



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

Thursday, November 20, 2014 @ 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:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|--|---|
| #1 | District Internal | <u>Nomination and selection of the Planning and Zoning Commission Chair.</u> | Approve
Eric Fitzer,
Community
Development |
| #2 | District Internal | <u>Nomination and selection of the Planning and Zoning Commission Vice Chair.</u> | Approve
Eric Fitzer,
Community
Development |
| #3 | District Internal | <u>Consideration and action on the October 2, 2014 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 5	<u>Consideration and action on a minor amendment to the General Plan 2035 Land Use Map for the project known as "West Point Towne Center Parcel 12", generally located at the southwest corner of Grand Avenue and Dysart Road. The request is to change from medium density residential to a commercial land use designation.</u>	Approve Robert Kuhfuss, Community Development
#5	District 5	<u>Consideration and action on a major zoning amendment for the project known as "West Point Towne Center Parcel 12", generally located at the southwest corner of Grand Avenue and Dysart Road from medium density residential to commercial zoning.</u>	Approve Robert Kuhfuss, Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #6 | District Internal | <u>Discussion for future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: November 14, 2014 at 3:35 PM

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



CITY OF SURPRISE
Planning and Zoning Commission

November 20, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	November 20, 2014	Contact Person:	Eric Fitzer, Community 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:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to nominate (nominees name here) for the position of Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Memo](#)

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):



COMMUNITY DEVELOPMENT

Date: November 20, 2014
To: Planning and Zoning Commissioners
From: Eric Fitzer, Director
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings.

Please be prepared to discuss your interest and qualifications. Action will be taken during the meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission

November 20, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	November 20, 2014	Contact Person:	Eric Fitzer, Community 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:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I nominate (nominees name here) for the position of Vice Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Memo](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Date: November 20, 2014
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Please be prepared to discuss your interest and qualifications. Action will be taken during the meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission

November 20, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	November 20, 2014	Contact Person:	Deb Perry, Community 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 October 2, 2014 Planning and Zoning Commission minutes.

Motion:

I move to approve the October 2, 2014 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

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

October 2, 2014

MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers 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, October 2, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Long Range Planning Manager Lloyd Abrams stated that Chair Jan Blair has resigned from the Commission. He thanked her for her service and dedication to the city.

The General Plan Summit will be held on November 8th from 8am - 2pm in the Community Room in City Hall.

The next Planning and Zoning Commission Meeting will be held on November 20th. At that meeting we will hold nominations for Chair and Vice Chair.

Vice Chair Somers also expressed his gratitude for Jan Blair's 9 years of service to the Commission.

CALL TO THE PUBLIC

Vice Chair Somers called to the public to discuss any issues not noted on the agenda. Hearing no 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: Consideration and Action – Planning and Zoning Commission Minutes for September 11, 2014**

Commissioner Smith made a motion to approve the **Planning and Zoning Commission Work Session Minutes for September 11, 2014**. Commissioner Pervi seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Bieniek) and 1 vacancy.

- **Item 2: FS13-300 - Consideration and Action – Desert Streams Worship and Community Center**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of a site plan extension for **Desert Streams Worship and Community Center**

Commissioner Hoyler made a motion to approve a site plan extension for the **Desert Streams Worship and Community Center** until October 2, 2015 and to adopt findings and conditions, as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Bieniek) and 1 vacancy.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS14-091 - Consideration and Action – Surprise Memory Care**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of a conditional use permit for **Surprise Memory Care**.

Vice Chair Somers asked what else was planned in the area. Planner Wingard stated that it is a mixed use area and can have variety of uses.

Vice Chair Somers opened the Call to the Public. Hearing no comments, Vice Chair Somers closed the Call to the Public

Commissioner Chapman made a motion to approve a conditional use permit for **Surprise Memory Care** and to adopt findings and conditions, as listed in the staff report. Commissioner Hoyler seconded the motion. The motion passed with a vote of 5 ayes, 1 absent (Bieniek) and 1 vacancy.

OTHER BUSINESS

- **Item 4: Future Agenda Items**

The commission will nominate and elect Chair and Vice Chair positions at the next meeting.

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 6:17 p.m.

STAFF PRESENT:

Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Lloyd Abrams
Long Range Planning Manager

Steve Somers, Vice Chair
Planning and Zoning Commission

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

Deb Perry, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

November 20, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	November 20, 2014	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on a minor amendment to the General Plan 2035 Land Use Map for the project known as "West Point Towne Center Parcel 12", generally located at the southwest corner of Grand Avenue and Dysart Road. The request is to change from medium density residential to a commercial land use designation.

Motion:

I move to recommend approval to the Mayor and City Council, a Minor General Plan Amendment to the General Plan 2035 Land Use Map.

Background:

Alan Beaudouin of LVA Urban Design Studios, on behalf of Lexington Investments, Inc. filed an application for a Minor General Plan Amendment (GPA) together with a Major PAD Amendment (PADA) regarding Parcel 12 of the West Point Towne Center PAD. At the time of application the property was under contract with the end users initially being West-MEC, a public school district, and Emerus, a healthcare provider. West-MEC intends to develop their portion of the site (approximately 15.12 net acres) into a vocational training center geared towards high school students; however, staff recently received notice that Emerus has cancelled their contract with the seller.

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. The extent of that impact is not known at this time; however, that impact could include the cost of maintaining the existing traffic signal at the Grand Avenue entrance to the site along with potential right-of-way improvements related to the control of turning movements to and from the site. As initially proposed, staff estimated, the project would generate approximately 20 to 40 million in capital investment while producing between 75 and 150 jobs, although these figures are likely reduced with the hospital's

withdrawal from the process.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Minor General Plan Amendment](#)
 - ☐ [Public Participation Report](#)
 - ☐ [Citizen Email Concern](#)
 - ☐ [Luke AFB Comments](#)
 - ☐ [MAG Comments](#)
 - ☐ [Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Robert Kuhfuss, Planner II



COMMUNITY DEVELOPMENT

Date: November 20, 2014

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Robert H. Kuhfuss, AICP, Planner II

Re: FS14-381 – West Point Towne Center Parcel 12
Minor General Plan Amendment

Location:

The subject property is located along Grand Avenue between the Lowe's center and Dysart Road in what is known as Parcel 12 of the West Point Towne Center PAD as shown in the attached case map.

Application Summary:

Alan Beaudouin of LVA Urban Design Studios, on behalf of Lexington Investments, Inc. filed an application for a Minor General Plan Amendment (GPA) together with a Major PAD Amendment (PADA) regarding Parcel 12 of the West Point Towne Center PAD. The property is currently under contract, with the end users initially being West-MEC, a public school district, and Emerus, a healthcare provider. West-MEC intends to develop their portion of the site (approximately 15.12 net acres) into a vocational training center geared towards high school students. Emerus initially intended to develop their portion of the site (approximately 4.0 net acres) into a medical office, out-patient surgery center and emergency room or "micro-hospital"; however, staff recently received notice that Emerus has cancelled their contract with the seller. This report summarizes the Minor GPA application.

Neighborhood Outreach Meeting:

The applicant held a neighborhood meeting on November 3, 2014. In addition to the owner's representative, representatives from West-MEC, and city staff, six residents attended the Neighborhood Outreach Meeting. One of the residents who attended the meeting had also e-mailed staff expressing concern about the project with regard to drainage, noise, and light trespass. That email is attached to this report. Generally, the residents requested additional buffering from the project in the form of increased tree planting and taller back yard fences. The applicant's representative did indicate that they would assess the possibility of additional landscaping as well as building alignment to reduce the direct visual link. The applicant's Public Participation Report is included as an attachment to this staff report.

History:

August 6, 1996: The City Council approved the original Planned Area Development (PAD) for West Point Towne Center under PAD95-044 per Ordinance #95-15.

April 24, 2003: The City Council approved a Major Amendment pertaining to Parcel 12 of the West Point Towne Center under PADA02-336, which served to change the land use mix of the subject property from Multi-family to Mixed Use.

September 9, 2010: The City Council approved the Village 1 Plan under Resolution #10-89.

May 14, 2013: The City Council approved the Surprise General Plan 2035 under Resolution 2013-39. Said Plan was subsequently amended by the City Council on June 25, 2013 and ratified by the voters in November of 2013.

August 20, 2014: Staff from Economic Development and Planning met with the applicant to discuss the project.

September 17, 2014: The applicant filed a request for a Concept Review under CR14-356. Said meeting was held on September 25, 2014, with comments delivered on October 2, 2014.

October 6, 2014: The applicant filed a request for a Minor General Plan Amendment (GPA) together with a Major PAD Amendment under FS14-381, the subject case.

October 10, 2014: City staff met with the applicant, ADOT and MAG to discuss issues relating to the MAG COMPASS study as they pertain to site access from Grand Avenue (US-60).

October 14, 2014: The applicant filed a request for a Final Plat relating to Parcel 12 of West Point Towne Center under FS14-390, which is under review as of the writing of this report.

October 22, 2014: Staff delivered 1st review comments relating to the Minor GPA and Major PAD Amendment under FS14-381.

October 23, 2014: Staff met with the applicant to discuss 1st review comments relating to the Minor GPA and PAD Amendment.

October 29, 2014: The applicant resubmitted FS14-381 for 2nd review.

November 3, 2014: The applicant hosted a neighborhood meeting to discuss the project.

November 10, 2014: Staff received notice that Emerus cancelled their contract with the seller.

GPA Summary:

The subject request seeks to change the land use designation of approximately twenty (20) gross acres of Parcel 12 from Medium Density Residential (MDR) to Commercial. The MDR land use category anticipates a density range of between five and eight dwelling units per gross acre (5-8 d.u./ac), which equates to an approximate 100 to 160 dwelling unit reduction – a figure that is well below the threshold for a Minor Amendment. The requested change in land use designation from MDR to Commercial will allow the site to develop commercially, which would provide a buffer between the existing single-family residential and Grand Avenue.

The Surprise General Plan 2035 establishes seven (7) criteria, which are to be used in determining whether an amendment to the General Plan should be treated as Major or Minor. Based on an evaluation against those criteria, the subject GPA may be treated as a Minor Amendment.

The Surprise General Plan 2035 further provides guidance in evaluating potential changes to the Plan. These include a demonstration as to:

- *Whether the proposed amendment is justified by an error in the Surprise Plan 2035 as originally adopted;*
- *Whether the proposed change is generally consistent with the goals, objectives, and other elements of the Surprise General Plan 2035;*
- *Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since the adoption of the Plan;*
- *Whether the proposed change creates an adverse impact on public facilities and services, including roads, sewers, water supply, drainage, schools, police, fire and parks, that cannot be reasonably mitigated;*
- *Whether the proposed change creates an adverse impact on landmarks or other historically significant structures or properties that cannot be reasonably mitigated;*
- *Whether development resulting from the proposed change would create an undue adverse impact on surrounding neighborhoods;*
- *Whether the proposed change would have a significant adverse impact on the natural environment, including washes, vegetation, slopes, groundwater, and other significant natural resources that could not be mitigated;*
- *Whether there was a change in city-adopted policies or codes that would justify a change in the Surprise General Plan 2035;*

- *The impact of the proposed change in the City's adopted development policies, and the fiscal and operation capacity of the city to provide any services, facilities, or programs that might be required if the change were adopted.*

Staff is of the opinion that the applicant has satisfactorily made the requisite demonstrations.

Findings:

- The proposed GPA meets the seven (7) criteria for a Minor Amendment as stated in the Surprise General Plan 2035.
- The applicant has demonstrated consistency with the nine (9) evaluative criteria as established by the Surprise General Plan 2035.
- The proposed GPA will set the stage for appropriate future development of the property.

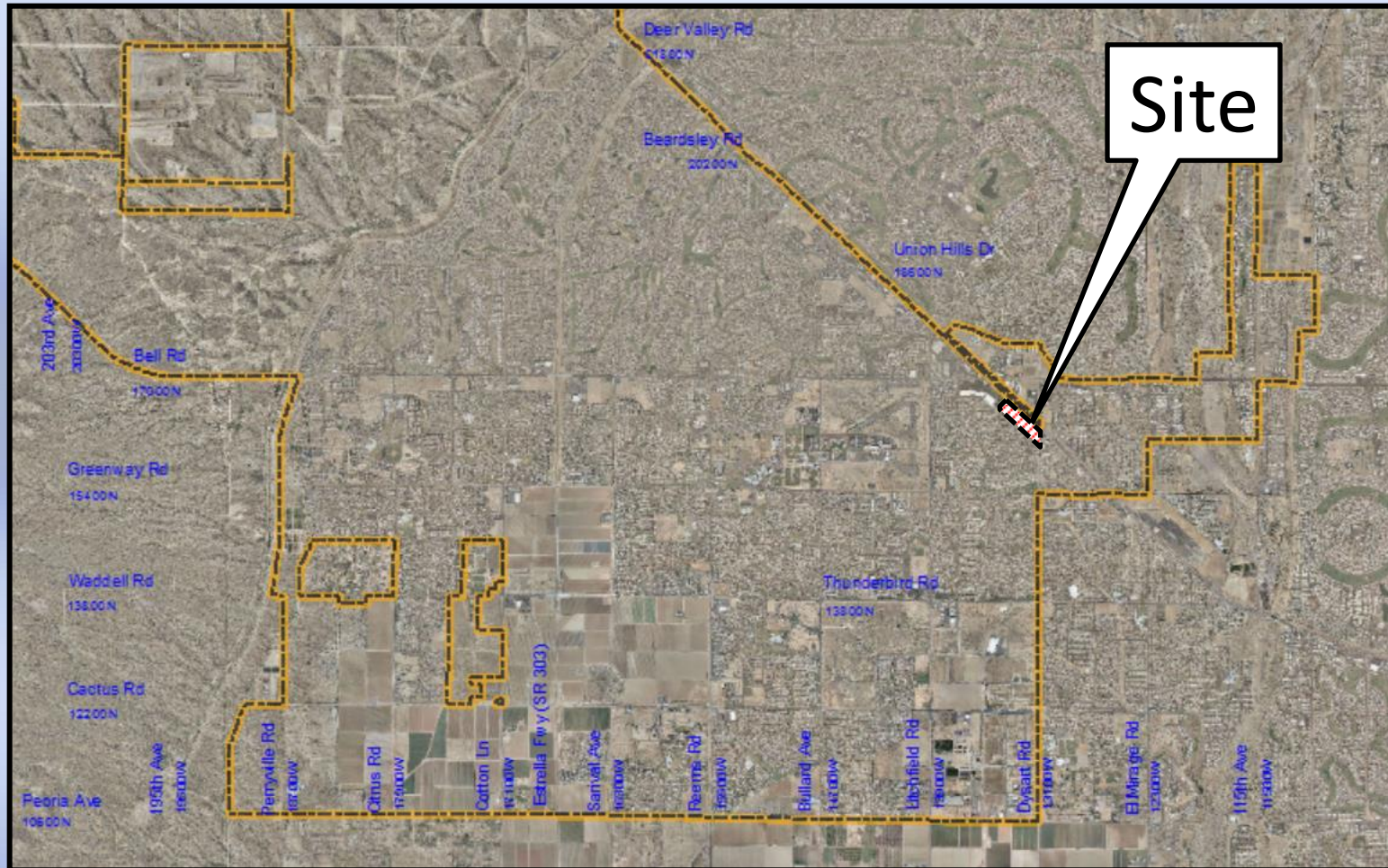
Recommendation:

Based on the Findings noted above, staff recommends the Commission move to recommend approval of the Minor General Plan Amendment as proposed under FS14-381.

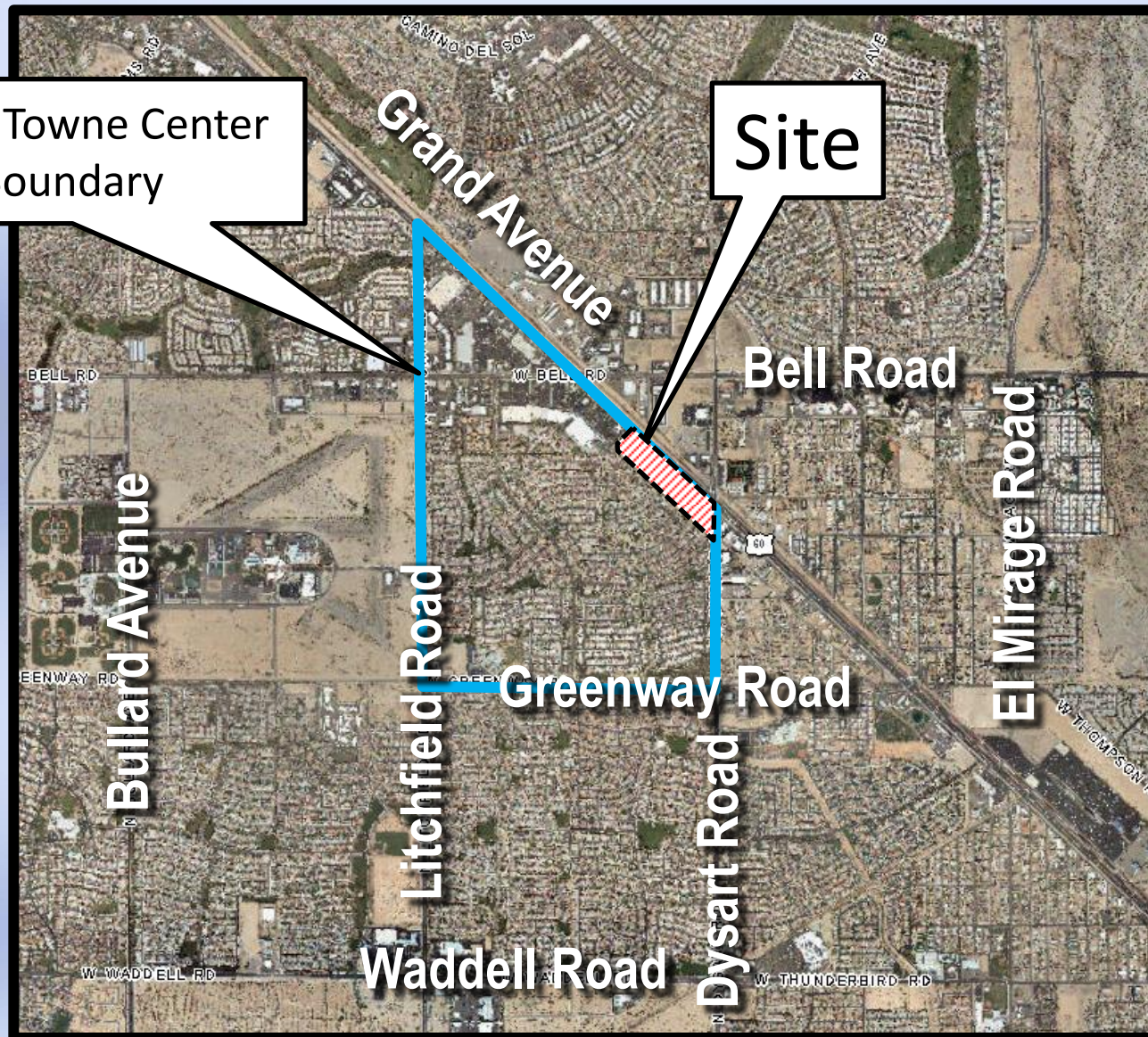
Attached:

Area Map
Vicinity Map
General Plan Land Use Map
GPA Case Map
General Plan Amendment Narrative Report
Public Participation Report
Letter from Luke Air Force Base
Email from MAG
Email of concern
GPA Resolution

AREA MAP



VICINITY MAP



West Point Towne Center
PAD Boundary

Site

Grand Avenue

Bell Road

Bullard Avenue

Litchfield Road

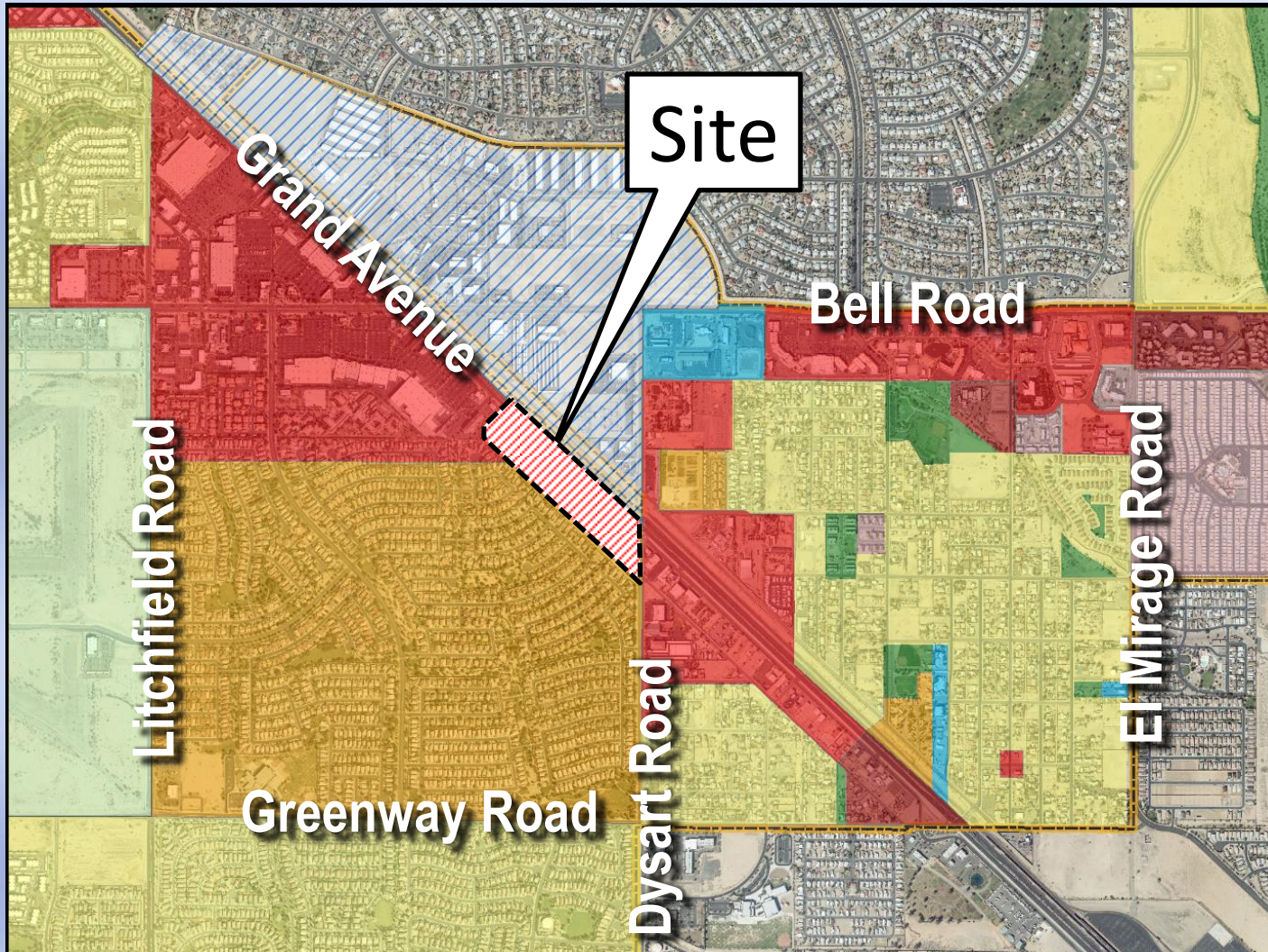
Greenway Road

El Mirage Road

Waddell Road

Dysart Road

EXISTING LAND USE



Legend

General Plan Land Use 2035

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Employment
- Public Facilities
- Surprise Center

GPA CASE MAP

Changing the General Plan Land Use Designation from MDR to Commercial



WEST POINT TOWNE CENTER
DEVELOPMENT PARCEL 12
Surprise, Arizona

MINOR GENERAL PLAN AMENDMENT



Case #: FS14-381

Submitted: October 6, 2014

Revised / Resubmitted: October 28, 2014

LVA urban design studio
land planning • landscape architecture

120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

Request Adoption
of a
Minor General Plan Amendment
for
West Point Towne Center
Development Parcel 12

Approximately 24.8 acres located at the northwest corner of
Dysart Road and Grand Avenue
Surprise, Arizona

Case#: FS14-381

Formal Application Date: October 6, 2014

Revised / Resubmittal: October 28, 2014

Prepared By:



120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

West Point Towne Center - Parcel 12

Minor General Plan Amendment

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Project Team

Land Owner:

Mr. Gary Torhjem
Lexington Investments, Inc
7201 E. Camelback Road, #305
Scottsdale, AZ 85251

Land Planner/Applicant:

Alan Beaudoin
LVA Urban Design Studio, LLC
120 S. Ash Avenue
Tempe, AZ 85281
(480) 994-0994
abeaudoin@lvadesign.com



Project Developers:

(Sub-Parcel A)



Gregory J. Donovan
5487 North 99th Avenue
Glendale, AZ 85305

(Sub-Parcel B)



Dudley Carpenter
10077 Grogan's Mill
Suite 100
Woodlands, TX 77380

Project Architects:

(Sub-Parcel A)



Susan Gray, AIA
6225 North 24th Street
Suite 250

Phoenix, AZ 85016

(Sub-Parcel B)



Sam Neves
11275 S. Sam
Houston
Pkwy., Suite 200
Houston, TX 77031

Traffic Engineer:



Dawn Cartier
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260

Civil Engineer:

TBD

A. Introduction & Vision

1. Purpose & Intent

The purpose for requesting a Minor Amendment to the City of Surprise General Plan is to promote land use adjustments to Development Parcel 12 of West Point Towne Center. The intent of the amendment request is to support a development plan for a new non-residential project. The land use amendment is proposed for 24.8 gross acres. The applicant is requesting a change from a “Medium Density Residential” and “Commercial” to entirely a “Commercial” land use designation. The last PAD amendment for Development Parcel 12 (PADA02-336) in March 2003, significantly reduced the high density residential multi-family units from 508 units to 50. As time has passed, the site has remained undeveloped in large part due to residential uses being perceived as unfavorable in this location. The commercial land use would continue to allow the development to serve as a buffer from Grand Avenue to the existing single-family residential neighborhoods to the south and west. Furthermore, the goals and policies of the General Plan, Village 1 Area Plan, and associated Bell and Grand Employment District, align with this site being planned and utilized as commercial land use. Current property ownership believes this key property, along a major transportation corridor, is best suited as a commercial and office land use in the Bell & Grand Employment District.

2. Project Location and Description

The proposed West Point Development Parcel 12 project site is located at the northwest corner of Grand Avenue and Dysart Road in the City of Surprise, Arizona. The overall West Point Town Center is comprised of approximately 594.8 gross acres, and is bordered by the existing West Point Town Centre commercial center to the immediate northwest, the Grand Avenue alignment to the northeast, Dysart Road to the southeast, and existing single family neighborhoods to the southwest. This Minor General Plan Amendment request pertains to approximately 20 net acres of property identified as Development Parcel 12 within the overall West Pointe Towne Center. The site remains currently undeveloped.

3. Project Vision

The development of West Point Towne Center Development Parcel 12, as a commercial land use, is envisioned to promote quality land use as an addition, and focal point, entering Surprise. The site is within the Village 1 Planning Area (Employment Center/ Special District) as depicted in Figure 1. The land use proposed in this Minor General Plan Amendment is intended to create commercial, office, and educational use opportunities supporting development that is characterized by skill based employment, education, and service uses supporting the surrounding community.

4. Land Use Amendment Justification

Although the current land use designation for the subject property is Medium Density Residential, certainly the development of the subject property with residential uses would conflict with the operational characteristics affiliated with the Grand Avenue and the BNSF Railroad corridors. Residential land use would not promote compatibility or long term sustainability as a residential land use within the defined property context. The existing

adjacent residential land use within West Point Towne Center (the adjacent residential neighborhood) has been designed to back onto the subject property and was not designed to integrate residential uses on the subject property by extending local street connections and infrastructure connections. The subject property instead has been isolated to promote connectivity and utility connections to Grand Avenue and Dysart Road. This property therefore is best suited to promote Commercial land use as the most appropriate land use designation on the Land Use Map. This minor amendment to the General Plan Land Use Map promotes the most appropriate land use classification given the surrounding context, proximity to the Grand Avenue and BNSF Railroad corridors and in response to the surrounding built conditions within the contextual area.

B. Existing General Plan Designation

According to the City of Surprise General Plan Land Use Map as depicted in Figure 2, the Development Parcel 12 site is designated as partially Commercial with the majority of land area designated as Medium Density Residential, 5-8 dwelling units per acre (du/ac). The existing land use designation accommodates single family residential neighborhoods integrated with townhomes in an employment setting.

The project site is also located in Village 1 as specified by the Village Planning Specific Plans which acts as a component to the General Plan, adopted in 2009. Additionally, the site is classified as being located within the Bell & Grand Employment District area of Village 1.

General Plan Land Use designations adjacent to the project site include the following:

North:	Employment
East:	Commercial; Medium Density Residential; 5-8 du/ac
South:	Medium Density Residential; 5-8 du/ac
West:	Commercial

C. Requested General Plan Designation

Implementation of the envisioned Parcel West Point Parcel 12 development concept will require an amendment of the approximately 20 net acre site from the existing General Plan land use designation of Medium Density Residential to Commercial (20 net Acres). See *Figure 2. Proposed General Plan Land Use Map* for the location of the proposed Commercial parcel.

D. Goals of the General Plan

The proposed minor General Plan amendment is consistent with goals and policies of the City of Surprise General Plan and Village 1 Specific Plan. The following General Plan elements and goals applicable to the amendment have been identified to demonstrate the compatibility of the West Point Development Parcel 12 project amendment request. Many of the goals defined below are provided in response to the City of Surprise General Plan Policy Checklist as necessary to demonstrate meaningful consideration and application of the policy statements.

LAND USE ELEMENT

General Plan Amendment Checklist Goals

- Locate higher density/intense residential land uses & transportation dependent uses near major roadway corridors to promote an efficient transportation system.
Discussion Point: The subject property is immediately adjacent to Grand Avenue. The land use amendment to commercial land use designation is intended to promote lower intensity land use. Direct access to Grand Avenue and Dysart Road has been planned and improvement installed.
- Does the project involve cluster development? Encourage clustering for reservation of natural open space within residential neighborhoods.
Discussion Point: The land use amendment is removing residential land use for the subject property. Clustering of residential density is not proposed.
- Is the project located near prominent projects or PAD's? If so, analyze policies that pertain to each individual location.
Discussion Point: The land use amendment is intended for Development Parcel 12 within the West Point Towne Center Planned Area Development. The intended commercial land use will be developed under the established development standards for West Point Towne Center and the project will utilize previously constructed infrastructure that has been planned and development with anticipation of land use intensity on the subject property.
- Is the project located near a designated "Gateway Area"? Is it a mixed use?
Discussion Point: The City of Surprise Village 1 Plan seems to suggest that the land along the roadway frontage extending along Grand Avenue from Greenway Road through the site is a gateway, or at the very least, a transitional area which should be considered between the Bell & Grand Employment District and envisioned Old Town Square Heritage District.
- Discourage strip commercial developments and free standing pads except where expressly permitted.
Discussion Point: The proposed land use amendment envisions commercial development for the subject property. This subject property is one of the last remaining development parcels affiliated with the West Point Towne Center Planned Area Development. The uses envisions for the subject property include medical and educational and both area proposed under the commercial land use umbrella. The mixture of these types of uses will not promote a "strip commercial" condition.
- Use building envelopes that provide for natural buffers between buildings in order to protect sensitive landforms, vegetation and/or wildlife corridors.
Discussion Point: The subject property does not contain, nor does the contextual area contain natural conditions, sensitive landforms, native vegetation or wildlife corridors.
- Locate regionally oriented retail and service uses or other high intensity employment uses along major roadways with proper access, transitioning to lower intensity uses buffered adequately from residential uses.
Discussion Point: The proposed land use amendment anticipates commercial uses inclusive of medical and educational uses that will respond to a community demand for these services. These uses are not likely to promote a regional draw.
- Are planned trails and functional open space indicated as neighborhood connections?
Discussion Point: The West Point Towne Center Planned Area Development promotes an internal trails system intended to connect the residential neighborhoods to the commercial services. An existing concrete path is terminated at the northwest property line of the subject property.

