



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

Thursday, October 3, 2013 @ 6:00 PM
 Amended item #5 on Oct. 1, 2013 @ 2:55 p.m.

* [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:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|--|---|
| #1 | District Internal | <u>Consideration and action on the September 5, 2013 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 4 | <u>Consideration and action on case FS13-392, a site plan for Native Sun Home Accents.</u> | Approve
Nichole Arbeiter,
Community &
Economic
Development |
| #3 | District 1 | <u>Consideration and action on case FS13-289, a site plan approval for WinCo Foods.</u> | Continue
Nichole Arbeiter,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 3	<u>Consideration and action on case FS13-300, a Planned Unit Development Overlay and Site Plan for Desert Streams Worship and Community Center.</u>	Approve Nichole Arbeiter, Community & Economic Development
#5	District 6	<u>Consideration and action on Case FS13-204, a Planned Unit Development Overlay and site plan for Skyway Commons.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Oct. 1, 2013 at 2:55 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission

October 3, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 3, 2013	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 September 5, 2013 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 5, 2013 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**

September 5, 2013

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, September 5, 2013.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that the first Tuesday in November is the general election and the General Plan will be on the referendum for ratification. Public input sessions are being scheduled and details will be at the next Commission meeting.

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 August 1, 2013.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for August 1, 2013**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Somers, Bieniek) and 1 vacancy.

- **Item 2: FS13-228 – Consideration and Action – Surprise Farms Parcel 12**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-228, a preliminary plat for Surprise Farms Parcel 12**.

In response to Chair Blair, Planner Wingard stated that the tot lots are in the retention areas along the outside buffer area.

In response to Chair Blair, **Chris Jones, landscape architect**, stated that the vinyl fencing has a 20-year warranty. The location of fencing is protection and the applicant is expecting a longer life span. It looks like a wooden fence and is not transparent.

The Commission had some questions and discussion regarding:

- Shared benefit easement
- Parking in motor court easement area
- School bus stop locations/School site

Commissioner Smith made a motion to recommend approval to the Mayor and City Council **FS13-228, a preliminary plat for Surprise Farms Parcel 12** and to adopt staff's findings and condition 'a.' Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Somers, Bieniek) and 1 vacancy.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS13-301 – Consideration and Action – Tropical Smoothie**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended approval of **FS13-301, a conditional use permit for Tropical Smoothie**.

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

Commissioner Hoyler made a motion to approve **FS13-213, a conditional use permit for Tropical Smoothie** and to adopt staff's finding and conditions 'a' through 'c'. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Somers, Bieniek) and 1 vacancy.

- **Item 4: FS13-301 – Consideration and Action – Consolidated Annual Performance Evaluation Report (CAPER) 2012-2013**

Neighborhood Services Supervisor Christina Ramirez presented the report to the Commission. Staff recommended approval of the **Consolidated Annual Performance Evaluation Report (CAPER) 2012-2013**.

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

Commissioner Chapman made a motion to approve **Consolidated Annual Performance Evaluation Report (CAPER) 2012-2013**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Somers, Bieniek) and 1 vacancy.

OTHER BUSINESS

- **Item 5: FS09-246 – Discussion Only – Surprise Unified Development Code**

Planner Bart Wingard presented Articles 4, 5, and 6 to the Commission.

Commissioner Smith stated that temporary buildings were missing from the text amendment and feels it should be included in both the zoning code and the building code.

The Commission had discussion regarding:

- Temporary buildings
- Concerns with Medical Marijuana Dispensaries in community commercial zoning. Commission would like it limited to light industrial areas.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:54 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, City Attorney Misty Leslie, Planner Hobart Wingard, Planner Nichole Arbeiter and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeff Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

October 3, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 3, 2013	Contact Person:	Nichole Arbeiter, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS13-392, a site plan for Native Sun Home Accents.

Motion:

I move to recommend approval to the Mayor and Council, case FS13-392 a site plan for Native Sun Home Accents and to adopts staff's findings.

Background:

Native Sun Home Accents is a family-owned business that has been operating within the City of Surprise since 1985. An increase in business has encouraged this company to expand beyond their present limited tenant space.

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

Nichole Arbeiter, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: October 3, 2013
To: Planning and Zoning Commission
From: Jeffrey J. Mihelich, Assistant City Manager
Nichole Arbeiter, Planner
623.222.3137, nichole.arbeiter@surpriseaz.gov
Re: FS13-392, Native Sun Home Accents Site Plan

Application Summary

The applicant is requesting site plan approval for the relocation of their business further south on Grand Avenue.

Location

The proposed business location is generally located on the western corner of Grand Avenue and North Sunny Lane in the Original Townsite (Between Greenway Rd. and Dysart Rd.).

History

- The current location of Native Sun Home Accents is 13071 West Grand Avenue. The business has been in operation in the Original Townsite (OTS) for almost 29 years.
- The Original Townsite (OTS) Overlay District was established by Resolution #2002-104 on May 23, 2002 to provide for the revitalization of the OTS through development incentives.

Project Summary

Native Sun Home Accents is a family-owned business that has been operating within the City of Surprise since 1985. An increase in business has encouraged this company to expand beyond their present limited tenant space. In an effort to provide infill along the Grand Avenue corridor and to contribute towards its revitalization, this business has selected a larger facility with room to grow in the future.

The proposed 1.3 acre site has an approximately 3,900SF existing building in which Native Sun plans to occupy. The business would utilize the front portion of the building (approximately one-third) as a retail/sales showroom, with offices on either side. The middle

portion of the building will be used as a staging/prep area, and the rear portion of the building will be used for production/assembly.

Additionally, there will be a 330 square foot accessory paint booth built behind the existing building which will be constructed to complement the primary structure. All painting activity will be conducted in the interior of the booth and any outdoor storage will be properly screened with a block wall.

Site improvements including parking lot paving, landscaping, lighting, and sidewalk installation were made to the site in recent years, and the site has remained in good condition. Therefore the project site is in compliance with our current development standards. In order to improve the site further, the applicant plans to re-paint the building a light tan color and install a new business sign out front.

Citizen Review Process:

A citizen review meeting was held on September 23, 2013 at their existing business located at 13071 W. Grand Avenue. An outreach summary provided by the applicant is attached.

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.

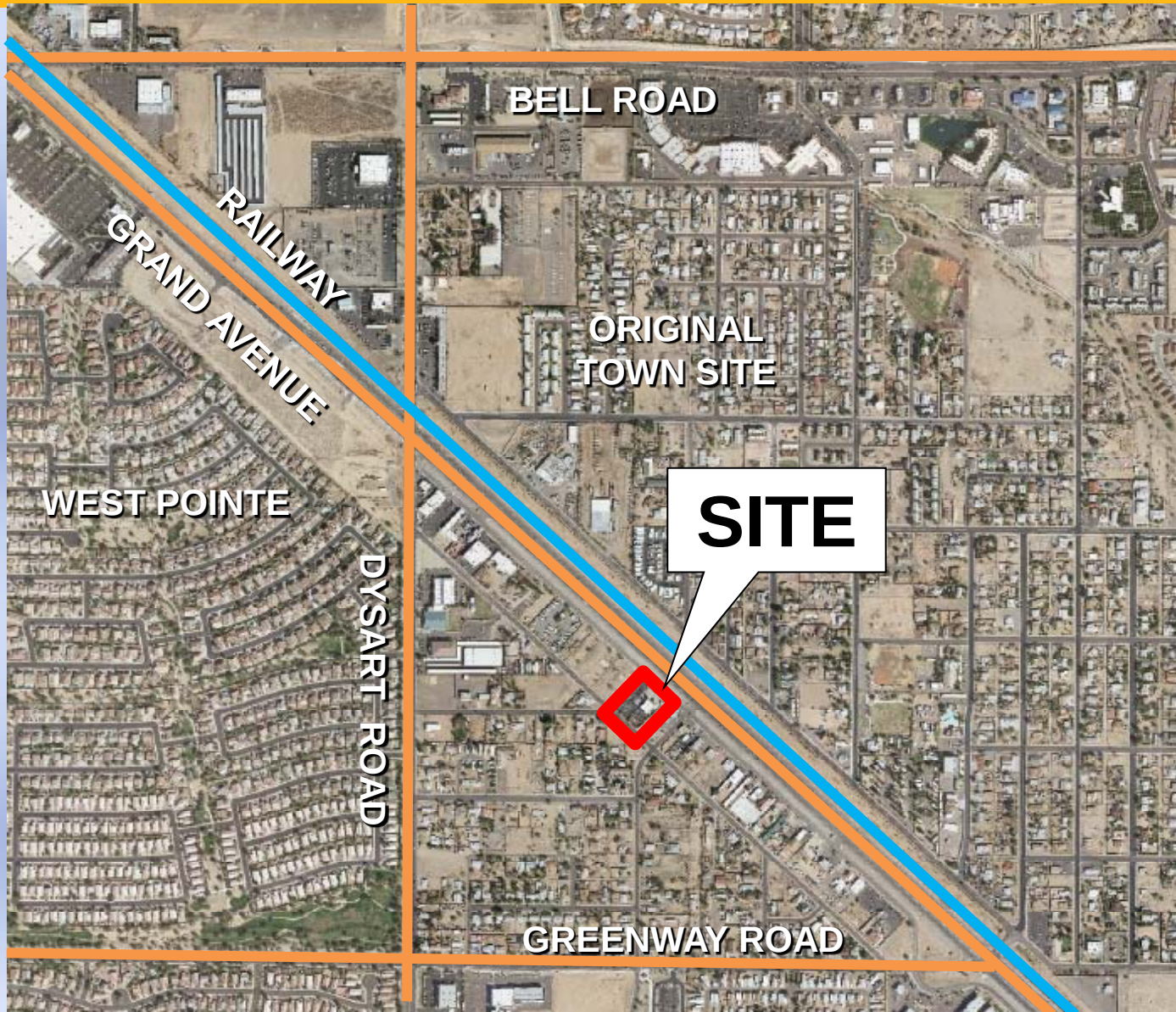
Recommendation

Staff recommends approval of the project.

Attached

Site plan, citizen review meeting summary and vicinity map.

VICINITY MAP





21'

501-19-040

22'

501-19-041

20'-0"

23'

Grand Ave

28'-0"

246'-0"

24'

501-19-042A

NEW
SPRAY
BOOTH
BUILDING
"B"

EXISTING
BUILDING
"A"

DEMO EXISTING
6'-0" HIGH WALL

Market St

225'-0"

138'

26'

501-19-045

27'

501-19-046



CITY OF SURPRISE
Planning and Zoning Commission

October 3, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 3, 2013	Contact Person:	Nichole Arbeiter, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Continue		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS13-289, a site plan approval for WinCo Foods.

Motion:

I move to continue FS13-289, a site plan for WinCo foods to the November 7, 2013 Planning and Zoning Commission Meeting.

Background:

The proposed WinCo Foods development is an 85,000 square-foot retail building. The intended use is a 24-hour grocery store.

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. The project will create approximately 200 full time and part time jobs.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)
- ☐ [Phasing Plan](#)
- ☐ [Staff Recommended Site Plan](#)
- ☐ [Landscape Plan](#)
- ☐ [Elevations](#)
- ☐ [Photometric Plan](#)

☐ [Neighborhood Meeting Report](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Nichole Arbeiter, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: October 3, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Nichole Arbeiter
nichole.arbeiter@surpriseaz.gov 623-222-3137

Re: FS13-289, Site Plan for WinCo Foods

Application Summary

The applicant is requesting a site plan approval for WinCo Foods retail store in the Surprise Farms Planned Area Development (PAD).

Location

The project is generally located on the southwest corner of Bell Road and Loop 303. The project is part of the Surprise Farms PAD. The total land area of the property is 21.9 acres and the property is zoned Community Commercial (CC) or C2.

History

- On April 26, 1984, the Mayor and City Council approved the annexation of this property into City of Surprise, with Ordinance # 84-03.
- On March 27, 1995, the Mayor and City Council approved the Surprise Farms (Villages at Surprise South) PAD changing the Zoning of this property from R1-43 (Rural Residential) to C2 (Community Commercial) with case PAD95-003.
- On February 19, 2007, the Planning and Zoning Commission approved a Major Site Plan entitled Surprise Farms Gateway for this property with case SP07-074. As part of this site plan approval 192,000 square-feet of retail shell buildings were approved including LA Fitness gymnasium, which has since expired.

Project Summary

The proposed WinCo Foods development will be one of eight parcels developed in multiple phases with ten (10) proposed building pads. WinCo will occupy 9.88 acres of the 21.9 acre property. Out lots 1-7 will occupy the rest of the acreage. WinCo will be the primary anchor for this property.

The proposed site is located within Surprise Farms PAD and is pre-designated for commercial uses. The phasing of the project will be as follows:

- WinCo Foods will be developed under Phase 1 that will accommodate an 85,000 square-foot building. The intended use is a 24-hour grocery store. The site will be accessible from two (2) points on Bell Road. The property also has a secondary connection from the existing commercial properties to the west. On site improvements will include access, water, sewer, utilities, landscaping, retention, parking, and site lighting. Offsite improvements include half street improvements on a portion of Bell Road with curb and gutter, deceleration lanes, landscaping, retention, and street lights.
- a) Lots 1-7 will be developed as commercial/retail pads in the future as market permits. Future development shown on the site plan and phasing plan will require an amendment to the site plan.

Citizen Outreach Meeting

A citizen outreach meeting was held on August 14, 2013 at the Willow Canyon High School at Surprise Farms. The final report of the meeting is attached.

Economic Impact

WinCo Foods will create approximately 200 full time and part time jobs.

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 Surprise Farms PAD.

Recommendation

Staff's broad recommendation is to relocate the building adjacent to the Loop 303 with the rear of the building oriented to the freeway.

Staff recommends a continuance of this item to the November 7, 2013 Planning and Zoning Commission meeting to allow time for the applicant to study our proposal.

Attachment

Vicinity map, developer's proposed site plan and phasing plan, staff's recommended site plan, landscape plan, elevations, photometric plan, and citizen outreach meeting report.

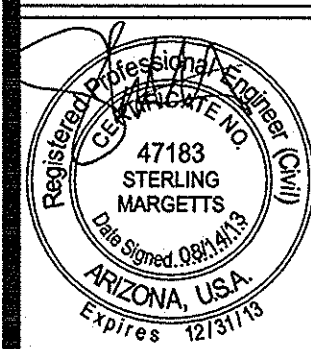


PROJECT NO.	191757001
DRAWN	BMW
CHECKED	STM
SUBMITTAL DATES	8/14/13
OTD DATE	

HORIZONTAL SCALE 1"=60'

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PHOENIX, ARIZONA 85004 (602) 944-5500

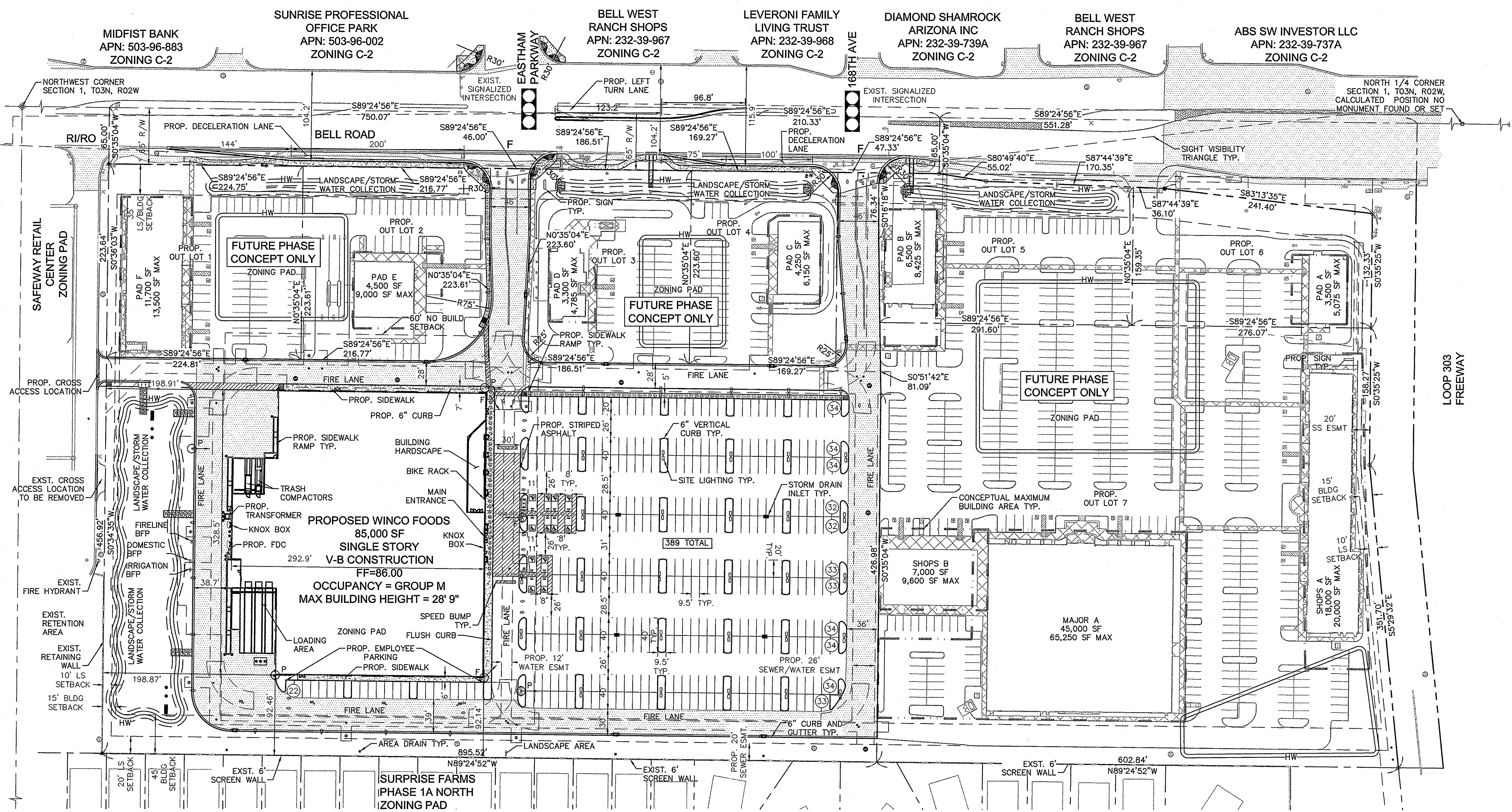


SW CORNER OF BELL ROAD
AND LOOP 303
SURPRISE, ARIZONA

WinGo Foods

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET
PZ1



NOTES

- ALL DESIGNATED FIRE LANES SHALL HAVE CURB PAINTED RED WITH WHITE "NO PARKING" MARKINGS AND SIGNS SPACED APPROXIMATELY EVERY 150'.
- FUTURE PHASES SHOWN ON THE SITE PLAN SHALL BE CONSIDERED CONCEPTUAL ONLY AND FUTURE PROPOSALS SHALL REQUIRE A FULL DESIGN REVIEW PROCESS AS DEFINED IN THE CITY CODES.

LEGEND

- PROP. PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- PARKING QUANTITIES
- RIGHT IN/RIGHT OUT
- FULL ACCESS
- HEAVY DUTY ASPHALT
- FIRE TURNING RADIUS
55' OUTSIDE
35' INSIDE
- ADA PATH/ PEDESTRIAN
CONNECTIVITY MARKER
- PROPOSED FIRE
HYDRANT
- PROPOSED PAN
SECURITY CAMERA
- PROPOSED FIXED
SECURITY CAMERA

SITE AND PARCEL DATA

PARCEL A - PROPOSED RETAIL BUILDING	
SITE AREA:	430,444 SQ. FT. (9.88 ACRES)
BUILDING AREA:	85,000 SQ. FT.
PARKING PROVIDED:	4.57 STALLS/1000 SQ. FT.
LOT COVERAGE:	85,000/430,444 = 19.7%
LANDSCAPE COVERAGE:	20.9%

OUT LOT 1:	
SITE AREA:	50,264 SQ. FT. (1.15 ACRES)
OUT LOT 2:	
SITE AREA:	49,471 SQ. FT. (1.14 ACRES)
OUT LOT 3:	
SITE AREA:	41,704 SQ. FT. (0.96 ACRES)
OUT LOT 4:	
SITE AREA:	37,847 SQ. FT. (0.87 ACRES)
OUT LOT 5:	
SITE AREA:	48,583 SQ. FT. (1.12 ACRES)
OUT LOT 6:	
SITE AREA:	40,597 SQ. FT. (0.93 ACRES)
OUT LOT 7:	
SITE AREA:	293,952 SQ. FT. (6.75 ACRES)

RETENTION CALCULATIONS

WINCO RETENTION REQUIRED:	
AREA	427,900 SF
C VALUE	0.88
PRECIPITATION DEPTH	2.20 IN
REQUIRED VOLUME:	69,054 CF
WINCO RETENTION PROVIDED:	
BASIN A	72,378 CF

PARKING DATA

PARKING SPACE PROVIDED	
STANDARD: 9'-6" X 20'-0"	377 STALLS
COMPACT: 9'-0" X 17'-0"	0 STALLS
ACCESSIBLE: 8' X 20'-0"	8 STALLS
VAN ACCESSIBLE: 11'-0" X 20'-0"	4 STALLS

TOTAL:	389 STALLS
TOTAL BUILDING SQ. FT.	85,000
TOTAL PARKING STALLS	389 STALLS
PROVIDED BICYCLE	4.57 STALLS / 1000 SQ. FT. 8 SPACES

CITY REQUIRED PARKING	
MIN (1 STALL/300 SF)	284 STALLS
MAX (1 STALL/200 SF)	425 STALLS
ACCESSIBLE BICYCLE PARKING	8 STALLS 8 SPACES

FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1145H, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

DEVELOPER

WINCO FOODS LLC
650 NORTH ARMSTRONG PLACE
BOISE, ID 83704
PH: (208) 377-0110
CONTACT: RONALD SCHRIEBER

ARCHITECT

CTA ARCHITECTS ENGINEERS
1185 GROVE STREET
BOISE, ID 83702
TEL. NO. (208) 336-4900
CONTACT: CORY NELSON

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF BELL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, USING A BEARING OF SOUTH 89 DEGREES 24 MINUTES 56 SECONDS EAST PER THE RECORD OF SURVEY FOR "LOOP 303 AND BELL ROAD" BOOK 1122 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE BENCHMARK IS THE CHISELED SQUARE SET ON THE SOUTH SIDE OF A TRAFFIC LIGHT CONCRETE BASE, APPROXIMATELY 2.5 FEET SOUTH OF EDGE OFF PAVEMENT OF BELL ROAD, AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BELL ROAD AND COTTON LANE HAVING AN ELEVATION OF 1289.22 FEET, CITY OF SURPRISE (NAVD 88) DATUM.

BUILDING INFORMATION

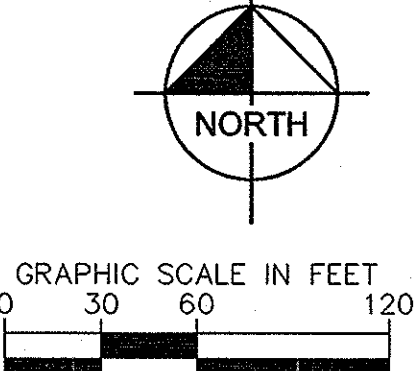
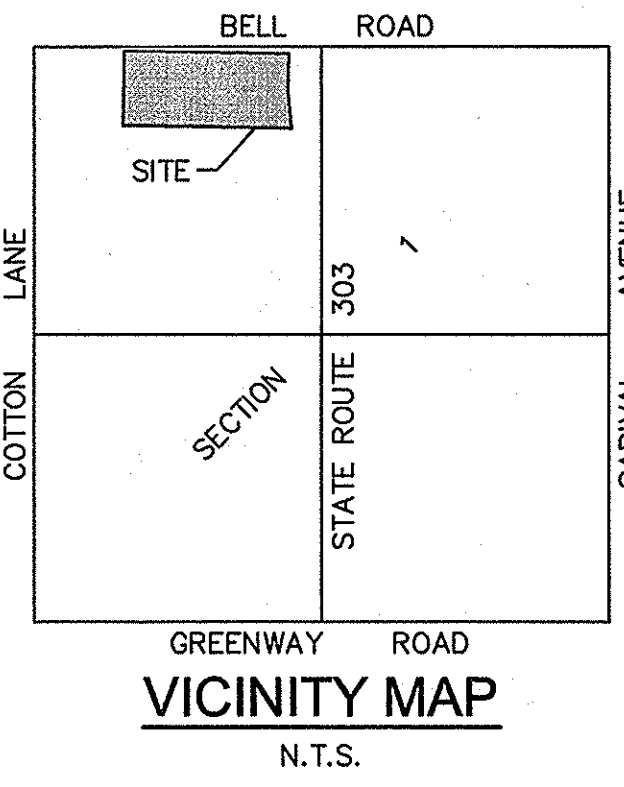
TYPE OF CONSTRUCTION PER UBC: TYPE V-B

FULLY SPRINKLERED

OCCUPANCY: GROUP M

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
FAX NO. (602) 944-7423
CONTACT: STERLING MARGETTS



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

PROJECT NO. 191757001
 DRAWN BY BMW
 CHECKED BY STM
 SUBMITTAL DATE 8/14/13
 OIR DATE

HORIZONTAL SCALE 1"=60'

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Kimley-Horn
 and Associates, Inc.
 47183
 STERLING
 MARSHALLS
 ARIZONA, USA
 Expires 12/31/16

Professional Engineer
 CERTIFICATE NO. 47183
 ARIZONA, USA
 Expires 12/31/16

SW CORNER OF BELL ROAD
 AND LOOP 303
 SURPRISE, ARIZONA

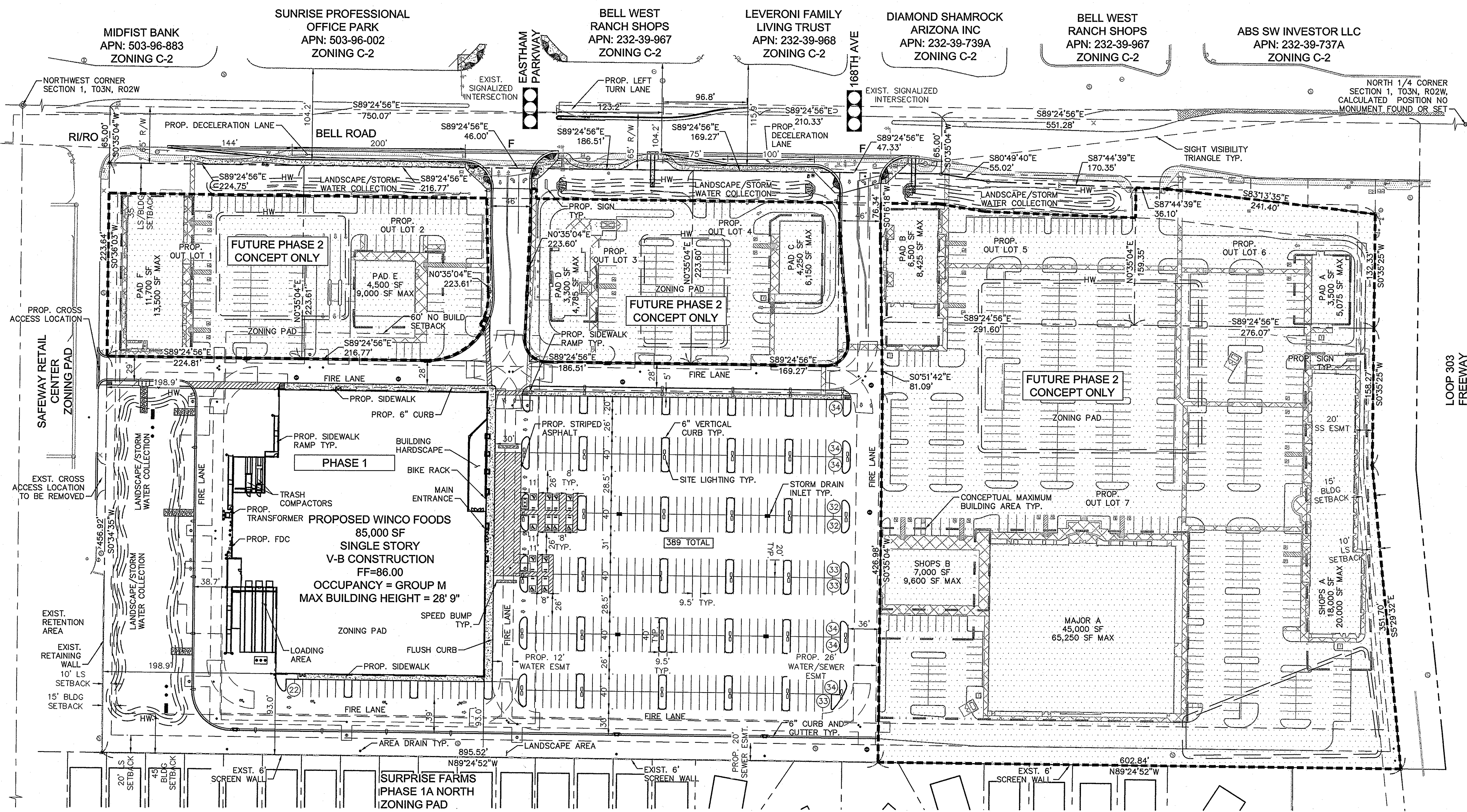
**WinCo
 Foods**

SHEET TITLE

PHASING PLAN

SHEET

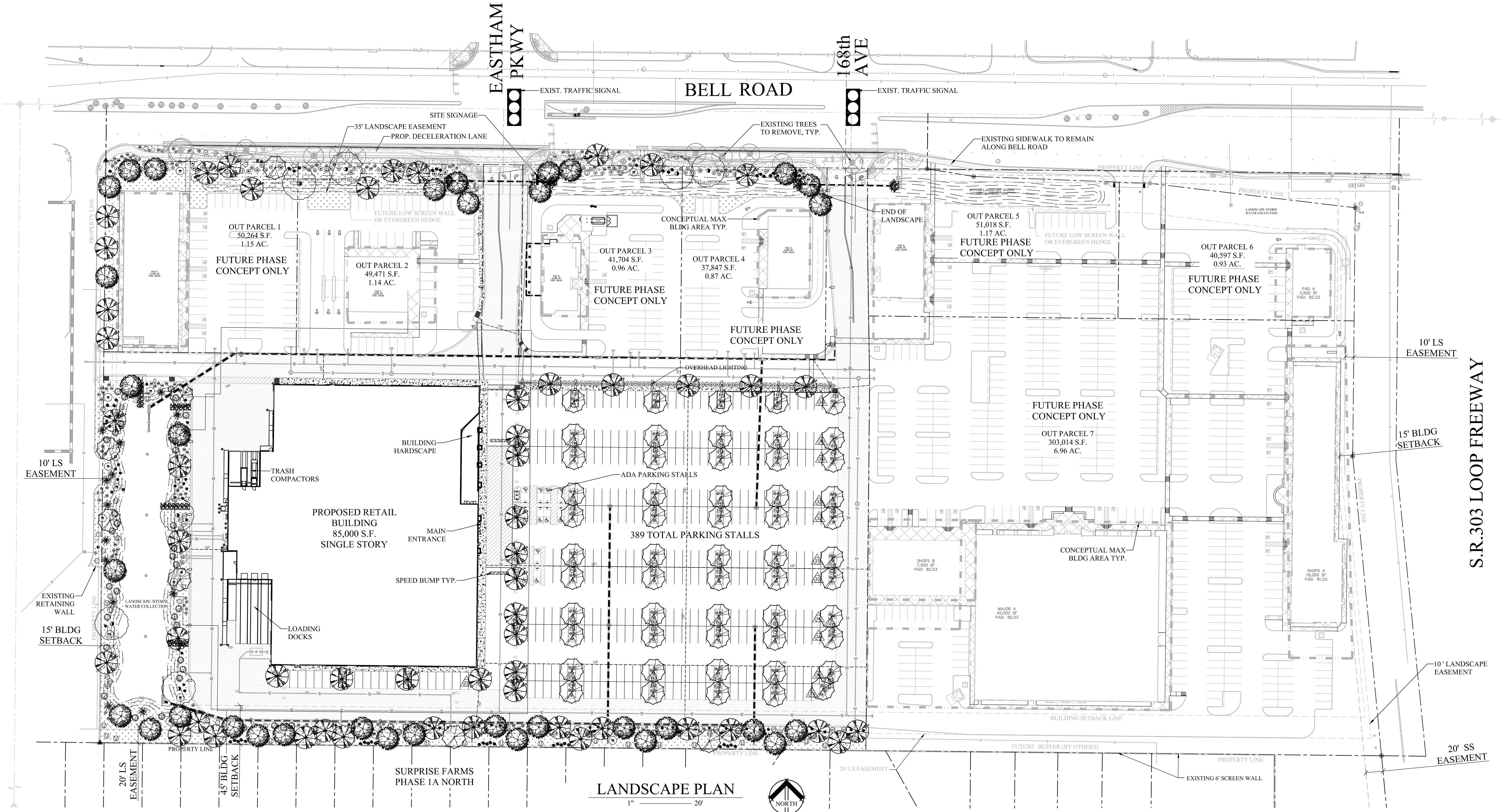
PH1



Staff Recommended Site Plan

The map shows the proposed site plan for the new building, highlighted in red. The site is located on the east side of Bell Rd, south of Eastham Pkwy. The plan includes a large rectangular building footprint, a parking lot, and landscaping. The surrounding area includes existing buildings, parking lots, and streets. The map is labeled with various lot numbers and street names.

