



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

Thursday, June 5, 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 May 1, 2014 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 5 | <u>Consideration and action on a site plan approval for West Valley Bible Church located on the northeast corner of Acoma and North 140th Drives.</u> | Approve
Hobart Wingard,
Community &
Economic
Development |
| #3 | District 3 | <u>Consideration and action on a recommendation to approve a Preliminary Plat entitled Sierra Montana Phase 1 North Lot G generally located on the northwest corner of Cotton Lane and Acoma Drive.</u> | Approve
Vamshee
Kovuru,
Community &
Economic
Development |
| #4 | District 6 | <u>Consideration and action on approval of an amendment to the master site plan, phasing plan, and Phase 'A' site plan for the Christ Church of the Valley Campus located at 14787 West Cholla Street, on the southwest corner of Bullard Avenue and Cholla Street.</u> | Approve
Hobart Wingard,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#5	District 5	<u>Consideration and action on a major site plan and conditional use permit approval for Greenway Marketplace Shops 2 that includes a Dairy Queen Restaurant with a drive-through facility located at the southeast corner of Reems and Greenway Roads.</u>	Approve Vamshee Kovuru, Community & Economic Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #6 | District Internal | <u>Discussion for future agenda items.</u> | No Action
Lloyd Abrams,
Community &
Economic
Development |
|----|-------------------|--|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: May 28, 2014 at 10:00 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT

MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

June 5, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 5, 2014	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the May 1, 2014 Planning and Zoning Commission minutes.

Motion:

I move to approve the May 1, 2014 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

May 1, 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, May 1, 2014.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Acting Planning Manager Nichole McCarty stated that the Toyota in Prasada Auto Mall has received their Certificate of Occupancy and Dutch Bros. has started construction.

Staff is currently working on a code update to Section 2 of the municipal code to change the duties of the commission to include architecture and landscape approval.

Deputy City Attorney Donna Bronski reminded commission about the open meeting law and announced that training would be coming soon.

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 Minutes for April 3, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for April 3, 2014**. Vice Chair Somers seconded the motion. The motion passed with a vote of 4 ayes, 1 abstain (Bieniek) and 2 absent (Hoyler, Smith).

- **Item 2: Discussion only – Topics For Future Education and Work Sessions for the Commission**

By the Commission's request, Acting Planning Manager McCarty discussed adding work sessions and training opportunities. Staff recommended 5 p.m. work sessions prior to the regularly scheduled Commission meetings. Topics for future discussion would include

- Open Meeting Law
- Development Tools Workshop

Commission discussed and agreed on the 5p.m. start time. The first work session will take place in June.

- **Item 3: FS14-070 Consideration and Action – Kneader's Bakery**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **a site plan for Kneader's Bakery**.

Commission had questions and discussion regarding:

- Traffic circulation
- ADA parking locations
- Lighting

Commissioner Bieniek made a motion to approve **a site plan for Kneader's Bakery** and to adopt staff's findings and condition 'a', as listed in the staff report. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Hoyler, Smith).

- **Item 4: FS14 -035 Consideration and Action – Arizona General Hospital ER**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **a site plan for Arizona General Hospital ER**.

Commission had questions regarding pedestrian entry to the site on the northwest side of the building. **Michelle Smith, applicant**, stated that adding a sidewalk would be acceptable.

Ms. Smith requested that condition 'd' be revised to allow 25-foot light fixtures in order to be consistent with the surrounding development. **Scott Phillips, representing Surprise Center Development Company**, stated that all lights in the development are 25 feet in height.

Commission added condition 'b' (4):

- b. 4) Add sidewalk access to the northwest corner of the property to allow access.

Commission revised condition 'd' to the following:

- d) The photometric plan prepared by SW Associates and dated March 25, 2014 will be revised and submitted for administrative review and approval to include the height of the lighting fixtures in the parking lot will not exceed 25 feet in height to be consistent with the surrounding developed properties.

Commissioner Pervi made a motion to approve **a site plan for Arizona General Hospital ER** and to adopt staff's findings and conditions 'a' through 'd,' as amended, as listed in the staff report. Vice Chair Somers seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Hoyler, Smith).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 5: FS12-168 - Consideration and Action – Mariposa Acres**

Planner Hobart Wingard presented the project to the Commission. Staff recommended approval of **a site plan and rezone for Mariposa Acres**.

Commission had questions and discussion regarding:

- Parking for the facility
- A second outreach meeting
- Location of the project

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

Charlotte Waddle, resident, spoke against the project.

Jean Poe, resident, spoke against the project.

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

The Commission had additional discussion regarding its desire to have other concepts considered for the project and requested the applicant hold another neighborhood outreach meeting.

Commissioner Chapman made a motion to continue **a site plan and rezone for Mariposa Acres** to the July Planning and Zoning Commission meeting. Commissioner Pervi seconded the motion. The motion passed with a vote of 4 ayes, 1 nay (Bieniek), and 2 absent (Hoyler, Smith).

OTHER BUSINESS

- **Item 6: Discussion Only – Transportation**

Transportation Planning Manager Martin Lucero presented the update to the Commission.

- **Item 7: Future Agenda Items**

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 7:22 p.m.

STAFF PRESENT:

Interim Community & Economic Development Director Chris Boyd, Deputy City Attorney Donna Bronski, Transportation Planning Manager Martin Lucero, Acting Planning Manager Nichole McCarty, Planner Hobart Wingard, Planner Vamshee Kovuru, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Nichole McCarty, Acting Planning Manager
Community & Economic Development

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

June 5, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 5, 2014	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a site plan approval for West Valley Bible Church located on the northeast corner of Acoma and North 140th Drives.

Motion:

I move to approve a site plan for West Valley Bible Church and to accept the findings of fact as outlined in the staff report.

Background:

This request is to construct the initial phase of a 35,625-square-foot worship facility on the northeast corner of Acoma and North 140th Drives.

Financial Impact Statement:

The project will have a minimal economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

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

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 AND ECONOMIC DEVELOPMENT

Date: June 5, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Lloyd Abrams, GIS Division Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS13-155, West Valley Bible Church

Application Summary

The applicant is requesting site plan approval for the first phase of a 35,625-square-foot worship facility.

Location

The project is located at 14525 North 140th Drive, on the northeast corner of Acoma and North 140th Drives.

History

- On February 25, 1999, the subject property was annexed into the City of Surprise.
- The Sierra Verde Planned Area Development (PAD) was approved by the Mayor and Council on August 22, 2002.
- On March 27, 2009, a site plan for temporary recreation fields was administratively approved.

Project Summary

The West Valley Bible Church is proposing to construct the first phase of a 35,625-square foot multipurpose building. The two (2) story facility will house classrooms, offices, and an assembly area to accommodate approximately 500 participants. Future phases may include volleyball courts, exterior restroom facilities, a skateboard park, and a water park.

Both vehicular and pedestrian access will be from North 145th Drive to the west. A third emergency access is available on the northeast corner of the site onto Acoma Drive. Parking calculations based on the development code require a minimum of 125 vehicle spaces while the facility is providing parking for 139 vehicles.

The architecture of the structure reflects a modern theme that utilizes masonry, prefinished metal panels, and standing seam metal roofing. The contrasting colors provide a visual contrast that dynamically enhances the generally monotone neighborhood.

Landscaping will occupy the remainder of the site. The plant palette was selected to provide water conservation through the use of low-water use plant material. The existing recreation field will be preserved for continued use by the facility attendees as well as the community in general.

Department Review

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

Findings of Fact

1. Staff finds that the proposed site plan complies with the Surprise Municipal Code.
 - *This worship facility provides pedestrian and vehicular access, parking, landscaping, lighting, and signage.*
2. Staff finds that the proposed site plan complies with the Surprise General Plan.
 - *An authentic neighborhood mixes together the full range of human activities: living, learning, working, playing, creating and worshipping.*
3. Staff finds that the proposed site plan complies with the Sierra Verde PAD.
 - *Enhance the livability of Surprise by allowing for active and passive recreation opportunities.*

Recommendation

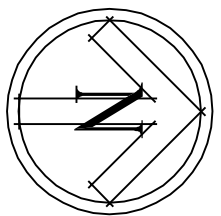
Staff recommends approval of the project.

Attachments

Vicinity map, site plan, water park plan, landscape plan, and elevations.

VICINITY MAP – FS13-155





SCALE: 1/8"=1'-0"

Enlarged Site Plan "A"



KEYNOTES:

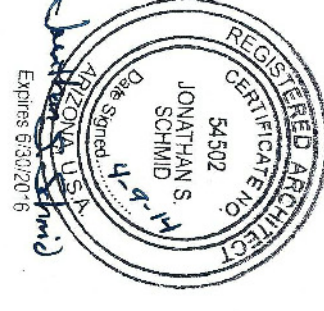
- 1 NEW CONCRETE SIDEWALK - SEE CIVIL AND DETAIL 7/A1.1.
- 2 CONNECT NEW CONCRETE SIDEWALK TO EXISTING CONC. SIDEWALK W/ CONTROL JOINT - SEE CIVIL
- 3 NEW 6" EXTRUDED CONCRETE CURB BELOW FENCE LINE
- 4 NEW FABRIC RAMADA SHADE CANOPY UNDER SEPARATE PERMIT - SEE DETAIL 11/A1.2
- 5 NEW 6'-0" HIGH WROUGHT IRON W/ POST CAPS - SEE DETAIL 4/A1.1
- 6 NEW 2X8 PLASTIC WOOD DECKING ABOVE RECESSED CONCRETE SIDEWALK, MECHANICAL FASTEN EACH END
- 7 NEW 2X6 PLASTIC WOOD DECORATIVE BRIDGE LEVEL W/ ADJACENT SIDEWALK
- 8 NEW 6'-0" CMU SITE WALL - SEE DETAIL 3/A1.1
- 9 NEW DECORATIVE SEATING WALLS - SEE DETAIL 10/A1.2
- 10 ENTRY SIGNAGE UNDER SEPARATE PERMIT - SEE DETAIL 9/A1.2
- 11 TOT TURF PLAYGROUND SURFACE W/ DEPTH AS REQUIRED BY PLAYGROUND MANUFACTURER
- 12 PAINTED CONCRETE PLAY SURFACE AS DESIGNED AND INSTALLED BY SHASTA POOLS
- 13 SPLASH PAD FOUNTAINS AND ASSOCIATED PIPING, PROVIDE 3" SLEEVES BELOW CONCRETE SIDEWALK PER SHASTA POOLS DESIGN
- 14 DRINKING FOUNTAIN AND LOCKED HOSE BID INTERNAL CABINET - SEE CIVIL DRAWINGS
- 15 PLASTIC WOOD PARK TABLE PROVIDED BY OWNER
- 16 PREFINISHED STEEL 80 GAL TRASH CAN PROVIDED BY OWNER
- 17 SINGLE BAR-B-Q GROUND MOUNTED PROVIDED BY OWNER
- 18 TURF RETENTION AREA - SEE CIVIL DRAWINGS
- 19 POWER STUB AT FABRIC CANOPY STEEL COLUMN
- 20 12'-0" EMERGENCY ACCESS GATE W/ FIRE DEPARTMENT ACCESS LOCK - SEE DETAIL 8/A1.2
- 21 PLAYGROUND EQUIPMENT UNDER SEPARATE PERMIT
- 22 TEMPORARY 20'-0" PROJECTION SCREEN W/ MOUNTING HOOKS PER MANUF. REQUIREMENT



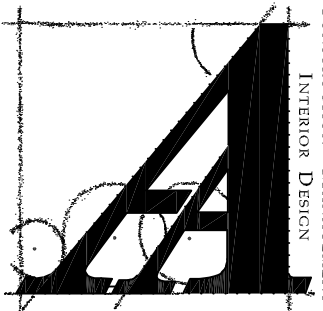
14833 Riviera Drive
Surprise, AZ 85379
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jschind@optimmanagement.com
www.optimmanagement.com

SHEET NO.

A1.3



Johnathan G. Johnson
Professional Engineer
License No. 54522
State of Arizona



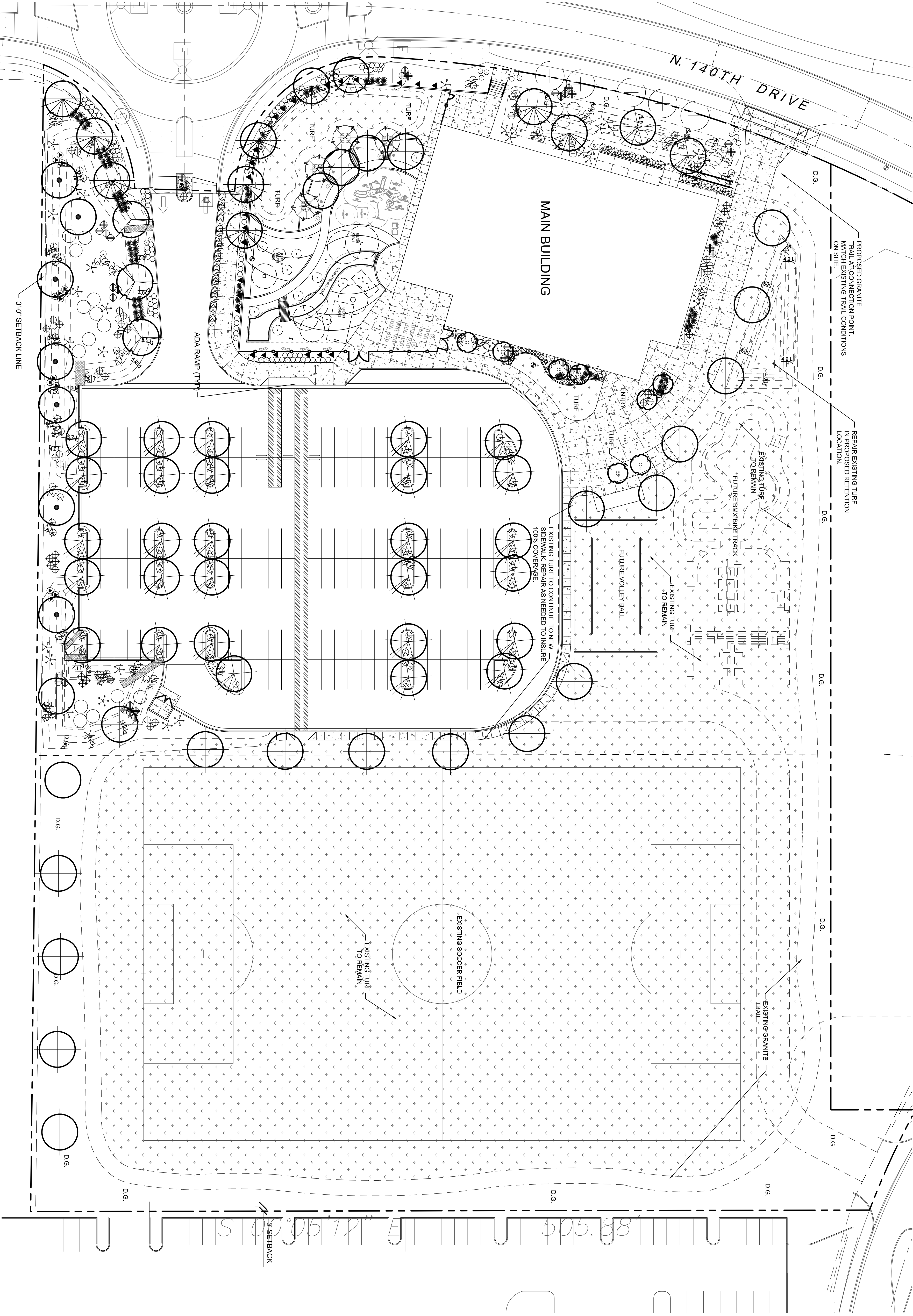
ASSOCIATED ARCHITECTS, INC.
1356 E. McKellips Rd., Ste. 101 MESA, ARIZONA 85203
PHONE: 480.964.8451 FAX: 480.964.1787
WWW.ASSOCIATED-ARCHITECTS.COM

DESIGNED BY:	JS
CHECKED BY:	BTJ
JOB NO.:	1222
PRINTED:	3/12/14
SITE DETAILS	

REVISION	DESCRIPTION	DATE
1	CITY OF SURPRISE	05/19/13
2	CITY OF SURPRISE	03/12/14

West Valley Bible Church
New Activity Center

PROJECT ADDRESS
14525 N 140th Drive
Surprise, AZ 85379



SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT
ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3' RADII OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS
TREES IN PLAVED AREAS REQUIRE DEEP ROOT BARRIER. REFER TO ROOT BARRIER AS MANUFACTURE.
ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.
ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.

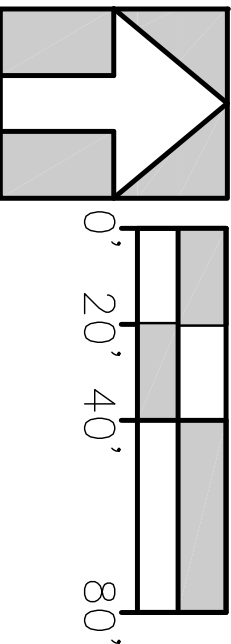
LOW WATER USAGE PLANT MATERIAL:

100% OFF ALL PLANTS UTILIZED ON LEGEND ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
EXISTING TURF NOTE:
EXISTING TURF ON SITE IS TO REMAIN IN MOST LOCATIONS, REPAIR TURF WHERE NEEDED THAT IS DISTURBED BY NEW WORK.

LANDSCAPE CALCULATIONS

TREE CALCULATIONS:
48" BOX - 17 22% OF OVER ALL TREES
36" BOX - 22 28% OF OVER ALL TREES
24" BOX - 39 50% OF OVER ALL TREES
LANDSCAPE CALCULATIONS
321,547 SQ FT OVER ALL SITE
201,493 SQ FT OF LANDSCAPE
62% OF SITE IS LANDSCAPE

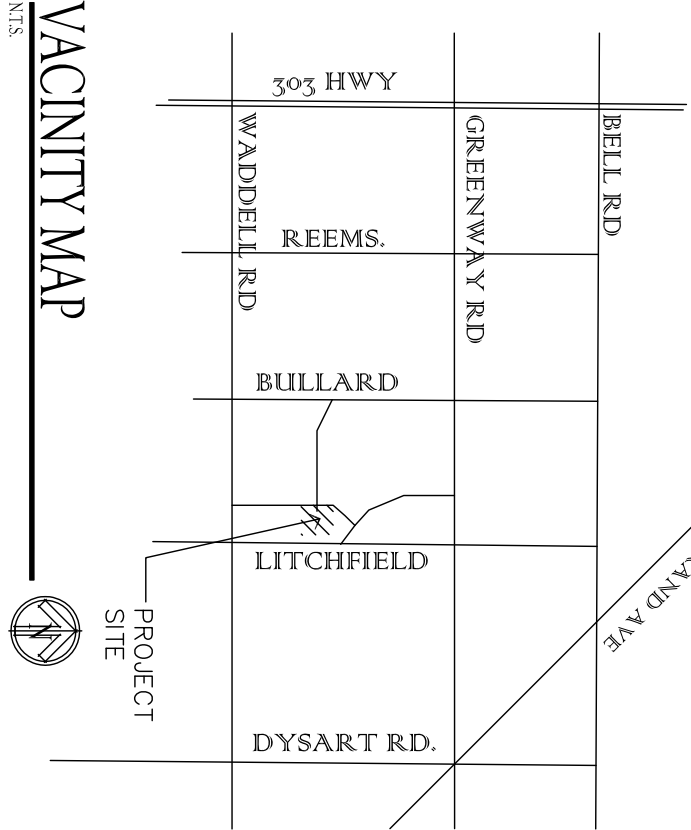
LANDSCAPE PLAN



LANDSCAPE LEGEND

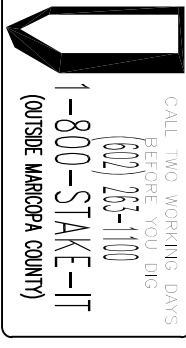
- CERCIDILLY DESERT MUSEUM
DESERT MUSEUM
48" BOX - 10
- CERCIDILLY DESERT MUSEUM
DESERT MUSEUM
36" BOX - 3
- OLEA EUROPEA SWAN HILL
SWAN HILL OLIVE
36" BOX - 23
- EXISTING MAJURE TREE
TO BE PROTECTED
DURING CONSTRUCTION
- PROSOPIS CHILENSIS
CHILEAN MESQUITE (THORNTLESS)
24" BOX - 30
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
48" BOX - 7
- PRUNUS CALIFORNIANA
BRADFORD PEAR
24" BOX - 8
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON - 35
- HEPERALOE PARVIFLORA
DEER GRASS
5 GALLON - 53
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON - 165
- MULHENERGIA REGENS
DEER GRASS
5 GALLON - 80
- EREGOPHILA MACULATA
SPOTTED BUD-BUSH
5 GALLON - 14
- DAVIDSONIA WHEELERII
DESERT SPOON
5 GALLON - 42
- LEUCOPHYLLUM FRUTESCENS
GREY CLOUD
5 GALLON - 52
- ACACIA REDOLENS
DESERT CARPET™
1 GALLON - 21
- LANIANA MONTEVIDENSIS
GOLD MOUND
1 GALLON - 149
- EUPHORBIA RIGIDA
GOPEER PLANT
1 GALLON - 19
- POEANEA RSC
PINK TRUMPET VINE
5 GALLON - 24
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- MID-IRON
TURF
SOD
- 6" EXTRUDED CURB
CONCRETE HEADER
SEE DETAIL
- 3X3X3 SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH - 6

VACINITY MAP



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St.
Scottsdale, AZ 85260
PH: (602) 265-0320 FX: (602) 266-6619
EMAIL: TIMMCQUEEN@JWLA.NET



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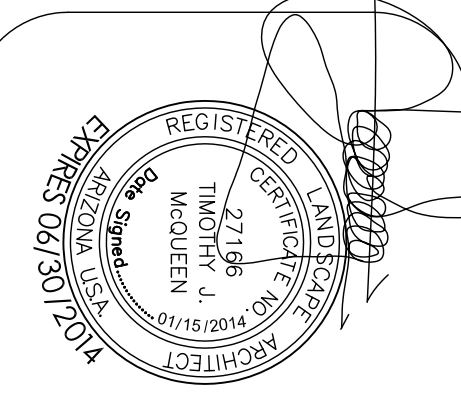
REVISION

