



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

Thursday, November 5, 2015 @ 6:00 PM  
 COUNCIL CHAMBERS - Amended item #2 on 10/30/15 at 1:35 PM

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## **CALL TO ORDER.**

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

## **Planning and Zoning Commission Agenda:**

### **CALL TO THE PUBLIC:**

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

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

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

### **CONSENT AGENDA:**

### **REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

| ITEM # | DISTRICT # | ITEM DESCRIPTION | STAFF RECOMMENDATION/<br>PRESENTED BY |
|--------|------------|------------------|---------------------------------------|
|--------|------------|------------------|---------------------------------------|

#1 District Internal Consideration and action on the October 15, 2015 Planning and Zoning Commission minutes.

Approve  
Heather  
Donaldson,  
Community  
Development

#2 District 2 Consideration and action on Case FS15-316, a Site Plan entitled "Mainstreet Health and Wellness Suites."

Approve  
Hobart Wingard,  
Community  
Development

**OTHER BUSINESS:**

#3 District Internal Discussion pertaining to future agenda items.

No Action  
Eric Fitzer,  
Community  
Development

**ADJOURNMENT:**

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SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: October 30, 2015 at 1:35 PM

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



CITY OF SURPRISE  
Planning and Zoning Commission

November 5, 2015 @ 6:00:00 PM

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|                        |                           |                 |                                          |
|------------------------|---------------------------|-----------------|------------------------------------------|
| Board Meeting Date:    | November 5, 2015          | Contact Person: | Heather Donaldson, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                                 |
| Staff Recommendations: | Approve                   |                 |                                          |

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

**Agenda Wording:**

Consideration and action on the October 15, 2015 Planning and Zoning Commission minutes.

**Motion:**

I move to approve the October 15, 2015 Planning and Zoning Commission minutes.

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

Click to download

☐ [10-15-15 PZ Commission Minutes](#)

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

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

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 15, 2015 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, October 15, 2015.

**A. ROLL CALL**

In attendance were Chair Steve Somers, Vice Chair Ken Chapman and Commissioners Jerry Hoyler and Mathew Keating. Commissioner Jim Ferguson arrived at 6:05 p.m. Commissioners Shari C. Martin and Dennis Smith were absent.

**STAFF PRESENT:**

Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Community & Recreation Services Assistant Director Donna Miller, Planner Robert Kuhfuss, Planner Hobart Wingard, Project Coordinator Deb Perry and Planning and Zoning Commission Secretary Heather Donaldson.

**COUNCIL MEMBERS PRESENT:**

None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Chair Somers advised the Commission that Boy Scout Shane Henson is in the audience and attending this meeting in order to achieve a merit badge for citizenship. Chair Somers asked him to come up to the podium to be recognized.  
(This took place after the Staff Report)

**D. STAFF REPORT**

Lloyd Abrams advised the Commission that the Open Meeting Law Training has been postponed due to City Council's decision to postpone the revised Boards and Commissions Handbook adoption. Commission will be notified of the new date once determined.

## **CALL TO THE PUBLIC:**

None – (Call to the Public request made after Item #1)

## **CONSENT AGENDA:**

No Items

## **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

### **Item 1 – INTERNAL – Consideration and action on the October 1, 2015 Planning and Zoning Commission minutes.**

Vice Chair Chapman made a motion to approve the Planning and Zoning Commission Minutes for October 1, 2015. Commissioner Keating seconded the motion. The motion passed with 3 yes votes, 1 abstention (Hoyler) and 3 absent (Ferguson, Martin, Smith).

### **Item 2 – DISTRICT 1 – Consideration and action on a Preliminary Plat for Sanverno, a 93-lot, 13 tract residential subdivision in Desert Oasis, Case FS15-190.**

Robert Kuhfuss, Planner II, presented the project to the Commission.

The Commission discussed:

- Street widths
- Parking
- Public safety vehicles
- 4 foot landscaping strip between curb and sidewalk which resident is responsible for maintaining
- Enforcement of landscaping – HOA and Property Maintenance Code

Commissioner Hoyler made a motion to recommend approval to the Mayor and City Council the proposed Preliminary Plat for Sanverno and to adopt staff's findings and conditions 'a' through 'e', as listed in the staff report. Commissioner Keating seconded the motion. The motion passed with 5 yes votes and 2 absent (Martin, Smith).

### **Item 3 – CITYWIDE – Presentation and discussion of the Draft Surprise Park and Recreation Master Plan.**

Donna Miller, Community and Recreation Services Assistant Director, introduced Jay Hicks, Partner at Dig Studio, Inc. who presented the project to the Commission.

The Commission discussed:

- Connector trails
- Wildlife Corridor coming out of the White Tanks
- Natural terrain trails
- Connection with Maricopa Trail (mountain biking trail)
- Paralleled systems discussed with AZ Game & Fish
- Fear of influence for City of Surprise

- Implementation plan
- Funding mechanisms
- Commission consensus that this is a great plan and the Community is headed in the right direction

#### **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

##### **Item 4 – DISTRICT 5 – Consideration and action on Case FS15-261, a Conditional use Permit entitled Heritage of Surprise.**

Hobart Wingard, Planner II, presented the project to the Commission.

The Commission all agreed that this is a good project with attractive architecture.

Chair Somers opened the Call to the Public.

Andy Jochums, Phoenix resident, addressed the Commission and advised that he no longer had any comments to make pursuant to the presentation that was given.

Chair Somers closed the Call to the Public.

Commissioner Keating made a motion to approve the Conditional Use Permit for Heritage of Surprise. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes and 2 absent (Martin, Smith).

##### **Item 5 – DISTRICT 2 – Consideration and action on Case FS15-238, a Conditional use Permit entitled PHO Cimarron Verizon Monopalm.**

Hobart Wingard, Planner II, presented the project to the Commission.

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

Vice Chair Chapman made a motion to approve the Conditional Use Permit for PHO Cimarron Verizon Monopalm. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes and 2 absent (Martin, Smith).

#### **OTHER BUSINESS:**

##### **Item 5 – INTERNAL - Discussion for future agenda items.**

None

#### **ADJOURNMENT:**

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:00 p.m.

---

Lloyd Abrams  
Long Range Planning Manager

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Steve Somers,  
Planning and Zoning Commission Chair

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: 

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Heather Donaldson, Commission Secretary

DATE: 

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CITY OF SURPRISE  
Planning and Zoning Commission

November 5, 2015 @ 6:00:00 PM

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|                        |                           |                 |                                       |
|------------------------|---------------------------|-----------------|---------------------------------------|
| Board Meeting Date:    | November 5, 2015          | Contact Person: | Hobart Wingard, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | 2                                     |
| Staff Recommendations: | Approve                   |                 |                                       |

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

**Agenda Wording:**

Consideration and action on Case FS15-316, a Site Plan entitled "Mainstreet Health and Wellness Suites."

**Motion:**

I move to approve the Site Plan for Mainstreet Health and Wellness Suites, Case FS15-316 subject to staff findings and Conditions 'A.' through 'B.'.

**Background:**

The proposed transitional care facility will provide a complementary use to the Parkview Place Senior Village. The 100 bed facility is consistent with uses outlined in the Park Place PAD and its amendments. The design creates a higher aesthetic and residential buffering while contributing to an overall pedestrian friendly development.

**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

- ☐ [FS15-316 MAINSTREET SP PZ STAFF REPORT](#)
- ☐ [\(A\) FS15-316 - Mainstreet SP - Vicinity Maps](#)
- ☐ [\(B\) FS15-316 - Mainstreet SP - Site Plan](#)
- ☐ [\(C\) FS15-316 - Mainstreet SP - Landscape](#)
- ☐ [\(D\) FS15-316 - Mainstreet SP - Elevations](#)
- ☐ [FS15-316 - Mainstreet SP - PZ PowerPoint](#)

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**External Attachment Links:**

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**Meeting Requirements:**

Powerpoint    x    Video    x            White Board    x    Other    x

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

**Hobart Wingard, Planner II**

# SITE PLAN

## REPORT TO THE PLANNING AND ZONING COMMISSION

**Case:** FS15-316

**Project Name:** Mainstreet Health and Wellness Suites at Parkview Place

**Council District:** 2 - Cottonwood

**Meeting Date:** November 5, 2015

**Planner:** Hobart Wingard, 623-222-3156

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**Owner:** Surprise AZ LLC

**Applicant:** R. A. Smith National

**Request:** Site Plan

**Site Location:** Generally on the northeast corner of North Parkwood Place and Parkwood Drive

**Site Size:** Approximately 5.35 acres

**Density:** Up to 20 DU/Ac

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan

**Support/Opposition:** No expressions of support or opposition received

**Staff Recommendation:** Staff recommends approval of Case FS15-316, Mainstreet Health and Wellness Suites at Parkview Place Senior Village subject to staff findings and Conditions 'A.' through 'B.'

**Project Description:**

The proposed two-story transitional care facility will serve up to 100 patients and will be licensed as a skilled nursing facility by the Arizona Department of Health Services. The proposed project will provide a complementary use to the existing memory care and assisted care facilities currently operation in the senior development. The 68,000 square foot center will provide post-acute care for

patients requiring after hospital care. A typical stay in the facility will be two (2) to four (4) weeks while rehabilitation and therapy is provided until the patient is ready to transition to their home. Amenities will be provided for the comfort of the patients and their guests.

The subject facility is located within the Parkview Place Senior Village portion of the Park Place Planned Area Development (PAD). The underlying land use is designated as mixed use for a senior village. This designation allows for residential and commercial development up to 20 DU/Ac. The uses allowed include senior apartments, independent living, assisted living, memory care, skilled nursing, and all other senior and medical usages. The PAD requires a site plan design review for any development.

The 4-sided architecture was designed with the existing Park Place Senior Village in mind. Complementary colors and materials will provide cohesiveness while allowing for architectural diversity. EIFS finishes with stone, metal, and concrete features will provide a modern yet subtle southwestern character. A series of inset plazas around the building will provide a lush setting for the clientele. The landscape was designed with drought tolerant plant materials while trees line streets and buffer the area between this and the single family homes to the west. A sidewalk designed to connect the entire Parkview Place Senior Village is proposed contributing to a pedestrian friendly development.

