



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

Thursday, May 19, 2011 @ 6:00 PM
 AZ TECHCELERATOR 12425 W BELL RD STE D100

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- | | | | |
|----|-------------------|---|---|
| #1 | District Internal | <u>New commissioners Oath of Office administered by City Clerk, Sherry Aguilar.</u> | No Action
Sherry Aguilar,
City Clerk |
| #2 | District 1 | <u>Consideration and action on March 3, 2011 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #3 | District Internal | <u>Consideration and action on the 2011 Planning and Zoning Commission work program calendar.</u> | Approve
Jeff Mihelich,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District Citywide	<u>Discussion on FS11-008, a city initiated major amendment to the City of Surprise 2030 General Plan to add the wildlife linkages map and ancillary information to the general plan.</u>	No Action Vineetha Kartha, Community & Economic Development
#5	District 3	<u>Consideration and action on case FS11-034, a conditional use permit for Express Carwash.</u>	Approve Hobart Wingard, Community & Economic Development
#6	District 1	<u>Consideration and action on Case FS11-058, a conditional use permit for Dunkin' Donuts restaurant with drive-thru.</u>	Approve Adam Copeland, Community & Economic Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #7 | District Internal | <u>Discussion regarding enforceability of Conditional Use Permits, particularly temporary buildings.</u> | No Action
Chris Boyd,
Community &
Economic
Development |
|----|-------------------|--|--|

ADJOURNMENT:

POSTED: May 12, 2011 at 1:15 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

May 19, 2011 @ 6:00:00 PM

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Board Meeting Date:	May 19, 2011	Contact Person:	Sherry Aguilar, City Clerk
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

New commissioners Oath of Office administered by City Clerk, Sherry Aguilar.

Motion:

N/A

Background:

Oath of Office administered for new Planning and Zoning Commissioner Jerry Hoyler,

Financial Impact Statement:

ATTACHMENTS:

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No Attachments Available

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
Boards and Commissions

May 19, 2011 @ 6:00:00 PM

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Board Meeting Date:	May 19, 2011	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on March 3, 2011 Planning and Zoning Commission minutes.

Motion:

I move to approve the March 3, 2011 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

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☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

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

March 3, 2011

REGULAR MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers 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, March 3, 2011.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant Director Chris Boyd stated that on April 7th staff will bring forward the information requested during the last Commission meeting regarding conditional use permits and the number of temporary buildings within the city.

One of the elements of the Strategic Plan involved recruitment of a 4-year college or university. The city is hosting a Presidents Roundtable discussion Friday morning which will include representation from several major colleges.

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: Planning and Zoning Commission Minutes for February 3, 2011.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for February 3, 2011**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Blair) and 1 vacancy.

- **Item 2: FS10-223 – Consideration and Action – Skyway Commons**

Planner Adam Copeland presented the project to the Commission. Staff recommended approval of **FS10-223, a site plan for Skyway Commons**.

In response to Commissioner Hallin, Planner Copeland stated that the right-of-way for Dysart road is located in the City of El Mirage. The main point of access exceeds City of El Mirage standards at 540 feet from the intersection.

Grant Blunt, Cawley Architects, stated that there are prospective tenants for the project; however, lease agreements have not yet been signed.

Commissioner Chapman made a motion to approve **FS10-223, a site plan for Skyway Commons** and adopt staff's findings; subject to conditions 'a' through 'g.' Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Blair) and 1 vacancy.

OTHER BUSINESS

- **Item 3: LPD09-009 – Discussion Only – Village 3 Update**

Planner Vineetha Kartha presented the Village 3 Update to the Commission.

There were some questions and discussion regarding:

- Natural wildlife corridors
- Cluster commercial
- Traditional development vs. conventional development
- Scenic corridors
- Moving development north of Sun Valley Parkway so not to block the view to the mountains

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 6:42 p.m.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT: None

Chris Boyd, Assistant Director
Community and Economic Development

Steve Somers, Vice Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

May 19, 2011 @ 6:00:00 PM

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Board Meeting Date:	May 19, 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:

Consideration and action on the 2011 Planning and Zoning Commission work program calendar.

Motion:

I move to approve the 2011 Planning and Zoning Commission work program calendar.

Background:

N/A

Financial Impact Statement:

N/A

ATTACHMENTS:

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☐ [Work Program](#)

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):

Jeff Mihelich, Director, Community & Economic Development



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: May 19, 2011
To: Planning and Zoning Commission
From: Jeffrey J. Mihelich, Community & Economic Development Director
Re: Work Program/Calendar

Summary

The Mayor and City Council have asked all its Boards and Commissions to adopt work programs to help guide their workload for 2011. Staff prepared for consideration a recommended work program that includes various general plan milestones, projects that are currently in for application, and anticipated workshops.

Commission Progress

The Planning and Zoning Commission has met seven times this fiscal year and has acted upon sixteen development applications, which include:

- Conditional Use Permits- 3 approved
- Site Plans- 6 approved
- Planned Area Developments- 2 recommended for approval
- General Plan Amendments- 2 recommended for approval
- Village Plans- 1 recommended for approval

Recommended Work Program for 2011

Outlined below is the recommended work program/calendar for the next several months:

Month	Task
May 2011	• Dunkin' Donuts • All-Greens Medical Marijuana Dispensary • Major General Plan Amendment
June 2011	• Major General Plan Amendment • Village 3 Plan • Imagine Prep School
July 2011	• City's Demographic Profile • U-Haul

August 2011	• Village 5 Update • Rancho Mercado Preliminary Plat
September 2011	• City of Surprise Bike and Pedestrian Plan
October 2011	• Resort/Resort Residential/Resort Commercial Land Use workshop • SUDC (Surprise Unified Development Code)
November 2011	• Annual General Plan Discussion • Design Guidelines for Hillside Development
December 2011	• GAP Study

As a note, a portion of the Planning & Zoning Commission's workload will always be predicated upon the volume of development applications submitted to the city.

Recommendation

Staff recommends that the Planning and Zoning Commission review and approve the proposed work program.



CITY OF SURPRISE
Boards and Commissions

May 19, 2011 @ 6:00:00 PM

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Board Meeting Date:	May 19, 2011	Contact Person:	Vineetha Kartha, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Discussion on FS11-008, a city initiated major amendment to the City of Surprise 2030 General Plan to add the wildlife linkages map and ancillary information to the general plan.

Motion:

Discussion only, No action required

Background:

The 2011 amendment to the General Plan is to consider the addition of a wildlife linkages map and ancillary information to the General Plan. Per Arizona Game and Fish Department, wildlife movement research and computer modeling techniques indicate the Trilby and Iona washes and their major tributaries, the CAP Canal, the McMicken Dam and the Beardsley Canal as areas important for conservation as wildlife linkages. These areas have been identified for conservation as wildlife linkages in the proposed wildlife linkages map.

Financial Impact Statement:

Approval of the major amendment will have no direct affect on the city budget. Any future activities related to the new general plan element that have budget implications would need to be considered by the Mayor and City Council at the time of proposal. There are no proposed activities at this time.

ATTACHMENTS:

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- ☐ [STAFF REPORT](#)
- ☐ [APPENDIX A](#)
- ☐ [APPENDIX B](#)
- ☐ [Appendix C](#)

☐ [Appendix D](#)

☐ [Appendix E](#)

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: May 19, 2011

To: Planning and Zoning Commissioners

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

Re: **FS11-008 Major Amendment to the General Plan to add the Wildlife Linkages Information**

Application Summary

The major amendment this year is to amend the general plan to add the wildlife linkages map. Per Arizona Revised Statutes (ARS), the City of Surprise Planning and Zoning Commission is required to hold two public hearings on a major general plan amendment. The meetings are required to be held in different locations to promote citizen participation. This meeting is the first required public hearing and is being held at an off-site location to fulfill the statutory requirements.

History

- A presentation on wildlife linkages in partnership with Arizona Game and Fish Department (AZGFD) was made to the Planning & Zoning Commission on October 5, 2010
- A presentation on wildlife linkages in partnership with AZGFD was made to the City Council on May 27, 2010.

Background

Wildlife movement corridors are under threat from recent land use conversions for development and associated infrastructure. Continuing development consumes substantial amounts of acreage leading to further fragmentation and elimination of habitat. In addition there are existing barriers to wildlife movement within the Surprise Planning Area - US-60, SR 74, Sun Valley Parkway, BNSF railroad and the CAP Canal. Lack of connectivity deprives animals of biological resources, prevents animals from re-colonizing areas where extirpations have occurred, and ultimately disables the animals from contributing to various ecosystem functions. Fragmentation of wildlife corridors effectively isolates the local wildlife population thereby increasing the probability of localized extirpation of the species.

AZGFD has identified the following focal species¹ to model wild life linkages in the Surprise planning area: tiger rattlesnake, lyre snake, kit fox, blacktailed jackrabbit, javelina, mule deer, mountain lion, desert tortoise, and gila monster. These species are sensitive to habitat loss and fragmentation including those that are unable to cross barriers (mountain lion, mule deer, desert tortoise) and special status species (desert tortoise) while others like javelina are common but still need gene flow among populations. Crucial habitats for these species include a natural desert habitat with a distinctive biotic community.

On a local level, remnant populations of mountain lions, mule deer and desert tortoise will be lost if habitat fragmentation continues unchecked. Per a study on mule deer conducted by AZGFD in 2008, current levels of wildlife connectivity will diminish in the absence of connectivity planning, with potentially deadly consequences for the White Tanks mule deer herd as well as other species inhabiting the range or living within the project area boundary. Large habitat blocks connected by linkage corridors can serve critical functions by allowing wildlife to move, migrate, disperse, reproduce and access important habitats within a large landscape context thereby mitigating the challenges discussed above.

AZGFD has conducted wildlife movement research and utilized computer modeling techniques on the suite of focal species to identify areas important for conservation as wildlife linkages in the Surprise Planning Area. These areas have been identified for conservation as the wildlife linkages in the proposed wildlife linkages map. The areas proposed as wildlife linkages primarily includes those areas of the Trilby and the Iona washes and major tributaries south of CAP canal, as well as the CAP canal itself, McMicken Dam and Beardsley canal.

Future Steps

If the general plan amendment is approved, the city intends to take forward a text amendment to the Surprise Unified Development Code (SUDC) to preserve an undisturbed area of 100 feet measured from the edge of the high water mark or the floodway, whichever is greater to be preserved as a wildlife linkage. In order for wildlife corridors to be successful, the text amendment will also require that the wildlife linkage, including the floodway of the wash measure a minimum of 500 feet within areas identified as wildlife habitat corridor. Wildlife friendly development standards (no fences, low lighting, and native vegetation etc.) shall be required within an area of 900 feet or more measured from the edge of the “wildlife linkage.” A graphic of the proposed wildlife linkage and the buffer is provided as Appendix D.

Public Outreach

Pursuant to A.R.S. 9-461.05(D), the plan was transmitted to all the required agencies and interested parties.

The following comments were received as a result of the sixty-day agency review:

¹ Focal species such as these were chosen since they represent the needs of all wildlife species in the linkage planning area.

1. The Maricopa County Flood Control District (district) has indicated that while the priority land use function for the district properties is flood control, a secondary use could be for use as a wildlife corridor and other beneficial functions currently identified in the amendment. The district has therefore indicated that the McMicken Dam, outlet channel and the associated impoundment area include a special notation that clearly indicates that the primary use of these facilities is for flood control. The district has also requested that the wildlife corridor be removed from about 180 acres of the district property adjacent to US-60. The wildlife linkages map has been modified to satisfy the district comments.
2. Jorden Bischoff & Hiser, P.L.C, representing the Northwest Regional Landfill has commented on the proposed amendment to add the wildlife linkages map. The letter makes a reference to the Northwest Regional Planned Unit Development regarding the proposed amendment. Section 7.B. Development Standards notes that pursuant to Sections 122-1C and 122-68(a) of the Surprise Unified Development Code (the SUDC”) the SUDC and any amendments to the SUDC shall not apply to the Northwest Regional PUD.” Thus any future amendment to the SUDC arising from the adoption of ordinance provisions to implement the wildlife linkages plan amendment will not be applicable to the Northwest Regional Landfill. The letter also points out that notwithstanding the wildlife linkages map amendment, the Northwest Regional Landfill provides substantial protection to the wildlife corridor through the Trilby Wash. The City of Surprise acknowledges and understands that the Northwest Regional Landfill is an existing, grandfathered use and the wildlife linkages plan amendment if enacted and any subsequent change to the SUDC that implements the plan amendment will not apply to the Northwest Regional Landfill.
3. Comments received from Arizona State Lands Department suggested that the widths for the wildlife corridors be revised for tributaries and certain terminologies defined. The map has been revised to satisfy these comments.
4. The Arizona Game and Fish Department and the City of Glendale have sent a letter of support. AZGFD has suggested minor technical changes to the text amendment. Maricopa Water District has sent a letter of no objections to the proposed amendment.
5. The letters received during the 60-day agency review is attached to this staff report under Appendix C.

Public outreach meetings were held on March 30, 2011 at the Willow Canyon High School and on March 31, 2011 at the Northwest Regional Library. The meetings were held in an open house format to allow residents a larger window to visit the meeting sites. A total of 15 people attended these meetings. There were no negative comments on the Wildlife Linkages map. Comments received during these meetings have been attached under Appendix D.

Staff Review

Investing in wildlife is not only advantageous to wild populations, but also provides direct benefit to humans. Wildlife and wildlife related recreation also provide economic benefits to local communities and natural environments that attract residents to communities. With careful planning and design, wildlife linkages can help reduce the negative effects of habitat fragmentation by allowing dispersal of wildlife between habitats. It is important for Surprise to use a proactive approach to identify, conserve and restore wildlife habitats by providing appropriate and reasonable controls for the development of such lands.

