating/ventilation/air conditioning units will be provided.
 5. Overlapping text below building labels will be made legible.
 6. Ramps and stairs will be removed from the classroom and restroom buildings.
 7. A minimum of three (3) fire hydrants will be provided.
 8. The fire hydrant that is represented as existing near the southwest corner of the existing church will be removed.
 9. The existing church structure will add a hydrant within twenty-five (25) feet of the existing remote Fire Department Connection (FDC) near the northwest corner of the church.
 10. The proposed fire hydrant south of the proposed worship center building will be removed. Two (2) new hydrants, one (1) within each of the parking lot islands at the southeast and southwest corners of the site will be added.
 11. 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 June 3, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications:
1. Heating/ventilation/air conditioning units will be shown on the plans and screened from view.
 2. Classroom and restroom buildings will be 'pit-set,' which requires excavating to set the structure undercarriage within the pit area. Surface finishes will be provided for all site walls and enclosures. The entry finish floor will be flush with adjacent grade.
 3. Ramps and stairs will be removed from the classroom and restroom buildings.
 4. The classroom and restroom structures will be built with parapet walls that will hide the asphalt shingle roof.
 5. The exterior finish of the classroom and restroom structures will be constructed with stucco to match other buildings on the campus.
 6. Elevation of screen walls and trash enclosure will be shown and 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. Ramps and stairs will be removed from the classroom and restroom buildings.
9. A trash enclosure will be provided in the first phase.
10. The site wall along Bell Road will be changed to match the wall shown on the site plan.
11. 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.

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



LEGAL DESCRIPTION:

FRANKLIN ARCHITECTS HAS INCORPORATED THE LEGAL DESCRIPTION ONTO THIS DRAWING SOLELY FOR THE BENEFIT FOR ASSISTING THE OWNER IN ITS RESPONSIBILITY FOR ENSURING THE CONTRACTOR IS MADE AWARE OF ITS 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 84 DEGREES 35 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 210.85 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 20 SECONDS WEST A DISTANCE OF 71.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 84 DEGREES 35 MINUTES 40 SECONDS EAST ALONG A LINE 74.00 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 84 DEGREES 35 MINUTES 41 SECONDS WEST A DISTANCE OF 659.04 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 65.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.00 ACRES

ADA NOTES:

- ENTIRE SITE IS ADA ACCESSIBLE. ALL DOORWAYS ARE FLUSH TO EXTERIOR PAVEMENT. AT HC PARKING SPACES PAVEMENT IS FLUSH TO CONCRETE WALKS.
- ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. 2% MAX CROSS SLOPES AND 1:1 MAX LONGITUDINAL SLOPES. TRUNCATED DOMES AS DETECTABLE WARNING ARE REQUIRED ON ALL NEW ON-SITE RAMP PER ADAAG SECTION 4.7.1; TRUNCATED DOMES AS DETECTABLE WARNING ARE ALSO REQUIRED ON ALL NEW ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.24.5.

EXISTING ACCESSIBLE ROUTE / CONCRETE HATCHED

NEW ACCESSIBLE ROUTE / CONCRETE HATCHED

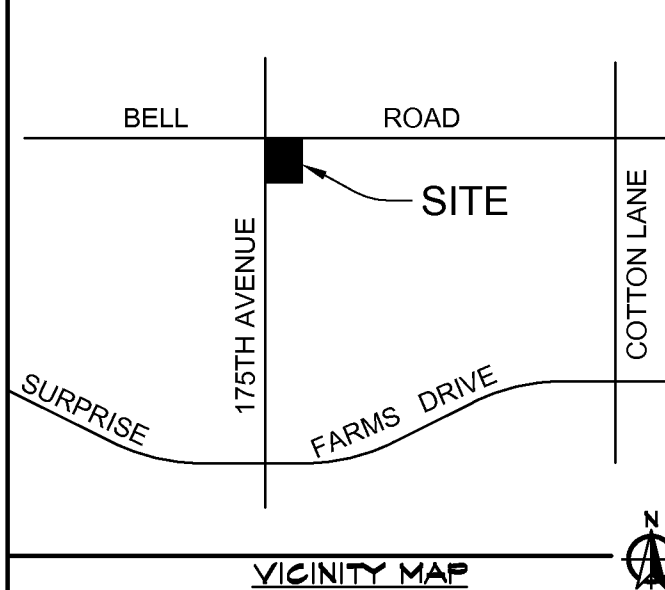
NEW ASPHALT PARKING HATCHED

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. #18400
4446 WEST BANIFF LANE
GLENDALE, AZ 85306
PHONE: (602) 633-2350
FAX: (602) 633-2350
franklinarchitects@yahoo.com



DATE:
03/28/11
06/03/11

FRANKLIN ARCHITECTS
4446 WEST BANIFF 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



OF SHEETS

SITE INFORMATION

APNL 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)
34,455 SF / 435,600 SF = 8%

PARKING CALCULATIONS:

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

SCHOOL PARKING CALCULATION
ELEMENTARY / JR. HIGH (15 / ROOM) = 12 x 15 = 18 SPACES
+ (1/ NON TEACHING EMPLOYEE): 3 SPACES
21 SPACES

PARKING SPACES REQUIRED: 240 SPACES

PARKING SPACES PROVIDED:
STANDARD SPACES: 236 SPACES
ACCESSIBLE SPACES: 18 SPACES
TOTAL SPACES PROVIDED: 254 SPACES

BICYCLE SPACES REQUIRED: 240 / 15 = 16 SPACES
BICYCLE SPACES PROVIDED: 16 SPACES

PROJECT SHALL COMPLY WITH AZDAG 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:	12,686 SF
CUSTODIAN AREA (NO A/C):	846 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:	12'-0"
FIRST FLOOR AREA:	6,480 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 = 4,500 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:	14,943 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