**Adjacent Land Zoning/Uses:**

| Direction | Zoning                                          | Current Land Use           |
|-----------|-------------------------------------------------|----------------------------|
| North     | Park Place PAD – Mixed Use                      | Vacant                     |
| South     | Kingswood Parke PAD – Single Family Residential | Single Family Residential  |
| East      | Park Place PAD – Multi-Family Residential       | Multi-Family Residential   |
| West      | Park Place PAD – Mixed Use                      | Assisted Living and Vacant |

**Background:**

**November 10, 1983:** The subject parcel was annexed into the City of Surprise.

**November 14, 1991:** A PAD for Park Place was approved by the Mayor and City Council.

**December 5, 2006:** A site plan for Bellazano Condominiums was approved by the Planning and Zoning Commission, but has since expired.

**July 22, 2010:** A PAD amendment for Park Place Senior Village was approved by the Mayor and City Council.

**July 16, 2015:** Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR15-259.

**August 17, 2015:** The applicant applied for site plan review for Mainstreet Health and Wellness Suites.

**Utility and Services Table:**

|              |                  |
|--------------|------------------|
| Electric:    | APS              |
| Water:       | Epcor            |
| Wastewater:  | City of Surprise |
| Refuse:      | City of Surprise |
| Natural Gas: | Southwest        |
| Schools:     | Dysart           |

**Reviewing Agencies:**

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, USPS, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

**Summary:**

The proposed transitional care facility will provide a complementary use to the Parkview Place Senior Village. The 100 bed facility is consistent with uses outlined in the Park Place PAD and its amendments. The design creates a higher aesthetic and residential buffering while contributing to an overall pedestrian friendly development.

**Findings:**

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The proposed Site Plan is consistent with the Park Place PAD.

**Recommendation:**

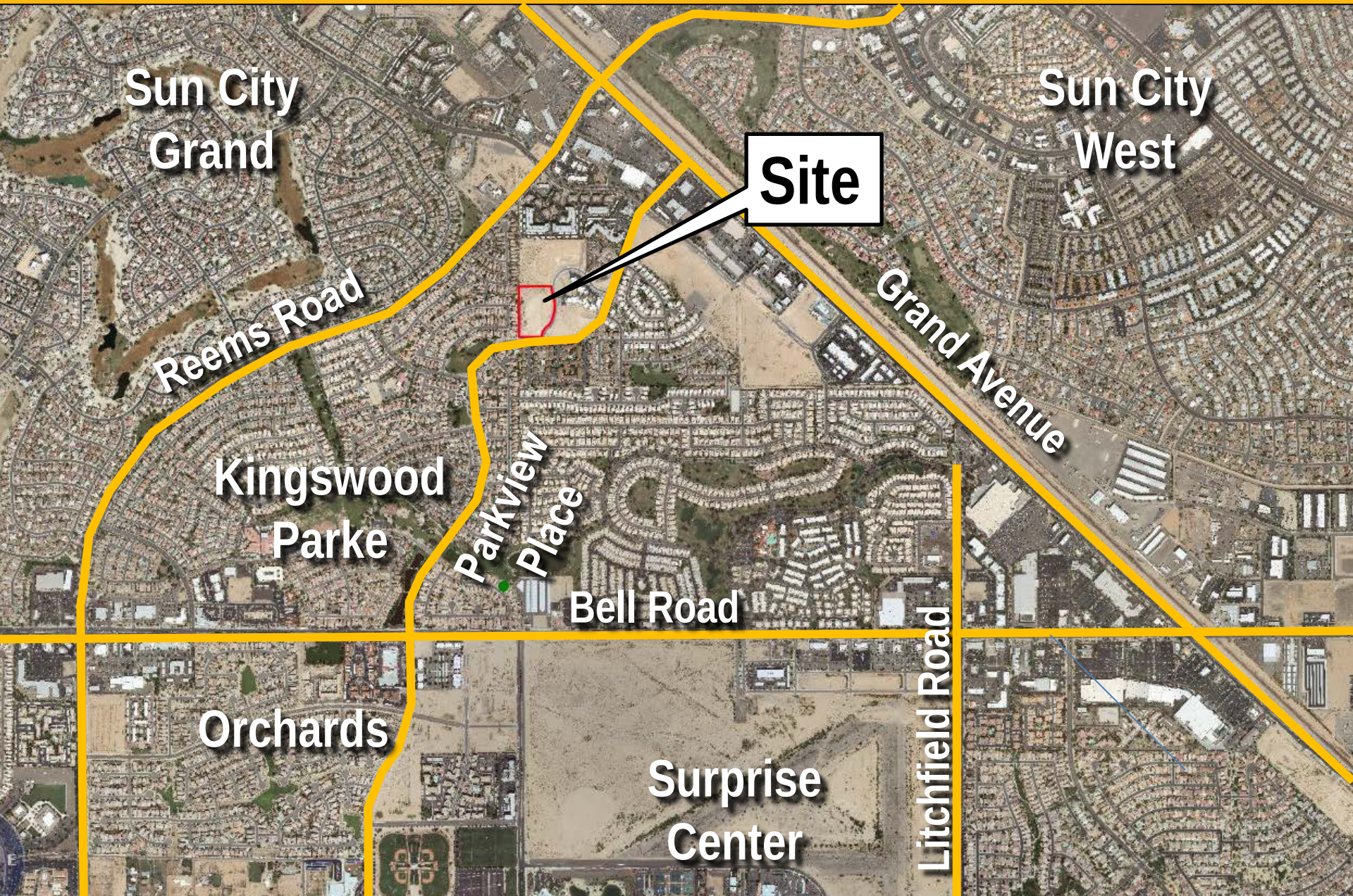
Based on the findings noted above, staff recommends the Commission **approve** case **FS15-316** subject to staff findings and Conditions 'A.' through 'B.'.

A. The Site Plans prepared by R. A. Smith National, dated August 14, 2015 will be revised and submitted for review to include the following modifications:

1. Replace the name 'Qwest' to 'Century Link' on Sheet C1.0.
2. The headings of Lots 1, 3, 6 and 8, will be listed as 'VACANT PARKPLACE PAD.' On Sheet C1.1.

- 104           3. The curve information, FFEs, and driveways labels will be removed.
- 105           4. All overlapping and undersized text will be replaced with appropriately sized
- 106           information.
- 107           B. Recorded water utility easement documents will be reviewed and accepted by the
- 108           Public Works Department prior to the issuance of any building permit for this parcel.
- 109
- 110   However, should the Commission wish to deny the request, the Commission should make its own
- 111   findings and base its decision on those alternative findings.
- 112
- 113   **Attachments:**
- 114
- 115   (A) Vicinity Maps (3 pages)
- 116   (B) Site Plan (4 sheets)
- 117   (C) Landscape Plan (3 sheets)
- 118   (D) Elevations (1 sheet)

