



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

Thursday, September 3, 2015 @ 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 July 23, 2015 Planning and Zoning Commission minutes.</u> | Approve
Heather
Donaldson,
Community
Development |
| #2 | District 6 | <u>Consideration and action item regarding a site plan for Iris USA located at the southwest corner of Cactus Road and Solar Canyon way within the Skyway Business Park.</u> | Approve
Eric Fitzer,
Community
Development |
| #3 | District 4 | <u>Consideration and action regarding a Comprehensive Sign Program Site Plan for the AZ TechCelerator located at 12425 W Bell Road.</u> | None
Eric Fitzer,
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District Citywide	<u>Consideration and action of the Consolidated Annual Performance and Evaluation Report 2014-2015.</u>	Approve Jason Hughes, Human Service and Community Vitality

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #5 | District Internal | <u>Discussion pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: August 25, 2015 at 1:405 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

September 3, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 3, 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 July 23, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the July 23, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [7-23-15 P&Z 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

July 23, 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 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, July 23, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Dennis Smith and Mathew Keating. Commissioner Jerry Hoyler was absent.

STAFF PRESENT:

Community Development Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Robert Wingo, Transportation Planning Manager Martin Lucero, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None

CALL TO THE PUBLIC:

Arlene O'Keeffe, Surprise resident, advised the Commission that there is a garbage dumpster being located directly on the other side of her exterior property wall for the new Series 2K office building and she would like to request that it be relocated.

Neil H. Donahue, Surprise resident, also requested to have the garbage dumpster that Ms. O'Keeffe previously spoke about relocated and he mentioned that the Planning and Zoning

Commission previously said that they would not allow any garbage receptacles to be placed along the property owners' back walls.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the June 4, 2015 Planning and Zoning Commission minutes.

Vice Chair Chapman made a motion to approve the Planning and Zoning Commission Minutes for June 4, 2015. Commissioner Smith seconded the motion. The motion passed with 4 yes votes, 1 absence (Jerry Hoyler) and 2 vacancies.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – CITYWIDE – Consideration and action item regarding a Major Site Plan Amendment for Sun West Federal Credit Union located on the southeast corner of Parkview Place and Bell Road.

Robert Kuhfuss, Planner II, presented the project to the Commission. Staff recommends approval of a Major Site Plan Amendment for Sun West Federal Credit Union.

The Commission discussed:

- Potential problems with traffic patterns
- Right in only off of Parkview Place
- Facade on part of building facing Bell Road
- Landscaping along Bell Road and Parkview Place (trees)
- Directional signage within bank parking lot
- Way-finding signs

Vice Chair Chapman made a motion to approve a Major Site Plan Amendment for Sun West Federal Credit Union based on staff's recommended stipulations 'a' through 'f' as listed in the Staff Report with an amendment to stipulation E to require way-finding signs for directionality and circulation of flow of traffic within the site. Commissioner Keating seconded the motion. The motion passed with 4 yes votes, 1 absence (Jerry Hoyler) and 2 vacancies.

OTHER BUSINESS:

Item 3 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 6:38 p.m.

Lloyd Abrams
Long Range Planning Manager

Steve Somers, Chair
Planning and Zoning Commission

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

ATTEST BY:

Heather Donaldson, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

September 3, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 3, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action item regarding a site plan for Iris USA located at the southwest corner of Cactus Road and Solar Canyon way within the Skyway Business Park.

Motion:

I move to approve a site plan for Iris USA subject to staffs' recommended stipulations 'a' and 'b' as listed in the staff report.

Background:

Kevin Evernham with Ware Malcomb, on behalf of Iris USA, requests a Site Plan review and approval to allow for a 384,000 square foot industrial manufacturing building; of which 60,000 square feet will be for office purposes, 120,000 square feet of manufacturing and 250,000 square feet of warehouse and distribution on thirty (30) acres within the Skyway Business Park. The proposed site plan is consistent with the SUDC.

Financial Impact Statement:

There is no financial impact associated with this item.

ATTACHMENTS:

Click to download

- ☐ [FS15-249 - IRIS USA - Site Plan - Staff Report](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Site Plan](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Landscape Plan](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Screenwalls](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Photometric Plans](#)

- ☐ [FS15-249 - IRIS USA - Site Plan - Cut Sheets](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Elevations](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Exterior Material Boards](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Notice of Decision](#)
- ☐ [FS15-249 - IRIS USA - Site Plan - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Eric Fitzer, Community Development Director

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-249

Project Name: Iris USA

Council District: 6 – Palo Verde

City Council Date: September 3, 2015

Planner: Eric Fitzer

Owner: Iris USA

Applicant: Kevin Evernham of Ware Malcomb

Request: The applicant is requesting approval of a site plan to allow for a manufacturing facility in the Skyway Business Park.

Site Location: The subject project is at the southwest corner of Cactus Road and Solar Canyon Way.

Site Size: 30 acres (approx.)

Density: N.A.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035.

Support/Opposition: None known

Staff Recommendation: **Approve** subject to stipulations 'a' and 'b'.

Project Description:

Kevin Evernham with Ware Malcomb, on behalf of Iris USA, requests a Site Plan review and approval to allow for a 384,000 square foot industrial manufacturing building; of which 60,000 square feet will be for office purposes, 120,000 square feet of manufacturing and 250,000 square feet of warehouse and distribution on thirty (30) acres within the Skyway Business Park. The proposed site plan is consistent with the SUDC.

Surrounding Zoning and Land Use:

The following is a graphical representation of the zoning of the subject property and its surrounds.

44
45
46

The following aerial photograph depicts the subject property.



Citizen Outreach: None required.

55 **Analysis and Discussion:**

56
57 The applicant proposes an approximately 384,000 square foot industrial manufacturing building; of
58 which 60,000 square feet will be for office purposes, 120,000 square feet of manufacturing and
59 250,000 square feet of warehouse and distribution on thirty (30) acres within the Skyway Business
60 Park. Employee access to the site will be from Cactus Road and Solar Canyon Way. The applicant
61 has separated truck access from employee access on the site with the truck access only located on
62 Solar Canyon Way. The site plan is included as an attachment to this report.

63
64 **Architecture:**

65
66 The architectural renderings of the Iris USA building are keeping with the industrial use of the area
67 but have been enhanced. The applicant has proposed glass, pop outs and enhanced aesthetics
68 while utilizing paint and concrete treatments to break up the texture of the walls along Solar
69 Canyon Way and the BNSF Railroad.

70
71 **Landscape Plan:**

72
73 The site will be well landscaped using a plant pallet consistent with other plant pallets in the Skyway
74 Business Park. The applicant has proposed a six foot (6') split face masonry wall with pilasters to
75 screen the truck bays, parking and loading area along the frontage Solar Canyon Way. The screen
76 wall has breaks in it and is off set so as to help with the visual feel when driving along Solar Canyon
77 Way.

78
79 **Pedestrian Connectivity:**

80
81 The proposal provides ample pedestrian access for a project such as this. Pedestrian and vehicular
82 conflicts have been kept to a minimum and access is provided to and from both Cactus Road and
83 Solar Canyon Way.

84
85 **Photometric Plan:**

86
87 The applicant has chosen to utilize LED lighting for the entire site. The fixtures identified meet the
88 City of Surprise standards. Light levels, according to the Photometric plan are indicated at 0.0 and
89 0.1 along Solar Canyon Way. The light levels are higher along Cactus Road. However that is due to
90 the fact that there is a landscape track not owned by Iris USA but is owned by the Property Owners
91 Association between the Iris USA owned parcel and Cactus Road which will help to dissipate the
92 lumen count at the Cactus Road Right-of-Way.

98 **Findings:**

- 99
- 100 • The proposal meets the provisions of the Skyway Business Park PAD.
 - 101 • The proposal meets the applicable provisions of the Surprised Unified Development Code.
 - 102 • The proposal meets, once corrected and resubmitted, the Engineering Design Standards.
 - 103 • There are no objections to the approval of the proposed project that are not addressed in
 - 104 the stipulations of approval.
- 105

106 **Summary:**

107

108 The proposed Iris USA Site Plan, Landscape Plan, Photometric Plan and Elevations are consistent with

109 City of Surprise standards. Staff is supportive of this case subject to stipulations as outlined below.

110

111 **Recommendation:**

112

113 Based upon the findings above staff recommends the Commission **approve** case FS15-249 subject

114 to stipulations 'a' and 'b' which are as follows:

115

116 **Stipulations:**

- 117
- 118 a. The applicant will be required to resubmit and address comments from the Notice of Final
 - 119 Decision dated August 10, 2015.
 - 120
 - 121 b. The applicant will be required to submit wall mounted and if monument signs are to be
 - 122 utilized such signage must be located on the site plan and rendering submitted to the City of
 - 123 Surprise for review and approval by staff.
- 124

125 **Attachments:**

126

127 Site Plan

128 Landscape Plan

129 Screen Walls

130 Photometric Plan

131 Cut Sheets

132 Elevations (ES1.4)

133 Exterior Material Board

134 August 10, 2015 Notice of Decision

PROJECT DATA

SITE AREA:
GROSS: 1,690,970 SF (38.82 ACRES)
NET: 1,306,800 SF (30.00 ACRES)

BUILDING AREA:

PHASE 1 BUILDING: 384,377 SF (FOOTPRINT)
PHASE 1 MEZZANINE: 66,674 SF
PHASE 2 (FUTURE): 302,649 SF (FOOTPRINT)
TOTAL AREA: 753,700 SF

PHASE 1:
TOTAL PARKING REQUIRED: 256 (ZONING)
TOTAL PARKING PROVIDED: 346
(8 ACCESSIBLE STALLS)

TOTAL TRUCK PARKING: 37 STALLS

BICYCLE PARKING REQUIRED: 18
BICYCLE PARKING PROVIDED: 18

F.A.R. PHASE 1 .30 (NET)

ZONING:
EXISTING: PAD 1-2
PROPOSED: PAD 1-2 (UNCHANGED)

OCCUPANCY: B/F-1/S-1

OCCUPANT LOAD: 1631 (SEE CONST. DOCUMENTS)

CONSTRUCTION TYPE: TYPE III-B

OWNER

IRIS USA, INC

1111 80TH AVENUE, PO BOX 581910
PLEASANT PRARIE, WI 53158

TOM THOMSEN
PH: (262) 496-2511

ARCHITECT

WARE MALCOMB

8181 NORTH VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258

NICOLE DARLING
PH: (480) 767-1001
FAX: (480) 907-2288

CONSULTANTS

CIVIL ENGINEER

BECK CONSULTING ENGINEERS
2942 N 24TH STREET #114
PHOENIX, ARIZONA 85016

MARK BECK
PH: (602) 502-8499

LANDSCAPE ARCHITECT

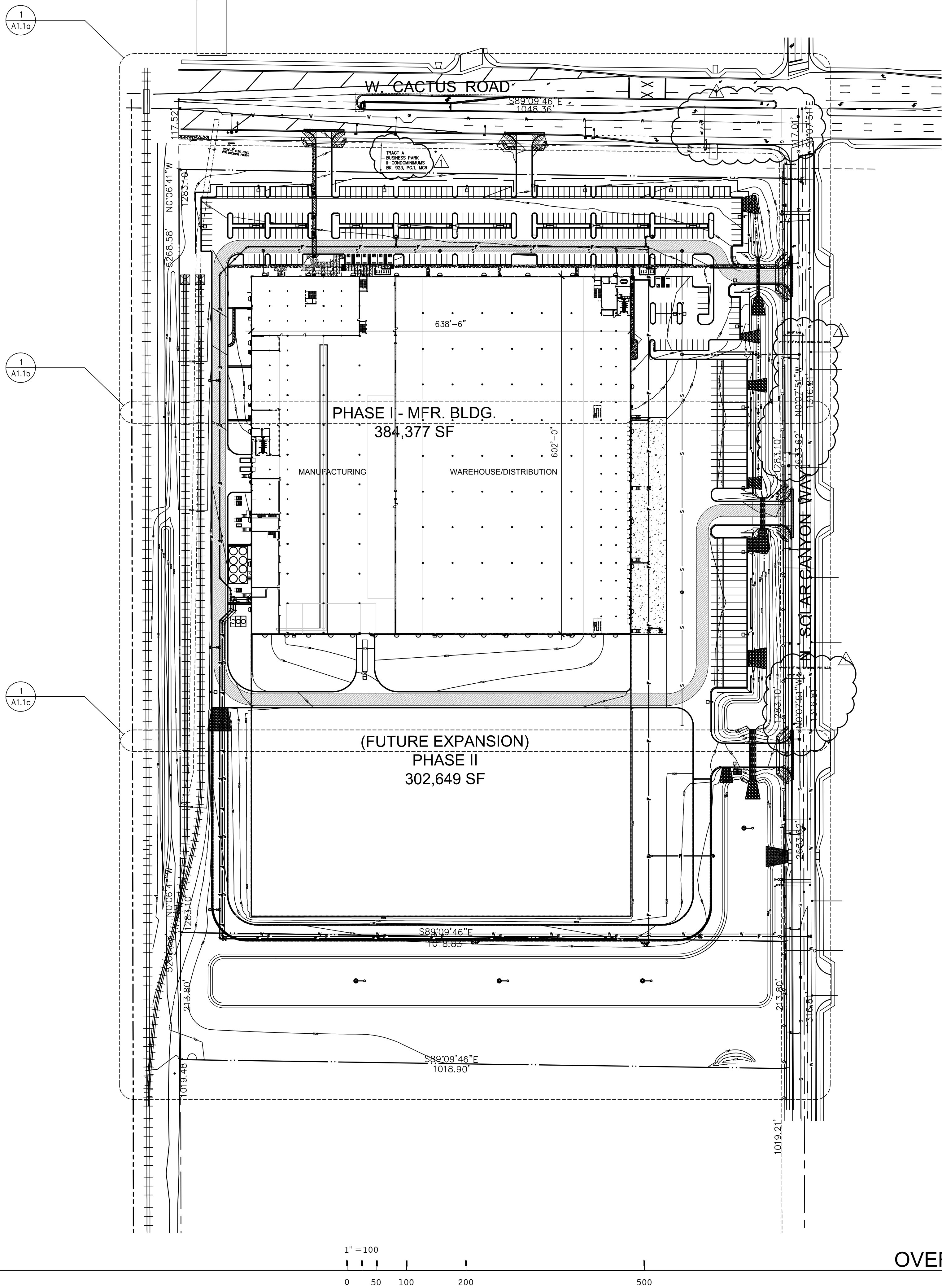
STUDIO DPA
PO BOX 7999
TEMPE, ARIZONA 85281

ANDREA PEDERSEN
PH: (480) 577-5818

ELECTRICAL ENGINEER

KRAEMER CONSULTING ENGINEERING
2050 W WHISPERING WIND DRIVE, SUITE 158
PHOENIX, ARIZONA 85085

JAMES JONES
PH: (602) 285-1669



OVERALL SITE PLAN

SCALE: 1"=100'-0"

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering

10 edelman
freemont, california 94618
phone 415.663.1228
fax 415.663.1581



IRIS USA
13423 W. CACTUS RD.
SURPRISE, ARIZONA 85373



DEMOLITION SITE PLAN			
DATE	REMARKS	PA / PM:	N DARLING
06/28/2015	FIRST PLANNING SUBMITTAL		
07/31/2015	PLANNING DEPT. RESUBMITTAL		
1			

DRAWN BY:	
JOB NO.:	PHX14-0099-00

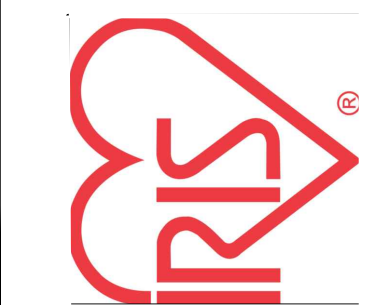
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frederic malcolm 95618
p 948.663.1928
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OVERALL SITE PLAN

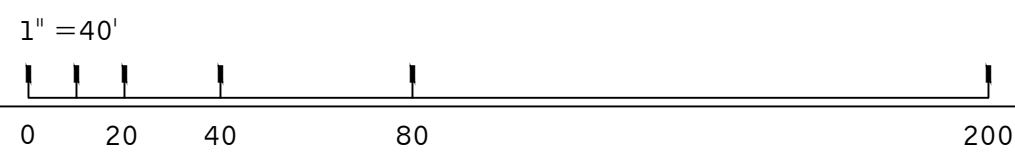
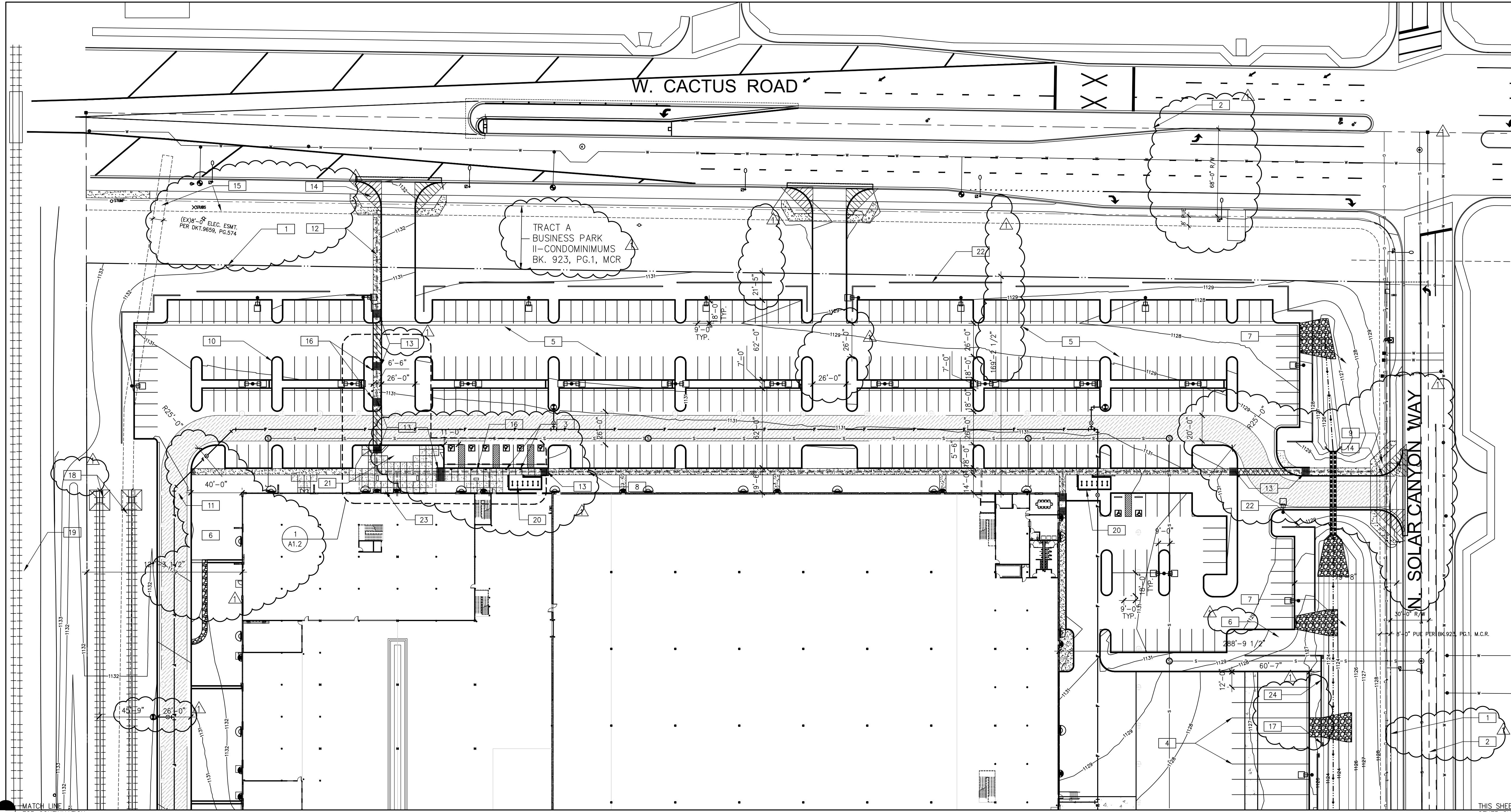
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ENLARGED SITE PLAN
SCALE: 1"=40'-0"