TRANSPORTATION ELEMENT

General Plan Amendment Checklist Goals

- Provide service coordination that can ensure that transportation services connect as efficiently as possible, minimizing wait times.
Discussion Point: The subject property has been planned for access and connectivity. The property is served by existing curb cuts and driveways on Grand Avenue and on Dysart Road. The center driveway on Grand Avenue has been equipped with a traffic signal that has not yet been activated. The land use amendment and the proposed uses affiliated with the companion Planned Area Development zoning amendment, anticipate the use of the existing infrastructure.
- Bicycle & pedestrian facilities should be incorporated into the planning, design and operation of transportation systems.
Discussion Point: Bicycle and pedestrian facilities will be reviewed within the context of the Planned Area Development zoning amendment.
- Require pedestrian circulation plans to be submitted, along with vehicular circulation plans, as part of the review process.
Discussion Point: Pedestrian circulation plans will be reviewed within the context of the Planned Area Development zoning amendment.
- Encourage walkways near roads, but separate them from the curb and provide a bike lane as a buffer.
Discussion Point: The transportation facilities affiliated with the subject site have already been constructed in accordance with City of Surprise standards and the West Point Towne Center Planned Area Development.
- Provide adequate bicycle storage at all major employment centers, commercial centers, and transit centers.
Discussion Point: Bicycle storage will be reviewed within the context of the Planned Area Development zoning amendment.
- Promote the use of traffic calming techniques in pedestrian areas to make vehicular speed limits self-enforcing. All traffic calming techniques will be evaluated by and will require the approval of the City Engineer.
Discussion Point: The envisioned development (medical and educational uses) is anticipated to utilize common cross-access drive lanes which, due to the size and shape of the properties, and the inter-connectivity to the southernmost driveway on Dysart Road, will warrant some form of traffic calming technique.

ECONOMIC DEVELOPMENT ELEMENT

General Plan Amendment Checklist Goals

- Maintain employment and commercial related land uses as prescribed in each Special Planning Area.
Discussion Point: The proposed amendment will not displace or otherwise impact any existing commercial related land use in Village 1.

Goal 1: Sustainable Business–Strengthen Surprise as a center for sustainable business and commerce.

Policy 4: Retain, expand, and support the City’s medical facilities that serve as a major employer and community service provider.

Discussion Point: The envisioned development planning includes the potential establishment of a village scale medical and office facility. The location of this parcel in close proximity to the Surprise City Center and surrounding large-scaled residential areas is well suited to support community and regional level medical service providers.

Goal 4: Education Alternatives – Broaden the range of education alternatives for all age groups.

Discussion Point: Land use being considered for this property is a “magnet” high school, offering specialized course curricula. The technical high school will provide high school age students with skill-based alternative education opportunities and training. Additionally, the school can provide adult educational training before and after normal school hours which contribute to localized vocational education opportunities.

Policy 1: Support accessible and effective education to help the community meet the challenges of a changing economy.

Discussion Point: Specialized technical education opportunities will be accessible to the community of Surprise with the addition of a vocational school concept.

Policy 3: Provide educational opportunities that support workforce attraction and retention in Surprise.

Discussion Point: A skill based vocational school will provide the local workforce with technical skills and education that help to regenerate local economy and workforce.

Policy 4: Attract new educational opportunities and retain existing.

Discussion Point: The technical vocational school will provide the area with a new education alternative option.

HOUSING ELEMENT

General Plan Amendment Checklist Goals

- Locate residential areas that are appropriately sited and protected from incompatible uses yet integrated through both pedestrian and vehicular linkages. Appropriately site these areas with minimal adverse impact on the natural environment.

Discussion Point: The land use amendment is intended to remove residential use from the subject property and promote commercial land use thereby promote land use that is more compatible with the operational characteristics of the Grand Avenue and the BNSF Railroad corridors.

- New developments within or next to existing residential areas should enhance or contribute to the character or qualities of that area.

Discussion Point: The details of design affiliated with the development of the subject property will be reviewed within the context of the Planned Area Development zoning amendment and the Site Plan Review Process.

- Encourage developers to cooperate and communicate with residents and homeowners' associations during the development review process prior to the official public hearings.
Discussion Point: This Minor General Plan Amendment is supported by a Planned Area Development zoning amendment Application. Both processes will be supported by a public outreach effort to the surrounding property owners. The public input will be considered for adjustments to the General Plan Amendment and/or the Planned Area Development zoning amendment.
- Housing developments should be adequately provided with community facilities and services. Desirable community facilities and services include: parks with tot lots, benches, usable open space placed at ¼ mile intervals, larger retention areas with ramadas, shade trees etc.
Discussion Point: The land use amendment is from Medium Density Residential to Commercial. As this policy statement is applicable to residential development, it is not applicable to the subject property should the land use amendment be adopted.
- Promote the following qualities: durable materials in construction that are compatible with the area's climatic and energy factors, encourage exterior detail and positive site-design features, utilization of open spaces, creation of a pedestrian environment, buffers between density transitions, minimize through or overflow vehicular traffic.
Discussion Point: The materials intended for the development of the subject property will be reviewed within the context of the Planned Area Development zoning amendment.

OPEN SPACE AND RECREATION ELEMENT

General Plan Amendment Checklist Goals

- Define a park as a tract of land that contains a mix of active and passive recreation facilities potentially including tot lots, defined and improved play field and/or sport court areas, and picnic/seating/shade areas that are landscaped/hardscaped in a pleasing manner. Parks should generally be located in the center of their service area and can be developed jointly with schools.
Discussion Point: This Open Space and Recreation policy is not applicable to the subject request for Commercial land use designation.
- Establish an open space standard of six acres per 1000 residents. Establish a standard of six acres of active parkland per 1000 population.
Discussion Point: The proposed land use amendment from Medium Density Residential to Commercial land use will remove the establishment of new residences and community population within the City of Surprise. The proposed commercial land use will therefore not add any new burden on programmed open space or recreational demand within the City.
- Review the Open Space and Recreation Element in the city's consideration of development proposals to determine the need for new parks and their requirements generated by the proposed project.
Discussion Point: The proposed amendment will reduce any demand on the City's parks.
- Increase the amount of usable (non-retention) park and open space identified in the city's development agreements to total 13 percent (equally divided between parks & open space areas) of the net project area.

Discussion Point: The proposed land use amendment will lessen the demand for new parks and open space facilities or recreational programs.

- Neighborhood or school parks proposed as an amenity in a subdivision “shall” be developed in conjunction with the first phase.

Discussion Point: This Open Space and Recreation policy is not applicable to the proposed land use amendment.

- Utilize natural washes as part of the trail system. Protect 10% slope areas and Palo Verde-Saguaro vegetation areas as open space.

Discussion Point: The subject property is not encumbered by a natural wash. This Open Space and Recreation policy is therefore not applicable to this land use amendment.

- Protect ridge/crest line, steep-sloped (more than 10%) and Palo Verde-Saguaro vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods.

Discussion Point: The subject property is not encumbered by ridge/crest line, steep sloped and Palo Verde-Saguaro vegetation. This Open Space and Recreation policy is therefore not applicable to this land use amendment.

- Discourage development within 100-year floodplains, encourage dedication of a continuous 25 foot minimum setback on both sides.

Discussion Point: The subject property is not encumbered by a 100-year floodplain condition.

- Ensure that natural drainage channels are protected and used as a connected trails system to link open space, parks, schools etc.

Discussion Point: The subject property is not encumbered by a natural drainage channel. This Open Space and Recreation policy is therefore not applicable to this land use amendment.

PUBLIC SERVICES / COST OF DEVELOPMENT ELEMENT

General Plan Amendment Checklist Goals

- Require developers to construct and pay for drainage facilities when their need precedes or exceeds the need of the city.

Discussion Point: Drainage facilities have been constructed along the Grand Avenue frontage of the subject property to manage roadway drainage and regional flows. The subject property will address on-site stormwater management in accordance with the City of Surprise Stormwater Retention standards.

- Require private developers to install all public utilities & facilities to state and municipal standards, as required.

Discussion Point: The subject property is surrounded by infrastructure improvements that have been design and constructed in anticipation of development of the subject property.

- When evaluating the development proposal, all indirect costs shall be considered (e.g. recreation programs, public safety).

Discussion Point: We suspect this policy statement will be addressed by City staff during the evaluation of the Minor General Plan Amendment.

- All developers requesting project approval “must” work with the local school district to

determine impact on the school system and strategies to address impact.

Discussion Point: The proposed land use amendment is removing residential land use and promoting commercial land use for the subject property. This amendment therefore, will not generate new primary education students and therefore will not promote a facilities impact on the Dysart Unified School District.

- Channel growth in areas that have existing infrastructure.

Discussion Point: The subject property is surrounded by existing infrastructure that is readily available for the development of the property.

ENVIRONMENTAL PLANNING / WATER RESOURCES ELEMENT

General Plan Amendment Checklist Goals

- Encourage water conservation in all new development through the utilization of drought tolerant plant materials, efficient irrigation system (drip/low flow), and through water conserving fixtures in all new residential and commercial construction.

Discussion Point: The details of design affiliated with water conservation will be reviewed within the context of the Planned Area Development zoning amendment and the Site Plan Review Process.

- Ensure noise mitigation along all high-volume roadways.

Discussion Point: The proposed amendment proposes commercial land use immediately adjacent to the Grand Avenue and the BNSF Railroad corridors. These corridors generate noise affiliated with the regional traffic volumes on Grand Avenue and the daily operations of the rail services. Development of the subject property, with commercial uses (medical and educational) will help buffer the existing residential community to the west of the subject property from noise impacts affiliated with these regional transportation corridors.

E. Goals of the Village Plan

The proposed minor General Plan amendment is consistent with the goals and policies of the Surprise Village 1 Plan. The following Village Plan elements and goals applicable to the amendment have been identified to demonstrate the compatibility of the West Point Development Parcel 12 project amendment request:

VILLAGE GOALS & OBJECTIVES

- 1) Village 1 has a business climate favorable to the incubation and growth of small dynamic enterprises, to attract creative vocations.

Discussion Point: Alternate styles of education and employment opportunities promote the incubation and growth of local enterprises through a variety of emerging technical vocations and service industries.

- 2) Village 1 is a prominent center for research and education, a place that offers high quality educational opportunities that meets and exceeds the needs of the community.

Discussion Point: The commercial land use proposed promotes a setting for expanding research and development opportunities. The potential educational development for a

well-established magnet school would provide opportunities beyond what is typically expected throughout the community.

VILLAGE LAND USE GOALS

1) Village 1 is a premier regional and global center of commerce, residence, arts, education, and recreation.

a) Encourage new development, redevelopment, and infill projects that enhance the Bell and Grand Employment District as a transit oriented and entrepreneur friendly development. New development and redevelopment in the area shall combine a variety of mixed uses, including office, residential, retail, and civic uses. This area will be a regional node that contains high density, high quality development within a 10 minute walk circle surrounding train station, collector support transit systems, and designed to include the easy use of pedestrians, bikes.

b) Create a brand identity that promotes Village 1 as a place of education, entertainment, and employment.

Discussion Point: The proposed commercial uses will appropriately brand this property within Village 1 and promote identity as the Bell and Grand Employment District. This key area of Village 1 will further enhance the area goals and sense of place regarding education and employment opportunities.

VILLAGE LAND ECONOMIC DEVELOPMENT GOALS

a) Explore opportunities to expand the city's higher education and R&D facilities.

Discussion Point: The proposed development will promote workforce development and expanded opportunities for higher education and research and development.

VILLAGE URBAN DESIGN GOALS

Mixed Uses: Encourage infill development.

Discussion Point: Development Parcel 12 of West Point Towne Center remains as one of the few vacant parcels remaining within the original Planned Area Development approved in 1995. The proposed land use amendment provides a valuable addition to the key parcel. This amendment will bring into focus appropriate non-residential land use and development opportunity for the subject property.

Transit Connections: provide complete street accessibility.

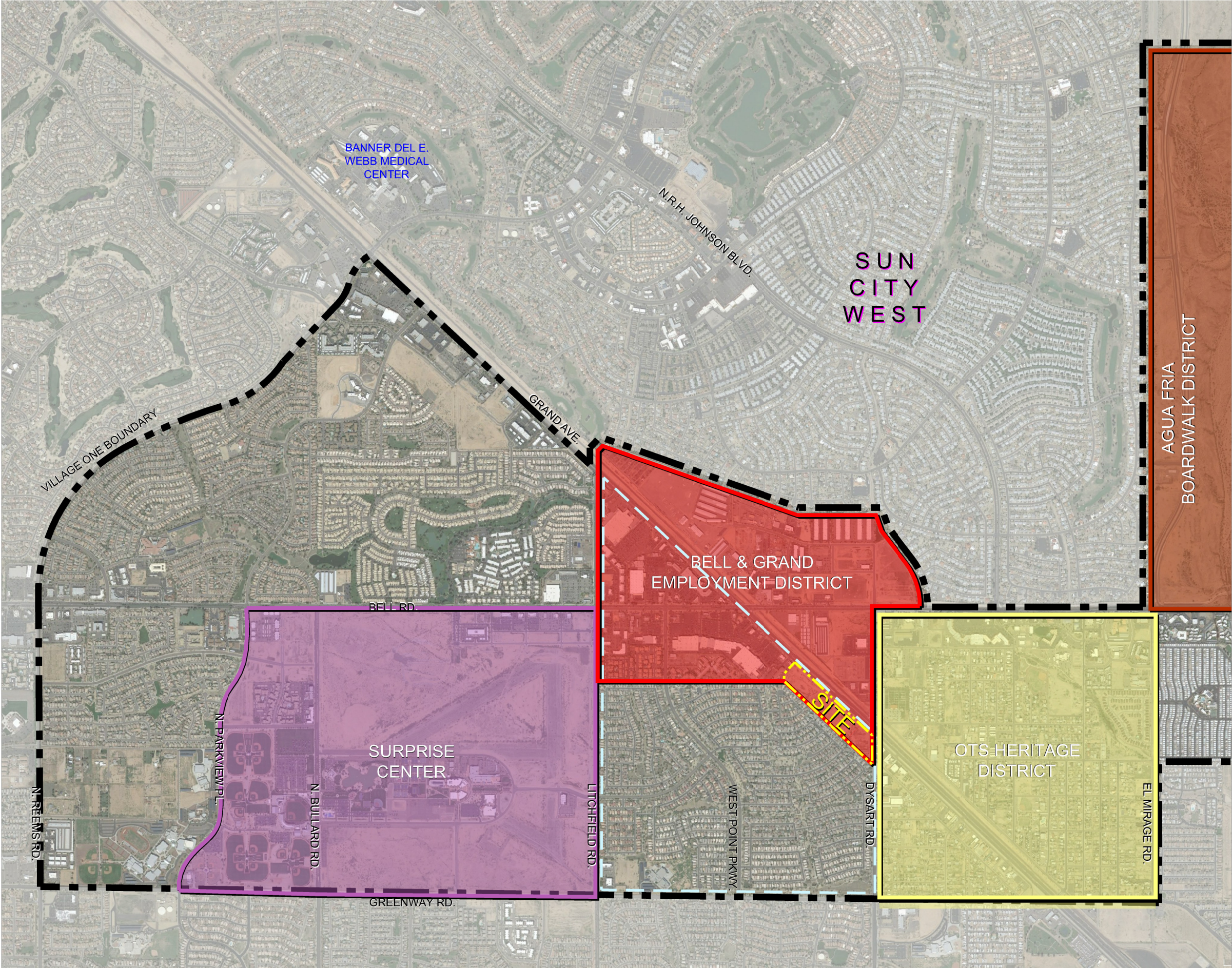
Discussion Point: The envisioned development would anticipate utilizing the existing completed offsite driveway connections and existing (though not activated) traffic signal along Grand Avenue. This existing access configuration along with potential additional access provisions to Dysart Road will support anticipated future non-residential uses with both vehicular and pedestrian points of connectivity.

Additionally, the segment of Grand Avenue along the subject amendment property frontage is recognized and envisioned as a transition zone within Village 1 and is located immediately adjacent to the Old Town Square Heritage District. The Village Urban Design Goals promote the recognition of this proximity and the importance of Grand Avenue to the City of Surprise City Center. The goals strive for advancements of streetscapes through the application of “street elements”, “pedestrian walkability”, “façade design”, “gateway treatments”, and “landscape design”. Methods of introducing an area of special interest are anticipated to be a part of the development of the medical and educational uses contemplated for the subject property. At the intersection of Grand Avenue and Dysart Road, the Applicant anticipates the development of a pedestrian node with streetscape and landscape elements intended to promote the implementation of the goals expressed within the Village Plan. This node, someday, could support any City of Surprise, and/or Arizona Department of Transportation plans to develop a grade separated pedestrian crossing of Grand Avenue that would tie the West Point Towne Center to the Old Town Square Heritage District.

F. Conclusion

The current goals and policies of the General Plan, Village 1 Plan, and Bell & Grand Employment district do not seem to support the development of residential land use on the subject property. The proposed minor land use amendment will further align the property with the City of Surprise goals and long term vision within the Bell & Grand Employment District. The subject property is envisioned to provide skill based education and employment based development opportunities within close proximity of established resident population. The adoption of this minor General Plan Amendment will change approximately 20 acres of the existing Medium Density Residential to a Commercial land use designation under the City of Surprise General Plan. The commercial land use designation will not only be consistent with the future goals of Surprise, but also set the stage for a valuable non-residential development and services helping to regenerate the local community and economy.

EXHIBITS



WEST POINT TOWNE CENTER PARCEL 12

MINOR GENERAL PLAN AMENDMENT

FIGURE 1

SURPRISE VILLAGE ONE AREA MAP

LEGEND

- VILLAGE ONE BOUNDARY
- WEST POINT PAD BOUNDARY

Subject to engineering and City review and approval.

NOT TO SCALE

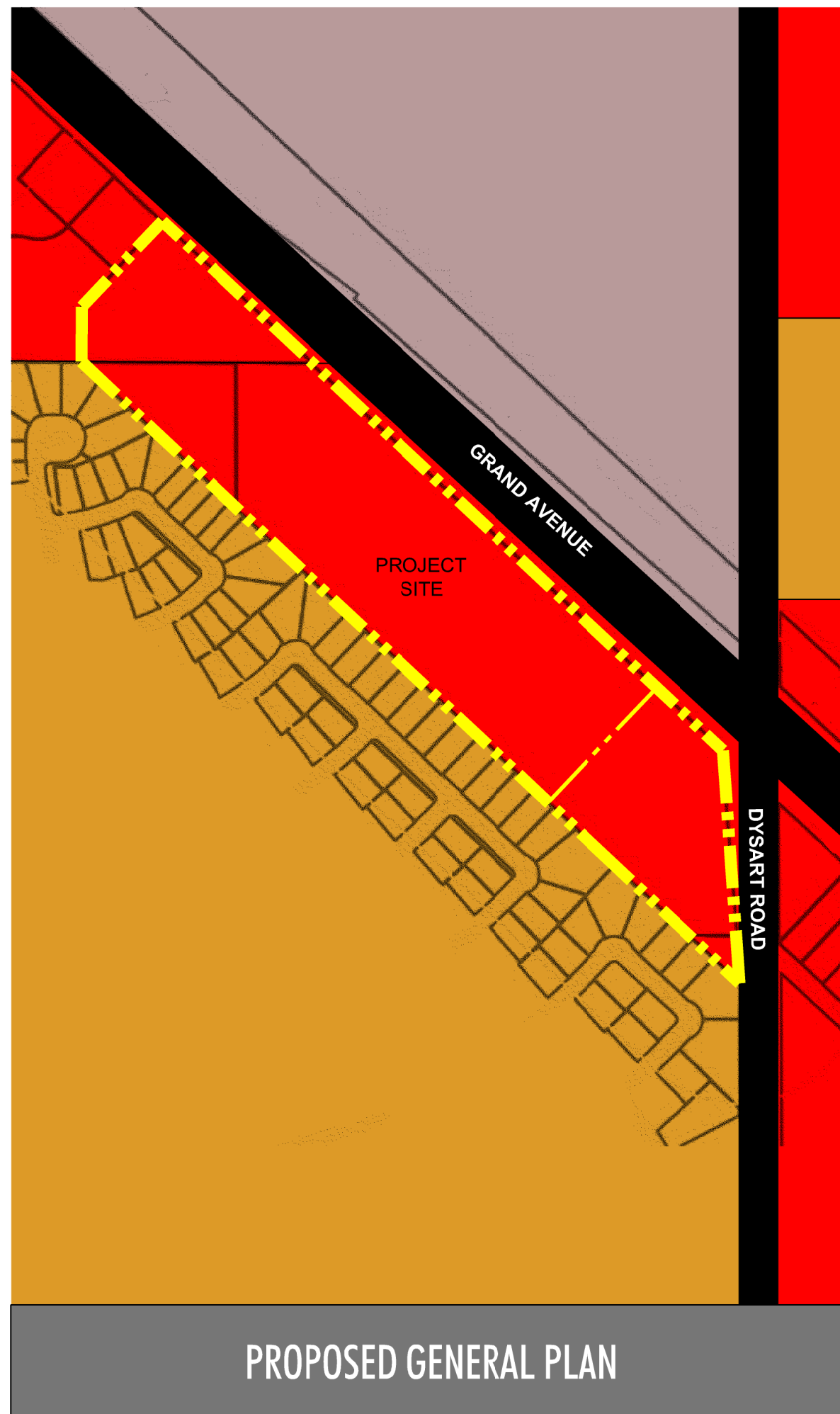
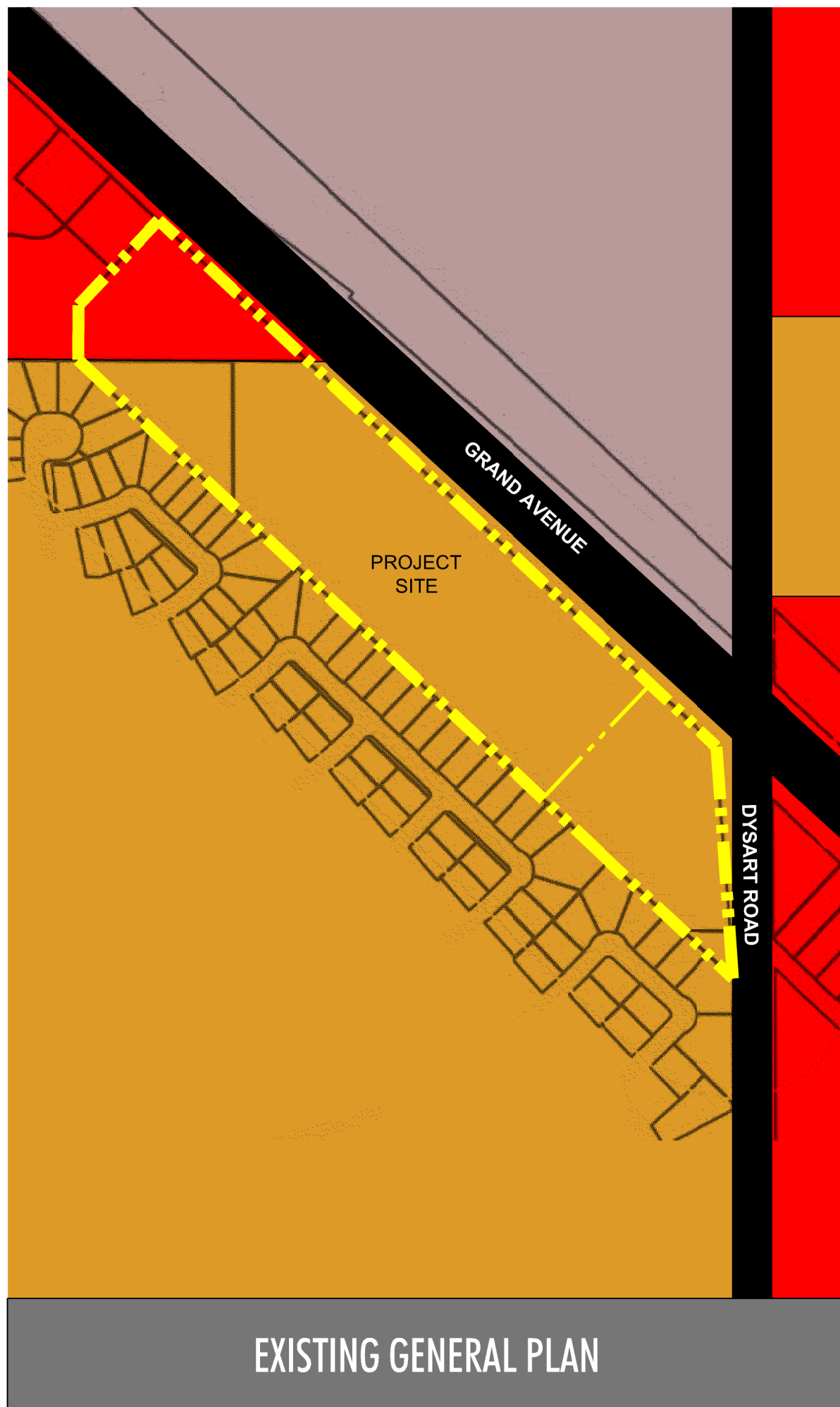
NORTH

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WEST POINT TOWNE CENTER PARCEL 12

MINOR GENERAL PLAN AMENDMENT

FIGURE 2

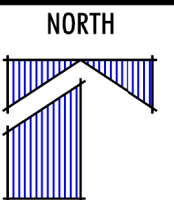
EXISTING & PROPOSED GENERAL PLAN LAND USE

LEGEND

-  MEDIUM DENSITY RESIDENTIAL
 COMMERCIAL
 EMPLOYMENT

Subject to engineering and City review and approval.

NOT TO SCALE



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Date. 10/6/14

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APPENDICES

Legal Description of GPA Subject Property

GROSS LAND AREA

THE FOLLOWING LAND DESCRIPTION HAS BEEN COMPILED FROM RECENT ACTUAL SURVEYS OF THE HEREIN REFERRED TO PROPERTY, AND THE LAND DESCRIBED INCLUDES THE RIGHT-OF-WAY OF GRAND AVENUE AND DYSART ROAD.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS ALSO KNOWN AS WEST POINT TOWNE CENTER PARCEL 12, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; SAID POINT ALSO BEING IN THE CENTERLINE OF BELL ROAD RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 155.30 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF BELL ROAD AND GRAND AVENUE ;

THENCE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID CENTERLINE OF GRAND AVENUE, A DISTANCE OF 1438.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID CENTERLINE OF GRAND AVENUE, A DISTANCE OF 1969.66 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF GRAND AVENUE AND DYSART ROAD;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE OF DYSART ROAD, A DISTANCE OF 500.00 FEET TO A POINT, SAID POINT ALSO BEING THE EAST QUARTER CORNER OF AFORESAID SECTION 3;

THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE OF DYSART ROAD, A DISTANCE OF 115.48 FEET TO A POINT IN THE CENTERLINE OF DYSART ROAD;

THENCE LEAVING THE CENTERLINE OF DYSART ROAD NORTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF DYSART ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WEST POINT TOWNE CENTER PARCEL 12, ALSO BEING A CORNER OF DAVE BROWN AT WEST POINT, RECORDED IN BOOK 436 OF MAPS, PAGE 09, MARICOPA COUNTY RECORDS;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF DYSART ROAD NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST ALONG THE BOUNDARY LINE BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND DAVE BROWN AT WEST POINT, A DISTANCE OF 425.75 FEET

TO THE SOUTHEAST CORNER OF RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWNE CENTER, RECORDED IN BOOK 447 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS;

THENCE CONTINUING NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST ALONG THE BOUNDARY LINE BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWNE CENTER, A DISTANCE OF 1825.52 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWNE CENTER, AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SURPRISE MARKETPLACE, RECORDED IN BOOK 673 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS;

THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS EAST, AND ALONG THE BOUNDARY LINE BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND SURPRISE MARKET PLACE, A DISTANCE OF 136.86 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, ALONG THE BOUNDARY BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND SURPRISE MARKET PLACE, A DISTANCE OF 292.27 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF GRAND AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF WEST POINT TOWNE CENTER PARCEL 12 AND THE NORTHEAST CORNER OF SURPRISE MARKET PLACE;

THENCE CONTINUING NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT IN THE CENTERLINE OF GRAND AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING

NET LAND AREA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 78.44 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND AVENUE

THENCE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1974.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DYSART ROAD PER PLAT OF WEST POINT TOWNE CENTER AS RECORDED IN BOOK 433 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 529.33 (539.33) FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF DAVE BROWN AT WEST POINT, RECORDED IN BOOK 436 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS;

THENCE NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 425.75 FEET TO THE SOUTHEAST CORNER OF RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWN CENTER, RECORDED IN BOOK 447 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS;

THENCE CONTINUING NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG LAST SAID PLAT, A DISTANCE OF 1825.52 FEET TO THE NORTHEAST CORNER OF LAST SAID PLAT;

THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 136.86 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 292.27 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 2663.97 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 62.97 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF DYSART ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY DYSART ROAD, A DISTANCE OF 52.48 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE PLAT OF DAVE BROWN AT WEST POINT, ACCORDING TO BOOK 436 OF MAPS, PAGE 09, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PLAT OF DAVE BROWN AT WEST POINT AND ALSO ALONG THE NORTHEASTERLY LINE OF THE RESUBDIVISION OF LEGACY AND HERITAGE AT WEST POINT TOWN CENTER, ACCORDING TO BOOK 447 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA, A DISTANCE OF 654.94 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, DEPARTING SAID NORTHEASTERLY LINE OF THE RESUBDIVISIONS OF THE LEGACY AND HERITAGE AT WEST POINT TOWN CENTER, A DISTANCE OF 392.53 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF US HIGHWAY 60 ACCORDING TO A.D.O.T PROJECT NO. 060MA139H686601R;

THENCE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF US HIGHWAY 60, A DISTANCE OF 227.21 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF SURPRISE IN DOCUMENT NO 2009-517022, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 04 DEGREES, 29 MINUTES 55 SECONDS EAST, ALONG SAID WESTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF SURPRISE, DISTANCE OF 528.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

WEST POINT TOWNE CENTER PARCEL 12

PUBLIC PARTICIPATION REPORT



Case #: FS14-381
Major PAD Zoning Amendment
Minor General Plan Amendment

Submitted: November 5, 2014

LVA urban design studio
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Introduction

The West Point Parcel 12 PAD Zoning Amendment and Minor General Plan amendment applications have been processed to remove the prior Residential land use and implement Commercial use for the property. The conceptual project development plan is proposed as an educational and medical office / emergency facility on 19 acres at the southwest corner of Grand Avenue and N Dysart Road. In accordance with the Surprise Code of Ordinances section 122-160(d), the following summary contains a written report of public participation efforts conducted for the site.