# VICINITY MAP



# VICINITY MAP

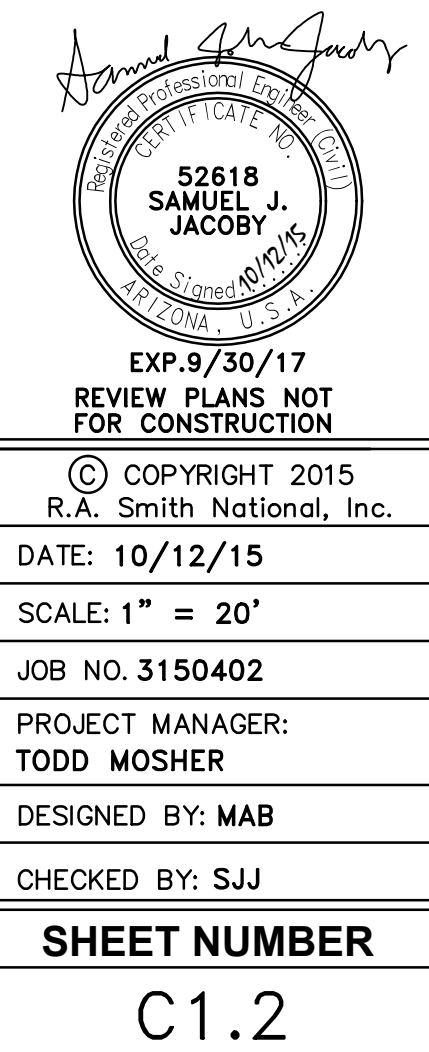


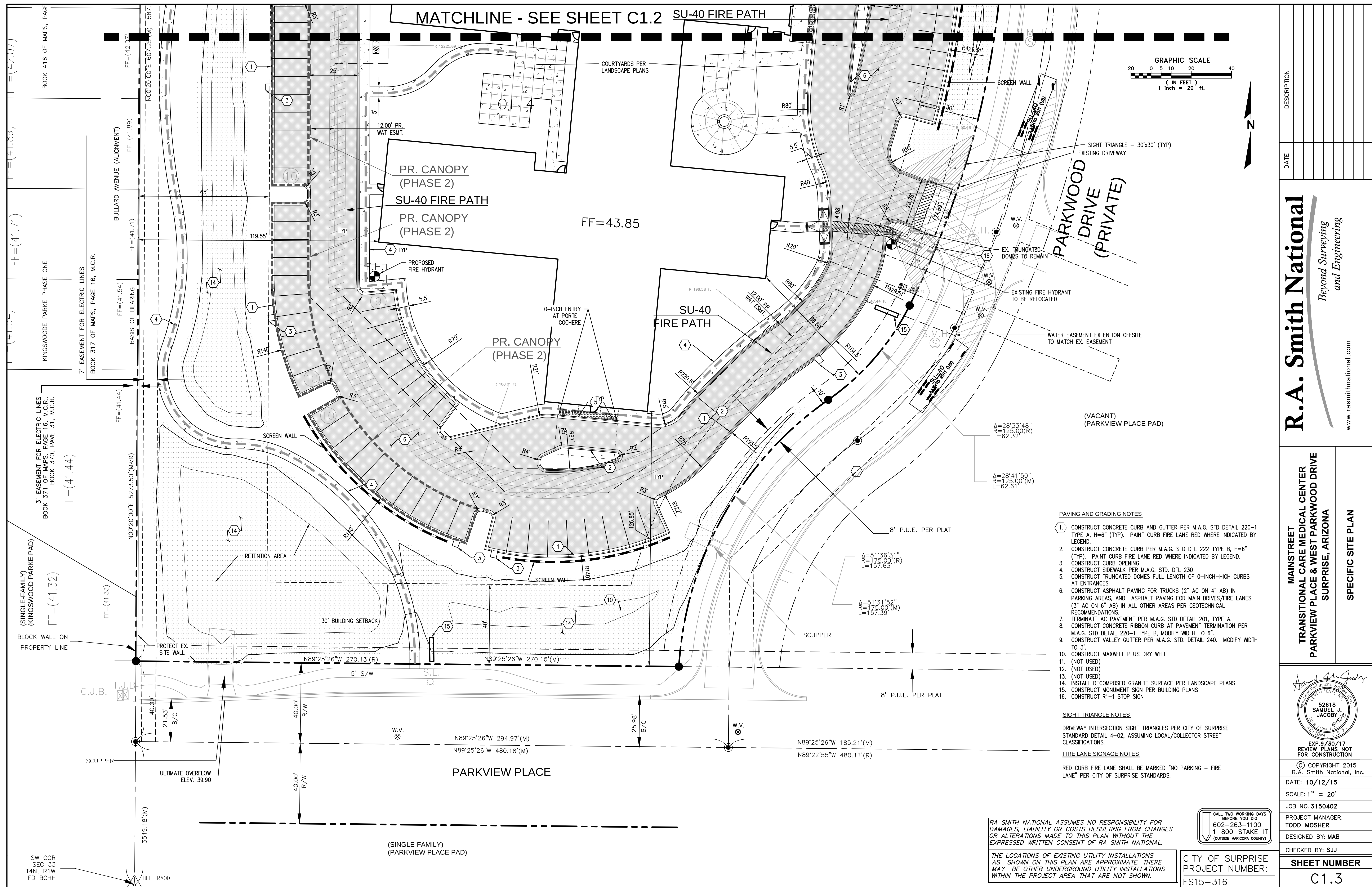
# VICINITY MAP











LOT 4, OF PARKVIEW PLACE SENIOR VILLAGE, AS RECORDED IN BOOK 1066 OF MAPS, PAGE 19 AND SITUATED IN A PORTION OF THE NORTHWEST QUARTER, SECTION 33, T. 4 N., R. 1 W. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE NORTHWEST QUARTER OF SECTION 33, T. 4 N., R. 1 W., USING A BEARING OF N00°20'0"E

## LANDSCAPE LEGEND

|                                                                                     |                        |
|-------------------------------------------------------------------------------------|------------------------|
|    | PROPOSED LARGE TREE    |
|    | PROPOSED SMALL TREE    |
|    | MEDIUM TO LARGE SHRUBS |
|    | SMALL SHRUBS           |
|   | ORNAMENTAL GRASSES     |
|  | PERENNIALS             |

|                             |                           |
|-----------------------------|---------------------------|
| OWNER:                      | MS SURPRISE, LLC          |
| ZONING:                     | PAD                       |
| CONSTRUCTION TYPE:          | TYPE II-A                 |
| OCCUPANCY CLASSIFICATION:   | I2                        |
| HEIGHT OF BUILDING:         | 35' - 2 1/16"             |
| SQUARE FOOTAGE:             | 1ST FLOOR: 46,869         |
|                             | 2ND FLOOR: 20,828         |
|                             | TOTAL: 67,697             |
| AREA:                       | 233,180 S.F. (5.35 ACRES) |
| EMPLOYEES:                  | 80                        |
| BEDROOMS:                   | 100                       |
| TOTAL PARKING:              | 100 SPACES                |
|                             | HANDICAP - 4 SPACES       |
| PERCENT OF SITE COVERED     |                           |
| (BUILDING AND PARKING):     | 53%                       |
| PERCENT OF SITE LANDSCAPED: | 47%                       |
| APN                         | 503-98-967                |
| MCR                         | 106619                    |
| SEC, TWN, RNG               | 33, 4N, 1W                |
| LOT                         | 4                         |

[illegible]

**R.A. Smith National**  
*Beyond Surveying  
and Engineering*  
[www.rasmithnational.com](http://www.rasmithnational.com)

MAIN STREET  
TRANSITIONAL CARE MEDICAL CENTER  
PARKVIEW PLACE & WEST PARKWOOD DRIVE  
SURPRISE, ARIZONA

COVER SHEET



© COPYRIGHT 2015  
R.A. Smith National, Inc.

DATE: 10/12/15

SCALE: N.T.S

|                 |
|-----------------|
| JOB NO. 3150402 |
|-----------------|

|                  |
|------------------|
| PROJECT MANAGER: |
|------------------|

**PROJECT MANAGER:**  
**TODD MOSHER**

DESIGNED BY: MAB

|                  |
|------------------|
| CHECKED BY: S.U. |
|------------------|

|                     |
|---------------------|
| CHECKED BY: 333     |
| <b>CHECK NUMBER</b> |

|                     |
|---------------------|
| <b>SHEET NUMBER</b> |
|                     |

11.0

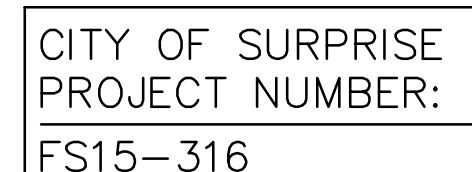
DEVELOPER/APPLICANT  
MS SURPRISE, LLC.  
14390 CLAY TERRACE BOULEVARD  
SUITE 205  
CARMEL, IN 46032

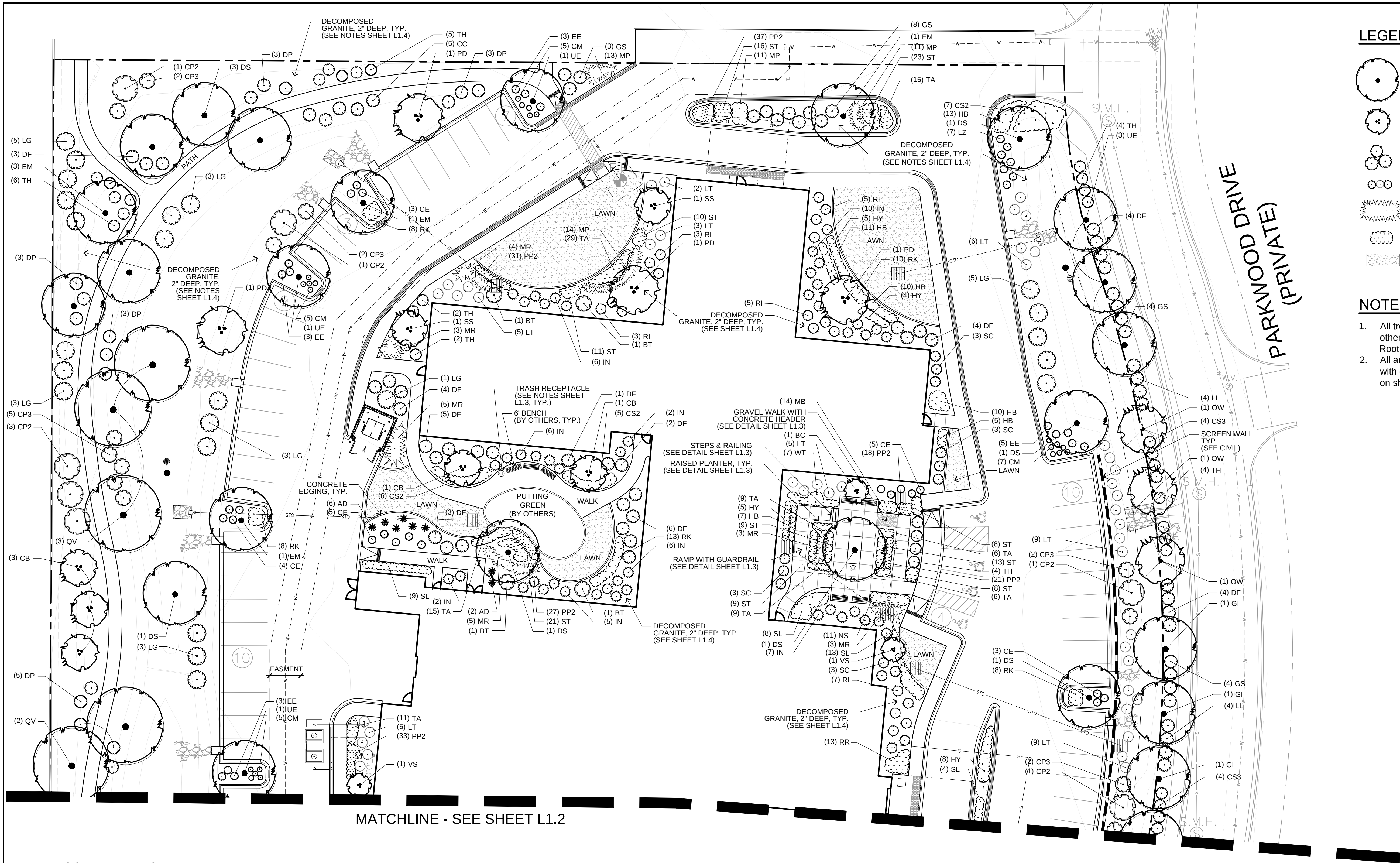
R.A.SMITH NATIONAL  
8881 RESEARCH DRIVE  
IRVINE, CA 92618  
PHONE: 949.872.2378  
FAX: 949.387.3915  
CONTACT: SAMUEL J. JACOBY, P.E., CFM

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4-30-301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. UNDERSTAND THAT THE REVIEW OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN REQUIREMENTS.

FINISHED FLOORS FOR THIS PROJECT ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED ACCORDING TO THE APPROVED PLANS.



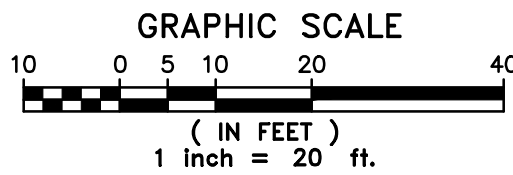


LEGEND

- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- MEDIUM TO LARGE SHRUBS
- SMALL SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LAWN

NOTES

- All trees within 10 feet of a sidewalk, curb, wall or other structure will require a deep root barrier. See Root Barrier Detail sheet L1.5.
- All areas not designated as "lawn" shall be covered with decomposed granite to a depth of 2". See notes on sheet L1.5 for more info.



