



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

Thursday, June 6, 2013 @ 6:00 PM
 Council Chambers

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

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- #1 District Internal Consideration and action on the May 2, 2013 Planning and Zoning Commission minutes.

Approve
Deb Perry,
Community &
Economic
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

STAFF
RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- #2 District 4 Consideration and action on Case FS13-110, a Planned Unit Development overlay for the Moon Valley Nursery

Approve
Hobart Wingard,
Community &
Economic
Development

OTHER BUSINESS:

- #3 District Citywide Presentation and discussion regarding an amendment to the Surprise Unified Development Code.

No Action
Chris Boyd,
Community &
Economic
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

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

June 6, 2013 @ 6:00:00 PM

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Board Meeting Date:	June 6, 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 May 2, 2013 Planning and Zoning Commission minutes.

Motion:

I move to approve the May 2, 2013 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

**16000 North Civic Center Plaza
Surprise, AZ 85374**

May 2, 2013

MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, May 2, 2013.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that on May 16th a public open house will be held regarding the Northwest Valley Local Transit System Study.

CALL TO THE PUBLIC

Vice Chair Somers called to the public to discuss any issues not noted on the agenda.

Martha Bails, resident, stated that she was surprised to learn that the Planning and Zoning Commission was deciding on grant requests and how money would be distributed. Ms. Bails also expressed concern over landscaping for new developments. Trees are growing too large and blocking traffic signals, street lights, and signage.

Hearing no further comments, Vice Chair Somers closed the call to the public.

CONSENT AGENDA

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for April 4, 2013.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for April 4, 2013**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

- **Item 2: FS12-394 – Consideration and Action – Colonnade Village Square**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-394, a comprehensive sign plan for the Colonnade Village Square**.

Commissioner Smith made a motion to approve **FS12-394, a comprehensive sign plan for the Colonnade Village Square** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

- **Item 3: FS13-072 – Consideration and Action – The Colonnade**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-072, an amended site plan for the Colonnade**.

Commissioner Smith made a motion to approve **FS13-072, an amended site plan for the Colonnade** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS11-312 – Consideration and Action – General Plan Update**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended approval of **FS11-312, a major text amendment to the General Plan 2020**.

Commissioner Chapman reviewed some comments he had noted regarding the General Plan.

Vice Chair Somers opened the Call to the Public.

Martha Bails, resident, stated one objection is the term "village" in the General Plan. In addition, there are no charts of the potential population growth in the city if the plan is built out according to land use. She expressed her concerns regarding high density in residential areas.

Andy Jochums, resident and General Plan Advisory Committee Member, here to make amends to staff for abstaining from the GPAC vote. GPAC didn't have the final plan in front of them to read; however, all GPACs comments had been addressed. Mr.

Jochums stated that he is happy with the plan that is in front of them tonight and would like to recommend approval.

Bernard Paluch, resident, stated that he looked at General Plan in detail. The plan makes numerous mentions to sustainability but he was unable to locate where the city lacks in sustainability now. In addition, the plan does not address the transportation issue at Bell Road and Grand Avenue and the options that are being considered.

ACM Mihelich addressed the comments by the residents.

Hearing no further comments, Vice Chair Somers closed the call to the public.

Commissioner Chapman made a motion to recommend approval to the Mayor and Council **FS13-312, a major text amendment to the General Plan 2020**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

OTHER BUSINESS

- **Item 5: Discussion Only – Transportation Planning Update**

Transportation Planning Manager Karen Savage presented the update to the Commission.

Commissioner Hallin let the Commission know that this was going to be his last meeting and that he will be resigning as a Commission member.

ACM Mihelich thanked Commissioner Hallin for his years of service.

Vice Chair Somers opened the Call to the Public.

Bernard Paluch, resident, stated that the first concern of the Bell Road over Grand Avenue option was what affect that will have on the businesses in the area. He stated that he visited 70 stores and none of them had heard of the potential construction project.

Joe Larue, ADOT Board Member, stated that public outreach is very important to ADOT and the effort is ongoing. This project is clearly in the study phase.

Hearing no further comments, Vice Chair Somers closed the call to the public.

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 7:27 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Assistant City Attorney Jim Gruber, Transportation Planning Manager Karen Savage, Planner Nikki Arbeiter, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich
Assistant City Manager

Steve Somers, Vice Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

June 6, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 6, 2013	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:		District:	4
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS13-110, a Planned Unit Development overlay for the Moon Valley Nursery

Motion:

I move to recommend approval to the Mayor and City Council FS13-110, a Planned Unit Development overlay for the Moon Valley Nursery and to adopt staffs findings.

Background:

The applicant is proposing to implement a comprehensive sign plan via a Planned Unit Development (PUD) overlay for the Moon Valley Nursery.

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](#)
 - ☐ [Sign and 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):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: June 6, 2013

To: Planning and Zoning Commission

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

Re: FS13-110, Moon Valley Nursery Signage Overlay

Application Summary

The applicant is proposing to implement a comprehensive sign plan via a Planned Unit Development (PUD) overlay for the Moon Valley Nursery.