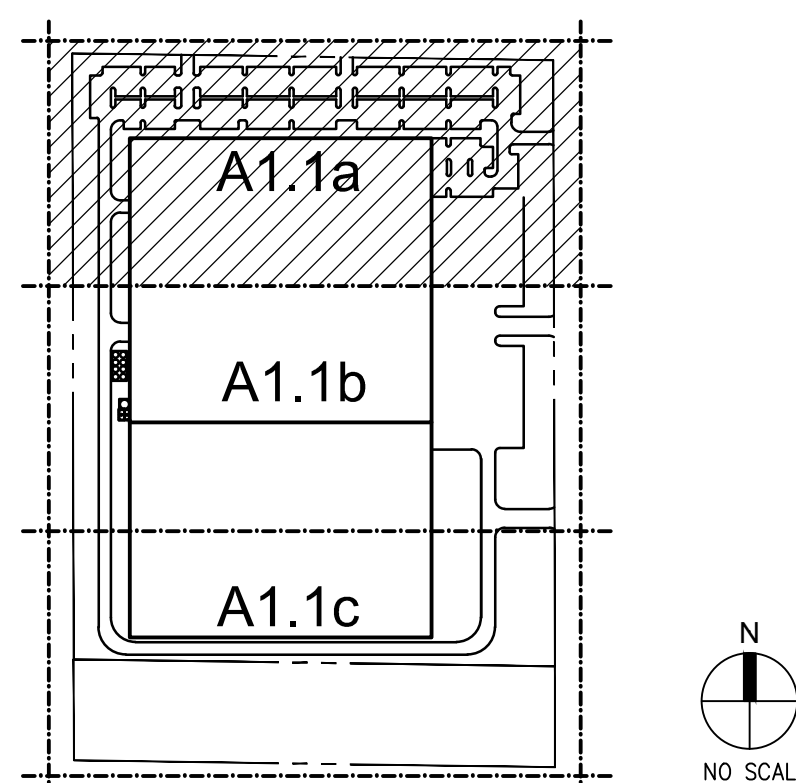
SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS AND DETAIL 7/A8.7
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- FIRE LANE (HATCHED). PROVIDE MINIMUM 20' WIDE, 14' VERTICAL CLEAR. MINIMUM 19'-6" INSIDE TURNING RADIUS, 45' OUTSIDE TURNING RADIUS.
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

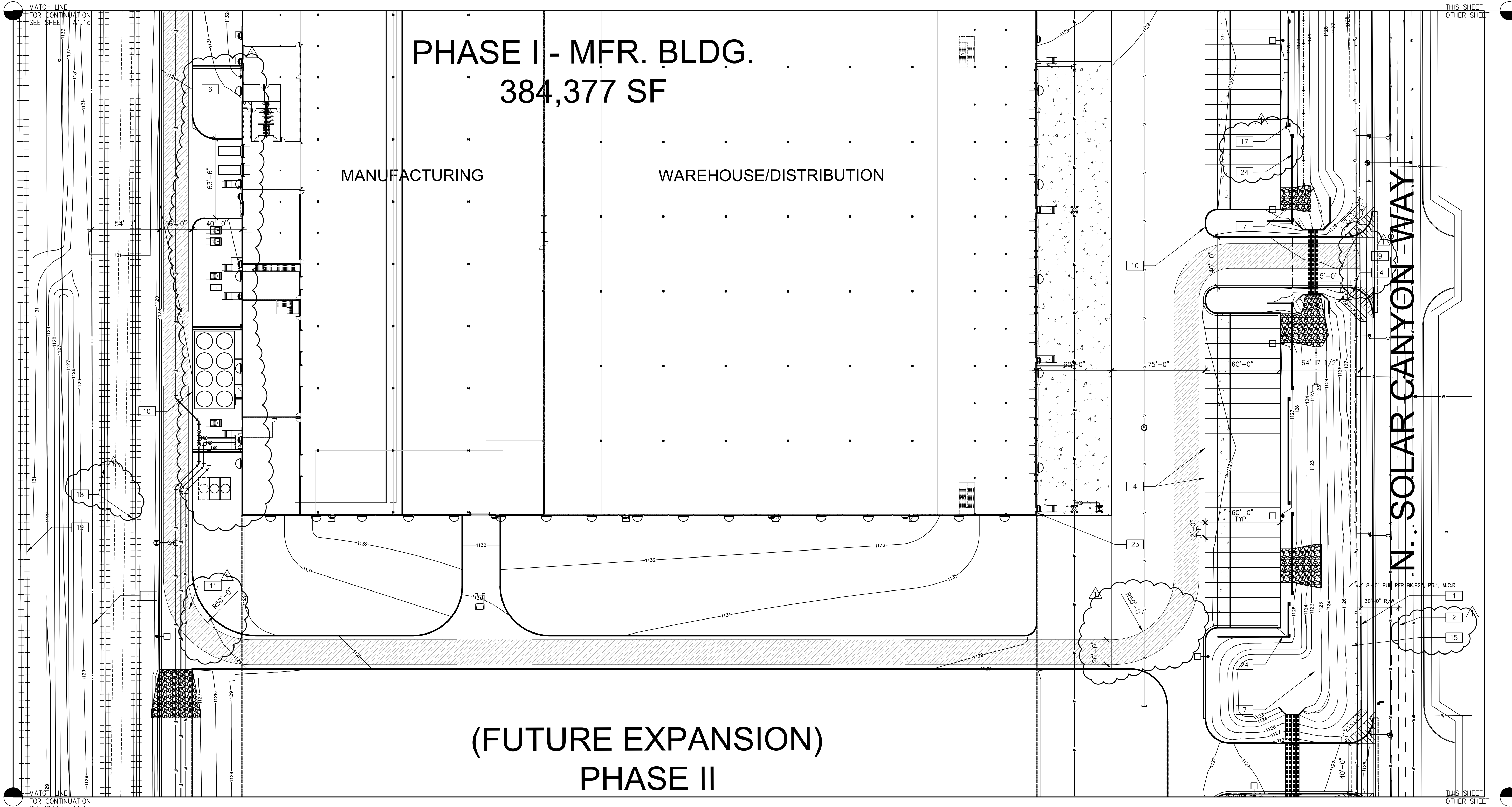
SITE PLAN NOTES

- PROPERTY LINE, SEE CIVIL DRAWINGS (---)
- ROAD CENTER LINE FOR R.O.W.
- ACCESSIBLE PARKING STALL WITH SIGNAGE.
- TRAILER PARKING STRIPING
- PAINTED PARKING STRIPING PER CITY STANDARDS.
- LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
- RETENTION BASIN/DRAINAGE CHANNEL. SEE CIVIL
- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (---)
- FIRELANE ENTRY SIGNAGE, SEE 7/A8.1
- CONCRETE CURB, TYP. SEE CIVIL
- FIRELANE SIGNAGE TO BE PLACED EVERY 100 FEET ACCORDING TO CITY OF SURPRISE STANDARDS, SEE 8/A8.1
- CONCRETE SIDEWALK
- ADA SIDEWALK RAMP
- ZERO CURB LINE AT ACCESSIBLE STALLS PROVIDE WHEEL STOPS
- SITE VISIBILITY TRIANGLE. SEE TRAFFIC REPORT.
- UTILITY EASEMENT
- FUTURE FLAG POLE
- PROVIDE PILASTER AT 6' SCREEN WALL END. SEE 6/A8.1
- NEW RAILROAD SPUR
- EXISTING RAILROAD TRACK
- NEW BICYCLE RACK
- SAGUARO AND BOULDER GARDEN
- 40" CMU SCREEN WALL AT AUTO PARKING. SEE 14/A8.1
- LOCATION OF KNOX BOX
- 5' CMU SCREEN WALL AT TRUCK PARKING. SEE 10/A8.1

KEY PLAN



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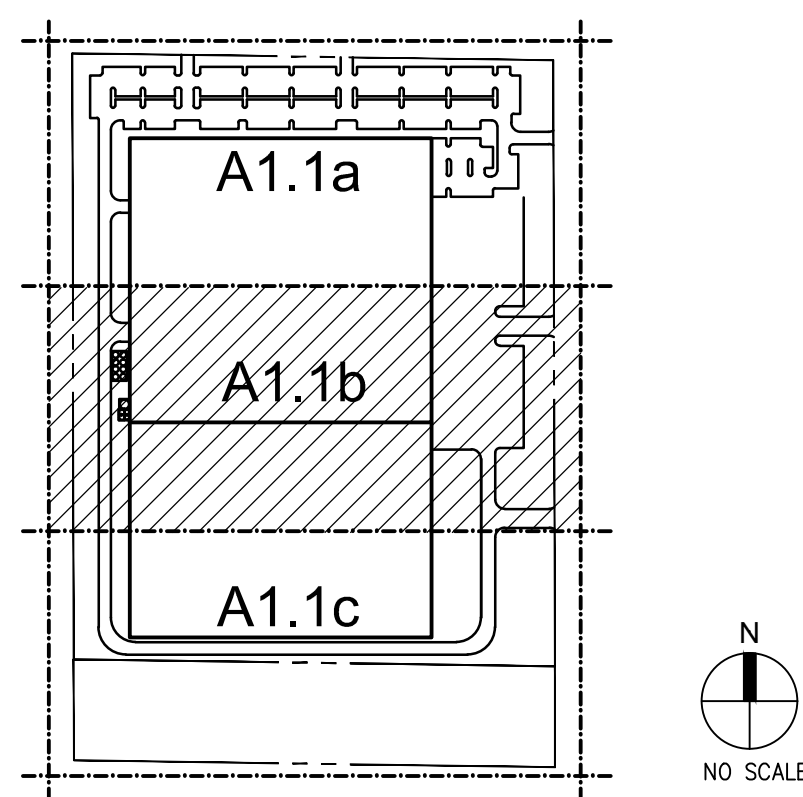
SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS AND DETAIL 7/A8.7
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- GENERATOR WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
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KEY PLAN



ENLARGED SITE PLAN
SCALE: 1"=40'-0"

OVERALL SITE PLAN

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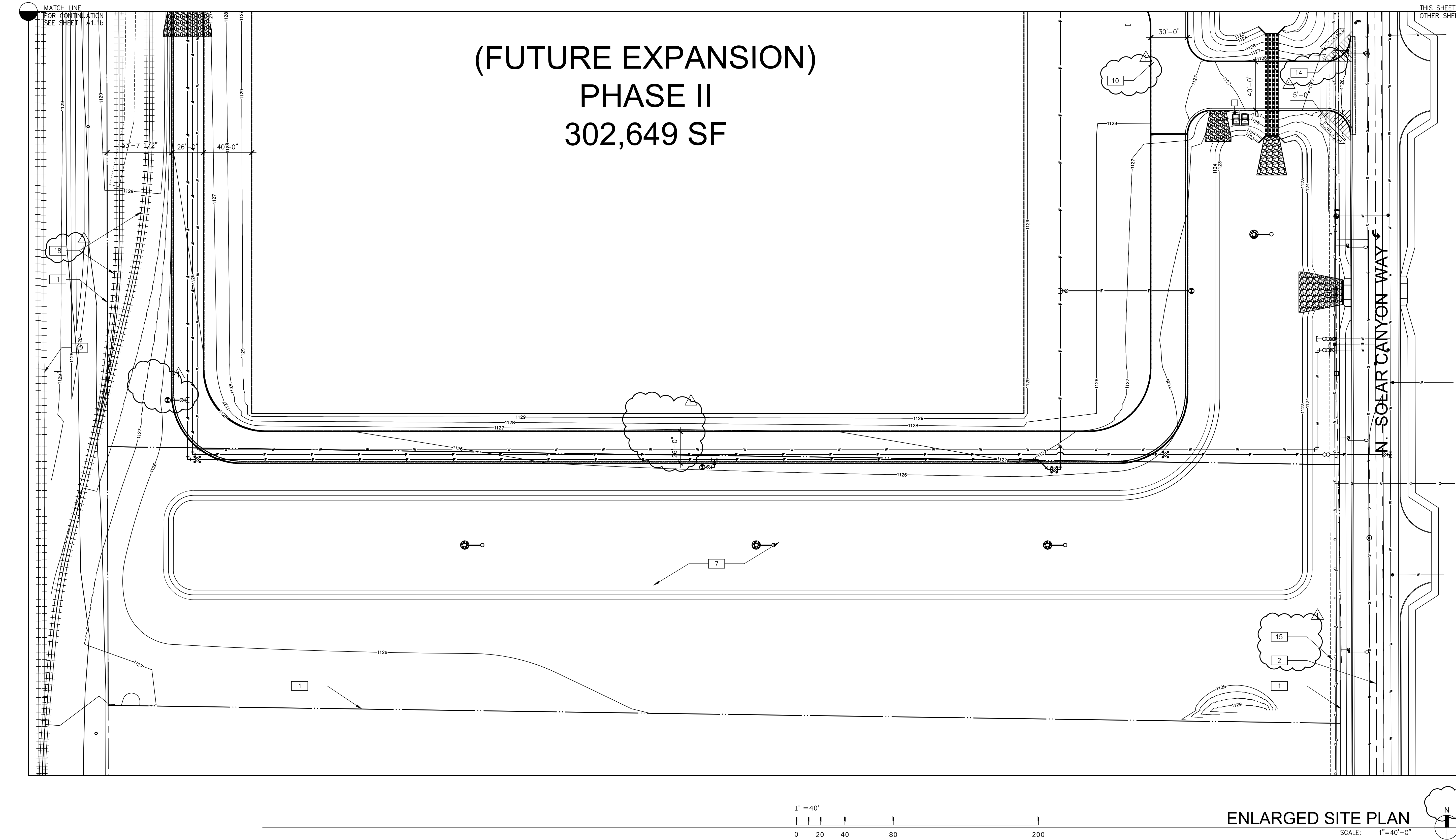
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SITE LEGEND

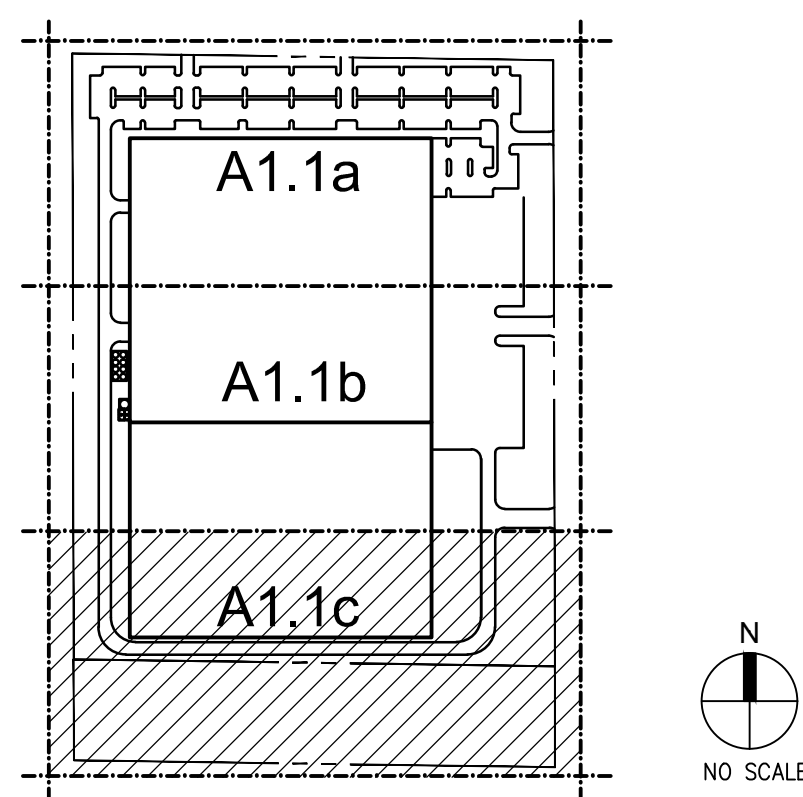
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SITE PLAN NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (- - - -)
- 2 ROAD CENTER LINE FOR R.O.W.
- 3
- 4
- 5
- 6 LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
- 7 RETENTION BASIN/DRAINAGE CHANNEL. SEE CIVIL
- 8
- 9
- 10 CONCRETE CURB, TYP. SEE CIVIL
- 11

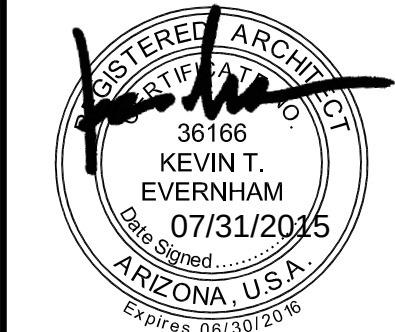
- 12
- 13
- 16
- 14 SITE VISIBILITY TRIANGLE. SEE TRAFFIC REPORT.
- 15 UTILITY EASEMENT
- 16
- 17
- 18 NEW RAILROAD SPUR
- 19 EXISTING RAILROAD TRACK
- 20
- 21
- 22
- 23
- 24

KEY PLAN



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OVERALL SITE PLAN

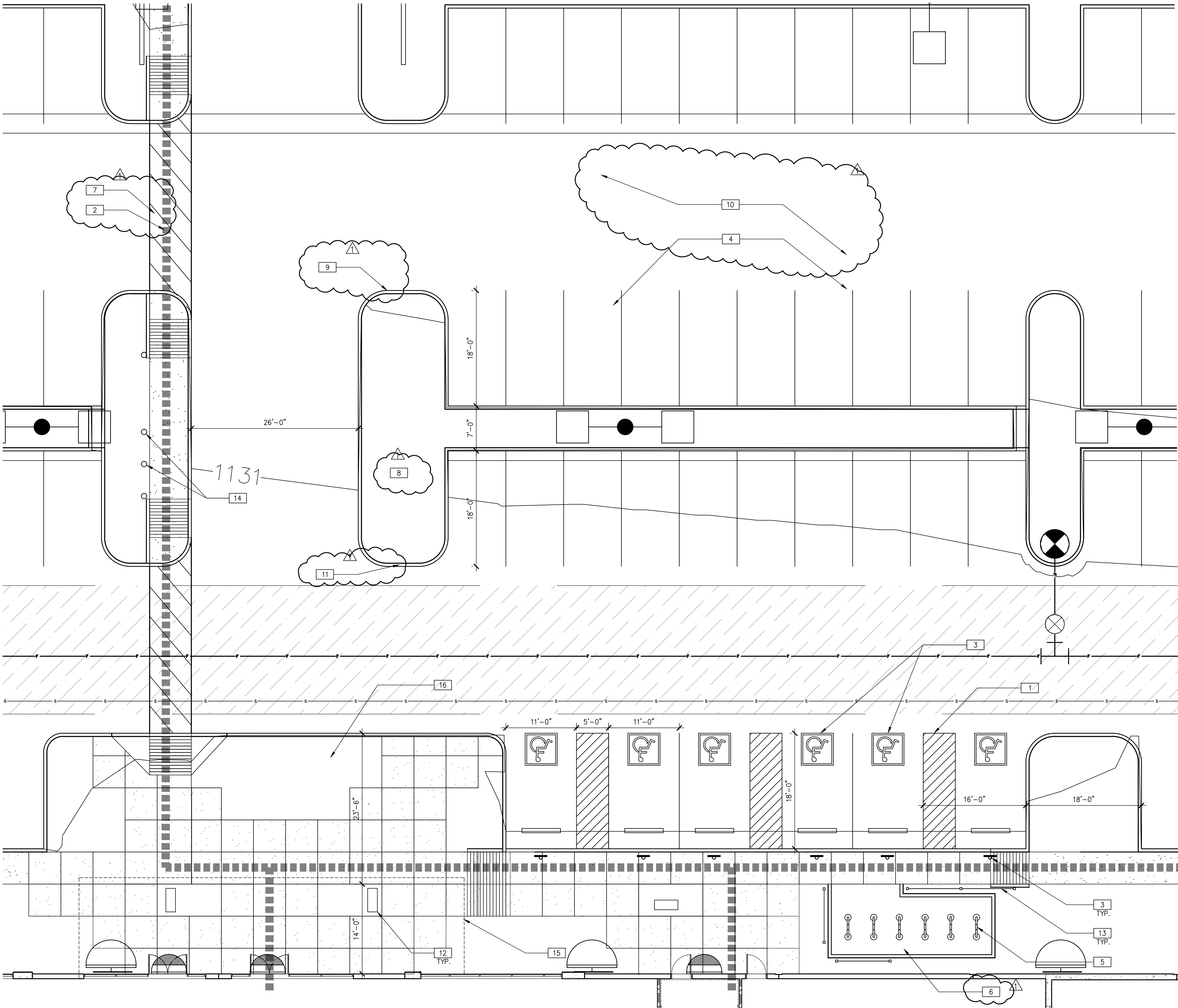
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SITE PLAN NOTES