PLANT SCHEDULE NORTH

| TREES           | QTY | COMMON NAME                  | BOTANICAL NAME                     | SIZE   | ROOT  | MATURE SIZE (HXW) | SHRUBS | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE   | ROOT  | MATURE SIZE (HXW) | ANNUALS/PERENNIALS | QTY | COMMON NAME                 | BOTANICAL NAME                         | SIZE   | ROOT  | MATURE SIZE (HXW) |
|-----------------|-----|------------------------------|------------------------------------|--------|-------|-------------------|--------|-----|-------------------------------|------------------------------------------|--------|-------|-------------------|--------------------|-----|-----------------------------|----------------------------------------|--------|-------|-------------------|
| DS              | 9   | Rosewood                     | Dalbergia sissoo                   | 48"    | BOX   | 60' x 40'         | BT     | 4   | Torch Glow Bush Bougainvillea | Bougainvillea x 'Torch Glow'             | 5 Gal. | CONT. | 7' x 3'           | CS2                | 18  | Ground Morning Glory        | Convolvulus sabatius                   | 1 Gal. | CONT. | 1' x 4'           |
| EM              | 6   | Blue Ghost Coolabah          | Eucalyptus microtheca 'Blue Ghost' | 24"    | BOX   | 40' x 25'         | CC     | 5   | Red Baja Fairy Duster         | Calliandra californica                   | 5 Gal. | CONT. | 6' x 5'           | HB                 | 57  | Brakelights Red Yucca       | Hesperaloe parviflora 'Brakelights' TM | 1 Gal. | CONT. | 2' x 2'           |
| GI              | 3   | Thornless Common Honeylocust | Gleditsia triacanthos inermis      | 36"    | BOX   | 50' x 35'         | CE     | 19  | Pink Fairy Duster             | Calliandra eriophylla                    | 5 Gal. | CONT. | 3' x 3'           | HY                 | 23  | Yellow Yucca                | Hesperaloe parviflora 'Yellow'         | 1 Gal. | CONT. | 3' x 3'           |
| OW              | 3   | Wilson Olive                 | Olea europaea 'Wilsonii'           | 36"    | BOX   | 25' x 25'         | CM     | 22  | Damianita                     | Chrysactinia mexicana                    | 1 Gal. | CONT. | 1.5' x 2'         | MB                 | 14  | Blackfoot Daisy             | Melampodium leucanthum                 | 1 Gal. | CONT. | 1' x 1.5'         |
| QV              | 5   | Southern Live Oak            | Quercus virginiana                 | 36"    | BOX   | 50' x 70'         | CP2    | 7   | Red Bird Of Paradise          | Caesalpinia pulcherrima                  | 5 Gal. | CONT. | 10' x 10'         | NS                 | 11  | Select Blue Catmint         | Nepeta x faassenii 'Select Blue'       | 1 Gal. | CONT. | 1.5' x 2'         |
| UE              | 6   | 'Emer II' Allee Elm          | Ulmus parvifolia 'Emer II'         | 36"    | BOX   | 50' x 35'         | CP3    | 13  | Phoenix Bird Of Paradise      | Caesalpinia pulcherrima 'Phoenix Bird'   | 5 Gal. | CONT. | 8' x 6'           | PP2                | 167 | Firecracker Penstemon       | Penstemon eatonii                      | 1 Gal. | CONT. | 1' x 1'           |
| FLOWERING TREES | QTY | COMMON NAME                  | BOTANICAL NAME                     | SIZE   | ROOT  | MATURE SIZE (HXW) | CS3    | 8   | Sierra Star Fairy Duster      | Calliandra x 'Sierra Starr' TM           | 5 Gal. | CONT. | 4.5' x 4.5'       | RK                 | 47  | Purple Ruellia              | Ruellia brittoniana 'Katie'            | 1 Gal. | CONT. | 1' x 2'           |
| BC              | 1   | Anacacho Orchid Tree         | Bauhinia congesta                  | 24"    | BOX   | 15' x 10'         | DF     | 36  | Black Dalea                   | Dalea frutescens 'Sierra Negra' TM       | 5 Gal. | CONT. | 4' x 5'           | RR                 | 13  | Pink Ruellia                | Ruellia brittoniana 'Rosa'             | 1 Gal. | CONT. | 1' x 2'           |
| CB              | 5   | Anacahuita                   | Cordia boissieri                   | 24"    | BOX   | 15' x 15'         | DP     | 17  | Indigo Bush                   | Dalea pulchra                            | 5 Gal. | CONT. | 5' x 5'           | SL                 | 34  | Sierra Linda Autumn Sage    | Salvia greggii 'Sierra Linda' TM       | 1 Gal. | CONT. | 3' x 3'           |
| PD              | 4   | Desert Museum Palo Verde     | Gleditsia triacanthos inermis      | 24"    | BOX   | 20' x 15'         | EE     | 14  | Blue Bells                    | Eremophila hydropaphana 'Blue Bells'     | 5 Gal. | CONT. | 2.5' x 3'         | ST                 | 128 | Texas Violet Mealy Cup Sage | Salvia farinacea 'Texas Violet' TM     | 1 Gal. | CONT. | 3' x 1.5'         |
| SS              | 2   | Texas Mountain Laurel        | Sophora secundiflora               | 24"    | BOX   | 20' x 12'         | GS     | 19  | San Marcos Hibiscus           | Gossypium harknessii                     | 5 Gal. | CONT. | 3.5' x 5'         | TA                 | 100 | Angelita Daisy              | Tetrameuris acaulis                    | 1 Gal. | CONT. | 1' x 1.5'         |
| VS              | 2   | Shoal Creek Chaste Tree      | Vitex agnus-castus 'Shoal Creek'   | 24"    | BOX   | 12' x 10'         | IN     | 44  | Dwarf Yaupon                  | Ilex vomitoria 'Nana'                    | 5 Gal. | CONT. | 5' x 5'           | WT                 | 7   | Yellow Dot                  | Wedelia trilobata                      | 1 Gal. | CONT. | 1' x 3'           |
| GRASSES         | QTY | COMMON NAME                  | BOTANICAL NAME                     | SIZE   | ROOT  | MATURE SIZE (HXW) | LG     | 23  | Green Cloud Texas Ranger      | Leucophyllum frutescens 'Green Cloud' TM | 5 Gal. | CONT. | 7' x 7'           | GRASSES            | QTY | COMMON NAME                 | BOTANICAL NAME                         | SIZE   | ROOT  | MATURE SIZE (HXW) |
| MP              | 49  | Pink Flamingo Muhly          | Muhlenbergia x 'Pink Flamingo'     | 1 Gal. | CONT. | 3' x 2'           | LL     | 8   | Lynn's Legacy Texas Sage      | Leucophyllum langmaniae 'Lynn's Legacy'  | 5 Gal. | CONT. | 5' x 5'           | MR                 | 23  | Deer Grass                  | Muhlenbergia rigens                    | 1 Gal. | CONT. | 4' x 4'           |
| MR              | 23  | Deer Grass                   | Muhlenbergia rigens                | 1 Gal. | CONT. | 4' x 4'           | LT     | 44  | Thunder Cloud Texas Sage      | Leucophyllum candidum 'Thunder Cloud' TM | 5 Gal. | CONT. | 4' x 4'           | SUCCULENTS         | QTY | COMMON NAME                 | BOTANICAL NAME                         | SIZE   | ROOT  | MATURE SIZE (HXW) |
| AD              | 8   | Dwarf Century Plant          | Agave desmettiana                  | 5 Gal. | CONT. | 3' x 3'           | LZ     | 7   | Cimarron Texas Sage           | Leucophyllum zygophyllum 'Cimarron' TM   | 5 Gal. | CONT. | 3' x 3'           | AD                 | 8   | Dwarf Century Plant         | Agave desmettiana                      | 5 Gal. | CONT. | 3' x 3'           |
|                 |     |                              |                                    |        |       |                   | RI     | 23  | Indian Hawthorn               | Rhaphiolepis indica                      | 5 Gal. | CONT. | 3' x 4.5'         |                    |     |                             |                                        |        |       |                   |
|                 |     |                              |                                    |        |       |                   | SC     | 12  | Chaparral Sage                | Salvia daveandii                         | 3 Gal. | CONT. | 3' x 4'           |                    |     |                             |                                        |        |       |                   |
|                 |     |                              |                                    |        |       |                   | TH     | 27  | Sierra Apricot Yellow Bells   | Tecoma x 'Sierra Apricot'                | 5 Gal. | CONT. | 3' x 4.5'         |                    |     |                             |                                        |        |       |                   |

RA SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RA SMITH NATIONAL.

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CITY OF SURPRISE  
PROJECT NUMBER:  
FS15-316

DESCRIPTION

DATE

MAINSTREET  
TRANSITIONAL CARE MEDICAL CENTER  
PARKVIEW PLACE & WEST PARKWOOD DRIVE  
SURPRISE, ARIZONA

DETAILED LANDSCAPE PLAN  
NORTH

R.A. Smith National

Beyond Surveying  
and Engineering

www.rasmithnational.com

EXP. 9/30/17  
REVIEW PLANS NOT  
FOR CONSTRUCTION

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R.A. Smith National, Inc.

DATE: 10/12/15

SCALE: 1" = 20'