Location

The existing nursery center is located at 13040 West Cottonwood Street, near the northeast corner of Santa Fe Drive and Cottonwood Street in the Original Town Site.

History

- On March 3, 2009, a site plan for Moon Valley Nursery was approved by the Planning and Zoning Commission.
- On April 9, 2009, an original town site incentive program for Moon Valley Nursery was approved by the Mayor and City Council.
- On April 22, 2010, a rezone, amended final plan, and a revised site plan for the Moon Valley Nursery were approved by the Mayor and City Council.

Project Summary

The recently relocated Moon Valley Nursery is requesting approval of signage that is larger than what is allowed by the Surprise Municipal Code. As per the code, an overlay would be required to implement such a request. The process will ensure that the public has been adequately notified and have a chance to comment on the proposed design.

Located on Cottonwood Street, the property has clear exposure along Grand Avenue, but because of the location of the railroad tracks, the facility is set back approximately 200 linear

feet from the roadway. The current code only allows for a single ten (10) foot high sign along its frontage, providing little exposure to those traveling along the Grand Avenue corridor.

The comprehensive sign plan will allow for two (2) ground signs and a single building sign. The larger of the ground signs will stand 35 feet tall with a “V” shaped design that is oriented to capture visibility from both directions of Grand Avenue. The second ground sign will stand 12 ½ feet tall and will be located perpendicular to Cottonwood Street to provide visibility along the street while identifying the entrance to the facility. The building sign has an area of approximately 55 square feet and is located nearly 21 feet off of the ground beneath the ridge of the building.

Economic Impact Analysis

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

Citizen Review Process:

A citizen review meeting was held on May 21, 2013 at the commercial site.

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.