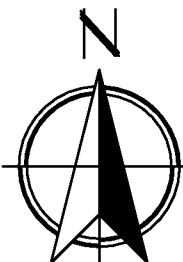
WATER: ARIZONA AMERICAN WATER
WASTEWATER: CITY OF SURPRISE

Administrative Approval Community Development Director	
Date:	
Water Services Director	
Date:	
City Engineer	
Date:	

SCALE: 1" = 40'

0 20 40 60 80

SITE PLAN



LEGAL DESCRIPTION:

FRANKLIN ARCHITECTS HAS INCORPORATED THE LEGAL DESCRIPTION ONTO THIS DRAWING SOLELY FOR THE BENEFIT FOR ASSISTING THE OWNER IN ITS RESPONSIBILITY FOR ENSURING THE CONTRACTOR IS MADE AWARE OF ITS 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 84 DEGREES 35 MINUTES 40 SECONDS EAST 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 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 84 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 84 DEGREES 35 MINUTES 41 SECONDS WEST A DISTANCE OF 659.04 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 636.64 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 RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. 2% MAX GROSS SLOPES AND 1:21 MAX LONGITUDINAL SLOPES. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL NEW ON-SITE RAMP PER ADAAG SECTION 4.1.7; TRUNCATED DOMES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL NEW ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.2.1.5.

EXISTING ACCESSIBLE ROUTE / CONCRETE HATCHED

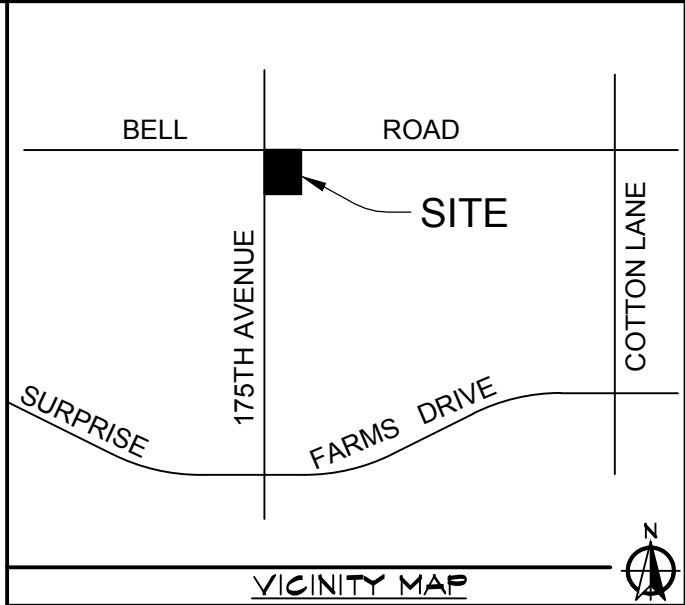
NEW ACCESSIBLE ROUTE / CONCRETE HATCHED

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. #18908
4446 WEST BANIFF LANE
GLENDALE, AZ 85306
PHONE: (602) 633-2350
FAX: (602) 633-2350
franklinarchitects@yahoo.com



DATE:
03/28/11
06/03/11



FRANKLIN ARCHITECTS
4446 WEST BANIFF 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

OF SHEETS

SITE INFORMATION

APNL 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)
21,313 SF / 435,600 SF = 4.9%

PARKING CALCULATIONS:

EXISTING CHURCH ASSEMBLY: 322 OCC @ 1/4 = 81 SPACES

SCHOOL PARKING CALCULATION
ELEMENTARY / JR. HIGH (15 / ROOM) = 12 x 15 = 18 SPACES
+ (1 / NON TEACHING EMPLOYEE): 3 SPACES
21 SPACES

PARKING SPACES REQUIRED: 102 SPACES

PARKING SPACES PROVIDED: 135 SPACES
STANDARD SPACES: 135 SPACES
ACCESSIBLE SPACES: 8 SPACES
TOTAL SPACES PROVIDED: 143 SPACES

BICYCLE SPACES REQUIRED: 102 / 15 = 7 SPACES
BICYCLE SPACES PROVIDED: 21 SPACES

PROJECT SHALL COMPLY WITH AZDAG 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: 12'-0"
FIRST FLOOR AREA: 6,480 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: 14,243 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 = 4,500 SF)
22,000 SF OF FIRST FLOOR AREA ALLOWED

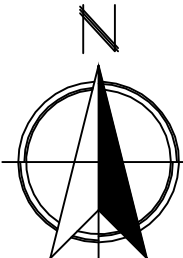
ADOPTED CODES

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)

