



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

Thursday, March 3, 2011 @ 6:00 PM
 Council Chambers

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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#1 District Internal Consideration and action on February 3, 2011 Planning and Zoning Commission minutes.

Approve
Deb Perry,
Community &
Economic
Development

#2 District 3 Consideration and action on case FS10-223, a site plan for Skyway Commons.

Approve
Adam Copeland,
Community &
Economic
Development

OTHER BUSINESS:

#3 District Citywide Review and discussion on the progress of the Village 3 plan.

No Action
Vineetha
Karthi,
Community &
Economic
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: POSTED: Thursday, February 24, 2011 at 3:00pm

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

March 3, 2011 @ 6:00:00 PM

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Board Meeting Date:	March 3, 2011	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

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

Motion:

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

Background:

N/A

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [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

February 3, 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, February 3, 2011.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Director Jeff Mihelich stated that the Strategic Plan is going forward to City Council Meeting on Tuesday, February 8th, for final consideration.

CALL TO THE PUBLIC

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

CONSENT AGENDA

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for January 11, 2011.**

Vice Chair Somers stated that the minutes should be amended to change “dispensaries” to “offsite cultivation facilities”.

Commissioner Rein made a motion to approve the **Planning and Zoning Commission Minutes for January 11, 2011, as amended**. Commissioner Smith seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 2: Planning and Zoning Commission Minutes for January 18, 2011.**

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission Minutes for January 18, 2011**. Vice Chair Somers seconded the motion. The motion passed with a vote of 7 ayes.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS10-274 – Consideration and action – Medical Marijuana Text Amendment**

Assistant Director Chris Boyd presented the text amendment to the Commission.

In response to Chair Blair, Assistant Director Boyd stated that the process of disposal of medicinal marijuana from dispensaries would be a business decision for the owner. The city regulates that the waste products are not to be disposed of in an exterior refuse container.

In response to Commissioner Bieniek, Assistant Director Boyd stated that hours of operation are not limited to any other type of business; however, hours of operation may be addressed as part of the conditional use permit that will be required to run dispensaries and offsite cultivation facilities.

Commissioner Hallin expressed concern over the lack of control over the restrictions for qualified care givers and qualified patients and suggested adding a conditional use requirement for those individuals. In response, Director Mihelich explained that the state allows municipalities to make reasonable restrictions. Because the city does not require a conditional use permit for any other home based business, making this a requirement could be challenging.

Commissioner Rein expressed concern regarding the church buffer, specifically in the Grand Avenue and Bell Road area and suggested removing the church buffer.

Chair Blair opened the call to the public.

Ryan Hurley, representing Rose Law Group, requested that C-2 be included in allowable zoning districts.

Mike Woodard, resident, described his experience with cancer and stated his support of medical marijuana. He stated that medical marijuana reduces nausea, increases the patient's appetite, and helps reduce pain for cancer patients.

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

There was discussion of the following items and consideration was given to amending the zoning code; however, none of the items received consensus among the Commission.

- Permit use within C-2 zoning
- Require CUP for qualifying patients and caregivers
- Restrict operation hours within the text amendment
- Removal of the church buffer

Commissioner Smith made a motion to approve **FS10-274, a text amendment for Medical Marijuana** and adopt staff's findings. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes and 2 nays (Hallin, Rein).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the regular Planning and Zoning Commission meeting at 7:35 p.m.

STAFF PRESENT:

Community and Economic Development Director Jeff Mihelich, Assistant City Attorney Jim Gruber, Assistant Community and Economic Development Director Chris Boyd, GIS Division Manager Lloyd Abrams, Development Services Manager Debbie White, Commander Donald Schneidmiller, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich, Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

March 3, 2011 @ 6:00:00 PM

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

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS10-223, a site plan for Skyway Commons.

Motion:

I move to approve FS10-223, a site plan for Skyway Commons and to adopt staffs findings and conditions a through h.

Background:

Four (4) retail buildings are proposed to be completed in one phase, which are intended to serve existing and future businesses. Additionally, the project will serve the surrounding residential community. The structures will range from 12,000 square feet to 20,000 square feet and will have the flexibility to accommodate tenants both large and small.

Financial Impact Statement:

See attached.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)
- ☐ [Perspective 1](#)
- ☐ [Perspective 2](#)
- ☐ [Elevation 1](#)
- ☐ [Elevation 2](#)
- ☐ [Elevation 3](#)
- ☐ [Elevation 4](#)

- ☐ [Landscape 1](#)
- ☐ [Landscape 2](#)
- ☐ [Landscape 3](#)

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

Date: March 03, 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: FS10-223, Skyway Commons

Application Summary

The applicant is requesting a site plan approval for four (4) retail buildings totaling 53,550-square-feet. Bundled with the site plan is an amended final plat, which is required in order to identify all easements and combined lots.

Location

The project is located on the northwest corner of Peoria Avenue and Dysart Road within the Skyway Business Park master planned project.

History

- The Skyway Business Park Planned Area Development was approved by the Mayor and City Council on July 28, 2005.
- The Skyway Business Park final plat was approved by the Mayor and City Council on December 22, 2005.

Project Summary

Four (4) retail buildings are proposed to be completed in one phase, which are intended to serve existing and future businesses. Additionally, the project will serve the surrounding residential community.

The structures will range from 12,000-square-feet to 20,000-square-feet and will have the flexibility to accommodate tenants both large and small.

Staff Review

Retail uses are allowed by right in the approved Skyway Business Park Planned Area Development. Uses that are permitted by right require a site plan approval prior to issuance of any building or civil permits. In addition, an amended final plat is necessary in order to identify all easements and combined lots.

The location is appropriate to serve existing and future industrial users in the Surprise Railplex in addition to nearby residential.

Infrastructure

The original Skyway Business Park master developer completed roadway and infrastructure improvements within all collector and adjacent arterial street rights-of-way.

Architecture

The architectural character of the building is the most attractive aspect of the project. The proposed development will be extremely visible and include high quality architecture at the southern gateway to the City of Surprise.

Landscaping

Low-water vegetation will be placed throughout the site. The landscaping palette mimics the pattern that exists within Skyway Business Park.

Lighting

All lighting on site will include full downcast cut-off fixtures. Additionally, the lighting plan reviewed shows no light trespass will occur onto adjacent properties.

Access

Primary access to the site will be from Dysart Road to the east and 132nd Avenue to the west.

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 Skyway Business Park Planned Area Development.

3. Staff finds that the subject project complies with the General Plan.

Recommendation:

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

- a) The Site Plan prepared by Cawley Architects, Inc, dated October 14, 2010, shall be revised and submitted for administrative review and approval to include the following modifications:
 - 1. The driveways shall comply with the City of Surprise Engineering Development Standards Detail 3-09 or 3-10.
 - 2. Provide sight visibility triangles per AASHTO at all driveways.
 - 3. Trash enclosure shall comply with the City of Surprise Engineering Development Standards Detail 2-01A.
 - 4. Show City limits.
 - 5. Show ingress on sheet A1.1 to illustrate compliance with WB-50 requirements.
 - 6. The administrative signature block will be removed.
 - 7. The site plan title will be changed to "Skyway Commons".
- b) A fire hydrant will be placed at the intersection of Dysart Road and Peoria Avenue.
- c) The signage displayed on the site plan is conceptual and will require separate administrative review and approval from the City of Surprise.
- d) The landscape plan prepared by T. J. McQueen & Associates, Inc. and dated August 5, 2010 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 - 1. Landscape islands will have a minimum width of six (6) feet measured from back of curb to back of curb.
 - 2. Parking for 23 bicycles will be provided.
 - 3. Deep root barriers will be required for all trees within ten (10) feet of paved areas or walls.
 - 4. Vegetation quantities and a ratio of tree sizes based on the ratio of 50 percent 24 inch box trees, 30 percent 36 inch box trees, and 20 percent 48 inch box trees will be provided.
 - 5. Trees with thorns will not be located within ten feet of any parking space or pedestrian route.
 - 6. Sight visibility triangles will be provided at each access point onto a public roadway.

7. Add note “no plant material will obstruct any traffic control signs or encroach into any sight visibility triangle as defined in the City of Surprise Engineering Standards Detail 4-02”.
 8. Tree species within city rights-of-way will be consistent with Section 8.1.2 of the City of Surprise Engineering Standards.
 9. Trees within parking area will be consistent with the tree list provided in Section 122-136 (2) k. of the City of Surprise Municipal Code.
 10. Landscaping density calculations will be provided that is consistent with one tree and five shrubs for every 400 square feet of landscape area.
 11. The pedestrian access walkway located in the southeastern corner of the site will be enhanced with trees and boulders.
 12. The landscape plan title will be changed to “Skyway Commons”.
- e) The Conceptual Grading and Drainage Plan and Conceptual Utility Plan prepared by Hunter Engineering, dated October 18, 2010, shall be revised and submitted for administrative review and approval to include the following modifications:
1. Label the ultimate outfall location and elevation on sheet C1.
 2. Provide a minimum slope of 0.0034 foot per foot for 8-inch sewer pipe.
 3. The conceptual grading and drainage plan and conceptual utility plan title will be changed to “Skyway Commons”.
- f) The Preliminary Drainage Report prepared by Hunter Engineering, dated October 18, 2010, shall be revised and submitted for administrative review and approval to include the following modifications:
1. A percolation rate of 0.1 cubic feet per second per drywell shall be used to calculate the total number of drywells for underground storage system.
 2. The preliminary drainage report title will be changed to “Skyway Commons”.
- g) A detailed sewer abandonment plan will be submitted and reviewed and approved by the Public Works Department prior to issuance of any building or civil permit.
- h) Any civil plan changes affecting the approved plat will require a plat amendment.

Attached: Vicinity map, site plan, elevations, landscape plan, and exhibits.



