



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

Thursday, October 2, 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:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action on the September 11, 2014 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community
Development |
| #2 | District 3 | <u>Consideration and action on a one year extension for a site plan for the first phase of a religious, educational, and recreational facility known as Desert Streams Worship and Community Center located at the northwest corner of Reems and Hearn Roads.</u> | Approve
Hobart Wingard,
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 5	<u>Consideration and action on a Conditional Use Permit for Surprise Memory Care located on the northeast corner of North Parkview Place and West Paradise Lane.</u>	Approve Hobart Wingard, Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|---|--|
| #4 | District Internal | <u>Consideration and possible action to place items on a future agenda.</u> | No Action
Lloyd Abrams,
Community
Development |
|----|-------------------|---|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: September 25, 2014 at 2:30 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission

October 2, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 2, 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 September 11, 2014 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 11, 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

September 11, 2014

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, September 11, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Long Range Planning Manager Lloyd Abrams stated that Kneaders Bakery received their Certificate of Occupancy today. He also announced the promotions of Deb Perry to Development Services Project Coordinator and Sergio Angulo to Planner I.

Manager Abrams also reminded the Commission of the joint work session on September 16th in the Community Room at 5pm.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Consideration and Action – Planning and Zoning Commission Work Session Minutes for August 7, 2014**

Commissioner Smith made a motion to approve the **Planning and Zoning Commission Work Session Minutes for August 7, 2014**. Commissioner Bieniek seconded the motion. The motion passed with a vote of 4 ayes and 3 abstain (Somers, Hoyler, Pervi).

- **Item 2: Consideration and Action – Planning and Zoning Commission Meeting Minutes for August 7, 2014**

Commissioner Smith made a motion to approve the **Planning and Zoning Commission Meeting Minutes for August 7, 2014**. Vice Chair Somers seconded the motion. The motion passed with a vote of 4 ayes and 3 abstain (Somers, Hoyler, Pervi).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: Consideration and Action – Consolidated Annual Performance Evaluation Report 2013-2014 (CAPER)**

Neighborhood Services Supervisor Christina Ramirez presented the 2013-2014 CAPER to the Commission. Staff recommended approval of the **Consolidated Annual Performance Evaluation Report 2013-2014**.

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

Commissioner Bieniek made a motion to approve the **Consolidated Annual Performance Evaluation Report 2013-2014**. Commissioner Pervi seconded the motion. The motion passed with a vote of 7 ayes.

- **Item 4: FS14-315 - Consideration and Action – General Plan text amendment to the Implementation Chapter of the City of Surprise General Plan 2035**

Deputy City Attorney Donna Bronski presented the General Plan text amendment to the Implementation Chapter of the City of Surprise General Plan 2035. Staff recommended approval of the **General Plan 2035 Minor Text Amendment**

Commissioner Chapman suggested rewording of a paragraph to make it a more positive statement.

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

Commissioner Pervi made a motion to recommend approval to the Mayor and Council the **City of Surprise Access Management Plan**. Commissioner Chapman seconded the motion. The motion passed with a vote of 7 ayes.

OTHER BUSINESS

- **Item 7: Future Agenda Items**

The Commission didn't have any future items to add to the agenda.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:22 p.m.

STAFF PRESENT:

Interim Community & Economic Development Director Chris Boyd, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Neighborhood Services Supervisor Christina Ramirez, Planner Rob Kuhfuss, Planner Jackie Keller, Neighborhood Services Program Coordinator Alicia Rubio, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Lloyd Abrams
Long Range Planning Manager

Jan Blair, 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

October 2, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 2, 2014	Contact Person:	Hobart Wingard, Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a one year extension for a site plan for the first phase of a religious, educational, and recreational facility known as Desert Streams Worship and Community Center located at the northwest corner of Reems and Hearn Roads.

Motion:

I move to approve a site plan extension for Desert Streams Worship and Community Center until October 02, 2015.

Background:

The applicant is requesting an extension of a previously approved worship facility site plan until October 02, 2015. The previous approval included a stipulation regarding removal of impacted soil from the site that will also continue if the site plan approval is extended.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)
- ☐ [Landscape Plan](#)
- ☐ [Elevations](#)
- ☐ [Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner



COMMUNITY DEVELOPMENT

Date: October 2, 2014

To: Planning and Zoning Commission

From: Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS13-300 - Desert Streams Site Plan Extension

Application Summary

The applicant is requesting a one (1) year extension for a site plan for the first phase of a religious, educational, and recreational facility known as Desert Streams Worship and Community Center.

Location

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

History

- On September 10, 1998, the project site was annexed into the City of Surprise and zoned R1-43, Rural Residential to reflect the existing R-43 County zoning.
- On October 15, 2013, a site plan for the Desert Streams Worship and Community Center was approved by the Planning and Zoning Commission.
- On October 22, 2013, a Planned Unit Development (PUD) and final plat were approved by the Mayor and City Council.

Project Summary

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

The Desert Streams Worship and Community Center will be built in at least two (2) phases with the Child Care Center being the primary structure during Phase One (1). The one-story, 15,661 square-foot building will serve as both the child care and worship facility until the main church building is built in a subsequent phase.

Construction of the facility has been delayed due to funding issues. This extension will allow the church to continue their fundraising efforts while keeping their site plan approval in place.

Findings

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

Recommendation

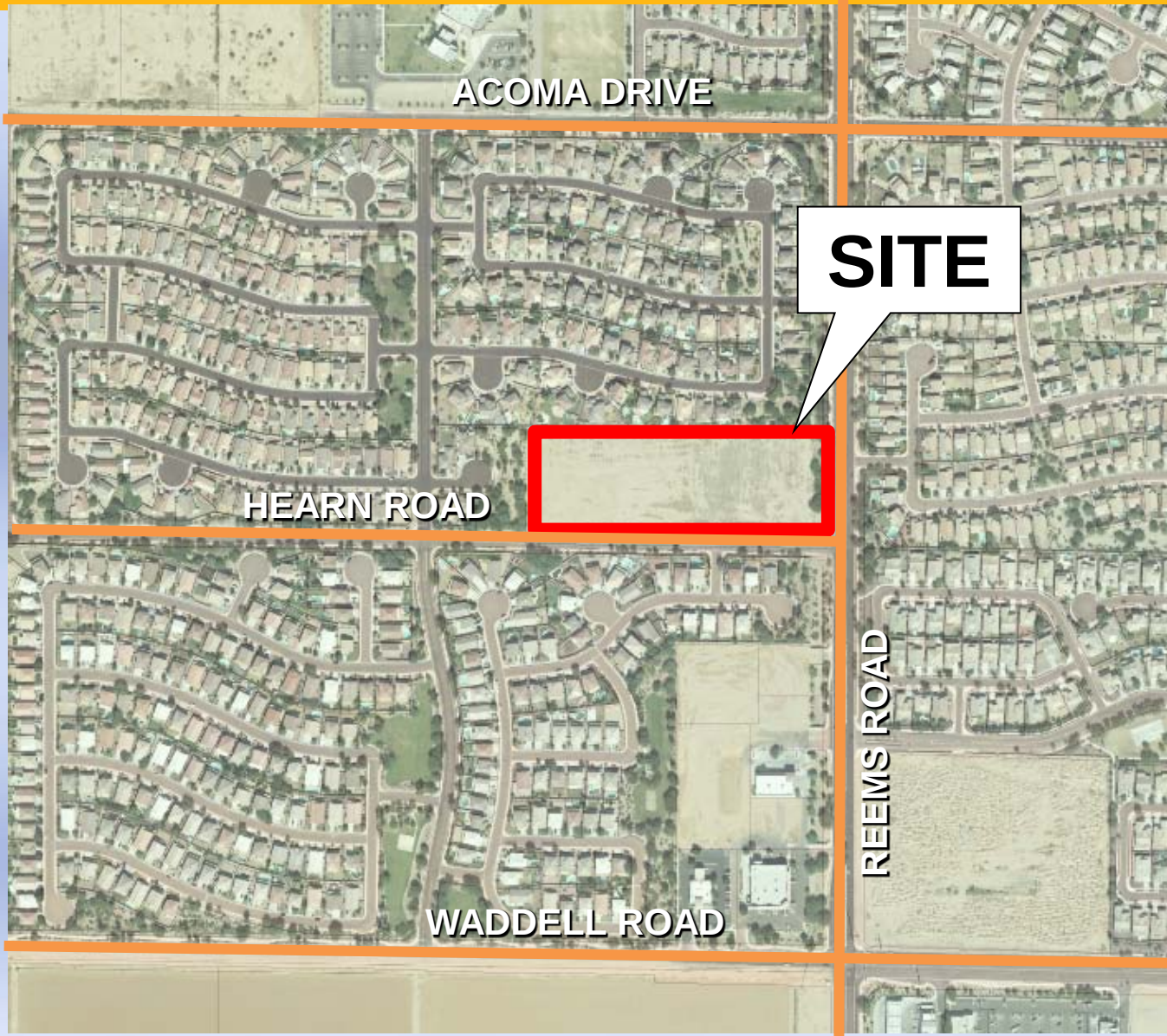
Staff recommends approval of the project, subject to the following condition:

- a. The City will require a copy of a mitigation report stating all impacted soil has been removed from the property prior to submittal of any civil or building permits.

Attached

Vicinity Map, Master Site Plan, Site Plan, Landscape Plan, and Elevations

VICINITY MAP



APPLICABLE CODES					
2006 International Building Code	2006 International Fire Code	2006 International Mechanical Code	2006 International Plumbing Code	2006 International Electric Code	2006 International Fuel Gas Code
2006 International Energy Conservation Code	Ordinance 07-08 (Local code amendments)				
USE and OCCUPANCY CLASSIFICATION (Chapter 3)					
A-3, I-4, B and S-1					
Per sec 305.1, religious education rooms with occupancy less than 100 shall be classified A-3.					
GENERAL BUILDING HEIGHTS and AREAS (Chapter 5)					
Tabular Allowable Height and Area - Table 503					
Occupancy	Const. Type	Stories	Height	Area	
A-3	V-B	1	35 ft.	6,000 sf	
B	V-B	2	35 ft.	9,000 sf	
I-4	V-B	1	35 ft.	9,000 sf	
Accessory Occupancy (Sec. 508.2)					
S-1	n/a	n/a	n/a	n/a	
HEIGHT MODIFICATIONS (Sec. 504)					
Automatic Sprinkler Increase (Sec. 504.2): 1 story and 20'					

AREA MODIFICATIONS (Sec. 506)	
$A_a = A_t + [A_t(h)/100] + [A_t(s)/100]$	
where:	
A_a = Allowable area per floor (in square feet)	
A_t = Tabular area per floor in accordance with Table 503 (in square feet)	
h = Area increase due to frontage as calculated in accordance with Sec. 506.2	
s = Area increase due to sprinkler protection as calculated in accordance with Sec. 506.3	
$I_f = 100 [(F/P) - 0.25] (W/30)$	
where:	
I_f = Area increase due to frontage (percent)	
F = Building perimeter which fronts on a public way or open space having 20 feet open min. width	
P = Perimeter of entire building	
W = Minimum width of public way or open space	
CALCULATION - Largest Building at Phase 2:	
$A_t = 6,000$ sf $I_s = 200$ $F = 674'$ $P = 674'$ $W = 30'$	
$I_f = [(F/P) - 0.25] (W/30)$	
$= [(674/674) - 0.25] (30/30)$	
$= [1 - 0.25] (1) = [0.75] (1) = .75$	
$A_a = A_t + [A_t(h)/100] + [A_t(s)/100]$	
$= 6,000 + [6,000(.75)] + [6,000 \times 200]$	
$= 6,000 + 4,500 + 12,000$	
$= 22,500$ sf per floor	

ACTUAL BUILDING HEIGHT and AREA			
BUILDING #1			
Height:	Allowable:	Actual:	
Stories:	2	1	OK
Feet:	35'	26'	OK
Area:			
Main Level:	22,500 sf	15,661sf	OK
Seating Capacity: 236 chairs			
BUILDING #2			
Height:	Allowable:	Actual:	
Stories:	2	1	OK
Feet:	35'	35'	OK
Area:			
First Floor:	22,500 sf	20,525 sf	OK
Second Floor:	22,500 sf	9,590 sf	OK
Building Total:	45,000 sf	30,115 sf	OK
Seating Capacity: 400 chairs			
NOTE: Building height shall be to roof line. Parapets are not included.			

MIXED USE and OCCUPANCIES (Sec. 508)	
Mixed occupancies will be treated in accordance with the following:	
■ Nonseparated Uses (Sec. 508.3)	
Occupancy Group A-3 will govern for allowable height and area.	
□ Separated Uses (Sec. 508.4)	
Required separation between Groups _ and _ : _ Hours (Table 508.4)	
Required separation between Groups _ and _ : _ Hours (Table 508.4)	
CONSTRUCTION TYPE (Chapter 6)	
V-B (sec 602.5)	
Fire Resistance Ratings for Building Elements (Table 601):	
Construction Type V-B	
Structural frame: 0 Hour	
Bearing walls - Exterior: 0 Hour	
Bearing walls - Interior: 0 Hour	
Nonbearing walls - Exterior: See Table 602	
Nonbearing walls - Interior: 0 Hour	
Floor construction: 0 Hour	
Roof construction: 0 Hour	
Fire Resistance Rating Exterior Walls Based on Fire Separation Distance (Table 602):	
Construction Type V-B; Occupancies A&E	
< 5' Separation distance: 1 Hour	
≥ 5' and < 10' Separation distance: 1 Hour	
≥ 10' and < 30' Separation distance: 0 Hour	
≥ 30' Separation distance: 0 Hour	
ACCESSIBILITY (Chapter 11)	
General Requirements: Per Sec. 1101.2, the building and facilities shall be designed and constructed to be accessible in accordance with ICC/ANSI A117.1.	