- 1 ACCESSIBLE PAINTED PARKING STALL, TYP.
- 2 ACCESSIBLE PATH OF TRAVEL
- 3 ACCESSIBLE PARKING SIGNAGE, TYP. SEE DETAIL 4/A8.1.
- 4 9'x18' PAINTED PARKING STALLS, TYP.
- 5 NEW BICYCLE RACK
- 6 STANDARD CONCRETE SIDEWALK (GRAY)
- 7 PAINTED PEDESTRIAN CROSSWALK.
- 8 LANDSCAPE AREA, TYP. SEE LANDSCAPE DRAWINGS.
- 9 CONCRETE CURB, TYP.
- 10 ASPHALT PAVING, TYP.
- 11 PAINTED FIRE LANE CURB, TYP. SEE DETAIL 13/A8.1.
- 12 CONCRETE BENCHES
- 13 WIRE MESH SCREEN
- 14 FLAG POLE
- 15 ENTRANCE OVERHANG
- 16 SAGUARO AND BOULDER GARDEN

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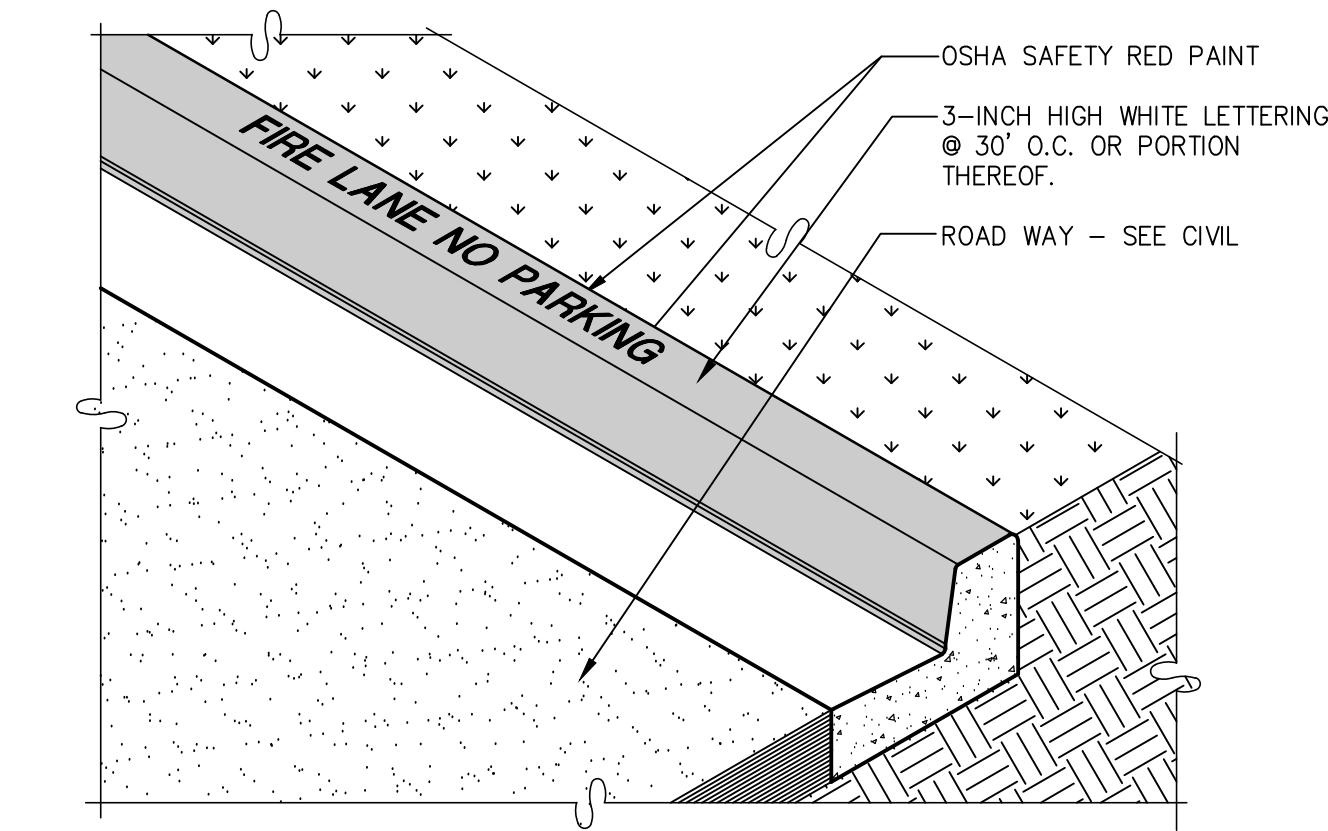


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SURPRISE, ARIZONA 85373

ENLARGED PARTIAL SITE PLANS		REMARKS
DATE		
06/28/2015	FIRST PLANNING SUBMITTAL	
07/31/2015	PLANNING DEPT. RESUBMITTAL	
1		

PA / PM:	N DARLING
DRAWN BY:	HC
JOB NO.:	PHX14-0099-00

SHEET
A1.2

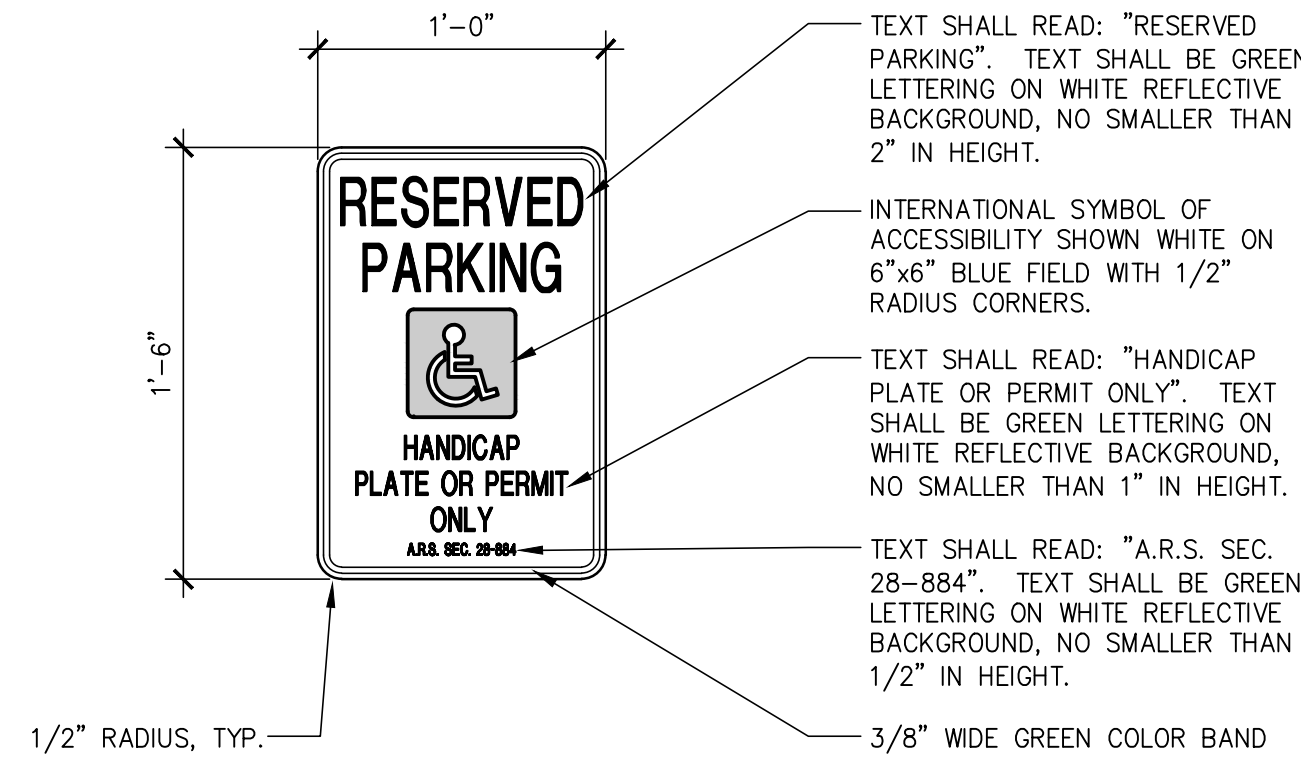


FIRE LANE CURB

SCALE: N.T.S.

ESICU-Fire_Lane_curb-01

13

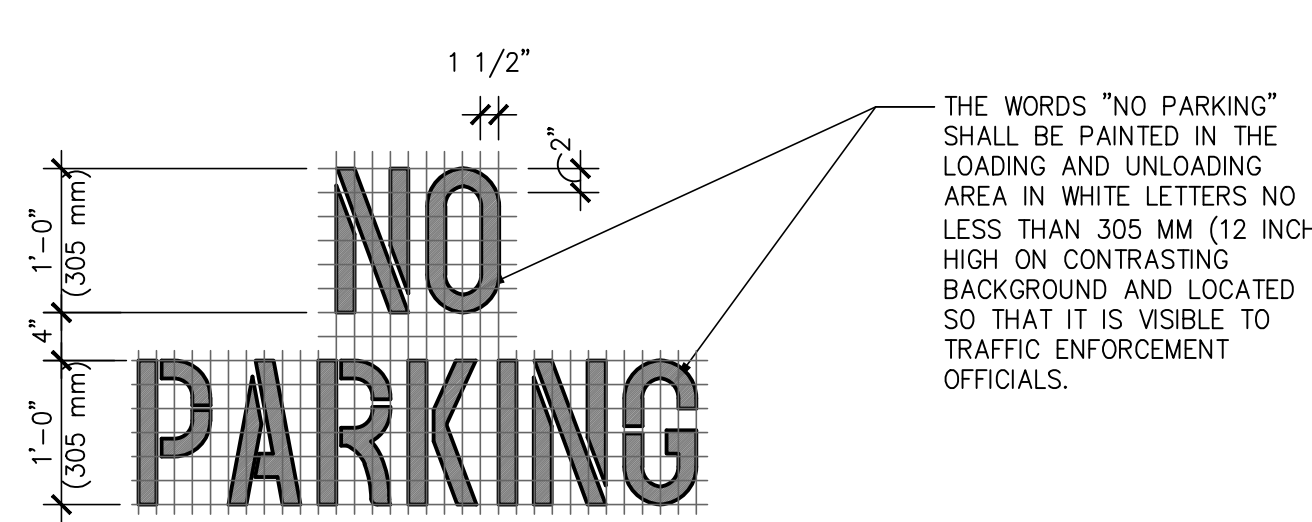


ACCESSIBLE SIGNS

SCALE: 1-1/2"=1'-0"

ESIHC-Sign_access-00

9

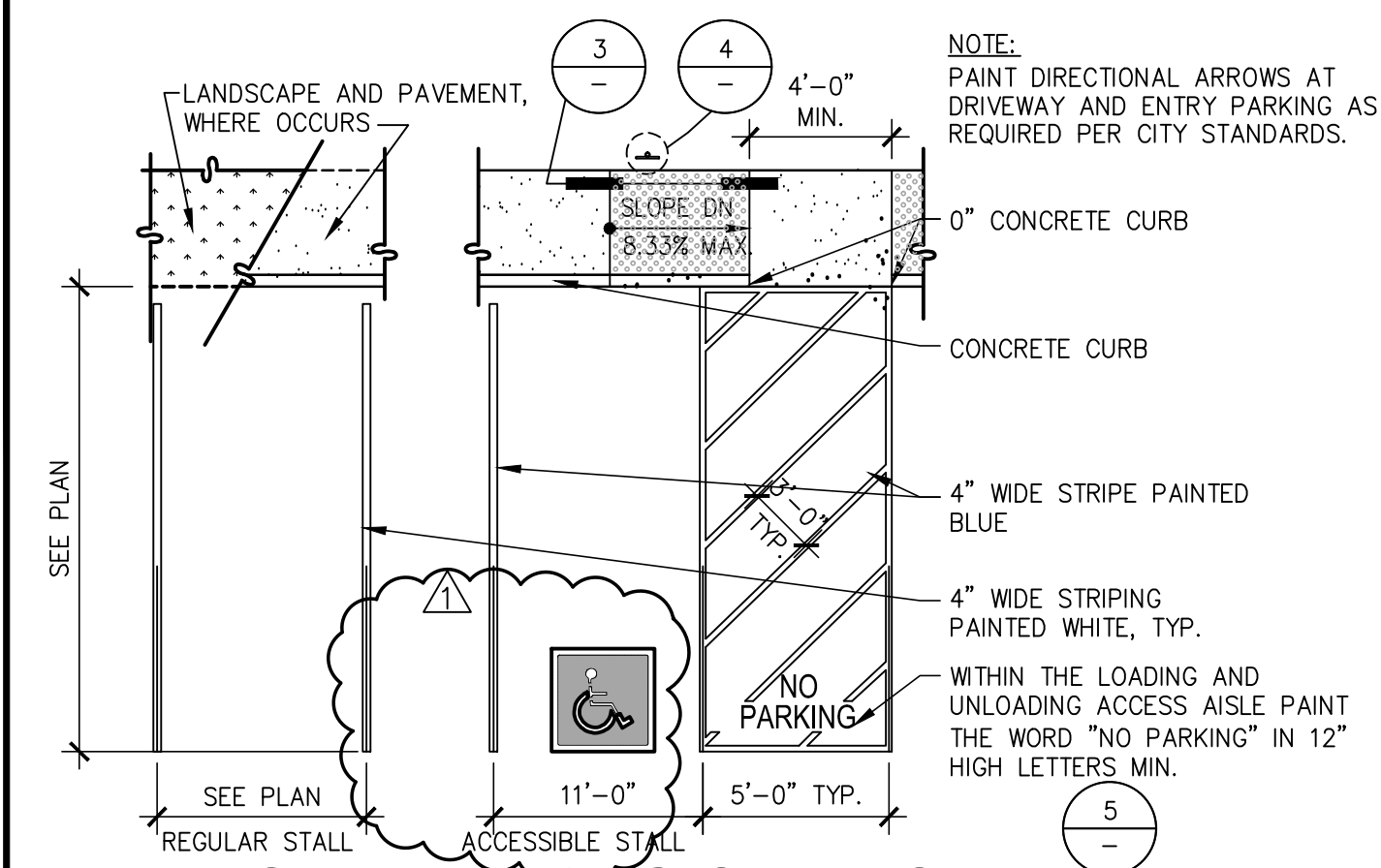


"NO PARKING" PAVEMENT MARKING

SCALE: 3/4"=1'-0"

ESIHC-No_Parking-01

5

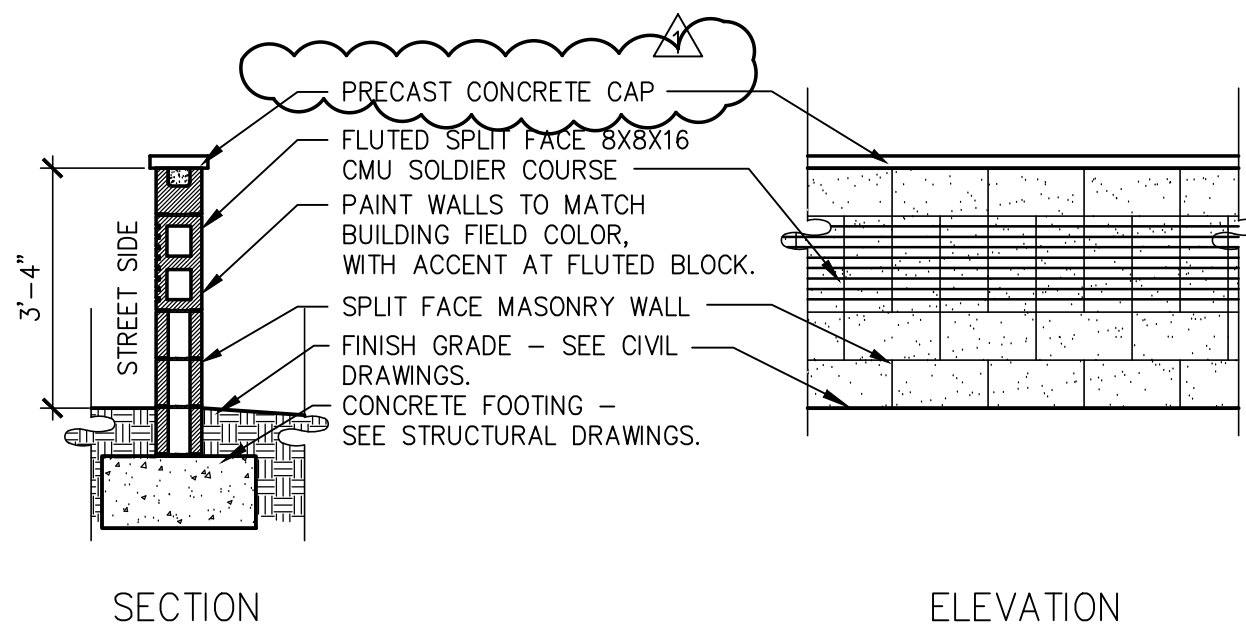


TYPICAL PARKING STALLS

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

ESIHC-Parking_stalls-01

1

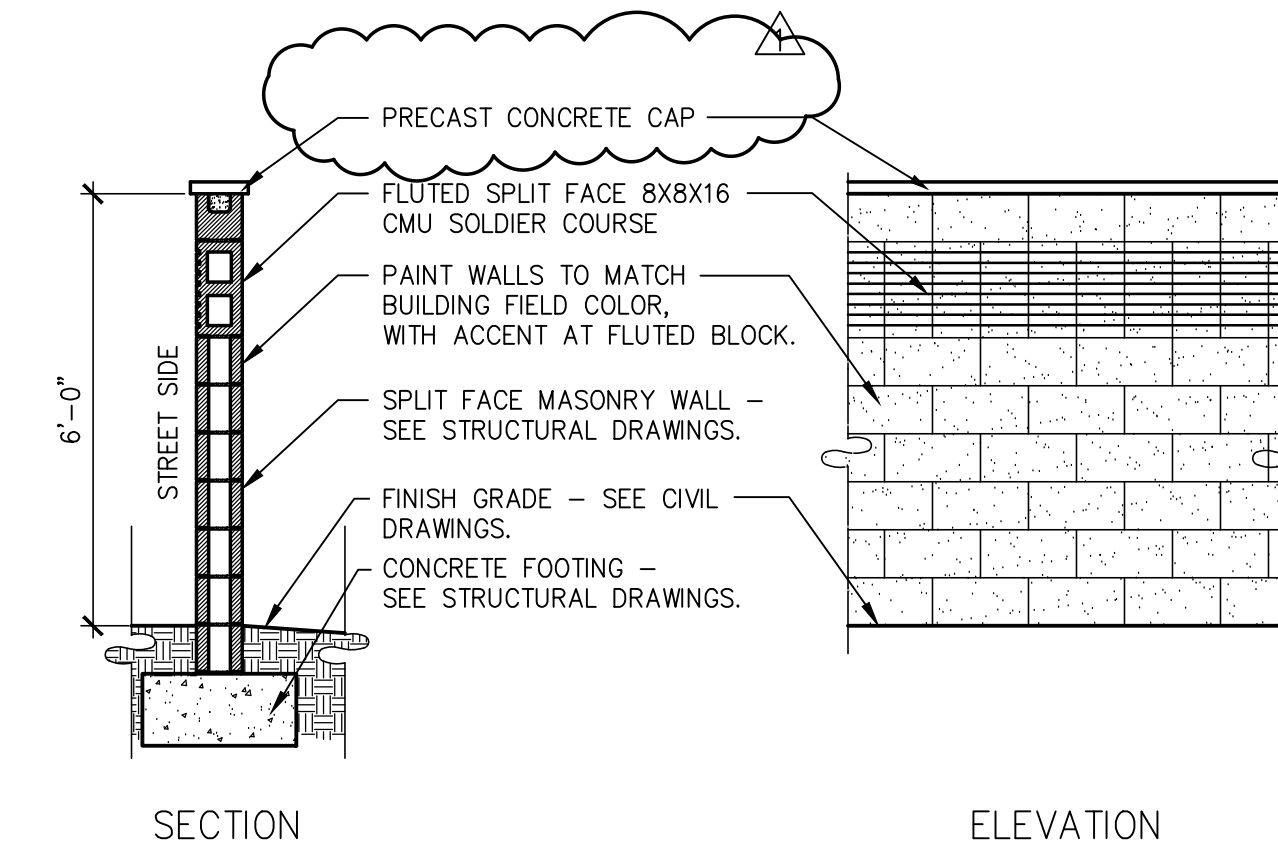


SITE SCREEN WALL-AUTO PARKING

SCALE: 3/8" = 1'-0"