Recommendation

Public Hearing Only - No Recommendation

Attachments

Exhibit A - Proposed Wildlife Linkages Map

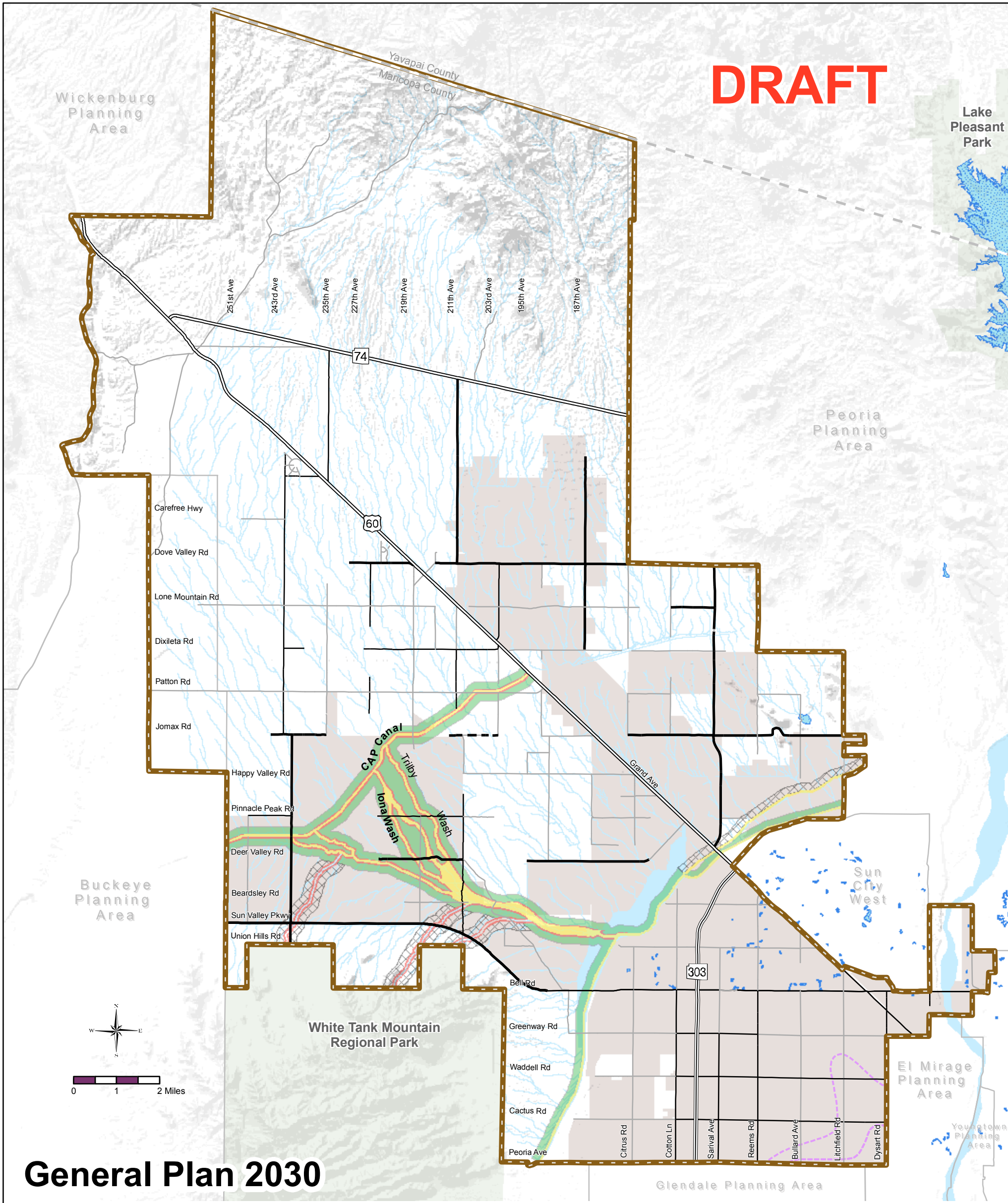
Exhibit B - Text Amendment to the General Plan

Exhibit C - Agency Comment Letters

1. Arizona Game & Fish Department
2. Maricopa County Flood Control District
3. Maricopa Water District
4. Jorden, Bischoff & Hiser PLC
5. City of Glendale
6. Arizona State Lands Department

Exhibit D – Public outreach sign in sheet and comments

Exhibit E – Graphic for wildlife linkages & buffers



General Plan 2030

Wildlife Linkage Corridors

- Wildlife Corridor, Wash or Floodway
- 100 Foot Buffer
- 900 Foot Wildlife Friendly Regulations
- Wildlife Friendly Regulations *
- Lakes
- Washes
- Parks

* Wildlife friendly development regulations for this area will be determined at the time of the development

Flood Control Note: The priority land use function for Flood Control District property is for flood control. A secondary use, if compatible with the flood control function, could be for use as a wildlife corridor and other beneficial functions as identified in the amendment.

Map Features

Roadways

- Freeway
- Expressway
- Parkways
- Major Arterials
- Minor Arterials

60

US Highway

303

State Freeway

74

State Highway

Boundaries

- City Limits
- Planning Area
- County

Map 6.2D - Wildlife Linkages

Map prepared by the City of Surprise: December, 2010
Adopted by City Council: Date



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The City recognizes the need to contribute to the protection of native plants and animals, and their habitats before their populations are so low that they must be listed as threatened or endangered under the State and Federal Endangered species acts and will provide protection to special status species.

In addition, the Arizona Game and Fish Department (AZGFD) has conducted wildlife movement research and utilized computer modeling techniques to identify areas important for conservation as wildlife linkages in the Surprise Planning Area. A suite of focal species are used to represent the movement needs of all wildlife species in the planning area and include: tiger rattlesnake, lyre snake, kit fox, blacktailed jackrabbit, javelina, mule deer, mountain lion, desert tortoise, and gila monster. These species are sensitive to habitat loss and fragmentation; they may require large blocks of barrier free habitat(mule deer, mountain lion), have specialized habitat requirements to persist(gila monster, lyre snake, kit fox) or are a special status species(desert tortoise). Others may be common prey species important to the ecosystem as a whole (blacktailed jackrabbit) or economically important game species that need gene flow among populations to persist regionally. Wildlife movement corridors for these species as well as others are under threat from recent land use conversions for development and associated infrastructure. Fragmentation of wildlife habitat effectively isolates the local wildlife populations, thereby increasing the probability of localized extirpation of some species. The wildlife corridors recommended for the City of Surprise Planning Area identified in map 6.2D.

B. Geological Resources

The city of Surprise is located within the Salt River Valley, exhibiting very little topographical change in the range of 0-2 percent slope (Map 6.2A). A two percent slope indicates that for every 100 feet horizontal distance, the land rises or drops two feet. The existing slope drains to the southeast. A slope of two percent allows virtually unrestricted development for agricultural, rural, or urban land uses.

Geologically Surprise lies within the Basin and Range province (Fig 6.2A). Tectonic stretching of the North American continental crust during the last 25 million years has yielded a broad rift called the Basin and Range province, so named because topographically, it consists of long linear mountain ranges separated from one another by flat plains (basins) of alluvium. The range in the general area of Surprise contains Proterozoic metamorphic, and igneous rocks and the aquifers here are formed of volcanic and carbonate rocks and unconsolidated to consolidated basin-fill deposits. The basin fill deposits form the most productive aquifers and are generally in individual alluvial basins that are drained internally and separated by low mountains. The geology of the area plays a large role in the soils, drainage patterns, and other physiographic features of the region.

Green Building - Development that minimizes energy consumption and minimizes pollution and the generation of wastes, while maximizing the re-use of materials and creating healthful indoor environments.

Habitat – The natural environment in which an organism lives.

Habitat Block – A relatively large and unfragmented area of land capable of sustaining healthy populations of wildlife into the foreseeable future.

Habitat Connectivity – The extent to which an area of the landscape facilitates ecological processes such as unrestricted movement of wildlife. Habitat connectivity is reduced by habitat fragmentation.

Habitat Fragmentation – The process through which previously intact areas of wildlife habitat are divided into smaller disconnected areas by roads, urbanization, or other barriers.

Incorporated: Territory included under City of Surprise jurisdiction

Ldn – the Day Night Average Level, is a 24-hour average level with a 10 dbA weighting added to noise during the hours of 10:00 PM to 7:00 AM to account for noise sensitivity.

Lifecycle housing – Housing that entails a range of housing options that meet people's preferences and circumstances at all of life's stages.

Metropolitan Area – The area which is located in a relatively large core city or cities and the adjacent geographic areas.

Multi-modal – Accommodating various modes of transportation including bicycles, pedestrians, transit vehicles, ferries, trains and personal vehicles.

Municipal Planning Area

Neotropical – The biogeographic region including tropical Mexico, Central America, South America and the West Indies.

Noise Contours

Noise contours are a series of lines superimposed on a map of the airport's environs. These lines represent various DNL levels. DNL noise contours are used for several purposes.

- Noise contours highlight existing or potential areas of significant aircraft noise exposure
- Noise contours are used to assess the relative aircraft noise exposure levels of different runway and/or flight corridor alternatives
- Noise contours provide guidance to political jurisdictions in the development of land use control measures. These measures include zoning ordinances, subdivision regulations, building codes and airport overlay zones.

New Urbanism - An approach to urban planning that advocates integrating housing, workplaces, shopping, and recreation areas into compact, pedestrian-friendly, *mixed-use*



neighborhoods linked by transit and bikeways. New urbanist development is characterized by buildings placed directly along relatively narrow streets, with parking and driveways located to the rear, complemented by pedestrian-oriented amenities such as front porches and sidewalk cafes.

Ordinance – A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Ordinary High Water Mark: The Ordinary High Water Mark(OHWM) is a defining element used to identify the lateral limits of non-wetland. Federal jurisdiction over a non-wetland Waters of the United States extends to the OHWM, defined in 33 CFR Part 328.3 as the line on the shore established by fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, or the presence of litter and debris.

Point Source of Pollution – Discrete conveyances, such as pipes or man made ditches that discharge pollutants into water of the United States. This includes not only discharges from municipal sewage plants and industrial facilities, but also collected storm drainage from larger urban areas and collected runoff from many construction sites.

Preservation – An action to reserve, protect or safeguard a portion of the natural environment from unnatural disturbance.

Recharge - A process by which water is added to a zone of saturation, usually by percolation from the soil surface.

Renewable – Energy obtained from sources that are essentially inexhaustible.

Ruderal – Vegetation that grows along roadsides or in disturbed or abandoned farmland.

Safe Yield – The amount of water that can be taken from a source or supply over a period of years without depleting that source beyond its ability to be recharged.

Shrink-swell – Identifies the capacity of a soil to expand or shrink as the moisture content is increased or decreased. Soils with a high percentage of clay tend to have a high shrink-swell capacity which can contribute to structural problems for buildings and roads.

Subsidence – The process of sinking or settling of a land surface because of natural or artificial causes.

Surprise Economic Positioning Framework- A study that identifies the economic opportunities that have the greatest potential based on the established economic foundations of the region and the unique, place-based assets found in the region and Surprise.

Sustainability – A concept of meeting the needs of the present without compromising

the ability of future generations to meet their needs. Planning for sustainability promotes responsible development - not anti-development. It requires a democratic process of planning to achieve the greatest common good for all segments of our population, protect the health of the environment and assure future generations of the resources they will need to survive and progress.

Streetwall – Technique where buildings are used to border and enclose space to make walking along the street safer and more comfortable and to ensure that the streetscape is visually interesting.

Transit- Transit comprises all transport systems that transport members of the general public, usually charging set fares. It generally includes rail, bus services, ferries, taxicab services etc.

Urban Design - Urban design concerns the arrangement, appearance and functionality of towns and cities, and in particular the shaping and uses of urban public space. It has traditionally been regarded as a disciplinary subset of urban planning, landscape architecture, or architecture. Urban design theory deals primarily with the design and management of public space (i.e. the 'public environment', 'public realm' or 'public domain'), and the way public places are experienced and used.

Urban Interface – Heavily vegetated areas where wildlands meet urban development.

Viewshed – A viewshed is an area of land, water and other environmental elements that is visible from a fixed vantage point.

Visitability – An international movement to change home construction practices so that virtually all new homes whether or not designated for residents, who currently have mobility impairments, offer specific accessibility features.

Wildlife Corridor – This term is often used interchangeably with “wildlife linkage” as we do in this report. Some biologists define the term “corridor” more narrowly to represent features such as canyons, ridgelines, riparian areas, and other landscape features that constrain or “funnel” wildlife movements in more restricted paths.

Wildlife Friendly Development Standards/Regulations – The wildlife friendly development standards will address fencing, lighting and vegetation and general development in the area.

Fencing: *Generally fencing designs should consider the potential impacts to the wildlife inhabiting the area. Fencing should not be hazardous to wildlife and should not restrict their movement.*

Lighting: *Generally the goal in a wildlife friendly development will be to provide no light, low light or at least very directed light that doesn't necessarily shed to the surrounding area.*

Storm water management systems: *Design multi use stormwater management systems rather than isolated stormwater stalags.*



Wildlife Linkage - An area of land used by wildlife to move between or within habitat blocks in order to complete activities necessary for survival and reproduction. Also referred to as a “wildlife movement area” or wildlife corridor.”

Xeriscape – Quality, low-maintenance landscaping that conserves water and is based on sound horticultural practices.



