



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

Thursday, January 9, 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 December 5, 2013 Planning and Zoning Commission minutes</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 4 | <u>Consideration and action on Case FS13-475, a Site Plan for Desert Bay Insurance located on the southwest corner of Bell Road and 115th Avenue.</u> | Approve
Bart Wingard,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 4	<u>Consideration and action on Case FS13-481, a Conditional Use Permit for Dutch Bros Coffee generally located on the southeast corner of Bell and Litchfield Roads.</u>	Approve Nikki Arbeiter, Community & Economic Development
#4	District 1	<u>Consideration and action on Case FS13-079, an amendment to the Tierra Verde East Planned Area Development located near the northeastern corner of Happy Valley Road and 163rd Avenue.</u>	Approve Bart Wingard, Community & Economic Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|---|--|
| #5 | District Citywide | <u>Presentation and discussion regarding Maricopa County's White Tanks Mountain Regional Parks Master Plan update..</u> | No Action
Bart Wingard,
Community &
Economic
Development |
|----|-------------------|---|--|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Dec. 31, 2013 at 2:35 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission

January 9, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 9, 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 December 5, 2013 Planning and Zoning Commission minutes

Motion:

I move to approve the December 5, 2013 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

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

December 5, 2013

MEETING MINUTES

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that the next Commission meeting is January 9th. As development continues to increase, holding 2 Commission meetings a month may be needed. Staff will keep you updated on the status of this.

The annual Surprise Party is this weekend at the 8-acre park near the stadium for anyone that would like to attend. This is a free event.

CALL TO THE PUBLIC

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

CONSENT AGENDA

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Consideration and Action – Planning and Zoning Commission Minutes for November 7, 2013**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for November 7, 2013**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 abstain (Bieniek, Smith) 1 absent (Blair).

- **Item 2: Consideration and Action –2014 Planning and Zoning Commission Work Plan.**

ACM Mihelich presented the work plan to the Commission.

Commissioner Hoyler made a motion to approve the **2014 Planning and Zoning Commission Work Plan**. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes, 1 absent (Blair).

- **Item 3: Consideration and Action – Community Development Block Grant Public Service Application Scoring Rubric**

Neighborhood Services Supervisor Christina Ramirez presented the rubric to the Commission.

The commission had a few questions regarding the scoring and suggested a scoring change to the management of the program.

Commissioner Bieniek made a motion to approve the **Community Development Block Grant Public Service scoring rubric, as amended**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes, 1 absent (Blair).

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 4: Consideration and Action – FS13-414 Sprint Wireless communication Facility at Sun City Grand**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS13-414, a conditional use permit for Sprint Wireless Communications Facility at Sun City Grand maintenance facility**.

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

Commissioner Smith made a motion to approve **FS13-414, a conditional use permit for Sprint Wireless Communications Facility at Sun City Grand maintenance facility** and to adopt staff's findings of fact. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 5: Consideration and Action – FS13-416 Grand Vista**

Planner Nikki Arbeiter presented the project to the Commission. Staff recommended approval of **FS13-416, a minor general plan amendment for Grand Vista.**

The Commission discussed:

- Preservation of wild life corridors
- Schools in the area

In response to Commissioner Chapman, Wendy Reidel, representing the applicant, stated that the timing of the project has not yet been determined.

Vice Chair Somers opened the Call to the Public.

Harlin Boor, resident asked where the water supply will be coming from. Ms. Reidel stated that the development is tied into the city water supply.

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

Commissioner Pervi made a motion to recommend approval to the Mayor and Council **FS13-416, a minor general plan amendment for Grand Vista.** Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 6:44 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Deputy City Attorney Donna Bronski, Neighborhood Services Supervisor Christina Ramirez, Planner Hobart Wingard, Planner Nichole Arbeiter and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Jeffrey J. Mihelich
Assistant City Manager

Steve Somers, Vice Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

January 9, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 9, 2014	Contact Person:	Bart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS13-475, a Site Plan for Desert Bay Insurance located on the southwest corner of Bell Road and 115th Avenue.

Motion:

I move to approve FS13-475, a Site Plan for Desert Bay Insurance and to adopt staffs findings and conditions a through f.

Background:

The applicant is requesting Site Plan approval for a Desert Bay Insurance facility to be located at the southwest corner of Bell Road and North 115th Avenue.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

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

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Bart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: January 9, 2013

To: Mayor and City Council

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

Re: FS13-475, Site Plan for Desert Bay Insurance

Application Summary

The applicant is requesting Site Plan approval for a Desert Bay Insurance facility.

Location

The project site is generally located on the southwest corner of Bell Road and North 115th Avenue at 11503 West Bell Road. The zoning of the parcel is CR (Regional Commercial).

History

- On April 10, 1980, the Mayor and City Council approved the annexation of the property into the City of Surprise.
- On April 9, 1981, the Mayor and City Council approved a rezone of the subject property from Rural Residential (R-1) to Community Commercial (C2).
- On August 14, 2008, the Mayor and City Council approved a rezone of the subject property from Community Commercial (C2) to Regional Commercial (C3).

Project Summary

The proposed Desert Bay Insurance Company facility is proposing to occupy a former vehicle fueling station located near southwest corner of Bell Road and 115th Avenue. This 2,000 square-foot building will be remodeled to house six (6) independent offices, a receptionist area, and a common area. The applicant plans to provide building and site improvements that include façade enhancement, landscaping, pavement resurfacing, and on site stormwater retention.

The existing dual entrances onto Bell Road will be removed and the primary access to the site will be provided through an existing shared access drive to the west, and from 115th Avenue to the east. The elimination of the two (2) driveways will assist traffic on Bell Road move more efficiently, and be in compliance with the Bell Road Access Management Plan.

Landscaping for the site will consist of drought tolerant plant materials and will further the beautification efforts along Bell Road. Parking will be screened by a three (3) foot decorative wall and ten (10) feet of space will be reserved for a proposed multi-modal path project planned for the Bell Road corridor.

It is anticipated that the insurance office will enhance a vacant and blighted site at the easternmost entrance to the city.

Department Review

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

- a) The elevations prepared by A Design Invision and dated October 25, 2013 shall be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 1. The columns between the windows facing Bell Road will be painted DE-5118 up to the top of the existing brick.
 2. The electrical utilities located on the rear face of the building will be painted DE-6159 to match the rear wall.
- b) The landscape plan prepared by Epsilon Design Group and dated October 21, 2013 shall be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 1. The trees will be a combination of 24 and 36 inch box trees. 30 percent of the trees are to be 36 inch box.
 2. Provide additional landscaping to the unpaved area west of the building.
- c) The site plan prepared by Epsilon Design Group and dated October 22, 2013 shall be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 1. Note 20 will indicate that the trash enclosure will have decorative doors added.
 2. Note 22 will be changed from "Proposed future billboard sign" to "Proposed future sign."
 3. The administrative approval signature block will be removed.
- d) All interior sidewalks will be five (5) foot wide and constructed of concrete.
- e) All comments dated November 6, 2013 on file with the Engineering Department Services Division of Public Works will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.
- f) The approval of this site plan is contingent upon the approval of the final plat on said parcel by City Council.

Recommendation

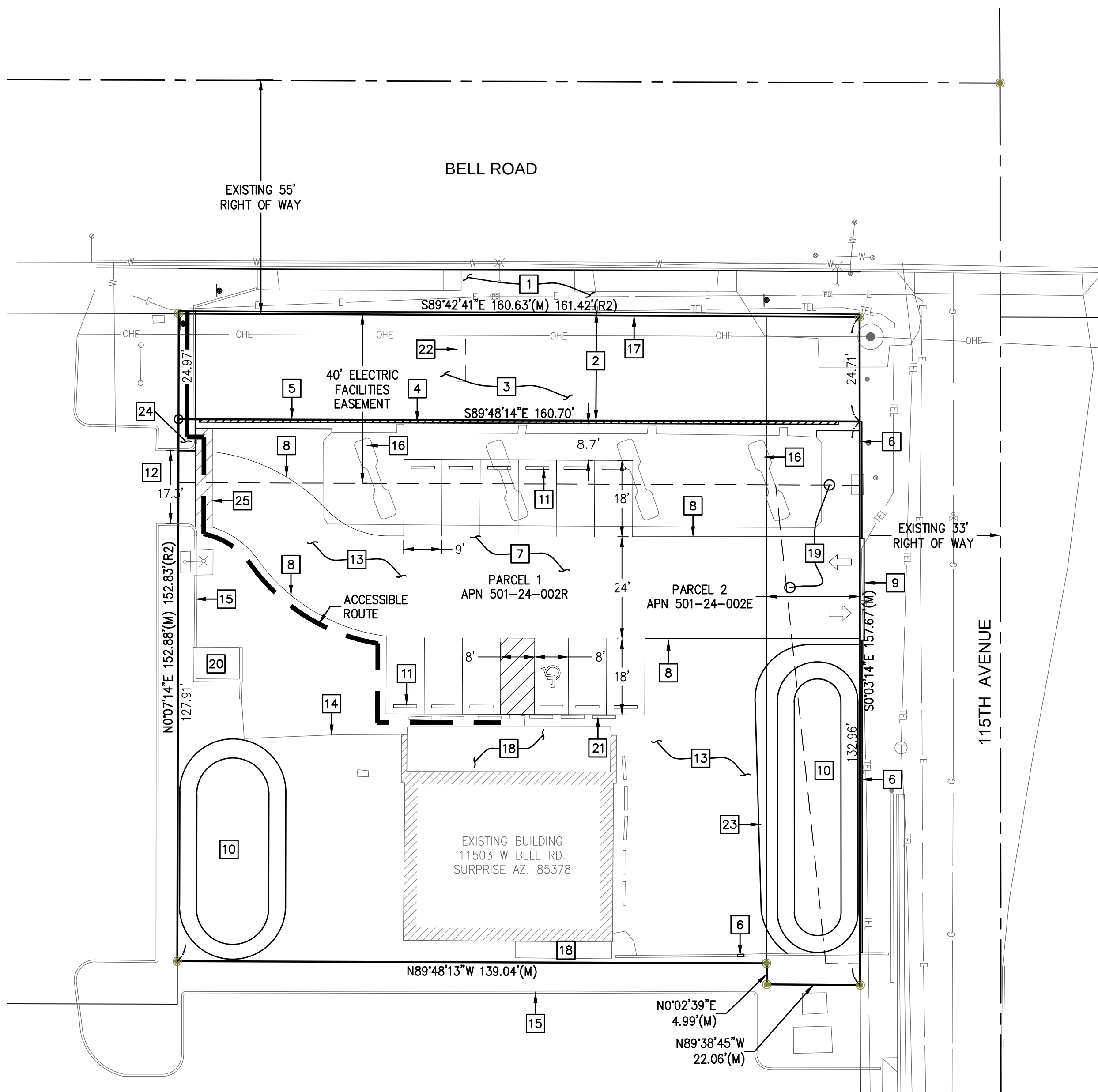
Staff recommends approval of the Site Plan for Desert Bay Insurance.

Attachments

Vicinity map, site plan, and final plat.

VICINITY MAP – FS13-475

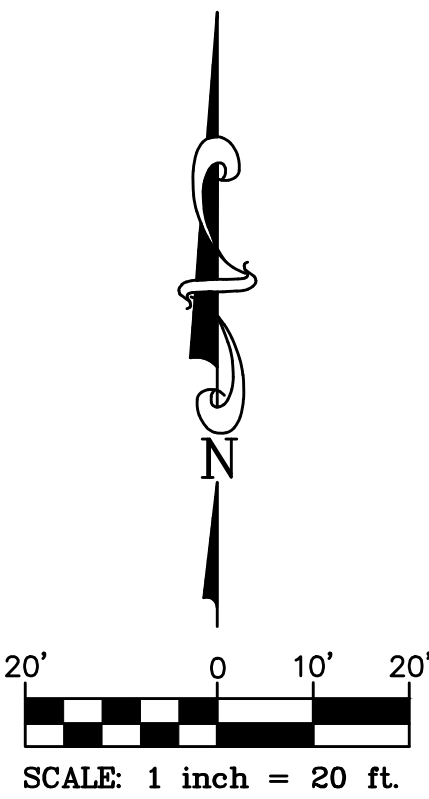




SITE NOTES

- 1 NEW 10' SIDEWALK BY OTHERS
- 2 NEW 25' ROW TO BE DEDICATED
- 3 PROPOSED LANDSCAPING AREA. PAVEMENT TO BE REMOVED. SEE LANDSCAPE PLANS.
- 4 PROPOSED 3' HIGH SITE WALL. SEE LANDSCAPE PLANS.
- 5 PROPOSED NEW LOT LINE TO BE PLATTED
- 6 PROPOSED 6" HIGH EXTRUDED CURB
- 7 PROPOSED PARKING. 4" WHITE STRIPPING
- 8 PROPOSED STRIPPED DRIVE. 4" WHITE STRIPPING
- 9 PROPOSED 3" HIGH SPEED BUMP
- 10 PROPOSED RETENTION BASIN
- 11 NEW PARKING BUMPERS
- 12 EMERGENCY ACCESS
- 13 EXISTING PAVEMENT TO BE RESURFACED BY OTHERS
- 14 EXISTING EDGE OF PAVEMENT
- 15 EXISTING CURB
- 16 EXISTING CONCRETE PAD AND GAS PUMP ISLANDS. ISLANDS TO BE REMOVED
- 17 EXISTING LOT LINE/RIGHT OF WAY LINE
- 18 EXISTING CONCRETE PAD TO REMAIN
- 19 EASEMENT ELECTRICAL EASEMENT. WIDTH VARIES
- 20 EXISTING REFUSE ENCLOSURE
- 21 EXISTING PARKING BUMPERS TO BE RELOCATED
- 22 PROPOSED FUTURE BILLBOARD SIGN
- 23 PROPOSED PAVEMENT SAWCUT AND REMOVAL
- 24 PROPOSED 4' ASPHALT WALKWAY FROM RIGHT OF WAY TO PARKING AREA BY OTHERS.
- 25 PROPOSED CROSS WALK. 4" WHITE STRIPPING

Administrative Approval	
Community Development Director	Date:
Water Services Director	Date:
City Engineer	Date:



BOYLE PROPERTY REDEVELOPMENT

11503 W. BELL RD
SURPRISE, AZ 85378

SITE PLAN

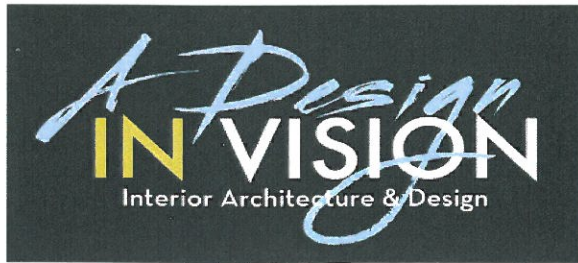
No.	Revision/Issue	Date

Project	13EEA2118CIV
Date	OCTOBER 22, 2013
Designed by	MARCUS REED
Drawn by	NICK PLAZA
Checked by	MAHDI SADEK, P.E.

SHEET
C-1
SHEET 1 OF 1

EXPIRES 3-31-2015

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona 85338
623-882-9928
Epsilon Design Group is a subsidiary of Epsilon Engineering & Survey, LLC



A DESIGN INVISON

14583 W. WINDSOR AVE. GOODYEAR, AZ.

P. 623-535-5526

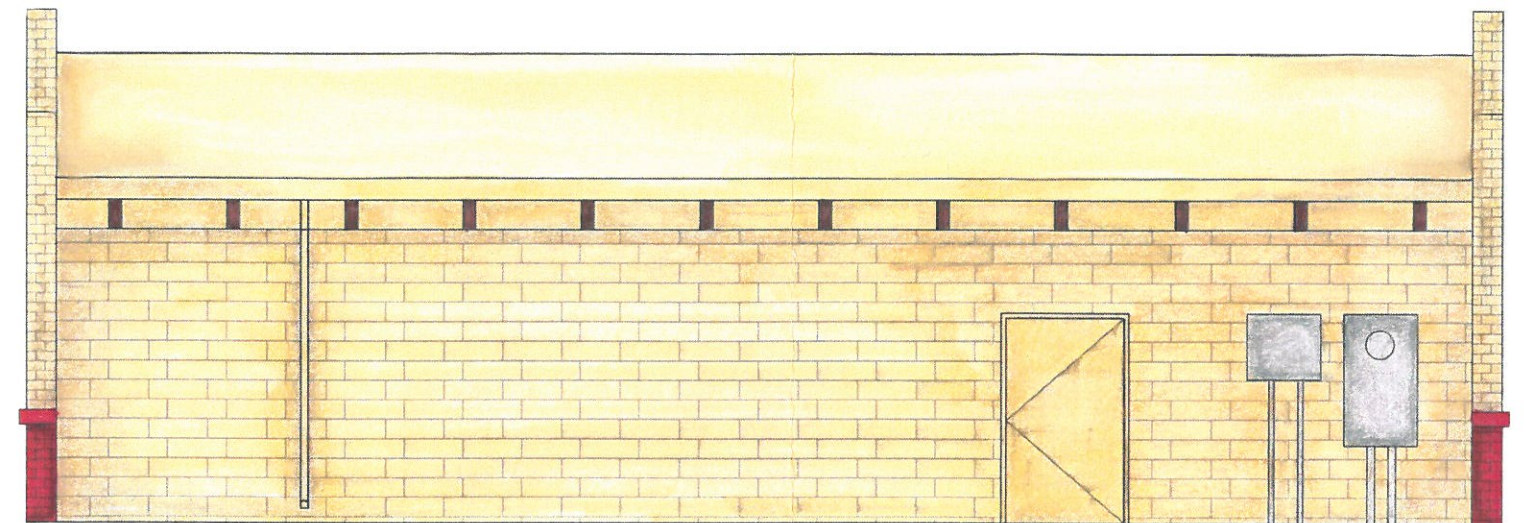
F. 623-535-5524

DESERT BAY INSURANCE

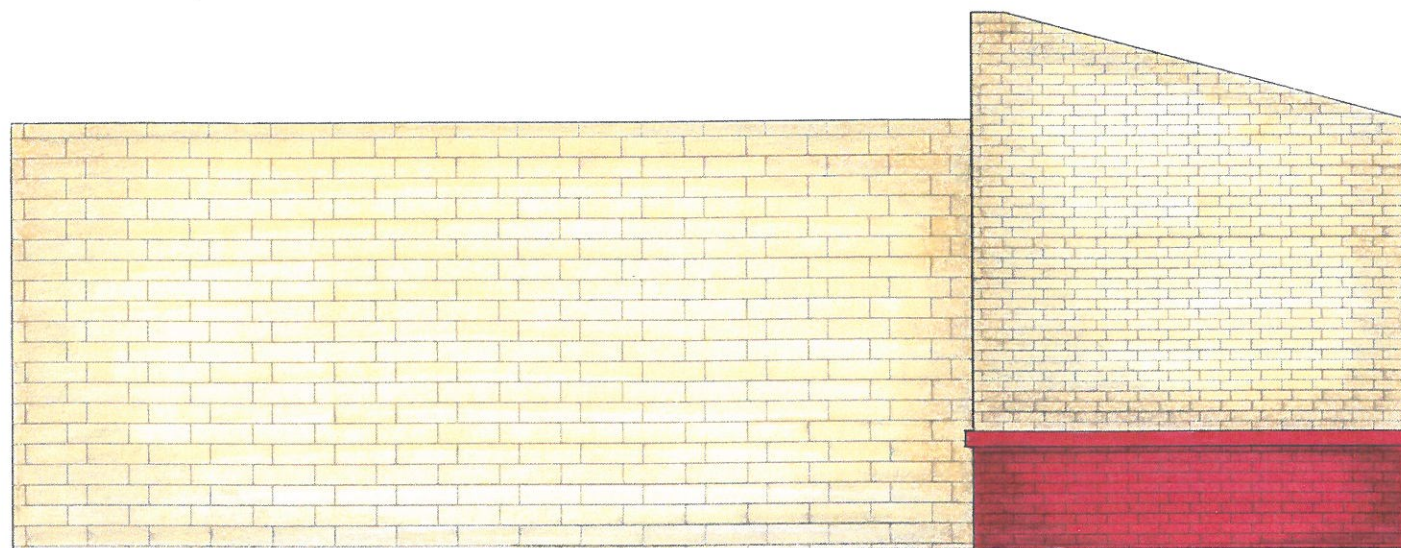
11503 W. BELL ROAD. SURPRISE, AZ.