ESITE-Screen Wall

14

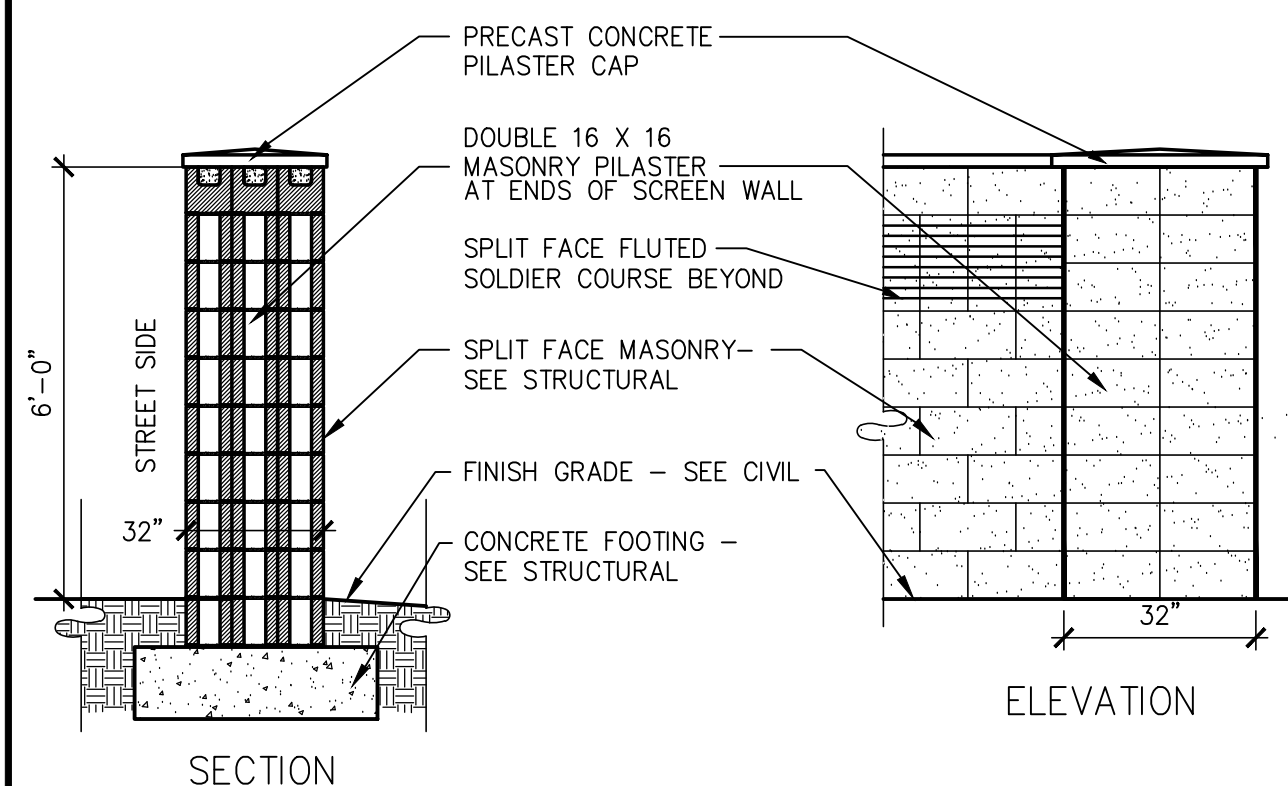


SITE SCREEN WALL-TRUCK COURT

SCALE: 3/8" = 1'-0"

ESITE-Screen Wall

10

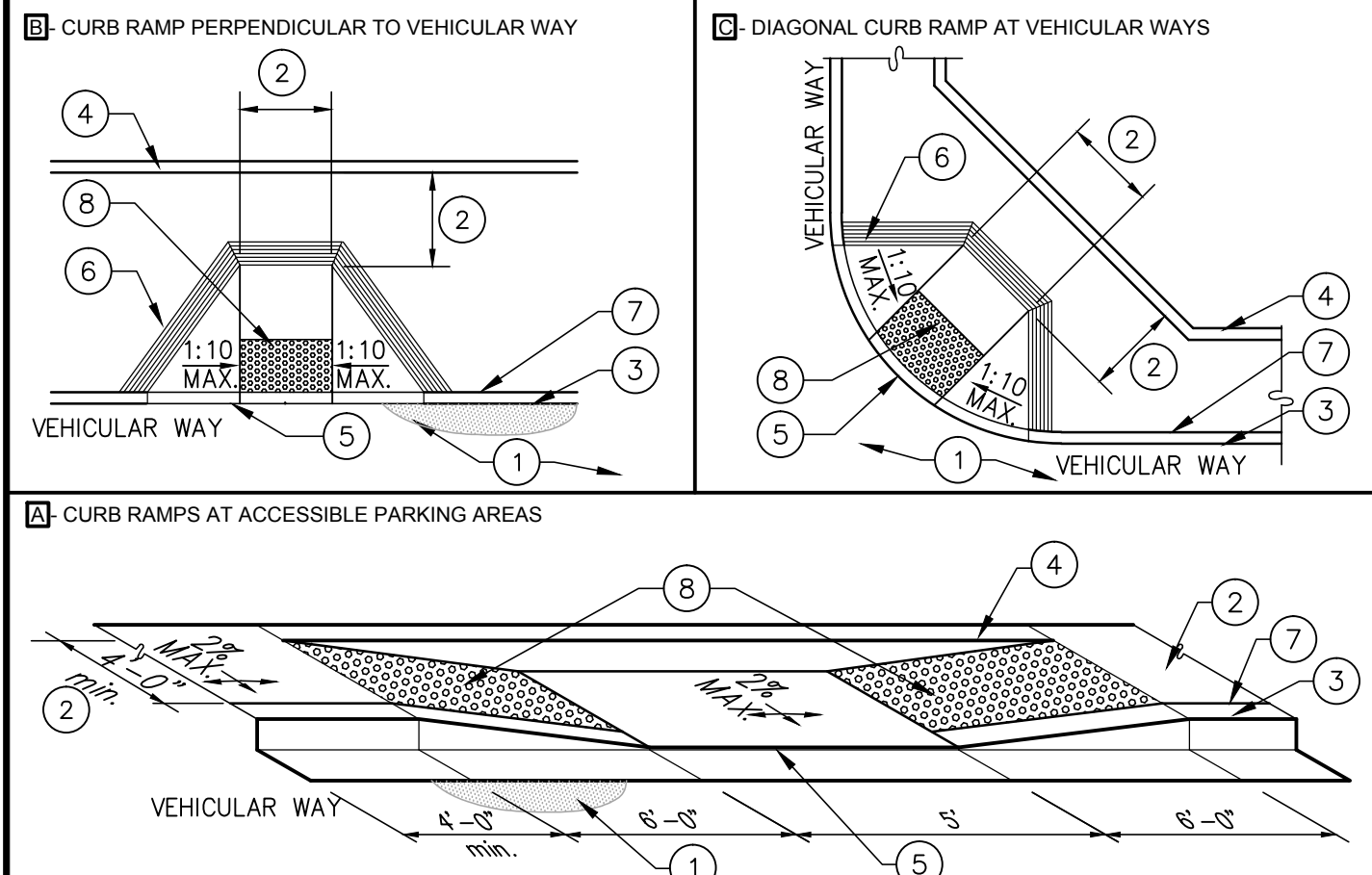


SITE SCREEN WALL PILASTER

SCALE: 3/8" = 1'-0"

ESITE-Screen Wall

6



- 1 STREET PAVEMENT
- 2 ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 48" MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- 3 TOP FACE OF CURB.
- 4 WALL, FENCE, LANDSCAPING OR OTHER OBSTRUCTION
- 5 0" CURB FACE
- 6 THE RAMP SHALL HAVE A 12" BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" ON CENTER. GROOVES MUST BE POSITIONED ON THE LEVEL SURFACE AT THE TOP OF THE CURB RAMP (SEE GROOVING DETAIL).
- 7 SCORE MARK, BACK TOP OF CURB.
- 8 A MINIMUM 36-INCH WIDE SECTION OF TRUNCATED DOMES SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJOINS A VEHICULAR WAY (0" CURB FACE)

NOTES:

A. DETECTABLE WARNING SURFACES, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST-IN-PLACE OR STAMPED METHOD, OR CONSIST OF A PREFABRICATED SURFACE. THE PREFABRICATED SURFACE (NO RUBBER MATS ALLOWED) SHALL BE EITHER TACTILE TILES, BY CARSONITE INTERNATIONAL CORPORATION OR DETECTABLE WARNING MATS, BY DETECTABLE WARNING SYSTEMS, OR APPROVED EQUAL.

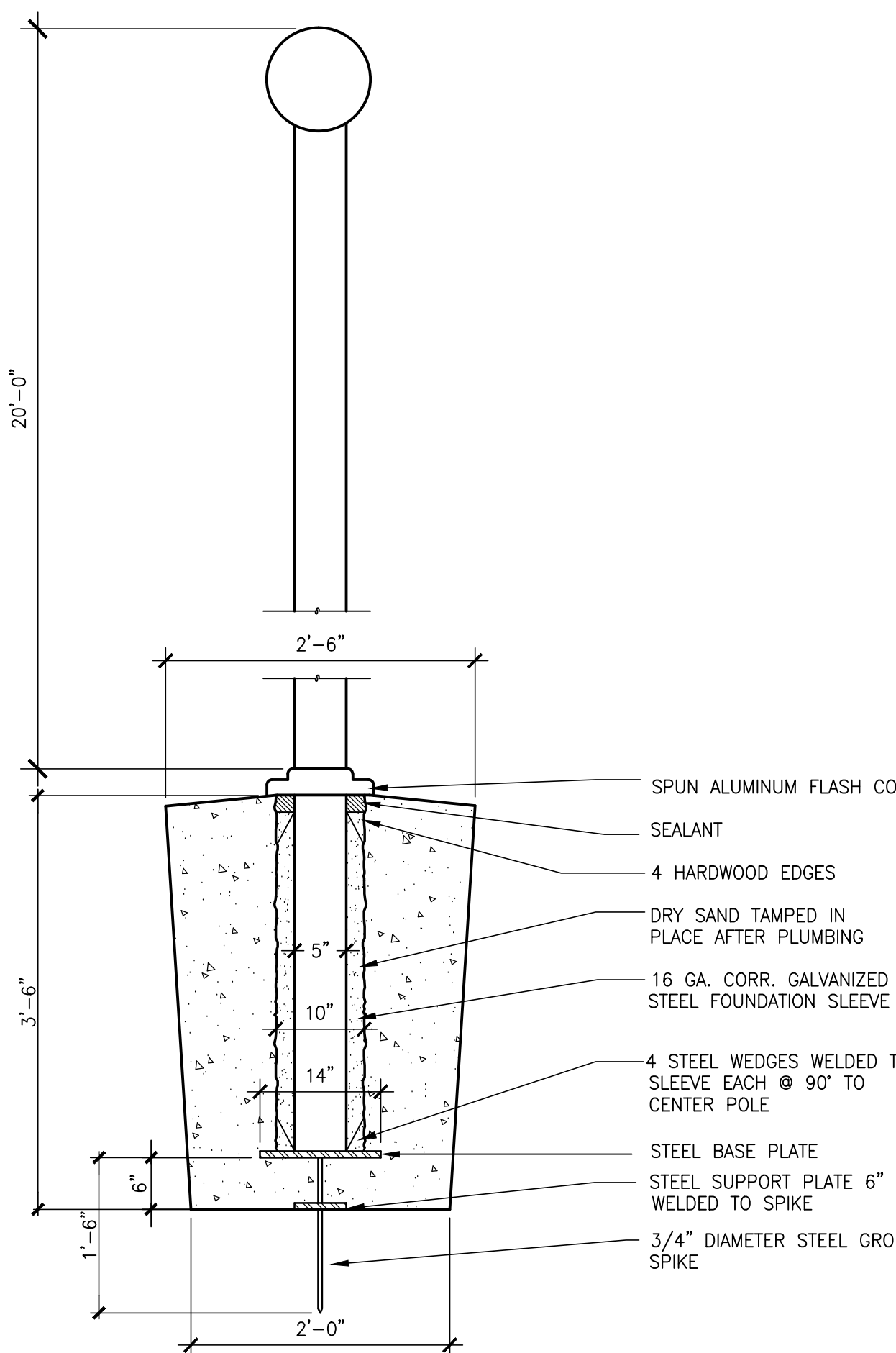
B. MINIMUM RAMP THICKNESS SHALL BE 4" P.C.C. OVER 4" CLASS II A.B. OVER 6" OF SUBGRADE. ALL AB AND/OR SUBGRADE SHALL BE PROCESSED TO 95% RELATIVE COMPACTION.

ACCESSIBLE CURB RAMP

SCALE: N.T.S.

ESICU-Ramp_accessible-CBC07

3

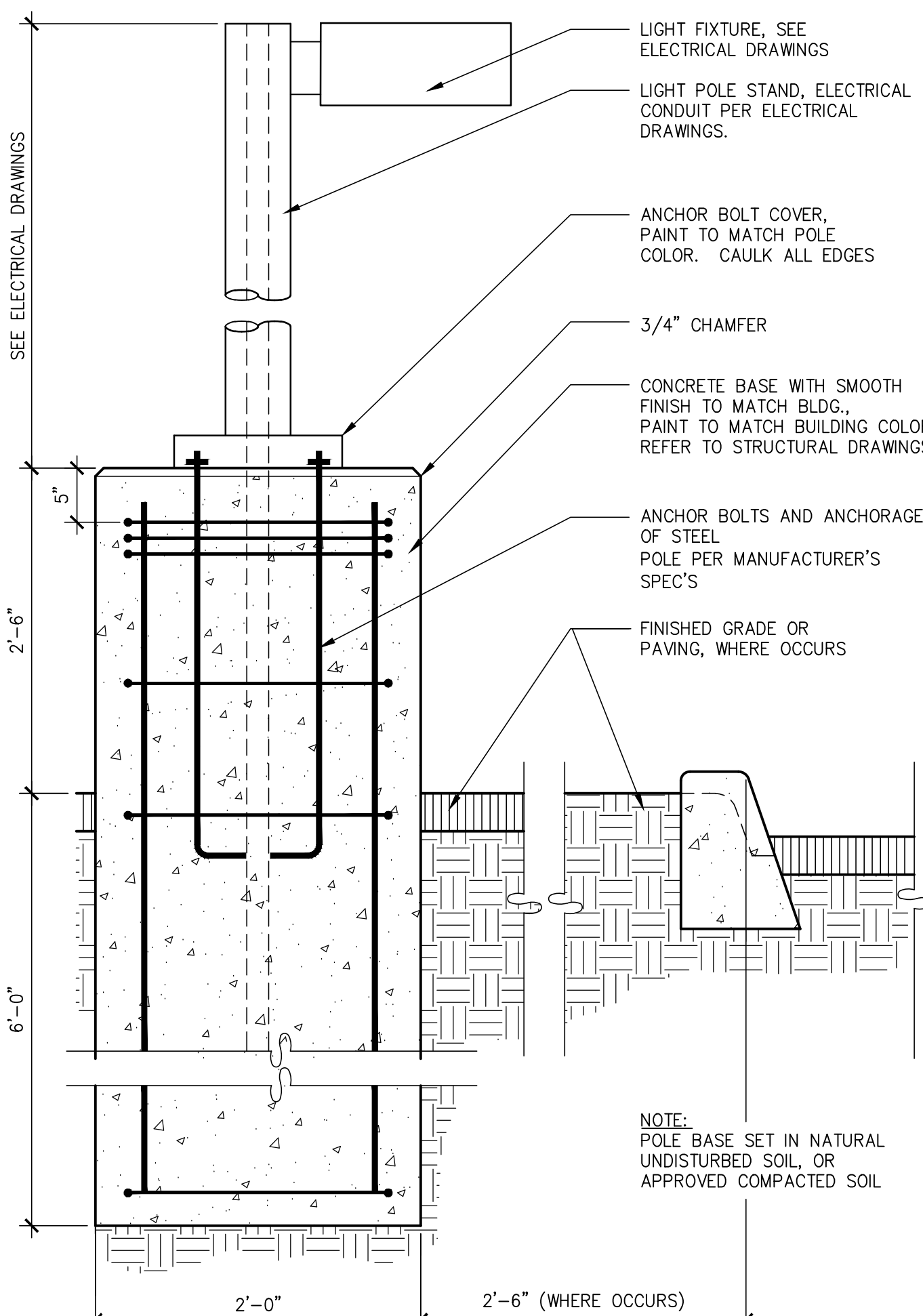


FLAGPOLE FOUNDATION

SCALE: N.T.S.