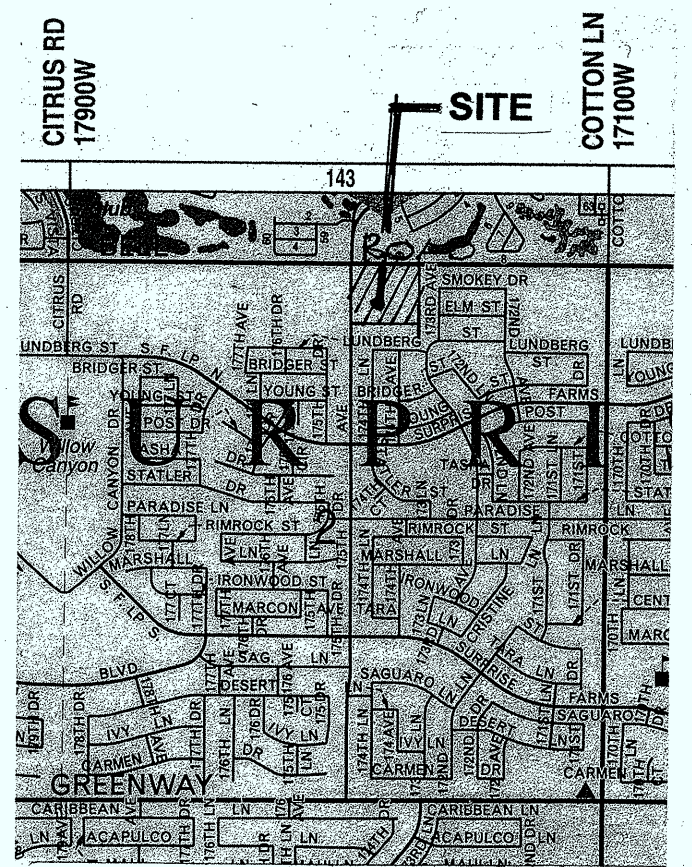
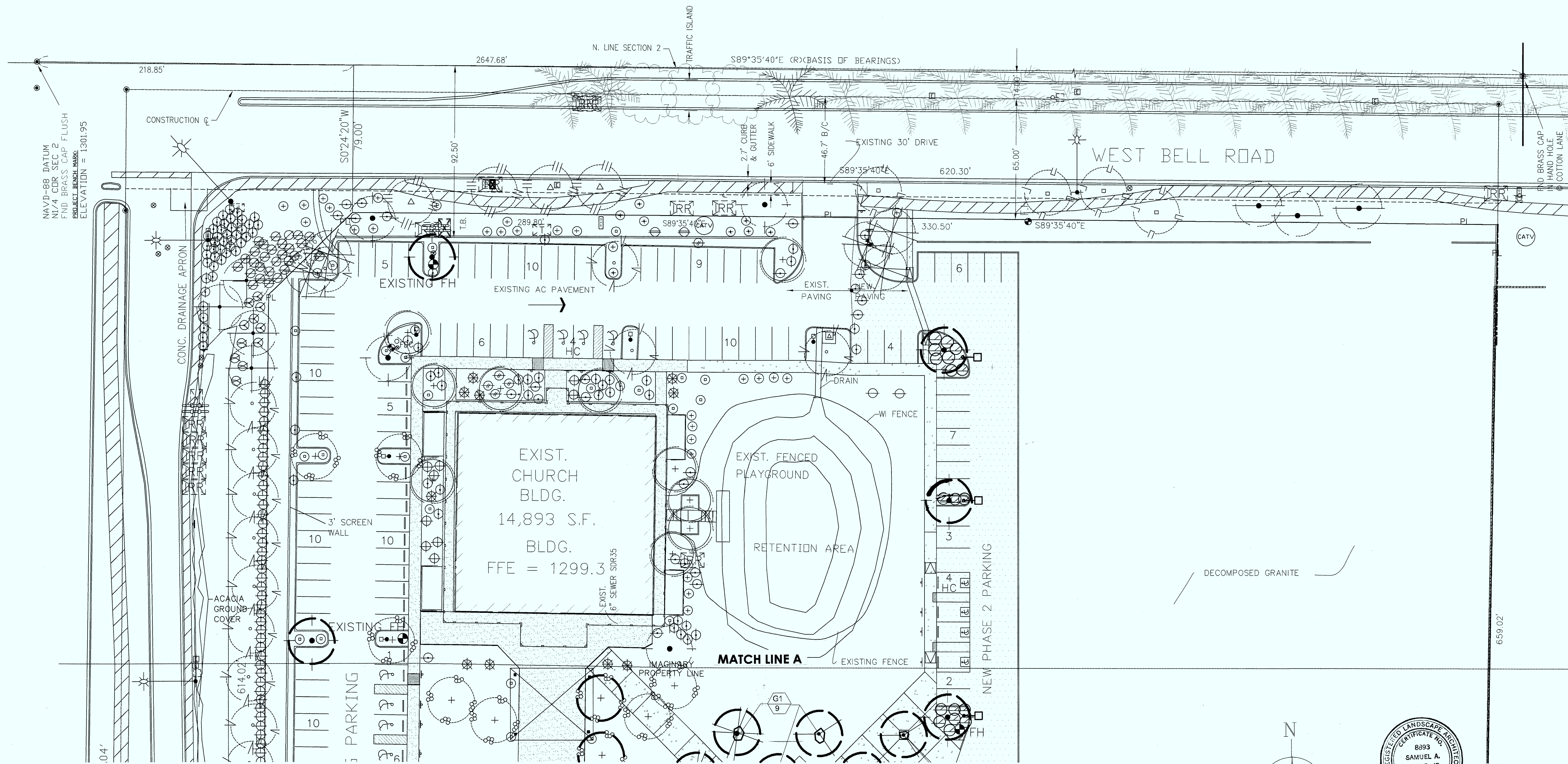
UTILITIES

WATER: ARIZONA AMERICAN WATER
WASTEWATER: CITY OF SURPRISE

SCALE: 1" = 40'