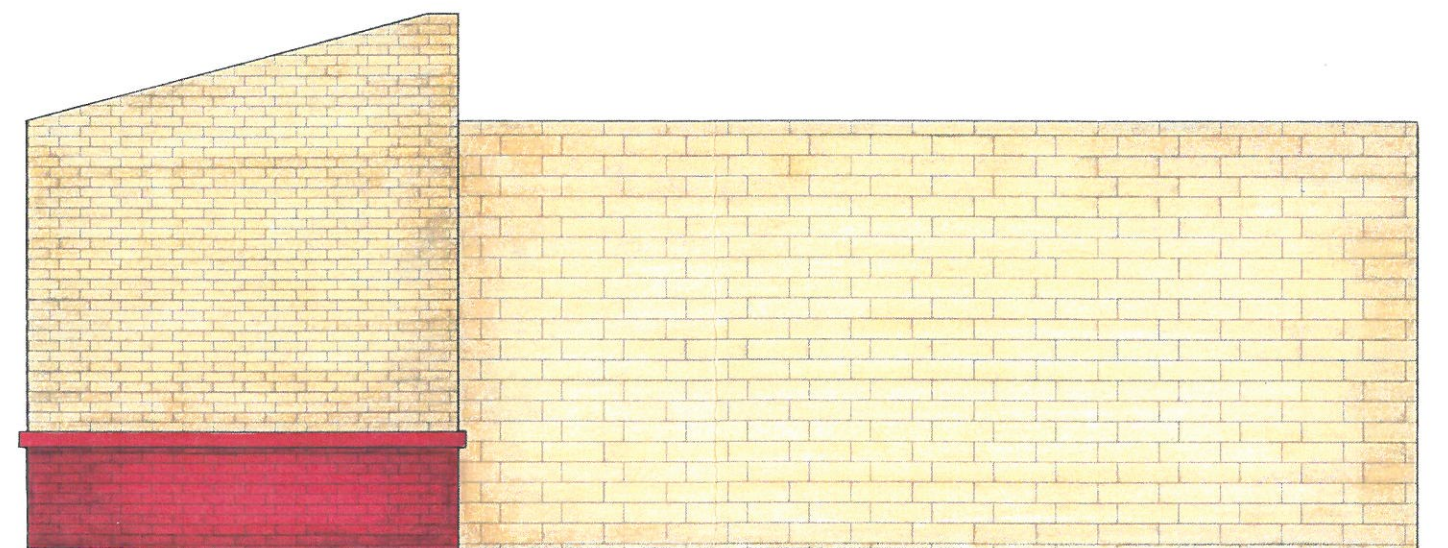
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

LANDSCAPE LEGEND

ACACIA SALICINA
WILLOW ACACIA
36" BOX

SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
24" BOX

MULLENBERGIA RIGENS
DEER GRASS
1 GALLON

RUUELLA PENINSULARIS
BAJA RUELLIA
5 GALLON

AGAVE DESMETIANA
SMOOTH AGAVE
5 GALLON

LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
1 GALLON

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
1 GALLON

BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
1 GALLON

BOULDERS
SURFACE SELECT
1 GALLON

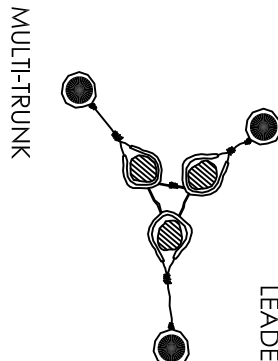
RIVER ROCK
SALT RIVER ROCK
3"-6" SIZE

1/2" MINUS TUSCAN GOLD
DECOMPOSED GRANITE

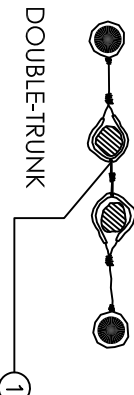
MISC. LANDSCAPE NOTES

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF SURPRISE STANDARDS.
- TREES ADJACENT TO FEDERIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8'.
- PVC LATERALS WITH A MAXIMUM A .5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED
- PLANT QUANTITIES AND BOX SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP-DRESS OF DECOMPOSED GRANITE (1/2" TUSCAN GOLD)
- PLANT MATERIAL WITHIN THE CITY OF SURPRISE SIGHT DISTANCE TRIANGLES IF EXISTING, WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF SURPRISE
- NO SLOPES ARE GREATER THAN 4:1
- NO SALVAGED PLANT MATERIAL
- DEEP ROOT BARRIERS WILL BE REQUIRED FOR ALL TREES WITHIN 10' OF PAVED AREAS OR WALLS.
- THERE ARE NO PALM TREES PLANNED FOR THE SITE.
- THERE IS NO DECORATIVE LIGHTING.
- LANDSCAPE ISLANDS SHALL HAVE A MINIMUM WIDTH OF (6) FEET MEASURED FROM BACK OF CURB.
- SIGNAGE IS UNDER A SEPARATE APPROVAL AND PERMIT

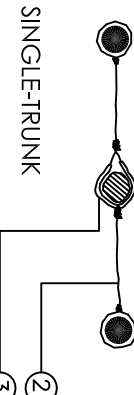
NOTE:
MULTI-TRUNKED TREES
TO HAVE ALL MAJOR
LEADERS STAKED



MULTI-TRUNK



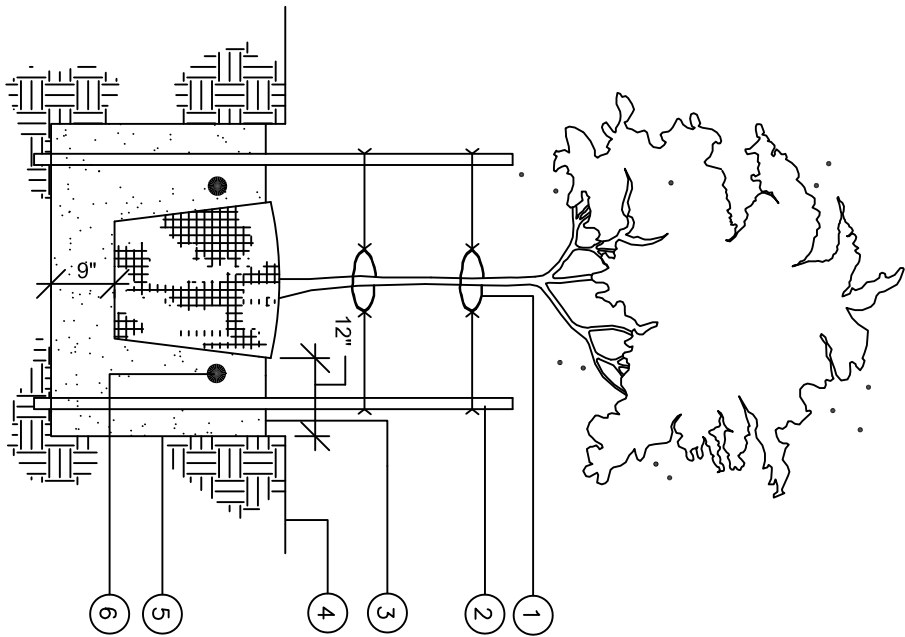
DOUBLE-TRUNK



SINGLE-TRUNK

1. NOTCH TUBING LOOP
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

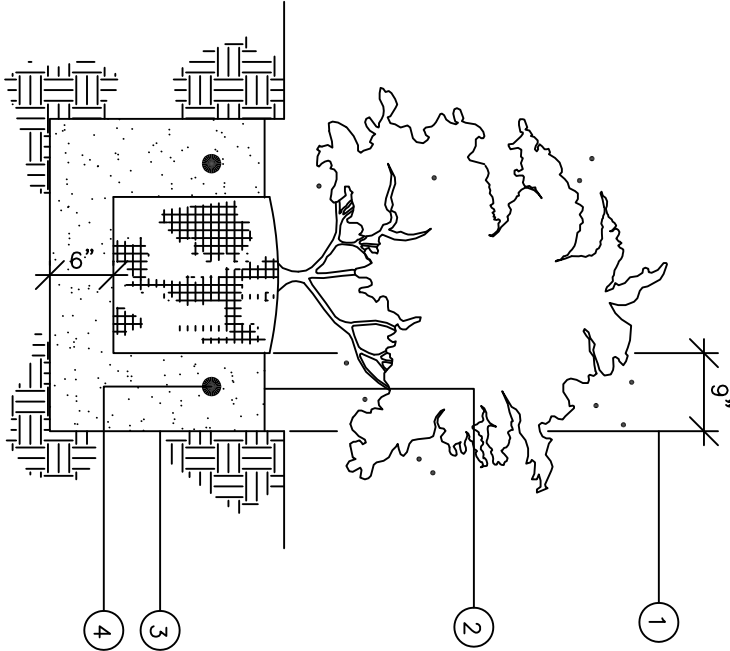
TREE GUYING DETAIL



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. 1" ROUND BY 6' LONG GREEN TREE CYLIES BURY 3' BELOW GRADE
3. 4" BASIN
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX
NOTED IN SPECS.

DOUBLE STAKING DETAIL



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO

BACKFILL PLANT PIT WITH SOIL MIX
NOTED IN SPECS.

SHRUB PLANTING DETAIL

No.	Revision/Issue	Date
1	CITY COMMENTS/12.10.13	12.13.13

BOYLE PROPERTY REDEVELOPMENT
11503 W. BELL RD
SURPRISE, AZ 85378

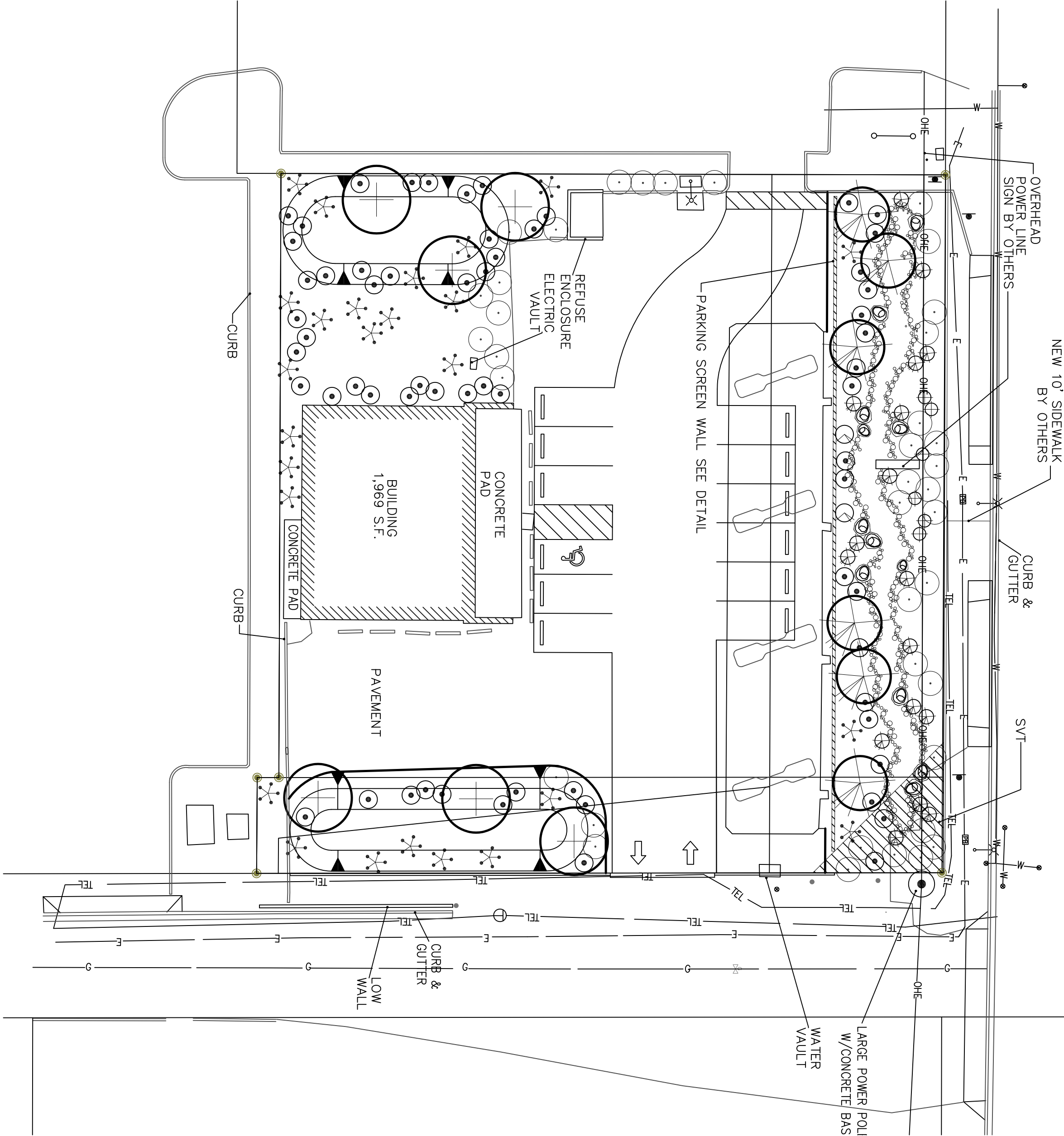
Planting



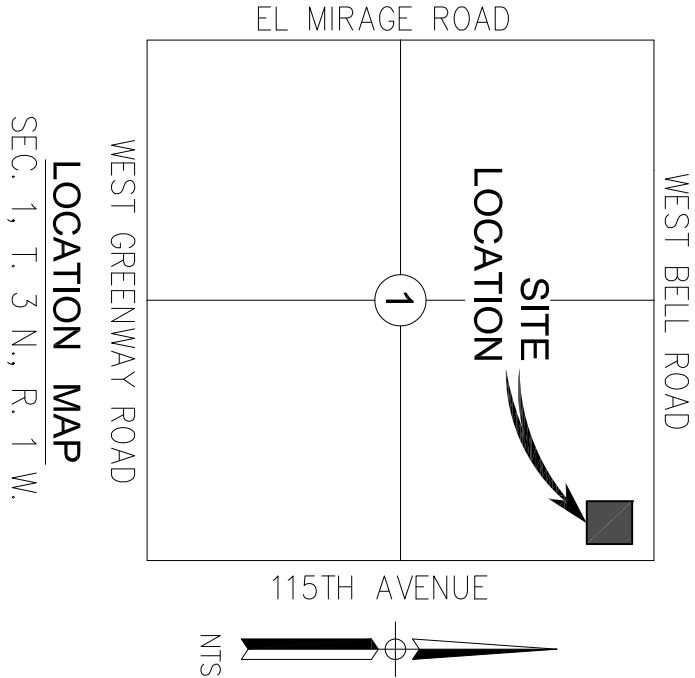
edg

Epsilon Design Group
14423 W MCDOWELL RD SUITE 104-G
Goodyear, Arizona 85395
623-932-9967

BELL ROAD



PLANTING PLAN
1"=20'



Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona 811 Service, Inc.
Dial 8-1-1 or 1-800-STRAKE-IT (782-8348)
in Maricopa County: (602) 263-1100

SHEET

L1

SHEET 1 OF 3

Project	13EEM2118CIV
Date	12.18.13
Design by	1" = 20'
Design by	RM
Drawn by	RM



CITY OF SURPRISE
Planning and Zoning Commission

January 9, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 9, 2014	Contact Person:	Nikki Arbeiter, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS13-481, a Conditional Use Permit for Dutch Bros Coffee generally located on the southeast corner of Bell and Litchfield Roads.

Motion:

I move to approve FS13-481, a Conditional Use Permit for Dutch Bros Coffee and to adopt staff's findings and conditions a through g'.

Background:

The applicant is requesting a Conditional Use Permit for a Dutch Bros Coffee drive through facility to be located at the Shops at Surprise located on the southeast corner of Bell and Litchfield Roads.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)
- ☐ [Sign Package](#)
- ☐ [Elevations](#)
- ☐ [Landscape Plan](#)
- ☐ [Citizen Review](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Nikki Arbeiter, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: January 9, 2013

To: Planning and Zoning Commission

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

Re: FS13-481, Conditional Use Permit for Dutch Bros Coffee Drive-Through

Application Summary

The applicant is requesting a Conditional Use Permit for a Dutch Bros Coffee drive through facility to be located at the Shops at Surprise.

Location

The project site is generally located on the southeast corner of Bell Road and Litchfield Road. It is located within the "West Point Towne Center" Planned Area Development (PAD). The underlying zoning is C2 or Community Commercial.

History

- On April 26, 1984, the Mayor and City Council approved the annexation of this property into City of Surprise, with Ordinance # 84-03.
- On October 26, 1995, the Mayor and City Council approved the West Point Towne Center PAD, with Ordinance # 95-15.
- Since the adoption of the West Point Towne Center PAD, active retail businesses such as the Rio Mirage, Chipotle, FedEx, Hayashi and others have opened their businesses in the vicinity.
- On November 13, 2013, the Board of Adjustment approved a variance to allow a reduced setback on the interior side of the site.

Project Summary

The proposed Dutch Bros. Coffee is a 650 square-foot building with two drive-through lanes and a patio area. The business is a drive-through facility only, with no interior seating. The site is a one-half (0.5) acre vacant commercial lot and is the last remaining vacant site in the original shopping center. The site will be accessible from both Bell and Litchfield Roads.

On site improvements will include water, sewer, utilities, landscaping, retention, parking, and lighting. The site will be landscaped to complement the existing commercial center. The

project signage is being included as part of the application and includes building, monument and directional signage (see attached sign elevations).

Dutch Bros. Coffee is a compatible use to this active business location. The busiest hours of operation for this facility will be early in the morning prior to the opening of adjacent businesses.

Department Review

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

- a) The site plan prepared by Aske Reindersma Architecture and dated October 29, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 - 1. The accessible sign will not reduce the width of the sidewalk to less than five (5) feet clear.
 - 2. An aligned and signed pedestrian access to the shops to the west will be provided.
- b) The sign package prepared by Arizona Commercial Signs and dated November 15, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 - 1. The street address of the facility will be located on the monument sign.
 - 2. The height of the monument sign will be reduced to 10 feet measured from top of the adjacent curb.
 - 3. The maximum number of tenant panels will be limited to six (6) per side.
- c) The elevations prepared by Aske Reindersma Architecture and dated October 29, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 - 1. The north elevation will show the proposed drive thru window.
- d) The landscape plans prepared by Aske Reindersma Architecture and dated October 29, will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 - 1. The accessible sign will not reduce the width of the sidewalk to less than five (5) feet clear.
 - 2. An aligned and signed pedestrian access to the shops to the west will be provided.
 - 3. Thorned plants will be located at least ten (10) feet from pedestrian routes and parking areas. Thorned plants less than ten (10) feet in height at maturity can be

located a distance from pedestrian routes and parking areas equal to or greater than the mature height of the plant.

4. The area to the north of the facility and west of the existing block wall will be landscaped with trees and shrubs to prevent parking in the landscaped area.
5. Enhanced plant material and seating will be provided in the unlandscaped area to the north of the parking area.
6. Trees in the parking and drive areas will be one of the following species:
 - i. Coolibah—*Eucalyptus microtheca*.
 - ii. Evergreen Elm—*Ulmus parvifolia*.
 - iii. Fruitless Olive—*Olea europaea*.
 - iv. Live Oak—*Quercus virginiana*.
 - v. Sissoo—*Dalbergia sissoo*.
 - vi. Thornless Mesquite—*Prosopis hybrid*.
 - vii. Thornless Palo Verde—*Cercidium hybrid*.
- e) The Traffic Impact Analysis (TIA) will address left hand u-turn movement into the southwest entrance to ensure movement can be performed without causing conflicts or additional queuing onto Bell Road. Turn movements should also be evaluated against cross traffic coming from on-site neighboring facilities.
- f) All improvement plan and traffic impact analysis plan comments dated November 21, 2013 on file with the Engineering Development Services Division of Public Works will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.
- g) The Boundary and Topographic Survey plan prepared by O'Neill Engineering, LLC and dated October 16, 2013 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 1. The title block at the top of the sheet will reflect that the document is a boundary survey.
 2. The basis of bearing source will be cited.
 3. "NAVD 88 Datum" will be added to the benchmark after the elevation.
 4. The spelling of "MASONARY" will be corrected in the legend.
 5. A copy of the recorded survey will be submitted.