DESERT STREAMS - SHARED PARKING MATRIX Aug. 14, 2013 Rev 1					
Use	Area	Factor	Parking required	Bike ratio	Bike Required
Church	400 seats	1/4 seats	100	1/15 spaces	7
Child care	17731 s.f.	1.5/375	26	4	4
Water park	18,300 s.f.	1/600	30	1/10 spaces	3
Skate park	14000 s.f.	1/600	22	1/10 spaces	3
Batting cages	8000 s.f.	1/600	13	1/10 spaces	2
Total parking			191		19
Handicap spaces required per table 1106.1 = 6 spaces					
Shared use					
Church	8 am - 12	100%	100		
Child care	8 am - 12	0%	0		
Water park	8 am - 12	0%	0		
Skate park	8 am - 12	0%	0		
Batting Cages	8 am - 12	0%	0		
Total parking			100	OK	[191]
Church	12 - 9pm	30%	30		
Child care	12 - 9pm	0%	0		
Water park	12 - 9pm	100%	30		
Skate park	12 - 9pm	100%	22		
Batting Cages	12 - 9pm	100%	13		
Total parking			95	OK	[191]
Mon - Fri					
Church	7am - 6pm	15%	15		
Child care	7am - 6pm	0%	0		
Water park	7am - 6pm	100%	30		
Skate park	7am - 6pm	100%	22		
Batting Cages	7am - 6pm	100%	13		
Total parking			100	OK	[191]
Church	6pm - 9pm	20%	20		
Child care	6pm - 9pm	0%	0		
Water park	6pm - 9pm	100%	30		
Skate park	6pm - 9pm	100%	22		
Batting Cages	6pm - 9pm	100%	13		
Total parking			85	OK	[191]
Saturday					
Church	7am - 6pm	25%	25		
Child care	7am - 6pm	0%	0		
Water park	7am - 6pm	100%	30		
Skate park	7am - 6pm	100%	22		
Batting Cages	7am - 6pm	100%	13		
Total parking			90	OK	[191]
Church	6pm - 9pm	20%	20		
Child care	6pm - 9pm	0%	0		
Water park	6pm - 9pm	100%	30		
Skate park	6pm - 9pm	100%	22		
Batting Cages	6pm - 9pm	100%	13		
Total parking			85	OK	[191]

OWNER/DEVELOPER	
Desert Streams Lutheran Church	
15676 N. 164th Lane, POB 8687	
Surprise, AZ 85374	
Ph: 623-399-6445	
Contact: Jerry Houston	
CIVIL ENGINEER	
Vesceky Engineering & Surveying	
8502 E. Via de Ventura, Suite 101	
Scottsdale, AZ 85258	
Ph: 480-393-2640	
Fax: 480-393-2639	
Contact: Peter Vesceky	
email: vesceky@devenginc.com	
ARCHITECT	
Patrick Morgan - Architect	
5295 Copper Drive	
Colorado Springs, CO 80918	
Ph: 719-534-0453	
Fax: 719-534-0453	
Contact: Patrick Morgan	
email: pat@patrickmorganarchitect.com	
AREA	
Subject Parcel Area	
Gross area: 360,448.73 s.f. or	
8,2748 ac. more or less	
Net area: 308,768.17 s.f. or	
7.0883 ac. more or less	

CODE COMPLIANCE DATA

4

no scale

PARKING SUMMARY

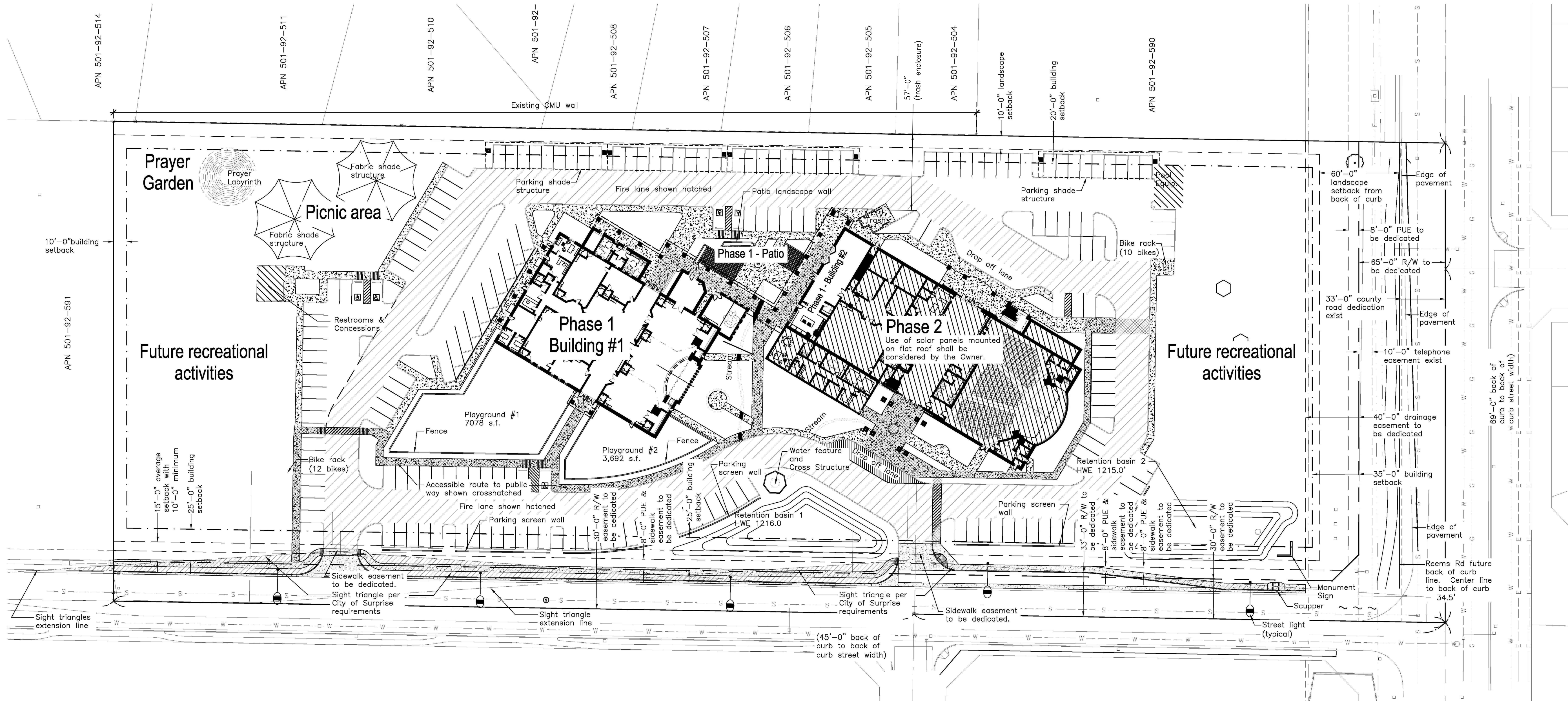
3

no scale

PROJECT DATA

2

no scale



AREA MODIFICATIONS (Sec. 506)

$A_a = A_t + [A_t(I_f)/100] + [A_t(I_s)/100]$

where:

- A_a = Allowable area per floor (in square feet)
- A_t = Tabular area per floor in accordance with Table 503 (in square feet)
- I_f = Area increase due to frontage as calculated in accordance with Sec. 506.2
- I_s = Area increase due to sprinkler protection as calculated in accordance with Sec. 506.3

$I_f = 100 [(F/P) - 0.25] (W/30)$

where:

- I_f = Area increase due to frontage (percent)
- F = Building perimeter which fronts on a public way or open space having 20 feet open min. width
- P = Perimeter of entire building
- W = Minimum width of public way or open space

CALCULATION - Allowable Area:

$A_t = 6,000 \text{ sf}$ $I_s = 200$ $F = 576'$ $P = 576'$ $W = 30'$

$I_f = [(F/P) - 0.25] (W/30)$
 $= [(576/576) - 0.25] (30/30)$
 $= [1 - 0.25] (1) = .75 (1) = .75$

$A_a = A_t + [A_t(I_f)/100] + [A_t(I_s)/100]$
 $= 6,000 + [6,000(.75)] + [6,000 \times 200]$
 $= 6,000 + 4,500 + 12,000$
 $= 22,500 \text{ sf per floor}$

MIXED USE and OCCUPANCIES (Sec. 508) _____

Mixed occupancies will be treated in accordance with the following:

☒ Nonseparated Uses (Sec. 508.3)
Occupancy Group A-3 will govern for allowable height and area.

☐ Separated Uses (Sec. 508.4)
Required separation between Groups ____ and ____: ____ Hours (Table 508.4)
Required separation between Groups ____ and ____: ____ Hours (Table 508.4)

CONSTRUCTION TYPE (Chapter 6) _____

V-B (sec 602.5)

Fire Resistance Ratings for Building Elements (Table 601):

Construction Type V-B

Structural frame:	0 Hour
Bearing walls – Exterior:	0 Hour
Bearing walls – Interior:	0 Hour
Nonbearing walls – Exterior:	See Table 602
Nonbearing walls – Interior:	0 Hour
Floor construction:	0 Hour
Roof construction:	0 Hour

Fire Resistance Rating Exterior Walls Based on Fire Separation Distance (Table 602):

Construction Type V-B; Occupancies A&E:

< 5' Separation distance:	1 Hour
≥ 5' and < 10' Separation distance:	1 Hour
≥ 10' and < 30' Separation distance:	0 Hour
≥ 30' Separation distance:	0 Hour

ACCESSIBILITY (Chapter 11) _____

General Requirements: Per Sec. 1101.2, the building and facilities shall be designed and constructed to be accessible in accordance with
ICC/ANSI A117.1.

OWNER/DEVELOPER
Desert Streams Lutheran Church
15676 N. 164th Lane, POB 8687
Surprise, AZ 85374
Ph: 623-399-6445
Contact: Jerry Houston

CIVIL ENGINEER
Vesecy Engineering & Surveying
8502 E. Via de Ventura, Suite 101
Scottsdale, AZ 85258
Ph: 480-393-2640
Fx: 480-393-2639
Contact: Peter Vesecy
email: vesecyk@devenginc.com

ARCHITECT
Patrick Morgan – Architect
5295 Copper Drive
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Ph: 719-534-0453
Fx: 719-231-6845
Contact: Patrick Morgan
email: pat@patrickmorganarchitect.com

AREA
Subject Parcel Area
Gross area: 360,448.73 s.f. or
8,2748 ac. more or less
Net area: 308,768.17 s.f. or
7,0883 ac. more or less

Patrick Morgan Architect

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







Patrick Morgan
Architect

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



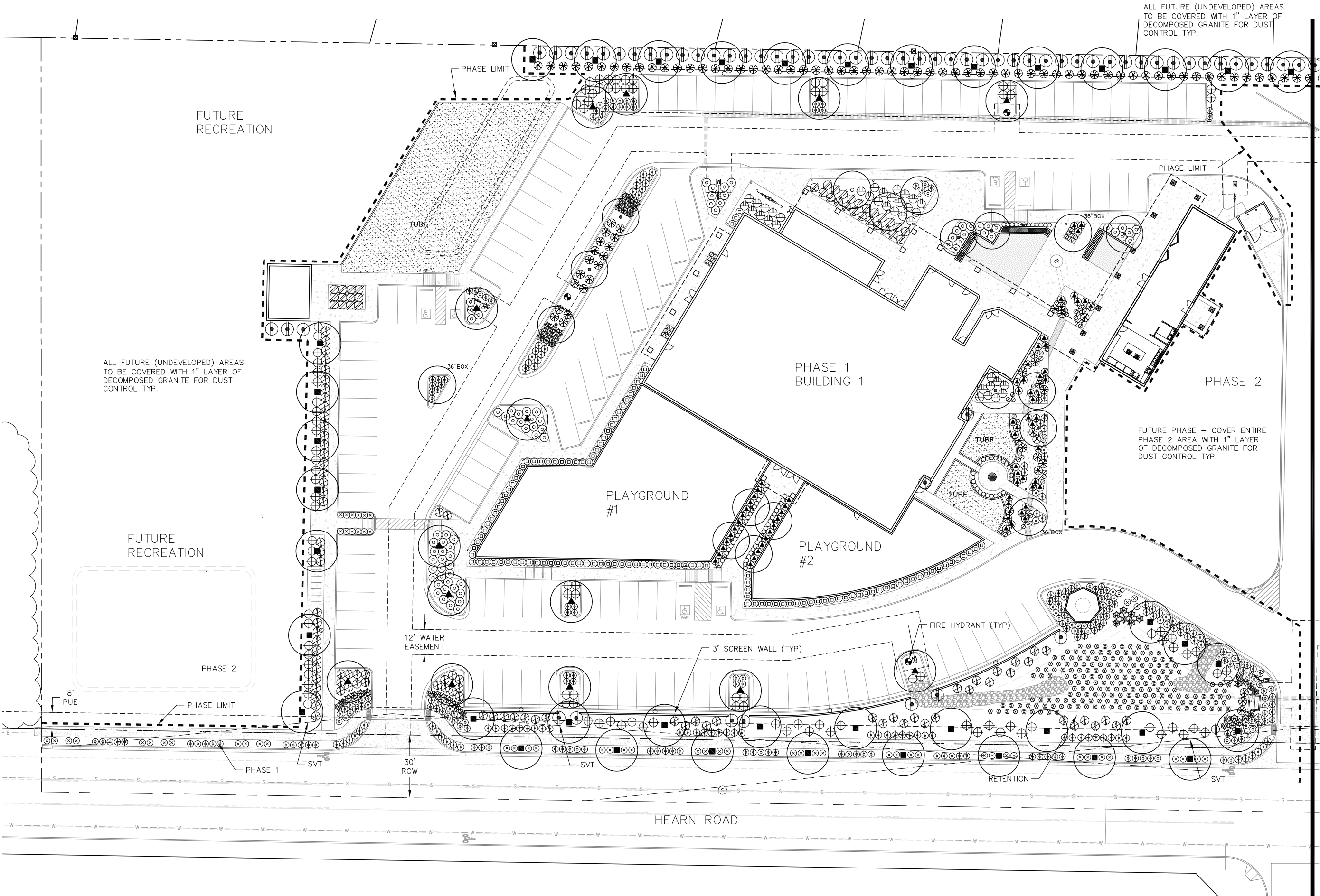
DESERT STREAMS
WORSHIP AND COMMUNITY CENTER
W. Hearn Rd.
Surprise, Arizona

March 26, 2013 – progress
May 28, 2013 – progress
June 7, 2013 – Owner revisions
June 21, 2013 – CE coordinate
Aug 19, 2013 – PUD resubmittal
Jan 7, 2014 – PUD revision
May 14, 2014 – Revision

SCHEMATIC DESIGN
Not for Construction

A1

SITE PLAN



ALL FUTURE (UNDEVELOPED) AREAS
TO BE COVERED WITH 1" LAYER OF
DECOMPOSED GRANITE FOR DUST
CONTROL TYP.

FUTURE
RECREATION

ALL FUTURE (UNDEVELOPED) AREAS
TO BE COVERED WITH 1" LAYER OF
DECOMPOSED GRANITE FOR DUST
CONTROL TYP.

FUTURE
RECREATION

PHASE 1
BUILDING 1

PHASE 2

FUTURE PHASE - COVER ENTIRE
PHASE 2 AREA WITH 1" LAYER
OF DECOMPOSED GRANITE FOR
DUST CONTROL TYP.

PLAYGROUND
#1

PLAYGROUND
#2

FIRE HYDRANT (TYP)

12' WATER
EASEMENT

3' SCREEN WALL (TYP)

RETENTION

SVT

HEARN ROAD

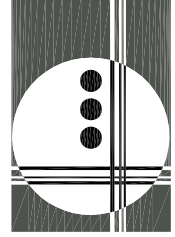
MATCHLINE SEE SHEET L102

LANDSCAPE PLAN

0 20 40 60 80
SCALE: 1"=20'-0"



CALL TWO WORKING DAYS
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



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LANDSCAPE ARCHITECTURE

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

JOB NO. 13027
DRAWN BY: TCB
APPROVED BY: JJG
DATE 4.14.14



Expires 12/31/2014

REVISIONS.
1. 5.14.14
2.
3.
4.