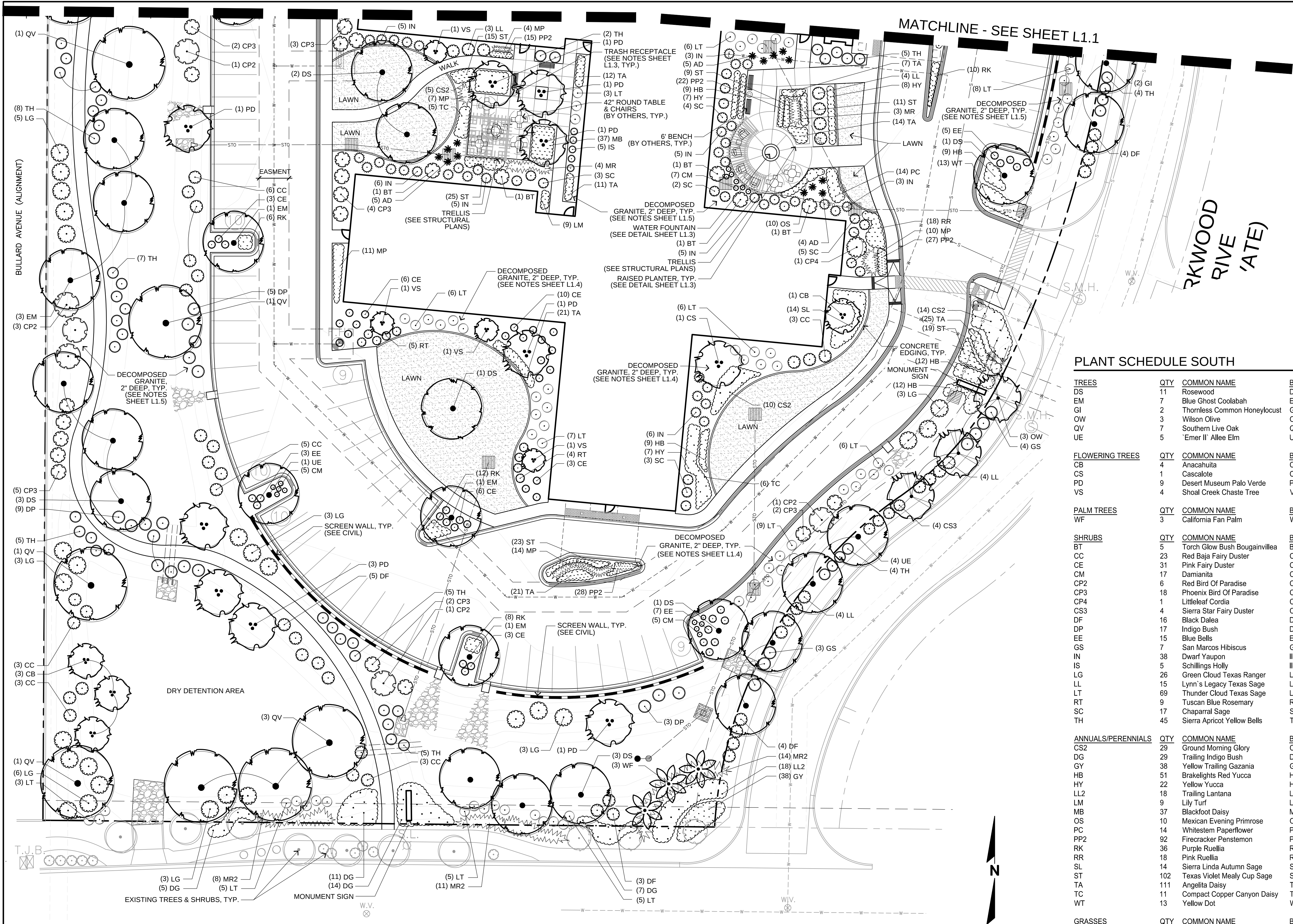
JOB NO. 3150402

PROJECT MANAGER:  
TODD MOSHER

DESIGNED BY: MAB

CHECKED BY: SJJ

SHEET NUMBER  
L1.1



LEGEND

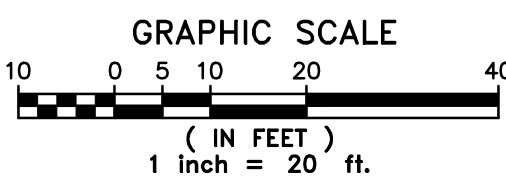
- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- MEDIUM TO LARGE SHRUBS
- SMALL SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LAWN

NOTES

- All trees within 10 feet of a sidewalk, curb, wall or other structure will require a deep root barrier. See Root Barrier Detail sheet L1.5.
- All areas not designated as "lawn" shall be covered with decomposed granite to a depth of 2". See notes on sheet L1.5 for more info.

PLANT SCHEDULE SOUTH

| TREES              | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
|--------------------|-----|-------------------------------|------------------------------------------|---------|-------|-------------------|
| DS                 | 11  | Rosewood                      | Dalbergia sissoo                         | 48"     | BOX   | 60' x 40'         |
| EM                 | 7   | Blue Ghost Coolabah           | Eucalyptus microtheca 'Blue Ghost'       | 24"     | BOX   | 40' x 25'         |
| GI                 | 2   | Thornless Common Honeylocust  | Gleditsia triacanthos inermis            | 36"     | BOX   | 50' x 35'         |
| OW                 | 3   | Wilson Olive                  | Olea europaea 'Wilsonii'                 | 36"     | BOX   | 25' x 25'         |
| QV                 | 3   | Southern Live Oak             | Quercus virginiana                       | 36"     | BOX   | 50' x 70'         |
| UE                 | 5   | 'Emer II' Allee Elm           | Ulmus parvifolia 'Emer II'               | 36"     | BOX   | 50' x 35'         |
| FLOWERING TREES    | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
| CS                 | 4   | Anacaulia                     | Cordia boissieri                         | 24"     | BOX   | 15' x 15'         |
| CB                 | 1   | Cascadilla                    | Caesalpinia cactalaco 'Smoothie' TM      | 24"     | BOX   | 15' x 15'         |
| PD                 | 9   | Desert Museum Palo Verde      | Parkinsonia x 'Desert Museum'            | 24"     | BOX   | 20' x 15'         |
| VS                 | 4   | Shoal Creek Chaste Tree       | Vitex agnus-castus 'Shoal Creek'         | 24"     | BOX   | 12' x 10'         |
| PALM TREES         | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
| WF                 | 3   | California Fan Palm           | Washingtonia filifera                    | 15' HT  | BOX   | 40' x 25'         |
| SHRUBS             | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
| BT                 | 5   | Torch Glow Bush Bougainvillea | Bougainvillea x 'Torch Glow'             | 5 Gal.  | CONT. | 7' x 3'           |
| CC                 | 23  | Red Baja Fairy Duster         | Calliandra californica                   | 5 Gal.  | CONT. | 6' x 5'           |
| CE                 | 31  | Pink Fairy Duster             | Calliandra eriophylla                    | 5 Gal.  | CONT. | 3' x 3'           |
| CM                 | 17  | Damianita                     | Chrysactinia mexicana                    | 1 Gal.  | CONT. | 1.5' x 2'         |
| CP2                | 6   | Red Bird Of Paradise          | Caesalpinia pulcherrima                  | 5 Gal.  | CONT. | 10' x 10'         |
| CP3                | 18  | Phoenix Bird Of Paradise      | Caesalpinia pulcherrima 'Phoenix Bird'   | 5 Gal.  | CONT. | 8' x 6'           |
| CP4                | 1   | Littleleaf Cordia             | Cordia parvifolia                        | 15 Gal. | CONT. | 6' x 8'           |
| CS3                | 4   | Sierra Star Fairy Duster      | Calliandra x 'Sierra Starr' TM           | 5 Gal.  | CONT. | 4.5' x 4.5'       |
| DF                 | 16  | Black Dalea                   | Dalea frutescens 'Sierra Negra' TM       | 5 Gal.  | CONT. | 4' x 5'           |
| DP                 | 17  | Indigo Bush                   | Dalea pulchra                            | 5 Gal.  | CONT. | 5' x 5'           |
| EE                 | 15  | Blue Bells                    | Eremophila hydropophana 'Blue Bells'     | 5 Gal.  | CONT. | 2.5' x 3'         |
| GS                 | 7   | San Marcos Hibiscus           | Gossypium harknessii                     | 5 Gal.  | CONT. | 3.5' x 5'         |
| IN                 | 38  | Dwarf Yaupon                  | Ilex vomitoria 'Nana'                    | 5 Gal.  | CONT. | 5' x 5'           |
| IS                 | 5   | Schillings Holly              | Ilex vomitoria 'Schillings'              | 3 Gal.  | CONT. | 5' x 5'           |
| LG                 | 26  | Green Cloud Texas Ranger      | Leucophyllum frutescens 'Green Cloud' TM | 5 Gal.  | CONT. | 7' x 7'           |
| LL                 | 15  | Lynn's Legacy Texas Sage      | Leucophyllum langmaniae 'Lynn's Legacy'  | 5 Gal.  | CONT. | 5' x 5'           |
| LT                 | 69  | Thunder Cloud Texas Sage      | Leucophyllum candidum 'Thunder Cloud' TM | 5 Gal.  | CONT. | 4' x 4'           |
| RT                 | 9   | Tuscan Blue Rosemary          | Rosmarinus officinalis 'Tuscan Blue'     | 3 Gal.  | CONT. | 4' x 3.5'         |
| SC                 | 17  | Chaparral Sage                | Salvia clevelandii                       | 3 Gal.  | CONT. | 3' x 4'           |
| TH                 | 45  | Sierra Apricot Yellow Bells   | Tecoma x 'Sierra Apricot'                | 5 Gal.  | CONT. | 3' x 4.5'         |
| ANNUALS/PERENNIALS | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
| CS2                | 29  | Ground Morning Glory          | Convolvulus sabatius                     | 1 Gal.  | CONT. | 1' x 4'           |
| DG                 | 29  | Trailing Indigo Bush          | Dalea greggii                            | 1 Gal.  | CONT. | 2' x 4'           |
| GY                 | 38  | Yellow Trailing Gazania       | Gazania rigens 'Sunrise Yellow'          | Flat    | CONT. | 1' x 2'           |
| HB                 | 51  | Brakelights Red Yucca         | Hesperaloe parviflora 'Brakelights' TM   | 1 Gal.  | CONT. | 2' x 2'           |
| HY                 | 22  | Yellow Yucca                  | Hesperaloe parviflora 'Yellow'           | 1 Gal.  | CONT. | 3' x 3'           |
| LL2                | 18  | Trailing Lantana              | Lantana sellowiana 'White Lightnin' TM   | 1 Gal.  | CONT. | 1' x 4'           |
| LM                 | 9   | Lily Turf                     | Liriope muscari                          | 1 Gal.  | CONT. | 1' x 1.5'         |
| MB                 | 37  | Blackfoot Daisy               | Melampodium leucanthum                   | 1 Gal.  | CONT. | 1' x 1.5'         |
| OS                 | 10  | Mexican Evening Primrose      | Oenothera berlandieri 'Siskiyou'         | 1 Gal.  | CONT. | 1' x 2'           |
| PC                 | 14  | Whitestem Paperflower         | Psilostrophe cooperi                     | 1 Gal.  | CONT. | 2' x 2'           |
| PP2                | 92  | Firecracker Penstemon         | Penstemon eatonii                        | 1 Gal.  | CONT. | 1' x 1'           |
| RK                 | 36  | Purple Ruellia                | Ruellia brittoniana 'Katie'              | 1 Gal.  | CONT. | 1' x 2'           |
| RR                 | 18  | Pink Ruellia                  | Ruellia brittoniana 'Rosa'               | 1 Gal.  | CONT. | 1' x 2'           |
| SL                 | 14  | Sierra Linda Autumn Sage      | Salvia greggii 'Sierra Linda' TM         | 1 Gal.  | CONT. | 3' x 3'           |
| ST                 | 102 | Texas Violet Mealy Cup Sage   | Salvia farinacea 'Texas Violet' TM       | 1 Gal.  | CONT. | 3' x 1.5'         |
| TA                 | 111 | Angelita Daisy                | Teitraneris acutis                       | 1 Gal.  | CONT. | 1' x 1.5'         |
| TC                 | 11  | Compact Copper Canyon Daisy   | Tagetes lemmonii 'Compacta'              | 1 Gal.  | CONT. | 2.5' x 3'         |
| WT                 | 13  | Yellow Dot                    | Wedelia trilobata                        | 1 Gal.  | CONT. | 1' x 3'           |
| GRASSES            | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
| MP                 | 46  | Pink Flamingo Muhly           | Muhlenbergia x 'Pink Flamingo'           | 1 Gal.  | CONT. | 3' x 2'           |
| MR                 | 7   | Deer Grass                    | Muhlenbergia rigens                      | 1 Gal.  | CONT. | 4' x 4'           |
| MR2                | 33  | Muhly                         | Muhlenbergia capillaris 'Regal Mist' TM  | 5 Gal.  | CONT. | 3' x 4'           |
| SUCCULENTS         | QTY | COMMON NAME                   | BOTANICAL NAME                           | SIZE    | ROOT  | MATURE SIZE (HxW) |
| AD                 | 14  | Dwarf Century Plant           | Agave desmettiana                        | 5 Gal.  | CONT. | 3' x 3'           |