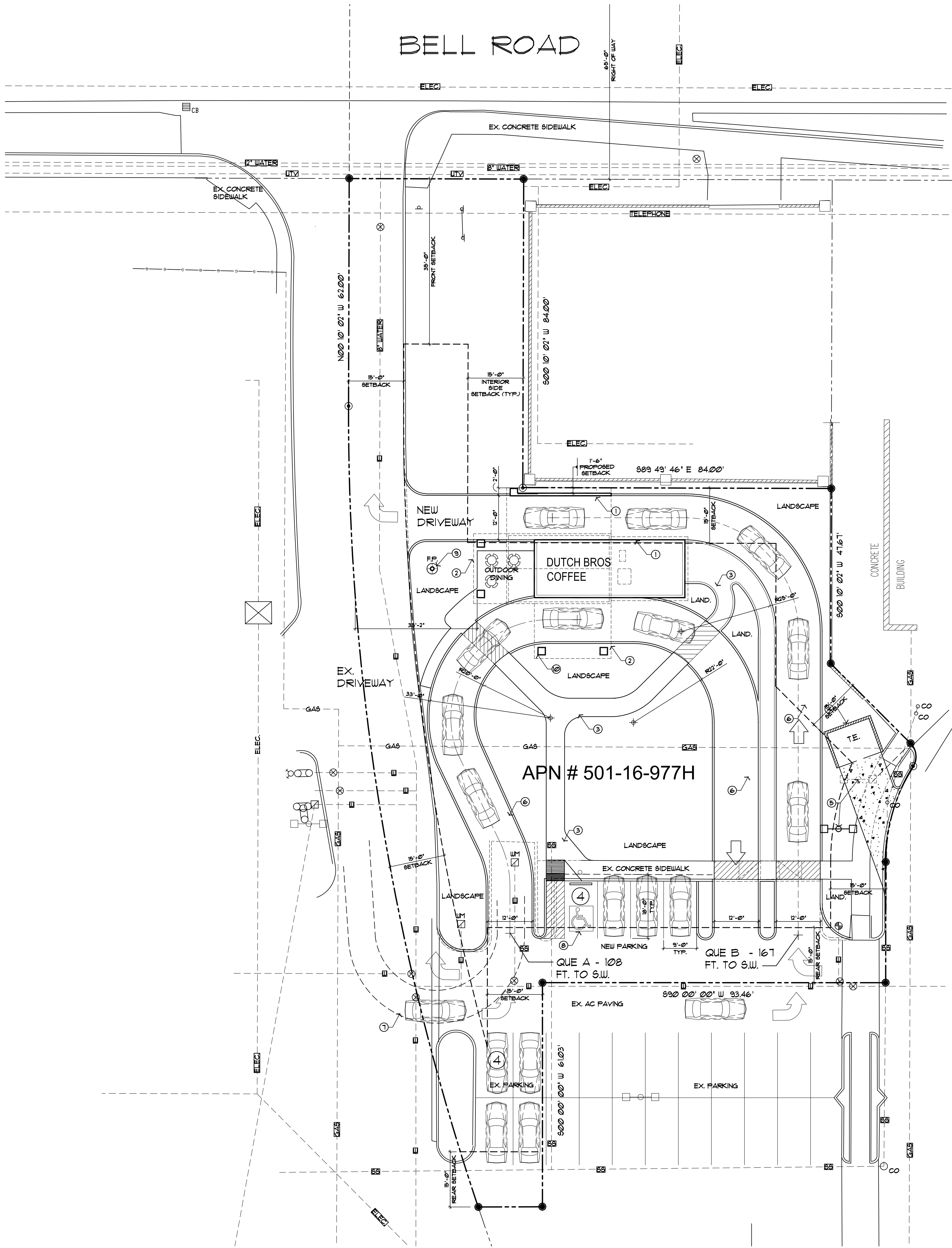
Recommendation

Staff recommends approval of the Conditional Use Permit for the Dutch Bros. drive through.

Attachments

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





building data

BUILDING AREA: 646 SF.
OCCUPANT LOAD: 646/100 = 1 OCC.
(BUSINESS AREA)

key notes

- 1 LINE OF BUILDING FOOTPRINT
- 2 LINE OF ROOF OVERHANG ABOVE
- 3 NEW 5'-0" CONC. SIDEWALK
- 4 NEW CMU TRASH ENCLOSURE
- 5 RELOCATE EX. LIGHT POLE
- 6 LINE OF NEW A/C DRIVEWAY
- 7 AUTO-TURN LINE TO INDICATE VEHICULAR ACCESS ROUTE
- 8 NEW H/C PARKING AND SIGNAGE
- 9 NEW 20'-0" HIGH FLAG POLE
- 10 PATIO COLUMNS (TYP)

site data

SCOPE: RETAIL BUILDING
ADDRESS: BELL RD. & LITCHFIELD ROAD
SURPRISE, AZ

PROPOSED USE: DRIVE THRU COFFEE SHOP WITH NO INTERIOR SEATING PROVIDED
ZONING: PLANNED AREA DEVELOPMENT (PAD) SUBJECT TO THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT

CONST. TYPE V-B, FULLY-SPRINKLERED
OCCUPANCY: M (MERCANTILE)

SITE AREA: 0.53 ACRES (24,034 SF.)

(PROPOSED)
BUILDING AREA: 646 SF.
CANOPY AREA: 779 SF.
BUILDING COVERAGE: 5.2% (1,425 SF.)
LANDSCAPE COVERAGE: 22% (6,070 SF.)
PARKING/DRIVE: 62.4% (12,485 SF.)

SETBACKS:
STREET: 35'
SIDE YARD: 15'
SIDE YARD: 15'
REAR YARD: 15'

PARKING REQUIRED: (PER CITY OF SURPRISE)
7 PARKING SPACES

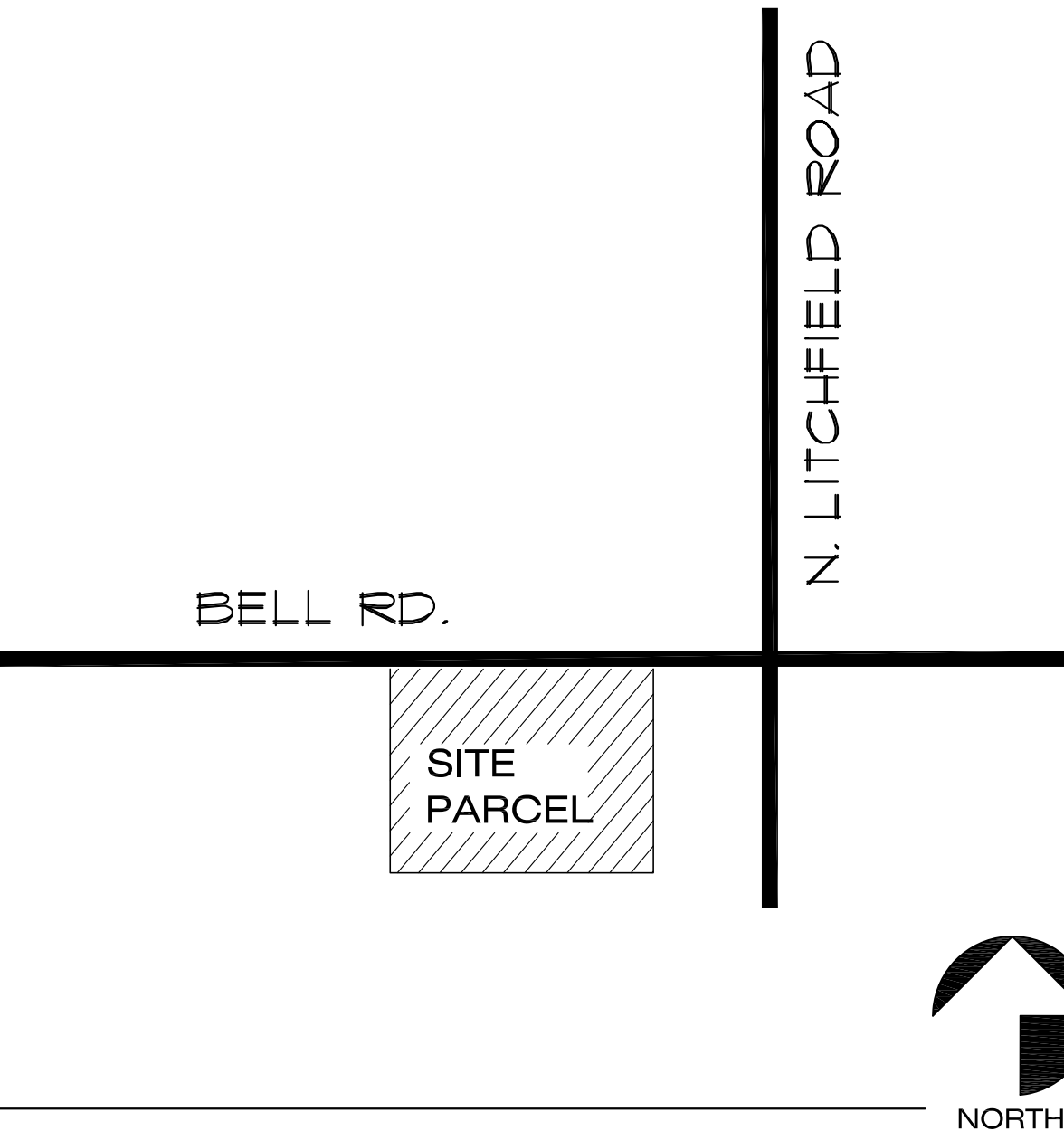
PARKING PROVIDED:
8 PARKING SPACES

sheet index

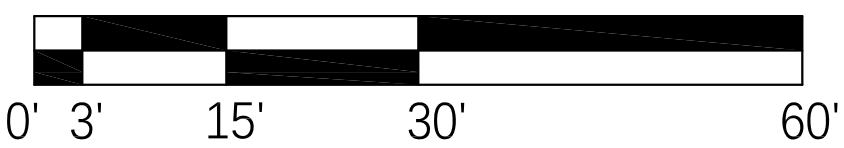
SITE PLAN DESIGN DOCUMENTS:

- | | |
|----------------|-------------------------|
| 1) AS.1 | SITE PLAN |
| 2) A.1 | FLOOR PLAN |
| 3) A.2 | EXT. ELEVATIONS |
| 4) A.2 (COLOR) | EXT. ELEVATIONS |
| 5) A.3 | TRASH ENCLOSURE ELEV. |
| 6) LA.1 | LANDSCAPE PLAN |
| 7) E.1 | PHOTOMETRICS |
| 8) C.1 | CIVIL COVER SHEET |
| 9) C.2 | GRADING & DRAINAGE PLAN |
| 10) C.3 | UTILITY PLAN |

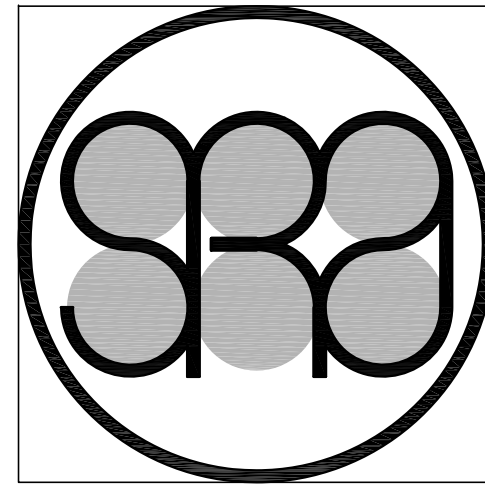
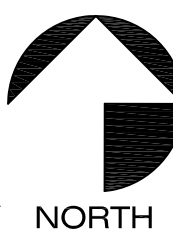
vicinity map



1 site plan



1" = 15'-0"

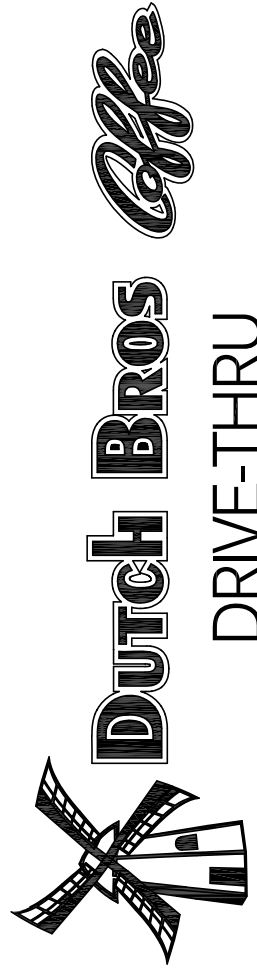


sake.reindersma
architecture, pllc

7929 e. camino real
scottsdale, arizona 85255
p: 480.515.5123 f: 602.513.7193
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applicant/contact:
piazza - restaurant consulting
dutch brothers coffee
4358 e. pearce road
phoenix, az 85044
contact: bill canterini
t: (602) 606-7546
c: (480) 818-9736



DRIVE-THRU

SEC Bell Rd. & Litchfield Rd.
Surprise, Arizona

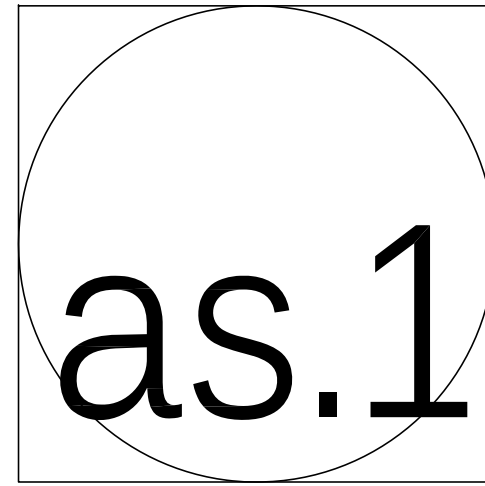
project:

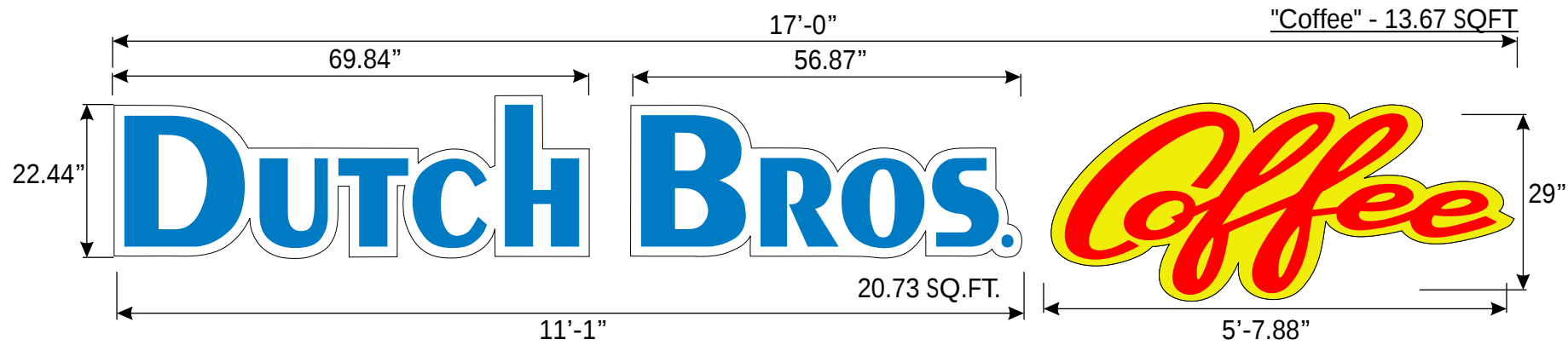
This drawing is an instrument of service and the property of Sake Reindersma Architecture, pllc, and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

date: 10/23/13
issued for: SITE DEV. REVIEW
job no.: 13-055

sheet title:
PRELIMINARY SITE PLAN

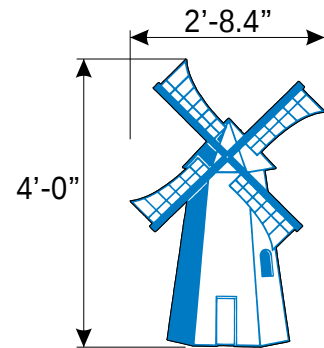
sheet no.:





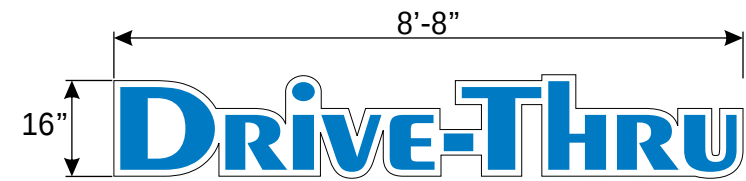
A INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY
SCALE: 1/2" = 1'-0" 34.45 SQ.FT.

MANUFACTURE AND INSTALL (1) INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY.
5" RETURNS ARE CHEVRON BLUE, BLUE TRIM CAP, WHITE ACRYLIC FACES WITH 3630-127 "INTENSE BLUE" VINYL OVERLAY. WHITE LEDS.
"COFFEE" HAS 3630-25 "SUNFLOWER" AND 3630-43 "TOMATO RED" VINYL OVERLAYS, WHITE LEDS.



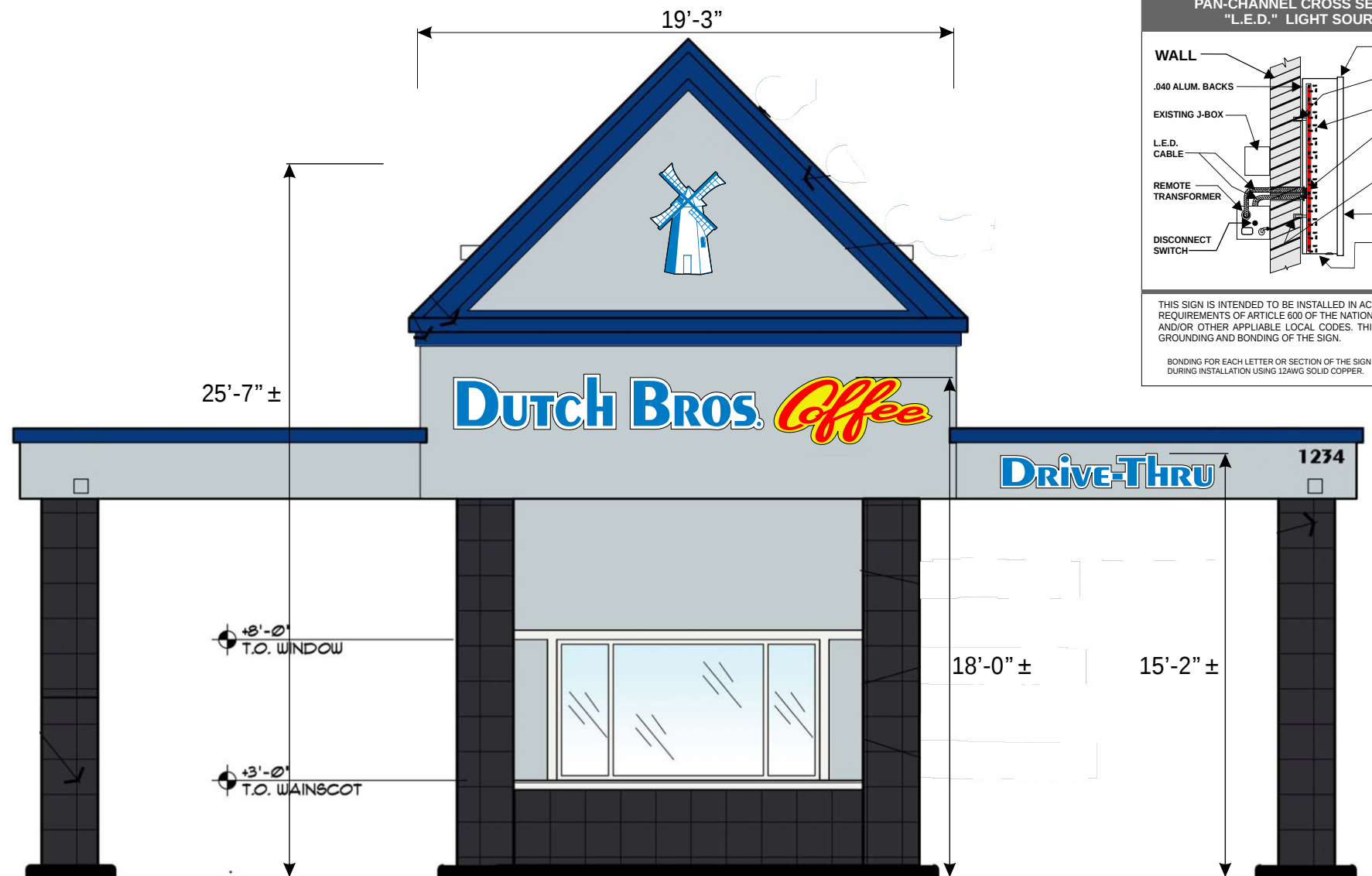
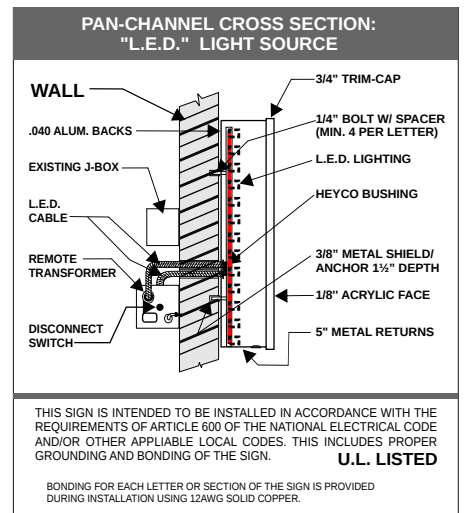
C INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY
SCALE: 3/8" = 1'-0" 10.80 SQ.FT.

MANUFACTURE AND INSTALL (1) ILLUMINATED WINDMILL LOGO.
5" .040 RETURNS ARE CHEVRON BLUE, 3/4" TRIM CAP IS BLUE, 1/8" WHITE ACRYLIC FACES.
3630-127 "INTENSE BLUE" VINYL OVERLAY.
ILLUMINATE WITH 15MM 6500 WHITE NEON, REMOTE TRANSFORMERS.



B INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY
SCALE: 3/8" = 1'-0" 11.53 SQ.FT.

MANUFACTURE AND INSTALL (1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS.
5" .040 RETURNS ARE CHEVRON BLUE, 3/4" TRIM CAP IS BLUE, 1/8" WHITE ACRYLIC FACES, 3630-127 INTENSE BLUE VINYL OVERLAY, ILLUMINATE WITH WHITE LEDS.
BACKGROUND IS WHITE .080 ALUMINUM.