SAFeway RETAIL CENTER



SITE DATA

LANDSCAPE DATA FOR PARKING AREA:

CITY REQUIRES 15% PLANTED AREA IN PARKING
PARKING AREA = 140,810 S.F. (SEE DIAGRAM ON RIGHT)
15% PLANTING AREA REQUIRED = 21,121 S.F.
15% PLANTING AREA PROVIDED = 21,365 S.F.
(SEE DIAGRAM ON RIGHT)
904 SHRUBS AND 156 TREES PROVIDED

DEVELOPMENT DATA

CURRENT ZONING: COMMUNITY COMMERCIALCENTER C-2
PROPOSED ZONING: COMMUNITY COMMERCIALCENTER C-2
GROSS SITE AREA: 430,444.00 SF 9.88 AC
PERCENT IN ZONING CATEGORY: 100%
TOTAL BUILDING AREA: MAJOR 'A' 85,000 SF

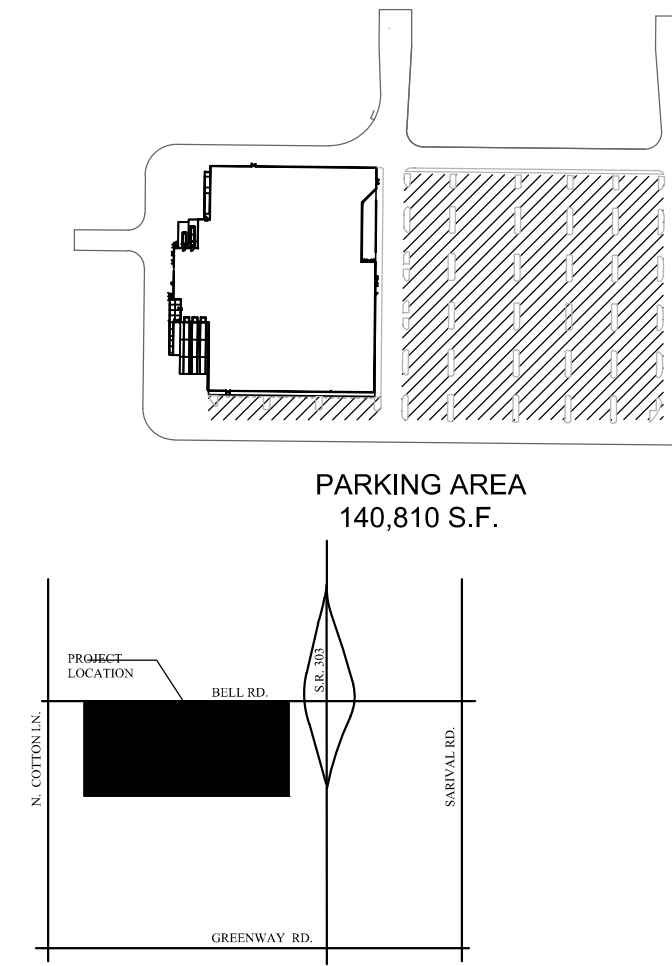
GROSS DENSITY (LOT COVERAGE): 19.7%
LANDSCAPE AREA PROVIDED: 90,080 SF
PERCENT OF LANDSCAPE COVERAGE: 20.9%

DEVELOPMENT STANDARD(S)	EXISTING	PROPOSED
MAX SIZE OF USE OR USER (SF):	NONE	NONE
MAX BUILDING HEIGHT:	35'	35'
MIN SETBACKS: FRONT	35'	35'
SIDE (STREET)	25'	25'
SIDE (NONRESIDENTIAL)	15'	15'
REAR (NONRESIDENTIAL)	15'	15'
LANDSCAPE (% OF NET AREA)	21%	21%

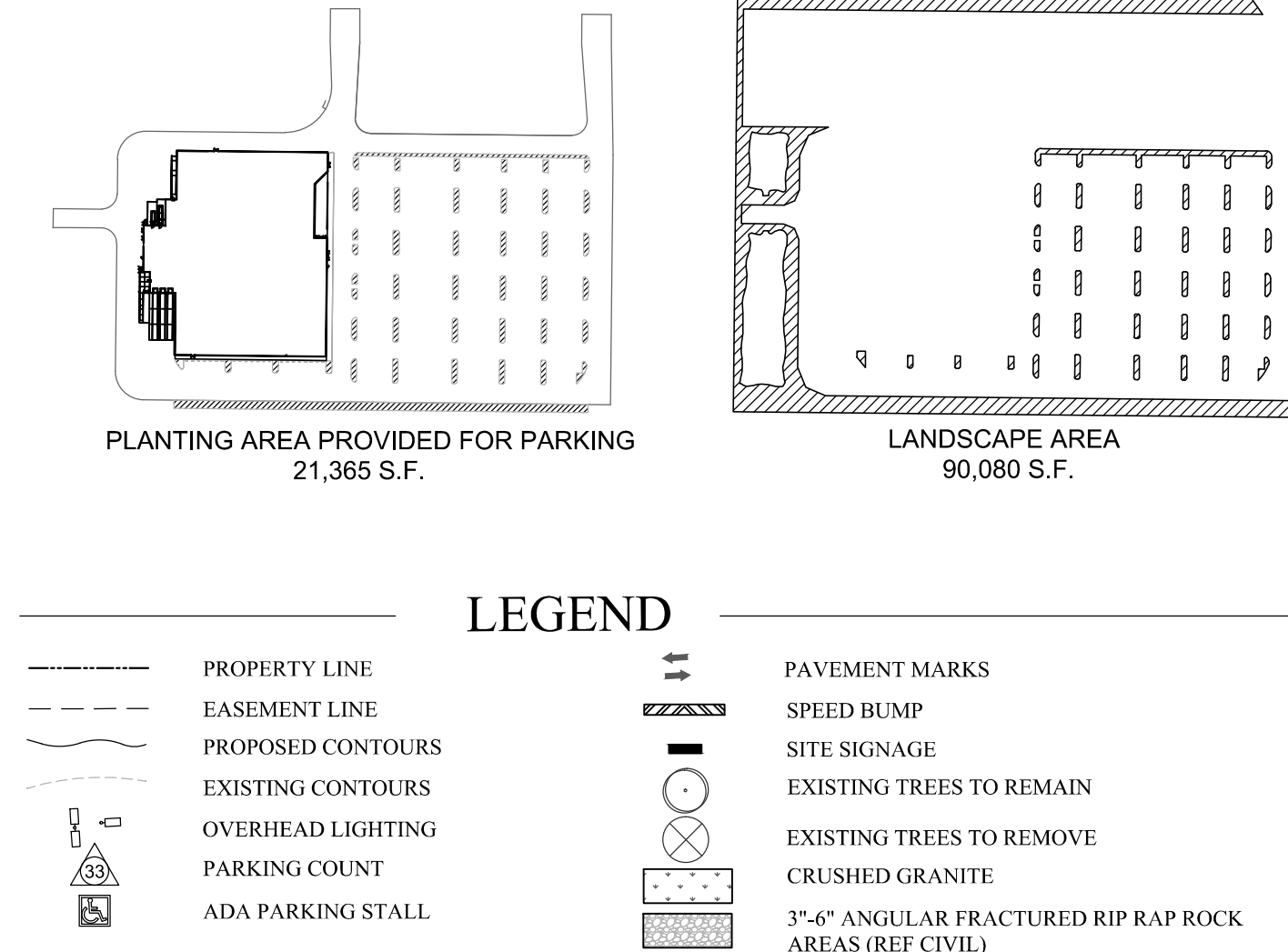
**NO RESIDENTIAL USE IS PROPOSED WITH THIS DEVELOPMENT
PARKING (RETAIL SALES GENERAL 1/300 SF MIN (GROSS FLOOR
AREA))

CITY OF SURPRISE LANDSCAPE NOTES

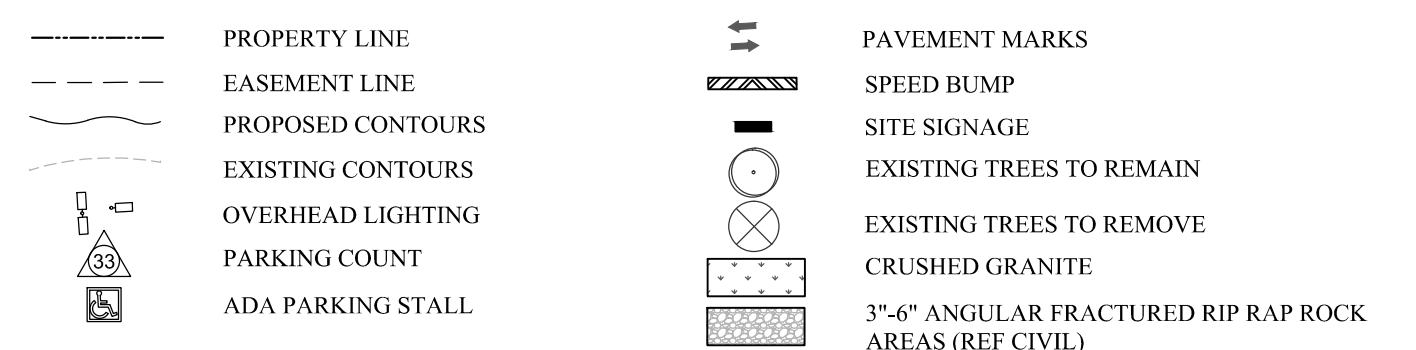
1. ALL CHANGES TO BE APPROVED BY THE CITY OF
SURPRISE PLANNING DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE
SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET
OF ANY FIRE HYDRANT OR FIRE DEPARTMENT
CONNECTION.
5. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT
WITH ANA STANDARDS.
6. ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY
TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2
FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM
GROUND ELEVATION.
7. ROW LANDSCAPING TO BE MAINTAINED BY THE
ADJACENT PROPERTY OWNER OR ASSOCIATION.



AREA CALCULATION EXHIBITS



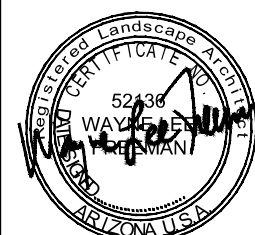
LEGEND



PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE (HEIGHT X WIDTH)
7		CERCIDIUM HYBRID	HYBRID PALO VERDE	36" BOX	20'-30' X 20'-40'
34		OLEA EUROPAEA	FRUITLESS OLIVE	36" BOX	25' X 25'
53		ACACIA SALICINA	WILLOW ACACIA	36" BOX	40' X 25'
62		PROSOPIS HYBRID	THORNLESS MESQUITE	24" BOX	30' X 30'
102		CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL	3' X 3'
35		CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	6' X 6'
3		LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	6' X 6'
28		EREMOPHILLA MACULATA 'VALENTINE'	'VALENTINE' EREMOPHILA	5 GAL	4' X 5'
21		AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	4' X 5'
52		MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	3' X 3'
117		LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	1' X 4'
285		ZEPHYRANTHES CANDIDA	RAIN LILY	1 GAL	1' X 1'
89		RUELLIA BRITTONIANA 'KATIE'	TRAILING RUELLIA	1 GAL	6" X 2'
28		ACACIA REDOLENS	'DESERT CARPET'	1 GAL	2' X 12'
24		VERBENA PULCHELLA	ROCK VERBENA	1 GAL	1' X 6'
16		PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 GAL	3' X 8'
50		TRICHOEREUS HUASCHA	ARGENTINE HEDGEHOG	1 GAL	2' X 3'
54		OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	1 GAL	4' X 8'

REVISIONS
08/14/13
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DRAWN CM
CHECKED CN
SUBMITTAL DATES 06/20/13
OTB DATE

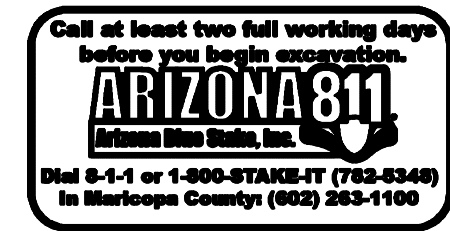
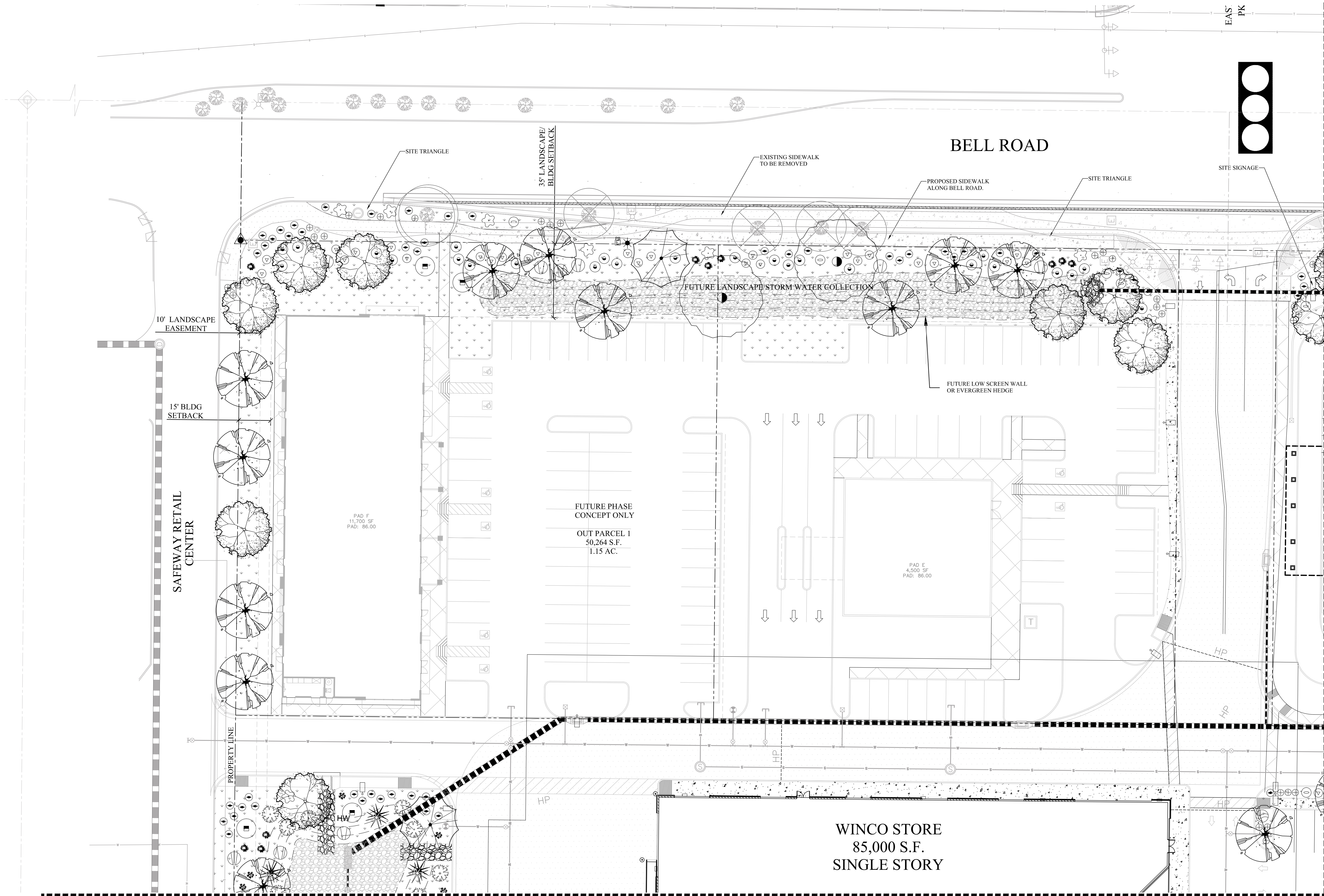


SW CORNER OF BELL ROAD
AND LOOP 303
SURPRISE, ARIZONA

WinGo
Foods

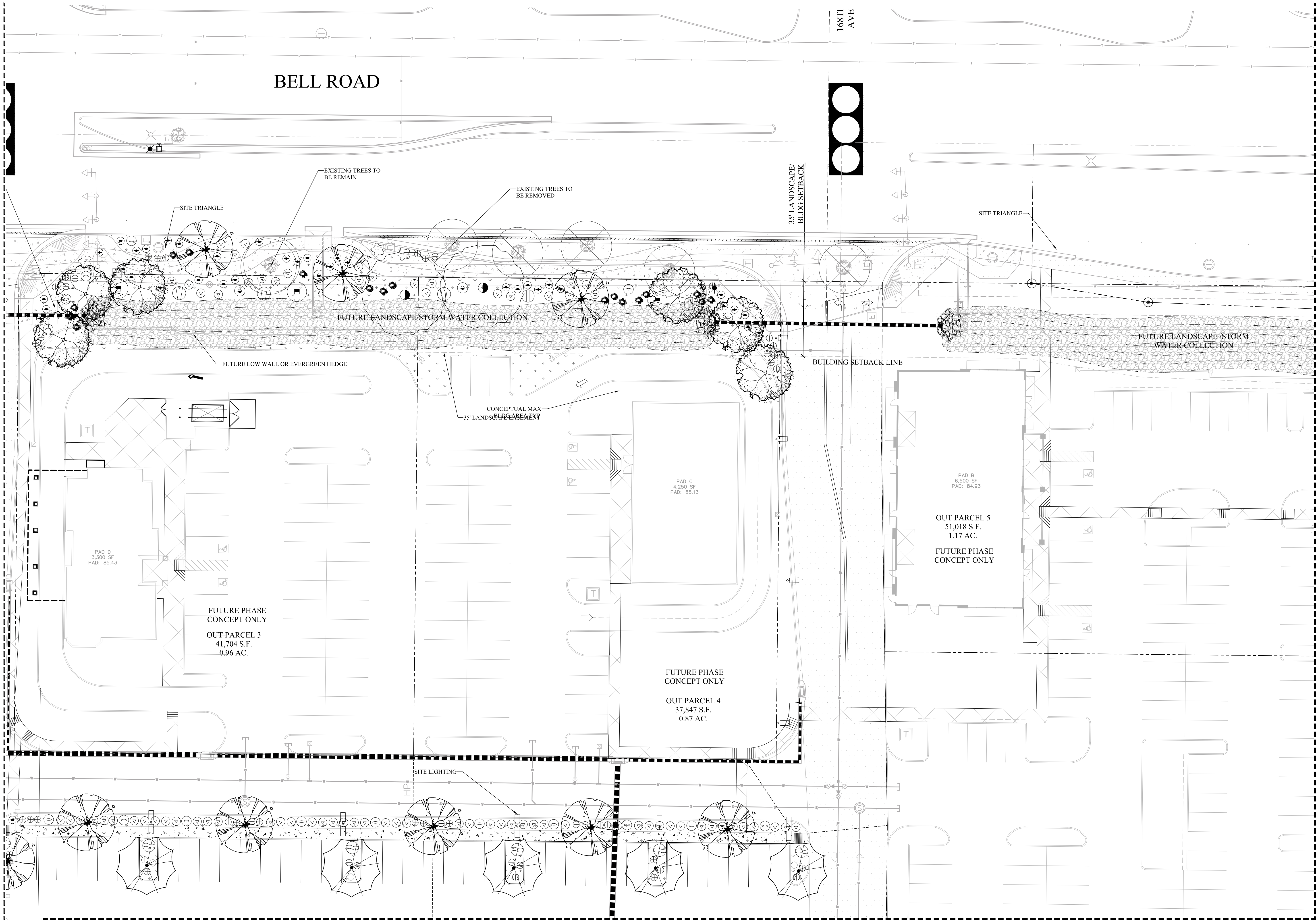
SHEET TITLE
CONCEPT
LANDSCAPE
PLAN

SHEET
PZ2



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WinCo Foods	
SHEET TITLE PRELIMINARY LANDSCAPE PLAN	
SHEET PZ2.1	

MATCHLINE - SHEET PZ2.1



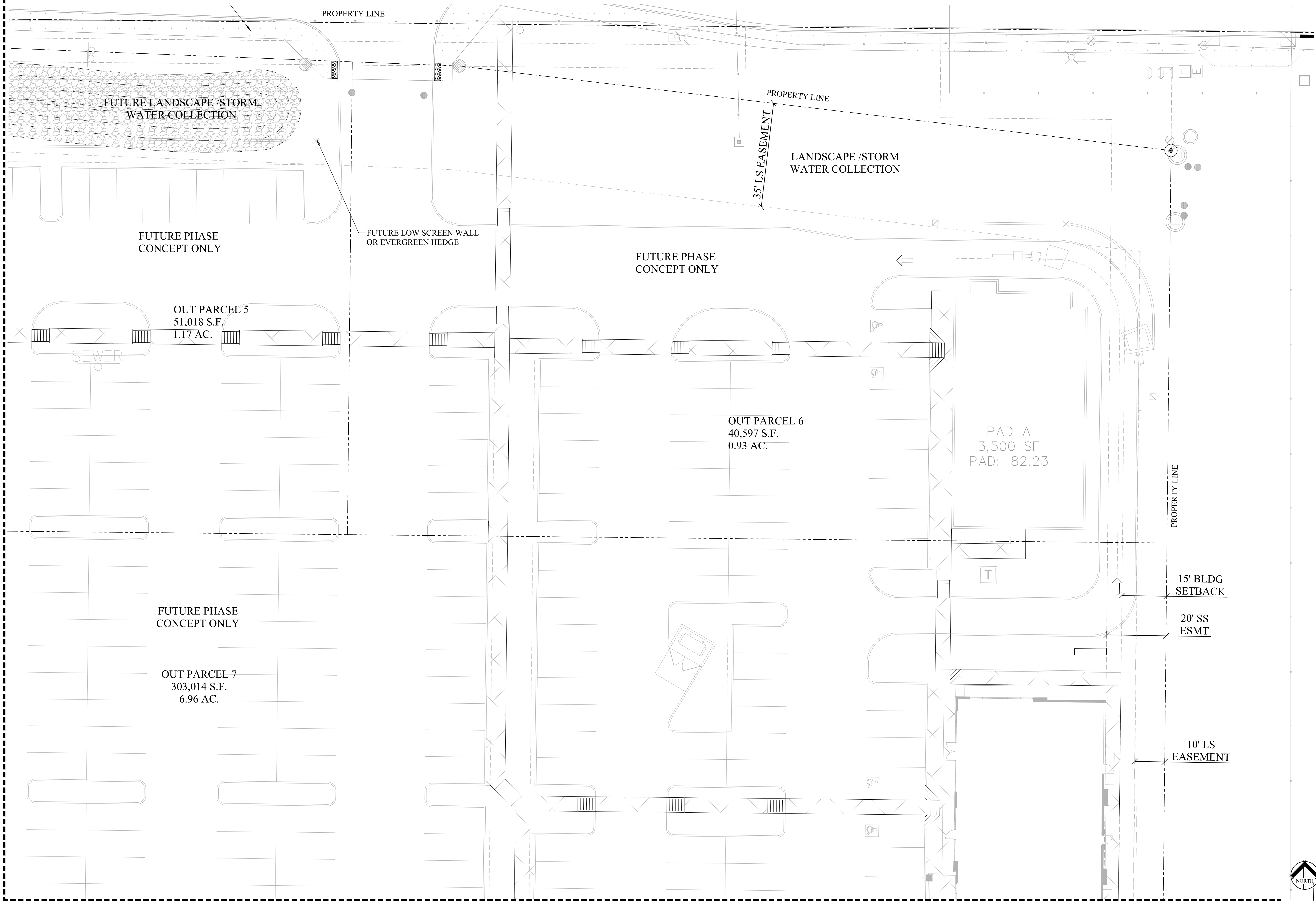
MATCHLINE - SHEET PZ2.5

MATCHLINE - SHEET PZ2.3

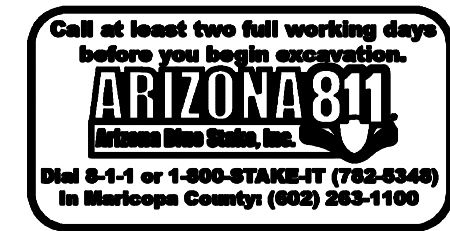
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WinCo FOODS	
SHEET TITLE PRELIMINARY LANDSCAPE PLAN	
SHEET PZ2.2	

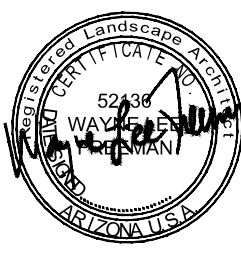


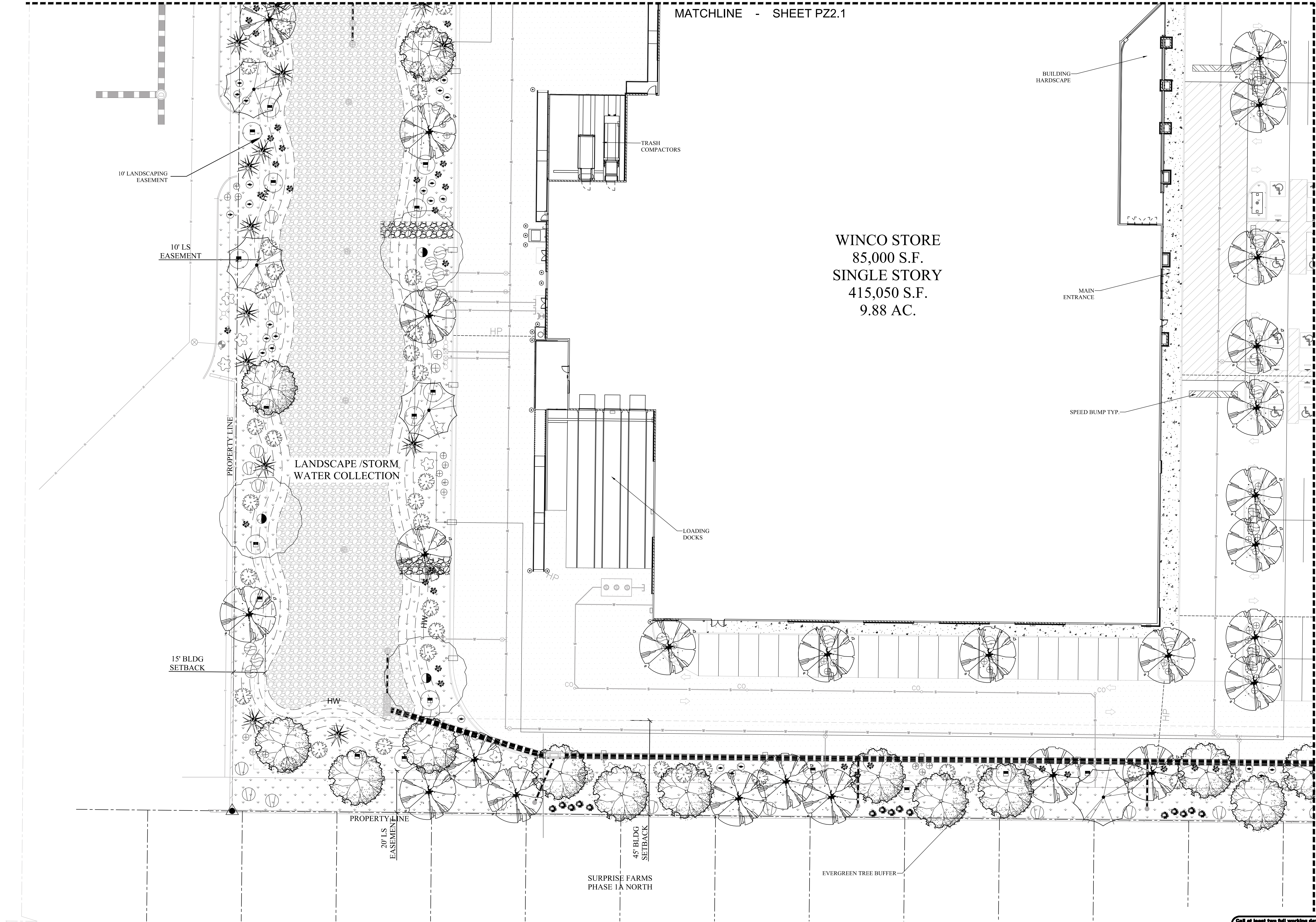
MATCHLINE - SHEET PZ2.2



MATCHLINE - SHEET PZ2.6



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SHEET TITLE	
PRELIMINARY LANDSCAPE PLAN	
SHEET	
PZ2.3	



MATCHLINE - SHEET PZ2.1

WINCO STORE
85,000 S.F.
SINGLE STORY
415,050 S.F.
9.88 AC.

BUILDING
HARDSCAPE

MAIN
ENTRANCE

SPEED BUMP TYP.

LOADING
DOCKS

SURPRISE FARMS
PHASE 1A NORTH

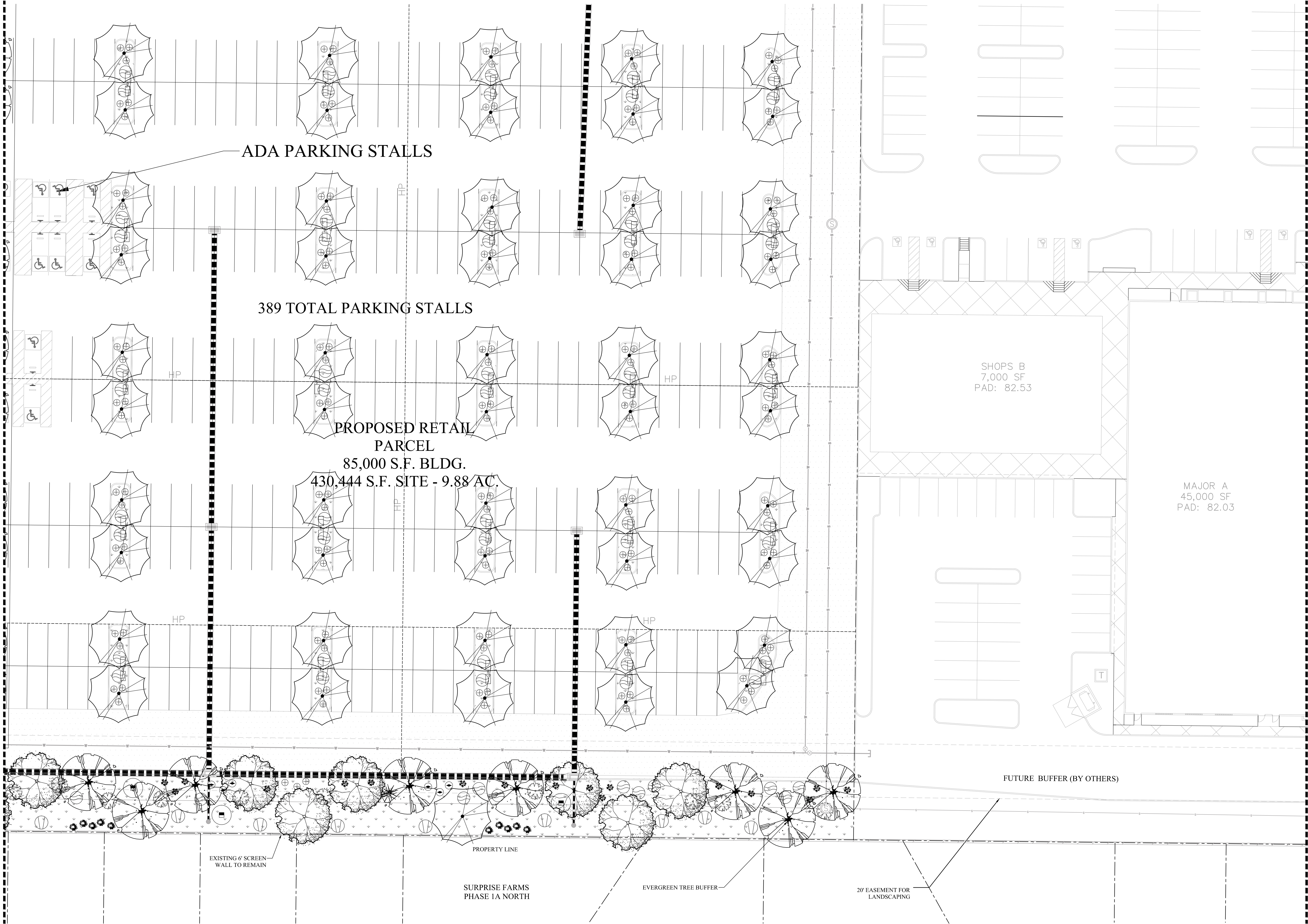
EVERGREEN TREE BUFFER



MATCHLINE - SHEET PZ2.5

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WinCo Foods	
SHEET TITLE PRELIMINARY LANDSCAPE PLAN	
SHEET PZ2.4	

MATCHLINE - SHEET PZ2.4



ADA PARKING STALLS

389 TOTAL PARKING STALLS

PROPOSED RETAIL
PARCEL
85,000 S.F. BLDG.
430,444 S.F. SITE - 9.88 AC.