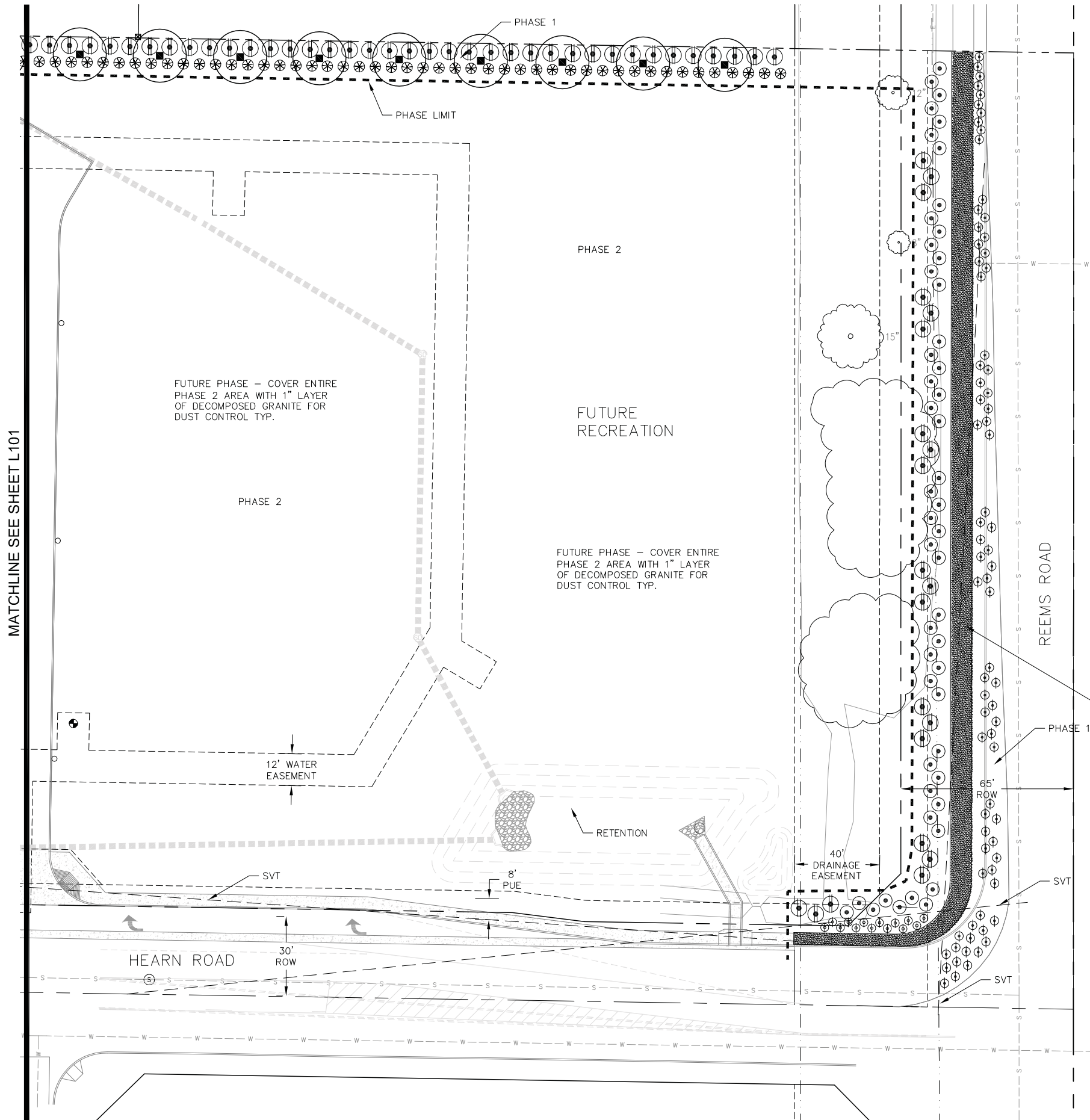
LANDSCAPE PLAN

SHEET

L101
2 OF 6

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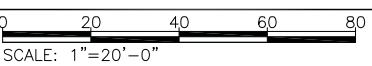


PLANT SCHEDULE

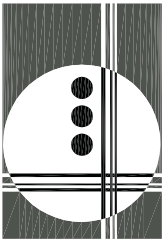
SYMBOL	BOTANICAL/COMMON NAME	SIZE/CLPR	QTY.	REMARKS
TREES				
	CHITALPA 'PINK DAWN'	36" BOX	13	STAKE AS REQUIRED
	OLEA EUROPAEA "SWAN HILL"	24" BOX	6	STAKE AS REQUIRED
	SWAN HILL OLIVE	36" BOX	-	
	PARKINSONIA HYBRID "DESERT MUSEUM"	24" BOX	14	STAKE AS REQUIRED
	DESERT MUSEUM PALO VERDE	-		
	QUERCUS VIRGINIANA	24" BOX	49	STAKE AS REQUIRED
	SOUTHERN LIVE OAK	-		
SHRUBS				
	JUSTICIA SPIGICERA	5 GAL.	36	1 GPH EMITTER
	MEXICAN HONEYSUCKLE	5 GAL.	107	1 GPH EMITTER
	LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"™	5 GAL.	50	1 GPH EMITTER
	THUNDER CLOUD SAGE	5 GAL.	78	1 GPH EMITTER
	LEUCOPHYLLUM LANDMANIAE "LYNN'S LEGACY"	5 GAL.	118	1 GPH EMITTER
	LYNN'S LEGACY SAGE	5 GAL.	120	1 GPH EMITTER
	RUPELLIA BRITTONIANA	5 GAL.	120	1 GPH EMITTER
	BRITISH RUPELLIA	5 GAL.	120	1 GPH EMITTER
	RUPELLIA PENINSULARIS	5 GAL.	120	1 GPH EMITTER
	BAJA RUPELLIA	5 GAL.	120	1 GPH EMITTER
	TECOMA SPP.	5 GAL.	120	1 GPH EMITTER
	ORANGE JUBILEE	5 GAL.	120	1 GPH EMITTER
ACCENTS/GRASSES				
	AGAVE GEMINIFLORA	1 GAL.	50	.5 GPH EMITTER
	TWIN-FLOWERED AGAVE	1 GAL.	198	1 GPH EMITTER
	BOUTELOUA GRACILIS	1 GAL.	63	2 GPH EMITTER
	BLUE GRAMA	1 GAL.	89	1 GPH EMITTER
	DIETES BICOLOR	5 GAL.	35	2 GPH EMITTER
	EVERGREEN IRIS	5 GAL.	35	2 GPH EMITTER
	HESPERALOE PARVIFLORA	5 GAL.	35	2 GPH EMITTER
	RED YUCCA	5 GAL.	35	2 GPH EMITTER
	MUHLENBERGIA CAPILARIS "REGAL MIST"	5 GAL.	35	2 GPH EMITTER
	REGAL MIST DEER GRASS	5 GAL.	35	2 GPH EMITTER
	PENNISETUM SETACEUM	5 GAL.	152	2 GPH EMITTER
	PURPLE FOUNTAIN GRASS	5 GAL.	152	2 GPH EMITTER
GROUND COVER				
	ANNUALS/FLOWERS	FLATS	-	MICRO-SPRAY
	SEASONAL AVAILABILITY	-	-	-
	CYNODON DACTYLON "MIDIRON"	500	4,650s.f.	POP-UP SPRAY HEADS
	MIDIRON HYBRID BERMUDA	1 GAL.	59	1 GPH EMITTER
	CONVOLVULUS ONEORUM	1 GAL.	233	1 GPH EMITTER
	BUSH MORNING GLORY	1 GAL.	179	1 GPH EMITTER
	LANTANA SPP.	1 GAL.	179	1 GPH EMITTER
	"NEW GOLD" LANTANA	1 GAL.	81	2 GPH EMITTER
	LANTANA MONTEVIDENSIS	1 GAL.	81	2 GPH EMITTER
	PURPLE TRAILING LANTANA	1 GAL.	81	2 GPH EMITTER
	RUPELLIA BRITTONIANA "ROSA"	1 GAL.	58	2 GPH EMITTER
	PINK DWARF RUPELLIA	1 GAL.	58	2 GPH EMITTER
	SETCREASEA PALLIDA	1 GAL.	58	2 GPH EMITTER
	PURPLE HEART PLANT	1 GAL.	58	2 GPH EMITTER
MATERIAL				
	CONCRETE HEADER	6" x 6" CURBSTYLE	-	SEE DETAIL
	WEATHERED GRANITE BOULDERS	1/2" - 2" TON AVG.	-	NATURAL DARK FINISH
	SURFACE SELECT	3/4" SCREENED	-	2" DEPTH PHASE 1 LANDSCAPE AREAS
	DECOMPOSED GRANITE	1/2" MINUS	-	1" DEPTH PHASE 2 LANDSCAPE AREAS
	"EXPRESS BROWN"	-	-	-
	"EXPRESS BROWN"	-	-	-

NOTES:
1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE PLAN



CALL TWO WORKING DAYS BEFORE 100 DLS
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

2211 N. 7th Street
Phoenix, AZ 85006
T 602.266.5622
F 602.266.5707
www.getgilmore.com

PLANNING
LANDSCAPE ARCHITECTURE

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

JOB NO. 13027
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 4.14.14



Expires 12/31/2014

REVISIONS.
1. 5.14.14
2.
3.
4.

LANDSCAPE PLAN

SHEET

L102
3 OF 6



Note: Areas labeled "Future" will go through separate submittals to the Planning and Zoning Commission for review and approval.

**PRELIMINARY
LANDSCAPE PLAN**
0 30 60 90 120
SCALE: 1"=30'-0"



GILMORE
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2211 N. 7th Street
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PLANNING
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**DESERT STREAMS WORSHIP &
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W. HEARN ROAD
SURPRISE, AZ

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Expires 12/31/2014

REVISIONS:

1. 5.14.14
- 2.
- 3.
- 4.