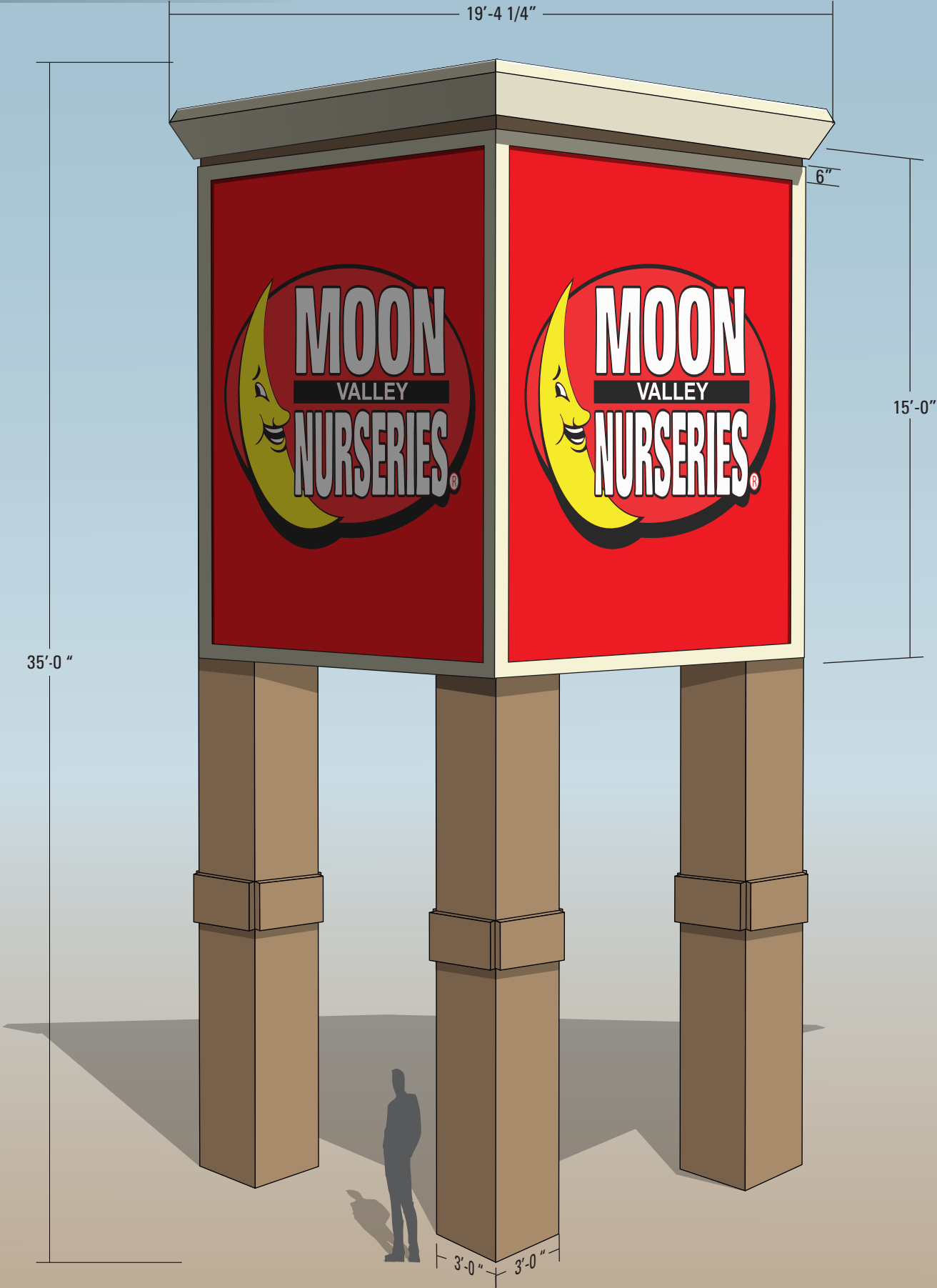
Attached

Vicinity map and comprehensive sign plan

Vicinity Map – FS13-110



ISO END VIEW

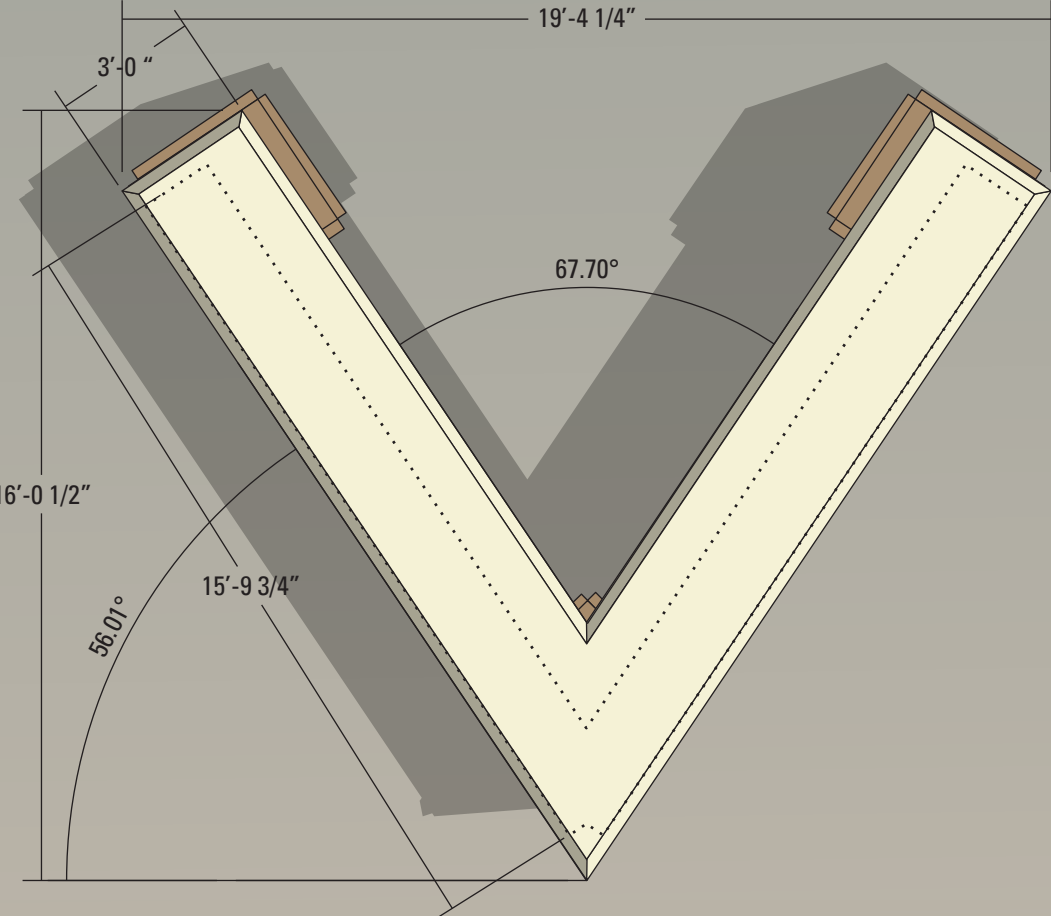


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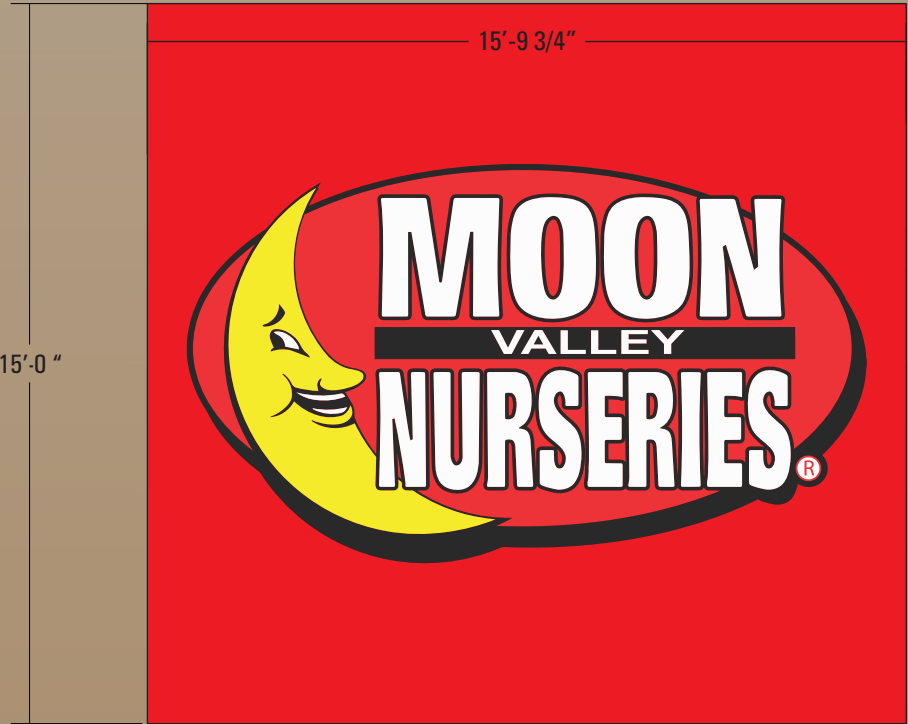
D/F WEDGE ILLUMINATED MONUMENT DISPLAY
QUANTITY: 1 / MANUFACTURE AND INSTALL

SCALE: 1/4" = 1'-0"

PLAN VIEW



FLEX FACE VIEW



237.15 sq.ft.