SHOPS B
7,000 SF
PAD: 82.53

MAJOR A
45,000 SF
PAD: 82.03

FUTURE BUFFER (BY OTHERS)

EXISTING 6' SCREEN
WALL TO REMAIN

PROPERTY LINE

SURPRISE FARMS
PHASE 1A NORTH

EVERGREEN TREE BUFFER

20' EASEMENT FOR
LANDSCAPING

MATCHLINE - SHEET PZ2.6

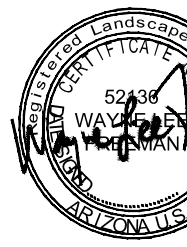
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08/14/13

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HORIZONTAL SCALE - 1"=20'

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SW CORNER OF BELL ROAD
AND LOOP 303
SURPRISE, ARIZONA

WinCo
Foods

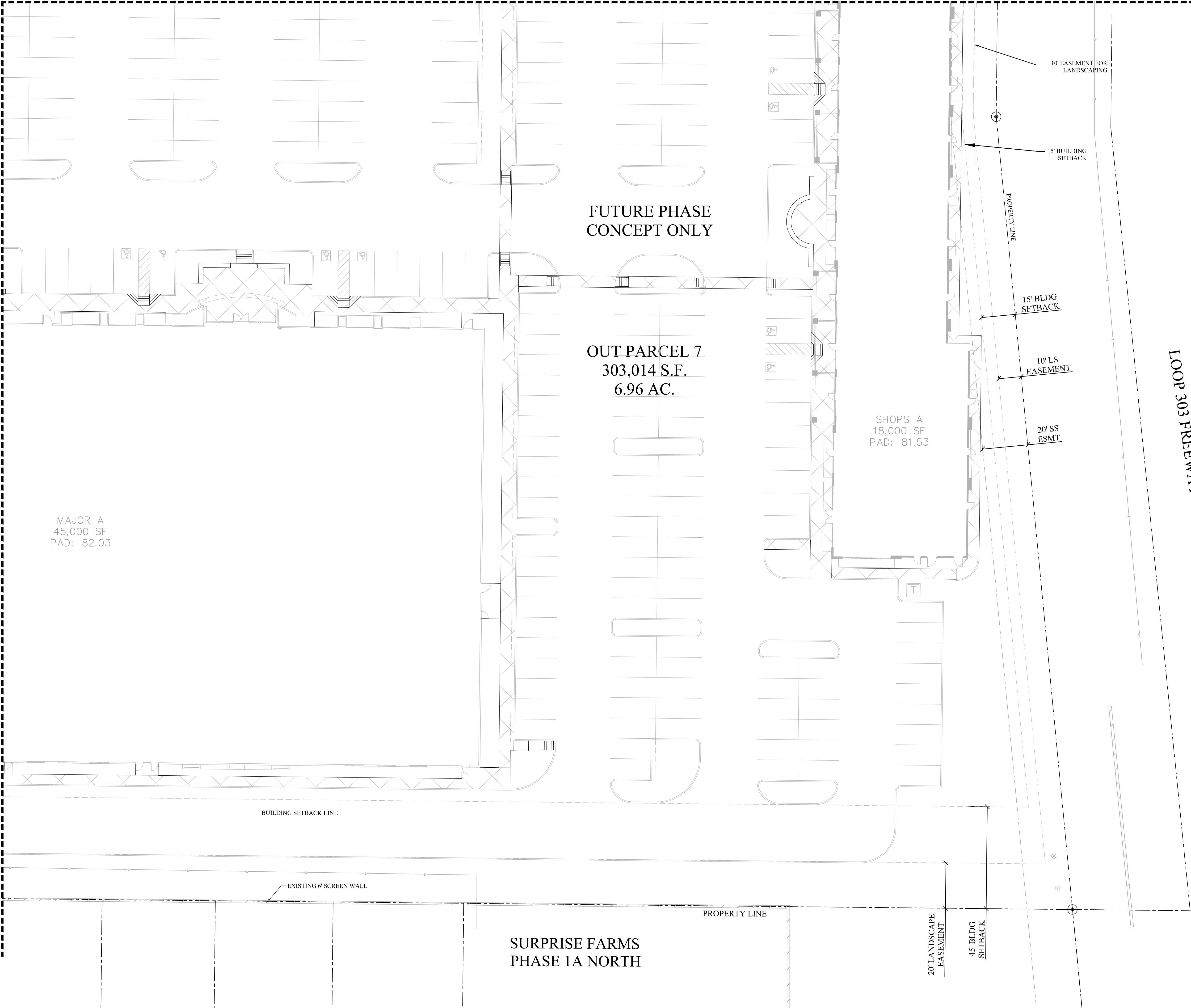
SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

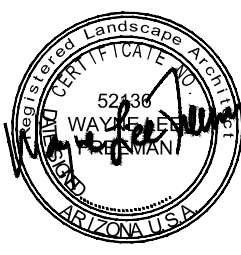
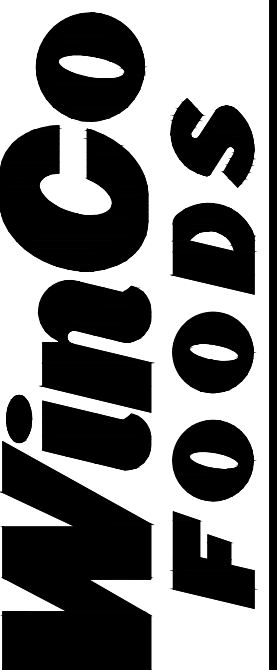
SHEET
PZ2.5



MATCHLINE - SHEET PZ2.5

MATCHLINE - SHEET PZ2.3



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SHEET TITLE PRELIMINARY LANDSCAPE PLAN	
SHEET PZ2.6	

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona's One-Stop Service

800 8-1-1 or 1-800-871-ARIZONA (743-4348)
In Maricopa County: (602) 253-1100



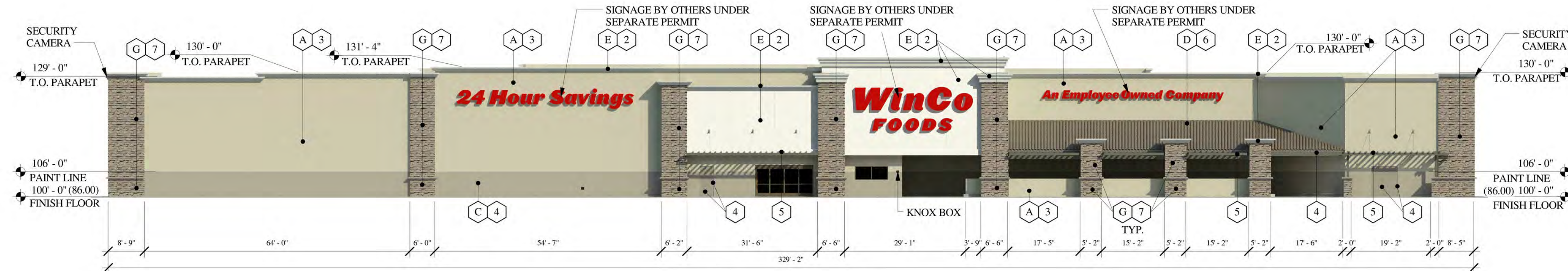
MATERIAL & FINISHES

MATERIALS

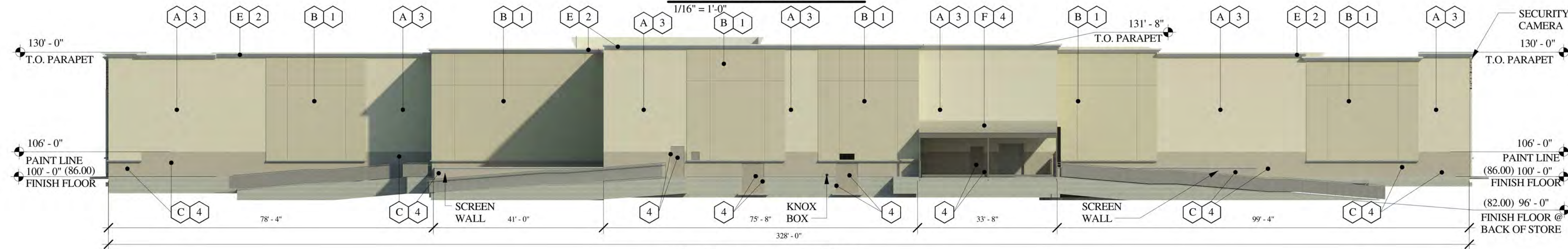
- A SMOOTH FACE CMU, RUNNING BOND.
- B INTEGRAL COLOR E.L.F.S
- C SPLIT FACE CMU BLOCK
- D INTEGRAL COLOR CLAY TILE
- E PARAPET/ INTEGRAL COLOR E.L.F.S.
- F PREFINISHED 'PBR' ROOFING PANELS
- G STONE VENEER

FINISHES

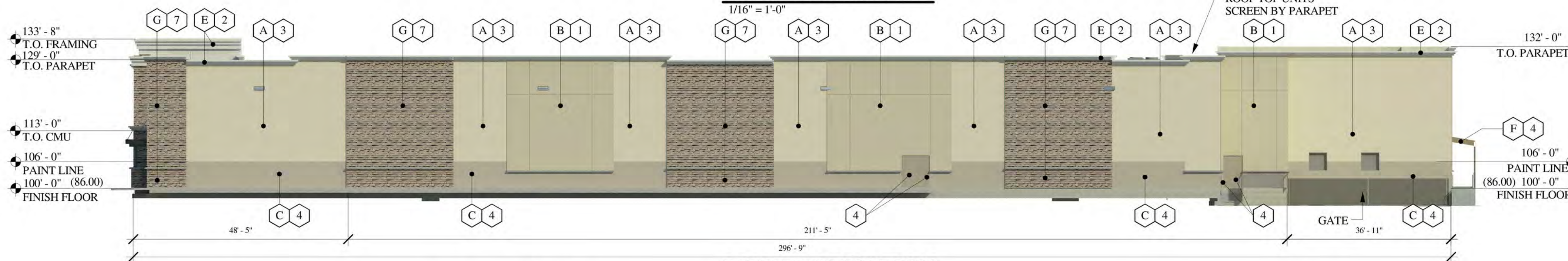
- 1 INTEGRAL COLOR E.L.F.S "WILMINGTON TAN" (SAND FINISH)
- 2 INTEGRAL COLOR E.L.F.S. "MONTEREY WHITE" (SAND FINISH)
- 3 PAINT TO MATCH COLOR "POWELL BUFF"
- 4 PAINT TO MATCH COLOR "WOODSTOCK TAN"
- 5 PAINT TO MATCH COLOR "BEAR CREEK"
- 6 INTEGRAL COLOR "ADOBE BROWN FLASH BLEND"
- 7 IDAHO DRYSTACK 'CHABLIS'



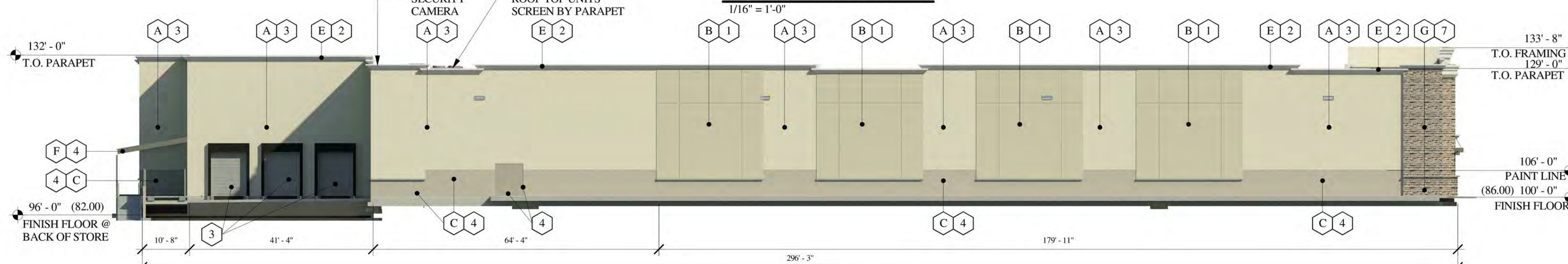
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

PRELIMINARY BID SET, NOT FOR CONSTRUCTION

REVISIONS

08/14/13

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AND LOOP 303
SURPRISE, ARIZONA

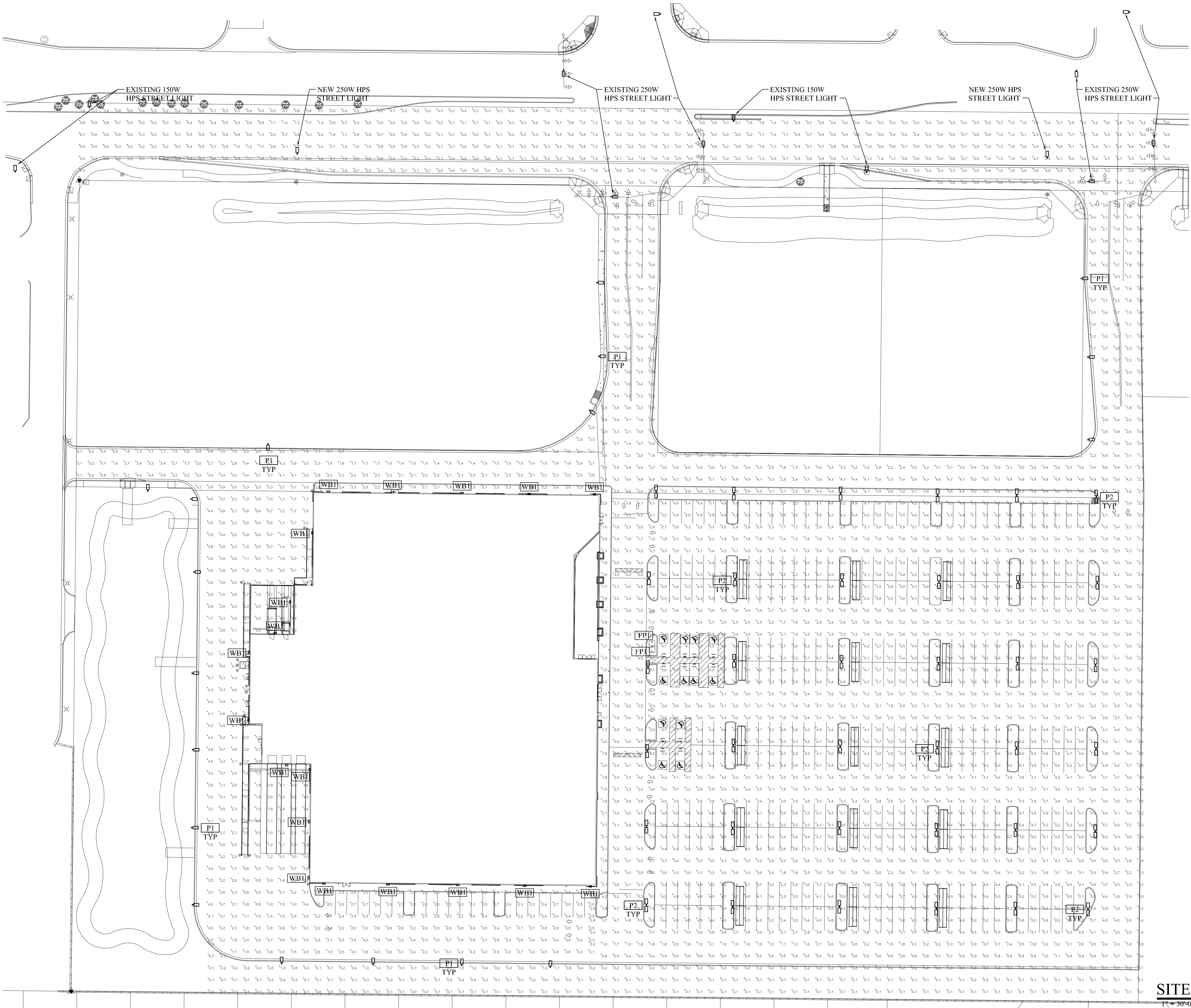
WinCo
FOODS

SHEET TITLE
PRELIMINARY
EXTERIOR
ELEVATIONS

SHEET
PZ3

GENERAL NOTES

1. VALUES SHOWN INDICATE CALCULATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.



SITE PHOTOMETRIC PLAN

REVISIONS

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SW

SUBMITTAL DATES
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SHEET TITLE
PRELIMINARY
SITE
PHOTOMETRIC
PLAN

SHEET
PZ5

1. VALUES SHOWN INDICATE CALCULATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.



KEYED NOTES:

- A. PROVIDE STAINLESS STEEL LOCKNUTS AND LOCK WASHERS.
B. PROVIDE ANCHOR BLOTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
C. STUB 3/4" CONDUIT 6" ABOVE POLE BASE.
D. TOP OF FIXTURE SHALL NOT BE OVER 16' ABOVE FINISHED GRADE.

[illegible]



CSX1 LED
LED Area Luminaire
with Wall Bracket

DESIGNLIGHTS

CSX1 LED 1 30870/50K SR4

Finish **WVLT DBBK**

Size **WB1**

Download CSX1 options

Go to CSX1 or choose one of the pages to read all CSX1 options.

Specifications

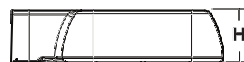
EPA: 0.7 ft² (0.07 m²)

Length: 23-1/2" (597 mm)

Width: 18-1/2" (468 mm)

Height: 8-1/2" (215 mm)

Weight (max): 37 lbs (16.8 kg)




Introduction

The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look that complements any applications. The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide wall-mounted applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSX1 LED 1 30870/40K SR3 WVLT/VBA DDBBK

CSX1 LED		Options		Options		Options	
Series	Light Output	Performance & Safety	Installation	Package	Mounting	Options	Finish/color
CSX1 LED	1 or 3 watt 0.01 ft ² (0.001 m ²)	2000K-5000K 2000K-5000K 2000K-5000K	SR2 Type II SR3 Type III SR4 Type III FE Front Exit	WVLT SR4 SR3 SR4	Striped Solid	Supplemental FRS DCA DNE H5 H6 H7 H8 H9 H10 H11 H12 H13 H14 H15 H16 H17 H18 H19 H20 H21 H22 H23 H24 H25 H26 H27 H28 H29 H30 H31 H32 H33 H34 H35 H36 H37 H38 H39 H40 H41 H42 H43 H44 H45 H46 H47 H48 H49 H50 H51 H52 H53 H54 H55 H56 H57 H58 H59 H60 H61 H62 H63 H64 H65 H66 H67 H68 H69 H70 H71 H72 H73 H74 H75 H76 H77 H78 H79 H80 H81 H82 H83 H84 H85 H86 H87 H88 H89 H90 H91 H92 H93 H94 H95 H96 H97 H98 H99 H100 H101 H102 H103 H104 H105 H106 H107 H108 H109 H110 H111 H112 H113 H114 H115 H116 H117 H118 H119 H120 H121 H122 H123 H124 H125 H126 H127 H128 H129 H130 H131 H132 H133 H134 H135 H136 H137 H138 H139 H140 H141 H142 H143 H144 H145 H146 H147 H148 H149 H150 H151 H152 H153 H154 H155 H156 H157 H158 H159 H160 H161 H162 H163 H164 H165 H166 H167 H168 H169 H170 H171 H172 H173 H174 H175 H176 H177 H178 H179 H180 H181 H182 H183 H184 H185 H186 H187 H188 H189 H190 H191 H192 H193 H194 H195 H196 H197 H198 H199 H200 H201 H202 H203 H204 H205 H206 H207 H208 H209 H210 H211 H212 H213 H214 H215 H216 H217 H218 H219 H220 H221 H222 H223 H224 H225 H226 H227 H228 H229 H230 H231 H232 H233 H234 H235 H236 H237 H238 H239 H240 H241 H242 H243 H244 H245 H246 H247 H248 H249 H250 H251 H252 H253 H254 H255 H256 H257 H258 H259 H260 H261 H262 H263 H264 H265 H266 H267 H268 H269 H270 H271 H272 H273 H274 H275 H276 H277 H278 H279 H280 H281 H282 H283 H284 H285 H286 H287 H288 H289 H290 H291 H292 H293 H294 H295 H296 H297 H298 H299 H300 H301 H302 H303 H304 H305 H306 H307 H308 H309 H310 H311 H312 H313 H314 H315 H316 H317 H318 H319 H320 H321 H322 H323 H324 H325 H326 H327 H328 H329 H330 H331 H332 H333 H334 H335 H336 H337 H338 H339 H340 H341 H342 H343 H344 H345 H346 H347 H348 H349 H350 H351 H352 H353 H354 H355 H356 H357 H358 H359 H360 H361 H362 H363 H364 H365 H366 H367 H368 H369 H370 H371 H372 H373 H374 H375 H376 H377 H378 H379 H380 H381 H382 H383 H384 H385 H386 H387 H388 H389 H390 H391 H392 H393 H394 H395 H396 H397 H398 H399 H400 H401 H402 H403 H404 H405 H406 H407 H408 H409 H410 H411 H412 H413 H414 H415 H416 H417 H418 H419 H420 H421 H422 H423 H424 H425 H426 H427 H428 H429 H430 H431 H432 H433 H434 H435 H436 H437 H438 H439 H440 H441 H442 H443 H444 H445 H446 H447 H448 H449 H450 H451 H452 H453 H454 H455 H456 H457 H458 H459 H460 H461 H462 H463 H464 H465 H466 H467 H468 H469 H470 H471 H472 H473 H474 H475 H476 H477 H478 H479 H480 H481 H482 H483 H484 H485 H486 H487 H488 H489 H490 H491 H492 H493 H494 H495 H496 H497 H498 H499 H500 H501 H502 H503 H504 H505 H506 H507 H508 H509 H510 H511 H512 H513 H514 H515 H516 H517 H51	

AquaHydro Group Company

SUITABLE FOR WET LOCATIONS

IP67

PARADISE 10

19W LED MONOCHROMATIC 10" ARCHITECTURAL IN-GRADE

DESCRIPTION:

Hydrel's Paradise Series sealed monochromatic in-grade luminaires are multi-purpose units designed for uplighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

SPECIFICATIONS:

DOOR MATERIAL: Die cast bronze or stainless steel.

HOUSING: Compression molded polycarbonate with potting pendant internal direct injection bond for through-drain/wash. Internal joint seal provides 48hr* exposure to ensure proper seal during installation. The housing is UV stabilized, impact and corrosion resistant for use in all types of environments. The housing has a life-size configuration and houses the lamp and power module components as well as the lens/dome finishing section.

LED TYPE: Monochromatic LEDs, 19W, 18 chip.

VOLTAGE: See Ordering Guide.

LIGHT DISTRIBUTION: See Ordering Guide. LED module has 15° of internal tilt and 360° of rotation.

LENS/SEAL: Tempered clear flat borosilicate glass. The patent pending double seal uses proprietary wet/dry technology to secure the assembly to the housing. Four captive screws hold the lens in place. The lens is notched to provide maximum aperture opening.

CONDUIT ENTRIES: Two molded 1/2" NPT side entries standard, bottom hubs are molded with a 3/4" NPT membrane knockout.

POWER MODULES: Integrally mounted modular LED driver; wired with twist connectors for easy installation and maintenance.

ACCESSORIES: See Ordering Guide.

FINISH: Natural bronze, stainless steel or stainless steel with a brushed finish.

LISTING: U.L., CUL

©2017 AquaHydro Lighting, Inc.
19W_LED_Monochromatic
PDX10_LED_Monochromatic

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice.
The product shown here is to be secured as a reference dimension.
*Under information support only, it does not govern manufacturing or inspection requirements. *ANSI T13.1-1973

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Phone: 951.921.8991 | Fax: 951.921.8991
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SW CORNER OF BELL ROAD
AND LOOP 303
SURPRISE, ARIZONA

WinCo FOODS

SHEET TITLE

PRELIMINARY SITE PHOTOMETRIC DETAILS

SHEET

PZ5.1



August 20th, 2013

Community and Economic Development Dept.
City of Surprise
16000 N. Civic Center Plaza
Attn: Vamshee Kovuru

RE: WinCo Foods Neighborhood Meeting Minutes and Summary
SW Corner of Bell Rd & Loop 303

**WINCO FOODS
SW Corner of Bell Rd & Loop 303
NEIGHBORHOOD MEETING MINUTES AND SUMMARY**

On August 14th, 2013 a neighborhood meeting was held at 17901 W. Lundberge St. - Willow Canyon High School from 6:00 p.m. to 7:30 p.m. in an effort to have neighborhood input and participation regarding the proposed WinCo Foods Development at the SW corner of Bell Rd. and Loop 303. Mailers were sent out to property owners by the City of Surprise to neighbors within 300' feet of the property to encourage participation in the meeting. Site billboard signage was also posted on the site notifying the community of the public meeting and the City of Surprise announced the meeting in the local newspaper informing the community of the proposed project meeting. Design representatives from CTA architects & Engineers, Kimley Horn & Associates, WinCo Foods, Kornwasser Shopping Centers and several neighborhood and community attendees were present. Project information was displayed on large colored format drawings consisting of colored exterior elevations, colored site plan, colored landscape plan, and enlarged section cuts along the South property line.

Meeting agenda outline listed below:

Neighborhood Meeting

Bell & Loop 303

Intro Site

<i>Overall Site:</i>	<i>22.8 Acres</i>
<i>Phase 1 WinCo Foods:</i>	<i>9.88 Acres</i>
<i>Building Size:</i>	<i>85,000 Square Feet</i>
<i>Current Zoning:</i>	<i>C-2</i>
<i>Submittal:</i>	<i>Amended Site Plan</i>
<i>Planning Commission Date:</i>	<i>September 5, 2013</i>
<i>Required Building Setback:</i>	<i>45 Feet</i>
<i>Provided Building Setback:</i>	<i>92 Feet (Double the required Setback)</i>
<i>Loading Dock Setback:</i>	<i>194 Feet</i>

CTA Architects Engineers

1185 Grove Street Boise, Idaho 83702 208. 336. 4900 Fax: 208. 343. 3531
<http://www.ctagroup.com> E-mail: todd@ctagroup.com

Previously Approved Plan Bld. Setback: 60 Feet
All Light tone depictions on Site Plan are future phases but are depicted as the previously approved plan.
Construction/Opening: Spring 2014/ Open Fall 2014.

Intro WinCo Foods & Operation

- Employee Owned Company
- 87 Stores
- 7 Western States
- Commitment to Phoenix
- 3 stores open
- 4th Under Construction
- Distribution Center Under Construction
- 24 Hour Operation

Grade Changes – Cut 9 feet

Current Stockpile Grade	95
Floor Elevation	86 (9 foot cut)
Parking Lot Elevation (Center):	83
Residential Floor Elevations:	81-83
Truck Well Grade	82 down to 80.8
Show Line of Sight Exhibit	

Access Points & Loading Dock

Loading Dock: 3 Semi Trucks/Day
6-7 DSD Trucks/Day

Landscaping & Lighting

City Requested Features: “Thorny Shrubs” at Southern Boundary
Shrubs no more than 3 feet tall
Larger Rock at Basin to discourage

pedestrians

Number of Trees along South	Security Cameras at corners of Building
Number of Trees along Bell:	Parking along S. Bld – Employee Only
Safeway Trees:	36 1 every 25 feet.
Required Landscape Setback:	26
Provided Landscape Setback:	14
Light Pole Height:	20 Feet
Light Fixtures	28 Feet (40% greater than required)
Cutoff	16 Feet
Building Light Fixtures	LED – Energy Efficient – Flat Lens/Full
	14 Feet LED Full Cutoff Shield

Building Height & Elevations

Building Height: 33 Feet at front Entry
29 Feet along South Side
Code Building Height Limit: 35 Feet
Building have been reviewed once by the City and the elevations are based on City’s comments

CTA Architects Engineers

1185 Grove Street Boise, Idaho 83702 208. 336. 4900 888. 336. 3328 Fax: 208. 343. 3531
<http://www.ctagroup.com> E-mail: todd@ctagroup.com

Pedestrian Connectivity

Liquor:
Closed at night.

Sold from Customer Service Booth

Comments and responses generated by those attending the meeting are as follows:

- Concern regarding the slope of land between the South landscape edge and the existing masonry screen wall. “Will water flow into our backyards”? **Response:** **No water runoff will be transferred to the residential side of the existing screen wall. As water accumulated along the low points of the Southern landscape area, the water will flow and be collected at area drains located at four different designated locations along the south property line. The drains will then carry the water to the main storm drain line and then it will be collected in the designated Basin area.**
- With new trees being installed along the south property line will Root barriers be installed to keep tree roots from migrating into our backyards? **Response:** **Tree root barrier materials have been determined to not be necessary. Trees roots will be separated from neighboring properties by the existing screen wall foundation and footing system.**
- How high are the light poles? **Response:** **Light poles have been designated to be no higher than 16’-0” high.**
- Is there a need for Light dampers? **Response:** **Lamps along south property line have “house side shields” that hang down on the fixture that prevents lights from bleeding back toward the neighbors only allowing light toward the parking lot.**
- Will a sound study be generated? **Response:** **A sound study consultant has been hired to conduct a sound study regarding sound level / decibels along the south property line from traffic along Bell Rd. and Loop 303. The sound study will provide estimated sound level from expected grocery store customer traffic as well as also provide estimated sound level change from refrigerated semi-truck traffic delivering merchandise to the store based on the current site and building design.**
- Why does the building look like a warehouse? **Response:** **WinCo Foods buildings typically look and feel like a warehouse because that is part of their business model and it is the image they want to pass onto their customers. WinCo Foods is primarily focused on being the “Low cost Leader” when it comes to selling grocery products.**

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- Why does the building not face Bell Road? **Response: The building orientation does not face Bell Road due to the limited parking space that would be generated if the Building did face Bell Road. As designed now, the proposed site will have (6) six additional building sites that will be constructed along the Bell Road street frontage.**
- Can we see more design on South elevation? **Response: Yes, decorative stone will be applied to the South elevation similar to what is currently shown on the North Elevation to help break up the south facing building façade.**
- Can you place trees along North elevation to improve the view from Bell Road? **Response: Trees conflict with drive lane and sidewalk depth. Architectural stone has been placed on the elevation to enhance its appearance.**
- What are the Delivery times? **Response: A typical store will receive about (3) semi truck loads a day and 6-7 small delivery truck per day.**
- Can we have Cactus installed in the South landscape areas do detour people from using this area? **Response: Landscaping currently shows three types of plants in this area that have been specifically chosen for this area not including the trees. The plants are “Lowboy Pyracantha, Argentine Hedgehog (cactus), and Engelmann’s Prickly Pear (Cactus)”.**

Summary

The proposed WinCo Foods meeting was well attended by neighbors. The proposed project was presented to the neighbors and opened to questions and answers. The discussions between the representatives of the project and the neighbors were cordial and attendees had an opportunity to ask all of their questions and express any concerns that they may have had to the Project representatives. The attendees were informed of the upcoming Planning and Zoning Commission and City Council meeting dates.

This concluded the requested neighborhood meeting minutes from August 14th, 2013. Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Todd Poirier

CTA , Inc.

1185 Grove Street
Boise, Idaho 83702
(208) 577-5676 Direct
toddp@ctagroup.com

CTA Architects Engineers

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<http://www.ctagroup.com> E-mail: toddp@ctagroup.com



CITY OF SURPRISE
Planning and Zoning Commission

October 3, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 3, 2013	Contact Person:	Nichole Arbeiter, 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 FS13-300, a Planned Unit Development Overlay and Site Plan for Desert Streams Worship and Community Center.

Motion:

I move to recommend approval to the Mayor and Council FS13-300, a Planned Unit Development Overlay and approval of a site plan for Desert Streams Worship and Community Center, and to adopt staffs findings and conditions a through e.

Background:

The applicant is requesting a Planned Unit Development (PUD) overlay and site plan approval for a religious, educational, and recreational facility known as Desert Streams Worship and Community Center.

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](#)
- ☐ [PUD](#)
- ☐ [Master Site Plan](#)
- ☐ [Phase 1](#)
- ☐ [Elevations 1](#)
- ☐ [Elevations 2](#)

- ☐ [Elevations 3](#)
- ☐ [Elevations 4](#)
- ☐ [Elevations 5](#)
- ☐ [Landscape Plans 1](#)
- ☐ [Landscape Plans 2](#)
- ☐ [Landscape Plans 3](#)
- ☐ [Landscape Plans 4](#)
- ☐ [Landscape Plans 5](#)
- ☐ [Neighborhood Meeting Report](#)
- ☐ [Resident Comment](#)
- ☐ [Residnet Comment 2](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Nichole Arbeiter, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: October 3, 2013

To: Planning and Zoning Commission

From: Jeff Mihelich, Assistant City Manager
Nichole Arbeiter, Planner
623.222.3137, nichole.arbeiter@surpriseaz.gov

Re: FS13-300, Desert Streams Worship and Community Center

Application Summary

The applicant is requesting a Planned Unit Development (PUD) overlay and site plan approval for a religious, educational, and recreational facility known as Desert Streams Worship and Community Center.

Location

The subject property is located on the northwest corner of Reems and Hearn Roads.

History

- On September 10, 1998, the project site was annexed into the City of Surprise and zoned R1-43, Rural Residential to reflect the existing R-43 County zoning.

Project Summary

The vacant project site is approximately eight (8) acres in size and is currently zoned Rural Residential. The adjacent land to the north, south, east and west is developed with single family residential.

The proposed PUD is seeking to facilitate additional uses on the project site to include the following recreational activities: Water Park, Skate Park, Batting Cages and Picnic Area. Places of worship and community facilities are both principally permitted uses in residential zones. The recreational amenities will be open to the public for use, and will be supervised with limited hours of operation.

The Desert Streams Worship and Community Center will be built in at least two phases, with the Child Care Center being the primary structure during Phase 1. This center will serve as both the child care facility, (with hours of operation from 6:00am to 6:00pm, Monday through

Friday), and as the Church until the main church building is built in a subsequent phase. The Child Care Center is a one-story, 15,661square-foot building.

Two (2) points of access will be provided off of Hearn Road. Accessible sidewalks throughout the site will provide pedestrian linkages between the different activities on site. Parking calculations require a minimum of 191 vehicle spaces and the applicant is meeting that criterion. During Phase 1 122 spaces will be finished, and the remainder will be completed in subsequent phases.

Landscaping for the entire site will be completed during the initial phase and will include a variety of desert tolerant plant materials that are consistent with the landscape palate of the surrounding developed parcels. Landscape screening walls will be provided along the parking areas that front public streets.

Citizen Review Process:

A neighborhood participation meeting was held on August 8, 2013 at the Imagine Prep High School, and there were approximately 30 people in attendance. The applicant's neighborhood participation report has been provided as an attachment. Additionally, City staff received three e-mails directly from residents in the adjacent neighborhood which are also attached.

Findings

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

Recommendation

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

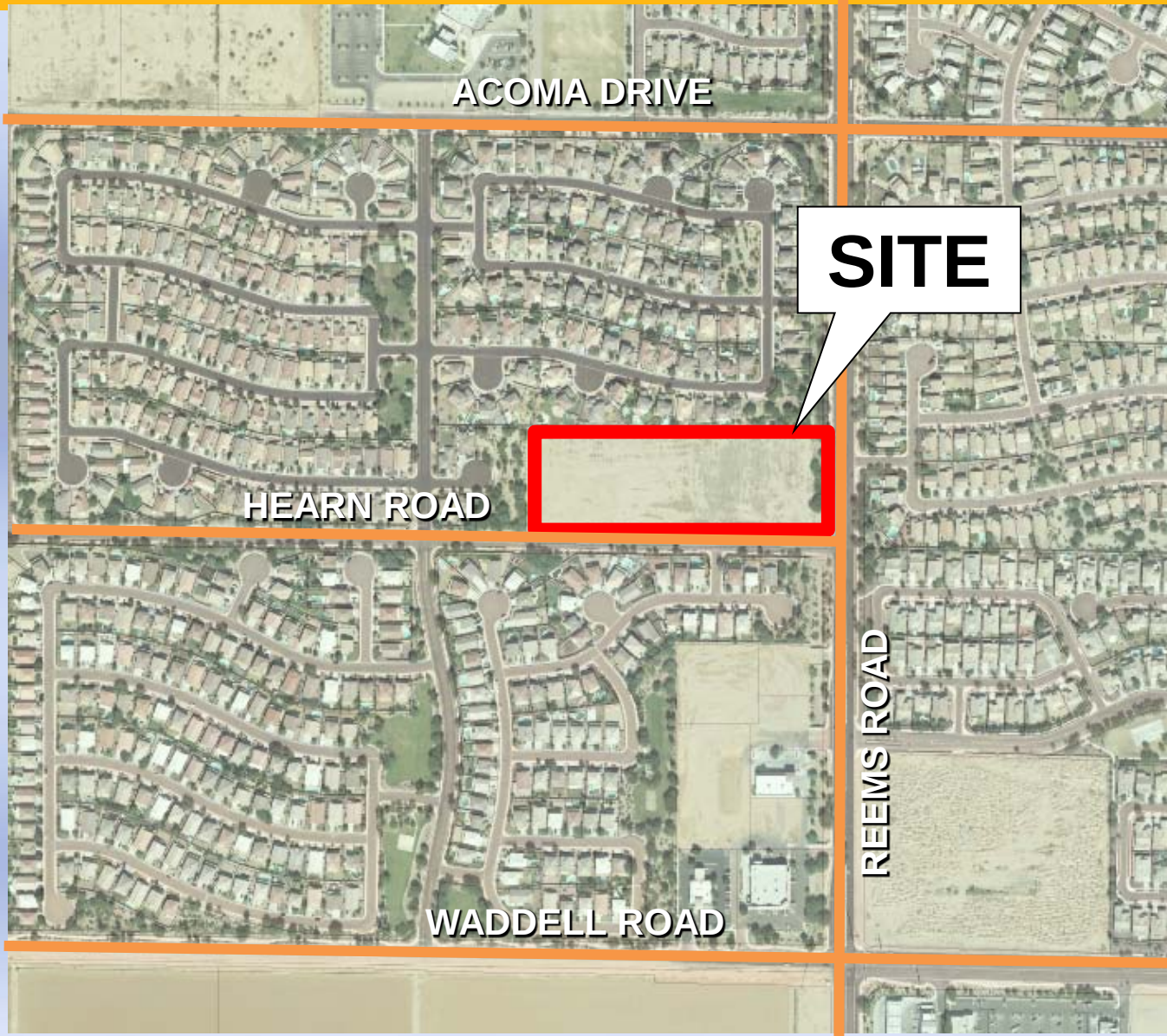
- a. Site plan approval is contingent upon approval of the PUD by the Mayor and City Council.
- b. The City will require a copy of a mitigation report stating all impacted soil has been removed from the property prior to submittal of any civil or building permits.
- c. The master site plan prepared by Patrick Morgan Architects and dated June 22, 2013 and the phase 1 site plan prepared by Patrick Morgan Architects and dated June 21, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 1. The trash enclosure on the north side of the property will be relocated and placed a minimum of 50 feet away from any residential property line.
- d. The landscape plans prepared by Gilmore Parsons Land Design Group and dated June 24, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications:

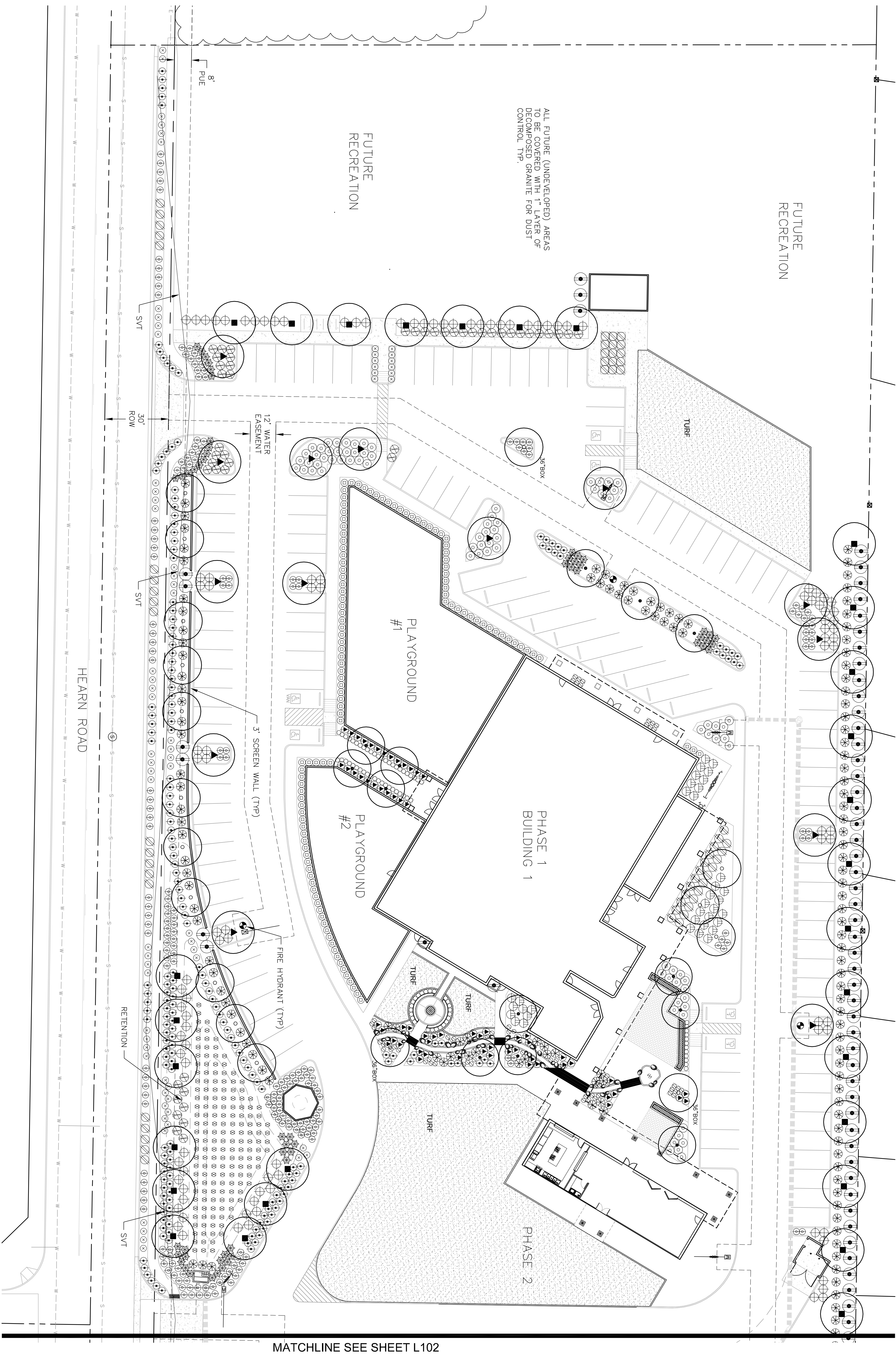
1. A limit of work line for Phase 1 and Phase 2 will be provided.
 2. The five (5) foot wide parkstrip located between the sidewalk and road curbing along Hearn Road is to consist of a minimum of one 24-inch box tree and four five-gallon shrubs and/or groundcover plants located every 25 linear feet. The installation of the trees will include a deep root barrier.
 3. A minimum four (4) foot high landscape screen will be provided along the entire frontage of Reems Road.
- e. The Planned Unit Development (PUD) prepared by Desert Streams Worship and Community Center and dated June 26, 2013 and sheet A9 of the exterior elevations prepared by Patrick Morgan Architects and dated June 22, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications:
1. The monument sign at the intersection of Reems and Hearn Roads will be a maximum height of 15 feet including the base.
 2. The monument sign at entry drive will be a maximum height of 25 feet including the base.

