



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

Thursday, April 5, 2012 @ 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:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action on the February 2, 2012 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 2 | <u>Consideration and action on case FS11-366, a site plan for Park Wood Senior Living.</u> | Approve
Hobart Wingard,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 6	<u>Consideration and action on case FS12-029, a Conditional Use Permit (CUP) to allow truck rentals at Home Depot.</u>	Approve Hobart Wingard, Community & Economic Development
#4	District 3	<u>Consideration and action on case FS12-027, a renewal of a Conditional Use Permit (CUP) for an AT&T Wireless Communications Facility (WCF) at Willow Canyon High School.</u>	Approve Hobart Wingard, Community & Economic Development
#5	District 3	<u>Consideration and action on case FS12-033, a renewal of a Conditional Use Permit (CUP) for an AT&T Wireless Communications Facility (WCF) at Marley Park Elementary School.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|---|--|
| #6 | District Citywide | <u>Visioning Session for the General Plan Update.</u> | No Action
Adam
Copeland,
Community &
Economic
Development |
|----|-------------------|---|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: POSTED: Wednesday, March 28, 2012 at 4:20 pm

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

April 5, 2012 @ 6:00:00 PM

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Board Meeting Date:	April 5, 2012	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 the February 2, 2012 Planning and Zoning Commission minutes.

Motion:

I move to approve the February 2, 2012 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

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, AZ 85374

February 2, 2012

SPECIAL MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, February 2, 2012.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

Commissioner Hallin stated that he attended a public input meeting on November 29, 2011 regarding cross walks and bike path ways. One topic of discussion was traffic around schools. The concern is that during child pick up times the area is very congested due to inadequate parking and the lack of on-street parking on collector streets adjacent to schools. Commissioner Hallin suggested that the Commission have a work session to discuss street cross section around schools.

STAFF REPORT

Community and Economic Development Assistant Director Chris Boyd stated that the 2030 General Plan is kicking off with an anticipated date for public vote of November 2013. Planner Adam Copeland will be attending the next meeting to conduct a visioning session with the Commission.

The bowling alley has new ownership and has started construction with a projected open date of Spring 2012.

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 November 9, 2011.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for November 9, 2011**. Commissioner Somers seconded the motion. The motion passed with a vote of 7 ayes.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 2: FS11-315 – Consideration and action – Cash for Cans**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS11-315, a conditional use permit for Cash for Cans**.

In response to Vice Chair Somers, Planner Wingard stated that the handicap space will be replaced adjacent to the facility.

Commissioner Hoyler suggested the addition of 2 bollards around the collection station to avoid someone running into it. Condition 'e' will read as follows:

Two (2) bollards evenly spaced along the flow of vehicular traffic will be installed adjacent to the collection station.

In response to Commissioner Hallin, Assistant Director Boyd stated that the frequency of cleaning the collection station is a business operation decision; however, if the station becomes blight or causes infestation, code enforcement would address the issue.

Matthew Henson, applicant, has been operating collection stations for 14 years. The stations are cleaned daily but steam cleaned every other month and every month during the summer. A service technician goes out to the site daily and cleans the bin and the area around the bin.

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

Commissioner Bieniek made a motion to approve **FS11-315, a conditional use permit for Cash for Cans** and adopt staff's findings; subject to conditions 'a' through 'e,' as amended. Commissioner Hallin seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 3: FS11-316 – Consideration and action – Cash for Cans**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS11-316, a conditional use permit for Cash for Cans**.

Commissioner Hoyler suggested the addition of 2 bollards around the collection station to avoid someone running into it. Condition 'd' will read as follows:

Two (2) bollards evenly spaced along the flow of vehicular traffic will be installed adjacent to the collection station.

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

Vice Chair Somers made a motion to approve **FS11-316, a conditional use permit for Cash for Cans** and adopt staff's findings; subject to conditions 'a' through 'd,' as amended. Commissioner Chapman seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 4: FS10-275 – Consideration and action – Western Towing**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS10-275, a rezone for Western Towing**.

In response to Commissioner Bieniek, Planner Wingard stated that the rezone is unique to this site and that there is no intention to rezone the entire area.

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

Commissioner Bieniek made a motion to recommend approval to the Mayor and City Council **FS10-275, a rezone for Western Towing** and adopt staff's findings. Commissioner Smith seconded the motion. The motion passed with a vote of 7 ayes.

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:30 p.m.

STAFF PRESENT:

Community and Economic Development Assistant Director Chris Boyd, Assistant City Attorney Jim Gruber, Planner Hobart Wingard, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Chris Boyd
Assistant Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

April 5, 2012 @ 6:00:00 PM

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

Board Meeting Date:	April 5, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS11-366, a site plan for Park Wood Senior Living.

Motion:

I move to approve FS11-366, a site plan for Parkwood Senior Living and to adopt staffs findings and conditions a and b.

Background:

The request is for a site plan to allow the second phase of the Parkview Place Senior Village. This phase will include a 99-suite facility for senior assisted living located on the north side of Parkview Place 500 feet south of Mountain View Boulevard.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

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

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: April 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS11-366, Park Wood Senior Living

Application Summary

The applicant is proposing to construct the second phase of the multi-phased Parkview Place Senior Village. This phase, known as Park Wood Senior Living, will include a 99-suite facility for senior assisted living.

Location

The proposed facility is to be located on the north side of Parkview Place, 500 feet south of Mountain View Boulevard within the Park Place Planned Area Development (PAD).

History

- On November 10, 1983, the subject parcel was annexed into the City of Surprise.
- On November 14, 1991, a PAD for Park Place was approved by the Mayor and City Council.
- On December 5, 2006, a site plan for Bellazano Condominiums was approved by the Planning and Zoning Commission, but has since expired.
- On July 6, 2010, a site plan was approved by the Planning and Zoning Commission.
- On July 22, 2010, a PAD amendment for Park Place was approved by the Mayor and City Council.

Project Summary

The subject facility will be the second phase of a multi-phased 28-acre senior living community. The 99-suite structure will be located on Lot 5, the centralized 8-acre parcel. A small portion of the parcel will be reserved for future development.

The site planning and building design of the assisted care facility compliments the design of the existing memory care facility and neighboring residential area. The building is a two (2) story contemporary Southwest architecture with exterior elements and building architecture that provide outdoor activity spaces and creative elevations that give the building a resort like

appeal. The imposing exteriors with colonnaded patio entrance, trellis, and balconies resembling Tuscan villas with warm colors and shaded windows with awnings create a comforting atmosphere for the residents in care. Building materials consist of a base material that resembles stucco with cultured stone accents and clay tile roof.

Landscaping for the assisted care facility is comprised of a collection of desert tolerant plant material that matches the palate for the remainder of the master project area. Street trees and shrubs will provide an inviting entry to the facility. The building is surrounded by a pedestrian walkway that will provide exterior access to residents as well as to the interior garden that is designed to provide a lush and comforting setting for residents and their families.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

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 Surprise General Plan.
3. Staff finds that the proposed site plan complies with the Park Place PAD.

Recommendation

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

- a. The site plan prepared by WLB Group dated December 2011 will be revised and submitted to the city for administrative review and approval to include the following modification:
 1. The Fire Department Connection (FDC) will be located to be clearly visible from the fire lane.
- b. All comments per the letter dated March 8th, 2012 on file with the Engineering Development Services Division of Public Works will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

Attached

Vicinity map, site plans, elevations, rendering, and landscape plan.

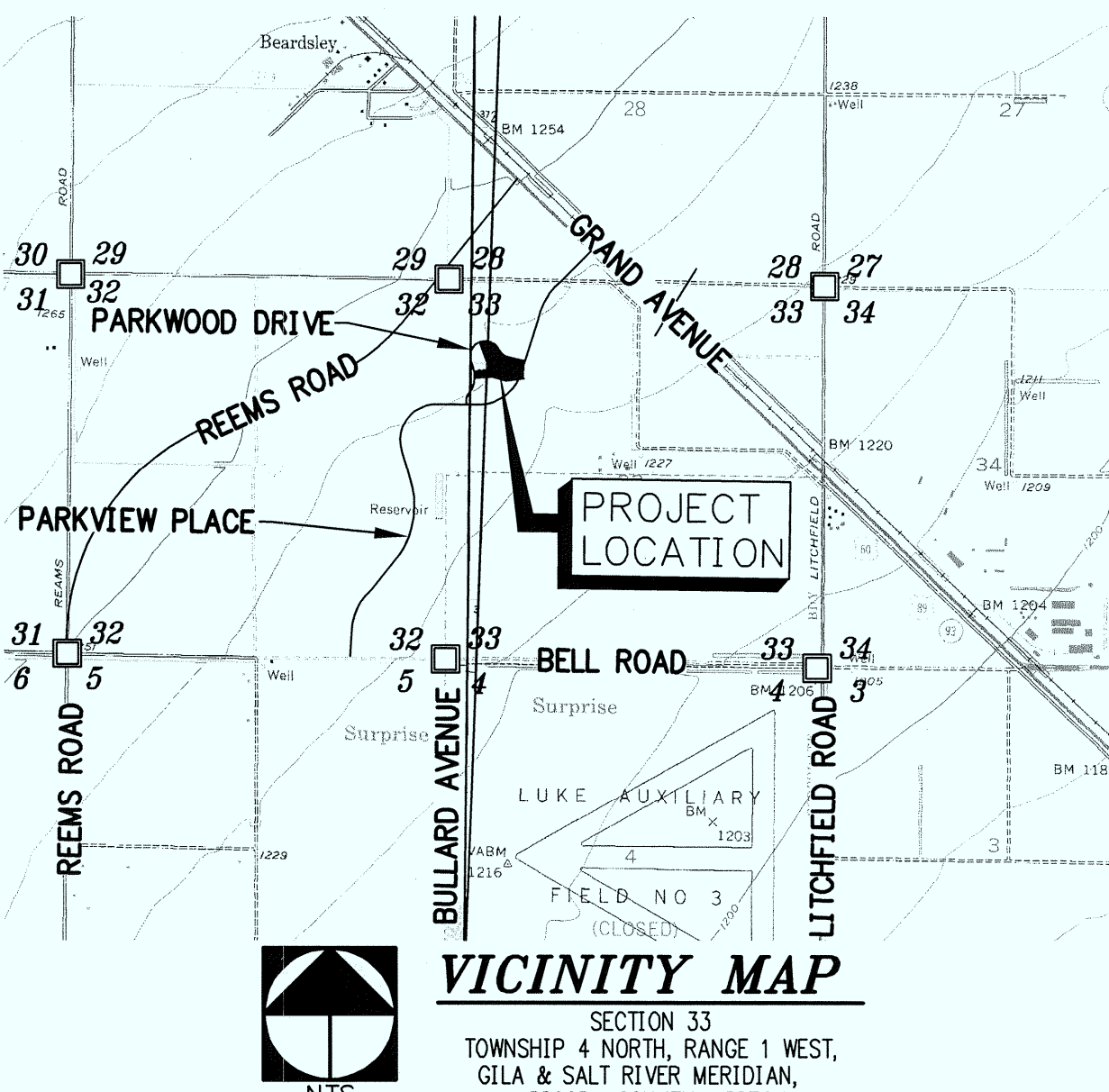
PARK WOOD SENIOR LIVING



Vicinity Map



**A PORTION OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE G.&S.R.M.,
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA**



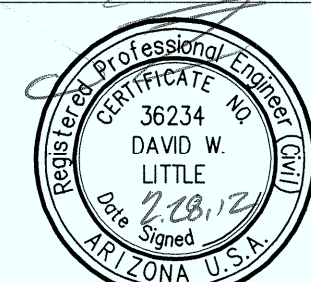
REVISION BY CITY OF SURPRISE		
NO.	DESCRIPTION	REV BY CHK BY DATE



SURPRISE
ARIZONA

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

WLB
The
WLB
Group



EXPIRES 6/30/2013

**SITE PLAN
PARK WOOD SENIOR LIVING**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE G.&S.R.M.,
CITY OF SURPRISE
MARICOPA COUNTY ARIZONA

\\1111053\Site Plan\SHT 01.dwg Plotted: Feb 27, 2012

Scale	1" = 40'
Job No.	111053-A-001
Date	DECEMBER 2011
Designed By	DWD
Checked By	DWL
SHEET NUMBER	
1	of 2

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
PHONE: (520) 881-7480
CONTACT: DAVID LITTLE, P.E.

OWNER

SURPRISE AZ, L.L.C.
220 NW OREGON AVE., SUITE 201
BEND, OR. 97701
PHONE: (541) 323-2299
CONTACT: CLIFF CURRY

DEVELOPER

J.E.A. DEVELOPMENT GROUP
12115 NE 99TH ST., SUITE 1800
VANCOUVER, WA. 98682
PHONE: (360) 772-1647
CONTACT: MIKE RAMSEY

ARCHITECT

LENITY GROUP
471 HIGH STREET SE, SUITE 10
SALEM, OR. 97301
PHONE: (503) 399-1090
ATTN: GREG ELMORE

BASIS OF BEARING

THE CENTERLINE OF PARKVIEW PLACE
POINTS 16-8 PER PLAT OF PARKVIEW PLACE
SENIOR VILLAGE BOOK 1066 PAGE 19
SAID BEARING = S 18°50'33" W

BASIS OF ELEVATION

FROM STATIC GPS SESSION POINT NUMBER 1
A FOUND BCSM IN CENTERLINE OF LOOP ROAD
SAID ELEVATION = 1238.54 (NAVD 88 DATUM)

PARKING CALCULATIONS

TOTAL PARKING REQUIRED:
0.5 SPACES PER ROOM (99 ROOMS * 0.5)
1 HANDICAPPED SPACE PER 50 SPACES PLUS 1 ((50 SPACES/50) + 1)

- = 52 SPACES
- = 49.5 = 50 SPACES
- = 2 SPACES

TOTAL PARKING PROVIDED:
STANDARD PARKING SPACES
HANDICAP PARKING PROVIDED

- = 64 SPACES
- = 60 SPACES
- = 4 SPACES

BICYCLE PARKING REQUIRED/PROVIDED:
BICYCLE PARKING NOT REQUIRED/PROVIDED

= 2 "LARGE" SPACES

PARCEL AREA

354,301.78 SQUARE FEET OR 8.1336 ACRES, MORE OR LESS

PARCEL COVERAGE

SITE PERCENT COVERAGE: 57.16%
LANDSCAPE PERCENT COVERAGE: 31.43%
(PERCENTAGES BASED UPON ENTIRE LOT 5 AREA)

INTERNATIONAL BUILDING CODE (IBC)

CONSTRUCTION TYPE: 5-A
OCCUPANCY TYPE: I-1

NOTE

1. THE TURNING MOVEMENT OF A WB-50 VEHICLE HAS BEEN SHOWN PER THE CITY OF SURPRISE PLAN REQUIREMENTS. DELIVERIES WITH A VEHICLE OF THIS SIZE ARE EXPECTED TO BE INFREQUENT OR NON-EXISTENT FOR THIS TYPE OF USE. SUFFICIENT SPACE IS AVAILABLE ONSITE TO ACCOMMODATE SU-30 DELIVERIES WITHOUT MANEUVERABILITY ON PARKWOOD DRIVE (PRIVATE STREET).
2. BUILDING TO BE FULLY SPRINKLERED PER BUILDING PLANS.
3. EXTERIOR LIGHT FIXTURES, FENCES, WALLS, TRASH ENCLOSURES, ETC. ARE TO MATCH COLOR AND STYLE UTILIZED ON ADJACENT MEMORY CARE FACILITY.

APPROVALS

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER

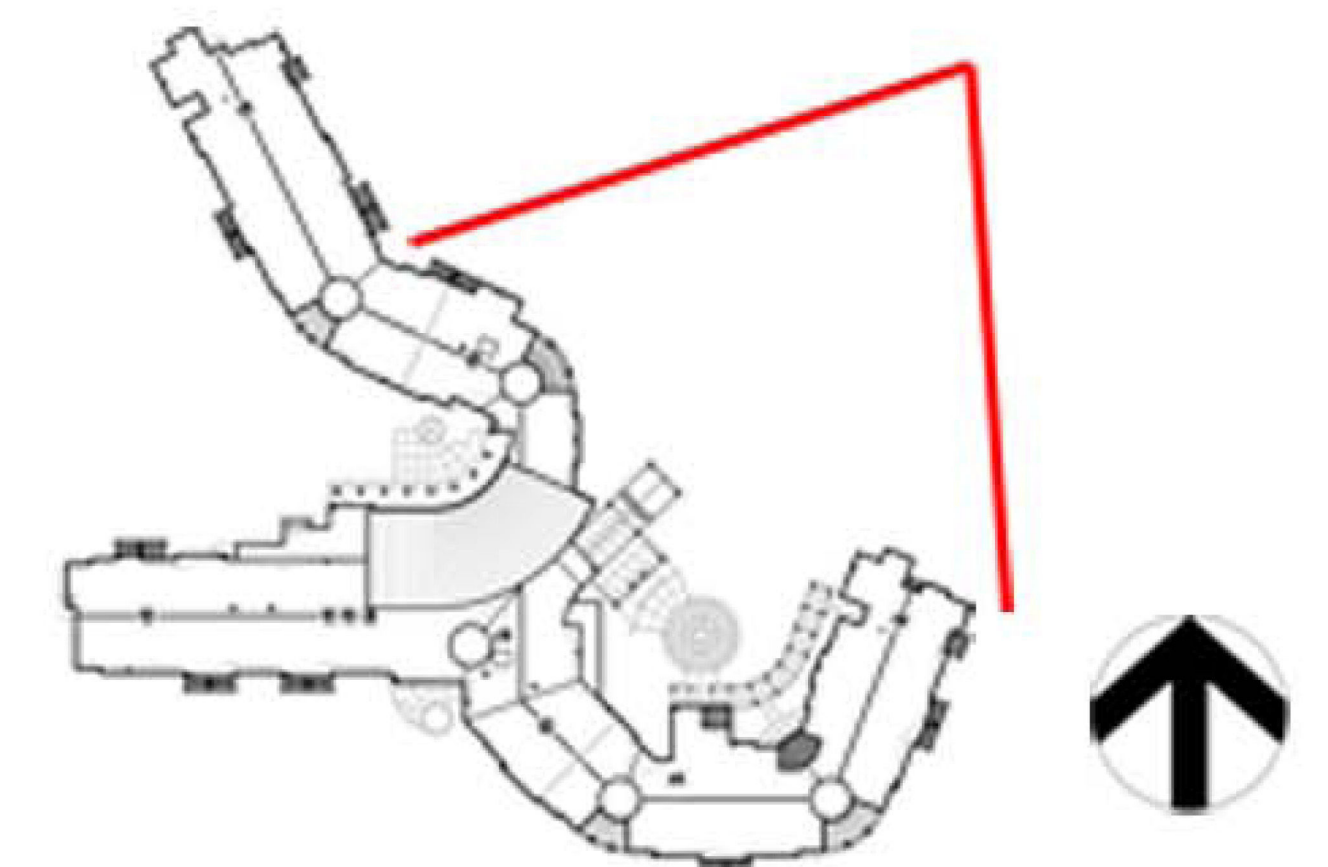
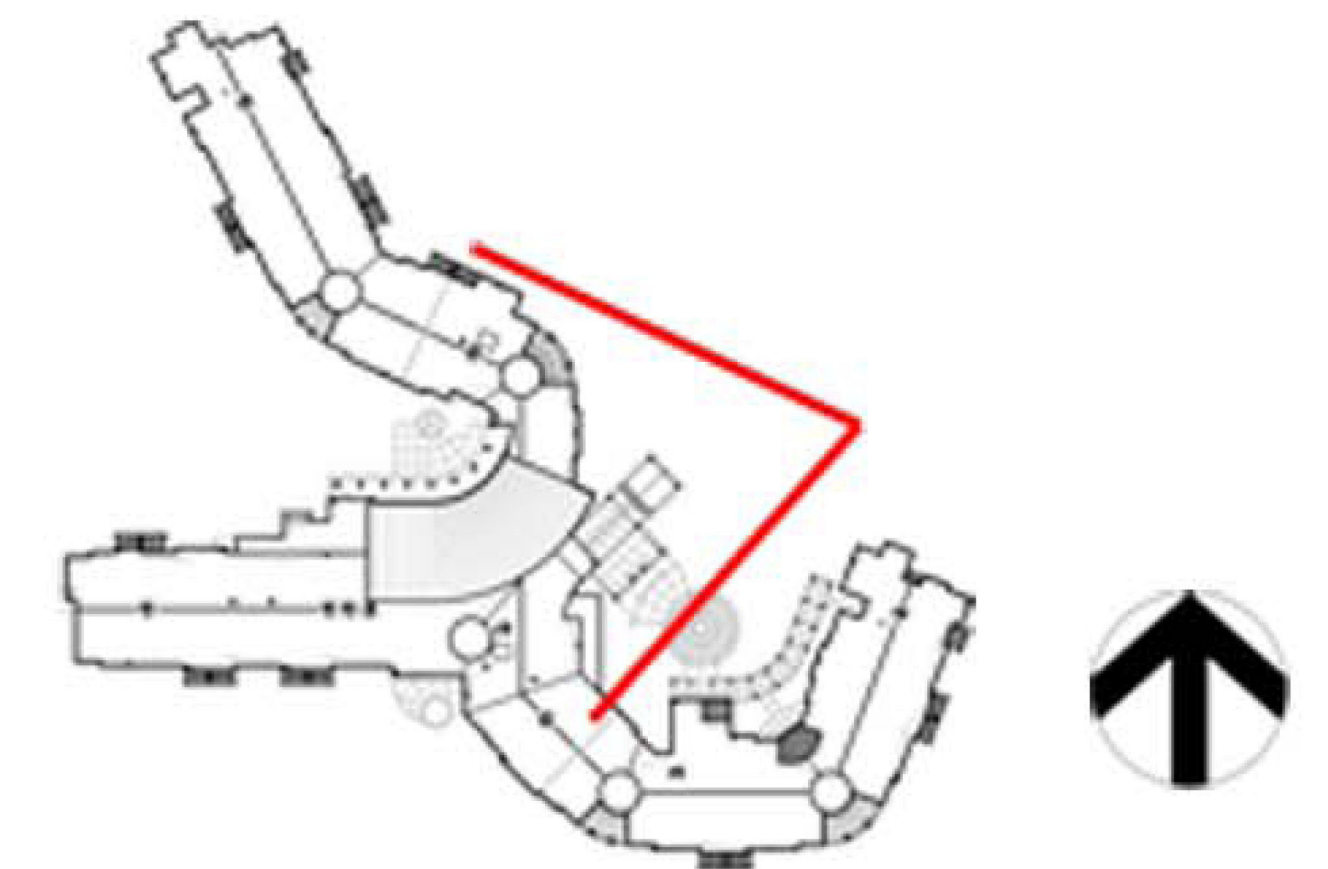
DATE _____