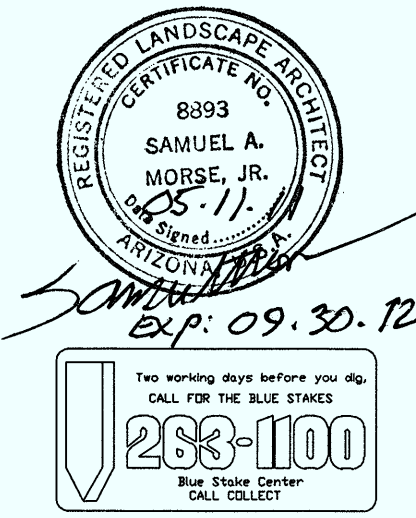
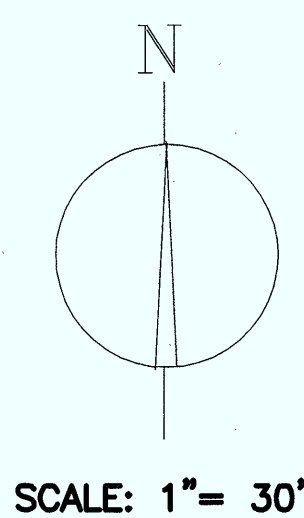
PHASE I SITE PLAN



LOCATION MAP

EXISTING PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	QUERCUS VIRGINICA 'HERITAGE'	HERITAGE LIVE OAK
	FICUS M. NITIDA	INDIAN LAURAL FIG
	PINUS B. ELDERICA	ELDERICA PINE
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	FRAXINUS VELLUTINA '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
	RUPELLIA BRITTONIANA	MEXICAN BARIO RUPELLIA
	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. 'SPRENGER'	SPRENGER ASPARAGUS