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

5000 W. CAREFREE HIGHWAY
PHOENIX, AZ 85086-5000
(602) 942-3000 • WWW.AZGFD.GOV

REGION VI, 7200 E. UNIVERSITY DRIVE, MESA, AZ 85207

GOVERNOR

JANICE K. BREWER

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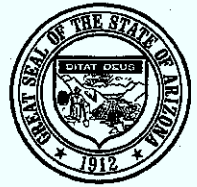
DIRECTOR

LARRY D. VOYLES

DEPUTY DIRECTORS

GARY R. HOVATTER

BOB BROSCHEID



April 15, 2011

Ms. Vineetha Kartha
Planner II, City of Surprise
Community Development Dept.
16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Re: Surprise Major General Plan Amendment- Wildlife Linkages

Dear Ms. Kartha:

The Arizona Game and Fish Department (Department) appreciates the opportunity to work with the City of Surprise towards future conservation of wildlife habitat linkages for the benefit of the White Tank Mountains ecosystem. Future plans for development within the jurisdictions of Surprise and Buckeye will effectively isolate the White Tanks from surrounding undeveloped lands (public and private). The Department anticipates that the long term consequences of habitat loss and fragmentation will be decreased local biodiversity, small population sizes, low genetic diversity, and eventually local extirpation of some wildlife species. The Department is actively developing partnerships and solutions across the state to address wildlife habitat loss and fragmentation. We applaud the City's commitment to address this growing Arizona issue at the local level.

As you know, the Department has been working closely with the City on the Village III planning effort to incorporate wildlife habitat connectivity goals into the future development plans for this area. We understand the City proposes a major general plan amendment to update the General Plan with a wildlife linkage map. The Department believes an effective approach to linkage design is through wildlife habitat modeling and wildlife movement study to locate and describe natural corridors and animal movement patterns across the landscape. We have applied both methodologies to inform our recommendations to the City for the White Tank Mountain area. We support the proposed recommendation for plan amendment illustrated in *Map 6.2D - Wildlife Linkages*. We offer a few technical edits to the proposed linkage map and the *Text Amendment for Section 6.2.2.A* for your consideration in the Attachment.

On behalf of the Department, I want to thank you for your interest and time as we continue to collaborate on community development solutions that benefit wildlife. If you have any questions regarding our information please contact me at (480) 324-3547 or dwarnecke@azgfd.gov.

Ms. Vineetha Kartha

April 15, 2011

Page 2

Sincerely,

A handwritten signature in cursive script that reads "Dana Warnecke".

Dana Warnecke
Habitat Specialist

DW:dw

Cc: Rod Lucas, Region VI Supervisor
Josh Avey, Habitat Branch Chief
Kelly Wollf-Krauter, Habitat Program Manager
Ray Schweinsburg, Contract Funded Research Program Supervisor

Attachment

Attachment

AGFD comments on Major General Plan Amendment Supporting Documentation

Map 6.2D- Wildlife Linkages:

At this time we recommend inclusion of the McMicken Dam and outflow channel (including County Right of Way lands) as a component of the linkage plan. We recognize that future planning and decisions for the rehabilitation of McMicken Dam by Maricopa County Flood Control District may eliminate this area as suitable for multiuse including wildlife habitat linkages. The suitability of these areas as wildlife linkages is dependent on extensive habitat enhancements to restore natural vegetation compositions and buffer from surrounding urban development. We believe with enhancement some native wildlife could benefit, but not all. We do not believe the Beardsley canal and any associated right-of-way is adequate for wildlife connectivity goals as a sole solution. However, conserving lands upstream of the canal right-of-way where hydrology has contributed to dense vegetation in addition to the McMicken Dam areas may create another linear opportunity for habitat connectivity in the area.

Text Amendment Section 6.2.2.A:

Text currently reads as-

In addition, the Arizona Game and Fish Department (AZGFD) has identified the following focal species to model wildlife linkages in the Surprise Planning Area: tiger rattlesnake, lyre snake, kit fox, blacktailed jackrabbit, javelina, mule deer, mountain lion, desert tortoise, and gila monster. These species are sensitive to habitat loss and fragmentation including those that are unable to cross barriers (mountain lion, mule deer and desert tortoise) and special status species (desert tortoise) while others like javelina are common but still need gene flow among populations. Wildlife movement corridors for these species and others are under threat from recent land use conversions for development and associated infrastructure. Fragmentation of wildlife corridors effectively isolates the local wildlife population thereby increasing the probability of localized extirpation of the species. The wildlife corridors recommended for the City of Surprise Planning area are identified in Map 6.2D.

Recommended edits to text-

In addition, the Arizona Game and Fish Department (AZGFD) has conducted wildlife movement research and utilized computer modeling techniques to identify areas important for conservation as wildlife linkages in the Surprise Planning Area. A suite of focal species are used to represent the movement needs of all wildlife species in the planning area and include: tiger rattlesnake, lyre snake, kit fox, blacktailed jackrabbit, javelina, mule deer, mountain lion, desert tortoise, and gila monster. These species are sensitive to habitat loss and fragmentation; they may require large blocks of barrier free habitat (mule deer, mountain lion), have specialized habitat requirements to persist (gila monster, lyre snake, kit fox) or are a special status species (desert tortoise). Others may be common prey species important to the ecosystem as a whole (blacktailed jackrabbit) or economically important game species (javelina, mule deer) that need gene flow among populations to persist regionally. Wildlife movement corridors for these species

Ms. Vineetha Kartha

April 15, 2011

Page 4

as well as others are under threat from recent land use conversions for development and associated infrastructure. Fragmentation of wildlife habitat effectively isolates the local wildlife populations, thereby increasing the probability of localized extirpation of some species. The wildlife corridors recommended for the City of Surprise Planning area are identified in Map 6.2D.

Date: April 1, 2011

Vineetha Kartha
Planner II, City of Surprise
16000 N. Civic Center Plaza,
Surprise, AZ 85374-7470

RE: Major Plan Amendment 60-day Agency Review

Dear Ms. Kartha:

The District has reviewed the proposed plan amendment and has the following concerns:

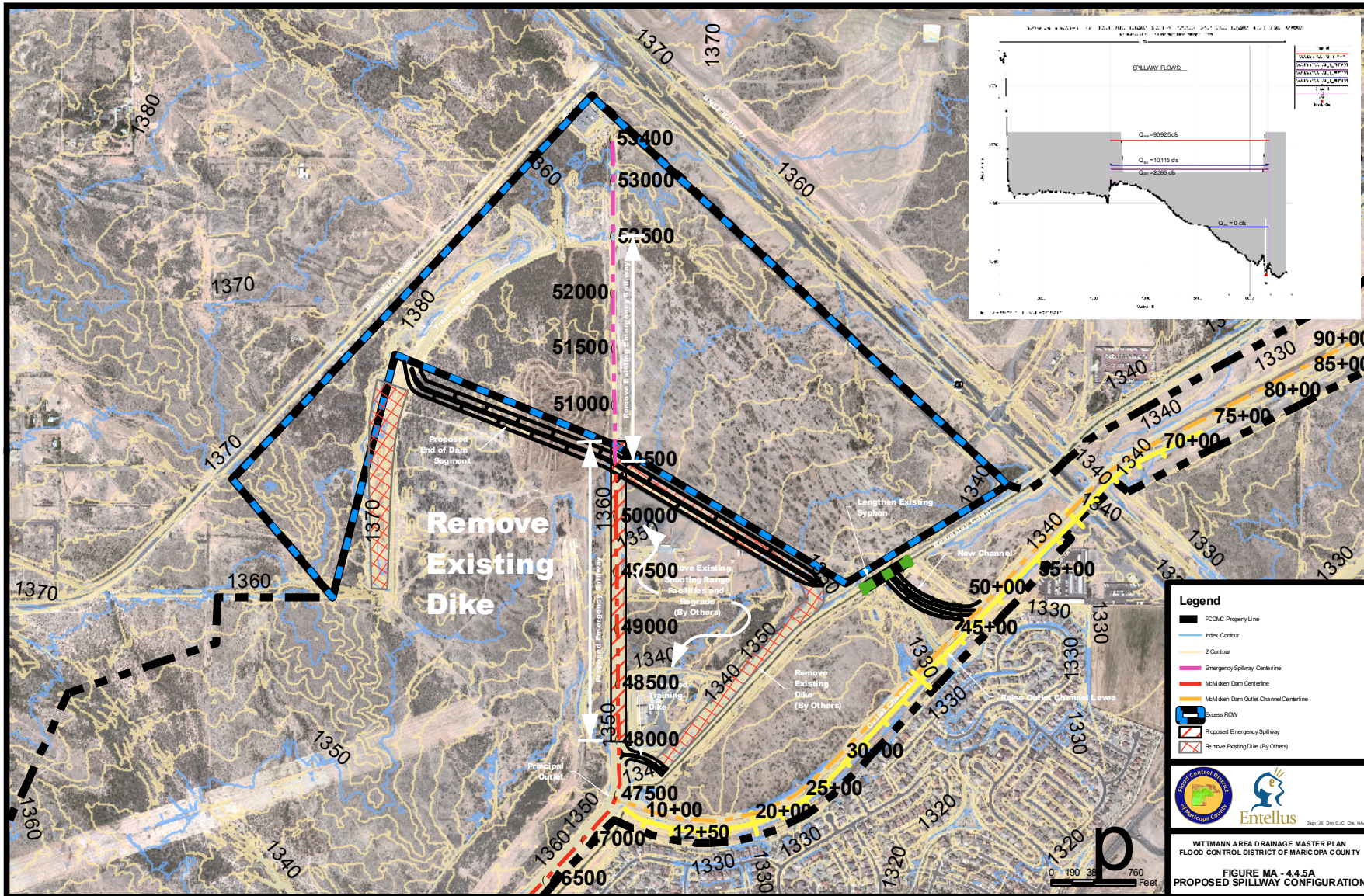
1. The priority land use function for Flood Control District property is for flood control. A secondary use, if compatible with the flood control function, could be for use as a wildlife corridor and other beneficial functions that are currently being identified in the Amendment. The location and extent of these secondary beneficial functions will be dependent upon the flood control facility requirements associated with the primary function of the property. Therefore, the District requests that the Amendment indicate that the McMicken Dam, outlet channel and associated impoundment area include a special notation that clearly indicates that the primary use of these facilities is for flood control.
2. The District and the City have been in discussions to up-zone approximately 180 acres of District property adjacent to US 60 to mixed use. This property likely will be identified as excess land if the current preliminary plans for the re-alignment of the spillway structure of McMicken Dam are implemented. The District has included a map of the spillway area and requests that the wildlife corridor overlay be adjusted and removed from this potential excess District property.

If there you require further clarifications or if you need further information on this subject matter please contact Mr. Farhad Tavassoli of my staff at 602-506-8773

Sincerely,

Timothy S Philips, P.E.
Chief Engineer & General Manager
Flood Control District of Maricopa County

Enclosure: Map of Potential Excess District Property





March 17, 2010

SENT VIA U.S. MAIL
& FACSIMILE

Ms. Vineetha Kartha
Community Development Department
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

**RE: CITY OF SURPRISE 2011 MAJOR GENERAL PLAN UPDATE -
WILDLIFE LINKAGE CORRIDORS (FS11-008)**

Dear Ms. Kartha:

Thank you again for meeting with Dave Maguire and me on March 9, 2011 to discuss the above referenced project. Based on our meeting, it is the understanding of the Maricopa Water District ("MWD") that the proposed Wildlife Corridors do not include or encroach upon the MWD Beardsley Canal. Therefore, MWD has no objection to the proposed Wildlife Corridors update to the 2011 General Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ogden", written in a cursive style.

Jennie Ogden
Property & Contracts Specialist

cc: KoKo Kvistad, MWD
James R. Sweeney, MWD
Dave Maguire, Land Solutions



LAW OFFICES

JORDEN BISCHOFF

& HISER, P.L.C.

7272 E. INDIAN SCHOOL ROAD, SUITE 360
SCOTTSDALE, ARIZONA 85251
TELEPHONE: 480-505-3900
FACSIMILE: 480-505-3901

DOUGLAS A. JORDEN

DIRECT LINE: 480-505-3909
e-mail: djorden@jordenbischoff.com

March 15, 2011

Vineetha Kartha
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

Re: Northwest Regional Landfill
Northwest Regional Planned Unit Development PRJ09-18; CR09-182; PS09-276
Major General Plan Amendment FS11-008

Dear Vineetha:

As you know, we represent Waste Management Arizona Landfills, Inc. ("Waste Management"), the owner and operator of the Northwest Regional Landfill. This letter pertains to pending Major General Plan Amendment FS11-008 relating to the addition of a Wildlife Linkages Map and related text to the Surprise General Plan (the "Wildlife Linkages Plan Amendment" or "Plan Amendment").

Waste Management purchased the Northwest Regional Landfill (which is situated on approximately 1200 acres) from Maricopa County in 1996; the landfill had been operated by Maricopa County for a number of years prior to 1996. All of the various approvals and permits for the site have consistently shown those portions of the 1200 acres will be used for landfill and related uses. In 2009, the property was annexed into the City of Surprise and a Planned Unit Development was approved for the property. The documents approved by the City in 2009 likewise depicted those portions of the property that would be used for the landfill and related uses.

Based on materials we have reviewed relating to the Wildlife Linkages Plan Amendment, the City intends to amend the Surprise Unified Development Code to implement the Plan Amendment. The changes to the Surprise Unified Development Code, if adopted as envisioned by the Plan Amendment, will impact the Northwest Regional Landfill.