Milgard Wy

132nd Ave

Dysart Rd

Desert Cove Rd

Desert Cove Rd

Desert Cove Rd

Milgard Wy

132nd Ave

Dysart Rd

SITE

Dysart Rd

129th Ave

Sahuaro Dr

Sahuaro Dr

129th Ave

Peoria Ave

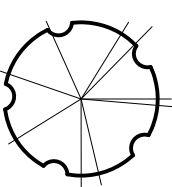
Peoria Ave

Peoria Ave

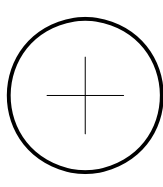
Peoria Ave

Dysart Rd

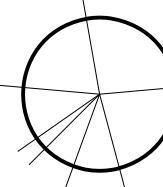
LANDSCAPE LEGEND

- 

PARKINSONIA PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
- 

TECOMA STANS 'GOLD STAR'
'GOLD STAR' TECOMA
5 GALLON
- 

ACACIA SALICINA
WILLOW ACACIA
36" BOX
- 

AGAVE HAYWARDIANA
HAYWARD AGAVE
5 GALLON
- 

OLNEYA TESOTA
IRONWOOD
48" BOX
- 

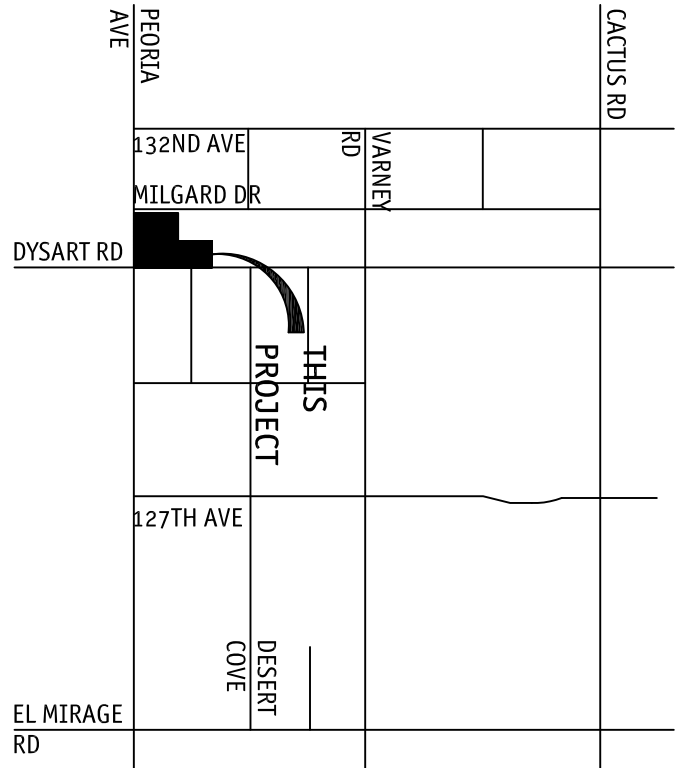
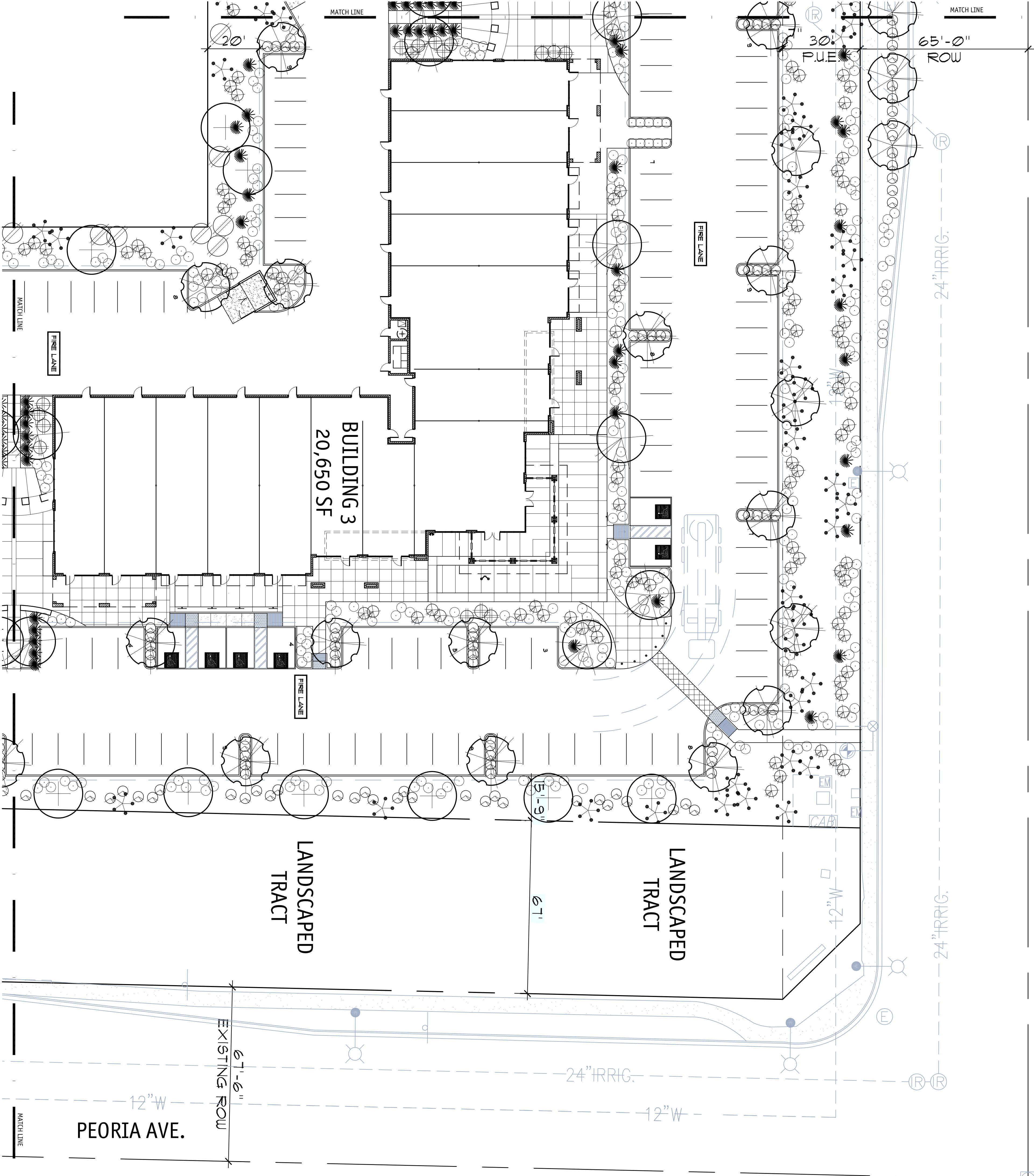
CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON
- 

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON
- 

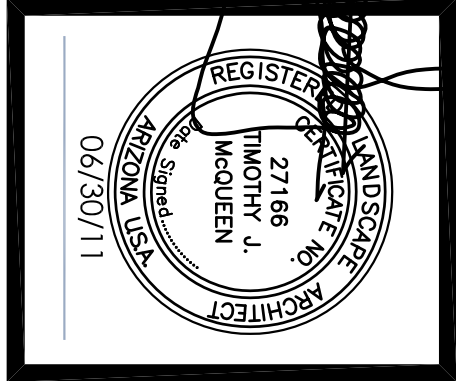
LANTANA 'NEW GOLD'
NEW GOLD LANTANA
1 GALLON
- 

RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- 

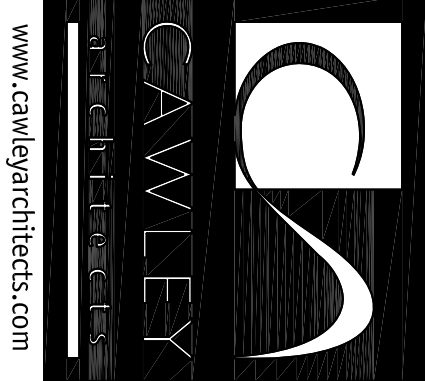
MULLENBERGIA EMERSONI 'EL TORO'
'EL TORO' BULL GRASS
1 GALLON



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1800 N. 19TH AVENUE
SUITE 100
PHOENIX, ARIZONA 85004
PH: (602) 265-0320 FX: (602) 266-6617



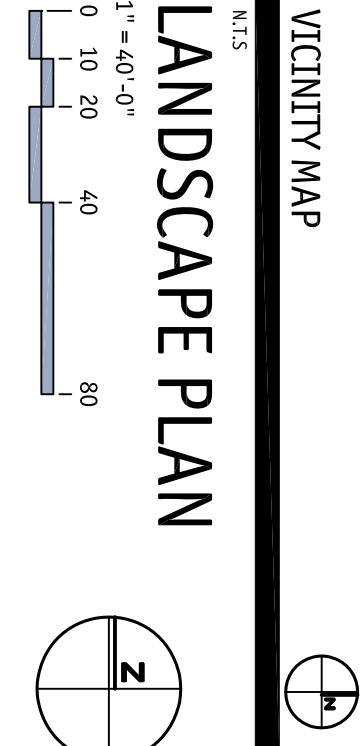
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060

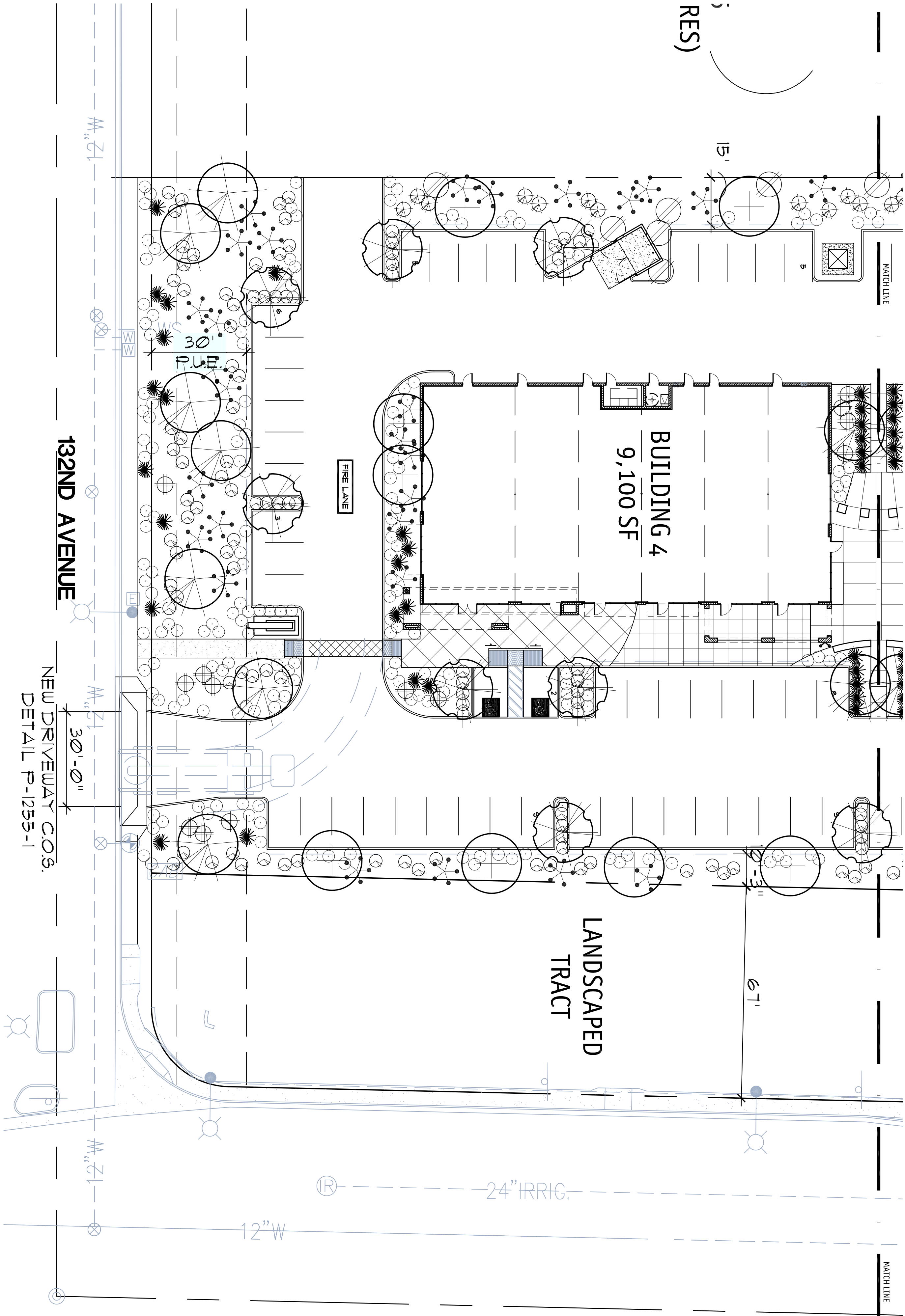


DYSART
PROMENADE
AT SKYWAY
BUSINESS PARK

Dysart Rd &
Peoria Ave
Surprise
Arizona

DATE
08 - 05 - 2010

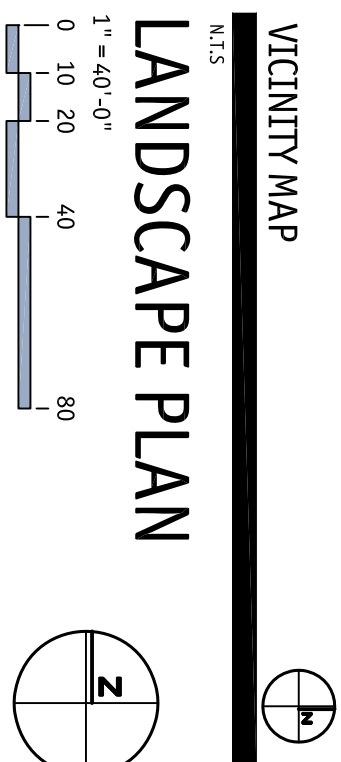




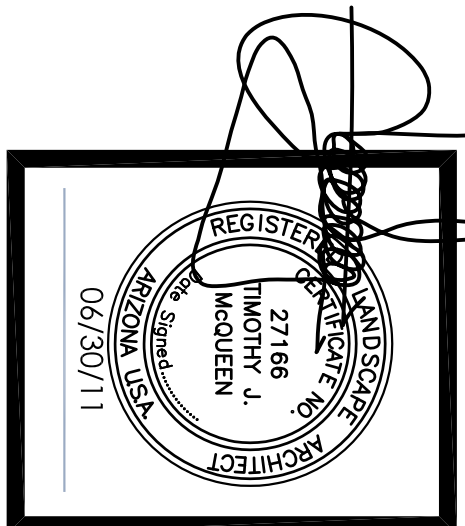
LANDSCAPE LEGEND

	TECOMA STANS 'GOLD STAR' GOLD STAR TECOMA 5 GALLON
	AGAVE HAVARDIANA HARVARD AGAVE 5 GALLON
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON
	LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA 1 GALLON
	MULLENBERGIA EMERSLEYI 'EL TORO' BULL GRASS 1 GALLON