NO.	DESCRIPTION	CITY
000000		CITY
000000		CITY
000000		CITY

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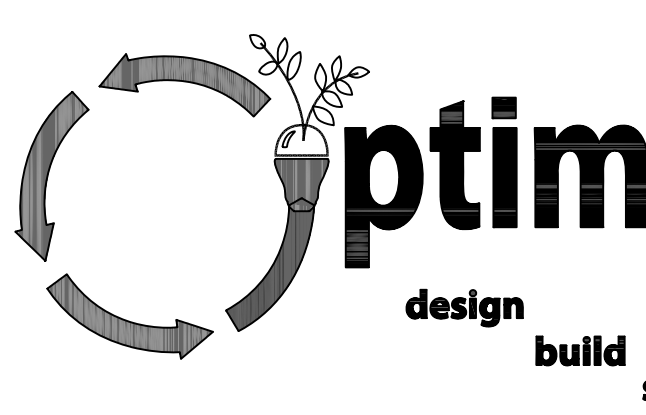
West Valley Bible Church
New Activity Center
PROJECT ADDRESS
13939 W Grand Ave
Surprise, AZ 85374-2440

Landscape Plan

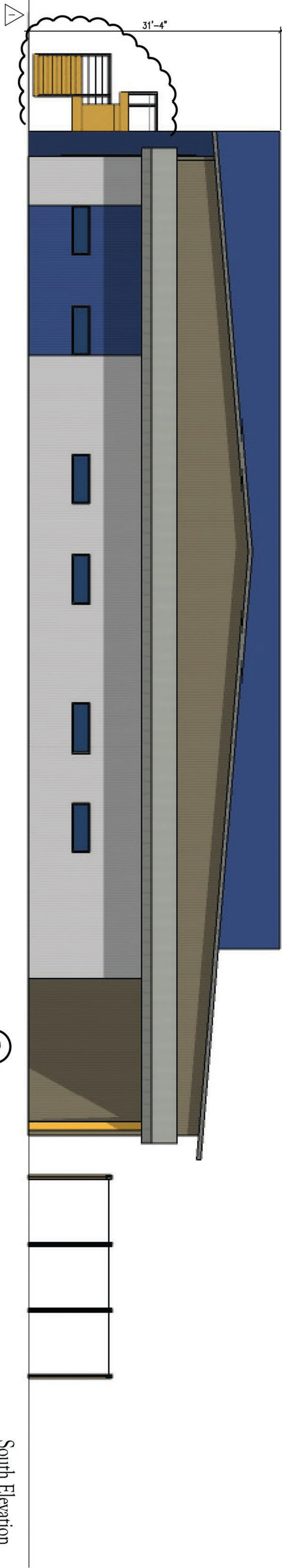


Drawn by: A.D.
Checked by: T.J.M.
Date: 01/12/14
Project Number: 2011.1

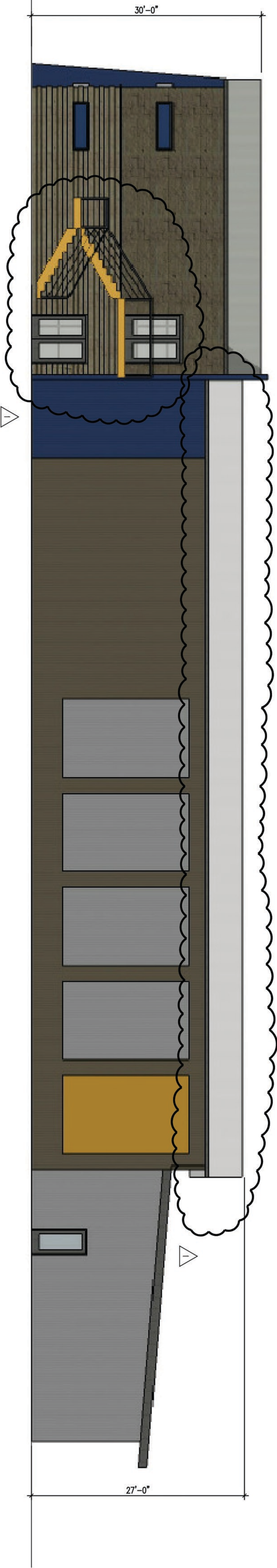
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ONE OF FOUR



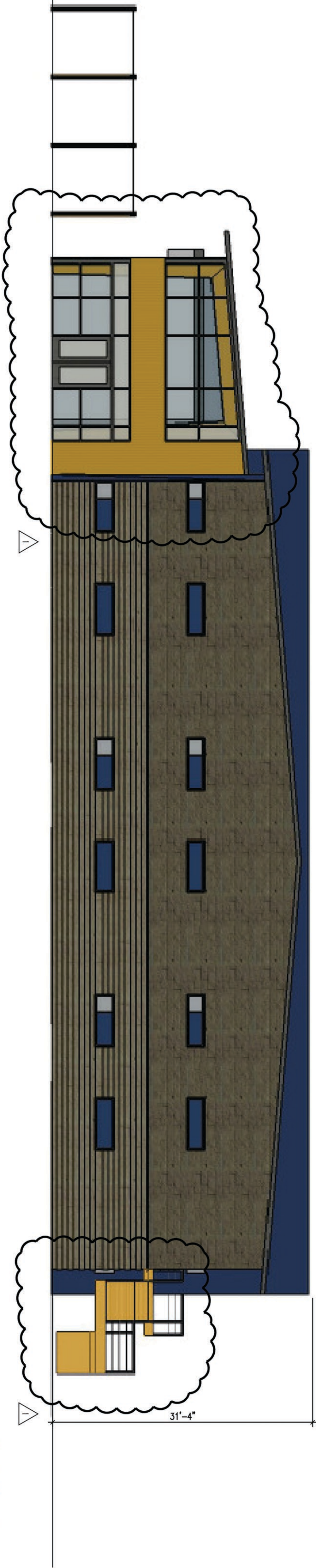
3501 E. Camelback Rd. #125
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Phone: (602) 343-6253
Fax: (602) 343-6254
jschmid@optimmanagement.com
www.optimmanagement.com



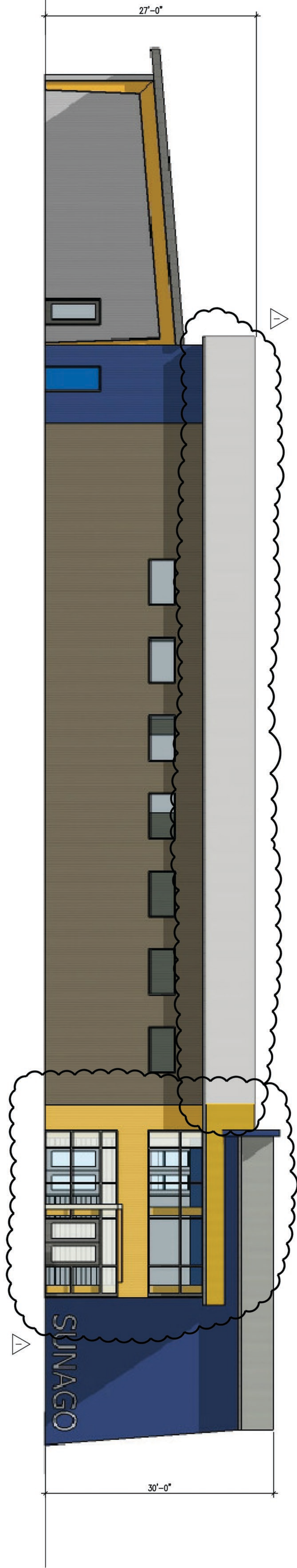
South Elevation
SCALE: 1/8"=1'-0"



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



North Elevation
SCALE: 1/8"=1'-0"



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

The drawings are drawing by Optim & reviewed by Associated Architects

West Valley Bible Church
New Activity Center

PROJECT ADDRESS
14525 N 140th Drive
Surprise, AZ 85379

DRAWN BY:	JS	REVISION	DESCRIPTION	DATE
CHECKED BY:	BTJ	1	CITY OF SURPRISE	06/19/13
JOB NO:	1222			
PRINTED:	6/19/13			
EXTERIOR ELEVATIONS				

ASSOCIATED ARCHITECTS, Inc.
1356 E. McKellips Rd., Ste. 101 MESA, ARIZONA 85203
PHONE: 480.964.8451 FAX: 480.964.1787
WWW.ASSOCIATED-ARCHITECTS.COM



A5.0

SHEET NO.

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CITY OF SURPRISE
Planning and Zoning Commission

June 5, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 5, 2014	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a recommendation to approve a Preliminary Plat entitled Sierra Montana Phase 1 North Lot G generally located on the northwest corner of Cotton Lane and Acoma Drive.

Motion:

I move to recommend approval to the Mayor and Council on the Preliminary Plat for Sierra Montana Phase 1 North Lot G and to adopt staffs findings and condition a.

Background:

Lot G falls within Parcel 17 of the approved Sierra Montana PAD of which 118 single-family residential units are allowed. To date 72 units have been built in Parcel 17. The underlying zoning of this property is low-density residential which allows for a gross density range of 3-5 du/ac. The proposal for Lot G is to plat 33 single-family residential lots on a 11.39 acre vacant property for a gross density of 3.68 du/ac, which is within the approved density range.

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](#)
- ☐ [Preliminary Plat](#)
- ☐ [Wall Plan](#)
- ☐ [Landscape Plan](#)

☐ [Citizen Review Summary](#)

☐ [RFLS](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Vamshee Kovuru, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: June 5, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS14-085, Sierra Montana Phase 1 North Lot G- Preliminary Plat

Application Summary

The applicant is requesting an approval for a Preliminary Plat entitled Sierra Montana Phase 1 North Lot G. The proposed plat consists of 33 single-family residential lots on a gross 11.39 acre vacant property.

Location

Sierra Montana Phase 1 North Lot G is located on the northwest corner of Acoma Drive and Cotton Lane. It is located within the Sierra Montana Planned Area Development (PAD).

History

- On September 14, 2000, the Mayor and City Council approved the Sierra Montana Planned Area Development.

Project Summary

Lot G falls within Parcel 17 of the approved Sierra Montana PAD of which 118 single-family residential units are allowed. The already developed portion of Parcel 17 is 17.24 acres and Lot G is 11.39 acres in size. To date 72 units have been built in Parcel 17. The underlying zoning of this property is low-density residential which allows for a gross density range of 3-5 du/ac. The proposal for Lot G is to plat 33 single-family residential lots for a gross density of 3.68 du/ac, which is within the approved density range. The proposed Preliminary Plat includes all infrastructure improvements, including streets, open space, and the drainage easement that buffers the development from Cotton Lane. As part of this Preliminary Plat, Cotton Lane will be widened to the full width.

Lot G will be developed with minimum lot size of 53' x 100'.

Neighborhood Meeting

A neighborhood meeting was held on May 5, 2014 at the Sierra Montana Recreation Center. A summary of the meeting is attached.

Economic Impact

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

Findings

1. Staff finds that the proposed Preliminary Plat complies with the Surprise Municipal Code.
 - *This project provides pedestrian, vehicular access, and on-site storm water and/or detention.*
2. Staff finds that the proposed Preliminary Plat complies with the Surprise General Plan.
 - *This project provides the required open space, promotes infill development, and conforms to the land use density.*
3. Staff finds that the proposed Preliminary Plat complies with the approved Sierra Montana PAD.
 - *This project conforms to the allowed use, lot sizes, and landscape design standards.*

Recommendation

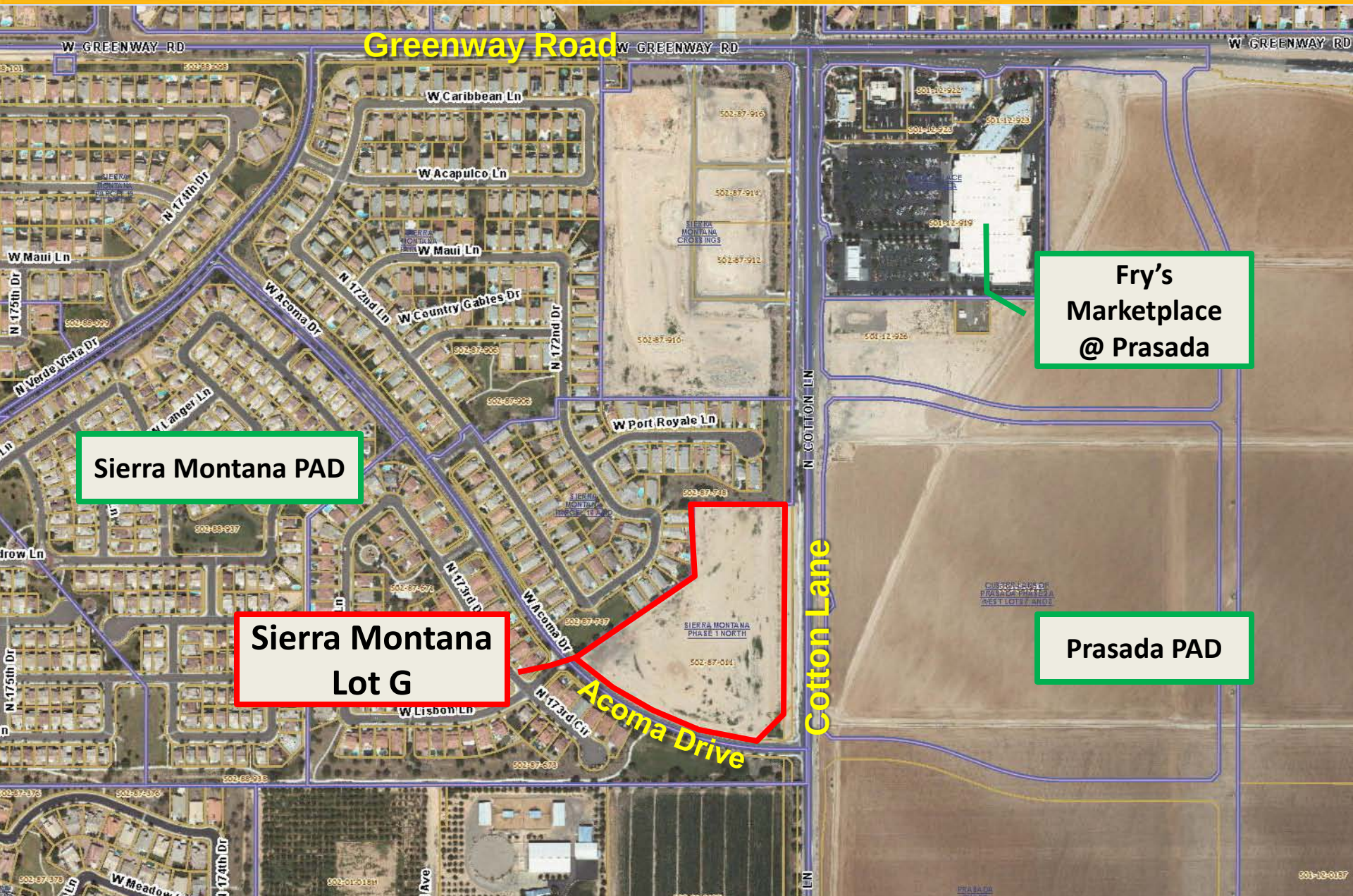
Staff recommends approval of the project, subject to the following conditions:

- a. All sidewalks with ADA ramps will be shown on the final landscape plans.

Attachment

Vicinity map, preliminary plat, preliminary landscape plan, preliminary wall plan, and neighborhood meeting summary.

Vicinity Map- Sierra Montana Lot G



LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL G, SIERRA MONTANA PHASE 1 NORTH, ACCORDING TO BOOK 601 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THAT PORTION OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH WAS CONVEYED TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY IN WARRANTY DEED RECORDED OCTOBER 27, 1927 IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT 1/2 OF ALL OIL, GAS AND MINERALS AS RESERVED IN WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.



	WATER VALVE
	SANITARY SEWER MANHOLE
	LIGHT POLE WITH MAST
	POWER POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL JUNCTION BOX
	TRAFFIC SIGNAL MAST
	ELECTRIC METER
	GATE
	SIGN
	TREE
	SAGUARO
	SANITARY SEWER LINE
	WATER LINE
	TELEPHONE LINE
	ELECTRIC LINE
	GAS LINE
	OVERHEAD ELECTRIC LINE
	CABLE TV LINE
	DOUBLE DOWNGUY
	DOWNGUY
	GAS LINE MARKER
	GAS VALVE
	CABLE TV RISER
	TELEPHONE RISER
	IRRIGATION CONTROL VALVE
FC	FACE OF CURB
ECB	ELECTRIC CABINET
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
PL	PROPERTY LINE
	FOUND CITY OF SURPRISE BRASS CAP FLUSH
	FOUND CITY OF SURPRISE BRASS CAP IN HANDHOLE
	FOUND MONUMENT AS NOTED
○	SET 1/2" REBAR WITH CAP R.L.S. #45763
(M)	MEASURED DIMENSION
(R2)	RECORD DIMENSION
BCF	BRASS CAP FLUSH
	CONTOURS

	FIRE HYDRANT
	WATER VALVE
	CONTOURS
	FLOW DIRECTION
I.E.	INVERT ELEVATION



MINIMUM LOT SIZE	5500 S.F.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	110'
MINIMUM SETBACKS	
FRONT—GARAGE FACE	18'
TOTAL BOTH SIDES	13'
MINIMUM SIDE YARD	8' AND 5'
REAR YARD	15'
CORNER SIDE	13'

EXISTING ZONING	PAD LDR
GROSS ACREAGE	11.39
NET ACREAGE	9.50
GROSS DENSITY	2.90 UNITS/AC.
NET DENSITY	3.47 UNITS/AC.
OPEN SPACE REQUIRED	1.43 AC.
OPEN SPACE PROVIDED	3.04 AC.
LOTS PROVIDED	33
R/W ACREAGE	1.74

TRACT ID	TRACT AREA (AC.)	USAGE *	OWNER AND MAINTENANCE RESPONSIBILITY
TRACT 1	.02	1,2	H.O.A.
TRACT 2	.53	1,2	H.O.A.
TRACT 3	.01	1,2	H.O.A.
TRACT 4	.01	1,2	H.O.A.
TRACT 5	.22	1,2	H.O.A.
TRACT 6	2.24	1,2,3	H.O.A.
USAGE * 1. OPEN SPACE 2. LANDSCAPE 3. DRAINAGE			

UTILITY	COMPANY
WATER	EPCOR
SEWER	CITY OF SURPRISE
ELECTRIC	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURYLINK
CABLE T.V.	COX COMMUNICATIONS

D.R. HORTON, INC
20410 N. 19TH AVE. SUITE 100
PHOENIX, AZ 85027
CONTACT: HOLLY R. JAMES, V.P.
PHONE: (480) 483-0006
FAX: (480) 368-1088

PROJECT DESIGN CONSULTANTS
7330 N. 16TH ST. SUITE A-314
PHOENIX, AZ 85020
CONTACT: ROBERT B. MURPHY, P.E.
PHONE: (602) 508-0700
FAX: (602) 508-0745

CITY OF SURPRISE BRASS CAP FLUSH AT
THE INTERSECTION OF COTTON LANE AND
ACOMA DRIVE, STAMPED "BM 32-3".
ELEVATION=1255.87 NAVD88

BEARINGS ARE BASED ON THE EAST LINE OF THE
NORTHEAST 1/4 OF SECTION 11, T3N, R2W, WHICH
BEARS N00°24'54"E BETWEEN THE EAST 1/4
CORNER OF SECTION 11 AND THE NORTHEAST
CORNER OF SECTION 11. (PER RECORD OF SURVEY
PLSS SUBDIVISION MARICOPA COUNTY GDACS
BOOK 661, PG. 18, M.C.R.).

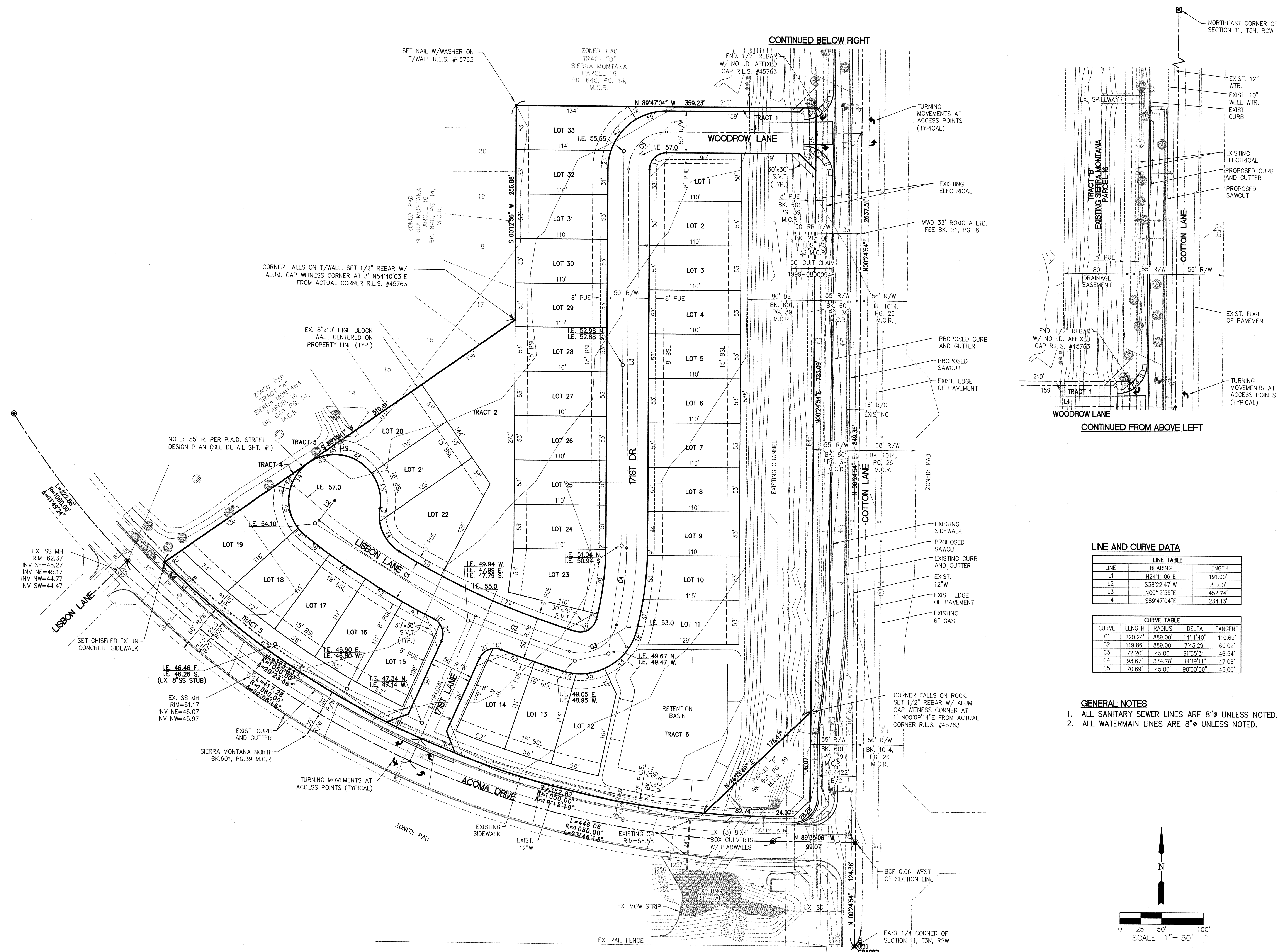
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1660L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



1 COVER SHEET
2 PRELIMINARY PLAT



T:\Eng\3973.20 Sierra Montana\ENGR\PLANS\3973.20-SHT-2.dwg May 01, 2014 - 7:36am djneske



Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

7350 N. 4th Street
Suite A-201
Phoenix, AZ 85018
602.608.0700 Fax
602.608.0746

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

CHECKED BY: R.B.M. DESIGNED BY: D.J.J. DRAWN BY: D.J.J.