0099_A81

15

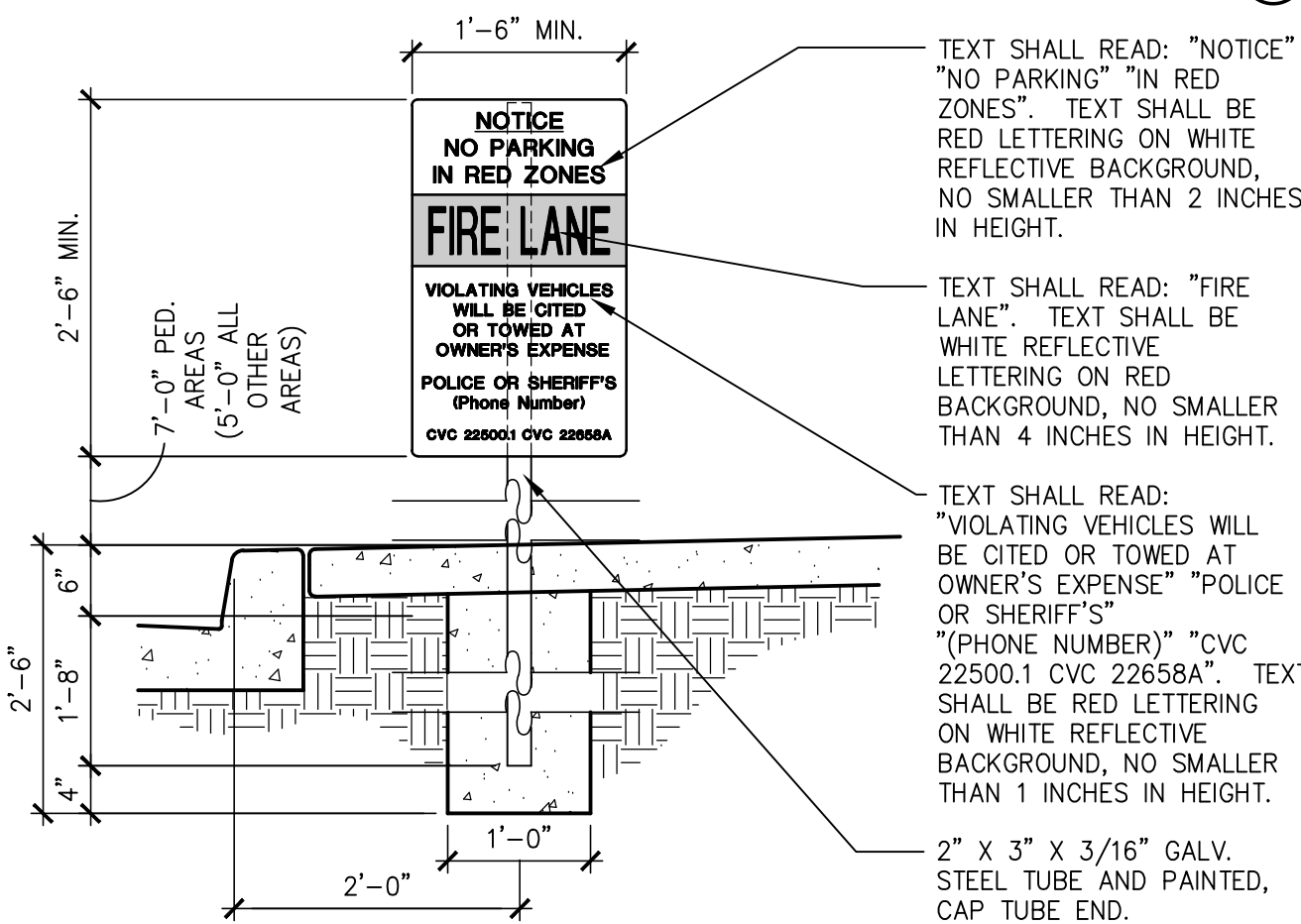


LIGHT POLE BASE AND FOOTING

SCALE: 1" = 1'-0"

ESIMI-Light_pole-01

12

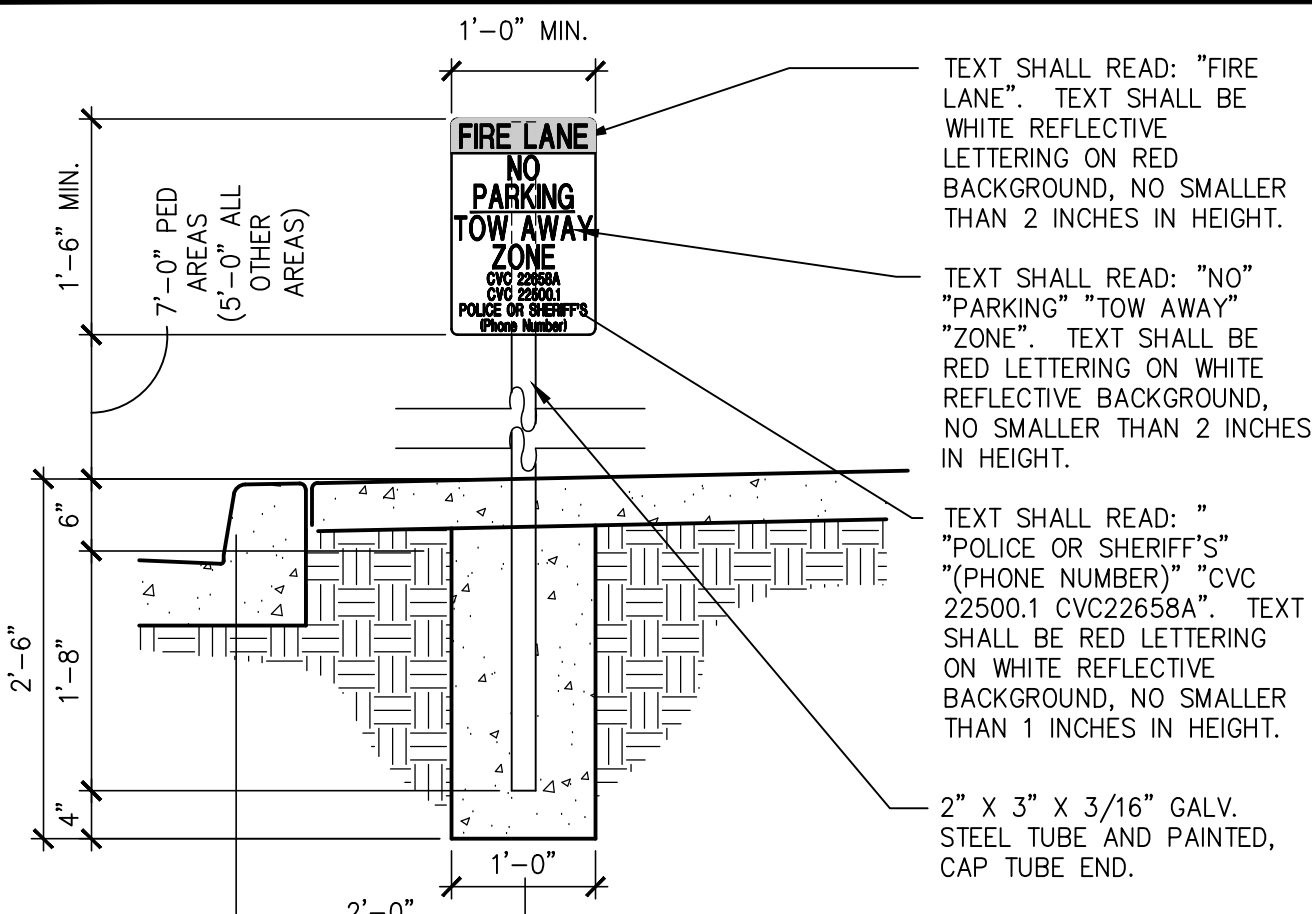


FIRE LANE ENTRY SIGNAGE

SCALE: 3/4" = 1'-0"

ESIFI-Sign_firelane_entry_01

7

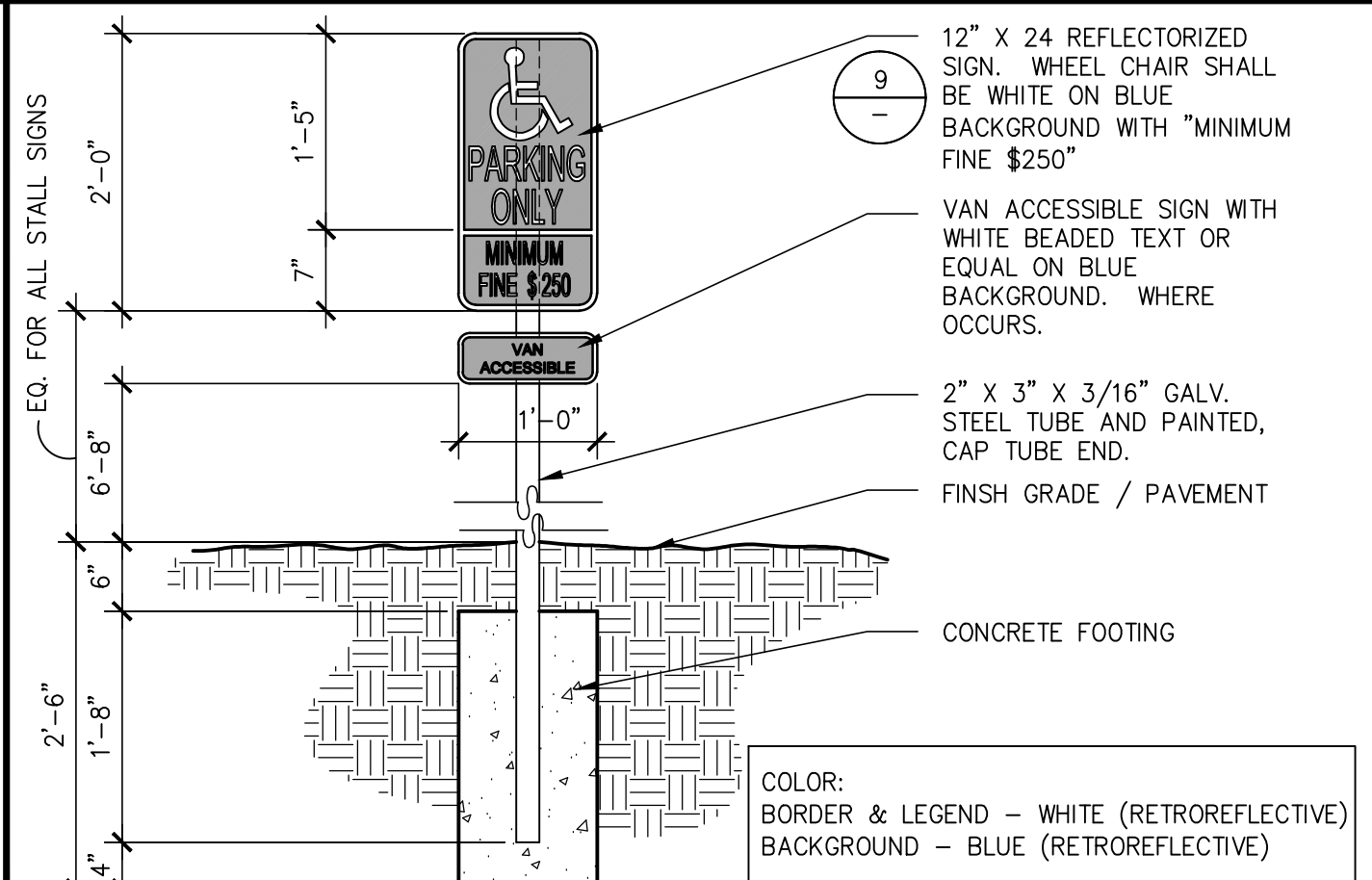


FIRE LANE SIGNAGE

SCALE: 3/4" = 1'-0"

ESIFI-Sign_firelane_entry_03

8



ACCESSIBLE PARKING SIGNAGE

SCALE: 3/4"=1'-0"

ESIHC-Sign_access_von-01

4

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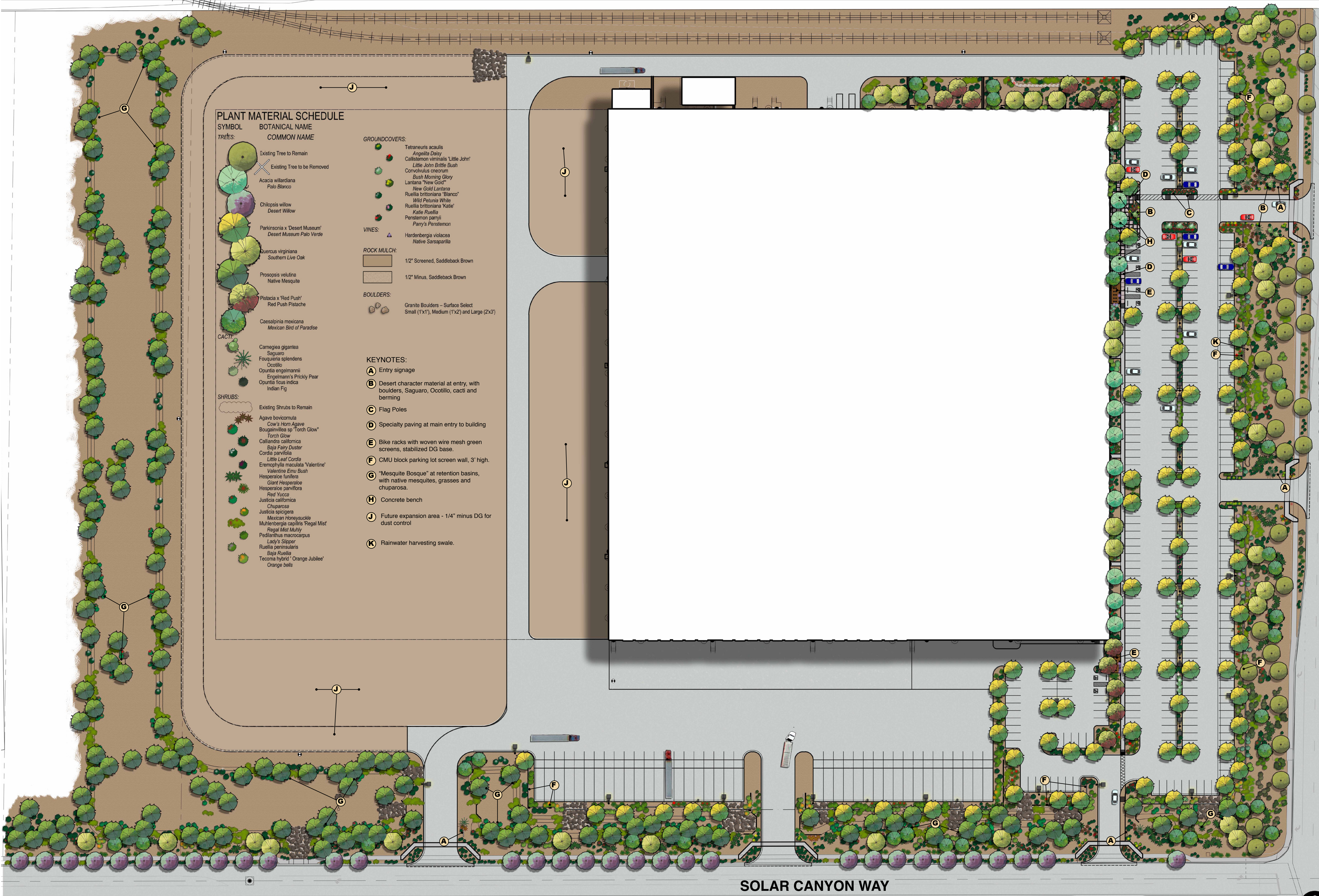
IRIS USA
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SURPRISE, ARIZONA 85373



SITE DETAILS	
DATE	REMARKS
06/28/2015	FIRST PLANNING SUBMITTAL
07/31/2015	PLANNING DEPT. RESUBMITTAL
1	

PA / PM:	N DARLING
DRAWN BY:	XXX
JOB NO.:	PHX14-0099-00

SHEET
A8.1



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	
TREES:		
	Existing Tree to Remain	
	Existing Tree to be Removed	
	Acacia willardiana	Palo Blanco
	Chilopsis willow	Desert Willow
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Quercus virginiana	Southern Live Oak
	Prosopis juliflora	Native Mesquite
	Pistacia x 'Red Push'	Red Push Pistache
	Caesalpinia mexicana	Mexican Bird of Paradise
CACTI:		
	Carnegiea gigantea	Saguaro
	Fouquieria splendens	Ocotillo
	Opuntia engelmannii	Engelmann's Prickly Pear
	Opuntia ficus indica	Indian Fig
SHRUBS:		
	Existing Shrubs to Remain	
	Agave bovicornuta	Cow's Horn Agave
	Bougainvillea sp 'Torch Glow'	Torch Glow
	Calliandra californica	Baja Fairy Duster
	Cordia parvifolia	Little Leaf Cordia
	Eremophylla maculata 'Valentine'	Valentine Emu Bush
	Hesperaloe parviflora	Giant Hesperaloe
	Hesperaloe parviflora	Hesperaloe parviflora
	Red Yucca	Red Yucca
	Justicia californica	Chuparosa
	Justicia spicigera	Mexican Honeysuckle
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Mule
	Regal Mist Mule	Regal Mist Mule
	Pedilanthus macrocarpus	Lady's Slipper
	Ruellia peninsularis	Baja Ruellia
	Tecoma hybrid 'Orange Jubilee'	Orange bells
	Orange bells	Orange bells
GROUNDCOVERS:		
	Tetraeneuris aculis	Angelita Daisy
	Callistemon viminalis 'Little John'	Little John Bottle Brush
	Convolvulus creneum	Bush Morning Glory
	Lantana 'New Gold'	New Gold Lantana
	Ruellia brittoniana 'Blanco'	Wild Petunia White
	Ruellia brittoniana 'Katie'	Katie Ruellia
	Penstemon parryi	Parry's Penstemon
	Hardenbergia violacea	Native Sarasapilla
VINES:		
	Hardenbergia violacea	Native Sarasapilla
ROCK MULCH:		
	1/2" Screened, Saddleback Brown	
	1/2" Minus, Saddleback Brown	
BOULDERS:		
	Granite Boulders - Surface Select	
	Small (1'x1'), Medium (1'x2') and Large (2'x3')	
KEYNOTES:		
	A Entry signage	
	B Desert character material at entry, with boulders, Saguaro, Ocotillo, cacti and berming	
	C Flag Poles	
	D Specialty paving at main entry to building	
	E Bike racks with woven wire mesh green screens, stabilized DG base.	
	F CMU block parking lot screen wall, 3' high.	
	G 'Mesquite Bosque' at retention basins, with native mesquites, grasses and chaparosa.	
	H Concrete bench	
	J Future expansion area - 1/4" minus DG for dust control	
	K Rainwater harvesting swale.	

- KEYNOTES:
- (A) Entry signage
 - (B) Desert character material at entry, with boulders, Saguaro, Ocotillo, cacti and berming
 - (C) Flag Poles
 - (D) Specialty paving at main entry to building
 - (E) Bike racks with woven wire mesh green screens, stabilized DG base.
 - (F) CMU block parking lot screen wall, 3' high.
 - (G) "Mesquite Bosque" at retention basins, with native mesquites, grasses and chuparosa.
 - (H) Concrete bench
 - (J) Future expansion area - 1/4" minus DG for dust control
 - (K) Rainwater harvesting swale.

CACTUS ROAD

PRELIMINARY LANDSCAPE PLAN

IRIS USA

PREPARED FOR: Ware Malcomb Architects



DATE:
08.04.15

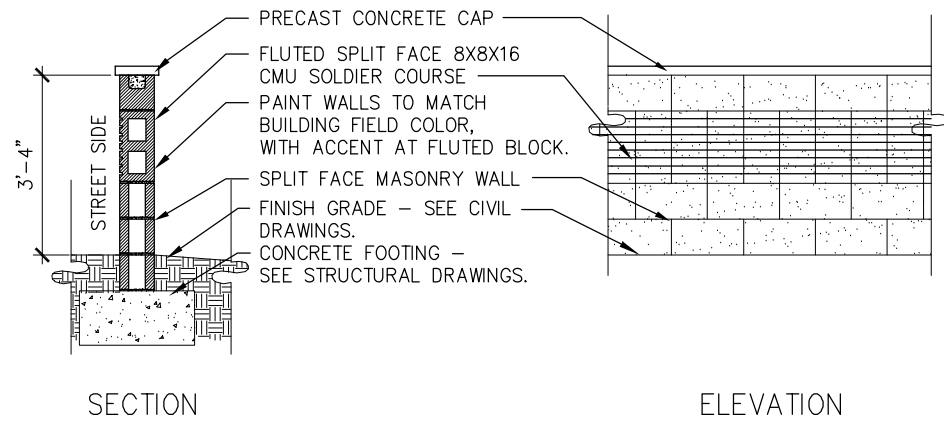
studio **DPA**
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480.577.5818 | 602.568.6606
www.studioDPA.com

DATE: REVISION:

Conceptual
Landscape Plan

SHEET 1 OF 1
PL0.01

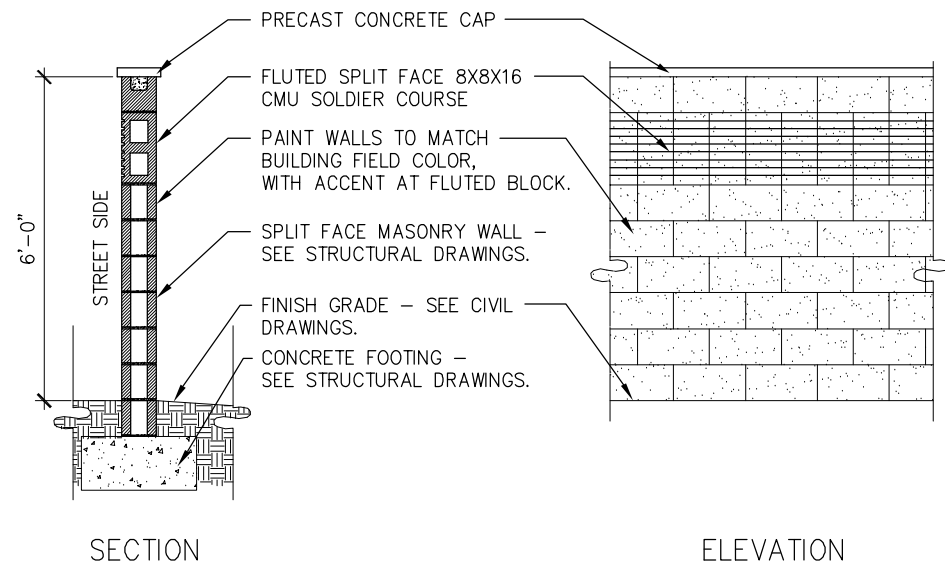




SITE SCREEN WALL-AUTO PARKING 14

SCALE: 3/8" = 1'-0"