RES)

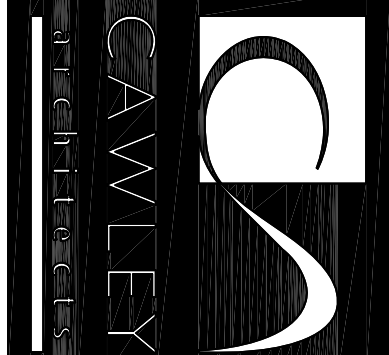


T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
345 E. Virginia Avenue
Tucson, Arizona 85715
PH: (602) 265-0320 FX: (602) 265-9615



730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060

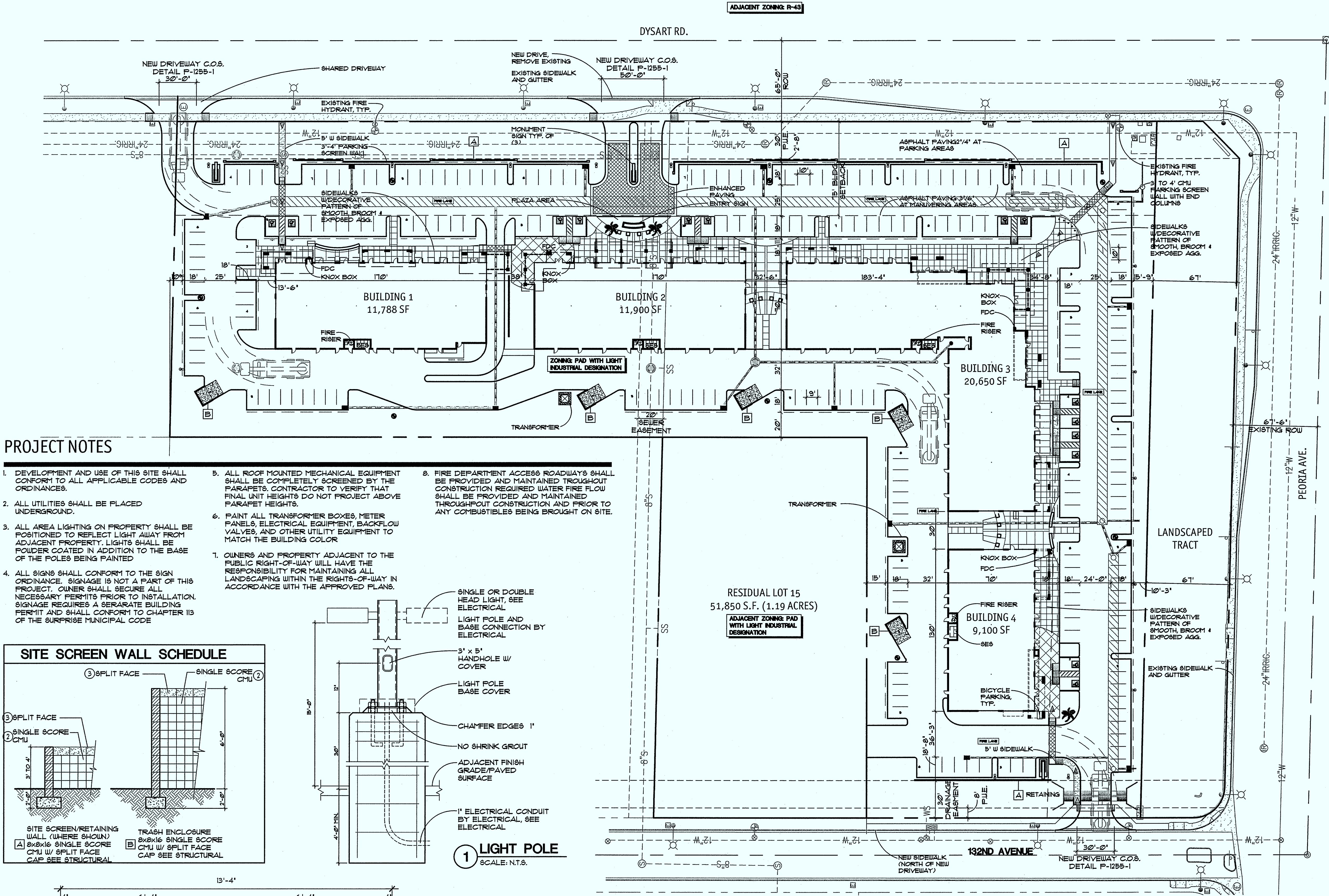
www.cawleyarchitects.com



DYSART
PROMENADE
AT SKYWAY
BUSINESS PARK

Dysart Rd &
Peoria Ave
Surprise
Arizona

DATE
08 - 05 - 2010



PROJECT NOTES

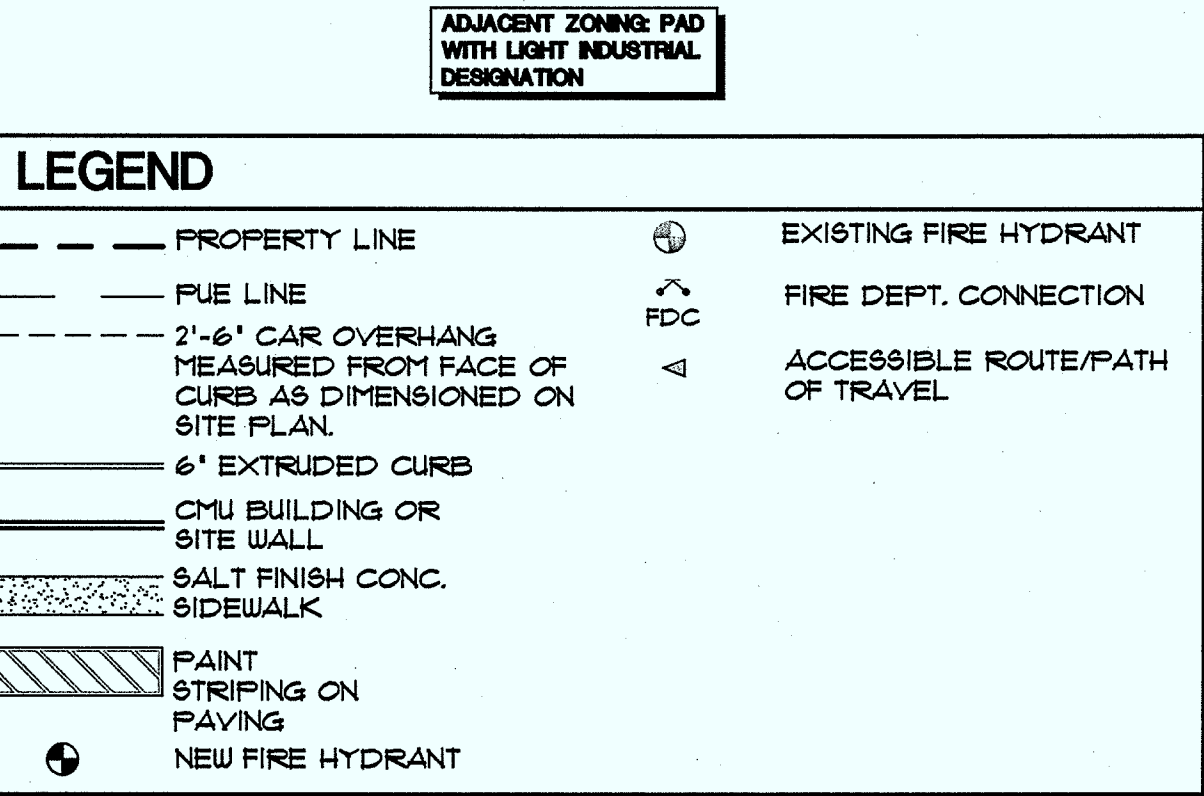
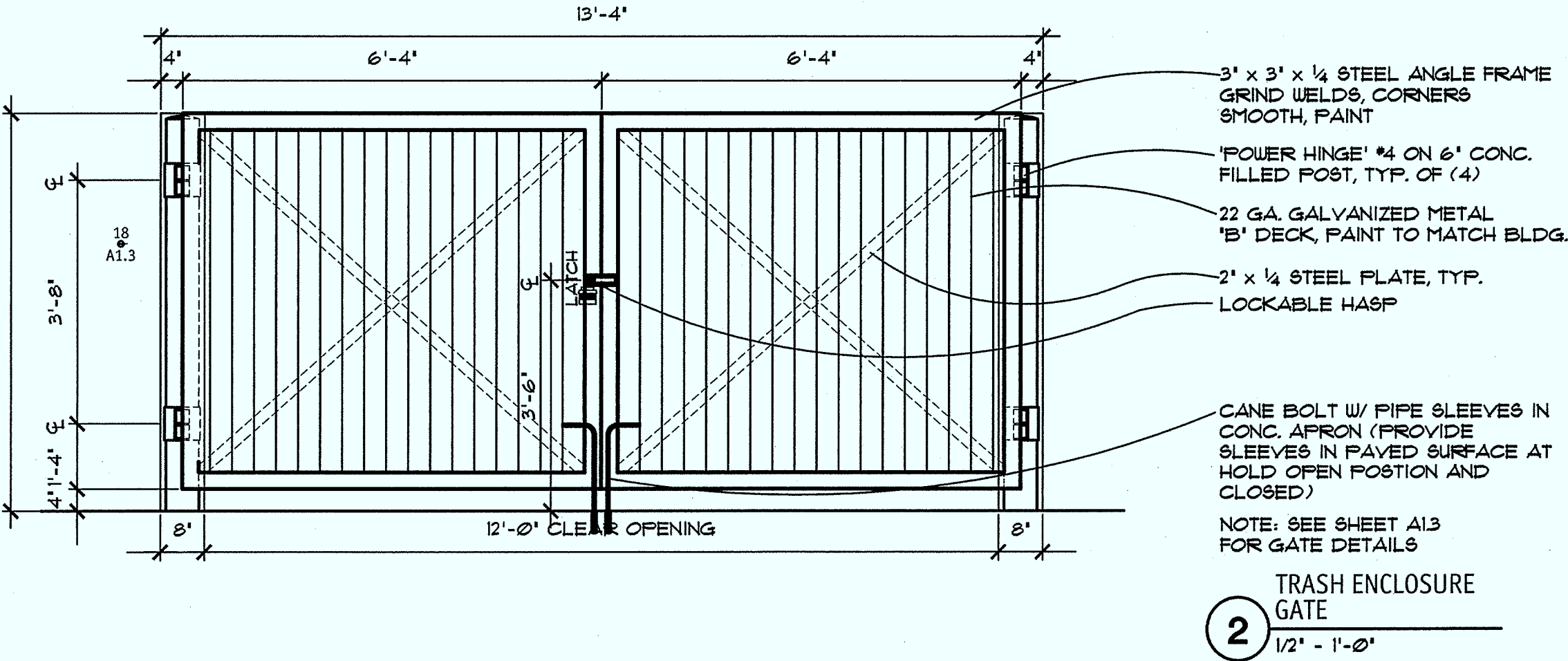
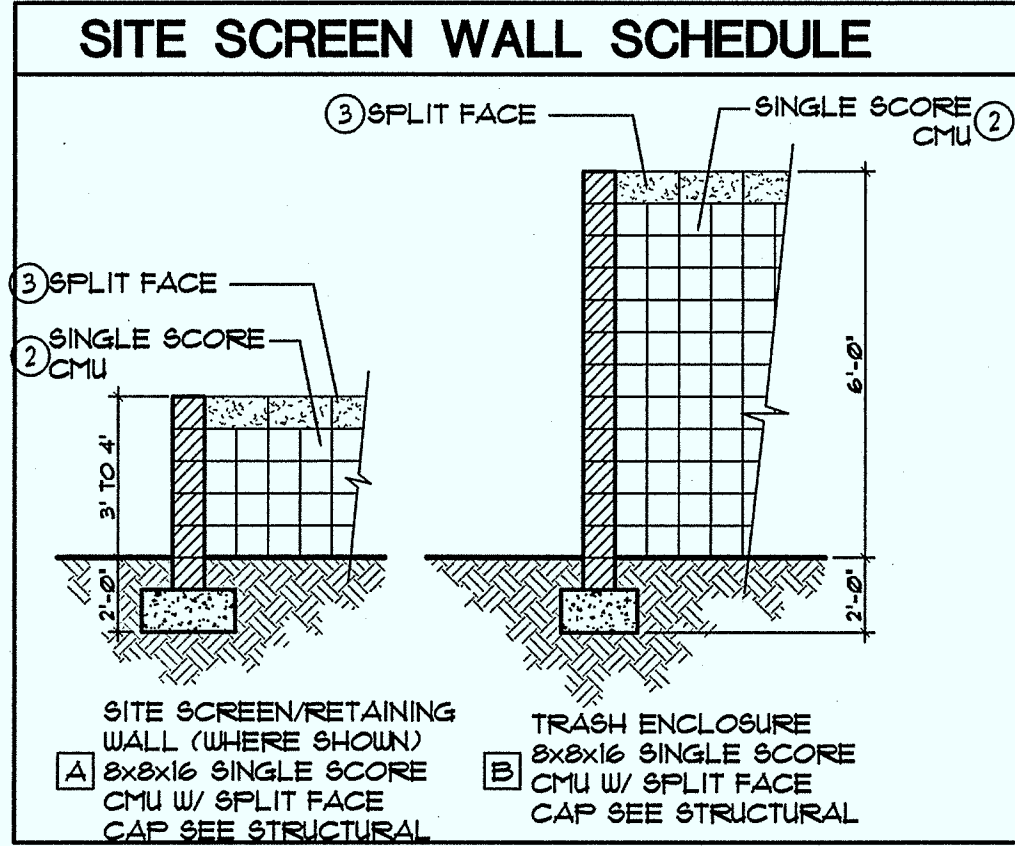
1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

2. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

3. ALL AREA LIGHTING ON PROPERTY SHALL BE POSITIONED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTY. LIGHTS SHALL BE FOLDER COATED IN ADDITION TO THE BASE OF THE POLES BEING PAINTED.

4. ALL SIGNS SHALL CONFORM TO THE SIGN ORDINANCE. SIGNAGE IS NOT A PART OF THIS PROJECT. OWNER SHALL SECURE ALL NECESSARY PERMITS PRIOR TO INSTALLATION. SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT AND SHALL CONFORM TO CHAPTER 113 OF THE SURPRISE MUNICIPAL CODE
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED BY THE PARAPETS. CONTRACTOR TO VERIFY THAT FINAL UNIT HEIGHTS DO NOT PROJECT ABOVE PARAPET HEIGHTS.

6. PAINT ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT, BACKFLOW VALVES, AND OTHER UTILITY EQUIPMENT TO MATCH THE BUILDING COLOR
8. FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION REQUIRED WATER FIRE FLOW SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
1. OWNERS AND PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH THE APPROVED PLANS.

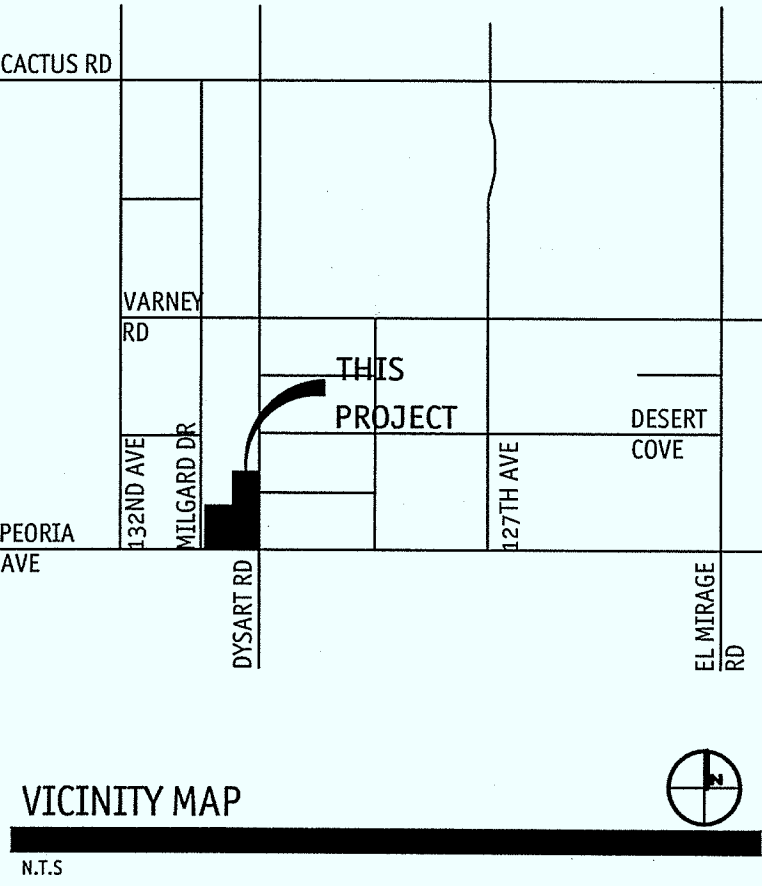


ADMINISTRATIVE APPROVALS	
FIRE MARSHALL	DATE
COMMUNITY DEVELOPER DIRECTOR	DATE
WATER SERVICES DIRECTOR	DATE
CITY ENGINEER	DATE

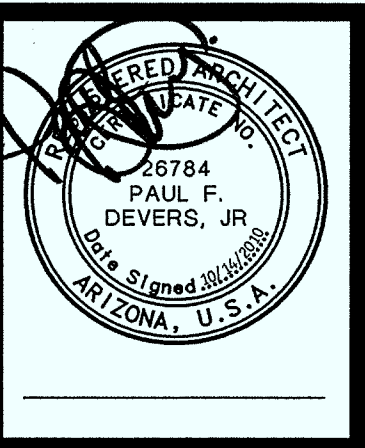
A NEW BUILDING PROJECT
BY:
LGE
DYSART PROMENADE

PROJECT:	DYSART PROMENADE @ SKYWAY BUSINESS PARK	
ADDRESS:	DYSART ROAD AND PEORIA AVENUE SURPRISE, ARIZONA	
DEVELOPER:	LGE CORPORATION 740 NORTH 52ND STREET PHOENIX, ARIZONA 85008	
SCOPE:	3 NEW COMMERCIAL BUILDING	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL #:	509-15-980 (LOT 15), 990 (LOT 25), 991 (LOT 26)	
ZONING:	PAD W/ INDUSTRIAL & BUSINESS PARK DESIGNATION	
SITE AREA:	+/- 266,891 S.F. (+/- 6.12 ACRES)	
BUILDING AREA:	BUILDING	TOTALS
BUILDING 1:	11,788 S.F.	11,788 S.F.
BUILDING 2:	11,900 S.F.	11,900 S.F.
BUILDING 3:	20,650 S.F.	20,650 S.F.
BUILDING 4:	9,100 S.F.	9,100 S.F.
TOTAL:	53,438 S.F.	53,438 S.F.
STORIES:	SINGLE STORY	
LOT COVERAGE:	20%	
LANDSCAPE AREA:	X S.F.	
LANDSCAPE COVERAGE:	X %	
OCCUPANCY:	M	
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.	
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)	
CLEAR HEIGHT:	14'-0"	
STRUCTURAL DEPTH:	3'-6"	
SLOPE DEPTH:	1/4" PER 1'-0" MIN. = 1'-5"	
SCREENING HEIGHT:	50" MAX.	
BUILDING HEIGHT:	22'-8"	

BUILDING 1			
AREA CALC.	1ST FLOOR	TOTALS	
RETAIL	11,788	11,788	
BUILDING 2			
AREA CALC.	1ST FLOOR	TOTALS	
RETAIL	11,900	11,900	
BUILDING 3			
AREA CALC.	1ST FLOOR	TOTALS	
RETAIL	20,650	20,650	
BUILDING 4			
AREA CALC.	1ST FLOOR	TOTALS	
RETAIL	9,100	9,100	
REQUIRED PARKING CALCS			
OCCUPANCY	S.F.	FACTOR	TOTAL
RETAIL	53,438	1/250	214
TOTAL:			214
PARKING PROVIDED			
TOTAL REGULAR SPACES			229
TOTAL ACCESSIBLE SPACES			14
TOTAL COVERED SPACES			-
TOTAL SPACES ON SITE			243
4.5 CARS/ 1,000 S.F.			
BICYCLE PARKING CALCS			
RATIO	REQUIRED	PROVIDED	
			-



730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



DYSART
PROMENADE
AT SKYWAY
BUSINESS PARK

Dysart Rd &
Peoria Ave
Surprise
Arizona

DATE
10 - 14 - 2010

LGE
DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects to L.G.E. Corporation in connection with a Design/Build construction contract.

All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work.

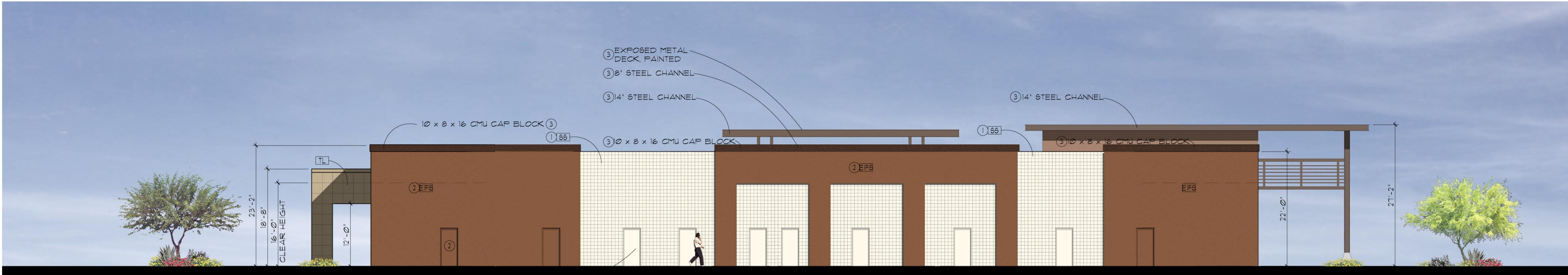
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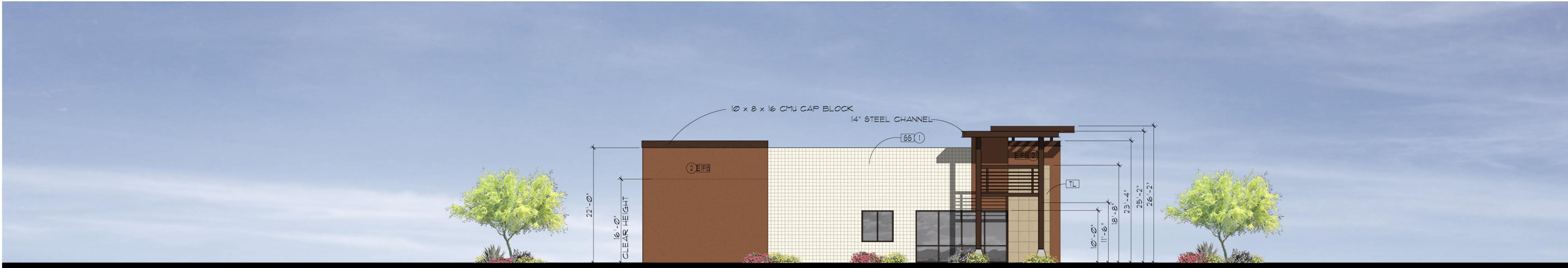
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL	DESCRIPTION
EIFB	EXTERIOR INSULATION FINISH SYSTEM OVER CMU
SS	SINGLE-SCORE 8 X 8 X 16 CMU
TL	12"x18" PORCELAIN TILE OVER CMU