**SIERRA MONTANA
PHASE 1 NORTH
LOT 'G'**

**NORTHWEST CORNER
COTTON LN. & ACOMA DR.
SURPRISE, ARIZONA**

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/21/14	ISSUED FOR PERMIT

PRELIMINARY PLAT

SHEET # 2 OF 2

SCALE: NOTED

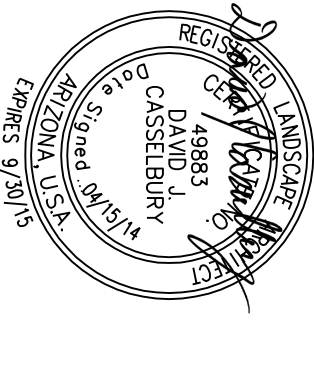
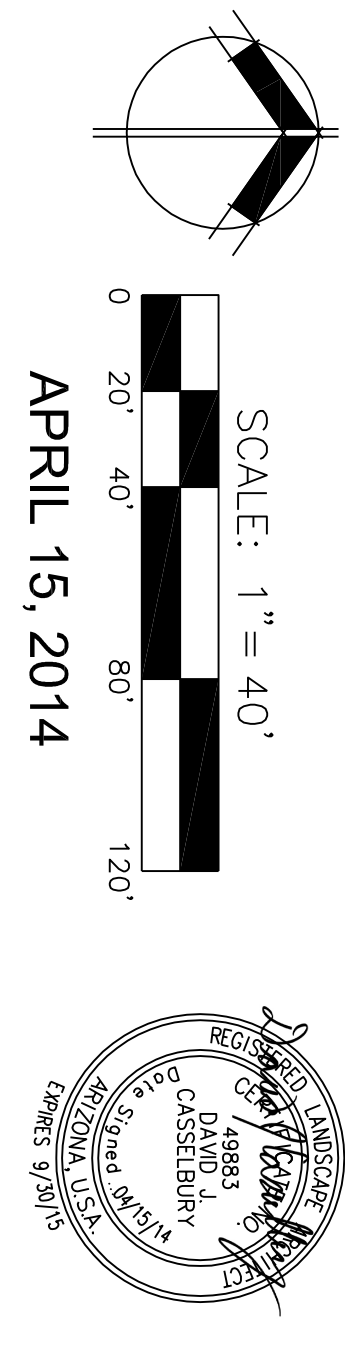
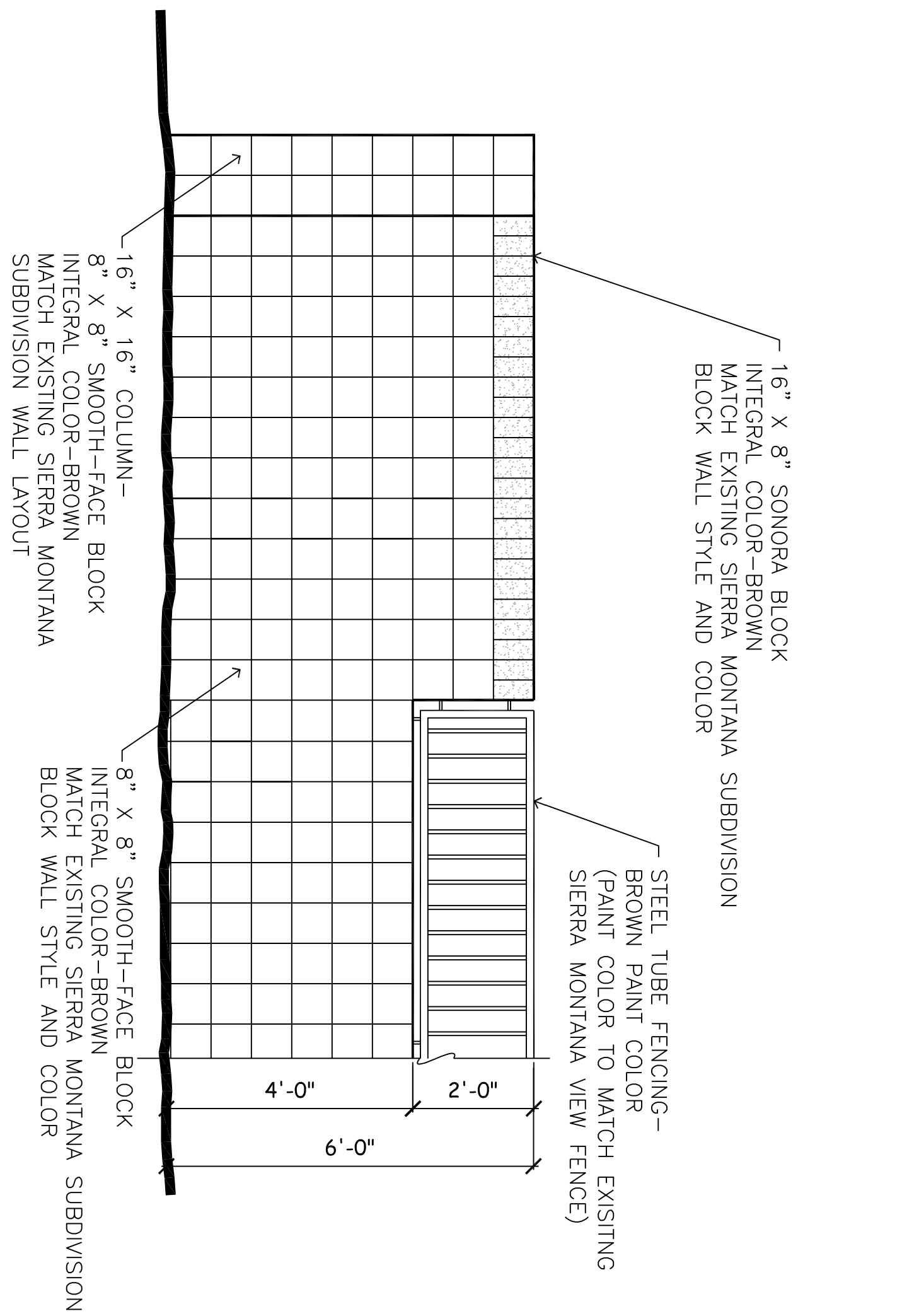
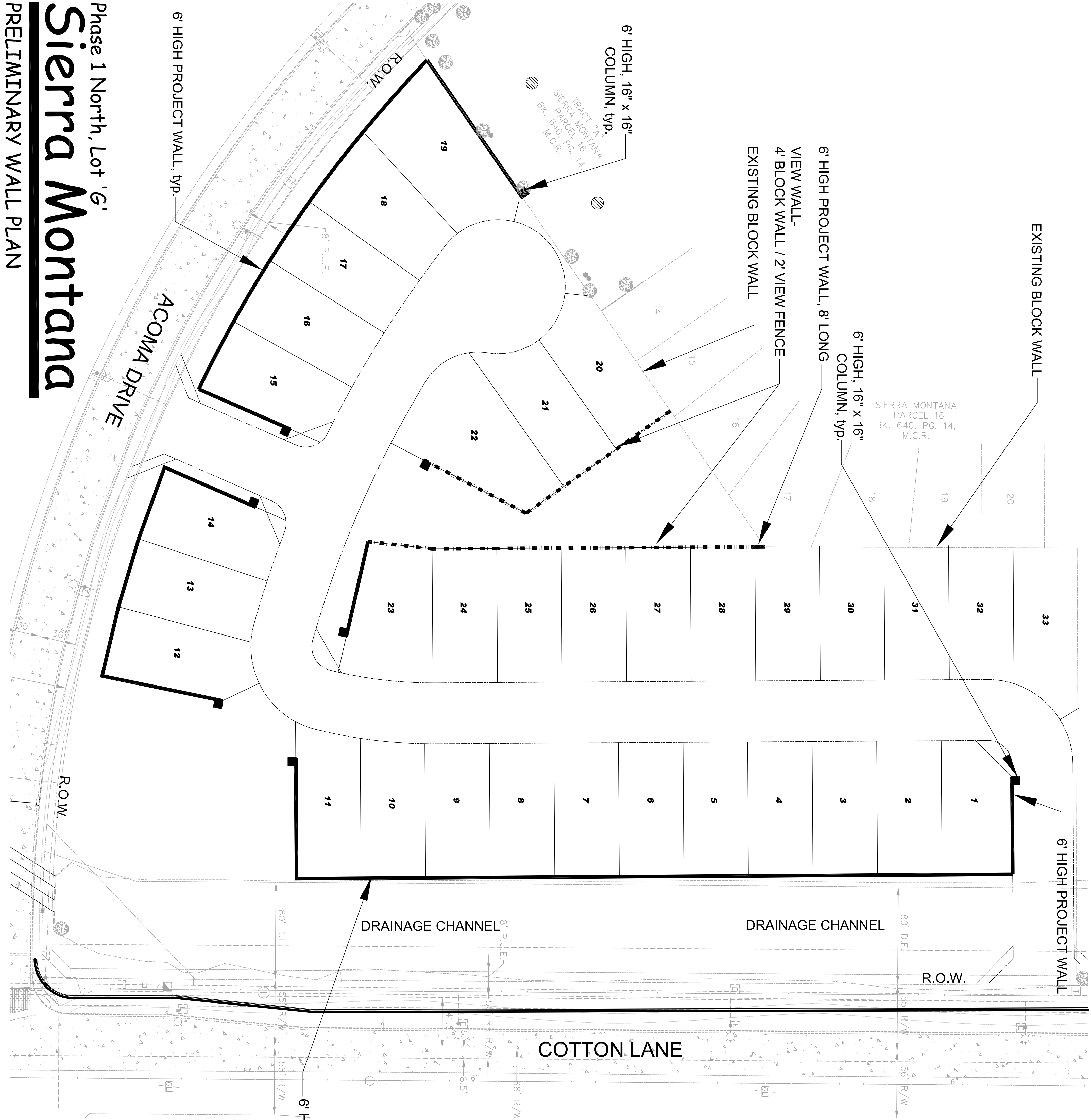
DATE: 02/21/14

PROJECT #: 3973.20

Phase 1 North, Lot 'G'

Sierra Montana

PRELIMINARY WALL PLAN





- ### GENERAL NOTES
1. ENTIRE PERIMETER WALL & LANDSCAPING IS REQUIRED TO BE CONSTRUCTED WITH THE FIRST PHASE OF DEVELOPMENT.
 2. ALL EXTERIOR SIGNS REQUIRE A SEPERATE SIGN PERMIT & COMPATIBILITY WITH BUILDING ARCHITECTURE. THIS SHALL INCLUDE SUBDIVISION ENTRY SIGNS.
 3. ALL LANDSCAPING TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
 4. NO TURF OR ANNUALS ALLOWED IN RIGHT OF WAY.
 5. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED ON THE PROJECT.
 6. FOR TYPICAL CURB RAMP DETAIL, SEE PRELIMINARY PLAT DRAWING.

LANDSCAPE SCHEDULE

Botanical \Common Name	Size/ Caliper
TREES	
ACACIA salicina Willow Acacia	24" Box 2" cal.
CHILOPSIS linearis Desert Willow	24" Box 1.5" cal.
FRAXINUS greggii Little Leaf Ash	24" Box .75" cal.
OLEA europaea Swan Hill Olive	24" Box 1.5" cal.
SOPHORA secundiflora Texas Mountain Laurel	24" Box .75" cal.
SHRUBS / ACCENTS / GROUNDCOVERS	
DASYLIRION wheeleri Desert Spoon	5 Gal.
DODONEA viscosa Hopbush	5 Gal.
HESPERALOE parviflora Red Yucca	5 Gal.
LANTANA camara 'New Gold' New Gold Lantana	5 Gal.
LEUCOPHYLLUM frutescens Green Cloud Sage	5 Gal.
MUHLENBERGIA capillaris Regal Mist Deer Grass	5 Gal.
NERIUM oleander 'Petite Pink' Oleander	5 Gal.
TECOMA stans 'Gold Star' Gold Star	5 Gal.
INERT GROUNDCOVER	
DG Decomposed Granite- Color and type to match Sierra Montana Development	3/4" Screened
MISCELLANEOUS	
Trash Receptacle Wabash Valley- FR400 (Gray)	
6' Bench Wabash Valley- ES520 Slats (Gray)	

SCALE: 1" = 40'

0 20' 40' 80' 120'

APRIL 15, 2014

VICINITY MAP

LANDSCAPE ARCHITECT
DAVID J. CASSELBURY
STATE OF ARIZONA
LICENSE NO. 49883
SIGNED 4/15/14
EXPIRES 9/30/15

Phase 1 North, Lot 'G'

Sierra Montana

PRELIMINARY LANDSCAPE PLAN

City of Surprise
Citizen Notification Process Update
Sierra Montana Phase 1 North, Lot G

May 5, 2014

The applicant facilitated a neighborhood meeting the evening of May 5, 2014. The meeting was properly noticed per the City of Surprise requirements. It was held on time and in a comfortable room conducive to a discussion between consultants/representatives for the applicant, 6 attending neighbors and Vamshee Kovuru, AICP, the attending City of Surprise planner.

The presentation clearly stated the intent of the meeting and the process going forward. The presenters did not avoid any question or concern. They did state that they needed to get a point or two clarified and they identified a neighbor to serve as a point of contact to distribute the follow-up information to attendees. The presenter also gave his personal telephone number and e-mail address to everyone at the meeting so that if any questions, points of confusion or misunderstandings arose they would then have a contact person to get answers.

Comments:

- There were several rumors concerning what standards were proposed and if the Sierra Montana HOA was part of this proposal. We assured residents that this was a part of Sierra Montana and the current HOA. We assured them there were additional meetings to give input and that Sierra Montana standards did have a fair amount of control what happens with this parcel and design in the future.
- The City of Surprise Planner did add a great deal of clarity for what were to be the concerns at this level of the entitlement process. The neighbors were starting to spread their concerns over too wide a range of comments; the planner when questioned then refocused the intent and the mood of the meeting.
- One resident said she lived next to Lot 20 and was concerned about how many, if any 2 story houses were proposed. We said we would get her the answer. We did state the lot near her house was not facing or backing in that area, but was siding on her lot if her lot was where she stated. Earlier in the informal conversations before the meeting she said she was next to the open space. We will still answer her.
- The residents have significant concern with the density landscaping in existing Sierra Montana. They are not happy with the over abundance of landscaping on the existing portions of Sierra Montana. We told them we were held to the current requirements of the existing PAD. We also said we would discuss this concern with the HOA manager, Michelle Nell, and the HOA president, Mike Smith.
- There was a comment about some of the lot placements. The presenters then gave the reasons for lot placement. The answer seemed to satisfy those in attendance.
- A comment about the "trash receptacle" note was made. We assured the neighbors these trash receptacles would be understated and screened at that location in the future.

The notification process will continue as mentioned at the meeting. The notes will be recorded, acted on and reported on at the required moment in this process.

two stons

email sled
to plan

NAME

PK #

DON + LIL BEARENS

17233 W BAWFF
(623) 266-1001

libehrens
@cox.net

Rete Gutierrez

602 677-7827

Mary Arend

17328 W Lisbon 623 ~~846-403~~

Jonathan Smith

17316 W. Lisbon 623 337
5277

Vamshee Kovuru

COS -

Nichole Kitchen

623-694-2275

→ call Nicole to get →

Michelle

602-694-2803 Call Michelle

Too much Veg

RFLS NO:	4078
SUBMIT DATE:	5/5/2014

**SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES**

Please retain form with document throughout the entire process.

Requestor: vamshee kovuru

Department & Extension: Community and Economic Development, Ext. 23153

Contract Title: RES for Sierra Montana Parcel G Prem Plat

Date of Contract, Event/Performance: 5/19/2014

Description of Legal Services Requested: Please review the Resolution for Sierra Montana Parcel G preliminary Plat. The project is scheduled for June 5, 2014 P&Z meeting. The City Council meeting is scheduled for August 5, 2014.

Vendor Name, Address & Phone:

To Council? Yes, with Resolution

If Yes, Council Meeting Date: 08/05/2014

*****City Attorney's Office Use*****

RFLS Status: Approved

Attorney Comment:

I made some grammatical changes and changed the date of the plat then combined these two into a single RFLS, attached.

DONNA.BRONSKI

5/19/2014

5/19/2014 6:02:50 PM

City Attorney's Office

Date



CITY OF SURPRISE
Planning and Zoning Commission

June 5, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 5, 2014	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on approval of an amendment to the master site plan, phasing plan, and Phase 'A' site plan for the Christ Church of the Valley Campus located at 14787 West Cholla Street, on the southwest corner of Bullard Avenue and Cholla Street.

Motion:

I move to approve an amendment to the master site plan, phasing plan, and Phase A site plan for the Christ Church of the Valley Campus and to adopt findings and conditions a through d.'

Background:

Christ's Church of the Valley proposes a 6,300 square-foot worship facility expansion. The master site plan and phasing plan are also being amended for the overall remaining property that covers nearly 40 acres.

Financial Impact Statement:

The proposed expansion of this worship facility will minimally impact the economic and fiscal status of the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Master Site Plan](#)
- ☐ [Phase A Site Plan](#)
- ☐ [Phasing Plan](#)
- ☐ [Landscape Plan](#)
- ☐ [Elevations](#)

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 AND ECONOMIC DEVELOPMENT

Date: June 5, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Lloyd Abrams, GIS Division Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-103, Christ's Church of the Valley Surprise Campus

Application Summary

The applicant is proposing to update the master site plan and construct the next phase of the Christ's Church of the Valley (CCV) facility.

Location

The existing facility is located at 14787 West Cholla Street, on the southwest corner of Bullard Avenue and Cholla Street.

History

- On May 13, 1999, the subject property was annexed into the City of Surprise.
- On September 13, 2000, the Planned Area Development (PAD) for Rancho Gabriella was approved by the Mayor and City Council.
- On September 16, 2003, a site plan for the Parkway Christian Church was approved by the Planning and Zoning Commission.
- On January 15, 2008, a amended site plan for the Parkway Christian Church was approved by the Planning and Zoning Commission.
- In February of 2011, CCV assumed ownership of the Parkway Christian Church.
- On July 5, 2012, the Planning and Zoning Commission approved a site plan amendment for the CCV facility.

Project Summary

Christ's Church of the Valley proposes a worship facility expansion. The master site plan and phasing plan are also being amended for the overall remaining property that covers nearly 40 acres.

The initial phase of the project includes an addition to the worship facility in the form of an auditorium expansion of approximately 6,300 square-feet to the west of the building. The addition will increase the occupancy of the worship space to 852 occupants. This occupancy and the occupancy of the associated offices will require 225 vehicle spaces. The worship facility proposes a total of 512 spaces during this phase.

The architecture of the proposed expansion will match the modern style of the current structures. This phase will also require the relocation of utilities, drainage, landscape, and hardscape items. Interior to the building, remodeling will occur that includes expansion of restroom facilities and a new coffee bar.

Phase 'B' of the project will provide a new access road off of Bullard Avenue. This entry will provide the opportunity for additional monument signage along the Bullard Corridor. Also proposed is a fire lane along the eastern side of the education building and additional parking for 114 vehicles.

Phase 'C' will provide 114 vehicle spaces while Phase 'D' will provide 76 additional vehicle spaces.

As provided in Condition a)1., staff is requiring that the selling of the industrial lots along Bullard Avenue be listed as a subsequent phase. When these lots are platted for sale, plans for a complete Bullard Road will have to be approved and financial assurances given to insure the improvements occur within one (1) year of platting.

Economic Impact Analysis

The proposed expansion of the worship facility will minimally impact the economic and fiscal status of the city and the region.

Department Review

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

Staff Findings of Fact

1. Staff finds that the proposed amended site plan complies with the Surprise Municipal Code.
 - *This worship facility provides pedestrian and vehicular access, parking, landscaping, lighting, and signage.*
2. Staff finds that the proposed amended site plan complies with the Surprise General Plan.
 - *An authentic neighborhood mixes together the full range of human activities: living, learning, working, playing, creating and worshipping.*
3. Staff finds that the proposed site plan complies with the Ranch Gabriela PAD.