Attached

Vicinity Map, PUD Document, Master Site Plan, Phase 1 Site Plan, Landscape Plan, neighborhood meeting participation report (including additional public comments submitted directly to the City).

VICINITY MAP





MATCHLINE SEE SHEET L102

LANDSCAPE PLAN



SCALE: 1"=20'-0"

LANDSCAPE PLAN
SHEET

SHEE

101

1 OF 5

JOB NO.	13027
DRAWN BY:	TCB
APPROVED BY:	SCP
DATE	8.19.13

A circular professional seal for Stephen C. Parsons, a Registered Landscape Architect in the State of Arizona. The seal includes the text "REGISTERED LANDSCAPE ARCHITECT", "STATE OF ARIZONA", "STEPHEN C. PARSONS", "LICENSE NO. 34188", and "EXPIRES 9/30/14". There is a handwritten signature "SCP" over the seal.

TELEVISIONS.

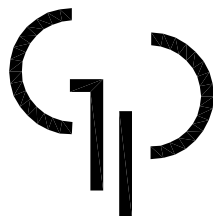


DESERT STREAMS WORSHIP & COMMUNITY CENTER

W. HEARN ROAD
SURPRISE, AZ

2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5622
F 602.266.5707
www.getglmore.com

LAND PLANNING

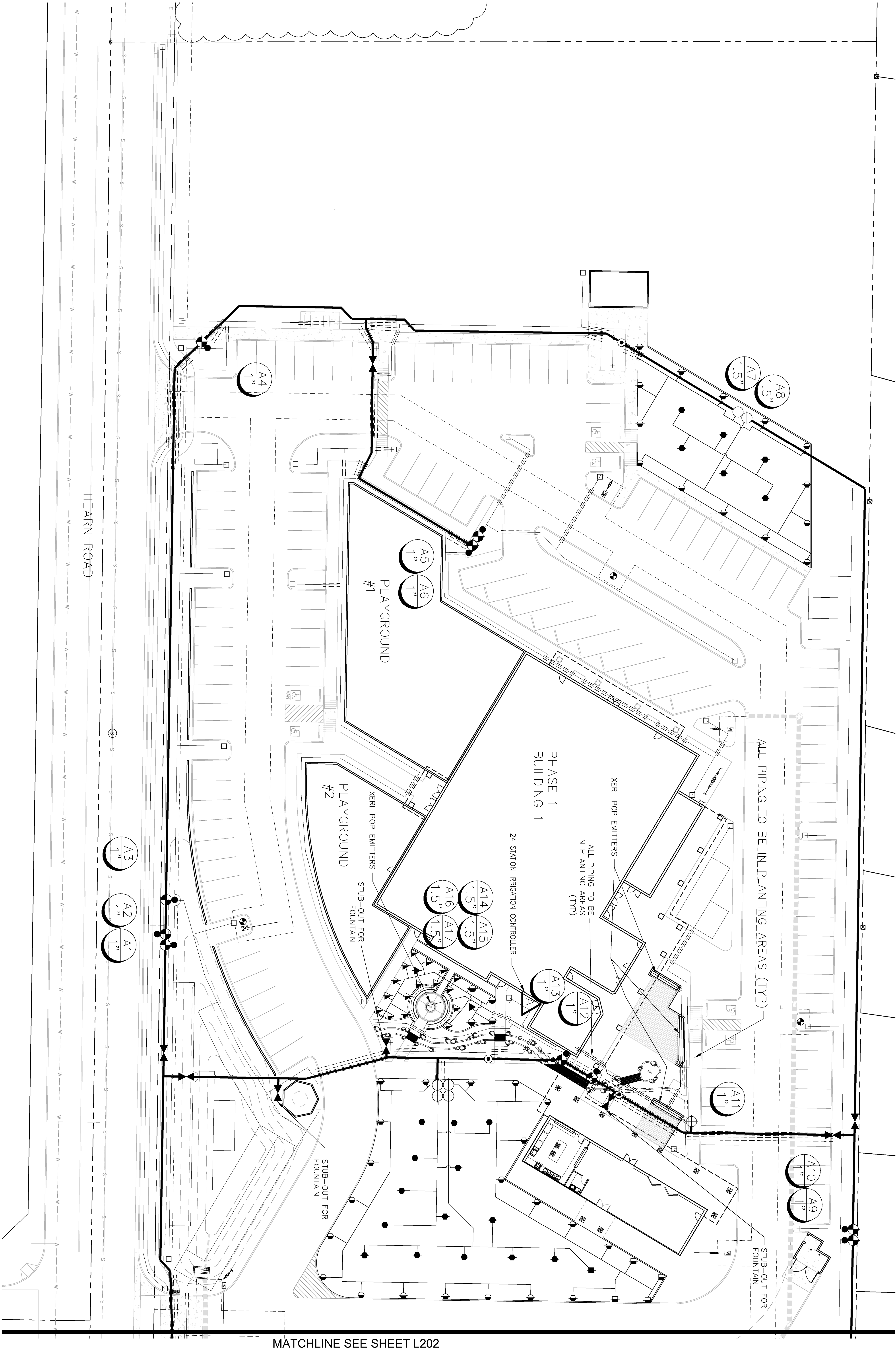


GILMORE PARSONS
LAND DESIGN GROUP

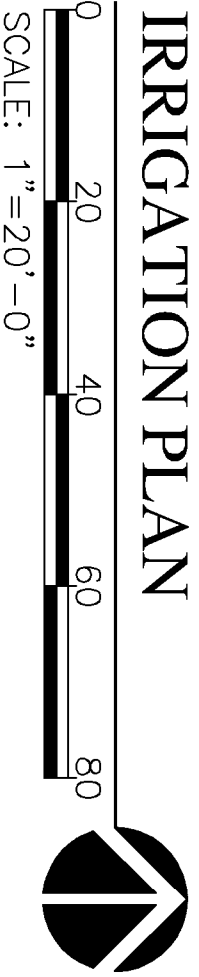
LANDSCAPE NOTES

- [illegible]

DATE.



MATCHLINE SEE SHEET L202



IRRIGATION SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
	WATER METER (BY OWNER)		SIZE NOTED ON PLANS
	FEBCO 825VA REDUCED PRESSURE BACKFLOW PREVENTER		SIZE NOTED ON PLANS
	IRRITROL NC-24E AUTOMATIC WALL MOUNTED CONTROLLER		LOCATE ON WALL PER OWNER'S DIRECTION
	NIBCO BRASS BALL VALVE		SIZE NOTED ON PLANS
	RAINBIRD R400 PEB SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RBY-100-200 MX SERIES WATT WYE STRAINER		SEE DETAIL
	RAINBIRD PSI MX-30 PRESET PRESSURE REGULATOR		SEE DETAIL
	SCH. 40 PVC MAINLINE		1 1/2" MINIMUM
	SCH. 40 PVC SUB-MAIN		SIZE NOTED ON PLANS
	3/4" PVC DRIP LATERAL, CLASS 200 PVC OR BETTER		SIZE PER PIPE SCHED.
	TURF LATERAL, CLASS 200 PVC OR BETTER		
	PVC SLEEVING, SCH. 40		2X SIZE OF PIPE
	ELECTRICAL PVC SLEEVING, SCH. 40		PASSING THROUGH
	SLEEVE UNDER ALL PAVING TYP.		(1 1/2" MIN.)
	MALE ADAPTOR		SEE DETAIL
	M-68-P WALE FLUSH CAP		
	44-RC, 1" QUICK COUPLER		SEE DETAIL
	44-K, QUICK COUPLER KEY		PROVIDE 2 KEYS

TURF HEAD SCHEDULE

ITEM	SYMBOL	DESCRIPTION	GPM / PRESSURE
RAINBIRD		1804-PRS-R-VAN-1318	POP-UP SPRAY 0.8 GPM / 30 PSI
		1804-PRS-R13-16"	POP-UP SPRAY 1.6 GPM / 30 PSI
		1804-PRS-R-VAN-1724	POP-UP SPRAY 1.5 GPM / 30 PSI
		1804-PRS-R17-24"	POP-UP SPRAY 3.0 GPM / 30 PSI
		1804-PRS-HE-VAN-8	POP-UP SPRAY 0.6 GPM / 30 PSI
		1804-PRS-HE-VAN-10	POP-UP SPRAY 0.9 GPM / 30 PSI
		1804-PRS-HE-VAN-10	POP-UP SPRAY 0.9 GPM / 30 PSI
		XP-1200X W/ 50 FULL NOZZLE XBN	POP-UP SPRAY 24 GPH / 30 PSI
		3" O.C. IN PLANTERS	

BOWSMITH EMITTER NOTES

1. INSTALL ONE S1206 (1/2 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR PLANTING SCHEDULE AND PLANT SPECIFICATIONS. S1206 (1/2 GPH) SINGLE OUTLET EMITTER PER TREE OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR PLANTING SCHEDULE AND PLANT SPECIFICATIONS.
2. INSTALL S1210 (1.0 GPH) SINGLE OUTLET EMITTER PER TREE AS REQUIRED.
3. MULTI-OUTLET EMITTERS (M1210, M1208) MAY BE USED IN LIEU OF SINGLE EMITTERS WHERE 1/4" TUBING DOES NOT EXCEED 5' LENGTH.
4. INSTALL ALL EMITTERS UP GRADE FROM PLANT MATERIAL.
5. USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
6. INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

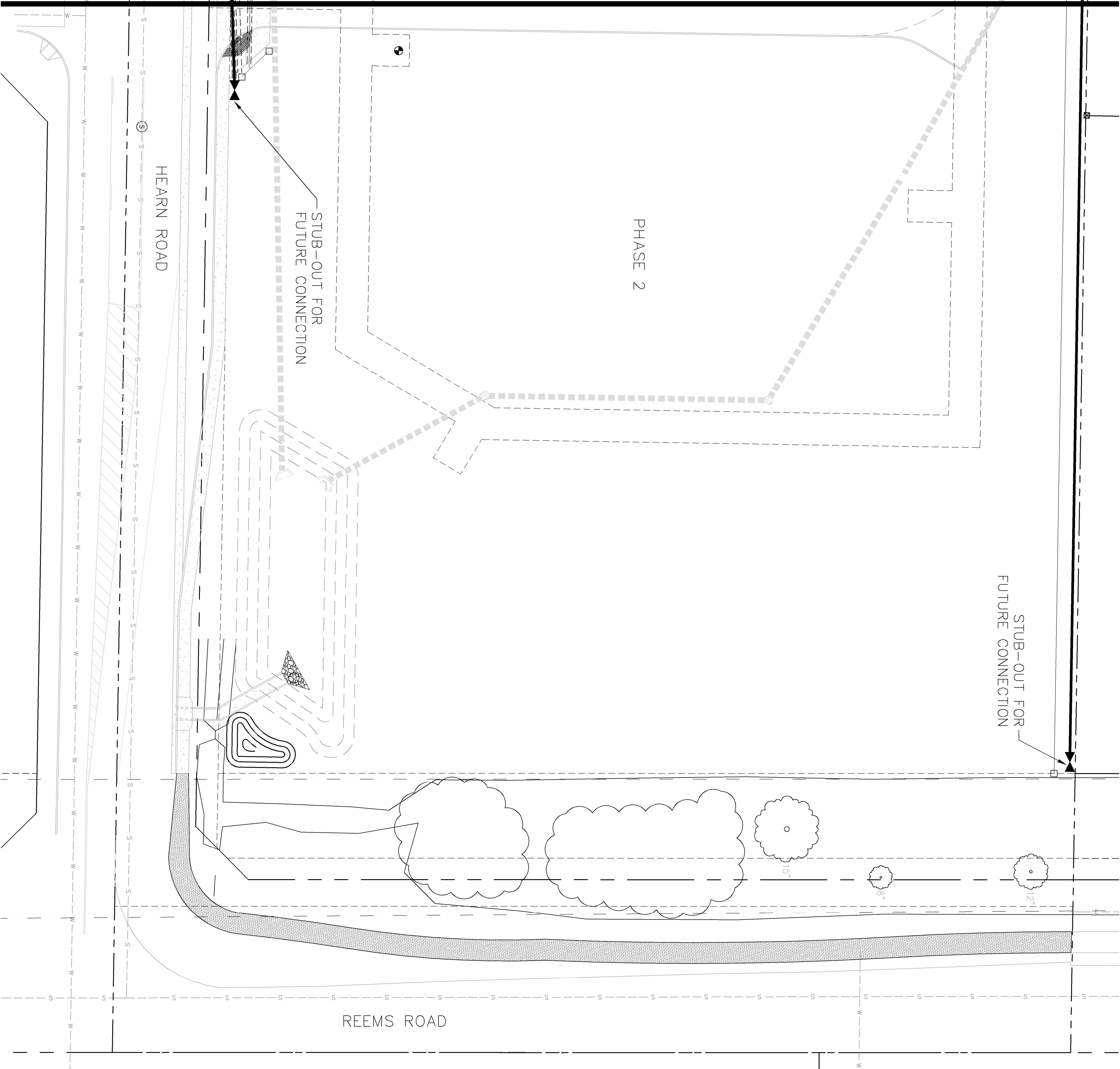
PIPE SIZE	GAL./MIN.	PIPE SIZE	GAL./MIN.
1/2"	0-5	1 1/4"	16-25
3/4"	6-10	1 1/2"	26-35
1"	11-15	2"	36-55

SLEEVE SIZING SCHEDULE

PIPE SIZE	SLEEVE SIZE	PIPE SIZE	SLEEVE SIZE
1/2"	1"	1 1/4"	2 1/2"
3/4"	1 1/2"	1 1/2"	3"
1"	2"	2"	4"

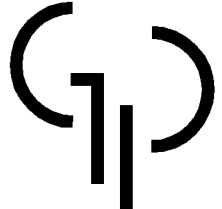
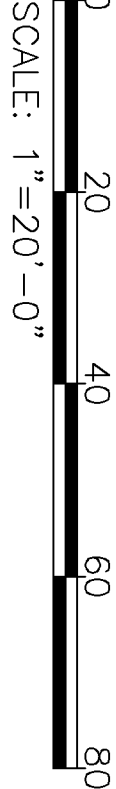
IRRIGATION NOTES

1. ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO OWNER WILL BE ACCEPTED AFTER BIDDING THIS PROJECT.
2. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND PIPING SHALL BE LOCATED IN PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO PLANTING WORK AND TREES, ITS OR OTHER PLANTS IN PIPING SHALL BE THE IRRIGATION SYSTEM IS DESIGNED FOR 60 STATIC PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST BETWEEN DESIGN PRESSURE AND THE FIELD PRESSURE, NOTIFY OWNERS AGENT IMMEDIATELY.
3. CONTRACTOR TO COORDINATE WITH UTILITY AND LOCAL CODES AND OBTAIN PERMITS FROM LOCAL AGENCIES AND CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAKES CENTER (263-1100) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED ON THE LANDSCAPE PLANS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION. A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY CONSTRUCTION WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR.
5. PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES. PRESET PRESSURE REGULATORS AND FLUSH PLUGS. USE ONLY #14 OR #12 (WHEN JUSTIFIED) DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRE RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EXCAV FILLLED WATERPROOF DRAINABLES BY SPEARS (OR EQ.) FOR ALL WIRE SPLICES. COLOR COORDINATE WIRE AS INDICATED ON PLANS.
6. OBTAIN APPROVAL FROM THE OWNER'S AGENT OF STAKED LOCATIONS FOR ALL VALVES, MAINLINE, AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
7. TEST MAINLINE FROM WATER SOURCE TO ELECTRIC VALVES AND QUICK COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 12 HOURS. OBTAIN APPROVAL OF OWNER'S AGENT PRIOR TO BACKFILLING.
8. PIPE MINIMUM TWO SIZES LARGER THE THAN PIPE(S) PASSING THROUGH. PROVIDE A SEPARATE SLEEVE FOR ELECTRICAL WIRING (1 1/2" SIZE MIN).
9. EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
10. ALL DRIP SYSTEM LATERAL PIPING SHALL BE 3/4" CLASS 200. ALL FITTINGS SHALL BE A MINIMUM SCH. 40 PVC PIPS.
11. COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF SPRAYS. PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED FOR PROPER HEAD TO HEAD COVERAGE.
12. PRIOR TO INITIATING THE 90 DAY MAINTENANCE PERIOD, TEST TO DEMONSTRATE WITH OWNER'S AGENT PRESENT, THAT THE IRRIGATION SYSTEM IS FUNCTIONAL. PROVIDE WRITTEN RECOMMENDATION OF SUGGESTED WATER SCHEDULES FOR MAINTENANCE PERIOD. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.
13. PROVIDE A WRITTEN 18 MONTH GUARANTEE FOR ALL SPRINKLER MATERIAL DATED FROM THE START OF THE 90 DAY MAINTENANCE PERIOD. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.



MATCHLINE SEE SHEET L201

IRRIGATION PLAN



GILMORE PARSONS
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F 602.266.5023
www.gilmoreparsons.com

LANDSCAPE ARCHITECTURE
LAND PLANNING

DESERT STREAMS WORSHIP & COMMUNITY CENTER

W. HEARN ROAD
SURPRISE, AZ

JOB NO. 13027
DRAWN BY: TCB
APPROVED BY: SCP
DATE: 8.19.13



REVISIONS.

- 1st Comments 8.19.13
-
-
-

IRRIGATION PLAN

SHEET

L202

NOTE:
1. A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.

17 POP UP ROTOR DETAIL

NTS

**Neighborhood Meeting Participation Report
for
Desert Streams Worship and Community Center
Case #FS13-300**

August 8, 2013
6:30 – 8:30 pm

On Thursday August 8, 2013 at the Imagine Prep High School in Surprise, Arizona a neighborhood meeting was held to gather input from the surrounding neighbors for the proposed development of the Desert Stream Worship and Community Center. Notification of the meeting was provided via 2 posted signs, per City regulations, at the project site and a neighborhood mailing completed by the City of Surprise.

The meeting was hosted by Desert Streams Lutheran Church and project committee/team. The Moderator for the meeting was Mr. Jerry Houston, Project Manager for the Church. Mr. Houston introduced the project team: Pastor Kevin Ruffcorn, Desert Streams Lutheran Church; Traci Sawyer-Sinkbeil, Church President; Bart Wingard with the City of Surprise; Mr. Pat Morgan, Project Architect; Nelson Eagle, Christian Childcare Ministries; Dawn Cartier, Traffic Engineer; Peter Vesecky, Vesecky Engineering & Surveying; and John Baker, Church Member.

After introductions and an opening Prayer by Pastor Kevin Ruffcorn time was turned over to Traci Sawyer-Sinkbeil. She provided a brief summary of the origin and history of Desert Streams within the City of Surprise, and the contributions the Church continues to provide within the community.

There were approximately 30+ people in attendance of the meeting, see attached sign-in sheets. For participant viewing during the meeting, a PowerPoint was provided and used by the evening's speakers to present the proposed development of the property. Also displayed for viewing were three 24 x 36 drawings depicting the proposed Master Plan, Landscape Plan and Phase 1 Plan, along with a pictorial display of the stain glass windows that would be used in the Phase 1 development of the project.

Mr. Pat Morgan presented to the audience the overall Master Plan describing full development of the project and its facilities. Mr. Morgan went on to describe the first phase of development.

Mr. Nelson Eagle presented the Child Care Facility that will be part of the Phase 1 development.

After Mr. Eagle's presentation, Mr. Houston opened the floor up for questions and answers.

Questions that were asked:

1. Explanation of detention pond(s) onsite: Pat Morgan and Peter Vesecky explained that it is a City requirement to provide storm water retention for the 100-year, 2-hour storm event, and that the detention ponds shown would serve that purpose.

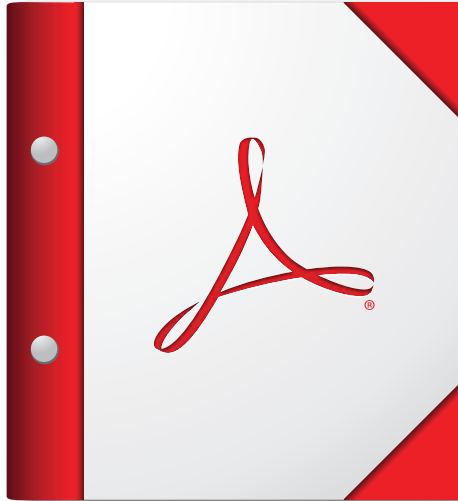
2. Hours of Operation: Jerry explained that the Child Care Facility normal hours would be from 6:00 am to 6:00 pm, Monday thru Friday. And that the recreational facilities would not be open while Church services were in progress, they would open at noon. It was explained that the hours of operation would be controlled; and that operating hours had not yet been solidified.
3. How was the Church addressing potential sound issues from the aquatic area, skate park, and batting cages: Jerry and Pat explained that the recreational areas were purposely positioned away from adjacent residences and that the landscaping included trees around the property to assist with the buffering of noise and also with limiting the hours of operation of the facilities.
4. A question was asked about a Traffic Signal at Hearn and Reems Road and also about the widening of Hearn Road in front of the site: Dawn Cartier explained that a study was completed and that the anticipated additional traffic didn't warrant a traffic signal at the corner. For Phase 1 of the project there would be half-street improvements on Hearn Road from the west property line through a taper to the west side of the proposed 40-foot Drainage Easement. And then when Phase 2 was constructed the rest of offsite street improvements would be completed. Dawn also explained that the peak traffic time would be morning drop offs and afternoon pick-ups during day care operation hours and on Sunday mornings.
5. A question regarding the Child Care capacity was asked: During Phase 1 there would be capacity for 217 children ages 6 weeks to 12 years, and it would increase to approximately 275 in Phase 2.
6. Pool size: It was explained that the pool would be 8 lanes with 50 meter lanes (regulation size lap pool). There were to be two diving boards; a 1 meter and a 3 meter. The pool would also be handicap accessible. Also explained that there would be a child's pool, Lazy River, splash pool, and a water slide.
7. Anticipated ground breaking: Goal is November 1, 2013 with construction completed July 1, 2014 and opening for operation August 1, 2014; presuming that funding is approved at an appropriate level.
8. Project's impact on property value and property taxes: It was explained that the cost for the street improvements on the north side of Hearn Road (the project site) would be paid for by the Church and not the City. Bart Wingard with the City of Surprise explained that with the Planned Unit Development Overlay the property would remain residentially zoned, thereby limiting uses to only those identified in the PUD and not subject to open commercial use.

Upon completion of questions and answers portion of the meeting, Jerry Houston closed the meeting for the evening.

	<u>First Name</u>	<u>Last Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
1	Blumen	Tande	14604 W. Yuccatan St.	Surprise	85379
2	Todd	Tande	14604 W. Yuccatan St	Surprise	85379
3	Lots	Goetz	13818 N 108th Dr	San City	85351
4	Bill	RAVEN	16234 W. DAVIP LN	Surprise	85379
5	WITCHER	WITCHER	14136 N 158th Lane	Surprise	85379
6	Gail	BORN	14775 N 174th Ave	Surprise	85388
7	Shirley	Bergren	18516 W Tasha Drive	Surprise	85388
8	Rev. Kevin	Ruffcorn	15676 N 164th Ln	Surprise	85388
9	Rev. Kevin	Ruffcorn	" "	"	"
10					
11					
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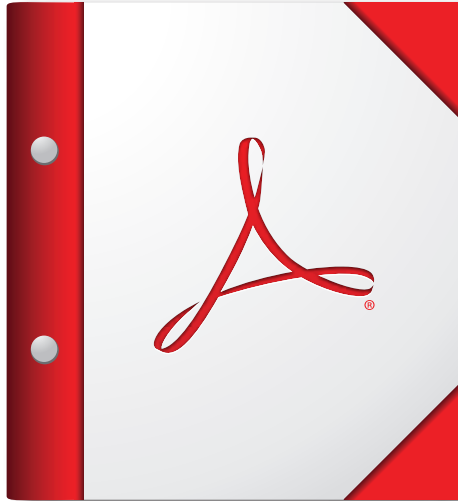
	<u>First Name</u>	<u>Last Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
21	Anthony	Chavez	15731 W. Evans Dr	Surprise	85379
22	Geoffrey	Farnham	14360 N 132 nd Ln	Surprise	85379
23	Yvonne Jones	MADERO	15177 N. 135 th DR	Surprise	85379
24	Misty	Farnham	14360 N 154 th LN	Surprise	85379
25	Lori	Sinco	15164 N 140 th DR #1114	Surprise	85379
26	Helen + Cal	Edgwick	16839 W. TARA Lane	Surprise	85388
27	Debra McCoy		8609 W. Palo Verde Ave	Peoria	85345
28	Shirley	Price	17729 W. Caribbean Ln	Surprise	85388
29	Jo	Burch	18133 Delta Blvd		85374
30	Courtney Schubert		14417 N 151 st Dr	Surprise	85379
31	Josson Schubert		" "	" "	" "
32	John + Bobbie Family (3)				
33	Chris	APPINSKAS			
34	Dianne	Ramico			
35	Kris Ellish				
36	Helen Woodward	WINGARD	CITY OF SURPRISE		
37	John + Susan		16445 N 126 th DR		
38	Sandra Foxx		City of Surprise		
39	Edmundo Reyes	ORTIZ	15613 W. CROCUS DR	Surprise	85379
40	Barb Robarog				
	Charollette + Dan Ray	Ranieri	14145 N. 156 th Ct	Surprise	85379

	<u>First Name</u>	<u>Last Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>
1	William	HUBBARD	16300 N. 151 LN,	Surprise	85374
2	JOANNE	HUBBARD	16300 N. 151 LN	Surprise	85374
3	Dolores	Graham	16214 N 151 Ln	Surprise	85374
4	Art	Goetz	13818 N. 108th Dr	San City	853
5	Lois	Goetz	"	"	"
6	Bonnie	Mangus	Veryanxians B. Cages (Purbeck)		
7					
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DESERT STREAMS
WORSHIP AND COMMUNITY CENTER
A LUTHERAN CONGREGATION (ELCA)

Planned Unit Development (PUD)

Located at:
The Northwest Corner of
Reems Road and Hearn Road in
Surprise, Arizona

June 26, 2013
Rev'd August 19, 2013

Case File No. FS13-300

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I. INTRODUCTION

Desert Streams Lutheran Church (ELCA) desires to develop its property at the northwest corner of Reems Road and Hearn Road which will include a Church, Child Care Facility and include public and/or private recreational facilities: a skate park, batting cages, a water park, and other related accessory uses. (See **Exhibit 1** – Aerial/Vicinity Map) The PUD document identifies specific development standards, architectural design and site development requirements. Design and Development Standards and Requirements not covered herein will be covered by the current municipal zoning code at the time of construction.

II. PROPERTY DESCRIPTION

The property is located on approximately 8.00 gross / 7.0873 net acres. (See **Exhibit 2** – Property Legal Description)

This Planned Unit Development (PUD) is requested on the entire site.

The properties to the north, east, south, and west are developed with single-family housing. Zoning on the site and adjacent properties is depicted on the Zoning Map provided as **Exhibit 3**.

III. PROJECT DESCRIPTION

Overview

Desert Streams Worship and Community Center is a project envisioned by Desert Streams Lutheran Church of Surprise (ELCA), Arizona. The project concept is a new facility that far exceeds traditional church projects. It will be a church like no other church in the City of Surprise and the surrounding area.

This vision is to provide a facility that is utilized throughout the week and not just on Sunday and a few evenings. This project will be a tool for the church to extend help and support to individuals, families, the immediate neighborhood and the Community of Surprise. It also anticipates being a partner with other family oriented organizations and with the City of Surprise in the use of these facilities to maximize the potential of the land and to provide a resource that may not be provided if each organization had to operate independently.

Location

The site was selected for its location and for its size. The location is perfectly suited for the development of the land. This property is situated in a part of the City of Surprise that has a higher percentage of young families. There is somewhat limited access in this area of the city to activities that support and enhance the development of a strong family core, provide for development of individual talents such as athletics and performing arts.

Design Innovation

The design is innovative in creating a highly interactive and interrelated use of the facility and the amenities to be provided onsite. Due to the extent of the project concept, the project will need to be developed in at least 2 phases possibly more depending on financial arrangement and involvement of other organizations. Phase I of the development will include the Child Care Center. The facilities for the Child Care Center will also serve as the Church use during Phase 1. Future phases may include 1 or more of the permitted uses including the eventual construction of the main Church building and related appurtenances. Facilities. The main church building will also be multi-purpose for expanded church service and administration as well as community service. All future phase developments are contingent on funding and therefore the phasing sequence cannot be predicted at this time. The Phase I buildings will provide for Child Care, parental support groups, performing arts, family enhancing activities, Biblical worship, limited indoor sports, recovery workshops and other uses offered by related organizations.

The Child Care Center, in Phase I, will be state of the art in every respect. The center will accept children ages 6 weeks to 12 years of age, providing an early childhood education program for children who have not yet entered first grade, with an educational support program including tutoring along with recreation for school aged children. The center will operate in a manner that supports and encourages young families in several aspects of family life while providing a safe classroom and playground environment in secured spaces while parents work. Competent staff involved in continuing professional training will provide learning activities that are fun while fostering skills at every age and stage of child development in 5 areas: cognitive, social, emotional, physical and spiritual. Staff and managers alike will be challenged to make every day a special day for every child.

From the building core, the surrounding areas are designed to provide for more active areas. The primary focal point is the Water Park. This activity is intended to provide further multi-level support to organized swimming and diving groups including the local schools for competition, but the pool would be a practice pool for those groups. Uses for family will be a children's pool along with a spray and water fall area. The water slide and river area would bring activity to attract all ages of individuals and families.

The picnic area will provide for group, family and church activities that are more focused on casual outings. This will have shade structures provided so that the area can be used throughout the year. From this gathering area, a quiet and beautifully landscaped area will be accessible for meditation and prayer by use of a prayer labyrinth and a flower garden.

These areas will all be connected with accessible sidewalks, landscaped to provide a pleasant experience and to link the use visually. The use of areas with benches or landscaping allows for informal gathers with pleasant surroundings.

The combination of mixed uses is intended to provide a broad range of programs and activities to the neighborhood and community that is highly needed and desirable for the users.

Community Access

The project will be open to be used by all. The vision is to provide support to everyone by providing a project that is flexible, innovative and accessible. The various functions shall be operated by experienced and qualified organizations that have proven records related to specific activities.

Project Goals

- Provide a worship facility that extends far beyond the normally expected church program.
- Provide a substantial mixed use environment that enhances the surrounding residential neighborhoods and the greater City of Surprise.
- Provide activities and programs that allow individuals and families to grow strong together by offering facilities and activities that support traditional family values and offers opportunities that develop those values.
- Create an environment on the property that is enjoyable, safe, attractive and recognizes the benefit of the use of design and materials that are environmentally sensitive and durable.
- Offer a complementary mix of programs, facilities and opportunities that make the project a benefit to the neighborhood and community to a wide range of users.
- Site design to be sensitive through the use of appropriate placement of buildings and activities along with building design to the surrounding neighborhoods for sound, visual impact and landscape buffering.
- Provide appropriate physical structures and landscaping to allow for full use of the facilities by neighborhoods and community.

Right-of-Way and Easement Dedication

Reems Road borders the site along its eastern boundary and Hearn Road borders the site along its southern boundary.

Hearn Road: (See Exhibit 4) The Right-of-Way (ROW) dedication for Hearn Road will be 30.00-feet along the west portion and increase to 33.00-feet to accommodate a deceleration lane and then return to a 30.00-foot ROW along the eastern portion of Hearn Road adjacent to the property. Additionally, an 8.00 foot Public Utility Easement (PUE) and Sidewalk Easement will be dedicated adjacent to the proposed ROW. An additional Driveway and Sidewalk easement will be dedicated to accommodate both the driveways and pedestrian sidewalk continuity.

Reems Road: The required half-street right-of-way for Reems Road will be dedicated equally 65-feet from the monument line of Reems Road. An 8.00-foot PUE will be dedicated along

and adjacent to the proposed 65.00-foot Reems Road ROW. A 40-foot Drainage Easement will be dedicated along and adjacent to the proposed 65.00-foot Reems Road ROW.

IV. PROPOSED DEVELOPMENT PLAN

The Desert Streams Worship and Community Center site Master Development Plan is provided as **Exhibit 5**.