CANOPY KEY

MATERIAL	DESCRIPTION
CF	CANOPY FRAME + 14" STL CHANNEL PAINTED
CP	CANOPY DECK+ 8" DECK-NO PERFORATION
CP2	CANVAS AWNING OVER METAL FRAME

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMSF.	DARK BRONZE ANODIZED
EXTERIOR GLASS	1" INSULATED	CLEAR

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

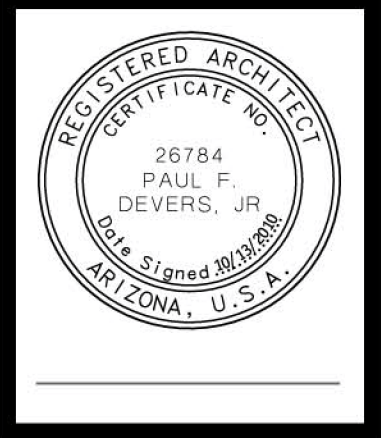
COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
①	WHITE CREST	DEW351
②	CHIC BRICK	DE6104
③	MANSARD BROWN	KYNAR

SEALANTS	MATCH ADJACENT
WALL PAK LIGHT	MATCH MANSARD BROWN
SCONCE LIGHT	MATCH MANSARD BROWN
LIGHT POLE	MATCH MANSARD BROWN/ FOLDER COAT
GATES	CHIC BRICK DE6104
SES	CHIC BRICK DE6104
TRANSFORMER	CHIC BRICK DE6104

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT



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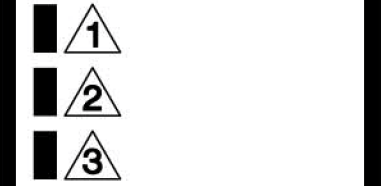


**DYSART
PROMENADE
AT SKYWAY
BUSINESS PARK**

Dysart Rd &
Peoria Ave
Surprise
Arizona

DATE

10 - 14 - 2010



LGE
DESIGN BUILD
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Phoenix, AZ
480.966.4001

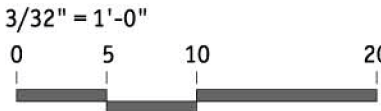
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Project: SKR
**A7.1
of X**

BUILDING 1
EXTERIOR ELEVATIONS





NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL	DESCRIPTION
EIFB	EXTERIOR INSULATION FINISH SYSTEM OVER CMU
SS	SINGLE-SCORE 8 X 8 X 16 CMU
TL	12\"X18\" PORCELAIN TILE OVER CMU

CANOPY KEY

MATERIAL	DESCRIPTION
CF	CANOPY FRAME + 14\" STL CHANNEL PAINTED
CD	CANOPY DECK+ 8\" DECK-NO PERFORATION
CP	CANVAS AWNING OVER METAL FRAME

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMIN.	DARK BRONZE ANODIZED
EXTERIOR GLASS	1\" INSULATED	CLEAR

1. 6\" AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
1	WHITE CREST	DEW351
2	CHIC BRICK	DE6104
3	MANSARD BROWN	KYNAR

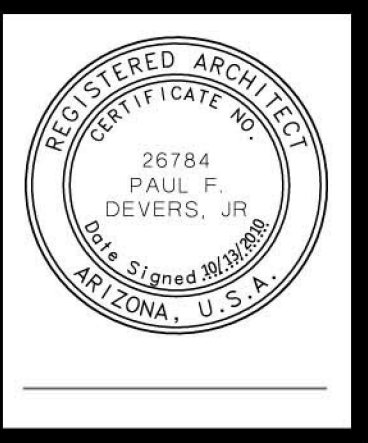
SEALANTS	MATCH ADJACENT
WALL FAK LIGHT	MATCH MANSARD BROWN
SCENCE LIGHT	MATCH MANSARD BROWN
LIGHT POLE	MATCH MANSARD BROWN/POWDER COAT
GATES	CHIC BRICK DE6104
SES	CHIC BRICK DE6104
TRANSFORMER	CHIC BRICK DE6104

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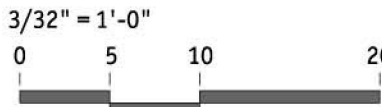
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Project: SKR

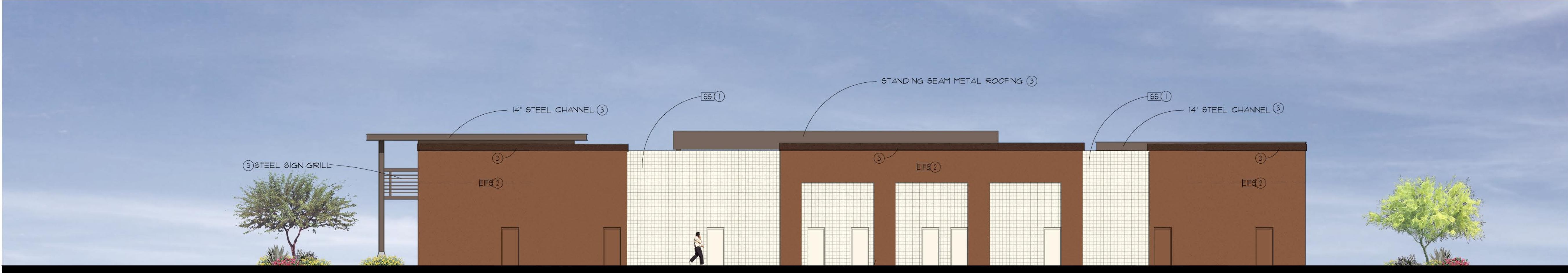
A7.3
of X

BUILDING 3
EXTERIOR ELEVATIONS





NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL	DESCRIPTION
EIFB	EXTERIOR INSULATION FINISH SYSTEM OVER CMU
SS	SINGLE-SCORE 8" X 8" X 16" CMU
TL	12"X18" PORCELAIN TILE OVER CMU

CANOPY KEY

MATERIAL	DESCRIPTION
CF	CANOPY FRAME - 14" STL CHANNEL PAINTED
CPI	CANOPY DECK - 3" DECK-NO PERFORATION
CPA	CANVAS AWNING OVER METAL FRAME

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMSF	DARK BRONZE ANODIZED
EXTERIOR GLASS	1"	INSULATED CLEAR

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

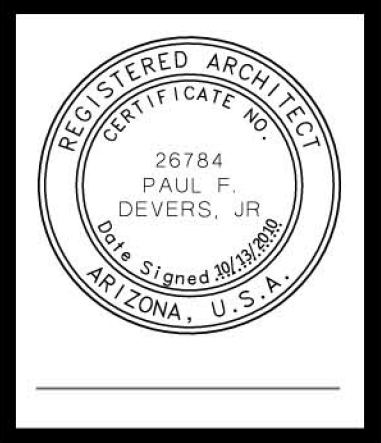
COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
①	WHITE CREST	DEW351
②	CHIC BRICK	DE6104
③	MANSARD BROWN	KYNAR

SEALANTS	MATCH ADJACENT
WALL PAK LIGHT	MATCH MANSARD BROWN
SCONCE LIGHT	MATCH MANSARD BROWN
LIGHT POLE	MATCH MANSARD BROWN/POWDER COAT
GATES	CHIC BRICK DE6104
SES	CHIC BRICK DE6104
TRANSFORMER	CHIC BRICK DE6104

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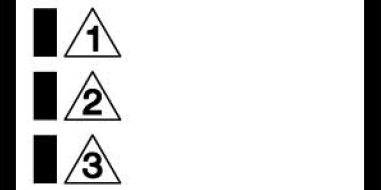
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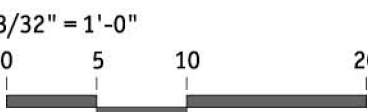
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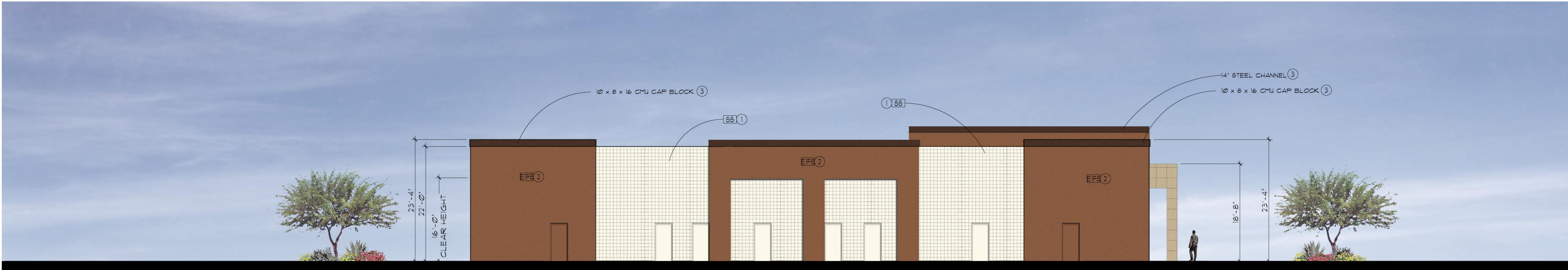
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Project: SKR
A7.2
of X

BUILDING 2
EXTERIOR ELEVATIONS





NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL DESCRIPTION	
EIFS	EXTERIOR INSULATION FINISH SYSTEM OVER CMU
SS	SINGLE-SCORE 8' X 8' X 16' CMU
TL	12'X18' PORCELAIN TILE OVER CMU

CANOPY KEY

MATERIAL DESCRIPTION	
CF	CANOPY FRAME = 14' STL. CHANNEL PAINTED
CD	CANOPY DECK = 18' DECK-NO PERFORATION
CA	CANVAS AWNING OVER METAL FRAME

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMIN.	DARK BRONZE ANODIZED
EXTERIOR GLASS	1" INSULATED	CLEAR

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

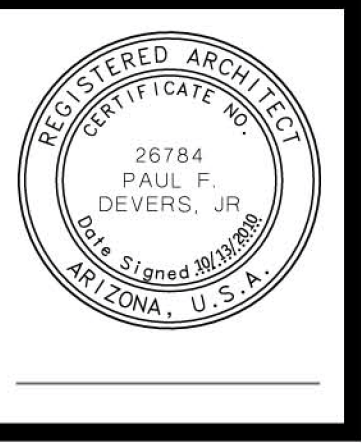
COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
1	WHITE CREST	DEW351
2	CHIC BRICK	DE6104
3	MANSARD BROWN	KYNAR

SEALANTS	MATCH ADJACENT
WALL PAK LIGHT	MATCH MANSARD BROWN
SCONCE LIGHT	MATCH MANSARD BROWN
LIGHT POLE	MATCH MANSARD BROWN/POWDER COAT
GATES	CHIC BRICK
SES	CHIC BRICK
TRANSFORMER	CHIC BRICK

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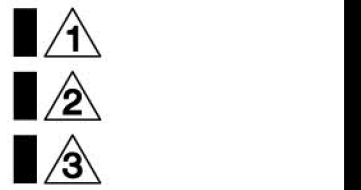


DYSART
PROMENADE
AT SKYWAY
BUSINESS PARK

Dysart Rd &
Peoria Ave
Surprise
Arizona

DATE

10 - 14 - 2010



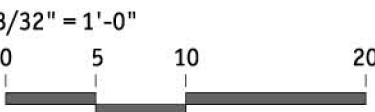
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BUILDING 4
EXTERIOR ELEVATIONS