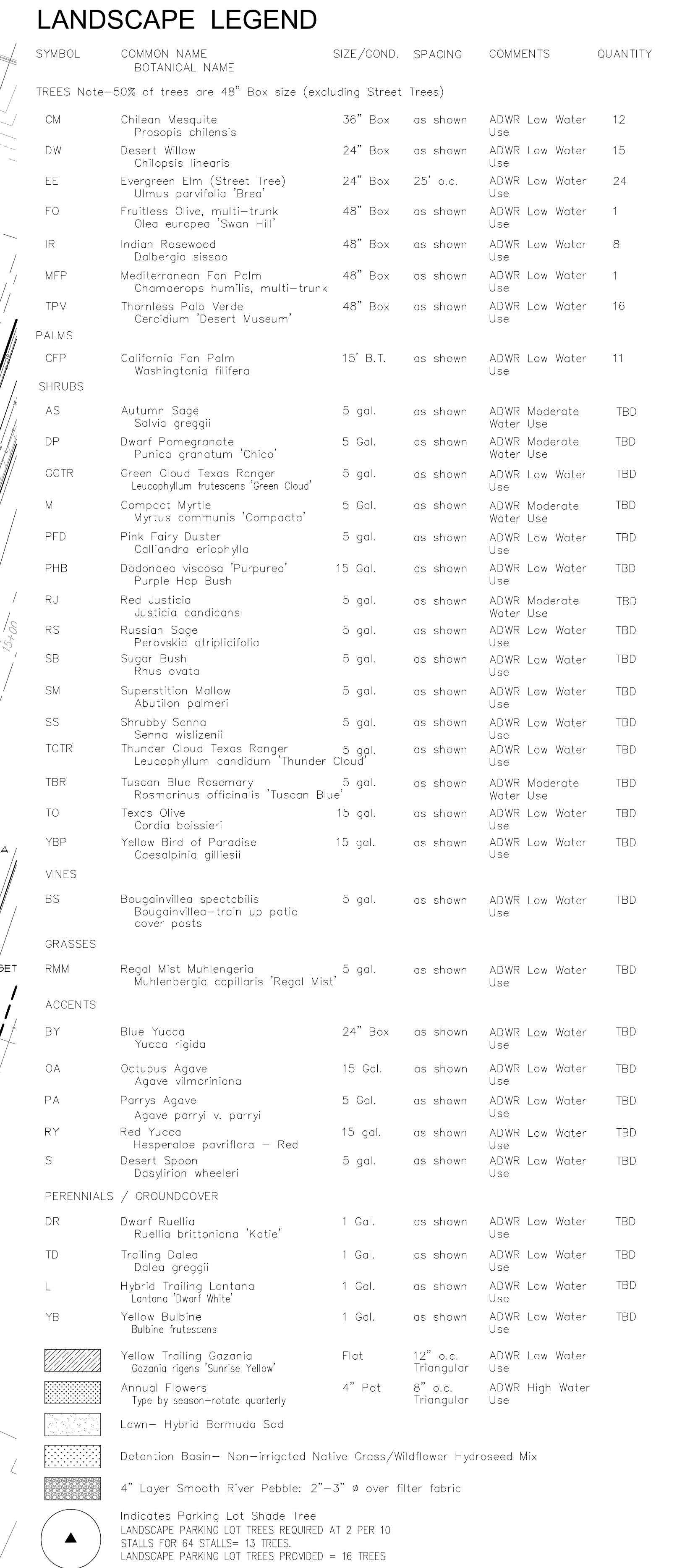


0' 40' 80' 120

CALL TWO WORKING DAYS
BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

MATCH LINE - SEE SHEET 2





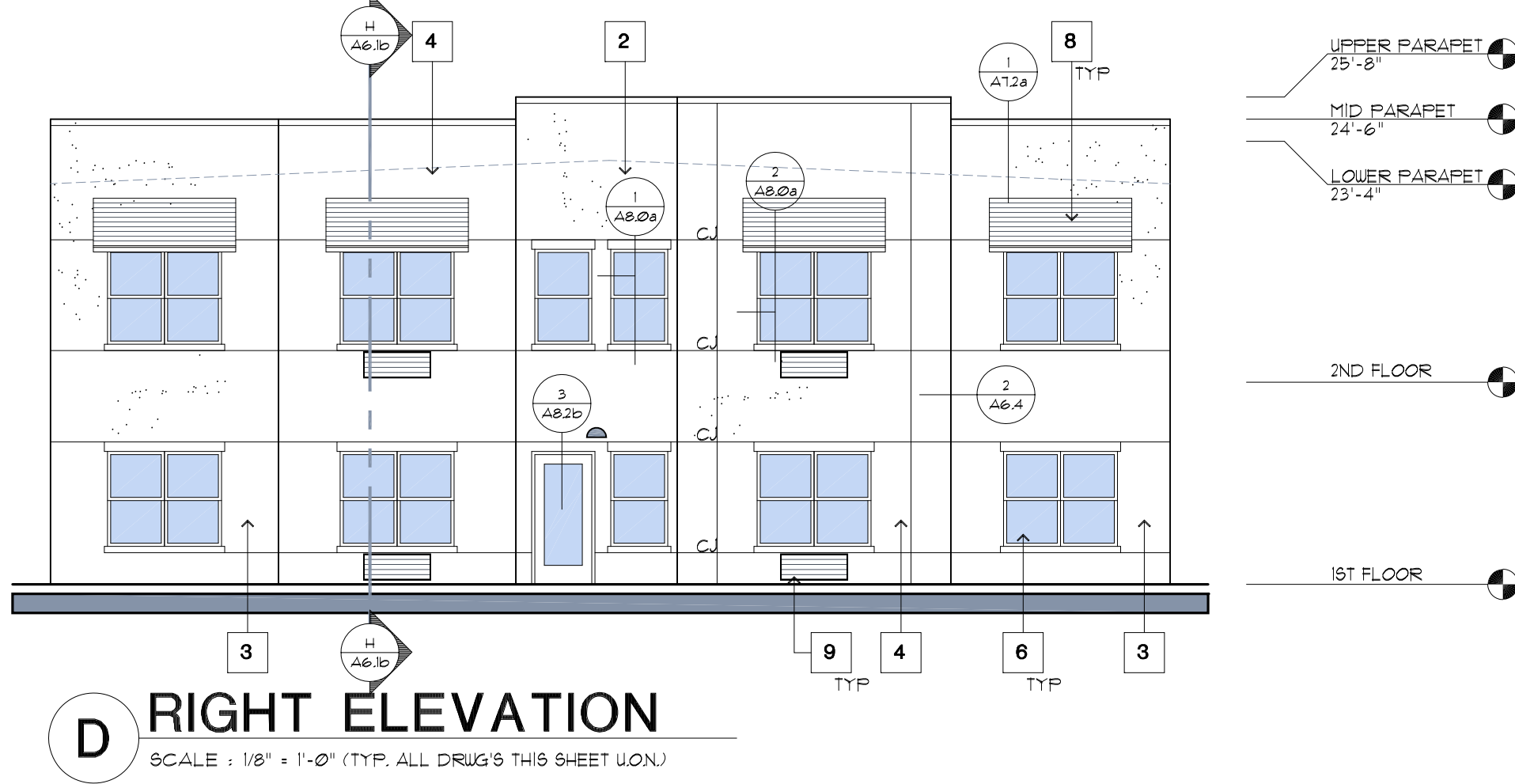
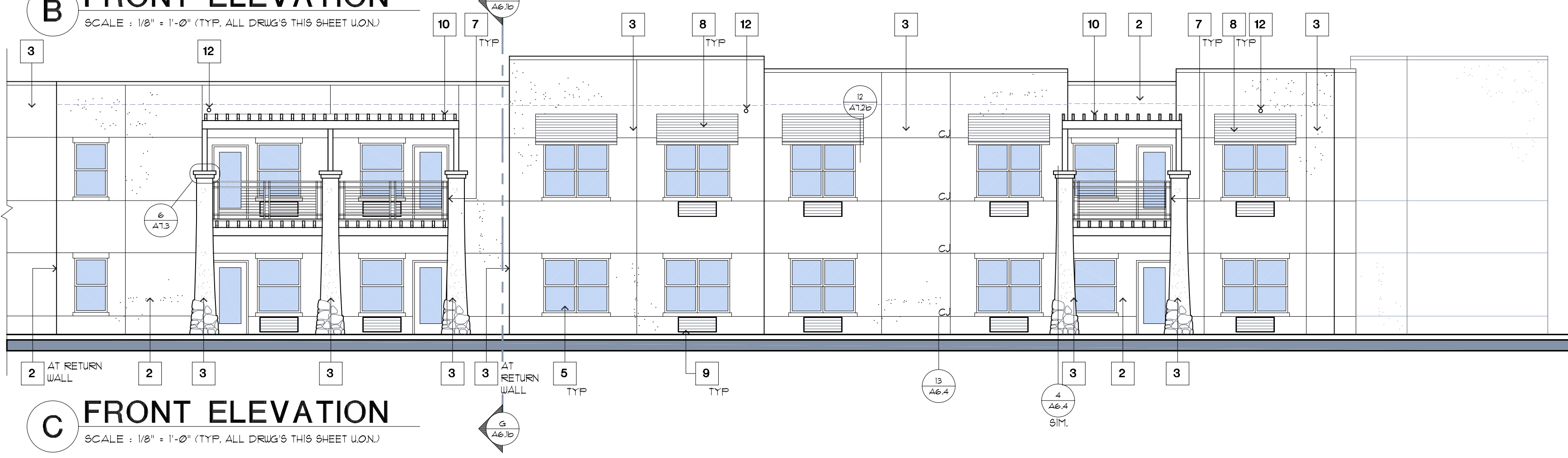
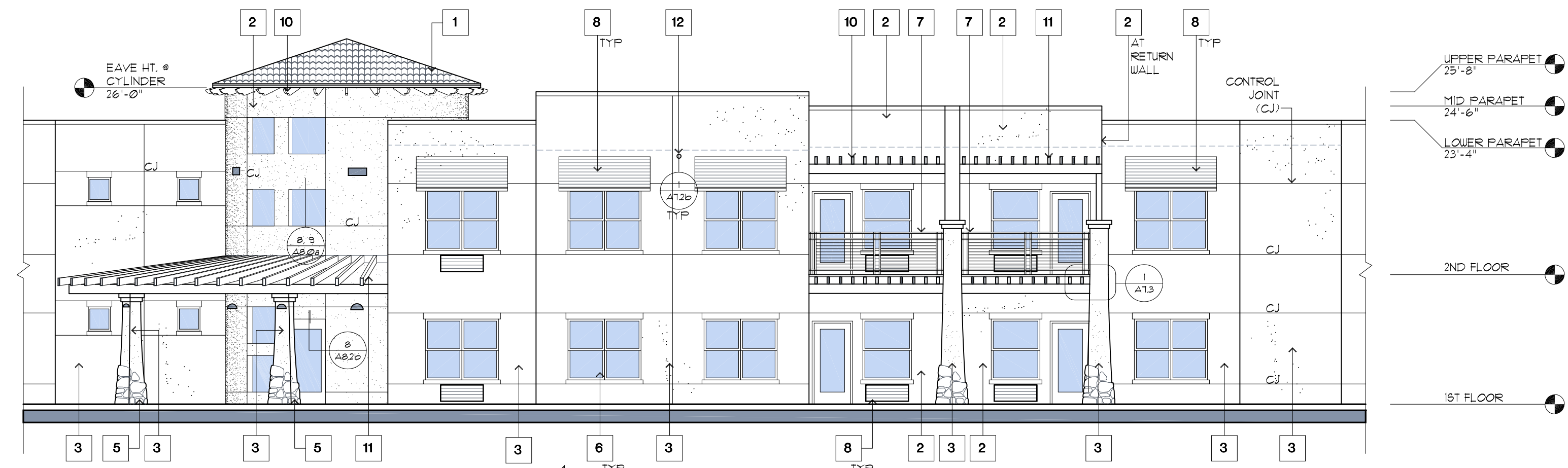
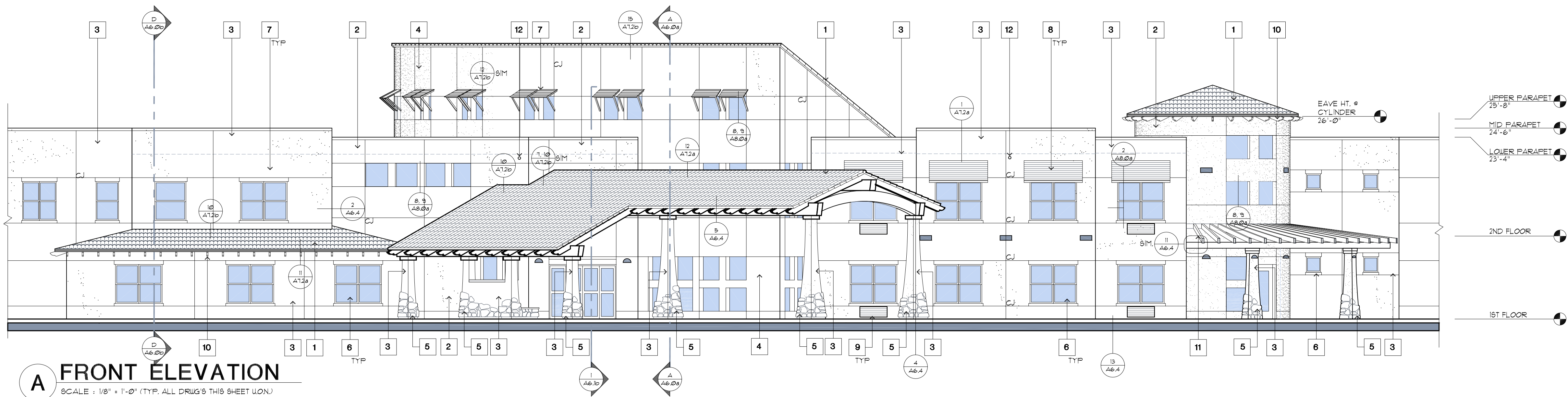
Number of Children	Frequency
0	2
15	1
30	2
60	1
120	1

File: AZ-Senior Living Master Plan\Carry A1\Arch\Arch\06.3a exterior building elevations.dwg A6.3a ELEV

ARNDT: 1/26/2012 4:09 PM Update plot3/2012 3:22 PM Todd Coughran

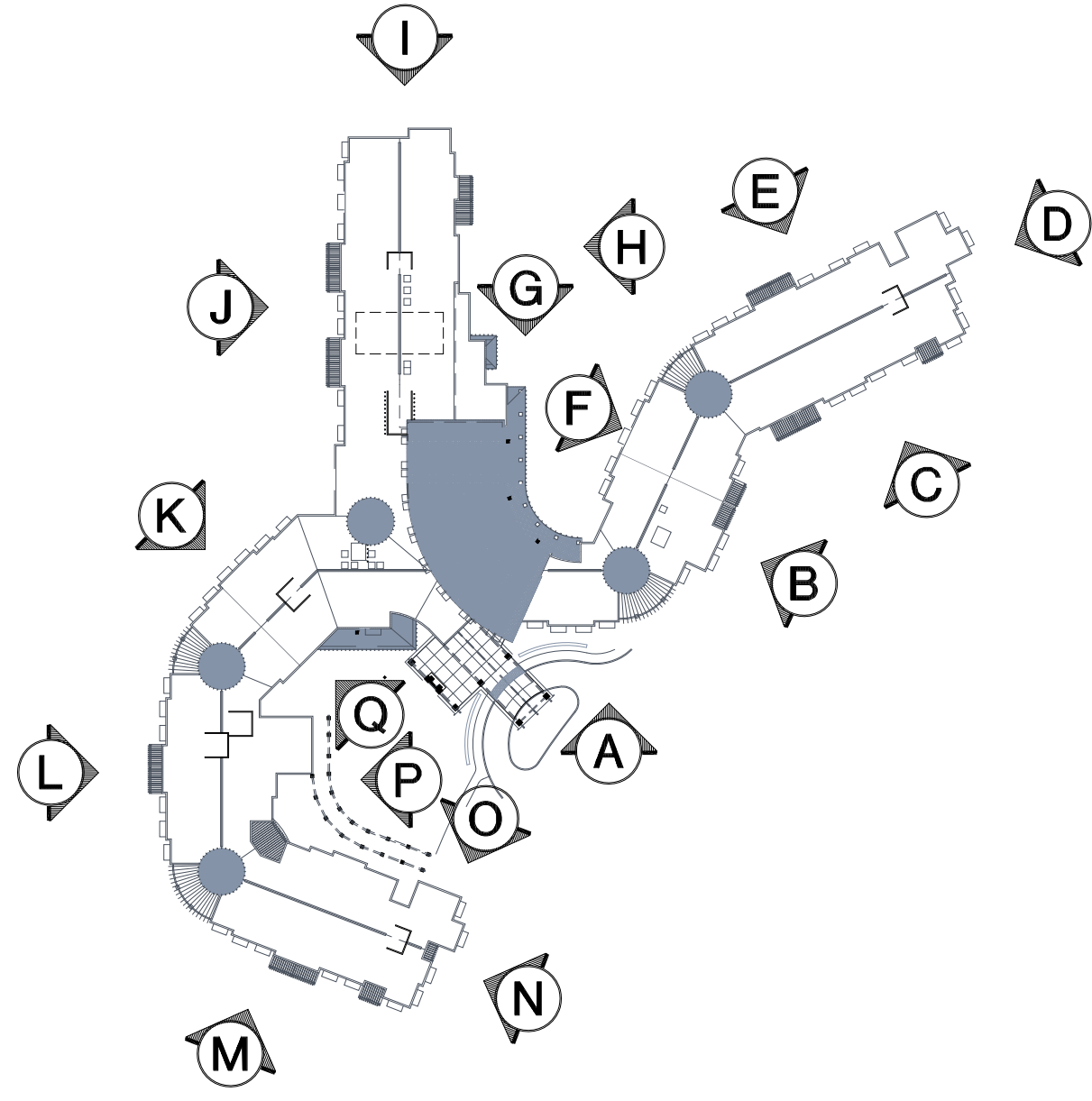
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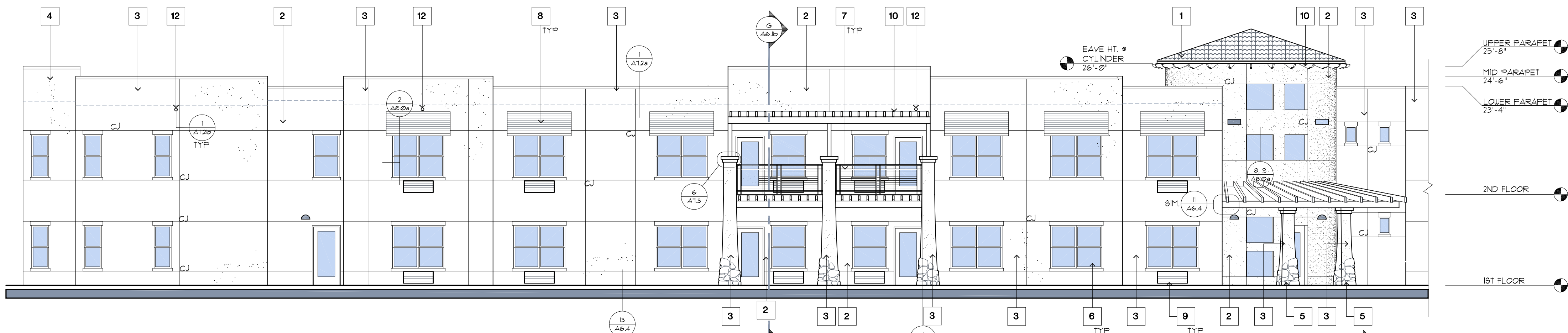
January 26, 2012 09:36:28



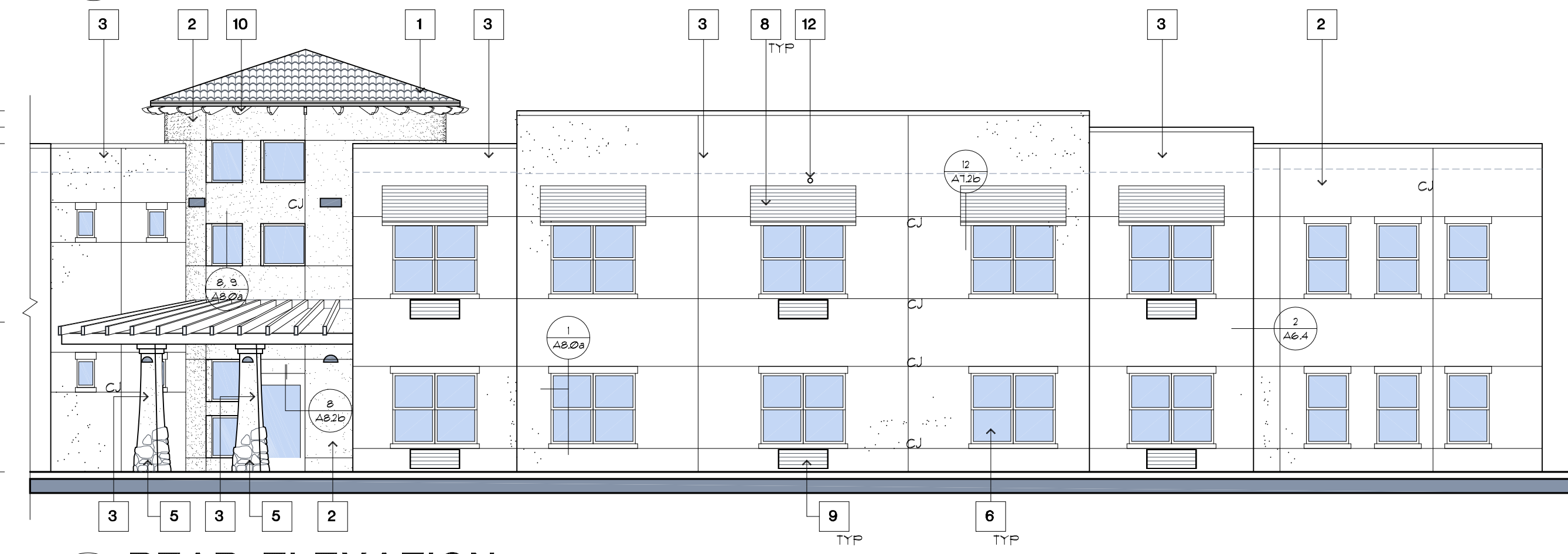
KEY NOTES/COLORS	
1	• TILE ROOF (MONIER LIFETILE) (MISSION 6 - SALERNO CLAY)
2	• STUCCO SIDING TOASTY SW6095
3	• STUCCO SIDING TOWN HALL TAN SW 1630
4	• STUCCO SIDING BREVITY BROWN SW6068
5	• CORONADO STONE (TUSCAN VILLA - FLORENTINE)
6	• VINYL FRAMED INSULATED ALPINE WINDOWS COLOR: TBD
7	• PRE-MANUFACTURED ALUMINUM RAILING COLOR: BROWN
8	• AWNING COLOR: BROWN METAL
9	• PTAC COLOR: TO MATCH BLDG. COLOR - TYP.
10	• CEDAR TRELLIS AND OUTRIGGERS STAINED: TBD
11	• GLU-LAM BEAMS: STAIN TO MATCH CEDAR
12	• OVERFLOW DRAINS (A120): PAINT TO MATCH STUCCO

NOTE: CONTRACTOR TO COORDINATE W/
STUCCO MANUFACTURER, ARCHITECT, AND
INSTALLER FOR CONTROL JOINT
PLACEMENT TO MEET ALL STUCCO
MANUFACTURER INSTALLATION
INSTRUCTIONS AND WARRANTY. ENSURE
STUCCO CONTROL ALSO COMPLIES WITH
ASTM C1063. ALL CONTROL JOINTS SHOWN
ON ELEVATIONS TO BE VERIFIED IN
COMPLIANCE WITH ASTM C1063
STANDARD. NOTIFY ARCHITECT OF ANY
DISCREPANCY.

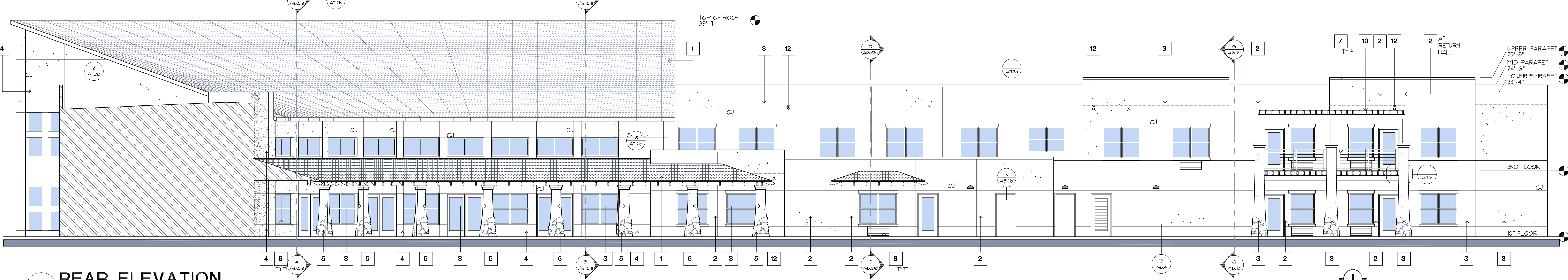




E REAR ELEVATION
SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)



F REAR ELEVATION
SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)



G REAR ELEVATION
SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)



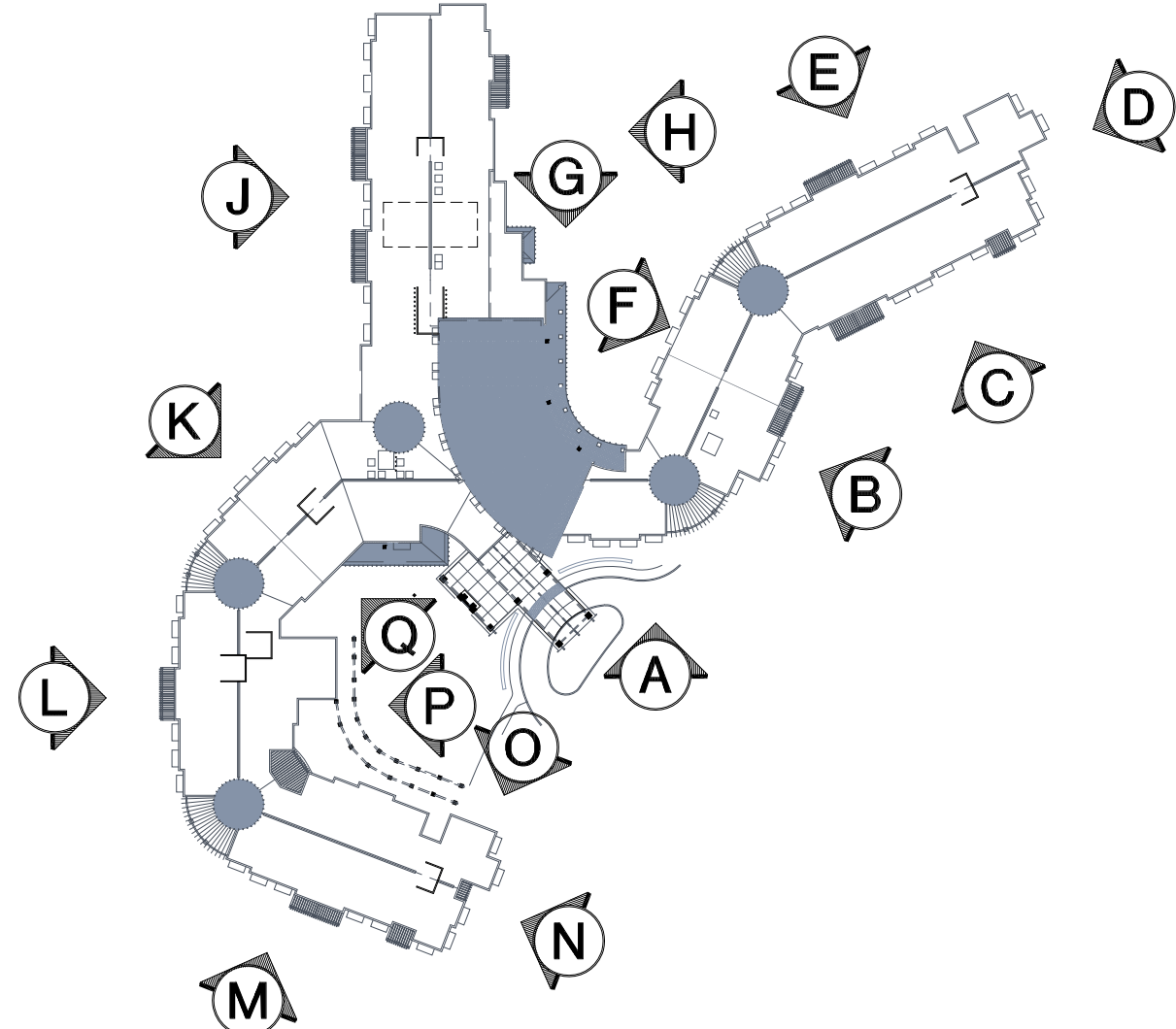
H REAR ELEVATION
SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)



I REAR ELEVATION
SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)

KEY NOTES/COLORS	
1	TILE ROOF (MONIER LIFETILE) (MISSION 5 - SALERNO CLAY)
2	STUCCO SIDING TOASTY SW6095
3	STUCCO SIDING TOWN HALL TAN SW 1690
4	STUCCO SIDING BREVITY BROWN SW6068
5	CORONADO STONE (TUSCAN VILLA - FLORENTINE)
6	VINYL FRAMED INSULATED ALPINE WINDOWS COLOR: TED
7	PRE-MANUFACTURED ALUMINUM RAILING COLOR: BROWN
8	PAINTING COLOR: BROWN METAL
9	PTAC COLOR: TO MATCH BLDG. COLOR - TYP.
10	CEDAR TRELLIS AND OUTRIGGERS STAINED: TBD
11	GLU-LAM BEAMS: STAIN TO MATCH CEDAR
12	OVERFLOW DRAINS, 1/4"126; PAINT TO MATCH STUCCO

NOTE: CONTRACTOR TO COORDINATE W/
STUCCO MANUFACTURER, ARCHITECT, AND
INSTALLER FOR CONTROL JOINT
PLACEMENT TO MEET ALL STUCCO
MANUFACTURER INSTALLATION
INSTRUCTIONS AND WARRANTY. ENSURE
STUCCO CONTROL JOINTS SHOWN
ON ELEVATIONS TO BE VERIFIED IN
COMPLIANCE WITH ASTM C1063
STANDARD. NOTIFY ARCHITECT OF ANY
DISCREPANCY.