Parties Affected by Application

The residents living within a 300 foot required public notification boundary of the site are the most likely to be directly affected by this project. A public meeting was held at 6 p.m. on November 3, 2014 at the Comfort Inn & Suites located adjacent to the project site to discuss any comments or concerns regarding the proposal. The date and time selected provided ample opportunity for required notifications and advertisement to be provided by the City of Surprise and for interested parties to attend. The meeting was conveniently located adjacent to the site to help remove any barriers to neighbor participation.

Notification and Information Procedures

The City of Surprise notified residents within a 300 foot boundary of the site via U.S. Mail of the neighborhood meeting and public hearings (see attachments for a copy of the letter and the mailing list). The city also posted a meeting notice in two local newspapers, The Daily News Sun and Surprise Today. These notices were placed 15 days prior to the neighborhood meeting.

Public hearing signs were posted in two locations on the subject property on November 4, 2014. These signs reflect the upcoming meeting date of the Planning & Zoning Commission and City Council. A copy of the affidavit of posting and pictures of the signs posted are provided under a separate cover and are intended to be included within the city case file.

Method of Identifying Stakeholders' Issues and Concerns

The neighborhood meeting open house format was utilized to facilitate dialogue between neighbors and team members. Neighbors were able to voice concerns and learn about the various aspects of the project. Comment cards were provided to attendees allowing them to voice comments or concerns in writing. In addition, individual contact information for team members and Planning and Development Department staff was provided to interested parties in case of any follow up questions or comments.

Method of responding to Stakeholders' Issues and Concerns

The Development Master Plan and Zoning applications have accommodated, and will continue to consider the recommendations and concerns of the public. Each public comment and response has been documented throughout the process and has been taken account of by all parties.

Attachments included with this Report:

1. Neighborhood Meeting Notification Letter
2. Public Hearing Notification Letter
3. Notification Map
4. Notification List
5. Sign-in sheet for November 3, 2014 Neighborhood Meeting
6. Neighborhood Meeting Written Comments
7. Neighbor Letters / Petitions

1. Neighborhood Meeting Notification Letter

CITY OF SURPRISE **CITIZEN REVIEW MEETING**

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

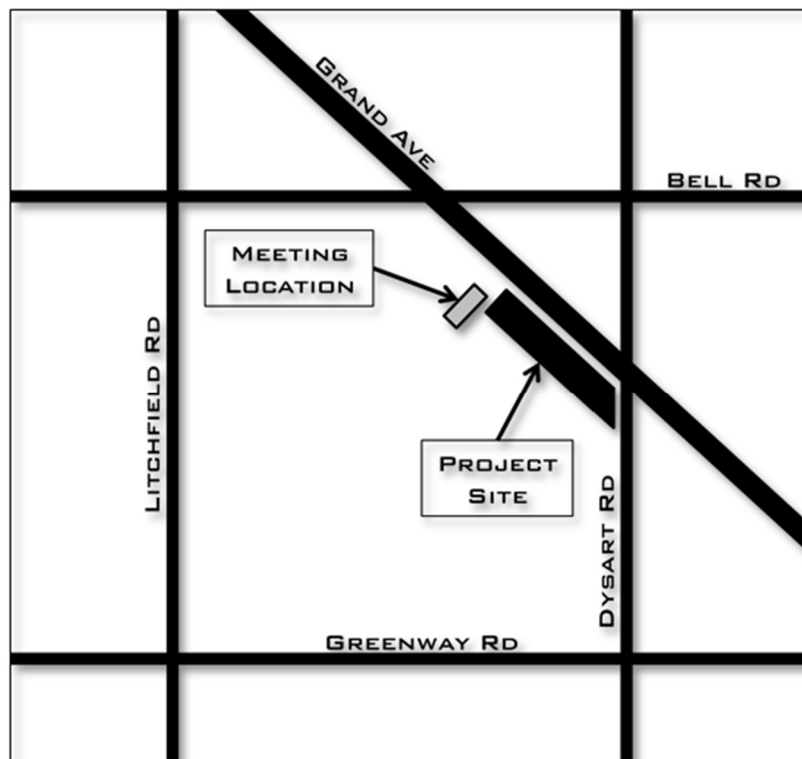
City of Surprise Planner: Robert H. Kuhfuss, AICP
623-222-3137

CITIZEN REVIEW MEETING DETAILS

Please Note Change in Date and Time of the Meeting

DATE: November 3, 2014
TIME: 6:00 PM to 7:00 PM
LOCATION: Comfort Inn & Suites - Meeting Room
13337 W. Grand Avenue
Surprise, AZ 85374

Meeting and Project Location



PROJECT DESCRIPTION: Major Zoning Amendment together with a Minor General Plan Amendment (Case FS14-381) changing the use from Medium Density Residential to Commercial as it relates to the Parcel 12 of the West Point Towne Center PAD.

2. Public Hearing Notification Letter

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise will hold a Public Hearing at the request of LVA Urban Design Studio, LLC for approval of a Major Zoning Amendment along with a Minor General Plan Amendment (Case FS14-381) to allow for a land use change from Medium Density Residential to Commercial as it relates to Parcel 12 of the West Point Towne Center PAD generally located at the southwest corner of Dysart Rd. and Grand Ave. in Surprise, Arizona.

Legal Description: Located in a portion of Section 3, Township 3 north, Range 1 west, of the Gila and Salt River base and meridian, Maricopa County, City of Surprise, Arizona.



Project Location

Planning and Zoning Commission

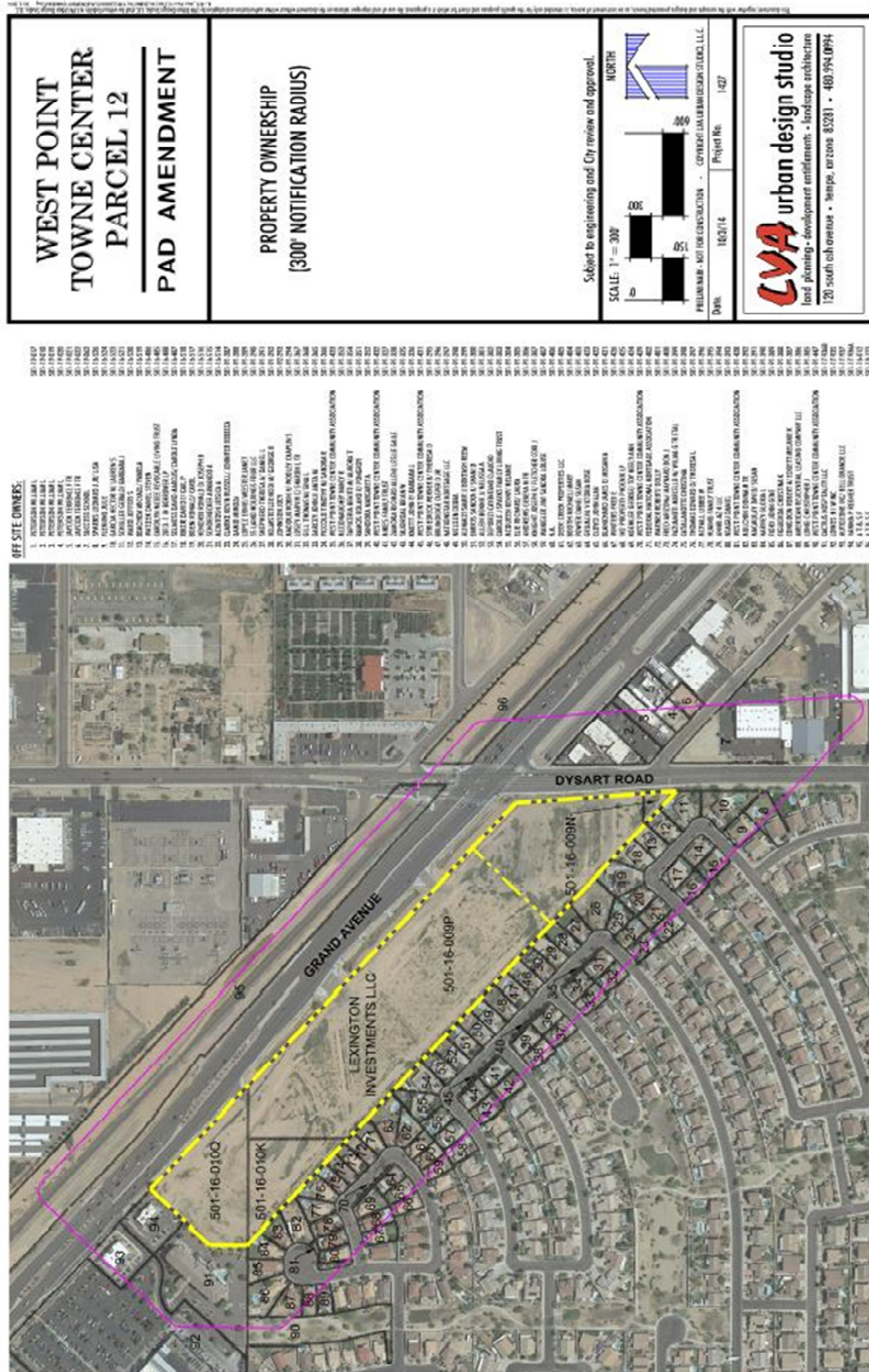
Date: November 20, 2014
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: December 2, 2014
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

At this meeting any member of the public may appear and be heard relative to this petition or may submit written comments at any time prior to the Public Hearing. All written comments regarding this petition will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall.

3. Notification Map



4. Notification List

MCINTOSH JESSICA A	13190 W FARGO DR	SURPRISE	AZ	85374
SCHOENECKER ARMANDO A	13327 N WATSON LN	SURPRISE	AZ	85379
HENDRIX RONALD D/JOSEPH B	13174 W FARGO DR	SURPRISE	AZ	85374
BOEN RONALD/CAROL	15616 N ULRICH WY	SURPRISE	AZ	85374
RIKER DAVID F/GAIL P	13152 W MARKET ST	SURPRISE	AZ	853745234
BEACHEM MICHAEL/PAMELA	14623 W GELDING DR	SURPRISE	AZ	85379
WARD JEFFERY S	13130 W MARKET ST	SURPRISE	AZ	85374
GARCIA HECTOR M/LAUREN S	13135 W RIMROCK ST	SURPRISE	AZ	85374
FLEMING JULIE	13143 W RIMROCK ST	SURPRISE	AZ	85374
A T & S F	2500 LOU MENK DR PO BOX 961089	FORT WORTH	TX	761610089
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
JAYCOX TERRENCE F TR	6033 W BLUEFIELD AVE	GLENDALE	AZ	85308
JAYCOX TERRENCE F TR	6033 W BLUEFIELD AVE	GLENDALE	AZ	85308
LOWES H I W INC	BOX 1111	NORTH WILKESBORO	NC	28659
VANNA P REGNER TRUST	PO BOX 8063	NEWPORT BEACH	CA	92658
CACTUS HOSPITALITY LLC	6630 E BASELINE RD	MESA	AZ	85206
AUTOZONE INC/BELL GRANDE LLC	PO BOX 2198 STE 8700	MEMPHIS	TN	38101
SUCCESS SCHOOL	PO BOX 1381	SURPRISE	AZ	85378
SPARKS LEONARD J JR/LISA	16045 N GIL BALCOME ST	SURPRISE	AZ	85374
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
CAROLYN MCGEE REVOCABLE LIVING TRUST	13154 W RIMROCK ST	SURPRISE	AZ	85374
WATZEK DANIEL STEVEN	13146 W RIMROCK ST	SURPRISE	AZ	85374
SELNESS DAVID MARCUS/CAROLE LYNDA	13171 W FARGO DR	SURPRISE	AZ	85374
2013-1 IH BORROWER LP	901 MAIN ST STE 4700	DALLAS	TX	75202
SKJORDAL BRIAN W	13289 W COTTONWOOD ST	SURPRISE	AZ	85374
KMETT JOHN P/BARBARA L	13281 W COTTONWOOD ST	SURPRISE	AZ	85374
MIKES FAMILY TRUST	13276 W STATLER ST	SURPRISE	AZ	85374
ZAMORA RICHARD ALLEN/LESLE GAILE	13284 W STATLER DR	SURPRISE	AZ	85374
WEST POINT TOWNE CENTER COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
RAMOS ROLAND R/PONGROY	13275 W STATLER ST	SURPRISE	AZ	85371
SANDORA MARGARET A	13267 W STATLER ST	SURPRISE	AZ	85374
MCCONAUGHEY NANCY R	13230 W PARADISE LN	SURPRISE	AZ	85374

TAPICERIA BENITO M/AURORA T	916 MAKAAALA DR	WAILUKU	HI	96793
DARCEY JOHN J/ANITA M	4663 SARATOGA AVE	SAN DIEGO	CA	92107
PICCOLO TIMOTHY M/SANDRA R	13223 W PARADISE LN	SURPRISE	AZ	85374
LOSEY MARVIN C/SHARON L TR	13208 W DESERT ROCK DR	SURPRISE	AZ	85374
GILL THOMAS M/GINA L	13216 W DESERT ROCK RD	SURPRISE	AZ	85374
LONG CHRISTOPHER J	16508 N LASSO DR	SURPRISE	AZ	85374
AMERICAN RESIDENTIAL LEASING COMPANY LLC	7047 E GREENWAY PKWY STE 350	SCOTTSDALE	AZ	85254
CONGDON ROBERT A/EDGETT MELANIE K	16550 N LASSO DR	SURPRISE	AZ	85374
FIGUEROA CHRISTINA K	16558 N LASSO DR	SURPRISE	AZ	85374
FIORI JOHN GENE	16566 N LASSO DR	SURPRISE	AZ	85374
HARVEY GLORIA L	16557 N LASSO DR	SURPRISE	AZ	85374
MACAULAY DAVID/SUSAN	16549 N LASSON DR	SURPRISE	AZ	85374
MULCHIN DONNA M TR	16541 N LASSO DR	SURPRISE	AZ	85374
NEAGU DANIEL	6432 PERRY AVE NO 3	MASPETH	NY	11378
AH4R-AZ 4 LLC	30601 AGOURA RD 200	AGOURA HILLS	CA	91301
HUANG FAMILY TRUST	1161 VALLEY QUAIL CIR	SAN JOSE	CA	95120
MCFALL LIBBEE W	13334 W CANYON CREEK DR	SURPRISE	AZ	85374
THOMAS EDWARD D/THERESA L	13328 W MARKET ST	SURPRISE	AZ	85374
CATALANOTTE CHRISTINA	13324 W MARKET ST	SURPRISE	AZ	85374
PAZIANOTI MARCELLO N/WILMA G TR ETAL	4044 E ANGELA DR	PHOENIX	AZ	85032
FREO ARIZONA/MAYNARD DON J	6617 N SCOTTSDALE RD STE 101	SCOTTSDALE	AZ	85250
WARNER ROBERT/DOLLY	8381 CLARKSON ST	THORNTON	CO	80229
FEDERAL NATIONAL MORTGAGE ASSOCIATION	14221 DALLAS PKWY STE-1000	DALLAS	TX	75254
POWER DANE/SUSAN	16451 N MARKET ST	SURPRISE	AZ	85374
BOOTH MICHAEL/MARY	13287 W POST DR	SURPRISE	AZ	85374
DEER CREEK PROPERTIES LLC	18631 N 19TH AVE SUITE 158-460	PHOENIX	AZ	85027
WANGLER JIM/SANDRA LOUISE	1188 BROCKTON ST	EL CAJON	CA	92020
CLARKE KEVIN RUSSELL/JENNIFER REBECCA	13207 W DESERT ROCK DR	SURPRISE	AZ	85374
QAMO MIMOZA	1476 GOLFVIEW DR	GLENDALE	IL	60139
LOPEZ ERNIE/MEESTER JANET	13191 W DESERT ROCK DR	SURPRISE	AZ	85374
SS LAND HOLDINGS FOUR LLC	3900 E MEXICO AVE	DENVER	CO	80206
SHEPHERD THERESA A/DANIEL L	21097G 76 HWY	LACONA	IA	50139
HELMSTETLER HEIDI M/GEORGE R	13214 W MARKET ST	SURPRISE	AZ	85374
JOHNSON JODY	13220 N MARKET ST	SURPRISE	AZ	85374
MADDUX ROBIN H/WOOLEY CHAPLIN S	13226 W MARKET ST	SURPRISE	AZ	85374
STRIEDIECK WERNER B/THERESA D	13232 W MARKET ST	SURPRISE	AZ	85374
BRUNDIDGE CASPER D JR	13238 W MARKET ST	SURPRISE	AZ	85374
NATIONSTAR MORTGAGE LLC	350 HIGHLAND DR	LEWISVILLE	TX	95067
NIELSEN DEBRA	280 ROCKTON ROAD	ROSCOE	IL	61073
BLANCHARD JAMES E/MEGAN A	13336 W POST DR	SURPRISE	AZ	85355
CLOYD JOHN ALAN	7352 W BRONCO TRL	PEORIA	AZ	85353
GRIJALVA VICTORIA ROSE	13320 W POST DR	SURPRISE	AZ	85374
KOEHLER GEORGE/TOY KEELY ANN	13341 W CANYON CREEK DR	SURPRISE	AZ	85374

ALINAIZI SAMIR I/BOKTASH REEM	13256 W MARKET ST	SURPRISE	AZ	85374
EARRIS SANDRA K/SHANI D	5714 E ASHLER HILLS DR	CAVE CREEK	AZ	85331
ALLEN BENNIE J/MELISSA A	5 BRISTOL CT	MIDLAND	TX	79705
DEPORZI CAYENTANO CLAUDIO	2235 E CREST LN	PHOENIX	AZ	85024
CAROLE J SPARKS FAMILY LIVING TRUST	13280 W MARKET ST	SURPRISE	AZ	85374
MCQUEEN KENNY/MELANIE	13282 W COTTONWOOD	SURPRISE	AZ	85374
ELIE RICHARD/LAURA	13290 W COTTONWOOD ST	SURPRISE	AZ	85374
ANDREWS GENEVA M TR	13298 W COTTONWOOD ST	SURPRISE	AZ	85374
KNIGHT JOSEPH R/FLETCHER CORI J	13306 W COTTONWOOD ST	SURPRISE	AZ	85374
IH2 PROPERTY PHOENIX LP	21001 N TATUM BLVD 1630-630	PHOENIX	AZ	85050
WINTERS FRED E	14345 W SHAWNEE TRL	SURPRISE	AZ	85374
WEST POINT TOWNE CENTER COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
A T & S F	2500 LOU MENK DR PO BOX 961089	FORT WORTH	TX	761610089
SCHILLER GERALD/BARBARA J	13122 W MARKET ST	SURPRISE	AZ	85374

5. Sign-in sheet for November 3, 2014 Neighborhood Meeting

Meeting – West Point Town Center Parcel 12
Comfort Inn & Suites, 13337 West Grand, Surprise, AZ 85374
November 3, 2014 at 6:00 p.m.

Name		Address	Phone	E-mail
1	Jody Johnson	13220 W Market St	(623) 332-4406	riceajody@gmail.com
2	Daniel Shepherd	13208 W Market St	(515) 321-1073	Shepherd21097@gmail.com
3	Theresa Shepherd	13208 W Market St	(515) 321-1073	Shepherd21097@gmail.com
4	Ron Boen	13160 W Market St	(701) 240-3550	rjboen@hotmail.com
5	Robin Maddux	13226 W Market St	(602) 818-7574	Rbprice13@gmail.com
6	Chaplin Wooley	13226 W Market St	(480) 333-2698	kevin@cazco.com

6. Neighborhood Meeting Written Comments

a) **Name:** Jody Johnson

Address: 13220 W Market St

Comment: I would like two courses of block to raise the block wall at the back of my property. I would also like a tree to block the view of the parking lot.

Response: There is an existing 20' sewer easement located along the property line which separates the subject site from the adjacent neighborhood. As formal development plans are prepared for the future project(s), additional analysis would need to be performed to determine the feasibility of additional screening and potential locations of trees based upon existing public utility locations.

b) **Name:** Theresa Shepherd

Address: 13208 W Market St

Comment: City requirement for trees planted on backside of access road is excellent. Understand developers concerns of trees growing into road and privacy walls but selection of taller greener trees to beautify the area is a necessity.

Response: As emphasized in the previous comment response, as formal development plans are prepared for the respective project(s). Additional analysis would need to be performed to determine the feasibility of additional screening and potential locations of trees based upon existing public utility locations. Other forms of additional screening may need to be explored.

c) **Name:** Daniel Shepherd

Address: 13208 W Market St

Comment: Elevation of businesses will create a line of sight directly into home backyards and windows. Loss of privacy, increased traffic through access road, view of backside of commercial property could impact home privacy, view and value.

Response: Extra emphasis will be placed on grading and plantings to maintain privacy. Average grades across the property are currently lower in elevation than will be needed for proper grading and drainage design of the new development site, requiring fill material to raise the existing grades for building locations. Building orientations have been aligned in such a manner as depicted on the current conceptual site plan to reduce direct visual link between potential 2nd floor building windows and adjacent properties.

d) **Name:** Rob Boen

Address: 13160 W Market St

Comment: Looks like an acceptable plan. Please consider moving the ambulance entry always from the residential side and relocating it near Grand Ave (flip flop the building).

Response: Thank you for articulating support for this plan. The mechanical center has been designed to orient the main building entry towards Grand Avenue thereby promoting orientation to the general public and responding to the Village Plan 1 goals for gateway treatments. The ambulatory function is oriented to the opposite end of the building for proper emergency service function.

7. Neighbor Letters / Petitions

----- Forwarded message -----

From: **Robert Kuhfuss** <Robert.Kuhfuss@surpriseaz.gov>
Date: Tue, Oct 21, 2014 at 6:49 PM
Subject: FW: West Point Town Center development @ Grand/Dysart
To: "abeaudoin@lvadesign.com" <abeaudoin@lvadesign.com>

Alan – here is that email from a concerned neighbor. Thanks

From: Jody Johnson [mailto:riceajody@gmail.com]
Sent: Monday, October 20, 2014 6:58 PM
To: Robert Kuhfuss
Subject: West Point Town Center development @ Grand/Dysart

Robert Kuhfuss,

Per our phone discussion on October 20, 2014, I am writing as a concerned citizen in the development of the property at Grand and Dysart.

My concerns are grading and drainage, noise, light, teenagers at a school in the neighborhood regarding language, litter, drugs and disrespectful behaviors.

My property is Lot # 293, 13220 W. Market Street. The property to be developed is directly behind my property. As I watched the land being surveyed, I became concerned so I want my concerns addressed prior to any construction.

GRADING and DRAINAGE

When I first moved here in 2009, there were many rainstorms during the winter and the property to be developed **flooded**. I am concerned that the developers may want to raise the grading of that property above mine which would result in flooding of my property, my street and/or my neighbors' properties.

NOISE

At present there is a great deal of traffic noise from Dysart, especially Honda cars very late at night. The early morning brings motorcycle noise, as well.

I am **very sensitive to higher pitches of sound**. The trains are not too bad as the pitch is more tenor level. The Honda cars whine and the thumping bass is **VERY DISTURBING**.

I am concerned about the traffic flow around the buildings but do look forward to the building abating a great deal of the disruptive traffic sounds.

I moved from a rough area in the metro area where hookers entertained their johns in the covered parking areas of my townhouse facility and I do not want to go through chasing the hookers out ever again that behavior also brought drugs and graffiti into the area.

Teenagers at schools today usually have extremely foul mouths and poor sanitation/trash disposal habits. I would encourage the school to teach good conservation habits and care of the environment. I really do not want to be confronted by obnoxious behavior on my walking exercise through MY neighborhood.

The medical facility, hopefully, will locate the emergency entrance to a side of the building rather than at the back where the noise and lights would disturb the residents in the neighborhood.

My current neighbors and I dealt with the "stimulus" improvement of the Dysart/Grand intersection with the railroad. Many a night while construction continued, noise and bright lights flooded my bedroom at 2 AM. So that is a concern of mine.

LIGHTS

Flashing emergency lights and sirens are bad enough on Grand and I am concerned about that type of lighting closer to my back windows.

I am also concerned about a two story building with lighting from its windows during the night. There is not much more disturbing than to have lights turned on full-power when one is trying to sleep.

How will the architect(s) address this issue?

FENCE

The block wall behind my property steps down one course of block from my neighbor to the north.

In years past my neighbor to the south and I have had teenagers (nobody else could scale the wall) run through our properties and jump over the block wall which is six feet high on our side and has a 1-1.5 foot drop on the side of the property to be developed.

Therefore, I request the development include an additional one-course row decorative block on that wall. The decorative block faces the property to be developed. The additional course might also encourage my neighbors to remove their landscape trimming in their own trash bins rather than throwing the clippings and branches over the wall onto the landscape buffer.

Thank you for considering my opinion and concerns.

See you on November 3, 6-7 pm at the Comfort Inn.

Regards,

Jody Johnson

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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22 ct 2014 00:40:19 -0000

From: [Jody Johnson](#)
To: [Robert Kuhfuss](#)
Subject: West Point Town Center development @ Grand/Dysart
Date: Monday, October 20, 2014 6:57:43 PM

Robert Kuhfuss,

Per our phone discussion on October 20, 2014, I am writing as a concerned citizen in the development of the property at Grand and Dysart.

My concerns are grading and drainage, noise, light, teenagers at a school in the neighborhood regarding language, litter, drugs and disrespectful behaviors.

My property is Lot # 293, 13220 W. Market Street. The property to be developed is directly behind my property. As I watched the land being surveyed, I became concerned so I want my concerns addressed prior to any construction.

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NOISE

At present there is a great deal of traffic noise from Dysart, especially Honda cars very late at night. The early morning brings motorcycle noise, as well.

I am **very sensitive to higher pitches of sound**. The trains are not too bad as the pitch is more tenor level. The Honda cars whine and the thumping bass is **VERY DISTURBING**.

I am concerned about the traffic flow around the buildings but do look forward to the building abating a great deal of the disruptive traffic sounds.

I moved from a rough area in the metro area where hookers entertained their johns in the covered parking areas of my townhouse facility and I do not want to go through chasing the hookers out ever again that behavior also brought drugs and graffiti into the area.

Teenagers at schools today usually have extremely foul mouths and poor sanitation/trash disposal habits. I would encourage the school to teach good conservation habits and care of the environment. I really do not want to be confronted by obnoxious behavior on my walking exercise through MY neighborhood.

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Thank you for considering my opinion and concerns.

See you on November 3, 6-7 pm at the Comfort Inn.

Regards,

Jody Johnson



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

15 October 2014

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Deborah Perry
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: Case FS14-381, West Point Towne Center

Dear Ms. Perry

Thank you for the opportunity to comment on the Development Application for the West Point Towne Center Parcel 12. The development is located on 19 acres on the Northwest corner of Grand Avenue and Dysart Road. The site is approximately 1 1/2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The proposed development pertains to 19 acres of the approximately 594.8 gross acres that makes up the entire West Point Town Center. The intent of the amendment request is to support a development plan for a new non-residential project, on currently undeveloped land, and change it from a "Medium Density Residential" to Commercial" land use designation. The activity as describe in the site Plan Application FS14-381 at the location described above, is compatible and consistent with the high noise or accident potential of a military airport or ancillary military facility, and will not negatively impact the flying operations at Luke AFB.

West Point Towne Center is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Jeremy T. Sloane, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Lloyd Abrams](#)
To: [Robert Kuhfuss](#)
Subject: FW: US-60/Grand Ave COMPASS - 132nd Avenue - Access Management Plan Modification
Date: Monday, November 10, 2014 6:01:42 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

From: Bob Hazlett <BHazlett@azmag.gov>
Date: Friday, November 7, 2014 at 5:40 PM
To: Lloyd Abrams <Lloyd@surpriseaz.gov>, Bob Wingenroth <Bob.Wingenroth@surpriseaz.gov>, Rick Buss <Rick.Buss@surpriseaz.gov>
Cc: "Dana Owsiany (dana.owisany@surperiseaz.gov)" <dana.owisany@surperiseaz.gov>, "Pagnard, Jason" <jason.pagnard@burgessniple.com>, "Townsend, Jim K." <Jim.Townsend@wilsonco.com>, "Philip Demosthenes (pdemos@ecentral.com)" <pdemos@ecentral.com>, Eric Anderson <EAnderson@azmag.gov>
Subject: US-60/Grand Ave COMPASS - 132nd Avenue - Access Management Plan Modification

Lloyd –

Thank you for your phone call of this morning, November 7 to discuss a revision to the draft Access Management Plan for the US-60/Grand Ave corridor within the City of Surprise. The purpose of this Email is to indicate that we will recommend that Intersection S47, identified as 132nd Avenue and located at reference marker 143.2 (expressed in miles), presently identified as a right-in/right-out for traffic along inbound US-60 only, be considered as a "Green Lane" or "Florida T" intersection to allow full operational access to the property located on the west and south sides of Grand Avenue for accommodating future development, in the Access Management Plan for the US-60/Grand Avenue COMPASS study.

Please let me know if you have any additional questions. Thank you.