- *A comprehensive, but restrictive, list of uses is included in the PAD, which allow flexibility for future use while maintaining compatibility with the neighboring residential community.*

Recommendation

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

- a) The Master Site Plan, Sheet 100M, prepared by Prosser Architects and dated January 24, 2014, will be revised and submitted for review to include the following modifications:
 1. The illustrated property lines and text regarding commercial lots A and B will be removed and shown as a subsequent phase.
 2. The underlying zoning of the commercial lots will be changed to industrial.
 3. A headwall for the storm drain pipes will be provided.
 4. Three (3) 36 inch storm drain pipes will be provided.
 5. The correct right-of-way widths under the heading "Streets" will be provided.
- b) The Phase 'A' Site Plan, Sheet 102, prepared by Prosser Architects and dated January 24, 2014, will be revised and submitted for review to include the following modifications:
 1. Adjacent zoning will be provided.
 2. Setbacks of the new structure to adjacent property lines will be provided.
 3. Provide a note that explains that all fire lane signs have a number 47 callout.
 4. A headwall for the storm drain pipes will be provided.
 5. Three (3) 36 inch storm drain pipes will be provided.
 6. The spelling of "Dashed" in note 33 and "Area" in note 45 will be corrected.
 7. The correct right-of-way widths under the heading "Streets" will be provided.
- c) The Phasing Site Plan, Sheet 101P, prepared by Prosser Architects and dated January 24, 2014, will be revised and submitted for review to include the following modifications:
 1. The illustrated property lines and text regarding commercial lots A and B will be removed and shown as a subsequent phase.
 2. Provide a single phasing numeration.
- d) The parcel is located inside the 65 LDN line of the 1988 MAG Noise Contours. School and daycare uses, outside of those uses directly related to worship activities, will be prohibited.

Attached

Vicinity map, master site plan, phasing plan, Phase 'A' site plan, landscape plan, and elevations.

VIINITY MAP – FS14-103 - CCV



Cholla Street

Rancho
Gabriela

Gabriela Drive

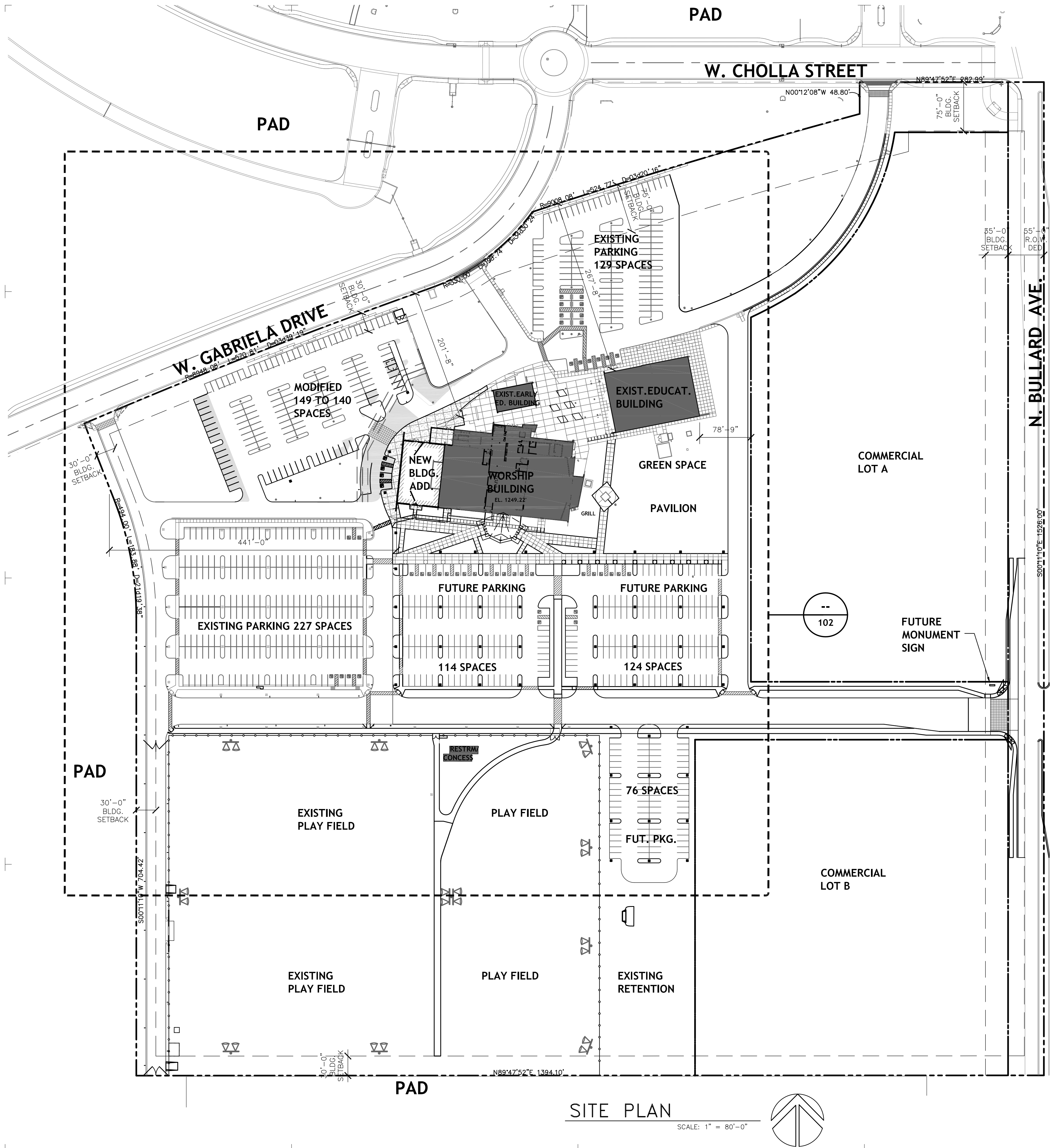
Mountain
Gate

Site

Rancho
Gabriela

Bullard Avenue

Peoria Avenue



PARKING CALCULATIONS-BY PHASE			
	REQ'D	CUMUL.	PROVID'D
EXISTING PARKING AREAS			
STANDARD SPACES	237		336
ACCESSIBLE SPACES	6		20
SUBTOTAL	243		356
PHASE A (MODIFIED) PRKNG AREA			
STANDARD SPACES	0		136
ACCESSIBLE SPACES	0		4
SUBTOTAL	0		140
EXIST. + PHASE A CUMULATIVE			
STANDARD SPACES		237	472
ACCESSIBLE SPACES		6	24
SUBTOTAL		243	496
PHASE B PARKING AREAS			
STANDARD SPACES	0		98
ACCESSIBLE SPACES	0		16
SUBTOTAL	0		114
EXIST. + PHASE A & B CUMUL.			
STANDARD SPACES		237	570
ACCESSIBLE SPACES		6	40
SUBTOTAL		243	610
PHASE C PARKING AREAS			
STANDARD SPACES	0		116
ACCESSIBLE SPACES	0		8
SUBTOTAL	0		124
EXIST. + PHASE A, B & C CUMUL.			
STANDARD SPACES		237	686
ACCESSIBLE SPACES		6	48
SUBTOTAL		243	734
PHASE D PARKING AREAS			
STANDARD SPACES	0		76
ACCESSIBLE SPACES	0		0
SUBTOTAL	0		76
EXIST. + PHASE A, B & C CUMUL.			
STANDARD SPACES		237	762
ACCESSIBLE SPACES		6	48
GRAND TOTAL		243	810

LAND AREA TABLE				
	GROSS SQ. FT.	GROSS ACRES	NET SQ. FT.	NET ACRES
CCV LOT AREA	1,239,882	28.46	1,230,399	28.25
COMMERCIAL LOT A	336,971	7.74	290,545	6.67
COMMERCIAL LOT B	276,389	6.34	248,028	5.69
TOTAL SITE	1,853,042	42.54	1,768,972	40.61

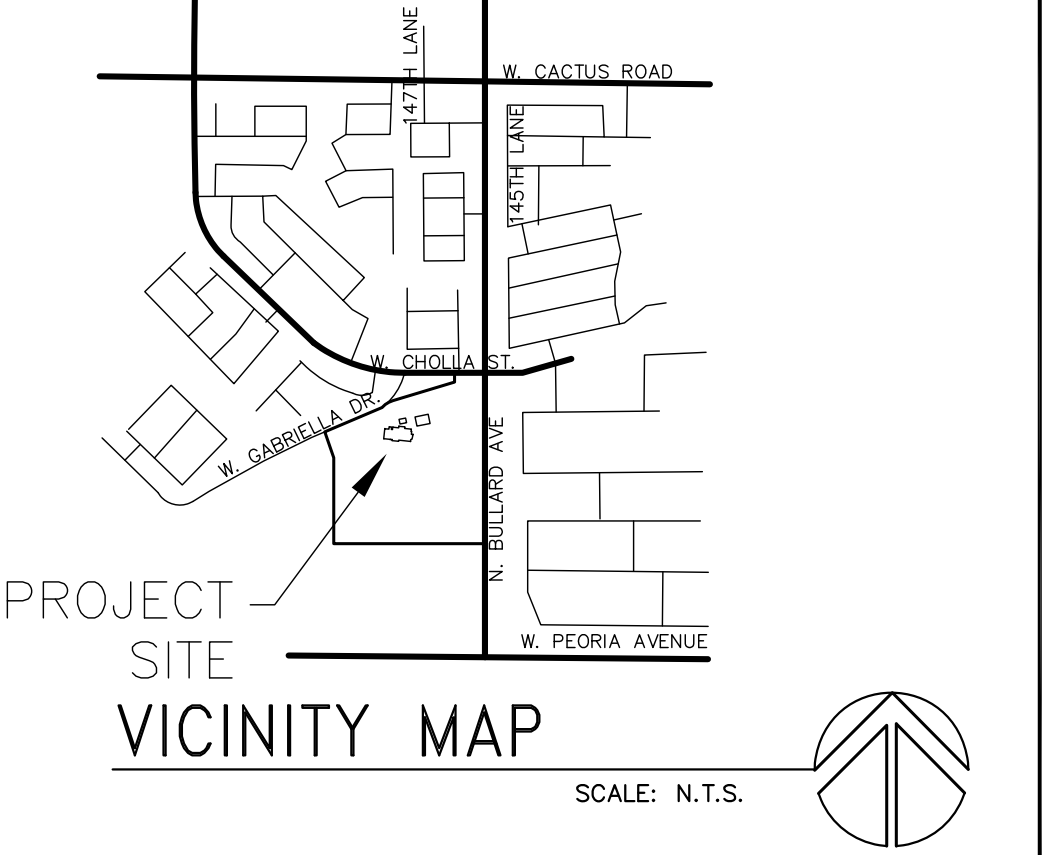
BUILDING AREA TABLE				
	EXISTING SQ. FT.	ADDED SQ. FT.	TOTAL SQ. FT.	SITE COVERAGE
WORSHIP	26,804	5,720	35,524	2.86%
EDUCATION	12,184	0	12,184	0.97%
EARLY EDUCATION	2,062	0	2,062	0.02%
CONCESSION	1,042	0	1,042	0.01%
TOTAL SITE	42,212	5,720	47,812	3.86%

DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROVIDED
PARKING SPACES	243	810
ACCESSIBLE PARKING SPACES	6	48
PARKING STALL WIDTH (MIN.)	9'	9'
PARKING STALL DEPTH (MIN.)	18'	18'
DRIVE AISLE WIDTH (MIN.)	25'	25'
BULLARD AVE. SETBACK (FRONT)	35'	35'
SIDE/RESIDENTIAL SETBACK (NORTH)	75'	75'
SIDE SETBACK (SOUTH)	30'	30'
REAR SETBACK (WEST)	30'	30'
BUILDING HEIGHT (MAXIMUM)	35'	37'

DEVELOPED LOT COVERAGE-ALL PHASES			
	SQUARE FEET	ACRES	LOT COVERAGE
BUILDINGS	47,812	1.10	3.86%
LANDSCAPE	646,396	14.84	52.5%
PARKING	447,178	10.27	36.31%

GENERAL NOTES

A. ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE



ADDRESS
14787 W. CHOLLA ST.
SURPRISE, ARIZONA 85379

OWNER INFORMATION
CHRIST'S CHURCH OF THE VALLEY
7007 W. HAPPY VALLEY ROAD
PEORIA, AZ 85383
TELEPHONE: 623-376-2444
FACSIMILE:

PROJECT DESCRIPTION
SPLIT OFF TWO LOTS AND INSTALL PHASED IMPROVEMENTS FOR SITE PARKING, WORSHIP BLDG, ADDITION, COVERED PAVILION, OUTDOOR GRILL, WATER FEATURE AND LANDSCAPING ON AN A PARTIALLY DEVELOPED SITE.

LEGAL DESCRIPTION
THE EAST HALF OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. FOR DETAILED DESCRIPTION SEE THE ALTA SURVEY.

ASSESSORS PARCEL NUMBER
501-39-982

CURRENT ZONING
INDUSTRIAL P.D.B. - RANCHO GABRIELA
CHURCH & SPORTS USE ALLOWED (NO SCHOOL USE ALLOWED)

PROJECT DATA
CODES (WITH CITY OF SURPRISE AMENDMENTS):
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL ELECTRICAL CODE WITH 2002 NEC
2006 INTERNATIONAL FIRE CODE WITH SURPRISE AMENDMENTS
2002 NFPA 13 2002 NFPA 72

OCCUPANCY GROUP: A-3

CONSTRUCTION TYPE: II-B W/

ALLOWED BUILDING HT: 35'-0" MAX.

PROPOSED BUILDING HT: 35'-0" MAX.

BUILDING INFO

	AREA	HEIGHT
EXIST. EDUCATION BLDG (A-3)	12,184 G.S.F.	1 STORY, 35'-0"
EXIST. YOUTH BLDG (A-3)	2,062 G.S.F.	1 STORY, 24'-0"
CONCESSION BLDG (B)-PHASE 2	1,042 G.S.F.	1 STORY, 14'-0"
EXIST. WORSHIP BLDG (A-3)	26,804 G.S.F.	2 STORY, 37'-0"
WORSHIP BLDG ADDITION (A-3)	5,720 G.S.F.	2 STORY, 35'-0"
BLDG AREA TOTAL	47,812 G.S.F.	(3.89% OF GROSS AREA)

CCV SITE AREA:
GROSS AREA: 28.46 ACRES OR 1,239,882 S.F.
NET AREA: 28.25 ACRES OR 1,230,399 S.F.
EXISTING PHASES A & 2: 20.67 ACRES OR 900,360 S.F.
PHASE B: 5.76 ACRES OR 250,698 S.F.
PHASE C: 1.09 ACRES OR 47,570 S.F.
PHASE D: 0.73 ACRES OR 31,771 S.F.

LANDSCAPE COVERAGE:
EXISTING, PHASES A & 2: 13.01 ACRES OR 566,866.05 S.F.

PARKING COVERAGE:
EXISTING, PHASES A & 2: 6.41 ACRES OR 279,397 S.F.
PHASE B: 2.29 ACRES OR 99,931 S.F.
PHASE C: 0.99 ACRES OR 42,979 S.F.
PHASE D: 0.99 ACRES OR 25,653 S.F.
10.28 ACRES OR 447,960 S.F.

PARKING REQUIREMENTS:
WORSHIP 174 SEATS
OFFICE 1/250 SF = 12 SPACES
COMBINED PARKING REQUIRED

PARKING (EXISTING + PHASE A):

	REQUIRED	PROVIDED
STANDARD SPACES	218 SPACES	488 SPACES
ACCESSIBLE SPACES	7 SPACES	24 SPACES
SUBTOTAL (AFTER PHASE A):	225 SPACES	512 SPACES

STREETS
CHOLLA STREET: 55' RIGHT-OF-WAY; FULLY DEVELOPED
GABRIELA DRIVE: 55' RIGHT-OF-WAY; FULLY DEVELOPED
BULLARD AVENUE: 55' RIGHT-OF-WAY; PARTIALLY DEVELOPED

SURPRISE CASE NUMBERS
PLANNING: PRJ10-158/CR11-314
SITE PLAN APPROVAL: SPA07-316, FS12-140

P 480.592.9595
F 480.598.0852

PROSSER
ARCHITECTS

2756 E. James St.
Gilbert, AZ 85296
E pjp@prosserarchitects.com

JOB SITE: CCV SURPRISE
WORSHIP ADDITION & REMODEL
14787 W. CHOLLA ST.
SURPRISE, AZ

JOB # 1312B

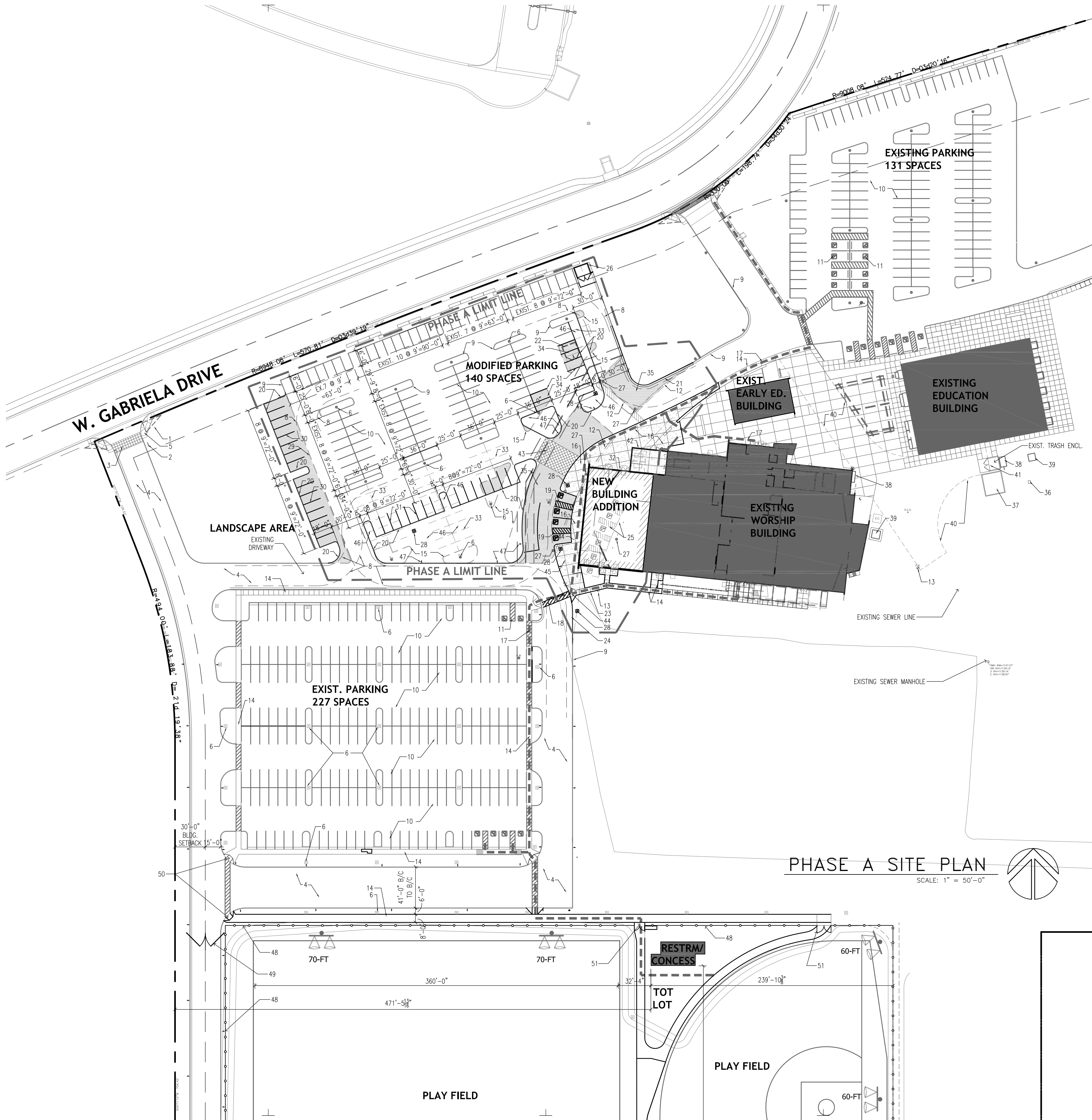
DATE: 01-24-14

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MASTER SITE PLAN 100M

28090
PAUL J. PROSSER
Arizona, U.S.A.
Expires: 09/30/2015

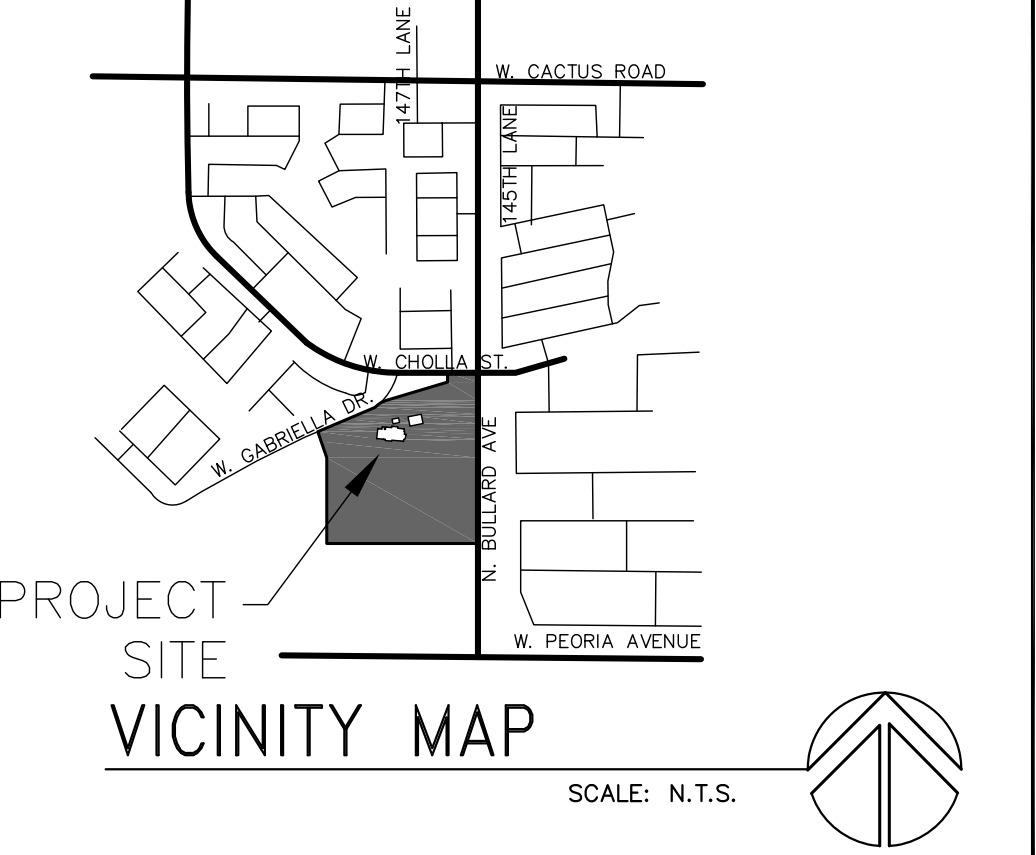
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PARKING CALCULATIONS-BY PHASE			
	REQ'D	REQ'D CUMUL.	PROVID'D CUMUL.
EXISTING PARKING AREAS			
STANDARD SPACES	237		336
ACCESSIBLE SPACES	6		20
SUBTOTAL	243		356
PHASE A (MODIFIED) PRKNG AREA			
STANDARD SPACES	0		136
ACCESSIBLE SPACES	0		4
SUBTOTAL	0		140
EXIST. + PHASE A CUMULATIVE			
STANDARD SPACES		237	472
ACCESSIBLE SPACES		6	24
SUBTOTAL		243	496