1 REDESIGN "A" 2 NEW DESIGNS 3 CHANGE SIGN "B" FROM "V" SHAPE 4 CHANGE SIGN "A" TO 35 FEET 5 CHANGE SIGN "B" TO HAVE TWO POLES, USE NEW LOGO 6 ADD SQ. FT. TO ALL SIGNS

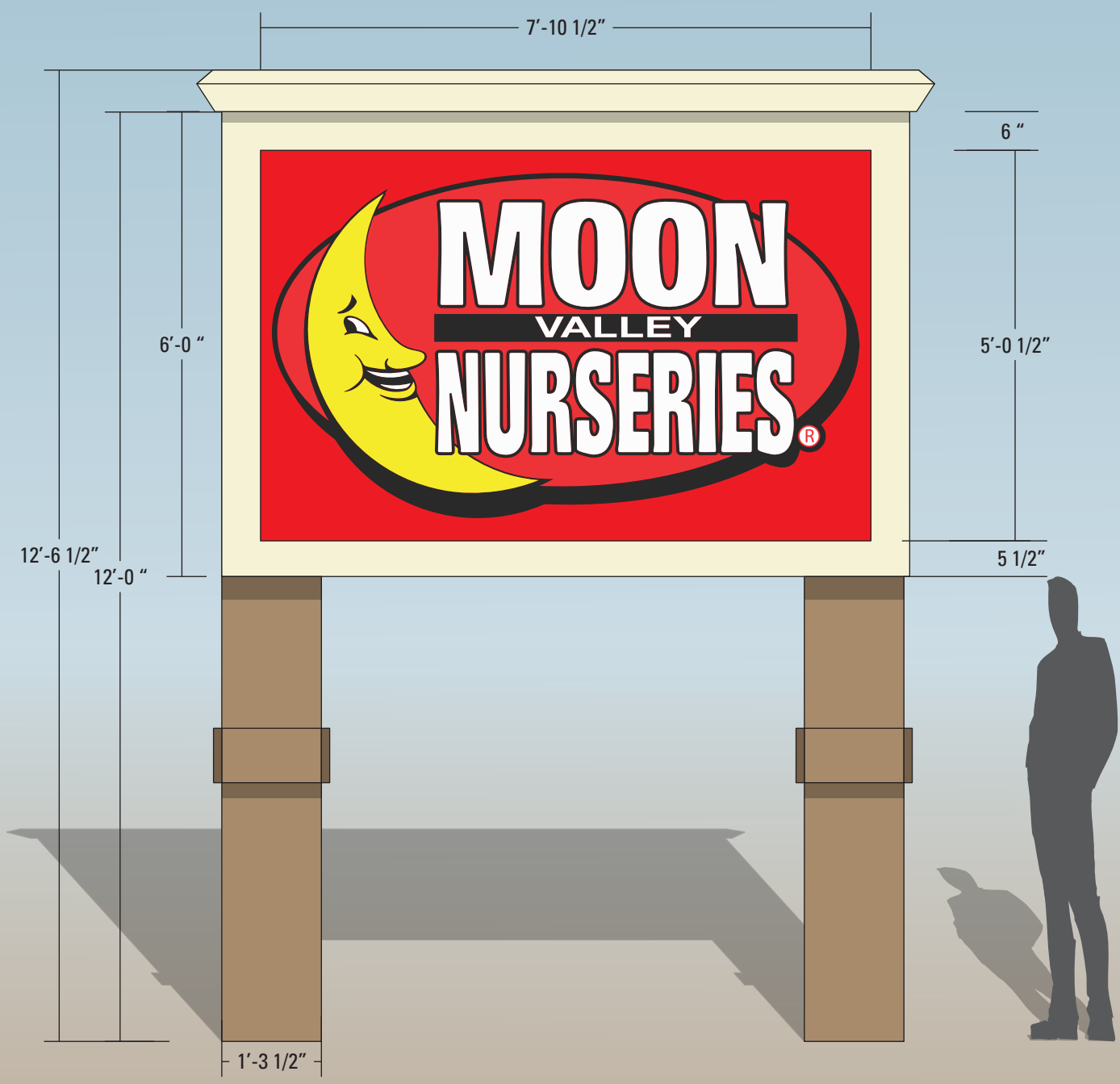
CLIENT NAME / PROJECT ADDRESS	MOON VALLEY 1340 W. COTTONWOOD ST. SURPRISE, ARIZONA	
ACCOUNT EXECUTIVE	TIM LAMBSON	
ORIGINAL DESIGNER	WALTON	
ORIGINAL DATE	01/10/13	
SCALE	AS NOTED	
REV.	DATE	BY
1	02/05/13	JWW
2	02/27/13	JWW
3	03/06/13	JWW
4	03/07/13	JWW
5	03/12/13	JWW
6	03/27/13	JWW