Bob Hazlett

MARICOPA ASSOCIATION OF GOVERNMENTS

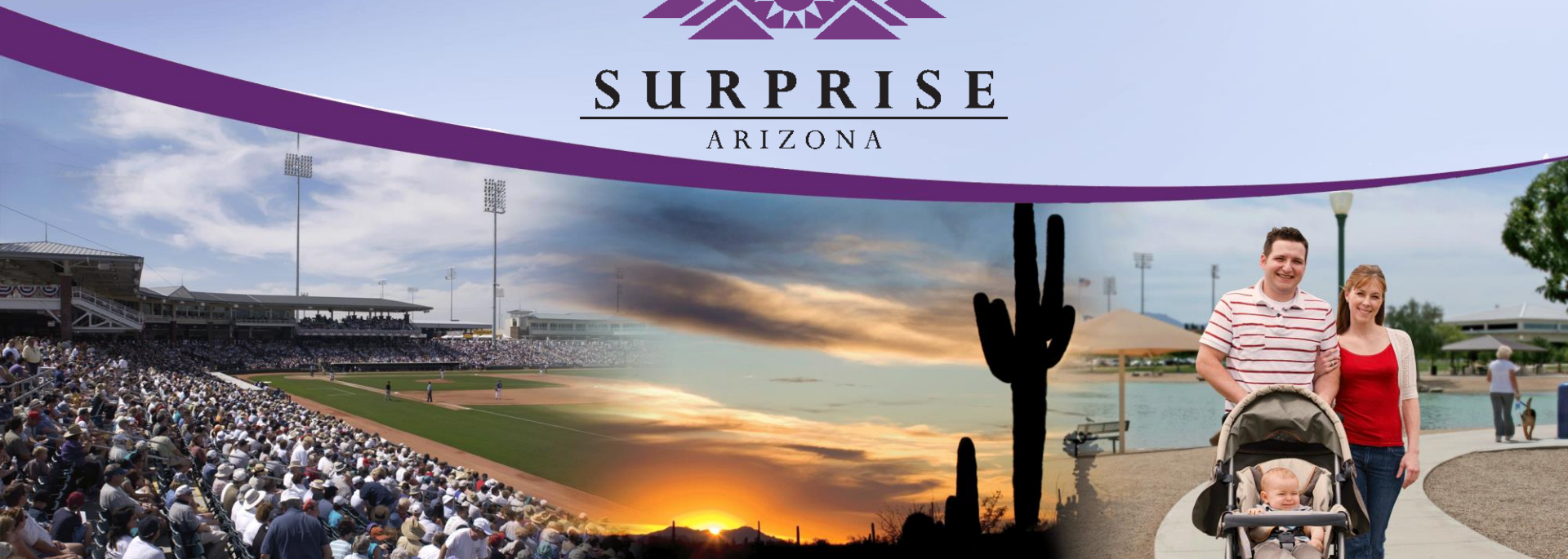
302 N First Avenue
Suite 300
Phoenix AZ 85003-1516
602 254-6300
602 452-5026 Direct
602 254-6490 FAX
bhazlett@azmag.gov
www.azmag.gov



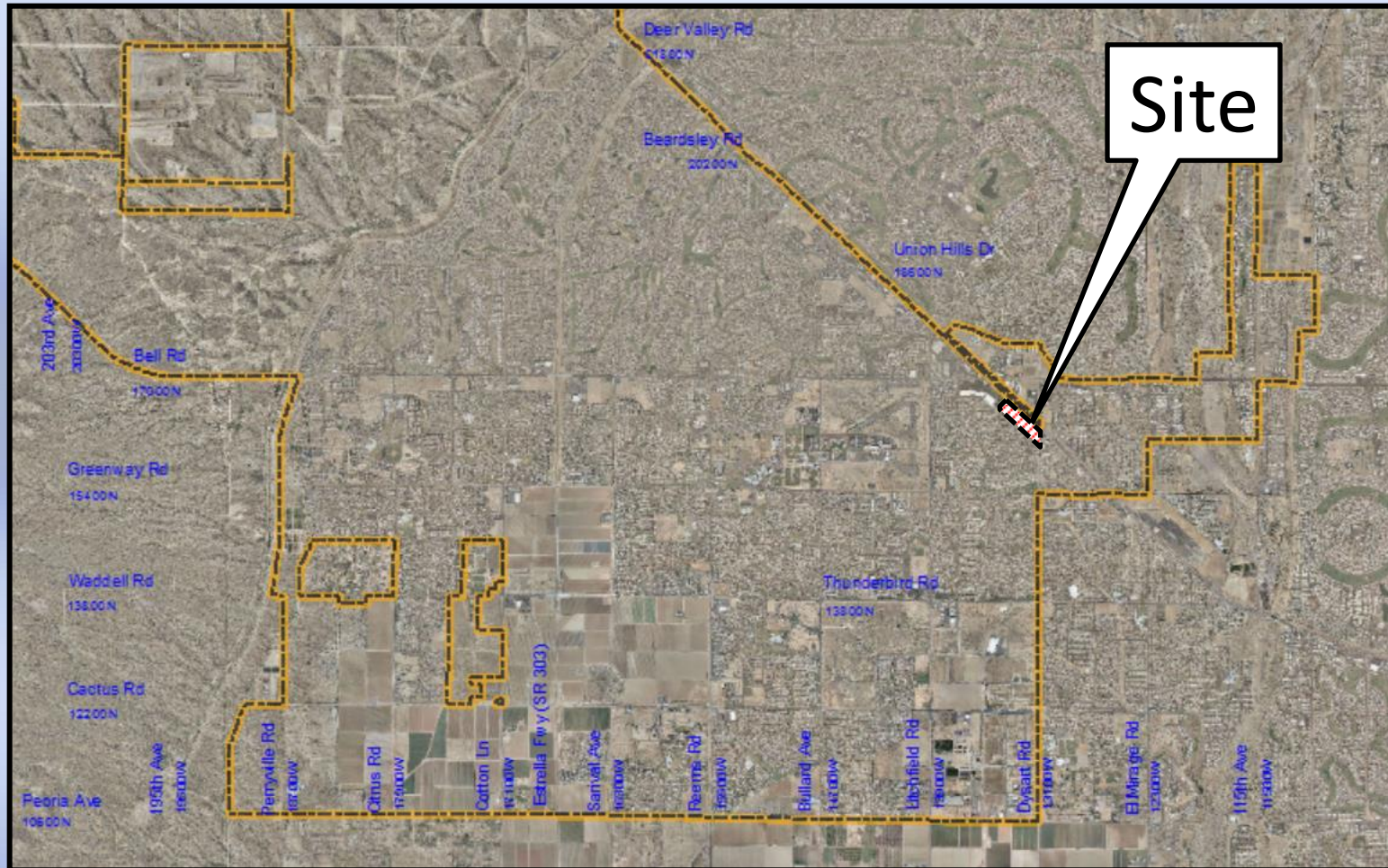
West Point Towne Center Parcel 12

Planning and Zoning Commission

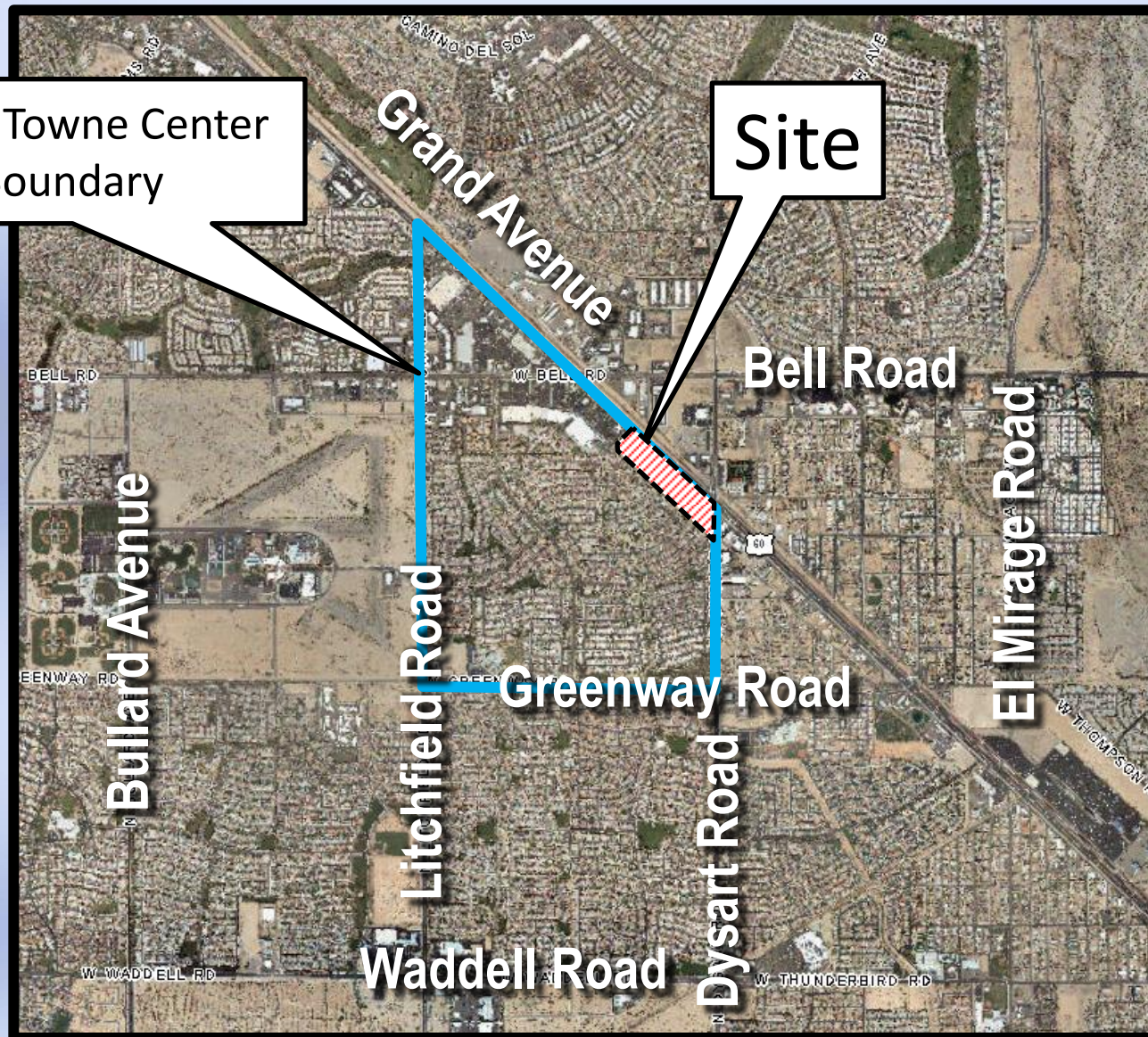
November 20, 2014



AREA MAP



VICINITY MAP



West Point Towne Center
PAD Boundary

Site

Grand Avenue

Bell Road

El Mirage Road

Greenway Road

Litchfield Road

Dysart Road

Waddell Road

Bullard Avenue

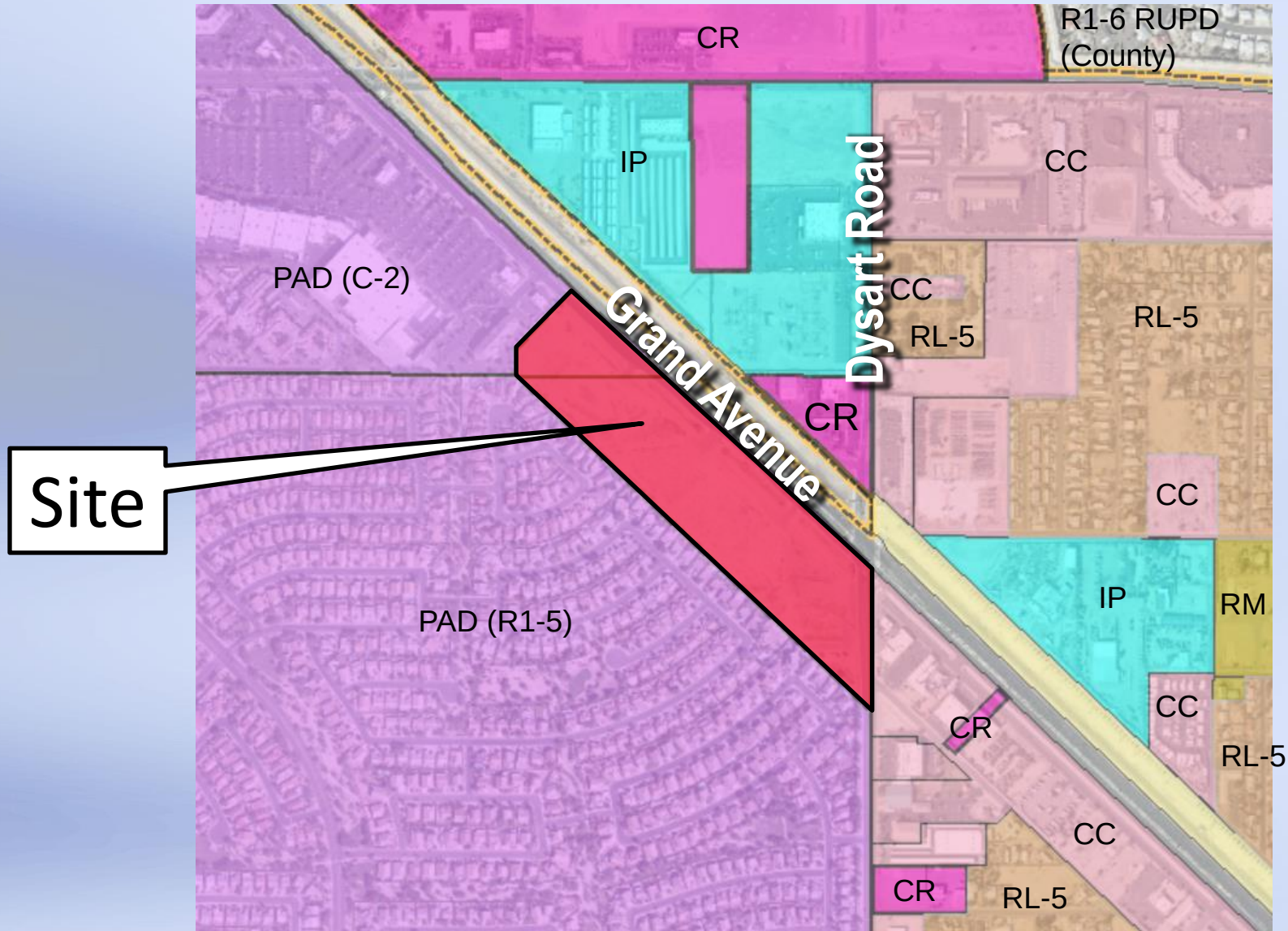
GPA CASE MAP

Changing the General Plan Land Use Designation from MDR to Commercial

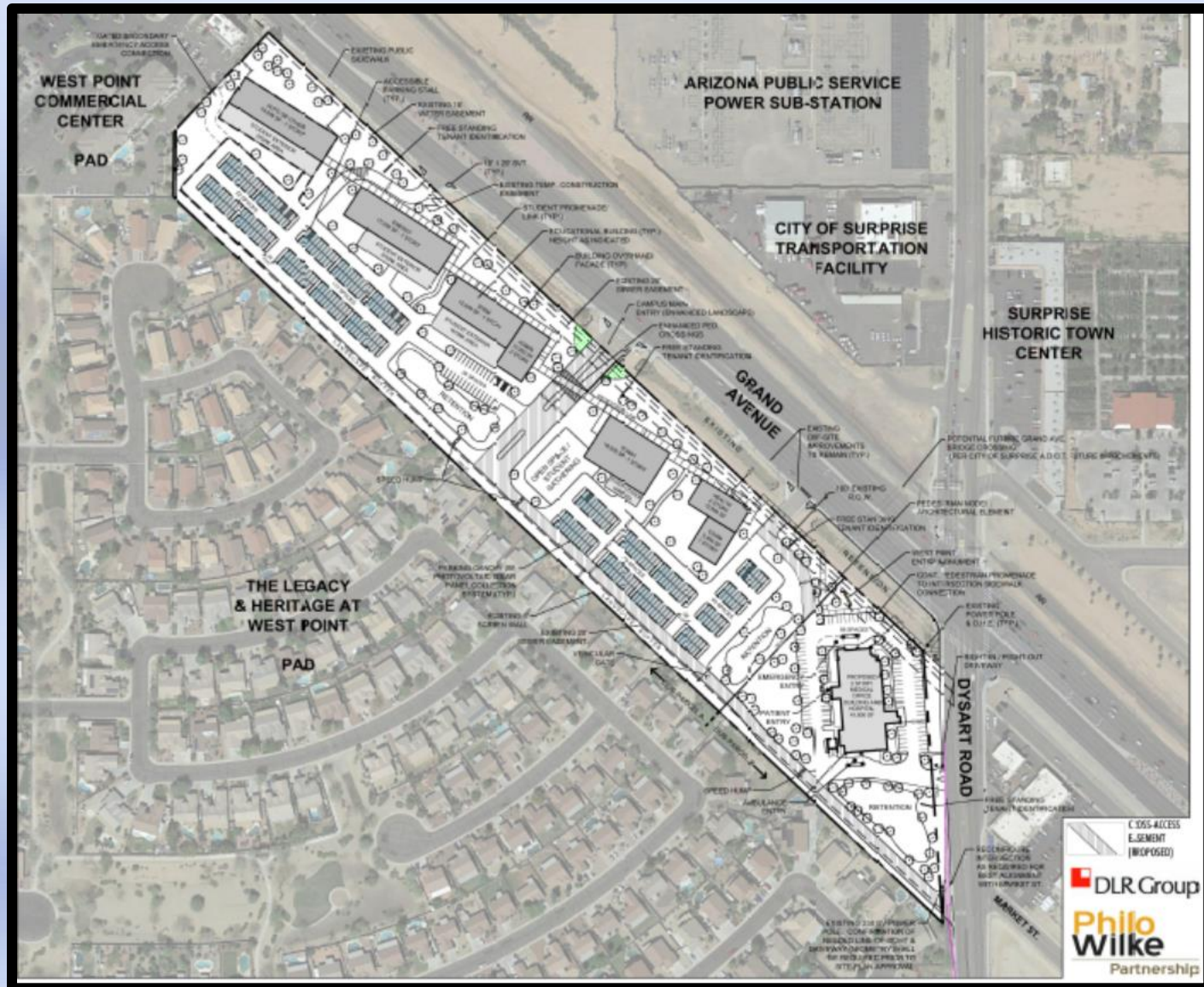


ZONING CASE MAP

Changing the Zoning from PAD (Mixed Use) to PAD (Commercial)



CONCEPTUAL SITE PLAN



CONCEPTUAL ELEVATIONS



WEST POINT TOWNE CENTER PARCEL 12 PAD AMENDMENT

FIGURE 4 ARCHITECTURAL CHARACTER

Subject to engineering and City review and approval.

NOT TO SCALE



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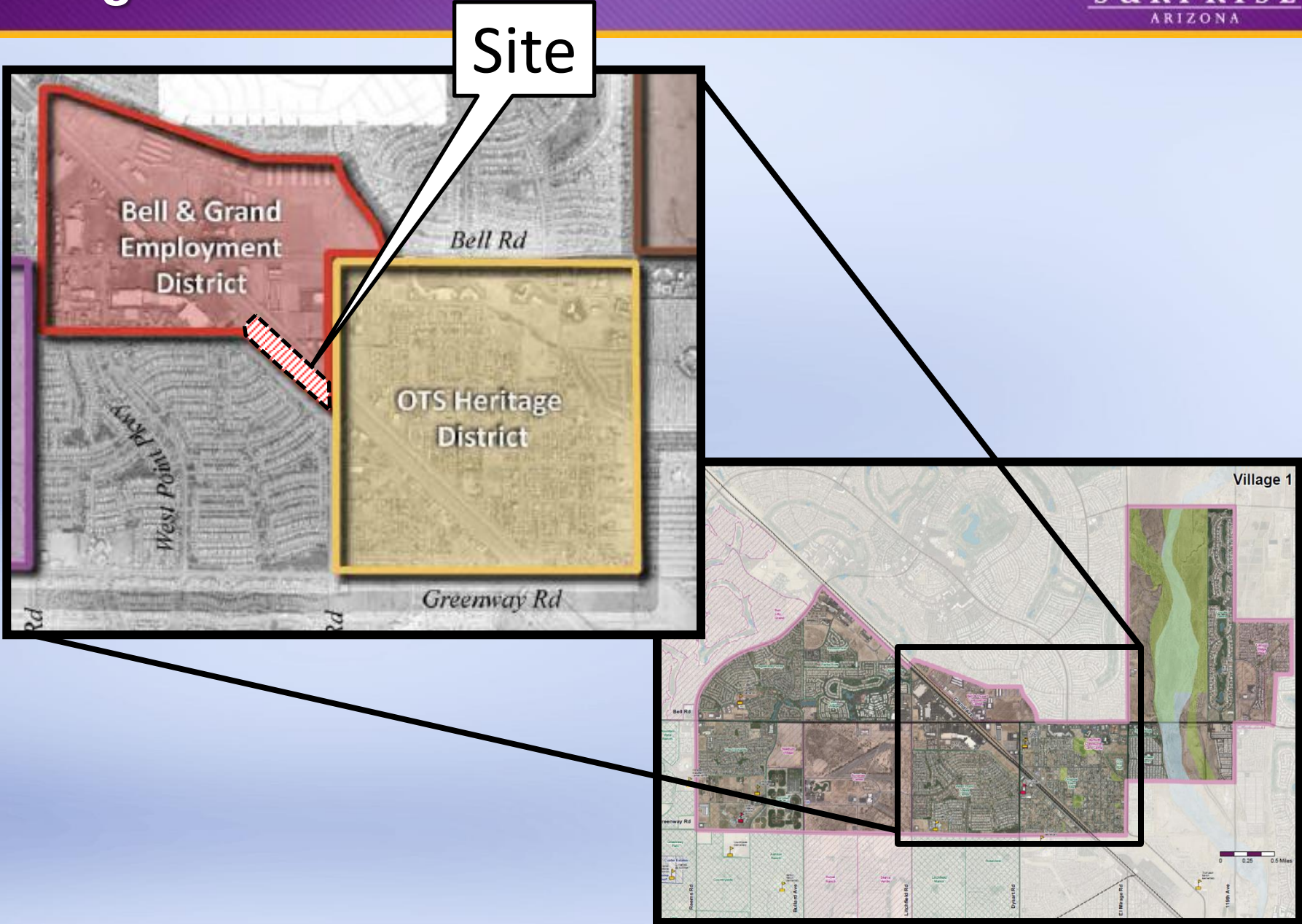
Date: 10/06/14

Project No. 1427

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Village 1 Plan



Economic Development:

- **Service and Knowledge Industries**
- **Well-educated Workforce**
- **Education, Health and Other Services**

Urban Design:

- **Public Realm / Pedestrian Orientation**
- **Design Districts**
- **Streetscapes**

Right-In / Right-Out

Full Turning Movements

Right-In / Right-Out

Right-In /
Right-Out

Full Turning Movements

FLORIDA T

Existing “Florida T”
configuration at 83rd
Avenue north of Union
Hills Drive



Current configuration at Grand Avenue



Citizen Review Meeting

November 3, 2014



Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

November 20, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	November 20, 2014	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a major zoning amendment for the project known as "West Point Towne Center Parcel 12", generally located at the southwest corner of Grand Avenue and Dysart Road from medium density residential to commercial zoning.

Motion:

I move to recommend approval to the Mayor and City Council, a major zoning amendment to the West Point Towne Center Planned Area Development, changing Parcel 12 from medium density residential to commercial zoning.

Background:

Alan Beaudouin of LVA Urban Design Studios, on behalf of Lexington Investments, Inc. filed an application for a Minor General Plan Amendment (GPA) together with a Major PAD Amendment (PADA) regarding Parcel 12 of the West Point Towne Center PAD. At the time the application was filed, the property was under contract with the end users initially being West-MEC, a public school district, and Emerus, a healthcare provider. West-MEC intends to develop their portion of the site (approximately 15.12 net acres) into a vocational training center geared towards high school students; however, staff recently received notice that Emerus has cancelled their contract with the seller.

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. The extent of that impact is not known at this time; however, that impact could include the cost of maintaining the existing traffic signal at the Grand Avenue entrance to the site along with potential right-of-way improvements related to the control of turning movements to and from the site. As initially proposed, staff estimated, the project would generate approximately 20 to 40 million in capital investment while producing between 75 and 150 jobs, although these figures are likely reduced with the hospital's

withdrawal from the process.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Zoning Amendment Part 1](#)
 - ☐ [Zoning Amendment Part 2](#)
 - ☐ [Zoning Amendment Part 3](#)
 - ☐ [Public Participation Report](#)
 - ☐ [Citizen Email Concern](#)
 - ☐ [Luke AFB Comments](#)
 - ☐ [MAG Comments](#)
 - ☐ [Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Robert Kuhfuss, Planner II



COMMUNITY DEVELOPMENT

Date: November 20, 2014

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Robert H. Kuhfuss, AICP, Planner II

Re: FS14-381 – West Point Towne Center Parcel 12
Major PAD Amendment

Location:

The subject property is located along Grand Avenue between the Lowe's center and Dysart Road in what is known as Parcel 12 of the West Point Towne Center PAD as shown in the attached case map.

Application Summary:

Alan Beaudouin of LVA Urban Design Studios, on behalf of Lexington Investments, Inc. filed an application for a Minor General Plan Amendment (GPA) together with a Major PAD Amendment (PADA) regarding Parcel 12 of the West Point Towne Center PAD. The property is currently under contract, with the end users initially being West-MEC, a public school district, and Emerus, a healthcare provider. West-MEC intends to develop their portion of the site (approximately 15.12 net acres) into a vocational training center geared towards high school students. Emerus initially intended to develop their portion of the site (approximately 4.0 net acres) into a medical office, out-patient surgery center and emergency room or "micro-hospital"; however, staff recently received notice that Emerus has cancelled their contract with the seller. Exact details of the development are not available as a Major Site Plan was not submitted; however, the applicant has provided a conceptual site plan, which is included as Figure 3 of the attached PAD Amendment project narrative.

Neighborhood Outreach Meeting:

The applicant held a neighborhood meeting on November 3, 2014. In addition to the owner's representative, representatives from West-MEC, and city staff, six residents attended the Neighborhood Outreach Meeting. One of the residents who attended the meeting had also e-mailed staff expressing concern about the project with regard to drainage, noise, and light trespass. That email is attached to this report. Generally, the residents requested additional buffering from the project in the form of increased tree planting and taller back yard fences. The applicant's representative did indicate that they would assess the possibility of additional landscaping as well as building alignment to reduce the direct visual link. The applicant's Public Participation Report is included as an attachment to this staff report.

History:

August 6, 1996: The City Council approved the original Planned Area Development (PAD) for West Point Towne Center under PAD95-044 per Ordinance #95-15.

April 24, 2003: The City Council approved a Major Amendment pertaining to Parcel 12 of the West Point Towne Center under PADA02-336, which served to change the land use mix of the subject property from Multi-family to Mixed Use.

September 9, 2010: The City Council approved the Village 1 Plan under Resolution #10-89.

May 14, 2013: The City Council approved the Surprise General Plan 2035 under Resolution 2013-39. Said Plan was subsequently amended by the City Council on June 25, 2013 and ratified by the voters in November of 2013.

August 20, 2014: Staff from Economic Development and Planning met with the applicant to discuss the project.

September 17, 2014: The applicant filed a request for a Concept Review under CR14-356. Said meeting was held on September 25, 2014, with comments delivered on October 2, 2014.

October 6, 2014: The applicant filed a request for a Minor General Plan Amendment (GPA) together with a Major PAD Amendment under FS14-381, the subject case.

October 10, 2014: City staff met with the applicant, ADOT and MAG to discuss issues relating to the MAG COMPASS study as they pertain to site access from Grand Avenue (US-60).

October 14, 2014: The applicant filed a request for a Final Plat relating to Parcel 12 of West Point Towne Center under FS14-390, which is under review as of the writing of this report.

October 22, 2014: Staff delivered 1st review comments relating to the Minor GPA and Major PAD Amendment under FS14-381.

October 23, 2014: Staff met with the applicant to discuss 1st review comments relating to the Minor GPA and PAD Amendment.

October 29, 2014: The applicant resubmitted FS14-381 for 2nd review.

November 3, 2014: The applicant hosted a neighborhood meeting to discuss the project.

November 10, 2014: Staff received notice that Emerus cancelled their contract with the seller.

PAD Amendment Summary:

The applicant proposes a Major Amendment to Parcel 12 of the West Point Towne Center PAD for the purpose of changing the zoning of said parcel from Mixed Use to Commercial. Uses allowed per the proposed amendment are listed in Section 4.3 of the attached narrative and are generally consistent with the uses typically found in the CC and/or CR zoning districts. Temporary Uses, Development Standards, Parking and Signage are discussed in Sections 4.4, 4.5, 4.6 and 4.7, respectively. Design Guidelines for Landscaping and Architecture are included in the appendices to the narrative.

Access to the site will be via three existing curb-cuts located in along Grand Avenue, with two additional points of access to occur from Dysart Road. One of the existing access points along Grand Avenue is currently outfitted with a traffic signal; however, that signal is not currently in operation. All three access points along Grand Avenue are under review by MAG as part of their *U.S. 60 Corridor Optimization, Access Management and System Study* (COMPASS). That study has not yet been completed, but MAG recently indicated agreement with a “Florida T” configuration at the location of the currently bagged signal.

In addition to the three access points along Grand Avenue, the applicant proposes two new access points along Dysart Road. The northernmost Dysart Road entrance will be right-in/right-out only, while the southernmost entrance will accommodate access to the larger site using full turning movements. The southernmost Dysart access will be also aligned with the existing Market Street intersection.

West-MEC states that in order for the proposed school to function properly, all three access points along Grand Avenue must remain intact and the existing traffic signal must be placed into operation. ADOT has indicated that they have no desire to maintain said traffic signal and that any future operation and maintenance costs should be borne by the city.

The General Plan, and more specifically, the Village 1 Plan, seeks to enhance the vibrancy of the community through urban design. These enhancements include pedestrian connectivity, distinctive “360-degree” architecture, appropriate scale, landscape and hardscape, etc. To further this goal, staff requested that both the hospital facility and the school locate their respective buildings as close to the Grand Avenue frontage as reasonably practicable; however, in order to meet programming needs, the hospital requested they be able to site their building in a manner as to allow vehicular circulation around the entire building, which staff believed to be a reasonable compromise.

While the end users agreed to set their respective buildings close to the Grand Avenue frontage, the proposed development standards include a 35’ minimum setback from Grand Avenue. This distance generally accommodates a series of existing easements and would be fully landscaped, but is a minimum standard, which means that a greater distance would be allowed. Since one of the goals is to enhance the urban form, a “build-to” line could be implemented, which would place a maximum setback from Grand Avenue. Recent conversations with the applicant on this issue indicated a willingness to explore a build-to

line. Should the Commission wish to implement this, a stipulation of approval could be included to that effect.

Staff notes that while the Conceptual Site Plan (Figure 3) shows the hospital at a distance of 75' from the residential boundary, the development standards proposed under this PAD Amendment would only require a minimum 45' building setback to the adjacent residential, which is consistent with the current zoning as approved under PADA02-336. Since the hospital has elected to withdraw from this process, any future commercial development would be allowed to develop at this distance. Similarly, while the school buildings are shown at a distance of approximately 175' from the residential boundary, the school enjoys autonomy from zoning.

Since the site plan associated with this request is conceptual in nature, specific building elevations are not available; however, the applicant has provided computer generated renderings of both the hospital and the school, which depict contemporary 360-degree architecture that uses a variety of materials and textures. During the aforementioned neighborhood meeting, West-MEC presented color renderings of the existing Deer Valley campus, which depicted an attractive, contemporary architecture.

The subject request proposes certain development standards, which do not include outdoor lighting. In the absence of specific development criteria relating to outdoor lighting, the development standards associated with the current version of the Surprise Unified Development Code (SUDC) will prevail. Outdoor lighting will be assessed during site plan review through the submittal of a lighting photometric study.

West-MEC has expressed concerns over pedestrian traffic not associated with the school being directed through their campus. Staff acknowledges this concern and the fact that recent improvements to Grand Avenue included the construction of a new sidewalk adjacent to the vehicular travel lanes. The site is uniquely situated, however, in that an existing retention area is located between the property line and the existing sidewalk along Grand Avenue. This retention area has the potential of becoming a pedestrian promenade connecting the adjacent neighborhoods to the shopping venue located at the Bell Grande Center. This pedestrian connectivity can be enhanced through the construction of a pedestrian bridge over Grand Avenue. While the exact location of that bridge has not been determined, the site design anticipates such a bridge as potentially landing roughly between Sub-Parcels A and B. Preliminary discussions with ADOT indicate a willingness to explore these options.

As of the writing of this report, the applicant has not filed a Prop 207 Waiver citing concerns that to do so without understanding the conditions of approval places the owner in an unreasonable disadvantage. Staff cautions against the approval of the PAD Amendment in the absence of that waiver; however, the applicant has stated that once the conditions of approval are known, they will file the waiver if those conditions are acceptable to the owner.