- KEY NOTES**
1. VISIBILITY TRIANGLE.
 2. EXISTING FIRE ENTRANCE SIGN PER SURPRISE FIRE DET. REQUIREMENTS TO REMAIN.
 3. EXISTING PATTERNED PAVING TO REMAIN.
 4. EXISTING ASPHALT CONCRETE PAVED DRIVEWAY TO REMAIN.
 5. EXISTING DRIVE ENTRANCE APRON AND SIDEWALK RAMPS TO REMAIN.
 6. EXISTING 20'-0" TALL SITE POLE LIGHT TO REMAIN - TYP.
 7. NEW 20'-0" TALL SITE POLE LIGHT TO MATCH EXISTING SITE POLE LIGHTS. SEE DETAIL 08/103 & 08/104.
 8. FIRE LANE TURN RADII - MINIMUM 45'-0" OUTSIDE AND MAXIMUM 19'-6" INSIDE.
 9. EXISTING CONCRETE CURB TO REMAIN.
 10. EXISTING ASPHALT CONCRETE PAVED PARKING AND DRIVE AISLES TO REMAIN.
 11. EXISTING ACCESSIBLE PARKING SPACES TO REMAIN - TYPICAL.
 12. EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO BE REMOVED AS NEEDED TO CREATE NEW DRIVEWAY.
 13. EXISTING FIRE HYDRANT TO REMAIN.
 14. EXISTING CONCRETE WALK TO REMAIN.
 15. EXISTING CONCRETE CURB/LANDSCAPE ISLAND TO BE REMOVED.
 16. HATCHED AREA INDICATES NEW CONCRETE WALK TO BE FLUSH WITH ASPHALT PAVING AT DRIVEWAY. SEE CIVIL DRAWINGS AND DETAILS.
 17. DASHED GRAY LINE INDICATES ACCESSIBLE ROUTE.
 18. NEW SAFETY STRIPING AT DRIVEWAY CROSSING - TYPICAL.
 19. NEW ACCESSIBLE PARKING STALLS WITH PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SAFETY STRIPED ACCESS AISLES. SEE DETAIL 6/103.
 20. NEW VERTICAL CONCRETE CURB. SEE DETAIL 04/104 AND CIVIL DRAWINGS.
 21. NEW CONCRETE CURB AND GUTTER. SEE CIVIL DRAWINGS.
 22. EXISTING TRASH ENCLOSURE TO BE DEMOLISHED AND RELOCATED PER NOTE 26 BELOW.
 23. NEW 5'-0" WIDE CONCRETE WALK. SEE DETAIL 03/104.
 24. NEW EXTRUDED CONCRETE CURB. SEE CIVIL DRAWINGS AND DETAIL 01/104.
 25. EXISTING CURB AND GUTTER, ASPHALT PAVING, CONCRETE SIDEWALK AND STRIPING AT ACCESSIBLE PARKING TO BE REMOVED FOR NEW BUILDING ADDITION.
 26. NEW TRASH ENCLOSURE LOCATION. DESIGN AND CONSTRUCTION TO MATCH EXISTING. SEE DETAILS 01, 02, 03 & 07/103.
 27. EXISTING SITE LIGHT POLE AND BASE TO BE REMOVED AND RELOCATED PER NOTE 28 BELOW.
 28. RELOCATED SITE LIGHT AND BASE.
 29. EXISTING CONCRETE CURB TO BE REMOVED.
 30. NEW ASPHALT PAVING AND STRIPING FOR NEW PARKING SPACES.
 31. NEW PARKING STRIPING ON EXISTING PAVING.
 32. RELOCATE EXISTING KNOX KEY BOX TO THIS LOCATION.
 33. DSHED LINES INDICATE EXISTING PARKING STRIPING TO BE REMOVED OR PAINTED OUT.
 34. INFILL, PATCH AND REPAIR ASPHALT PAVING TO MATCH EXISTING.
 35. NEW ASPHALT PAVING INFILL. SEE CIVIL DRAWINGS.
 36. EXISTING CELL TOWER LOCATION TO BE RELOCATED TO THE SW CORNER OF THE SITE IN THE FUTURE.
 37. EXISTING CELL TOWER EQUIPMENT ENCLOSURE LOCATION TO BE RELOCATED TO THE SW CORNER OF THE SITE IN THE FUTURE.
 38. EXISTING ELECTRIC SERVICE ENTRANCE SECTION TO REMAIN.
 39. EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
 40. EXISTING FIRE LANE AND/OR "T" TURNAROUND TO REMAIN.
 41. EXISTING TRASH ENCLOSURE TO REMAIN.
 42. NEW 8'-0" HIGH STUCCO FINISHED CMU EQUIPMENT YARD.
 43. NEW DECORATIVE PAVING ACCENT.
 44. NEW SIDEWALK RAMP. SEE CIVIL DRAWINGS AND DETAILS 02 & 08/108.
 45. HATCHED ARE INDICATES NEW CONCRETE CURB AND SIDEWALK. SEE DETAIL CIVIL DRAWINGS AND DETAIL 02/104.
 46. REMOVE ALL EXISTING ASPHALT AND ABC WITHIN THE BOUNDS OF THE NEW CONCRETE CURB TO CREATE NEW LANDSCAPE AREA.
 47. FIRE LANE "NO PARKING" SIGN. SEE DETAILS 05 & 11/104.
 48. EXISTING WROUGHT IRON FENCE TO REMAIN.
 49. EXISTING EMERGENCY GATE TO REMAIN.
 50. EXISTING ACCESSIBLE SIDEWALK RAMP TO REMAIN.
 51. EXISTING WROUGHT IRON ENTRY GATE TO REMAIN.

- GENERAL NOTES**
- A. LINES IN CONCRETE SLABS AND SIDEWALKS INDICATE CONTROL JOINTS AND EXPANSION JOINTS. INSTALL EXPANSION JOINTS PER DETAIL 09/104 WHERE NEW CONCRETE MEETS EXISTING CONCRETE, AND AT 24'-0" APART IN ANY DIRECTION. CONTROL JOINTS SHALL BE PLACED NO LESS THAN 12'-0" O.C. APART IN ANY DIRECTION, OR EQUAL TO THE WIDTH OF THE WALK, WHICHEVER DIMENSION IS SMALLER. SEE DETAIL 10/104.



ADDRESS
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SURPRISE, ARIZONA 85379

OWNER INFORMATION
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TELEPHONE: 623-376-2444
FACSIMILE:

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SPLIT OFF TWO LOTS AND INSTALL PHASED IMPROVEMENTS FOR SITE PARKING, WORSHIP BLDG, ADDITION, COVERED PAVILION, OUTDOOR GRILL, WATER FEATURE AND LANDSCAPING ON AN A PARTIALLY DEVELOPED SITE.

LEGAL DESCRIPTION
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ASSESSORS PARCEL NUMBER
501-39-982

CURRENT ZONING
INDUSTRIAL P.D. - RANCHO GABRIELA CHURCH & SPORTS USE ALLOWED (NO SCHOOL USE ALLOWED)

PROJECT DATA
CODES (WITH CITY OF SURPRISE AMENDMENTS):
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL ELECTRICAL CODE WITH 2002 NEC
2006 INTERNATIONAL FIRE CODE w/SURPRISE AMENDMENTS
2002 NFPA 13 2002 NFPA 72

OCCUPANCY GROUP: A-3

CONSTRUCTION TYPE: II-B W/ FIRE SPRINKLERS

ALLOWED BUILDING HT: 35'-0" MAX.

PROPOSED BUILDING HT: 35'-0" MAX.

BUILDING INFO

	AREA	HEIGHT
EXIST. EDUCATION BLDG (A-3)	12,184 G.S.F.	1 STORY, 35'-0"
EXIST. YOUTH BLDG (A-3)	2,062 G.S.F.	1 STORY, 24'-0"
CONCESSION BLDG (B)-PHASE 2	1,042 G.S.F.	1 STORY, 14'-0"
EXIST. WORSHIP BLDG (A-3)	26,804 G.S.F.	2 STORY, 37'-0"
WORSHIP BLDG ADDITION (A-3)	5,720 G.S.F.	2 STORY, 35'-0"
BLDG AREA TOTAL	47,812 G.S.F.	(3.89% OF GROSS AREA)

CCV SITE AREA:

GROSS AREA:	28.46 ACRES OR 1,239,882 S.F.
NET AREA:	28.25 ACRES OR 1,230,399 S.F.
EXISTING, PHASES A & 2	20.67 ACRES OR 900,360 S.F.

LANDSCAPE COVERAGE:
EXISTING, PHASES A & 2 13.01 ACRES OR 566,866.05 S.F.

PARKING COVERAGE:
EXISTING, PHASES A & 2 6.41 ACRES OR 279,397 S.F.

PARKING REQUIREMENTS:

WORSHIP 1/4 SEATS	852/4 = 213 SPACES
OFFICE 1/250 S.F.	2,661 S.F./250 = 12 SPACES
COMBINED PARKING REQUIRED	225 SPACES

PARKING (EXISTING + PHASE A):

	REQUIRED	PROVIDED
STANDARD SPACES	218 SPACES	488 SPACES
ACCESSIBLE SPACES	7 SPACES	24 SPACES
SUBTOTAL (AFTER PHASE A):	225 SPACES	512 SPACES

STREETS
CHOLLA STREET: 55' RIGHT-OF-WAY; FULLY DEVELOPED
GABRIELLA DRIVE: 55' RIGHT-OF-WAY; FULLY DEVELOPED
BULLARD AVENUE: 55' RIGHT-OF-WAY; PARTIALLY DEVELOPED

SURPRISE CASE NUMBERS
PLANNING: PRJ10-158/CR11-314
SITE PLAN APPROVAL: SPA07-316, FS12-140

PROSSER ARCHITECTS

P 480.592.9595
F 480.598.0852

2756 E. James St.
Gilbert, AZ 85296
E pjp@prosserarchitects.com

JOB SITE: CCV SURPRISE WORSHIP ADDITION & REMODEL
14787 W. CHOLLA ST.
SURPRISE, AZ

JOB # 1312B

DATE: 01-24-14

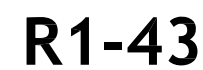
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CHECKED: PJP
REVISION: ☒ X
☒ X
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PHASE I SITE PLAN

102

28090 PAUL J. PROSSER
Arizona, U.S.A.
Expires: 08/30/2015

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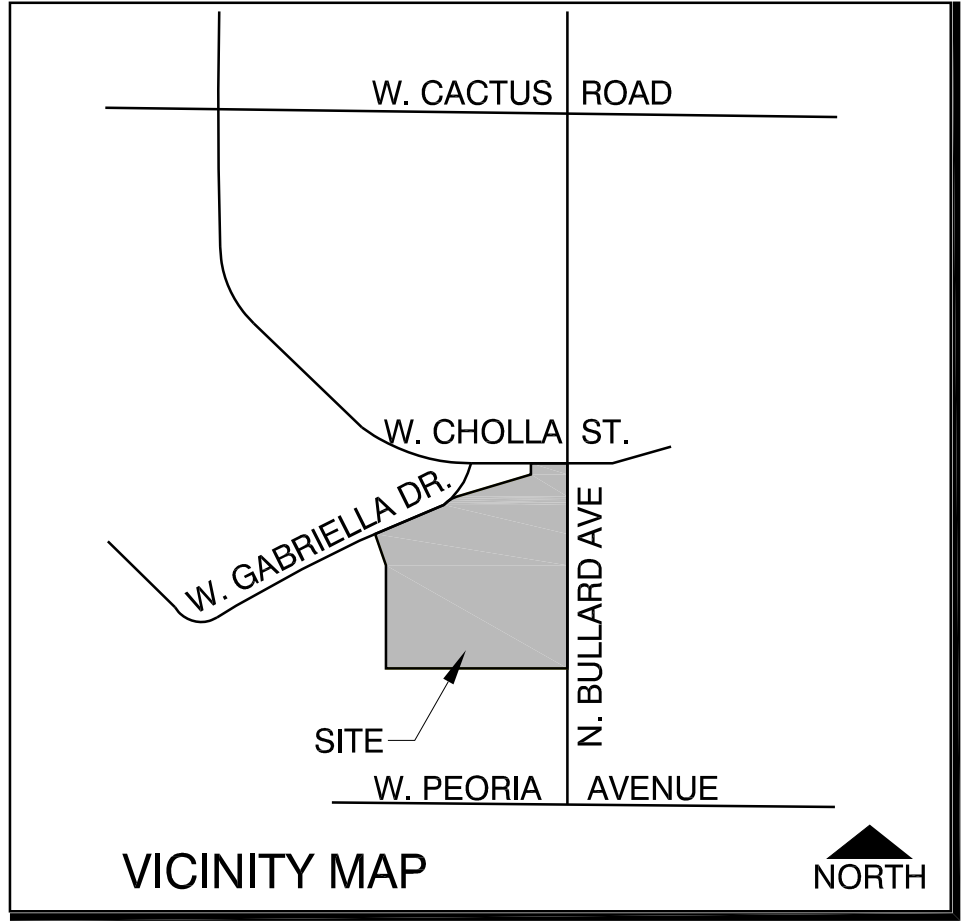
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REVISION:  **X** _____
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**PHASING
SITE PLAN 101P**



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● PLANT LIST ●

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 14	10' HT., 4' SP. 2" CAL.
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX 2	10' HT., 5' SP. 2" CAL.
	DALBERGIA SISSOO SISSOO TREE	24" BOX 5	10' HT., 4' SP. 2" CAL.
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	36" BOX 2	11' HT., 6' SP. 3" CAL.
	LEUCOPHYLLUM L. 'RIO BRAVO' RIO BRAVO SAGE	5 GAL. 63	
	SENNA NEMOPHYLLA GREEN CASSIA	5 GAL. 39	
	EREMOPHYLLA 'VALENTINE' VALENTINE BUSH	5 GAL. 43	
	ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL. 24	
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL. 11	
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL. 45	
	ILEX VOMITORIA 'STOKES' DWARF YAUPON HOLLY	5 GAL. 7	

DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. 'MADISON GOLD' COLOR.

EXISTING TREES AND SHRUBS TO REMAIN

NOTE: ALL PIPING FOR THE IRRIGATION SYSTEM TO BE PURPLE PIPE.

SEE SHEET L3 FOR LANDSCAPE INSTALLATION DETAILS



500 E. Mary Lane Gilbert, Arizona 85295
480-226-4278 pat@mlandscape.com

CCV SURPRISE
Phase A

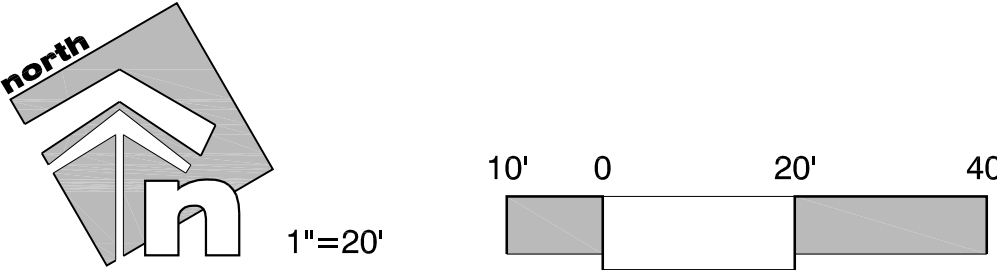
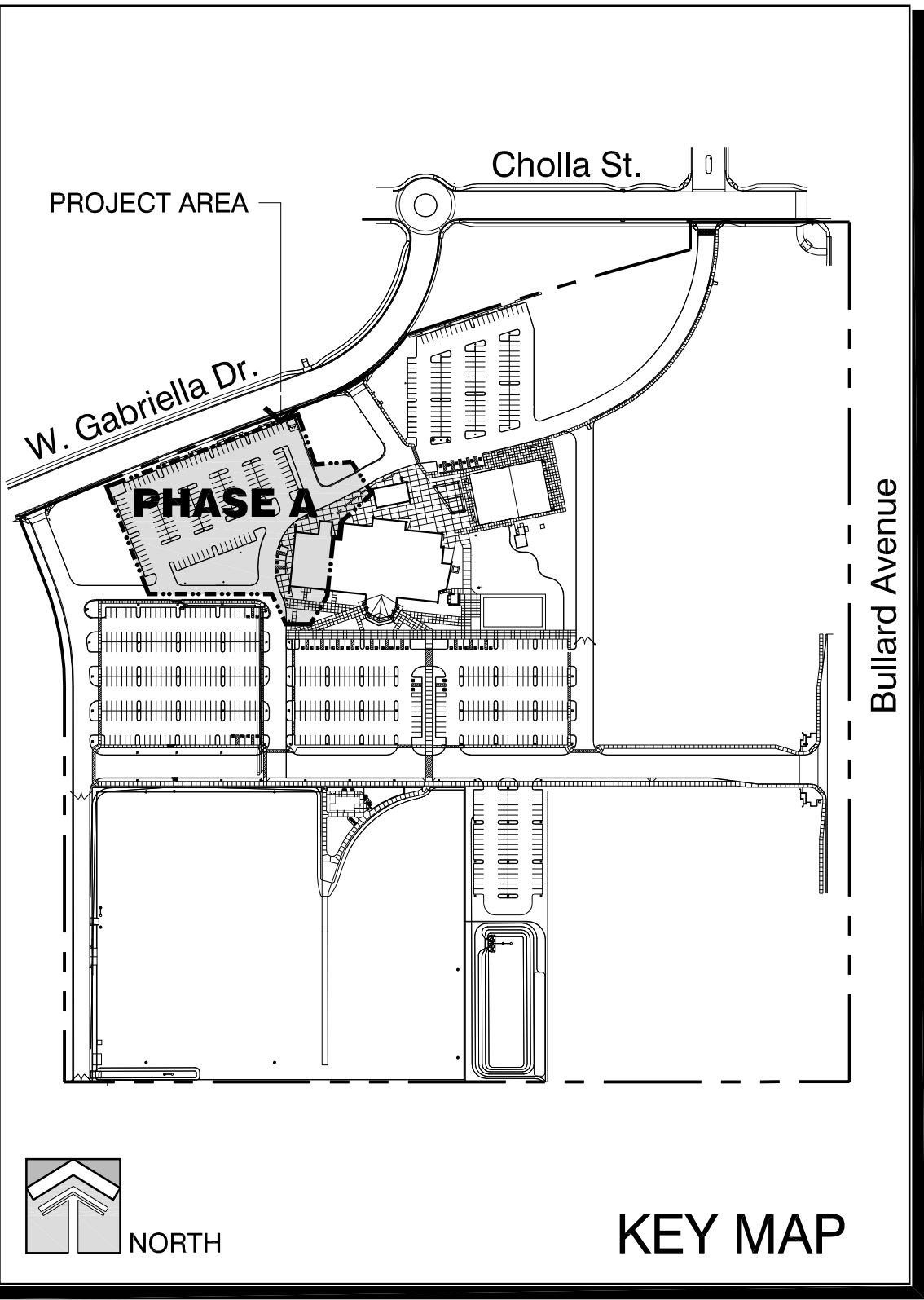