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471 High Street SE Suite 10 Salem, Oregon 97301
P 503.399.1090 F 503.399.0565 W lentygroup.com
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

JEA SENIOR LIVING
Management • Development

**PARK WOOD
SENIOR LIVING FACILITY
SURPRISE, ARIZONA**

**EXTERIOR
BUILDING
ELEVATIONS**

DATE
01/30/2012
REVISED DATE
SHEET
A
6.3b

January 26, 2012 09:39:55
F:\AZ-Surprise Master Plan\Curry AZ\Arch\MS3a_Exterior Building Elevation.dwg
R:\p:\az-surprise master plan\curry az\arch\ms3a_Exterior Building Elevation.dwg
A6.3c ELEV

01/26/2012 4:09 PM gldrac
plot3/7/2012 3:25 PM Todd Coughran

Rep: 02-surprise master plan\curry az\arch\ms3a_Exterior Building Elevation.dwg
A6.3c ELEV

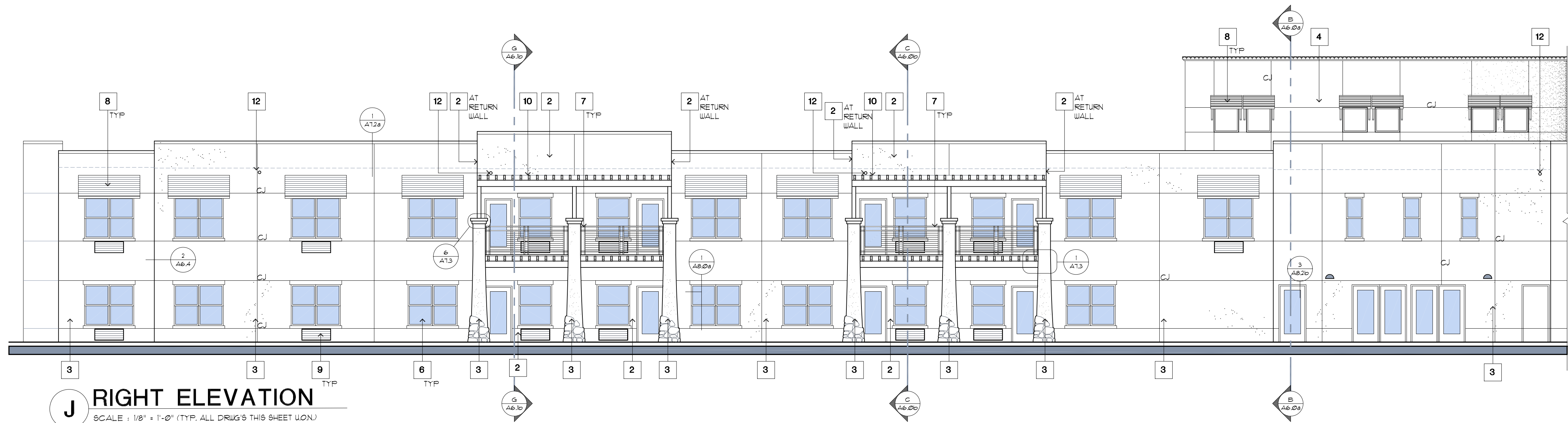
UPPER PARAPET
25'-8"

MID PARAPET
24'-6"

LOWER PARAPET
23'-4"

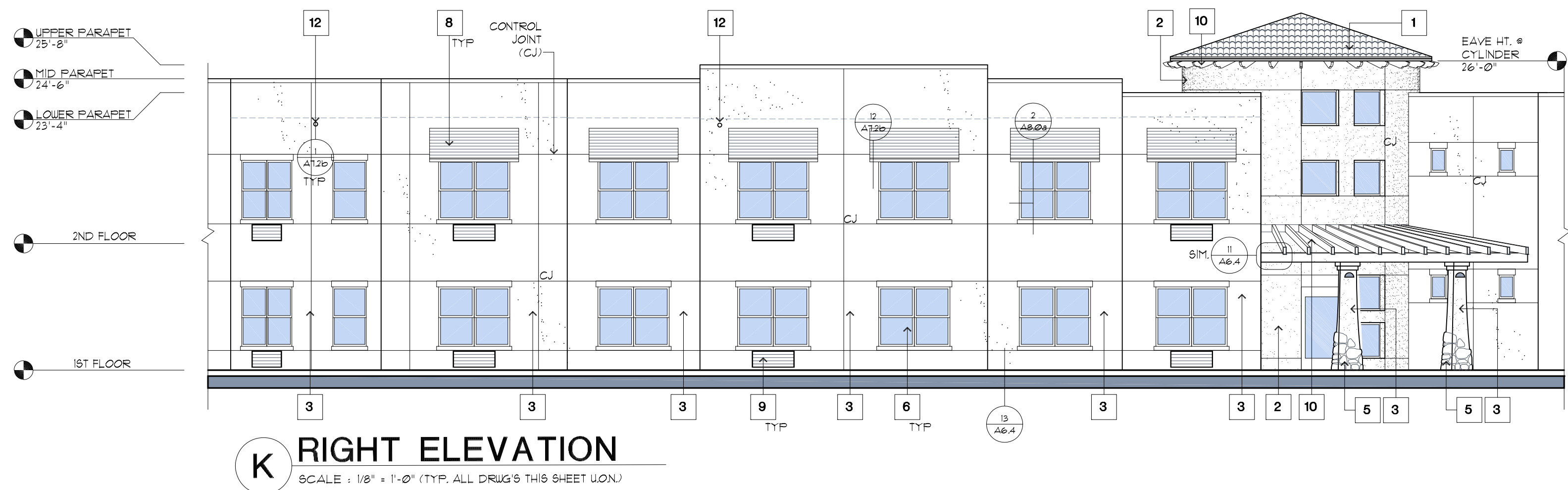
2ND FLOOR

1ST FLOOR



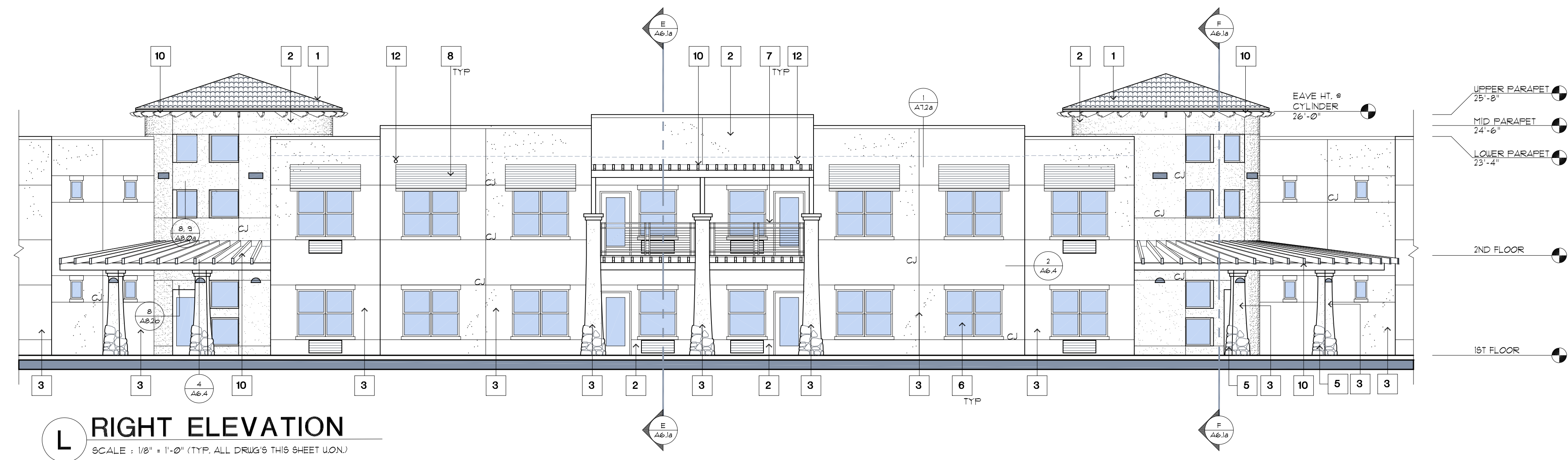
J RIGHT ELEVATION

SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)



K RIGHT ELEVATION

SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)

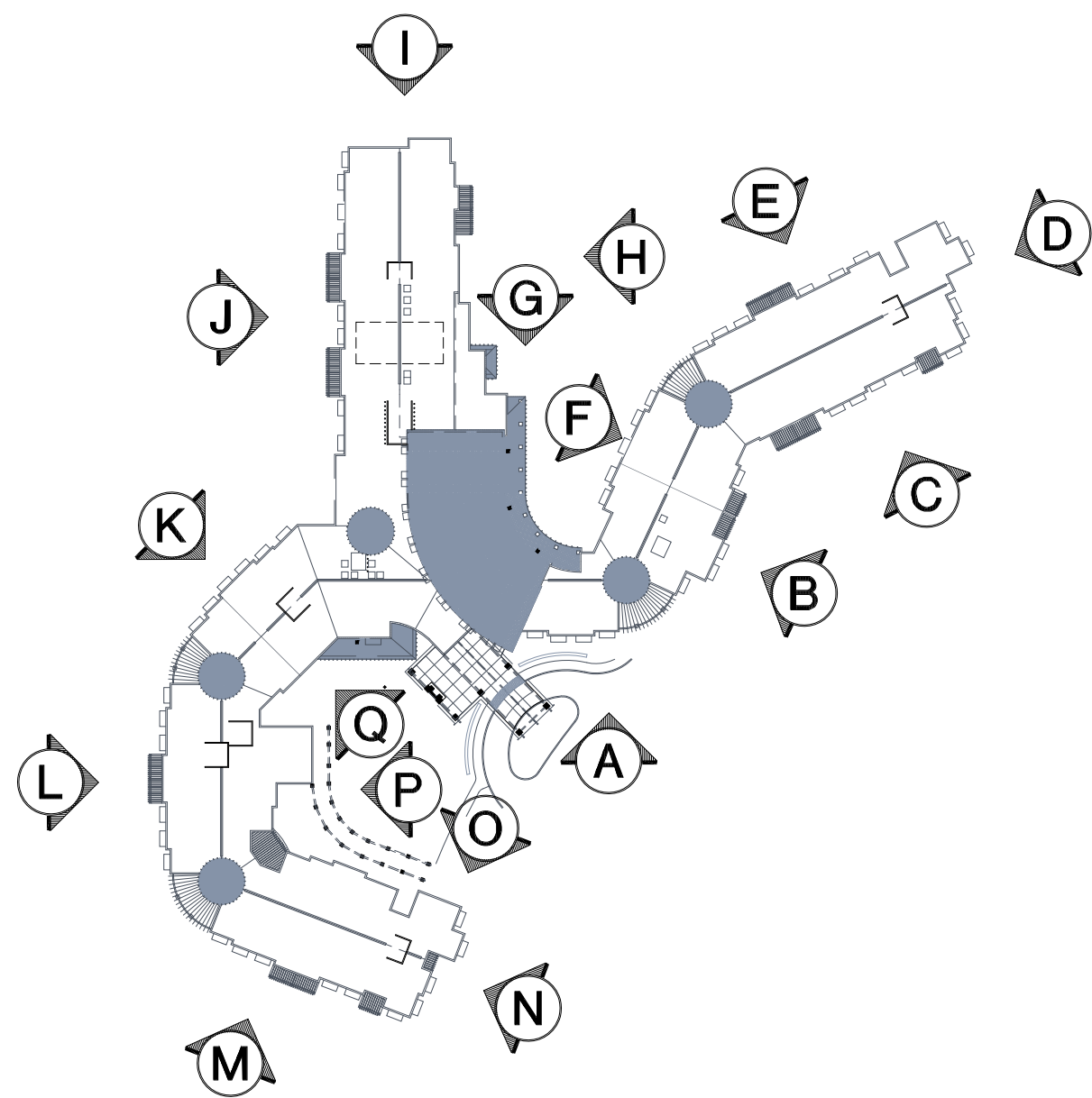


L RIGHT ELEVATION

SCALE : 1/8" = 1'-0" (TYP. ALL DRUG'S THIS SHEET UON)

KEY NOTES/COLORS	
1	TILE ROOF (MONIER LIFETILE) (MISSION 5 - SALERNO CLAY)
2	STUCCO SIDING TOASTY SW6095
3	STUCCO SIDING TOUN HALL TAN SW 1690
4	STUCCO SIDING BREVITY BROWN SW6068
5	CORONADO STONE (TUSCAN VILLA - FLORENTINE)
6	VINYL FRAMED INSULATED ALPINE WINDOWS COLOR: TBD
7	PRE-MANUFACTURED ALUMINUM RAILING COLOR: BROWN
8	AWNING COLOR: BROWN METAL
9	PTAC COLOR: TO MATCH BLDG. COLOR - TYP.
10	CEDAR TRELLIS AND OUTRIGGERS STAINED: TBD
11	GLU-LAM BEAMS: STAIN TO MATCH CEDAR
12	OVERFLOW DRAINS, 1/4"126: DRAIN PAINT TO MATCH STUCCO

NOTE: CONTRACTOR TO COORDINATE W/
STUCCO MANUFACTURER, ARCHITECT, AND
INSTALLER FOR CONTROL JOINT
PLACEMENT TO MEET ALL STUCCO
MANUFACTURER INSTALLATION
INSTRUCTIONS AND WARRANTY. ENSURE
STUCCO CONTROL ALSO COMPLIES WITH
ASTM C1063. ALL CONTROL JOINTS SHOWN
ON ELEVATIONS TO BE VERIFIED IN
COMPLIANCE WITH ASTM C1063
STANDARD. NOTIFY ARCHITECT OF ANY
DISCREPANCY.



© 2011 Lenty Group LLC

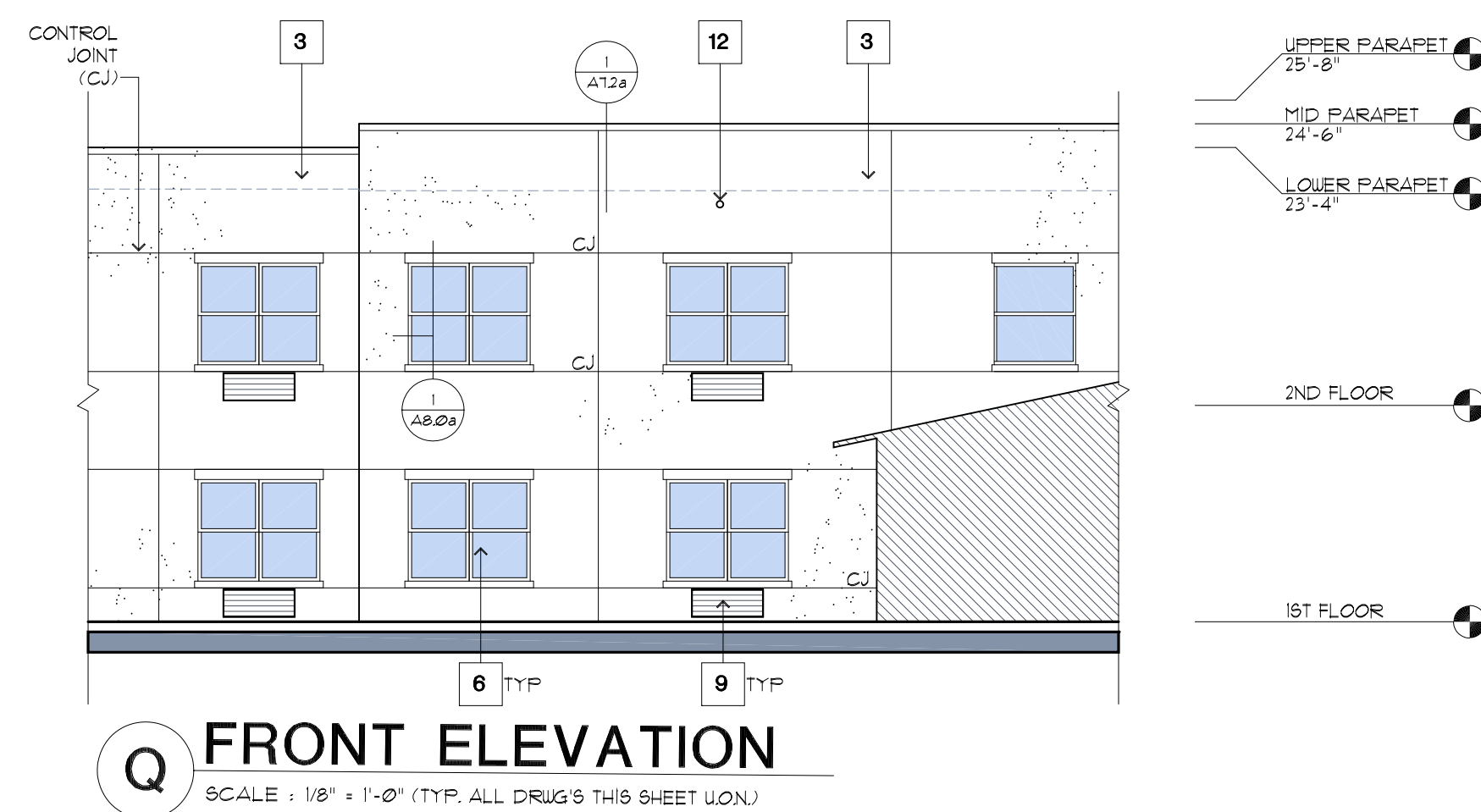
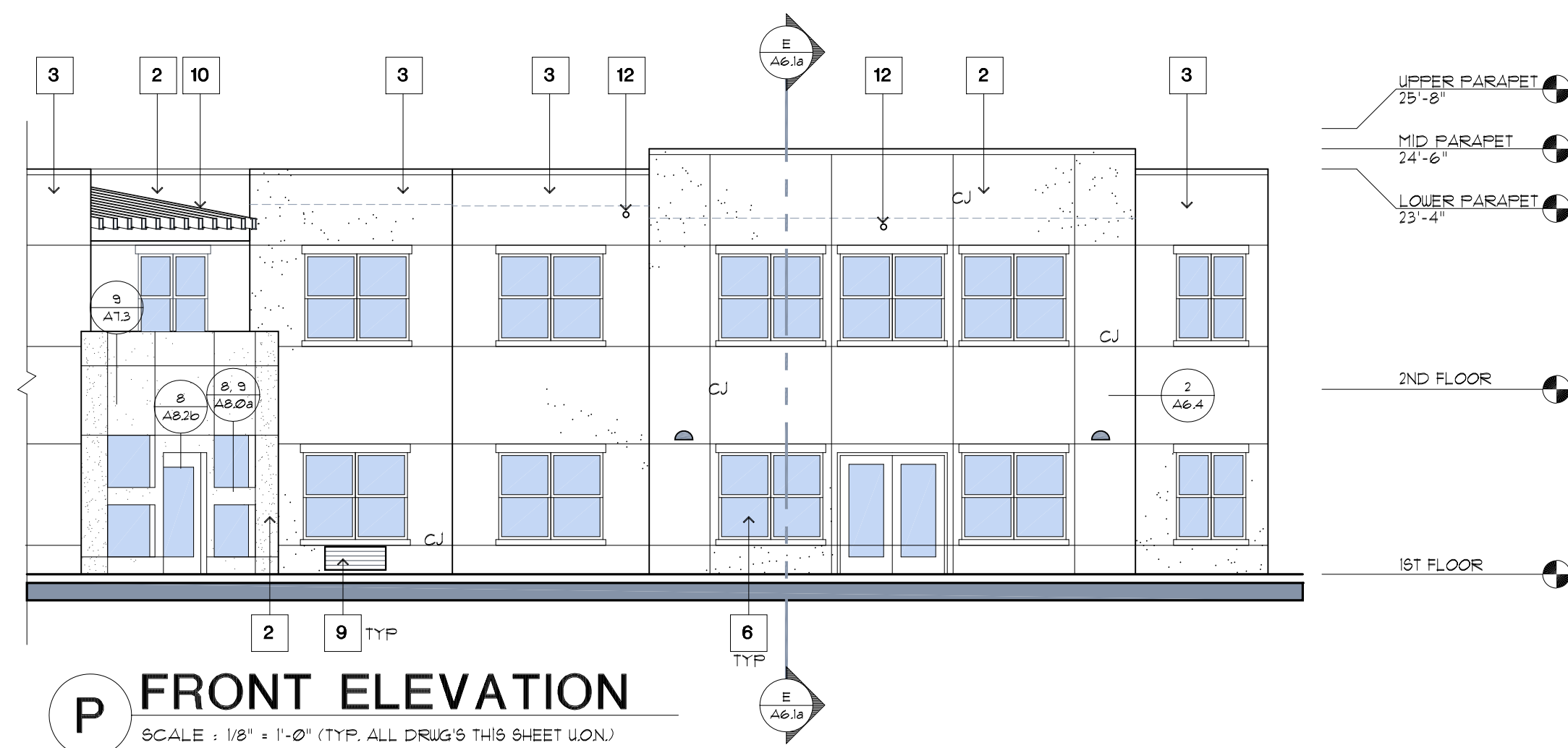
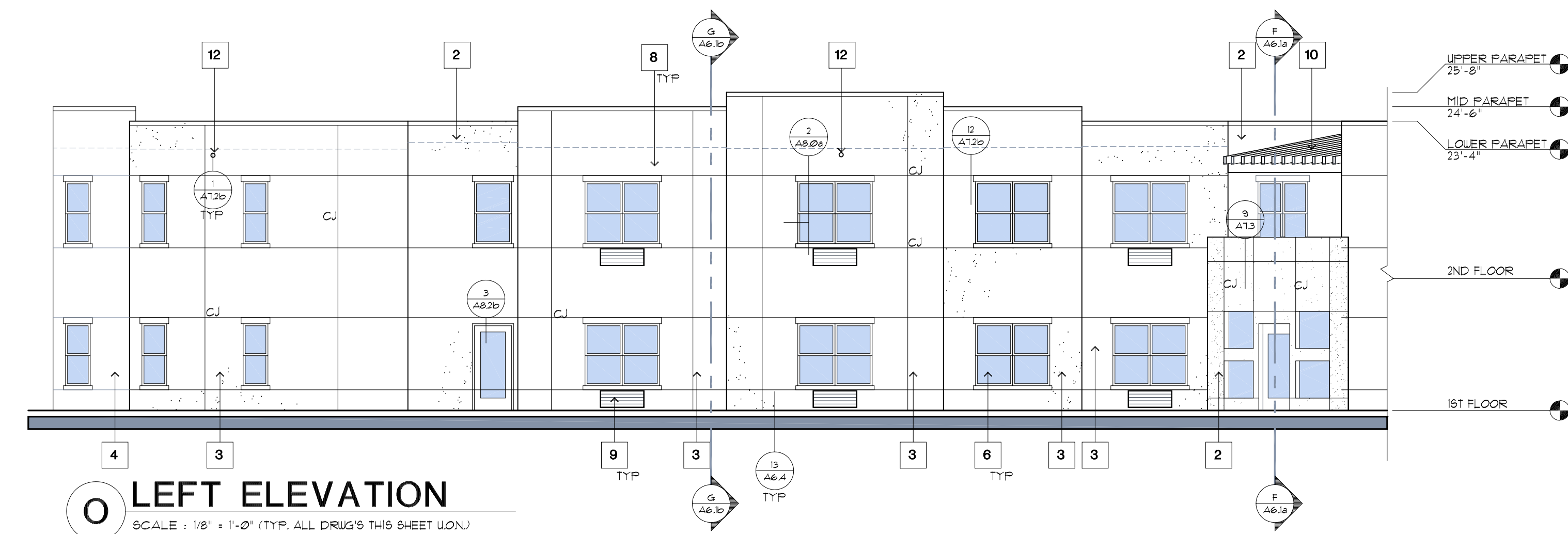
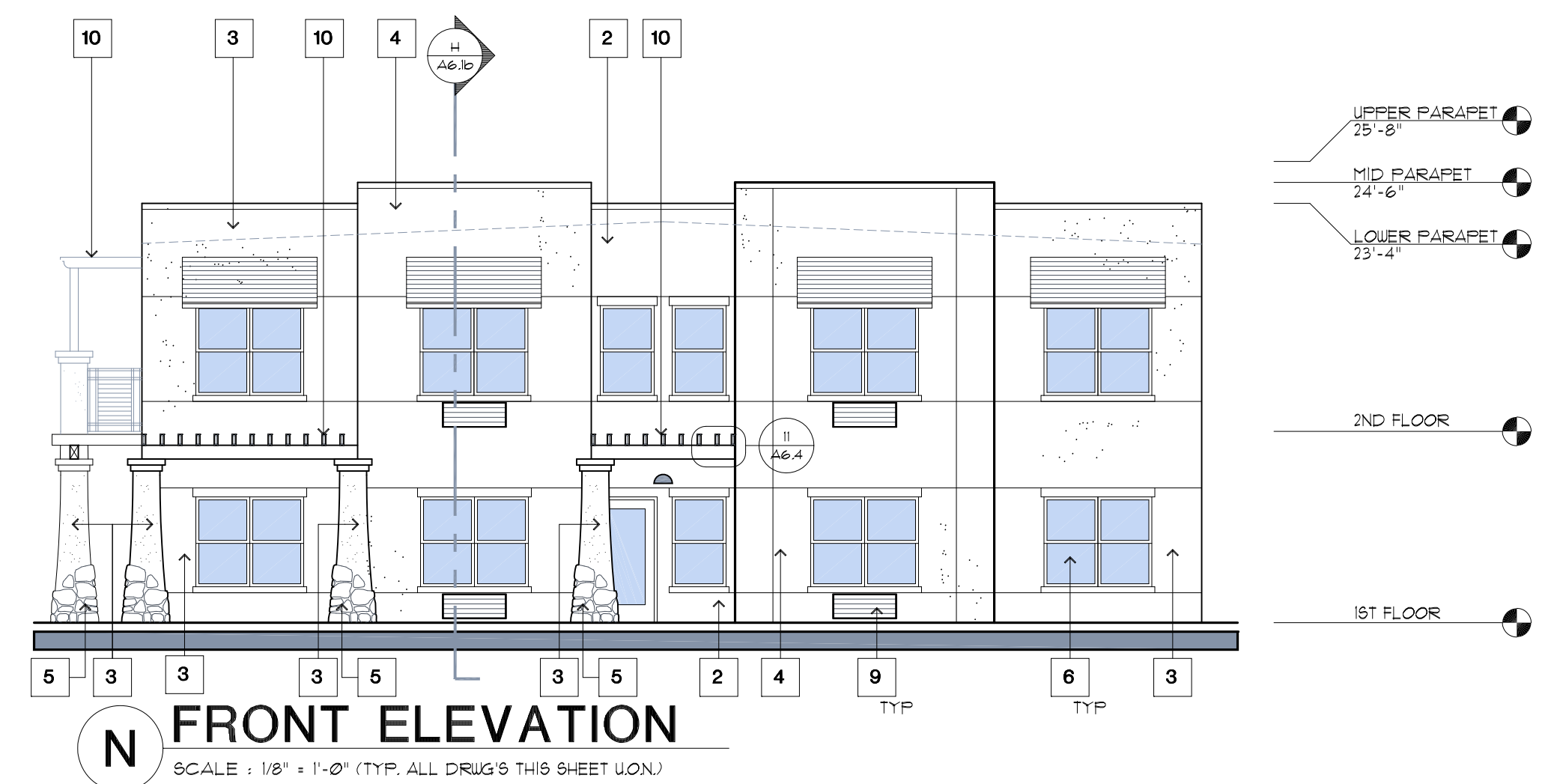
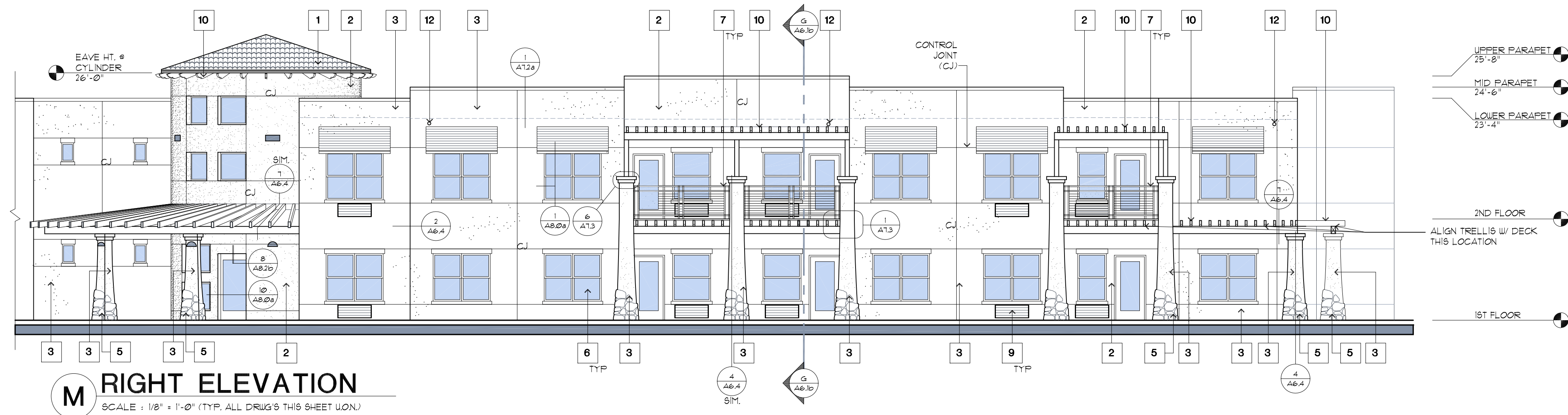
DATE
01/30/2012
REVISED DATE

SHEET
A
6.3c

PARK WOOD
SENIOR LIVING FACILITY
SURPRISE, ARIZONA

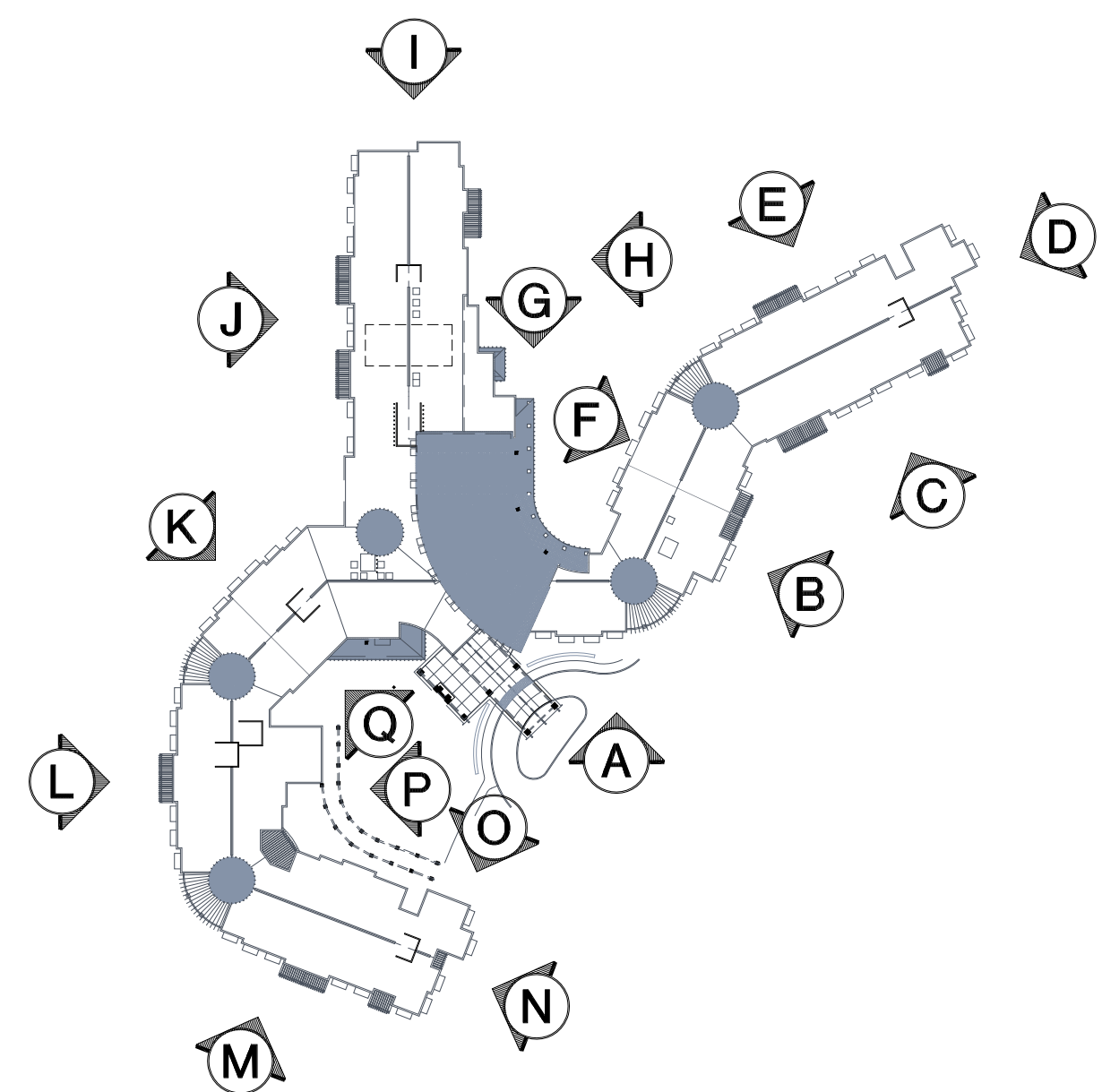
JEA SENIOR LIVING
Management • Development

lentygroup
471 High Street SE, Suite 10, Salem, Oregon 97301
P 503.399.1090 F 503.399.0565 W lentygroup.com
ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT



KEY NOTES/COLORS	
1 ROOF	= TILE ROOF (MONIER LIFETILE) (MISSION S - SALERNO CLAY)
2 SIDING	= STUCCO SIDING TOASTY SW6005
3 SIDING	= STUCCO SIDING TOWN HALL TAN SW 7630
4 SIDING	= STUCCO SIDING BREVITY BROWN SW6008
5 STONE	= CORONADO STONE (TUSCAN VILLA - FLORENTINE)
6 WINDOW	= VINYL FRAMED INSULATED ALPINE WINDOW: COLOR: TBD
7 RAILING	= PRE-MANUFACTURED ALUMINUM RAILING COLOR: BROWN
8 AWNING	= AWNING COLOR: BROWN METAL
9 PTAC	= PTAC COLOR: TO MATCH BLDG. COLOR - TYP.
10 CEDAR	= CEDAR TRELLIS AND OUTRIGGERS STAINED: TBD
11 GLB	= GLU-LAM BEAMS: STAIN TO MATCH CEDAR
12 DRAIN	= OVERFLOW DRAINS, 1/4"ID: PAINT TO MATCH STUCCO

NOTE: CONTRACTOR TO COORDINATE W/ STUCCO MANUFACTURER, ARCHITECT, AND METALLER FOR COORDINATE JOINT PLACEMENT TO MEET ALL STUCCO MANUFACTURER INSTALLATION INSTRUCTIONS AND WARRANTY. ENSURE STUCCO CONTROL. ALSO COMPLIES WITH ASTM C1063. ALL CONTROL JOINTS SHOWN ON ELEVATIONS TO BE VERIFIED IN COMPLIANCE WITH ASTM C1063 STANDARD. NOTIFY ARCHITECT OF ANY DISCREPANCY.