Staff also points out that West-MEC has expressed concerns that the city might be attempting to impose zoning standards on their development and points out that per state

statute the school district, as a special purpose government entity, is exempt from such zoning. Staff acknowledges that the District enjoys certain autonomy with respect to zoning, but requires that zoning standards be in place in the event that for any reason the school does not develop on the site. Staff notes that while the District is exempt from zoning, they are not exempt from fire, engineering, or building safety standards, which will be examined during the subsequent site plan and construction plan reviews.

All activity related to the ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region. The extent of that impact is not known at this time; however, that impact could include the cost of maintaining the existing traffic signal at the Grand Avenue entrance to the site along with potential right-of-way improvements related to the control of turning movements to and from the site. As initially proposed, staff estimated, the project would generate approximately 20 to 40 million in capital investment while producing between 75 and 150 jobs, although these figures are likely reduced with the hospital's withdrawal from the process.

Findings:

- The proposed PAD Amendment is consistent with the Surprise General Plan 2035, amended as proposed by the related Minor General Plan Amendment.
- The proposed PAD Amendment is consistent with the Village 1 Plan.
- The proposed PAD Amendment will provide the opportunity to develop the site in an appropriate manner, while generating a significant number of jobs in the community.

Recommendation:

Based on the Findings noted above, should the Commission move to recommend approval of the related Minor General Plan Amendment, and provided the applicant submits the required Prop 207 Waiver, staff then recommends the Commission move to recommend approval of the subject Major PAD Amendment, subject to the following stipulations:

1. The Traffic Signal Warrant Analysis prepared by CivTech, dated 10/13/14 will be revised and submitted for review to address the following:
 - a. Final approval for access points and traffic control will be dependent upon final demonstration that warrants are met.
 - b. All figures/volumes should be updated to correlate with Figure 1 which accurately represents the intersection configurations.
2. The AutoCAD files for ALTA Surveys, boundary for General Plan Amendment Area and boundary for PAD (zoning) area were submitted in an assumed coordinate system and will need to be re-submitted following the below requirements.

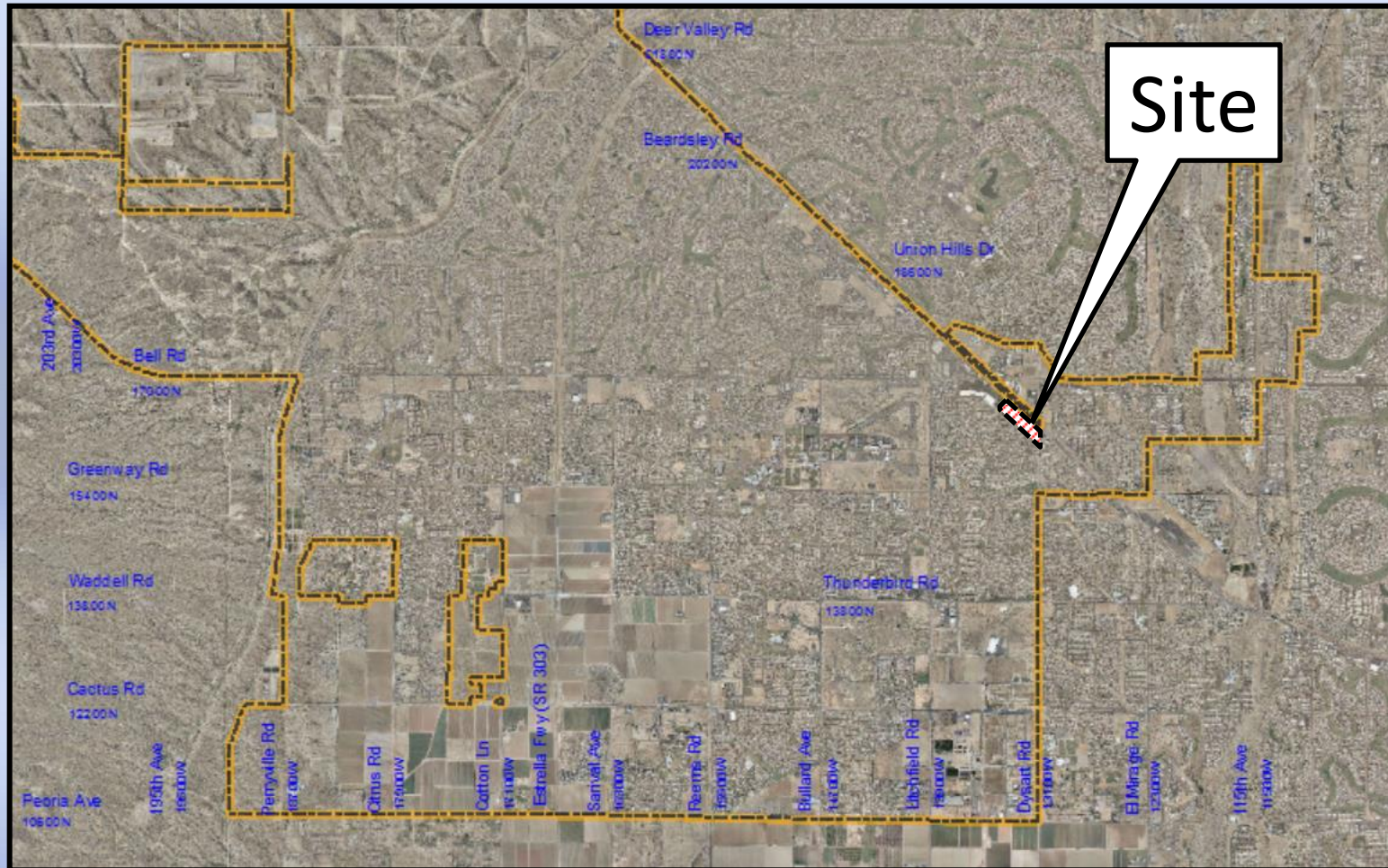
Required disk format / record electronic files: CAD files (.dwg) shall be provided in the latest commercially available release of AutoCAD. Drawings are to be purged of all

extraneous information, shall be “bound” to insert all reference files, shall be accompanied by any non-native fonts, and shall be free of complex file pathing which complicates file openings when transferred from the CDROM. Binding of reference files shall be done using AutoCAD’s Xref “Insert” option so as to avoid layer and block name corruption. PC compatible CD in Datum NAD 83 (2002Adjustment) Arizona State Plane Coordinate Systems, Central Zone and in decimal units. The subject parcel shall reference a minimum of two physical monuments and; the monuments shall be (a) section corner(s) and /or quarter corner(s) as surveyed under the Maricopa County Geodetic Densification and Cadastral Survey (GDACS) project and/or monuments recognized by the National Geodetic Survey (NGS) as B order or better. See Maricopa Website for details at www.mcdot.maricopa.gov/survey/home.htm.

Attached:

Area Map
Vicinity Map
Zoning Case Map
Major PAD Amendment Narrative Report
Public Participation Report
Letter from Luke Air Force Base
Email from MAG
Email of concern
PADA Ordinance

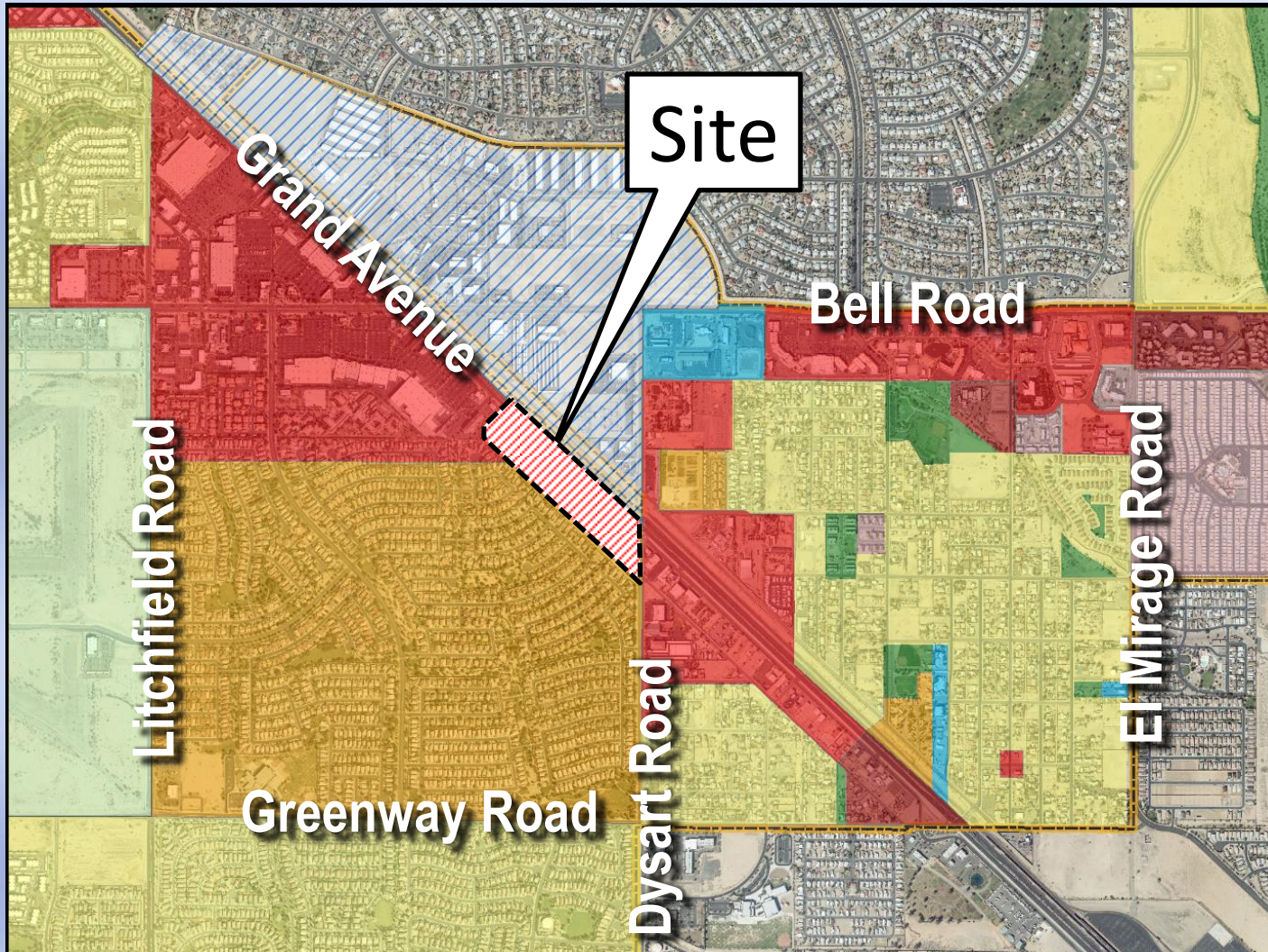
AREA MAP



VICINITY MAP



EXISTING LAND USE



Legend

General Plan Land Use 2035

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Employment
- Public Facilities
- Surprise Center

GPA CASE MAP

Changing the General Plan Land Use Designation from MDR to Commercial



WEST POINT TOWNE CENTER
Development Parcel 12
Surprise, Arizona

PLANNED AREA DEVELOPMENT (PAD) AMENDMENT



Case #: FS14-381

Submitted: October 6, 2014
Revised / Resubmitted: October 28, 2014

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WEST POINT TOWNE CENTER
Development Parcel 12
Surprise, Arizona

Planned Area Development (PAD)
Amendment

Case# FS14-381

Submitted: October 6, 2014

Revised / Resubmitted: October 28, 2014

Prepared for:

Lexington Investments, Inc
4300 North Miller Road, #110-B
Scottsdale, AZ 85251

Project Team

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Houston, TX 77031

Traffic Engineer:



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10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260

Civil Engineer:

TBD

WEST POINT TOWNE CENTER – Development Parcel 12

Planned Area Development Amendment

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WEST POINT TOWNE CENTER – Development Parcel 12

Planned Area Development Amendment

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- A. Traffic Signal Warrant Analysis (Under Separate Cover)
- B. Development Parcel 12 Legal Description (Net Land Area)
- C. Landscape Plant Palette
- D. Design Guidelines
- E. Definitions
- F. Comprehensive Sign Plan

1.0 Introduction and Overview

1.1 Amendment Property Description and Location

The West Point Towne Center Planned Area Development is comprised of approximately 595 acres located along the west side of Grand Avenue, north and south sides of Bell Road. Consisting of 22 development parcels, the West Point Towne Center PAD was originally approved in November 1995 and has been subject to several amendments in the years since as more detailed PAD parcel development planning and construction progressed. The PAD includes various land uses which have been realized into a highly visible, robust community village area, with a high level of development quality and character.

In the time since the last PAD amendment was approved for West Point Towne Center, the City of Surprise has implemented an expanded and more detailed vision for land use planning within this project area. The West Point Towne Center lies within a 5,805 acre area which has been designated as the “Village 1” area within the City, and has been recognized within this unique core neighbor setting in Surprise. Refer to **Figure 1, *Surprise Center Village Area Map*** for a depiction of the Surprise Village 1 area, applicable Village 1 character overlay districts, and the West Point Town Center PAD boundary.

The location and shape of Development Parcel 12 is unique within the West Point Towne Center. Development Parcel 12 is a 20.8 net acre site located directly along the west side of Grand Avenue, southeast of the West Point commercial core parcel area (Surprise Marketplace) and is bounded by Dysart Road on the southeast. As one of the few remaining vacant parcels within West Point, this parcel has a long and shallow rectangular shape with approximately 1,900 feet of property frontage along Grand Avenue and only approximately 390 feet of average site depth, refer to **Figure 2, *Site Vicinity Map***. Parcel 12 is currently zoned PAD. The current mixed zoning / land use designation was a result of a previously approved PAD amendment (PADA02-336, approved 4/24/03), which in lieu of an entirely multi-family residential development plan and strict conformance with the General Plan, proposed a mixed use concept of retail commercial, office and multi-family residential to support the previously envisioned mixed land use development program.

1.2 Purpose and Intent of Amendment

The purpose of this requested amendment to refine the current approved PAD base zoning district of the West Point Towne Center as applied to development Parcel 12. The amended PAD zoning, inclusive of regulatory land uses and property development standards, will facilitate the newly envisioned development planning for Development Parcel 12 which removes the previously envisioned residential use, leaving the parcel with future commercial land use development opportunities including medical and educational development. The intent of this PAD amendment is to allow for commercial planning of Development Parcel 12, further promoting appropriate development opportunity along the busy Grand Avenue corridor and within the Bell & Grand Employment District as described within the Surprise Center Village Plan. This zone change application is intended to change the current Planned Area Development base zoning district, to a new Planned Area Development District with newly defined land uses and regulatory development standards. The requested action (approval of the new Planned Area Development) relies on Title 17 (Zoning) in effect at the time of approval of West Point Towne Center (October 26, 1995) thereby authorizing the use of the PAD base zoning district for applicability to the subject property.

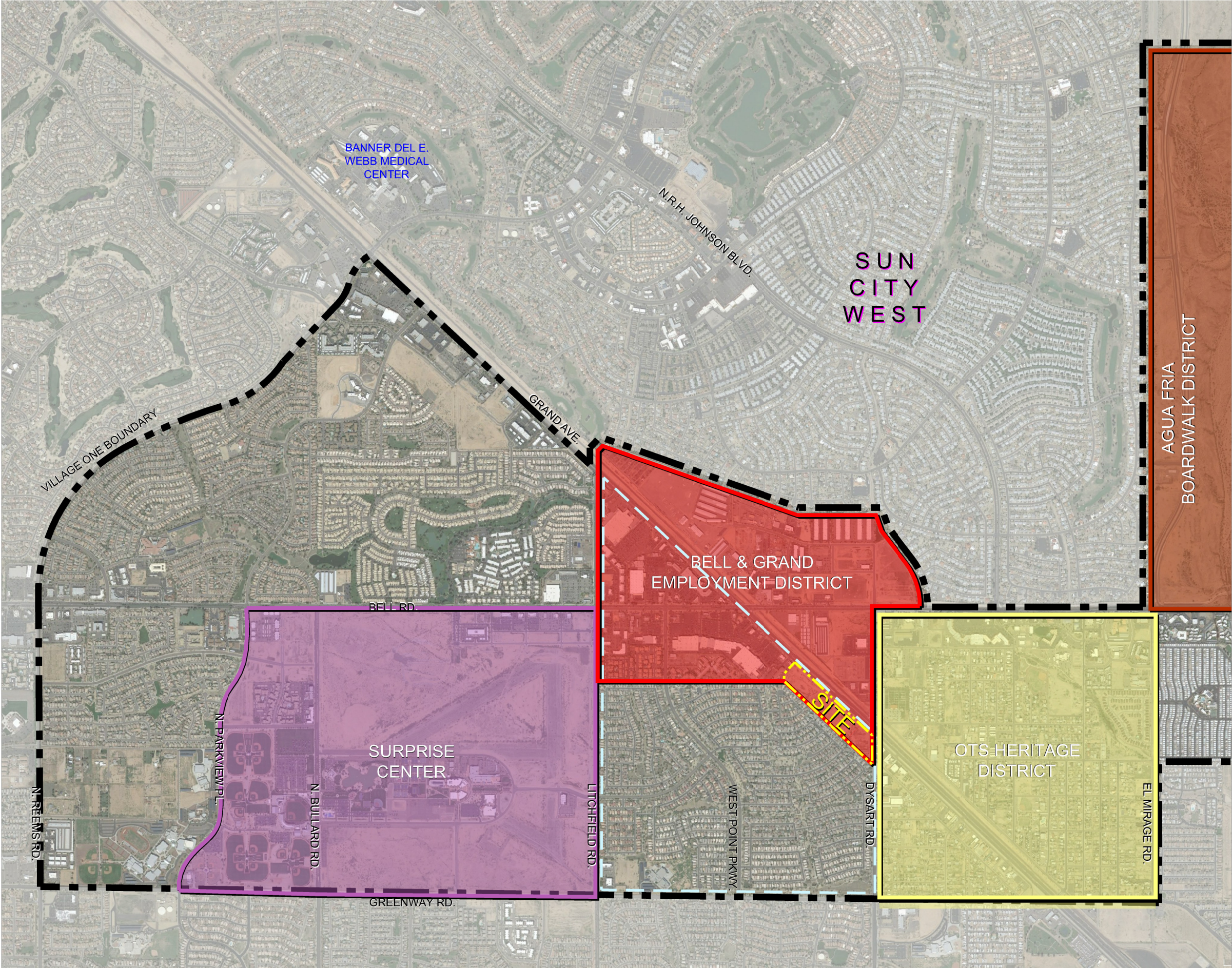
2.0 City of Surprise General Plan

2.1 Existing General Plan Land Use

The current City of Surprise General Plan, Land Use Designation, for Development Parcel 12 of West Point Towne Center is Medium Density Residential (MDR) and Commercial (C). The most recent PAD amendment for Development Parcel 12, as noted above, changed the base zoning district and proposed land use of Development Parcel 12 from purely R-3 (multi-family residential) to PAD and a mix of uses based on R-3 Multi-Family and C-2 Commercial without the requirement of processing a concurrent minor General Plan Amendment at the time.

2.2 Proposed General Plan Land Use

To support and facilitate the proposed PAD amendment, a concurrent Minor General Plan Amendment will be processed for the consideration of the City of Surprise City Council for change in the Land Use Designation. The amendment proposes to change the existing Medium Density Residential and Commercial uses to entirely a Commercial Land Use designation to support the vision of the PAD Amendment Development Plan.



WEST POINT TOWNE CENTER PARCEL 12

PAD AMENDMENT

FIGURE 1

SURPRISE VILLAGE ONE AREA MAP

- LEGEND
- VILLAGE ONE BOUNDARY
 - WEST POINT PAD BOUNDARY

Subject to engineering and City review and approval.

NOT TO SCALE

NORTH

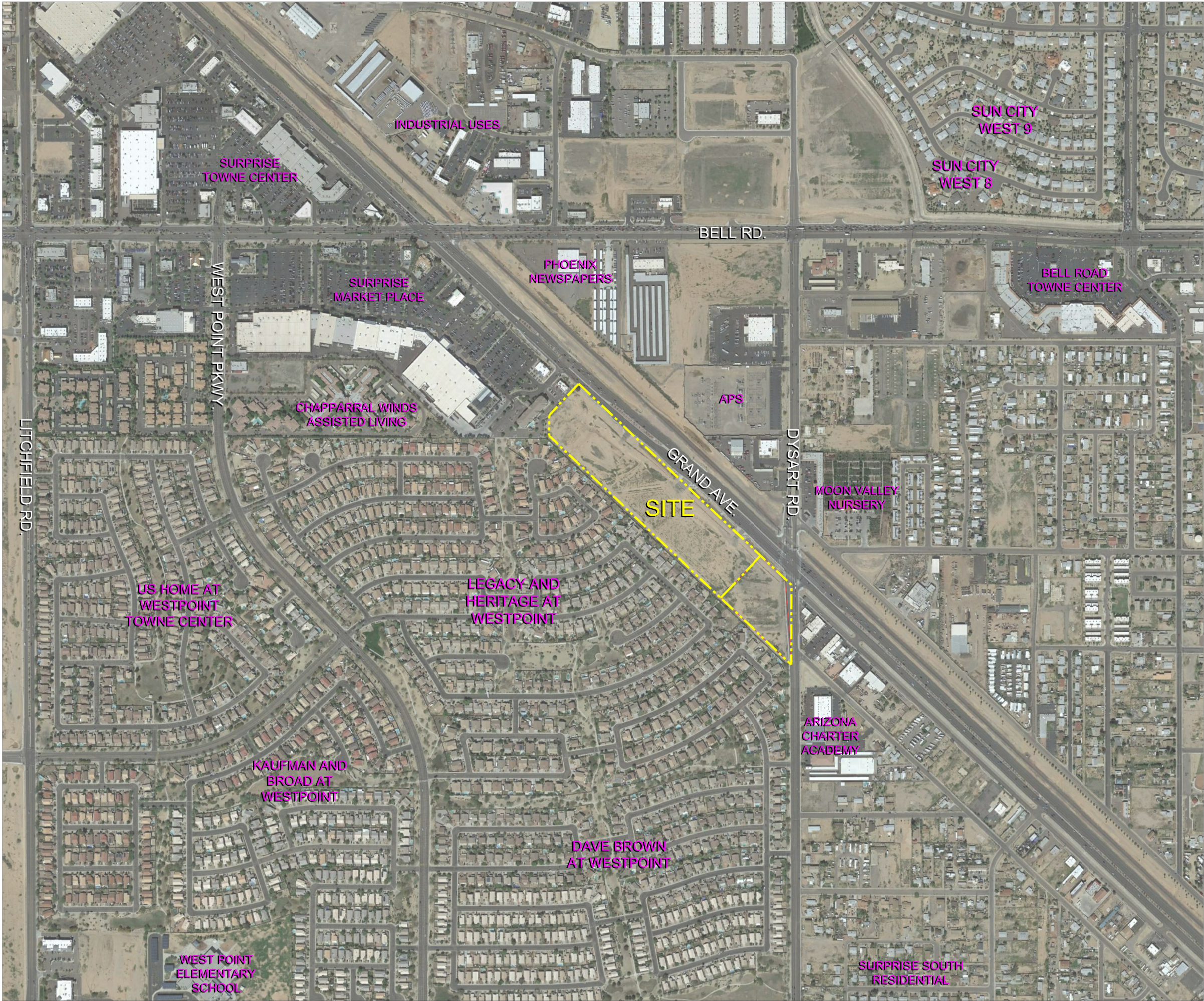
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WEST POINT TOWNE CENTER PARCEL 12

PAD AMENDMENT

FIGURE 2

AREA VICINITY MAP

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Date.	10/06/14	Project No.	1427
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3.0 PAD Development Plan

3.1 Project Overview

The West Point Towne Center Development Parcel 12 property is presently envisioned to be developed with educational, medical office and emergency medical (micro-hospital) uses to be developed on separately subdivided parcels areas (Sub-parcel A and B as identified in this amendment).

The proposed PAD Conceptual Development Plan (Refer to **Figure 3, PAD Conceptual Development Plan**) envisions two future development parcels planned to be complimentary in design and site development cohesiveness. The proposed plan includes a conceptual vocational school within "Sub-parcel A" which features a series of single and two-story specialty education buildings and two-story administrative building element all oriented towards Grand Avenue. The plan includes an efficient internal access and circulation network with a thoughtful balance of parking, landscape / open space and stormwater retention areas composing the remaining site area. This concept creates a large buffer distance between proposed buildings and the existing single-family residential neighborhood located to the southwest. Adjacent to and connecting each of the conceptual school campus buildings along Grand Avenue is an on-site promenade walkway, which could also be extended for site pedestrian connectivity to the neighboring Sub parcel B development, and on to the intersection of Grand Avenue and Dysart Road as depicted on Figure 3.

"Sub parcel B", located at the southeastern end of the property, has been conceptually planned with a proposed 2 story medical office and micro-hospital building at the direct intersection of Dysart Road and Grand Avenue. Placement and orientation of the medical building responds to the visibility from adjacent roadways and needed on-site circulation areas to facilitate efficient emergency health, and wellness functions. The scale of the proposed medical facility is that of a smaller community-based provider with very limited in-stay patients and highly efficient emergency medical services.

3.2 Access and Circulation

Overall vehicular site access to Development Parcel 12 will occur via three existing constructed connection points along Grand Avenue for direct access to Sub parcel A, and two points of access proposed along Dysart Road for direct access to Sub parcel B. Multiple property cross-access corridors will allow both parcel uses access to each surrounding roadway. These have been depicted on the conceptual plan and would facilitate the future need for cross-access easement agreements between the future subdivided parcel ownership entities.

Of the three existing connection points to Grand Avenue, the access which is most centralized to the property currently has a traffic signal installed which is non-activated at this time. The signal was installed originally by the West Point Towne Center master developer in anticipation of the previously approved high-density residential and mixed-use land uses planned for Parcel 12. This point of access will serve as the main entry to the sub-parcel A development area and possibly be enhanced with landscaping and business identification monument sign elements which complement the overall design character. This access with a future activated traffic signal is essential to the establishment and

success of these planned uses with consideration of safe and efficient movements. Ultimately, the activation of the traffic signal is dependent upon an expression of regional transportation support by the City of Surprise and subsequent approval by the Arizona Department of Transportation.

Although there have recently been tentative discussions involving the Arizona Department of Transportation and Maricopa Associations of Government, which contemplate removal of this traffic signal, the anticipated traffic associated with the conceptual development plan will require controlled traffic movements to function efficiently. As indicated in **Appendix A, Traffic Signal Warrant Analysis** (under a separate cover), the inclusion and activation of this signalized connection point is critical to the successful operations of the conceptual development plan. As typically observed with vocational school development, peak hour traffic demands can be heavy, and drive a clear need for a centralized and controlled full-motion point of access and egress. The internal site drive lane, which connects to the signalized access point, has been designed to accommodate significant vehicle stacking during these peak hours with minimal interference to parking areas or neighboring parcel cross-access locations.

Pedestrian access to the development is an important factor. Primary points of pedestrian connectivity to perimeter roadways will occur via sidewalk connections to existing public sidewalks adjacent to existing and proposed driveway locations. Additional off-site connectivity may occur via an on-site promenade walkway which can function as a main student circulator on the school campus and provide opportunity for continuation to the neighboring development and potentially further on to a connection near the intersection of Grand Avenue and Dysart Road.

3.3 Landscaping

Landscaping within the established West Point Towne Center has been guided over the years by the original PAD approval and Landscaping Standards contained therein. Landscape materials commonly utilized are primarily low-water use xeriscape plant materials with focus on native tree species across the cohesive development. **Appendix C, Landscape Plant Palette**, has been included to guide the landscape design materials selected for this development parcel. Furthermore, **Appendix D, Design Guidelines**, also provides guidelines related to site and landscape design elements.

This amendment for Development Parcel 12 intends to follow the approved landscaping design guidelines for West Point Towne Center. Landscape areas shall utilize low-water usage plant materials with an underground watering system to be appropriately maintained by the property owner(s). Detailed landscaping plans for individual commercial developments shall be submitted for review by the City to ensure continuity of a quality landscaped environment during the future Site Plan Review Process. However, it should be noted that the PAD Conceptual Development Plan, included with this request, includes a vocational school campus element. The potential educational school campus development would strive to minimize the number of canopy trees as would typically be required for a common commercial development of similar scale. Excessive landscaping and on-site trees are not viewed as beneficial to the internal campus planning. Referring to footnote (1) on Table 2 of this narrative, public school entities reserve autonomous development rights granted by the State of Arizona to consider what may be dictated by this PAD or local jurisdictional zoning ordinances. This includes deviations from recognized typical

commercial landscape development standards within the City of Surprise. Should a school project not proceed, non-educational uses do not reserve the right of autonomy and would be expected to development in compliance with the approved zoning standards.

It should also be noted that both the front and rear property boundaries of Development Parcel 12, which front Grand Avenue and border the existing residential neighborhood to the south west, are encumbered by existing 20-foot wide Sewer Easements with sewer services. Landscape materials in these areas will respond appropriately to design constraints which may be associated with the existing easements.

3.4 Utility Infrastructure

As one of the few remaining vacant parcels within the West Point Towne Center, Development Parcel 12 will benefit from the existing infrastructure already constructed to support the intended development plan. The original West Point Towne Center PAD addressed the provision of utilities to all parcels in the project and this infrastructure is still applicable, appropriately sized and available to support the development plan. Water, Sewer, Electric and Telephone/Data are adjacent to the site or immediately accessible. All required codes and standards will be met in the construction of utilities to serve the site development.

4.0 Regulatory Development Standards

4.1 Purpose and Intent

This section contains the land use and regulatory development provisions to implement the West Point Towne Center Development Parcel 12 Planned Area Development Land Use and Development program. All design documents will comply with the City, County, and State policies and guidelines in place at the time of permitting, as amended.

4.2 Land Use

The land uses proposed for the West Point Development Parcel 12 property are specific for the West Point Town Center property and are provided in Table 1 below.

4.3 Permitted Use List

The following list of uses defined with **Table 1, Land Uses**, is intended to define principally permitted uses, conditional uses, and accessory uses within West Point Parcel 12 development.

Principally Permitted Uses: A principally permitted use is designated with a “P”. Principally permitted uses are allowed by right within the designated land use district.

Conditional Uses: A conditional use is designated with a “C”. Conditional uses must obtain City Planning Commission approval, following the procedures defined within **Section 122-150.d** of the Surprise Unified Development Code (as adopted on May 14, 2009, eff. June 14, 2009, or as subsequently amended).

Accessory Use: An accessory use is designated with an “A”. Accessory uses are uses that are customary and incidental to the primary use of the property.

The list of uses in the tables below is descriptive in nature and does not necessarily represent the full extent of uses allowed. If a specific use is not provided on the list, the property owner, developer or developer’s representative may request an interpretation of analogous uses to the defined list provided below from the City of Surprise Planning Director. The Planning Director may administratively approve a use analogous to those listed below.

4.3.1 Land Uses

Table 1, Land Uses, identifies the principally permitted uses, conditional uses, and accessory uses for Development Parcel 12 within the West Pointe Town Center PAD.