The proposed internal circulation plan is generally depicted on **Exhibit 5**. Internal Circulation consists of two entry and exit points from Hearn Road.

The development of the site will be Phased. The Phase 1 Development Plan is provided as **Exhibit 6**. During Phase 1 the main building will serve as both the Church and Child Care Center. The church shall share the use of the rooms on a time limited basis. Office for both the Child Care and Church are also provided. A kitchen is provided for the lunch program of the Child Care and shall also be used by the Church. The smaller building in Phase 1 will service as an after school child care area and as an accessory use for miscellaneous activities including dining, meetings, and storage.

Future phases may include 1 or more of the permitted uses including the eventual construction of the main Church building and related appurtenant facilities. All future phase developments are contingent on funding and therefore the phasing sequence cannot be predicted at this time.

V. LAND USES

As described in Section III above, the site is planned to include the following uses:

- A. Permitted Uses
 1. Church, including Prayer Garden.
 2. Child Care.
 3. Recreation uses: Picnic area, Playground, Skate Park, Batting Cages, and Water Park.
- B. Accessory Uses
 1. Project parking.
 2. Church related religious structures including crosses, religious art features and similar improvements.
 3. Outdoor storage related to and only for permitted uses shall be located or screened.
 4. Separate Restroom Buildings.
 5. Concessions and equipment repair and servicing appropriate in support of the function.

VI. DEVELOPMENT STANDARDS

The Desert Streams Worship and Community Center PUD project is intended to promote the development of a unique property in the City of Surprise. The provisions of the PUD will provide guidelines that establish development standards that maintain continuity of design for the project as well as help maintain compatibility with the surrounding properties, provides for good transitional land use and will create opportunities to provide needed uses by the neighborhood and community residents.

A. Building Placement

1. Front (Hearn Road) property line setback: 25'.
2. Side yard (Reems Road) setback: 35'.
3. Side yard (west) setback: 10'.
4. Rear yard (north): 20'.
5. Perimeter fences along the west, north, and east side of the property shall not exceed 6 feet in height. The front of property (south) perimeter fencing shall not exceed a 4-foot maximum height, Property line setback for perimeter walls: 0'.
6. Accessory Structures setback: 8'.
7. Monument sign setback: 10'.
8. Architectural encroachments such as balconies, chimneys, parapets, roof mounted equipment screens, shade structures, and eaves may encroach into required setbacks by 3-feet unless such encroachments interrupt City-required visibility triangles and/or circulation (both vehicular and pedestrian).

B. Building Profile

1. Building height maximum 35 feet to roof deck from adjacent grade. Parapets may extend higher as necessary to screen roof mounted equipment.
2. Architectural features such as steeples, church spires, crosses, or similar features may extend beyond maximum building height to a maximum height of 45-feet.

C. Parking Requirements (See Parking Provided Table on Page 6)

1. Parking for Child Care Center and Church
 - a. Child Care Center: Vehicle Parking - 1 space per 375 sf net; Bicycle Parking – 4 spaces.
 - b. Church: Vehicle Parking - 1 space per 4 seats with a maximum parking of 1 space per 2 seats; Bicycle Parking – 1 space per 15 vehicle spaces.
2. Parking for other uses other than Child Care and Church are accessory uses due to the time of use. The minimum number of parking spaces will be 110 and the maximum number of parking shall be 191 spaces. As indicated in this Shared Parking Matrix the uses are compatible and shared parking is adequate.
3. Parking areas will be shaded by trees that will, at maturity, provide canopies which will provide shade for parking areas. Maximum number of continuous parking rows shall be 10 to 12 spaces.

DESERT STREAMS - SHARED PARKING MATRIX Aug. 14, 2013 rev 1

Use	Area	Factor	Parking required	Bike ratio	Bike Required
Church	400 seats	1/4 seats	100	1/15 spaces	7
Child care	17731 s.f.	1.5/375	26	4	4
Water park	18,500 s.f.	1/600	30	1/10 spaces	3
Skate park	14000 s.f.	1/600	22	1/10 spaces	3
Batting cages	8000 s.f.	1/600	13	1/10 spaces	2
Total parking			191		19
Parking Provided			191	Bike provided	22

Shared use

	Sunday	Usage	Parking required	
Church	8 am - 12	100%	100	
Child care	8 am - 12	0%	0	
Water park	8 am - 12	0%	0	
Skate park	8 am - 12	0%	0	
Batting Cages	8 am - 12	0%	0	
Total parking			100	OK [191]

Church	12 - 9pm	30%	30	
Child care	12 - 9pm	0%	0	
Water park	12 - 9pm	100%	30	
Skate park	12 - 9pm	100%	22	
Batting Cages	12 - 9pm	100%	13	
Total parking			95	OK [191]

	Mon - Fri			
Church	7am - 6pm	15%	15	
Child care	7am - 6pm	100%	26	
Water park	7am - 6pm	100%	30	
Skate park	7am - 6pm	100%	22	
Batting Cages	7am - 6pm	100%	13	
Total parking			106	OK [191]

Church	6pm - 9pm	20%	20	
Child care	6pm - 9pm	0%	0	
Water park	6pm - 9pm	100%	30	
Skate park	6pm - 9pm	100%	22	
Batting Cages	6pm - 9pm	100%	13	
Total parking			85	OK [191]

	Saturday			
Church	7am - 6pm	25%	25	
Child care	7am - 6pm	0%	0	
Water park	7am - 6pm	100%	30	
Skate park	7am - 6pm	100%	22	
Batting Cages	7am - 6pm	100%	13	
Total parking			90	OK [191]

Church	6pm - 9pm	20%	20	
Child care	6pm - 9pm	0%	0	
Water park	6pm - 9pm	100%	30	
Skate park	6pm - 9pm	100%	22	
Batting Cages	6pm - 9pm	100%	13	
Total parking			85	OK [191]

VII. ARCHITECTURAL DESIGN CRITERIA

The City of Surprise is developing as a major community with an emphasis upon activities that enhance family gathers and competitive sports venues that support locally, state and national sport events in a diversified offering of types of sports. Desert Streams Worship and Community Center will be a development that represents a new and innovative project that will aspire to high standards for religious projects by use of architectural design innovation, use energy sustaining systems, and site planning creating a user oriented plan. Situated in the midst of several developed neighborhoods, this project will take on a mixed-use activity level that will enhance the sense of community for the entire neighborhood and provide needed activity facilities in support of the City of Surprise's other facilities.

Desert Streams Worship and Community Center will enhance the economic viability of the surrounding neighborhoods as well as establish a unique urban environment that will foster a sense of place.

A. Architecture

1. All buildings shall have four-sided architecture.
2. Incorporate a variety of architectural forms to reduce building massing and create human scale interfaces.
3. Exterior colors shall be of earth tones with complimentary accents.
4. Articulation will be designed to respect the pedestrian scale of the designed environment as well as to enhance the sense of place within the project.

B. Exterior Materials

Utilizing architectural fenestrations and elements in a traditional fashion will create visual interest. The harmonious balance of various forms, massing, materials and building articulation will be further enhanced with exterior spaces utilizing shade structures, landscaping, hardscaping and colors.

1. The following materials are permitted for exterior walls: stucco, stone, glazing, masonry, tile, brick, integrally colored concrete block, exposed aggregate concrete, integrally colored concrete, and similar materials.
2. The following materials are permitted for exterior wall accents and detailing: stucco, stone, glazing, wood, decorative cast concrete or cantera stone, metal, tile, stained glass, and similar materials.
3. The building surface materials will be simple and uncomplicated composition to bring a contemporary design to traditional Arizona architectural forms.

C. Roofs

1. Roofs may be flat or sloped.
2. Size, shape and slope of roof forms shall be compatible with and enhance the architectural character and scale of the particular building.

3. Flat roofs shall be screened with parapet, decorative roof/eave form or other architectural feature to screen view of the roof and roof mounted equipment.
4. Sloped roof forms shall conform to the following standards:
 - a) Permitted roofing materials are standing seam metal roof systems, clay tile, concrete tile, photovoltaic tile, and composite shingles;
 - b) Where roof covering is visible, roof colors shall be compatible with building color standards;
 - c) All flashings shall be of non-reflective metals, the color of flashings shall coordinate with the colors of the roofing material and eave; and
 - d) Roof mounted equipment will be screened from view.

D. Eaves, Porches, Trellises, Fabric shade structures and Awnings

1. Where provided, must be an integral part of the building elevation design.
2. The use of contrasting color and patterning will be appropriate in the creation of sense of place or a unique character for the development.
3. Permitted materials are metal and fabric.
4. Awnings or canopies that suspend over sidewalks or patios will be allowed provided they meet code provisions as to height and mounting requirements.
5. Awnings or canopies providing architectural fenestration or shading may be used on any level of the buildings.

E. Fenestration

1. Glazing shall be energy responsible.
2. Window frames shall be made of anodized aluminum, steel, clad wood or vinyl.
3. Other acceptable modes of articulation for the building architecture may include, but be limited to, changes in vertical or horizontal wall planes, variation in roof lines, use of balconies or building pop-outs, change of materials or color, and window differentiation.

F. Exterior doors may be made of wood, metal and glass. Frames shall be aluminum, steel or wood.

G. Utilitarian Metals

The following materials and colors are permitted for guardrails, handrails and gates: painted metal in black, complementary or high visibility color, rusted, powder coated or stainless steel.

H. Exterior Lighting

1. Any new private, on-site outdoor lighting for buildings and structures, parking lots, landscaping, signage and other outdoor lighting shall be regulated in accordance with City of Surprise Code of Ordinances, Part II – Land Development Ordinance, Chapter 122 – Surprise Unified Development Code, Article XI, Lighting.
2. Primary light fixtures shall be energy responsible.

3. Down lighting or decorative wall-mounted sconce lighting is permitted.
4. Ground mounted lights shall be used in a manner to enhance and articulate building, signage and site amenities.
5. Light fixtures shall be compatible with scale and character of the buildings and grounds.
6. Pole mounted lights shall be designed to cut off light to avoid excessive light beyond the area intended to be lit.

VIII. SITE CRITERIA

A. Site Walls and Fencing

1. No site walls shall be required for Phase I of the project.
2. With the development of the property in future phases, site walls not exceeding 6.0-feet in height shall be constructed along the property line adjacent to the proposed phase of development.

B. Screen Walls and Landscape Buffers

1. Parking lot screening will be provided along Hearn Road only.
2. Low walls shall be used to delineate functional areas and to separate circulation and vehicular traffic.

C. Water Park and activity areas

1. Design shall include equipment and facilities that is appurtenant with the permitted use. For the water park, such facilities include water slides, multiple water venues including waterways, water fountains, splash shallow pools for children, competitive lap pool and diving boards.
2. Enclosing walls and fences shall be provided to limit access and provide a safe environment as appropriate to the activity.
3. Activity structures shall be provided to assure proper function and security.
4. Industry standard equipment shall be utilized.

D. Miscellaneous

1. Utility and/or mechanical equipment shall be screened:
 - a) Service electrical system panels shall be recessed into building elevations or screened with doors, landscaping or a solid wall built of similar materials to utility company requirements.
 - b) To the extent possible, ground mounted utility cabinets will be placed where they do not conflict with prominent site views and where they can be screened from major streets and public areas. Cabinets and screen walls will be painted to match or harmonize with the principal structure.
 - c) Ground mounted equipment shall be screened from view by walls and/or landscaping. No ground mounted equipment, other than those installed based on specific utility company criteria, shall be permitted in required setbacks.

- d) Roof or ground mounted solar energy collection panels, photovoltaic panels or other sustainable energy technology must be neatly arrayed but are not required to be screened. All other equipment shall be screened by a parapet wall.
- 2. Trash enclosures
 - a) Trash collection areas shall be screened by a minimum 6-foot high wall constructed of masonry and/or metal, to be compatible with building design.
 - b) Enclosure gates shall provide visual barrier and shall be latched into position.

IX. LANDSCAPE (See Exhibit 7 – Master Landscape Plan)

1. Landscape setback along the north property line shall be a minimum of 10-feet. Landscape set back along Hearn Road shall be 10-feet. Landscape setback along the west property line shall be 0.00-feet, and the landscape setback along Reems Road shall be 60.00-feet from back of curb. All landscaping in the Right-of-Way will be the responsibility of the land owner.

The landscape for the new Desert Streams Worship Center and Community Center will be varied. Along the street frontage, property boundaries, Reems Road drainage easement, and within the parking lot and retention basins, a mix of shade trees and colorful indigenous desert shrubs and groundcovers will be provided to create an aesthetic, low water use landscape. The landscape within and adjacent to the water park, batting cages, and skate park will be minimal; however, trees for shade will be provided where possible.

The landscape adjacent to the buildings will vary from the landscape elsewhere on site. These landscape areas will be more lush and inviting. Turf will be provided in active use areas and/or in larger open space areas that may be used for gatherings. Shade trees will be provided throughout the open space areas and along pedestrian circulation routes. Annuals and colorful ground cover plants will be used to highlight certain areas and to create a lush landscape adjacent to the buildings. The key landscape feature onsite is the stream that meanders through the open space between the buildings. This area will feature lush and colorful plants to highlight the riparian character and to create a lush, tranquil setting within the passive use and community gathering areas between the buildings. Landscaping in this area will also be used to highlight certain building features, especially the stained glass panels on the east wall of Building 1.

X. SITE FURNISHINGS

- A. Site furnishings shall consist of benches, tables with chairs, trash receptacles, planter pots, picnic tables, pool lounge chairs and accessories appropriate to the function and use of the project.

- B. Furnishings shall be metal, wood, concrete or composite construction. Colors and finishing shall be complementary to the project colors.
- C. Pool related furnishings may be plastic.
- D. Furnishings shall be secured to the floor or structure to prevent vandalism and theft.
- E. Representative furnishing photos.



XI. SIGNAGE

The Signage program designed for the Desert Streams Worship and Community Center aims to provide a cohesive and elegant solution for signage throughout the complex. Colors will be complimentary to the buildings and post heights will be kept low to provide an uncluttered appearance. Safety, parking and directional post mounted signage will use the same radius top as the detail on the arches of the buildings. Identification signs on the buildings will comply with these guidelines and are complimentary to the building design.

Two monument signs are envisioned, one on the corner of Reems Road and Hearn Road, and one at the main entrance on Hearn Road. These will include significant architectural elements and digital signage for public information. (See **Exhibit 8** – Sign Package)

XII. INFRASTRUCTURE

A. Roadway Improvements, Right-of-Way, Easements and Utilities

1. Phase I

- (a) In Phase I, the Project will dedicate roadway Right-of-Way (ROW) on Reems Road to achieve a 65-foot half-street right-of-way, and an 8.0-foot Public Utility Easement and a 40-foot Drainage Easement both immediately adjacent to the 65-foot roadway ROW.

Roadway improvements for Phase 1 include half-street improvements on Hearn Road from the west property line through a taper to the west

side of the proposed 40-foot Drainage Easement. The roadway and storm water drainage improvements at the intersection of Hearn Road and Reems Road will not be constructed in Phase 1 due to the extraordinary costs of completing the drainage box culvert improvements under Hearn Road to convey the storm water drainage from the Reems Road drainage channel.

No offsite utility extensions are proposed. Water lines shall be extended from Hearn Road and loops through the site. An easement for the onsite water main line will be dedicated via separate instrument to EPCOR.

Sewer services to the site will be provided via connection to the City of Surprise public sewer main in Hearn Road.

2. Future Phase of Development

(a) When Development occurs adjacent to Reems Road the improvements to the Reems Road intersection will be constructed, including the drainage conveyance infrastructure for the Reems Road Drainage Channel, and the completion of the balance of improvements to complete the half-street improvements of Reems Road, including the drainage channel along Reems Road.

(b) Site Grading and Drainage

The FIRM Panel that covers the site is FIRM #04013C1585H. The FIRM map has been revised via a Letter of Map Revision (LOMR) dated July 23, 2007 (Case #07-09-0391P) This adjustment modified the limits of Flood Zone “X” and Flood Zone “A.” Flood Zone “A” is now limited to the area adjacent to Reems Road and the proposed Master Plan development is limited to the area designated as Flood Zone “X.”

Flood Zone “X”: Defined as “areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood”.

Flood Zone “A”: Defined as “No base flood elevations determined”.

The Flood Zone “A” on the Flood Insurance Rate Map does not affect development area in the Master Plan.

During Phase 1, storm water retention for the 100-year, 2-hour storm runoff for the entire site including the half-street runoff from Hearn Road will be provided. The half-street storm water runoff from Reems Road and the adjacent areas in Flood Zone “A” will not be retained onsite since this runoff will ultimately drain into the Reems Channel south of Hearn Road.

XIII. PROJECT TEAM

Owner:

Desert Streams Lutheran Church
Contact: Pastor Kevin Ruffcorn
Jerry Houston,
Owner's Representative
15676 N. 164th Lane, P.O. Box 8687
Surprise, AZ 85374

Care of:
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Houston Partners International
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Surprise, AZ 85374

Architect:

Patrick Morgan, Architect
5295 Copper Dr.
Colorado Springs, CO 80918

Civil Engineering:

Vesecky Engineering and Surveying
Contact: Peter Vesecky
8502 E. Via de Ventura, Suite 101
Scottsdale, AZ 85258

Structural Engineer

RMG Engineering
Contact: Mark Weidhaas
2910 Austin Bluffs Parkway
Colorado Springs, CO 80918

Electrical Engineer

MCM Engineering
Contact: Doug McIntire
3585 Van Teylingen Dr., Suite G
Colorado Springs, CO 80917

Mech/Plumb Engineer

MCM Engineering
Contact: Brad Hake
3585 Van Teylingen Dr., Suite G
Colorado Springs, CO 80917

Sign Consultant:

Scottsdale Sign-A-Rama LLC
Contact: Ian St. John Wakefield
7625 E. Redfield Rd., Suite 163
Scottsdale AZ 85260

Traffic Consultant:

CivTech, Inc.
Contact: Dawn Cartier
10605 N. Hayden Rd., Suite 140
Building "G"
Scottsdale, AZ 85260

Landscape Architect:

Gilmore Parsons
Contact: Steve Parsons
2211 N. 7th St.
Phoenix, AZ 85006

Child Care Consultant

Christian Childcare Ministries
Contact: Nelson Eagle
22525 E. Alder Dr.
Aurora, CO 80016

General Contractor

Chasse Building Team
Contact: Tom Chermack
2400 W. Broadway Road
Mesa, AZ 85202

Geotechnical Engineer

Ricker, Atkinson, McBee, Morman &
Associates, Inc.
Contact: Kip Reese
2105 S. Hardy Dr., Suite 13
Tempe, AZ 85282

Electrical Engineer (Offsite)

Wright Engineering
Contact: Wade Williams
165 E. Chilton Ave.
Chandler, AZ 85225

XIV. FINDINGS

The information in this Planned Unit Development Narrative Report and Exhibits demonstrates that:

- A. The proposed uses will further the objectives of the City's General Plan.
- B. Provide significant amenities to the project area.
- C. The site is adequately served by public infrastructure and services.

XV. CONCLUSIONS

The development of the Desert Streams Worship and Community Center provides for an enhanced use of the property.

Exhibits

Exhibit 1



T-3-N, R-1-W
VICINITY MAP
N.T.S.



Vescky Engineering & Surveying
8502 E. Via De Ventura, Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640
Fx: (480) 393-3639

PROJECT VICINITY MAP
DESERT STREAMS WORSHIP COMMUNITY CENTER
NWC OF REEMS ROAD & HEARN ROAD - SURPRISE, AZ

DATE: 04/09/13 SCALE: N.T.S. PROJ. NO: 13008 CAD FILE: 13008_VicMap (aerial)

EXHIBIT

1

1 of 1

Exhibit 2

LEGAL DESCRIPTION

THE SOUTH 360 FEET OF THE EAST 1001 FEET OF THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



Vescky Engineering & Surveying
8502 E. Via De Ventura, Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640
Fx: (480) 393-3639

DESERT STREAMS WORSHIP COMMUNITY CENTER
LEGAL DESCRIPTION
NWC OF REEMS ROAD & HEARN ROAD - SURPRISE, AZ

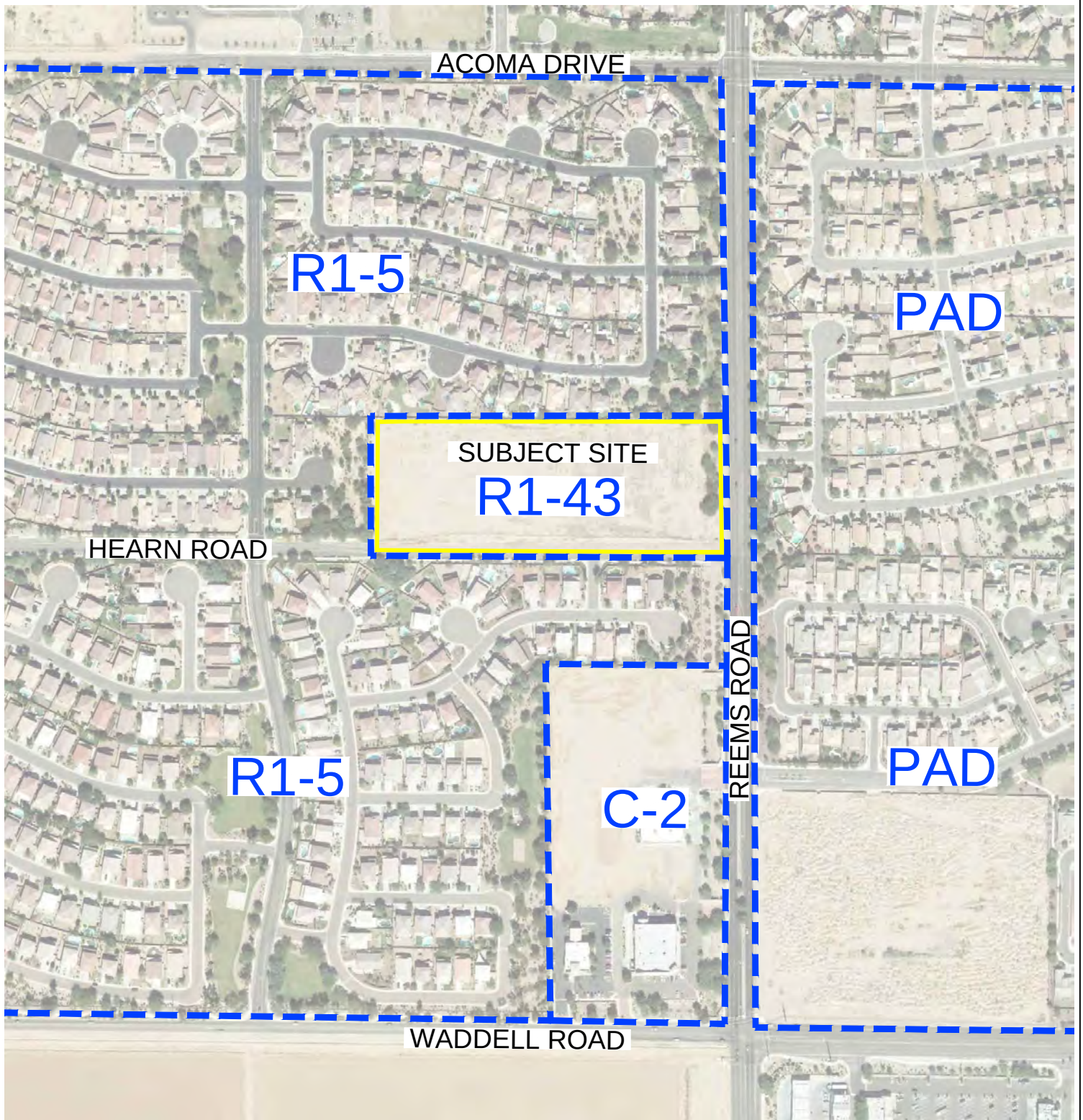
DATE: 06/24/13 | SCALE: N.T.S. | PROJ. NO: 13008 | CAD FILE: 13008_LEGAL.dwg

EXHIBIT

2

1 of 1

Exhibit 3



Vescky Engineering & Surveying
8502 E. Via De Ventura, Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640
Fx: (480) 393-3639

DESERT STREAMS WORSHIP COMMUNITY CENTER
ZONING MAP
NWC OF REEMS ROAD & HEARN ROAD - SURPRISE, AZ

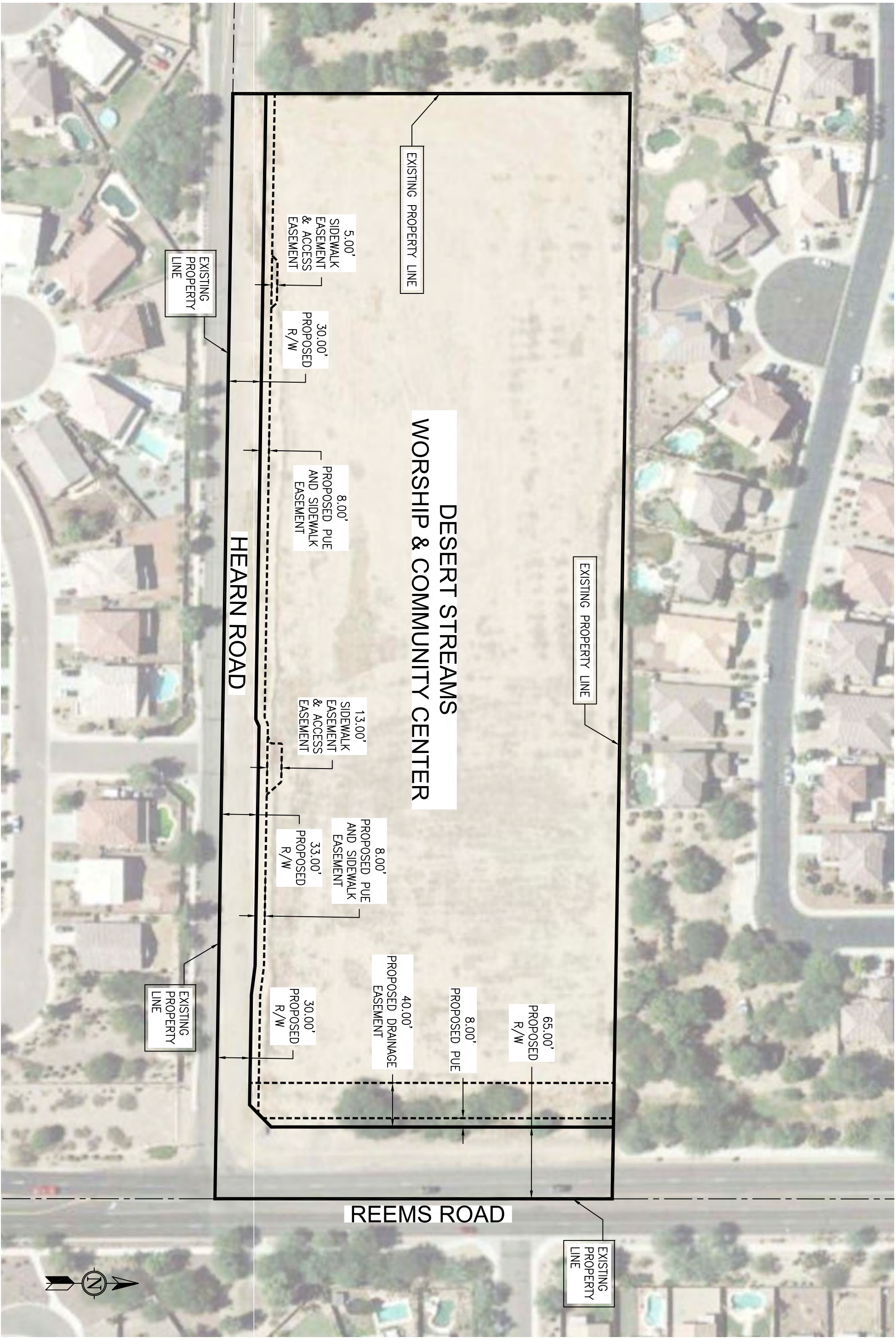
DATE: 06/24/13 SCALE: N.T.S. PROJ. NO: 13008 CAD FILE: 13008_ZONING.dwg

EXHIBIT

3

1 of 1

Exhibit 4



DESERT STREAMS WORSHIP & COMMUNITY CENTER
P.U.D. EXHIBIT
NWC OF REEMS ROAD & HEARN ROAD - SURPRISE AZ

DATE: 08/16/13 PROJ. NO: 13008 SCALE: NTS CAD FILE: 13008_PUD_EXHIBIT DRAWN:



Vesecky Engineering & Surveying
8502 E. Via De Ventura, Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640
Fx: (480) 393-3639

Exhibit 5

Exhibit 6

Exhibit 7



PRELIMINARY
LANDSCAPE PLAN

0 30 60 90 120

SCALE: 1"=30'-0"



REVISIONS.

- 1.
- 2.
- 3.
- 4.

PRELIMINARY
LANDSCAPE PLAN

SHEET

L1.1

1 OF 1

DESERT STREAMS WORSHIP AND
COMMUNITY CENTER
W. HEARN ROAD
SURPRISE, AZ

JOB NO. 00000
DRAWN BY. TCB
APPROVED BY. SCP
DATE. 8.19.13



GILMORE PARSONS
LAND DESIGN GROUP

2211 N. 7th Street
Phoenix, AZ 85006
T 602.266.5622
F 602.266.5711
www.gilmoreparsons.com

LANDSCAPE ARCHITECTURE
LAND PLANNING

Exhibit 8

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).



Sign Package

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).

Sign Package

- 1. Index**
- 2. Narrative.**
- 3. Colors and Font Choice**
- 4. Post sign standards**
- 5. Wall Mount Sign Standards**
- 6. Monument 1**
- 7. Monument 2**
- 8. Directional Signs**
- 9. Sign Variations**

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).

Narrative.

The following sign program has been developed for Desert Steams and aims to provide a cohesive and elegant solution for signage throughout the complex. Colors are complimentary to the buildings and post heights kept low to provide an uncluttered appearance. Safety, parking and directional post mounted signage all use the same radius top as the detail on the arches on the buildings.

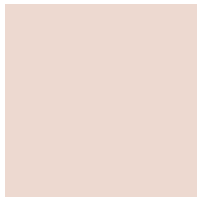
Identification signs on buildings also comply with these guidelines and are complimentary to the building design.

Two monuments signs are envisage one on the corner of Reems Road and Hearn Road, see page 8 and one at the main entrance on Hearn Road see page 7. These include significant architectural elements and digital signage for public information.

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).

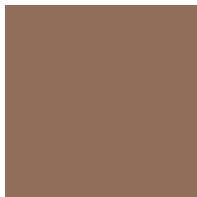
Sign Colors



DE6093 Blushing Bride
Used for sign Backgrounds



DE6095 Howdy Partner
Used for sign posts.



DE6097 Monterey Brown
Used for sign Text.

Calibri

BOLD

Regular

**DESERT STREAMS WORSHIP
AND COMMUNITY CENTER**

A LUTHERAN CONGREGATION (ELCA).

**DESERT STREAMS WORSHIP
AND COMMUNITY CENTER**

A LUTHERAN CONGREGATION (ELCA).

**Desert Streams Worship
And Community Center**

A Lutheran Congregation (ELCA).

**Desert Streams Worship
And Community Center**

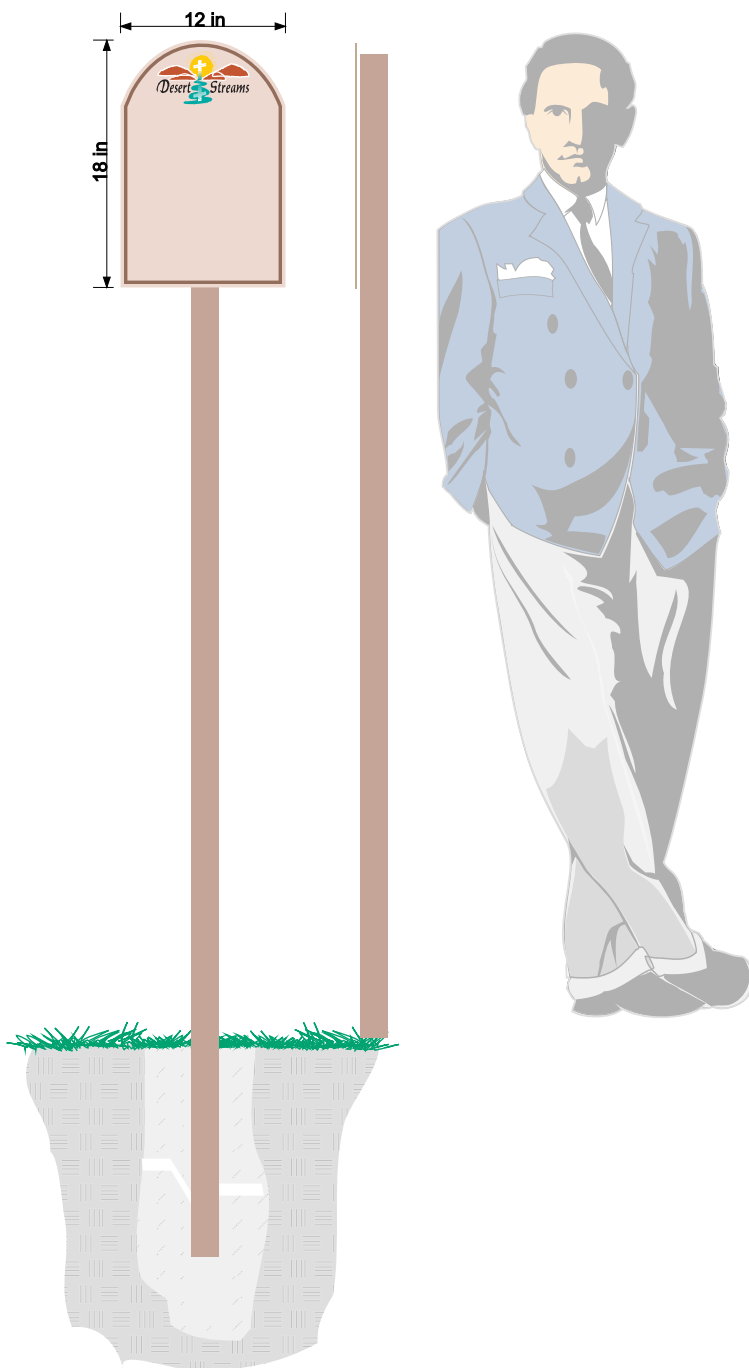
A Lutheran Congregation (ELCA).

Calibri a modern look but simple and easy to read font
will be used throughout for signage.

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).

Post and Panel Sign Standards



Specifications.

Sign faces. .080 Aluminum, direct to substrate printed and laminated in satin over-laminate. Backs of all sign faces to be painted the same as the posts.

Post are steel 2" square with welded flat tops painted in DE6095 Howdy Partner. Installed a minimum of 18" with concrete.