DATE: MAY 10, 2011

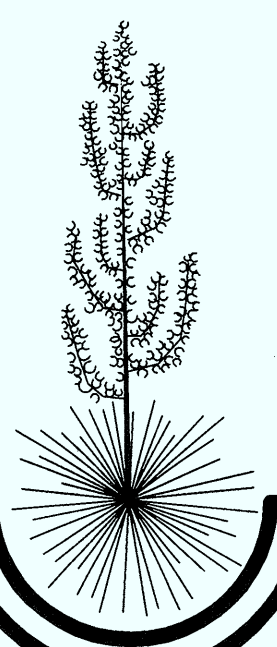
PLANTING PLAN

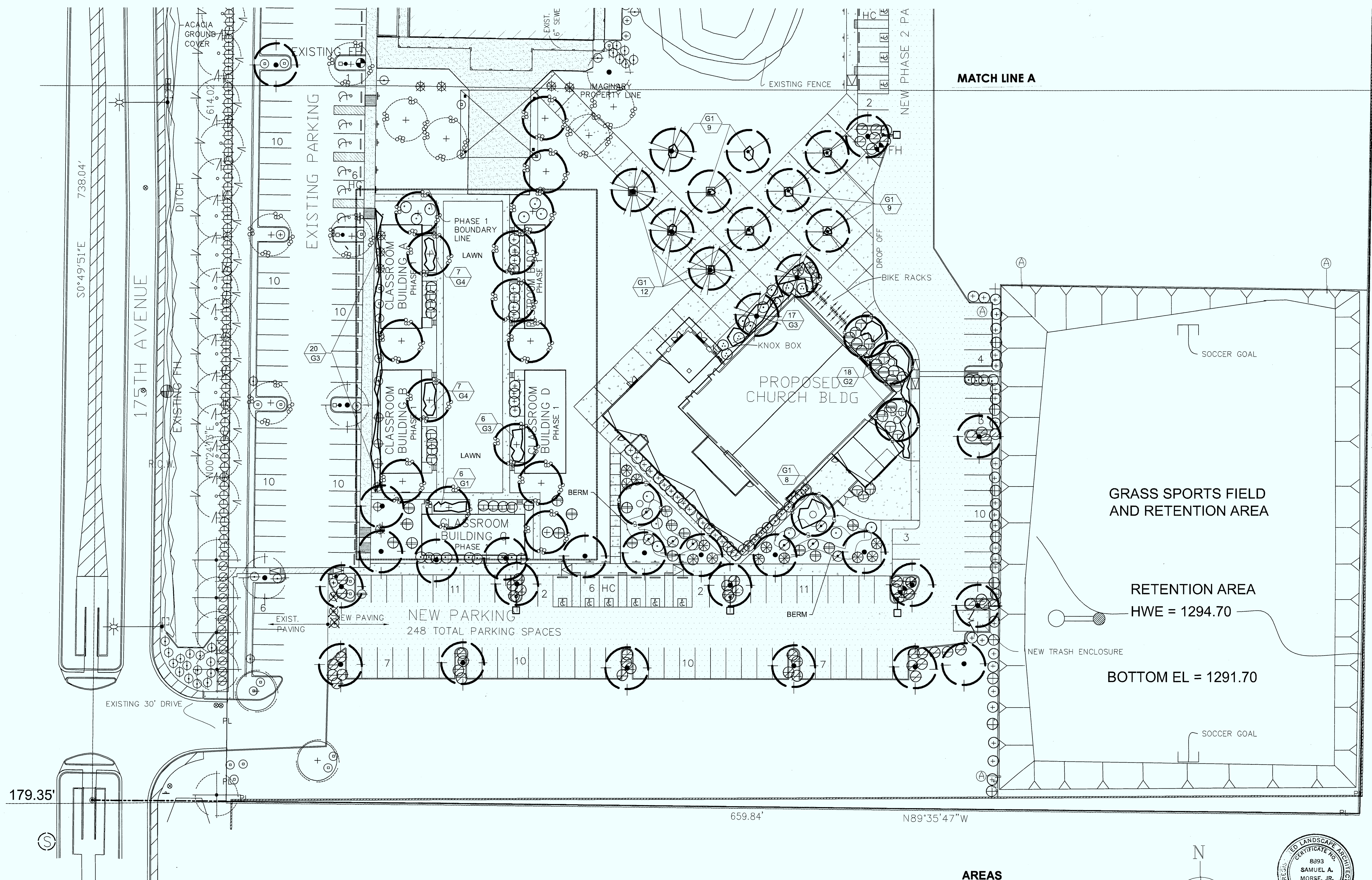
SHEET
1 OF 6

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



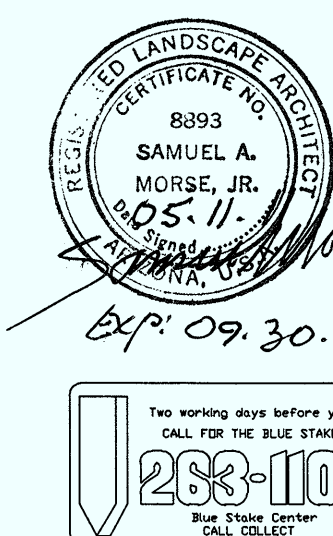
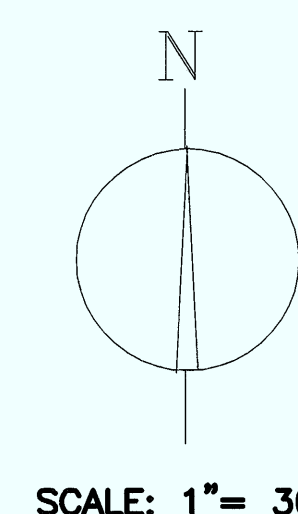


NEW PLANT LIST

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 YELLOW 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					
		LANTANA SELLOWIANA	PURPLE TRAILING LANTANA	1 GAL. 12"-15" SPR.	5 STEM MIN. 4" O.C. MIN.
		LANTANA 'NEW GOLD'	GOLD TRAILING LANTANA	1 GAL. 12"-15" SPR.	5 STEM MIN. 4" O.C. MIN.
		LANTANA 'DALLAS RED'	DALLAS RED LOW LANTANA	1 GAL. 12"-15" SPR.	6 STEM MIN. 5" O.C. MIN.
		ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL. 15"-18" SPR.	5 STEM MIN. 5" O.C. MIN.
ALL PLANTING AREAS WILL RECEIVE 1/2" 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.					
		QUANTITIES OF GROUND COVER			
		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



DATE: MAY 10, 2011

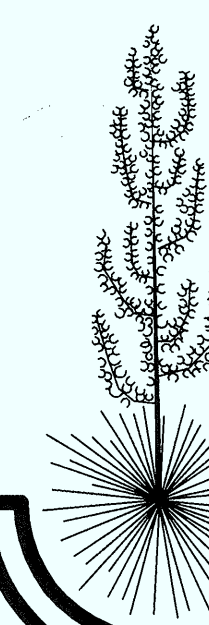
PLANTING PLAN

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



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MESA TAN (DEC718)

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

EXISTING WOOD SIDING

APACHE TAN (DEC746)

EXISTING WOOD SIDING

MESA TAN (DEC718)

APACHE TAN (DEC746)

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

NORTH ELEVATION

1/8" = 1'-0"

MESA TAN (DEC718)

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

EXISTING WOOD SIDING

APACHE TAN (DEC746)

4'-2"

EAST ELEVATION

1/8" = 1'-0"

MESA TAN (DEC718)

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

CHERRY COLA (DEA156)

EXISTING WOOD SIDING

CHERRY COLA (DEA156)

MESA TAN (DEC718)

APACHE TAN (DEC746)

MESA TAN (DEC718)

NOTE: RESTROOM BUILDING WILL BE STUCCOED IN PHASE 2 OF THIS PROJECT.

WEST ELEVATION

1/8" = 1'-0"

RESTROOM BUILDING

1 1/2

12

MESA TAN (DEC718)

EXISTING WOOD SIDING

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

MESA TAN (DEC718)

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

1 1/2

12

MESA TAN (DEC718)

EXISTING WOOD SIDING

WOOD TRIM - RODEO (DEA 163)

MESA TAN (DEC718)

SIDE ELEVATIONS

1/8" = 1'-0"

EXISTING BROWN SHINGLES MATCH COLOR OF ROOF TILE (1 1/2:12 PITCH NOT ALLOWED TO BE CONCRETE TILE)

WOOD TRIM - RODEO (DEA 163)

EXISTING WOOD SIDING

MESA TAN (DEC718)

APACHE TAN (DEC746)

10'-0"

BACK ELEVATION

1/8" = 1'-0"

EXISTING BROWN SHINGLES MATCH COLOR OF ROOF TILE (1 1/2:12 PITCH NOT ALLOWED TO BE CONCRETE TILE)

WOOD TRIM - RODEO (DEA 163)

CHERRY COLA (DEA156)

MESA TAN (DEC718)

APACHE TAN (DEC746)

MESA TAN (DEC718)

CHERRY COLA (DEA156)

EXISTING WOOD SIDING

CHERRY COLA (DEA156)

NOTE: CLASSROOM BUILDINGS WILL BE STUCCOED IN PHASE 2 OF THIS PROJECT.