TRACKING NUMBER
6092673-R6

SHEET
1 OF 5

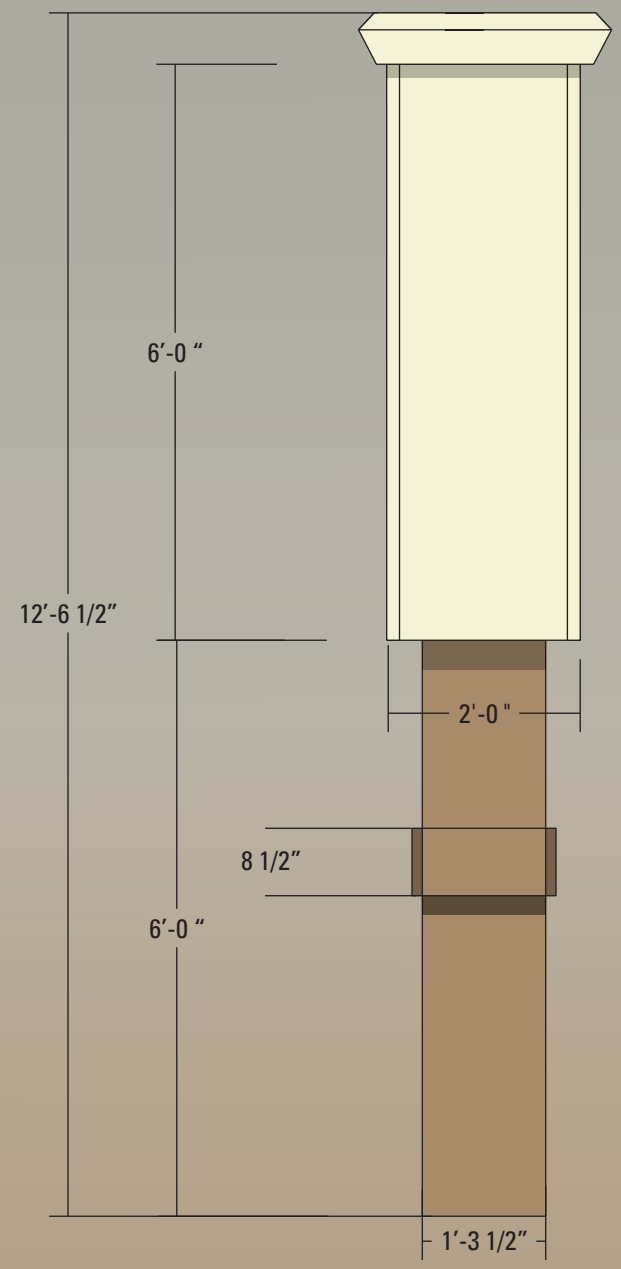
YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3335
Phone: (480) 449-3726 / Fax: (480) 961-5923
AZ Contractor Licenses: SIGNS #ROC260959, AWNINGS #ROC260960, ELECTRICAL #ROC260958

FACE VIEW



b D/F ILLUMINATED MONUMENT DISPLAY
QUANTITY: 1 / MANUFACTURE AND INSTALL
SCALE: 1/2" = 1'-0"
39.71 sq.ft.