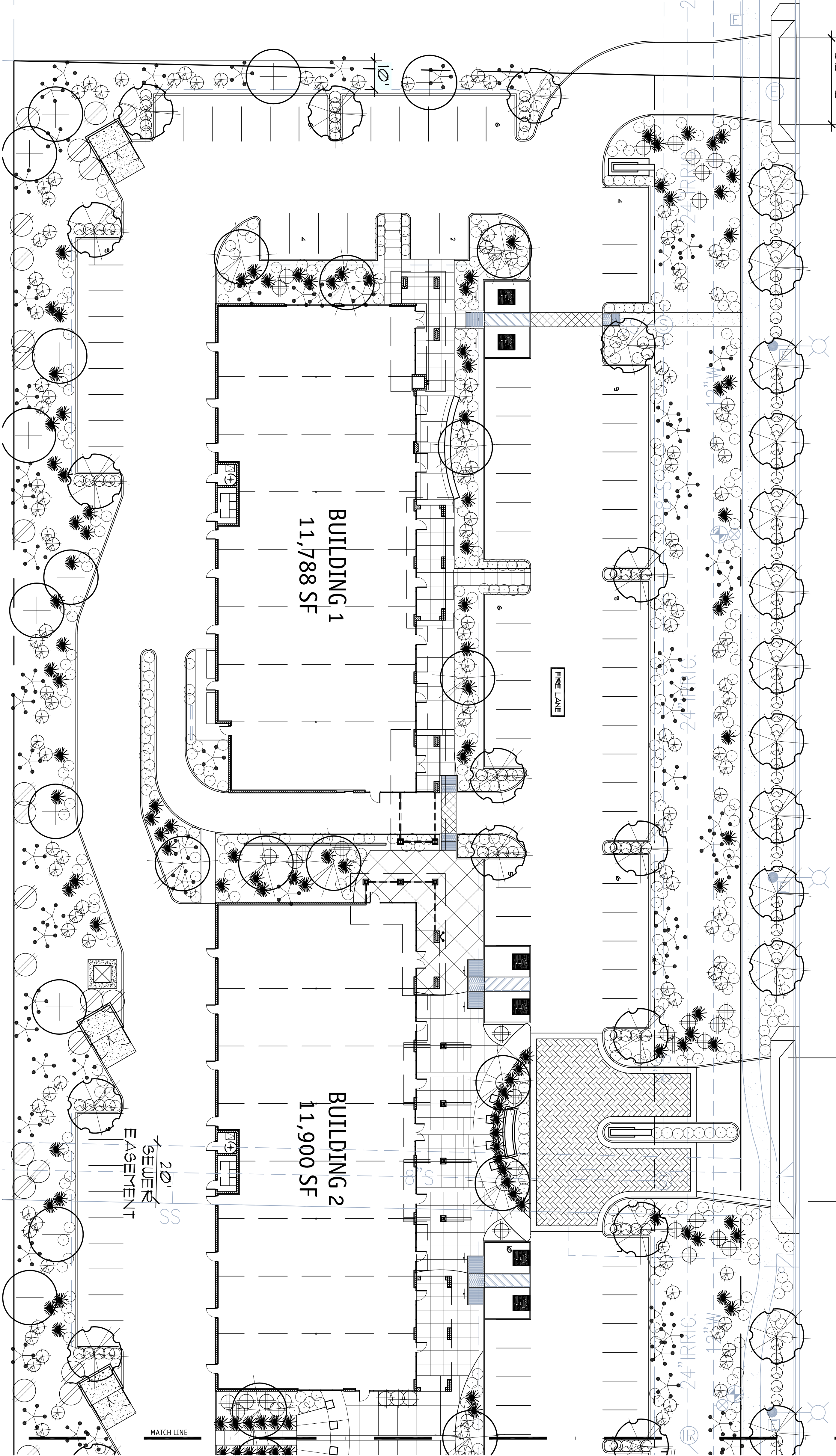


Project: SKR
A7.4
of X

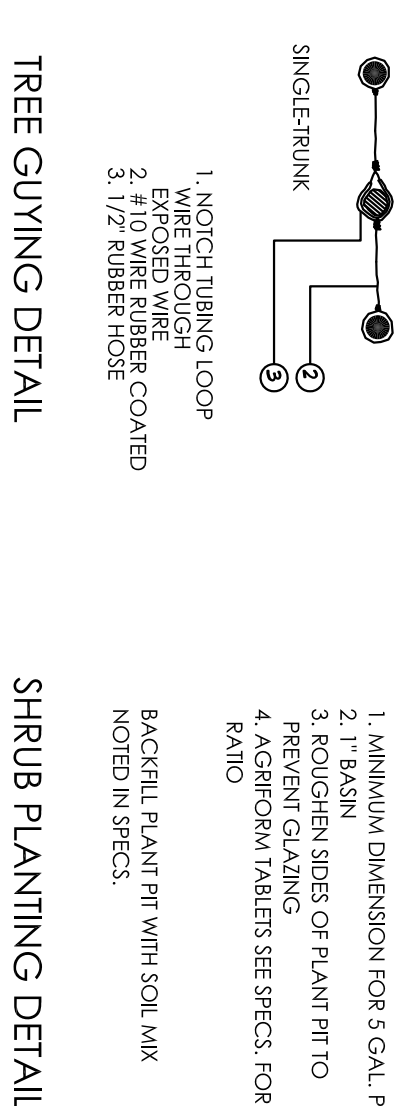
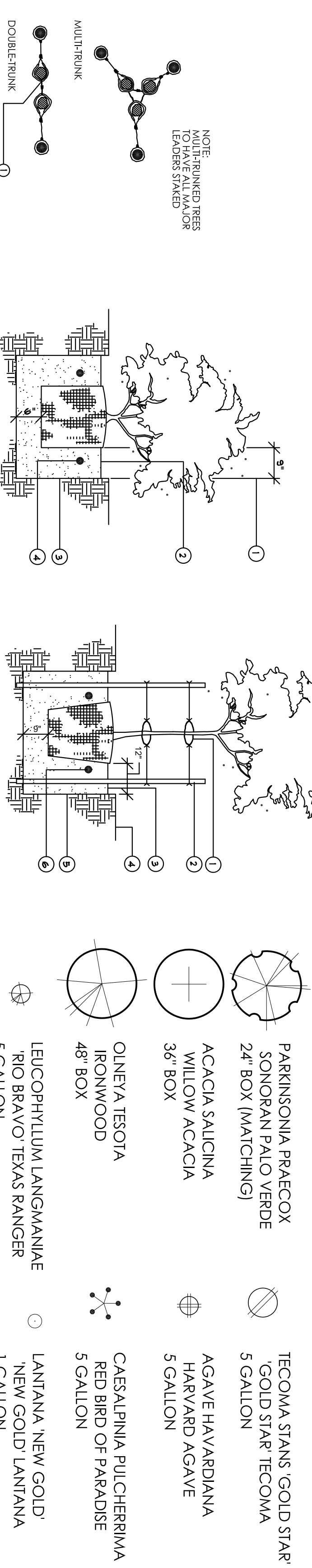
DYSART PROMENADE

NEW DRIVEWAY C.O.S.
DETAIL P-1255-1

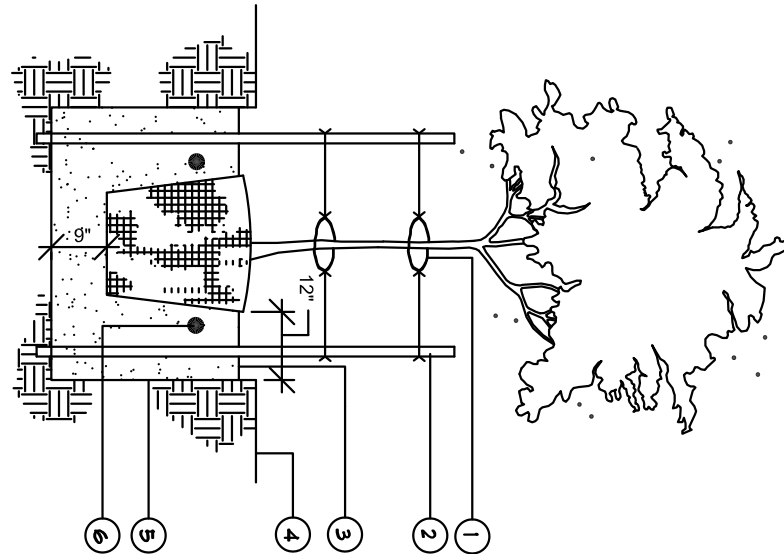
DYSART RD.
NEW DRIVEWAY C.O.S.
DETAIL P-1255-1



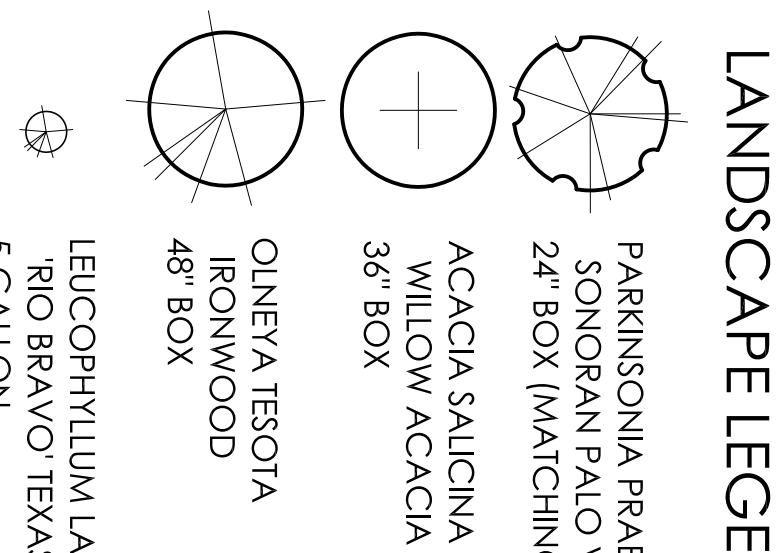
LANDSCAPE LEGEND



TREE GUYING DETAIL



SHRUB PLANTING DETAIL



DOUBLE STAKING DETAIL

PROJECT: DYSART PROMENADE @ SKYWAY BUSINESS PARK

ADDRESS: SURPRISE, ARIZONA

DEVELOPER: LEE CORPORATION
740 NORTH 52ND STREET
PHOENIX, ARIZONA 85008

SCOPE: 3 NEW COMMERCIAL BUILDING

LEGAL DESCRIPTION: SEE CIVIL

ASSESSOR PARCEL #: 509-15-980 (LOT 15), 990 (LOT 25), 991 (LOT 26)

ZONING: PAD W/ INDUSTRIAL & BUSINESS PARK DESIGNATION

SITE AREA: +/- 664,920 S.F. (+/- 6 ACRES)

BUILDING AREA: BUILDING 1: 11,900 S.F. SOFT TOTALS 11,900 S.F.

BUILDING 2: 11,900 S.F. X S.F. 11,900 S.F.

BUILDING 3: 20,690 S.F. X S.F. 20,690 S.F.

BUILDING 4: 9,100 S.F. X S.F. 9,100 S.F.

TOTAL: 53,590 S.F. X S.F. 53,590 S.F.

STORIES: SINGLE STORY

LOT COVERAGE: X S.F.

LANDSCAPE AREA: X S.F.

LANDSCAPE COVERAGE: X %

OCCUPANCY: M

CONSTRUCTION: V-B W/ A.F.E.S.

NET LEASABLE AREA: 36,000 S.F. (SINGLE STORY)

CLEAR HEIGHT: 14'-0"

STRUCTURAL DEPTH: 3'-6"

SLOPE DEPTH: 1/4" PER 1'-0" MIN. = 1'-5"

SCREENING HEIGHT: 50' MAX.