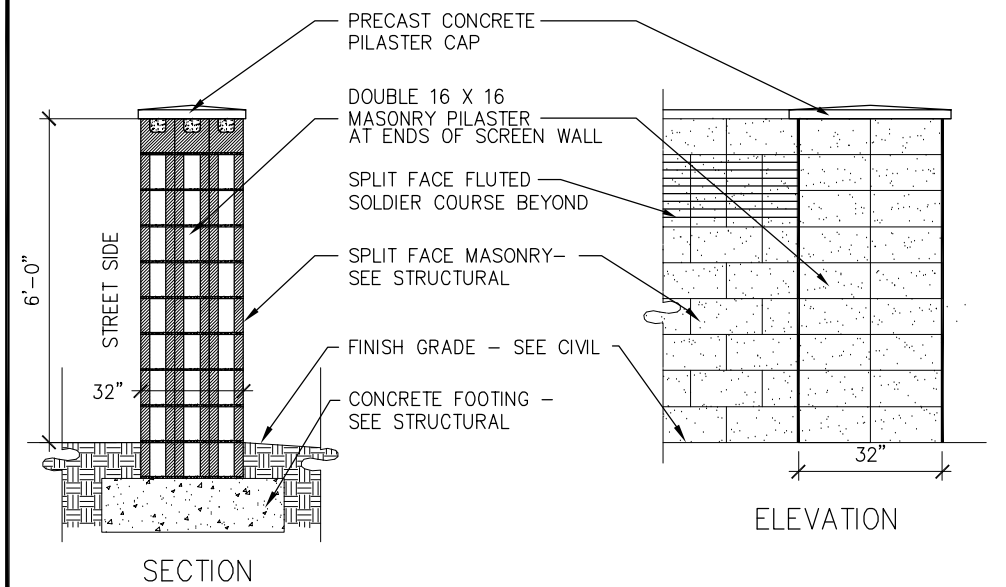
ESITE-Screen Wall



SITE SCREEN WALL-TRUCK COURT 10

SCALE: 3/8" = 1'-0"

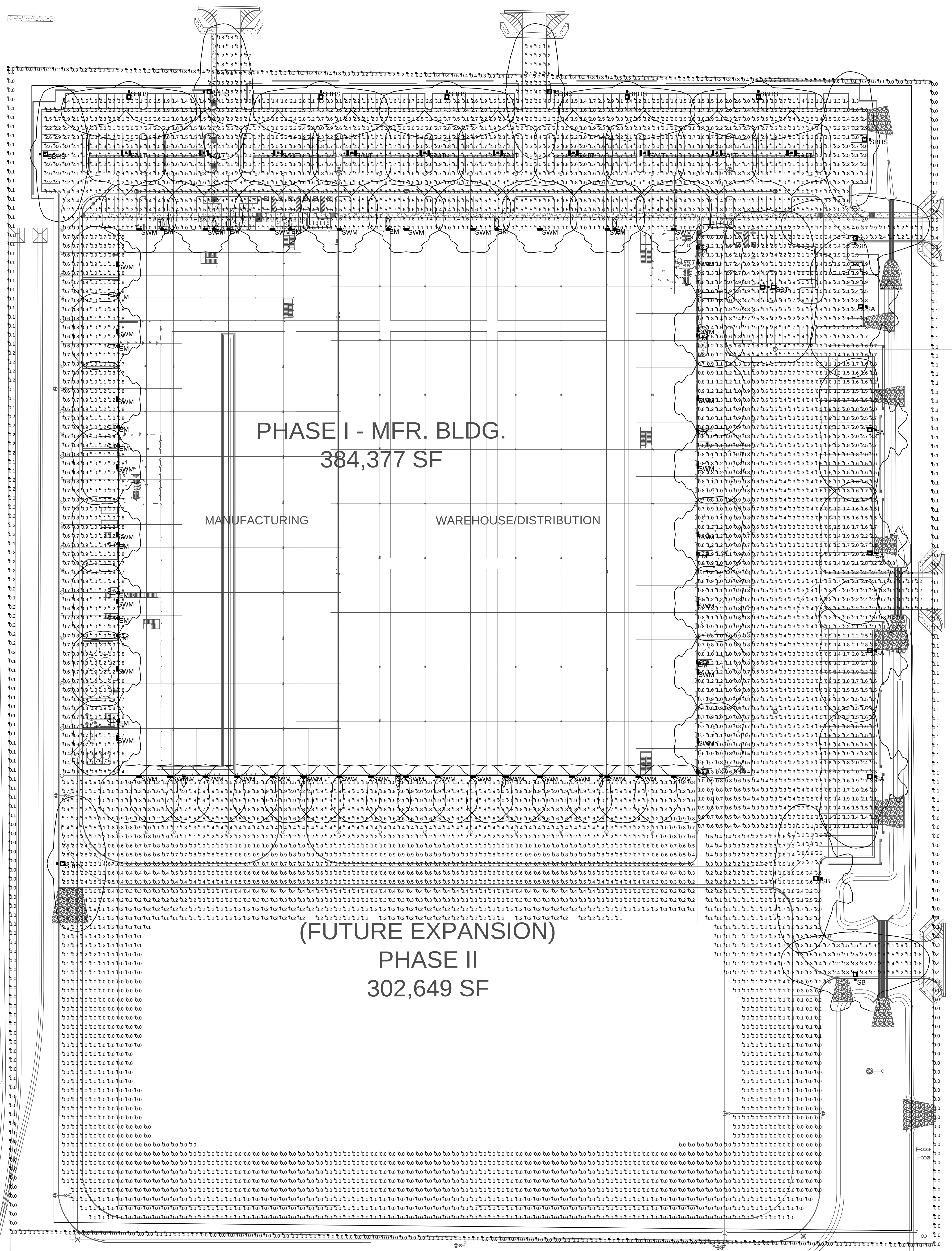
ESITE-Screen Wall



SITE SCREEN WALL PILASTER 6

SCALE: 3/8" = 1'-0"

ESITE-Screen Wall



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	EM	27	LITHONIA AFN FWD EXT	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINUM HOUSING, TWO LED LAMPS, POLYCARBONATE PRISMATIC LENS, AND FORWARD-THROW OPTICS - WALL MOUNTED AT 10'	LED	AFN_FWD.asx	190	0.90	6
	SA	5	LITHONIA DSK1 LED 600 1000 40K T3M MVOLT	LITHONIA DSK1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000MA - POLE MOUNTED AT 25'	LED	DSK1_LED_60 C_1000_40K_T3M_MVOLT.ras	Absolute	0.90	209.28
	SALT	10	LITHONIA DSKW1 LED 200 1000 40K T4M MVOLT	DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000MA - POLE MOUNTED AT 25'	LED	DSKW1_LED_200C_1000_40K_T4M_MVOLT.ras	Absolute	0.90	146.4
	SB	3	LITHONIA DSK1 LED 600 1000 40K T2M MVOLT	DSK1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000MA - POLE MOUNTED AT 25'	LED	DSK1_LED_60 C_1000_40K_T2M_MVOLT.ras	Absolute	0.90	209.28
	SBHS	10	LITHONIA DSK1 LED 600 1000 40K T2M MVOLT HS	DSK1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000MA WITH HOUSE SIDE SHIELD - POLE MOUNTED AT 25'	LED	DSK1_LED_60 C_1000_40K_T2M_MVOLT_HS.ras	Absolute	0.90	208.96
	SBT	1	LITHONIA DSK1 LED 200 1000 40K T2M MVOLT	DSK1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000MA - POLE MOUNTED AT 25'	LED	DSK1_LED_60 C_1000_40K_T2M_MVOLT.ras	Absolute	0.90	418.56
	SWM	42	LITHONIA DSKW2 LED 300 1000 40K T1T4M MVOLT	DSKW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000MA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC - WALL MOUNTED AT 20'	LED 4000K	DSKW2_LED_300C_1000_40K_T1T4M_MVOLT.ras	Absolute	0.90	109

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AFG	+	1.4 fc	6.4 fc	0.2 fc	32.0:1	7.0:1
FC AFG FUTURE	+	0.5 fc	3.9 fc	0.0 fc	N/A	N/A
PROPERTY LINE	✕	0.2 fc	3.0 fc	0.0 fc	N/A	N/A

POWER DENSITY STATISTICS				
Name	# Luminaires	Total Watts	Area	Density
WPS	71	9400.40 W	1193619.00 sf	0.01 W/sf

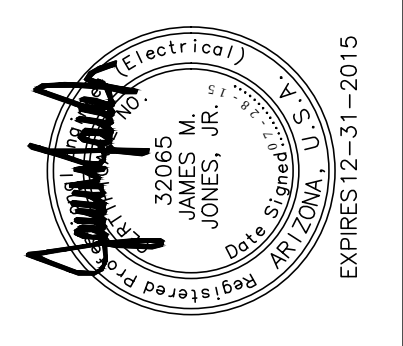
SITE PHOTOMETRIC PLAN
SCALE: 1"=50'-0"

Kraemer Consulting Engineers, PLLC
Mechanical and Electrical Engineers
2950 West Whispering Will Dr., Suite 100
Phoenix, Arizona 85029-2804
(602) 285-1664
(602) 285-1660 - fax
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IRIS USA SURPRISE
CACTUS ROAD AT SOLAR CANYON WAY

ELECTRICAL SITE LIGHTING PLAN			
DATE	REMARKS	DATE	REMARKS
1 07-31-2015	FIRST PLAN SUBMITTAL		
2 07-31-2015	PLANNING DEPARTMENT RESUBMITTAL		

PA / PM:	J. BUSH
DRAWN BY:	JCK
JOB NO.:	PHX14-0099-00

SHEET
ES1.3

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**OHYAMA
LIGHTS**

Project: _____
 Fixture Type: FL _____
 Catalog Number: _____
 Notes: _____

OLFL Series 68W LED Floodlight



The Ohyama Lights OLFL Series Flood Lights are the perfect energy-efficient choice for illuminating buildings, signage or flags. Consuming only 68 watts the OLFL Flood Light offers lumen outputs comparable to 175 watt HID fixtures. Adjustable aiming brackets and three beam angle choices allow for the flexibility required to light even the most demanding spaces.

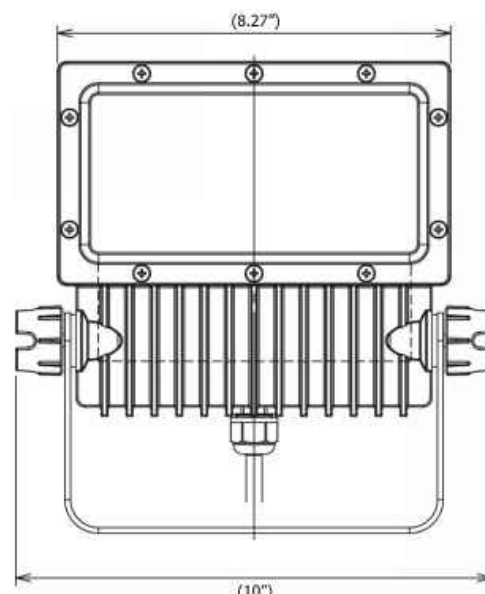
Performance Overview

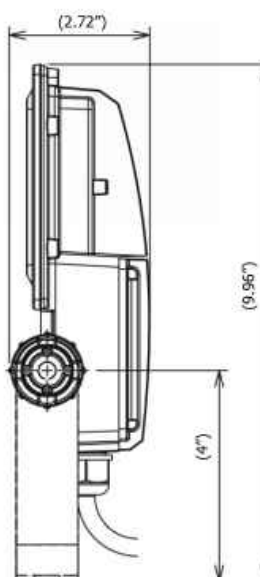
Watts: 68
CCT: 3000K / 5000K
Lumens: 4200 - 6100
Beam Angle: 30°/60°/80°
CRI: ≥80 / ≥65
Input Rating: -AC 100~277V; 60Hz
Max. Operating Temp: 35°C
Min. Operating Temp: -25°C
UL Listed / Suitable For Wet Locations
L70 >100,000 Hours
Warranty: 5 Years

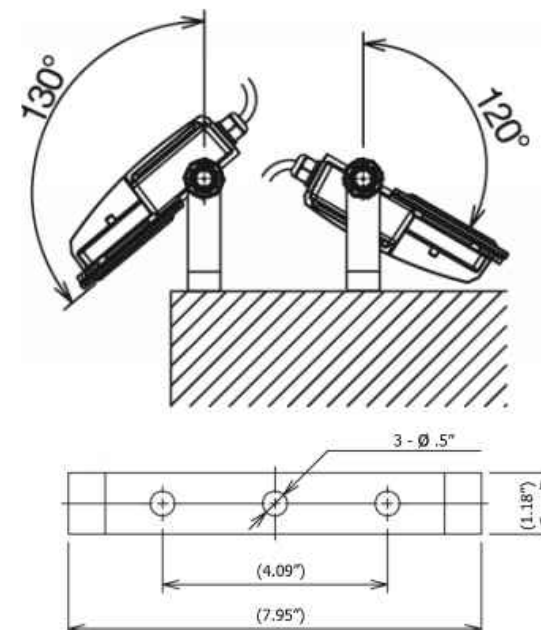
Construction

- Powder Coated Cast Aluminum Housing
- Polycarbonate Lens
- Yoke Mounting
- Available In White Or Bronze Finish. Black Available Upon Request.









11111 80th Avenue, Pleasant Prairie, WI 53158 | (262) 925-6505 | www.ohyamalights.com | A Division of IRIS USA, Inc. #OL533





d-series

DS-Series Size 1

LED Area Luminaire

Color temperature
Beam
Finish





Specifications

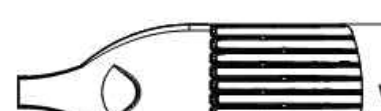
EPA: 1.2 ft² (0.11 m²)

Length: 33 1/2" (854 mm)

Width: 13" (330 mm)

Height: 7 1/2" (191 mm)

Weight: 27 lb (12 kg)




SA, SB, S8H, S8T

Introduction

The modern styling of the DS-Series is striking yet unobtrusive – making a bold, progressive statement even as it blends seamlessly with its environment.

The DS-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100-400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

Series	LEDs	Drive current	Color temperature	Beam/distribution	Height	Mounting
DSX115	Forward optics	30K 150mA	30K 3000K	15° Spot	110"	Spigot installed
	30K 10-10L (see page 6)	1000 750mA	40K 4000K	12.5° Spot/10°	120"	320" SPA
	40K 10-10L (see page 6)	1000 750mA	50K 5000K	12.5° Spot/10°	120"	320" SPA
	40K 10-10L (see page 6)	1000 750mA	AWWC, narrow spectrum	12.5° Spot/10°	120"	320" SPA
	Rated optics	30K 150mA	AWWC, narrow spectrum	12.5° Spot/10°	120"	320" SPA
	40K 10-10L (see page 6)	1000 750mA	100° Spot/10°	120"	320" SPA	
DSX130	Forward optics	30K 150mA	30K 3000K	15° Spot	110"	Spigot installed
	30K 10-10L (see page 6)	1000 750mA	40K 4000K	12.5° Spot/10°	120"	320" SPA
	40K 10-10L (see page 6)	1000 750mA	50K 5000K	12.5° Spot/10°	120"	320" SPA

EXAMPLE: DSX1 LED 60K 1000 40K T3M MVOLT SPA D3XB

Control options	Other options	Finish options
Shipped installed FE1 100-160V ballast receptacle only (no controls) FE1S Five-wire receptacle only (no controls) FE1R Seven-wire receptacle only (no controls) FE2 0-100 dimming (see page 10) FE3 Dimmer and receptacle via RS485 (see page 10) FE5 Data linking FE6 Network control via 17-wire lighting bridge	Shipped installed W1 0-10V dimming W2 0-10V dimming W3 0-10V dimming W4 0-10V dimming W5 0-10V dimming W6 0-10V dimming W7 0-10V dimming W8 0-10V dimming W9 0-10V dimming W10 0-10V dimming W11 0-10V dimming W12 0-10V dimming W13 0-10V dimming W14 0-10V dimming W15 0-10V dimming W16 0-10V dimming W17 0-10V dimming W18 0-10V dimming W19 0-10V dimming W20 0-10V dimming W21 0-10V dimming W22 0-10V dimming W23 0-10V dimming W24 0-10V dimming W25 0-10V dimming W26 0-10V dimming W27 0-10V dimming W28 0-10V dimming W29 0-10V dimming W30 0-10V dimming W31 0-10V dimming W32 0-10V dimming W33 0-10V dimming W34 0-10V dimming W35 0-10V dimming W36 0-10V dimming W37 0-10V dimming W38 0-10V dimming W39 0-10V dimming W40 0-10V dimming W41 0-10V dimming W42 0-10V dimming W43 0-10V dimming W44 0-10V dimming W45 0-10V dimming W46 0-10V dimming W47 0-10V dimming W48 0-10V dimming W49 0-10V dimming W50 0-10V dimming W51 0-10V dimming W52 0-10V dimming W53 0-10V dimming W54 0-10V dimming W55 0-10V dimming W56 0-10V dimming W57 0-10V dimming W58 0-10V dimming W59 0-10V dimming W60 0-10V dimming W61 0-10V dimming W62 0-10V dimming W63 0-10V dimming W64 0-10V dimming W65 0-10V dimming W66 0-10V dimming W67 0-10V dimming W68 0-10V dimming W69 0-10V dimming W70 0-10V dimming W71 0-10V dimming W72 0-10V dimming W73 0-10V dimming W74 0-10V dimming W75 0-10V dimming W76 0-10V dimming W77 0-10V dimming W78 0-10V dimming W79 0-10V dimming W80 0-10V dimming W81 0-10V dimming W82 0-10V dimming W83 0-10V dimming W84 0-10V dimming W85 0-10V dimming W86 0-10V dimming W87 0-10V dimming W88 0-10V dimming W89 0-10V dimming W90 0-10V dimming W91 0-10V dimming W92 0-10V dimming W93 0-10V dimming W94 0-10V dimming W95 0-10V dimming W96 0-10V dimming W97 0-10V dimming W98 0-10V dimming W99 0-10V dimming W100 0-10V dimming W101 0-10V dimming W102 0-10V dimming W103 0-10V dimming W104 0-10V dimming W105 0-10V dimming W106 0-10V dimming W107 0-10V dimming W108 0-10V dimming W109 0-10V dim	

[illegible][illegible]



WSTM LED

LED Mini Wall Sconce





Catalog Number	
Name	
Spec	EM



Specifications

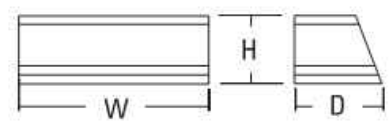
Luminaire

Height: 5-1/4" (14.6 cm)

Width: 12-1/2" (31.8 cm)

Depth: 7-1/2" (19.1 cm)

Weight: 6 lbs (2.7 kg)



Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuse lens eliminates harsh glare while producing comfortable illumination. The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

Ordering Information

EXAMPLE: WSTM LED 2A 40K 120 DBRXTD										
WSTM LED										
Series	LEDs	Color temperature	Voltage	Mounting	Control options	Other options	Finish <i>(optional)</i>			
WSTM LED	1A	One engine	30K 3000K	120	277	Shipped installed (black) Surface mount	Shipped installed PE Photocentric eck, button type	Shipped installed (black) Diffusing glass lens	DBR000 Dark bronze	
	2A	Two engines	40K 4000K			Shipped separately* WTS 09011 090101		Shipped separately* WG Wave guard*	DBR010 Natural aluminum	
									DBR020 White	
									DBR030 Teardrop dark bronze	
									DBR040 Teardrop black	
									DBR050 Teardrop natural aluminum	
									DBR060 Teardrop white	
									DBR070 Teardrop sandstone	

Stock configurations are offered for shorter lead times:

Stock Part Number
WSTM LED 1A 40K 120 DBRXTD
WSTM LED 2A 40K 120 DBRXTD

Accessories

Optional and shipped separately.