WESTELEVATION - SCALE: 3/16" = 1'-0"

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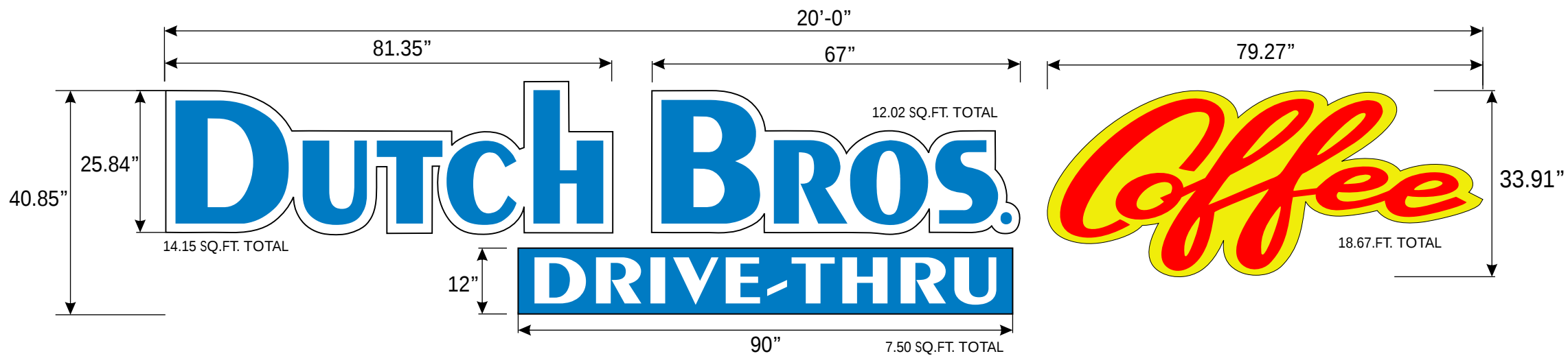
△	xxxxxx	JW
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LANDLORD / DEVELOPER APPROVAL
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CUSTOMER APPROVAL
SIGNATURE & DATE:

SHEET:

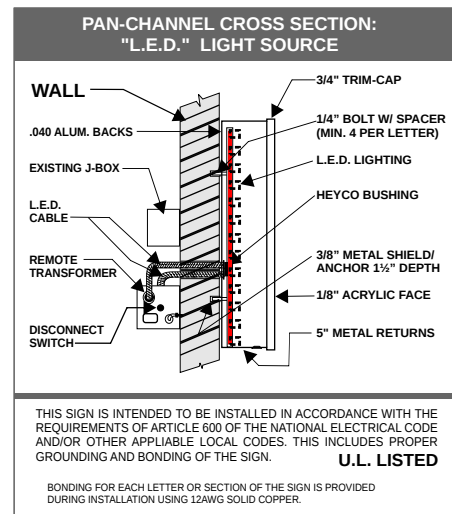
1 OF 7



E INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY

SCALE: 3/4" = 1'-0" 52.34 SQ.FT. TOTAL

MANUFACTURE AND INSTALL (1) INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY.
5" RETURNS ARE CHEVRON BLUE, BLUE TRIM CAP, WHITE ACRYLIC FACES WITH 3630-127 "INTENSE BLUE" VINYL OVERLAY. WHITE LEDS.
"COFFEE" HAS BLACK RETURNS AND TRIP CAP 3630-25 "SUNFLOWER" AND 3630-43 "TOMATO RED" VINYL OVERLAYS, WHITE LEDS.



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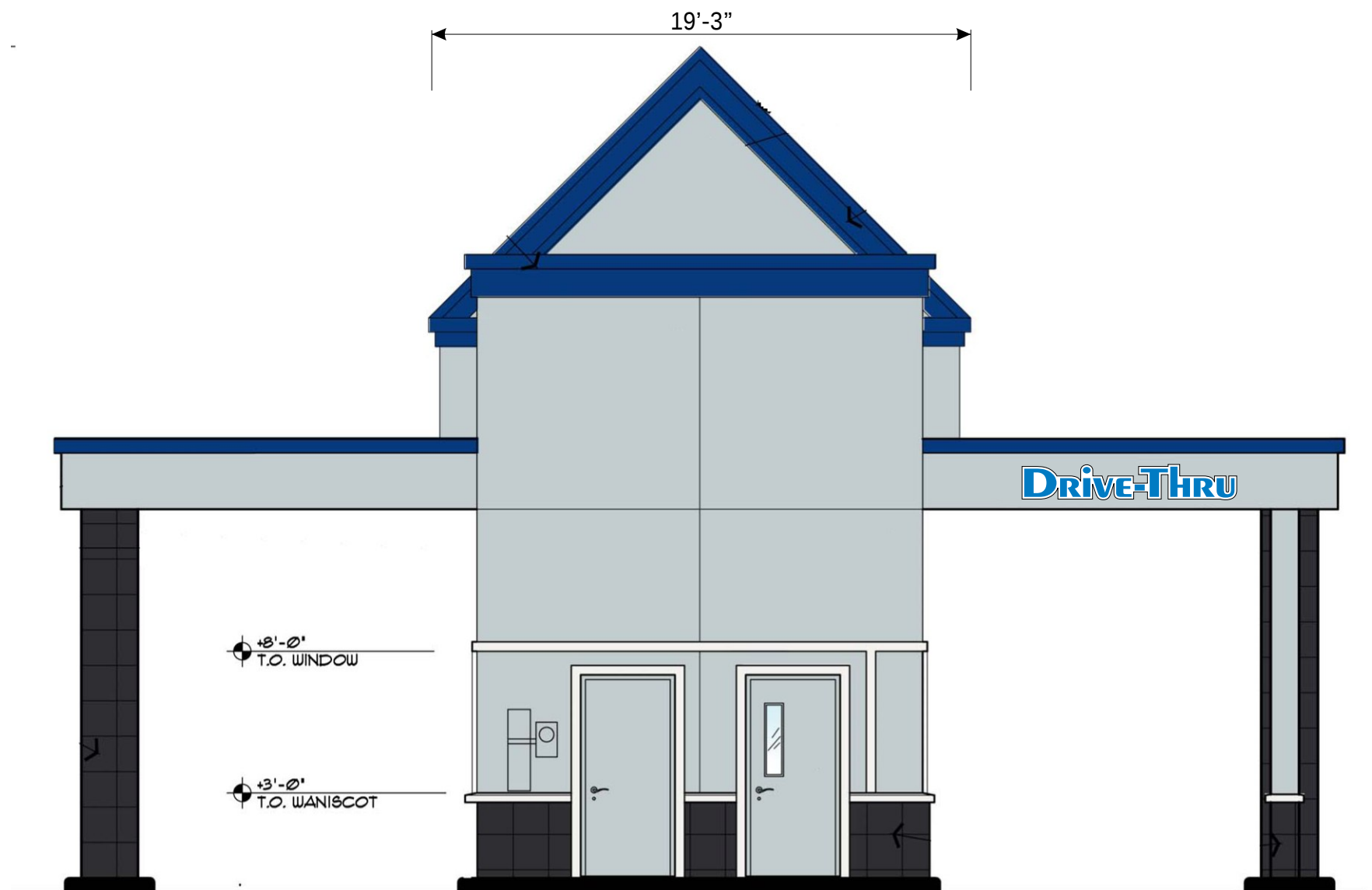
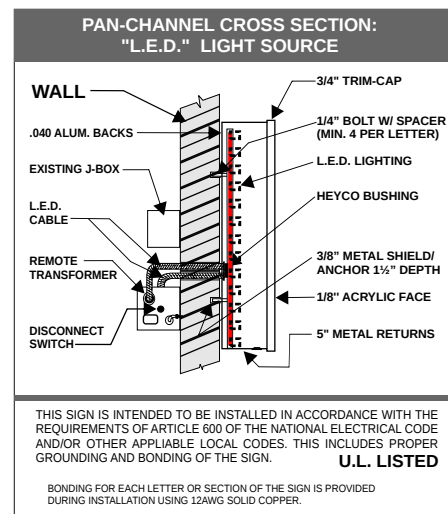
SHEET:

3 OF 7



G INTERNALLY ILLUMINATED PAN CHANNEL DISPLAY
SCALE: 3/8" = 1'-0" 11.53 SQ.FT.

MANUFACTURE AND INSTALL (1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS.
5" .040 RETURNS ARE CHEVRON BLUE, 3/4" TRIM CAP IS BLUE,
1/8" WHITE ACRYLIC FACES, 3630-127 INTENSE BLUE VINYL OVERLAY,
ILLUMINATE WITH WHITE LEDS.
BACKGROUND IS WHITE .080 ALUMINUM.



EAST ELEVATION - SCALE: 3/16" = 1'-0"

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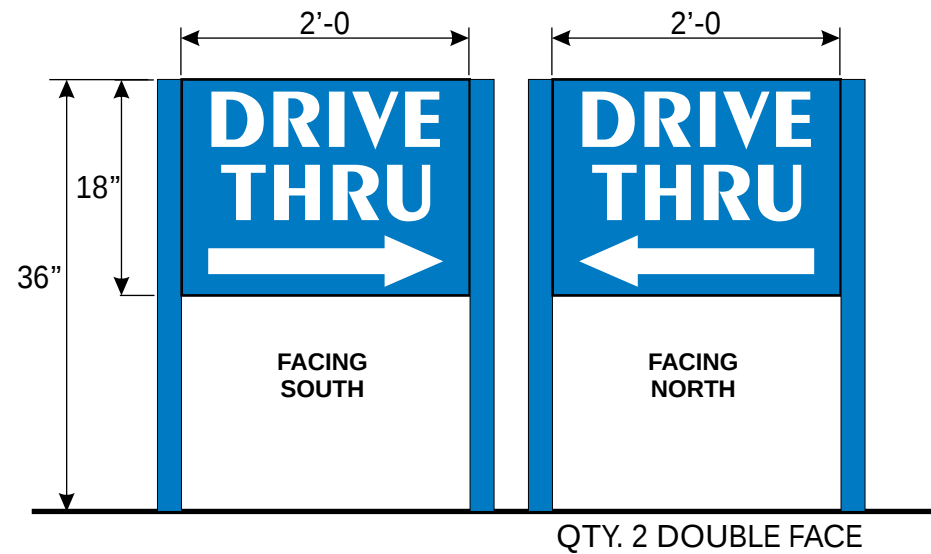
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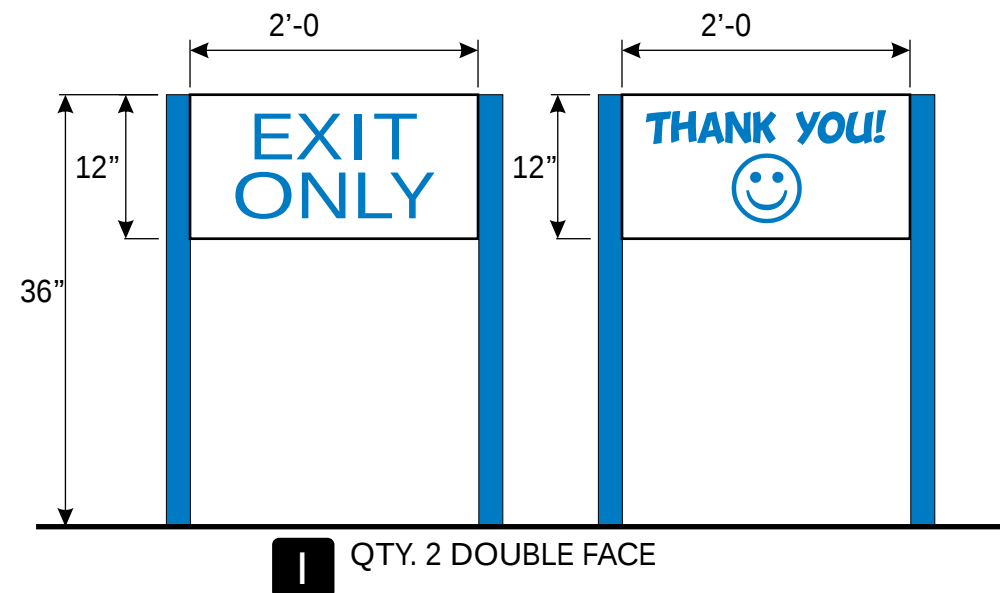
SHEET:

4 OF 7



POST & PANEL PAINTED SEMI-GLOSS TO MATCH PMS #300C.
3M WHITE REFLECTIVE VINYL GRAPHICS.

H NON-ILLUMINATED DIRECTIONAL SIGNS
SCALE: 3/4" = 1'-0" 3.0 SQ.FT.
MANUFACTURE AND INSTALL ILLUMINATED DIRECTIONAL SIGNS.

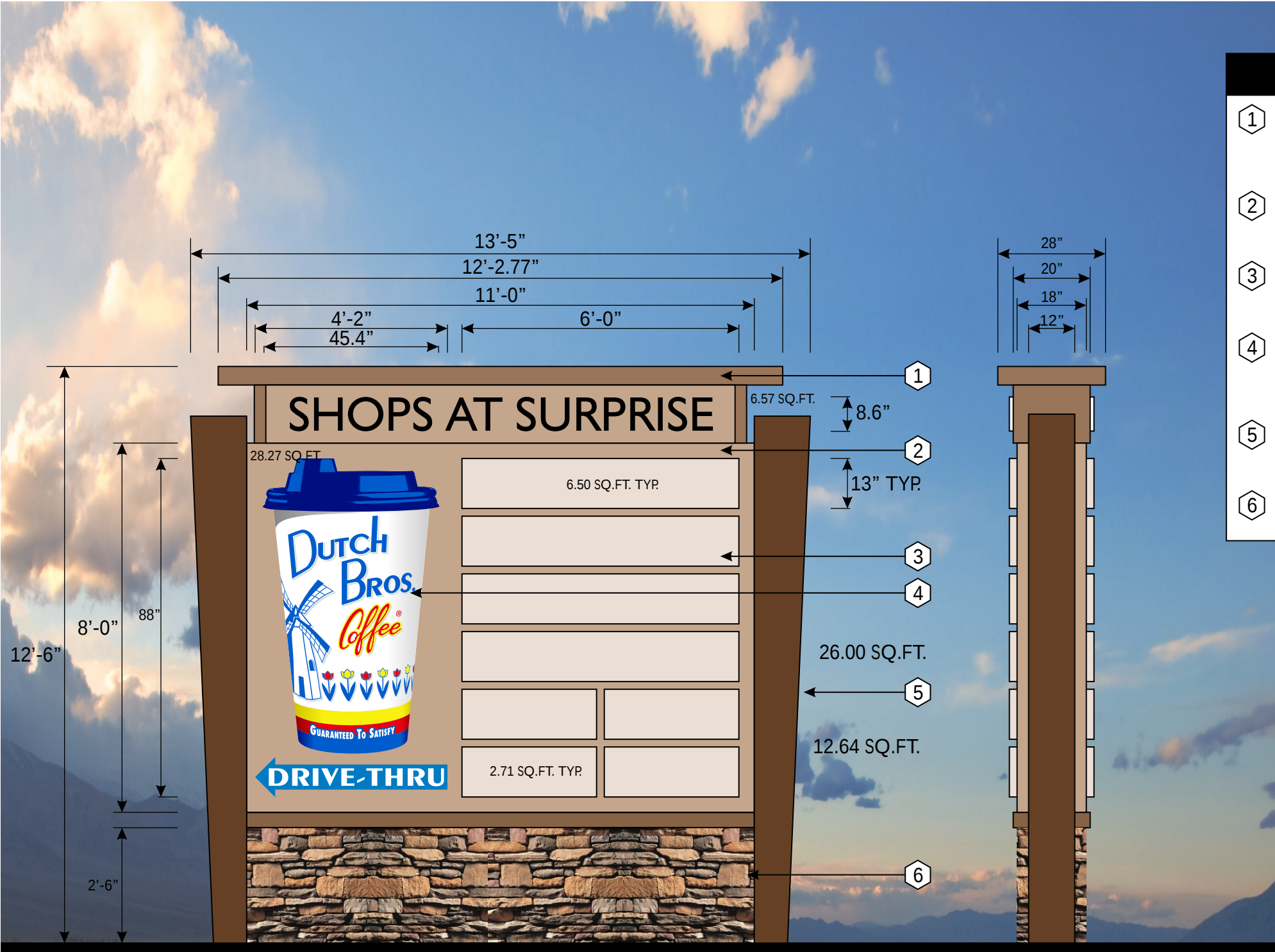


MANUFACTURE AND INSTALL:
12" X 24" .090 ALUM.
DIRECTIONAL
SIGNS WITH PAINTED
2" X 2" SQUARE ALUM. POSTS

FACES: TO BE PAINTED WHITE,
COPY: "INTENSE BLUE" 7725-47
ARROWS: "GERANIUM" 7725-63

POSTS:
PAINTED TO MATCH
PMS# 300

I NON ILLUMINATED DIRECTIONAL SIGNS
SCALE: 3/4" = 1'-0" 2.0 SQ.FT.
MANUFACTURE AND INSTALL NON ILLUMINATED DIRECTIONAL SIGNS.



- SPECIFICATION NOTES
- 1

CAP & HEADER PANEL PAINTED TO MATCH BUILDING. ROUT OUT WITH 1" PUSH-THRU CLEAR ACRYLIC, BLACK VINYL OVERLAY. LIGHT TEXTURE.
- 2

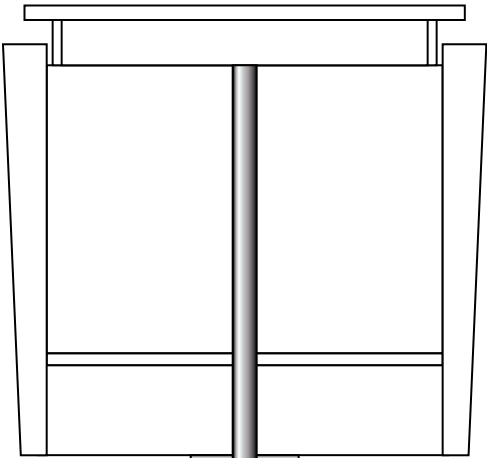
MAIN CABINET IS PAINTED TO MATCH BUILDING, HO FLUORESCENT LAMPS. LIGHT TEXTURE.
- 3

TENANT PANELS ARE 2" DEEP PAINTED TO MATCH BUILDING. ROUT OUT WITH BACK-UP ACRYLIC.
- 4

DUTCH BROS. IS ROUTED OUT OF PANEL WITH 1" PUSH-TRHU CLEAR ACRYLIC. DIGITAL PRINT VINYL OVERLAY
- 5

COLUMNS ARE PAINTED TO MATCH BUILDING, LIGHT TEXTURE.
- 6

BASE HAS STONE VENEER TO MATCH CENTER.

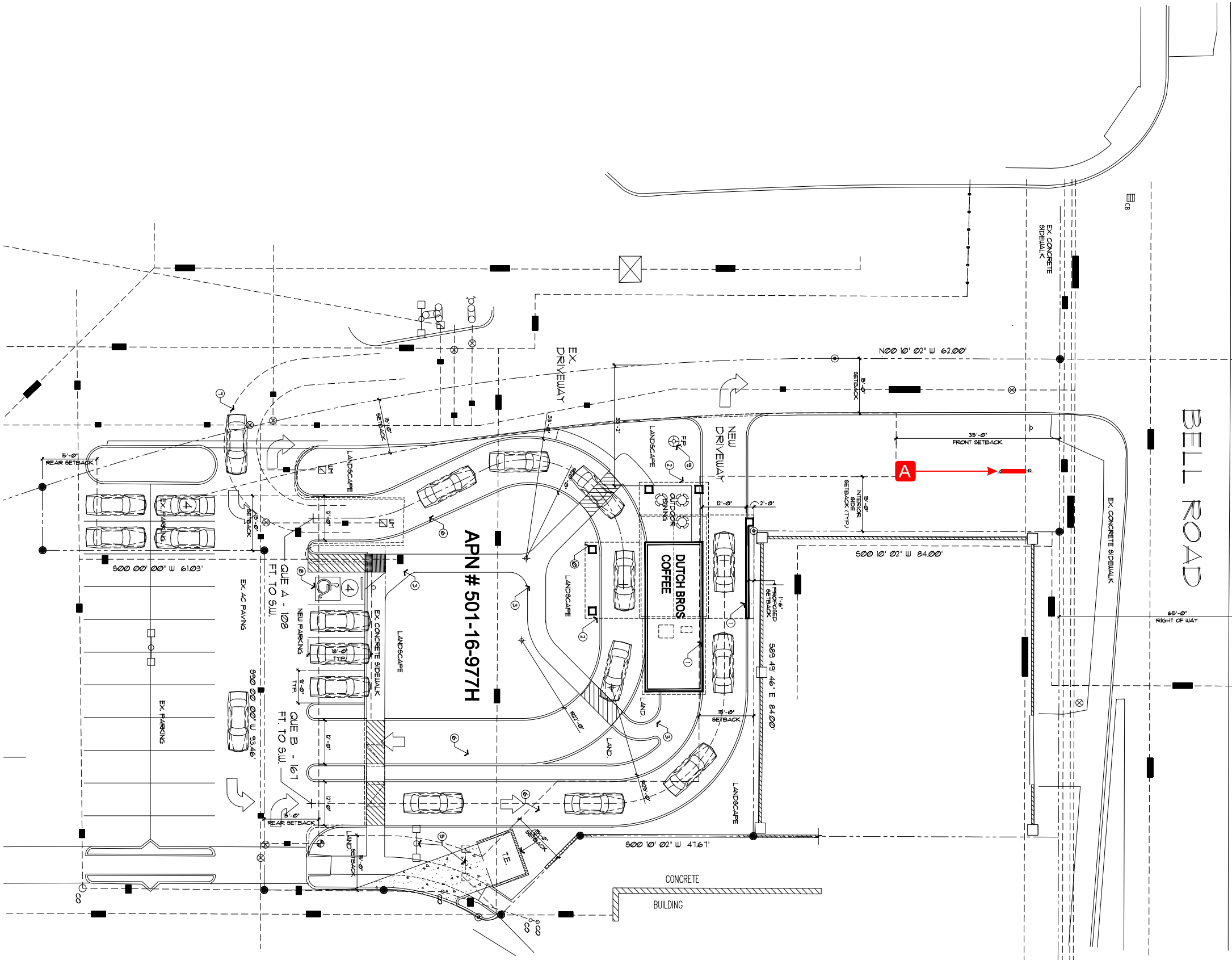
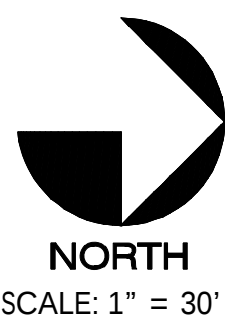
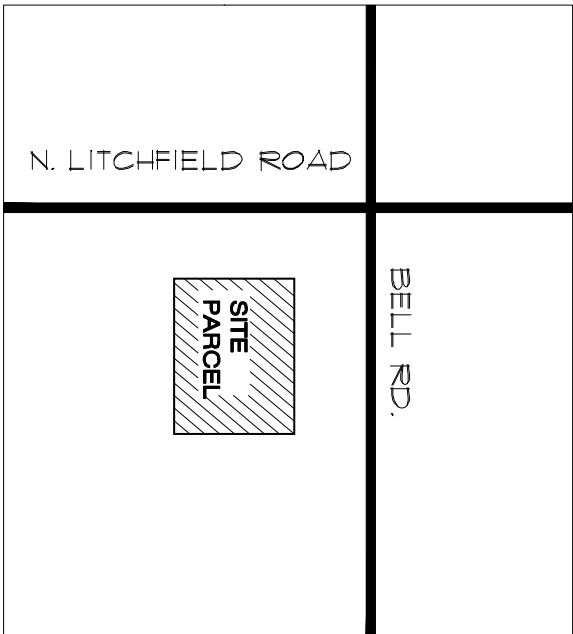


8" STD STEEL PIPE
3' x 9' CAISSON CONCRETE
FOOTING 2500 PSI

A

D/F ILLUMINATED TENANT MONUMENT SIGN
SCALE: 3/8" = 1'-0"
MANUFACTURE AND INSTALL (1) TENANT MONUMENT SIGN.