FRONT ELEVATION

1/8" = 1'-0"

TYPICAL CLASSROOM BUILDING

EXTERIOR FINISH SCHEDULE

(ALL PAINT BY DUNN-EDWARDS)

BODY COLOR ————— APACHE TAN (DEC746)

POP OUTS ————— MESA TAN (DEC718)

POP OUTS ————— CHERRY COLA (DEA156)

ANGLED ACCENT ————— BAY LEAF (DEA171)

FASCIA / TRIM ————— RODEO (DEA 163)

ROOF TILE ————— 'EAGLE ROOFING PRODUCTS' STYLE: PONDEROSA FLAT TILE PRODUCT #: 5604 NAME: BROWN RANGE DESCRIPTION: BROWN W/ DARK STREAKS

(PAINT AND ROOF TILE MATCHES EXISTING BUILDING)

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

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

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

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

DATE:
06/03/11

REGISTERED ARCHITECT
CERTIFICATE NO.
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 85374

PROV. 16:3

DRAWN :

JOB NO. :

SHEET

A2

OF SHEETS



CITY OF SURPRISE
Boards and Commissions

August 4, 2011 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	August 4, 2011	Contact Person:	Vineetha Kartha, Community & Economic Development
Submitting Department:	CD Boards and Commissions	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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: August 4, 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.

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.

Implementation

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.

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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ACKNOWLEDGEMENTS

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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 Mander, 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:

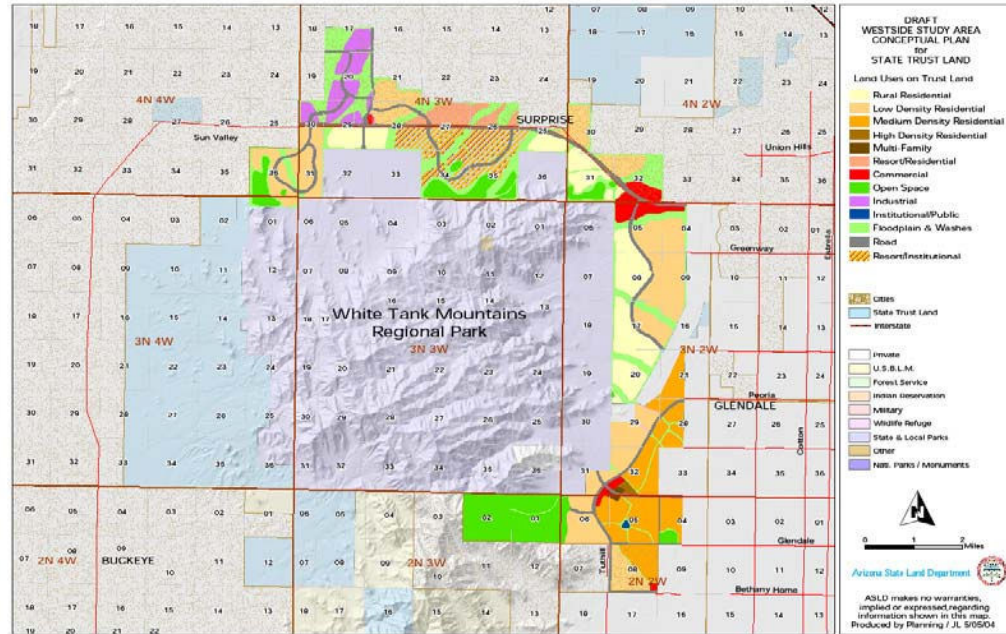
- ◆ A majority of the land within Village 3 is under the ownership of Arizona State Lands Department
- ◆ Village 3 is ecologically rich and is an environmentally sensitive area.
- ◆ Village 3 is blessed with high quality scenery and natural amenities that set the stage for resort development.

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 flood-plain/washes.

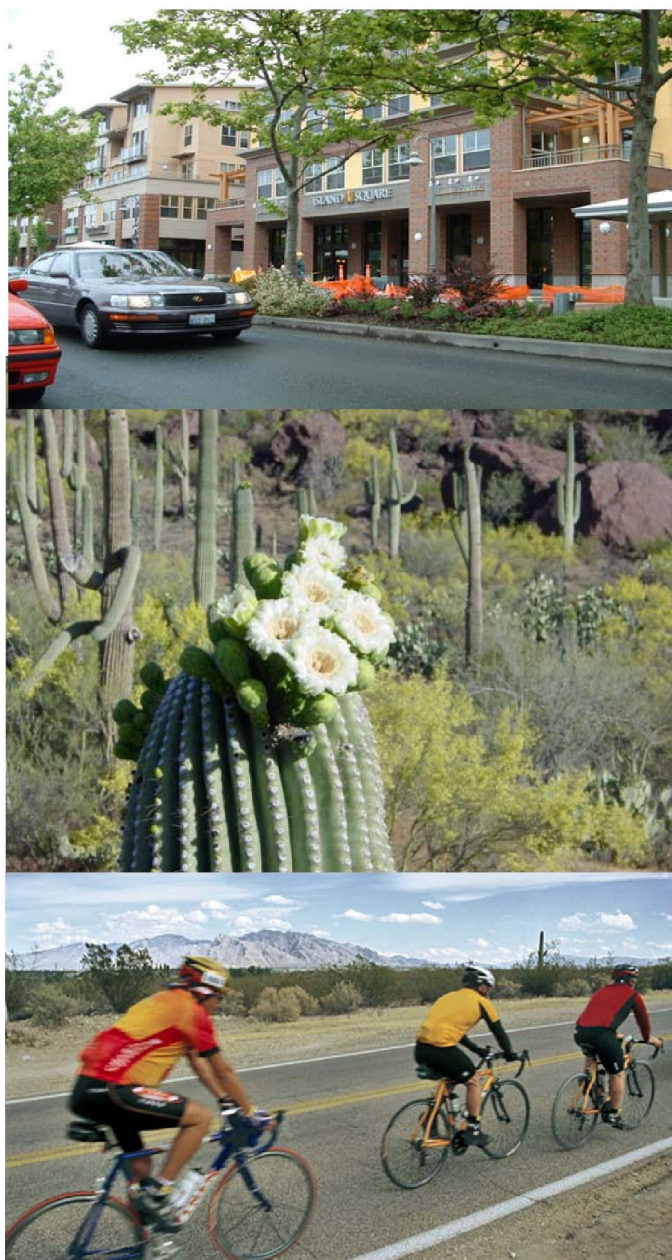
Planning horizon and planning amendment process