WSTM0100001 1-lamp kit (ready-to-go)	
WSTM0100002 No-pull timer	

NOTES

- Includes step-down transformer, see page 2 for more information.
- Also available as a separate accessory, see Accessories information at left.
- Not for direct mounting.



One Lithonia Way • Conyers, Georgia 30612 • Phone: 800-278-8041 • Fax: 770-918-1229 • www.lithonia.com

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Professional Engineer Seal for James M. Jones, Jr. No. 32085, State of Virginia, expires 12-31-2015.

IRIS USA SURPRISE
CACTUS ROAD AT SOLAR CANYON WAY

[illegible]

PA / PM:	J. BUSH
DRAWN BY:	JCK
JOB NO.:	PHX14-0099-00

SHEET
ES1.4

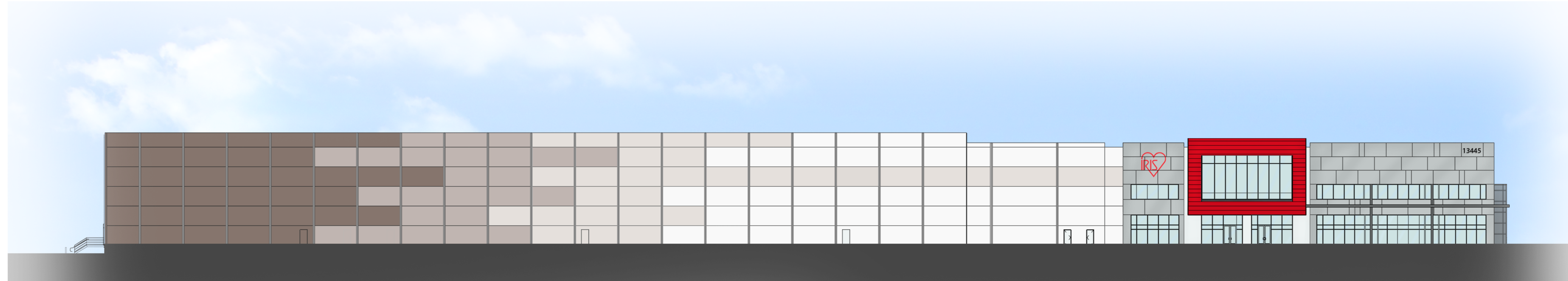


Kraemer Consulting Engineers, PLLC
 Mechanical and Electrical Engineers
 2050 West Whispering Wind Dr., Suite 158
 Phoenix, Arizona 85085-2864
 (602) 285-1666
 (602) 285-9450 - Fax
 KB# J5-158A

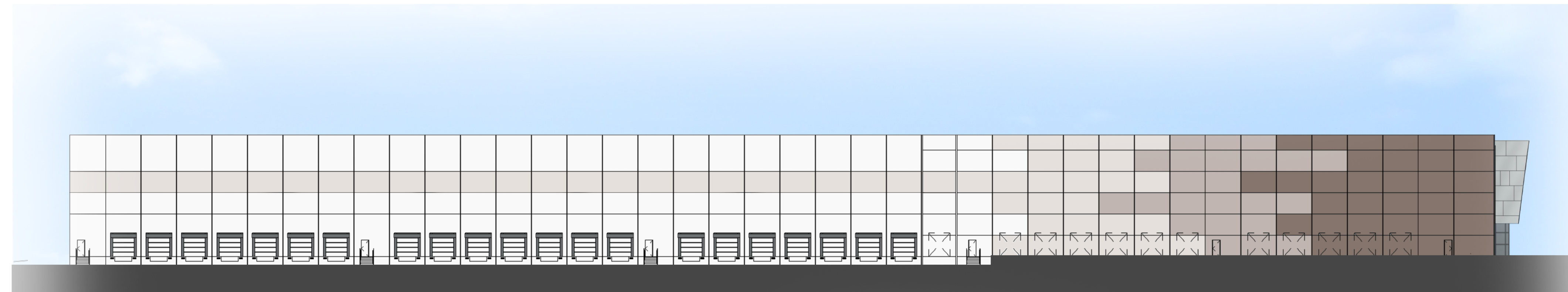
architecture
planning
graphics
civil engineering

8181 north via de negocio
torreón, coahuila 57255
p. 480/767 1001
f. 480/907 2288

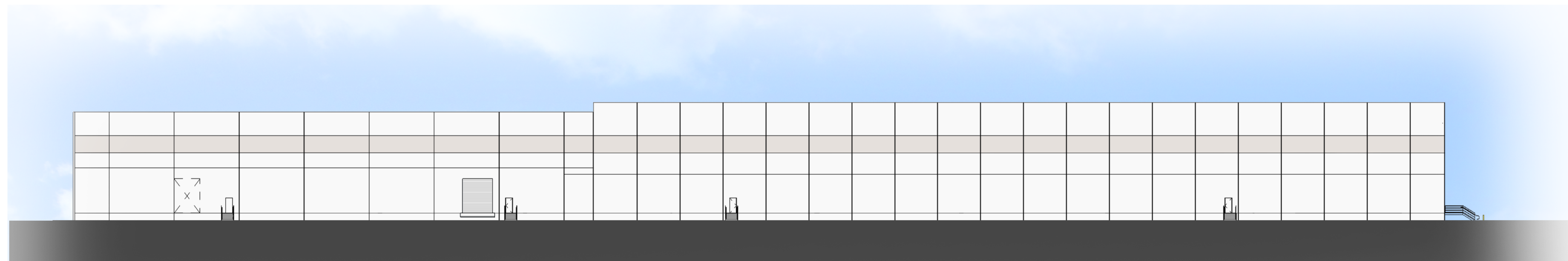
WARE MALCOMB
Leading Design for Commercial Real Estate



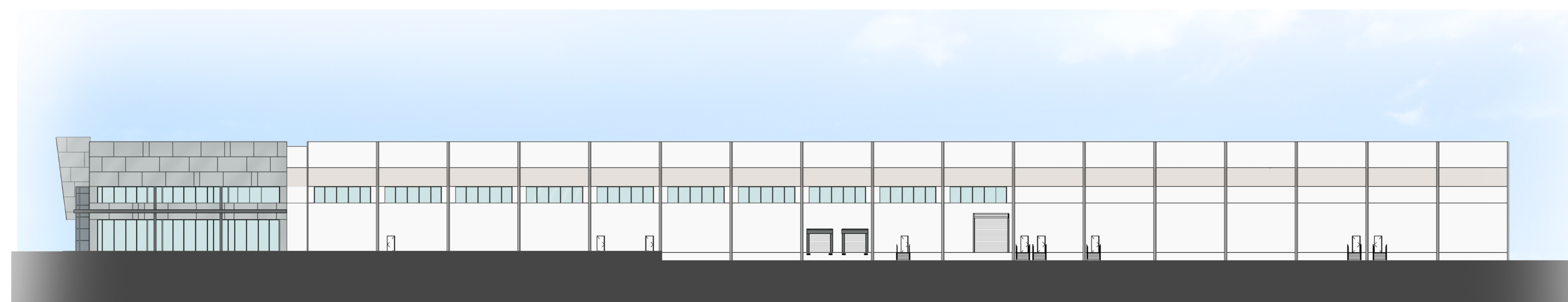
North Exterior Elevation



East Exterior Elevation



South Exterior Elevation



West Exterior Elevation



Colored Elevations

IRIS USA SURPRISE
13445 W. Cactus Rd. Surprise, AZ

WARE MALCOMB

PHX14-0099-00
06.26.2015

SHEET
A4.2



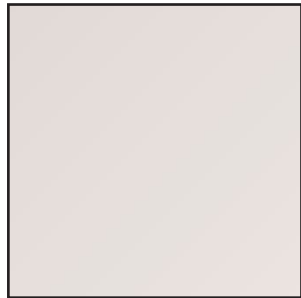
1
MULLIONS
KAWNEER
NO. 14 AND NO. 17
CLEAR ANODIZED



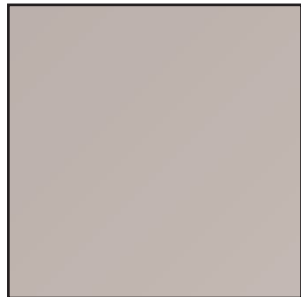
2
INSULATED EXTERIOR GLAZING
PPG
ATLANTICA
SOLARBAN 60



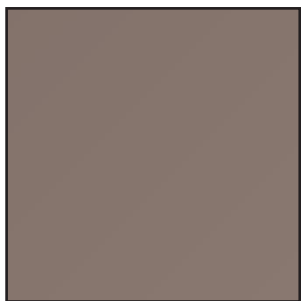
3
EXTERIOR PAINT
DUNN EDWARDS
DEW380
WHITE (-1)
FLAT



4
EXTERIOR PAINT
DUNN EDWARDS
DE6057
RAINDROPS
FLAT



5
EXTERIOR PAINT
DUNN EDWARDS
DE6059
CHOCOLATE MILK
FLAT



6
EXTERIOR PAINT
DUNN EDWARDS
DE6061
RIVER ROCKS
FLAT



Corner Entrance Perspective



7
METAL PANEL
FIRESTONE METAL PRODUCTS
KYNAR 500
REGAL RED



8
METAL PANEL
ALUCOBOND
PVDF-2
CASTLE GREY
GLOSS LEVEL - 30

EXTERIOR MATERIALS BOARD

IRIS USA
13445 W. CACTUS RD.
SURPRISE, ARIZONA 85373



WARE MALCOMB

PHX14-0099-00
06.24.2015



Community Development Department
16000 N Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3002
TTY 623-222-1002

August 10, 2015

Re: FS15-249

Dear Mr. Evernham,

City staff has reviewed the Site Plan for IRIS, USA, Inc, based upon the findings herein; staff concludes the request meets the requirements of the zoning district, municipal code, general plan, and other applicable codes and standards.

Therefore, we are pleased to inform you that we are recommending approval providing all item (s) outlined on attachment A have been satisfied.

Please sign and return the attached document acknowledging your agreement with the condition (s) as written and provide the submittal requirements listed on attachment B. If the requirements are received on or before 8/21/15, the project will remain on the agenda for the Planning and Zoning Commission on 9/3/15.

If you should have any questions, please do not hesitate to contact Deb Perry, Project Coordinator at 623-222-3154 or deborah.perry@surpriseaz.gov

Sincerely,
City of Surprise
Community Development Department

Enc

Project Reviewers

Planning	Eric Fitzer	eric.fitzer@surpriseaz.gov	623.222.3020
Engineering	Dan Schaffer	edaniel.shaffer@surpriseaz.gov	623.222.7039
Real Property	LariBeth Kirkendall	laribeth.kirkendall@surpriseaz.gov	623.222.3025
GIS	Sophie Cole	sophie.cole@surpriseaz.gov	623.222.7533

ATTACHMENT A

A. The Site Plan prepared by Ware Malcomb dated 7/31/15 will be revised and submitted for review to include the following modifications:

Engineering

1. Remove revision clouds and deltas on all sheets.

Sheet A1.0

2. Provide sight visibility lines at each drive per Detail 4-01. Sight lines appear to be calculated from Detail 4-02, not 4-01.
3. Provide sight lines (calculated from Detail 4-01) at Cactus Road and Solar Canyon Way.
4. Include 100 year high water elevation
5. Label storage length for the turn lane (length to match required length in the TIA)

Sheet A1.1a

6. Show proposed striping on Cactus Road (and shade back what is to be obliterated)
7. Show proposed median on Cactus Road (and shade back what is to be removed)

Sheet A1.1b

8. Provide applicable notes only

Sheet A1.1c

9. Provide applicable notes only
10. Provide high water elevation

B. The Landscape Plan prepared by Studio DPA, dated 7/31/15 will be revised and submitted for review to include the following modifications:

Engineering

1. Provide sight visibility lines per City of Surprise Engineering Development Standards **Detail 4-01** at all drives. Verify that existing and proposed vegetation meet the criteria of this detail. Provide the visibility line at the west drive from Cactus Road based on the ultimate roadway section.

2. It appears the sight visibility triangles included on the latest submittal are calculated from Detail 4-02, not Detail 4-01. Provide sight visibility lines, as calculated from Detail 4-01 in the Engineering Development Standards. Include a sight visibility line at Cactus Road and Solar Canyon Way as well.
- C. The Irrigation Plan prepared by Studio DPA, dated 7/31/15 will be revised and submitted for review to include the following modifications:

Engineering

1. Consider changing all irrigation lines to a purple material, whether or not the line has potable or non-potable water. As a note, the City has found the price difference between purple and white PVC to be the same. If the City requires the property to utilize irrigation water in the future, conversion of the lines, valve boxes and meters to purple materials shall be the owner's responsibility.

Real Property

- D. The Phase I must be submitted and cleared prior to permit issuance.
- E. The AutoCAD submitted will be revised and submitted for review to include the following modifications

GIS

1. The AutoCAD files for the ALTA and the Landscape / Irrigation plans were missing.
2. Please submit the following XREF drawings:
 - o X140004_all topo points.dwg
 - o X140004BNDRY.dwg
 - o X140004FP.dwg
3. Please address comments from the other City departments and re-submit all AutoCAD file(s), including the ALTA showing easements, Re-plat, Site Plan with facility footprints, Civil Improvement plans (Grading/Drainage, Sewer, Water, Reclamation, Storm Drain, Paving, Street Signs/Signage/Stripping and Mailboxes), Landscape/Irrigation plans with locations of the power pedestal, electric meter(s) and water meter(s) and the Architectural Floor Plan with proposed suite layouts.
 - o The Architectural Floor Plan doesn't need to follow the AutoCAD submittal requirements outlined in the Concept Meeting Summary.

By signing below, the applicant/owner agrees to the conditions listed above, and understands that although the project may have been scheduled for Planning and Zoning Commission, and/or City Council, all conditions indicated must be addressed, revised plans resubmitted and approved, prior to moving forward to permitting unless specifically stated above.

Applicant/Owner Signature

Date

ATTACHMENT B

Planning and Zoning Commission meeting presentation package

Collated in the order shown below:

- Two (2) copies of written narrative
- Ten (10) copies of 24" x 36" site plan
- Ten (10) copies of 11" x 17" color landscape plan
- Ten (10) copies of 11" x 17" color elevations

Additional items that shall be submitted:

- One (1) CD to include all of the items above in PDF format.
- One (1) copy of the signed condition letter

Iris USA Site Plan

Planning and Zoning Commission

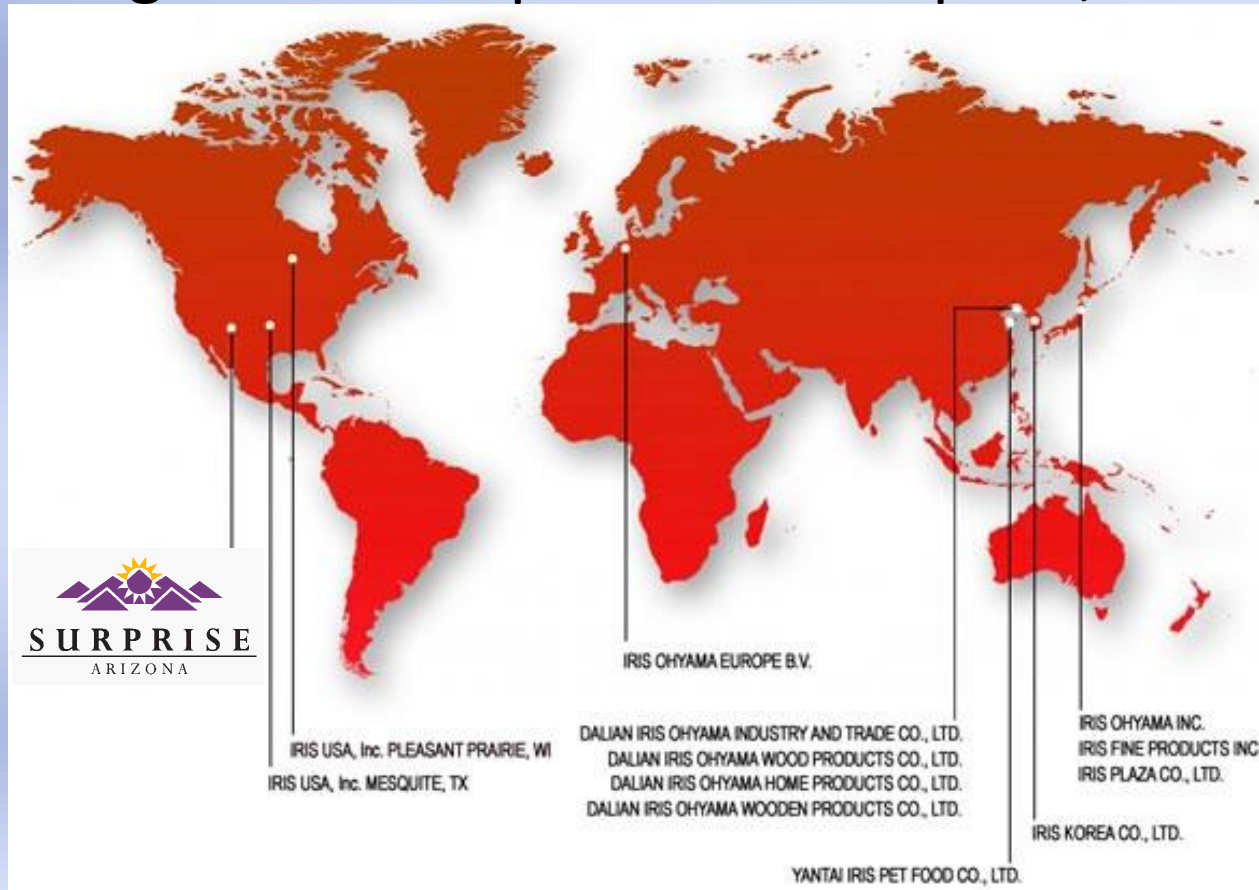
September 3, 2015



IRIS Worldwide



- World Headquarters in Japan
- Operations in U.S, China, The Netherlands, and Korea
- Western Regional Headquarters in Surprise, AZ



Since 1994 IRIS USA has become a leading manufacturer of high-quality storage products.



“A model of cutting-edge, innovative products to help make consumers' lives organized and easier”

– IRIS USA, Inc.