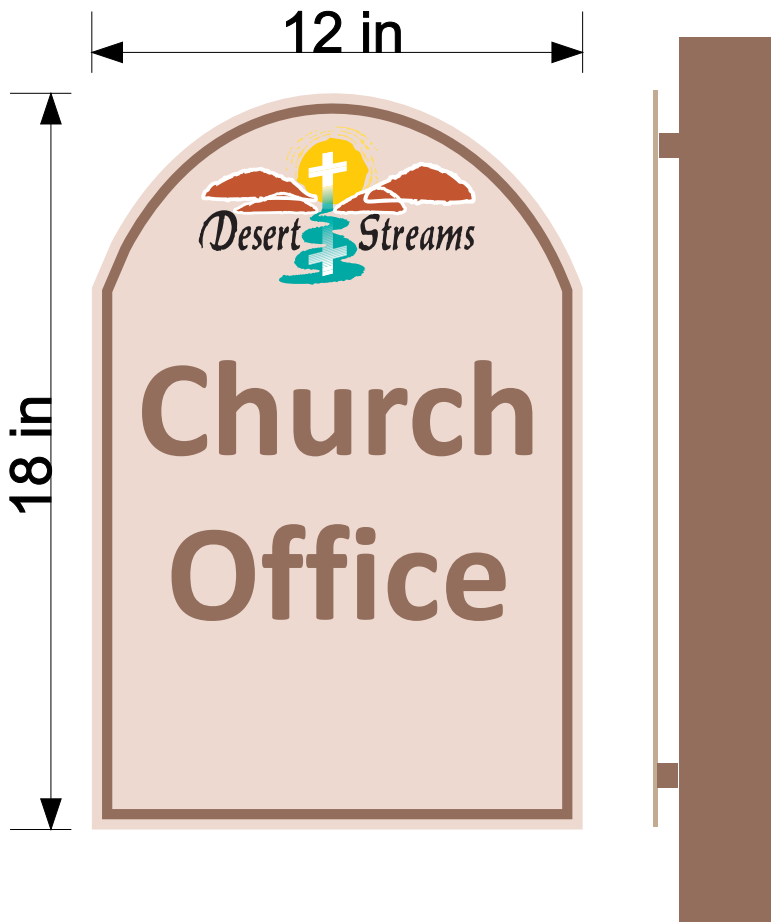
Posts are 72" tall above ground with an aim to achieve easily seen signs but an uncluttered view across the lot.

Sign faces secured to posts with appropriate fasteners.

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).

Wall Mounted identification signs



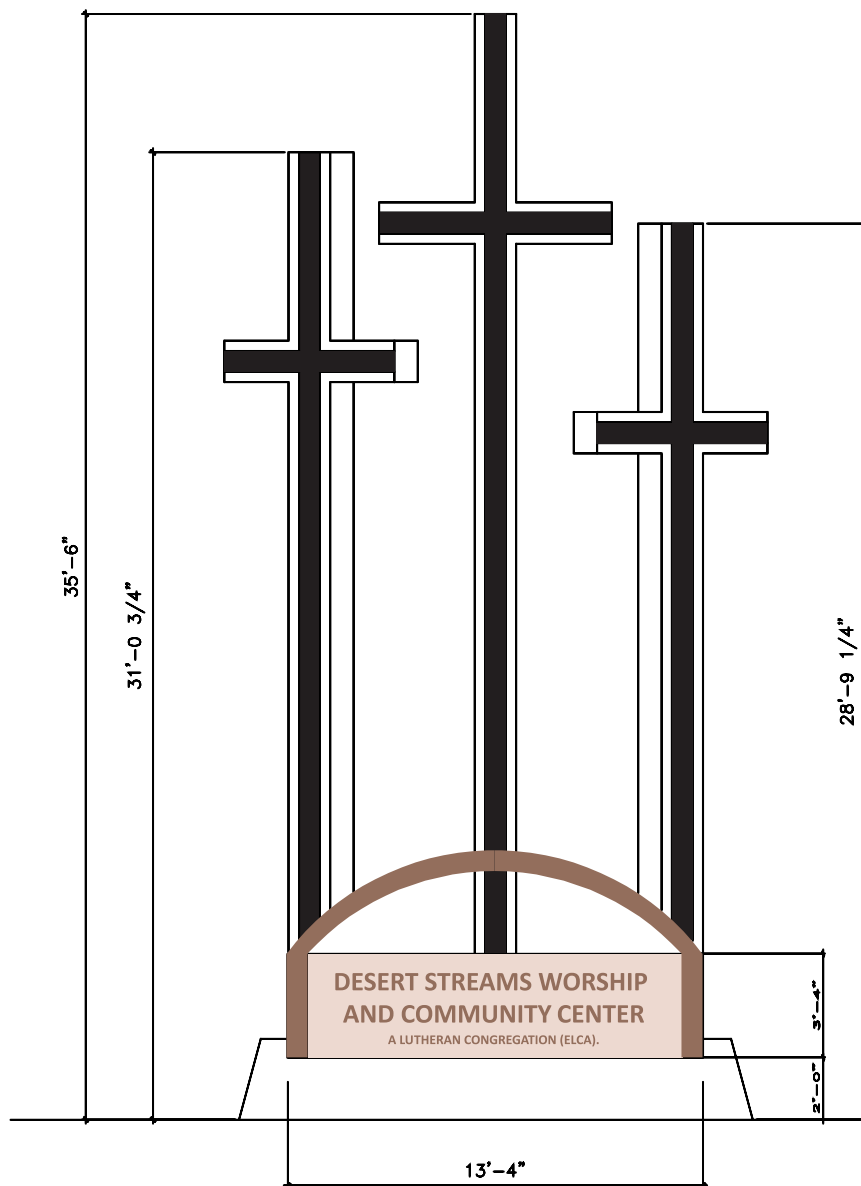
Specifications.

Sign faces. .080 Aluminum, direct to substrate printed and laminated in satin over-laminate.

Sign faces secured to wall 3/4" standoffs and appropriate fasteners.

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).



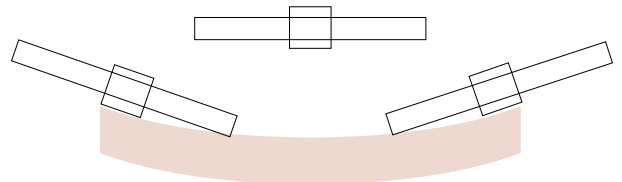
120 in
28.35 in
DESERT STREAMS WORSHIP
AND COMMUNITY CENTER
A LUTHERAN CONGREGATION (ELCA).

Clip attachment

.080 aluminum face



Plan View

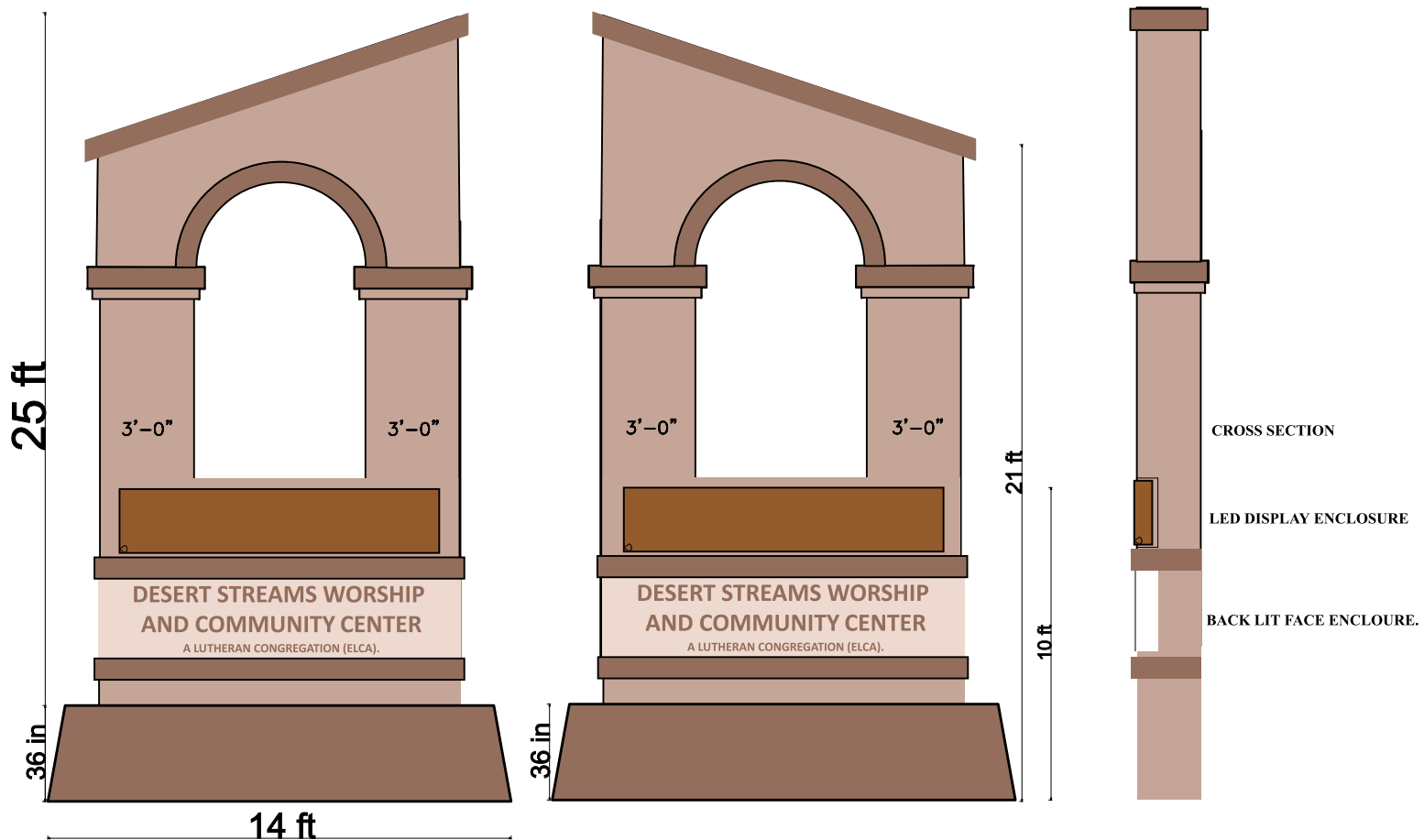


Specifications.

Letters reverse pan channel .080 Aluminum clip
flush to face and non illuminated.

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).



Specifications.

Sign Box 136" x 30" Tall and 8" deep with waterjet cut backed with acrylic internally lit with led. Edges painted to match column colors face in DE6093 and letters DE6097.



Specifications.

Digital display panels exact details to be finalized.

DESERT STREAMS WORSHIP AND COMMUNITY CENTER

A LUTHERAN CONGREGATION (ELCA).

Directional Signs

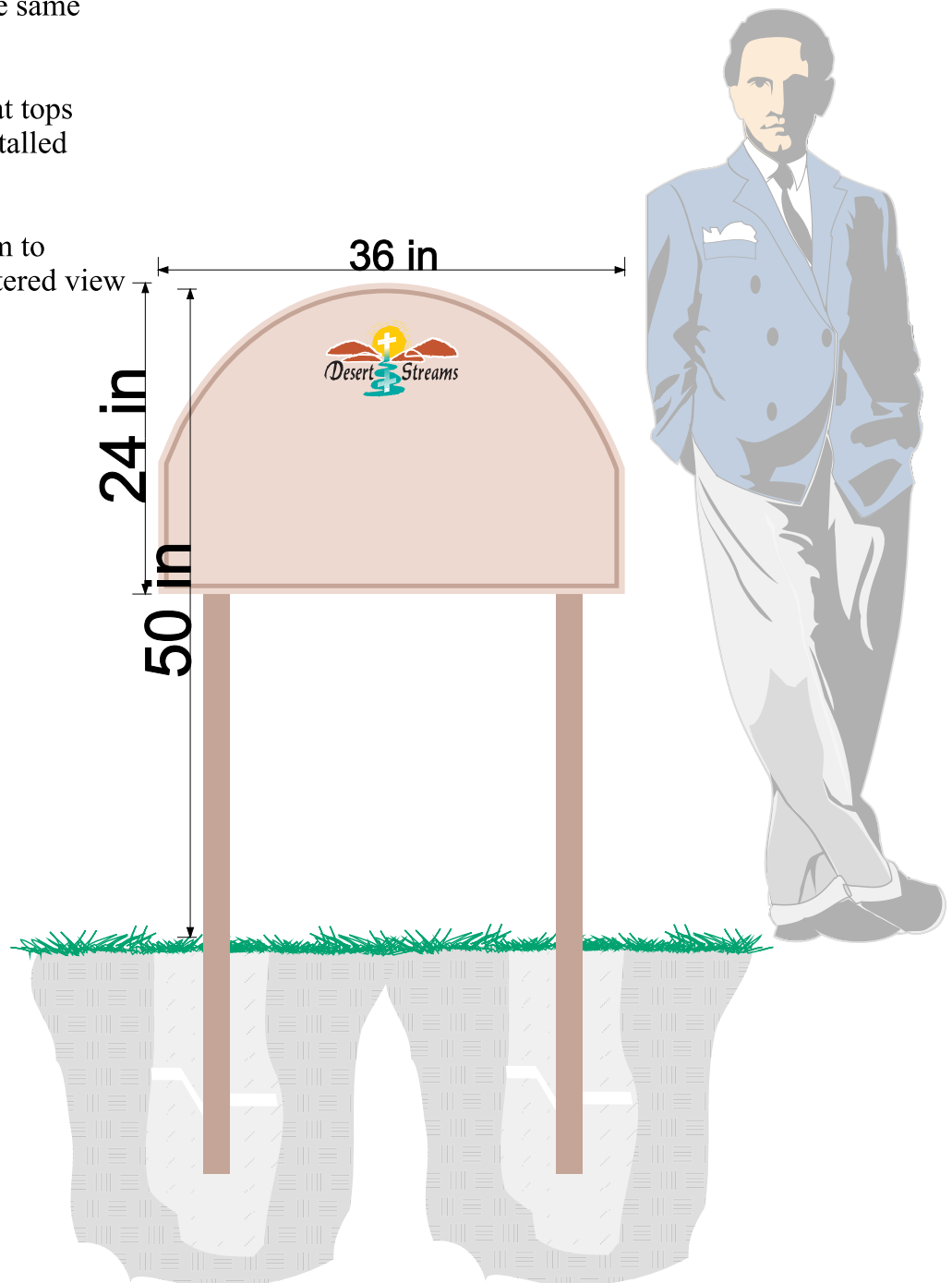
Specifications.

Sign faces. .080 Aluminum, direct to substrate printed and laminated in satin over-laminate.
Backs of all sign faces to be painted the same as the posts.

Post are steel 2" square with welded flat tops painted in DE6095 Howdy Partner. Installed a minimum of 18" with concrete.

Signs are 50" above ground with an aim to achieve easily seen signs but an uncluttered view across the lot.

Sign faces secured to posts with appropriate fasteners.

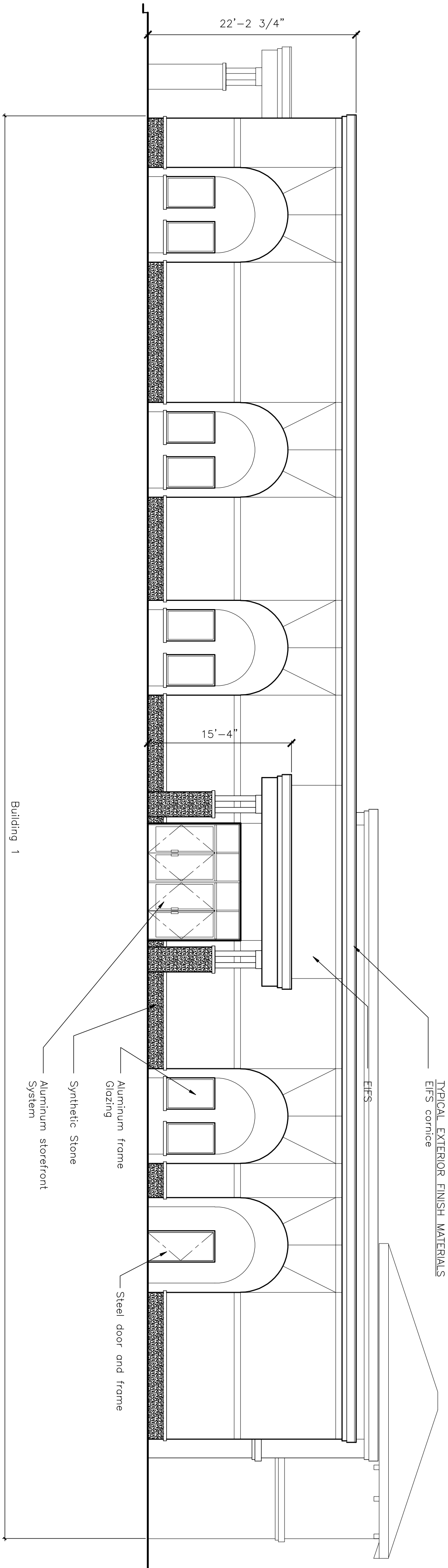


DESERT STREAMS WORSHIP AND COMMUNITY CENTER

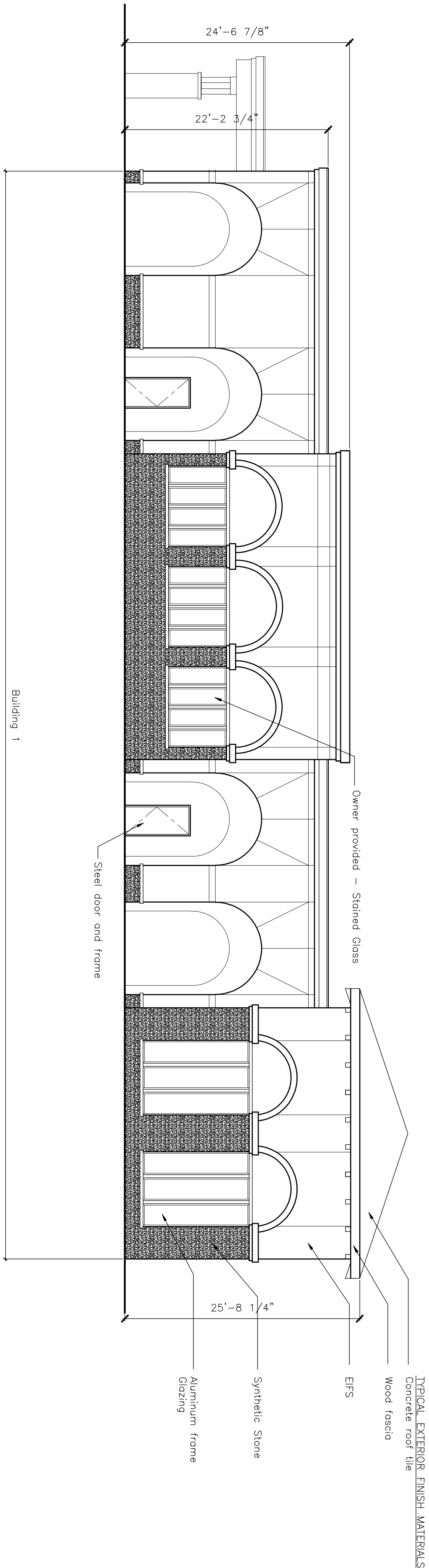
A LUTHERAN CONGREGATION (ELCA).

Sign Variations

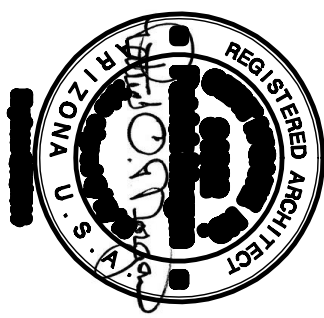




South Elevation 2
1/8" = 1'-0"



East Elevation 1
1/8" = 1'-0"



Patrick Morgan
Architect

5295 Copper Drive
Colorado Springs, Colorado 80918
719-534-0453



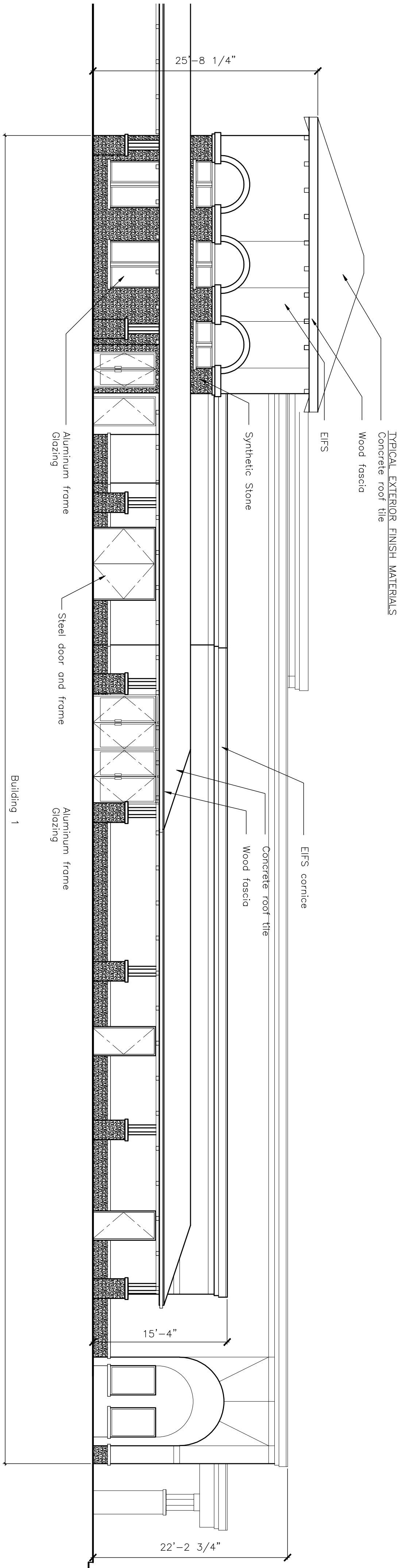
DESERT STREAMS
WORSHIP AND COMMUNITY CENTER

W. Hearn Rd.
Surprise, Arizona

March 24, 2013 - progress
June 7, 2013 - Owner revisions
June 22, 2013 - Submittal
Aug 19, 2013 -POD residential

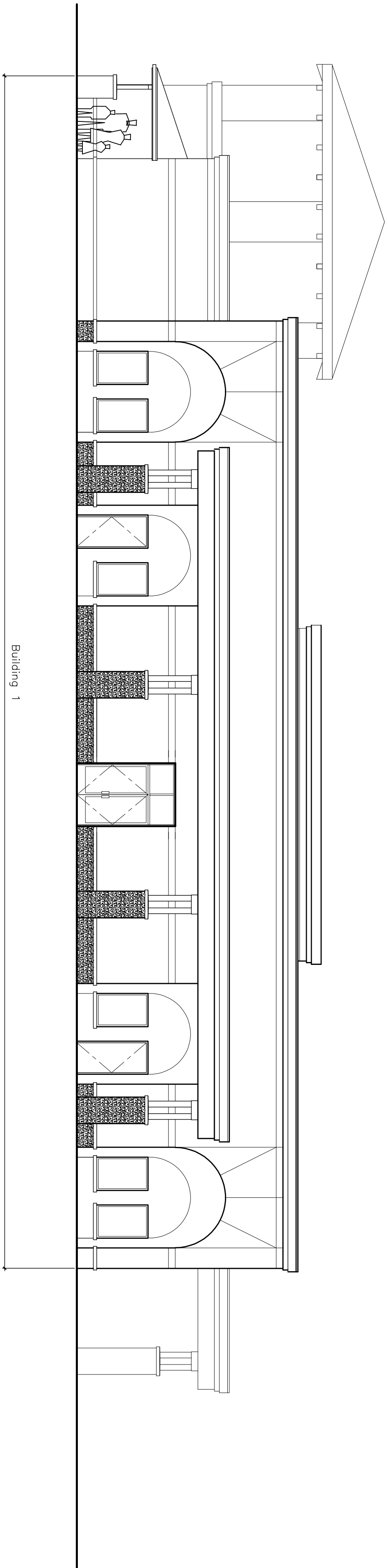
SCHEMATIC DESIGN
Not for construction

A6



North Elevation 2

1/8" = 1'-0"



West Elevation 1

1/8" = 1'-0"



Patrick Morgan
Architect

5295 Copper Drive
Colorado Springs, Colorado 80918
719-534-0453



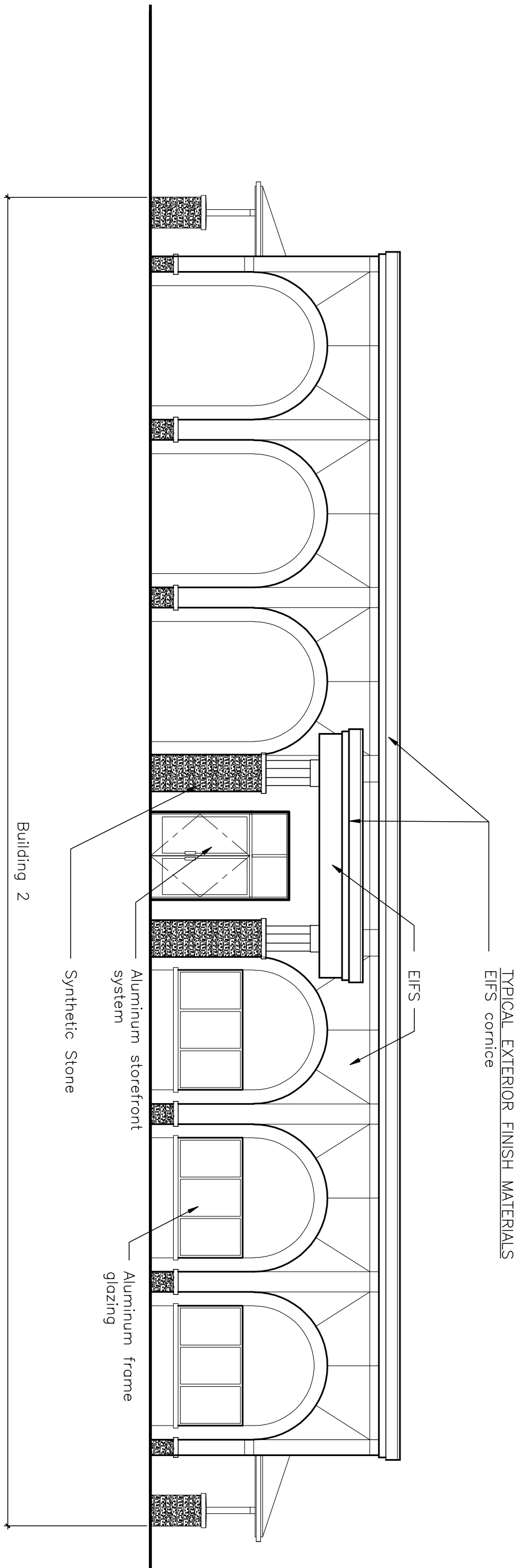
DESERT STREAMS
WORSHIP AND COMMUNITY CENTER

W. Hearn Rd.
Surprise, Arizona

March 25, 2013 - progress
June 7, 2013 - progress
June 22, 2013 - Submittal
Aug 19, 2013 - PID resubmittal

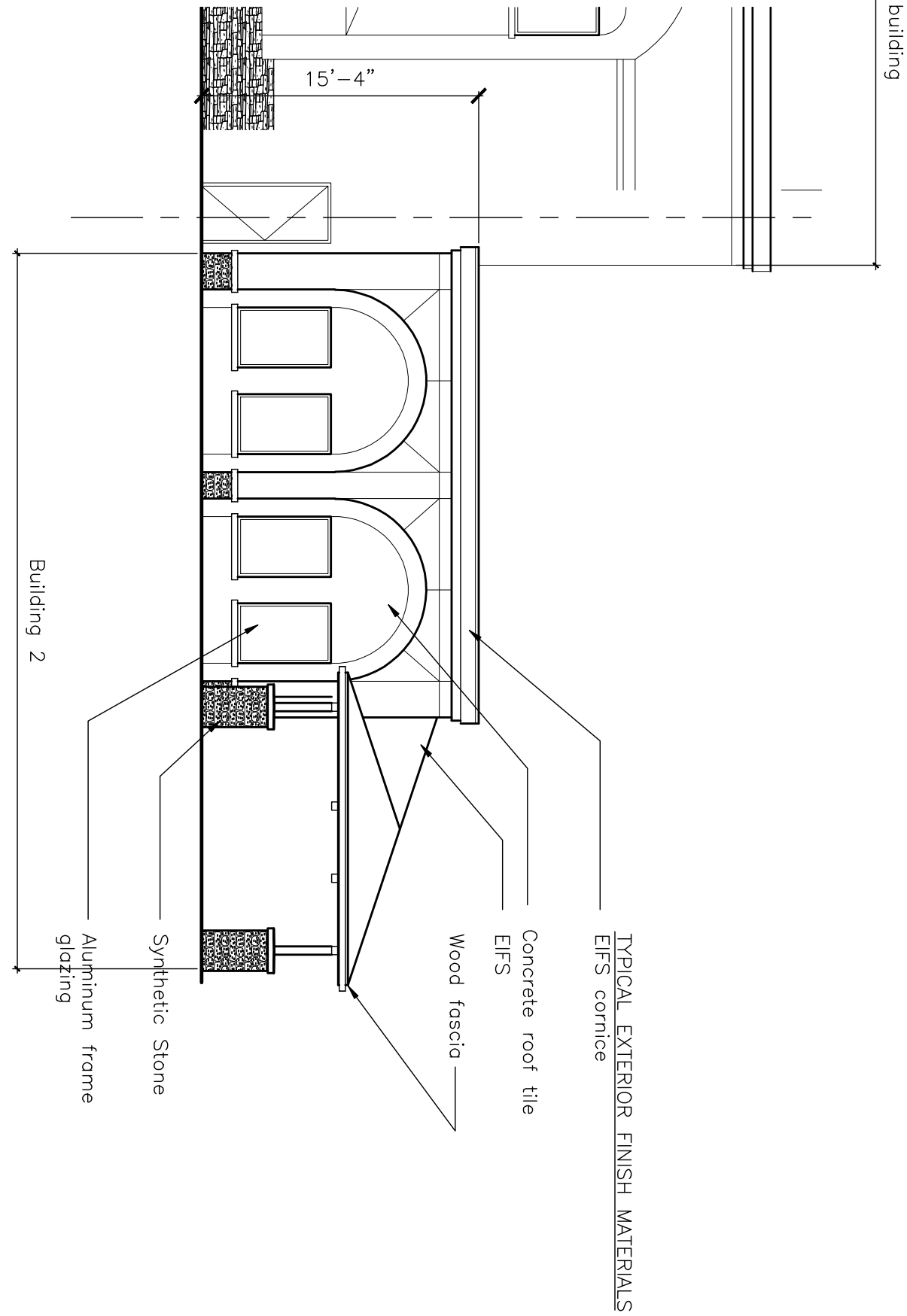
SCHEMATIC DESIGN
Not for construction

A7



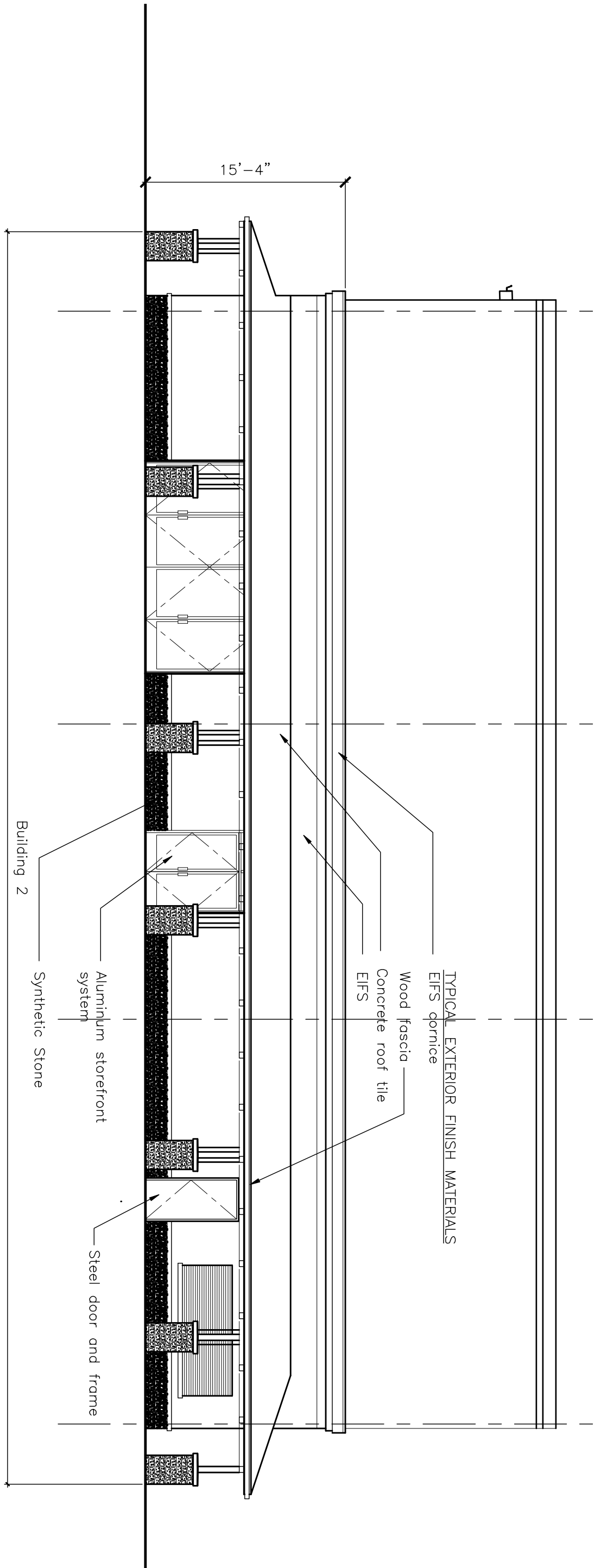
East Elevation 3

1/8" = 1'-0"



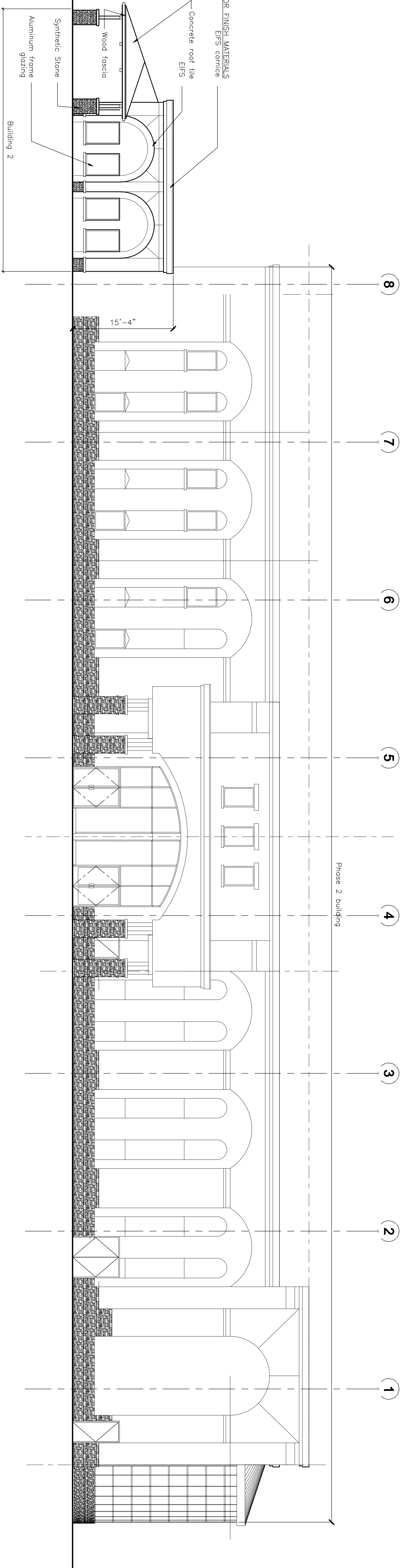
North Elevation 4

1/8" = 1'-0"