66.91 SQ.FT.



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SURPRISE, ARIZONA

CONTACT: BILL CANTIERI
PHONE: 480-818-9736

CONTACT REP:
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DESIGNER:
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■ DUTCH BROS 11-13-13-R5 MONUMENT

SCALE:
■ AS NOTED

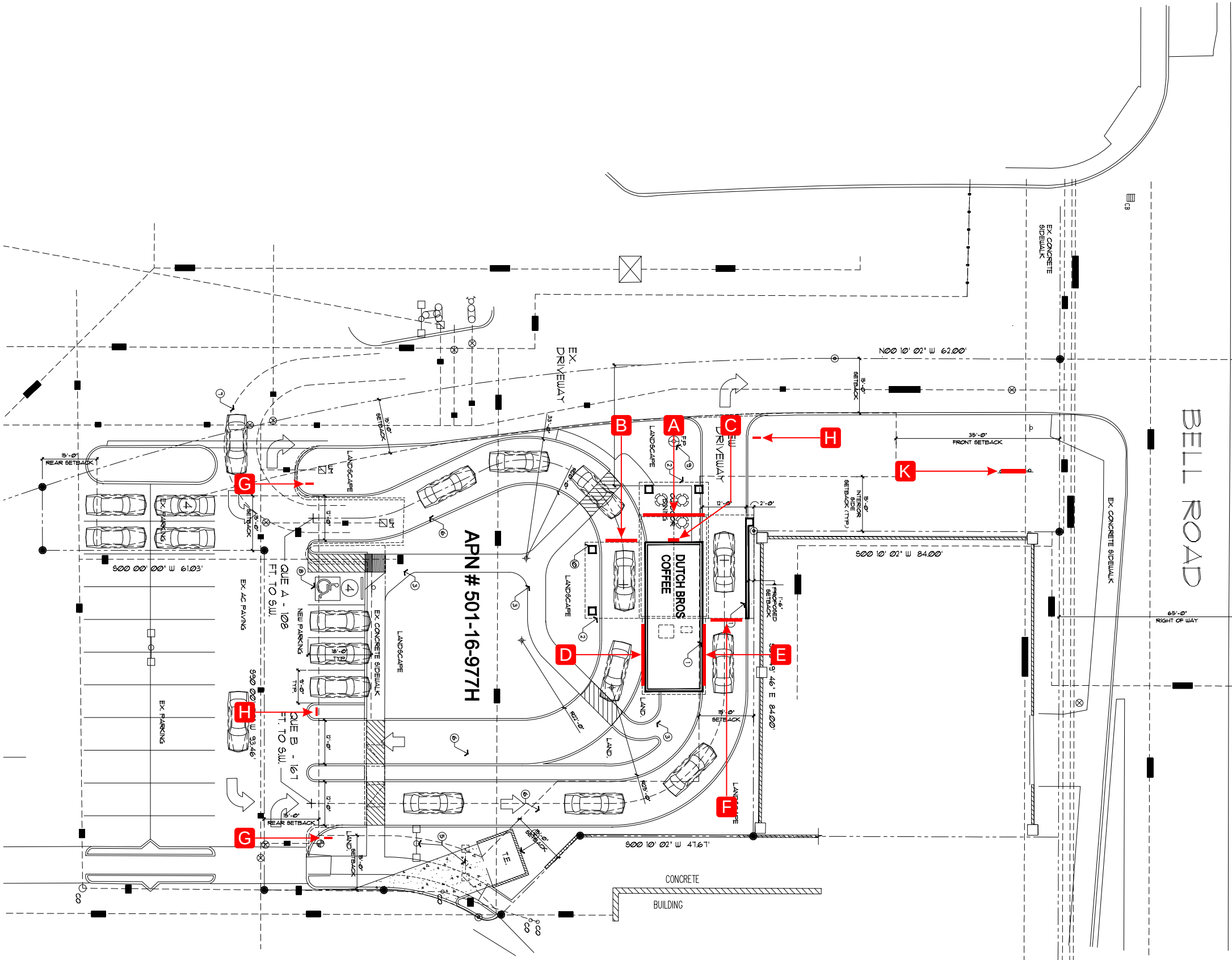
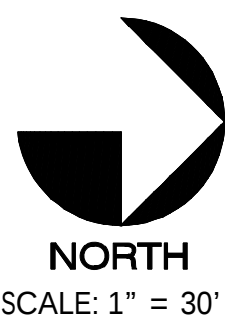
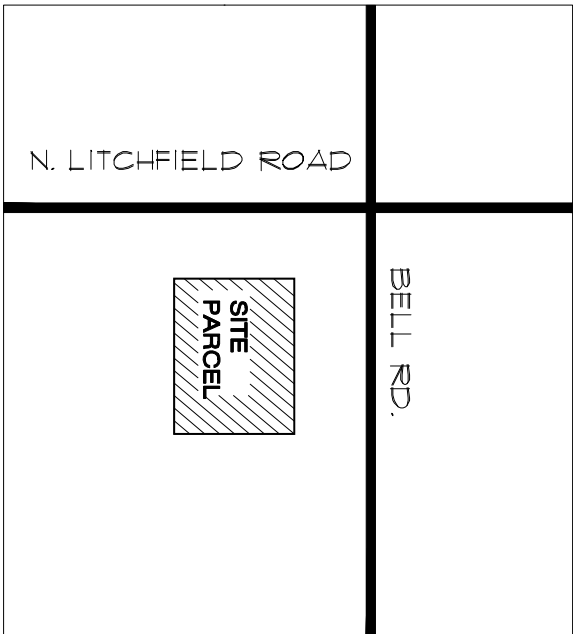
DATE:
■ 11/13/13

REVISIONS:		
△ VARIOUS	11/14/13	JW
△ NEW LAYOUT	11/21/13	JW
△ HALF N HALF	12/05/13	JW
△ SPLIT BOT 2 PANELS	12/06/13	JW
△ 6' TENANT PANELS	12/06/13	JW

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SIGNATURE & DATE: _____

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2 OF 2



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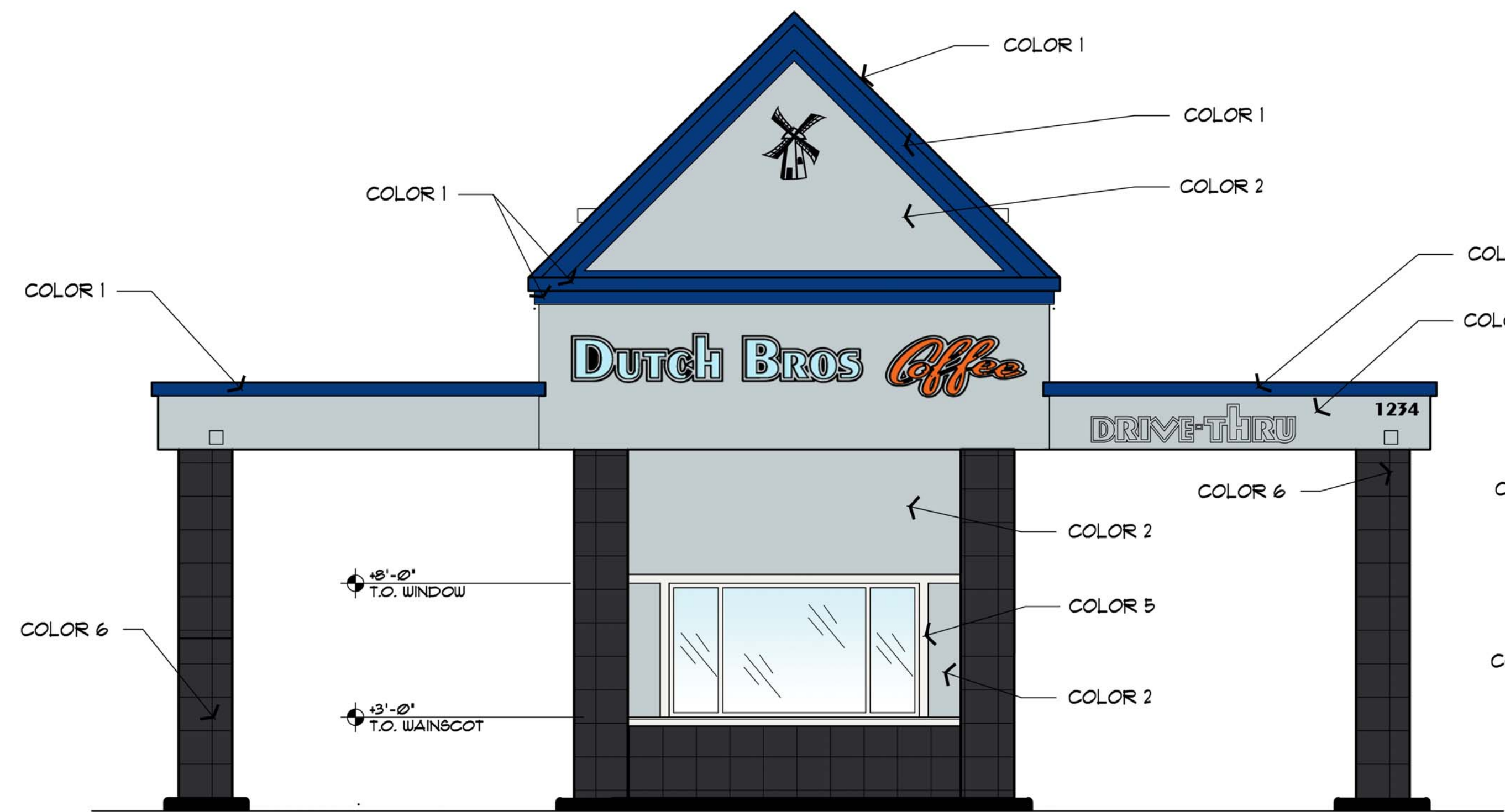
DATE:
■ 11/13/13

REVISIONS:	xxxxxx	JW
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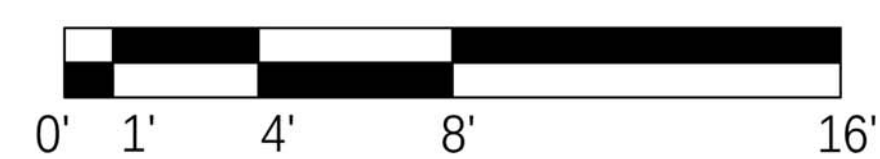
3 preliminary west elevation



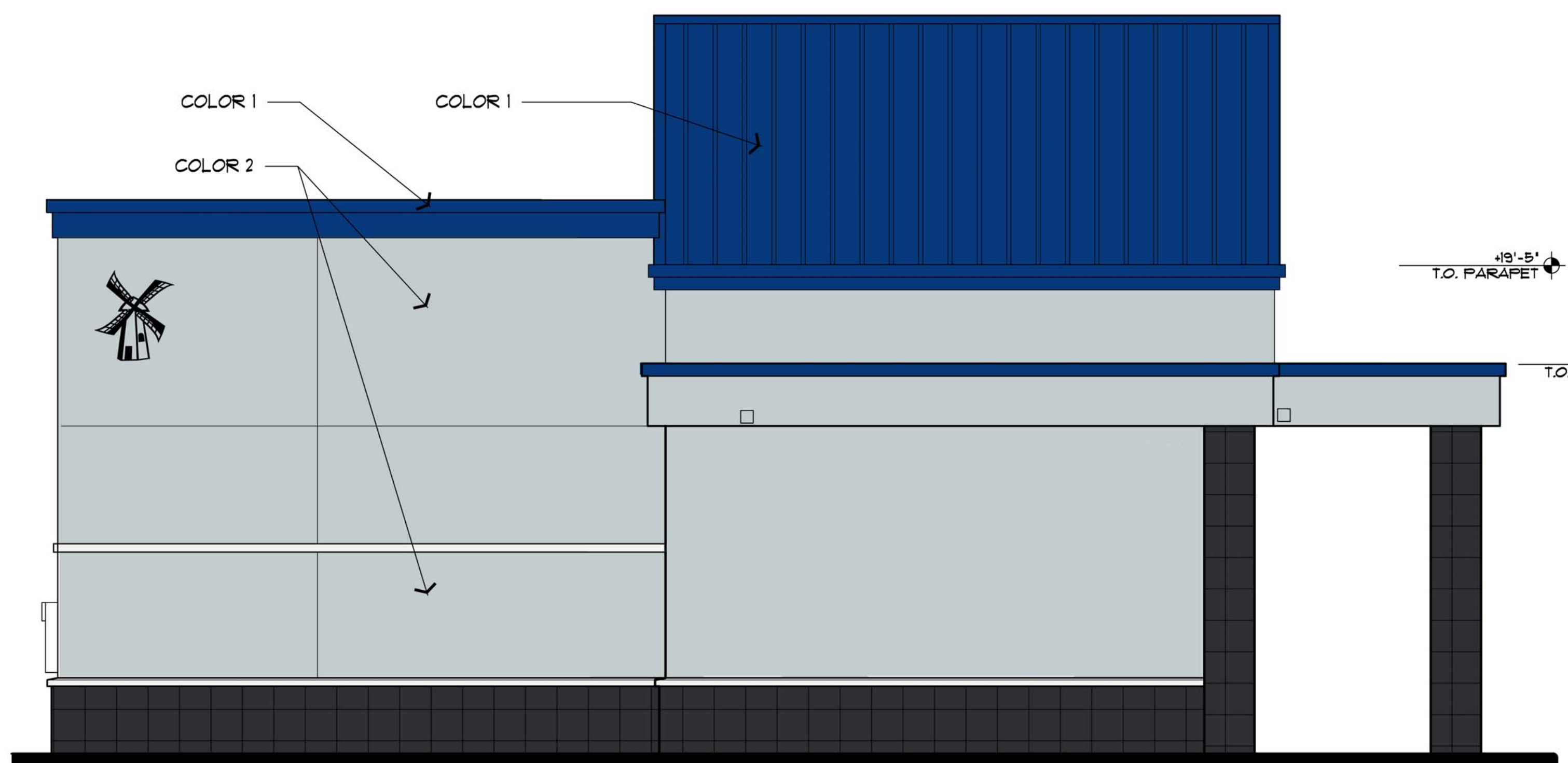
1/4" = 1'-0"



1 preliminary south elevation



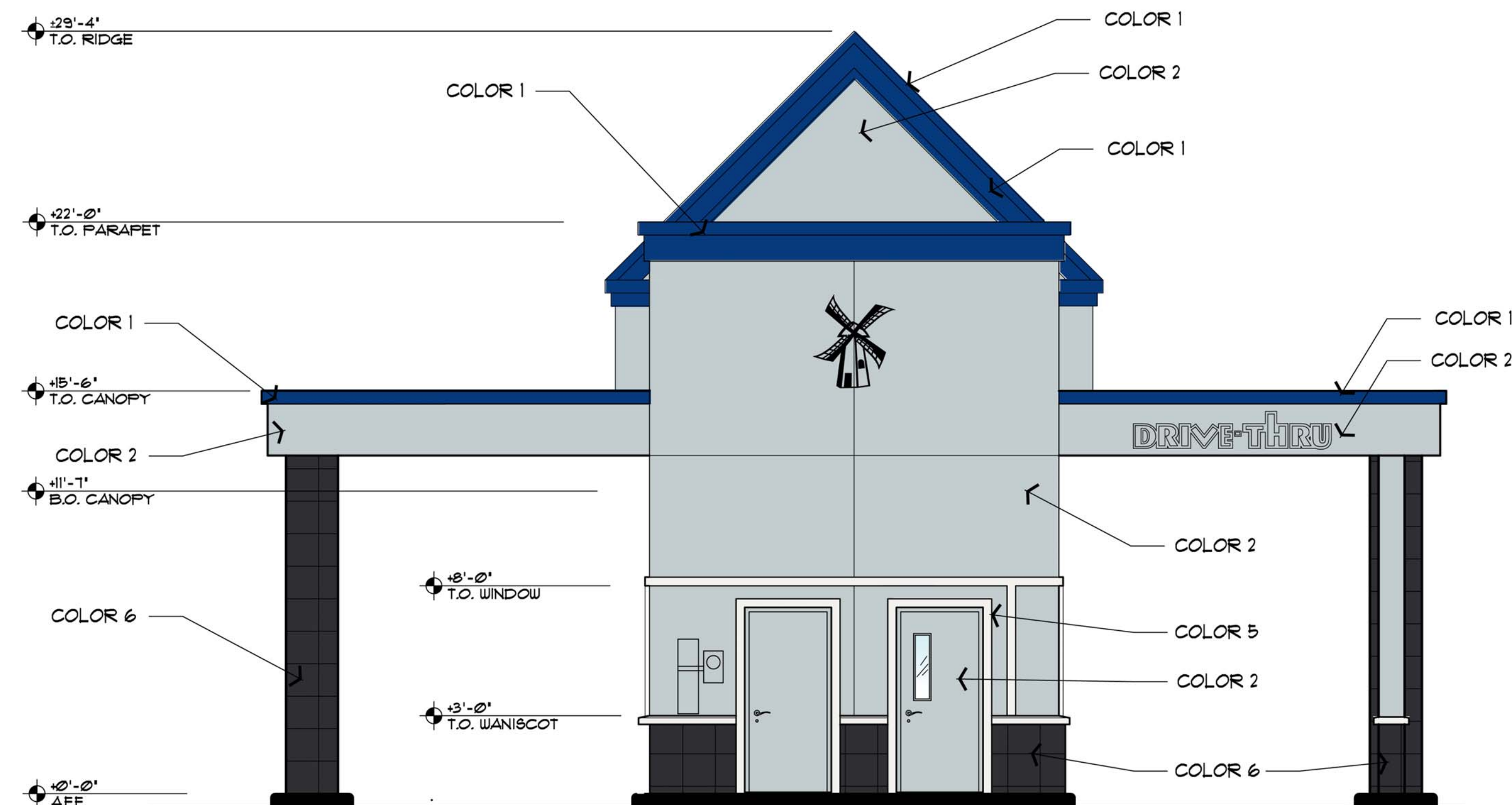
1/4" = 1'-0"



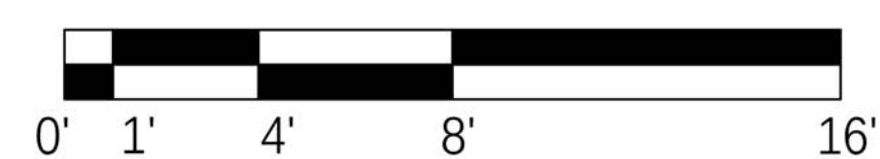
4 preliminary north elevation



1/4" = 1'-0"