The Northwest Regional Planned Unit Development recognized that this type of situation might arise in the future and included provisions relating to future ordinance changes. Specifically, Section 7. B. Development Standards notes (at the bottom of page 5) that "[p]ursuant to Sections 122-1(c) and 122-68(a) of the Surprise Unified Development Code (the "SUDC"), the SUDC and any amendment(s) to the SUDC shall not apply to the Northwest

Vineetha Kartha
Northwest Regional Landfill
March 8, 2011
Page 2

Regional PUD.” Thus, any future amendment to the SUDC arising from the adoption of ordinance provisions to implement the Wildlife Linkages Plan Amendment will not be applicable to the Northwest Regional Landfill.

Regardless of whether the new ordinance provisions apply to the Northwest Regional Landfill, it is important to note that the approved PUD provides substantial protection to the wildlife corridor through the Trilby Wash. As has been the case since the landfill was first sited in the 1980's and in deference to Trilby Wash, no development is contemplated or shown on the approved PUD for the southwestern corner of the 1200 acres. Thus, much of the protection of the wildlife corridor contemplated by the Wildlife Linkages Plan Amendment is already in place.

It would be most appreciated if you would confirm our understanding that the Wildlife Linkages Plan Amendment and any subsequent change to the SUDC that implements the Plan Amendment will not apply to the Northwest Regional Landfill based on the express language of the Northwest Regional Planned Unit Development. If any further information is needed to assist you in fulfilling this request, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Jorden", written over a faint rectangular box.

Douglas A. Jorden

DAJ/cbm

cc: Mark Snedecor, Waste Management
Len Butler, Waste Management



March 9, 2011

Ms. Vineetha Kartha
Planner II
Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374

RE: 60-day Review for Proposed 2010 Major Amendment (FS11-008) to the City of Surprise General Plan

Dear Ms. Kartha:

The City of Glendale has reviewed the proposed City of Surprise Major General Plan Amendment. The City of Glendale supports FS11-008 Major Amendment to the General Plan to add information on Wildlife Linkages.

The proposed Major General Plan Amendment furthers the Implementation Program of the City of Glendale General Plan, specifically the following items:

Open Space Policies

4. Connectivity of Open Space

Work cooperatively with other jurisdictions and locally to prepare a program to develop connections between regional open space preserves.

6. Habitat Conservation

Inventory habitats and prepare conservation strategies.

Environmental Planning Policies

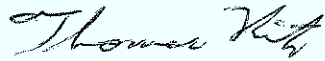
1. Protect Threatened and Endangered Species

Adopt a logical, locally attuned endangered and threatened species policy.

The City of Glendale has no further comments.

Please call me at (623) 930-2588 if you have any questions or would like to discuss these comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Ritz".

Thomas Ritz, AICP
Senior Planner
Planning Department

TR:mc

cc: Deborah Mazoyer, Assistant Deputy City Manager
Jon M. Froke, AICP, Planning Director
Brent Stoddard, Intergovernmental Programs Director
Bob Dubsky, Planner, Luke AFB, Community Initiatives Team

March 16, 2011

Vineetha Kartha, Planner II
City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374-7470

Subject: City of Surprise Major General Plan Amendment 2011

Ms. Kartha,

The Arizona State Land Department (the Department) has reviewed the City of Surprise major General Plan Amendment (GPA) for 2011. The Department appreciates the opportunity to provide comments.

The Department is not opposed to the establishment of wildlife linkage corridors for the movement and gathering of wildlife. The Department does have comments and concerns about the major GPA as outlined below:

1. It would be helpful to know the Arizona Game and Fish Department's definitions for these types of linkages.
2. The total area proposed to be preserved is extensive. The 100 foot buffer on both sides of the washes seems justifiable, but the minimum width of 500 feet (wildlife linkage including floodway) plus the 900 foot wildlife friendly regulations buffer which is shown on both sides of the washes and tributaries seems excessive especially for the tributaries.
3. Tributaries are being treated the same as the main washes and they should not be. The tributaries are movement areas into the main wildlife wash gathering areas. The proposals may be appropriate for the main washes and the CAP, but not for the tributaries.
4. Many items are discussed in the Application Narrative, but not in the actual major GPA text. There is not a full disclosure of the proposed regulations in the major GPA.
5. Is the Application Narrative a draft of what will be in the text amendment to the Unified Development Code?

6. There needs to be a better definition of the 900 foot wildlife friendly regulations buffer. The uses that are to be allowed need to be defined. Is development to be allowed? Are golf courses, hiking trails and buildings to be allowed? There needs to be allowed uses that are consistent with the General Plan (resort and residential) land use designations. The State Trust lands on the north boundary of the White Tanks are great residential and resort areas. With sensitive design, uses such as these can be compatible with wildlife linkage corridors and will be an asset to the community.

Sincerely,



Victoria Carella, AICP
Arizona State Land Department

cc: Ed Dietrich, Arizona State Land Department



SURPRISE
ARIZONA

General Plan Outreach

03/30/11

Sign in sheet

[illegible]

Sign In Sheet

General Plan Outreach
03/31/11

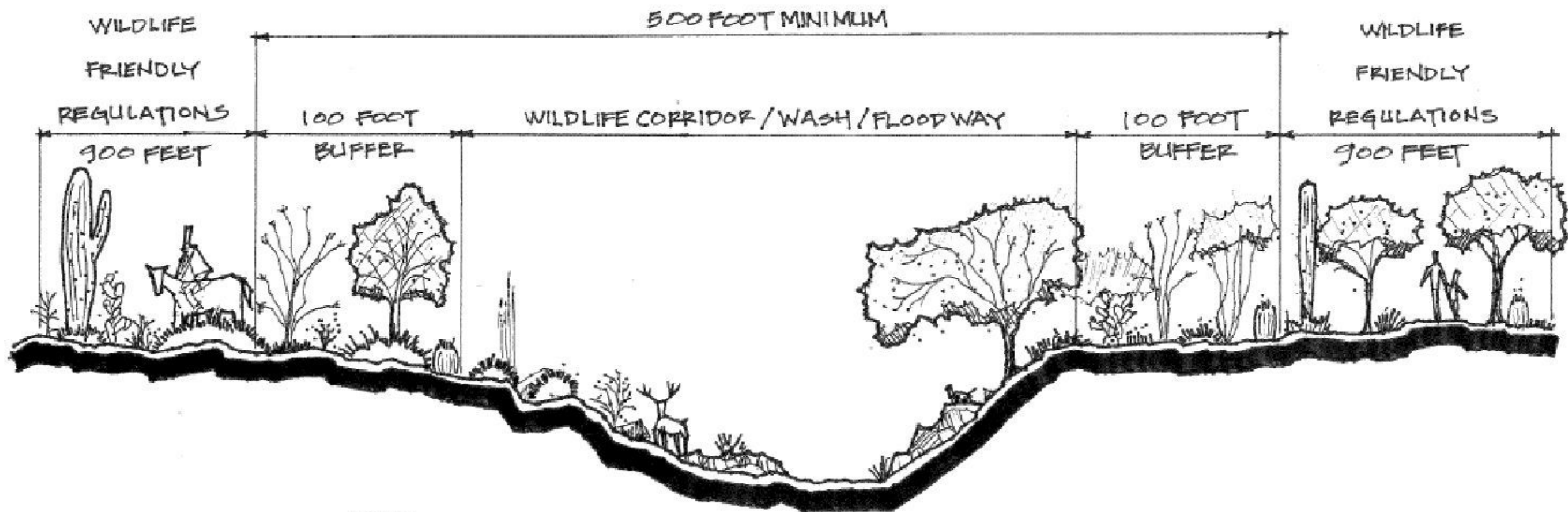
Name	Email (optional)	Would you like to be on the General Plan mailing list?
MARTHA BAILS	mbails2@aol.com	
Nancy Collins	nancycollins@Q.com	Yes
MIKE WOODARD		
DAVID HILSDORF	DHILSDORF@AOL.COM	Yes
Andy Cepan	getsurprised@cox.net	Yes
James Truman	jstruman@msn.com	Yes
C.S. Tan Nery		Yes
William Campbell		No
Tyler Feigler	tylerzeigler@yahoo.com	Yes
Miguel Quiroz	Miguel.gre@gmail.com	interest in wild life preservation
Dwaine Higginson	dwhigginson@cox.net	no
D BREVINUS		

It makes sense to plan for better wildlife space for their good "roaming" habits – CST

I really think that this would not only help the habitat for the future, but also for our children in the future

Strongly support the city's efforts ..Should have started 2 decades ago. Must gain municipal support from all cities in this region and work as a cohesive unit. Need to develop/build a nature center N or NE adjacent to the White Tanks to anchor protection of sensitive areas.

I have noticed bats feeding at football games lately and honestly I would love to see a conservation club especially involving the school's help. I am happy that if I can as a teenager, to help with it.



NOTES:

An undisturbed area of 100 feet measured from the edge of the high water mark or the floodway, whichever is greater to be preserved as a "wildlife linkage."

In order for wildlife corridors to be successful, it is necessary that the wildlife linkage, including the floodway of the wash must measure a minimum of 500 feet within areas identified as wildlife habitat corridor.

Wildlife friendly development standards (no fences, low lighting, and native vegetation etc) are required within an area of 900 feet or more measured from the edge of the "wildlife linkage."

Wildlife Linkage Corridor Guideline

Drawn by Hobart Wingard
Prepared by the City of Surprise: September 2010
Adopted by City Council:



www.surpriseaz.gov

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CITY OF SURPRISE
Boards and Commissions

May 19, 2011 @ 6:00:00 PM

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

Board Meeting Date:	May 19, 2011	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on case FS11-034, a conditional use permit for Express Carwash.

Motion:

I move to approve FS11-034, a conditional use permit for Express Carwash and to adopt staffs findings and conditions a through e.

Background:

The request is to construct a 6,500-square-foot vehicle washing facility near the southeast corner of Bell Road and Sarival Avenue in the Mountain Vista Ranch Planned Area Development.

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

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: May 19, 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: FS11-034, Express Carwash

Application Summary

The applicant is requesting to build a 6,500-square-foot vehicle washing facility.

Location

The vehicle washing facility is proposed to be located 300 feet east of the southeast corner of Bell Road and Sarival Avenue in the Mountain Vista Ranch planned area development (PAD).

History

- On June 20, 1984, the subject property was annexed into the City of Surprise.
- On March 18, 2007, the Mountain Vista Ranch PAD was amended to include the Westfield Commons site and the reconfiguration of the commercial and residential designations.
- On September 13, 2007, the Westfield Commons final plat was approved by the Mayor and City Council.
- On May 6, 2008, the Westfield Commons master site plan was approved by the Planning and Zoning Commission.

Project Summary

The proposed project will provide a 6,521-square foot vehicle washing facility that includes an additional 8,174 square feet of canopy coverage.

All of the washing and vacuum equipment are fully enclosed within the structure, which will minimize noise, vibration, dust, and odor. The hours of operation will be from 7:00 am to 9:00

pm daily. The water used will be recycled and filtered, which will minimize pollutants released into the sewer system and add to the citywide effort of water conservation.

The architecture is consistent with the existing styles present in the Westfield Commons development. The structure includes various materials and staggered rooftop treatments that help breakup the façade on all sides.

Primary access to the site exists from Bell Road to the north and Sarival Avenue to the west. Additionally, the site plan illustrates ample pedestrian access throughout the site as well as to the public walkways along the private drives.

The plant palette 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. A 3-foot-high masonry wall, designed to complement the architecture and to provide screening will be installed along the entrance and exit queuing spaces nearest Bell Road.

Citizen Review Meeting

A Citizen Review Meeting was held on May 5, 2011.

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 site plan complies with the Surprise Municipal Code.
2. Staff finds that the proposed site plan complies with the General Plan.
3. Staff finds that the proposed site plan is in conformance with the Mountain Vista Ranch PAD and subsequent amendments.