END VIEW



YESCO LLC

PHOENIX DIVISION

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Phone: (480) 449-3726 / Fax: (480) 961-5923

YESCO®

AZ Contractor Licenses: SIGNS #ROC260959, AWNINGS #ROC260960, ELECTRICAL #ROC260958

CLIENT NAME / PROJECT ADDRESS

MOON VALLEY

1340 W. COTTONWOOD ST.

SURPRISE, ARIZONA

ACCOUNT EXECUTIVE

TIM LAMBSON

ORIGINAL DESIGNER

WALTON

ORIGINAL DATE

01/10/13

SCALE

AS NOTED

REV.	DATE	BY
△	02/05/13	JWW
△	02/27/13	JWW
△	03/06/13	JWW
△	03/07/13	JWW
△	03/12/13	JWW
△	03/27/13	JWW

TRACKING NUMBER

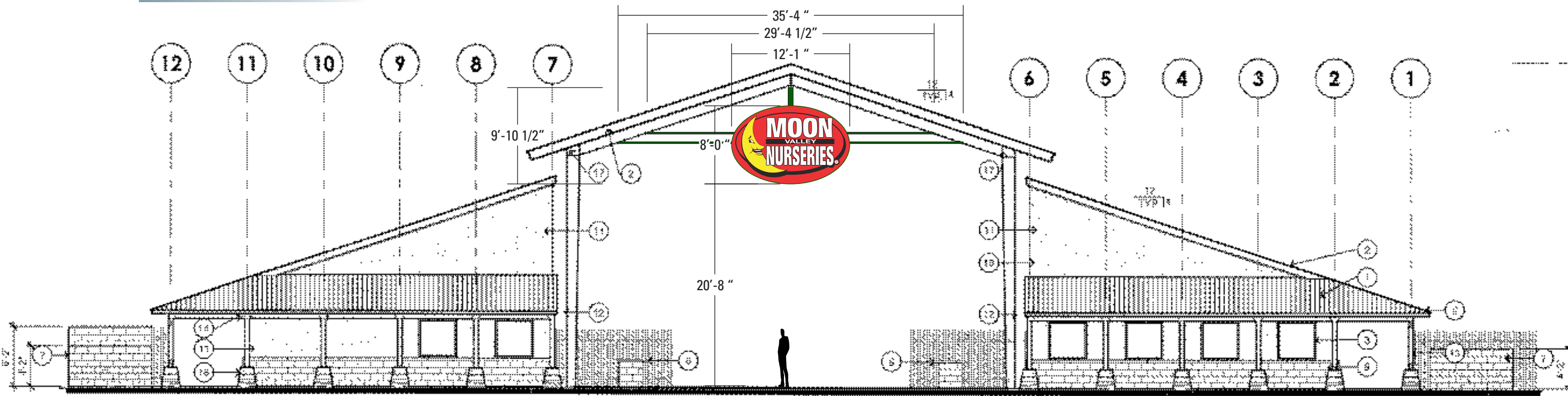
6092673-R6

SHEET

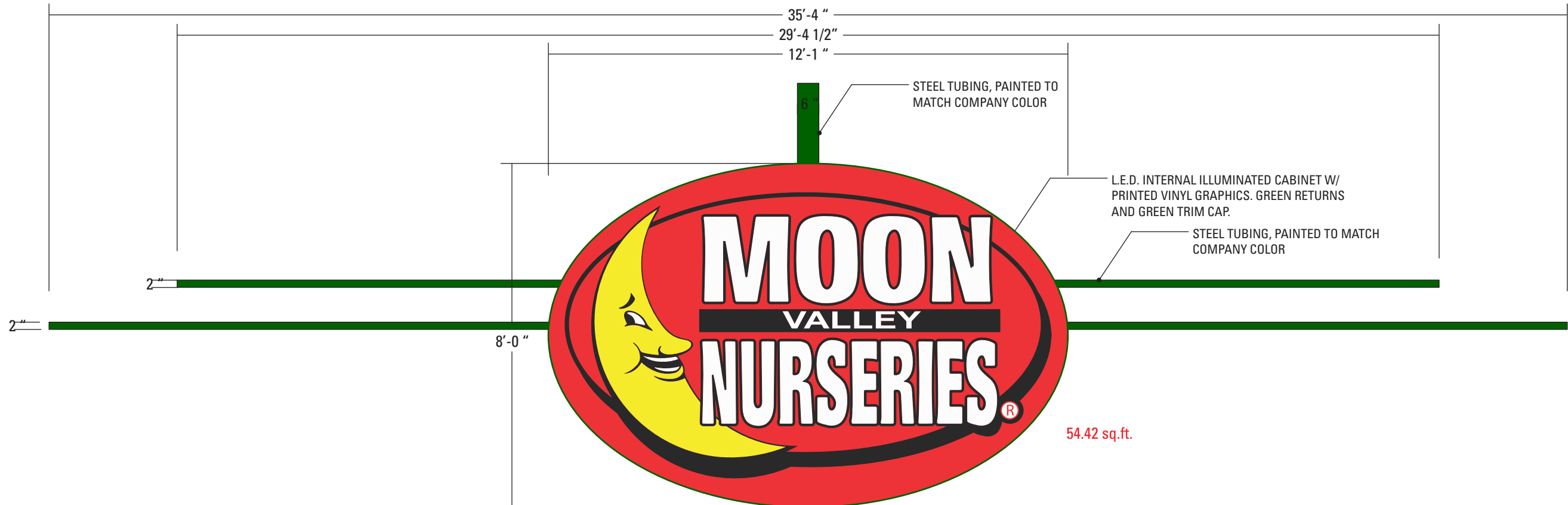
2 OF 5

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NORTH ELEVATION VIEW



SCALE: 3/32" = 1'-0"