Table 1: Development Parcel 12 Land Uses	
Land Use	Use Type
Animal Hospitals / Clinic	P
Alcohol – Bar and/or Tavern, Microbrewery	P
Alcohol – Beverage Retail Sales	P
Ambulance Service	P

Ammunition and Firearms Sales	P
Animal Hotel / Overnight Stay	P
Appliance sales, service	P
Art/craft studio	P
Athletic clubs, health and fitness facilities	P
Automobile repair, tire sales, repair and mounting (exclude auto body)	C
Automobile washing establishments, including un-manned drive through and full service wash and detailing	C
Bakery (for on-site sales less than 3,500 square feet)	P
Banks and other financial institutions (including drive thru facilities)	P
Barber shop and beauty salons	P
Blueprint shop and photo processing	P
Bowling alley	P
Business and office machine sales, service and repair shop	P
Church, religious institution	P
Clothing alterations	P
Clothing and costume rental shop	P
Clubhouse, Private including Lodges	P
Commercial parking lots	P
Commercial recreation	P
Community facilities or public meeting hall	P
Convenience store, gas pumps	P
Costume dressmaking, furrier, or tailor shop employing five persons or less	P
Dance or theatrical studio	P
Daycare Center (Child or Adult)	P
Delicatessen and catering establishment	P
Drive-Through Facilities	C
Dry cleaning and laundry	P
Emergency care clinic (24 hours)	P
Essential public service or utility installation	P
Farmers market	P
Florist	P
Galleries, Studios, Auditoriums	P
Game rooms, pool halls	P
General service uses including business, personal and professional services establishments	P
General retail businesses engaged in direct sales to the ultimate consumer	P
Greenhouse	P
Hardware store	P

Hospital	P
Interior decorator's shop	P
Library	P
Live-Work / Work-Live	C
Lock and key shop	P
Massage - Therapeutic	P
Medical, dental, health clinics or Laboratory	P
Medical Hospital or Outpatient Facility	P
Medical Office	P
Museum	P
Music studio	P
Nursery (Growing, display, or sale of plant stock, seeds, or other horticultural items)	P
Office	P
Personal Service Establishment (A facility for the sale of personal services. Typical personal service uses include arts and craft studios, banks, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, laundry, cleaning pickup and receiving station, safe deposit boxes, travel agencies, printing or copy shops, savings and loan, appliance repair)	P
Pharmacy (with drive thru facilities)	P
Photographic studio	P
Pool service and supply store	P
Post Office	P
Printing and publishing house	P
Public buildings	P
Radio and television studio	P
Restaurant – Sit-down (Principally for the sale and consumption of food on the premises)	P
Restaurant, Convenience (Sale and consumption of food which has direct window service allowing customers to pick up food for off-premise consumption.	P
Restaurant (with drive thru facilities)	P
Retail Shopping Establishment (Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, arts, gifts, flowers and household plants, dry goods, food, floor covering, home décor, toys, furniture, antiques, hardware, appliances, books and stationary, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores.	P
Retail – Residential/Office - Residential/ Retail – Office - Residential	C
School – University or College	P
School – Pre-K through 12	P
School – Specialty or Trade	P

Small animal grooming	P
Sports equipment sales and service	P
Theaters – Indoor	P
Vehicle Fueling Stations	P
Vehicle Service (Minor Repair)	C
Veterinary clinic (completely indoors)	P
Video arcade (all ages only, no adult-oriented)	P
Watch repair shop	P
Wireless communication facilities	C

Permitted Accessory Uses and Structures	
Business Signs	A
Car Port or Parking Shade Canopies (Steel, Solar collection panel or fabric structure)	A
Trash receptacles	A
Temporary buildings incidental to construction work	A

4.4 Temporary Use / Special Event Permit

The temporary use / special event permit allows for short-term activities that may be appropriate on an interim basis without requiring full compliance with the development standards of the land use district or by which the city permit seasonal or transient uses not otherwise permitted.

Temporary use / Special Event permits shall comply with the approval criteria outlined within **Section 122-47** of the Surprise Unified Development Code (as adopted on May 14, 2009, eff. June 14, 2009), shall be administratively approved following the procedures defined within **Section 122-150.d** of the Surprise Unified Development Code (as adopted on May 14, 2009, eff. June 14, 2009, or as subsequently amended).

4.5 Development Standards

The provision of development standards protects the future property owners as well as the adjacent existing, and future, property owners within the greater West Point Towne Center PAD and surrounding community. The standards are intended to preserve and protect the public health, safety and welfare, and provide appropriate transitions and compatibility between land uses within West Point Towne Center and adjacent properties. The standards identified herein have been established for yard, height, bulk and area requirements.

4.5.1 Development Standards

Table 2, Development Standards, provides the bulk regulatory development standards which are consistent with the West Point Towne Center established standards (as last amended in 2003), and that will apply to all uses within the Development Parcel 12 development plan.

Table 2: Development Parcel 12 – Development Standards (1)

Standards	Requirement
Minimum Lot Width (except for corner lots)	100-feet
Minimum Lot Width for corner lots	150-feet
Building Setbacks (feet)(2)	
Front	35
Interior Side	15
Corner Side	25
Rear Yard	15
Residential Zoning Boundary	45(4)
Parking Lot Setbacks (feet)	
Front	10
Interior Side	5
Corner Side	5
Rear	10
Residential Zone Boundary	10
Maximum Building Height (feet) (3)	35
Minimum Landscaped Area	15% of Net Site Area

- (1) As recognized to be governed under a higher jurisdictional authority than the City of Surprise, the development of a vocational school as permitted by Table 1 (Land Uses), inclusive to a Public School District, the Development Standards contained within this section are to be considered by a District and not strictly enforced by the City of Surprise.
- (2) Required yards fronting on a public street in a Commercial district shall be entirely landscaped excluding driveways or walkways.
- (3) A building or structure may exceed 35-feet in height if the portion of the building which exceeds 35-feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the Planning and Zoning Commission approves the extension above 35-feet prior to the commencement of construction. For buildings approved in excess of 35-feet, the minimum front and side yard setbacks shall be increased by 3-foot for every 1-foot of building height in excess of 35-feet to a maximum building height of 45-feet.
- (4) Shade and/or solar canopies provided for surface parking areas shall be permitted to encroach within the required building setback up to 10-feet maximum as an accessory structure to a permitted land use.

4.5.2 Additional Building and Performance Standards

Development on Development Parcel 12 shall, except as otherwise provided in the West Point Towne Center PAD, will be subject to all applicable requirements of Title 17, Chapter 17.32, General Building and Performance Standards of the Surprise Municipal Code adopted at the time of the West Point PAD approval.

4.6 Off-Street Parking

This section sets minimum standards for off-street parking requirements for new construction within West Point Towne Center Parcel 12. The PAD Amendment shall comply with additional requirements as defined within **Section 122-133 and 122-134** of the of the Surprise Unified Development Code (as adopted on May 14, 2009, eff. June 14, 2009), except where in direct conflict with a development standard, regulation or procedure defined with this PAD Amendment, and with the following revisions or additions,

1. **Required Parking Ratios:** The following table shall apply to parking ratios required for Parcel 12. Gross Floor Area (GFA) – Shall mean floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Table 3 : Development Parcel 12 - Required Parking Ratios			
Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Commercial Buildings			
Commercial center	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.
Shop or store building with drive-through facility	1 per 250 sf GFA	1 per 140 sf GFA	1 per 10 vehicle spaces. Max 4.
Restaurant, with incidental consumption of alcoholic beverages	1 per 75 sf GFA	1 per 50 sf GFA	1 per 20 vehicle spaces
Stand-alone store or shop building	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces
Department store building	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.
Warehouse discount store/superstore	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.

Market shops, including open markets	1 per 100 sf gross public sales area	1.5 per 100 sf gross sales area	1 per 10 vehicle spaces
Gasoline station	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	4
Automobile repair and service structures	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	4
Car dealer	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	4
Bus, truck, mobile homes, or large vehicle dealers	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	4
Bicycle, motorcycle, all- terrain vehicle dealers	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	1 per 4 vehicle spaces
Boat or marine craft dealer	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	4
Parts, accessories, or tires	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	4
Gasoline service	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	4
Lumberyard and building materials	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	4
Outdoor resale business	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	4
Pawnshops	1 per 300 GFA	1 per 150 sf GFA	1 per 20 vehicle spaces
Beer, wine, and liquor store (off-premises consumption of alcohol)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces

Neighborhood shopping center (convenience with one or more anchors)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 20 vehicle spaces
Community shopping center and/or Regional shopping center (general merchandise with two or more anchors)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.
Fashion/specialty center (higher-end, fashion-oriented stores)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.
Power center (category-dominated anchors with few small tenants)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.
Theme or festival center (leisure, tourist-oriented restaurants)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 20 vehicle spaces
Outlet or discount center (manufacturer outlet stores)	1 per 300 sf GFA	1 per 200 sf GFA	1 per 10 vehicle spaces. Max 4 for each major entrance.
Convenience stores or centers	6 per 1,000 sf GFA	10 per 1,000 sf GFA	1 per 10 vehicle spaces
Car care center	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	4
Car washes	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA, including service bays, wash tunnels, and retail areas	8
Self-serve car washes	3	5	—
Office	1 per 350 sf GFA	1 per 140 sf GFA	1 per 20 vehicle spaces
Vehicle rental and leasing	1 per 1,000 sf GFA	1 per 200 sf GFA	4

Bars, taverns, nightclubs	1 per 2 seats	1 per 1.5 seats	1 per 20 vehicle spaces
Camps, camping, and related establishments	1 per 4 camp sites, plus 2 per laundry and shower facility	1 per 1 camp site	1 per 4 camp sites
Public Assembly Structures			
Theater (movie and performance)	1 per 4 seats	1 per 2 seats	1 per 10 vehicle spaces
Indoor games facility	5 per 1,000 sf GFA	6 per 1,000 sf GFA	1 per 10 vehicle spaces
Amusement, sports, or recreation establishment (not specifically enumerated)	1 per 4 seats or 1 per 50 sf of GFA if no permanent seats	1 per 2 seats or 1 per 30 sf of GFA if no permanent seats	1 per 10 vehicle spaces
Miniature golf establishment	1 per hole	2 per hole	1 per 10 vehicle spaces
Fitness, recreational sports, gym, or athletic club	4 per 1,000 sf GFA	10 per 1,000 sf GFA	1 per 10 vehicle spaces
Bowling, billiards, pool, etc.	2 per lane	4 per lane	1 per 10 vehicle spaces
Skating rinks	5 per 1,000 sf GFA	7 per 1,000 sf GFA	1 per 10 vehicle spaces
Exhibition, convention, or conference structure	1 per 4 seats or 1 per 50 sf of GFA if no permanent seats	1 per 2 seats or 1 per 30 sf of GFA	1 per 20 vehicle spaces
Churches, temples, synagogues, mosques, and other religious facilities	1 per 4 seats	1 per 2 seats	1 per 15 vehicle spaces
Institutional or Community Facilities			
Hospital building	1 per 400 sf GFA	1 per 100 sf GFA	1 per 20 vehicle spaces
Medical clinic building	1 per 400 sf GFA	1 per 100 sf GFA	1 per 20 vehicle spaces

Social assistance, welfare, and charitable services (not otherwise enumerated)	1 per 250 sf GFA	1 per 200 sf GFA	1 per 20 vehicle spaces
Child and youth services	1 per 375 sf GFA	1.5 per 375 sf GFA	1 per 20 vehicle spaces
Day care center	1 per 375 sf GFA	1.5 per 375 sf GFA	4
Community services (food, relief, elderly, disabled)	1 per 250 sf GFA	1 per 200 sf GFA	1 per 20 vehicle spaces
Animal hospitals	1 per employee	—	4
Grade school	2 per classroom	3 per classroom	1 per 10 students
College or university facility	1 per 4 students	1 per 2 students	1 per 5 vehicle spaces
High school grades 10th-12th	1 per 6 students	1 per 2 students	1 per 5 vehicle spaces
Trade or specialty school facility	1 per 200 sf	1 per 150 sf	1 per 10 students
Library building	1 per 300 sf GFA	1 per 125 sf GFA	1 per 20 vehicle spaces
Museum, exhibition, or similar facility	1 per 1,000 sf GFA	1.5 per 1,000 sf GFA	2 per 1,000 sf
Funeral homes and/or cremation facilities	1 per 4 seats	1 per 2 seats	—
Clubs or lodges	1 per 300 sf	—	1 per 20 vehicle spaces
Agriculture, Forestry, Fishing, and Hunting			
Greenhouse/nursery	1 per 375 sf GFA of sales and service building	1.5 per 375 sf GFA of sales and service building	4

2. Vehicle Overhang: Where required off-street parking space is designed to abut a landscaped area that is a minimum of six feet wide or a sidewalk or pedestrian pathway that is a minimum of six feet wide not including the curb width (eight feet wide if head-on parking on both sides), the length of any such parking spaces may be reduced by two feet for spaces that provide concrete curbing adjacent to such landscape area or

sidewalk in lieu of bumper barriers. Vertical growth landscaping (not including groundcover) shall be setback at least two-feet to allow for the vehicle overhang.

3. Parking Lot Screening: All surface parking lots shall be screened from view from the public street with a decorative screen wall, earth berm, solid landscape hedge or some combination of the three to a height of between thirty-six (36) inches and forty-eight (48) inches measured from the top of curb of the adjoining street.

4.7 Signs

Sign requirements for West Point Development Parcel 12 will remain consistent with general requirements and theme outlined in the West Point Towne Center PAD Design Guidelines and will be designed to provide a consistent reinforcement of the project design theme. In support of the General Plan and Village 1 Plan; with recognition of the importance of Grand Avenue and the City of Surprise goals for “gateways” along this corridor; in celebration of the success of West Point Towne Center as a unified District; and in recognition of the proximity to the Old Towne Square Heritage District; this PAD proposes the addition of a West Point District Identification Sign at the defined pedestrian node and the intersection of Grand Avenue and Dysart Road. This monument will be integrated with the pedestrian node collectively acting to demarcate a “gateway”.

West Point Monument Sign / Village Gateway



Table 4 below, includes sign standards intended for West Point Development Parcel 12. These standards include sign types, function, location, quantity, height, area, illumination and material intended for the design and installation of signs. Figure 3, *Conceptual Development Plan*, provides locational references for the Individual Tenant Identification Sign while the table below provides additional references to location for other sign types. A

Comprehensive Sign Plan has been reserved for addition in **Appendix F**. The Comprehensive Sign Plan will be prepared to include intended form, material, color, height, area and placement of all ground mounted Freestanding Tenant Identification signs and all Wall Mounted signs. This Plan will include a plan view indicating all locations of ground mounted and wall mounted signs, elevations and sections of signs as necessary to demonstrate design character, materials, color, height and area. The Plan will be administratively reviewed, approved by the City of Surprise and incorporated as a replacement sheet(s) into Appendix F and is required prior to the issuance of the first sign permit in Development Parcel 12.

Table 4 : Development Parcel 12 Sign Standards				
Sign	Type	Function	Location	Quantity
West Point Identification	Freestanding	District Identification	Grand Avenue at Dysart Road	1
Individual Tenant Identification	Freestanding	Tenant Identification	3 - Grand Avenue; 1 - Dysart Road	4
Wall Mounted Corporate Identification	Wall Mount	Tenant Identification	All elevations except southwest (neighborhood)	1 per building
Wall Mounted Corporate Logo	Wall Mount	Logo	All elevations except southwest (neighborhood)	3 per building
Emergency	Wall Mount	Emergency Directional	Building Canopy Mounted – All elevations	6
Way Finding	Freestanding	Directional	Unspecified as needed	Unspecified as needed

Table 4 : Development Parcel 12 Sign Standards (Continued)				
Sign	Height	Area	Illumination	Material
West Point Identification	6' Maximum	50 square feet	Indirect Illumination	Individually cut metal letters with logo applied to stone veneer wall
Individual Tenant Identification	10' Maximum	80 square feet	Fluorescent / Neon Internally Illuminated	Masonry stone base with panaflex sign face and/or acrylic
Wall Mounted Corporate	35' Maximum, or no closer to	1.25 square feet per 1	Fluorescent / Neon Internally	Painted metal

Identification	roofline than one-half the vertical dimension of the sign	linear feet of building elevation upon which the sign(s) is placed	Illuminated	casement with Plexiglas face
Wall Mounted Corporate Logo	35' Maximum, or no closer to roofline than one-half the vertical dimension of the sign	1.25 square feet per 1 linear feet of building elevation upon which the sign(s) is placed	Fluorescent / Neon Internally Illuminated	Painted metal casement with Plexiglas face
Emergency	20' Maximum	Per State Standard	Fluorescent / Neon Internally Illuminated	Individual letters, painted metal, Plexiglas face
Way Finding	6' Maximum	6 square feet	Internally Illuminated, indirect lighting or non-illuminated.	Painted metal casement with Plexiglas face and/or painted metal

Additionally, in the event a sign standard has not been addressed by this section, sign design, permits, construction and inspections shall comply with the requirements of the City of Surprise Code of Ordinances, Part 2 Land Development Ordinances Chapter 13 as applicable and as amended over time.

5.0 Commercial Design Guidelines

The existing Design Guidelines for the West Point Towne Center are applicable to this property. Architectural guidelines have helped to establish the visual compatibility and overall quality appearance which exists in the varied themes observed throughout the West Point Towne Center today.

As outlined within Exhibit D (Design Guidelines) of the original West Pointe Town Center PAD report and **Appendix D, Design Guidelines** of this amendment request, a high-level approach was taken to the future community development aesthetic elements ranging from site and building design to landscaping and screening elements.

5.1 Architectural Character

The conceptual Architectural building character for Development Parcel 12 currently explores the union of two individualized projects through the use of consistent base

building materials, forms, site planning and landscape palate consistency. Refer to **Figure 4**, *Architectural Building Character* for conceptual building images which depict proposed material types, color tones and styles currently proposed with the conceptual development plan.



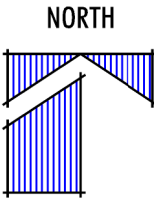
WEST POINT TOWNE CENTER PARCEL 12

PAD AMENDMENT

FIGURE 4 ARCHITECTURAL CHARACTER

Subject to engineering and City review and approval.

NOT TO SCALE



PRELIMINARY/ - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.	
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Appendices

A. Traffic Signal Warrant Analysis

A traffic impact warrant analysis, prepared by Civtech and date October 2014, has been prepared and provided under separate cover.

B. Development Parcel 12 Legal Description

GROSS LAND AREA

THE FOLLOWING LAND DESCRIPTION HAS BEEN COMPILED FROM RECENT ACTUAL SURVEYS OF THE HEREIN REFERRED TO PROPERTY, AND THE LAND DESCRIBED INCLUDES THE RIGHT-OF-WAY OF GRAND AVENUE AND DYSART ROAD.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS ALSO KNOWN AS WEST POINT TOWNE CENTER PARCEL 12, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; SAID POINT ALSO BEING IN THE CENTERLINE OF BELL ROAD RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 155.30 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF BELL ROAD AND GRAND AVENUE ;

THENCE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID CENTERLINE OF GRAND AVENUE, A DISTANCE OF 1438.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID CENTERLINE OF GRAND AVENUE, A DISTANCE OF 1969.66 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF GRAND AVENUE AND DYSART ROAD;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE OF DYSART ROAD, A DISTANCE OF 500.00 FEET TO A POINT, SAID POINT ALSO BEING THE EAST QUARTER CORNER OF AFORESAID SECTION 3;

THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE OF DYSART ROAD, A DISTANCE OF 115.48 FEET TO A POINT IN THE CENTERLINE OF DYSART ROAD;

THENCE LEAVING THE CENTERLINE OF DYSART ROAD NORTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF DYSART ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WEST POINT TOWNE CENTER PARCEL 12, ALSO BEING A CORNER OF DAVE BROWN AT WEST POINT, RECORDED IN BOOK 436 OF MAPS, PAGE 09, MARICOPA COUNTY RECORDS;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF DYSART ROAD NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST ALONG THE BOUNDARY LINE BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND DAVE BROWN AT WEST POINT, A DISTANCE OF 425.75 FEET TO THE SOUTHEAST CORNER OF RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWNE CENTER, RECORDED IN BOOK 447 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS;

THENCE CONTINUING NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST ALONG THE BOUNDARY LINE BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWNE CENTER, A DISTANCE OF 1825.52 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWNE CENTER, AND SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SURPRISE MARKETPLACE, RECORDED IN BOOK 673 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS;

THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS EAST, AND ALONG THE BOUNDARY LINE BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND SURPRISE MARKET PLACE, A DISTANCE OF 136.86 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, ALONG THE BOUNDARY BETWEEN WEST POINT TOWNE CENTER PARCEL 12 AND SURPRISE MARKET PLACE, A DISTANCE OF 292.27 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF GRAND AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF WEST POINT TOWNE CENTER PARCEL 12 AND THE NORTHEAST CORNER OF SURPRISE MARKET PLACE;

THENCE CONTINUING NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT IN THE CENTERLINE OF GRAND AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING

NET LAND AREA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 78.44 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND AVENUE

THENCE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1974.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DYSART ROAD PER PLAT OF WEST POINT TOWNE CENTER AS RECORDED IN BOOK 433 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 529.33 (539.33) FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF DAVE BROWN AT WEST POINT, RECORDED IN BOOK 436 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS;

THENCE NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 425.75 FEET TO THE SOUTHEAST CORNER OF RESUBDIVISION OF THE LEGACY AND HERITAGE AT WEST POINT TOWN CENTER, RECORDED IN BOOK 447 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS;

THENCE CONTINUING NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG LAST SAID PLAT, A DISTANCE OF 1825.52 FEET TO THE NORTHEAST CORNER OF LAST SAID PLAT;

THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 136.86 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 292.27 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 2663.97 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 62.97 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 32 SECONDS WEST, DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 65.00 FEET TO A

POINT ON THE WESTERLY RIGHT OF WAY OF DYSART ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY DYSART ROAD, A DISTANCE OF 52.48 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE PLAT OF DAVE BROWN AT WEST POINT, ACCORDING TO BOOK 436 OF MAPS, PAGE 09, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 46 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PLAT OF DAVE BROWN AT WEST POINT AND ALSO ALONG THE NORTHEASTERLY LINE OF THE RESUBDIVISION OF LEGACY AND HERITAGE AT WEST POINT TOWN CENTER, ACCORDING TO BOOK 447 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA, A DISTANCE OF 654.94 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 16 SECONDS EAST, DEPARTING SAID NORTHEASTERLY LINE OF THE RESUBDIVISIONS OF THE LEGACY AND HERITAGE AT WEST POINT TOWN CENTER, A DISTANCE OF 392.53 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF US HIGHWAY 60 ACCORDING TO A.D.O.T PROJECT NO. 060MA139H686601R;

THENCE SOUTH 46 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF US HIGHWAY 60, A DISTANCE OF 227.21 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF SURPRISE IN DOCUMENT NO 2009-517022, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 04 DEGREES, 29 MINUTES 55 SECONDS EAST, ALONG SAID WESTERLY LINE OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF SURPRISE, DISTANCE OF 528.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

C. Landscape Plant Palette

Botanical Name

Trees

Caesalpinia species
Acacia Stenophylla
Acacia Willardiana
Acacia aneura
Acacia salicina
Acacia smallii
Parkinsonia species
Parkinsonia praecox
Chilopsis linearis
Dahlbergia sissoo
Fraxinus velutina 'Rio Grande'
Olea europaea 'Swan Hill'
Olneya tesota
Phoenix dactylifera
Ebanopsis ebano
Prosopis species
Ulmus parvifolia
Washingtonia Robusta
Pistacia chinensis
Sophora secundiflora

Botanical Name

Shrubs

Caesalpinia Mexicana
Caesalpinia pulcherrima
Calliandra species
Cassia species
Convolvulus cneorum
Cordia boissieri
Cordia parvifolia
Dalea species
Dodonea Viscosa
Justicia californica
Asclepias subulata
Ephedra species
Simmondsia chinensis
Tecoma species
Justicia spicigera
Leucophyllum species
Ruella species
Salvia species
Muhlenbergia species

Common Name

Trees

Cascalote
Shoestring acacia
Palo blanco
Mulgo
Willow acacia
Sweet acacia
Palo Verde
Palo Brea
Desert willow
Sissoo tree
Fan-Tex Ash
Swan Hill Olive
Ironwood
Date Palm
Texas Ebony
Mesquite
Evergreen Elm
Mexican Fan Palm
Chinese Pistache
Texas Mountain Laurel

Common Name

Shrubs

Mexican Yellow Bird of Paradise
Mexican Red Bird of Paradise
Fairyduster
Cassia
Siverbush Morning Glory
Texas Olive
Littleleaf Cordia
Dalea
Hopbush
Chuparosa
Desert Milkweed
Mormon Tea
Jojoba
Arizona Yellow Bells
Mexican Honeysuckle
Texas Sage
Ruella
Salvia
Deer Grass, et. al.

Botanical Name
Groundcover/Perennials

Oenothera berlandieri
Baileya Multiradiata
Lantana species
Penstemon species
Verbena tenvisecta
Verbena rigida
Tetrameuris acaulis
Garzania species
Portulacaria afra
Teucrium species
Rosmarinus species
Eremophila species

Botanical Name
Accents

Aloe species
Agave species
Carnegiea gigantea
Dasylirion species
Ferocactus species
Fouquieria splendens
Hesperaloe parviflora
Nolina species
Hesperaloe funifera
Cereus species
Pedilanthus species
Yucca species

Botanical Name
Vines

Bougainvillea sp.
Antigonon leptopus
Callaeum macropterum
Parthenocissus
Podranea ricasoleana
Hardenbercia violacea
Jasminum Mesnyi
Macfadyena unguis – cati
Merremia aurea
Tecomaria capensis

Common Name
Groundcover/Perennials

Mexican Evening Primrose
Desert Marigold
Lantana
Penstemon
Moss Verbena
Vervain
Angelita Daisy
Gazania rigens
Elephant Food
Germander
Rosemary
Emu Bush

Common Name
Accents

Aloe
Agave
Saguaro
Sotol
Barrel Cactus
Ocotillo
Red Yucca
Bear Grass
Giant Hesperaloe
Cereus Cacti
Lady Slipper
Yucca

Common Name
Vines

Barbara Karst Bougainvillea
Queen's Wreath
Yellow Orchid Vine
Hacienda Creeper
Pink Trumpet Vine
Lilac Vine
Primrose Jasmine
Catclaw Vine
Yuca Vine
Cape Honeysuckle

D. Design Guidelines

The following Design Guidelines, as approved for the West Point Towne Center PAD, have been carried through to this amendment for applicability to Development Parcel 12. The following includes Guidelines as approved for Commercial development within West Point Towne Center. Additional Commercial Design Guidelines, administered by the City of Surprise, will be applied as required for project design review approval for non-governmental (or quasi-governmental) developments.

1. Site Development

a) Grading and Drainage

Any aesthetic landscape berming of individual lots shall not direct drainage onto adjacent lots. Berming of individual lots shall meet existing grade at a minimum of 2' from back of sidewalk, back of curb, or property line. Grade transitions shall be even and smooth. Residential runoff shall be directed to the various open space retention areas which will serve as the major drainage and retention area for the community. Drainage swales shall be designed to minimize runoff velocities in order to protect sites from erosion. Grading shall be done to minimize erosion, on-or off-site. No slopes shall be steeper than 4:1, pursuant to the standards of the City of Surprise unless approved by a soils engineer. All excavation and fill areas shall be sufficiently compacted to prevent erosion problems. Any imported soil needed to create landscape design character by screening undesirable elements such as loading and storage areas, by helping to reduce or encourage the perception of height and mass of buildings, by providing reasonable transitions between on-site uses, and by providing elevation transitions between lots to encourage on-site and off-site views. All finished grading slopes shall be stabilized and planted with those plant materials listed in the Landscape Plant Palette.

b) Set backs

Setbacks shall be as stated in the West Point Towne Center Development Parcel 12 Planned Area Development (PAD) document.

c) Lot Size and Coverage

Lot sizes will be determined in the platting process by individual Builders/Developers and approved by the City of Surprise

d) Screening of Refuse Areas

Loading docks shall be screened from the right-of-way and adjacent to residential properties. Screening techniques may include utilizing the building itself as a visual barrier, screen walls utilizing landscaping to conceal activities, a grading plan which provides a below grade dock, or a combination thereof. Refuse areas shall be enclosed within a wall structure which has an average height of 6 feet. These enclosures are encouraged to abut the building's perimeter walls and be of the same materials. Isolated enclosures along the property's perimeter are discouraged. All enclosures must be provided with a solid gate and be of a size that shall accommodate all refuse generated between collection times. Loading areas shall not disrupt normal circulation of the site. No open storage of materials, supplies or equipment shall be permitted.

e) Utility Structure Placement

All exterior on-site utilities, including, but not limited to, sewer, gas, and water lines,

and electrical, telephone, cable television and communications wires and equipment, shall be installed and maintained underground. Mechanical equipment may be roof mounted but shall be appropriately screened. Exterior transformers, utility pads, cable television, and telephone boxes are encouraged to be located out of view of the right-of-way and screened with vegetation.

2) Architecture

Architectural guidelines will help to establish visual compatibility throughout the West Point Towne Center and assure an overall quality appearance. All structures shall be of materials, colors, and styles that blend with or complement each other.

a) General Style

Architectural styles may vary from lot to lot but shall be cohesive throughout the West Point Towne Center. Diverse, but complimentary, styles are encouraged to prevent a “cookie cutter” development. Innovation is encouraged.

b) Building Orientation

Buildings can be utilized as an alternative way to screen service areas. Orient buildings to take advantage of solar access. Minimize east and west exposures to maximize energy efficiency. Provide for well-defined entries and drop-off areas for buildings.

c) Massing

Provide for consistency height, massing, and proportion. Heights shall be per the standards in the West Point Towne Center Development Parcel 12 PAD document.

d) Building Materials

Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity. Permitted exterior finished materials include plaster and masonry, adobe, slump, split or textured decorative block, brick, wood and integral colored aluminum accents.

e) Roofs

Generally acceptable roof covering materials shall be concrete tile, or clay tile. “Built-up” type roof covering materials shall be appropriately screened from view with roof parapets. Roof mounted equipment shall not be visible from any public street. Such equipment must be screened through the use of roof parapets or other appropriate screening. Roof parapets must be finished with compatible material and color to the building’s skin and shall continue around all sides. Roof features such as overhead screens shade covers, patio roofs, and other similar structures are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement the main roof. All vent pipe stacks, gutters, flues, and any other equipment protruding above the plane of the roof and visible from neighboring properties are discouraged and, to the extent they are necessary, must be painted and/or screened to match the roof.

f) Colors

The predominant colors in the West Point Towne Center Development Parcel 12 will be pastel or natural color tones. Trim colors shall not dominate the exterior appearance and shall be of compatible color as the major color. Roof colors shall not produce glare,

such as being white, light colored aluminum, or reflective surface.

g) Accessory Buildings

Accessory buildings are allowed pursuant to the requirements and restrictions of the West Point Towne Center Development Parcel 12 PAD. Such buildings shall be painted a color to match or complement the main structure.

h) Commercial Development

Interaction of residential, park and commercial areas is encouraged through use of hardscape and trail systems. Visual access from roads and residential developments to facilitate exposure and security is recommended. Lighting shall be oriented to on-site uses to protect adjacent properties from unnecessary glare. Landscaping shall be used to break up otherwise uninterrupted building mass, frame views and connect with development on adjacent pads. Commercial developments shall be sensitive to the pedestrian, bicycle and vehicular linkage with the adjoining neighborhoods and appropriately integrate these linkages into individual developments. Ancillary structures and service areas such as trash enclosures or loading docks shall be screened from view through the combination of landscaping and walls. Trash enclosures shall have closing, lockable doors.