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

CITY OF SURPRISE  
PROJECT NUMBER:  
FS15-316

DESCRIPTION

DATE

R.A. Smith National

Beyond Surveying and Engineering

www.rasmithnational.com

MAINSTREET  
TRANSITIONAL CARE MEDICAL CENTER  
PARKVIEW PLACE & WEST PARKWOOD DRIVE  
SURPRISE, ARIZONA

DETAILED LANDSCAPE PLAN  
SOUTH

Samuel J. Jacoby

52618  
SAMUEL J. JACOBY  
P.E. LICENSED 10/25

EXP. 9/30/17  
REVIEW PLANS NOT FOR CONSTRUCTION

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R.A. Smith National, Inc.

DATE: 10/12/15

SCALE: 1" = 20'

JOB NO. 3150402

PROJECT MANAGER:  
TODD MOSHER

DESIGNED BY: MAB

CHECKED BY: SJJ

SHEET NUMBER  
L1.2

8/14/2015 10:47:08 AM P:\Projects\2015\15043-Mainstreet-MS-Surprise\03-Drawings\08-ext\15043-Mainstreet-Surprise\_06-12-2015.rvt



1 EAST ELEVATION  
1/16" = 1' - 0"



2 NORTH ELEVATION  
1/16" = 1' - 0"



3 WEST ELEVATION  
1/16" = 1' - 0"



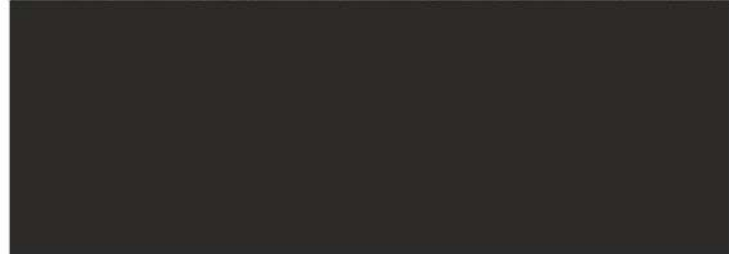
5 SCREEN WALL ELEVATION  
1/4" = 1' - 0"



4 SOUTH ELEVATION  
1/16" = 1' - 0"

## MATERIALS LEGEND

STOREFRONT AND WINDOW FRAMING  
ARCADIA, DARK BRONZE AB-6



BUILDING - FIELD EIFS  
DRIVIT - AMARILLO WHITE #113  
SANDPEBBLE FINE TEXTURE



BUILDING ENTRY - ACCENT STONE  
LAS VEGAS ROCK,  
DESERT BLEND, HONED FINISH,  
HORIZONTAL PLANK PATTERN



EXTERIOR TILE CLADDING  
CAESAR, TRACE - COLOR : CORTEN



METAL CLADDING  
ATAS-COLOR: ANTIQUE PATINA



STONE COLUMN BASE  
CORONADO STONE  
IDAHO DRYSTACK - CAPE COD GREY



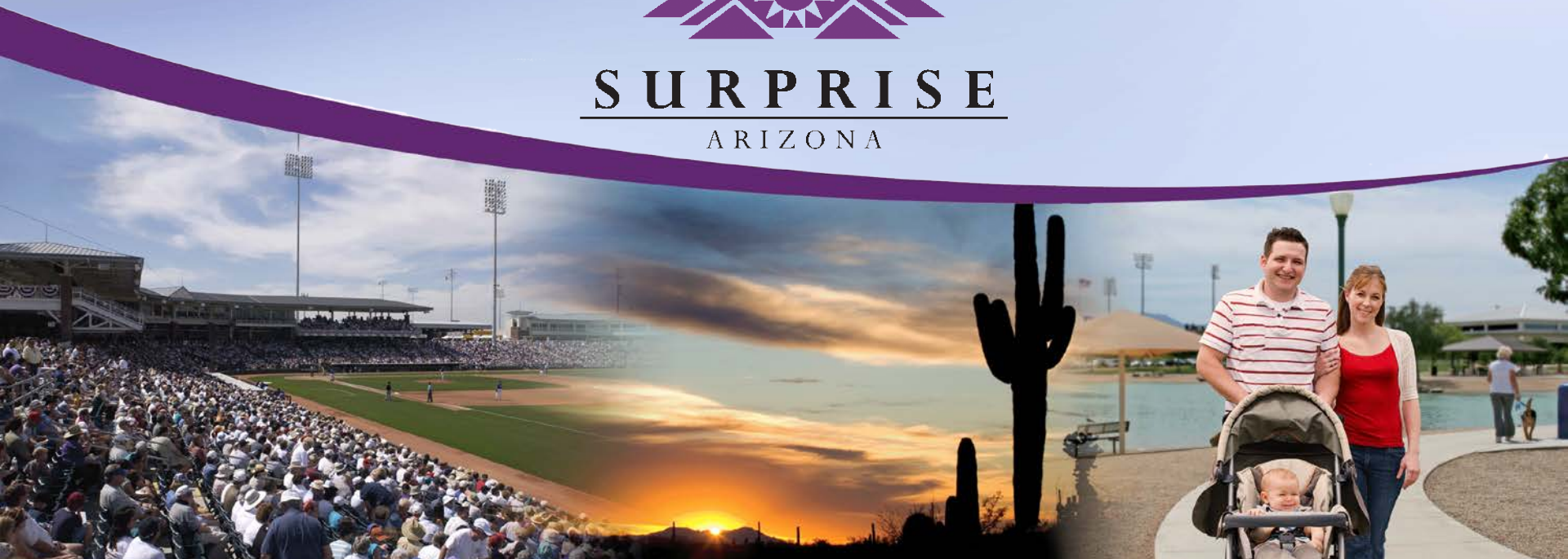
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|--------|------|-----------|-------------|
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|-----------------|------------|
| Drawn By:       | EP         |
| Checked By:     | DP         |
| Project Status: | Schematic  |
| Date:           | 10.05.2015 |

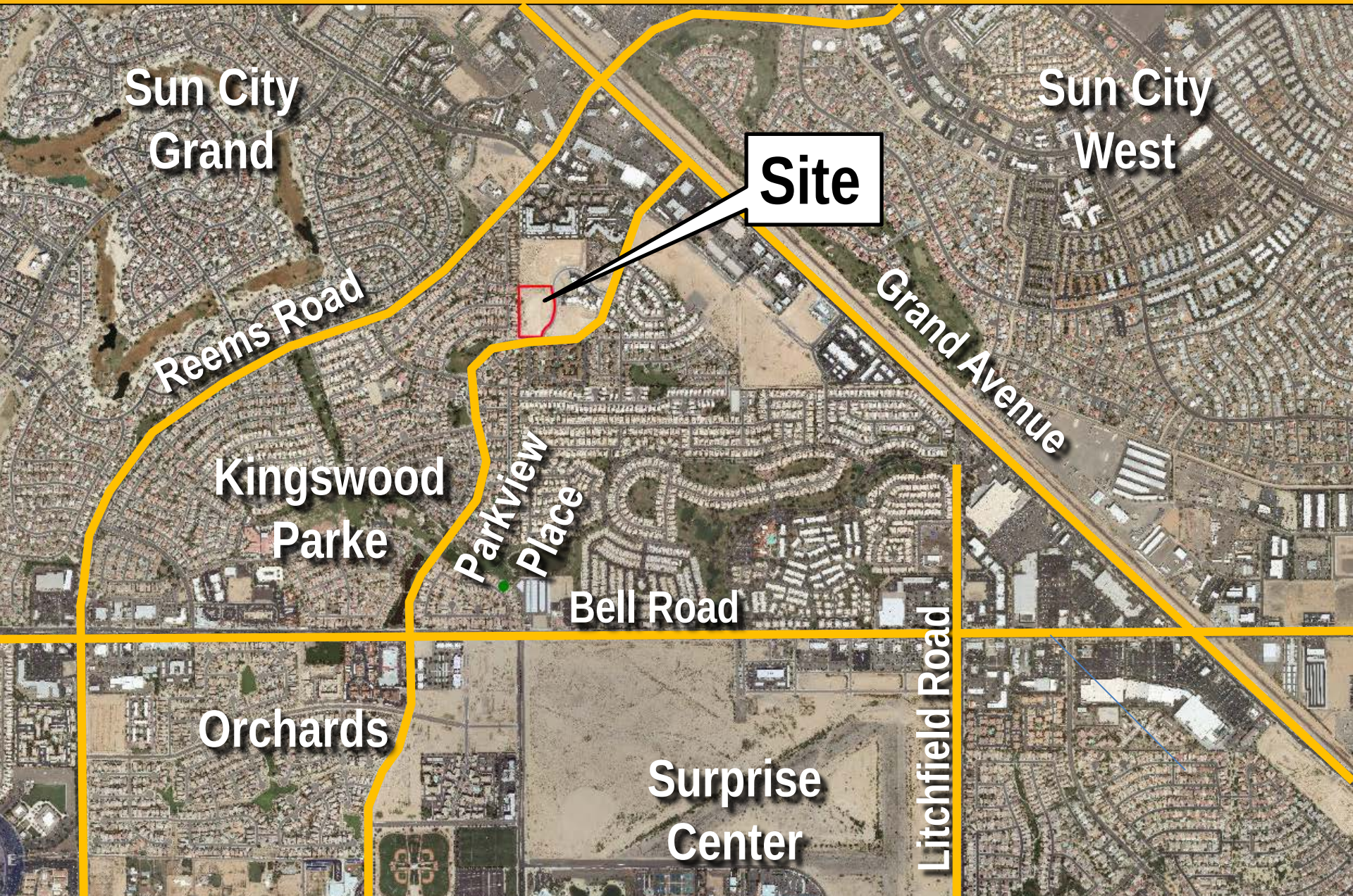
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|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title:   | BUILDING ELEVATIONS                                                                                                                                          |
|          |                                                                                                                                                              |
| Project: | MAINSTREET HEALTH AND WELLNESS SUITES<br>AT PARKVIEW PLACE SENIOR VILLAGE<br>North West corner of North Parkview Place and West Parkwood Drive, Surprise AZ. |
|          |                                                                                                                                                              |