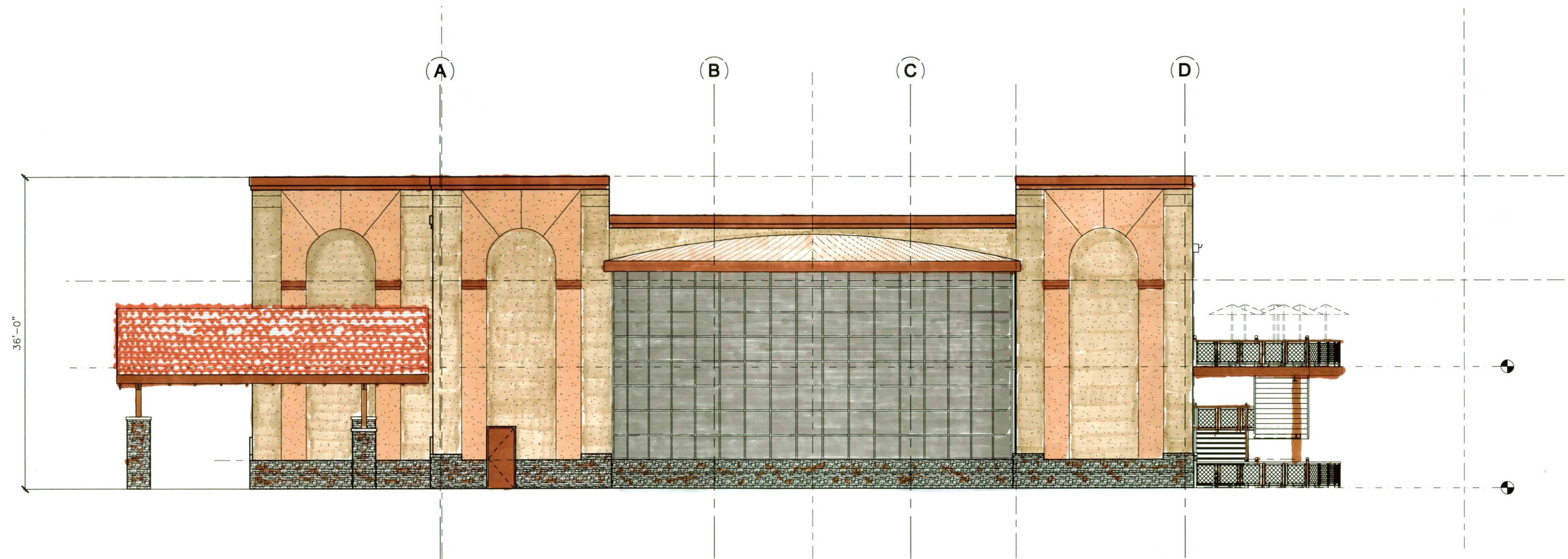
PRELIMINARY
LANDSCAPE PLAN

SHEET

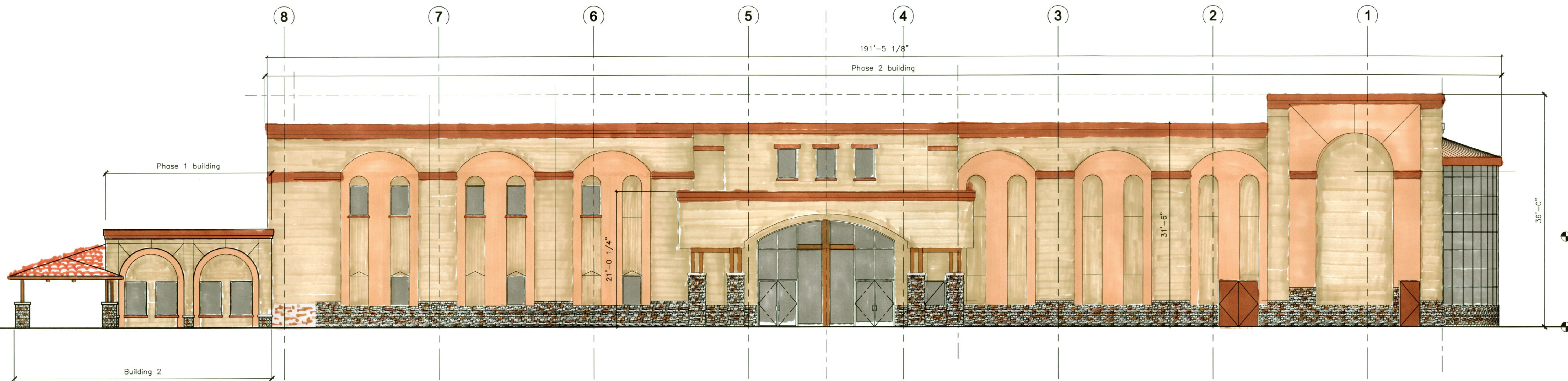
L1.1

1 OF 1

EXHIBIT 7



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



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



Patrick Morgan
Architect

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



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

September 24, 2012

June 7, 2013 - progress

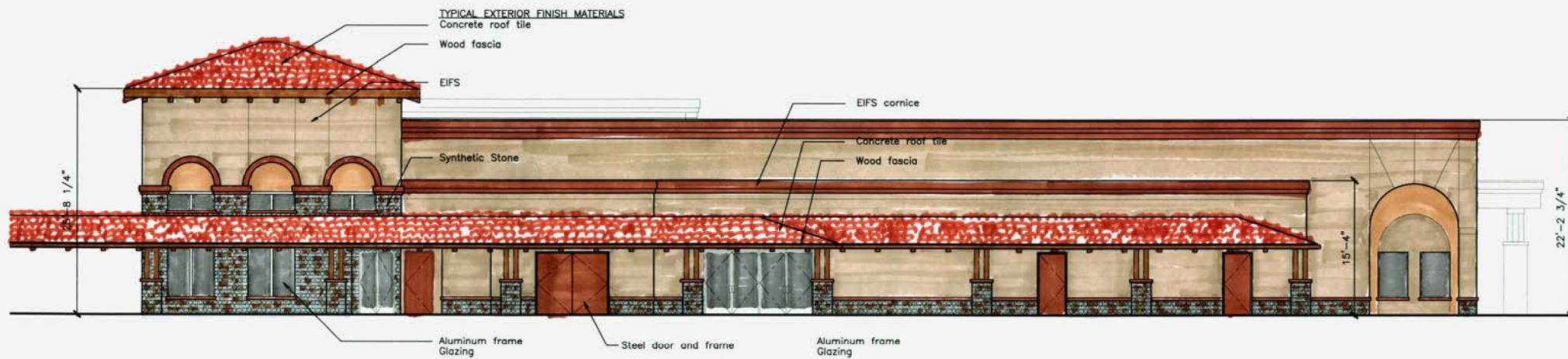
June 22, 2013 - Submittal

Aug 19, 2013 - PUD resubmittal

SCHEMATIC DESIGN
Not for Construction

MP4

EXTERIOR ELEVATIONS



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



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

Patrick Morgan
Architect



5205 Copper Drive
Spring, Colorado 80918
Colorado 719-534-0453

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

March 25, 2013 - progress

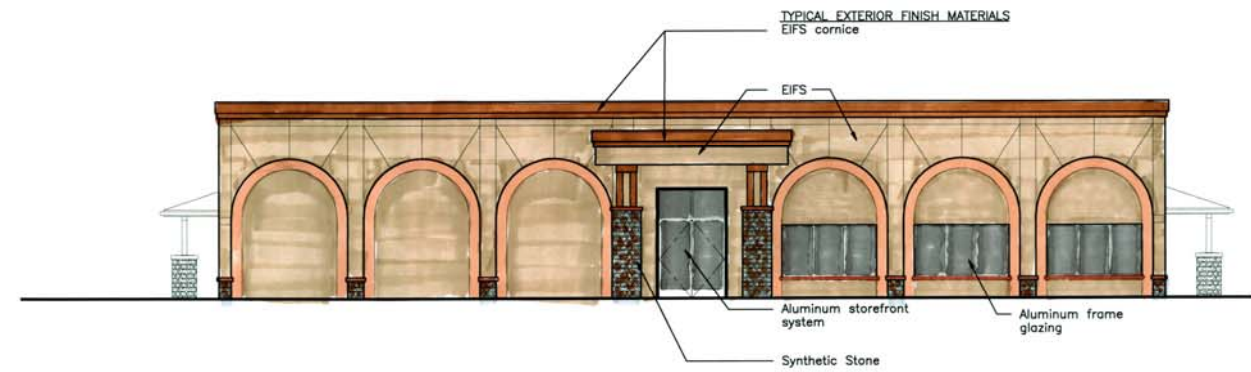
June 7, 2013 - progress

June 22, 2013 - Submittal

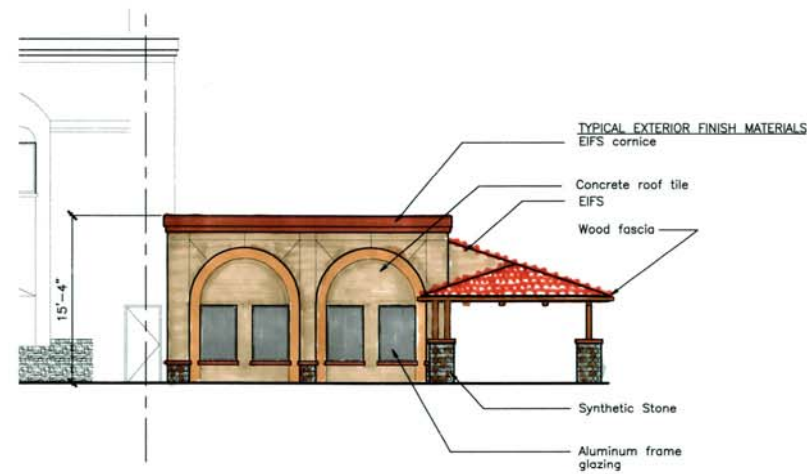
SCHEMATIC DESIGN
Not for Construction

A7

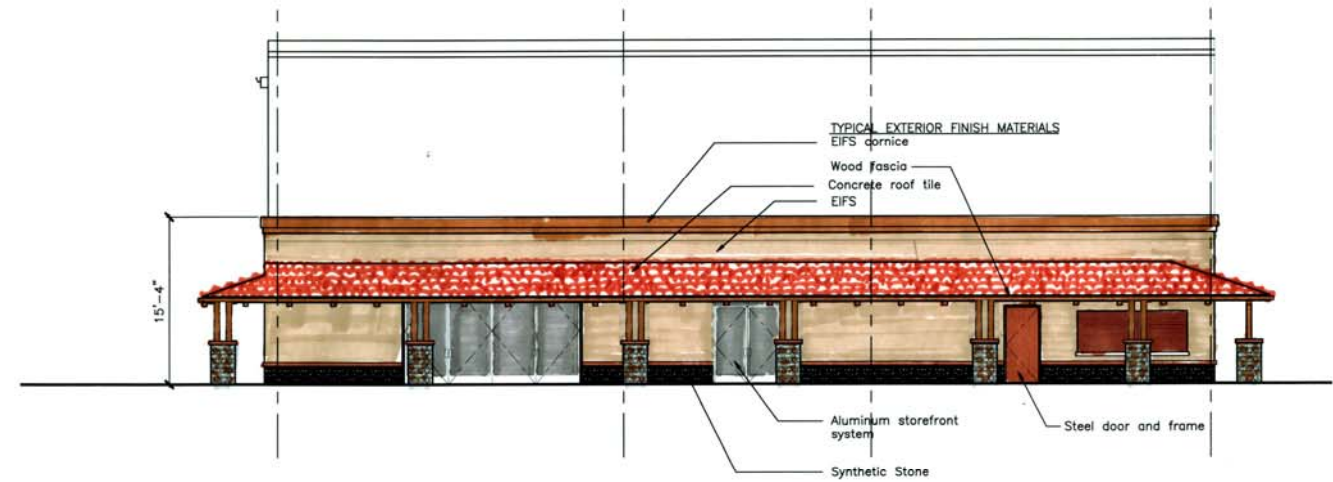
EXTERIOR ELEVATIONS



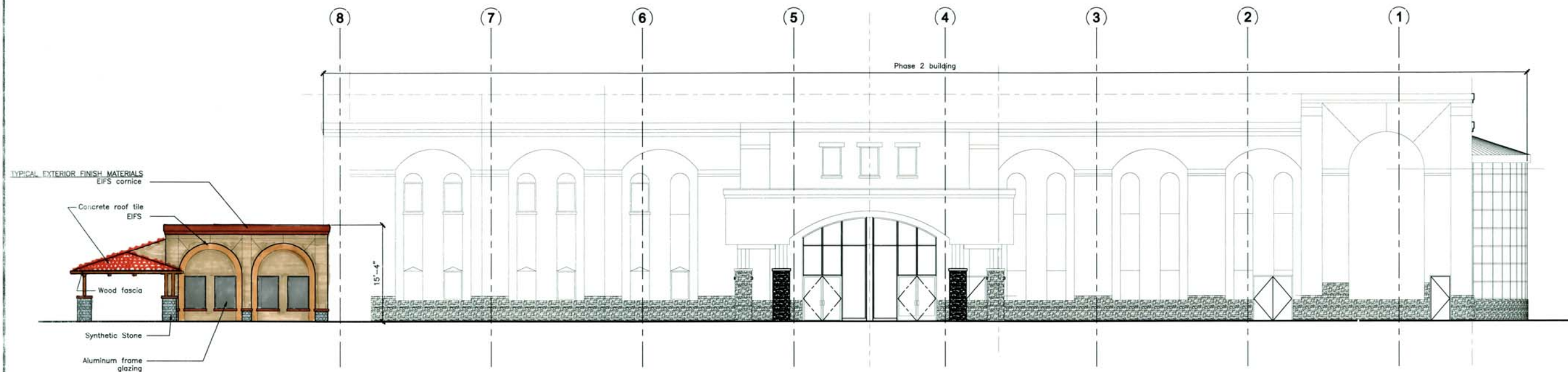
East Elevation 3
1/8" = 1'-0"



North Elevation 4
1/8" = 1'-0"



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



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

Patrick Morgan
Architect

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



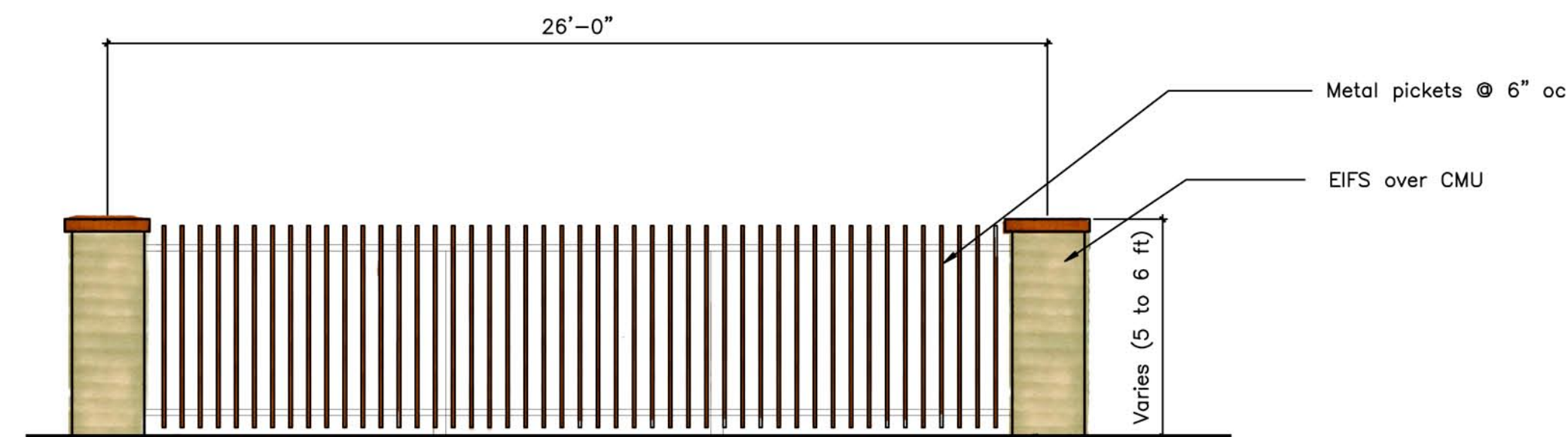
DESERT STREAMS
WORSHIP AND COMMUNITY CENTER
W. Hearn Rd.
Surprise, Arizona

March 25, 2013 - progress
June 7, 2013 - Owner revisions
June 22, 2013 - Submittal

SCHEMATIC DESIGN
Not for Construction

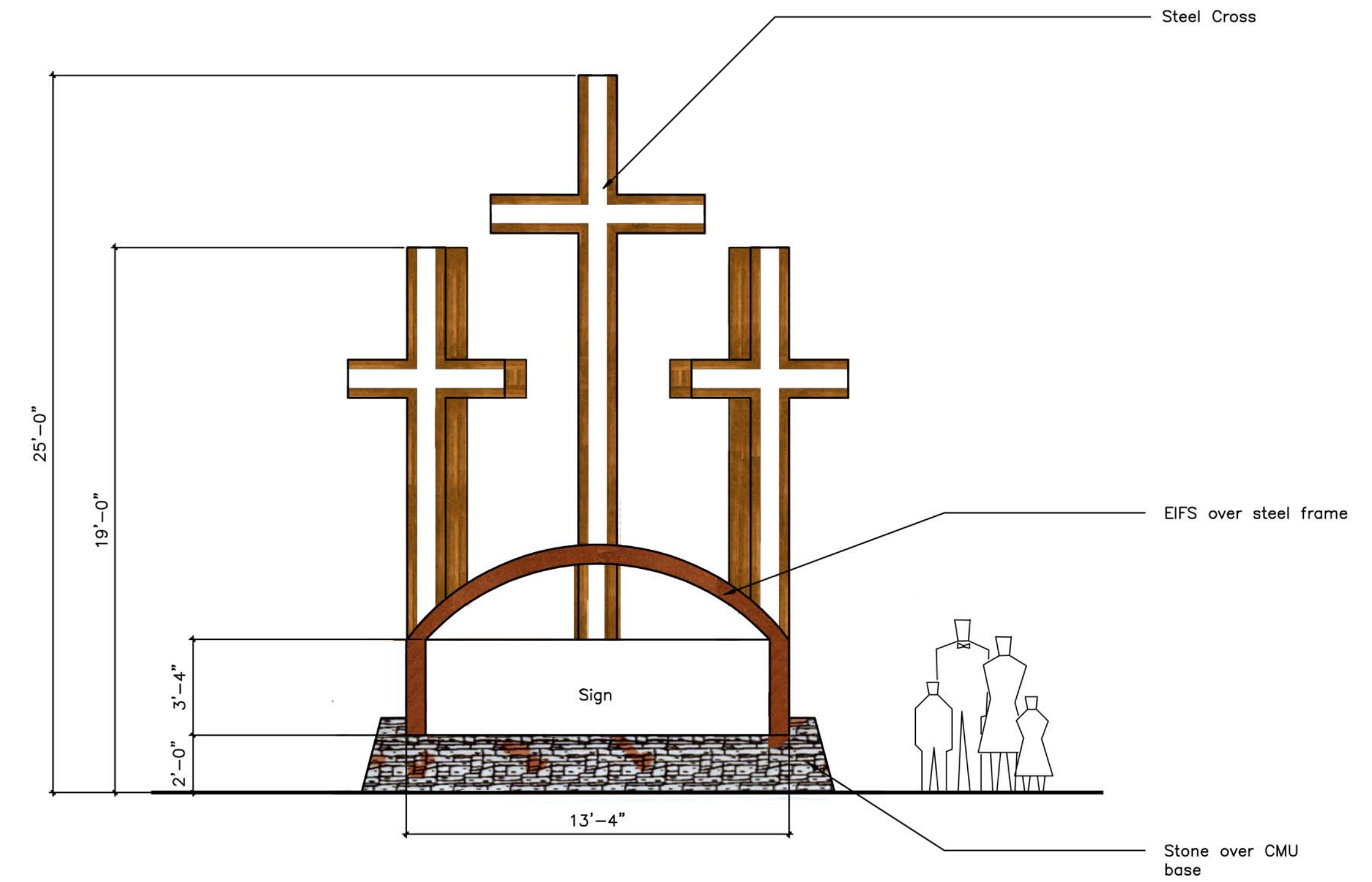
A8

EXTERIOR ELEVATIONS



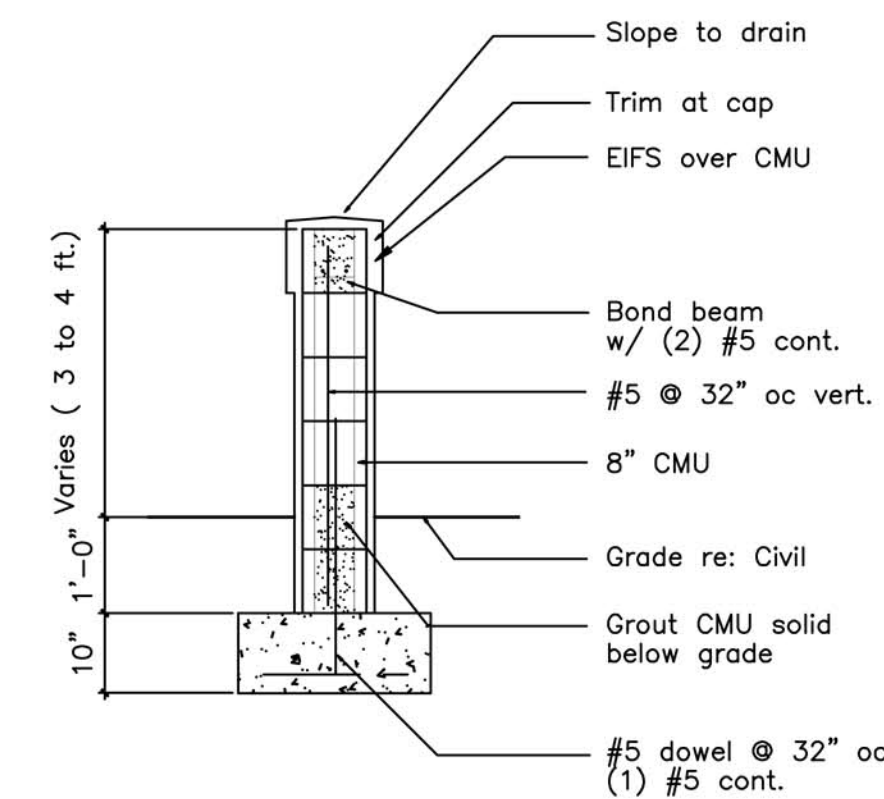
Typical Fence Elevation
1/4" = 1'-0"