CITY OF SURPRISE
Boards and Commissions

April 5, 2012 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	April 5, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on case FS12-029, a Conditional Use Permit (CUP) to allow truck rentals at Home Depot.

Motion:

I move to approve FS12-029, a Conditional Use Permit for truck rentals at Home Depot and to adopt staffs findings.

Background:

The request is for a CUP to allow and locate an area for truck rental parking.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site 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: April 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-029, Home Depot

Application Summary

The applicant is proposing to locate parking for rental trucks at the Home Depot retail center. Also proposed are locations for accessory uses such as mobile vending and outdoor displays.

Location

The existing Home Depot facility is located on the northwest corner of Bell Road and Grand Avenue within the West Point Towne Center Planned Area Development (PAD).

History

- On June 20, 1984, the subject parcel was annexed into the City of Surprise.
- On October 26, 1995, a PAD for West Point Towne Center was approved by the Mayor and City Council.
- On January 19, 1999, a site plan for Home Depot was approved by the Planning and Zoning Commission.

Project Summary

The Home Depot in West Point Towne Center is proposing to allow truck rental parking at the existing facility in Surprise. The governing PAD for this facility conditionally allows the use with several restrictions. The maximum area for the rental truck parking is limited to 5,200 square feet, onsite service and repair of vehicles is prohibited, and the storage of the vehicles will not utilize required parking for the home improvement center.

The applicant also took this opportunity to locate several accessory uses on this site plan. Locations were determined for outdoor display of sheds, storefront displays, and food vender

cart locations. All uses only utilize surplus parking spaces and ensure pedestrian accessibility is maintained.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

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

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 Surprise General Plan.
3. Staff finds that the proposed site plan complies with the West Point Towne Center PAD.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map and amended site plan.

HOME DEPOT TRUCK RENTALS



Vicinity Map

Site

Grand Avenue

Bell Road

Litchfield Road

West Point

Parkway



GreenbergFarrow

19000 MacArthur Blvd, Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0479

PROJECT INFORMATION

SITE AREA

SITE AREA ±9.975 ACRES
SITE COVERAGE 30.34%(±13,218 SF/AC)

BUILDING AREA

HOME DEPOT 107,920 SF
GARDEN CENTER 23,928 SF
HOME DEPOT TOTAL: 131,848 SF

-EXISTING

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/ 250 SF	432	
GARDEN CENTER	1 SP/2000 SF	12	
CUSTOMER PARKING:			537
OVERFLOW PARKING:			17
HOME DEPOT TOTAL:		444	554
HD FRONT FIELD PROVIDED:			537
HD PARKING RATIO PROVIDED:		4.2/1000 SF	

-PROPOSED

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/ 250 SF	432	
GARDEN CENTER	1 SP/2000 SF	12	
HOME DEPOT TOTAL:		444	
# OF EXISTING PARKING STALLS TO BE USED FOR:			
PENSKE TRUCKS		30	46
MOBILE FOOD VENDOR		4	
OUTDOOR DISPLAY (SHEDS)		12	
HOME DEPOT TOTAL:		490	554

NET PROPOSED PARKING PROVIDED
AFTER PROPOSED USES ARE IN PLACE: 508

PROPOSED HD FRONT FIELD PROVIDED: 491
PROPOSED HD PARKING RATIO PROVIDED: 3.85/1000 SF

ZONING CLASSIFICATION

JURISDICTION CITY OF SURPRISE
EXISTING ZONING PAD
REQUIRED ZONING PAD

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF SITE PLAN PREPARED BY DUNAWAY ASSOCIATES WEST INC., DATED 03.15.1999.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
01.24.2012	PREPARED SITE PLAN EXHIBIT	II

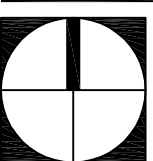
SITE PLANNER
SITE DEV. COORDINATOR

II
CATHERINE OTIS



THE HOME DEPOT
SURPRISE, AZ
13760 WEST BELL AVE
SURPRISE, AZ

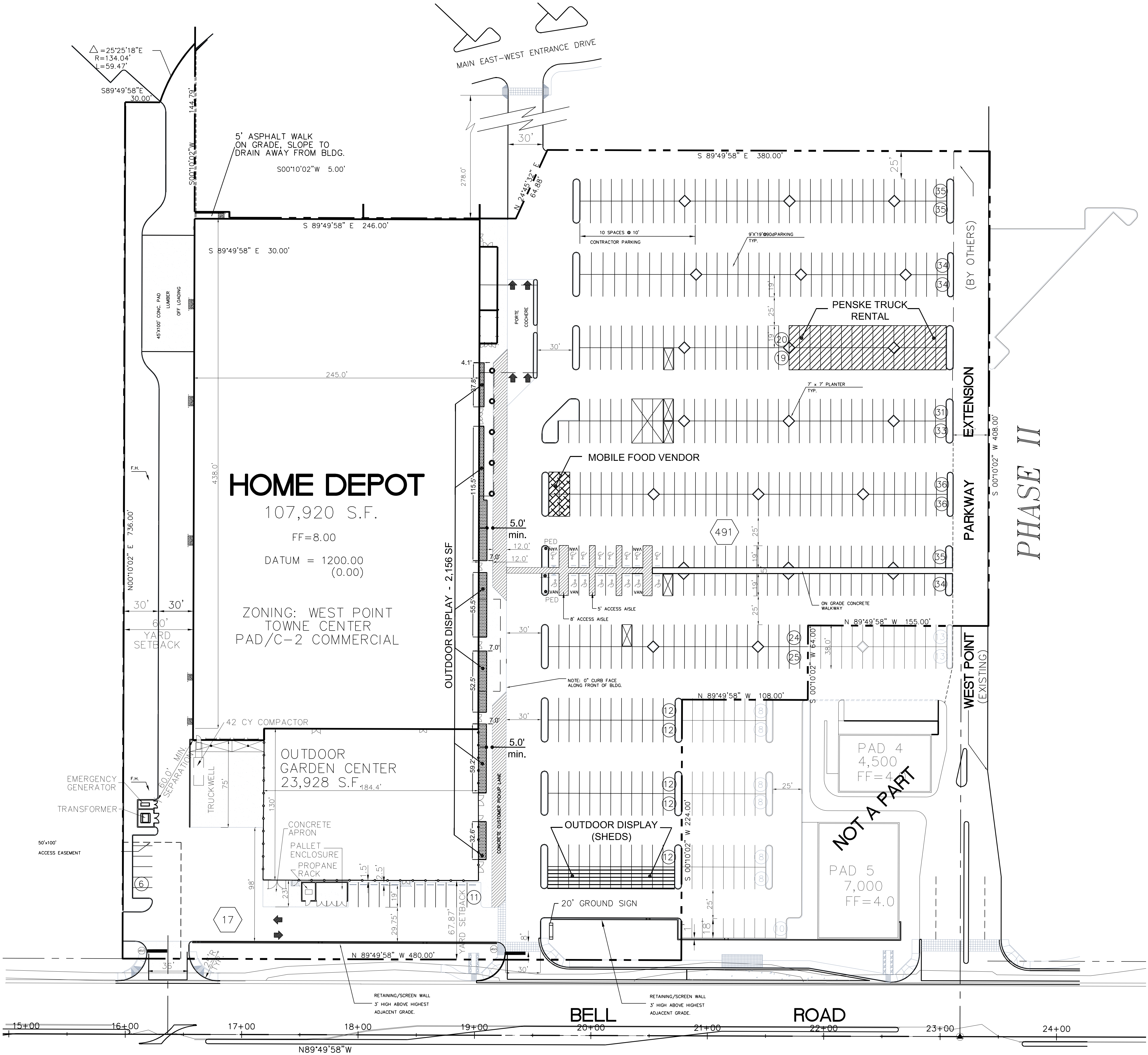
STORE NUMBER #483
GFA PROJECT NUMBER 20110612.0



SCALE: 1"=40'-0"

0 20 40 80 120

SITE PLAN EXHIBIT





CITY OF SURPRISE
Boards and Commissions

April 5, 2012 @ 6:00:00 PM

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

Board Meeting Date:	April 5, 2012	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 FS12-027, a renewal of a Conditional Use Permit (CUP) for an AT&T Wireless Communications Facility (WCF) at Willow Canyon High School.

Motion:

I move to approve FS12-027, a renewal of a Conditional Use Permit for an AT&T WCF at Willow Canyon High School and to adopt staffs findings.

Background:

The existing WCF was approved in 2005 and was subject to a condition that required a renewal of the CUP five (5) years after approval. The existing WCF is located at Willow Canyon High School at 17901 West Lundberg Street.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

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

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: April 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-027, AT&T Wireless Communications Facility at Willow Canyon High School

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for an AT&T Wireless Communications Facility (WCF) at Willow Canyon High School.

Location

The existing facility is located at 17901 West Lundberg Street, south of the intersection of Bell and Citrus Roads within the Villages at Surprise South Planned Area Development (PAD) also known as Surprise Farms.

History

- On June 20, 1984, the subject property was annexed into the City of Surprise.
- On March 27, 1995, the Villages at Surprise South PAD, also known as Surprise Farms, was approved by the Mayor and City Council.
- On February 19, 2002, a site plan for the Willow Canyon High School was approved by the Planning and Zoning Commission.
- On August 15, 2005, a CUP for a WCF at Willow Canyon High School was approved by the Planning and Zoning Commission.

Project Summary

The existing WCF facility at Willow Canyon High School is located south of the school near the football field. The WCF consists of a building to screen the equipment cabinets and antennae that are supported by a field lighting standard.

The existing WCF was approved in 2005 and was subject to a condition that required an renewal of the CUP five (5) years after approval to ensure that the latest technology for cell towers is being utilized.

In conjunction with the renewal, the applicant is updating the facility to provide 4G Long Term Evolution (LTE) service. The upgrade will increase the antennae array ten (10) inches to a height of 60 feet.

Citizen Review Meeting

A citizen review meeting was held on March 15, 2012 at the Willow Canyon High School. A participation report is attached.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

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

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 Surprise General Plan.
3. Staff finds that the proposed site plan complies with the Villages at Surprise South PAD, also known as Surprise Farms.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, service maps, and participation report.

WILLOW CANYON WCF



PROJECT INFORMATION

SCOPE OF WORK: AT&T PROPOSES TO UPDATE THEIR EXISTING TELECOMMUNICATION FACILITY WHICH CURRENTLY CONSISTS OF CABINETS WITHIN AN EXISTING SHELTER AND A LIGHT POLE WITH ANTENNAS ATTACHED. THE PROPOSED SCOPE OF WORK INCLUDES REPLACING (6) EXISTING ANTENNAS WITH (9) NEW 8' LTE ANTENNA WITH (6) NEW REMOTE RADIO HEADS (RRH) MOUNTED ON LIGHT POLE. (1) RAYCAP DC6-48-60-18-8F MOUNTED DIRECTLY TO LIGHT POLE, (1) NEW GPS ANTENNA AND UPDATING EQUIPMENT CONTAINED INSIDE THEIR EQUIPMENT SHELTER. RRH WILL ELIMINATE THE NEED FOR ADDITIONAL COAX BY USING FIBER OPTIC CABLES.

SITE ADDRESS:	17901 W. LUNDBERG STREET
	SURPRISE, AZ 85374
LATITUDE:	33° 37' 57.60" N
LONGITUDE:	-112° 26' 39.06" W
ZONING DISTRICT:	PAD
JURISDICTION:	SURPRISE
A.P.N.:	502-01-973
EXISTING USE:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY

DRAWING INDEX

REV

25471-PHNX-X004-01	TITLE SHEET
25471-PHNX-X004-02	OVERALL SITE PLAN
25471-PHNX-X004-03	EXISTING AND PROPOSED DETAILED SITE PLAN
25471-PHNX-X004-04	LIGHT POLE ELEVATIONS
25471-PHNX-X004-05	ANTENNA PLAN & RRH MOUNTING DETAILS
25471-PHNX-X004-06	RAYCAP, LTE RACK AND GPS ANTENNA MOUNTING DETAILS

DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 08/23/11, VERSION 06

NOTES

DOCUMENT REVIEW STATUS

1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED				
2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT				
ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.					
	ENG.	CONST.			
REVIEWED:					
BY:			DATE:		

REDLINE DRAWING REVIEW

NAME (PRINT)	SIGNATURE	DATE
GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
ENGINEERING – Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant		



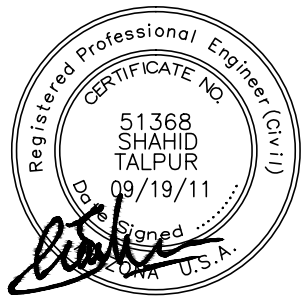
BECHTEL COMMUNICATIONS INC.
5295 WESTVIEW DRIVE
FREDERICK, MD. 21703
PHONE: (301) 228-6000

WILLOW CANYON HIGH SCHOOL
X004
17901 W. LUNDBERG STREET
SURPRISE, AZ 85374



20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

1	09/19/11	RE-ISSUED FOR ZONING		MG	MM	JF
0	08/21/11	ISSUED FOR ZONING		LBY	MG	TJ
NO.	DATE	REVISIONS		BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: LBY		DRAWN BY: LBY		



EXPIRES 9-30-13

TAIL

$$\begin{array}{r} 1001 \\ \hline 01 \end{array}$$

AT&T MOBILITY

TITLE SHEET

	DRAWING NUMBER	REV
25471-620	PHNX-X004- 01	1

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T (CONST.): _____ DATE: _____

AT&T (RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

LANDLORD: _____ DATE: _____

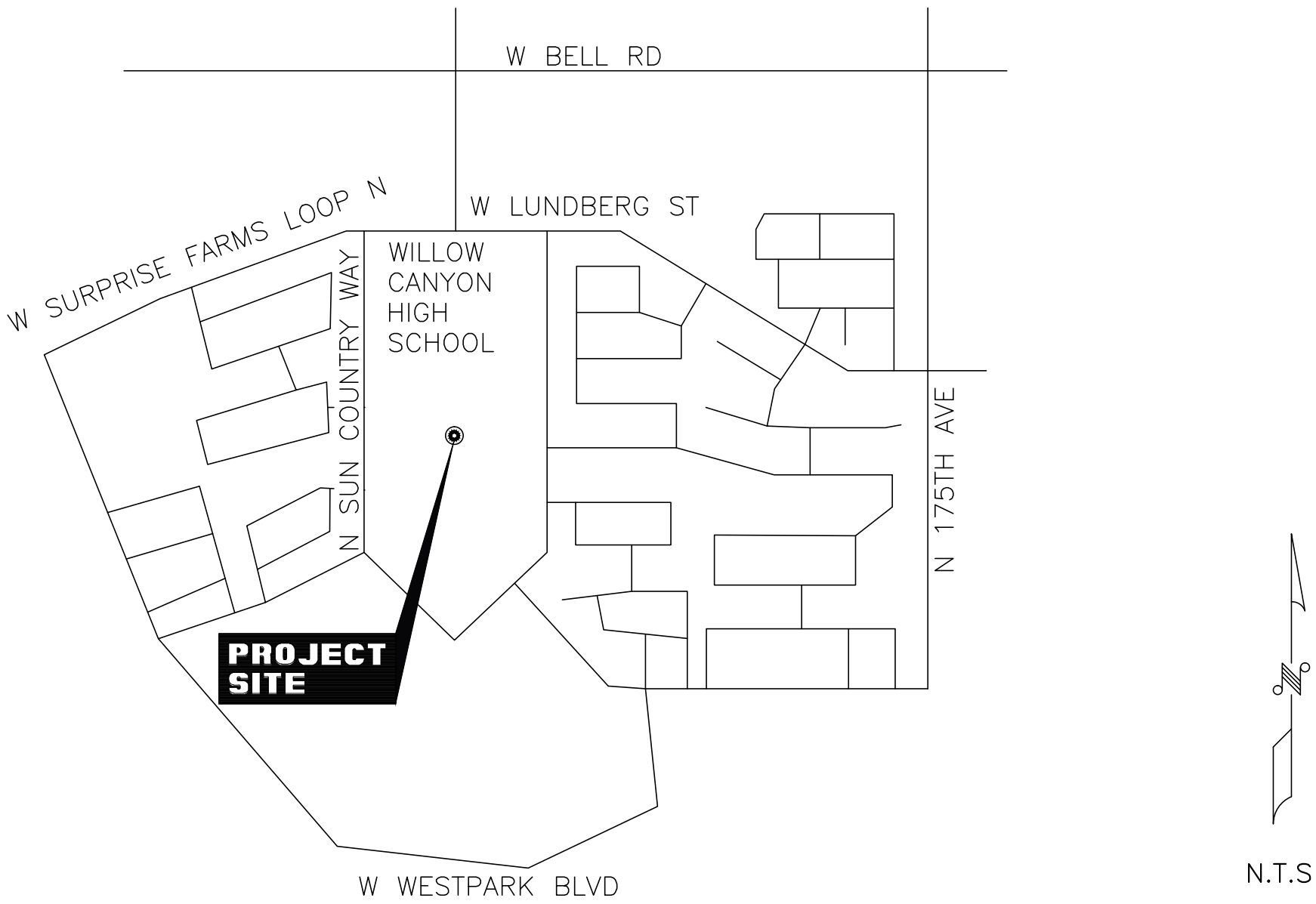
SITE NUMBER: X004

CANDIDATE NAME: WILLOW CANYON HIGH SCHOOL

VICINITY MAP

DIRECTIONS:

HEAD SOUTH ON N TATUM BLVD TOWARDS E ROSE GARDEN LN, TAKE THE SLIP ROAD ONTO AZ-101 LOOP W, TAKE EXIT 14 TOWARDS BELL RD, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR BELL RD W AND MERGE ONTO W BELL RD, TURN LEFT ONTO N CITRUS RD, TURN RIGHT ONTO W LUNDBERG ST, TAKE THE 1ST LEFT ON TO N SUN COUNTRY WAY

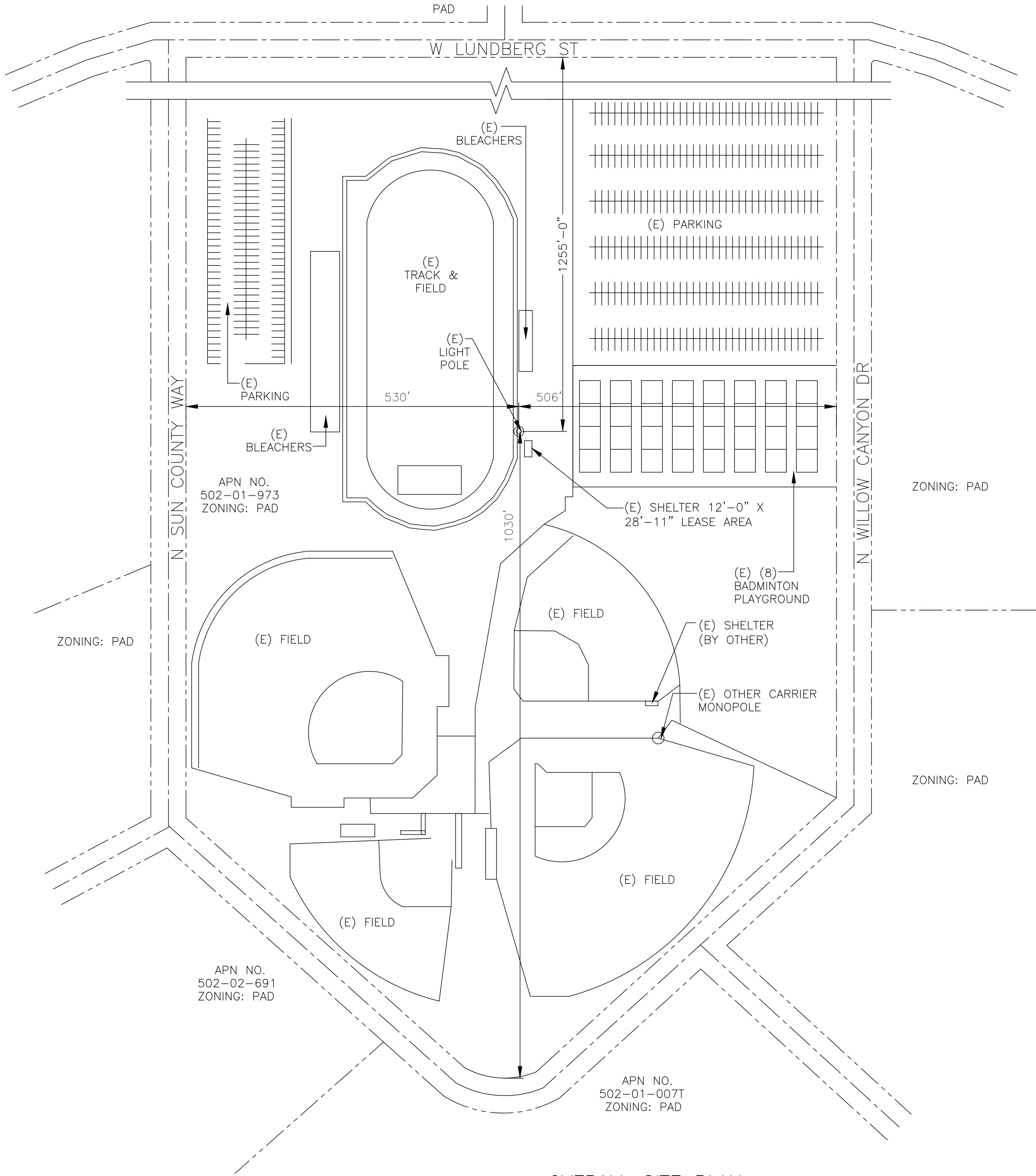


SITE QUALIFICATION PARTICIPANTS

	<u>NAME</u>	<u>COMPANY</u>	<u>NUMBER</u>
ENGR.	T.J. BURMESCH	BECHTEL COMMUNICATIONS	602-368-1610
RF	STEVEN ISBELL	att MOBILITY	480-515-7075
RE	SCOTT SEPTEMBER	att MOBILITY	480-515-7198
CONST.	BILL COAK	att MOBILITY	408-515-7014
LANDLORD	-----	DYSART UNIFIED SCHOOL DISTRICT	623-525-8200



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**EXISTING LIGHT POLE SETBACKS TO
PROPERTY LINE WITH ADJACENT ZONING**

NORTH	±1255'-0"	APPROX. PAD
SOUTH	±1030'-0"	APPROX. PAD
WEST	±530'-0"	APPROX. PAD
EAST	±506'-0"	APPROX. PAD

* SETBACKS ARE ESTIMATED FROM THE ASSESSOR'S MAPS AND GIS INFORMATION.