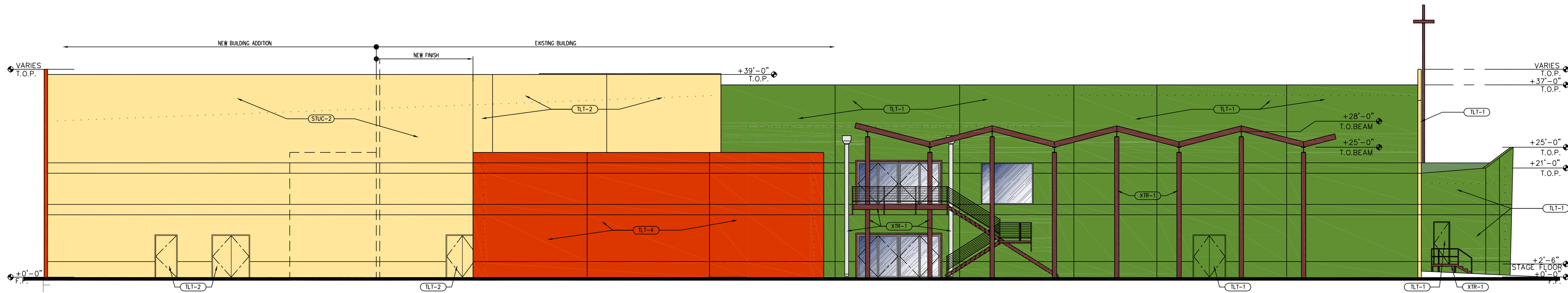
14787 W. CHOLLA ST.
SURPRISE, AZ

PROJECT 2013-15
DATE FEBRUARY 28, 2014
REVISION APRIL 16, 2014 PLAN CHECK

PLANTING
PLAN

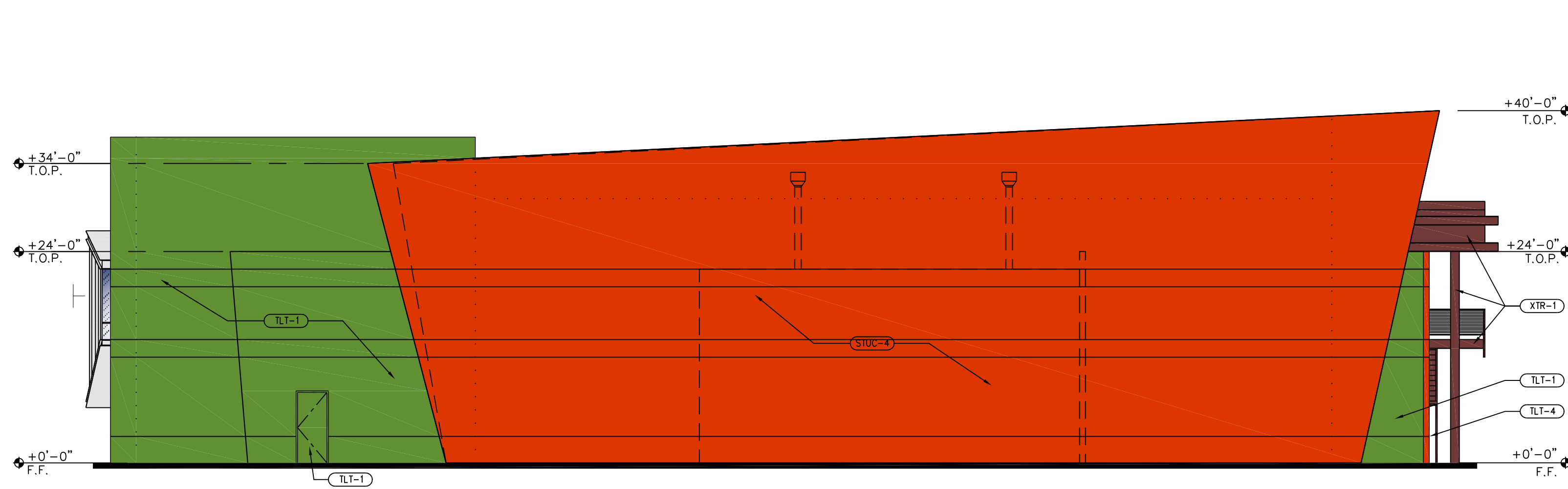
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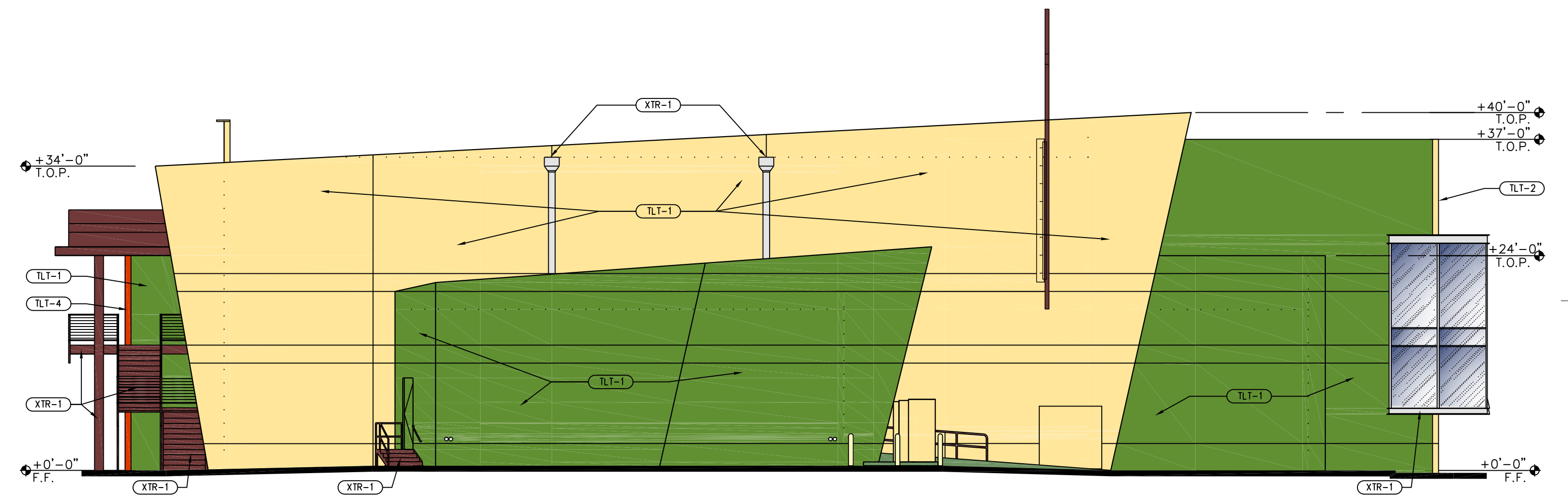
1 SOUTH ELEVATION

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



3 WEST ELEVATION

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

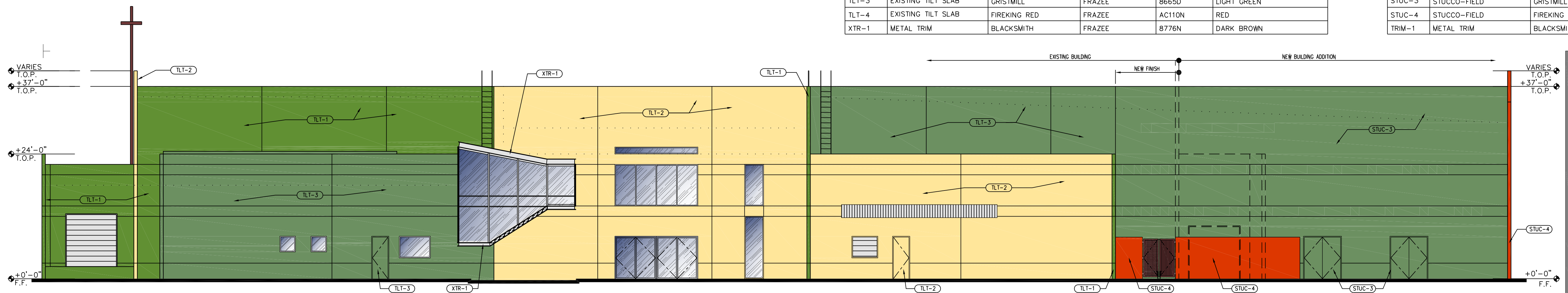


2 EAST ELEVATION

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

MATERIAL COLOR SCHEDULE — EXISTING BUILDING FINISHES					
TAG	SURFACE	COLOR	MANF.	COLOR NO.	COMMENT
TLT-1	EXISTING TILT SLAB	FLORIDA PALM	FRAZEE	8156N	DARK GREEN
TLT-2	EXISTING TILT SLAB	CUPOLA YELLOW	FRAZEE	7743M	BUFF
TLT-3	EXISTING TILT SLAB	GRISTMILL	FRAZEE	8665D	LIGHT GREEN
TLT-4	EXISTING TILT SLAB	FIREKING RED	FRAZEE	AC110N	RED
XTR-1	METAL TRIM	BLACKSMITH	FRAZEE	8776N	DARK BROWN

MATERIAL COLOR SCHEDULE — ADDITION FINISHES					
TAG	SURFACE	COLOR	MANF.	COLOR NO.	COMMENT
STUC-1	STUCCO-FIELD	FLORIDA PALM	FRAZEE	8156N	DARK GREEN
STUC-2	STUCCO-FIELD	CUPOLA YELLOW	FRAZEE	7743M	BUFF
STUC-3	STUCCO-FIELD	GRISTMILL	FRAZEE	8665D	LIGHT GREEN
STUC-4	STUCCO-FIELD	FIREKING RED	FRAZEE	AC110N	RED
TRIM-1	METAL TRIM	BLACKSMITH	FRAZEE	8776N	DARK BROWN



4 NORTH ELEVATION

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

PROSSER
ARCHITECTS

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F 480.598.0852

2756 E. James St.
Gilbert, AZ 85296

E plp@prosserarchitects.com

JOB SITE: CCV SURPRISE
WORSHIP ADDITION & REMODEL
14787 W. CHOLLA ST.
SURPRISE, AZ

JOB # 1312B

DATE: 01-24-14

DRAWN: PJP
CHECKED: PJP
REVISION:

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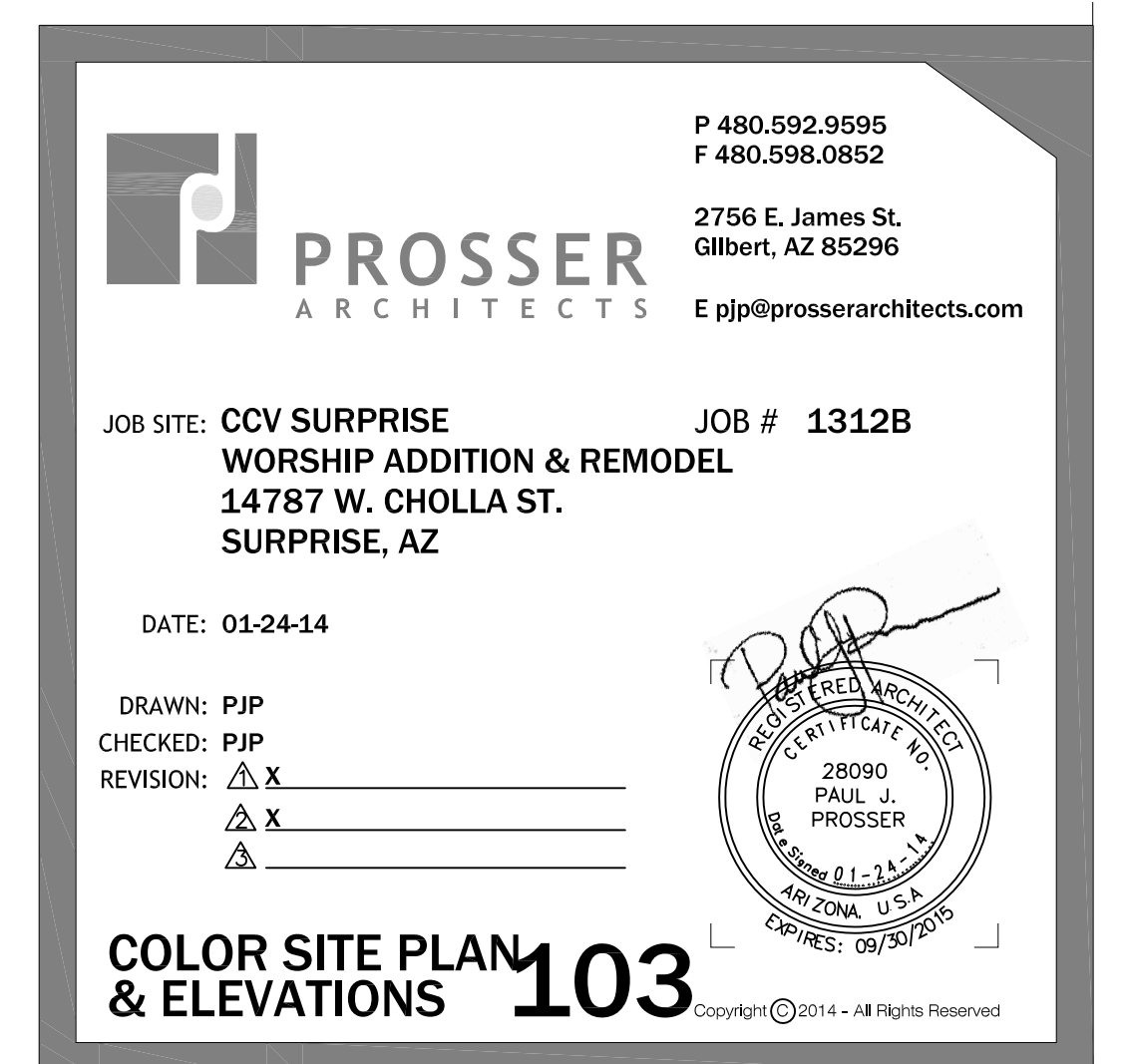
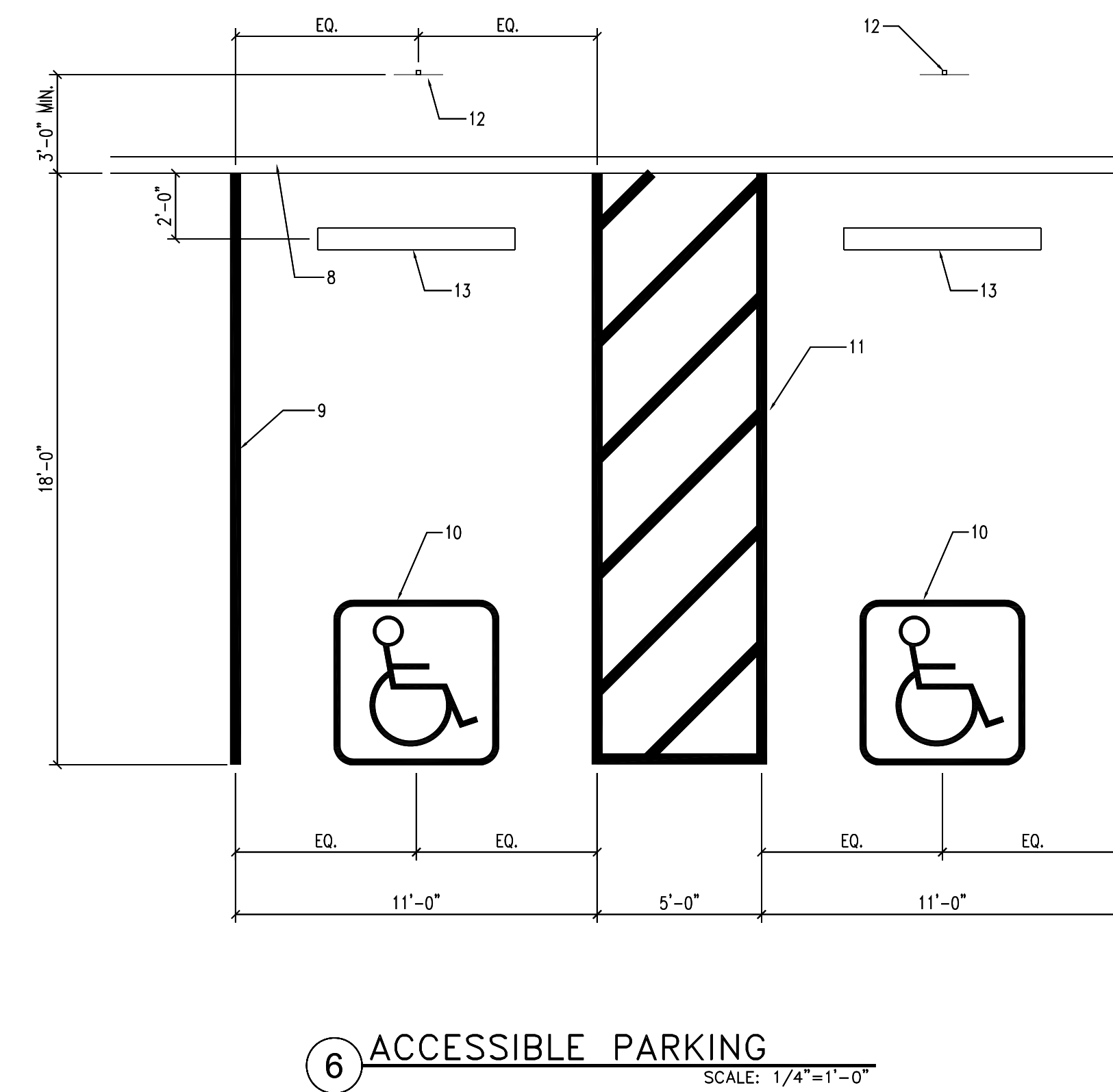
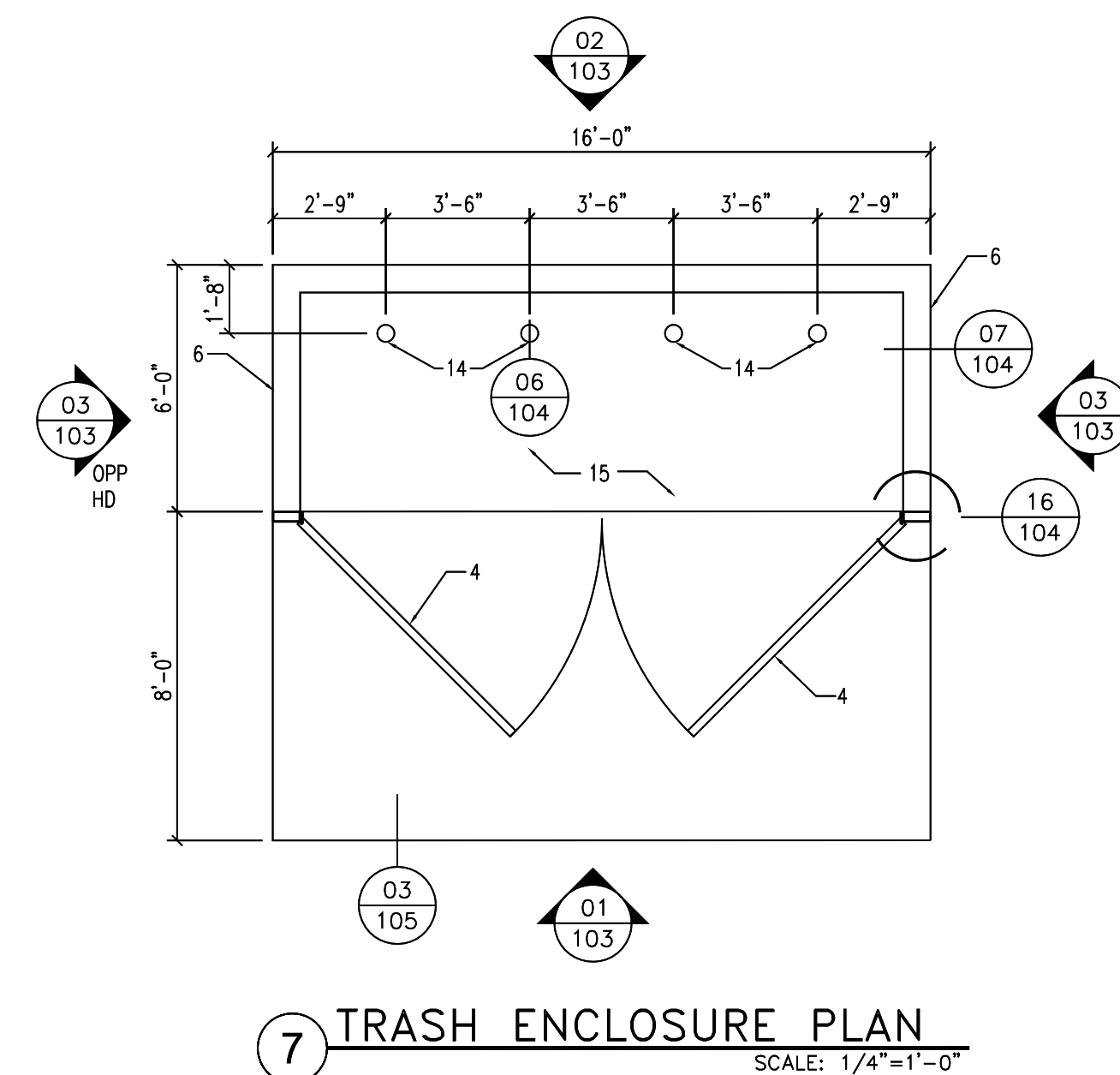
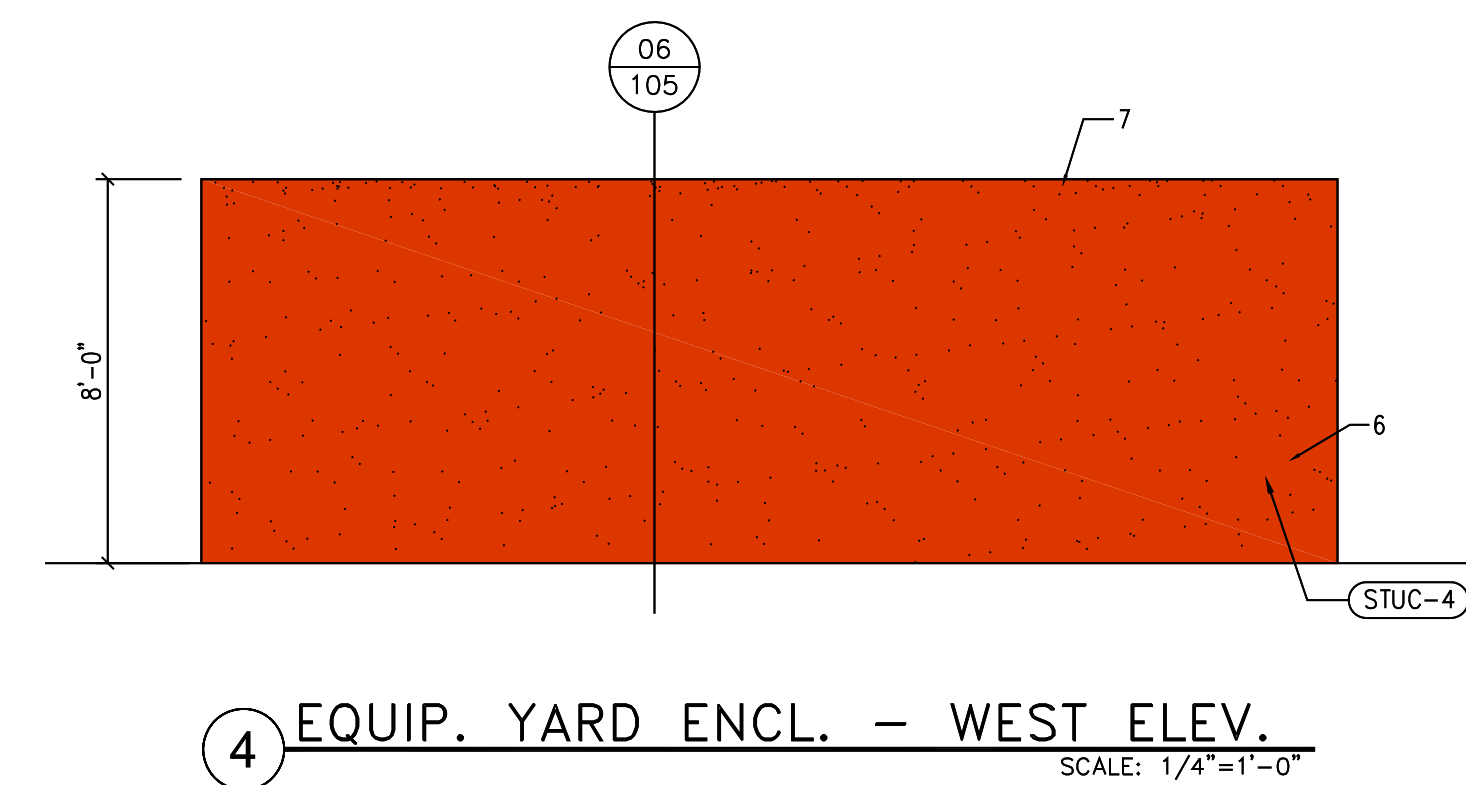
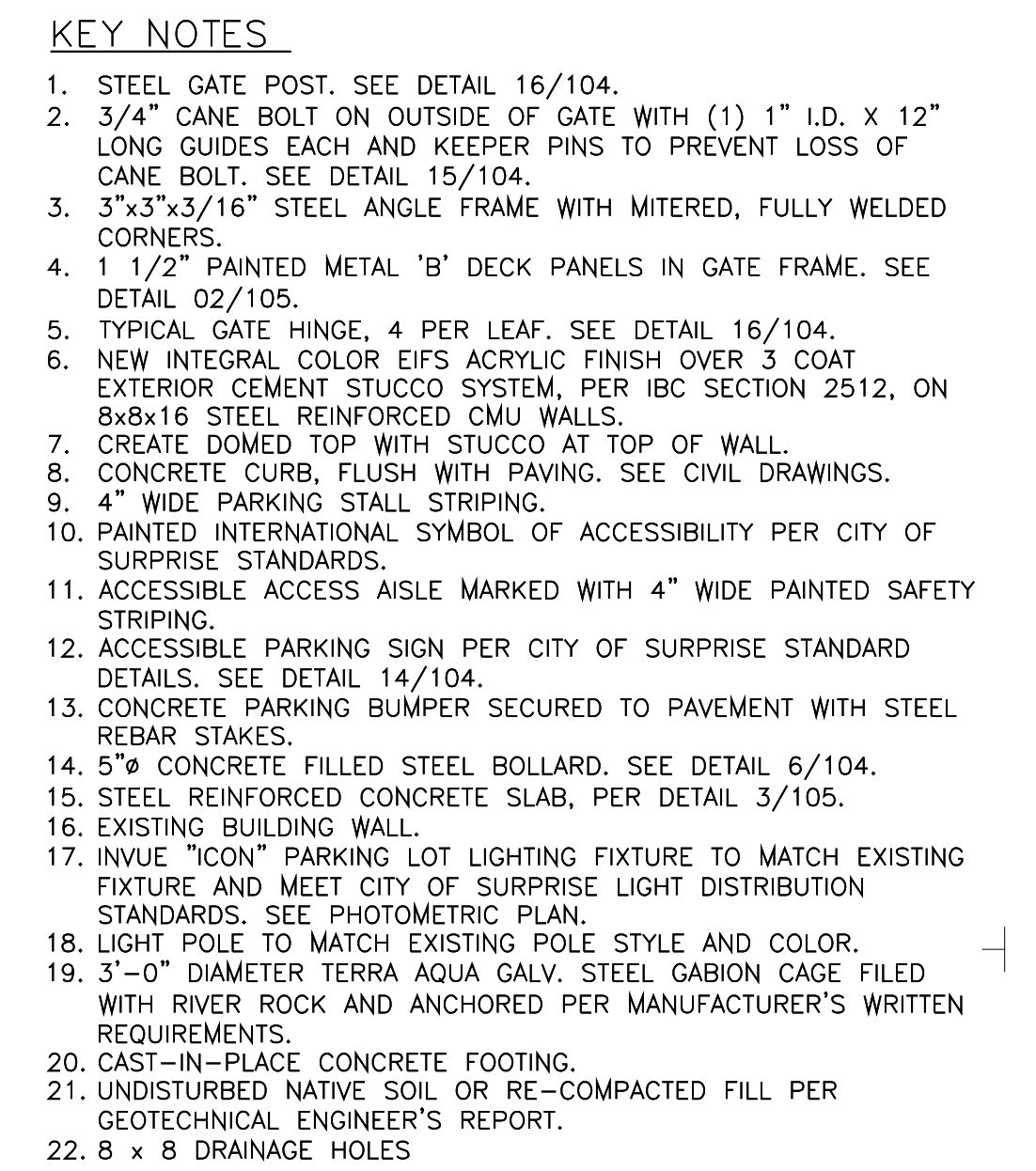
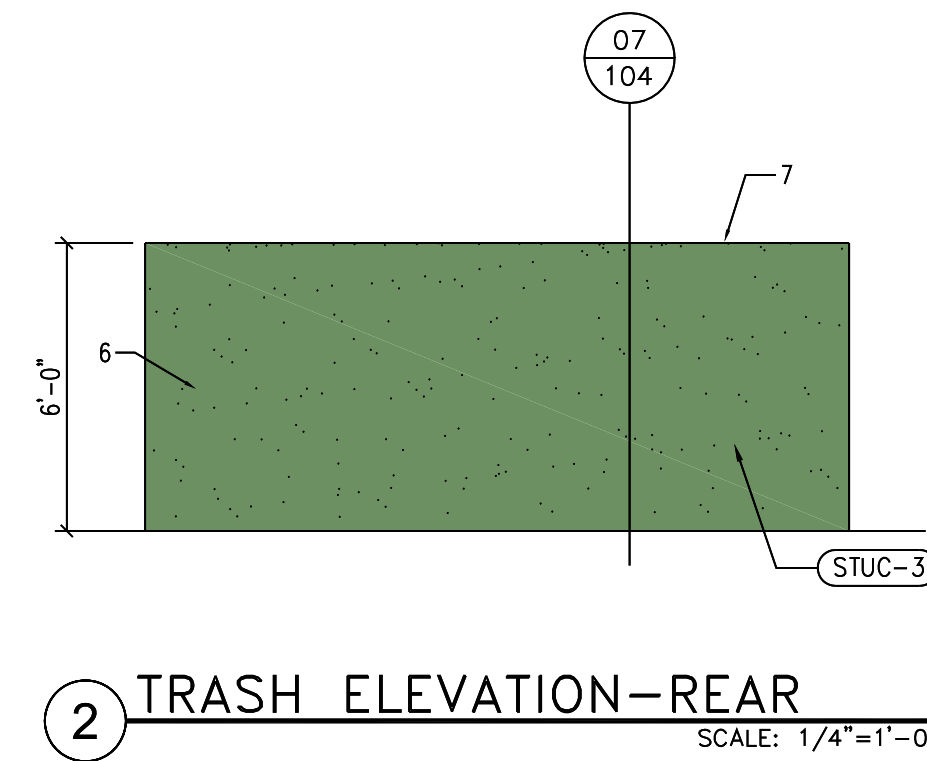
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28090
PAUL J.
PROSSER
ARCHITECT
AZ 000001-24-14
AZ 000001-24-14
EXPIRES: 09/30/2016