4

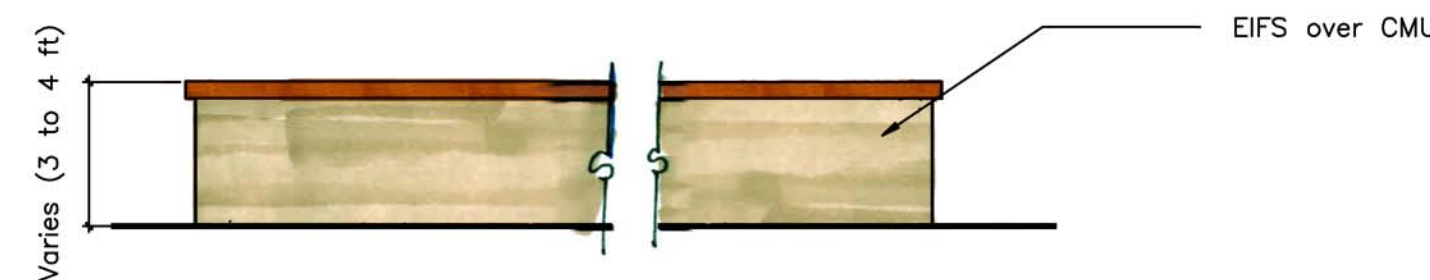


Monument Sign at entry drive
1/4" = 1'-0"

2

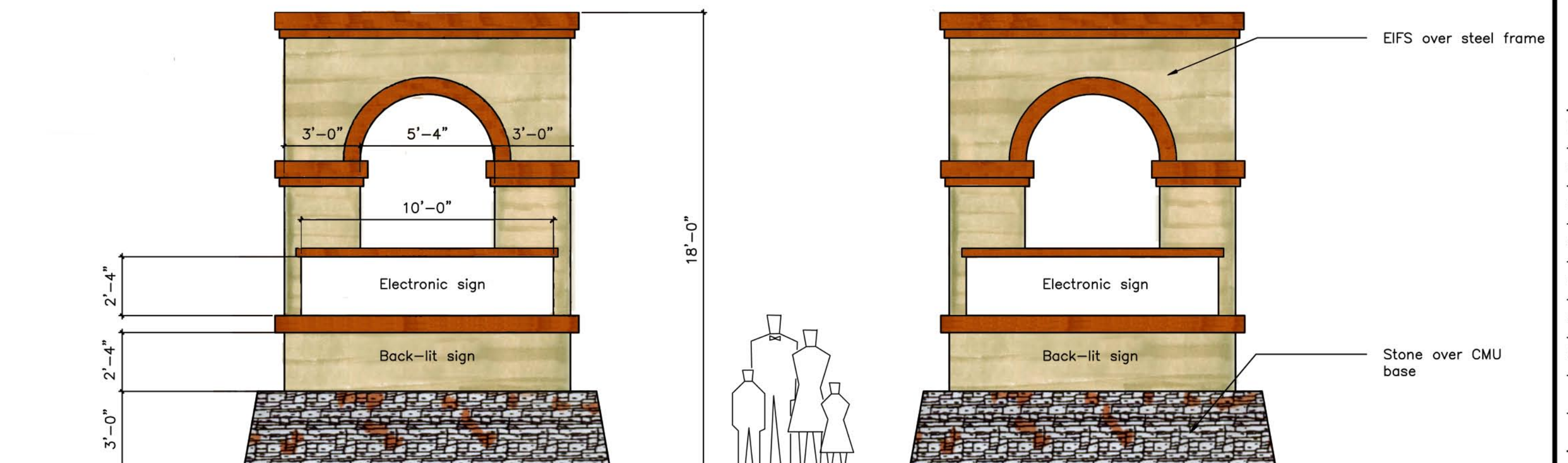


Site wall/planter section
1/2" = 1'-0"



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

3



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

1

Patrick Morgan
Architect



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

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

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

SCHEMATIC DESIGN
Not for Construction

A9

EXTERIOR ELEVATIONS

Desert Streams Worship & Community Center Extension

Planning and Zoning Commission

October 2, 2014



VICINITY MAP

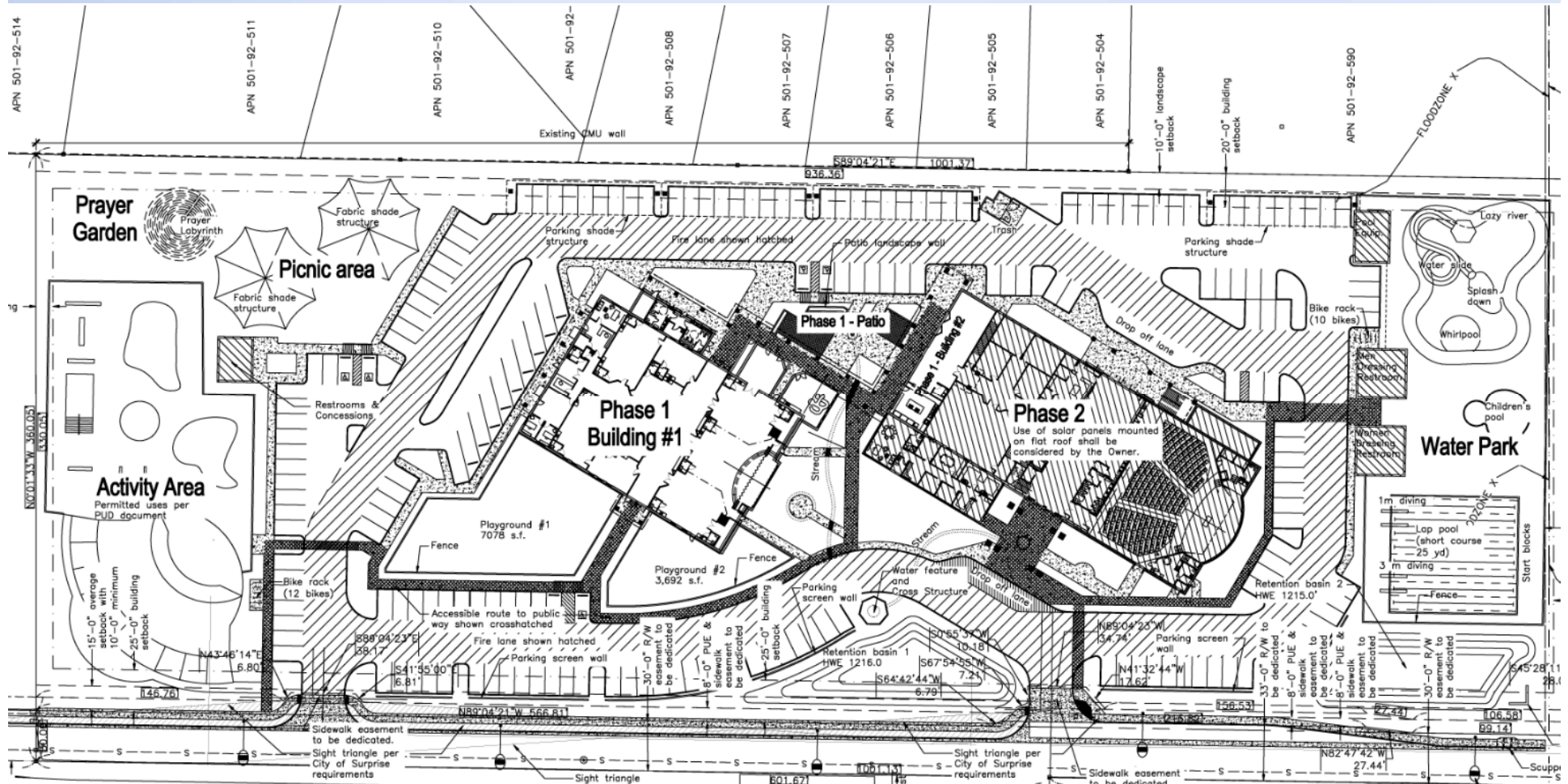


VICINITY MAP



VICINITY MAP

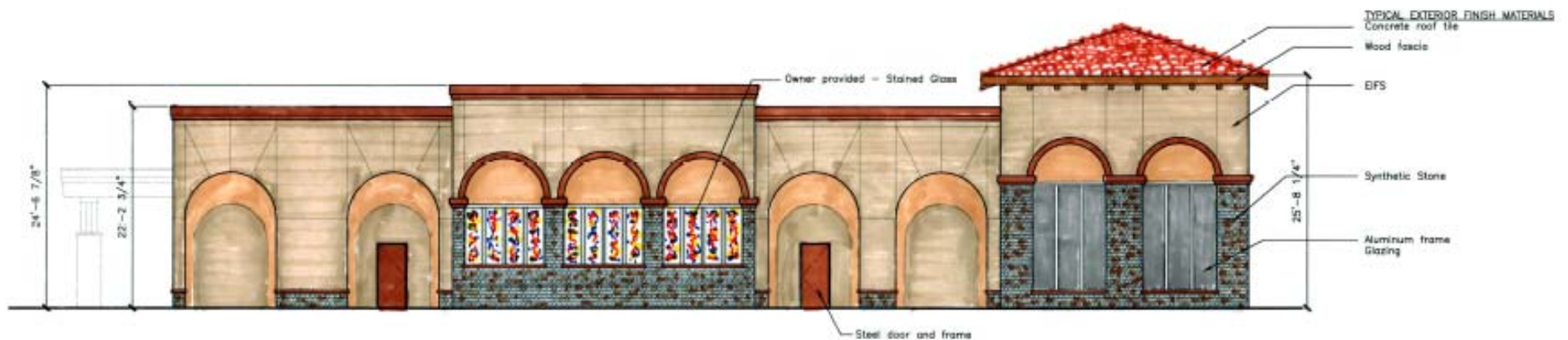




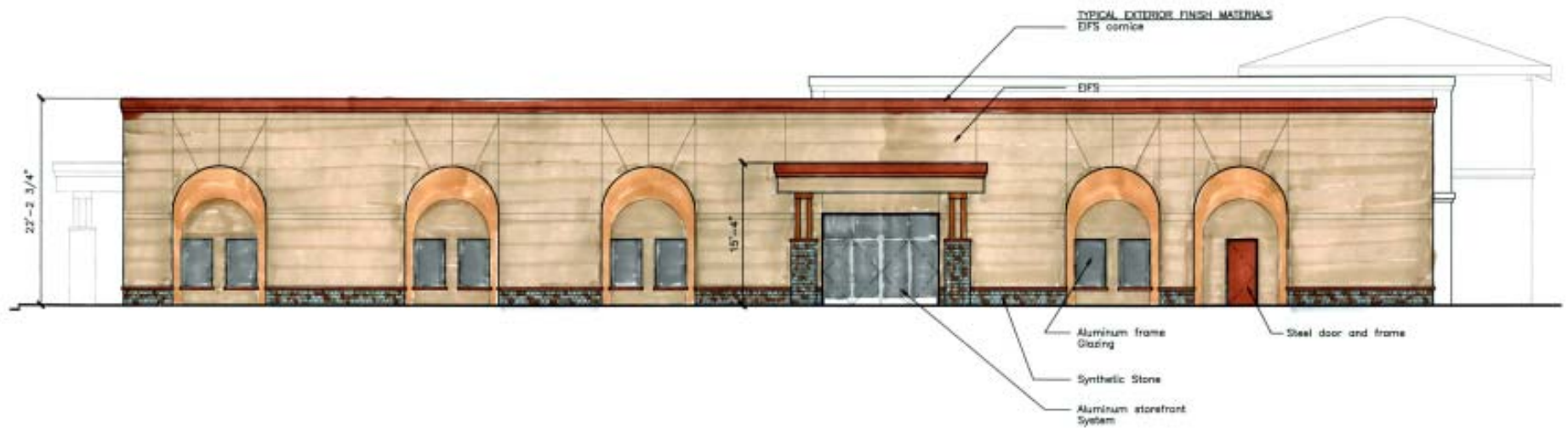
COLOR LANDSCAPE PLAN (Prelim)



BUILDING ONE – EAST ELEVATION



BUILDING ONE – SOUTH ELEVATION



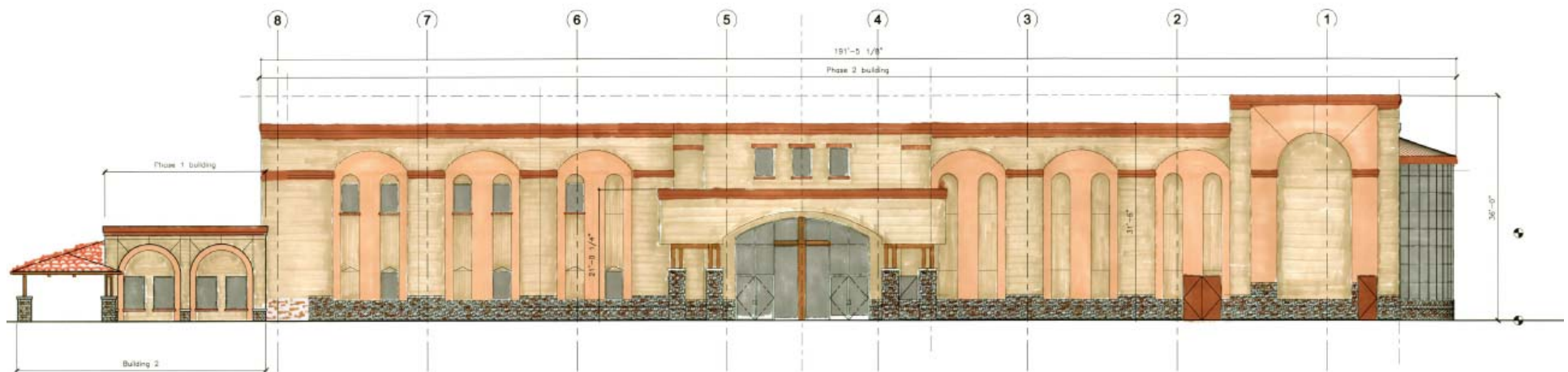
BUILDING ONE – WEST ELEVATION



BUILDING ONE – NORTH ELEVATION



BUILDING TWO – ELEVATIONS



**Staff Recommends
Approval of Desert
Streams Worship &
Community Center Site
Plan Extension**





CITY OF SURPRISE
Planning and Zoning Commission

October 2, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 2, 2014	Contact Person:	Hobart Wingard, 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 Conditional Use Permit for Surprise Memory Care located on the northeast corner of North Parkview Place and West Paradise Lane.

Motion:

I move approve a Conditional Use Permit for Surprise Memory Care, and to adopt staffs findings and condition a.

Background:

The proposed Surprise Memory Care project is seeking a Conditional Use Permit to facilitate an 86 bed memory care facility.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Master Site Plan](#)
- ☐ [Specific Site Plan](#)
- ☐ [Landscape Plan](#)
- ☐ [Elevation 1](#)
- ☐ [Elevation 2](#)
- ☐ [Citizen Participation Report](#)

☐ [Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner



COMMUNITY DEVELOPMENT

Date: October 2, 2014

To: Planning and Zoning Commission

From: Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-091 – Surprise Memory Care

Application Summary

The applicant is requesting Conditional Use Permit (CUP) approval for a proposed memory care project known as Surprise Memory Care.

Location

The approximate nine (9) acre subject project is located on the northeast corner of North Parkview Place and West Paradise Lane.