BECHTEL COMMUNICATIONS INC.
5295 WESTVIEW DRIVE
FREDERICK, MD. 21703
PHONE: (301) 228-6000

**WILLOW CANYON HIGH SCHOOL
X004**
17901 W. LUNDBERG STREET
SURPRISE, AZ 85374



20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

1	09/19/11	RE-ISSUED FOR ZONING	MG	MM	JF
0	08/21/11	ISSUED FOR ZONING	LBY	MG	TJ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY: LBY	DRAWN BY: LBY		



AT&T MOBILITY

OVERALL SITE PLAN

	DRAWING NUMBER	REV
25471-620	PHNX-X004-02	1

6

5

4

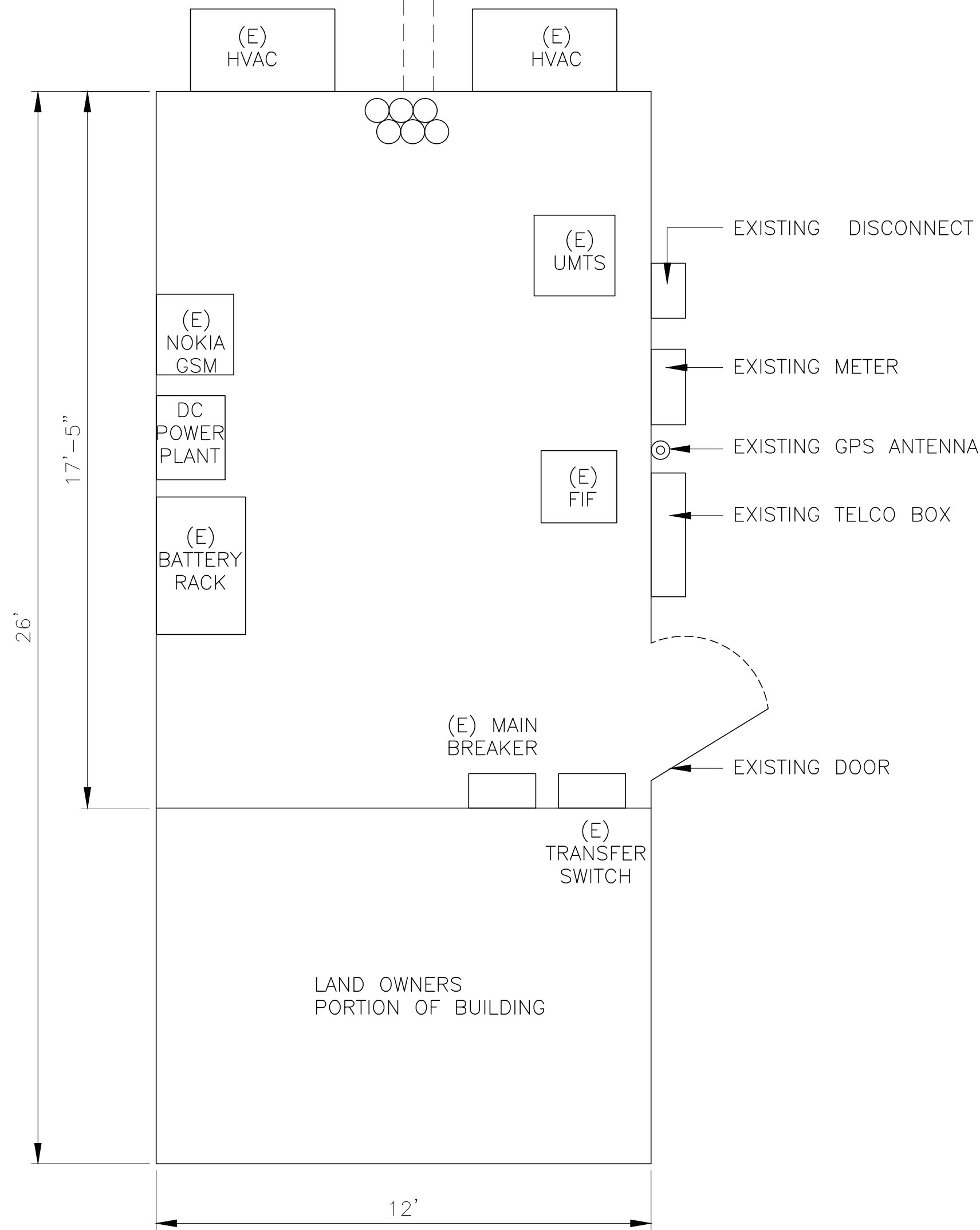
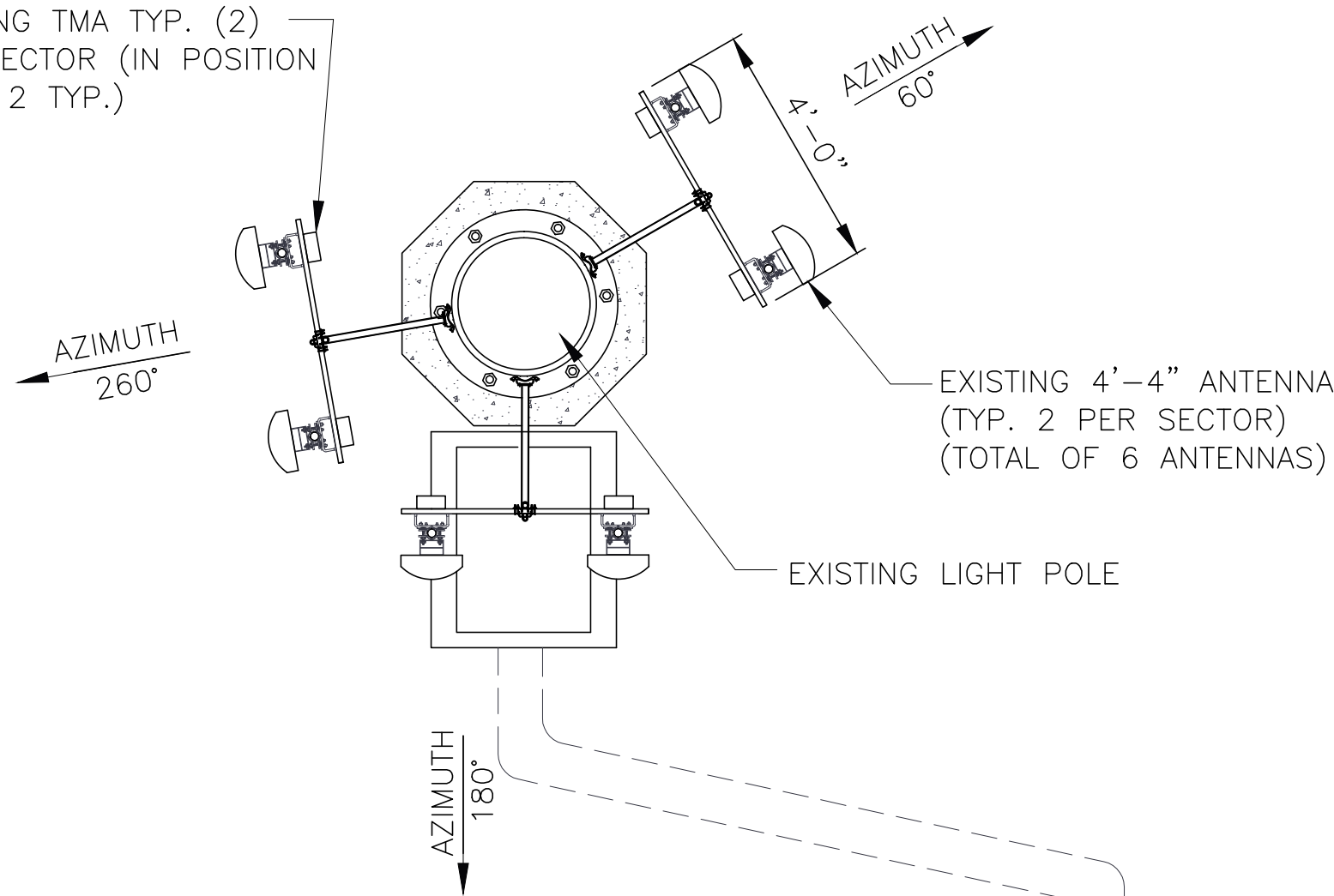
3

2

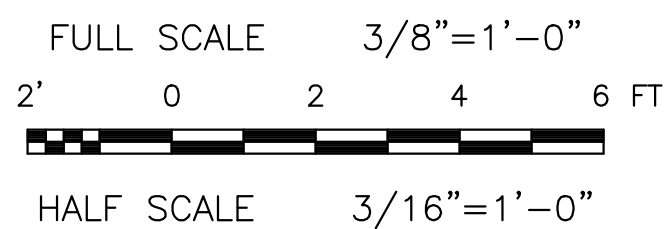
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EXISTING TMA TYP. (2)
PER SECTOR (IN POSITION
#1 & 2 TYP.)

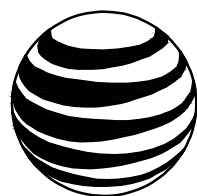


EXISTING DETAILED SITE PLAN
SCALE: 3/8" = 1'-0"



BECHTEL COMMUNICATIONS INC.
5295 WESTVIEW DRIVE
FREDERICK, MD. 21703
PHONE: (301) 228-6000

**WILLOW CANYON HIGH SCHOOL
X004**
17901 W. LUNDBERG STREET
SURPRISE, AZ 85374



20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

1	09/19/11	RE-ISSUED FOR ZONING	MG	MM	JF
0	08/21/11	ISSUED FOR ZONING	LB	MG	TJ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY: LB	DRAWN BY: LB		

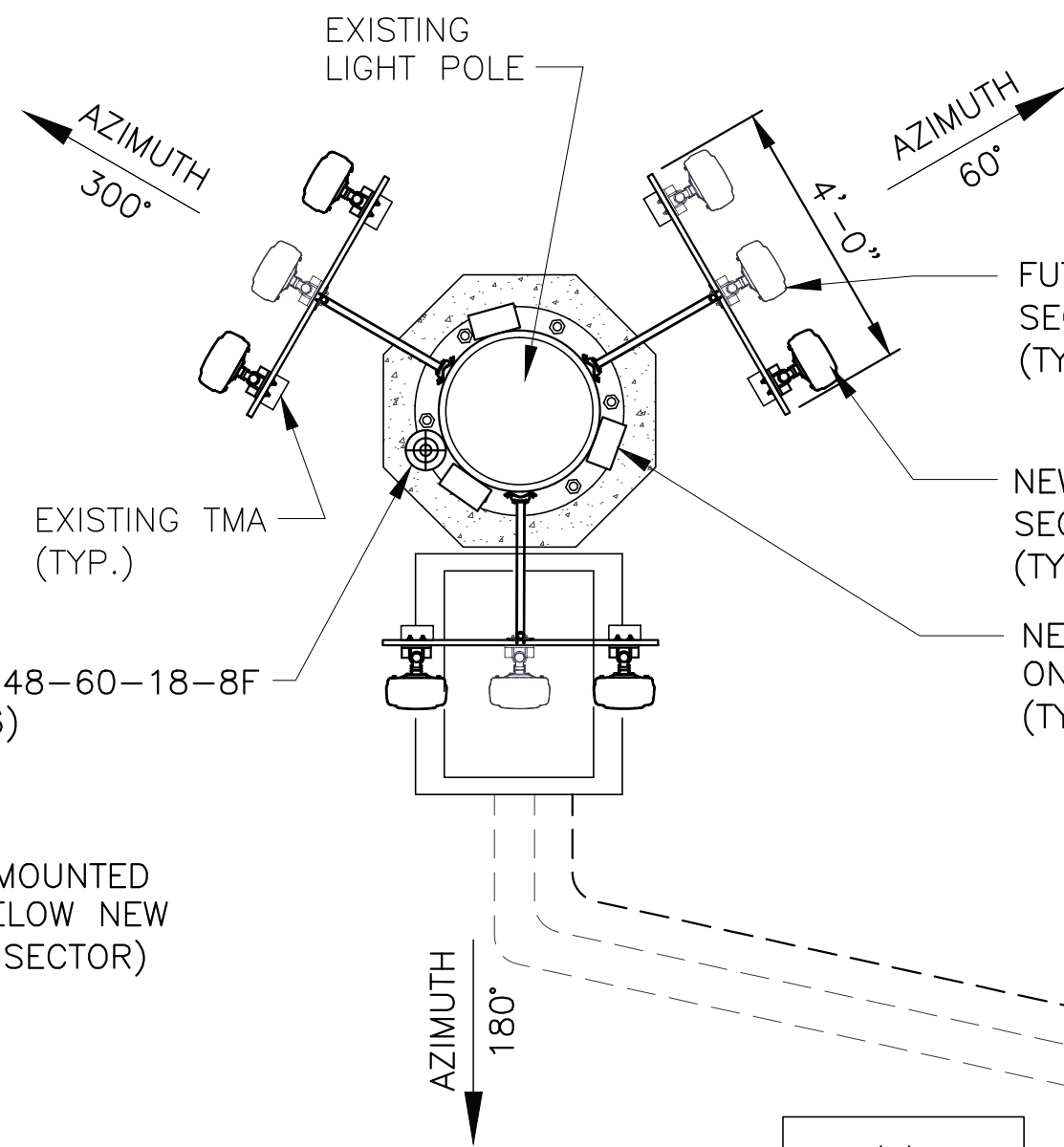


EXPIRES 9-30-13

AT&T MOBILITY

EXISTING AND PROPOSED DETAILED SITE PLAN

	DRAWING NUMBER	REV
25471-620	PHNX-X004-03	1



NOTE:
FUTURE LTE RRH MOUNTED
ON LIGHT POLE BELOW NEW
RRH (TYP. 1 PER SECTOR)

INSTALL NEW LTE RACK
(SEE DETAIL 1118/06)

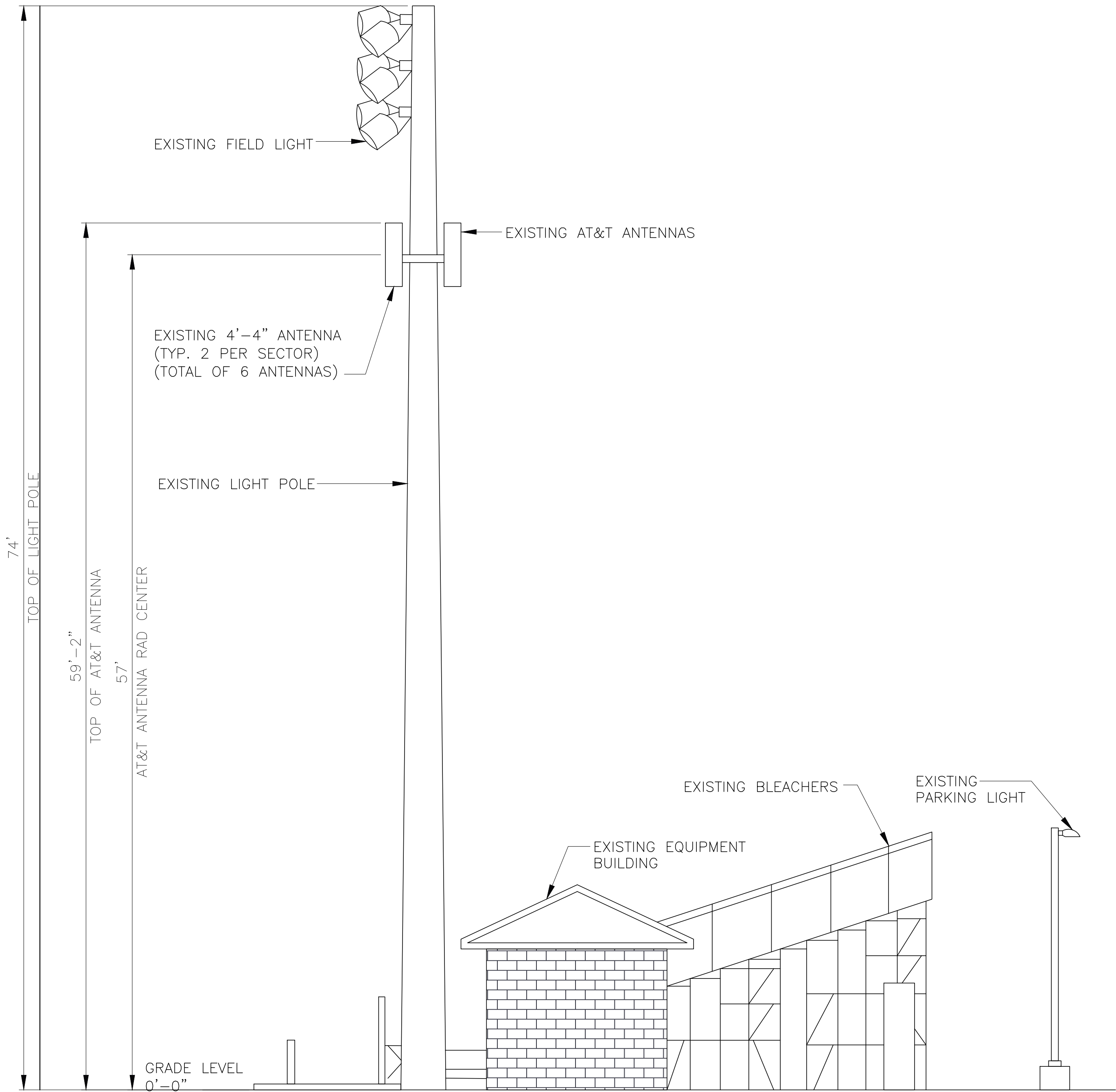
NEW GPS ANTENNA MIN. 10'
AWAY FROM EXISTING GPS
ANTENNA (SEE DETAIL 1121/06)

REPLACE EXISTING BATTERY RACK
WITH INSTALL (12) STRINGS OF
MARATHON M12V155FT BATTERIES
IN NEW (2) SEISMIC RACK.

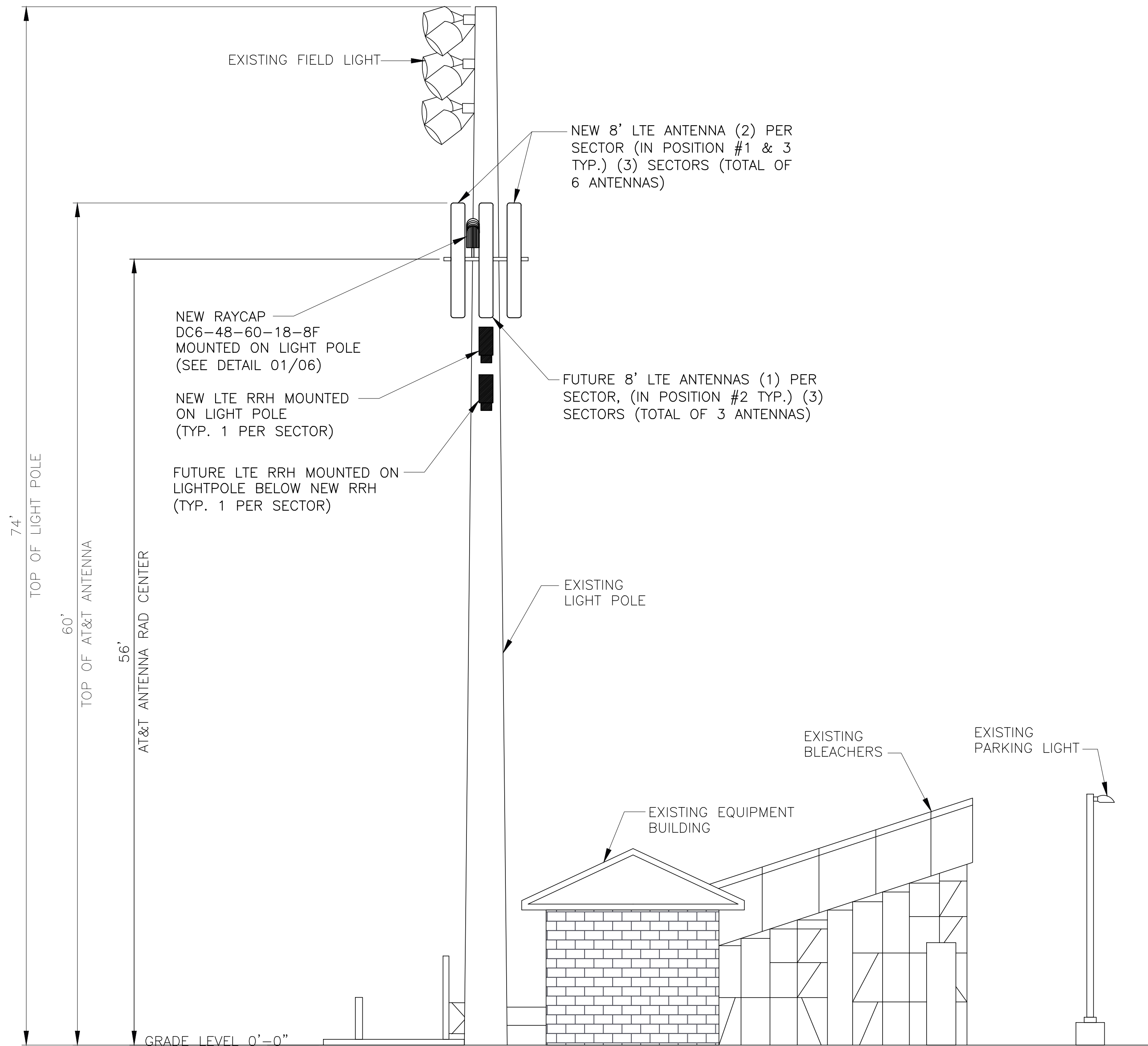
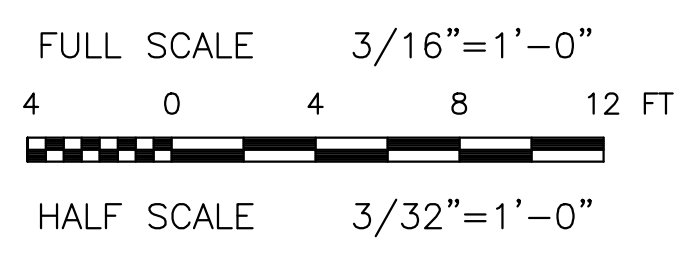


PROPOSED DETAILED SITE PLAN
SCALE: 3/8" = 1'-0"

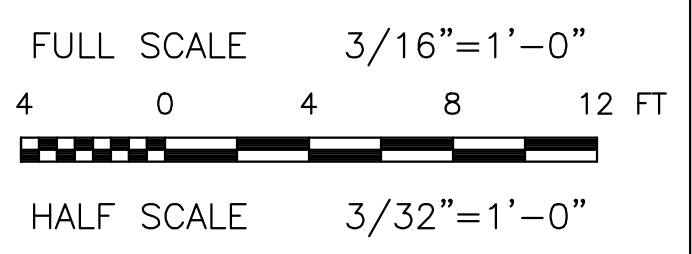
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EXISTING SOUTH FACE LIGHT POLE ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH FACE LIGHT POLE ELEVATION
SCALE: 3/16" = 1'-0"



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20830 N. TATUM BLVD, SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

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0	08/21/11	ISSUED FOR ZONING	LBV	MG	TJ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: LBV	DRAWN BY: LBV		



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LIGHT POLE ELEVATION

DRAWING NUMBER		REV
25471-620	PHNX-X004-04	1

6

5

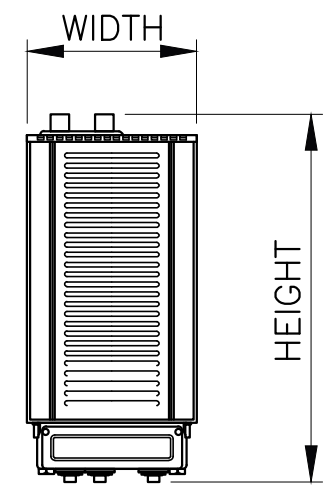
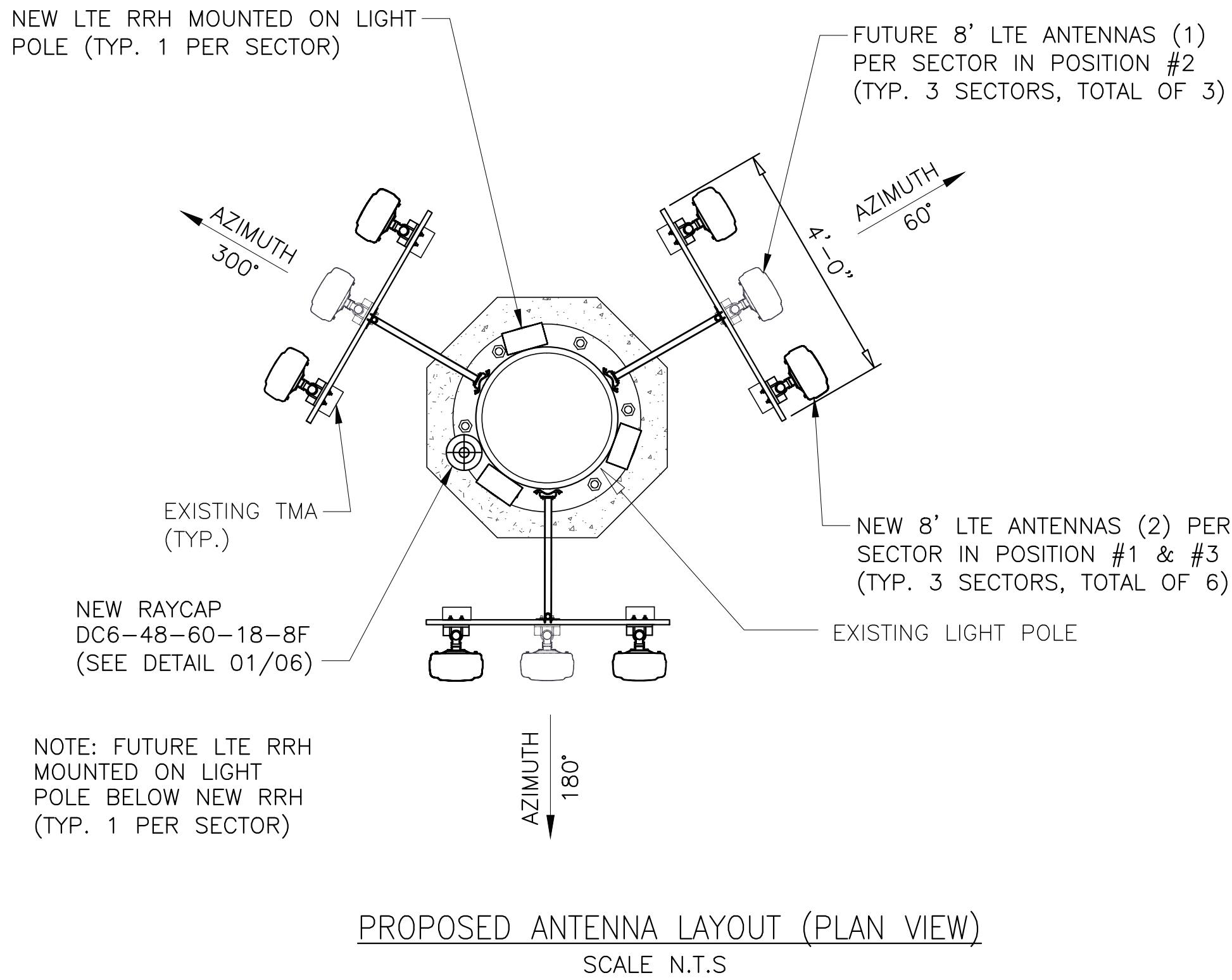
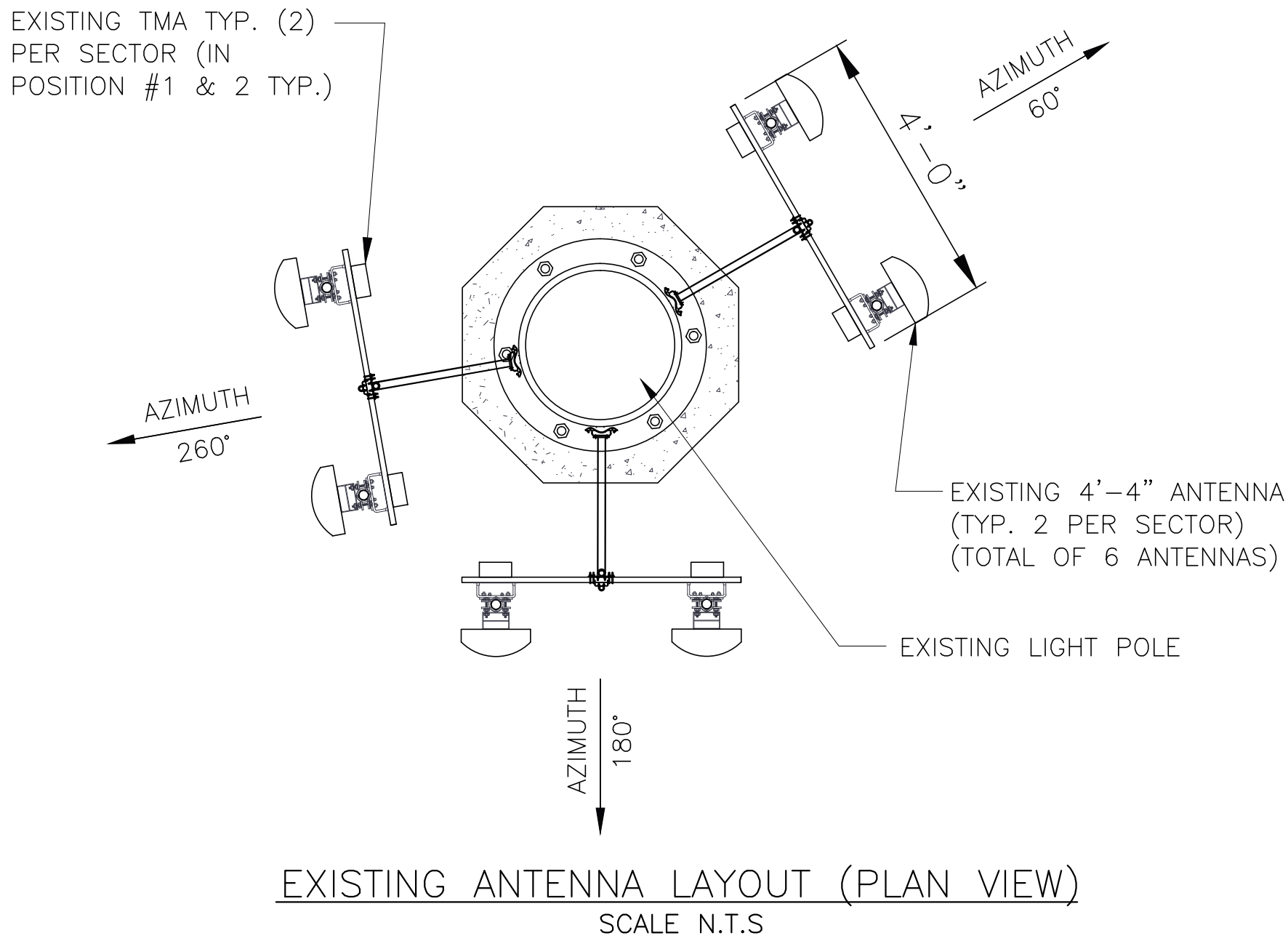
4