C S/F ILLUMINATED WALL SIGN ON POLE RACEWAY DISPLAY
QUANTITY: 1 / MANUFACTURE AND INSTALL

SCALE: 1/2" = 1'-0"

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3335
Phone: (480) 449-3726 / Fax: (480) 961-5923

YESCO

AZ Contractor Licenses: SIGNS #ROC260959, AWNINGS #ROC260960, ELECTRICAL #ROC260958

CLIENT NAME / PROJECT ADDRESS
MOON VALLEY
1340 W. COTTONWOOD ST.
SURPRISE, ARIZONA

ACCOUNT EXECUTIVE
TIM LAMBSON

ORIGINAL DESIGNER
WALTON

ORIGINAL DATE
01/10/13

SCALE
AS NOTED

REV.	DATE	BY
△	02/05/13	JWW
△	02/27/13	JWW
△	03/06/13	JWW
△	03/07/13	JWW
△	03/12/13	JWW
△	03/27/13	JWW

TRACKING NUMBER
6092673-R6

SHEET
3 OF 5

ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



CLIENT NAME / PROJECT ADDRESS

MOON VALLEY

**MOON VALLEY
1340 W. COTTONWOOD ST.
SURPRISE, ARIZONA**

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ACCOUNT EXECUTIVE
TIM LAMBSON