COLOR BUILDING ELEVATIONS 302

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CITY OF SURPRISE
Planning and Zoning Commission

June 5, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 5, 2014	Contact Person:	Vamshee Kovuru, Community & Economic 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 site plan and conditional use permit approval for Greenway Marketplace Shops 2 that includes a Dairy Queen Restaurant with a drive-through facility located at the southeast corner of Reems and Greenway Roads.

Motion:

I move to approve a major site plan and conditional use permit approval for Greenway Marketplace Shops 2 and to adopt findings and conditions a through c.

Background:

The proposed commercial/retail center called Greenway Marketplace Shops 2 is a standalone 8,485 square-foot retail/commercial building that will occupy a 1.5-acre vacant parcel located just west of the existing Walmart Neighborhood Market. The project includes a 2,155 square-foot suite that will be occupied by Dairy Queen Restaurant with a drive-through facility. The rest commercial/retail space will be occupied as market permits.

Financial Impact Statement:

Greenway Marketplace Shops 2 will employ approximately 50 full-time and part-time employees in the next 4 years.

ATTACHMENTS:

Click to download

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

☐ [Citizen Review Summary](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Vamshee Kovuru, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: June 5, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS14-079, Greenway Marketplace Shops 2

Application Summary

The applicant is requesting approval of a major site plan along with a conditional use permit (CUP) for Greenway Marketplace Shops 2 that includes a Dairy Queen Restaurant with a drive-through facility.

Location

The project is generally located on the southeast corner of Reems and Greenway Roads and is part of the Walmart Neighborhood Market Master Site Plan (also known as Greenway Marketplace). It is located within the Countryside Planned Area Development (PAD). The underlying zoning of the property is Community Commercial or C2.

History

- On August 26, 1999, the Mayor and City Council approved the Countryside PAD.
- On May 18, 2004, the Planning and Zoning Commission approved the Greenway Marketplace Master Site Plan which accommodated the current Walmart Neighborhood Market.

Project Summary

The proposed commercial/retail center called Greenway Marketplace Shops 2 is a stand-alone 8,485 square-foot retail/commercial building that will occupy a 1.5-acre vacant parcel located just west of the existing Walmart Neighborhood Market. The Shops 2 building was part of the original design for the shopping center, and such will match with the overall design of the center.

The site will be accessible from two (2) points on Reems Road and two (2) points on Greenway Road which satisfies city code requirement of at least two (2) access points. The development already has the half street improvements that include access, water, sewer, utilities, perimeter landscaping, storm water retention, and street lighting.

Minor site improvements on the concerned parcel will include addition of a drive-through lane, parking, pedestrian connection, and landscaping. The architectural design and landscape design are in accordance with the Surprise Zoning Code.

The Greenway Marketplace Shops 2 project has two (2) components:

- Part one (1) of the project will allow for a CUP for Dairy Queen Restaurant with a drive-through facility. The restaurant will occupy suite 101, a 2,155 square-foot suite on the south side of the building. The drive-through will be accessible from the access point off Reems Road on the north side of the building.
- Part two (2) of the project will allow for a Major Site plan for the rest of the 6,330 square-foot commercial/retail shell building that include suites 102-107. These commercial/retail suites will be occupied as the market permits.

Both the Dairy Queen Restaurant and the shell commercial/retail suites are compatible uses to this active business location.

Neighborhood Meeting

A neighborhood meeting was held on April 30, 2014 at the Ashton Ranch Elementary School Library. A summary of the meeting is attached.

Economic Impact

Greenway Marketplace Shops 2 will employ approximately 50 full-time and part-time employees in the next 4 years.

Department Review

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

Findings of Fact

1. Staff finds that the proposed Conditional Use Permit and Site Plan complies with the Surprise Municipal Code.
 - *This project provides pedestrian, vehicular access and parking, lighting, and on-site storm water and/or detention.*
2. Staff finds that the proposed Conditional Use Permit and Site Plan complies with the Surprise General Plan.
 - *This project provides the required open space, high quality built environment, promotes infill development, and conforms to the land use density.*
3. Staff finds that the proposed Conditional Use Permit and Site Plan complies with the approved Countryside PAD.

- *This project conforms to the allowed use.*

Recommendation

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

- a) Seating and planting pots will be provided on the east side of the building once the tenant mix has been identified to increase pedestrian amenities.
- b) The canopies shown on the west side of the elevation will be a minimum of 6-feet in depth.
- c) No loading and unloading of products shall be allowed in the drive through lane when the drive through is in operation.

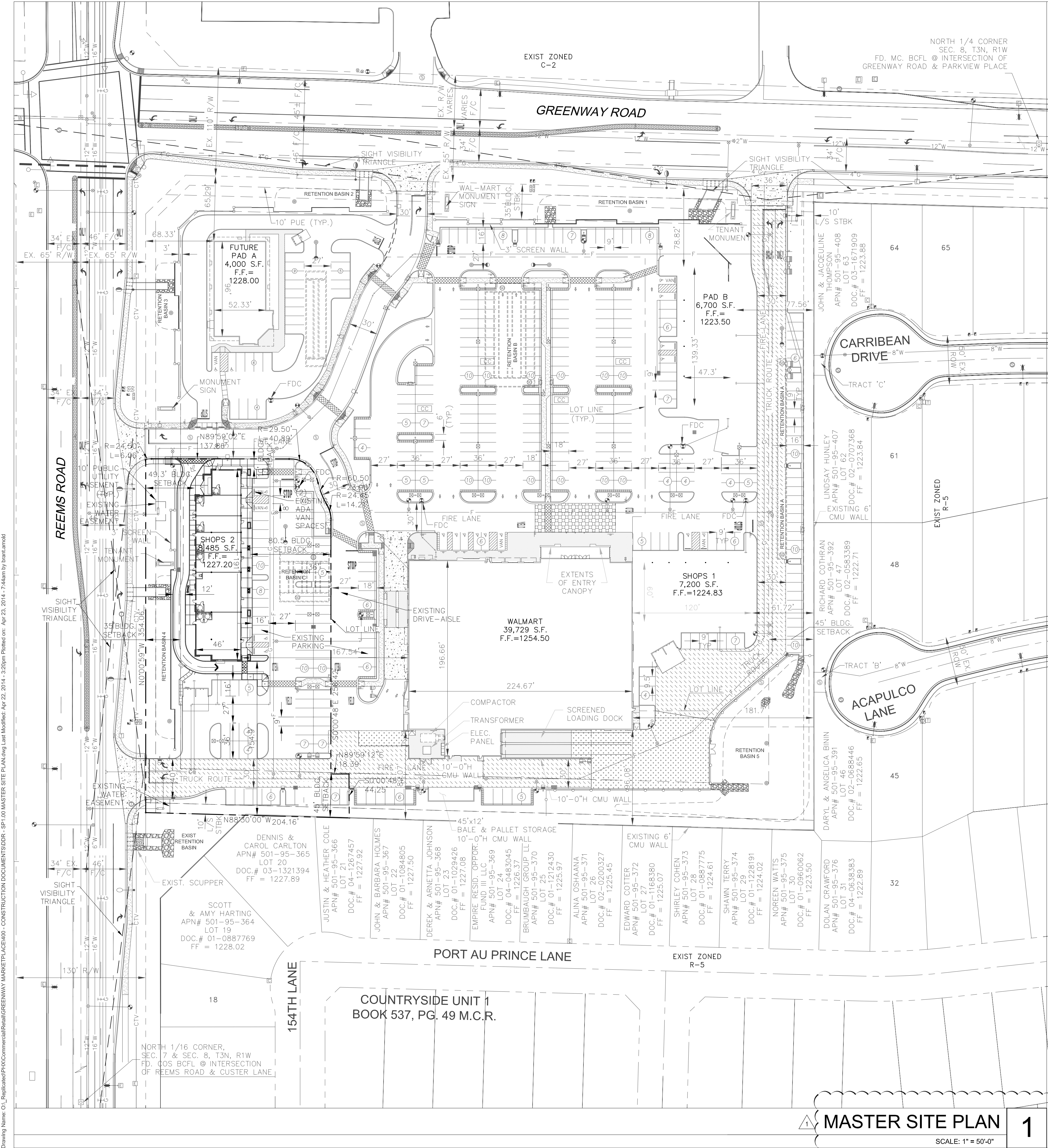
Attachment

Vicinity map, site plan, landscape plan, elevations, and neighborhood meeting summary.

Vicinity Map- Greenway Marketplace Shops 2



Drawing Name: C:_Replicated\PHX\Commercial\Greenway Marketplace\SP1.00 MASTER SITE PLAN.dwg Last Modified: Apr 22, 2014 - 3:20pm Plotted on: Apr 22, 2014 - 7:44am by brrr.amd



OWNER DEVELOPER

SHOPS 1 & 2, PAD B
DONAHUE SCHRIBER
32687 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85266
PHONE: (602) 370-6464
EMAIL: HEIDIB@COX.NET
CONTACT: HEIDI CARLSON-VERMEER

ARCHITECT

BRR ARCHITECTURE, INC.
2400 E. BILTMORE CIRCLE, STE. 1360
PHOENIX, AZ 85016
PHONE: (602) 386-4825
EMAIL: SHAD.VERMEESCH@BRRARCH.COM
CONTACT: SHAD VERMEESCH

PROJECT LOCATION

GREENWAY MARKETPLACE
S.E. CORNER GREENWAY RD. & REEMS RD.
APPROX: 15401 W. GREENWAY ROAD
SURPRISE, AZ 85374
APN: 501-14-014C

LANDSCAPE ARCHITECT

GK FLANAGAN ASSOCIATES
4626 N. 44TH STREET
PHOENIX, AZ 85018
PHONE: (602) 912-9691
EMAIL: AARON@GKFASSOCIATES.COM
CONTACT: AARON HILLMAN

MECHANICAL

HENDERSON ENGINEERS INC.
5343 N. 16TH ST, STE. 460
PHOENIX, AZ 85020
PHONE: (602) 336-5254
EMAIL: LEWIS.JOLES@HEI-ENG.COM
CONTACT: LEWIS JOLES

CIVIL

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, STE. 300
PHOENIX, AZ 85020
PHONE: (602) 906-1181
EMAIL: HEATHER.HIRSCHBERG@KIMLEY-HORN.COM
CONTACT: HEATHER HIRSCHBERG

LEGEND

CC	CART CORRAL	HEAVY DUTY ASPHALT PAVING	PROPERTY LINE
7	PARKING COUNT NUMBER	HEAVY DUTY CONCRETE PAVING	EXISTING PROPERTY LINE
■	SIDEWALK RAMP	STREET ASPHALT PAVING	RIGHT OF WAY LINE
●	FIRE HYDRANT	"HERRINGBONE BRICK" STAMPED CONCRETE	EXISTING RIGHT OF WAY LINE
■	FIRE DEPARTMENT CONNECTION (FDC)	STANDARD DUTY CONCRETE PVT	EASEMENT
■	ACCESSIBLE PARKING SPACE	NO HATCH	INTERSECTION SIGHT TRIANGLE
			EXISTING TO REMAIN
			DRIVE THROUGH LANE
			(239'-0" STACKING LENGTH)
			SCORED CONCRETE CROSSWALK
			SIDEWALK

SITE DATA

WAL-MART:	198,538 S.F.	4.55 ACRES ±
SHOPS 1 & PAD B	108,265 S.F.	2.48 ACRES ±
SHOPS 2:	66,450 S.F.	1.52 ACRES ±
PAD A	54,865 S.F.	1.26 ACRES ±
TOTAL DEVELOPMENT AREA:	428,118 S.F.	9.83 ACRES ±
ZONING CLASSIFICATION:	C-2	
LAND USE CLASSIFICATION:	PAD	
SITE COVERAGE:	39,729 / 428,118 =	9.28%

PARKING DATA

REQUIRED PARKING CALCULATIONS
(ALL CALCULATIONS BASED ON GROSS SQUARE FOOTAGE OF BUILDING)

WAL-MART REQUIRED - RETAIL	158 STALLS
(1 STALL/250 gsf)	
SHOPS 1 REQUIRED - RETAIL	29 STALLS
(1 STALLS/250 gsf)	
SHOPS 2 REQUIRED	
2,900 S.F. RESTAURANT	
(1 STALLS/50 gsf)	58 STALLS
5,600 S.F. RETAIL	
(1 STALLS/250 gsf)	23 STALLS
PAD A REQUIRED - RETAIL	
(1 STALL/250 gsf)	18 STALLS
PAD B REQUIRED	
5,600 S.F. RESTAURANT	
(1 STALLS/50 gsf)	112 STALLS
1,100 S.F. RETAIL	
(1 STALLS/250 gsf)	5 STALLS
TOTAL REQUIRED PARKING	403 STALLS

PARKING PROVIDED

WAL-MART	
STANDARD STALLS	169 STALLS
HANDICAPPED STALLS	6 STALLS
TOTAL (4.40 STALLS/1000 gsf)	175 STALLS
SHOPS 1 & PAD B	
STANDARD STALLS	105 STALLS
HANDICAPPED STALLS	6 STALLS
TOTAL (7.99 STALLS/1000 gsf)	111 STALLS
SHOPS 2	
STANDARD STALLS	89 STALLS
HANDICAPPED STALLS	4 STALLS
TOTAL (7.91 STALLS/1000 gsf)	93 STALLS
PAD A	
STANDARD STALLS	22 STALLS
HANDICAPPED STALLS	2 STALLS
TOTAL (6.00 STALLS/1000 gsf)	24 STALLS
TOTAL PARKING PROVIDED	
STANDARD STALLS	393 STALLS
HANDICAPPED STALLS	18 STALLS
TOTAL (5.81 STALLS/1000 gsf)	403 STALLS

BUILDING DATA

TYPE OF CONSTRUCTION:
TYPE 5B PER SECT. 602 AND TABLES 601 AND 602
(2006 IBC)

BUILDING AREAS	39,729 S.F.
WAL-MART	7,200 S.F.
SHOPS 1	6,700 S.F.
SHOPS 2	8,485 S.F.
PAD A	4,000 S.F.
TOTAL BUILDING AREA	66,114 S.F.

WAL-MART MAXIMUM BUILDING HEIGHT:	30'-0"
SHOPS MAXIMUM BUILDING HEIGHT:	26'-0"
BUILDING SETBACKS REQUIRED:	FRONT: 35'
	SIDE: 15'
RESIDENTIAL ZONE BOUNDARY:	45'

LANDSCAPE REQUIREMENTS

15% OF NET LAND AREA (REQ)	
NET LAND AREA =	428,118 sf
LANDSCAPING REQUIRED =	64,218 sf (15.0%)
LANDSCAPE PROVIDED =	99,631 sf (23.3%)

RETENTION (FOR REFERENCE)

SURFACE	REQUIRED VOLUME (AC-FT)	PROVIDED VOLUME (AC-FT)
BASIN 1	0.197	0.198
BASIN 2	0.081	0.089
BASIN 3	0.055	0.056
BASIN 4	0.095	0.097
BASIN 5	0.522	0.623
BASIN 6	0.056	0.078
UNDERGROUND		
RET A	0.231	0.231
RET B	0.513	0.513
RET C	0.258	0.260

NOTES

1. ALL EXISTING CONDITIONS SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL NEW SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 5'-0".
3. NO LOADING OR UNLOADING OF PRODUCTS SHALL BE ALLOWED IN THE DRIVE-THROUGH LANE WHEN THE DRIVE-THROUGH IS OPERATIONAL.
4. THE SITE PLAN FOR FUTURE PAD A SHOWN IS CONCEPTUAL ONLY AND WILL REQUIRE FULL DESIGN REVIEW AT A LATER DATE.
5. REFER TO CIVIL PRECISE GRADING AND DRAINAGE PLAN FOR EXACT PROPERTY LINE EXTENTS AND BEARING POINTS/DIMENSIONS.