BUILDING HEIGHT: 22'-8"

BUILDING 1 AREA CALC. 1ST FLOOR 11,900 TOTALS

BUILDING 2 AREA CALC. 1ST FLOOR 11,900 TOTALS

BUILDING 3 AREA CALC. 1ST FLOOR 20,650 TOTALS

BUILDING 4 AREA CALC. 1ST FLOOR 9,100 TOTALS

REQUIRED PARKING CALC. S.F. FACTOR TOTAL

OCCUPANCY 53,550 1/250 214

RETAIL 53,550 214

TOTAL: 215

PARKING PROVIDED 19

TOTAL REGULAR SPACES 234

TOTAL ACCESSIBLE SPACES -

TOTAL COVERED SPACES 4.4 CARS/1,000 S.F.

TOTAL SPACES ON SITE 234

BICYCLE PARKING CALC. RATIO REQUIRED PROVIDED

DATE: 08 - 05 - 2010

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

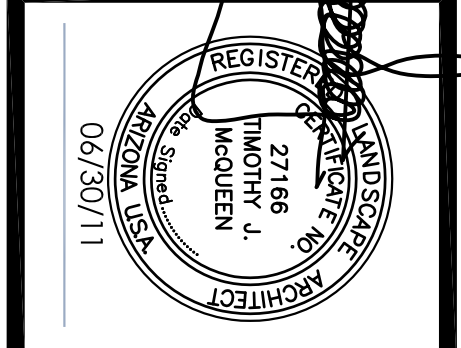
SITE PLANNING

345 E. JEFFERSON AVENUE
PHOENIX, ARIZONA 85004

PH: (602) 265-0320 FX: (602) 266-6619



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DYSART PROMENADE AT SKYWAY BUSINESS PARK

Dysart Rd & Peoria Ave
Surprise
Arizona

DATE: 08 - 05 - 2010

VICINITY MAP

LANDSCAPE PLAN

Project: SKR

L1



CITY OF SURPRISE
Boards and Commissions

March 3, 2011 @ 6:00:00 PM

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

Board Meeting Date:	March 3, 2011	Contact Person:	Vineetha Kartha, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

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

Agenda Wording:

Review and discussion on the progress of the Village 3 plan.

Motion:

Discussion only, no action required.

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, 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:

N/A

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Village 3 Plan - Draft](#)

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: March 3, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community & Economic Development Director
Vineetha Kartha, Planner

Re: Village 3 Planning Update

Introduction

The 2030 General Plan proposed the strategy of “villages” to plan for sustainable communities that are environmentally, economically, and socially efficient. The City Council approved the commencement of village plans on January 8, 2009. Village 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 and approved the commencement of Village 3 planning on January 8, 2009.

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 conserve the untouched desert environment, developed only with low intensity uses. To obtain a sustainable community the preservation efforts also needs to be balanced with the provision of basic services close to residential areas in order to provide a better sense of community.

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 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” 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 & Archaeological 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 – Natural Area Open Space, Tourism, 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 – natural area open space, tourism, 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 infrastructure with deliberate care to protect Village 3 from adverse environmental impacts.
- Ensure future facility plans are prepared for Village 3.

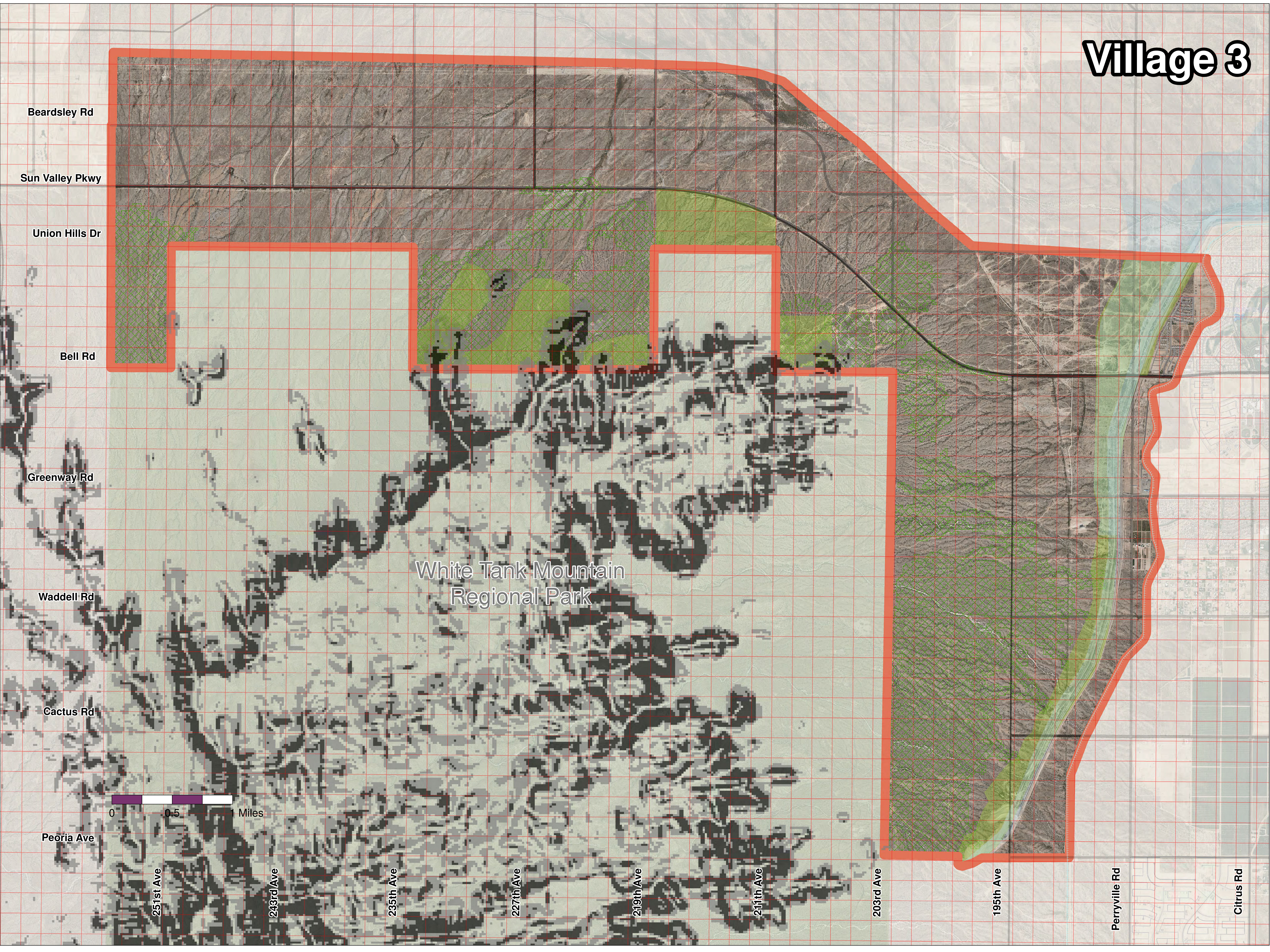
Future Steps

The Village 3 website is updated regularly and contains meeting dates and brief summaries of all the meetings. Updates of the village planning process will be provided to the Council at key milestones.

Recommendation

No action necessary.

Village 3



White Tank Mountain
Regional Park

0 0.5 Miles

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.

INTRODUCTION

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

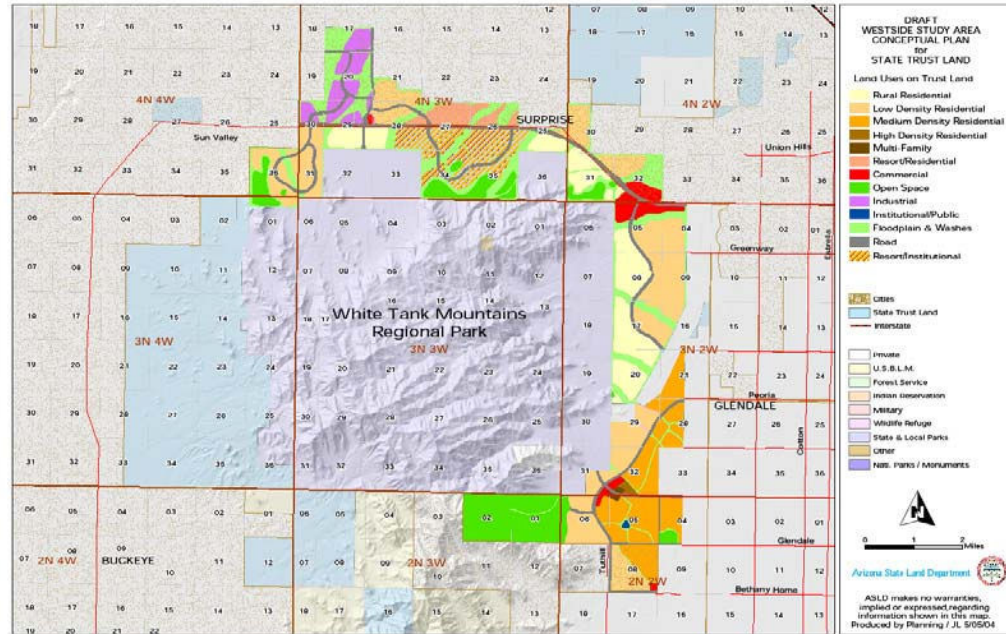
The Westside study areas conceptual plan includes a majority of Village 3. The land uses identified within village includes open space, resort/institutional, rural residential, low density residential, medium density residential, commercial, industrial and flood-plain/washes.

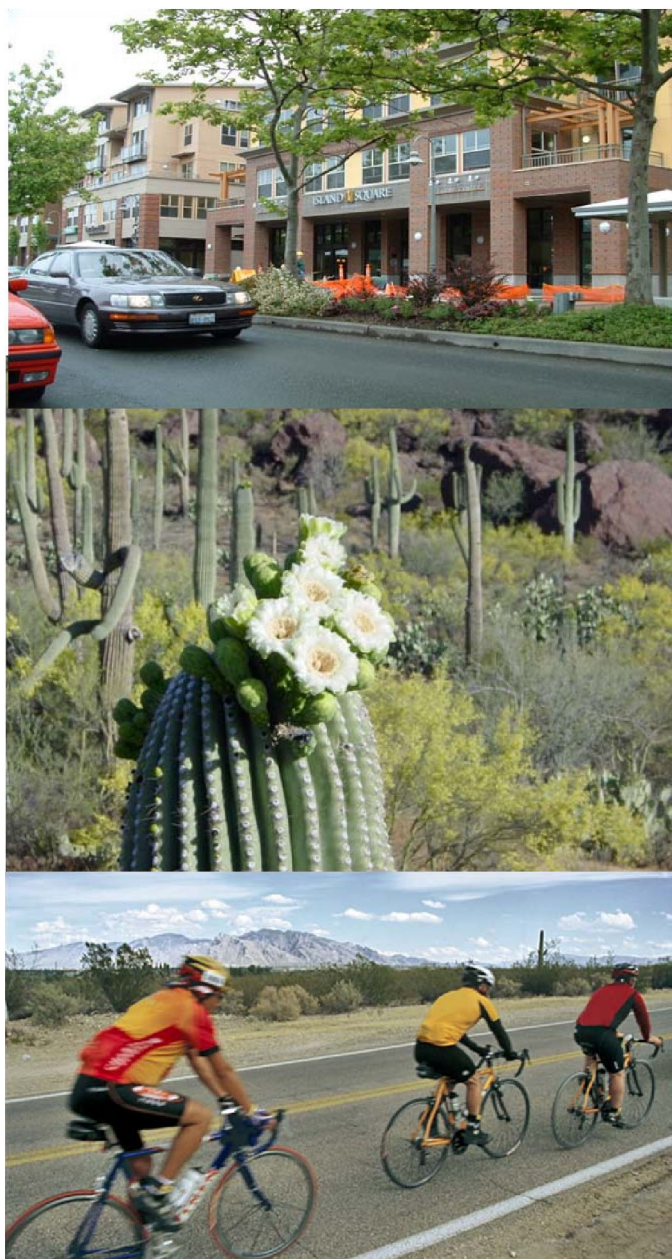
Planning horizon and planning amendment process

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-





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

INTRODUCTION

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. **Preserve the existing desert environment and restore the health of the natural ecosystems in the area.**
 - a. Develop indicators to measure how the desert is being preserved.
 - b. Washes are protected through new development regulations.
 - c. Viewsheds are protected by new sign restrictions, protecting existing tree canopy and limiting development.
 - d. Establish conservation districts.