Recommendation

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

- a) The site plan, Sheet "A," prepared by John Reddell Architects, Inc. and dated January 31, 2011 will be revised and submitted to the city for administrative review and

approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:

1. Parking requirements will be removed.
 2. The dimensions shown along the parcel lines will be corrected to reflect the true dimensions.
 3. Provide a dimension from the face of the main structure to the property line along Bell Road.
 4. Show right-of-way easement dimensions.
 5. Label all ADA ramps.
- b) The elevations, Sheet "C," prepared by John Reddell Architects, Inc. and dated January 31, 2011 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
1. Surface finishes will be provided for all site walls and enclosures.
 2. Surface finishes for walls and enclosures will conform to the finishes found throughout the Westfield Commons Master Development.
- c) The landscape plans, Sheet "L-1," prepared by T. J. McQueen and Associates, Inc. and dated December 12, 2010 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
1. Distribution of tree sizes will be fifty (50) percent twenty-four (24) inch box, thirty (30) percent thirty-six (36) inch box, and twenty (20) percent forty-eight (48) inch box.
- d) Hours of operation will be limited to 7:00 am to 9:00 pm daily.
- e) All utility comments sent via email on February 15, 2011 will be addressed and approved by city staff prior to issuance of civil construction permits.
- f) All comments, per letter dated March 4, 2011, on file with Engineering Services of Public Works, will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

Attached

Vicinity map, site plan, landscape plan, and elevations

LOCATION MAP – EXPRESS CARWASH



LOCATION MAP – EXPRESS CARWASH



Site

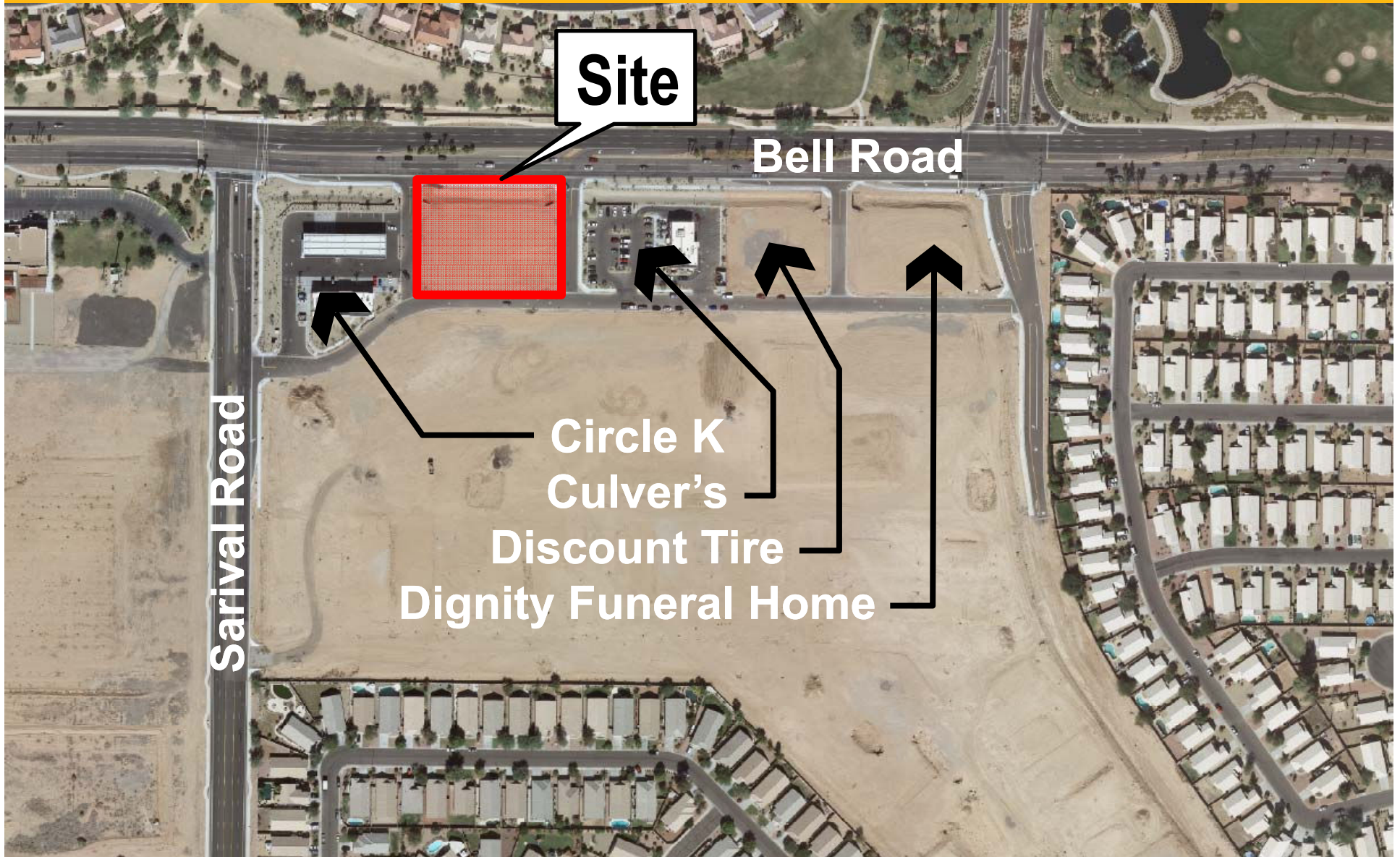
Bell Road

Sarival Road

**Circle K
Culver's**

Discount Tire

Dignity Funeral Home



©

BELL ROAD

q

▶ NORTH
N.T.S.



ADDRESS: WESTFIELD COMMONS LOT 3

ADDRESS: WESTFIELD COMMONS LOT 3

PARCEL: 501-77-982

PARCEL: 501-77-982

CONSTRUCTION TYPE: **V-B**

CONSTRUCTION TYPE: **V-B**

(1.4 AC.)

(1.4 AC.)

LEGAL DESCRIPTION:
LOT 2, WESTFIELD COMMONS SUBDIVISION AMENDED,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, IN BOOK 954 OF MAPS, PAGE 5

BUILDING USE: EXPRESS CARWASH

BUILDING ARE
GOING "B" C

CONDITIONED SPACE
OFFICE RESTROOMS

CONDITIONED SPACE
OFFICE RESTROOMS

EQUIPMENT ROOM / VAC RM	1821 SQ. FT.
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EQUIPMENT ROOM / VAC RM	1821 SQ. FT.
-------------------------	--------------

VACUUM / DEAILL CANOPY	3045 SQ. FT.
VACUUM CANOPY	5124 SQ. FT.

VACUUM / DEAILL CANOPY	3045 SQ. FT.
VACUUM CANOPY	5124 SQ. FT.

TOTAL AREA: 14695 SQ. FT.

TOTAL AREA: 14695 SQ. FT.

BILL DING HEIGHT 35' 4" TOP OF BARABET

BILL DING HEIGHT 35' 4" TOP OF BARABET

PARKING REQUIRED

PARKING REQUIRED

PARKING PROVIDED:

PARKING PROVIDED:

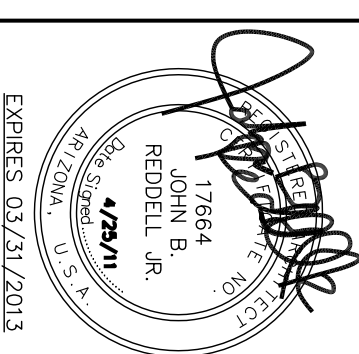
NOTE:
OFFICE SHALL BE SPRINKLERED BY DOMESTIC WATER SUPPLY AND
SHALL BE MONITORED.



SCALE: 1" = 20'-0"

NORTH

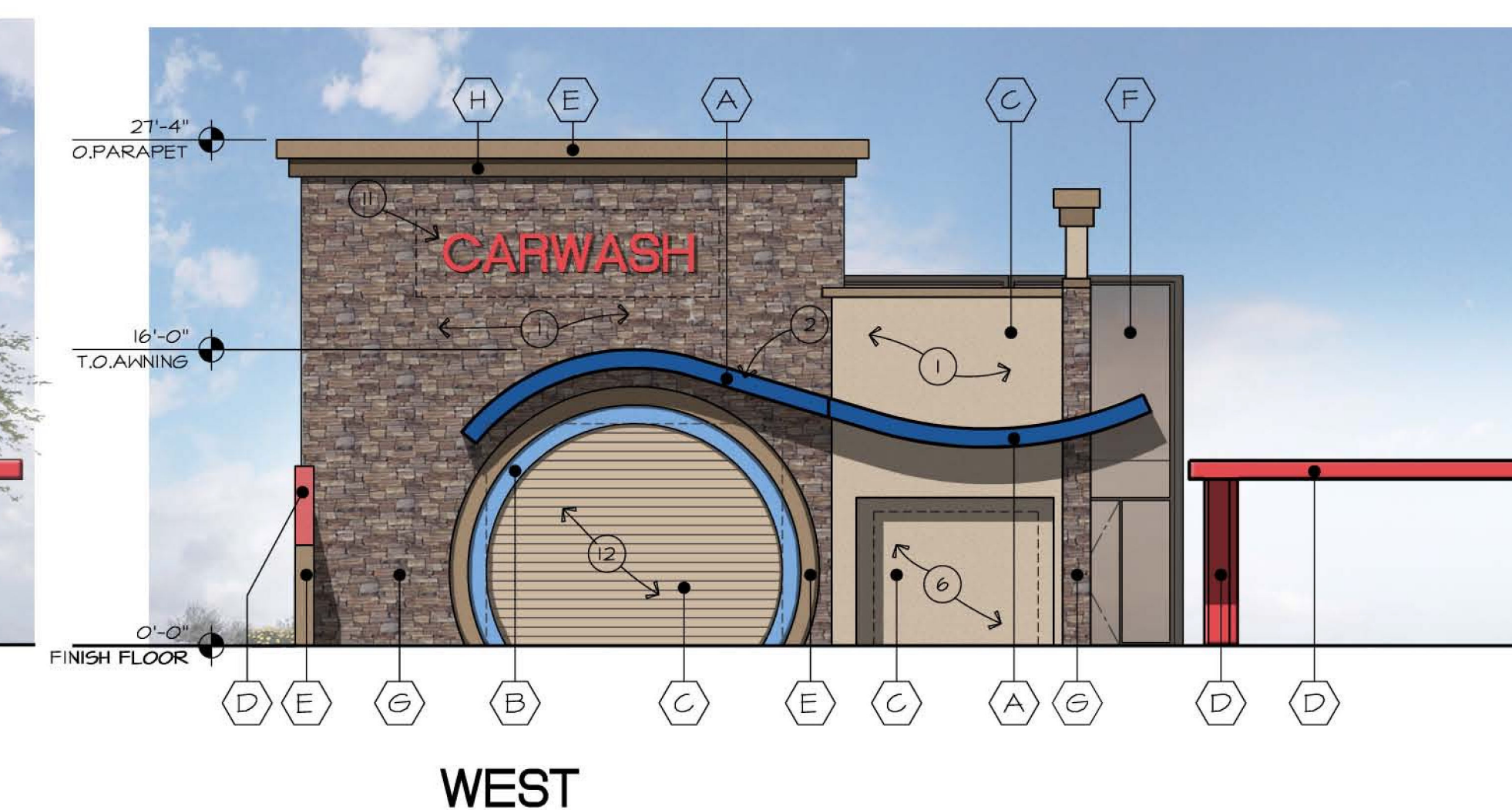
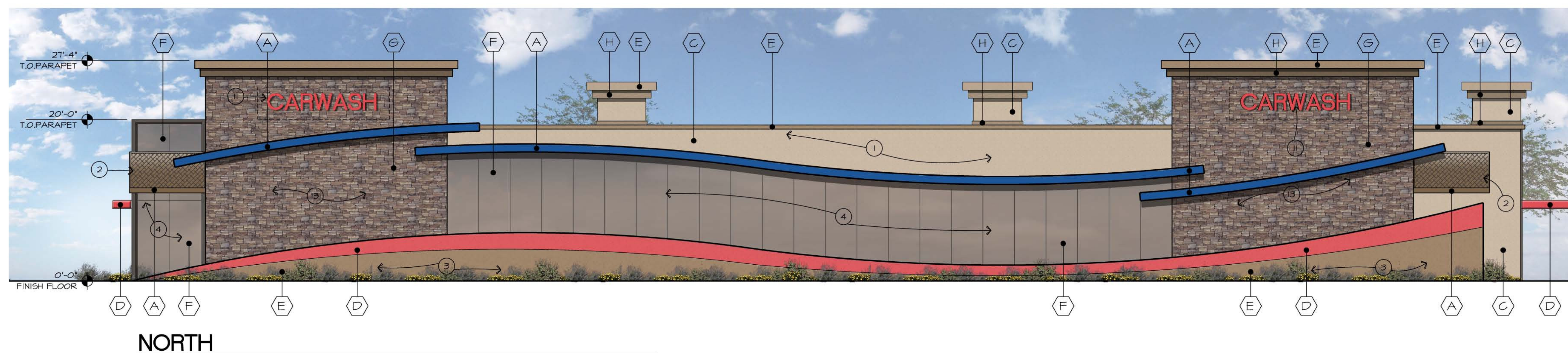
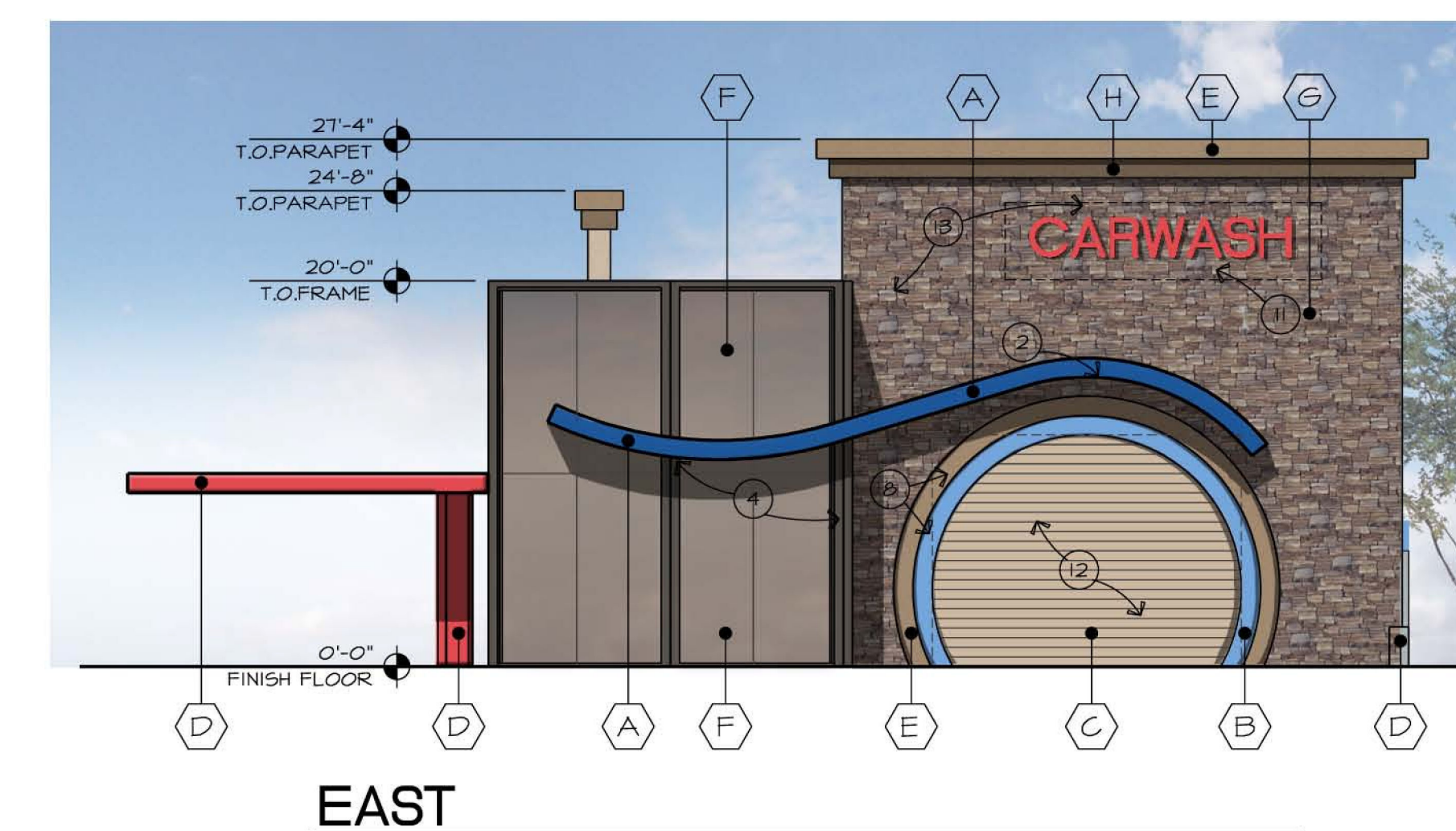
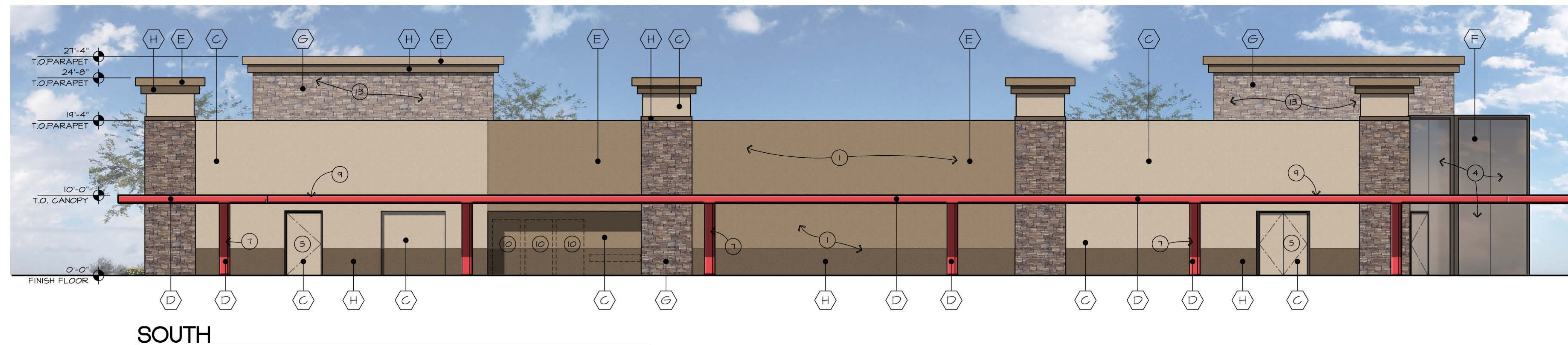
John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