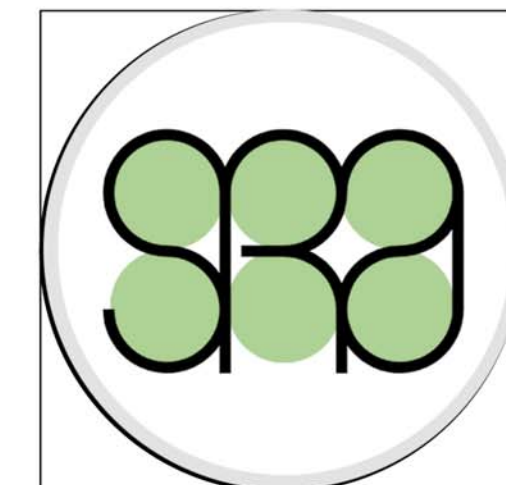
2 preliminary east elevation



1/4" = 1'-0"

color/ material

COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL
1	'REGAL' BLUE BY FIRESTONE ROOFING	3	(NOT USED)	5	'DISTANT GRAY' - #124-TD BY BENJAMIN MOORE
2	'GENTLE GRAY' - #1626 BY BENJAMIN MOORE	4	(NOT USED)	6	'BRAZILIAN GRAY' BY DAL TILE



sake reindersma
architecture, pllc

7929 e. camino real
scottsdale, arizona 85255
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dutch brothers coffee
4358 e. pearce road
phoenix az 85044
contact bill canter
t: (602) 606-7546
c: (480) 818-9736



SEC Bell Rd. & Litchfield Rd.
Surprise, Arizona

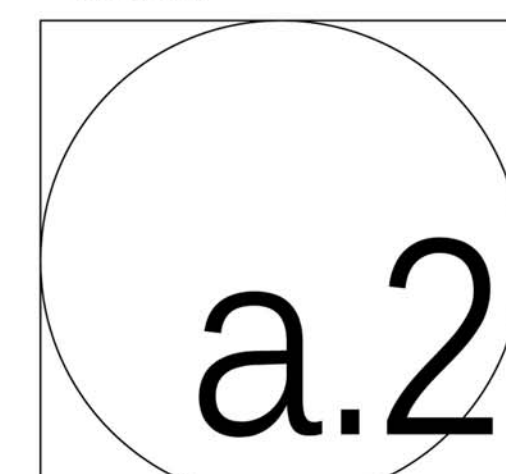
project:

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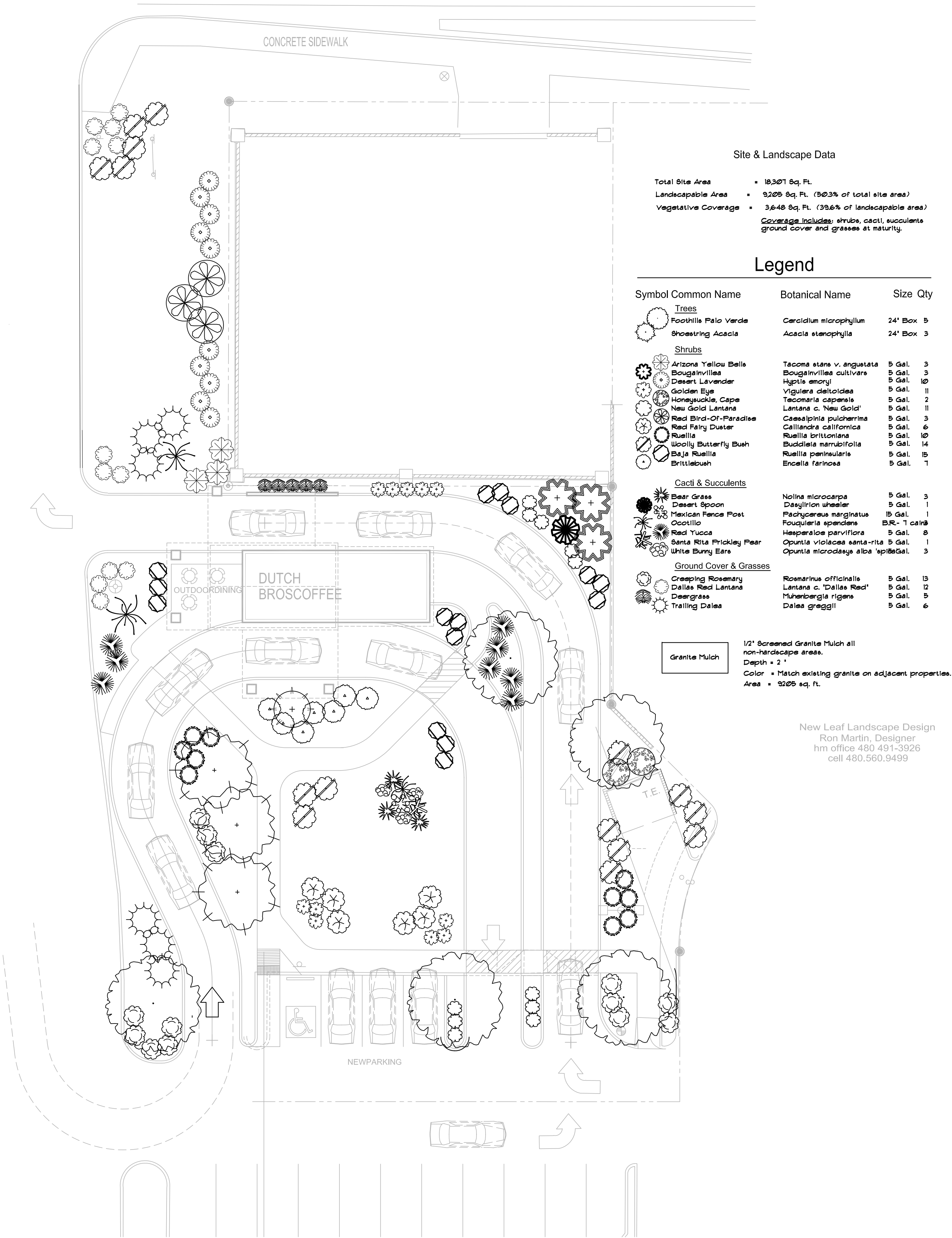
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issued for: SITE DEV.
REVIEW
job no.: 13-055

sheet title: EXTERIOR
ELEVATIONS

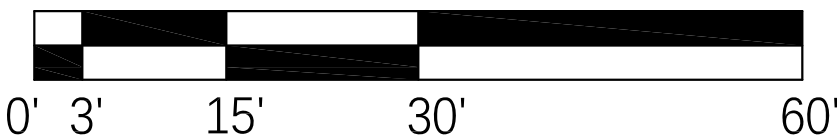
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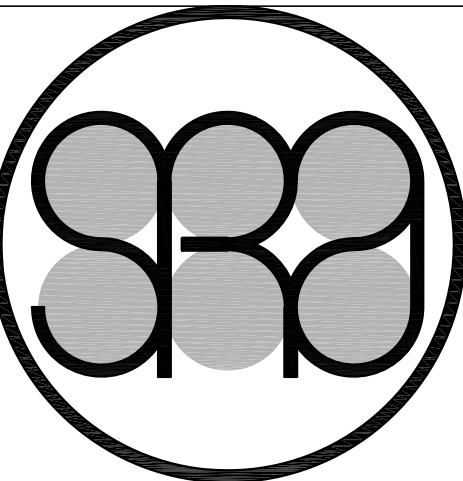
BELL ROAD



1 landscape plan



1" = 15'-0"

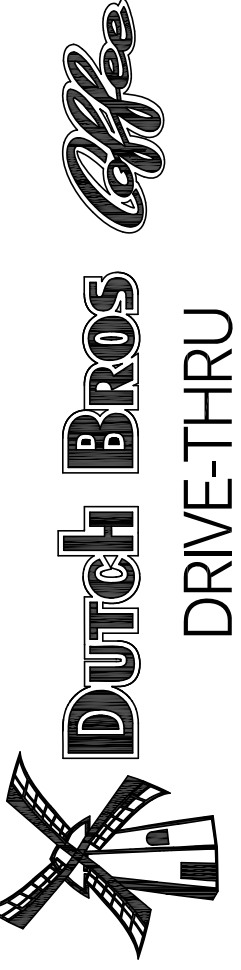


sake.reindersma
architecture, pllc

7929 e. camino real
scottsdale, arizona 85255
p: 480.515.5123 f: 602.513.7193
www.sra360.com



applicant/contact:
piazza - restaurant consulting
dutch brothers coffee
4358 e. pearce road
phoenix, az 85044
contact bill cantieri
t: (602) 606-7546
c: (480) 818-9736



SEC Bell Rd. & Litchfield Rd.
Surprise, Arizona

project:

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date: 10/23/13
issued for: SITE DEV.
REVIEW
job no.: 13-055

sheet title:
LANDSCAPE PLAN

sheet no.:





Date: December 16, 2013

RE: Citizen Participation Report

Attn: Surprise Planning Department

Following is a report of the community participation meeting that Dutch Bros Coffee hosted on December 4, 2013.

Methods of Notification:

Two 4x8 sign boards were posted on the property in October stating the meeting location, time, and date. Surprise Planning Staff placed a notice in the newspaper and provided mailings to the adjacent property owners. We did not receive a copy of that newspaper posting or the community letters.

Location and time of Meeting:

Irish Wolfhound Restaurant, 16811 N Litchfield Road, Suite 104, Surprise, AZ 85374 from 6:00 PM to 7:00 PM. On the night of the meeting a sign was posted on the hostess stand directing people to the meeting room and a sign was posted in the room as well.

Meeting was hosted by:

Caleb Berkey, Dutch Bros Coffee Franchisee and Bill Cantieri of PIAZZA Restaurant Construction Consultants

Neighborhood/Community Attendees:

Only one visitor officially attended the meeting which was Nicole Arbeiter from the City of Surprise. There were no other visitors from the community.

Concerns, Issues and Problems:

None. Ms. Arbeiter did not present any concerns during the meeting. The Irish Wolfhound staff stopped by the table several times and was excited about the Dutch Bros project coming into the shopping center.

End of Report.

Should you have any questions please feel free to contact me at the number below.

Sincerely,

Bill Cantieri
PIAZZA
Phone: 480-818-9736
Email: bill@piazza-az.com

Dutch Bros Coffee

Community Involvement Meeting

Date: December 4th, 2013

Dutch Bros Representatives: Caleb Berkey (Franchisee)

Location: Irish Wolfhound Restaurant, Surprise, AZ

Bill Cantieri

Time: 6:00 PM to 7:00 PM

SIGN IN SHEET

	NAME (Please Print)	ADDRESS	PHONE
1	Nichole Arbetter	City of Surprise	(623) 222-3137
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
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14			

DUTCH BROS

Coffee

COMMUNITY

INVOLVEMENT MEETING

6:00 PM to 7:00 PM



CITY OF SURPRISE
Planning and Zoning Commission

January 9, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 9, 2014	Contact Person:	Bart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on Case FS13-079, an amendment to the Tierra Verde East Planned Area Development located near the northeastern corner of Happy Valley Road and 163rd Avenue.

Motion:

I move to recommend approval to the Mayor and Council, FS13-079, an amendment to the Tierra Verde East Planned Area Development and to adopt staffs findings.

Background:

The developers of the Tierra Verde East community are proposing to revise residential project densities, quantities, and sizes to maximize lot development suitability reduced by regional drainage issues.

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](#)
- ☐ [Amendment Document](#)
- ☐ [Exhibits](#)
- ☐ [Exisitng Land Use](#)
- ☐ [Citizen Participation Report](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Bart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: January 9, 2014

To: Planning and Zoning Commission

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

Re: FS13-079, Tierra Verde East Planned Area Development Amendment

Application Summary

The developers of the Tierra Verde East Planned Area Development (PAD) are proposing to revise residential project densities, quantities, and sizes to maximize lot development suitability reduced by regional drainage issues.

Location

The proposed development is located near the northeastern corner of Happy Valley Road and 163rd Avenue encompassing approximately 119 acres.

History

- On January 12, 2006, the subject property was annexed into the City of Surprise.
- On March 23, 2006, the Tierra Verde PAD was approved by the Mayor and City Council.
- On September 28, 2006, a Preliminary Plat for Tierra Verde East was approved by the Mayor and City Council. The Preliminary Plat has since expired.

Project Summary

The developers of the Tierra Verde East Planned Area Development (PAD) are proposing to revise residential project densities, quantities, and sizes to maximize lot development suitability. It is anticipated that this amendment will allow the community to move forward while avoiding any regional flood plain and drainage issues.

In the years since the original approval of the Tierra Verde PAD, The Maricopa Flood Control District performed a study of vicinity that encompasses this development as well as others in the immediate area. Several options were presented to the stakeholders group and a final solution has yet to be finalized or funded. This preliminary plat is being revised to relocate lots so that development will be unaffected by the existing drainage issues.

The approximately 119-acre project is seeking to increase the density from 2.69 dwelling units per acre to 2.99 dwelling units per acre. The increase of density is in conformance of the General Plan designation of Suburban Residential that allows 1 to 3 dwelling units per acre. The result of this change will produce a lot increase from 320 lots to 356 lots, a gain of 36 lots.

Primary access to the Tierra Verde East development will be provided from 163rd Avenue. The applicant, as required by previous entitlements, will construct 2 lanes of Happy Valley Road to the western edge of their project limits. With this proposal, Happy Valley Road half-street improvements will be constructed along the southern edge of the project area. A secondary access will be provided from Happy Valley Road north along 155th Avenue. The portion of 155th Avenue adjacent to the project area will be constructed to full-street width. Half street improvements will be constructed from the northeastern corner of the project area to Frontier Drive where existing rural roads continue to Jomax Road.

All other aspects of the project including home product, open space, and amenities will be developed as per previous entitlements of previously approved Tierra Verde East PAD.

Citizen Review Meeting

A Citizen Review Meeting was held on June 3, 2013 at Desert Oasis Elementary School. A Citizen Participation Report is attached.

Economic Impact Analysis

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

Department Review

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

Staff Findings

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

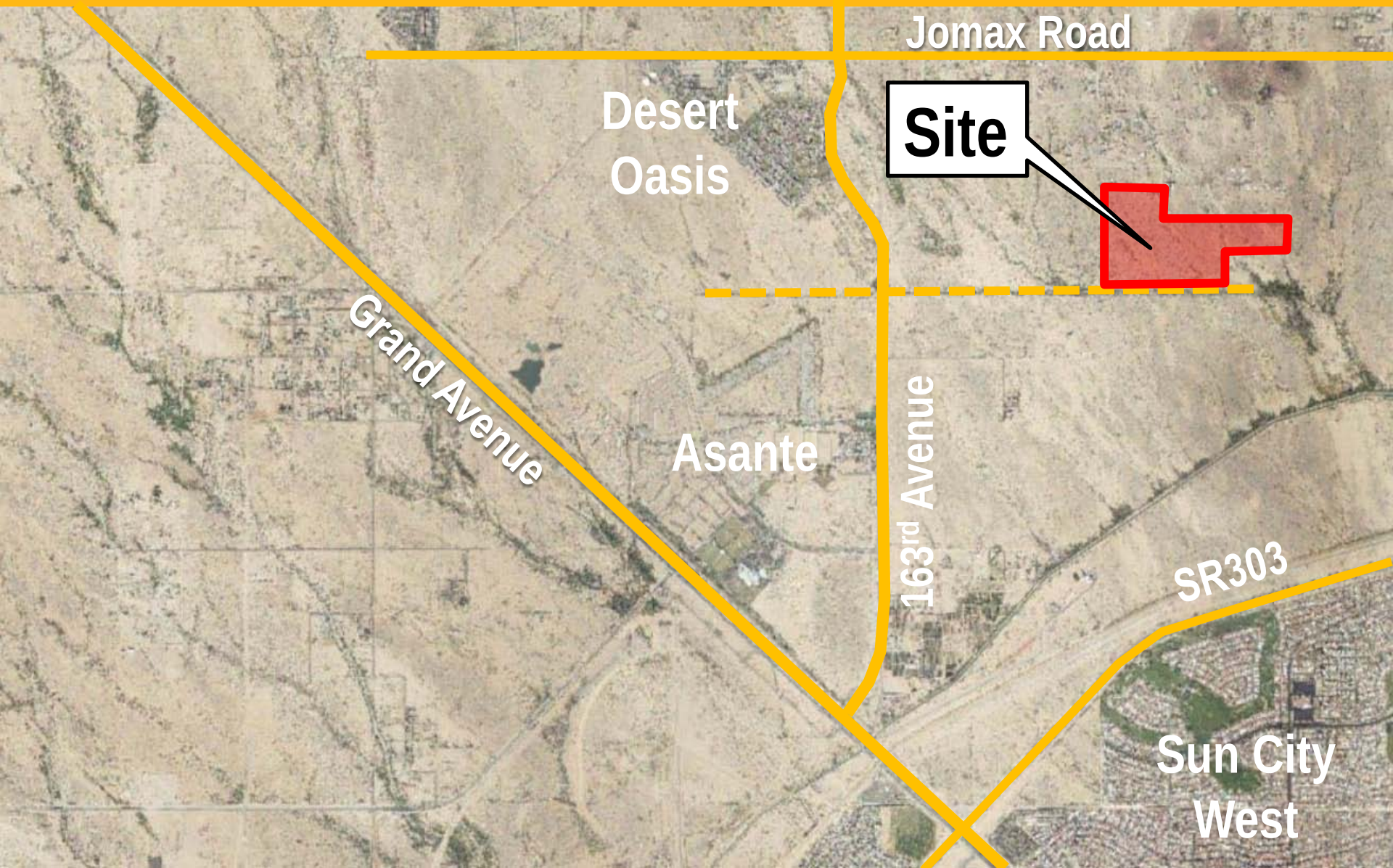
Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, revised PAD document, existing land use map, and citizen participation report.

VICINITY MAP – FS13-079



Jomax Road

Desert
Oasis

Site

Grand Avenue

Asante

163rd Avenue

SR303

Sun City
West



tierra verde *East*

A Portion of the Northwest quarter of Section 5,
Township 4 North, Range 1 West of the Gila and Salt
River Meridian, Maricopa County, Arizona

Major PAD Amendment Application Development Guide

Previous Versions:

Issued: June 30, 2005
Revised: September 23, 2005
Approved: March 23, 2006 (PAD05-624)
Revised: October 30, 2007 (Parcel 3 PADA)
Approved: September 29, 2007 (PAD06-455)

Current Version:

Revised: November 25, 2013

Submitted to:

The City of Surprise
16000 N Civic Center Plaza
Surprise, Arizona 85374

Prepared for:

Voyager Surprise 100, LLC
6900 East 2nd Street, Suite 1000
Scottsdale, Arizona 85251
480.675.7238
480.874.0678 fax
Attn: Mark Voigt
mvoigt@voyagerproperties.com

Prepared by:

Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014-4291
602.285.4752
602.279.4665 fax
Attn: Timothy Starkey, RLA
tstarkey@cvlc.com

TABLE OF CONTENTS

1. Executive Summary 1

2. Introduction 2

3. Project Overview: Location and History. 2

4. Description of Request 4

5. Proposed Use – Project Design 4

6. Infrastructure 7

7. Project Phasing 9

8. Specific PAD Amendments 9

EXHIBITS

Regional Vicinity Map A

SPA 2 Context Map B

Land Use Plan. C

Firm Map D

Master Street Plan E

I. EXECUTIVE SUMMARY

The development team of BBBSS Surprise LLC and Voyager Surprise 20 LLC seeks this opportunity to amend approved PAD05-264 and PADA06-455 for the 119-acre “Tierra Verde East” development located at the northeast corner of Happy Valley Road and 155th Avenue. The changes being requested consist of the following:

- Minor parcel design and street alignment revisions
- Smaller lot size on two parcels (from 70’ wide to 60’ wide)
- A small increase in total dwelling units (from 320 to 356 units),
- An overall project density increase (from 2.69 to 2.99 du/acre).

This proposal remains in alignment with the Current General Plan and the current designation of Suburban Residential (1 - 3 du/acre). This change will also result in an increase in open space area. The reasons that led to this request are as follows:

- Significant regional drainage solutions are required to accommodate Happy Valley Road and convey offsite flows through the project site.
- These issues result in a burdensome infrastructure project beyond what was understood at the time of the previous PAD approvals. To support this infrastructure construction, the applicant has revised the land plan, incorporating previous designs and suggestions from City Staff, and by compressing the lotting and increasing both lot yield and open space.

The applicant and consultant team believes that this proposal benefits the City of Surprise and its residents for many reasons as further detailed in this submittal. The major benefit is that Happy Valley Road will provide critical east-west roadway connectivity desired in this region of the City. This development strategy, developed in conjunction with City Staff and the Maricopa County FCD will accommodate its installation.

2. INTRODUCTION

The approved “Tierra Verde East” PAD05-264 and PADA06-455 documents provide great detail on this proposed quality development. For the purposes of brevity, and at the request of the city staff (as noted in the January 10, 2013 Concept Review Meeting Summary – CR12-393), this PADA application will only address items that vary from the approved PAD or current municipal code. Refer to the section **Specific PAD Amendments** at the end of this narrative for those items. For orientation purposes, abbreviated **Project Overview, Description of Request, Proposed Use, Infrastructure, and Project Phasing** sections are included at the beginning of this narrative.

Items not specifically addressed in this PADA application shall follow the currently approved PAD and the municipal code at the time of development.