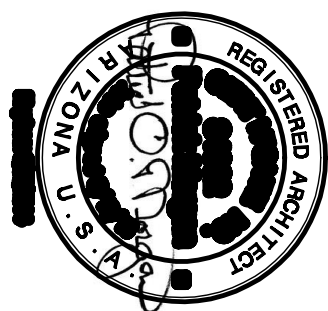
West Elevation 2

1/8" = 1'-0"



South Elevation 1

1/8" = 1'-0"



Patrick Morgan
Architect

5295 Copper Drive
Colorado Springs, Colorado 80918
719-534-0453



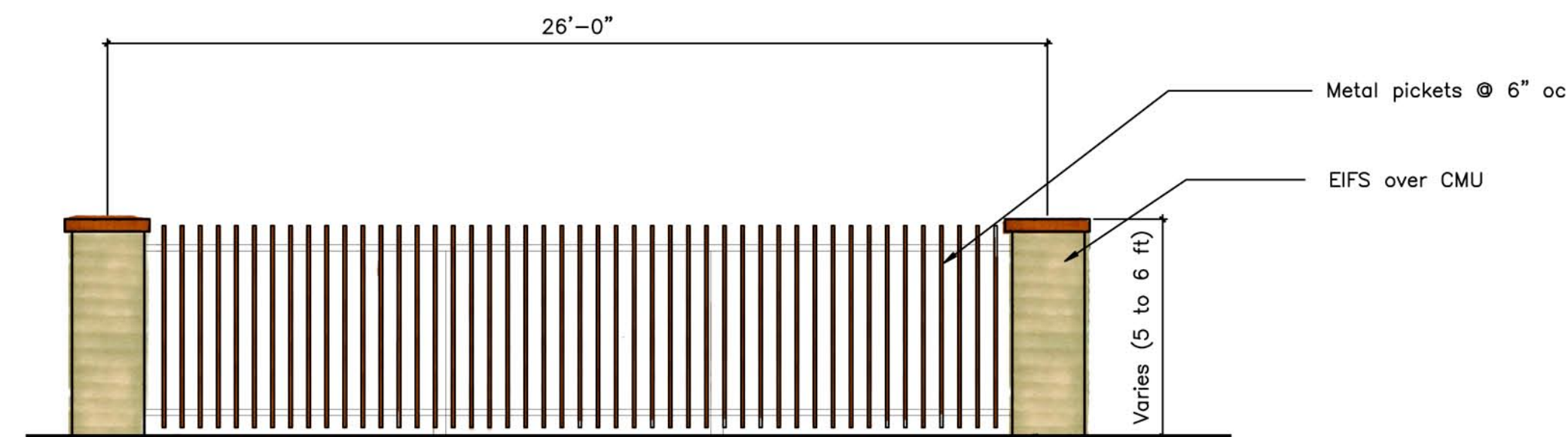
DESERT STREAMS
WORSHIP AND COMMUNITY CENTER

W. Hearn Rd.
Surprise, Arizona

March 25, 2013 – progress
June 7, 2013 – Owner revisions
June 22, 2013 – Submitted
Aug 19, 2013 – PUD resubmittal

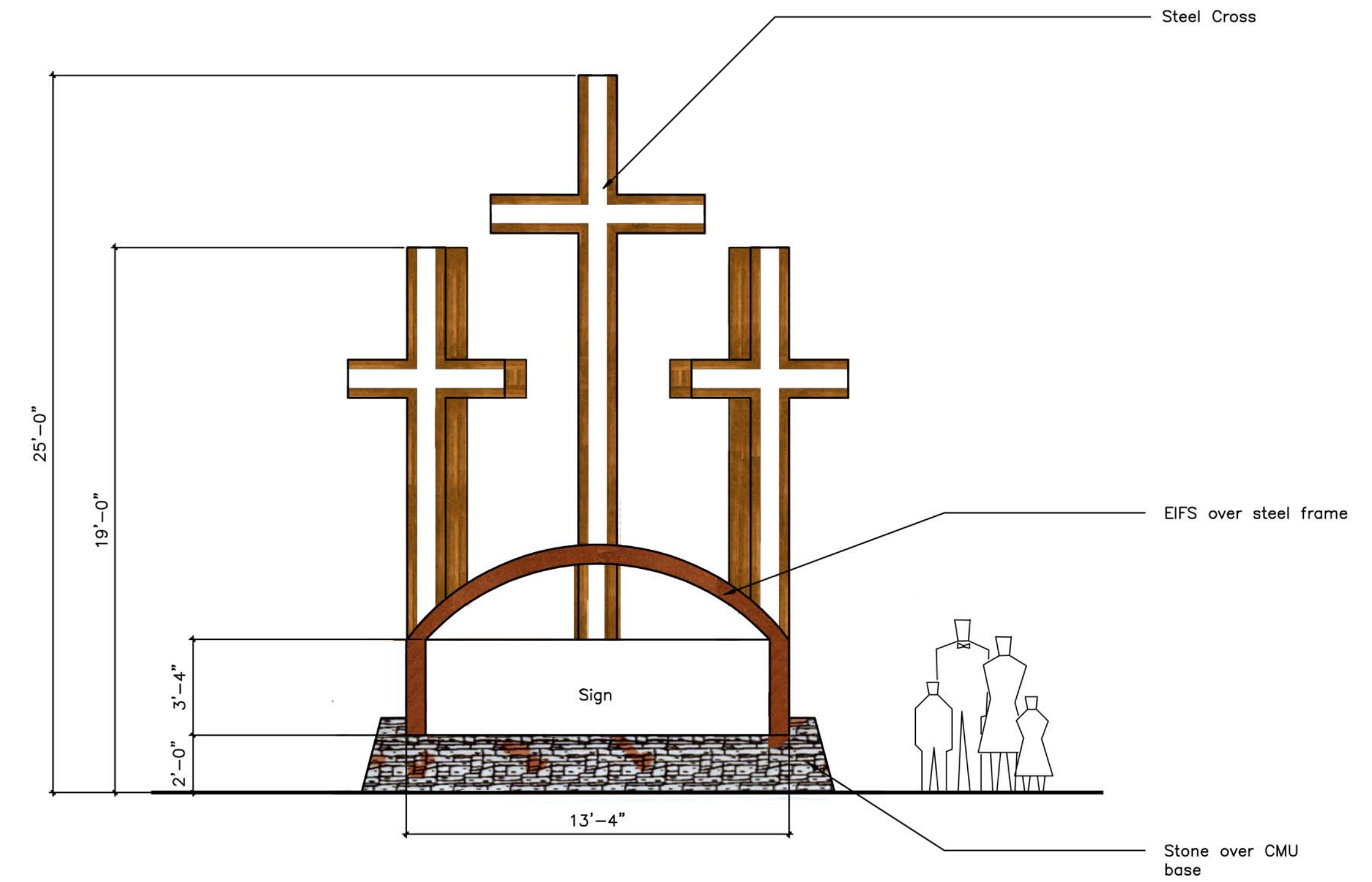
SCHEMATIC DESIGN
Not for construction

A8



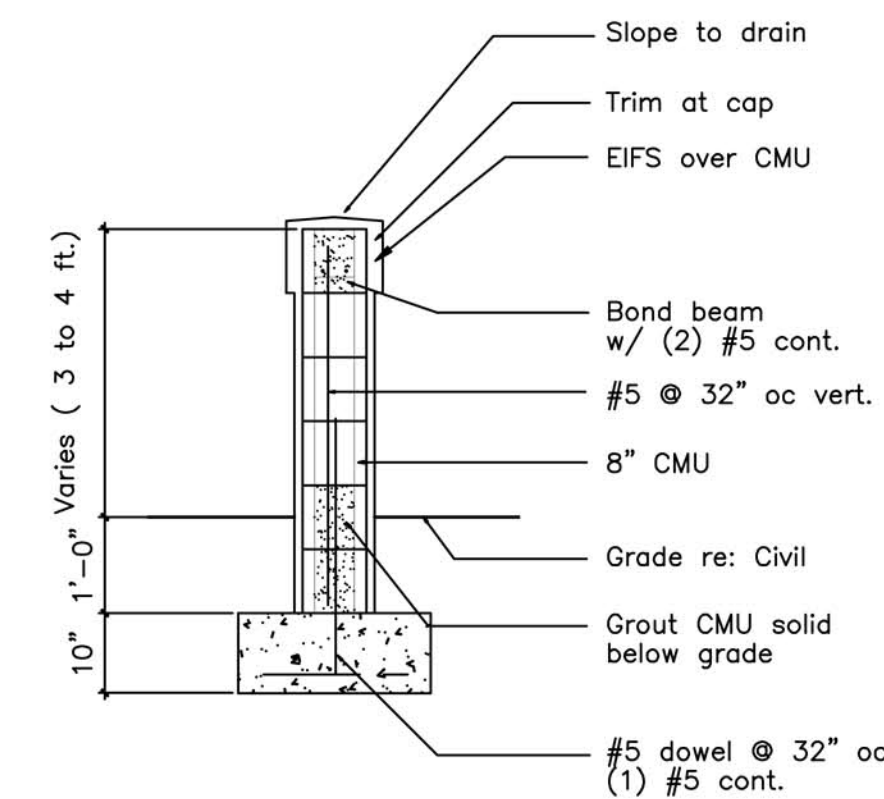
Typical Fence Elevation
1/4" = 1'-0"

4

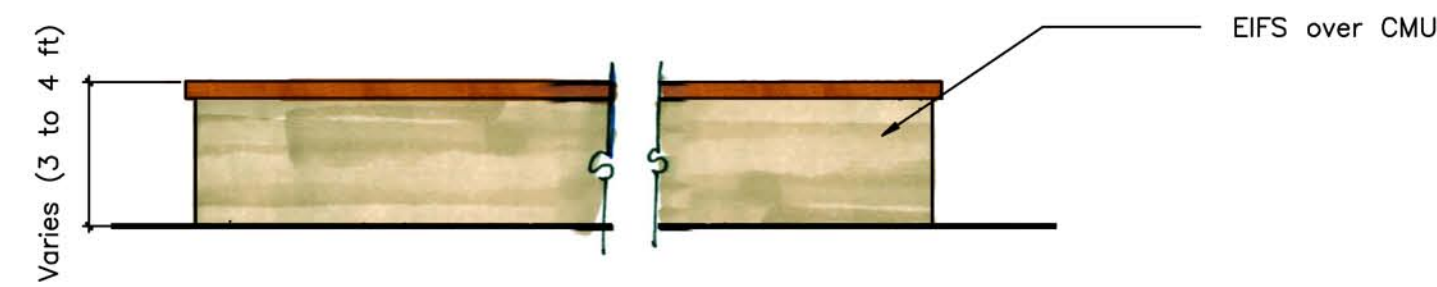


Monument Sign at entry drive
1/4" = 1'-0"

2

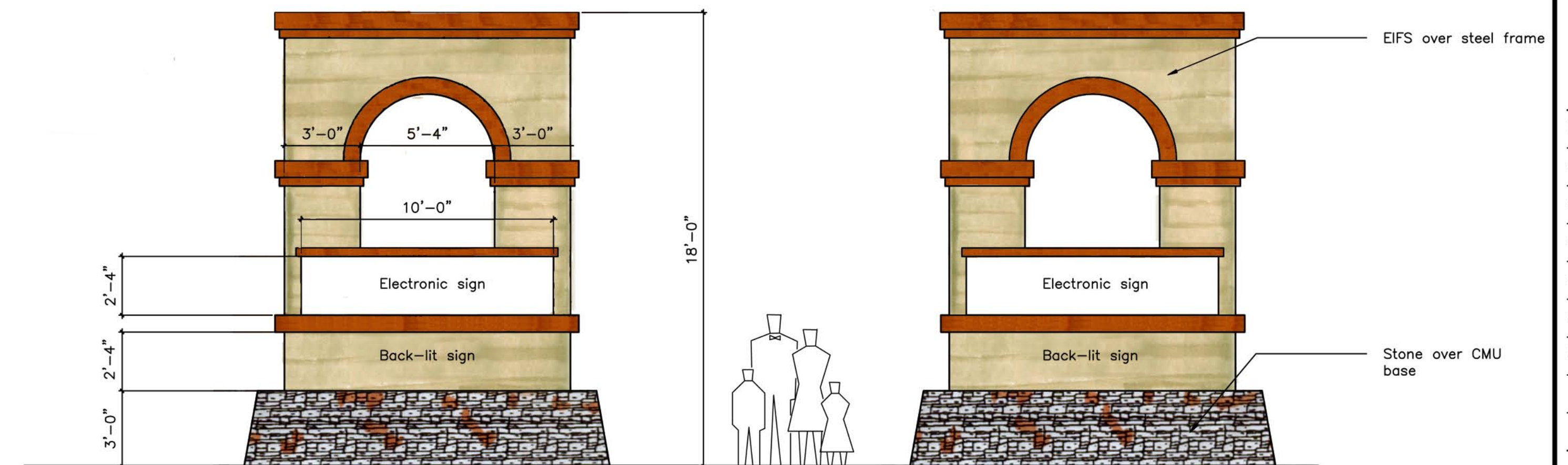


Site wall/planter section
1/2" = 1'-0"



Site wall/planter elevation
1/4" = 1'-0"

3



Monument sign at Reems & Hearn Intersection
1/8" = 1'-0"

1

Patrick Morgan
Architect



5295 Copper Drive
Spring, Colorado 80918
Colorado 719-334-0453

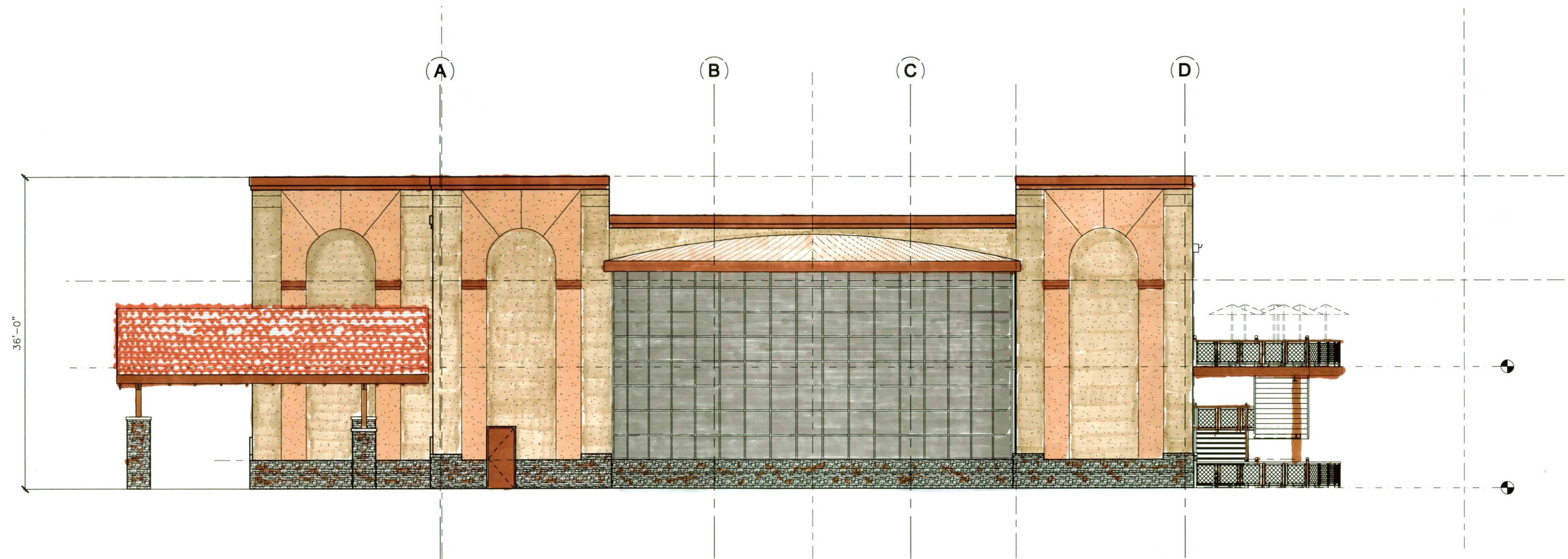
DESERT STREAMS
WORSHIP AND COMMUNITY CENTER
W. Hearn Rd.
Surprise, Arizona

March 26, 2013 - progress
June 7, 2013 - Owner revisions
June 20, 2013 - Add signs
June 21, 2013 - Revise signs
June 22, 2013 - Submittal
Aug 19, 2013 - PUD resubmittal
Sep 11, 2013 - PUD resub #2

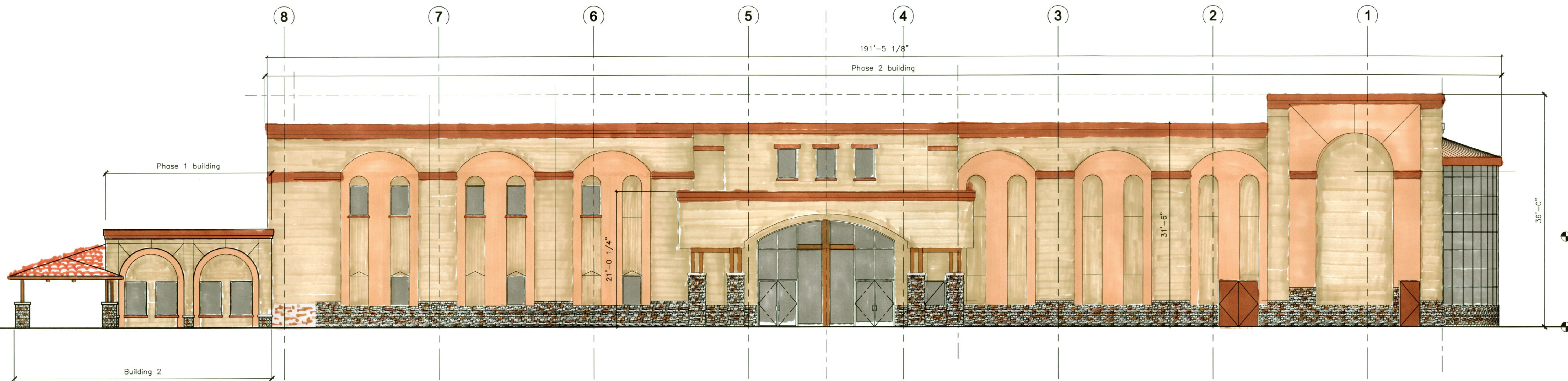
SCHEMATIC DESIGN
Not for Construction

A9

EXTERIOR ELEVATIONS



East Elevation 2
1/8" = 1'-0"



South Elevation 1
1/8" = 1'-0"



Patrick Morgan
Architect

5225 Copper Drive
Colorado Springs, Colorado 80918
719-534-0453



DESERT STREAMS
WORSHIP AND COMMUNITY CENTER

W. Hearn Rd.
Surprise, Arizona

September 24, 2012

June 7, 2013 - progress

June 22, 2013 - Submittal

Aug 19, 2013 - PUD resubmittal

SCHEMATIC DESIGN
Not for Construction

MP4

EXTERIOR ELEVATIONS



CITY OF SURPRISE
Planning and Zoning Commission

October 3, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 3, 2013	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 FS13-204, a Planned Unit Development Overlay and site plan for Skyway Commons.

Motion:

I move to recommend approval to the Mayor and Council FS13-204, a Planned Unit Development Overlay and approval of a site plan for Skyway Commons, and to adopt staffs findings and conditions a and b.

Background:

This request is to adopt a PUD overlay for an expansion of uses within the Business Park (BP) zoned project area and to construct an 18,878-square-foot commercial center located generally on the southwest corner of Cactus and Dysart Roads.

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](#)
- ☐ [PUD Overlay](#)
- ☐ [Site Plan](#)
- ☐ [Rendering](#)
- ☐ [Elevations](#)
- ☐ [Landscape Plan](#)

☐ [Citizen Participation Report](#)

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: October 3, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS13-204 – Skyway Commons

Application Summary

The applicant is requesting a Planned Unit Development (PUD) overlay and site plan approval for a commercial development known as Skyway Commons within the Skyway Business Park II industrial development.

Location

The subject project is located generally at the southwest corner of Cactus and Dysart Roads.

History

- The subject parcel was annexed into the city on June 26, 1997.
- The Skyway Business Park II rezone to Industrial and Business Park was approved by the Mayor and City Council on September 14, 2006.
- The Skyway Business Park II final Plat was approved by the Mayor and City Council on December 14, 2006.

Project Summary

The proposed Skyway Commons PUD overlay is seeking to facilitate additional uses within this approximately 30-acre collection of parcels that is currently zoned Business Park (BP). In addition to the uses found in a BP zoning district, the proposed uses would be consistent with those found in Community Commercial (CC) and Regional Commercial (CR) districts. These uses would allow activities such as restaurants and retail that would provide goods and services to all the surrounding development. Located on Dysart Road, a major arterial road, the proposed uses would also provide a suitable buffer between the industrially zoned lands to the west and the school and residential uses found to the east.

The applicant is proposing to construct an 18,878-square-foot commercial building. The modern southwest themed structure will be utilizing materials such as concrete, wood, stucco, and exposed steel accented with complementary colors that provide visual interest to the general vicinity. A drive through window will be included with the project, but before usage by an end user, a conditional use permit will be required.

Two (2) points of access will be provided. The access from Dysart Road will be a shared access for future construction to the south. Pedestrian access will be from Dysart Road via a prominent ten (10) foot wide walkway. Parking calculations based on the development code require a minimum of 92 vehicle spaces while the facility is providing parking for 97 vehicles.

Landscaping will be a variety of desert tolerant plant materials that are consistent with the landscape palate of the surrounding developed parcels. Landscape screening walls will be provided along parking areas that front public streets.

Citizen Review Meeting

A citizen review meeting was held on August 8, 2013 at the Dysart High School Library located at 11425 North Dysart Road. No residents attended the meeting.

Economic Impact

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

Findings

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

Recommendation

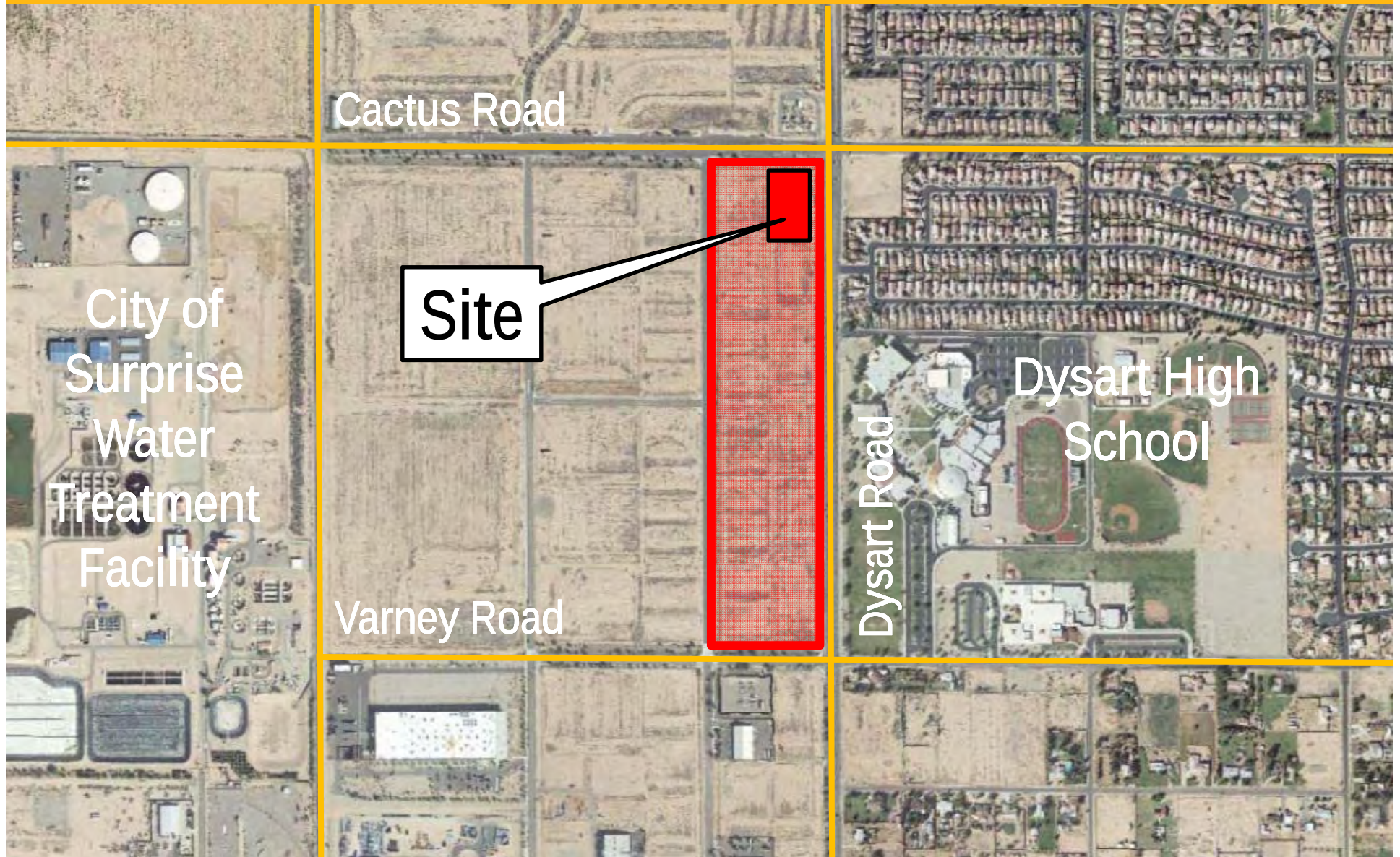
Staff recommends approval of the project, subject to the following conditions:

- a. Site plan approval is contingent upon approval of the PUD by the Mayor and City Council.
- b. All comments per letter dated September 30, 2013 on file with Engineering Services Division of Public Works will be addressed and civil comments approved by the city staff prior to issuance of civil construction permits.

Attachments

Vicinity Map, PUD Document, Site Plan, Landscape Plan, Elevations, Rendering, and Citizen Participation Report

VICINITY MAP – FS13-204





Skyway Commons I

PUD Overlay Narrative

We are proposing a Planned Unit Development (PUD) that will encompass the entire parcel that is known as Skyway Commons I. This property is located west of Dysart Road between Varney Road and Cactus Road and extending west to Milgard Way as the western property boundary. As you will see in the attached exhibit A-1 (Aerial of the overall site) and A-2 (Legal Description of the Overall Site), this property was previous undeveloped farmland; however, just recently started developing some industrial parcels.

With this PUD Overlay proposal we will be looking to facilitate development of land uses within the Skyway Commons I development by permitting a greater flexibility for a new array of uses. By providing these additional uses, this will not only provide support services for the businesses that are already entering the industrial park, but it will also enhance and provide a greater number of services for future industrial park tenants as well as the nearby residential community. The local residential neighborhood does not currently have many amenities nearby for them to use and this modification of permitted uses will help stabilize their sense of community and reduce unnecessary travel out of the area.

The existing zoning for this property is BP (Business Park); however, this does not allow for some of the desired amenities that would be normally associated with overall area. We are requesting to also include the uses from the CC (Community Commercial) and CR (Regional Commercial). With allowing the additional uses from these other two zoning areas, we will be able to better provide appropriate uses for the large industrial park tenants that are currently moving into the area as well as future tenants. Not only will each prospective tenant or land owner be required to follow the City Zoning Guidelines, but they will also be required to adhere to the Skyway Business Park II Condominium CC&R's as well as the Bylaws that have been approved and are currently in place by the Skyway Business Park II Owners Association.

Skyway Commons I PUD Overlay Design Standards:

- All buildings that are visible from the public street shall provide various architectural enhancements (form, scale, bulk, height and rhythm) that are encouraged throughout the City of Surprise per Zoning Guidelines. Site structures will be designed to create an appealing transition to the surrounding developments as well as adjacent residential neighborhoods east of Dysart Road. By adhering to the City of Surprise Zoning Guidelines, developments will be required to use a variety of architectural design features, techniques, patterns, materials and colors that will not only enhance this Dysart Road corridor but it will also create a warm and inviting destination for local individuals.

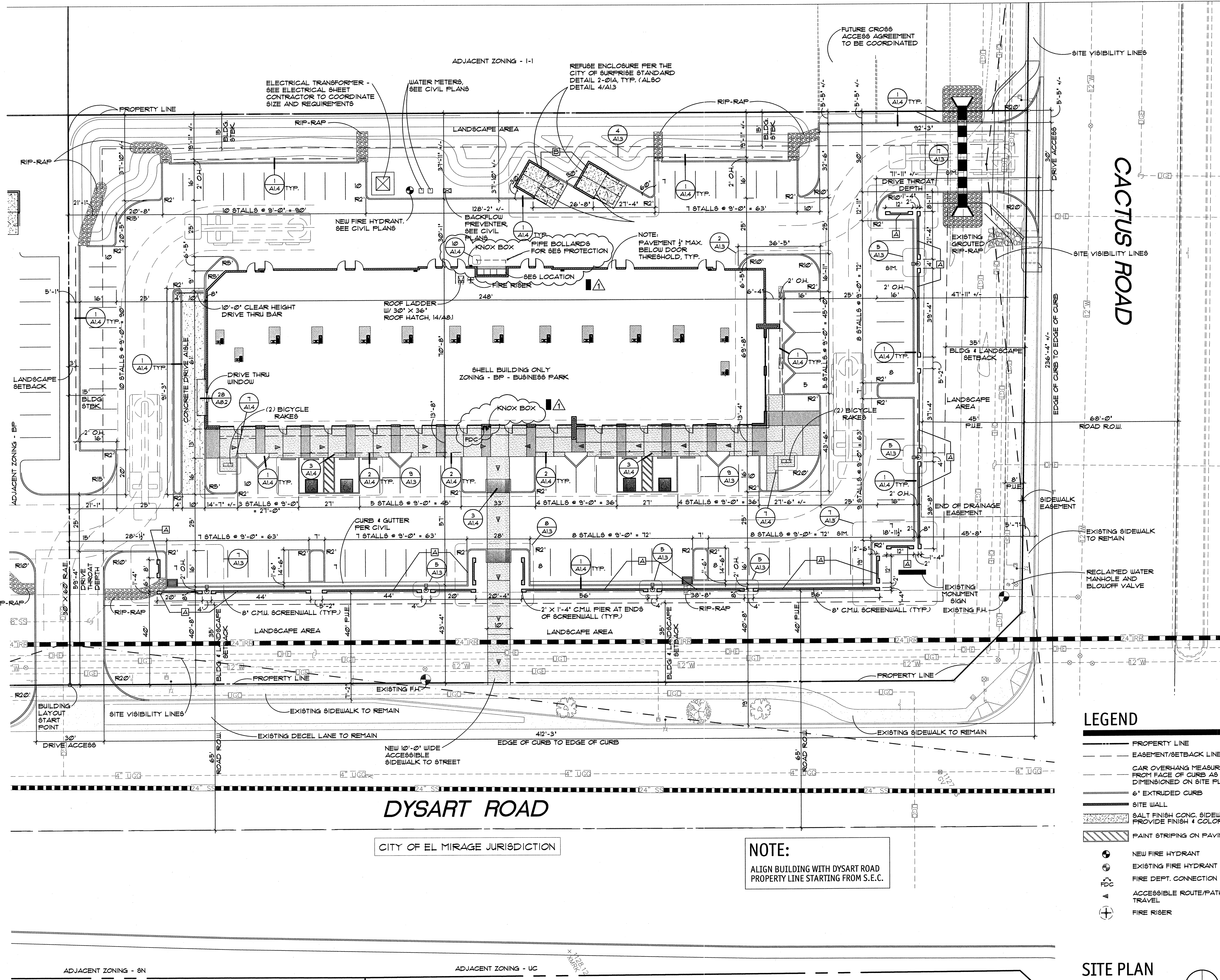
- Building and Landscape Setback Requirements:
 - Front Yard Setback: 35 feet
 - Interior Side and Rear Yard Setback: 15 feet
 - Corner Side Yard Setback: 30 feet
 - Residential Zone Boundary Setback: 75 feet
- Building Height (Maximum):
 - 45'-0" feet (this will allow for the future Industrial Park buildings to adequately provide enough under roof height needed for specific production functions)
- Area Limitation (Minimum):
 - 18,000 sq. ft. will be the minimum site size with a minimum of 100'-0" lot width with corner lots meeting a minimum of 150 feet in width.
- Any future proposed Tenant Improvement that wishes to include a drive-thru facility, may do so; however, they will need to first submit for a Conditional Use Permit (CUP) prior to submittal and issuance of the Tenant Improvement Permit.
- Landscape design requirements will be strictly followed within the City of Surprise Zoning Guidelines.
- Any requirement not specifically covered under this document will follow the City of Surprise Zoning Code.

Skyway Commons I PUD Overlay Uses:

The attached exhibit B (allowed Uses) will show what uses will be permitted, those uses that will be conditionally permitted and those uses that will be prohibited from this development.