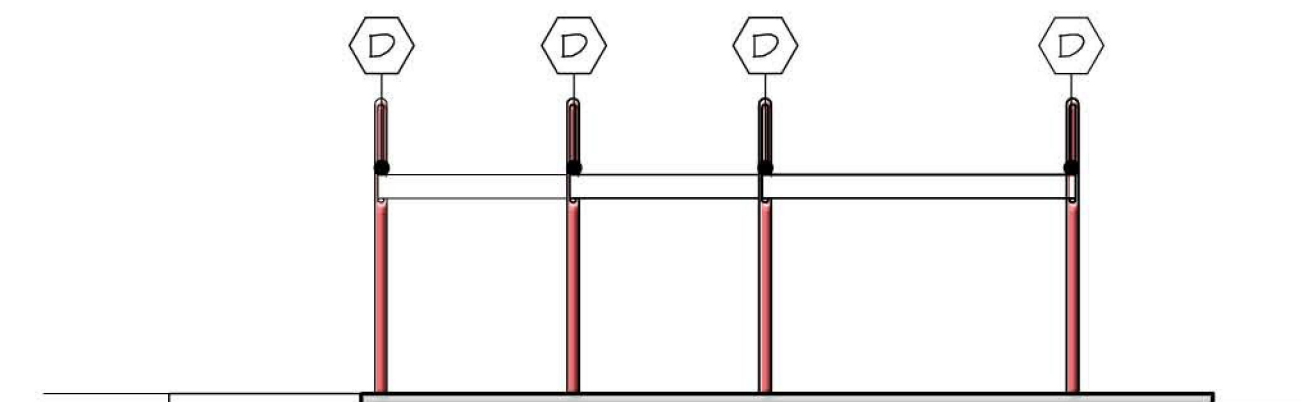
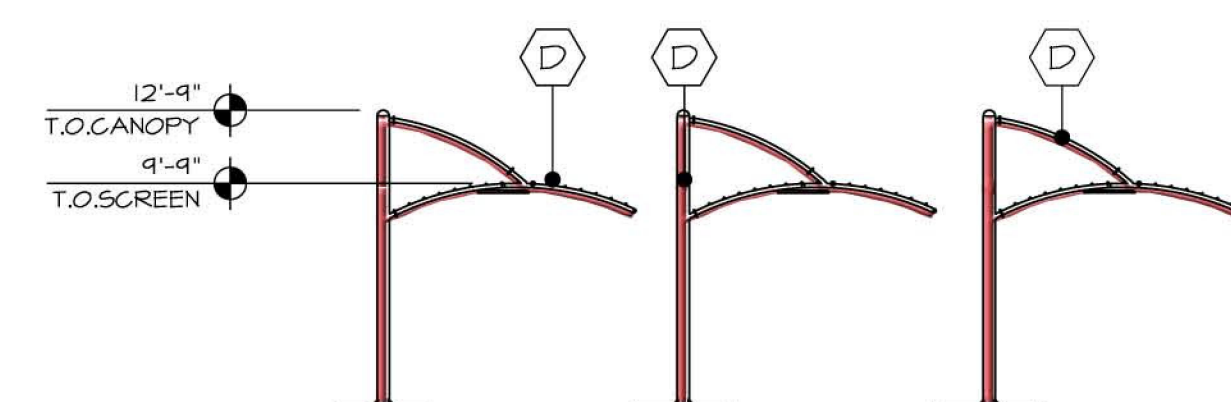
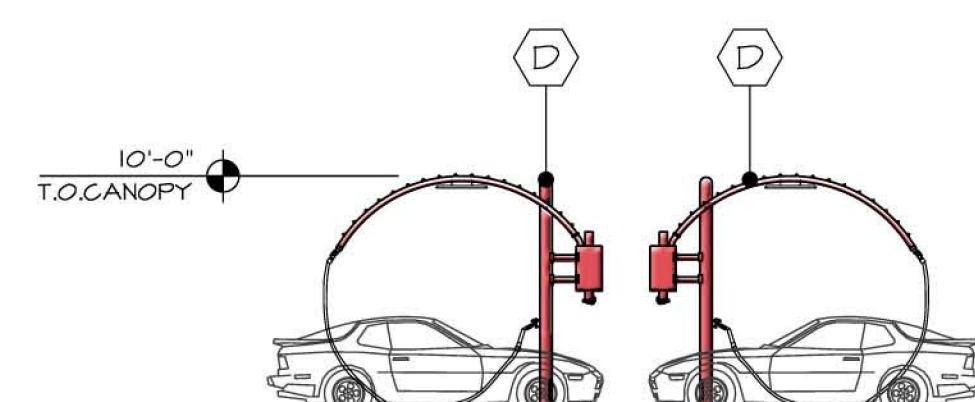
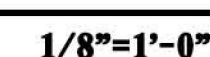
Date: 4/25/11
Revisions:

Revisions:

A

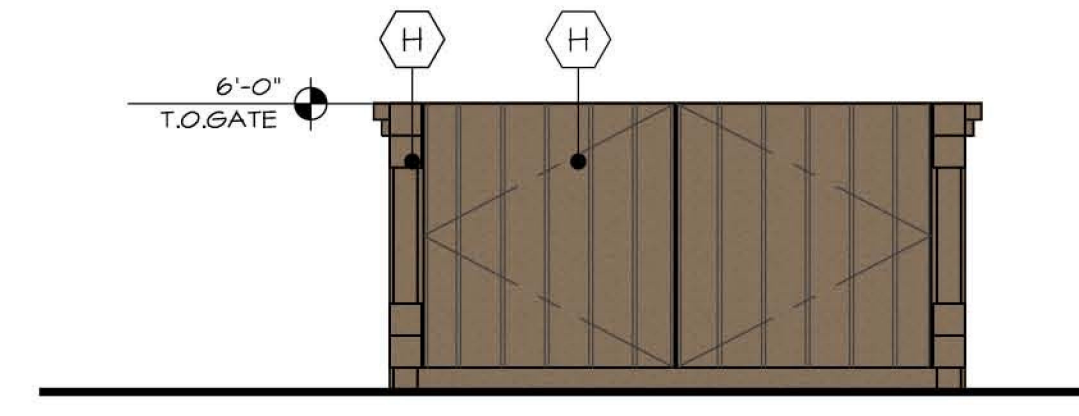
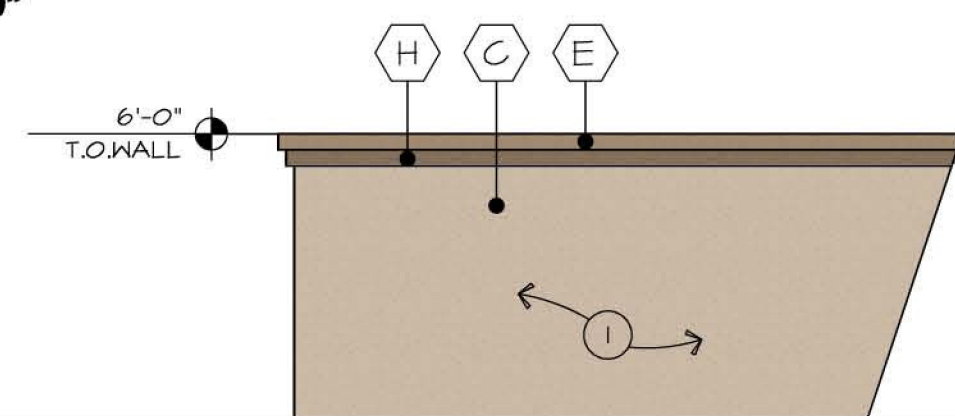
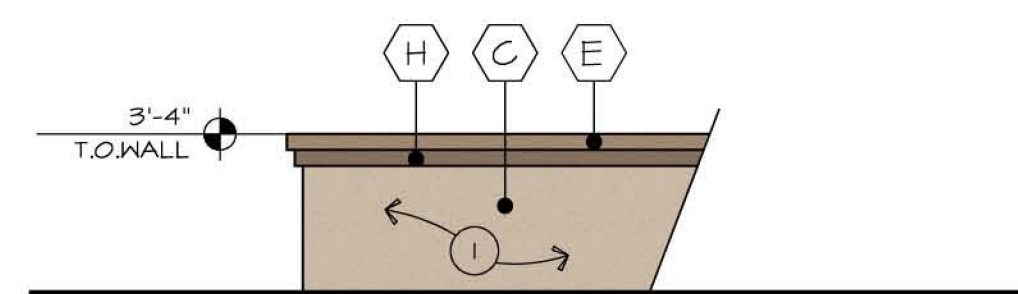
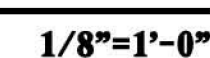


BUILDING ELEVATIONS

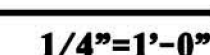


VACUUM CANOPYS

CANOPY ELEVATIONS



PARKING SCREEN WALL **SCREEN WALL ELEVATIONS**



NOTES:

1. 8x8x16 GCMU WITH EFIS STUCCO SYSTEM FINISH AT EXTERIOR (SAND FINISH)
2. METAL AWNINGS - PAINTED
3. 8x12x16 STANDARD GCMU WITH EFIS STUCCO SYSTEM AT EXTERIOR (SAND FINISH)
4. STOREFRONT DOOR / BUTT GLAZED WINDOW SYSTEM WITH TINTED GLASS
5. MANDOOK LOCATION - PAINTED
6. SES LOCATION - PAINT TO MATCH BUILDING
7. METAL COLUMN - PAINTED
8. RECESS WITH EFIS STUCCO FINISH
9. CANOPY ROOF AND FRAME
10. VENDING MACHINE LOCATION
11. SIGNAGE LOCATION - BY SEPARATE PERMIT
12. COILING DOOR SYSTEM
13. STONE VENER