3. PROJECT OVERVIEW: LOCATION AND HISTORY

“Tierra Verde East” is a Planned Area Development located at the northeast corner of 155th Avenue and Happy Valley Road (See Exhibit A – Regional Vicinity Map). The property, comprising a total land area of 119-acres, is currently zoned PAD, and is designated as Suburban Residential (SR) with a density range of 1 to 3 dwelling units per acre (du/ac) in the Land Use Plan of the City of Surprise’s Current General Plan (See Exhibit C – Land Use Plan).

“Tierra Verde East” lies within Special Planning Area 2 (SPA2) of the City of Surprise. Growth over the next ten years is anticipated to occur within SPA’s 1, 2, and 3. SPA 2 is expected to receive increasing development pressure due to the recovering strength of the residential real estate market.

A review of the land profile around “Tierra Verde East” shows an area primarily intended for residential purposes. Existing land patterns in the general vicinity are predominantly typified by light residential use and large lots developments appropriate to the SR designation.

In 2005, this property was the subject of a previous Planned Area Development (PAD05-264) for two parcels of land, APN 503-54-011B and APN 503-54-012, totaling approximately 99-acres of land. This PAD changed the zoning from R-43 to “PAD” while maintaining the existing Suburban Residential (1-3du/acre) density for the entire site. At the same time, approval of those documents included Stipulation ‘G’, which was stated as follows:

- The developer / developers shall be required to provide a minimum of two paved lanes for Happy Valley Road, east of 163rd Avenue. No building permits shall be issued for the subject project / projects prior to the City Engineer’s acceptance of the Happy Valley Road improvements. Voyager and Woodside will share cost of extending Happy Valley Road to serve both properties.

In 2007, this property was also received approval on a PAD Amendment (PADA06-455) that added the 20-acre parcel APN 503-54-013C. In addition to new standard stipulations, the following Stipulation I was included:

- 149th Avenue is under review and may not be required to be constructed. 149th Avenue will need to be reviewed and approved by the City Engineer.

4. DESCRIPTION OF REQUEST

The purpose of this Major Planned Area Development Amendment (PADA) Application is to amend PAD05-264 and PADA06-455 for the “Tierra Verde East” project, located at the northeast corner of Happy Valley Road and 155th Avenue (see Exhibit A – Regional Vicinity Map).

At the time of approval of PADA06-455, “Tierra Verde East” was a 320-lot Planned Area Development (PAD) with an overall gross density of 2.69 du/ac, and a total gross land area of approximately 118.98-acres. The property consisted of Assessors Parcel Numbers APN 503-54-011B, APN 503-54-012, and APN 503-54-013C.

This PADA Application will modify the general design of the development to address a significant regional drainage issue. The design change will compress the parcel lotting design, reduce the lot size on two parcels, and result in an increase in open space area, while slightly increasing the overall project density and adding 36 lots. These changes result in a yield of 356-lots, and an overall gross

density of 2.99 du/ac. The specifics of this land use plan are detailed in **Section 5 – Proposed Use – Project Design**.

With these proposed changes, “Tierra Verde East” will still comply with the intent of the Current General Plan and the previously approved PAD. The proposed land uses are within the permitted density range and conform to the land uses and land use policies of the City of Surprise. The project is consistent with the goals and objectives established by the City of Surprise and will serve as a supporting residential land use area for neighboring employment opportunities.

5. PROPOSED USE – PROJECT DESIGN

“Tierra Verde East” is proposed entirely as a quality residential development. This proposed development offers affordable home ownership opportunities, while creating architectural continuity within the region. The proposed amended designation would preserve the suburban ambiance of the area through sensitive design and planning that respects the land resources on the site.

“Tierra Verde East” lies in a Zone “A” floodplain (See Exhibit D – FIRM Map). The washes on the adjacent Tierra Verde West site inundate the site with a total run-off of 1700 cfs. Some minor perimeter channels will be constructed on north and west sides of the property boundary to handle the offsite sheet flows impacting the site. Offsite of the project to the south, the existing earthen berms will be replaced with a drainage conveyance channel along the southern boundary of the site. Culverts under Happy Valley Road will be installed that will accommodate and mimic the existing break-out flows that were identified in the berm. This drainage solution will remove the southern area of the site from the floodplain, and allow the construction of Happy Valley Road at this alignment.

With this PADA, “Tierra Verde East” proposes an overall gross density of 2.99 du/ac, which is in compliance with the SR designation (1-3 du/ac), and conforms to the land use policies of the City of Surprise. The development proposes 356 dwelling units with a combination of 50’ x 125’ lots, 60’ x 115’ lots, and 60’ x 125’ (see Exhibit C – Land Use Plan).

The specific intent of this application is to obtain approval and adoption for the changes outlined in the following table. A justification has been provided for each item.

LAND USE PLAN REVISIONS AND JUSTIFICATIONS

Requested Change	Justification
Change Parcel 1 from 70'x125' lots on 56.65 acres with a density of 2.59 du/ac and 147 lots total to 60'x125' lots on 57.57-acres with a density of 2.91 du/ac and 168 lots. This is a increase of 21 lots.	To accomodate the required drainage infrastructure to support Happy Valley Road, the lotting design for this parcel was revised to compress the site, allow more open space, and allocate area for the drainage channel along the south.
Change Parcel 2 from 70'x125' lots on 42.72 acres with a density of 2.62 du/ac and 112 lots total to 50'x125' lots on 41.80-acres with a density of 2.82 du/ac and 127 lots. This is an increase of 15 lots.	To accomodate the required drainage infrastructure to support Happy Valley Road, the lotting design for this parcel was revised to compress the site, allow more open space, and allocate area for the drainage channel along the south.
Parcel 3 will remain unchanged.	

A table comparing these changes is provided below:

PARCEL 1 REVISION SUMMARY

Item	Previous	New	Net Change
Acreage	56.65	57.57	~1-acre increase
Lot Size	70'x125'	60'x125'	10' narrower lots
Lot Yield	147	168	Increase of 21 lots
Density	2.59	2.91	Increase of 0.32

PARCEL 2 REVISION SUMMARY

Item	Previous	New	Net Change
Acreage	42.72	41.80	~1-acre decrease
Lot Size	70'x125'	50'x125'	20' narrower lots
Lot Yield	112	127	Increase of 15 lots
Density	2.62	3.04	Increase of 0.42

PARCEL 3 REVISION SUMMARY

Item	Previous	New	Net Change
Acreage	19.61	19.61	No change
Lot Size	60'x115'	60'x115'	No change
Lot Yield	61	61	No change
Density	3.11	3.11	No change

LAND USE PLAN PARCEL SUMMARY

PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	57.57	60'x125'	168	2.91
2	41.80	50'x125'	127	3.04
3	19.61	60'x115'	61	3.11
TOTAL	118.98		356	2.99

This planning approach for “Tierra Verde East” yields a pedestrian-oriented comprehensive open space system that links its open space areas to the City, and provides interconnection to the regional open space network and community facilities. A combination of paved ADA compliant pathways, and soft surface trails will be built within these spaces. Although built for the residents of Tierra Verde, and maintained by the Tierra Verde HOA, the main trails within the community will be accessible by the general public.

The open space areas and neighborhood park system will be delineated such that conservation features are combined into a contiguous area and integrated as components of the City’s overall, interconnected community open space system. The proposed open

space system will thus support a diversity of activities, offering its future residents generous community open space areas to enhance quality of living within the development. The expansive open space system will also provide a distinctive sense of place as it is strongly related to the fundamental essence and character of the site.

This proposed revisions still remains true to the intent that led to approval of the former PAD. The proposed design continues to provide a variation in lot size and maintains a project density that meets the Current General Plan guidelines. As before, optimum Open Space is offered as a premium that will be enjoyed by the residents.

6. INFRASTRUCTURE

Every community's development approach and implementation plan is unique and specific to the nature, conditions and resources identified within the site. Often, conditions arise on a site that require modification to the development plan. This is the case with "Tierra Verde East".

At the time PAD05-264 and PADA06-455 were approved, existing conditions at the site indicated that the project could be developed out of the floodplain, and that Happy Valley Road could be installed adjacent to the sites southern boundary with minor drainage channel improvements. The project was stipulated to install the offsite Happy Valley Road, both adjacent to the site, and also to extend to 163rd Avenue. At the time, it was assumed that other than this substantial offsite improvement, other infrastructure improvements would be incidental and typical of this type of development. Following this approval, the proposed development moved towards Preliminary Plat and Final Improvement Plans. In so doing, further research on the conditions of the berming south of the site and the areas drainage conditions indicated that a more complex drainage solution would be required to install Happy Valley Road.

Because of these constraints, the project was redesigned to compress the lotting design to allow both an increase in open space area, and allow for the installation of a drainage channel along the southern boundary of the site that would support the installation of Happy

Valley Road. This solution would meet the intent of the previous GPA approval by:

- Providing two paved lanes of critical east-west connectivity in this area of the City by installing Happy Valley Road.
- Provide the necessary emergency access to the site.
- Support the project and future development in the area

With this proposal, Happy Valley Road half street will be constructed along the southern boundary of Tierra Verde East. Happy Valley Road will also connect from 163rd Avenue to the Tierra Verde East project as a shared cost with the Tierra Verde West project. The typical infrastructure associated with this type of roadway will be installed, as required by the City of Surprise, including fire hydrants. Hydrants will be spaced in accordance with 2006 IFC. Hydrants within the subdivision shall comply with 2006 IFC or the City of Surprise Engineering Development Standards, whichever is more restrictive. In total, Happy Valley Road half street will be constructed, in cooperation with Tierra Verde West, from 163rd Avenue to the 151st Avenue alignment.

Beyond this critical east-west connection, additional infrastructure is proposed that will provide access to the site, as depicted in the Master Street Plan (Exhibit E – Master Street Plan). Development of the site shall include full-street improvements to ultimate width for 151st Avenue from Happy Valley Road to the northern boundary of that parcel, and half-street improvements to the ultimate width for 155th Avenue from Happy Valley Road to Frontier Drive. All public roadways will be constructed according to the minimum standards established by the City of Surprise.

An interior local street with a 55-foot public right-of-way will provide primary access points to the site. The interior local streets will be designed to provide 32 feet of pavement from back of curb to back of curb, with five-foot landscape area and five-foot-wide detached sidewalks on both sides of the street. Parking will be allowed on both sides of the street. Each home will have access to at least two off-street parking spots through either driveway depth and/or garage parking. To ensure adequate parking, the community will be

restricted from fully enclosing garages to create additional liveable space.

All rights-of-way shall be dedicated to the City. All roadway improvements shall be designed and built to current minimum City of Surprise roadway design standards at the time of approval of the preliminary plat.

Sanitary sewer for Tierra Verde East will be conveyed to the Existing SPA WRF located at the southwest corner of the Beardsley Canal and Reems Road. Proposed 8-inch diameter mains will sewer onsite flows to proposed 15-inch and 21-inch diameter mains in Reems Road (155th Ave). The sewer continues south to an existing sewer manhole located at San Ysidro Road and Reems Road, providing the outfall service to the SPA WRF.

Overall, “Tierra Verde East” presents the City of Surprise with a unique development that values its naturally sensitive areas as it contributes to the regional drainage and floodplain solution along its corridors.

7. PROJECT PHASING

The “Tierra Verde East” development is proposed as being implemented in three phases. These phases are indicated on the Proposed Land Use plan as Parcels 1, 2, and 3. The infrastructure associated with Happy Valley Road will be installed with the first phase of development.

8. SPECIFIC PAD AMENDMENTS

The following is a page by page listing of the proposed changes to the approved PAD05-264

- Page 1 – Section 1.2: Overall project density shall be revised from 2.70 du/ac to 2.99 du/ac

- Page 5 – Section 3.2.1: Total lots shall be revised to 356 with a density of 2.99 du/acre.
- Page 10 – Section 5: Density calculation and total yield shall be replaced with the land use plan and table in Exhibit C (attached)
- It is noted that this plan shall remain in compliance with the architectural, engineering, and landscape design criteria established in the PAD.
- Page 25 – Section 10: Development schedule shall be updated to an estimated start of construction in 2014, pending market conditions.

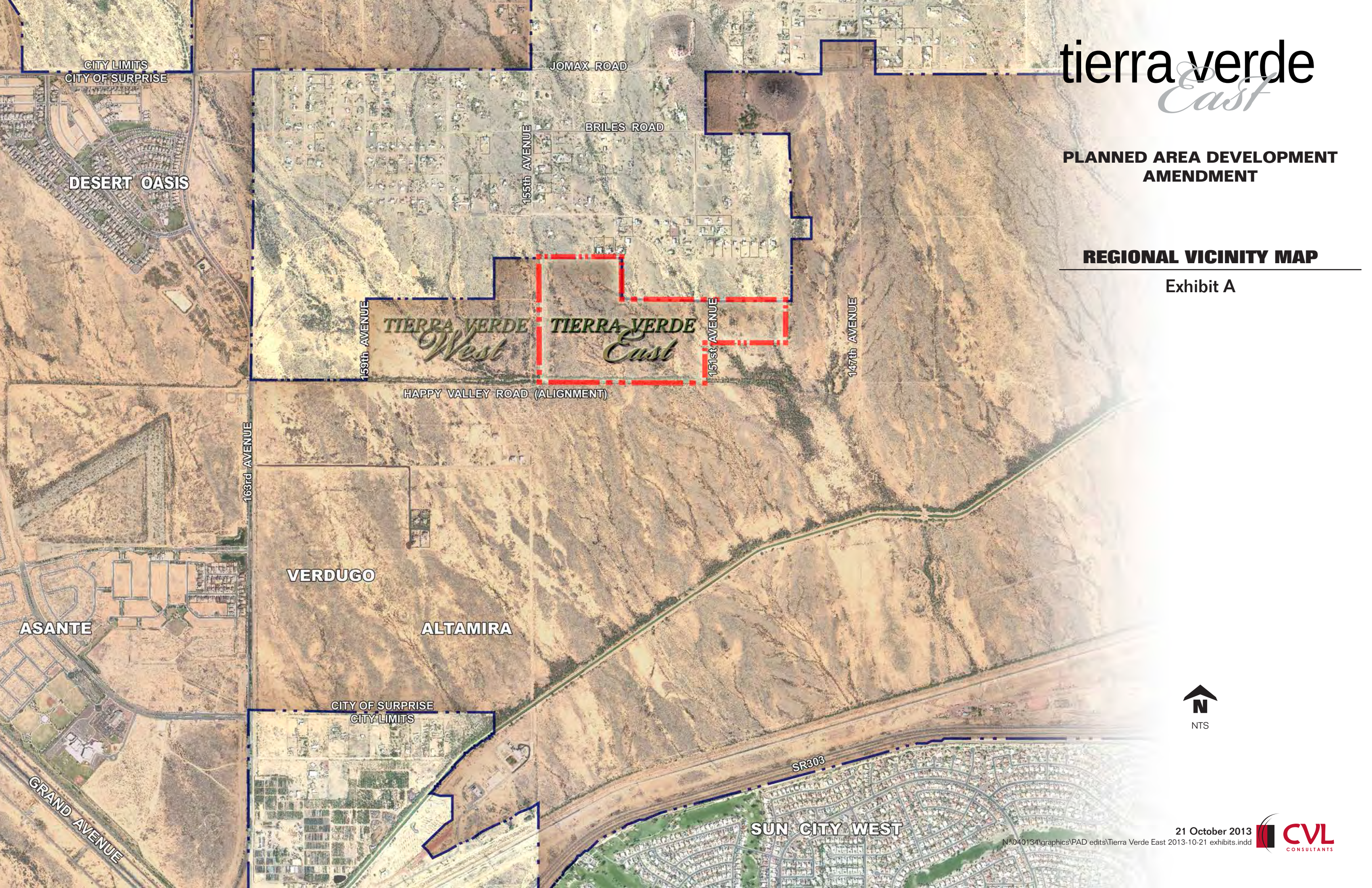
These same proposed changes shall apply to PADA06-455

tierra verde *East*

PLANNED AREA DEVELOPMENT AMENDMENT

REGIONAL VICINITY MAP

Exhibit A



21 October 2013

N:\040134\graphics\PAD edits\Tierra Verde East 2013-10-21 exhibits.indd



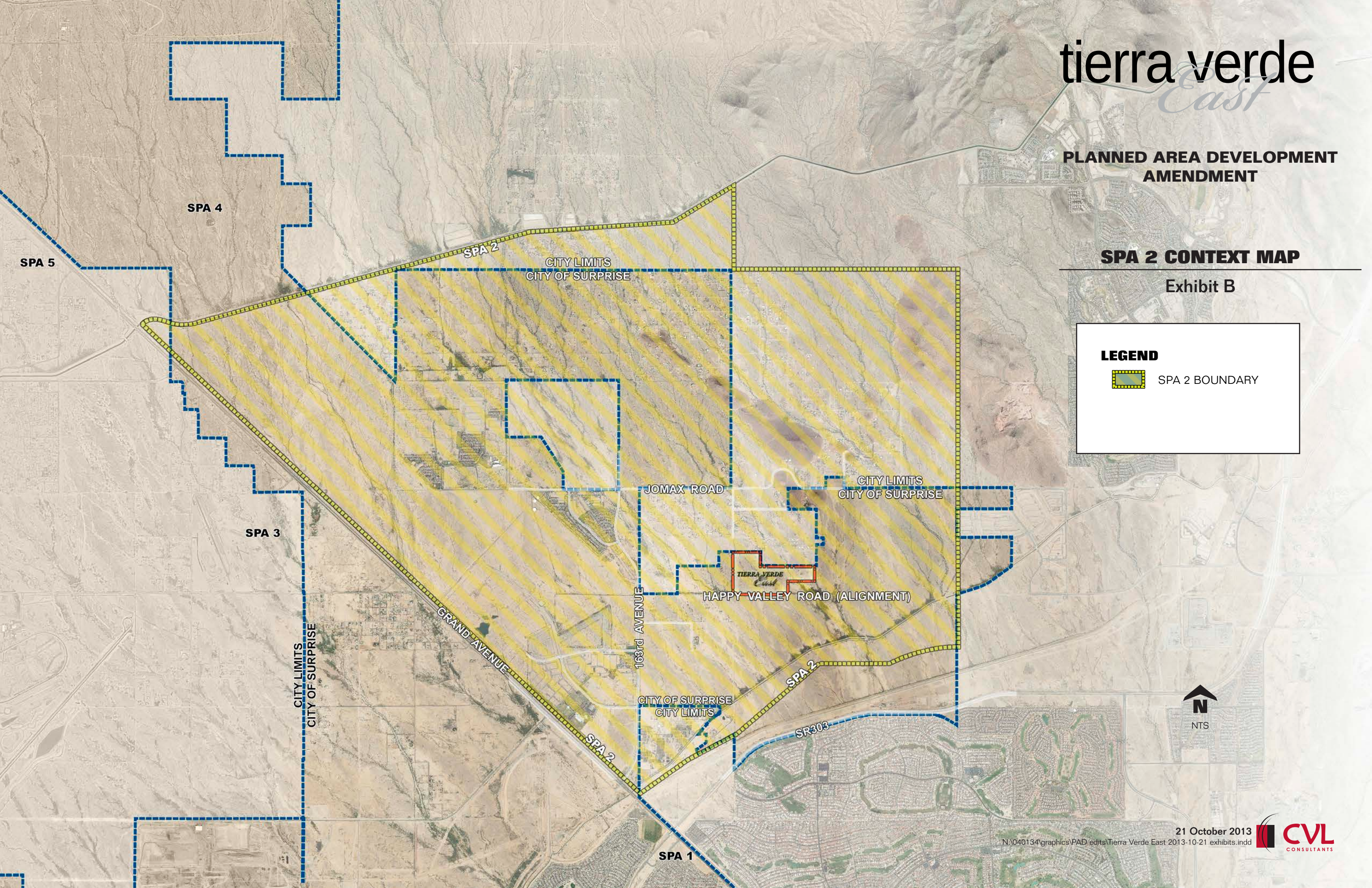
PLANNED AREA DEVELOPMENT AMENDMENT

SPA 2 CONTEXT MAP

Exhibit B

LEGEND

 SPA 2 BOUNDARY



PLANNED AREA DEVELOPMENT
AMENDMENT

LAND USE PLAN

Exhibit C

PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	57.57	60' x 125'	168	2.91
2	41.80	50' x 125'	127	3.04
3	19.61	60' x 115'	61	3.11
TOTAL	118.98		356	2.99

155TH AVENUE

Tierra Verde West

Parcel 1
168 Lots
60' x 125'
57.57 acres
2.91 du/ac

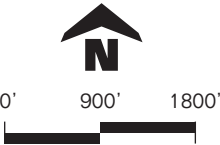
Parcel 2
127 Lots
50' x 125'
41.80 acres
3.04 du/ac

Parcel 3
61 Lots
60' x 115'
19.61 acres
3.11 du/ac

Tierra Verde East

151ST AVENUE

HAPPY VALLEY ROAD (ALIGNMENT)



NFP

PANEL 1135G

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 1135 OF 4350

(SHEET MAP, INDEX, PLAN, FIRM, TABLE, LEGEND)