# Mainstreet Health and Wellness Planning and Zoning Commission

November 5, 2015



# VICINITY MAP



# VICINITY MAP



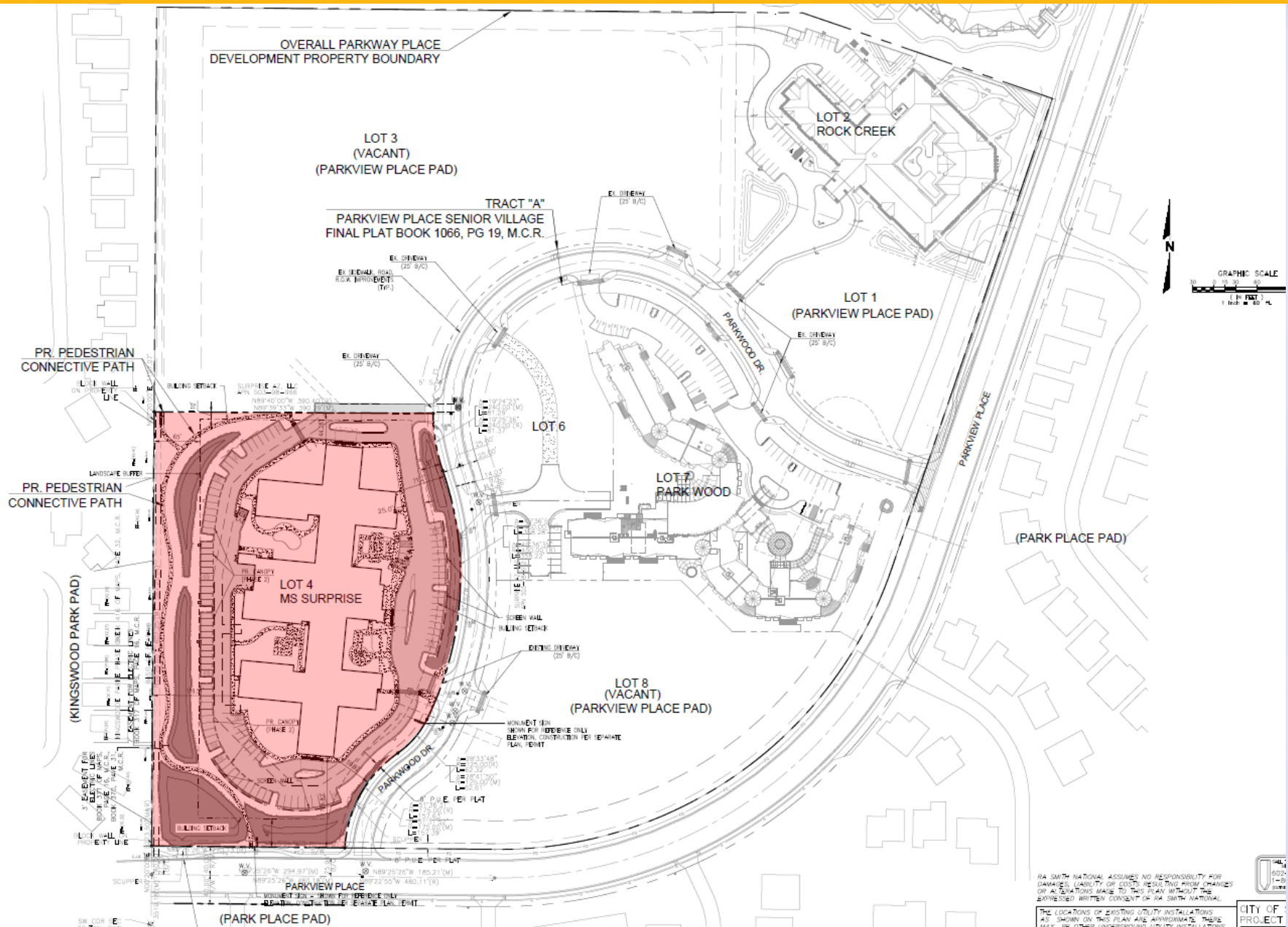
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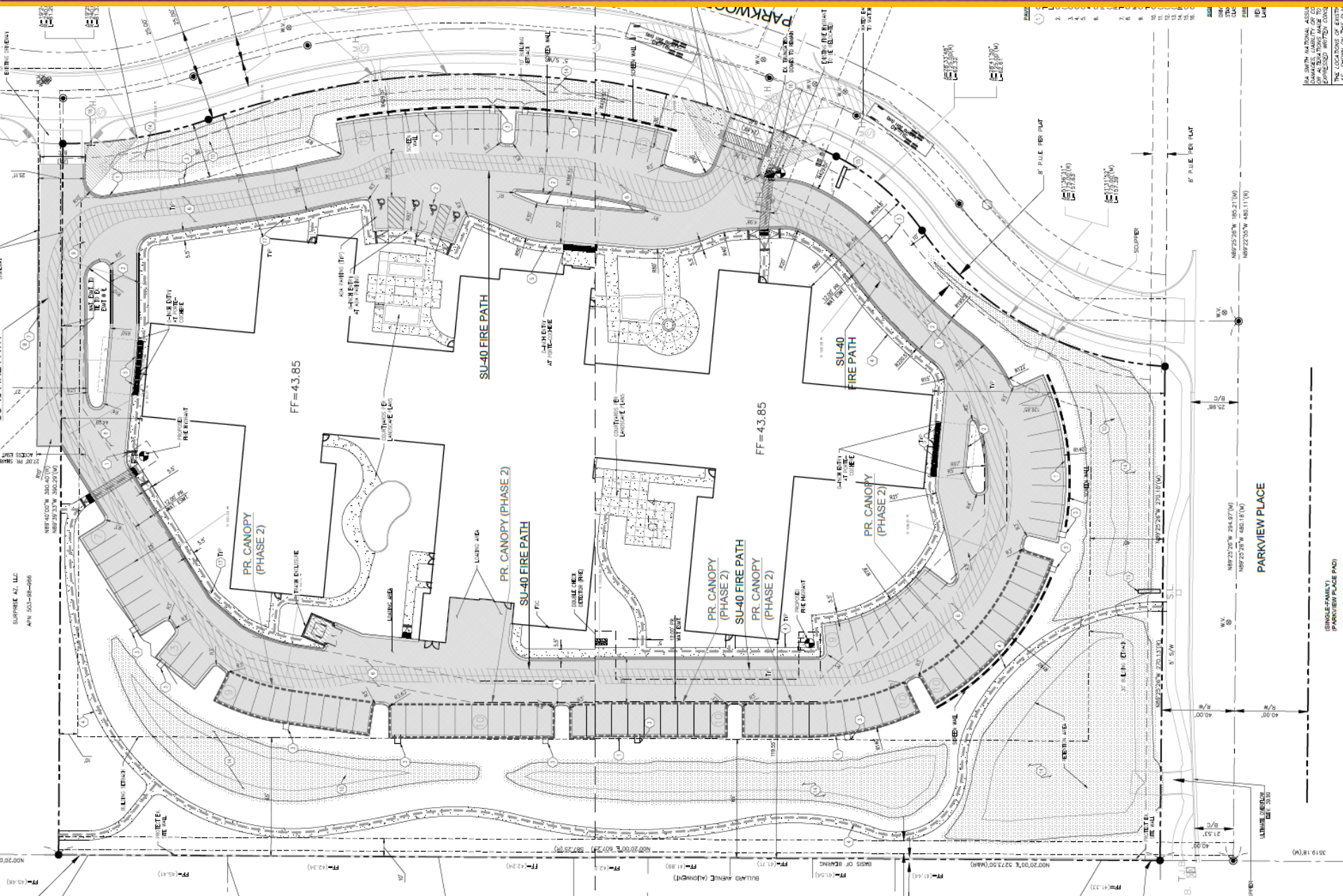