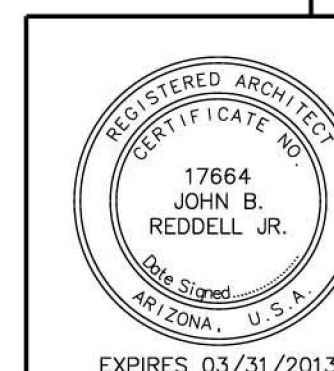
COLOR SCHEDULE

Painted DUNN EDWARDS Blue Chip - DE5067	(A)
Painted DUNN EDWARDS Contender - DE5064	(B)
Painted DUNN EDWARDS Rustic Taupe - Deb124	(C)
Painted DUNN EDWARDS Strawberry Jam - DE5076	(D)
Painted DUNN EDWARDS Teddy Bear - Deb131	(E)
STOREFRONT DOORS AND WINDOWS SHALL BE BRONZE ALUMINUM FRAME W/ BRONZE TINT	(F)
STONE VENEER CULTURE STONE	(G)
Painted DUNN EDWARDS Old Red - Deb133	(H)

NOTE:
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING
NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A
POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE
STREET OR ROAD FRONTING THE PROPERTY

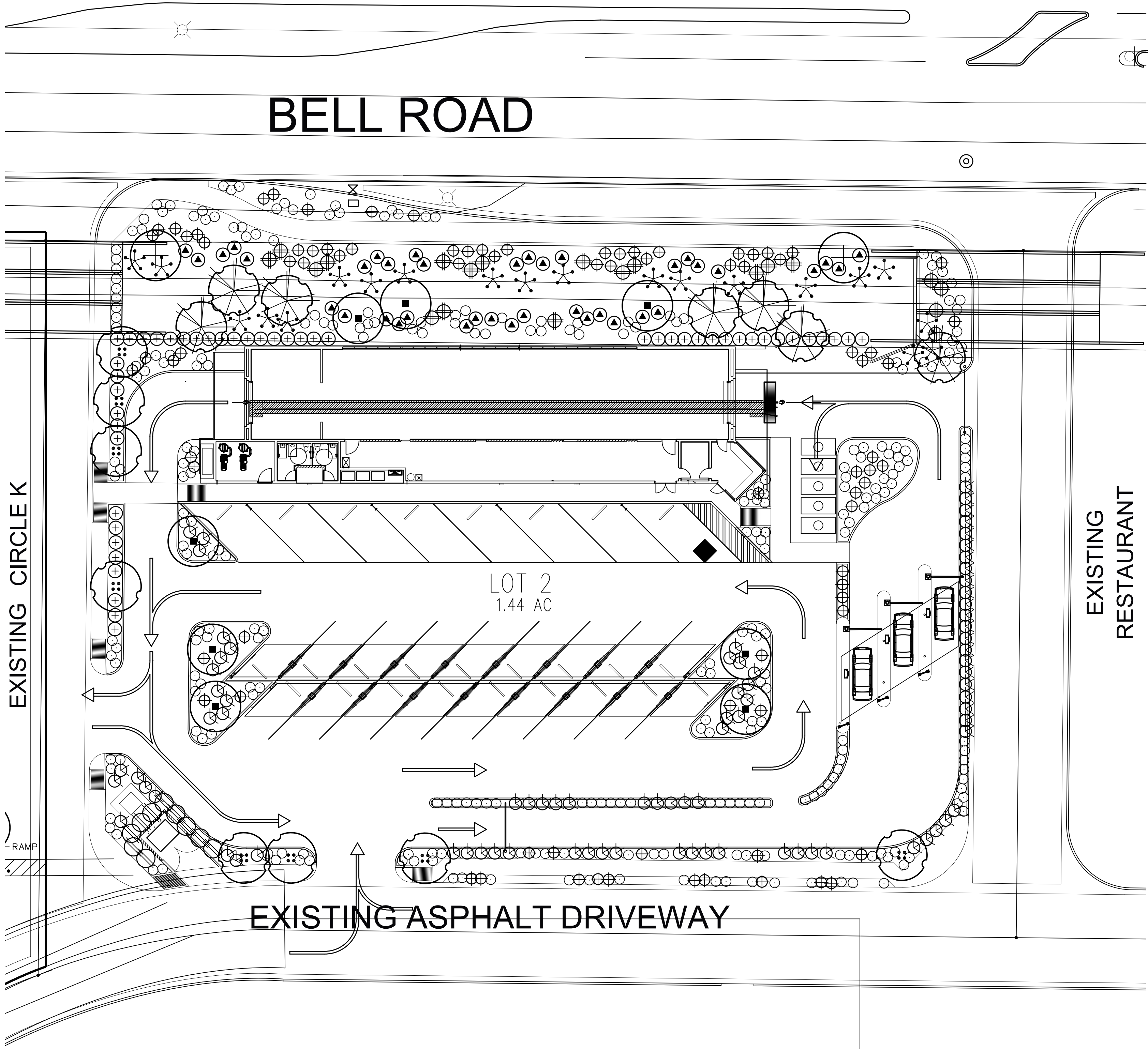
Lot -2 Westfield Commons Express Carwash

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



Date: _____
Revisions: _____

C



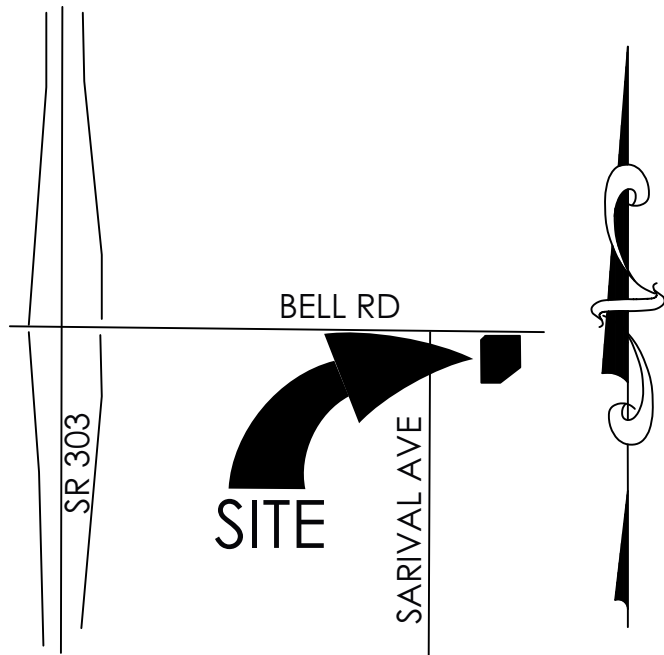
Landscape Plan

SCALE: 1"= 20'-0"



LANDSCAPE LEGEND

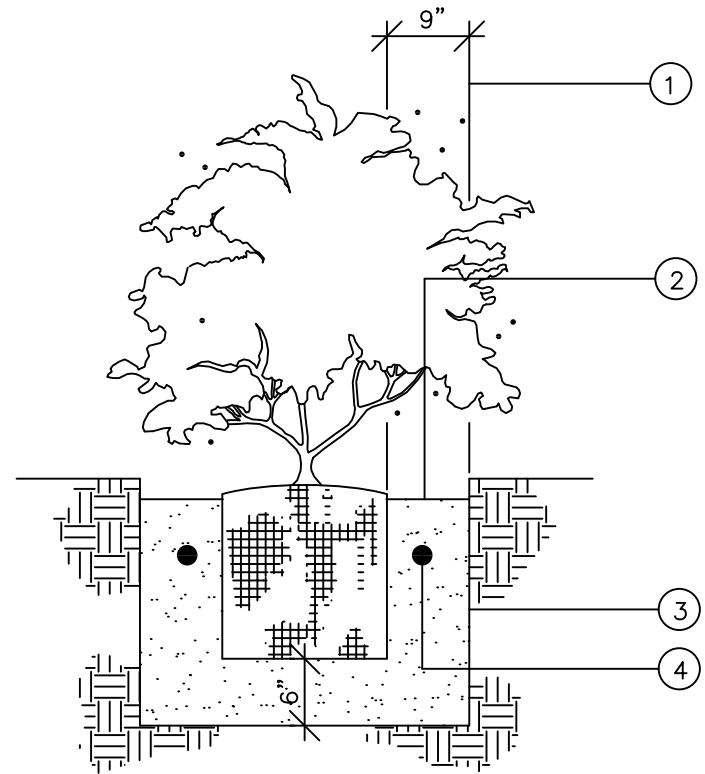
- Cercidium praecox
Sonoran Palo Verde
36" BOX (Min.3" Cal.)
- Acacia salicina
Willow Acacia
36" BOX (Min.3" Cal.)
- Acacia stenophylla
Shoestring Acacia
24" Box (Min. 2" Cal.)
- Acacia willardiana
Palo Blanco
24" Box (Min. 2" Cal.)
- Nerium oleander 'Petite Pink'
Petite Pink Oleander
5 Gallon
- Leucophyllum frutescens
Texas Ranger
5 Gallon
- Ruella peninsularis
Baja Ruellia
5 Gallon
- Caesalpinia mexicana
Mexican Bird of Paradise
5 Gallon
- Tecoma 'Orange Jubilee'
Orange Jubilee
5 Gallon
- Hesperaloe parviflora
Red Yucca
5 Gallon
- Dasylirion wheeleri
Desert spoon
5 Gallon
- Lantana montevidensis
Trailing Lantana 'Purple'
1 Gallon
- Convolvulus cneorum
Bush Morning Glory
1 Gallon
- 1/2" Screened Madison Gold
2" depth in all Landscape Areas
Decomposed Granite



VICINITY MAP
NOT TO SCALE

LANDSCAPE NOTES:

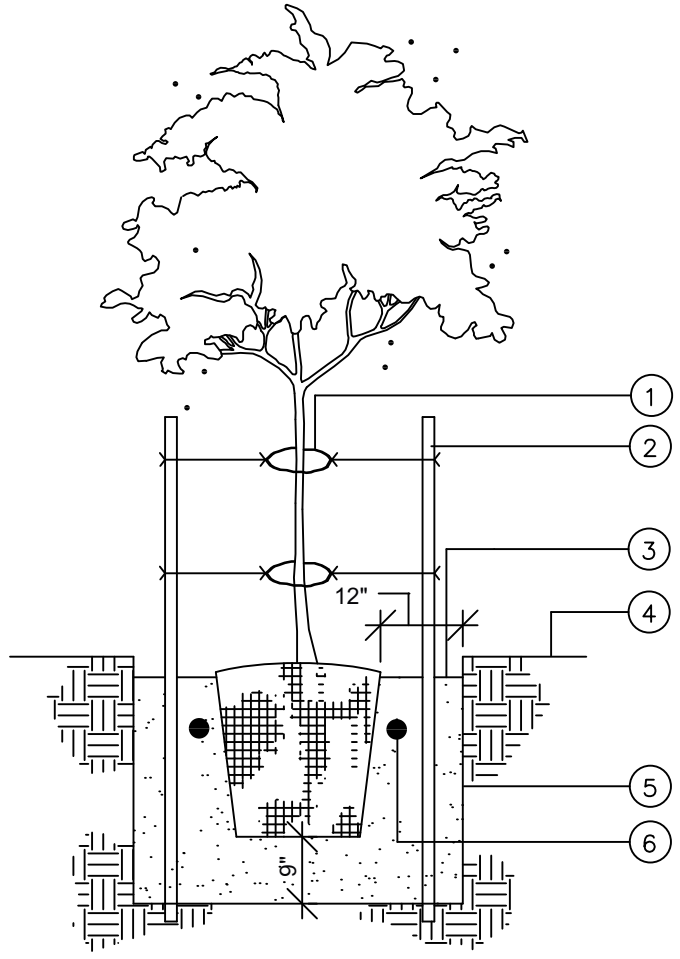
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6' 8".
- USE PVC LATERALS WITH A MAXIMUM OF 5' OF PLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.
- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS SEE SPECS. FOR RATIO

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

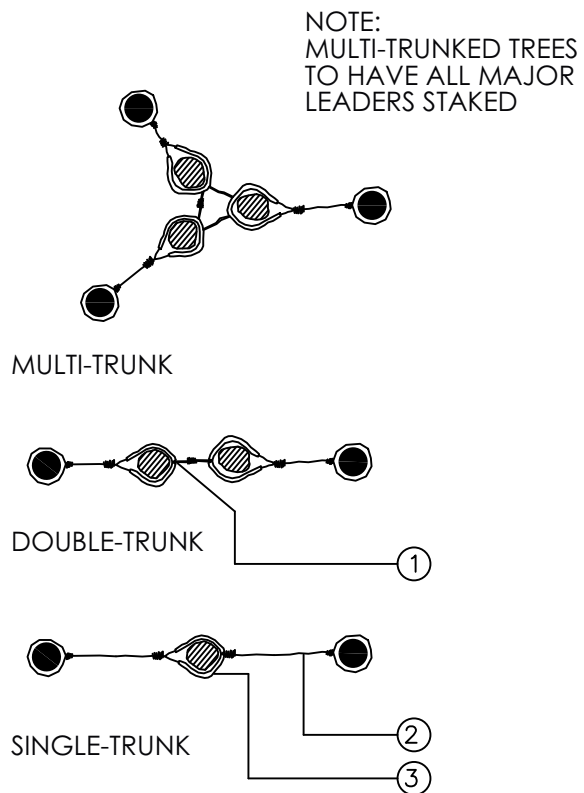
SHRUB PLANTING DETAIL



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

DOUBLE STAKING DETAIL



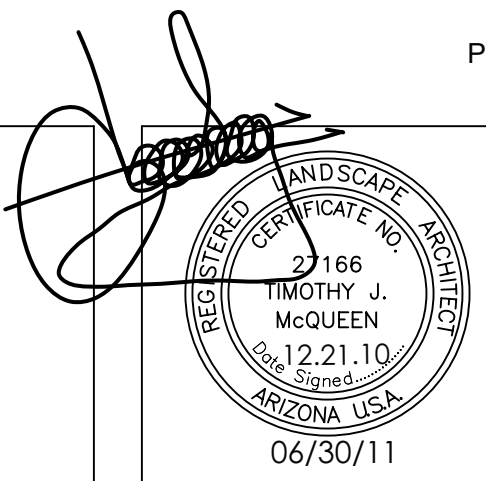
1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

345 EAST VIRGINIA AVENUE
PHOENIX, ARIZONA 85004
PHONE 602.265.0320 / FAX 602.266.6619



Date: 12-21-10
Revisions:

L-1

Lot - 2 Westfield Commons
Express Carwash
Surprise, Arizona.