COMMUNITY

MARICOPA COUNTY
SUNBELT CITY, AZ

NUMBER PANEL SHEET
340001 1135 3
340002 1136 3

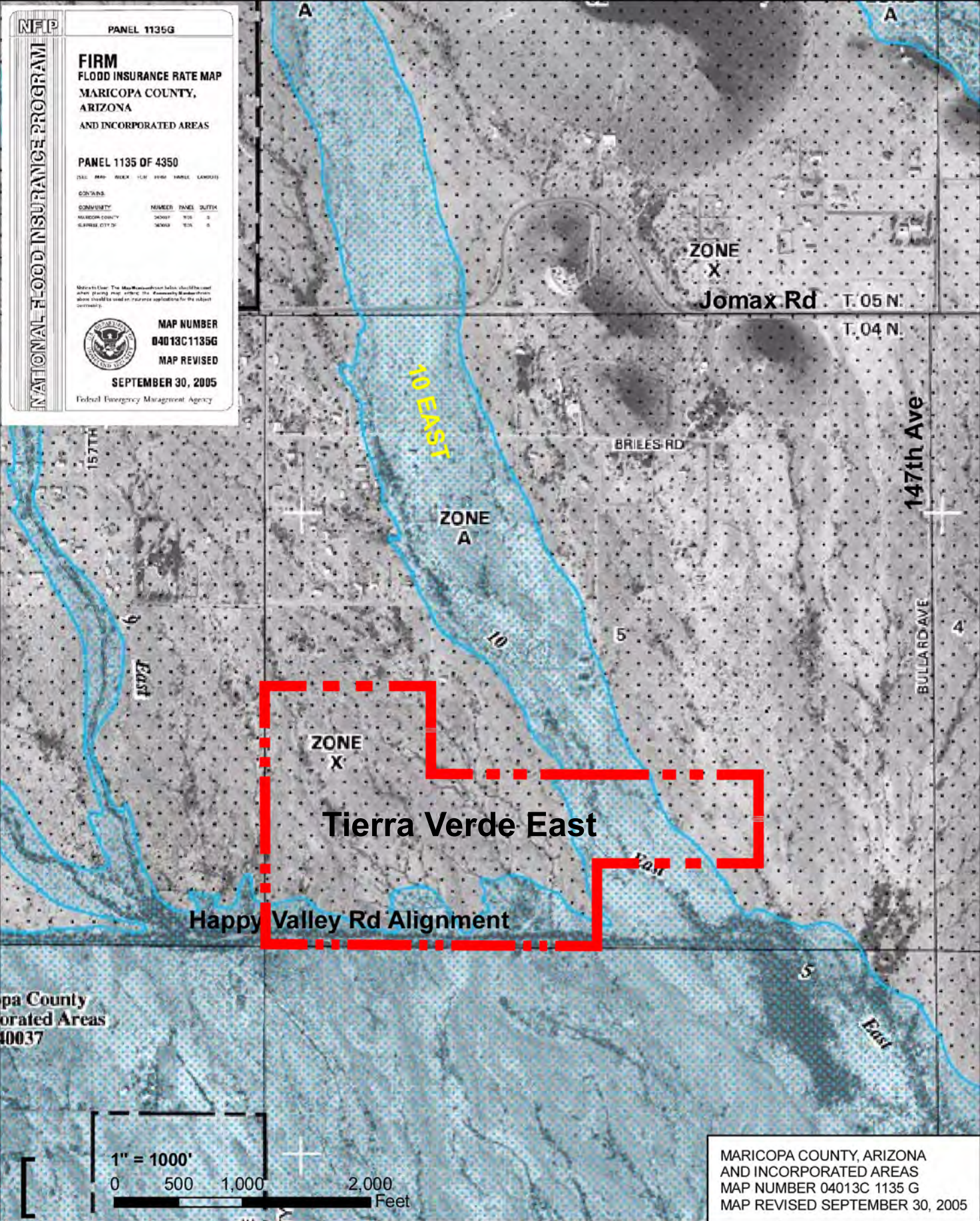
Map is for use: The Map is to be used as a guide only and should not be used as a basis for any action or decision. The Flood Insurance Rate Map is a general representation of the flood hazard and should be used in conjunction with the Flood Insurance Study and the Flood Insurance Study Report for the specific community.



MAP NUMBER
04013C1135G
MAP REVISED

SEPTEMBER 30, 2005

Federal Emergency Management Agency



Maricopa County
Incorporated Areas
040037



MARICOPA COUNTY, ARIZONA
AND INCORPORATED AREAS
MAP NUMBER 04013C 1135 G
MAP REVISED SEPTEMBER 30, 2005

COE & VAN LOO
PLANNING ENGINEERING LANDSCAPE ARCHITECTURE
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014 TELEPHONE (602) 264 - 6831

**Tierra Verde East
Parcel 3**

**FLOOD INSURANCE
RATE MAP**

JOB NO
0113201
EXHIBIT D

MASTER STREET PLAN

Exhibit E

JOMAX ROAD			
163RD AVENUE	6	5	147TH AVENUE
	HAPPY VALLEY ROAD	8	
PINNACLE PEAK ROAD			

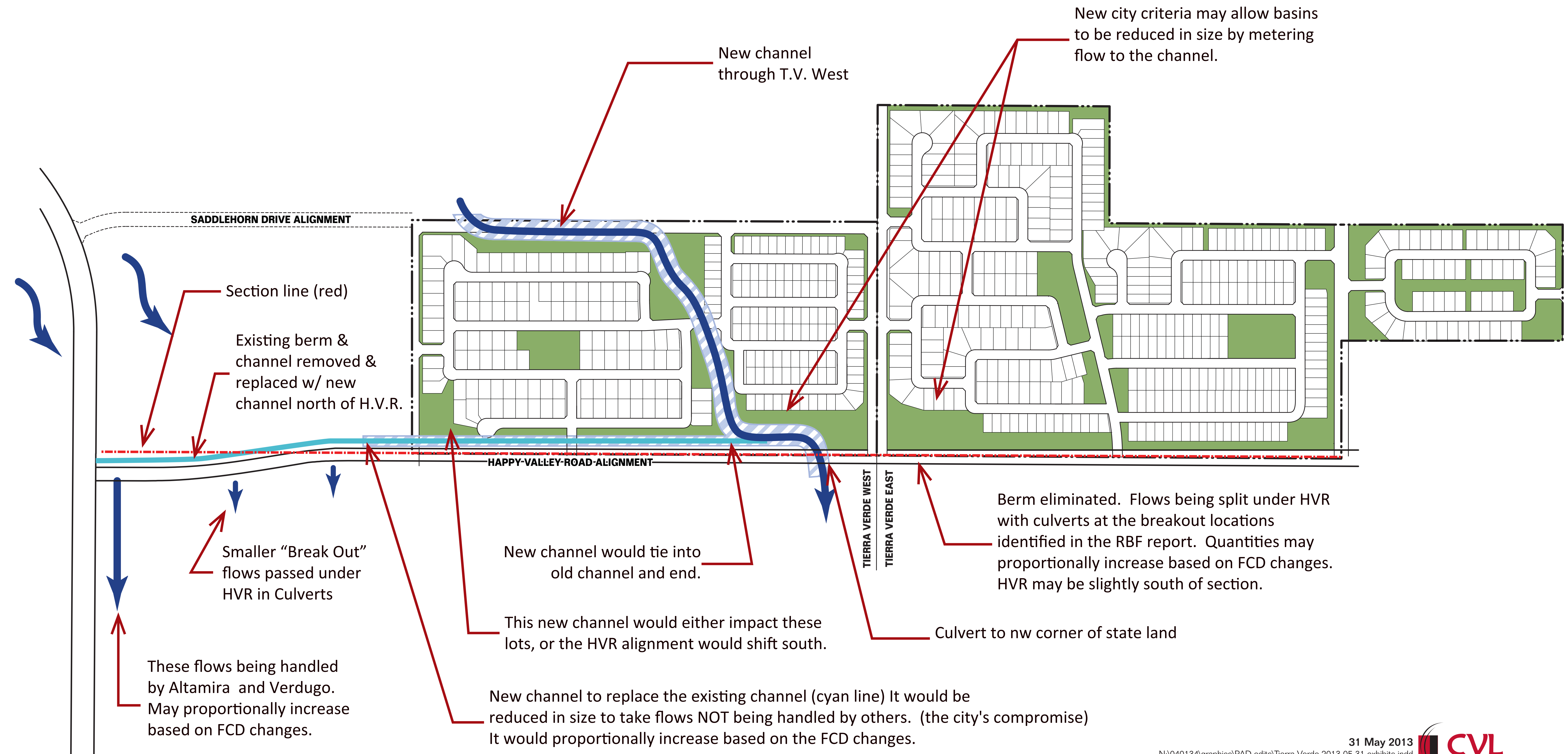
VICINITY MAP (NOT TO SCALE)

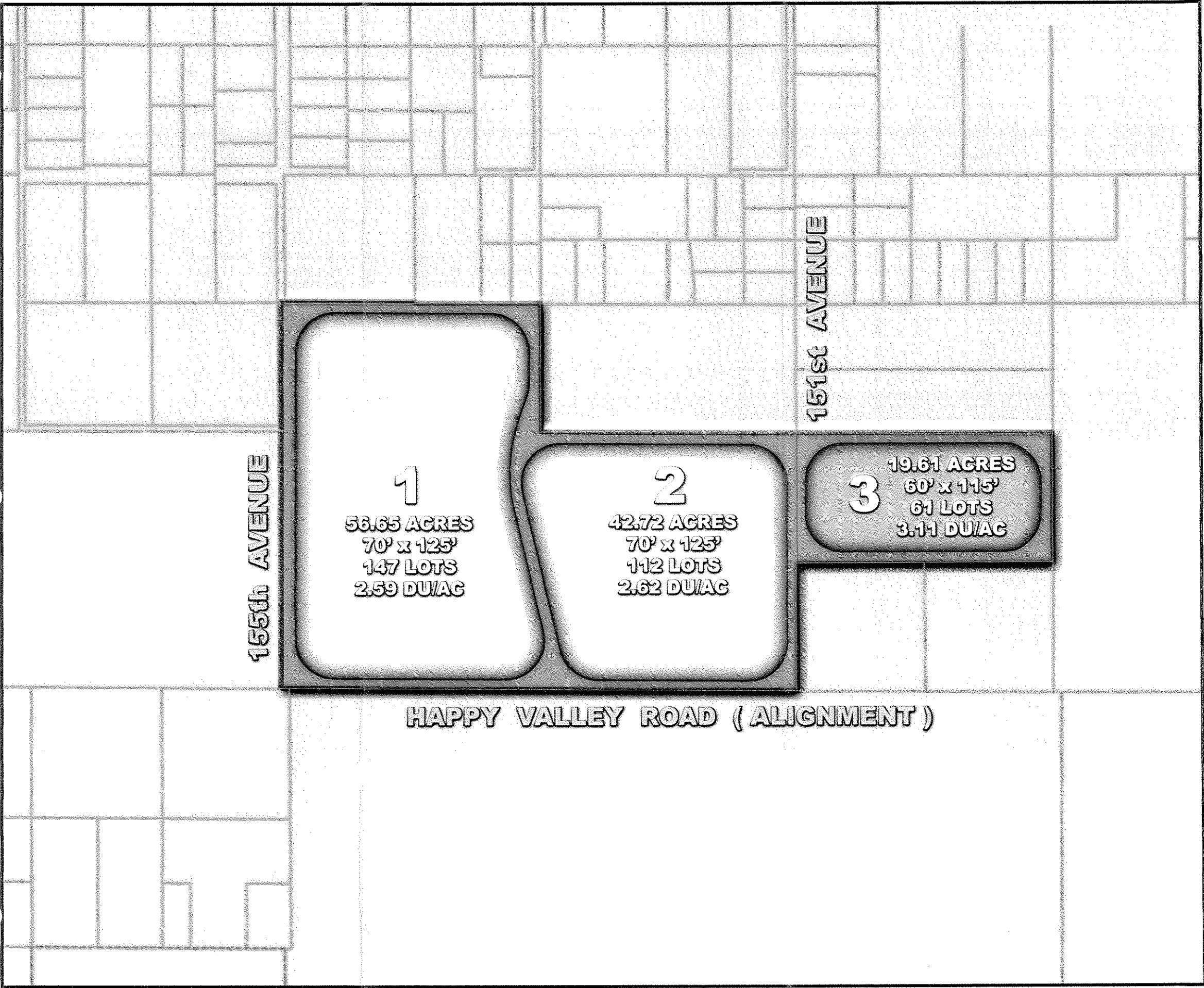
LEGEND:

- EXISTING ROADS 
- PROPOSED ROAD IMPROVEMENTS 
- HAPPY VALLEY ROAD HALF STREET TO BE INSTALLED AS PART OF TIERRA VERDE EAST & WEST 



TIERRA VERDE WEST
TIERRA VERDE EAST





TIERRA VERDE
East
PLANNED AREA DEVELOPMENT
AMENDMENT
LAND USE PLAN

LAND USE TABLE

PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	56.65	70'x125'	147	2.59
2	42.72	70'x125'	112	2.62
3	19.61	60'x115'	61	3.11
TOTAL	118.98		320	2.69

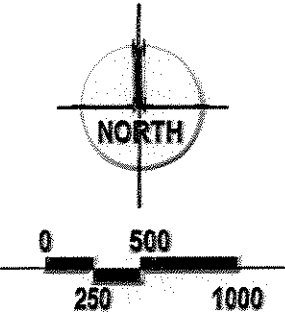


EXHIBIT H



Coe & Van Loo Consultants, Inc.

4550 North 12th Street
Phoenix, Arizona 85014-4291
Phone: 602/264-6831 Fax: 602/264-0928

MEETING MINUTES

Project Name: Tierra Verde East and West Project Number: 1-01-0113206
Date: 6/03/13 Time: 6:30 pm
Purpose: Neighborhood meeting – public outreach
Location: Desert Oasis Elementary School
Attendees: Tim Starkey, CVL (Planner, Landscape Architect)
Mark Voigt, Voyager Properties (Owner Representative)
Hobart Wingard, City of Surprise (Planner)
General Public (approx. 50-60 people in attendance)

Distribution: City of Surprise, TV East and West Development Team

SUMMARY

A combined neighborhood meeting for Tierra Verde East and Tierra Verde West was held at Desert Oasis, on June 03, 2013, at 6:30 pm. Announcements and Invitations were sent to neighbors in compliance with City of Surprise requirements (*Refer to Mailing List, attached*). Signs were posted at the site, and in locations determined by City Staff to ensure high visibility to the public. (*Refer to sign location map, attached*) The meeting was heavily attended, and the public was very engaged and vocal regarding the project. In general, the public was very concerned about traffic in the area. At first, the public opposed any new development until this issue was addressed. Once it was understood that these types of projects provide the infrastructure needed, there was shift in opinion to support the project, while still expressing concern over traffic. A summary of the meeting is provided below:

MINUTES

1. Project Overview and Introductions
 - o Tim Starkey with CVL opened the meeting at 6:35 pm
 - o Meeting format: a short presentation of the project, followed by general questions, finishing with an open house format where the public could ask questions one-on-one.
 - o Mr. Starkey pointed out the entry table, which held take home information regarding the project.
 - o Mr. Starkey introduced Mr. Voigt and Mr Wingard.
 - o Mr. Starkey provided an overview of the projects, Tierra Verde East, and Tierra Verde West. Exhibits available for review and used at presentation included an

aerial context plan (regional), a Concept Land Use Plan, a Concept Street Plan, conceptual home elevations, conceptual entry and wall elevations, the recent proposed alternative to Saddlehorn alignment. **(See exhibits, attached)**

- o Mr. Starkey discussed the following specifics:
 - Lotting sizes, and reduction from currently approved sizes on some portions of the project. This was designed to allow greater density to offset the greater outset for the drainage solution.
 - Installation of Saddlehorn Drive in lieu of Happy Valley Road. This was the plan that was submitted at the concept review meeting. The complications were discussed regarding HVR (changes to the existing floodplain and drainage could impact downstream properties, increase cost of HVR)
 - Also discussed was a very recent proposal that would allow installation of HVR instead of Saddlehorn by utilizing 'break-out' flows in the existing berm.
 - Offsite improvements and two points of connection were reviewed, extending to 163rd, and Jomax.
 - Housing elevations were reviewed.
 - Entry and walls were reviewed, along with trail and open space character.
 - Mr. Starkey discussed the extensive history of the project, mainly surrounding the complex drainage issues.
 - Many questions and concerns were raised during the presentation. Those concerns have been included in the Q&A, below.

2. Questions and Answers

- o Public very upset about increased population in this area, with only 163rd as a major access. Traffic backed up. Hours of delays.
- o Public did not support Saddlehorn, wanted HVR. Strong support for HVR continuing through to the east, which would allow alternative to 163rd and Grand Avenue.
- o At this point, Mr. Starkey explained how the developers were responsible for the infrastructure needed to support the project, which constituted their adjacent half street of arterials/collectors, and the two points of emergency access. There was some confusion regarding street improvements, with many believing that the city built all the streets. In general, there was a change of position in the attendees to being more supportive of the project once it was understood that this type of development is what would provide the infrastructure they were requesting.
- o Public continued to be very vocal through rest of meeting, stating several times that they were concerned about access in and out of the area.
- o Questions asked about other services that these residents would need. Mr. Starkey explained the impact fees assessed to these type of projects to support services such as recreation, and public safety.
- o Questions asked about school locations. Mr. Starkey reviewed the local schools that these students would attend. Mr. Starkey explained that these projects coordinate with the school Districts (Nadaberg) on school needs, and often projects provide land for future school needs. That was not requested for this project, as schools are available in the area.

Meeting Minutes

Re: Tierra Verde East and West

June 3, 2013

Page 3

- o Questions about emergency access to site. Concerns about access in the area when it rains. Many dirt roads flood out. Mr. Starkey and Mr. Voigt reviewed the two points of access, 163rd to Saddlehorn (or HVR if that is determined), and Jomax. 155th ave will extend north to Frontier, which is already paved, and connects to Jomax. These roads will be all weather and emergency access.
- o Questions regarding process for approvals of the project. Mr. Starkey and Mr. Wingard outlined as follows: Concept review meeting had been held, this neighborhood meeting was an initial step at getting input. There would be several more meetings with the developer and staff to review the proposal and make adjustments. Once plans were approved by staff, they would move forward to P&Z and Council, which would be open meetings for the public. Announcements of those meetings would be made public.
- o The general presentation concluded at 7:20 PM. Mr. Starkey invited attendees to come forward and review the exhibits and ask him questions. He would be available as needed.

3. Open House

- o Open house continued until 7:44 PM.

END OF MEETING



CITY OF SURPRISE
Planning and Zoning Commission

January 9, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 9, 2014	Contact Person:	Bart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion regarding Maricopa County's White Tanks Mountain Regional Parks Master Plan update..

Motion:

Discussion only

Background:

In 2012, Maricopa County's Parks and Recreation Department began an update for the White Tanks Mountain Regional Parks Master Plan. The original plan was completed in 1964.

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](#)

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):

Bart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: January 9, 2014

To: Planning and Zoning Commission

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

Re: Update to the White Tanks Mountain Regional Parks Master Plan

Summary

Maricopa County Parks and Recreation are in the final stages of an update to the White Tanks Mountain Regional Parks Master Plan.

Location

The White Tank Mountain Regional Park is located along the southwest corner of the City of Surprise in unincorporated Maricopa County

History

- In 1964, the initial White Tank Mountain Regional Park Master Plan was developed.
- In 2010, the LEED Certified Platinum White Tank Library and Nature Center opened to the public.
- In 2011, The White Tank Library and Nature Center won three (3) Valley Forward awards regarding Environmental Excellence.
- In 2012, Maricopa County's Parks and Recreation Department began an update for the White Tanks Mountain Regional Parks Master Plan.

Proposed Updated Plan

Gifting the City of Surprise with splendid views and unparalleled recreation opportunities, the White Tank Mountain Regional Park is highly valued by the city and its residents. Multiple archeological sites that date back to approximately 500 A.D. by the Hohokam Native Americans provide a historical link to the original residents of the region.

At nearly 30,000 acres, White Tank Mountain Regional Park is the largest regional park in Maricopa County to date. The park is located west of the Phoenix metropolitan area and serves as the westernmost edge of the Salt River Valley. Most of the park is made up of the rugged and beautiful White Tank Mountains, the range that separates the Phoenix Basin from the Hassayampa Plain, with elevations ranging from 1,270 to 4,087 feet above sea level. Infrequent heavy rains cause flash floodwaters to plunge through the canyons and pour onto

the plain. These torrential flows, pouring down chutes and dropping off ledges, have scoured out a series of depressions, or tanks, in the white granite rock below, thus giving the mountains their name.

In 2012, the Maricopa County's Parks and Recreation Department began an update for the White Tanks Mountain Regional Parks Master Plan. The city has worked with the county to assist in the update to this valuable recourse. In addition to preserving the natural state of the park facilities while providing additional trail systems and connections to proposed trail within the city, Surprise staff is encouraging the development of a northern entrance to the park that would provide access from the Sun Valley Parkway to the north. It is envisioned that activity in this area could produce a synergy of environmentally sensitive development that is reflective of the Resort Growth Area proposed in the 2035 General Plan that was overwhelmingly approved by voters in November of 2013.

The final draft of the Master Plan is scheduled to be voted upon by the Maricopa Parks Commission in January. If approved, the document will proceed to the Maricopa Board of Supervisors for formal approval.