



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

Tuesday, February 22, 2011 @ 3:00 PM
 Council Chambers

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

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
-----------	---------------	------------------

PRESENTED BY

#1 District 3 Consideration and action on Case FS11-010, a site plan for Gestamp Solar Steel.

Approve
Adam Copeland,
Community &
Economic
Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK,
CMC

POSTED: February 17, 2011 at 9:45 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Boards and Commissions

February 22, 2011 @ 3:00:00 PM

Back Print

Board Meeting Date:	February 22, 2011	Contact Person:	Adam Copeland, Community & Economic Development
Submitting Department:	Planning & Zoning	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on Case FS11-010, a site plan for Gestamp Solar Steel.

Motion:

I move to approve FS11-010, a site plan for Gestamp Solar Steel and to adopt staffs findings and conditions a through e.

Background:

The project will be broken up into multiple phases. The first phase will include the construction of a 68,000-square-foot manufacturing facility and a 12,000-square-foot office building, which is anticipated to be fully operational in the summer of 2011. Initial operations will involve roll forming, cutting and welding of steel tube along with the related administrative support activity. Future phases may total up to 250,000 additional square feet of manufacturing space.

Financial Impact Statement:

See Attached

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan](#)
 - ☐ [Elevations](#)
 - ☐ [Economic Impact Analysis](#)
-

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: February 22, 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: FS11-010, Gestamp Solar Steel

Application Summary

The applicant is requesting a site plan approval in order to accommodate a new 65,000-square-foot steel manufacturing facility and a 12,000-square-foot office. Concurrently with the site plan, an amended final plat is moving forward in order to identify all easements and newly dedicated rights-of-way.

Location

The project is located generally on the northwest corner of Peoria Avenue and Solar Canyon Way within the Skyway Business Park Planned Area Development.

History

- The Skyway Business Park Planned Area Development was approved by the Mayor and City Council on July 28, 2005.
- The first amended final plat to lot 27 was approved by the Mayor and City Council on August 12, 2010, which was necessary in order to complete a land transaction.

Project Summary

The project will be broken up into multiple phases. The first phase will include the construction of a 68,000-square-foot manufacturing facility and a 12,000-square-foot office building, which is anticipated to be fully operational in the summer of 2011.

Initial operations will involve roll forming, cutting, and welding of steel tubes along with the related administrative support activity. Future phases may total up to 250,000 additional square feet of manufacturing space.

Staff Review

Manufacturing 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. Additionally, an amended final plat is necessary in order to identify all easements and newly dedicated rights-of-way.

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 office building consists of a staggered array of precast concrete panel construction. Additionally, the building includes a combination of various colors, score lines, and window treatments that help break up the various façades. The design of the manufacturing building includes a modest incorporation of corporate colors and a predominant neutral tone that blends appropriately with the environment.

Landscaping

Native 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, which will provide light directly to the project without trespass onto adjacent properties.

Access

Primary access to the site will be from Solar Canyon Way to the east.

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 Smithgroup and dated January 12, 2011, will be revised and submitted to the city for administrative review and approval to include the following modifications:
 - 1. A note shall be added that states: "The temporary chain-link fence along the north side of the property will be removed and replaced with a wrought iron fence before or at the time the roadway is constructed within the northerly right-of-way."
 - 2. Provide accessible parking calculations on the site plan demonstrating compliance with IBC Table 1106.1.
 - 3. Graphically represent the accessible route throughout the site and to the public way, for the manufacturing building, in accordance with IBC Section 1104.
 - 4. The FDC shall be located on the entry side of the building within 150 feet of a fire hydrant and shall be equipped with an address plate.
- b) The landscape plan prepared by Smithgroup and dated January 12, 2011, will be revised and submitted to the city for administrative review and approval to include the following modifications:
 - 1. All retention areas, parking lot islands, areas between the sidewalk and curb in the right-of-way, and all areas outside of portions of the property enclosed by block walls will be landscaped.
 - 2. The landscaping adjacent to the northerly right-of-way will be installed upon completion of the roadway.
 - 3. The area that identifies future building expansion will be covered by a decomposed granite dust controlled surface.
- c) The guard-shack shall mimic the colors on the manufacturing building.
- d) All roof-top mechanical equipment will be painted an earth tone color and will be placed out of the line of site from Solar Canyon Way.
- e) All comments, per letter dated February 9th, 2011 on file with the Engineering Development Services Division of Public Works, shall be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

VICINITY MAP





SMITHGROUP, INC.
155 NORTH THIRD STREET
SUITE 250
PHOENIX, ARIZONA 85004
T 602.265.2200
F 602.265.2244
www.smithgroup.com

SEALS AND SIGNATURES

KEY PLAN

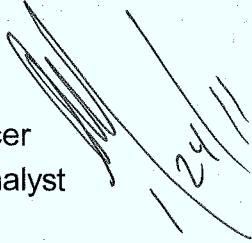
 $1/8"=1'-0"$

PROJECT NUMBER _____

DRAWING NUMBER

Memorandum

To: Adam Copeland, Planner II
Through: Scott McCarty, Chief Financial Officer
From: Lindsey Duncan, Senior Financial Analyst
Date: January 24, 2011
Re: FS11-010 Gestamp Solar Steel
Economic Impact Analysis



An economic impact analysis has been conducted utilizing data provided by the applicant. Fee estimates are based on data provided by the applicant and are subject to final project specifications. The data provided assumes multi-phase construction of a steel fabrication and manufacturing facility located at the southwest corner of Varney Way and Milgard Way. The completed facility will be approximately 200,000 square feet.

Operating Impacts

Based on the operating cost information provided, the average net financial impact over the first five years to the city of Surprise is approximately \$1.3 million annually with annual revenues of \$1.5 million and expenses of \$0.1 million.

In the year of construction, operating fund revenues are estimated at approximately \$443,900 and expenses are estimated at approximately \$159,700. City funded infrastructure improvements and city payment of development related fees amount to \$1,800,000. The net impact in the for the phase one construction with operating revenue, expenses, and city payments is positive at approximately \$63,000.

Utility Impacts

The costs of providing water and wastewater services to the public are recovered through user fees. Annual revenues are estimated at approximately \$600.

Development Fees

Development fees are one-time payments intended to recover the proportionate share of costs incurred for public facilities needed to accommodate new development. In accordance with the fee schedules established by the 2006 development fee study prepared by TischlerBise, the impact fees will be approximately \$62,500 per phase and will pay for the development's fair share of growth. The dual water system fee will be paid by the city initially and will be repaid by Gestamp upon future installation of the dual water infrastructure or 2014, whichever comes first.