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-

VILLAGE 3



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.

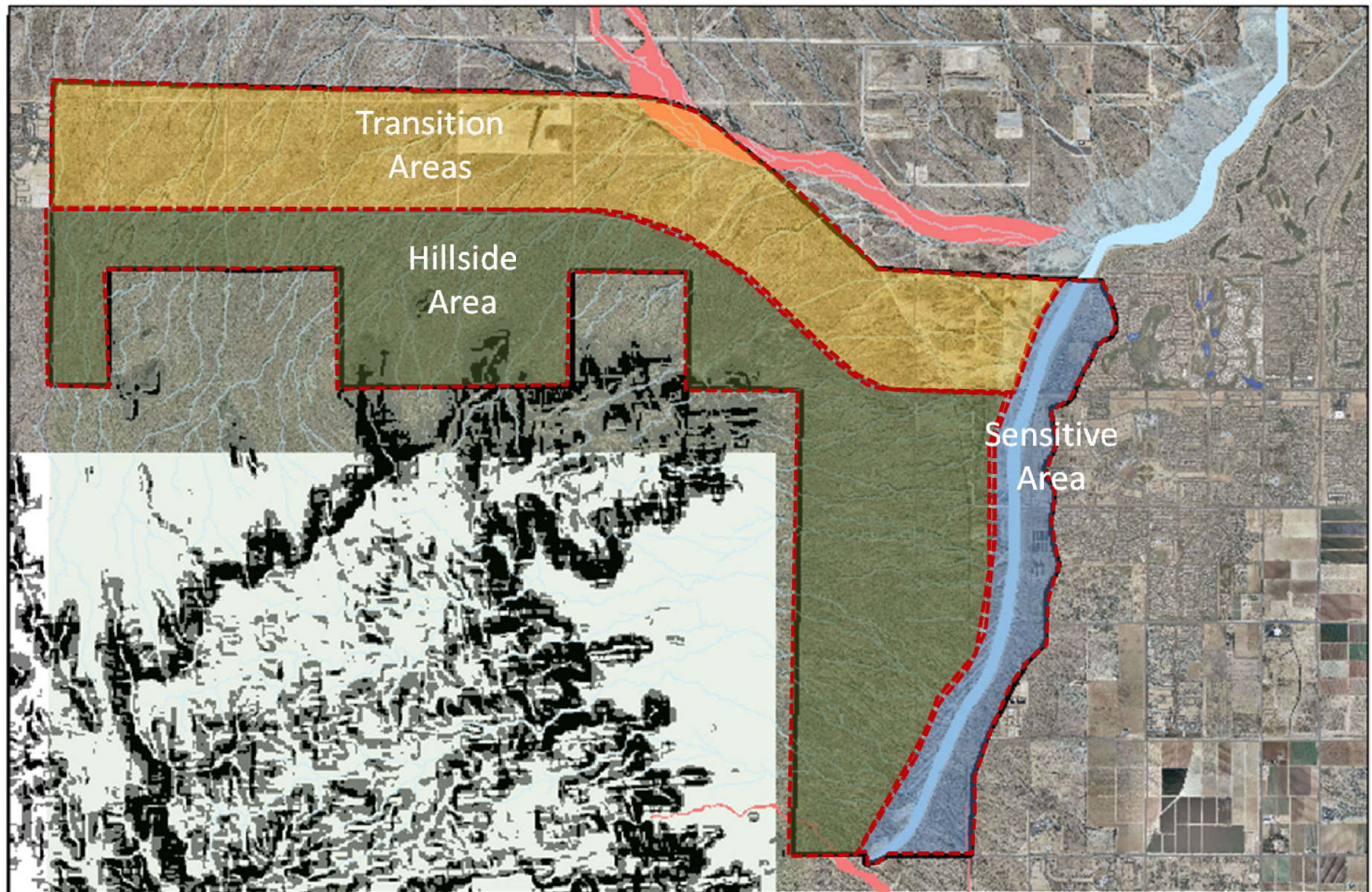
Growth Management Strategy

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

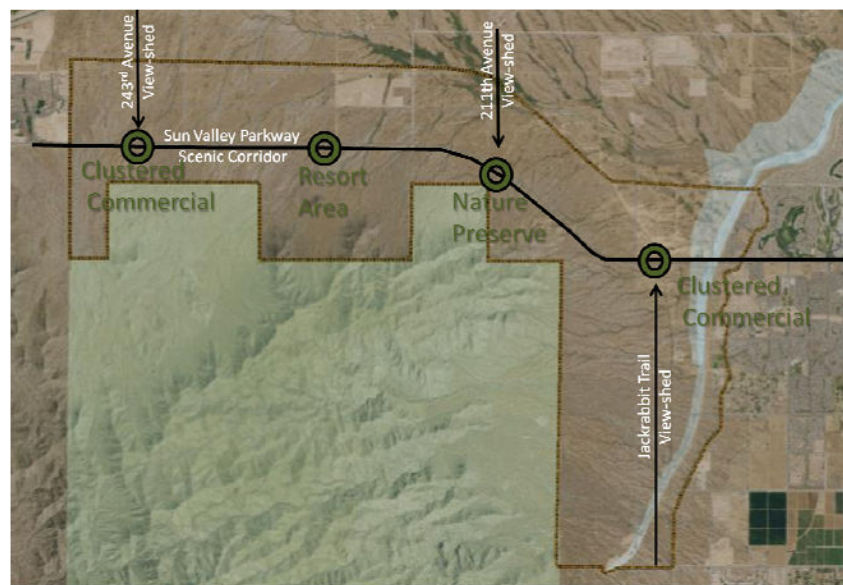
The hillside character area is bounded by White Tank Mountains to the south, the Sun Valley parkway to the north and the McMicken dam to the east. The goals for this character area are geared towards several aspects of desert preservation, enhancement of ecosystem, identity, and opportunity.

Cores and Corridors

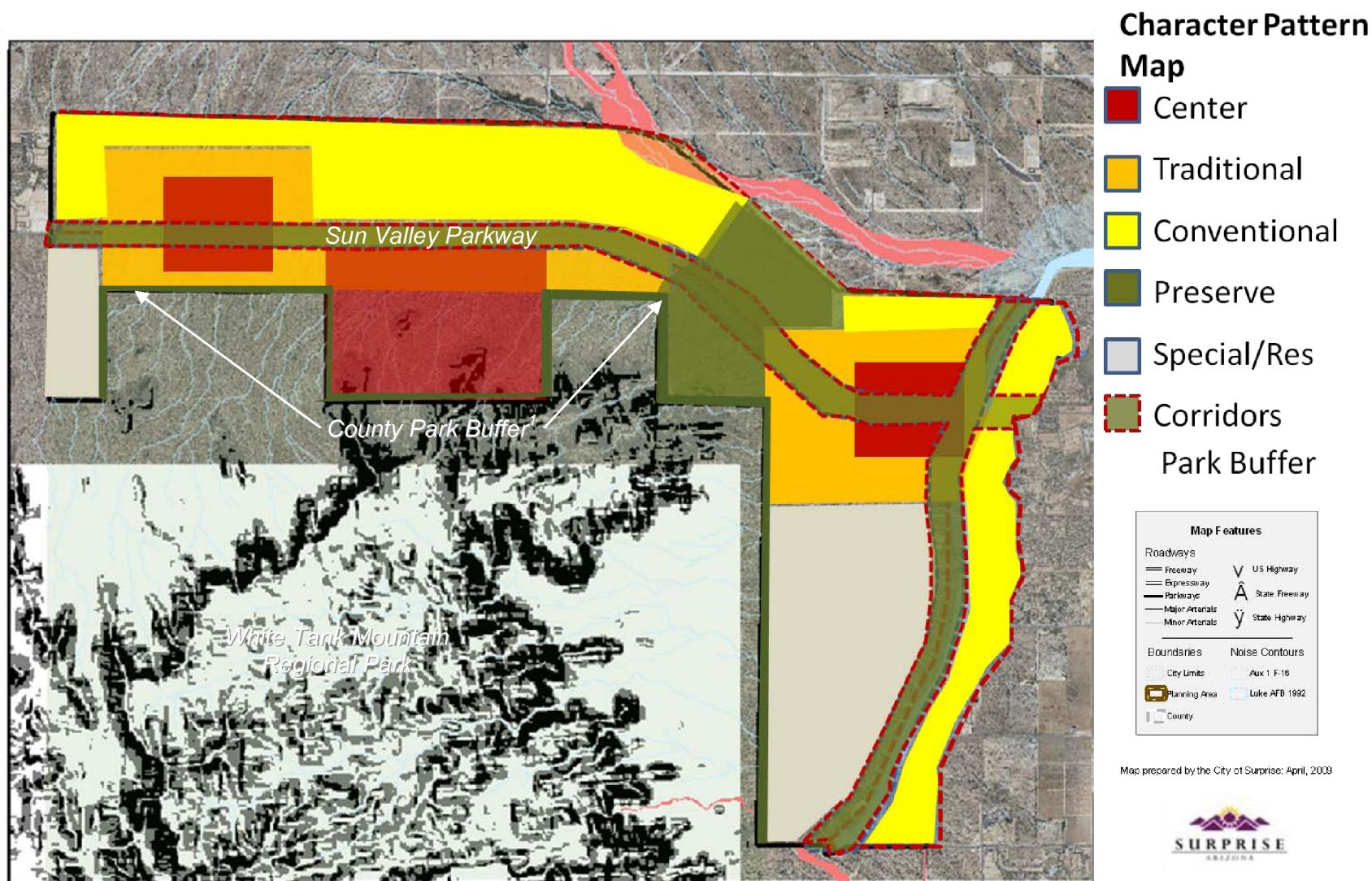
Village 3 also uses the concept of cores and corridors as a growth management strategy . Cores are a concentrated mix of land uses that serves as a node of activity within a city or region. This allows the village to concentrate the growth sufficiently to reduce the amount of land used for development. 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.**



Village 3 Cores & Corridors



Proposed Village 3 Character Pattern Map

¹Pursuant 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 in designating the land as open space, recreation, conservation or agriculture.

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.



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.