2. Create a series of vibrant centers at designated intersections.

- a. Limit new commercial uses to designated small activity nodes
- b. Establish design guidelines that create activity nodes in the Village 3 area.
- c. Small activity nodes must include recreation oriented businesses and other village scale retail services that would attract visitors and tourists and support the surrounding residential development.

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

- a. Open Space systems will provide the feeling of openness and will 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

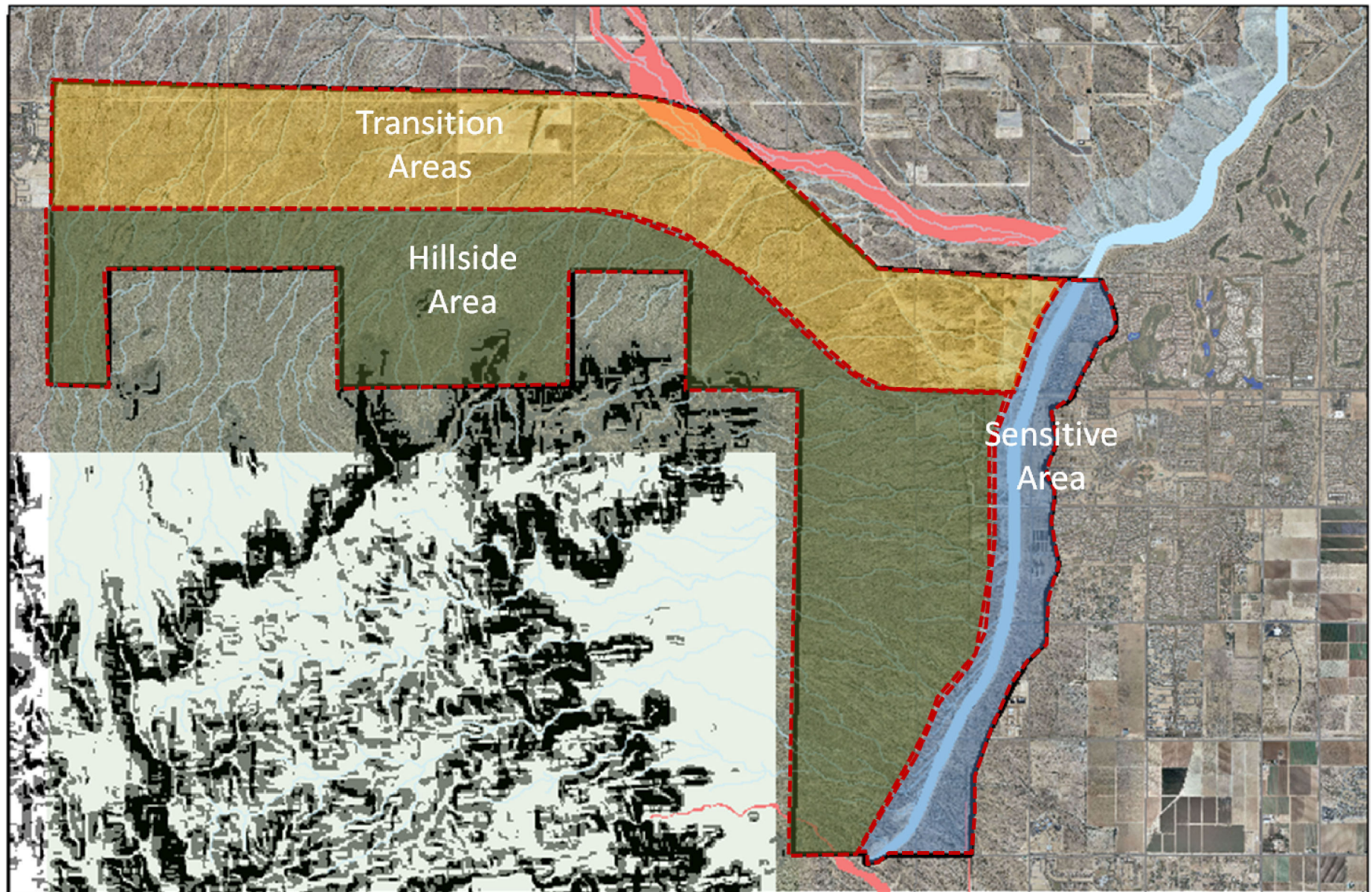
Due to Village 3's unique location, its key natural assets and its ability to contribute to the quality of life of the city, the planning area is divided into three character areas: Sensitive, hillside and transition. The boundaries for these special character areas were determined based on the existing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

LAND USE



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

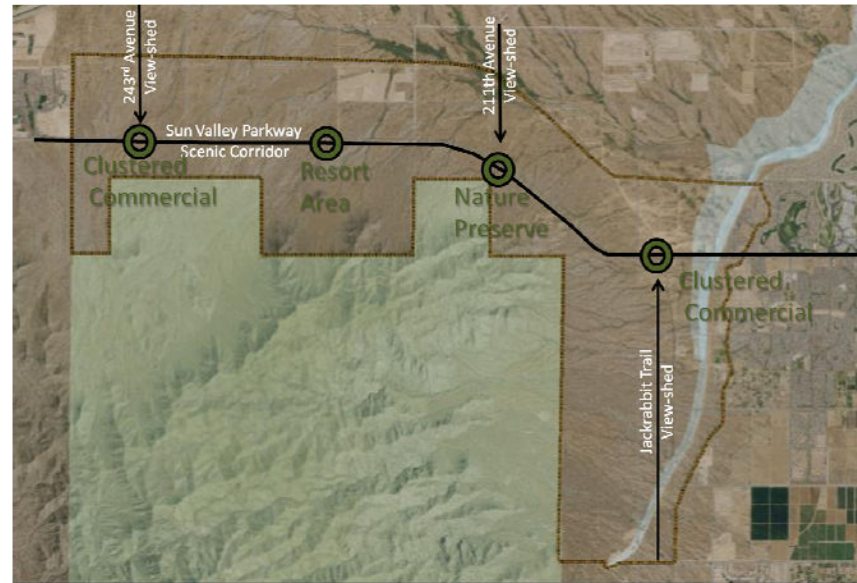
The hillside character area is bounded by White Tank Mountains to the south, the Sun Valley parkway to the north and the McMicken dam to the east. The goals for this character area are geared towards several aspects of desert preservation, enhancement of ecosystem, identity, and opportunity.

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.

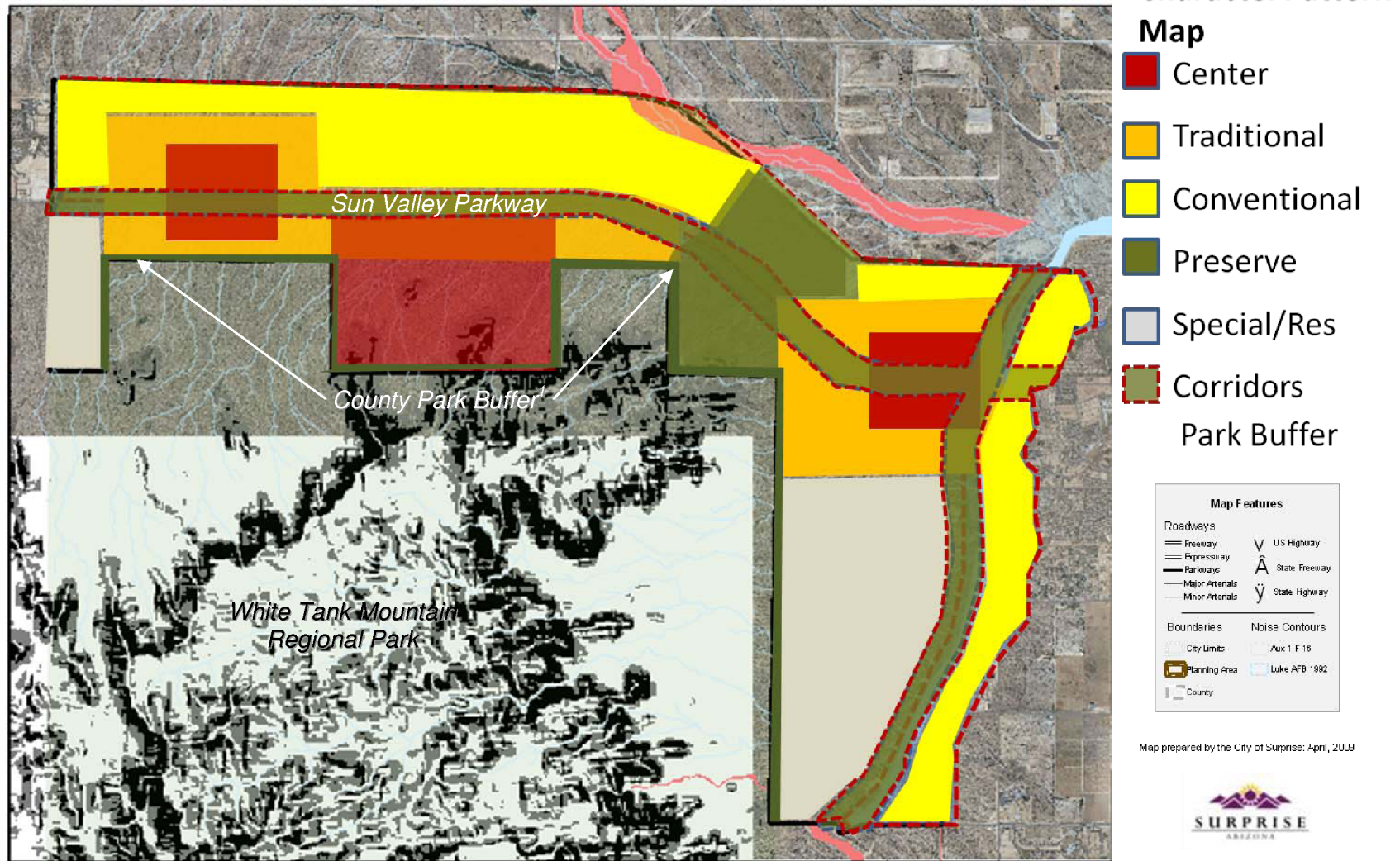
Focus Areas

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

LAND USE

**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 create a development pattern that has a positive effect on the desert ecology.**

- a. Adopt a new land use designation “Resort”, Resort Residential” and Resort Commercial in the General Plan.
- b. Revise zoning and subdivision ordinances to reflect new land use designation.
- 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 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. Support land uses that are compatible with the equestrian lifestyle of the area
- f. Provide transitions between the village center and existing surrounding residential areas.
- g. Connect natural areas on adjacent parcels to create more viable desert space.
- h. Encourage land use changes to be based on review of sustainability ideas.

3. Manage the location, intensity and mix of uses for commercial zones 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 these parcels. Building materials shall be chosen for their ability to blend with the landscape and should emphasize the use of materials that blend in 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

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.

CHARACTER & DESIGN

- 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 migration 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 consistent 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.

CIRCULATION



ENVIRONMENTAL & ARCHAEOLOGICAL PRESERVATION

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.

ENVIRONMENTAL & ARCHAEOLOGICAL PRESERVATION

- 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 dark skies ordinance specific to the White Tanks area.
- f. Adopt ordinances that protect scenic vistas and important viewsheds as enjoyed from the foothills and the vicinity.
- g. Ensure preservation of wildlife and wildlife habitat.
- h. 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 dark 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 and other methods where funding will allow, to provide undisturbed open space within Village 3.
- b. Seek opportunities to accommodate low impact equestrian oriented parks, 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 trespass light into adjacent neighborhoods and streets while maintaining dark skies.
- g. Establish an interpretive center in the valley that will promote the ecology of the foothills area.

OPEN SPACE & RECREATION

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 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.