PROVIDED BUILDING SETBACKS

NORTH	10'-0"
SOUTH	154'-11"
EAST	80'-6"
WEST	49'-4"

MASTER SITE PLAN

SCALE: 1" = 50'-0"

B|R|R
architecture

BRR Architecture, Inc.
2400 E. Biltmore Avenue
Phoenix, AZ 85016
Tel: 602.365.9095
Fax: 602.365.9096

Consultants

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Issues & Revisions

NO.	DATE	DESCRIPTION
1	02/19/14	DOR CITY SUBMITTAL
2	04/24/14	CORRECTING/REVISIONS AT CITY COMMENT RESPONSE

Professional Seal

EXPIRES 03/31/2015

Professional in Charge:	SV
Project Manager:	SV
Checked by:	MP
Drawn by:	MP

Project Name

GREENWAY MARKETPLACE Shops #2
Greenway Rd. & Reems Rd.
Surprise, AZ

DESIGN DEVELOPMENT Review

City Case File: FS14-079

Property Owner

DONAHUE SCHRIBER

Project No.
62520004

Sheet Title
MASTER SITE PLAN

Sheet No.
SP1.00

BRR Original printed on recycled paper



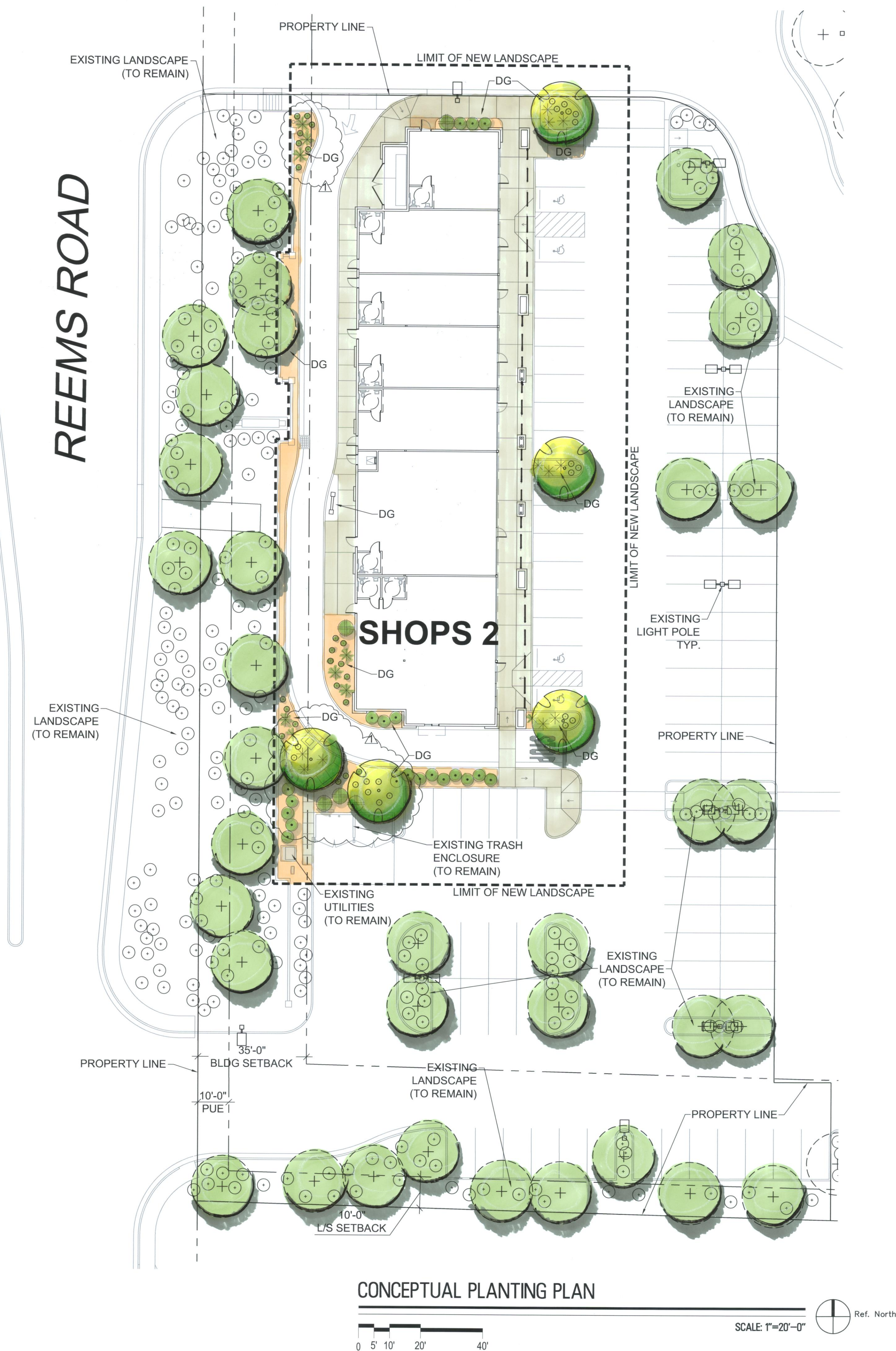
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A1.00

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Drawing Name: P:\GREENWAY MARKETPLACE SHOPS 2\04-LANDSCAPE.dwg Last Modified: Apr 23, 2014 - 9:12am Plotted on: Apr 23, 2014 - 9:16am by Aaron



PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QTY
EXISTING TREE (TO REMAIN)	N/A
CERCIDIUM 'DESERT MUSEUM' 'DESERT MUSEUM' PALO VERDE	24" BOX, LOW BREAKING 1" CAL./ 5 QTY
SHRUBS	
EXISTING SHRUBS (TO REMAIN)	N/A
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL./ 5 QTY
NERIUM 'PETITE PINK' 'PETITE PINK' OLEANDER	5 GAL./ 22 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL./ 21 QTY
GROUNDCOVER	
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL./ 42 QTY
DG	DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING 2" THICK TYP.

GENERAL NOTES

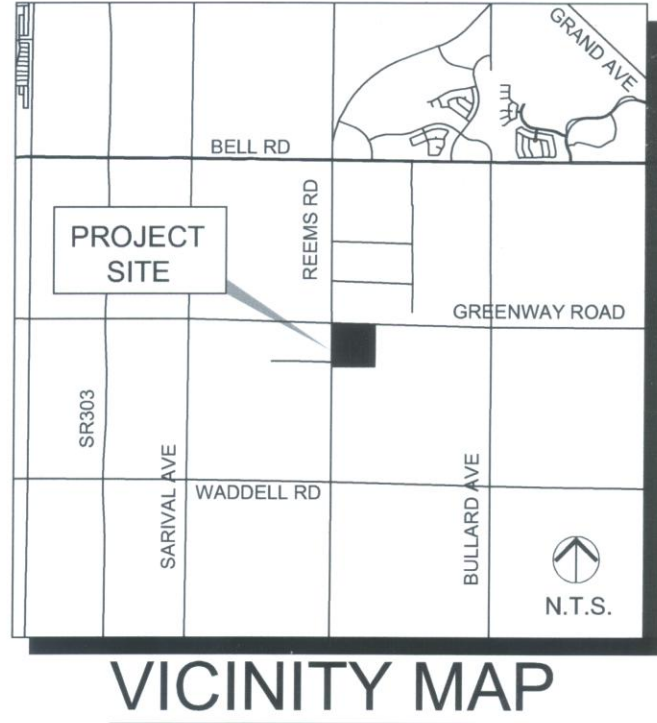
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR TO MATCH EXISTING. 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER.

PLANT CALCULATIONS:

	24" BOX	36" BOX	48" BOX
TREE SIZE RATIO	3 QTY	EXISTING ALONG FRONTAGE	EXISTING ALONG FRONTAGE
TOTAL TREES: 138	100%		
	REQUIRED	PROVIDED	
LANDSCAPE AREA COVERAGE	6,644 S.F. 10%	15,985 S.F. 24%	
	ADWR REQUIRED	ADWR PROVIDED	
PERCENTAGE LOW-WATER USE (ADWR) PLANTS	86 QTY 90%	95 QTY 100%	
TOTAL PLANTS: 95			



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architecture

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Phoenix
San Francisco
Philadelphia
Miami

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2400 E. Arizona Blvd. Ste. 200
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Tel: 602.955.9000
Fax: 602.955.9096

Consultants

GK. FLANAGAN
ASSOCIATES

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602.912.9831
602.912.9833 fax

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Issues & Revisions

NO.	DATE	DESCRIPTION
1	04/24/14	DOR RE-SUBMITTAL #1 CITY COMMENT RESPONSE

Professional Seal

REG. LANDSCAPE ARCHITECT
2008
GREGORY K. FLANAGAN
04.23.14
EXPIRES 12/31/2014

Professional in Charge:

Project Manager:

Checked By:

Drawn by:

Project Name

GREENWAY MARKETPLACE Shops #2

Greenway Rd. & Reems Rd.
Surprise, AZ

DESIGN DEVELOPMENT Review

City Case File: FS14-079

Property Owner

DONAHUE
SCHRIBER

Project No.

62520004

Sheet Title

CONCEPTUAL PLANTING PLAN

Sheet No.

L1.00

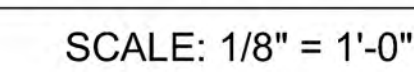
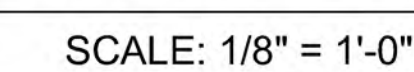
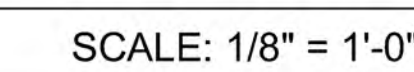
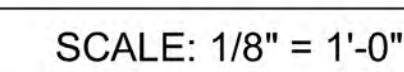
CONCEPTUAL PLANTING PLAN

1

	FILE TO MATCH EXISTING DEVELOPMENT

--

1. ROOFTOP EQUIPMENT LOCATIONS AND QUANTITY SHOWN AS DASHED LINES IN PRELIMINARY LOCATIONS FOR REFERENCE ONLY. FINAL LOCATIONS AND QUANTITY TO BE DETERMINED AT A LATER DATE. ALL ROOFTOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW SO AS NOT TO BE VISIBLE FROM ANY ANGLE OR ANY HEIGHT OUTSIDE THE BUILDING - THE HEIGHT OF THE PARAPETS MUST BE EQUAL OR GREATER THAN THE HEIGHT OF THE ROOFTOP EQUIPMENT.



1	EIFS
2	CONCRETE MASONRY UNIT – SPLIT FACED
3	CONCRETE MASONRY UNIT – SMOOTH FACED
4	EIFS CORNICE
5	METAL PARAPET COPING
6	PRE-CAST CONCRETE SILL
7	STONE VENEER
8	EXTERIOR LIGHT FIXTURE, REF ELECTRICAL
9	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED
10	EXTERIOR HOLLOW METAL DOOR
11	PERFORATED METAL GATE
12	METAL CANOPY
13	METAL TRELLIS
14	PROPOSED KNOX BOX LOCATION
15	STEEL WIDE FLANGE BEAM

(A)	PAINTED TO MATCH "SANDROCK" ICI 433
(B)	PAINTED TO MATCH "PRESSED ROSE" ICI 273
(C)	PAINTED TO MATCH "CORDOVAN" ICI 205
(D)	PAINTED TO MATCH "BUNGALOW" ICI 307
(E)	PAINTED TO MATCH "SPRUCE PINE" ICI 1083
(F)	SHALE PRO-FIT LEDGESTONE BY CULTURED STONE
(G)	TILE TO MATCH EXISTING DEVELOPMENT

1. ROOFTOP EQUIPMENT LOCATIONS AND QUANTITY SHOWN AS DASHED LINES IN PRELIMINARY LOCATIONS FOR REFERENCE ONLY. FINAL LOCATIONS AND QUANTITY TO BE DETERMINED AT A LATER DATE. ALL ROOFTOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW SO AS NOT TO BE VISIBLE FROM ANY ANGLE OR ANY HEIGHT OUTSIDE THE BUILDING - THE HEIGHT OF THE PARAPETS MUST BE EQUAL OR GREATER THAN THE HEIGHT OF THE ROOFTOP EQUIPMENT.



4

SCALE: 1/8" = 1'-0"



3

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

2



SCALE: 1/8" = 1'-0"

1

A2.00

Greenway Marketplace

Shops 2 – Drive Thru Use Permit

Neighborhood Meeting Summary

Donahue Schriber Realty Group and BRR Architecture conducted an open house on April 30, 2014 from 5:30 to 6:30 PM at the Ashton Ranch Elementary School Library. Notification of the meeting was completed by the planning and zoning division of the City of Surprise per Citizen Review Process guideline. See attached for a copy of the letter and the list of property owners that received that were notified.

Large poster boards of the Master Site Plan, the Specific Site Plan and the Building Elevations were presented in a "Town Hall" format. In addition to representatives from Donahue Schriber and BRR Architecture was Bill Sladek from Dairy Queen and three (3) other attendees from Greenway Parc and the general community. See attached for the sign in sheet.

Below are items that were discussed by the attendees:

- Concern with an increase in traffic. ***Response: The pad is currently entitled for a 12,000 square foot Shops Building with a mix of restaurant and retail uses. The new configuration allows for the use of a drive-thru lane and reduces the size of the building to +/- 8,000 square feet, which also reduces the anticipated traffic. The revised traffic report, dated February 18, 2014, indicates an approximately 20% reduction in traffic, which equates to a reduction of 1,509 total daily trips.***
- Concerns with loitering of teen-agers. ***Response: Each tenant is responsible to keep loitering within their space to a minimum. Additionally, the restaurant is a joint Dairy Queen/Orange Julius concept with limited food items. Loitering is further diminished with the addition of a drive-thru.***
- Concern with littering. ***Response: Each tenant is responsible for the trash collection of their customers. Also, Greenway Marketplace has trash receptacles placed throughout the shopping center for general public use.***

SUMMARY

The discussions were cordial and the attendees had an opportunity to ask any questions and express their concerns to the development representatives. The attendees were informed of the upcoming Planning and Zoning Commission meeting date.

Citizen Review Notice Mailing List:

Owner	MAIL_ADDR1	MAIL_ADD MAIL_CITY	MAIL_STA1	MAIL_ZIP	MAIL_COU	APN
WAL MART STORES INC	1301 SE 10TH ST	BENTONVILLE	AR	72716 USA		50117984
DONAHUE SHRIBER REALTY GROUP LP	200 E BAKER ST STE 100	COSTA MESA	CA	92626 USA		50117985
FIRSTBANK OF ARIZONA INC	12345 W COLFAX AVE	LAKEWOOD	CO	8.02E+08 USA		50117986
DONAHUE SHRIBER REALTY GROUP LP	200 E BAKER ST STE 100	COSTA MESA	CA	92626 USA		50117987
GREENWAY PARC AT SURPRISE ONE COMMUNIT	8765 W KELTON LN	BLDG A-1 S PEORIA	AZ	85382 USA		50192303
MCDONALD'S REAL ESTATE COMPANY	PO BOX 182571	COLUMBUS	OH	43218 USA		50192304
DURAN MAURICIO G/MARIA	15542 W ACAPULCO	SURPRISE	AZ	85379 USA		50192131
MEKHAIL OSAMA	14991 W LARKSPUR DR	SURPRISE	AZ	85379 USA		50192132
BIGNELL KENNETH J/JUDITH E TR	15543 W ACAPULCO LN	SURPRISE	AZ	85379 USA		50192133
OMAN JERI ROGER/ANNETTE	20818 N 148TH DR	SUN CITY	AZ	85375 USA		50192142
SURPRISE FINANCIAL INVESTMENTS LLC	215 S POWER RD	MESA	AZ	85206 USA		50192143
GREENWAY PARC AT SURPRISE ONE COMMUNIT	8765 W KELTON LN	BLDG A-1 S PEORIA	AZ	85382 USA		50192302
STIFLE BOBBY L	15144 N 154TH LN	SURPRISE	AZ	85379 USA		50195361
LOPEZ LINDSAY M	5040 W MISTY WILLOW LN	GLENDALE	AZ	85310 USA		50195362
CHASE CHERYL	15168 N 154TH LN	SURPRISE	AZ	85374 USA		50195363
HARTING SCOTT E/AMY L	15180 N 154TH LN	SURPRISE	AZ	85374 USA		50195364
CARLTON DENNIS D/CAROL F	13254 W CROCUS DR	SURPRISE	AZ	85379 USA		50195365
COLE JUSTIN S/HEATHER C	15494 W PORT AU PRINCE LN	SURPRISE	AZ	85379 USA		50195366
HOLMES JOHN E/WILSON-HOLMES BARBARA J TF	15488 W PORT AU PRINCE LN	SURPRISE	AZ	85379 USA		50195367
JOHNSON DEREK T/ARNETTA M	15482 W PORT AU PRINCE LN	SURPRISE	AZ	85379 USA		50195368
EMPIRE RESIDENTIAL OPPORTUNITY FUND III LLC	6617 N SCOTTSDALE RD STE 101	SCOTTSDALE	AZ	85250 USA		50195369
BRUMBAUGH GROUP LLC	15425 S 40TH PL STE 3	PHOENIX	AZ	85044 USA		50195370
OSHAANA ALINA Z	15464 W PORT AU PRINCE LN	SURPRISE	AZ	85379 USA		50195371
COTTER EDWARD	15458 W PORT AU PRINCE LN	SURPRISE	AZ	85379 USA		50195372
VALDEZ JORGE E/MARIETTA B	30925 N 233RD AVE	WITTMANN	AZ	85361 USA		50195442
CANDACE D ATKINSON SEPARATE PROPERTY TR/	13031 W BLUE SKY DR	SUN CITY WEST	AZ	85375 USA		50195443
MACKIE JASON	15469 W PORT AU PRINCE LN	SURPRISE	AZ	85374 USA		50195444
COLFIN AI-AZ 1 LLC	8155 E INDIAN BEND RD NO 109	SCOTTSDALE	AZ	85250 USA		50195445
STOLARZ MICHAELINE LUCILLE	15481 W PORT AU PRINCE LN	SURPRISE	AZ	85379 USA		50195446
VAN ALLER JASON D/BONNIE M	PO BOX 2652	SHOW LOW	AZ	85902 USA		50195447
HUSBY JEFFREY J/CHERI A/BLAEDORN TERRY	113 S MAIN ST	RIVER FALLS	WI	54022 USA		50195448
COUNTRYSIDE OF SURPRISE COMMUNITY ASSOC	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253 USA		50195472

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

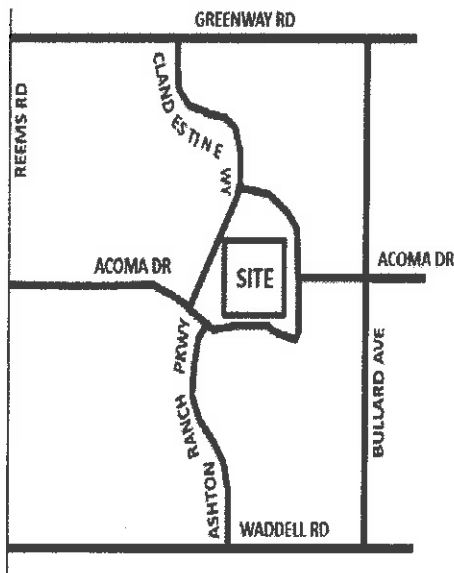
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community and Economic Development Department may be contacted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

City of Surprise Planner: Vamshee Kovuru
623-222-3153

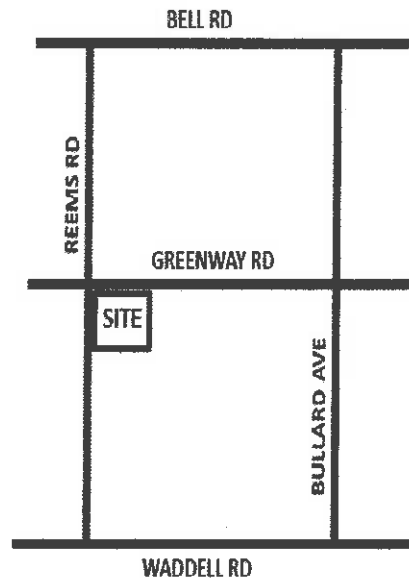
CITIZEN REVIEW MEETING DETAILS

DATE: April 30, 2014
TIME: 5:30pm – 6:30pm
LOCATION: Ashton Ranch Elementary School - Media Center
14898 W Acoma Drive
Surprise, AZ 85379

Meeting Location



Project Location



PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit (Case FS14-079) to allow for a retail center including a Dairy Queen restaurant with a drive-through facility located at 15261 N. Reems Road.

NEIGHBORHOOD MEETING – SIGN-UP SHEET

Case Number: FS14-079
Project: Greenway Marketplace Shops #2
Description: Conditional Use Permit for retail shell building with proposed drive thru.
Date: April 30th, 2014
Time: 5:30pm-6:30pm
Location: Ashton Ranch Elementary School
 14898 W. Acoma Drive
 Surprise, AZ 85379

PROJECT TEAM

Developer: Donahue Schriber Realty Group
 Heidi Carlson-Vermeer
heidibc@cox.net
 602-370-646

Architect: BRR Architecture, Inc.
 Shad Vermeesch
shad.vermeesch@brrarch.com
 602-386-4825

Planner: City of Surprise
 Jamie Sullivan
jamie.sullivan@surpriseaz.gov
 623-222-3099

NOTE: FOR PROJECT COMMENTS PLEASE COMPLETE SEPARATE COMMENT CARD

ATTENDEE PRINTED NAME	ATTENDEE SIGNATURE
1. <i>JOE GIBERT</i>	<i>Joe Gibert</i>
2. <i>Bill Sladek / Dairy Queen</i>	<i>Bill Sladek</i>
3. <i>LOUIE AGUILAR / Donahue Schriber</i>	<i>LOUIE AGUILAR</i>
4. <i>Heidi Carlson-Vermeer / Donahue Schriber</i>	<i>Heidi Carlson-Vermeer</i>
5. <i>Lauren Morgan - HOA HQ</i>	<i>Lauren Morgan</i>
6. <i>Carey Morgan - HOA HQ</i>	<i>Carey Morgan</i>
7.	
8.	
9.	
10.	
11.	
12.	



CITY OF SURPRISE
Planning and Zoning Commission

June 5, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 5, 2014	Contact Person:	Lloyd Abrams, Community & Economic Development
Submitting Department:	Planning & Zoning	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:

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):