ORIGINAL DESIGNER
WALTON

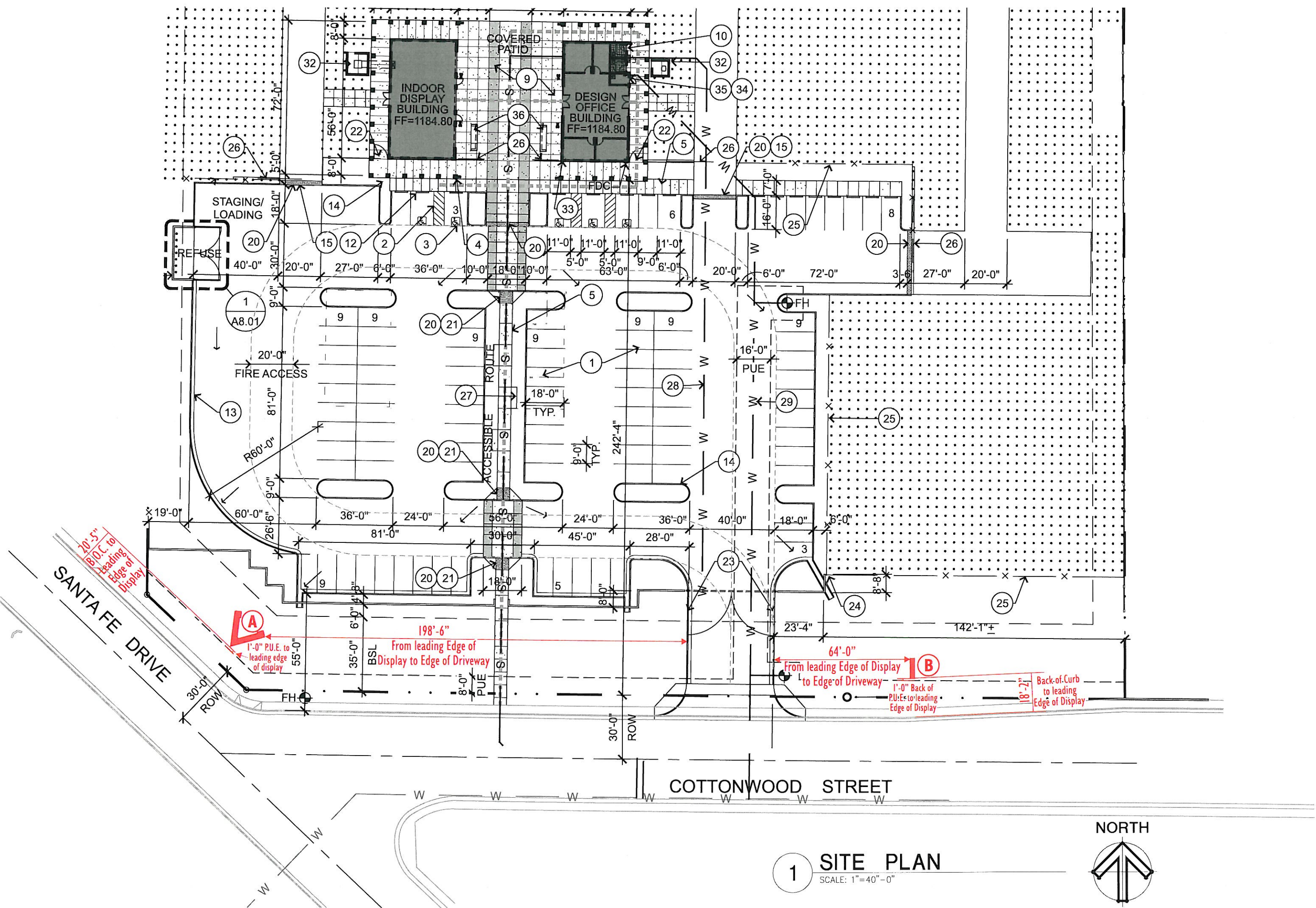
ORIGINAL DATE
01/10/13

SCALE
AS NOTED

REV.	DATE	BY
	02/05/13	JWW
	02/27/13	JWW
	03/06/13	JWW
	03/07/13	JWW
	03/12/13	JWW
	03/27/13	JWW

TRACKING NUMBER
6092673-R6

SHEET
4 OF 5



1 SITE PLAN
SCALE: 1"=40'-0"

YESCO
PERMIT READY

YESCO LLC
PHOENIX DIVISION
6725 W. Chicago St. Chandler, AZ 85226-3335
Phone: (480) 449-3726 / Fax: (480) 961-5923

CLIENT NAME / PROJECT ADDRESS
MOON VALLEY
1340 WEST COTTONWOOD STREET
SURPRISE, ARIZONA

ACCOUNT EXECUTIVE
TIM LAMBSON

ORIGINAL DESIGNER
JIM WALTON

ORIGINAL DATE
01/10/13

SCALE
AS NOTED

02/05/13	JWW
02/27/13	JWW
03/06/13	JWW
03/07/13	JWW
03/12/13	JWW
03/27/13	JWW
04/09/13	DB

TRACKING NUMBER
6092673-R7

SHEET
5 OF 5

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CITY OF SURPRISE
Planning and Zoning Commission

June 6, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 6, 2013	Contact Person:	Chris Boyd, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion regarding an amendment to the Surprise Unified Development Code.

Motion:

Discussion Only

Background:

After several years of use, it has been determined by staff that an update of the Surprise Unified Development Code (SUDC) would be required.

Financial Impact Statement:

All activity related to the 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](#)

External Attachment Links:

Meeting Requirements:

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

Chris Boyd, Assistant Director, Community & Economic Development
Hobart Wingard, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: June 6, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Chris Boyd, Assistant Director
Debbie White, Development Services Manager
Hobart Wingard, Planner

Re: FS09-246, Text Amendment for the Surprise Unified Development Code (SUDC)

Introduction

The Surprise Unified Development Code (SUDC) is a zoning document used by the city to help shape the built environment through the regulation of land uses, including size, appearance, and permitted uses of property and structures. The City of Surprise utilizes this document to ensure smart growth and other conditions that impact our city.

Background

In 2009, the Mayor and Council approved an ambitious project to perform a complete update of the city's zoning code. This effort, termed the SUDC, was intended to integrate land use regulations, design standards, and environmental concerns into a comprehensive document that would provide a better relationship between the General Plan and zoning restrictions while integrating with the streamlined process that was introduced concurrently. After several years of use, staff has determined that the streamlined process has been operating successfully, and the SUDC is in need of an update to allow improved coordination between the two.

Items of Analysis

Staff is in the final stages of completing the proposed changes which include:

- A more reader friendly format which will allow the user to better navigate through the document and attain a better understanding of the requirements provided within.
- With a more reader friendly format in mind, the SUDC is being reduced from fifteen to eight articles. This reduction in volume is primarily due to the removal of repetitive content and standards that are contained in other city documents.
- Transferring the Character Patterns portion of the zoning code to the General Plan, where its contents will be more appropriately located.

- Improved consistency between other regional planning documents and zoning designation as suggested by the Maricopa Association of Governments (MAG).

Outreach

The outreach process will include the following:

- A website to publish draft sections of the code that are to be amended. This site will encourage feedback from residents, developers, home builders, and those in the development industry during the public review period.
- Surprise Channel 11 will be utilized to provide information and encourage feedback to those who watch our local channel.
- Specific stakeholders such as Valley Forward and MAG will be contacted to solicit their input to the update.

Timeline

The timeline for the adoption of the revised SUDC is anticipated to be as follows:

- June 6, 2013 – Introduction to zoning text amendment process and timeline.
- August 1, 2013 – Review Articles 1 (Introductory Provisions), 2 (Definitions), and 3 (Development Regulations).
- September 5, 2013 – Review Articles 4 (Subdivision Regulations), 5 (Zoning), and 6 (General Regulations).
- October 3, 2013 – Review Articles 6 (General Regulations), 7 (Development Review Procedures), and 8 (Enforcement).
- October 15, 2013 – City Council Work Session.
- October 2013 – Rollout website and stakeholders group for a 60 day comment period.
- October 2013 through January 2014 – Final revisions to draft.
- January 2014 – Planning and Zoning Commission and City Council workshop.
- February 2014– Planning and Zoning Commission and City Council consideration and action.