3) Walls and Fences

When necessary for security, screening, or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to decorate property lines. Acceptable fence materials shall include but not be limited to, masonry, rails or pickets, stone, brick, or metal.

a) Guidelines

Landscape berming is encouraged as an alternative and/or as a complement to screen walls. The texture, color and form of walls adjacent to buildings shall harmonize with the building's design. Long, continuous lengths of screen wall at the same height are discouraged. Variations of height and form are encouraged. Perimeter walls should respect the right-of-way line but do not need to follow the alignment exactly. Walls and fences, under normal conditions, shall be a maximum of 6 feet, as measured from an adjacent grade along rear and side lot lines and shall conform to City zoning ordinances and visibility triangles. When walls are located adjacent to a road for decorative or screening purposes, they shall conform to City zoning ordinances and visibility triangles. Chain link fencing is not permitted for perimeter fencing. (See the Zoning Ordinance for further restrictions.) Walls and fences shall be constructed to City of Surprise engineering design standards. Open fencing may be provided adjacent to open spaces, such as decorative block and wrought iron. All parking lots adjacent to major arterial, collector, and minor roads shall be screened from the right-of-way by either walls, landscape, berms, or a combination of these. Screen walls shall be approximately 3 feet above the adjacent curb height and shall complement the materials of the building. The horizontal mass of continuous walls should be softened by landscape planting and vines. Walls built to screen ancillary structures shall complement the building materials of the principal structure.

4) Hardscape

Hardscape elements should be used in coordination with the architecture and landscape to provide a link between the street edge and individual developments and creating an overall

theme. In addition, proper hardscape can improve pedestrian safety, movement and visual enjoyment of public areas.

Patterned paving materials can be used in limited areas to emphasize entries and places of special interest. Utility lines should not be installed under such special materials if at all possible.

Possible locations are as follows:

- | | |
|----------------------|--------------------------|
| a. community entries | e. trail/road crossings |
| b. plazas | f. private walks |
| c. village entries | g. residential driveways |
| d. cul-de-sac courts | h. major intersections |

Acceptable paving materials:

- | | |
|----------------------------|---------------------------------|
| a. integrated color cement | e. pre-cast interlocking pavers |
| b. native stone | f. bomanite |
| c. cobbles | g. combinations of the above |
| d. brick | |

a) General Paving Guidelines

Paving materials should be consistent with major intersection treatments. Painted paving surfaces other than those for traffic control and marking of parking areas within parking areas are prohibited. The use of smooth materials is recommended to encourage movement and rough materials to slow movement down. In order to minimize the use of large areas of asphalt, combining the use of other materials as edges, walks, and entry areas is to be encouraged. However there should be a limit on the number of paving materials in one place to three.

b) Street Furniture

Hardscape elements such as benches, bollard and trash receptacles should highlight the community themes as well as serve functional uses. Materials used in the construction of street furniture should reflect the surrounding architecture, walls, and fences and paving materials. Street furniture should be limited to a common design throughout West Point Towne Center Development Parcel 12.

c) General Guidelines

Street furniture should be conservative in use of sidewalk space, and maintain a clean width to accommodate pedestrian flow. Street furniture should be constructed of long-wearing, vandal-resistant materials capable of withstanding climatic conditions. To be greatest extent possible, street furniture should be integrated into landscape areas and off street amenity areas. Street furniture should consider the safety, comfort and convenience of the user, including the handicapped. Furniture should not obstruct stairs, ramps, building entrances or exits, or loading areas. Furniture will be placed to minimize policing or security hazards.

5) Landscape

Together with the Land Use Plan, the Landscape concept is a central element in the design of an overall community identity. The landscape and open space concept will establish a community framework for all common and public areas within West Point Towne Center Development Parcel 12. The objective of the landscape is to screen, accent, soften, and improve the visual character of the urban environment at West Point Town Center. All plant material should be drought resistant and selected for compatibility with adjacent

landscape material within their particular community setting or neighborhood. Drip irrigation systems are required, except for turf areas.

The streetscape is one of the most visible elements in a community. A consistent streetscape is one of the strongest cohesive features that helps portray the image of the community to the public. The landscape should be used to accentuate features and create visual corridors;

- a. To soften, but not obstruct, the architecture;
- b. For screening;
- c. Aesthetically as a reminder of the natural environment in which we live;
- d. And to create a landscape theme for the streetscape, pedestrian trains, and commercial areas.

Plant material listed on the Landscape Plant Palette, as included in the West Point Towne Center Development Parcel 12 PAD, should be used throughout the West Point Towne Center and reflect the principles of xeriscape. Landscape placed on public rights-of-way must conform to the low water plant list as mandated by the Arizona Department of Water Resources and the Phoenix Active Management Area.

a) Guidelines

The minimum plant sizes are as follows:

<u>Type</u>	<u>General Locations</u>	<u>Entries and Landscape Features</u>
Trees	15 Gallon	24" box
Shrubs	1 gallon	5 gallon
Groundcovers	1 gallon	1 gallon

All plant material shall be provided with fully automated hard drip irrigation systems. Plants should be selected to fit naturally into their space to void the need for excessive trimming and to allow normal growth. Water-conserving devices, such as drip irrigation for all plant materials except turf areas, must be utilized. Backflow prevention devices shall be fully screened. Exposed earth is not permitted due to erosion and dust concerns except in planting beds.

The following landscape standards shall apply to the streetscape, pedestrian trains, and commercial areas.

b) Streetscape

A consistent streetscape theme provides a very effective identity for a neighborhood, and ultimately, for all of West Point Towne Center. Consistent use of plant material, building materials for screen walls and sidewalks, street lighting, signage and other street furniture all contribute to the development of a theme that residents and visitors will associate only with West Point Towne Center. The streetscape can accentuate major entrances, define visual corridors, provide needed shade for pedestrians, and serve to buffer non-compatible uses. The landscape design for all arterial and collector streets shall reflect a uniformity of design that allows residents and visitors to visually "associate" with the West Point Center Design Theme.

c) Open Space and Pedestrian Trails

Neighborhood integration throughout West Point Towne Center will be the primary goal for the design of the open space areas and pedestrian circulation system. The open space and pedestrian trails will extend throughout the project creating a series of

'loops'. These loops will provide users the ability to circulate between neighborhoods, to West Point Park and the middle school site, and through the commercial areas along Bell Road and Grand Avenue. The pedestrian trail will be an eight foot wide concrete surface to allow both pedestrian and bicycle traffic. Rest stops with seating and canopy trees will provide additional interest and will be situated for ease of access adjacent to public streets. Light standard will be placed along portions of the pedestrian trail where night time security can be enhanced with additional lighting. The landscape proposed for these pedestrian trails will be an extension of the streetscape theme using similar landscape and hardscape design elements.

d) Perimeter Arterial Streets

Subject to approval by the City, the landscaping along Bell Road, Grand Avenue, Dysart Road, Greenway Road, and Litchfield Road shall be a xeriscape landscape. Such streets shall have native canopy trees in a regular alignment with desert planting below. Plant material will be selected from the Arizona Department of Water Resources official low water plant list for material placed within the public right-of-way. Plant material adjacent to these frontages will be selected for their compatibility and flowering schedule. Boulders and berms will also be proposed to create interest in the ground phase.

e) Commercial Site Development

Landscape shall comply with City codes and Ordinances. Design shall reflect the character of the West Point Towne Center theme and Design Guidelines. Individual development's landscape design shall be integrated with streetscapes.

f) Lighting

Light is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of the West Point Towne Center. They should be attractive to look at during the day, as well as be functional at night. For streets, parking lots, and walkways, lighting is primarily for security. An effective economical combination of ground and streetlight level fixtures shall be used. Landscape and architectural lighting is primarily for aesthetics. All lighting shall be compatible with the design character of the project. No bright, colored or flashing lights will be permitted.

6) Signage

All signs within The West Point Towne Center should be designed to provide a consistent reinforcement of the design theme. Signs must communicate not only specific information but should in themselves, add to the attractiveness of the area.

Signs should advertise a place of business or provide directions and information. Signs shall be architecturally attractive and contribute to the retention of character of the area. Signs should not compete with each other or dominate the setting via inconsistent height, size, shape, number, color, lighting or movement. All signage must comply with the West Point Towne Center Development Parcel 12 PAD sign provisions or as approved by administrative review of the Comprehensive Sign Plan.

a) Guidelines

Signs shall not be located within the right-of-way. All signs shall be kept in good repair. All wires, haul-outs, transformers, and raceways must be concealed. Signs shall not be supported by guy wires or braces. Colors shall relate to other signs in the area to avoid

clashing contracts. Illumination shall be concealed. No flashing or blinking lights are permitted. No animated or sound emitting signs are permitted. No fluorescent or iridescent colors are permitted. No vehicular signs are permitted for advertising, such as on trucks, vans, automobiles, or trailers. No portable signs are permitted. Billboards and inflatable signs are not allowed. Where possible, signage will be integrated into either a perimeter wall or the landscape, such as berms. Signs shall not restrict visibility at intersections, parking areas, or driveways. Roof signs are not allowed. Painted window signs are highly discouraged. If used, no more than 10 percent of the window area may be painted and it must be on the interior.

b) Directional Signage

There shall be no more than two directional signs per driveway entrance to a lot, parcel or multiple use lot or parcel. Only one of these signs may include business identification. There shall be no limit on the number of directional signs interior to a site which do not include business identification. No directional sign shall be greater than 6 square feet in area and have a height greater than 6 feet above grade. No more than 25 percent of the area of a directional sign may be devoted to business identification. Such area shall not be assessed as business identification sign area.

c) Open House Directional Signs

Open house directional signs may be provided pursuant to Article IX, Section 5 of the City's Ordinance 85-8.

7) Maintenance

Maintenance of all infrastructure is a necessary key to the continued quality appearance of the West Point Towne Center. Maintenance applies to buildings and other structures, paving and hardscape, landscape, and all other site amenities.

a) Guidelines

All improvements shall be kept in good and sufficient repair. Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation, and natural looking pruning shall occur on a regular basis and shearing of plant material shall be minimized. All trash and weeds shall be removed on regular basis. Dead plants shall be removed and replaced with a like species within ten working days, weather permitting. The irrigation system shall be maintained regularly to avoid plant and water loss. Lawns shall be kept mowed. Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow. Buildings which happen to be vacant for any reason shall be kept locked and the windows glazed in order to prevent entrance or vandalism of the property.

8) Machinery and Equipment

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning and refrigeration equipment, may be placed on any lot or parcel without screening or concealment from view of neighboring or public property. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides visible to neighboring property.

9) Solar Panels and Equipment

Solar energy devices are encouraged. Roof mounted or parking canopy mounted solar panels and equipment must match the roof material or promote consistency with the parking canopy. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line and must not be visible from view. Roof mounted hot water storage systems must not be visible from neighboring properties. Tacker type systems will be allowed only when not visible from neighboring property. The criteria for screening set forth in Section 8 "Machinery and Equipment" shall apply to solar panels and equipment.

10) Exterior Accessories

a) Antennas

Exterior television, radio, or other antenna or dishes of any kind shall not be visible from the street. Concealment of antennas will be required, where practical.

b) Amplifier

No radio stereo television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside, of any building in a manner which would be disruptive to a residential area.

c) Basketball Backboards

When a basketball backboard is installed structurally on a building or structure, the backboard must be painted to match the color of the trim or roof.

d) Flagpoles

Flagpoles shall be limited to a height of 20 feet in residential areas.

e) Utility and Service Lines

No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel, except to the extent if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of common areas.

f) Additions or Alterations

Any addition or alteration to any building, structure, lot, or parcel must, unless the additions and alterations are not visible from neighboring properties or public properties, not violate or conflict with these Guidelines.

11) Garbage

No garbage or trash may be placed on any lot or parcel except in a covered containers meeting the specification of the City of Surprise. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public right-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas on a Tract Declaration or subdivisions plat to be maintained by The City of Surprise.

12) Window Treatment

No aluminum material or other reflective material may be installed in windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the design guidelines applicable to the structure on which the coverings or treatments are being placed.

USE OF DESIGN GUIDELINES

These guidelines shall serve as a general guide regarding development within the West Point Towne Center Development Parcel 12 PAD. They are not CC&R's and they are not intended to be, nor shall they be construed to be, rigid or inflexible. Instead they are a flexible guide to be considered by the developer, builders, commercial tenants, etc., of the West Point Towne Center PAD and by the City to achieve and maintain the West Point Towne Center as a compatible, cohesive and high quality development. The Design Guidelines are issues and concepts that the developer, commercial builders, and others should consider in preparing their plans. Non-satisfaction of Design Guidelines is not grounds for rejection a plan, but the inclusion or recognition of such issues and concepts in such plans where reasonable and appropriate is encouraged an may be considered by the City in its consideration of such plans.

E. Definitions

Lot Area, Gross means the total area of a *Lot* within the *Lot* lines as measured on a horizontal plane to all *Lot* corners and half the adjacent public street right-of-way.

Lot Area, Net means the total area of a *Lot* within the *Lot* lines as measured on a horizontal plane to all *Lot* corners and exclusive of any adjacent *rights-of-way*.

F. Comprehensive Sign Plan

This section is reserved for the addition of a Comprehensive Sign Plan. The Comprehensive Sign Plan will be prepared to include intended form, material, color, height, area and placement of all ground mounted Freestanding Tenant Identification signs and all Wall Mounted signs. This Plan will include a plan view indicating all locations of ground mounted and wall mounted signs, elevations and sections of signs as necessary to demonstrate design character, materials, color, height and area. The Plan will be administratively reviewed, approved by the City of Surprise and incorporated as a replacement sheet(s) in this Appendix.

WEST POINT TOWNE CENTER PARCEL 12

PUBLIC PARTICIPATION REPORT



Case #: FS14-381
Major PAD Zoning Amendment
Minor General Plan Amendment

Submitted: November 5, 2014

LVA urban design studio
land planning • landscape architecture

Introduction

The West Point Parcel 12 PAD Zoning Amendment and Minor General Plan amendment applications have been processed to remove the prior Residential land use and implement Commercial use for the property. The conceptual project development plan is proposed as an educational and medical office / emergency facility on 19 acres at the southwest corner of Grand Avenue and N Dysart Road. In accordance with the Surprise Code of Ordinances section 122-160(d), the following summary contains a written report of public participation efforts conducted for the site.

Parties Affected by Application

The residents living within a 300 foot required public notification boundary of the site are the most likely to be directly affected by this project. A public meeting was held at 6 p.m. on November 3, 2014 at the Comfort Inn & Suites located adjacent to the project site to discuss any comments or concerns regarding the proposal. The date and time selected provided ample opportunity for required notifications and advertisement to be provided by the City of Surprise and for interested parties to attend. The meeting was conveniently located adjacent to the site to help remove any barriers to neighbor participation.

Notification and Information Procedures

The City of Surprise notified residents within a 300 foot boundary of the site via U.S. Mail of the neighborhood meeting and public hearings (see attachments for a copy of the letter and the mailing list). The city also posted a meeting notice in two local newspapers, The Daily News Sun and Surprise Today. These notices were placed 15 days prior to the neighborhood meeting.

Public hearing signs were posted in two locations on the subject property on November 4, 2014. These signs reflect the upcoming meeting date of the Planning & Zoning Commission and City Council. A copy of the affidavit of posting and pictures of the signs posted are provided under a separate cover and are intended to be included within the city case file.

Method of Identifying Stakeholders' Issues and Concerns

The neighborhood meeting open house format was utilized to facilitate dialogue between neighbors and team members. Neighbors were able to voice concerns and learn about the various aspects of the project. Comment cards were provided to attendees allowing them to voice comments or concerns in writing. In addition, individual contact information for team members and Planning and Development Department staff was provided to interested parties in case of any follow up questions or comments.

Method of responding to Stakeholders' Issues and Concerns

The Development Master Plan and Zoning applications have accommodated, and will continue to consider the recommendations and concerns of the public. Each public comment and response has been documented throughout the process and has been taken account of by all parties.

Attachments included with this Report:

1. Neighborhood Meeting Notification Letter
2. Public Hearing Notification Letter
3. Notification Map
4. Notification List
5. Sign-in sheet for November 3, 2014 Neighborhood Meeting
6. Neighborhood Meeting Written Comments
7. Neighbor Letters / Petitions

1. Neighborhood Meeting Notification Letter

CITY OF SURPRISE **CITIZEN REVIEW MEETING**

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

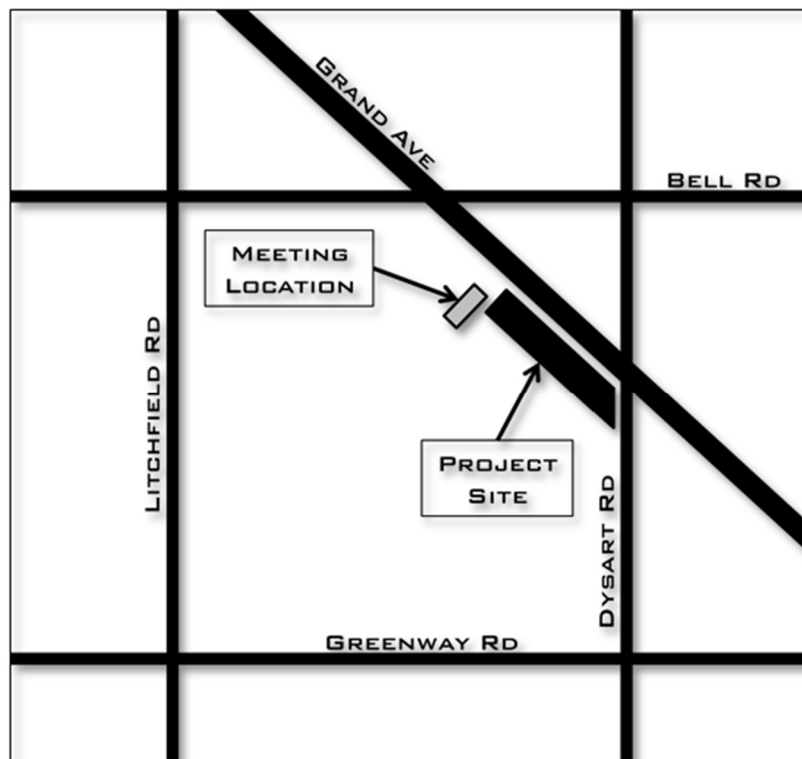
City of Surprise Planner: Robert H. Kuhfuss, AICP
623-222-3137

CITIZEN REVIEW MEETING DETAILS

Please Note Change in Date and Time of the Meeting

DATE: November 3, 2014
TIME: 6:00 PM to 7:00 PM
LOCATION: Comfort Inn & Suites - Meeting Room
13337 W. Grand Avenue
Surprise, AZ 85374

Meeting and Project Location



PROJECT DESCRIPTION: Major Zoning Amendment together with a Minor General Plan Amendment (Case FS14-381) changing the use from Medium Density Residential to Commercial as it relates to the Parcel 12 of the West Point Towne Center PAD.

2. Public Hearing Notification Letter

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise will hold a Public Hearing at the request of LVA Urban Design Studio, LLC for approval of a Major Zoning Amendment along with a Minor General Plan Amendment (Case FS14-381) to allow for a land use change from Medium Density Residential to Commercial as it relates to Parcel 12 of the West Point Towne Center PAD generally located at the southwest corner of Dysart Rd. and Grand Ave. in Surprise, Arizona.

Legal Description: Located in a portion of Section 3, Township 3 north, Range 1 west, of the Gila and Salt River base and meridian, Maricopa County, City of Surprise, Arizona.



Project Location

Planning and Zoning Commission

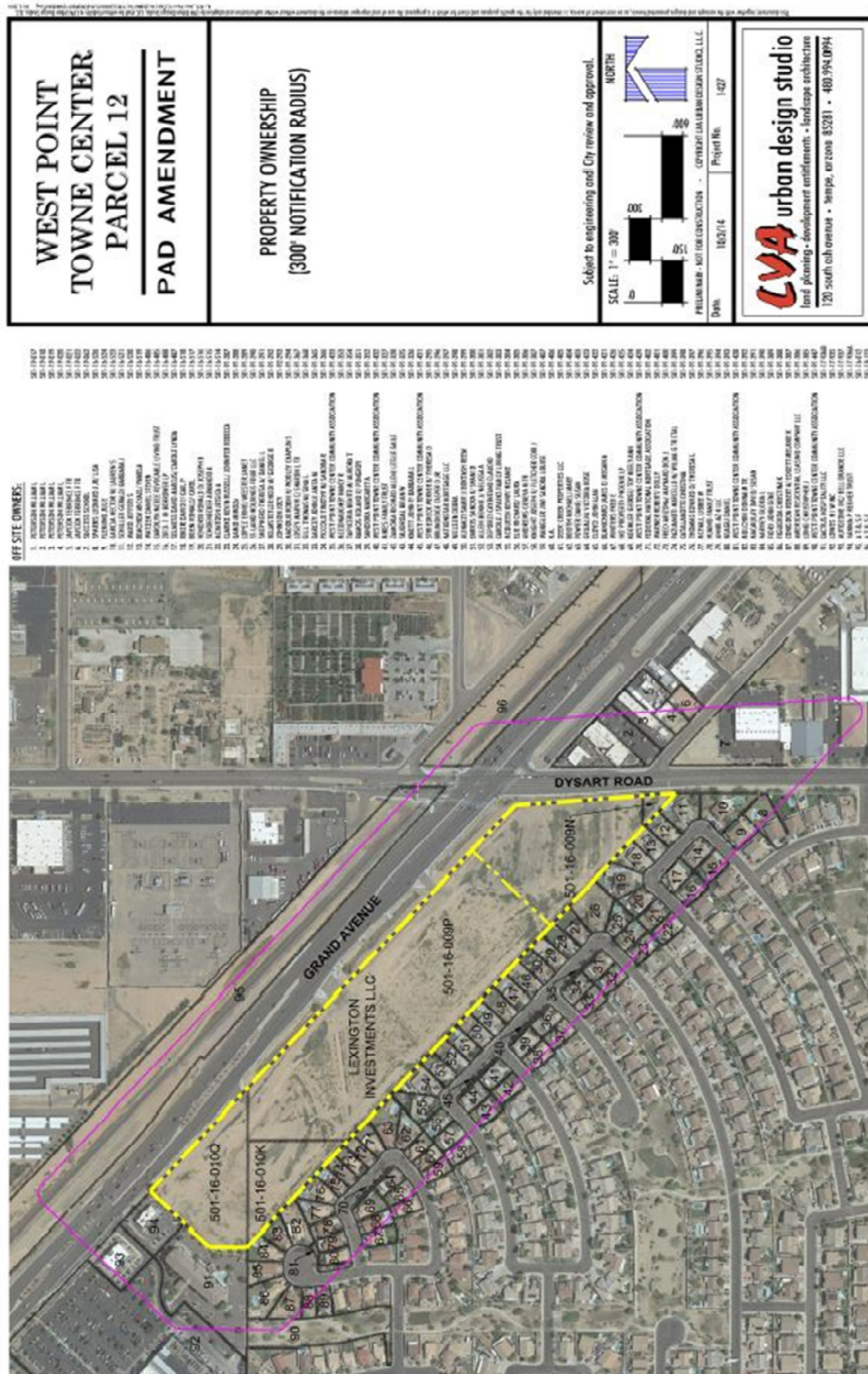
Date: November 20, 2014
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: December 2, 2014
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

At this meeting any member of the public may appear and be heard relative to this petition or may submit written comments at any time prior to the Public Hearing. All written comments regarding this petition will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall.

3. Notification Map



4. Notification List

MCINTOSH JESSICA A	13190 W FARGO DR	SURPRISE	AZ	85374
SCHOENECKER ARMANDO A	13327 N WATSON LN	SURPRISE	AZ	85379
HENDRIX RONALD D/JOSEPH B	13174 W FARGO DR	SURPRISE	AZ	85374
BOEN RONALD/CAROL	15616 N ULRICH WY	SURPRISE	AZ	85374
RIKER DAVID F/GAIL P	13152 W MARKET ST	SURPRISE	AZ	853745234
BEACHEM MICHAEL/PAMELA	14623 W GELDING DR	SURPRISE	AZ	85379
WARD JEFFERY S	13130 W MARKET ST	SURPRISE	AZ	85374
GARCIA HECTOR M/LAUREN S	13135 W RIMROCK ST	SURPRISE	AZ	85374
FLEMING JULIE	13143 W RIMROCK ST	SURPRISE	AZ	85374
A T & S F	2500 LOU MENK DR PO BOX 961089	FORT WORTH	TX	761610089
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
PETERSON WILLIAM L	3917 N POST ST	SPOKANE	WA	99205
JAYCOX TERRENCE F TR	6033 W BLUEFIELD AVE	GLENDALE	AZ	85308
JAYCOX TERRENCE F TR	6033 W BLUEFIELD AVE	GLENDALE	AZ	85308
LOWES H I W INC	BOX 1111	NORTH WILKESBORO	NC	28659
VANNA P REGNER TRUST	PO BOX 8063	NEWPORT BEACH	CA	92658
CACTUS HOSPITALITY LLC	6630 E BASELINE RD	MESA	AZ	85206
AUTOZONE INC/BELL GRANDE LLC	PO BOX 2198 STE 8700	MEMPHIS	TN	38101
SUCCESS SCHOOL	PO BOX 1381	SURPRISE	AZ	85378
SPARKS LEONARD J JR/LISA	16045 N GIL BALCOME ST	SURPRISE	AZ	85374
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
LEXINGTON INVESTMENTS LLC	7201 E CAMELBACK RD STE#305	SCOTTSDALE	AZ	85251
CAROLYN MCGEE REVOCABLE LIVING TRUST	13154 W RIMROCK ST	SURPRISE	AZ	85374
WATZEK DANIEL STEVEN	13146 W RIMROCK ST	SURPRISE	AZ	85374
SELNESS DAVID MARCUS/CAROLE LYNDA	13171 W FARGO DR	SURPRISE	AZ	85374
2013-1 IH BORROWER LP	901 MAIN ST STE 4700	DALLAS	TX	75202
SKJORDAL BRIAN W	13289 W COTTONWOOD ST	SURPRISE	AZ	85374
KMETT JOHN P/BARBARA L	13281 W COTTONWOOD ST	SURPRISE	AZ	85374
MIKES FAMILY TRUST	13276 W STATLER ST	SURPRISE	AZ	85374
ZAMORA RICHARD ALLEN/LESLE GAILE	13284 W STATLER DR	SURPRISE	AZ	85374
WEST POINT TOWNE CENTER COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
RAMOS ROLAND R/PONGROY	13275 W STATLER ST	SURPRISE	AZ	85371
SANDORA MARGARET A	13267 W STATLER ST	SURPRISE	AZ	85374
MCCONAUGHEY NANCY R	13230 W PARADISE LN	SURPRISE	AZ	85374

TAPICERIA BENITO M/AURORA T	916 MAKAAALA DR	WAILUKU	HI	96793
DARCEY JOHN J/ANITA M	4663 SARATOGA AVE	SAN DIEGO	CA	92107
PICCOLO TIMOTHY M/SANDRA R	13223 W PARADISE LN	SURPRISE	AZ	85374
LOSEY MARVIN C/SHARON L TR	13208 W DESERT ROCK DR	SURPRISE	AZ	85374
GILL THOMAS M/GINA L	13216 W DESERT ROCK RD	SURPRISE	AZ	85374
LONG CHRISTOPHER J	16508 N LASSO DR	SURPRISE	AZ	85374
AMERICAN RESIDENTIAL LEASING COMPANY LLC	7047 E GREENWAY PKWY STE 350	SCOTTSDALE	AZ	85254
CONGDON ROBERT A/EDGETT MELANIE K	16550 N LASSO DR	SURPRISE	AZ	85374
FIGUEROA CHRISTINA K	16558 N LASSO DR	SURPRISE	AZ	85374
FIORI JOHN GENE	16566 N LASSO DR	SURPRISE	AZ	85374
HARVEY GLORIA L	16557 N LASSO DR	SURPRISE	AZ	85374
MACAULAY DAVID/SUSAN	16549 N LASSON DR	SURPRISE	AZ	85374
MULCHIN DONNA M TR	16541 N LASSO DR	SURPRISE	AZ	85374
NEAGU DANIEL	6432 PERRY AVE NO 3	MASPETH	NY	11378
AH4R-AZ 4 LLC	30601 AGOURA RD 200	AGOURA HILLS	CA	91301
HUANG FAMILY TRUST	1161 VALLEY QUAIL CIR	SAN JOSE	CA	95120
MCFALL LIBBEE W	13334 W CANYON CREEK DR	SURPRISE	AZ	85374
THOMAS EDWARD D/THERESA L	13328 W MARKET ST	SURPRISE	AZ	85374
CATALANOTTE CHRISTINA	13324 W MARKET ST	SURPRISE	AZ	85374
PAZIANOTI MARCELLO N/WILMA G TR ETAL	4044 E ANGELA DR	PHOENIX	AZ	85032
FREO ARIZONA/MAYNARD DON J	6617 N SCOTTSDALE RD STE 101	SCOTTSDALE	AZ	85250
WARNER ROBERT/DOLLY	8381 CLARKSON ST	THORNTON	CO	80229
FEDERAL NATIONAL MORTGAGE ASSOCIATION	14221 DALLAS PKWY STE-1000	DALLAS	TX	75254
POWER DANE/SUSAN	16451 N MARKET ST	SURPRISE	AZ	85374
BOOTH MICHAEL/MARY	13287 W POST DR	SURPRISE	AZ	85374
DEER CREEK PROPERTIES LLC	18631 N 19TH AVE SUITE 158-460	PHOENIX	AZ	85027
WANGLER JIM/SANDRA LOUISE	1188 BROCKTON ST	EL CAJON	CA	92020
CLARKE KEVIN RUSSELL/JENNIFER REBECCA	13207 W DESERT ROCK DR	SURPRISE	AZ	85374
QAMO MIMOZA	1476 GOLFVIEW DR	GLENDALE	IL	60139
LOPEZ ERNIE/MEESTER JANET	13191 W DESERT ROCK DR	SURPRISE	AZ	85374
SS LAND HOLDINGS FOUR LLC	3900 E MEXICO AVE	DENVER	CO	80206
SHEPHERD THERESA A/DANIEL L	21097G 76 HWY	LACONA	IA	50139
HELMSTETLER HEIDI M/GEORGE R	13214 W MARKET ST	SURPRISE	AZ	85374
JOHNSON JODY	13220 N MARKET ST	SURPRISE	AZ	85374
MADDUX ROBIN H/WOOLEY CHAPLIN S	13226 W MARKET ST	SURPRISE	AZ	85374
STRIEDIECK WERNER B/THERESA D	13232 W MARKET ST	SURPRISE	AZ	85374
BRUNDIDGE CASPER D JR	13238 W MARKET ST	SURPRISE	AZ	85374
NATIONSTAR MORTGAGE LLC	350 HIGHLAND DR	LEWISVILLE	TX	95067
NIELSEN DEBRA	280 ROCKTON ROAD	ROSCOE	IL	61073
BLANCHARD JAMES E/MEGAN A	13336 W POST DR	SURPRISE	AZ	85355
CLOYD JOHN ALAN	7352 W BRONCO TRL	PEORIA	AZ	85353
GRIJALVA VICTORIA ROSE	13320 W POST DR	SURPRISE	AZ	85374
KOEHLER GEORGE/TOY KEELY ANN	13341 W CANYON CREEK DR	SURPRISE	AZ	85374

ALINAIZI SAMIR I/BOKTASH REEM	13256 W MARKET ST	SURPRISE	AZ	85374
EARRIS SANDRA K/SHANI D	5714 E ASHLER HILLS DR	CAVE CREEK	AZ	85331
ALLEN BENNIE J/MELISSA A	5 BRISTOL CT	MIDLAND	TX	79705
DEPORZI CAYENTANO CLAUDIO	2235 E CREST LN	PHOENIX	AZ	85024
CAROLE J SPARKS FAMILY LIVING TRUST	13280 W MARKET ST	SURPRISE	AZ	85374
MCQUEEN KENNY/MELANIE	13282 W COTTONWOOD	SURPRISE	AZ	85374
ELIE RICHARD/LAURA	13290 W COTTONWOOD ST	SURPRISE	AZ	85374
ANDREWS GENEVA M TR	13298 W COTTONWOOD ST	SURPRISE	AZ	85374
KNIGHT JOSEPH R/FLETCHER CORI J	13306 W COTTONWOOD ST	SURPRISE	AZ	85374
IH2 PROPERTY PHOENIX LP	21001 N TATUM BLVD 1630-630	PHOENIX	AZ	85050
WINTERS FRED E	14345 W SHAWNEE TRL	SURPRISE	AZ	85374
WEST POINT TOWNE CENTER COMMUNITY ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
A T & S F	2500 LOU MENK DR PO BOX 961089	FORT WORTH	TX	761610089
SCHILLER GERALD/BARBARA J	13122 W MARKET ST	SURPRISE	AZ	85374

5. Sign-in sheet for November 3, 2014 Neighborhood Meeting

Meeting – West Point Town Center Parcel 12
Comfort Inn & Suites, 13337 West Grand, Surprise, AZ 85374
November 3, 2014 at 6:00 p.m.