3

2

22 x 34 "D" SIZE
PSC= : :

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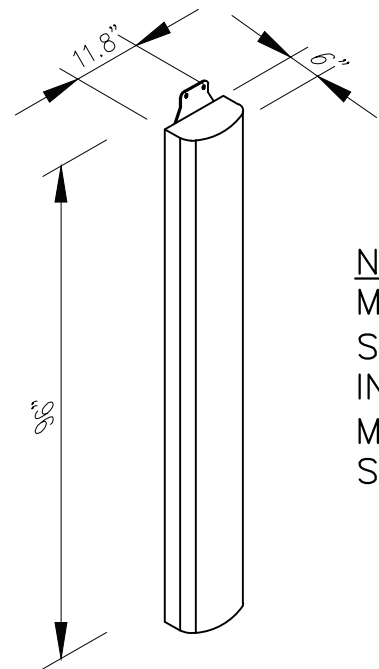
SIZE AND WEIGHT TABLE				
RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	12.2"	10.8"	21"	51 LBS.
RRH AWS 2X40 (80W)	12"	9"	25"	43 LBS. (W/O SOLAR SHIELD)

NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE		
RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

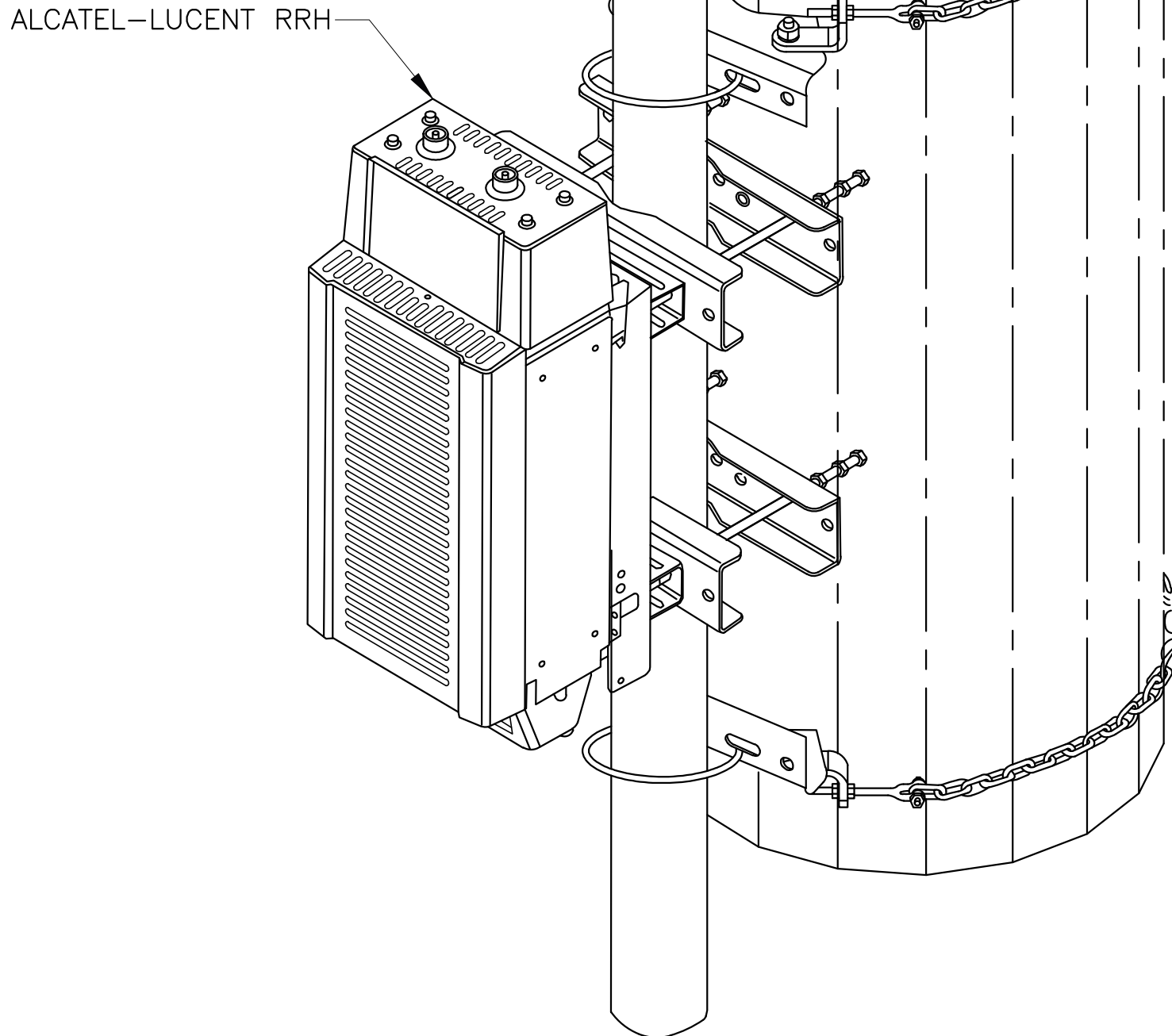
ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH)

DETAIL 1104 05
NTS



ANTENNA
MANUFACTURER:
KATHREIN
PART#: 800-10766
WEIGHT: 61.7 LBS (W/ BRACKETS)

PROPOSED ANTENNA DETAIL
SCALE N.T.S.



ISOMETRIC VIEW

REMOTE RADIO HEAD (RRH)
MOUNTING DETAIL

DETAIL 01 05
NTS



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Mobility**
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SCALE: AS SHOWN		DESIGNED BY: LBV	DRAWN BY: LBV		



AT&T MOBILITY		
ANTENNA PLAN & RRH MOUNTING DETAIL		
DRAWING NUMBER		REV
25471-620	PHNX-X004-05	1

6

5

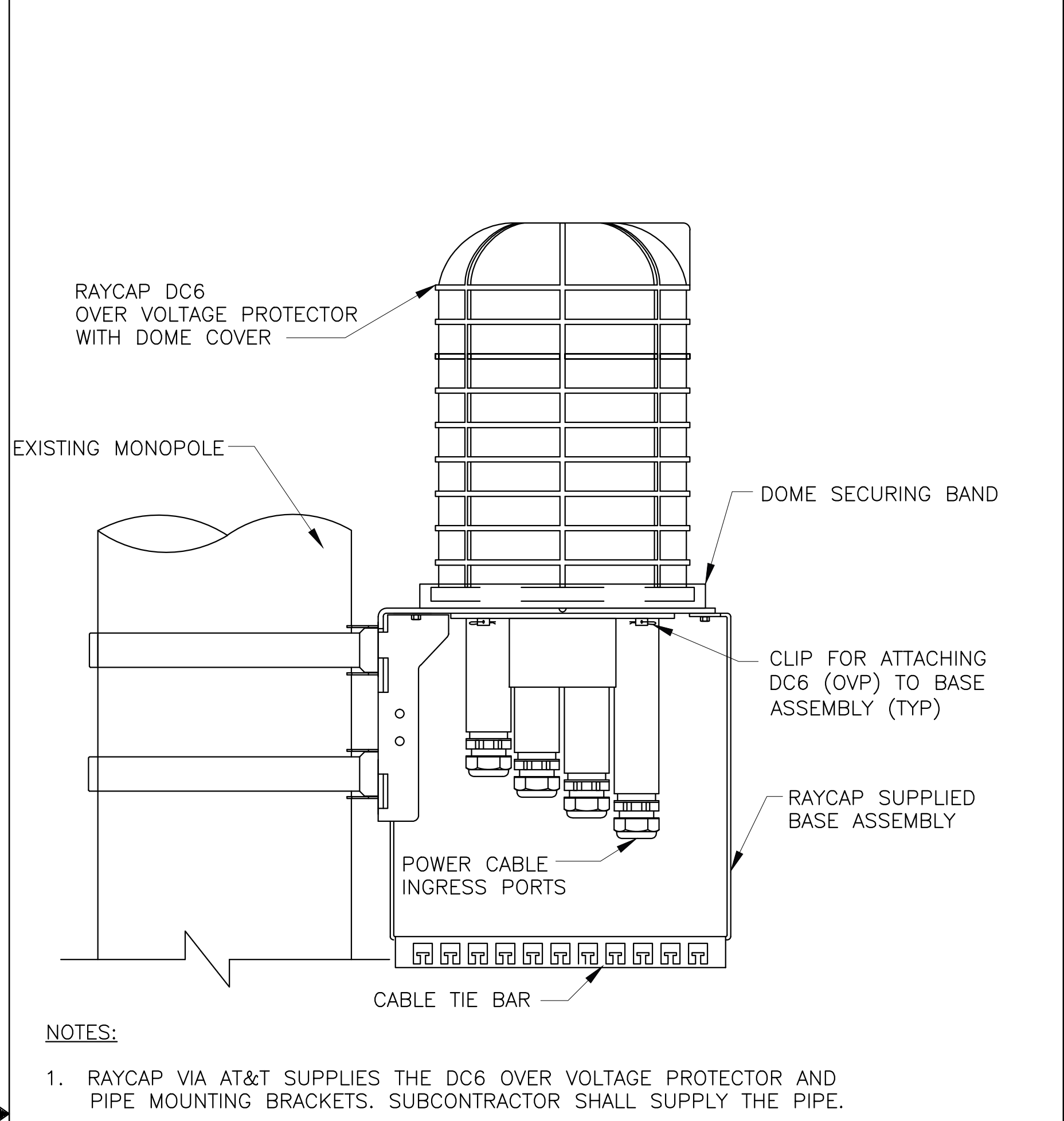
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2

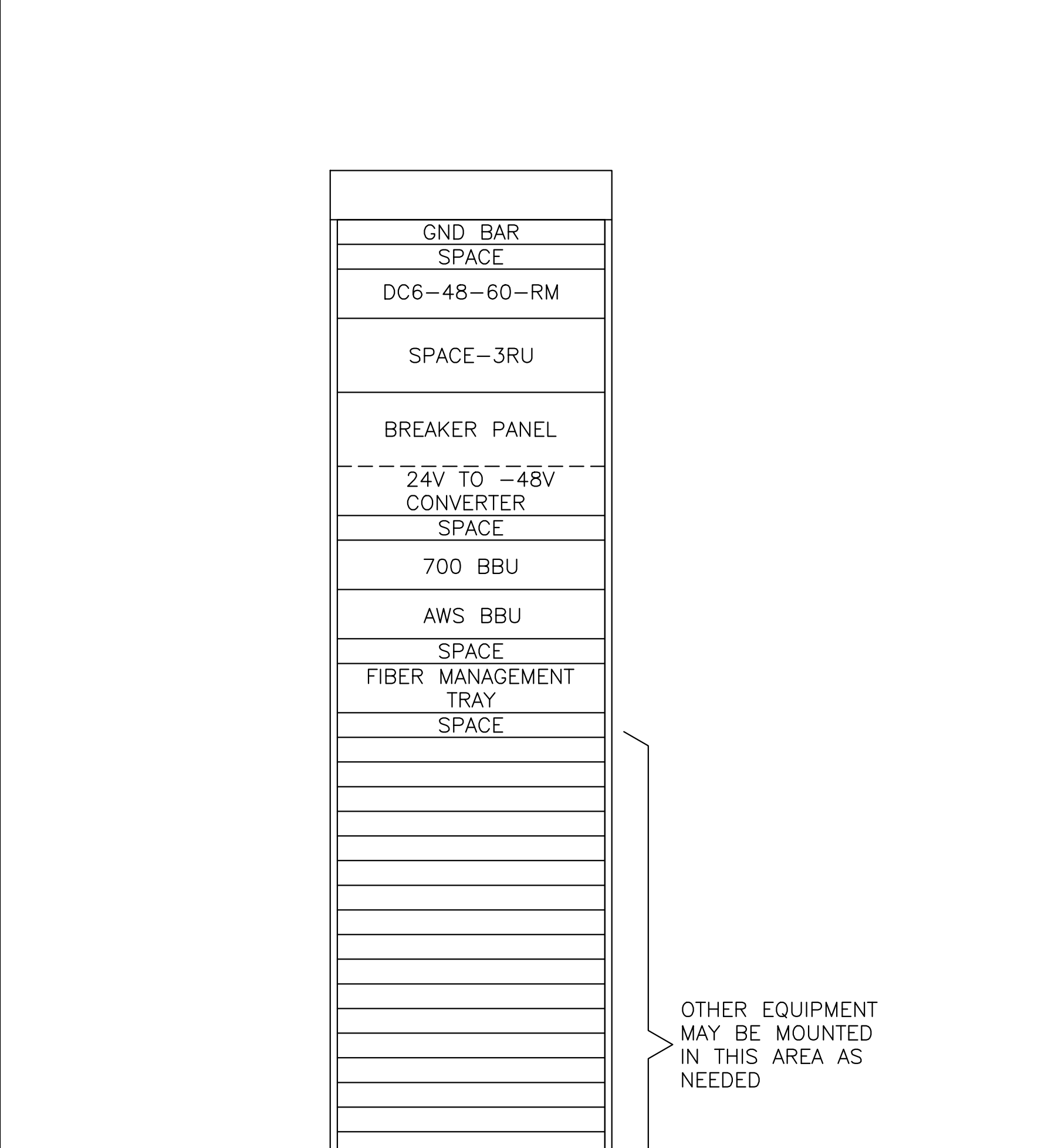
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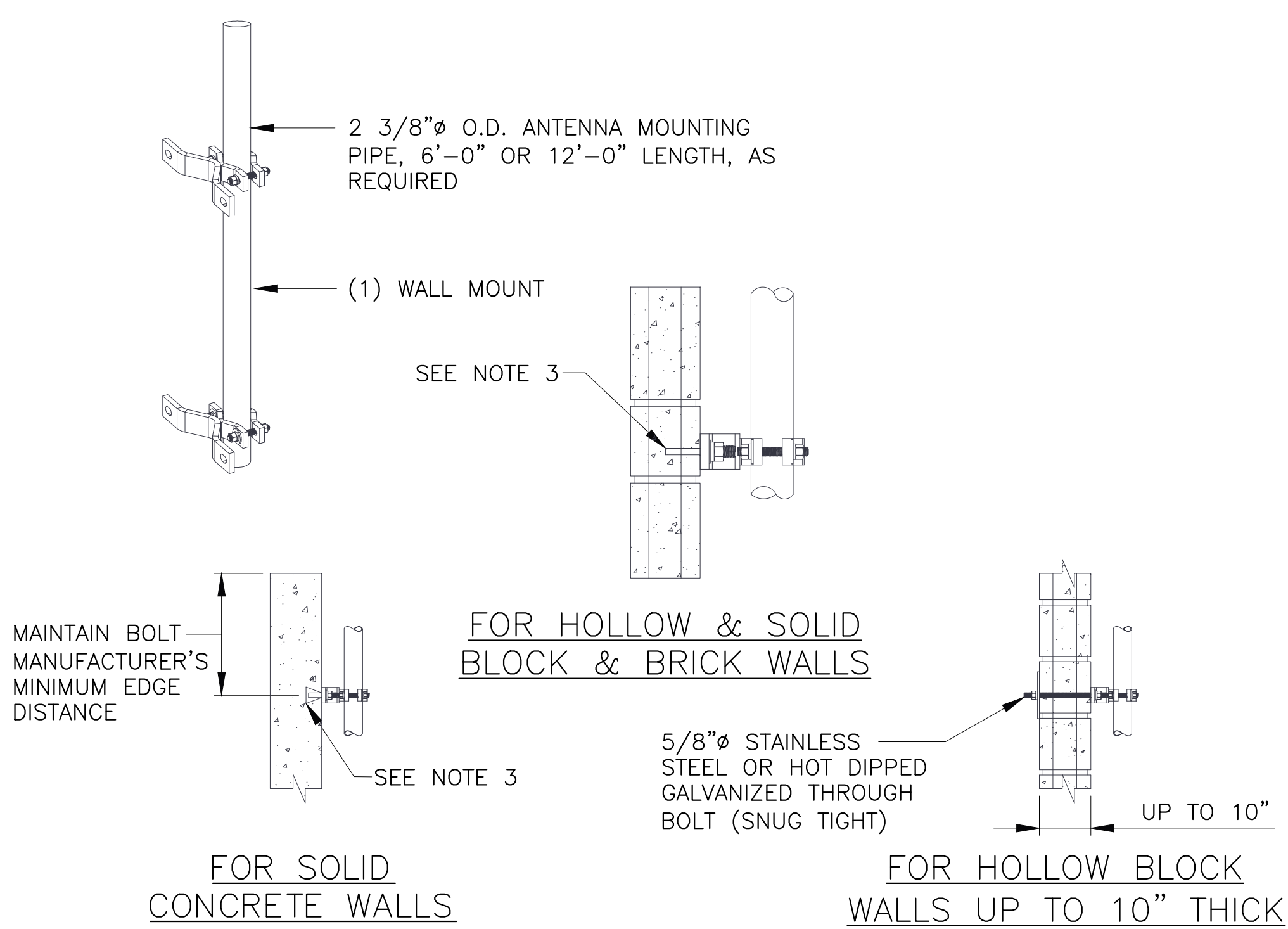
RAYCAP DC6-48-60-18-8F
DC POWER OVER VOLTAGE PROTECTOR (OVP)
POLE MOUNT BASE ASSEMBLY

DETAIL 01
N.T.S. 06



RACK LAYOUT FOR LTE EQUIPMENT
WITH SURGE SUPPRESSORS

DETAIL 1118
NTS 06



- NOTES:
- THIS DETAIL CAN ALSO BE USED TO MOUNT THE GPS OR LMU ANTENNAS INDIVIDUALLY TO A WALL.
 - THE WEIGHT OF THE ANTENNA MOUNT IS 70 LBS (INCLUDES 5'-6" LENGTH OF PIPE).
 - (4) 1/2" HILTI HIT HY20 HAS 316 STAINLESS STEEL OR EQUIV. STAINLESS STEEL W/3 3/8" MIN EMBEDMENT. INSTALL (1 ANCHOR PER BRICK/BLOCK. MINIMUM EDGE DISTANCE OF 2 BRICK/BLOCK OR 16" (WHICHEVER IS LESS) FROM EDGE OF STRUCTURE.

ANCHOR TABLE

SOLID CONCRETE WALLS (UNCRAKED)	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW CONCRETE BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)
SOLID BLOCK	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW AND SOLID BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)

ANTENNA MOUNTED AT WALL

DETAIL 1300
NTS 06



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SCALE: AS SHOWN		DESIGNED BY: LB	DRAWN BY: LB		



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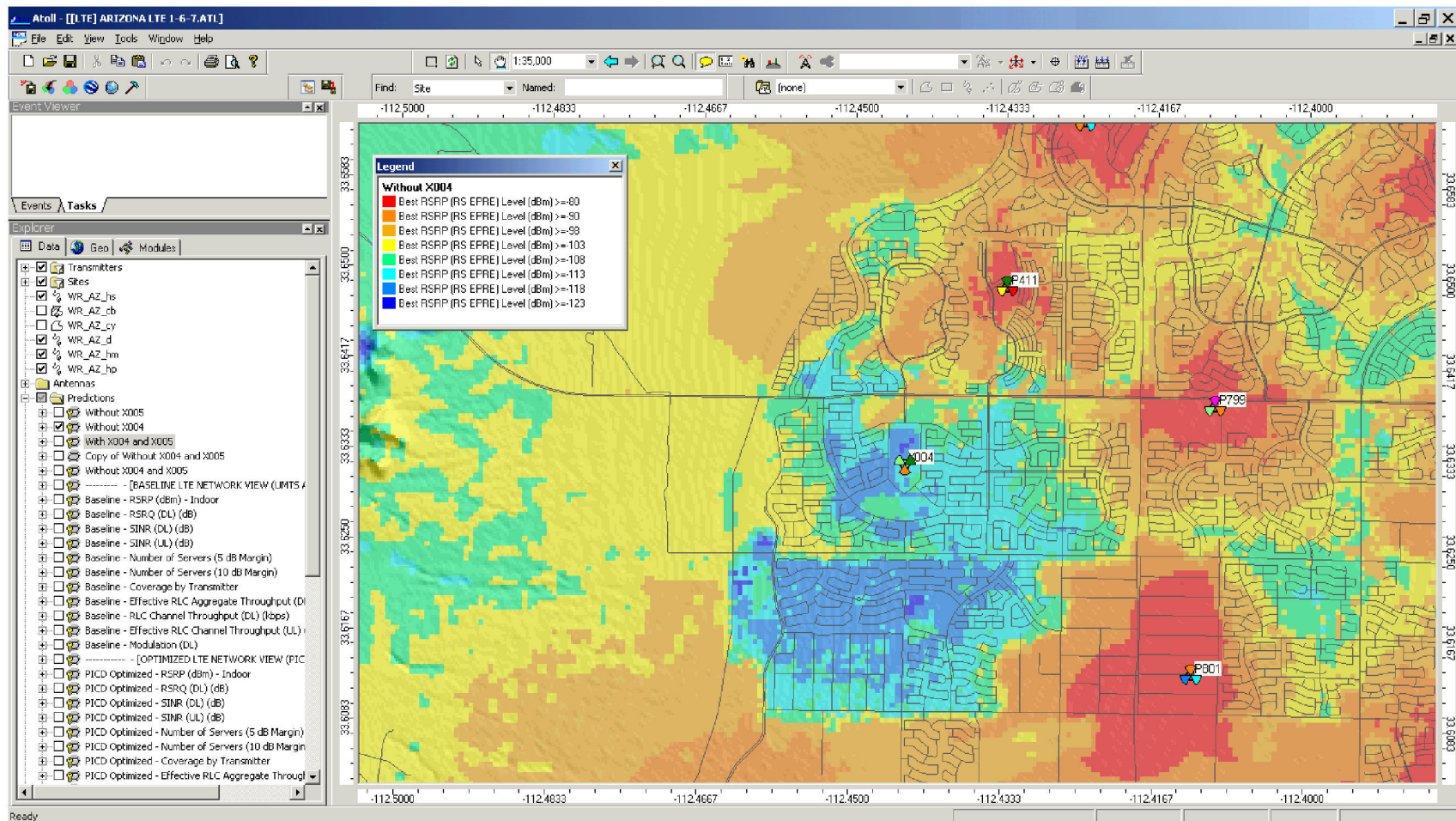
**RAYCAP,LTE RACK
AND GPS ANTENNA MOUNTING DETAILS**

DRAWING NUMBER		REV
25471-620	PHNX-X004-06	1

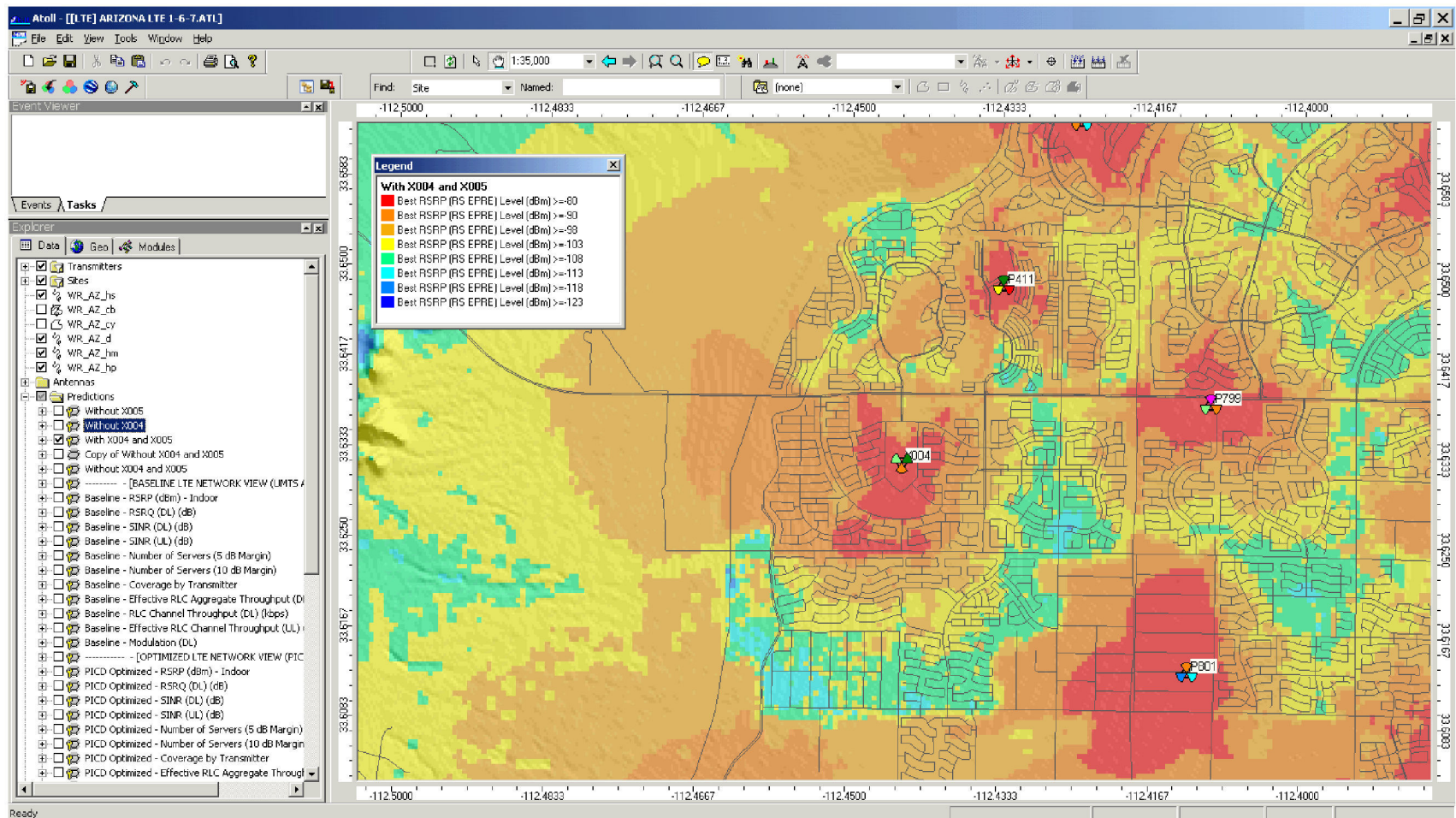
RECEIVED 1/26/12

X004 Coverage





Without X004



With X004



CITY OF SURPRISE
Boards and Commissions

April 5, 2012 @ 6:00:00 PM

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

Board Meeting Date:	April 5, 2012	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 FS12-033, a renewal of a Conditional Use Permit (CUP) for an AT&T Wireless Communications Facility (WCF) at Marley Park Elementary School.

Motion:

I move to approve FS12-033, a renewal of a Conditional Use Permit for an AT&T WCF at Marley Park Elementary School and to adopt staffs findings.

Background:

The existing WCF was approved in 2006 and was subject to a condition that required a renewal of the CUP five (5) years after approval. The existing WCF is located at Marley Park Elementary School at 15042 West Sweetwater Avenue.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

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

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: April 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-033, AT&T Wireless Communications Facility at Marley Park Elementary School

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for an AT&T Wireless Communications Facility (WCF) at Marley Park Elementary School.

Location

The existing facility is located at 15042 West Sweetwater Avenue, located midway between Reems Road and Bullard Avenue within the Marley Park Planned Area Development (PAD).