# MASTER SITE PLAN



**SURPRISE**  
ARIZONA





# ELEVATIONS



East Elevation



North Elevation

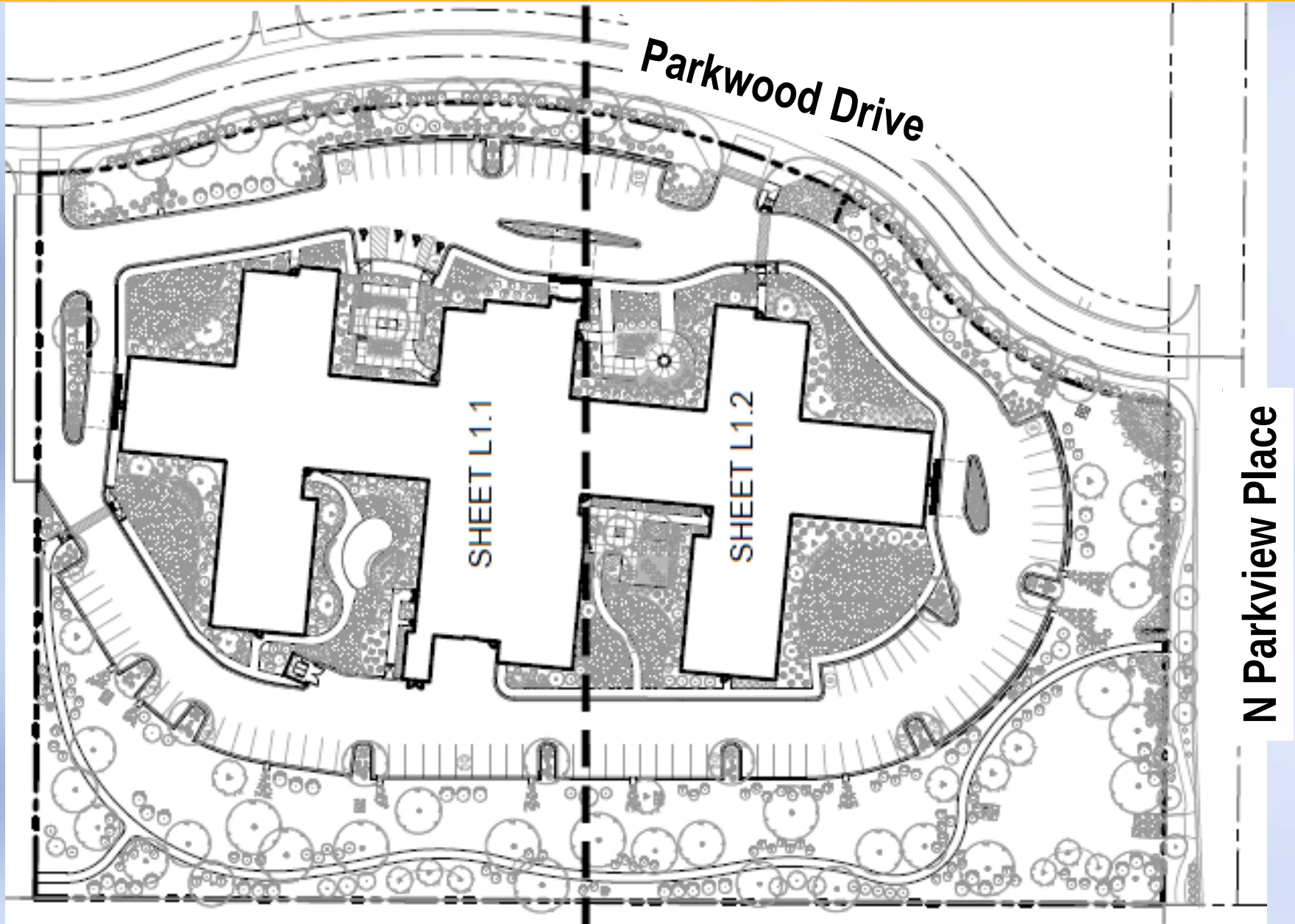


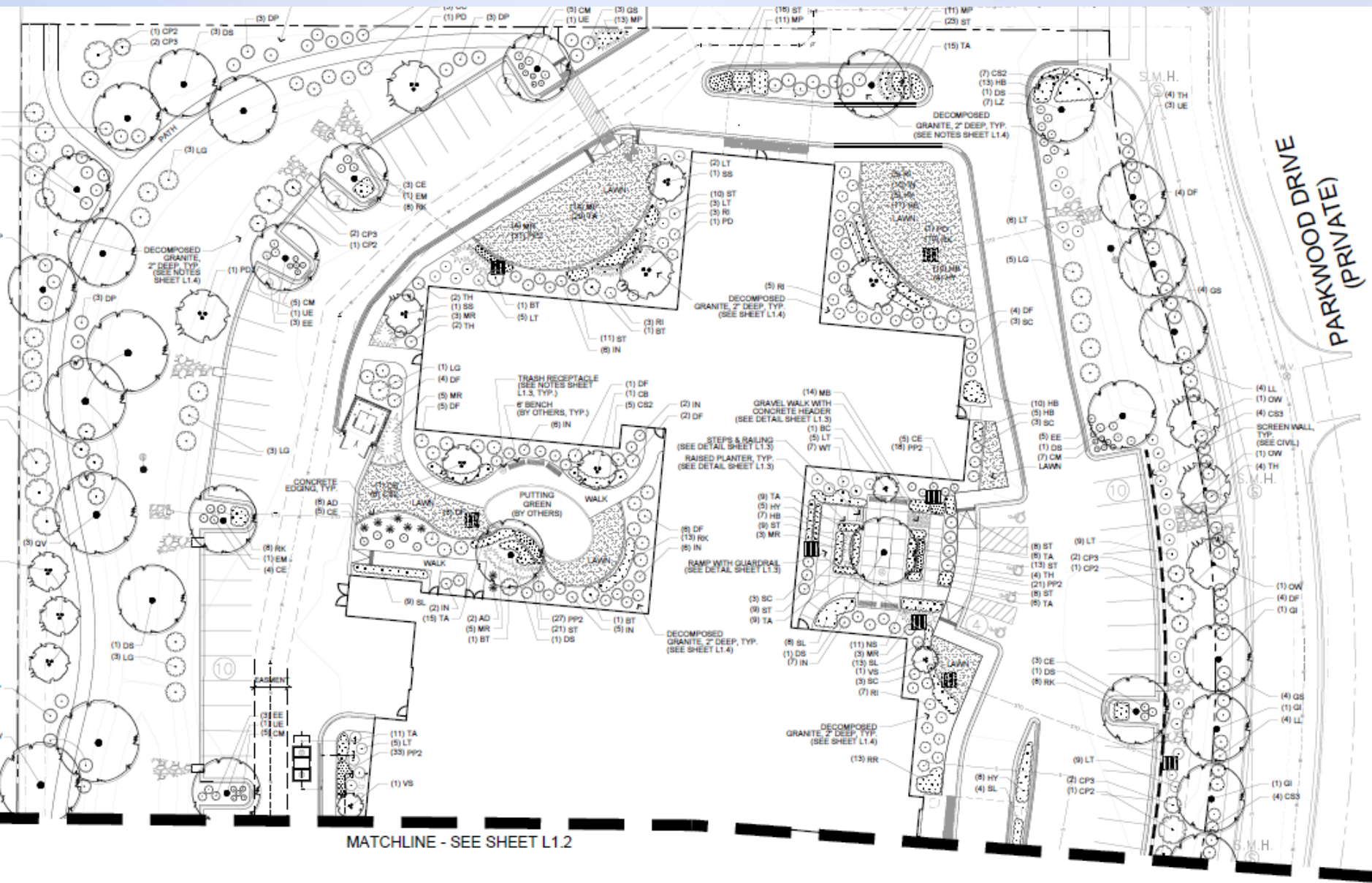
West Elevation



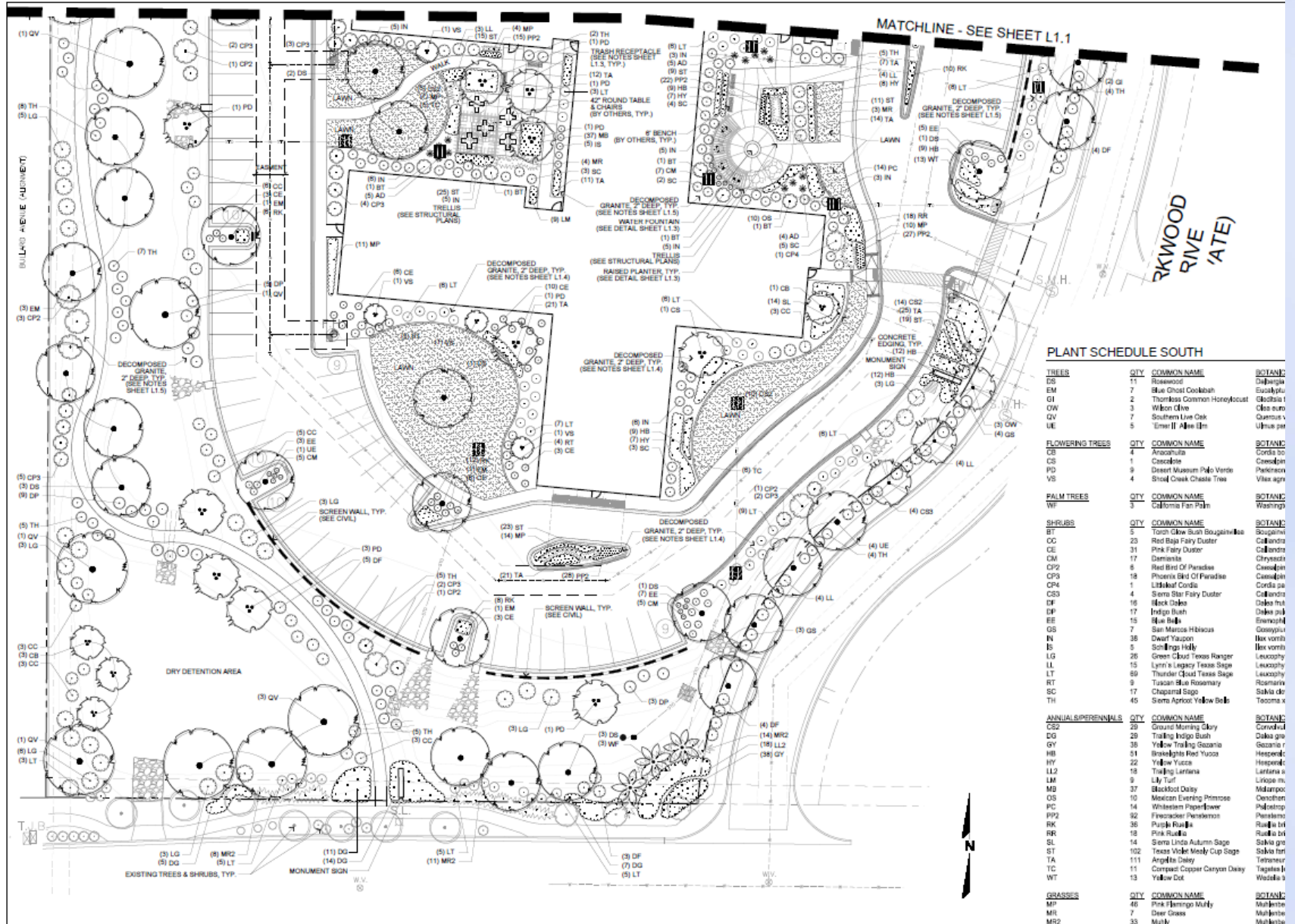
South Elevation

# LANDSCAPE





# LANDSCAPE



## Questions or Comments?



**CITY OF SURPRISE**  
Planning and Zoning Commission

November 5, 2015 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                    |
|------------------------|---------------------------|-----------------|------------------------------------|
| Board Meeting Date:    | November 5, 2015          | Contact Person: | Eric Fitzer, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                           |
| Staff Recommendations: | No Action                 |                 |                                    |

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

**Agenda Wording:**

Discussion pertaining to future agenda items.

**Motion:**

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

[Click to download](#)

No Attachments Available

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

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