History

- The subject parcel was annexed into the City of Surprise on June 12, 1980.
- On September 11, 1997, a Planned Area Development (PAD) for The Orchards was approved by the Mayor and City Council.
- On July 11, 2002, an amendment to the Orchards PAD was approved by the Mayor and City Council creating Stadium Village.
- On March 4, 2008, a CUP for the Diamond Retirement Community was approved by the Planning and Zoning Commission for the subject site.
- On October 9, 2008 a Final Plat Amendment was approved by the Mayor and City Council for the subject site.

Project Summary

The proposed Surprise Memory Care project is seeking a CUP to facilitate a memory care facility. An associated final plat, that will be considered by the Mayor and City Council, will subdivide the project area into (3) parcels, one (1) of which will contain the subject project.

In 2002, the Orchards PAD was amended to create Stadium Village. This amendment designated the area bounded by Bell Road, Parkview Place, Paradise Lane, and Bullard Avenue as mixed use. Land uses allowed in this area will be consistent with R1-5, R-2, R-3, C-2, and C-3 zoning districts as based on the code at that time, Title 17.

The intent of the project is to provide an 86-bed, 62-room memory care facility. The proposed 36,000-square-foot, single story structure will incorporate architectural elements from the surrounding community including materials such as stone, wood, stucco, and steel. The steel trim elements from the stadium facility and the stone and coloring from both the multi-family structures and hotels to the east will provide a cohesive architectural theme.

Two (2) points of vehicular access will be provided from North Parkview Place to the northwest and West Paradise Lane to the south. The Parkview Place access point will serve as a shared access for any future development on either side of the subject property. Parking calculations based on the PAD require a minimum of four (4) spaces plus one (1) space for every three (3) beds plus one (1) space per employee on maximum shift. The facility will require and is proposing a total of 43 vehicle spaces.

Landscaping will be a variety of desert tolerant plant materials that are consistent with the landscape palate of the surrounding developed parcels.

Citizen Review Meetings

A citizen review meeting was held on August 13, 2014 at the Holiday Inn Express located at 16540 North Bullard Lane. A Citizen Participation Report is attached.

Findings of Fact

1. Staff finds that the proposed Conditional Use Permit complies with the Surprise General Plan.
2. Staff finds that the proposed Conditional Use Permit complies with the Surprise Municipal Zoning Code.
3. Staff finds that the proposed Conditional Use Permit complies with the Orchards PAD.

Recommendation

Staff recommends approval of the Surprise Memory Care project, subject to the following condition:

- a. The approval of this Conditional Use Permit is deemed denied unless the associated final plat is approved by the Mayor and City Council.

Attachments

Vicinity Maps, Master Site Plan, Specific Site Plan, Landscape Plan, Elevations, and Citizen Participation Report

VICINITY MAP



VICINITY MAP / MASTER SITE PLAN



VICINITY MAP





SITE CONTEXT PLAN
SCALE: 1/16\"/>

DRAWING INDEX

AC-1-01	SITE CONTEXT PLAN VICINITY PLAN DEVELOPMENT DATA	DEVELOPER OWNER SURPRISE MEMORY CARE LLLP 101 - 11640 E. SHEA BLVD., SCOTTSDALE, AZ 85260 TELEPHONE: (480) 49-8200 FAX: (480) 49-8205 ALAN ZIMMERMAN, VP CONSTRUCTION ALZIMMER@SMCARE.COM
AC-1-02	OVERALL SITE PLAN	ARCHITECT BARNETT DEMPKE ARCHITECTS, INC. 1105 - 1250 N. 30 STREET SUITE 200, SCOTTSDALE, AZ 85260 TELEPHONE: (604) 971-7100 FAX: (604) 971-2084 LANCE BARNETT barnett@dempke.com
AC-2-01	UNIT PLANS	CIVIL SEATING & DRAINAGE ENGINEERS, INC. 6440 N. LINDA DRIVE DENVER, CO 80221 TELEPHONE: (303) 591-4371 FAX: (303) 591-5101 BRIAN HICKS bhicks@seating.com
AC-2-02	UNIT PLANS	LANDSCAPE T.J. MCGILLEN & ASSOCIATES, INC. 1001 - 6405 E. 60th AVENUE, SUITE 200 SCOTTSDALE, AZ 85260 TELEPHONE: (602) 266-6930 FAX: (602) 266-6694 T.J. MCGILLEN tmcgil@tjmcgill.com
AC-3-01	MAIN FLOOR PLAN	
AC-3-02	ROOF PLAN	
AC-4-01	BUILDING ELEVATIONS	
AC-4-02	COURTYARD ELEVATIONS, MONUMENT SIGN ELEVATIONS	
AC-4-03	BUILDING ELEVATIONS - COLOR	
AC-4-04	COURTYARD ELEVATIONS - COLOR MONUMENT SIGN ELEVATIONS - COLOR	

DEVELOPMENT DATA - MEMORY CARE FACILITY

SITE AREA:	125,912 S.F. - 2,892 AC.
DENSITY:	62 UNITS - 21,44 UPA
BUILDING AREA:	36,130 S.F.
SITE COVERAGE:	29.88% - 37,643 S.F.
UNIT BREAKDOWN:	UNIT A: 1 BED 241 S.F. x 12 UNITS = 2,892 S.F. 12 BEDS UNIT A1: 1 BED 230 S.F. x 4 UNITS = 912 S.F. 4 BEDS UNIT A2: 1 BED 243 S.F. x 4 UNITS = 972 S.F. 4 BEDS UNIT B1: 1 BED 240 S.F. x 0 UNITS = 0 S.F. 0 BEDS UNIT B2: 2 BED 307 S.F. x 0 UNITS = 0 S.F. 0 BEDS UNIT B3: 2 BED 304 S.F. x 4 UNITS = 1,216 S.F. 8 BEDS UNIT B4: 2 BED 334 S.F. x 4 UNITS = 1,336 S.F. 8 BEDS UNIT B5: 2 BED 311 S.F. x 4 UNITS = 1,244 S.F. 8 BEDS UNIT B6: 2 BED 323 S.F. x 4 UNITS = 1,292 S.F. 8 BEDS UNIT C: 1 BED 296 S.F. x 4 UNITS = 1,184 S.F. 4 BEDS UNIT D: 1 BED 206 S.F. x 4 UNITS = 824 S.F. 4 BEDS UNIT E: 1 BED 280 S.F. x 2 UNITS = 560 S.F. 2 BEDS TOTAL 62 UNITS = 11,208 S.F. 86 BEDS
BUILDING HEIGHT:	2 STOREY (32'-0" TO TOP OF CLIPOLA)
PARKING:	REQUIRED: 4 SPACES + 1 SPACE / 3 BEDS (86/3) = 33 SPACES 1 SPACE / BPTLOTTEE (MAX ON SHFT) = 10 SPACES TOTAL = 43 SPACES
BIKE PARKING:	PROVIDED: 43 SURFACE PARKING STALLS (INCLUDING 4 ACCESSIBLE STALLS) REQUIRED: 32/20 = 16 SPACES PROVIDED: 2 SPACES
OCCUPANCY GROUP:	1-2
CONSTRUCTION TYPE:	V-A

REV#	DATE	DRN	QCD	ISSUED FOR	DATE	BY



DESIGN : L.F.B.	DATE : Aug. 20 14
DRAWN :	SCALE : 1" = 30'-0"

CLIENT :	SURPRISE MEMORY CARE LLLP 101 - 11640 E. SHEA BLVD., SCOTTSDALE, AZ
PROJECT :	SURPRISE MEMORY CARE 16465 N. PARKVIEW PLACE, SURPRISE, AZ
SHEET CONTENTS :	DEVELOPMENT DATA & CONTEXT PLAN

barnett dembek
ARCHITECTS - INC.
1105 - 1250 N. 30 STREET
SUITE 200, SCOTTSDALE, AZ 85260
TELEPHONE: (604) 971-7100
FAX: (604) 971-2084
EMAIL: mtd@barnettdembek.com

UNIT 202,
12448 82 AVE.,
SURREY, B.C.
V4W 3E9
PHONE: (604) 597-7100
FAX: (604) 597-2088
EMAIL: mtd@barnettdembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1-01
REV. NO.	12021

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OWNER
SURPRISE MEMORY CARE LLLP
101 - 11640 E. SHEA BLVD.
SCOTTSDALE, AZ 85258
PHONE: (480) 491-8000
FAX: (480) 491-8005
ALLAN ZIMMERMAN, VP CONSTRUCTION
Allan@surprisememorycare.com

ARCHITECT
BARRETT DENBEK ARCHITECTS, INC.
101 - 11640 E. SHEA BLVD.
SCOTTSDALE, AZ 85258
PHONE: (604) 971-2094
FAX: (604) 971-2094
LANE BARRETT
barrett@bdenbek.com

CIVIL
GRADING & DRAINAGE ENGINEERS, INC.
101 - 11640 E. SHEA BLVD.
SCOTTSDALE, AZ 85258
PHONE: (604) 971-2094
FAX: (604) 971-2094
BRAND WOODS
brandwoods@bdenbek.com

LANDSCAPE
T.J. MODERN & ASSOCIATES, INC.
101 - 11640 E. SHEA BLVD.
SCOTTSDALE, AZ 85258
PHONE: (604) 971-2094
FAX: (604) 971-2094
TIM MODERN
timmodern@bdenbek.com

ISSUED FOR	BY	DATE	ISSUE

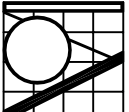
REV#	DATE	DRN	CR'D



DESIGN :
L.F.B.
DRAWN :
DATE :
Aug. 20 14
SCALE :
1" = 30'-0"

CLIENT : SURPRISE MEMORY CARE LLLP
101 - 11640 E. SHEA BLVD., SCOTTSDALE, AZ
PROJECT : SURPRISE MEMORY CARE
16465 N. PARKVIEW PLACE, SURPRISE, AZ
SHEET CONTENTS :
OVERALL SITE PLAN

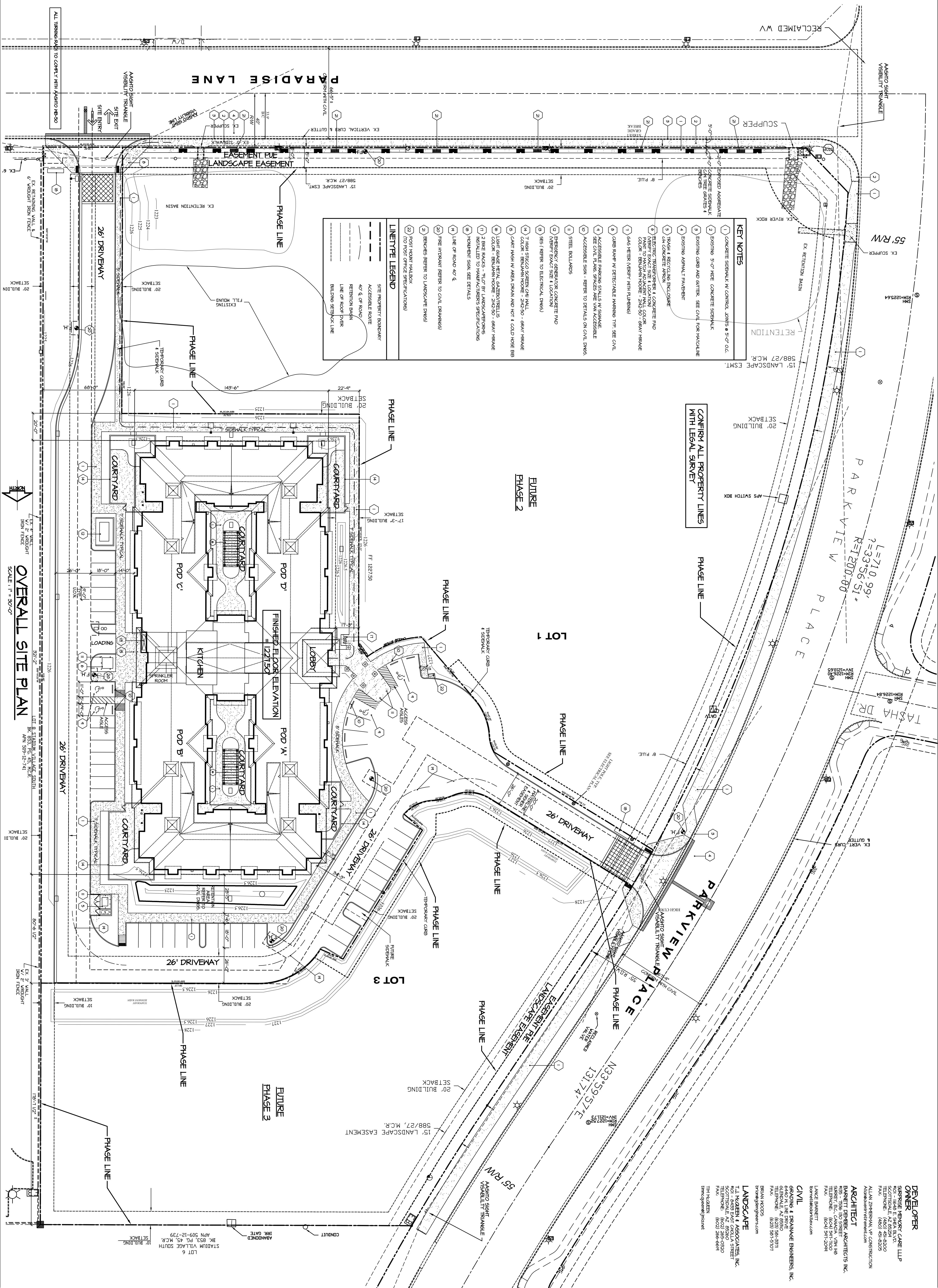
barrett denbek
ARCHITECTS, INC.
UNIT 202,
12448 82 AVE.,
SURREY, B.C.
V3W 3E9
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mtd@bdenbek.com



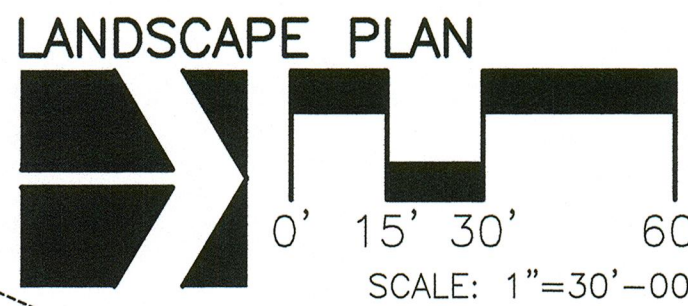
CLIENT NO.
PROJECT NO.
REV. NO.

SHEET NO.
AC-102

12021



OVERALL SITE PLAN
SCALE: 1" = 30'-0"



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA CHINESE ELM 48" BOX (MATCHING) (19)
- QUERCUS VIRGINIANA LIVE OAK 24" BOX (21)
- OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE 36" BOX (24)
- CERCIDIMUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE 24" BOX (8)
- HESPERALOE PARVIFLORA RED TUCCA 5 GALLON (149)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (27)
- RAPHIOLEPSIS INDICA INDIA HAWTHORNE 5 GALLON (22)
- MYRTUS 'COMPACTA' DWARF MYRTLE 5 GALLON (94)
- RUPELLIA PENINSULARIS BAJA RUPELLIA 5 GALLON (147)
- LEUCOPHYLLUM ZYGOPHYLLUM CIMMARON SAGE 5 GALLON (97)
- ULMUS PARVIFOLIA CHINESE ELM 24" BOX (MATCHING) (20)
- QUERCUS VIRGINIANA LIVE OAK 15 GALLON (25)
- RUSSELLIA EQUESTIFORMIS CORAL FOUNTAIN 5 GALLON (19)
- BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (21)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (699)
- RUPELLIA 'KATIE' KATIE RUPELLIA 1 GALLON (60)
- ALOE 'BLUE ELF' BLUE ELF ALOE 5 GALLON (195)
- 3"x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
- 6"-8" AND OVERSIZE COBBLE TO MATCH GRANITE COLOR 12" DEPTH
- 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL
- 3/8" MINUS SANTA FE GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

SURPRISE NOTES:

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

SIGNS REQUIRE A SEPERATE PERMIT

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

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

TREES WITHIN 10' OF PAVED AREAS AND WALLS REQUIRE A DEEP ROOT BARRIER SYSTEM.

ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.

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

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

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

TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 1222-136 (2) K. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.

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

LANDSCAPE CALCULATIONS

TREE CALCULATIONS		
48" BOX	QTY-19	30% OF ALL TREES
36" BOX	QTY-24	38% OF ALL TREES
24" BOX	QTY-20	31% OF ALL TREES

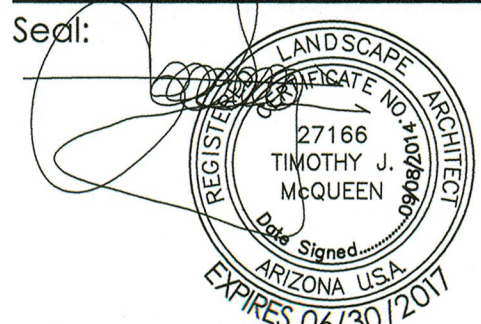
LANDSCAPE CALCULATIONS
121,054 S.F. OVERALL SITE (PHASE ONE)
56,624 S.F. OF LANDSCAPE (INCLUDES STREET LANDSCAPE)
46% OF SITE IS LANDSCAPE

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



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmqueen@tjmla.net

SURPRISE MEMORY CARE
NEC OF W. PARADISE LN.
AND PARKVIEW LN.
SURPRISE, AZ



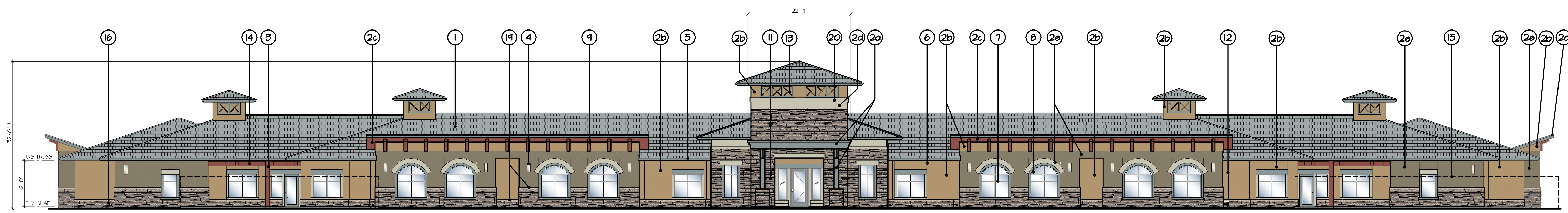
Issue Date	09.08.14
Scale	1"=30'-00"
Drawn	CAD
Checked	TJM

Revisions	
CITY COMMENTS 05.29.14	
CITY COMMENTS 07.02.14	
CITY COMMENTS 08.21.14	

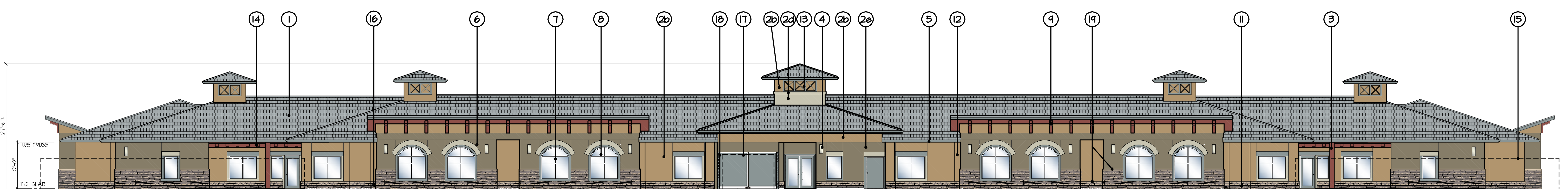
Sheet no.
LA.01 of 1

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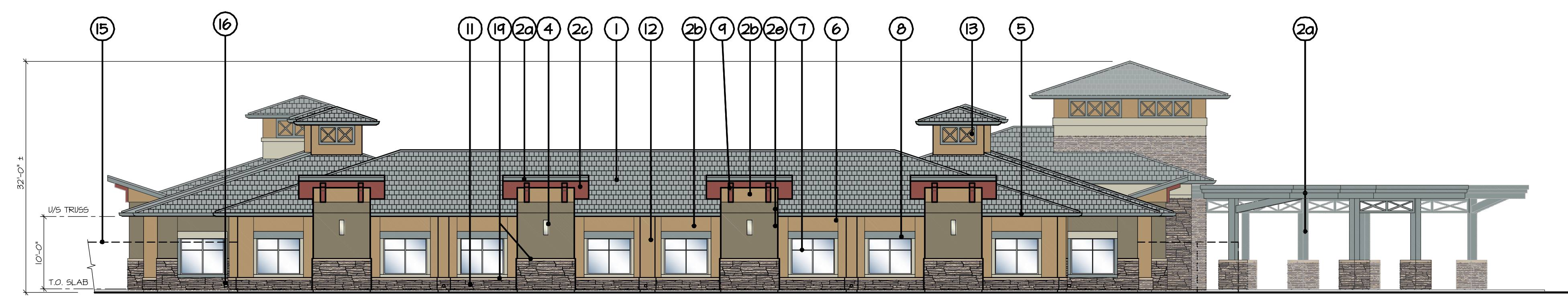
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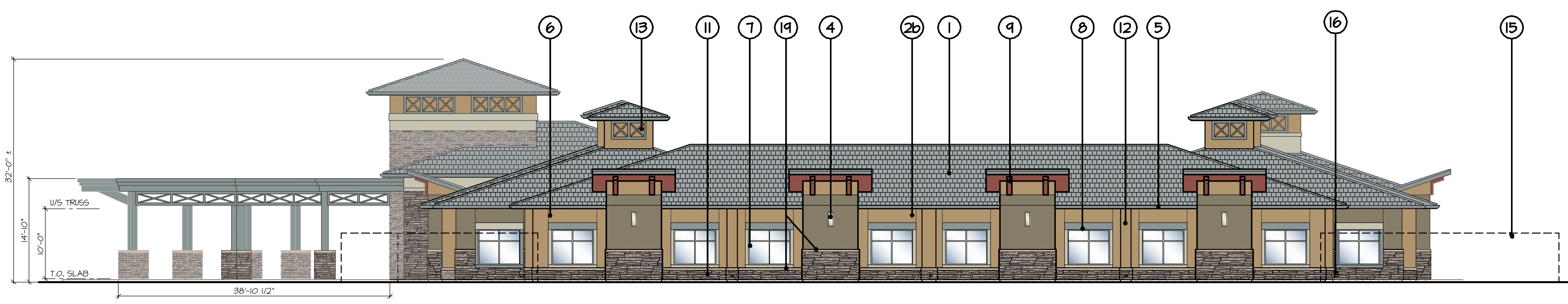
WEST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

SCHEDULE OF FINISHES

- ① CONCRETE ROOF TILE - EAGLE - BEL AIR - SLATE RANGE 4691
- 2a WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- 2b WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - HC-43 - TYLER TAUPE
- 2c WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- 2d WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE
- 2e WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - HC-106 - CROWNSVILLE GRAY
- ③ 12" X 12" WOOD COLUMN WRAPS - STUCCO FINISH
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- ④ WALL MOUNTED FULLY SHIELDED LIGHT FIXTURE
- ⑤ PFM ALUMINUM BOX GUTTER
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- ⑥ STUCCO CONTROL JOINT
- ⑦ INSULATED ALUMINUM FRAMED WINDOWS
- ⑧ 1 X 6 SIDE/ SILL & 1x12 HEAD EPS WINDOW TRIM
PAINT COLOR VARIES (SEE COLOR ELEVATION)
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY OR
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE
- ⑨ POLYSTYRENE BRACKET - STUCCO FINISH
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- ⑩ INSULATED GLASS SKYLIGHT W/ BRONZE ALUMINUM FRAME
BASE AND COUNTER FLASHING TO MATCH ROOF
- ⑪ CULTURED STONE FACING - OMENS CHARDONNAY
SOUTHERN LEDGESTONE CSV-2054
- ⑫ RAIL CHASE - COLOR TO MATCH ADJACENT STUCCO
- ⑬ DECORATIVE METAL TRIM
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- ⑭ 8"W x 8"H x 2" D POLYSTYRENE EPS DENTILS - STUCCO FINISH -
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- ⑮ LINE OF 7'-0" HIGH CMU COURTYARD WALL. - STUCCO FINISH
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE
- ⑯ RAIL OR OFD TO CONCRETE SPLASH PAD.
- ⑰ 2 - 6'-2" W x 7'-6" H EXPANDED METAL SCREEN GATES
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- ⑱ 2 - 6"x6" H.S.S. x HEIGHT TO MATCH GATES STEEL POSTS
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- ⑲ 2x6 POLYSTYRENE EPS TRIM - STUCCO FINISH - COLOR TO MATCH STONE
- 20 2x12 POLYSTYRENE EPS TRIM - STUCCO FINISH
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE

ISSUED FOR	
BY	
DATE	
ISSUE	
CKD	
DRN	
DATE	
REV	



DESIGN : L.F.B.	DRAWN : L.F.B.	DATE : JUNE 4 14	SCALE : 3/32" = 1'-0"
CLIENT : SURPRISE MEMORY CARE LLLP 101 - 11640 E. SHEA BLVD., SCOTTSDALE, AZ		PROJECT : SURPRISE MEMORY CARE	
SHEET CONTENTS : BUILDING ELEVATIONS - COLOR			

barnett dembek
ARCHITECTS INC.

UNIT 202,
12448 82 AVE.,
SURREY, B.C.
V3W 3E9

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12021	AC-4.03



- (1) CONCRETE ROOF TILE - EAGLE - SLATE RANGE 4697
- (2a) WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- (2b) WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - HC-43 - TYLER TAUPE
- (2c) WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- (2d) WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE
- (2e) WESTERN I-KOTE EXTERIOR STUCCO SYSTEM
COLOR BENJAMIN MOORE - HC-106 - CROWNSVILLE GRAY
- (3) 12" X 12" WOOD COLUMN WRAPS - STUCCO FINISH
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- (4) WALL MOUNTED FULLY SHIELDED LIGHT FIXTURE
- (5) PFM ALUMINUM BOX GUTTER
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- (6) STUCCO CONTROL JOINT
- (7) INSULATED ALUMINUM FRAMED WINDOWS
- (8) 1 X 6 SIDE/ SILL & 1x12 HEAD EPS WINDOW TRIM
PAINT COLOR VARIES (SEE COLOR ELEVATION)
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY OR
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE
- (9) POLYSTYRENE BRACKET - STUCCO FINISH
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- (10) INSULATED GLASS SKYLIGHT W/ BRONZE ALUMINUM FRAME
BASE AND COUNTER FLASHING TO MATCH ROOF
- (11) CULTURED STONE FACING - OWENS CHARDONNAY
SOUTHERN LEDGESTONE CSV-2054
- (12) RWL CHASE - COLOR TO MATCH ADJACENT STUCCO
- (13) DECORATIVE METAL TRIM
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- (14) 8"W x 8"H x 2" D POLYSTYRENE EPS DENTILS - STUCCO FINISH -
COLOR BENJAMIN MOORE - CC-122 - BOXCAR RED
- (15) LINE OF 7'-0" HIGH CMU COURTYARD WALL - STUCCO FINISH
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE
- (16) RWL OR OFD TO CONCRETE SPLASH PAD.
- (17) 2 - 6'-2" W x 7'-6" H EXPANDED METAL SCREEN GATES
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- (18) 2 - 6"x6" H.S.S. x HEIGHT TO MATCH GATES STEEL POSTS
COLOR BENJAMIN MOORE - HC-162 - BREWSTER GRAY
- (19) 2x6 POLYSTYRENE EPS TRIM - STUCCO FINISH - COLOR TO MATCH STONE
- (20) 2x12 POLYSTYRENE EPS TRIM - STUCCO FINISH
COLOR BENJAMIN MOORE - 2142-50 - GRAY MIRAGE

[illegible]

CLIENT :	SURPRISE MEMORY CARE IIIIP 101 - 11640 E. SHEA BLVD., SCOTTSDALE, AZ
DESIGN :	L.T.B.
DRAWN :	
DATE :	June 4 14
SCALE :	3/32" = 1'-0"
SHEET CONTENTS :	COURTYARD ELEVATIONS - COLOR MONUMENT SIGN ELEVATIONS - COLOR

CLIENT NO.	SHEET NO. AC-4.04
PROJECT NO. 12021	REV. NO.



City of Surprise Citizen Review Process Participation Report

Project: Surprise Memory Care

**Location: NEC Parkview Place &
Paradise Drive
Surprise, AZ 85374**



Table of Contents:

- 1. Project Narrative**
- 2. Community/Neighborhood Outreach Efforts**
 - a) On-Site Signage**
 - b) Newspaper Advertising & Mailings**
 - c) Neighborhood Public Meeting**
 - d) Meeting Minutes** Neighborhood Public Meeting
- 3. Issues, Concerns and Remedies**



1. Surprise Memory Care Narrative

August 2014

This narrative briefly outlines the request for review and approval of the proposed development application that will modify the final plat that was previously approved for Lot 7, Stadium Village South. The revised plat shows the subdivision and creation of 3 (three) individual parcels. The Avenir Group, dba the Surprise Memory Care LLLP will be the master developer and owner of Lot 2 for said subdivision to accommodate a 62 room / 86 bed ~ 36,000 SF Memory Care facility (see attached site plan), Lots 1 and 2 will remain undeveloped and are not part of this development plan.

The Surprise Memory Care facility will provide the highest quality of care and support to those with Alzheimer's disease and other memory impairments. Years of research shows that the environment in which memory impaired individuals live is crucial to improving quality of life issues inherent with the disease progression. The research also identifies that memory-impaired adults do far better in smaller living environments when placed with their peers of similar cognitive ability, Surprise memory will provide this within the Surprise community. A driving factor for Avenir to select the site within Stadium Village is because of its proximity to the Stadium Complex and the planned mixed use urban/town center development with Stadium Village. It has been Avenir's experience that the family's and loved ones of the residents within its communities dine out, shop, and stay in nearby hotels upon visits. This proximity will aid in attracting residents to Surprise Memory Care and it is anticipated that nearby hotels, shops, and restaurants will attract and experience the same type of influx as seen from our other facilities neighboring businesses.



Scottsdale Memory Care Jan. 2014



Chandler Memory Care June 2014.

Avenir Group has developed similar facilities in neighboring communities including an 86 (eighty six) bed Memory Care in Scottsdale (summer 2012) and an 84 (eighty four) bed facility in Chandler (summer 2014). Avenir's leadership has been involved in multiple similar facilities in Canada, and the family business prides itself in developing memory care facilities that meet the needs of many needing such accommodations.