Name		Address	Phone	E-mail
1	Jody Johnson	13220 W Market St	(623) 332-4406	riceajody@gmail.com
2	Daniel Shepherd	13208 W Market St	(515) 321-1073	Shepherd21097@gmail.com
3	Theresa Shepherd	13208 W Market St	(515) 321-1073	Shepherd21097@gmail.com
4	Ron Boen	13160 W Market St	(701) 240-3550	rjboen@hotmail.com
5	Robin Maddux	13226 W Market St	(602) 818-7574	Rbprice13@gmail.com
6	Chaplin Wooley	13226 W Market St	(480) 333-2698	kevin@cazco.com

6. Neighborhood Meeting Written Comments

a) **Name:** Jody Johnson

Address: 13220 W Market St

Comment: I would like two courses of block to raise the block wall at the back of my property. I would also like a tree to block the view of the parking lot.

Response: There is an existing 20' sewer easement located along the property line which separates the subject site from the adjacent neighborhood. As formal development plans are prepared for the future project(s), additional analysis would need to be performed to determine the feasibility of additional screening and potential locations of trees based upon existing public utility locations.

b) **Name:** Theresa Shepherd

Address: 13208 W Market St

Comment: City requirement for trees planted on backside of access road is excellent. Understand developers concerns of trees growing into road and privacy walls but selection of taller greener trees to beautify the area is a necessity.

Response: As emphasized in the previous comment response, as formal development plans are prepared for the respective project(s). Additional analysis would need to be performed to determine the feasibility of additional screening and potential locations of trees based upon existing public utility locations. Other forms of additional screening may need to be explored.

c) **Name:** Daniel Shepherd

Address: 13208 W Market St

Comment: Elevation of businesses will create a line of sight directly into home backyards and windows. Loss of privacy, increased traffic through access road, view of backside of commercial property could impact home privacy, view and value.

Response: Extra emphasis will be placed on grading and plantings to maintain privacy. Average grades across the property are currently lower in elevation than will be needed for proper grading and drainage design of the new development site, requiring fill material to raise the existing grades for building locations. Building orientations have been aligned in such a manner as depicted on the current conceptual site plan to reduce direct visual link between potential 2nd floor building windows and adjacent properties.

d) **Name:** Rob Boen

Address: 13160 W Market St

Comment: Looks like an acceptable plan. Please consider moving the ambulance entry always from the residential side and relocating it near Grand Ave (flip flop the building).

Response: Thank you for articulating support for this plan. The mechanical center has been designed to orient the main building entry towards Grand Avenue thereby promoting orientation to the general public and responding to the Village Plan 1 goals for gateway treatments. The ambulatory function is oriented to the opposite end of the building for proper emergency service function.

7. Neighbor Letters / Petitions

----- Forwarded message -----

From: **Robert Kuhfuss** <Robert.Kuhfuss@surpriseaz.gov>
Date: Tue, Oct 21, 2014 at 6:49 PM
Subject: FW: West Point Town Center development @ Grand/Dysart
To: "abeaudoin@lvadesign.com" <abeaudoin@lvadesign.com>

Alan – here is that email from a concerned neighbor. Thanks

From: Jody Johnson [mailto:riceajody@gmail.com]
Sent: Monday, October 20, 2014 6:58 PM
To: Robert Kuhfuss
Subject: West Point Town Center development @ Grand/Dysart

Robert Kuhfuss,

Per our phone discussion on October 20, 2014, I am writing as a concerned citizen in the development of the property at Grand and Dysart.

My concerns are grading and drainage, noise, light, teenagers at a school in the neighborhood regarding language, litter, drugs and disrespectful behaviors.

My property is Lot # 293, 13220 W. Market Street. The property to be developed is directly behind my property. As I watched the land being surveyed, I became concerned so I want my concerns addressed prior to any construction.

GRADING and DRAINAGE

When I first moved here in 2009, there were many rainstorms during the winter and the property to be developed **flooded**. I am concerned that the developers may want to raise the grading of that property above mine which would result in flooding of my property, my street and/or my neighbors' properties.

NOISE

At present there is a great deal of traffic noise from Dysart, especially Honda cars very late at night. The early morning brings motorcycle noise, as well.

I am **very sensitive to higher pitches of sound**. The trains are not too bad as the pitch is more tenor level. The Honda cars whine and the thumping bass is **VERY DISTURBING**.

I am concerned about the traffic flow around the buildings but do look forward to the building abating a great deal of the disruptive traffic sounds.

I moved from a rough area in the metro area where hookers entertained their johns in the covered parking areas of my townhouse facility and I do not want to go through chasing the hookers out ever again that behavior also brought drugs and graffiti into the area.

Teenagers at schools today usually have extremely foul mouths and poor sanitation/trash disposal habits. I would encourage the school to teach good conservation habits and care of the environment. I really do not want to be confronted by obnoxious behavior on my walking exercise through MY neighborhood.

The medical facility, hopefully, will locate the emergency entrance to a side of the building rather than at the back where the noise and lights would disturb the residents in the neighborhood.

My current neighbors and I dealt with the "stimulus" improvement of the Dysart/Grand intersection with the railroad. Many a night while construction continued, noise and bright lights flooded my bedroom at 2 AM. So that is a concern of mine.

LIGHTS

Flashing emergency lights and sirens are bad enough on Grand and I am concerned about that type of lighting closer to my back windows.

I am also concerned about a two story building with lighting from its windows during the night. There is not much more disturbing than to have lights turned on full-power when one is trying to sleep.

How will the architect(s) address this issue?

FENCE

The block wall behind my property steps down one course of block from my neighbor to the north.

In years past my neighbor to the south and I have had teenagers (nobody else could scale the wall) run through our properties and jump over the block wall which is six feet high on our side and has a 1-1.5 foot drop on the side of the property to be developed.

Therefore, I request the development include an additional one-course row decorative block on that wall. The decorative block faces the property to be developed. The additional course might also encourage my neighbors to remove their landscape trimming in their own trash bins rather than throwing the clippings and branches over the wall onto the landscape buffer.

Thank you for considering my opinion and concerns.

See you on November 3, 6-7 pm at the Comfort Inn.

Regards,

Jody Johnson

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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22 ct 2014 00:40:19 -0000

From: [Jody Johnson](#)
To: [Robert Kuhfuss](#)
Subject: West Point Town Center development @ Grand/Dysart
Date: Monday, October 20, 2014 6:57:43 PM

Robert Kuhfuss,

Per our phone discussion on October 20, 2014, I am writing as a concerned citizen in the development of the property at Grand and Dysart.

My concerns are grading and drainage, noise, light, teenagers at a school in the neighborhood regarding language, litter, drugs and disrespectful behaviors.

My property is Lot # 293, 13220 W. Market Street. The property to be developed is directly behind my property. As I watched the land being surveyed, I became concerned so I want my concerns addressed prior to any construction.

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Therefore, I request the development include an additional one-course row decorative block on that wall. The decorative block faces the property to be developed. The additional course might also encourage my neighbors to remove their landscape trimming in their own trash bins rather than throwing the clippings and branches over the wall onto the landscape buffer.

Thank you for considering my opinion and concerns.

See you on November 3, 6-7 pm at the Comfort Inn.

Regards,

Jody Johnson



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

15 October 2014

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Deborah Perry
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: Case FS14-381, West Point Towne Center

Dear Ms. Perry

Thank you for the opportunity to comment on the Development Application for the West Point Towne Center Parcel 12. The development is located on 19 acres on the Northwest corner of Grand Avenue and Dysart Road. The site is approximately 1 1/2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The proposed development pertains to 19 acres of the approximately 594.8 gross acres that makes up the entire West Point Town Center. The intent of the amendment request is to support a development plan for a new non-residential project, on currently undeveloped land, and change it from a "Medium Density Residential" to Commercial" land use designation. The activity as describe in the site Plan Application FS14-381 at the location described above, is compatible and consistent with the high noise or accident potential of a military airport or ancillary military facility, and will not negatively impact the flying operations at Luke AFB.

West Point Towne Center is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'James R. Mitchell', written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Jeremy T. Sloane, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Lloyd Abrams](#)
To: [Robert Kuhfuss](#)
Subject: FW: US-60/Grand Ave COMPASS - 132nd Avenue - Access Management Plan Modification
Date: Monday, November 10, 2014 6:01:42 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

From: Bob Hazlett <BHazlett@azmag.gov>
Date: Friday, November 7, 2014 at 5:40 PM
To: Lloyd Abrams <Lloyd@surpriseaz.gov>, Bob Wingenroth <Bob.Wingenroth@surpriseaz.gov>, Rick Buss <Rick.Buss@surpriseaz.gov>
Cc: "Dana Owsiany (dana.owisany@surperiseaz.gov)" <dana.owisany@surperiseaz.gov>, "Pagnard, Jason" <jason.pagnard@burgessniple.com>, "Townsend, Jim K." <Jim.Townsend@wilsonco.com>, "Philip Demosthenes (pdemos@ecentral.com)" <pdemos@ecentral.com>, Eric Anderson <EAnderson@azmag.gov>
Subject: US-60/Grand Ave COMPASS - 132nd Avenue - Access Management Plan Modification

Lloyd –

Thank you for your phone call of this morning, November 7 to discuss a revision to the draft Access Management Plan for the US-60/Grand Ave corridor within the City of Surprise. The purpose of this Email is to indicate that we will recommend that Intersection S47, identified as 132nd Avenue and located at reference marker 143.2 (expressed in miles), presently identified as a right-in/right-out for traffic along inbound US-60 only, be considered as a "Green Lane" or "Florida T" intersection to allow full operational access to the property located on the west and south sides of Grand Avenue for accommodating future development, in the Access Management Plan for the US-60/Grand Avenue COMPASS study.

Please let me know if you have any additional questions. Thank you.

Bob Hazlett

MARICOPA ASSOCIATION OF GOVERNMENTS

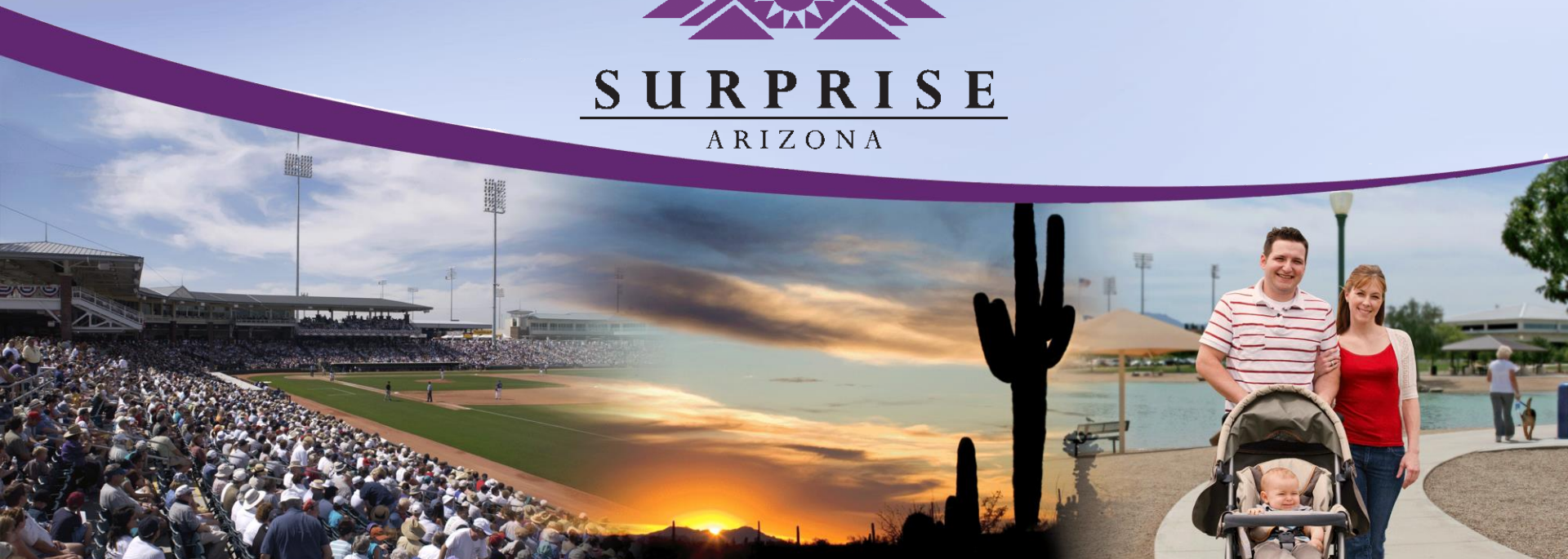
302 N First Avenue
Suite 300
Phoenix AZ 85003-1516
602 254-6300
602 452-5026 Direct
602 254-6490 FAX
bhazlett@azmag.gov
www.azmag.gov



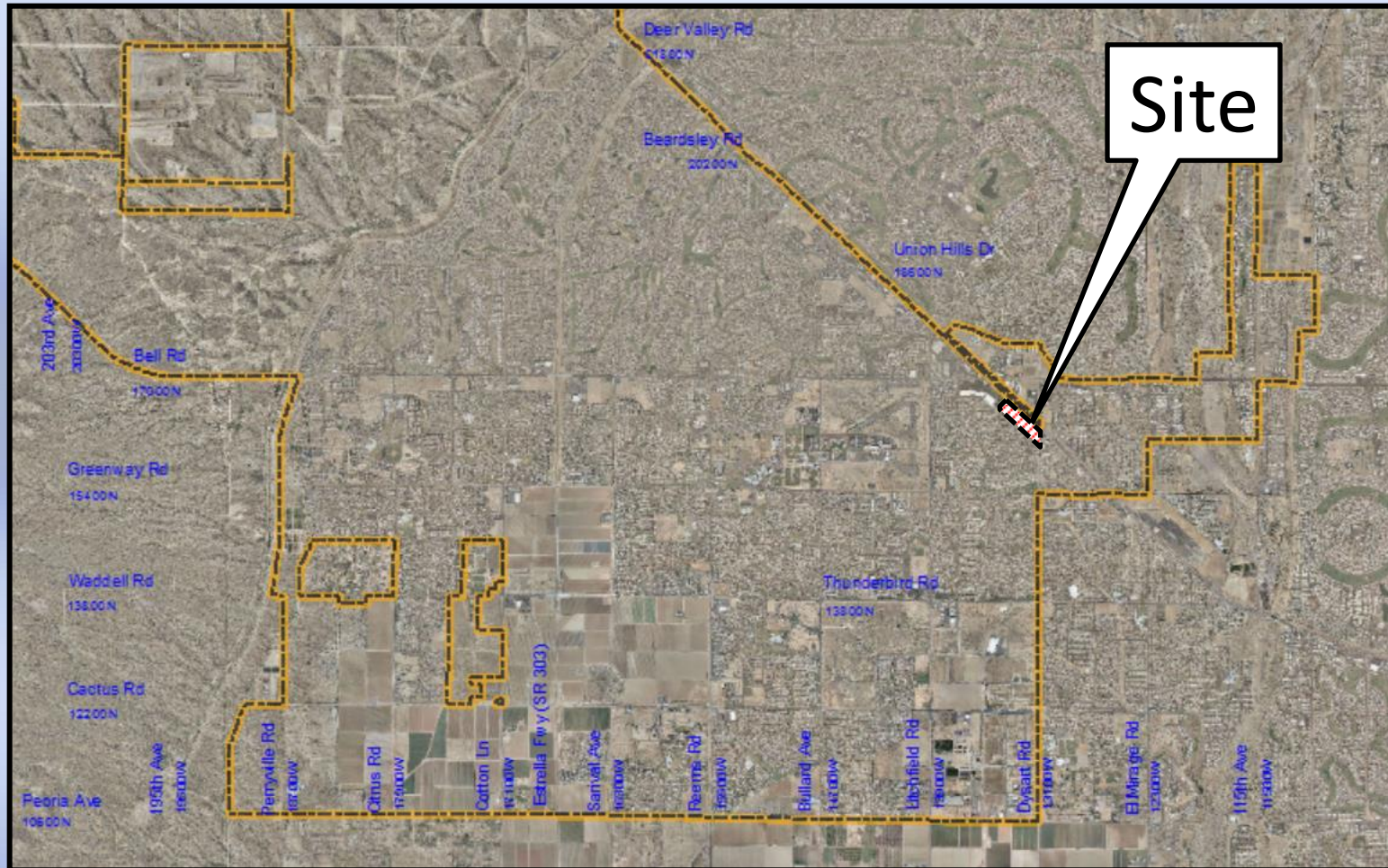
West Point Towne Center Parcel 12

Planning and Zoning Commission

November 20, 2014



AREA MAP



VICINITY MAP



West Point Towne Center
PAD Boundary

Site

Grand Avenue

Bell Road

El Mirage Road

Greenway Road

Waddell Road

Dysart Road

Bullard Avenue

Litchfield Road

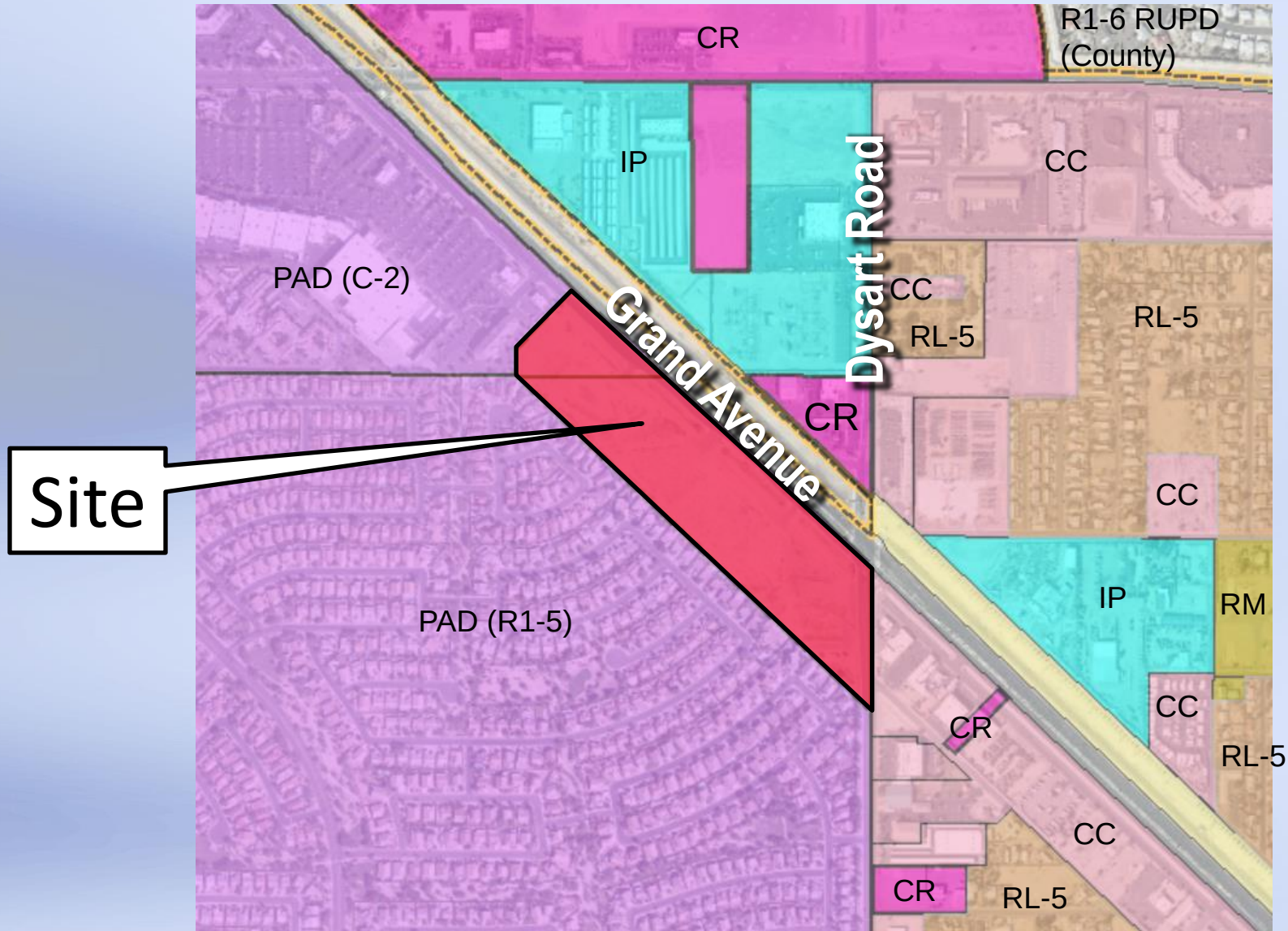
GPA CASE MAP

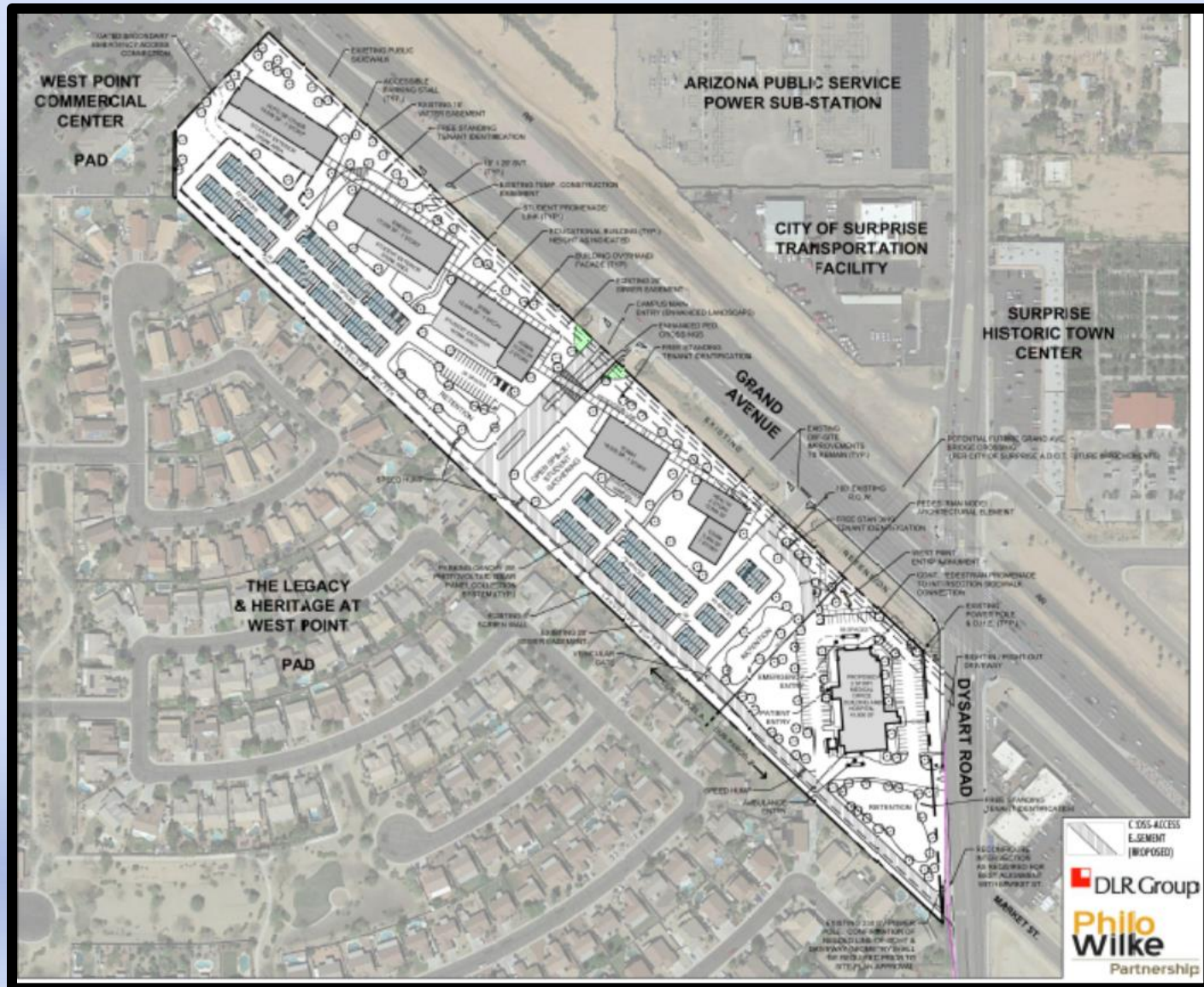
Changing the General Plan Land Use Designation from MDR to Commercial



ZONING CASE MAP

Changing the Zoning from PAD (Mixed Use) to PAD (Commercial)





CONCEPTUAL ELEVATIONS



WEST POINT TOWNE CENTER PARCEL 12 PAD AMENDMENT

FIGURE 4 ARCHITECTURAL CHARACTER

Subject to engineering and City review and approval.

NOT TO SCALE



PROVISIONAL - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC

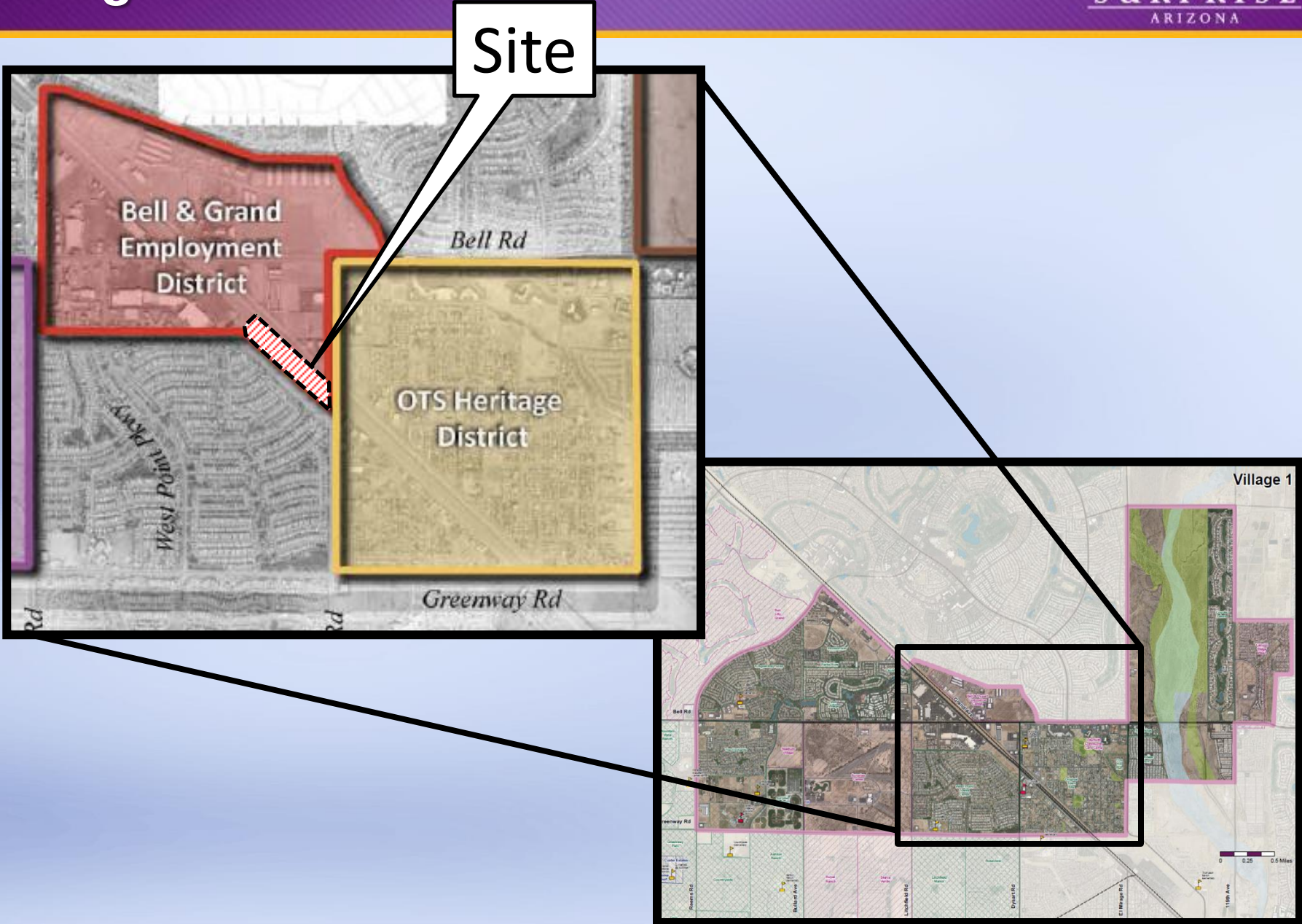
Date: 10/06/14

Project No. 1427

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south oak avenue • tempe, arizona 85281 • 480.994.0994



Village 1 Plan



Economic Development:

- **Service and Knowledge Industries**
- **Well-educated Workforce**
- **Education, Health and Other Services**

Urban Design:

- **Public Realm / Pedestrian Orientation**
- **Design Districts**
- **Streetscapes**

Right-In / Right-Out

Full Turning Movements

Right-In / Right-Out

Right-In / Right-Out

Full Turning Movements

FLORIDA T

Existing “Florida T”
configuration at 83rd
Avenue north of Union
Hills Drive



Current configuration at Grand Avenue



Citizen Review Meeting

November 3, 2014



Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

November 20, 2014 @ 6:00:00 PM

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

Board Meeting Date:	November 20, 2014	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion for future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

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):