History

- On November 9, 2000, the subject property was annexed into the City of Surprise.
- On October 25, 2000, the Marley Park PAD was approved by the Mayor and City Council.
- On September 5, 2006, a CUP for a WCF at Marley Park Elementary School was approved by the Planning and Zoning Commission.

Project Summary

The existing WCF facility at Marley Park Elementary School is located north of the school near the sports fields. The WCF consists of a building to screen the equipment cabinets and antennae that are supported by a field lighting standard.

The existing WCF was approved in 2006 and was subject to a condition that required an renewal of the CUP five (5) years after approval to ensure that the latest technology for cell towers is being utilized.

In conjunction with the renewal, the applicant is updating the facility to provide 4G Long Term Evolution (LTE) service. The upgrade will increase the antennae array two (2) feet to a height of 79 feet.

Citizen Review Meeting

A citizen review meeting was held on March 14, 2012 at the Marley Park Elementary School. A participation report is attached.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

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

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 Surprise General Plan.
3. Staff finds that the proposed site plan complies with the Marley Park PAD.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, service maps, and participation report.

MARLEY PARK SCHOOL WCF



Vicinity Map



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PROJECT INFORMATION

SCOPE OF WORK: AT&T PROPOSES TO UPDATE THEIR EXISTING TELECOMMUNICATION FACILITY WHICH CURRENTLY CONSISTS OF CABINETS WITHIN AN EXISTING SHELTER AND A LIGHTPOLE WITH ANTENNAS ATTACHED. THE PROPOSED SCOPE OF WORK INCLUDES REPLACING (6) EXISTING ANTENNAS WITH (9) NEW LTE ANTENNAS & ADDING (6) NEW REMOTE RADIO HEADS (RRH) MOUNTED DIRECTLY TO POLE. (1) NEW GPS ANTENNA, (1) RAYCAP DC6-48-60-18-8F MOUNTED ON LIGHTPOLE AND UPDATING EQUIPMENT CONTAINED INSIDE THEIR EQUIPMENT ENCLOSURE. RRH WILL ELIMINATE THE NEED FOR ADDITIONAL COAX BY USING FIBER OPTIC CABLES.

SITE ADDRESS: 15042 W. SWEETWATER AVENUE
SURPRISE, ARIZONA 85379

LATITUDE: 33° 36' 16.31" N
LONGITUDE: -112° 23' 1.10" W
JURISDICTION: SURPRISE
A.P.N. 501-44-954
ZONING DISTRICT: PAD
EXISTING USE: UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

DRAWING INDEX	REV
25471-PHNX-X005-01 25471-PHNX-X005-02 25471-PHNX-X005-03 25471-PHNX-X005-04 25471-PHNX-X005-05 25471-PHNX-X005-06	TITLE SHEET OVERALL SITE PLAN EXISTING & PROPOSED DETAILED SITE PLANS MONOPOLE ELEVATIONS ANTENNA PLAN AND RRH MOUNTING DETAILS RAYCAP & GPS ANTENNA MOUNTING DETAILS
DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 08/04/11, VERSION 06	0 0 0 0 0 0

NOTES

DOCUMENT REVIEW STATUS

1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT

ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.

REVIEWED:	ENG.	CONST.			
BY:			DATE:		

REDLINE DRAWING REVIEW

NAME (PRINT)	SIGNATURE	DATE
GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
ENGINEERING – Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant		



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MARLEY PARK ELEMENTARY
X005

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SURPRISE, ARIZONA 85379

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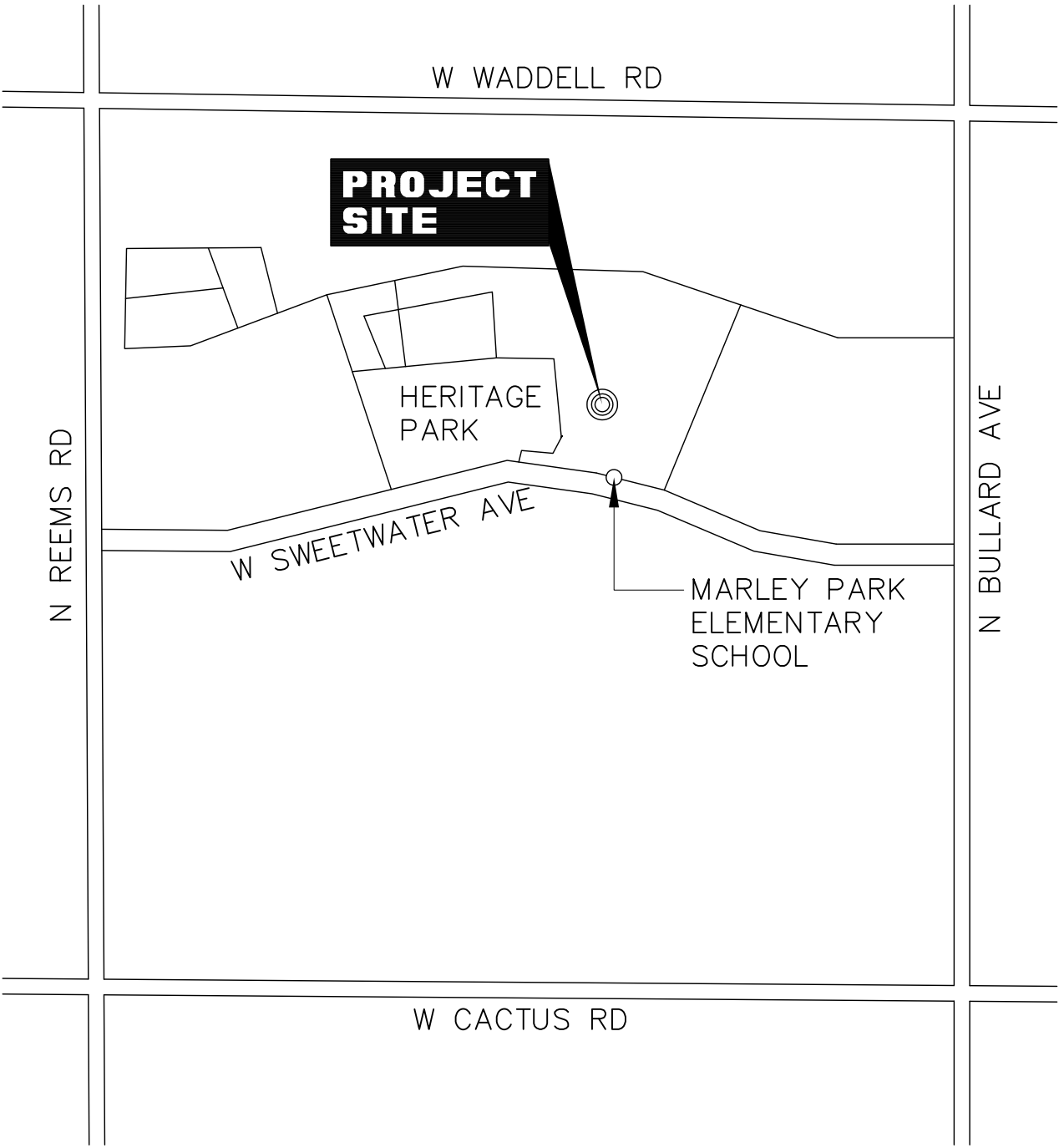


SITE NUMBER: X005

CANDIDATE NAME: MARLEY PARK ELEMENTARY

VICINITY MAP

DIRECTIONS:
HEAD SOUTH ON N TATUM BLVD TOWARDS E ROSE GARDEN LN. TAKE THE SLIP ROAD ONTO AZ-101 LOOP W. TAKE EXIT 11 TO MERGE ONTO N 91ST AVE TOWARDS US-60/GRAND AVE. TURN RIGHT ONTO US-60 W/NW GRAND AVE (SIGNS FOR ARIZONA101 LOOP S). TURN LEFT ONTO W THOMPSON RANCH RD. TAKE THE 2ND RIGHT ON TO W THUNDERBIRD RD. CONTINUE ONTO W WADDELL RD. TURN LEFT TOWARDS W SWEETWATER AVE. TURN RIGHT ONTO W SWEETWATER AVE



N.T.S.

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE 2006

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – 2005, NATIONAL ELECTRICAL CODE,
LIGHTNING PROTECTION CODE:
[NFPA 780 – 2000, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

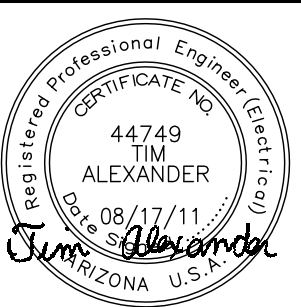
ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	NUMBER
ENGR.	T.J. BURMESCH	BECHTEL COMMUNICATIONS	602-368-1610
RF	STEVEN ISBELL	att MOBILITY	480-515-7075
CONS.	BILL COAK	att MOBILITY	480-515-7014
RE	SCOTT SEPTEMBER	att MOBILITY	480-515-7198
LANDLORD	--	DYSART UNIFIED SCHOOL DIST. NO. 89	623-876-7300

DETAIL 100101

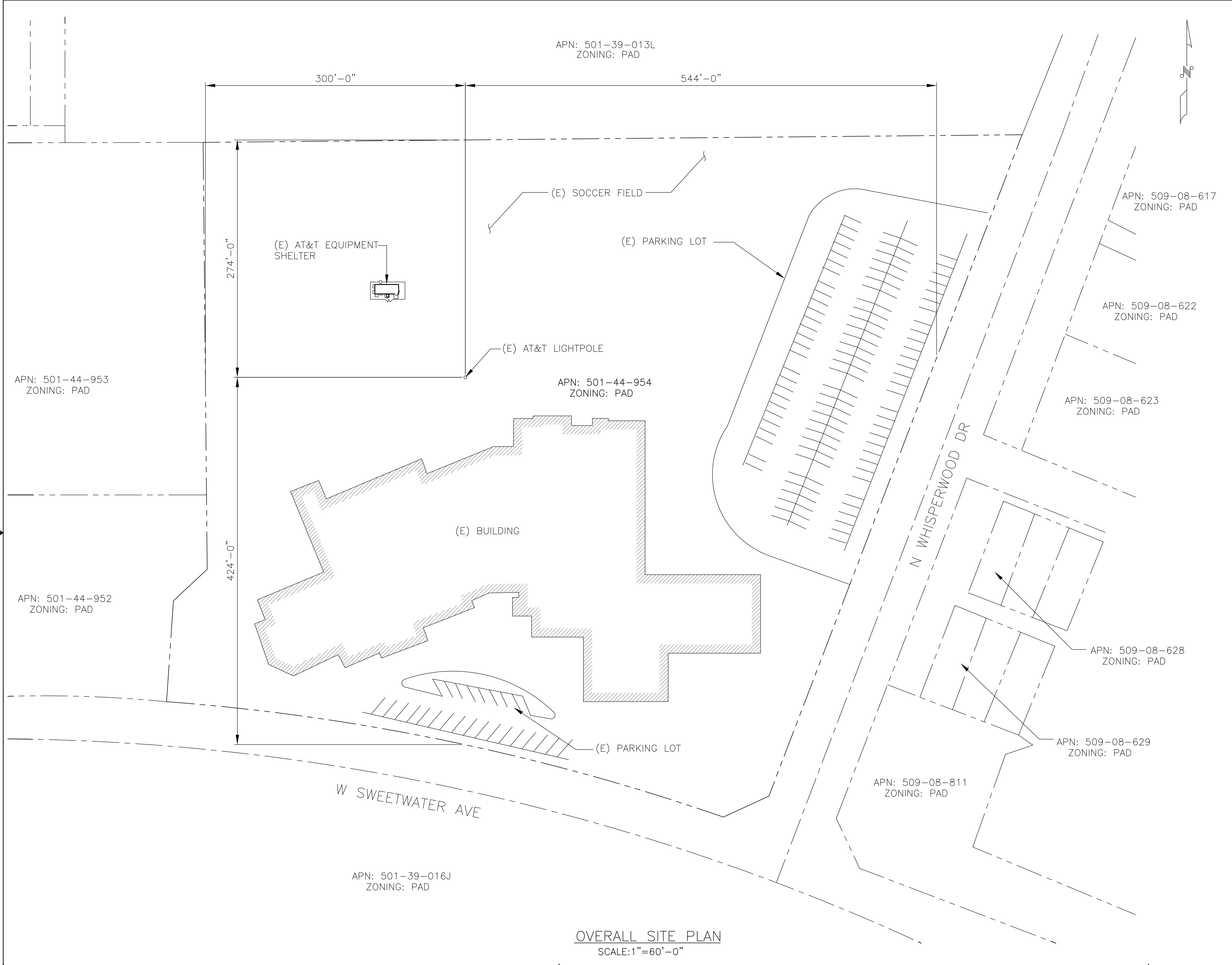


AT&T MOBILITY

TITLE SHEET

25471-620	PHNX-X005- 01	REV 0
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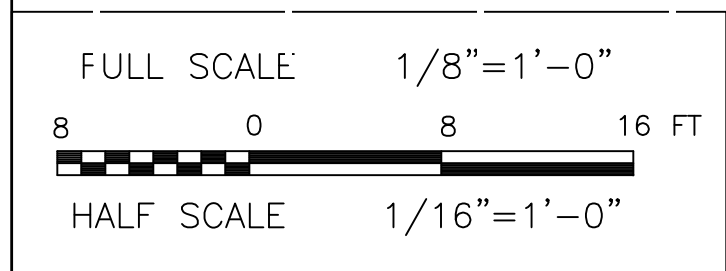
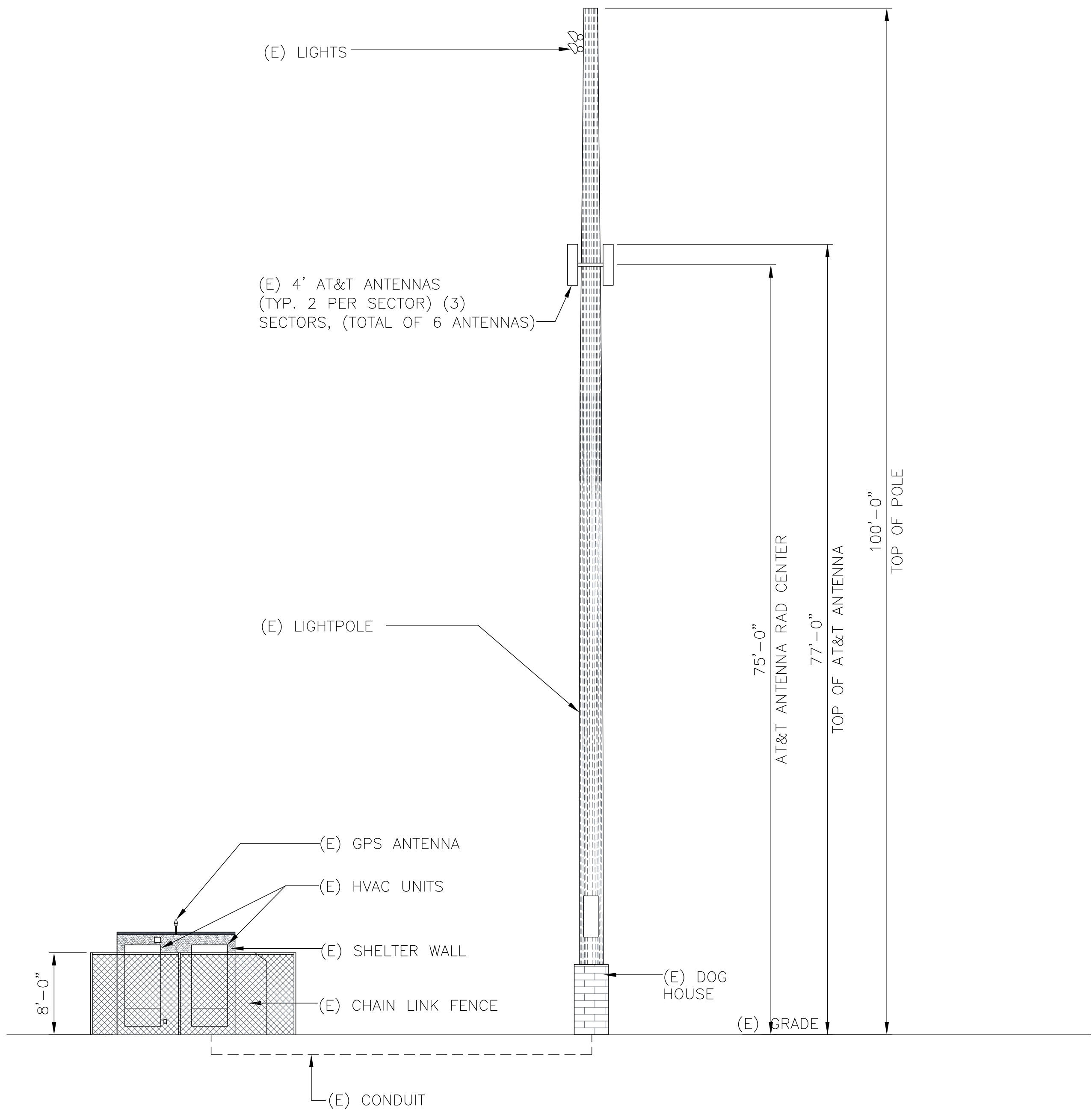
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NO.	DATE	REVISIONS				BY	CHK	APP'D	
SCALE: AS SHOWN		DESIGNED BY: LBY		DRAWN BY: LBY					



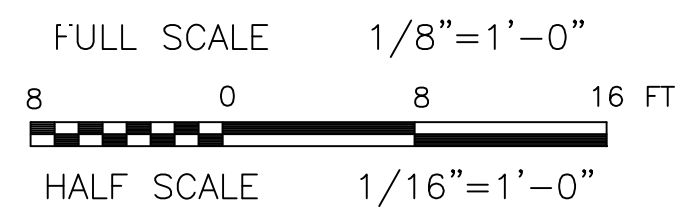
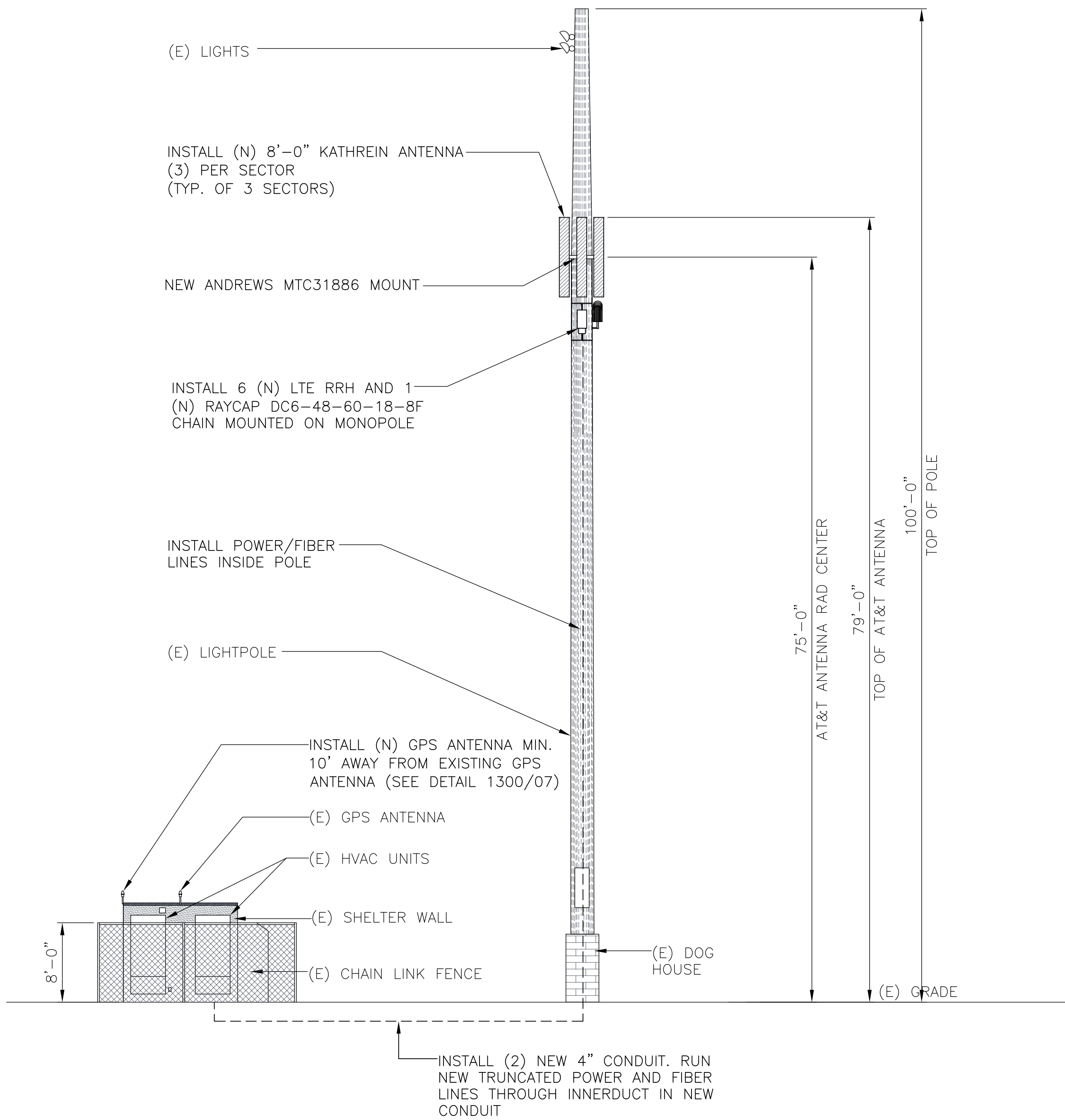
EXPIRES 6-30-12

AT&T MOBILITY		
OVERALL SITE PLAN		
	DRAWING NUMBER	REV
25471-620	PHNX-X005- 02	0

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EXISTING MONOPOLE ELEVATION
SCALE: 1/8" = 1'-0"

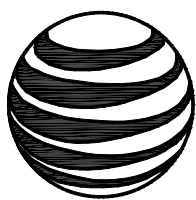


PROPOSED MONOPOLE ELEVATION
SCALE: 1/8" = 1'-0"



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FREDERICK, MD. 21703
PHONE: (301) 228-6000

MARLEY PARK ELEMENTARY X005
15042 W. SWEETWATER AVENUE
SURPRISE, ARIZONA 85379



at&t
Mobility

20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

0	08/17/11	FINAL ZONING DRAWINGS	BK	MG	TJ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: LBY	DRAWN BY: LBY		



EXPIRES 6-30-12

AT&T MOBILITY

MONOPOLE ELEVATIONS

DRAWING NUMBER		REV
25471-620	PHNX-X005-04	0

6

5

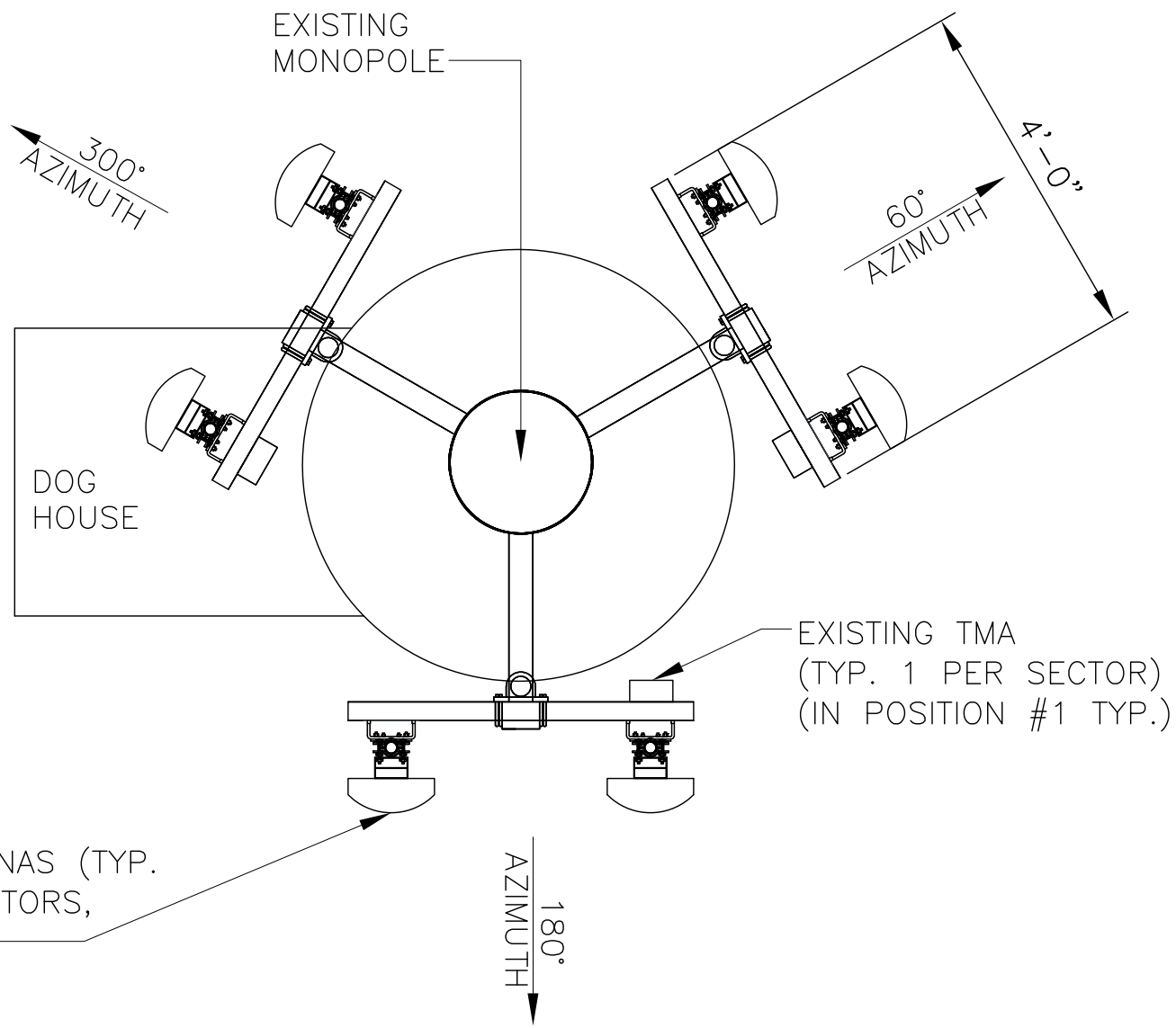
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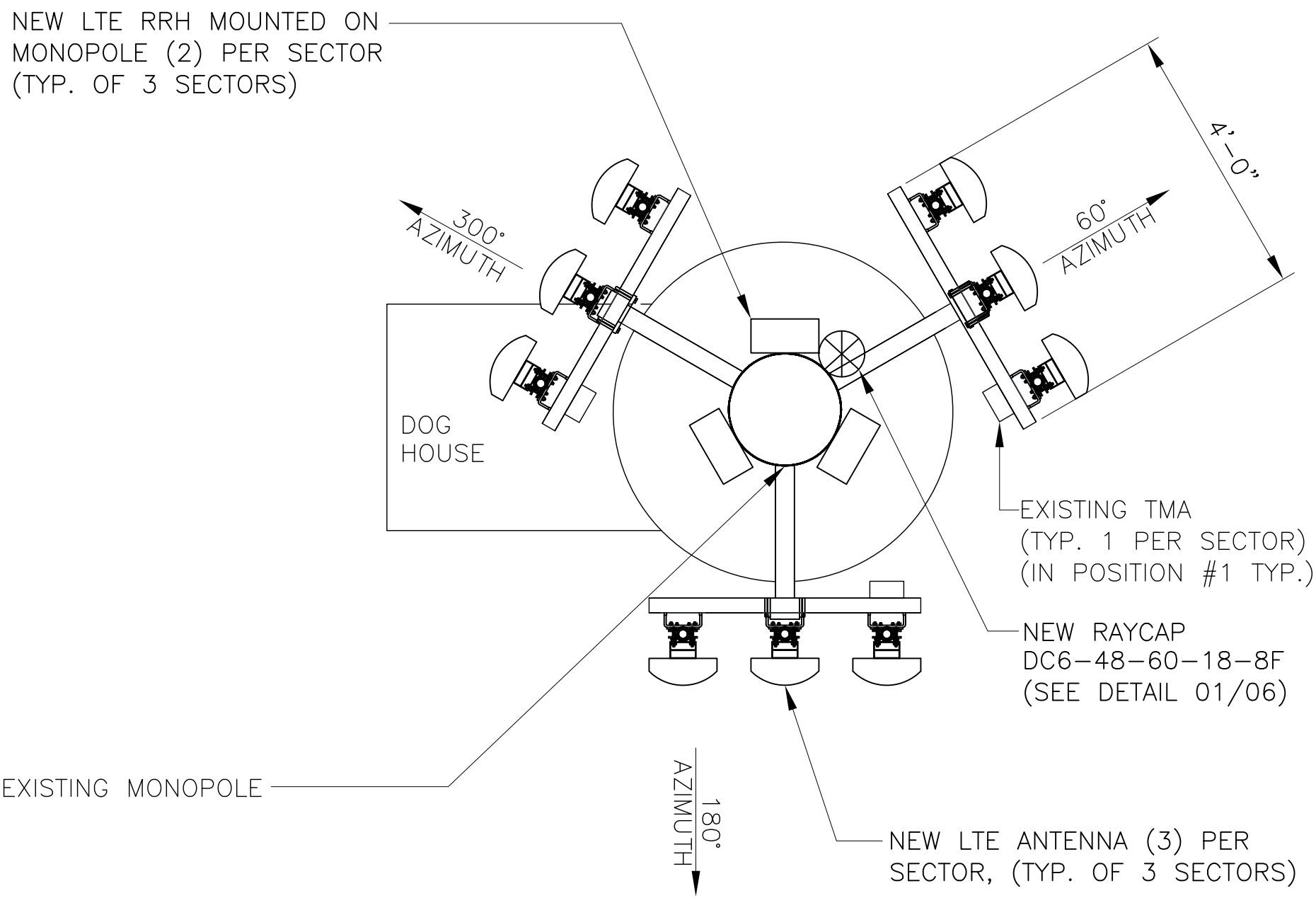
2