2. Surprise Memory Care Community/Neighborhood Outreach Efforts

August 2014

In accordance with the City of Surprise requirements for the review process the following measures were taken to make the public and the neighborhood aware of the Notice of Public hearing:

- a) **On-Site Signage:** Two (2) signs were made as per city of Surprise specifications and posted on the property. The signs measured 4' x 8' in size, were double sided and attached to two 4"x4"x8' wood posted. Black lettering for the sign was placed on a white background laminated plywood board. The signs were placed perpendicular to the flow of traffic, so as to maximize exposure on the two major streets that intersect the property (Parkview Place and Paradise Place).
- b) **Newspaper Advertising & Mailings:** The City of Surprise was gracious enough to place newspaper ads and mail notices of public hearing on behalf of Avenir Group of Companies dba Chandler Memory Care LLLP. The notices mailed were as per the requirements of the City of Surprise Ordinances.
- c) **Neighborhood Public Meeting:** A neighborhood public meeting was held at Holiday Inn Express located at 16540 N. Bullard Ave, Surprise, AZ 85374, to make the public aware of the project. It was an open forum meeting that was open to anybody that wished to visit and inquire about the project. Handout were made available to the attendees that contained details about the project, including, a project narrative, Overall Site Plan and a copy of the site finishes board. Displays were also set up in the conference hall on Easels that provided the public with more information about the project and consisted of a board with floor plans of all the different units in the facility, colored elevations, colored off sites improvement plan and a "site context plan". The meeting was scheduled on August 13th, 2014 from 6:00 p.m. to 7:00 p.m. to allow ample time to people to come after work hours if they chose to attend.
- d) **Meeting Minutes Neighborhood Public Meeting:** Meeting minutes of the Neighborhood Public Meeting were scribed by Mr. Jaffy Raza of Avenir Group of Companies. A copy of the recorded minutes follow this segment

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City of Surprise Neighborhood Public Meeting Minutes

Reference: Surprise Memory Care

- 1) **Meeting Location:** Holiday Inn Express
16540 N. Bullard Ave
Surprise, AZ 85374

- 2) **Attendees:**

☒	For: Surprise Memory Care LLLP—Mr. Jason Craik—Partner.	☒	For: City of Surprise Community Development Dept.—Mr. Hobart Wingard
☒	For: Avenir Group—Mr. Matt Whalen—Project Manager	☒	For: City of Surprise Community Development Dept.—Mr. Robert Kuhfuss
☒	For: Avenir Group—Mr. Jaffy Raza—Business Manager	☒	For: City of Surprise Community Development Dept.—Ms. Jackie Keller
☒	For: City of Surprise Council Member—Hon. Mr. Roland Winters Jr.	☒	For: City of Surprise Council Member—Hon. Mr. Jim Biundo
☒	For: City of Surprise Council Member—Hon. Mr. Todd Tande	☒	For: City of Surprise City Council/Mayor's Office—Ms. Jodi Tas
☐	General Public & Neighbors—No One in Attendance		

- 3) **Scribe:** Mr. Jaffy Raza – Business Manager – Avenir Group of Companies

- 4) **Start of Meeting:** The meeting started at 6:00 p.m. Arizona Time

- 5) **Purpose & Agenda:** The purpose of this meeting was to inform the neighborhood and the community in general about a request for review and approval of a proposed development application that will modify the final plat that was previously approved for Lot 7, Stadium Village South. The Avenir Group, dba the Surprise Memory Care LLLP intent to be the master developer and owner of Lot 2 for said subdivision to accommodate a 62 room / 86 bed ~ 36,000 SF Memory Care facility, Lots 1 and 2 will remain undeveloped and are not part of this development plan.

- 6) **Discussion & Business:** Mr. Jason Craik of the Avenir Group started the meeting with a brief and general description of the project The Surprise Memory Care facility which will provide the highest quality of care and support to those with Alzheimer's disease and other memory impairments. Years of research shows that the environment in which memory impaired individuals live is crucial to improving quality of life issues inherent with the disease progression. The research also identifies that memory-impaired adults do far better in smaller living environments when placed with their peers of similar cognitive ability, Surprise memory will provide this within the Surprise community. A driving factor for Avenir to select the site within Stadium Village is because of its proximity to the Stadium Complex and the planned mixed use urban/town center development with Stadium Village. It has been Avenir's experience that the family's and loved ones of the residents within its communities dine out, shop, and stay in nearby hotels upon visits. This proximity will aid in attracting residents to Surprise memory care and it is anticipated that nearby hotels, shops, and restaurants will attract and experience the same type of influx as seen from our other facilities neighboring businesses.

- 7) **Attendance:** All the attendees mentioned above were present in person for this meeting. The meeting was open to the general public however no one else came to the meeting.

- 8) **Adjournment:** At 7:00 p.m., the proposed time, the meeting was concluded.



3. Surprise Memory Care Issues, Concerns and Remedies

August 2014

No issues, concerns and/or problems have been encountered by the development team from the public or the community at large in the city of Surprise in the process as yet. Nor have they been made aware of such either by the City of Surprise nor a resident or a community member. The development team and the owners are more than willing to work within the requirements and ordinances of the city of Surprise and in their endeavors would not only cooperate but fully solicit the help and expertise of the city planning and development department if any issues, concerns and/or problems are encountered along the way.

Surprise Memory Care Planning and Zoning Commission

October 2, 2014



VICINITY MAP

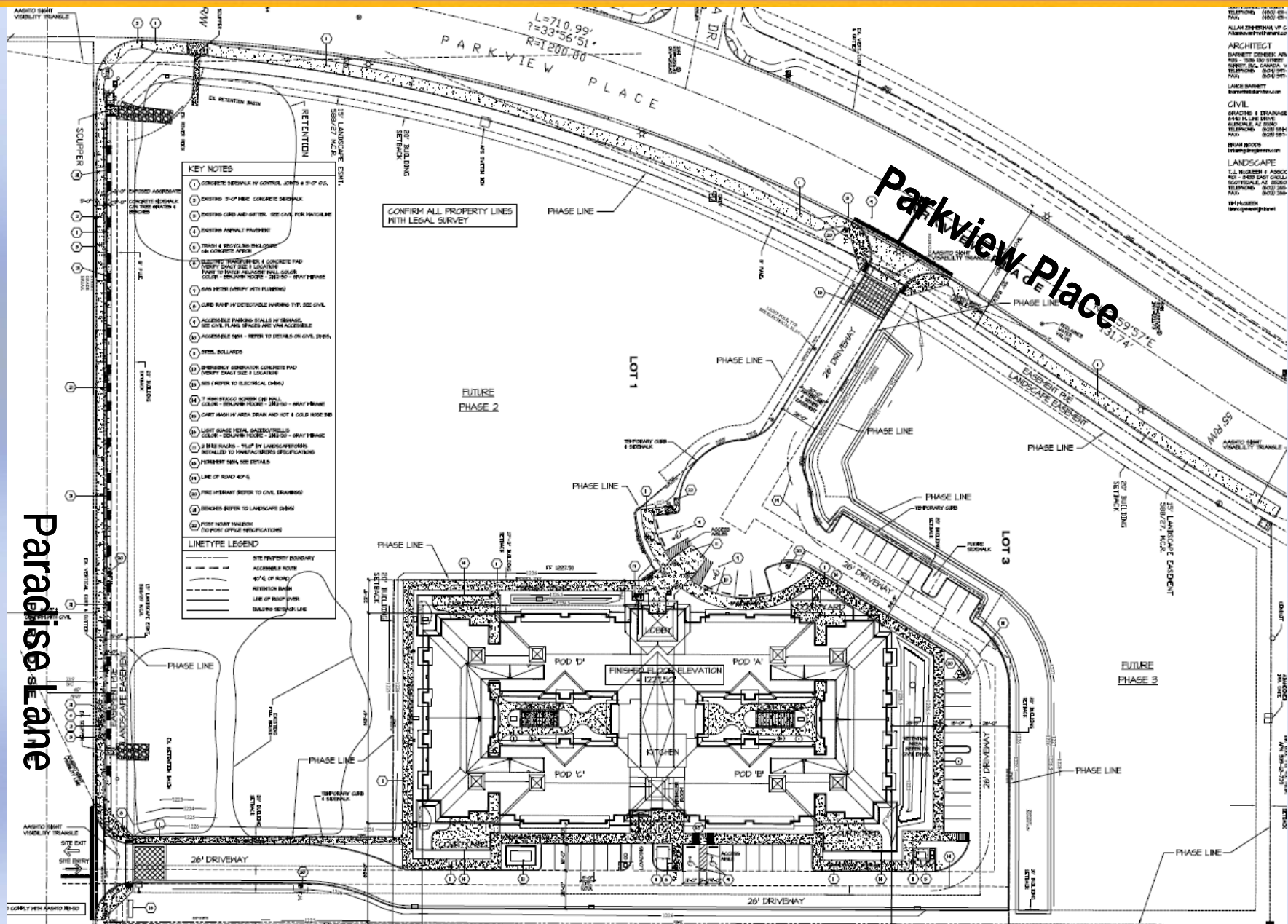


VICINITY MAP / MASTER SITE PLAN



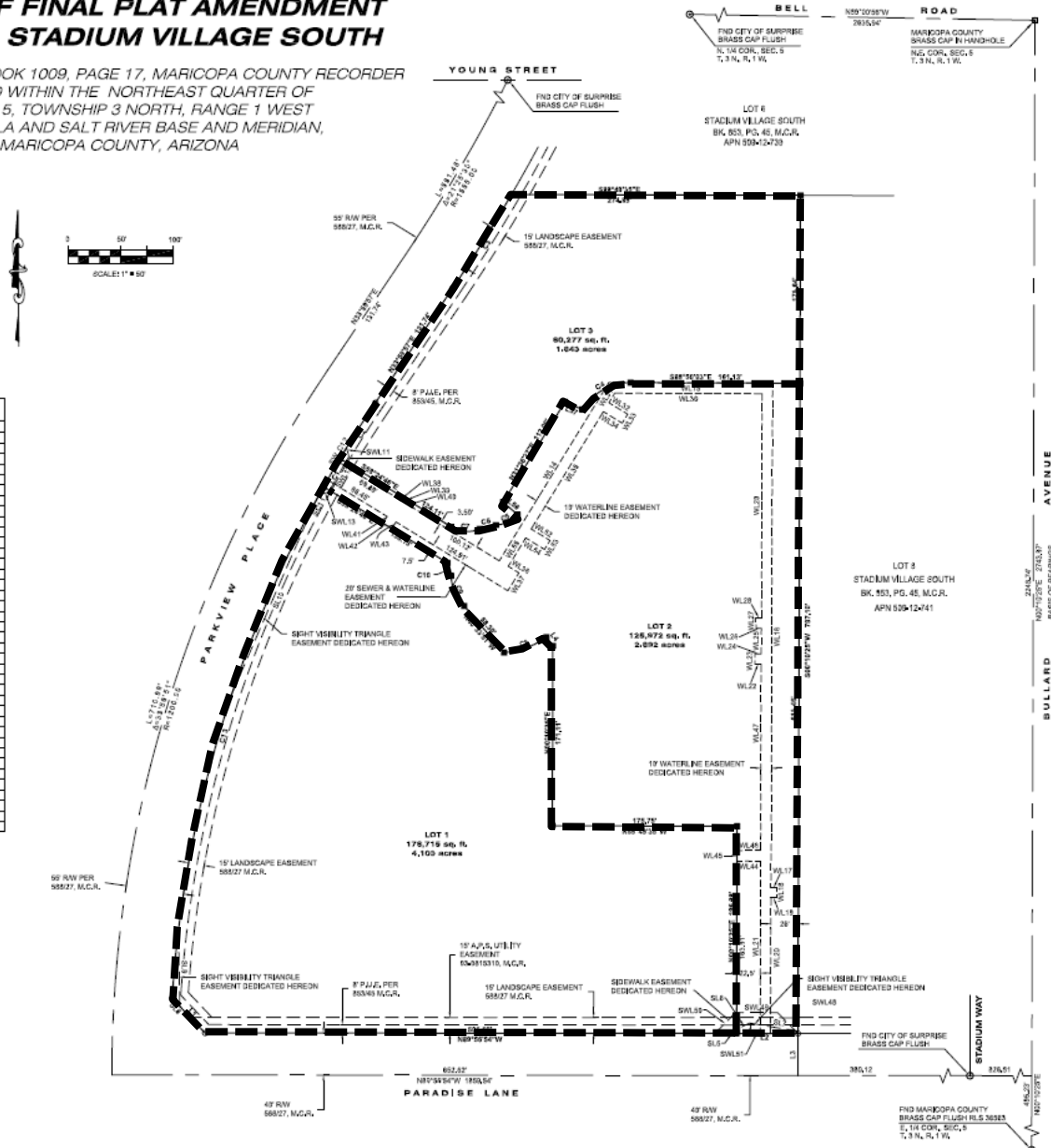
VICINITY MAP





LOT WIDTHS

LOT 1	MINIMUM: 197.03' AVERAGE: 359.49'
LOT 2	MINIMUM: 31.02' AVERAGE: 324.73'
LOT 3	MINIMUM: 178.85' AVERAGE: 245.07'



ELEVATIONS



West Elevation



East Elevation

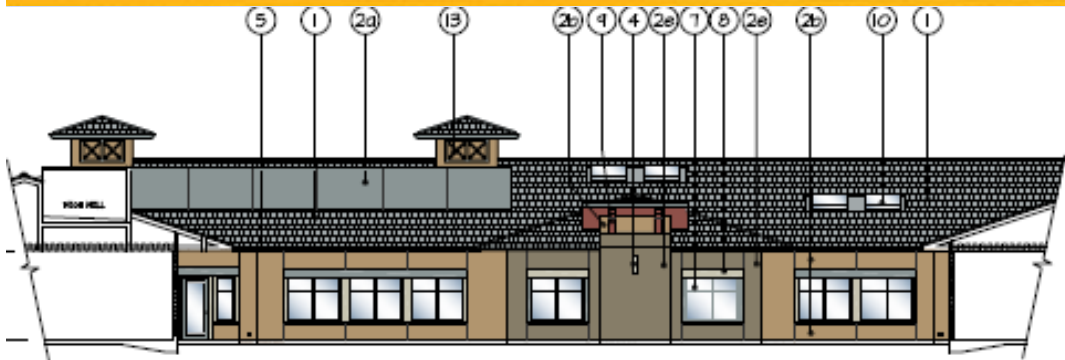


North Elevation

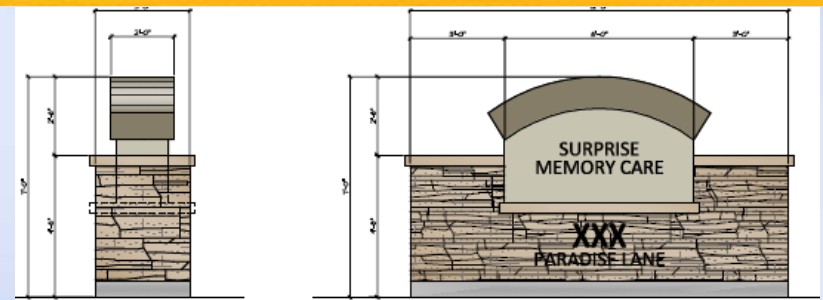


South Elevation

ELEVATIONS



Interior East



Monument Sign



Interior West



Interior South



Interior North

SURPRISE
ARIZONA



**Citizen Review Meeting
August 13, 2014**

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

October 2, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 2, 2014	Contact Person:	Lloyd Abrams, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

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

Agenda Wording:

Consideration and possible action to place items on a future agenda.

Motion:

To be determined by Commission action.

Background:

This item provides the opportunity for the commission to have an open discussion on items to be placed on future agendas. Items are also added by staff as needed based on citizen, commission, Council and administrative requests.

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):