NUMBER:	USES:	PERMITTED USE:	CONDITIONALLY PERMITTED USE:	PROHIBITED USE:
1	ALCOHOL - BAR AND/OR TAVERN, MICROBREWERY	X		
2	ALCOHOL - BEVERAGE RETAIL SALES	X		
3	AMBULANCE SERVICE	X		
4	AMMUNITION AND FIREARM SALES		X	
5	AMUSEMENT AND/OR THEME PARK, CIRCUS		X	
6	ANIMAL HOSPITALS, CLINIC, AND BOARDING FACILITIES		X	
7	ANIMAL HOTEL / OVERNIGHT STAY		X	
8	ANIMAL SHELTER		X	
9	ARCHERY RANGE - INDOOR		X	
10	ATHLETIC FIELDS - NON-COMMERCIAL			X
11	ATHLETIC OR FITNESS CLUB - OVER 5000 S.F.		X	
12	ATHLETIC OR FITNESS CLUB - UNDER 5000 S.F.		X	
13	BANKS	X		
14	BINGO PARLOR			X
15	BIOTECHNICAL - MANUFACTURING & PROCESSING	X		
16	BOWLING ALLEY, DANCE HALL, POOL HALL			X
17	BUS TERMINAL			X
18	CABINET OR CARPENTER SHOP (MILLWORK & WOOD PDT)	X		
19	CALL CENTER	X		
20	CEMETARY - PETS (LIMITED TO SMALL ANIMALS)			X
21	CEMETARY OR MAUSOLEUM			X
22	CLUBHOUSE, PRIVATE INCLUDING LODGES	X		
23	COMMUNITY FACILITIES OR PUBLIC MEETING HALL	X		
24	COMPUTER & ELECTRONIC - MANUFACTURING	X		
25	CONTRACTOR FACILITY - INCLUDING STORAGE	X		
26	DRIVE THRU FACILITIES		X	
27	EQUESTRIAN CENTER, STABLES, AND RIDING ACADEMIES			X
28	FAIRGROUND AND/OR STADIUM			X
29	FUNERAL HOME, MORTUARY			X
30	GALLERIES, AUDITORIUMS AND MUSEUMS	X		
31	GOLF COURSE, DRIVING RANGE, & MINIATURE GOLF FAC.			X
32	GUNSMITH		X	
33	HELIPORT			X
34	HOME IMPROVEMENT CENTER	X		
35	HOTELS, TIME SHARES	X		
36	INSIDE MANUFACTURING	X		
37	LABORATORY - RESEARCH & TESTING	X		
38	LIBRARY	X		
39	LINEN / UNIFORM / DIAPER SERVICE (PICKUP & SUPPLY)	X		
40	LIVE-WORK / WORK-LIVE			X
41	MACHINE SHOP	X		
42	MANUFACTURED HOME, OVERSIZED VEHICLE SALES		X	
43	MANUFACTURED HOMES		X	
44	MASSAGE - THERAPUETIC		X	
45	MEDICAL CLINIC OR LAB	X		
46	MEDICAL MARIJUANA DISPENSARY			X
47	MEDICAL MARIJUANA DISPENSARY - OFFSITE CULTIVATION			X
48	MEDICAL OFFICE	X		
49	METAL PRODUCTS - MANUFACTURING & FABRICATION	X		
50	MOBILE VENDING	X		
51	MODEL HOME COMPLEX			X
52	NURSERY			X
53	OFFICE	X		
54	OFFICE / WAREHOUSE (FRONT OFFICE FLEX SPACE)	X		
55	PAPER PRODUCTS - MANUFACTURING	X		
56	PARKS, RECREATION, AND OPEN LANDS			X
57	PASSENGER DEPOT			X
58	PAWN SHOP / RESALE STORES	X		
59	PERSONAL SERVICES ESTABLISHMENTS (ABOVE 5000 S.F.)	X		
60	PERSONAL SERVICES ESTABLISHMENTS (UNDER 5000 S.F.)	X		
61	PLACE OF WORSHIP (UNDER 5000 S.F.)	X		
62	PLACES OF WORSHIP (ABOVE 5000 S.F.)	X		
63	POST OFFICE	X		
64	PRINTER - LARGE SCALE	X		
65	RECYCLING COLLECTION STATION - NO SHREDDING		X	
66	RESTAURANT - CONVENIENCE	X		

[illegible]



A NEW BUILDING PROJECT
BY:
LGE
SKYWAY RETAIL

PROJECT: SKYWAY RETAIL
ADDRESS: SW CORNER OF CACTUS & DYSART ROADS
SURPRISE, ARIZONA
DEVELOPER: LGE CORPORATION
740 NORTH 52ND STREET
PHOENIX, ARIZONA 85008
SCOPE: A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: 501-45-917
ZONING: BP - BUSINESS PARK
SITE AREA: 106,483 S.F. (2.44 ACRES)
BUILDING AREA: 18,878 S.F. GROSS
STORIES: SINGLE STORY
LOT COVERAGE: 16.3%
LANDSCAPE AREA: 40,176 S.F.
COVERAGE: 38%
OCCUPANCY: M - MERCANTILE / B - BUSINESS / A2-RESTAURANT
CONSTRUCTION TYPE: V-B W/ A.F.E.S.
ALLOWABLE AREA: 28,500 S.F. (FIRE SPRINKLERED)
CLEAR HEIGHT: 14'-0"
STRUCTURAL DEPTH: 3'-0"
SLOPE DEPTH: 1/4" PER 1'-0" MIN. (70'-0" / 4 = 17.5")
SCREENING HEIGHT: 58" MAX.
BUILDING HEIGHT: 22'-0" TO 24'-0"

AREA CALC.	1ST FLOOR	TOTALS
RETAIL	14,072	14,072
RESTAURANT	3,320	3,320
CANOPIES	1,486	1,486
		18,878

REQUIRED PARKING CALCS	S.F.	FACTOR	TOTAL
OCCUPANCY			
RETAIL	14,072	1 / 300	47
RESTAURANT	3,320	1 / 75	45

TOTAL:			92
PARKING PROVIDED			
TOTAL REGULAR SPACES			93
TOTAL ACCESSIBLE SPACES			4
TOTAL COVERED SPACES			0
TOTAL SPACES ON SITE			97
	5.57 / CARS	PER 1,000 S.F.	

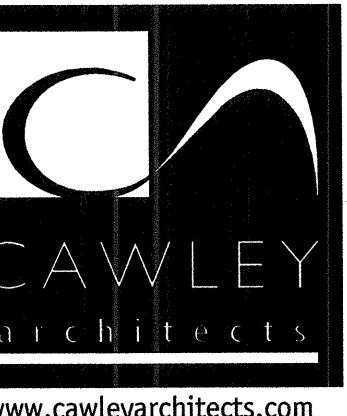
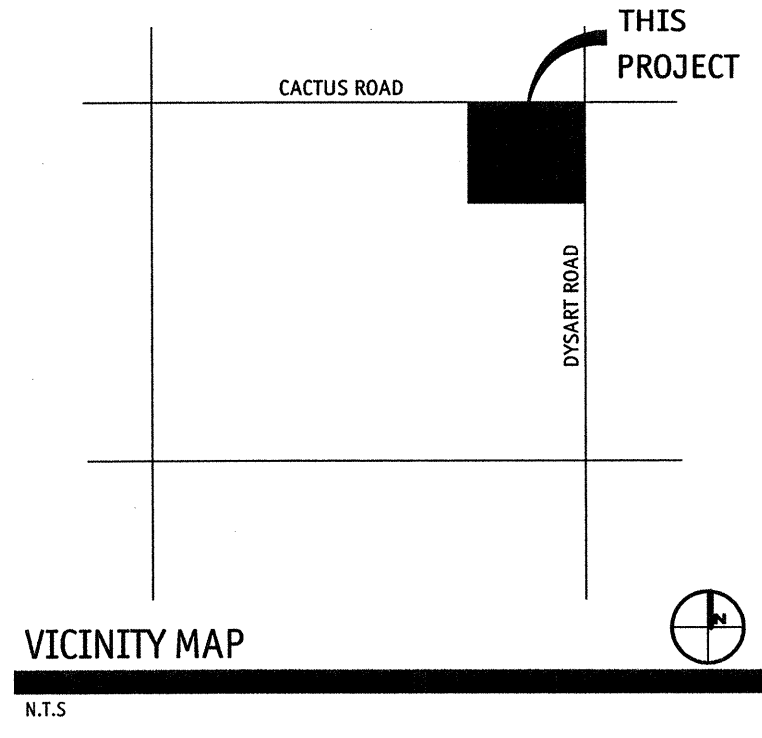
REQUIRED BICYCLE SPACES	PARKING SPACES	FACTOR	TOTAL
OCCUPANCY			
RETAIL	47	1 PER 10	4.7
RESTAURANT	45	1 PER 20	2.25
TOTAL:			7

BICYCLE SPACES PROVIDED (MAX. ALLOWED 4 SPACES):
TOTAL SPACES PROVIDED: 4

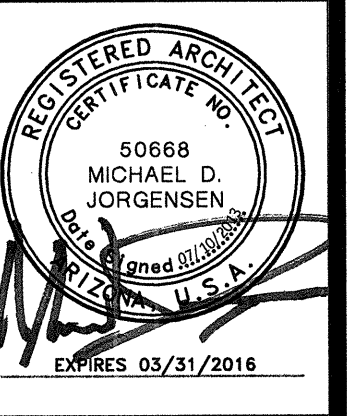
LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK PROVIDE FINISH & COLOR SAMPLE
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER

SITE PLAN



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



SKYWAY COMMONS I

SKYWAY RETAIL

SWC - CACTUS &
DYSART ROAD
SURPRISE
ARIZONA

DATE
05-13-2013
CITY/COORD.
07-10-2013

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

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Discrepancies between bid amounts presented to LGE Corporation and these documents shall be reported to LGE prior to commencement of work.

Project: -SKR

A1.1



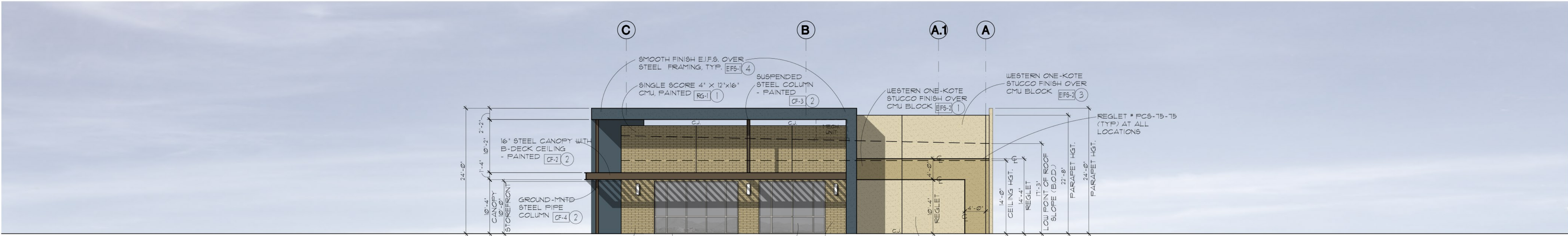
Skyway Retail

Surprise, Arizona

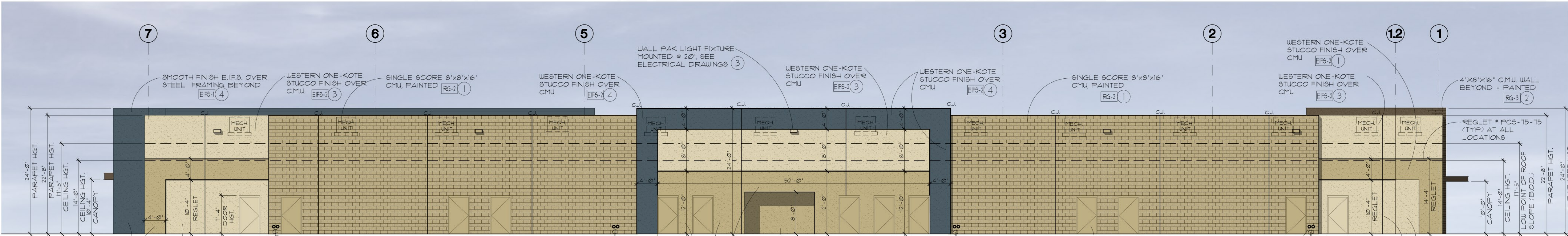
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This artist rendering is for conceptual design only and should not be referred to as a construction document.

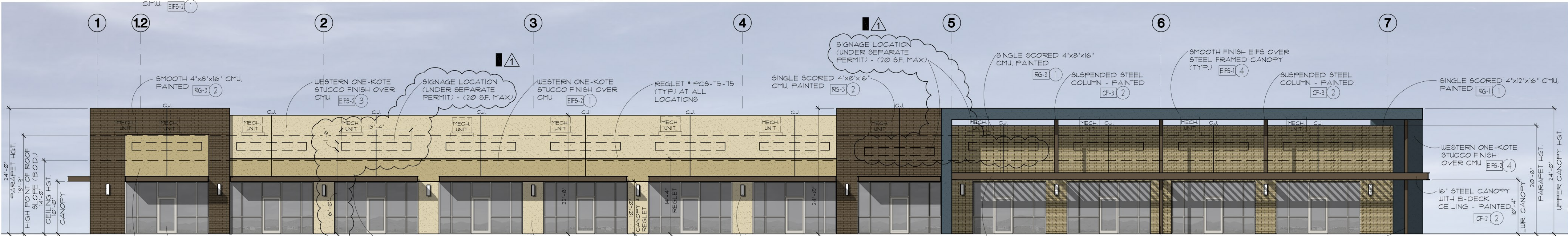




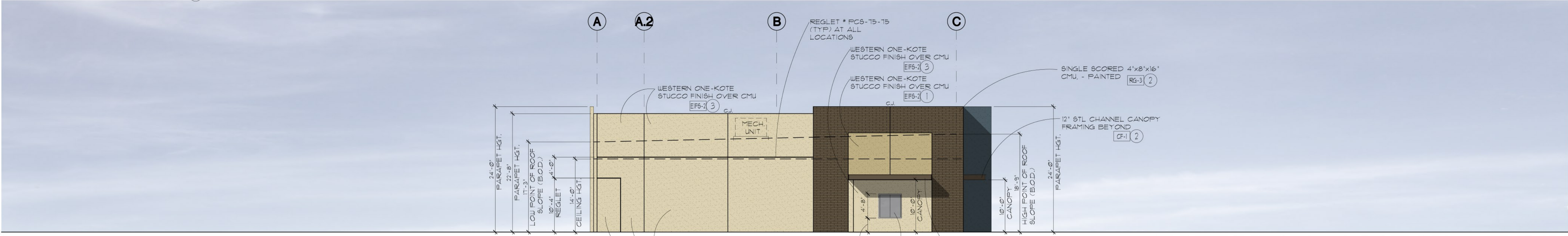
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE SH.T. A4.1 FOR DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

- MATERIAL DESCRIPTION
- EIFS-1 EIFS FINISH SYSTEM OVER PLYWOOD OVER STEEL FRAMING
 - EIFS-2 WESTERN ONE-COAT STUCCO SYSTEM OVER CMU BLOCK
 - RG-1 SMOOTH FACE, REGULAR STRUCK - 4' X 12' X 16' CMU - PAINTED
 - RG-2 SMOOTH FACE, REGULAR STRUCK - 8' X 8' X 16' CMU - PAINTED
 - RG-3 SMOOTH FACE, REGULAR STRUCK - 4' X 8' X 16' CMU - PAINTED

CANOPY KEY

- MATERIAL DESCRIPTION
- CF-1 CANOPY FRAME = 8' STL. FRAME - PAINTED
 - CF-2 CANOPY FRAME = 16' STL. FRAME - PAINTED
 - CF-3 CANOPY FRAME = 8' STL. TUBE SUSPENDED COLUMN - PAINTED
 - CF-4 CANOPY FRAME = 8' STL. TUBE COLUMN - TO GRADE - PAINTED
 - CD-1 CANOPY DECK = 1 1/2" W X 3/4" H. HAT CHANNEL - PAINTED
 - CD-2 CANOPY DECK = B-DECKING - PAINTED

GLAZING KEY

- | MATERIAL | MATERIAL | COLOR / FINISH |
|----------------|--------------------|----------------------|
| FRAMES | ALUMIN. | CLEAR ANODIZED ALUM. |
| EXTERIOR GLASS | 1" INSULATED CLEAR | |

1. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

- | COLOR KEY OR ELEMENT | COLOR NAME | MFR / COLOR NO. |
|----------------------|---------------|----------------------|
| 1 | ADOBE | DUNN EDWARDS, DEC126 |
| 2 | COCOA | DUNN EDWARDS, DEC155 |
| 3 | JAKARTA | DUNN EDWARDS, DEC131 |
| 4 | TURBULENT SEA | DUNN EDWARDS, DE5803 |

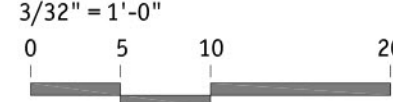
- | | | |
|----------------|-----------------------------|----------------------|
| SEALANTS | MATCH ADJACENT PAINT COLORS | |
| WALL PAK LIGHT | ADOBE | DUNN EDWARDS, DEC126 |
| SCENCE LIGHT | ADOBE | DUNN EDWARDS, DEC126 |
| LIGHT POLE | ADOBE | DUNN EDWARDS, DEC126 |
| SES | ADOBE | DUNN EDWARDS, DEC126 |
| TRANSFORMER | ADOBE | DUNN EDWARDS, DEC126 |

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
5. PAINT ALL DOORS, TRIM, ETC. SAME COLOR AS ADJACENT WALL COLOR IF NOT SPECIFIED ON PLAN.

ICC-ES EVALUATION INFORMATION:

1. WESTERN ONE-KOTE EXTERIOR STUCCO SYSTEM:
 - ESR - 1607
2. EIFS OVER METAL FRAMING:
 - ESR - 2130

EXTERIOR ELEVATIONS



www.cawleyarchitects.com

730 N. 52nd Street
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SKYWAY
COMMONS I

SKYWAY RETAIL

SWC - CACTUS &
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SURPRISE
ARIZONA

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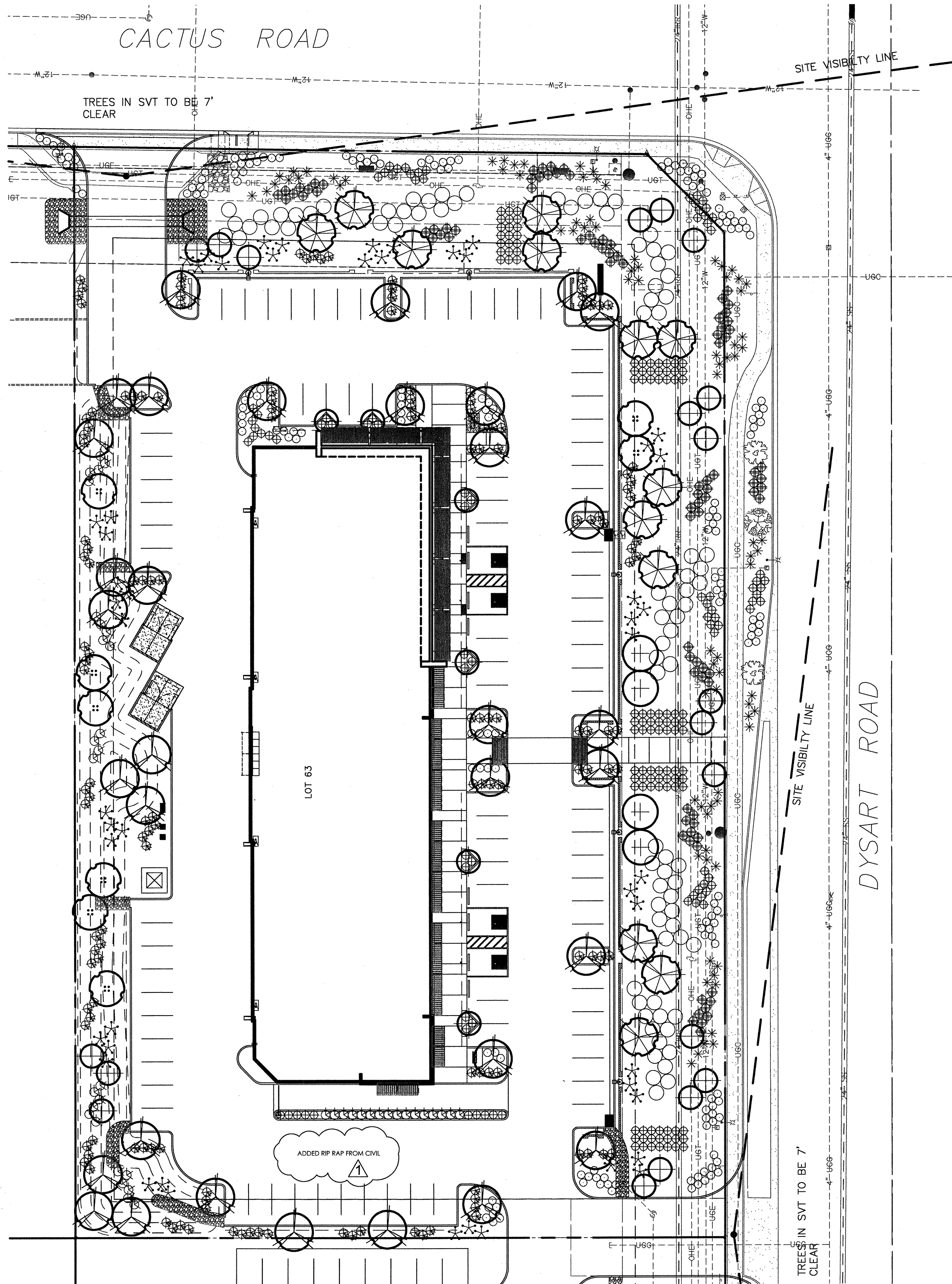
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Project: SKR
A7.1



LANDSCAPE LEGEND

	CERCIDIUM HYBRID DESERT MUSEUM 24" BOX - 33
	CERCIDIUM HYBRID DESERT MUSEUM 48" BOX - 13
	ACACIA SALICINA WILLOW ACACIA 36" BOX - 8
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX - 26
	RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON - 154
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON - 193
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER 5 GALLON - 43
	DASYLIRION WHEELERI DESERT SPOON 5 GALLON - 91
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON - 51
	ACACIA REDOLENS DESERT CARPET 5 GALLON - 86
	LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA 5 GALLON - 187
	ALOE 'BLUE ELF' BLUE ELF ALOE 5 GALLON - 83
	1/2" MINUS EXPRESS BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT

SIGNS REQUIRE A SEPERATE PERMIT

ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.

PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3' RADIUS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

TREES IN PAVED AREAS REQUIRE DEEP ROOT BARRIER. REFER TO ROOT BARRIER AS MANUFACTURE.

ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.

ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.

NO PLANT MATERIAL WILL OBSTRUCT ANY TRAFFIC CONTROL SIGNS OR ENCROACH INTO ANY SIGHT VISIBILITY TRIANGLES AS DEFINED IN THE CITY OF SURPRISE ENGINEERING STANDARDS DETAIL 4-02.

TREES WITH THORNS WILL NOT BE LOCATED WITHIN TEN FEET OF ANY PARKING SPACE OR PEDESTRIAN ROUTE.

TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 122-136 (2) K. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.

TREES SPECIES WITHIN CITY RIGHTS-OF-WAY BE CONSISTENT WITH SECTION 8.1.2 OF THE CITY OF SURPRISE ENGINEERING STANDARDS.

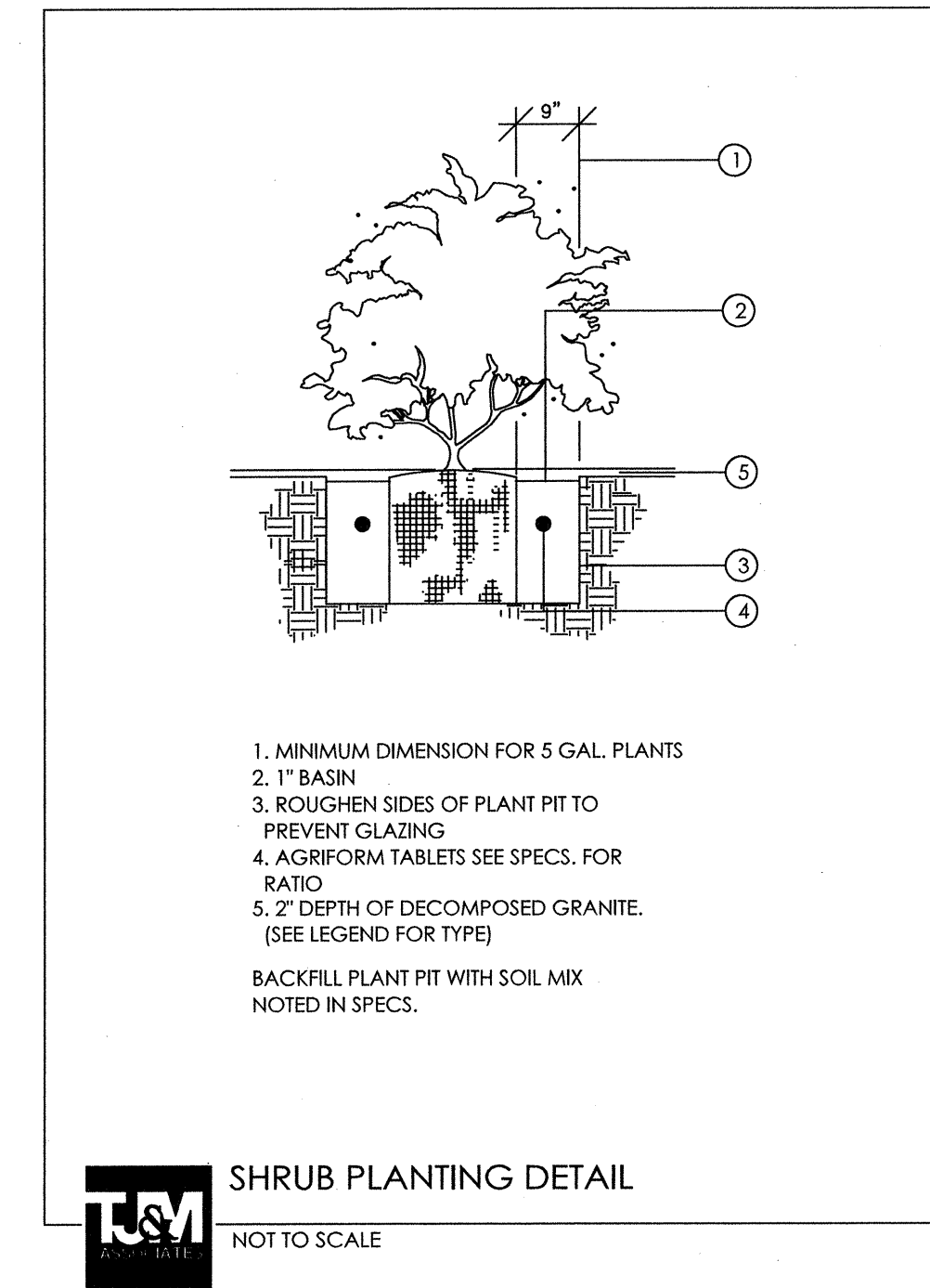
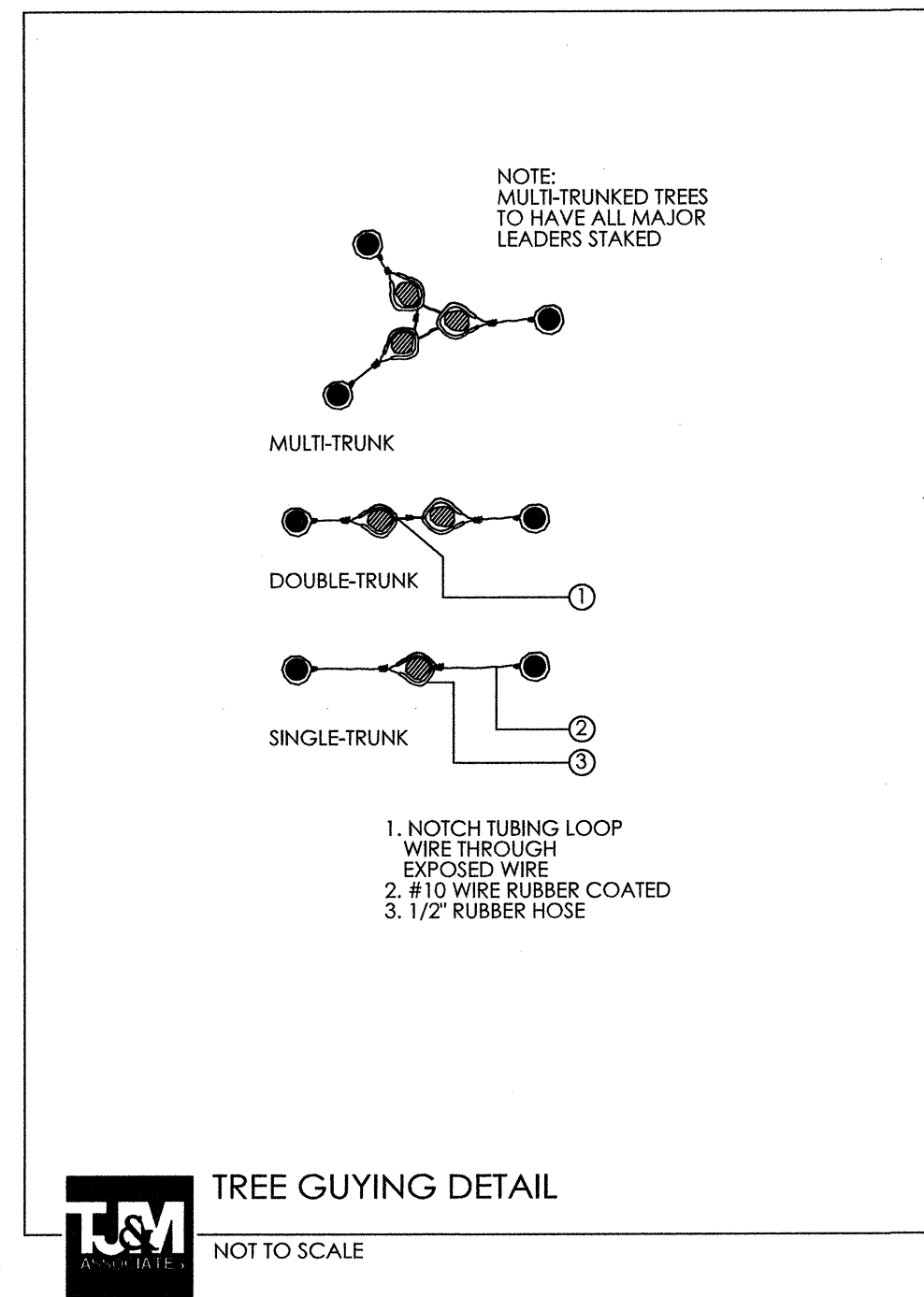
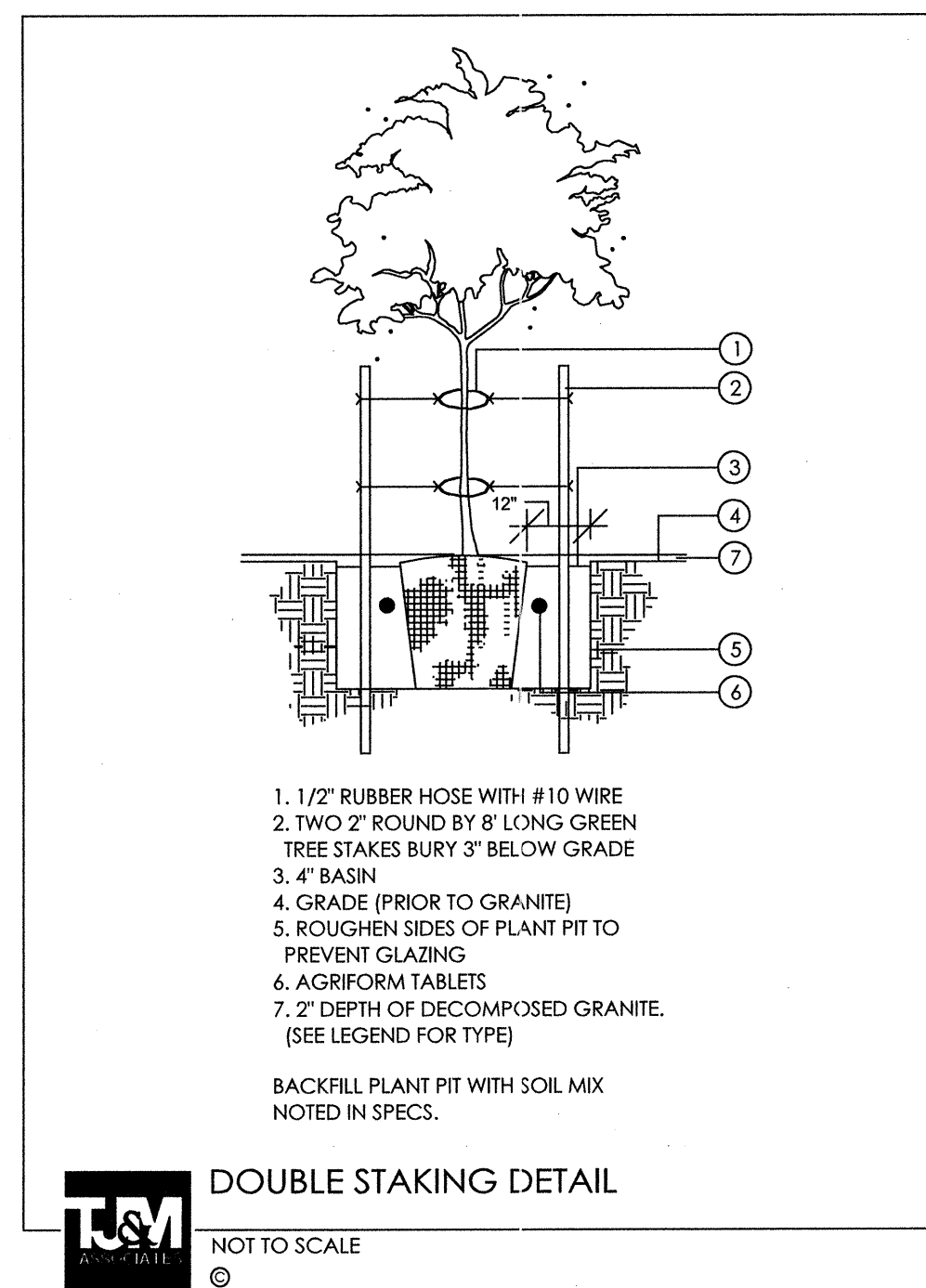
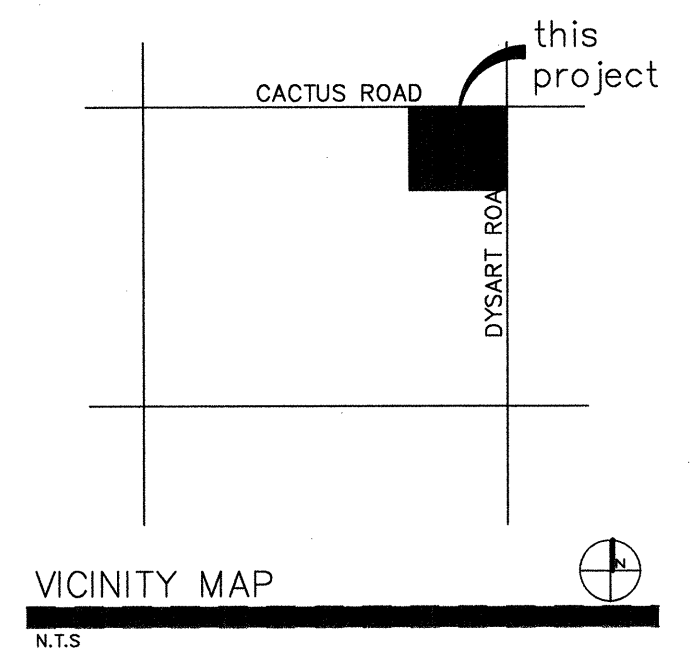
LANDSCAPE CALCULATIONS

TREE CALCULATIONS			
48" BOX	-13	22%	OF OVER ALL TREES
36" BOX	-8	33%	OF OVER ALL TREES
24" BOX	-59	45%	OF OVER ALL TREES

LANDSCAPE CALCULATIONS	
106,454 S.F. OVERALL SITE	
40,176 S.F. OF LANDSCAPE	
38% OF SITE IS LANDSCAPE	

LOW WATER USAGE PLANT MATERIAL:

100% OFF ALL PLANTS UTILIZED ON LEGEND ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.





To: Planning and Development Department
City of Surprise

From: Michael Jorgensen
Cawley Architects, Inc.

Subject: Skyway Retail – Citizen Neighborhood Meeting

Location: Dysart High School – Library
11425 N. Dysart Road
El Mirage, AZ 85335

Date: August 8, 2013

Time: 6:00 Pm to 7:00 PM

Participation Report

Cawley Architects scheduled and held the Citizen Neighborhood Meeting at the Dysart High School Library, 11425 N. Dysart Road, El Mirage, AZ 85335 on August 8, 2013 from 6:00 PM to 7:00 PM to discuss the proposed Skyway Retail PUD modifications for the site at the South-west corner of Dysart and Cactus Roads.

The notification sign was installed according to ordinance 15 days prior to the scheduled meeting. The City of Surprise sent out the mailing notifications to the adjacent parcels.

At the meeting, Cawley Architects provided a sign-in sheet and comment forms for individuals to provide comments and/or concerns.

There were no surrounding citizens that showed up for the meeting. There were only four people that attended. Three from Cawley Architects and a City of Surprise Planner. See the attached form.

Sincerely,

Michael Jorgensen
Cawley Architects, Inc.



Skyway Commons I – Skyway Retail

Neighborhood Meeting Sign-in Sheet

08-08-13

Skyway Retail PUD Review

Please provide complete name, address and phone number.

1. STEPHEN COWLEY COWLEY ARCHITECTS
2. NIKKI ARBEITER NIKKI ARBEITER
3. KEITH D. GREEN CAWLEY ARCHITECTS.
4. MICHAEL JOHNSON Cawley ARCHITECTS
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____