22 x 34 "D" SIZE
PSC= : :

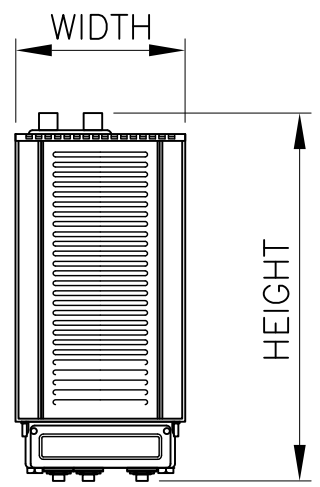
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EXISTING ANTENNA PLAN
SCALE N.T.S



PROPOSED ANTENNA PLAN
SCALE N.T.S



SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	12.2"	10.8"	21"	51 LBS.
RRH AWS 2X40 (80W)	12"	9"	25"	43 LBS. (W/O SOLAR SHIELD)

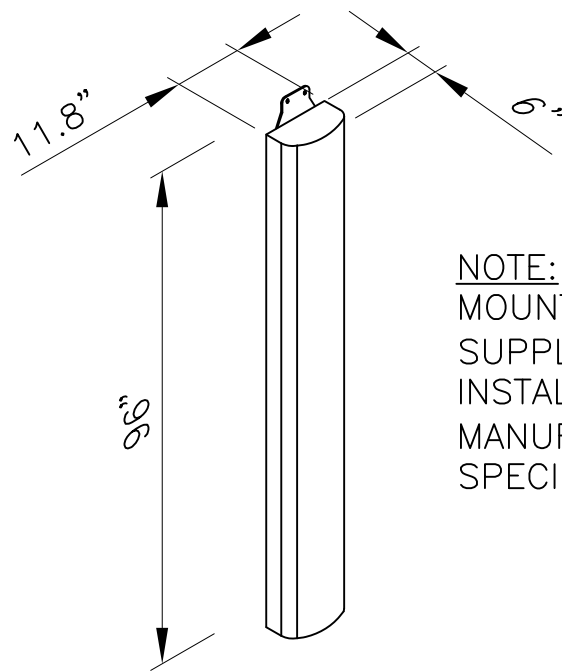
NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH)

DETAIL 1104
NTS 05

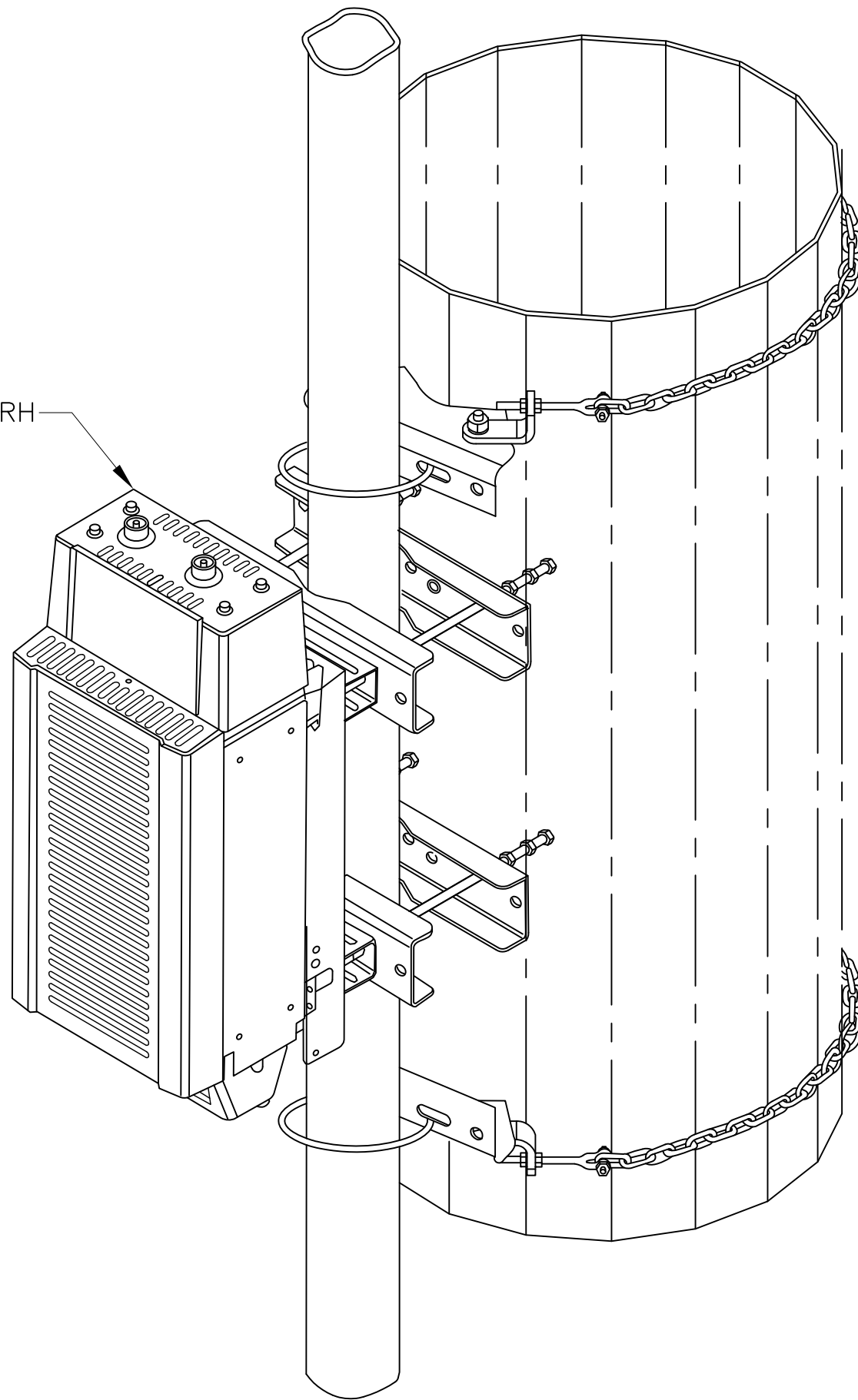


NOTE:
MOUNTING EQUIPMENT
SUPPLIED W/ ANTENNA.
INSTALL PER
MANUFACTURER'S
SPECIFICATIONS.

ANTENNA
MANUFACTURER:
KATHREIN
PART#: 800-10766
WEIGHT: 61.7 LBS (W/ BRACKETS)

PROPOSED ANTENNA DETAIL
SCALE N.T.S

ALCATEL-LUCENT RRH



ISOMETRIC VIEW

REMOTE RADIO HEAD (RRH)
MOUNTING DETAIL

DETAIL 01
NTS 05



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0	08/17/11	FINAL ZONING DRAWINGS	BK	MG	TJ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: LBY	DRAWN BY: LBY		



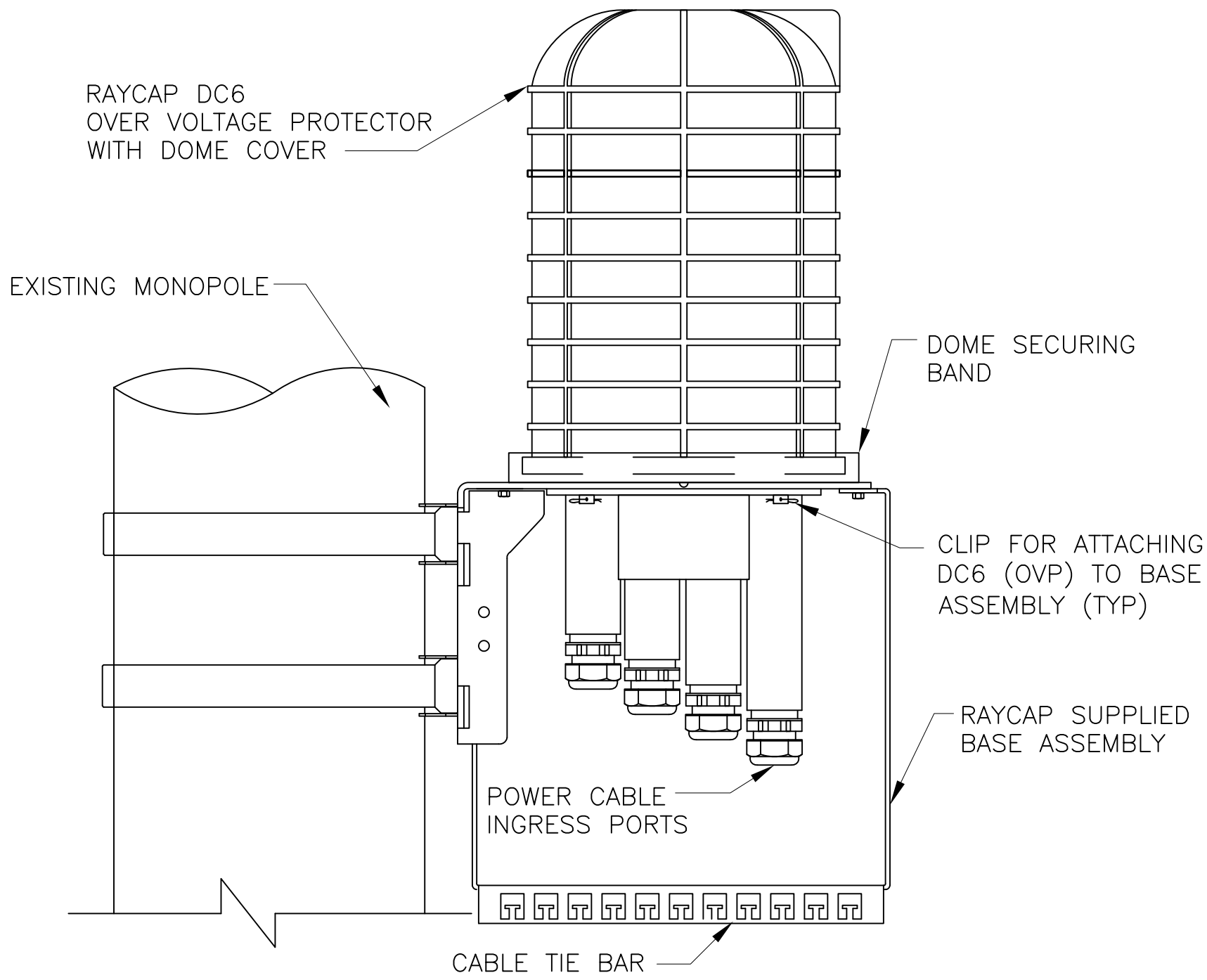
EXPIRES 6-30-12

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ANTENNA PLAN AND RRH MOUNTING DETAILS

DRAWING NUMBER		REV
25471-620	PHNX-X005-05	0

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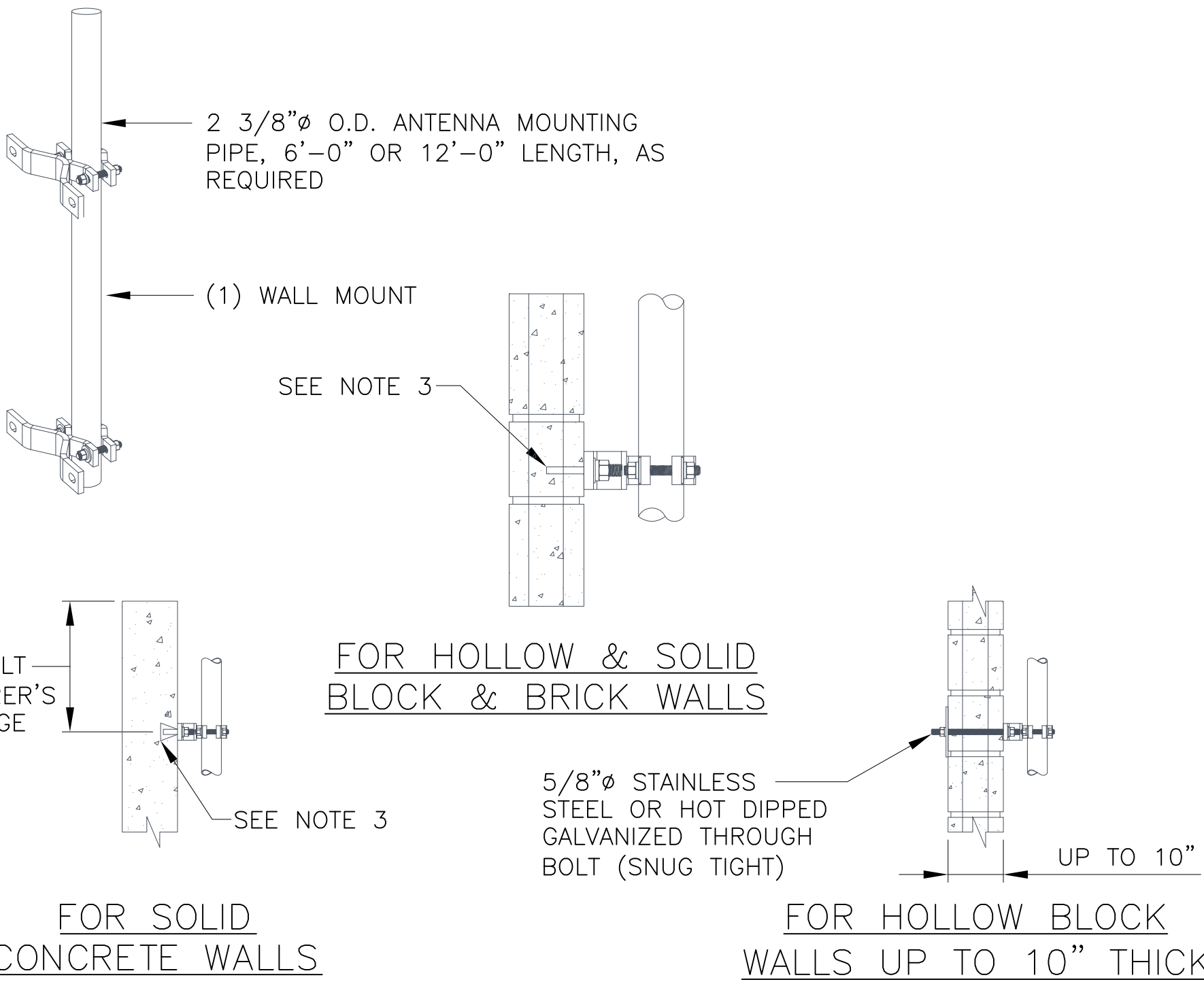


NOTES:

1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

RAYCAP DC6-48-60-18-8F
DC POWER OVER VOLTAGE PROTECTOR (OVP)
POLE MOUNT BASE ASSEMBLY

DETAIL 01
N.T.S. 06



NOTES:

1. THIS DETAIL CAN ALSO BE USED TO MOUNT THE GPS OR LMU ANTENNAS INDIVIDUALLY TO A WALL.
2. THE WEIGHT OF THE ANTENNA MOUNT IS 70 LBS (INCLUDES 5'-6" LENGTH OF PIPE).
3. (4) 1/2" HILTI HIT HY20 HAS 316 STAINLESS STEEL OR EQUIV. STAINLESS STEEL W/3 3/8" MIN EMBEDMENT. INSTALL (1 ANCHOR PER BRICK/BLOCK. MINIMUM EDGE DISTANCE OF 2 BRICK/BLOCK OR 16" (WHICHEVER IS LESS) FROM EDGE OF STRUCTURE.

ANCHOR TABLE

SOLID CONCRETE WALLS (UNCRACKED)	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW CONCRETE BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)
SOLID BLOCK	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW AND SOLID BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)

ANTENNA MOUNTED AT WALL

DETAIL 1300
NTS 06



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SCALE: AS SHOWN		DESIGNED BY: LBV	DRAWN BY: LBV		



EXPIRES 6-30-12

AT&T MOBILITY

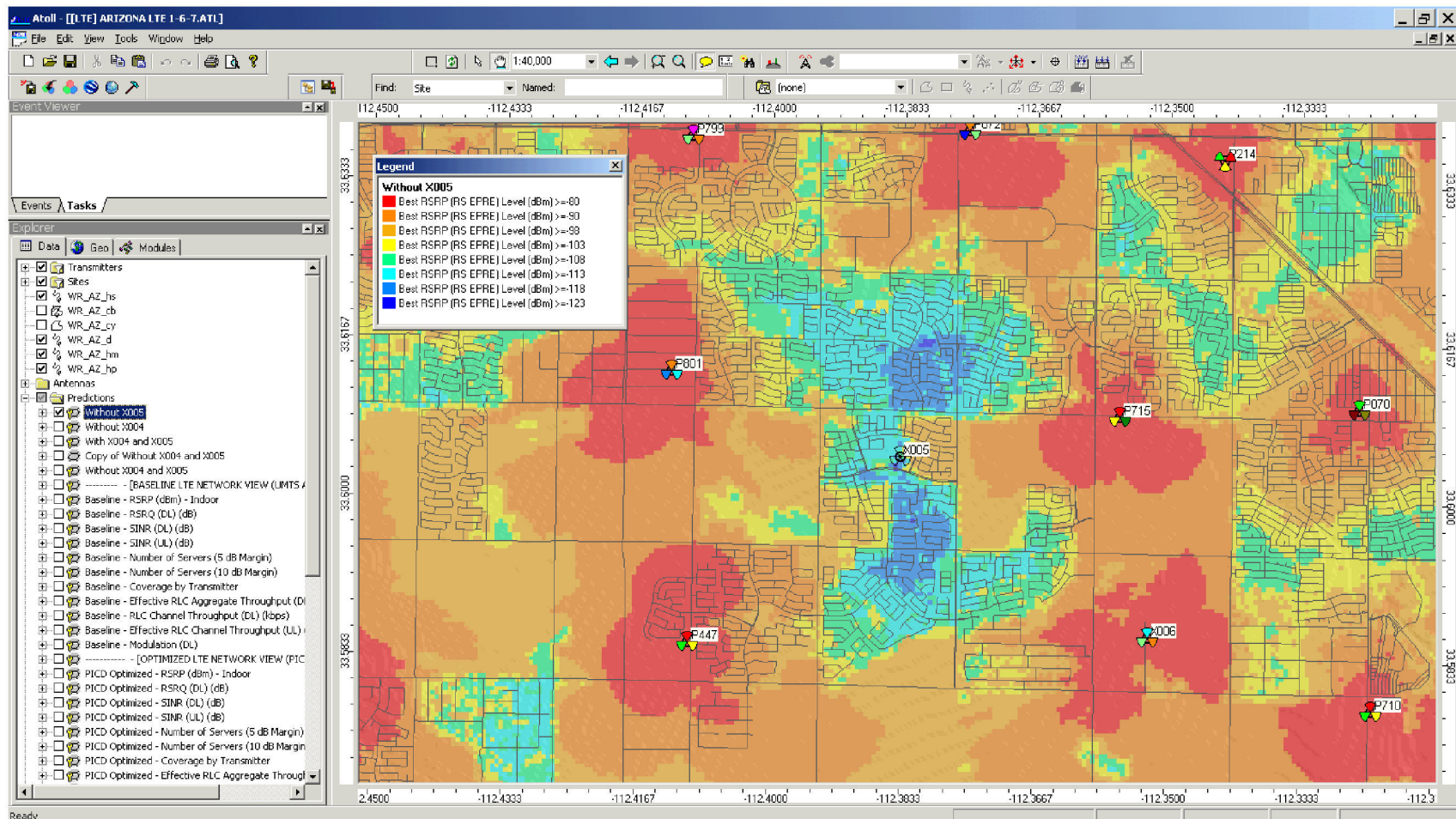
RAYCAP AND GPS ANTENNA MOUNTING DETAILS

DRAWING NUMBER		REV
25471-620	PHNX-X005-06	0

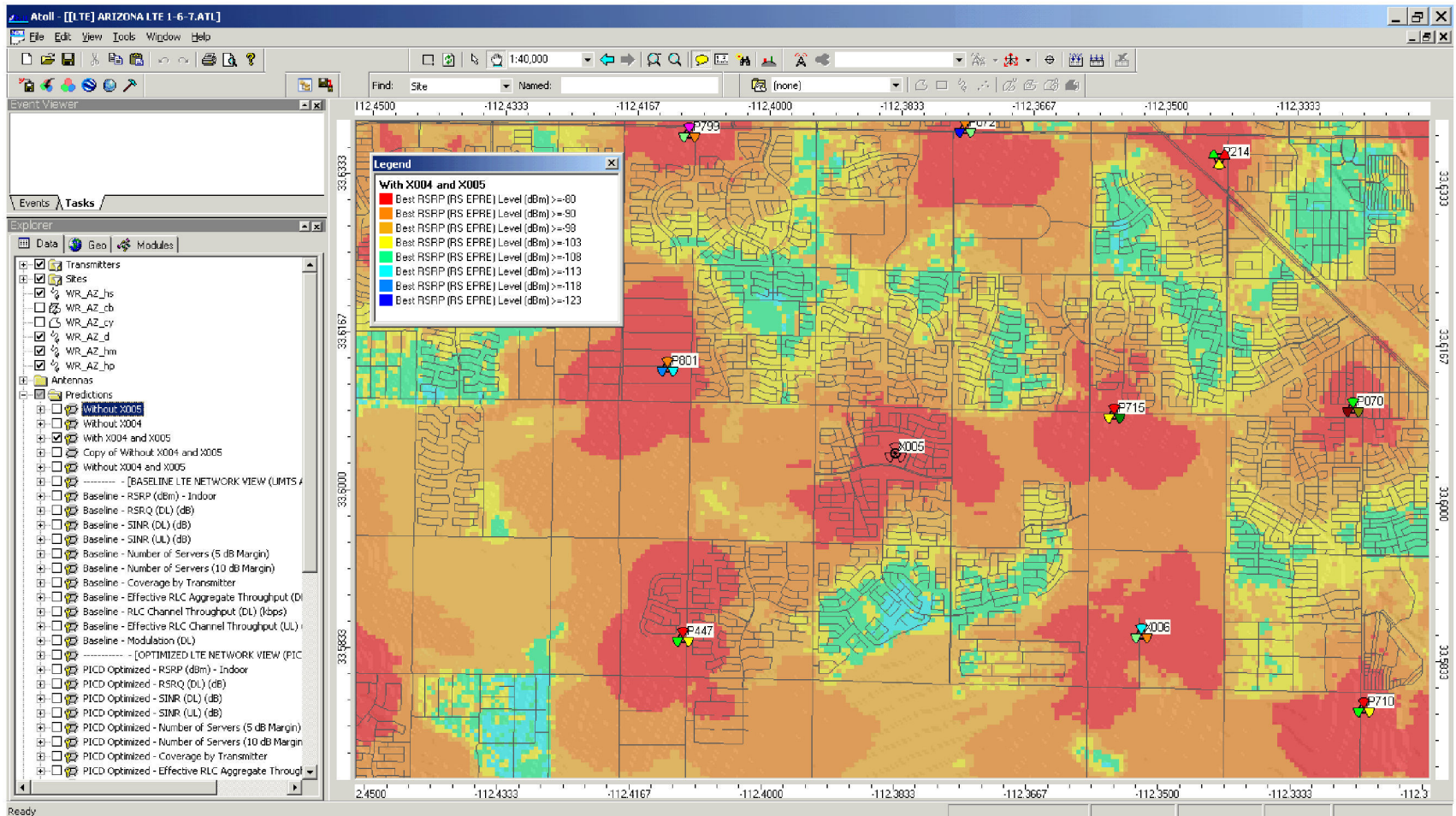
RECEIVED 1/26/12

X005 Coverage





Without X005



With X005



CITY OF SURPRISE
Boards and Commissions

April 5, 2012 @ 6:00:00 PM

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

Board Meeting Date:	April 5, 2012	Contact Person:	Adam Copeland, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Visioning Session for the General Plan Update.

Motion:

Discussion Only

Background:

Arizona State Law requires every city and county in Arizona to prepare a General Plan to address growth. The General Plan is a comprehensive guide to city's future growth and development. The proposed General Plan is projected to be completed by 2012 and go before a citizen vote in 2013. The visioning session is aimed to develop an overall community vision for City of Surprise that will help planners create goals and strategies for the plan update.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

☐ [Survey](#)

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: April 05, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Adam Copeland, Planner
Adam.copeland@surpriseaz.gov, 623-222-3137

Re: FS11-312, General Plan Update

Introduction

Arizona State Law requires every city and county in Arizona to prepare a General Plan to address growth. The General Plan is a comprehensive guide to city's future growth and development. The current City of Surprise General Plan was adopted in 2000 and ratified by a vote of the citizens in 2001. The proposed plan is projected to be completed by 2012, and go to a citizen vote in 2013.

Planning Boundaries

The planning area for the Surprise General Plan Update Process is approximately 309 square miles. It stretches well outside the current incorporated boundaries of the City of Surprise.

General Plan Visioning Session

The General Plan Visioning Session is designed to discuss and develop an overall community vision pertinent to Planning and Zoning Commission that will help city planners create goals and strategies for the next 20 years.

Recommendation

No action required. Update only.

Attachment

General Plan Visioning Survey- Please fill in the survey form prior to attending the meeting.

Surprise General Plan Visioning Survey

1. How do you think Surprise has changed since you have lived here?
2. Some people cite low crime or clean neighborhoods or recreational opportunity when they discuss our quality of life. What characteristics do you think best describes Surprise's quality of life?
3. What do you like most about Surprise? What do you like least about the city?
4. How would you describe your ideal Surprise in the year 2030? Please feel free to use additional pages to answer this question.

5. How do you rank Surprise's current performance on the following community issues. Mark a "1" if performance on this issue is bad, a "3" if performance is average, and a "5" if the performance is great. Please read the entire list before you begin scoring.

Issues	Ranking	Issues	Ranking
Business Environment		Small Business Services	
Growth		Environmental protection	
Street Maintenance		Schools	
Neighborhoods		Traffic	
Ped/Bike		Finance	
City Services		Access to Higher Education	
Transit		Industrial Development	
Housing Mix/Supply/Cost		Commercial/Retail Development	
Job Availability/Types/Mix		Parks/Recreation	
Street Network		Arts/Culture/Entertainment	
Water Supply/Quality/Service		Quality of Life	
Public Safety		Landscaping	
Building Design		Citizen participation	
City Image		Transportation	
Innovation		Others	

6. Using the previous list and your ranking, list the top three community strengths and the top three factors that need improvement.

Strengths Needs Improvement

1	1
2	2
3	3

7. As a Planning and Zoning Commission member what is the most important action that you would like to see the city take in the next 20 years?