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



CITY OF SURPRISE
Boards and Commissions

May 19, 2011 @ 6:00:00 PM

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

Board Meeting Date:	May 19, 2011	Contact Person:	Adam Copeland, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS11-058, a conditional use permit for Dunkin' Donuts restaurant with drive-thru.

Motion:

I move to approve FS11-058, a conditional use permit for Dunkin Donuts restaurant with drive-through and to adopt staffs findings and conditions a through b.

Background:

Proposed is a fast-food restaurant with a drive-thru facility. Planned improvements include a stand-alone 1,800-square-foot Dunkin' Donuts building with a drive-thru, landscaping, patio, parking lot resurfacing, and sidewalks.

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](#)
 - ☐ [Site Plan](#)
 - ☐ [Elevations](#)
 - ☐ [Landscape Plan](#)
-

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: May 19, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Adam Copeland, Planner
adam.copeland@surpriseaz.gov 623-222-3137

Re: FS11-058 Dunkin' Donuts

Application Summary

The applicant is requesting a conditional use permit approval for a stand-alone 1,800-square-foot Dunkin' Donuts drive-thru restaurant.

Location

The project is located generally on the southeast corner of Grand Avenue and Colonnade Way.

History

- The subject property is the last “pad” site to be developed as part of the Grand Marketplace Master Site Plan.
- On April 19, 2011, a Citizen Review Meeting for the subject project was held at Surprise City Hall.

Use

The use entails a fast-food restaurant with a drive-thru. Planned improvements include a stand-alone 1,800-square-foot Dunkin' Donuts building, landscaping, patio, parking lot resurfacing, and sidewalks.

Staff Review

In order for a drive-thru restaurant to locate within the proposed commercial area, a conditional use permit is required to be approved by the Planning and Zoning Commission.

There are certain factors that staff had to analyze before recommending the project for approval. These factors include location, access and circulation, landscape treatments, parking, architecture, and noise impacts.

Location

The project is approximately 700 feet away from any residentially zoned property and is within close proximity to Grand Avenue.

Access and Circulation

Primary access to the site will be from Grand Avenue to the east and Colonnade Way to the west. The existing roadways surrounding the site can accommodate increased traffic volumes generated from Dunkin' Donuts. Additionally, the design of the drive-thru, which is located on three sides of the building, will allow for ample stacking.

Landscape

Landscaping will be added around the perimeter of the facility and will be consistent with the existing vegetation within Grand Marketplace.

Parking

All parcels within the Grand Marketplace project have a shared parking agreement. In addition to on-site parking, the Albertsons parking lot to the west has excess parking that can accommodate any overflow.

Architecture

The structure includes varied roof lines, façade pop-outs, and various materials on all four sides of the building. The project will enhance the view sheds within the Grand Marketplace project.

Noise

Decibel levels emanating from the project are low and will not have any adverse impacts on surrounding properties.

Economic Impact

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

Citizen Review Meeting

On April 19, 2011, a Citizen Review Meeting was held at Surprise City Hall. No one from the public attended.

Findings

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

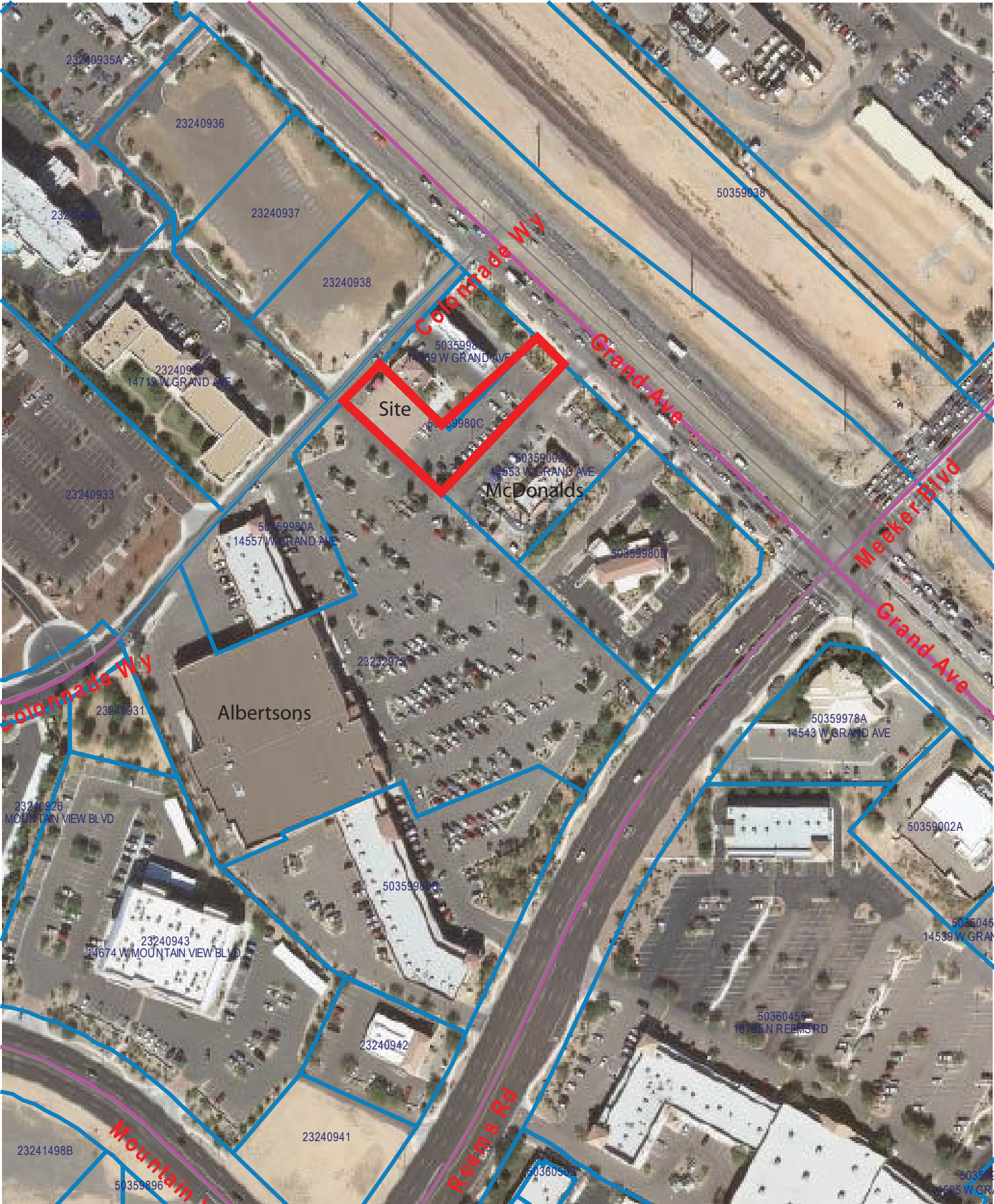
Recommendation

Staff recommends to the Planning and Zoning Commission the project for approval, subject to the following conditions:

- a) The preliminary grading plan prepared by DKG Civil, LLC, dated March 10, 2011, shall be revised and submitted for administrative review and approval to include the following modifications:
 - a. A lighter background of existing information.
 - b. Existing spot elevations or contours.
 - c. Existing finish floor elevation of adjacent gas station.
 - d. Existing and proposed water and sewer.
 - e. Location where proposed grade matches the existing grade.
 - f. The expiration date of the engineer's seal.
- b) The parking stalls shall be re-striped on-site.

Attachments: Vicinity map, site plan, landscape plan, and elevations

Vicinity Map- Dunkin' Donuts





EAST ELEVATION

A 3/16" = 1'-0"



WEST ELEVATION

B 3/16" = 1'-0"



SOUTH ELEVATION

E 3/16" = 1'-0"



NORTH ELEVATION

C 3/16" = 1'-0"

ARCHITECTURE
Arizapo
DESIGN

8810 E CHAUNCEY LANE
SUITE 100
PHOENIX, AZ 85054
PHONE: 602.248.2000
FAX: 602.248.2000
WWW.ARIZAPO.COM



DP DATE: 07-08-2011

DUNKIN' BRANDS
[eatdrinkthink]

DATE

DELTA

DUNKIN' DONUTS

GRAND MARKETPLACE - PAD 'C'
NWC GRAND AND REIMS
SURPRISE, ARIZONA

SHEET TITLE
EXTERIOR
ELEVATIONS

JOB NO.
A1101

DATE 26 JAN 2011

SCALE AS NOTED

DRAWN R

CHECKED WR

SHEET NO.

SP-3



LANDSCAPE LEGEND			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM (CHINESE ELM)	24" BOX
	EXISTING TREE TO REMAIN		
SHRUBS			
	NERIUM OLEANDER	DWARF OLEANDER	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.
	PHOENIX ROEBELENI	PYGMY PALM	5 GAL.
	TECOMA HYBRID	ORANGE BELLS	5 GAL.
	AGAVE PARRYI	PERRY'S AGAVE	5 GAL.
	EXISTING SHRUB		
GROUND COVER			
	LANTANA CAMARA HYBRID	BUSH LANTANA	1 GAL.
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL.

ARCHITECTURE
Arizona
DESIGN
 6910 E. CHAUNCEY LANE
 SUITE 100
 PHOENIX, AZ 85054
 PHONE 480.288.2900
 FAX 480.288.2905
 WWW.ARIZONA-AD.COM

DUNKIN' DONUTS
 GRAND MARKETPLACE - PAD 'C'
 NWC GRAND AND REEMS
 SURPRISE, ARIZONA

SHEET TITLE
LANDSCAPE PLAN
 JOB NO.
A1101
 DATE 26 JAN 2011
 SCALE AS NOTED
 DRAWN KI
 CHECKED WR
 SHEET NO

L-1



CITY OF SURPRISE
Boards and Commissions

May 19, 2011 @ 6:00:00 PM

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

Board Meeting Date:	May 19, 2011	Contact Person:	Chris Boyd, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion regarding enforceability of Conditional Use Permits, particularly temporary buildings.

Motion:

N/A

Background:

N/A

Financial Impact Statement:

N/A

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):

Chris Boyd, Assistant Director, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: May 19, 2011
To: Planning and Zoning Commission
From: Jeffrey J. Mihelich, Community & Economic Development Director
Chris Boyd, Community & Economic Development Assistant Director
Re: Conditional Use Permits and Temporary Buildings

Introduction

At the request of the Planning and Zoning Commission, staff investigated issues with enforceability in regards to Conditional Use Permits particularly in regards to temporary buildings.

Conditional Use Permits

Conditional Use Permits (CUPs) are defined as the legal authorization to undertake a conditional use as defined by Chapter 122 of the Surprise Municipal Code. Conditional use permits are utilized for activities such as wireless cellular facilities, drive-through facilities, and vehicle sales.

Currently the CUP section of the Surprise Unified Development Code (SUDC) (Sec. 122-114) does not contain specific enforcement language relating to enforceability of CUPs. Any enforcement action would be directed by Article 14, Enforcement, of the SUDC. Although Article 14 does mention the revocation of a permit, the context of the article suggests that it is specifically addressing construction permits and not uses as allowed by CUPs. Additionally, Article 14 does not provide specific procedures for the Planning and Zoning Commission to initiate and conduct a CUP revocation hearing.

Temporary Buildings

In the past, temporary buildings, including classrooms, office space, and sales facilities, were permitted by a variety of means including CUPs, administrative approvals, and by building permit. These structures include:

- Carden Charter School Classrooms
 - CUP08-260

- Approved January 6, 2009 and permitted until June 30, 2011 unless construction of permanent facilities are initiated which would extend the allowable date to September 1, 2012.
- Saint Clare of Assisi Offices
 - CUP00-120 and CUP07-106
 - Extension of temporary use for offices approved on June 5, 2007 and permitted until June 5, 2010.
- Desert Oasis Sales Offices
 - MHC05-303
 - Administratively approved October 5, 2005 with no expiration date listed.
 - Additional building permitted as a temporary construction trailer on January 20, 2005. No expiration date listed.
- Surprise Medical
 - SP05-256
 - Approved August 16, 2005. Use of the structure is limited to six (6) years of operation. The certificate of occupancy was granted on February 22, 2006, establishing an expiration date of February 22, 2012.
- Surprise Fire Station 304
 - Building Permit 014861
 - Temporary building permitted in 2001. No expiration date listed.
- MWD Facilities
 - Temporary facilities were allowed with building permits in 1996 and 1997 with no expiration dates listed.

The current code, adopted in June 2009, allows temporary buildings for the use of construction trailers and sales offices. Other than construction trailers, the city has only approved one temporary sales office as part of a model home complex submittal.

Staff Comments

Staff recommends maintaining the current code in regards to temporary buildings.

With respect to enforceability of CUPs, staff recommends making the following changes to the CUP section of the SUDC:

- Clearly delineating that a violation of a CUP is a violation of the SUDC.
- Provide procedures for the Planning and Zoning Commission to initiate and conduct CUP revocation hearings.