Company & City Investment



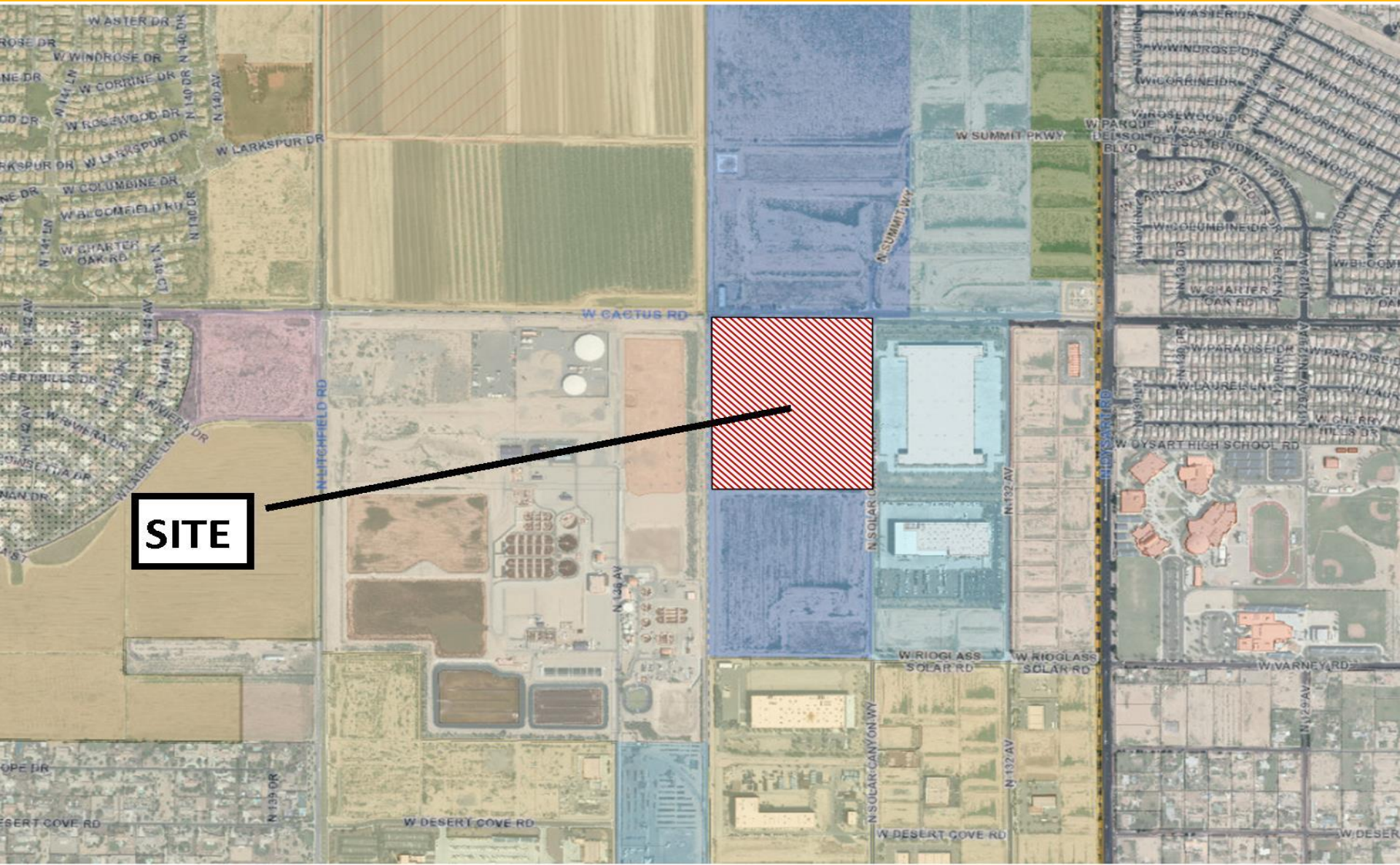
Company Investment

- \$33-\$40M Investment
- Western Regional Headquarters
- 30 Acres Land Purchase
- 300K sf OFF / MFG / DIS
- Employ 100+ Employees
- Local Hiring / Internship Program
- \$800K in Year 1 Revenues to City

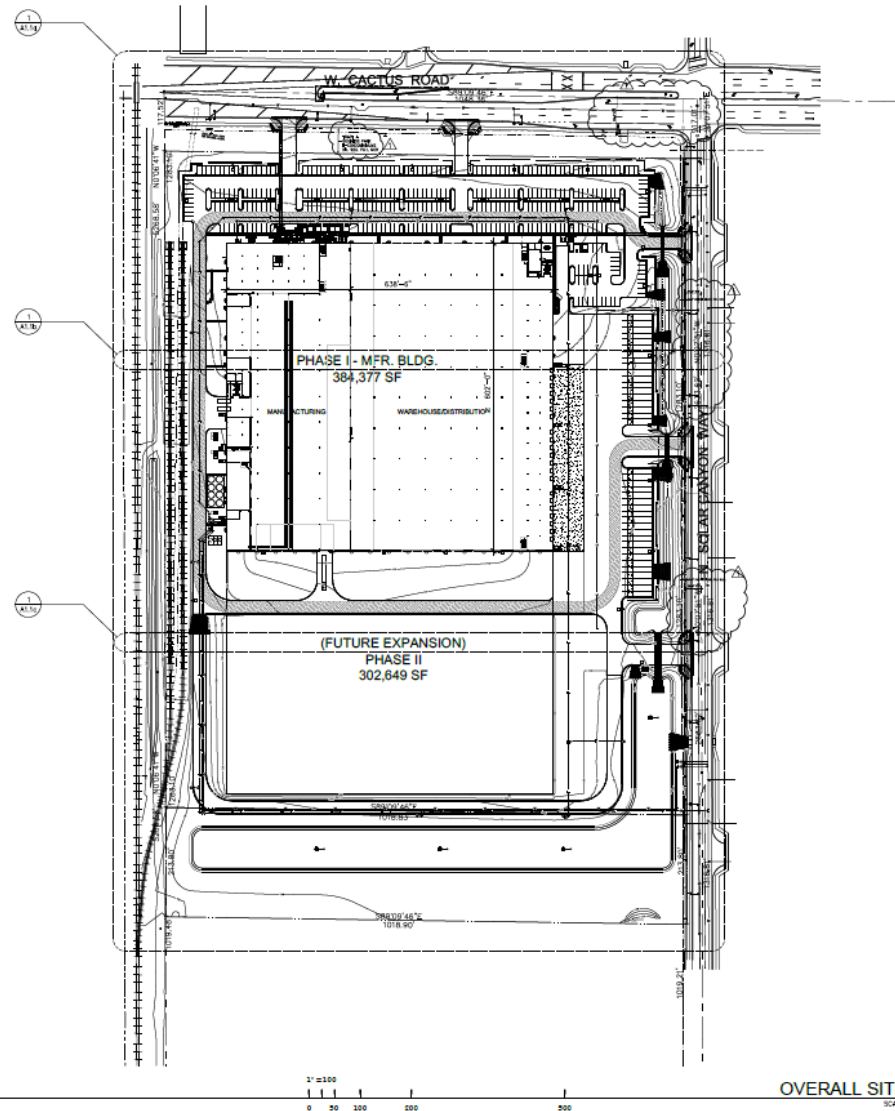
City Investment

- Up-to \$500K in City Fees
 - 100% Post Performance
- Dedicated Project Manager
- Interim Office Space (AZTC)
- \$15K for Inspection OT
- Foreign Trade Zone / Rail Service

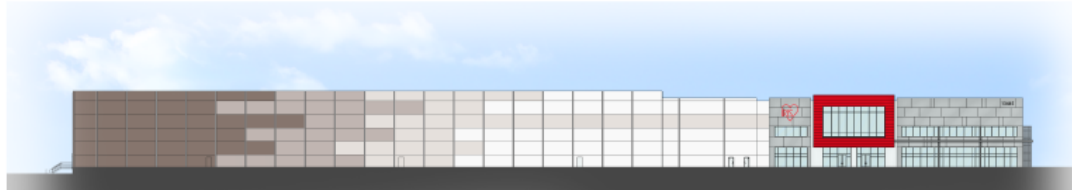
Site



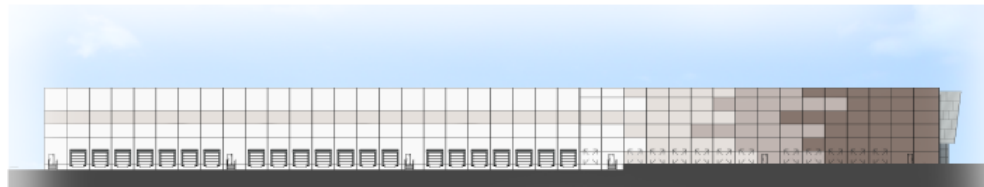
Site Plan



Elevations



North Exterior Elevation



East Exterior Elevation



South Exterior Elevation



West Exterior Elevation

Elevation and Materials



1
MULLIONS
KAWNEER
NO. 14 AND NO. 17
CLEAR ANODIZED



2
INSULATED EXTERIOR GLAZING
PPG
ATLANTICA
SOLARBAN 60



3
EXTERIOR PAINT
DUNN EDWARDS
DEW380
WHITE (-1)
FLAT



4
EXTERIOR PAINT
DUNN EDWARDS
DE6057
RAINDROPS
FLAT



5
EXTERIOR PAINT
DUNN EDWARDS
DE6059
CHOCOLATE MILK
FLAT



6
EXTERIOR PAINT
DUNN EDWARDS
DE6061
RIVER ROCKS
FLAT



7
METAL PANEL
FIRESTONE METAL PRODUCTS
KYNAR 500
REGAL RED



8
METAL PANEL
ALUCOBOND
PVDF-2
CASTLE GREY
GLOSS LEVEL - 30

Landscape Plan

SURPRISE
ARIZONA



Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

September 3, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 3, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action regarding a Comprehensive Sign Program Site Plan for the AZ TechCelerator located at 12425 W Bell Road.

Motion:

I move to approve a Comprehensive Sign Program Site Plan for the AZ TechCelerator.

Background:

Jeanine Jerkovic with the City of Surprise Economic Development Department requests a Site Plan review and approval of a Comprehensive Sign Program to allow for a free standing monument sign to be located at the AZ TechCelerator.

Financial Impact Statement:

The project cost per the quote given is \$80,000.

ATTACHMENTS:

Click to download

- ☐ [FS15-310 - AZ Techcelerator CSP - Staff Report](#)
- ☐ [AZ Techcelerator Comprehensive Sign Program](#)
- ☐ [FS15-310 - AZ Techcerlator CSP - Site Plan](#)
- ☐ [FS15-310 - AZ Techcerlator CSP - Sign](#)
- ☐ [FS15-310 - AZ Techcerlator CSP - Color Pallet](#)
- ☐ [FS15-310 - AZ Techcerlator CSP - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Eric Fitzer, Community Development Director

Site Plan (CSP)

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-310
Project Name: AZ TechCelerator Site Plan Comprehensive Sign Program (CSP)
Council District: 4 – Mulberry
City Council Date: September 3, 2015
Planner: Eric Fitzer

Owner: City of Surprise
Applicant: Jeanine Jerkovic; City of Surprise Economic Development Department.
Request: The applicant is requesting approval of a Site Plan (Comprehensive Sign Program) to allow for a monument sign at the AZ TechCelerator.
Site Location: The subject project is located at 12425 W Bell Road.
Site Size: 10 acres (approx.).
Density: N/A.
General Plan Conformance: N/A.
Support/Opposition: None known.
Staff Recommendation: None.

Project Description:

Jeanine Jerkovic with the City of Surprise Economic Development Department requests a Site Plan review and approval of a Comprehensive Sign Program to allow for a free standing monument sign to be located at the AZ TechCelerator.

Surrounding Zoning and Land Use:

The following is a graphical representation of the zoning of the subject property and its surroundings.

43

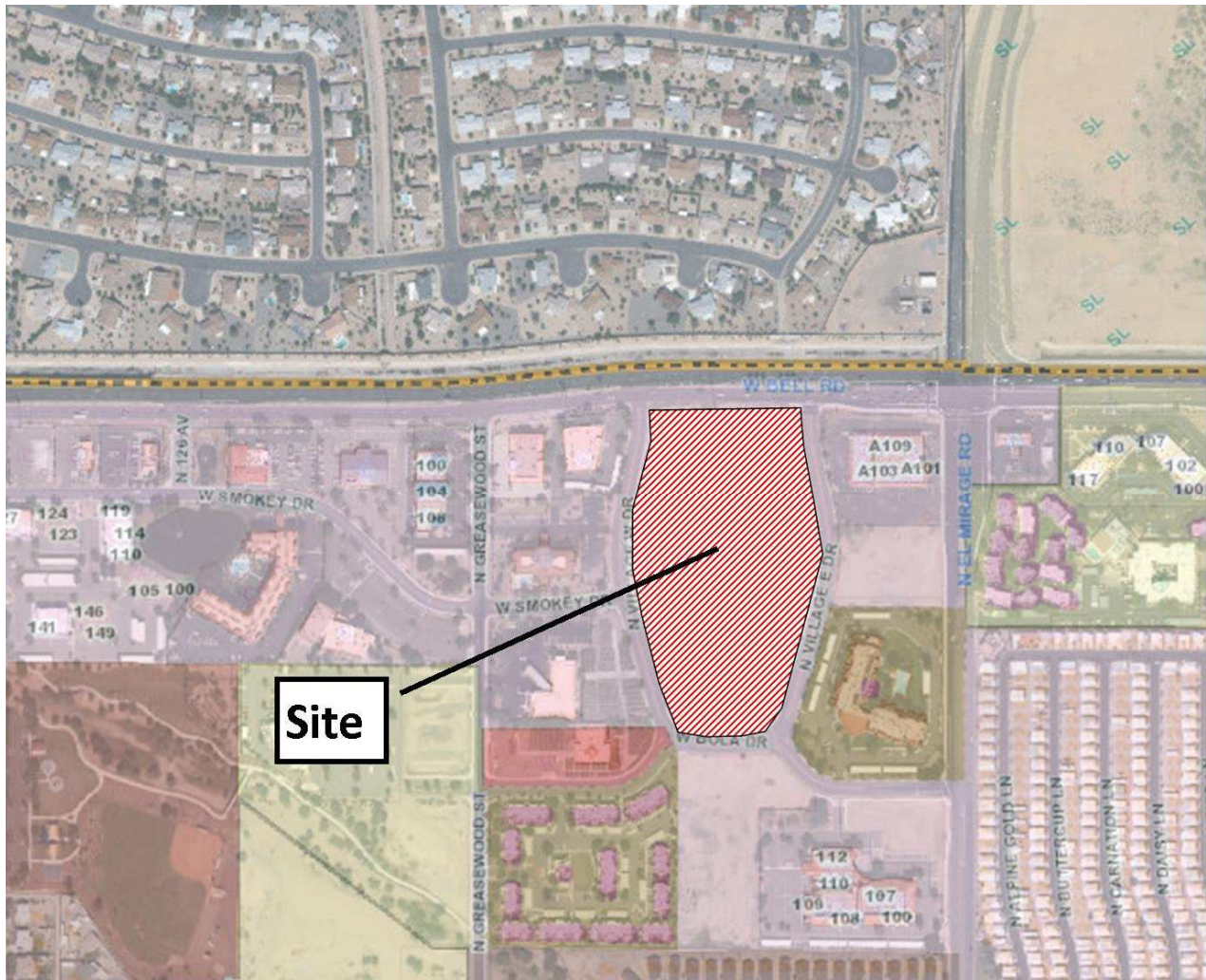
Maricopa County Residential	Maricopa County Residential	Maricopa County Residential
Community Commercial (CC) Hotel and Commercial Center	Community Commercial (CC) AZ TechCelerator	Community Commercial (CC) Commercial Center
Residential High Density (RH) Interfaith Community Care Camp	Community Commercial (CC) Vacant	Residential High Density (RH)

44

45

The following aerial photograph depicts the subject property.

46



47

48

49 **Background:**

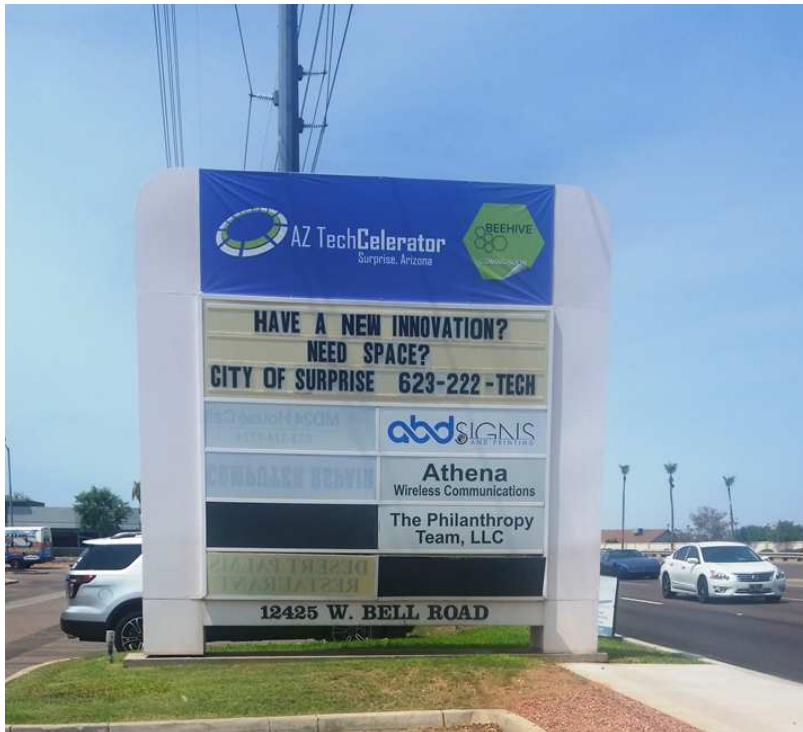
50

51

The City of Surprise is undergoing renovations of the AZ TechCelerator. As part of these renovations a new updated sign is being proposed. The old sign is shown graphically below:

52

53



54
55
56
57

The proposed sign is graphically located below:



58
59

Citizen Outreach: None required.

60
61 **Analysis and Discussion:**
62

63 The applicant proposes a Comprehensive Sign Program (CSP) to provide design guidelines for
64 signage at the City of Surprise AZ TechCelerator. This program will be the governing document as it
65 relates to signage at the AZ TechCelerator site. There is only one free standing monument sign
66 being proposed as part of this CSP proposal along Bell Road. The free standing monument sign, as
67 proposed is fifteen feet (15') at its highest point and approximately ten feet (10') wide; and two feet
68 (2") eight inches (8") thick. The site plan is included as an attachment to this report. The sign, as
69 submitted, includes: AZ TechCelerator verbiage and logo; six (6) interchangeable reader panels on
70 each side; and a digital display.

71
72 **Architecture:**
73

74 The structure of the sign will utilize aluminum framing with aluminum skin. The sign will be painted
75 with the same color pallet as that of the approved color pallet for the buildings at the AZ
76 TechCelerator. The colors utilized on the sign are proposed to be: Emperor Jade; Weathered
77 Leather; and Desert Suede. All graphic copy will be illuminated with white LED's spaced as
78 necessary to illuminate the copy. The AZ TechCelerator logo and verbiage will be imaged vertically
79 on the northern edge of the sign. There will be six (6) reader panels on each side for a total of
80 twelve (12) that will be interchangeable on each side of the sign to indicate the incubated business
81 which are tenants of the AZ TechCelerator. Each panel will be nine inches (9") tall and seven feet
82 (7') six inches (6") wide. The letters on the panels will be white push through acrylic backed by clear
83 acrylic. The digital display will be seven feet (7') six inches (6") wide and four feet (4') two inches
84 (2") tall. There will be two digital displays located on both sides of the monument sign so that the
85 display may be viewed from east and west bound traffic
86

87 **Landscape Plan:**
88

89 N/A
90

91 **Pedestrian Connectivity:**
92

93 N/A
94

95 **Photometric Plan:**
96

97 N/A
98

99 **Recommendation:**
100

101 Staff will not be making a recommendation at this time.
102

- 103 **Attachments:**
104
105 AZ TechCelerator Comprehensive Sign Program
106 AZ TechCelerator Site Plan
107 AZ TechCelerator Sign
108 AZ TechCelerator Color Pallet

AZ TechCelerator

Comprehensive Sign Program

August, 2015

Owner

**City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-3000**

Signage Consultant

**Bootz & Duke Signs
4028 W Whitton Ave
Phoenix, AZ 85019
602-272-4608**

Applicant

**City of Surprise
Economic Development
Department
AZ TechCelerator
12425 w. Bell Road**

Introduction

This Comprehensive Sign Program (CSP) has been created to provide design guidelines for signage at the City of Surprise AZ TechCelerator. This program will be the governing document as it relates to signage at the AZ TechCelerator site. The intent of this CSP is to create a framework for signage design that will have a positive impact on the street scape as well as be legible and consistent with the design of the AZ TechCelerator.

The free standing sign proposed for the site was developed to provide the passing motorists with a clear and concise display of aesthetic graphics identifying the various incubated businesses within the AZ TechCelerator and a digital display to be utilized for public purposes. Together with the quality renovations of the AZ TechCelerator the signage will provide those incubated business greater visibility and allow the City to inform the community of events and so forth.

Free Standing Ground Signage / Bell Road

1. Sign Type / Quantities and General Description

The AZ TechCelerator has just over 380 feet of linear frontage along Bell Road; a divided major arterial maintained by the City of Surprise with a posted speed limit of 45 MPH. The proposed sign is intended to be viewed at distances greater than 1,000 feet and is indicated on the site plan drawing attached to this CSP as Exhibit A.

There is only one free standing monument sign being proposed as part of this CSP proposal along Bell Road.

The sign rendering is included as Exhibit B. The sign as shown is fifteen feet (15') at its highest point and approximately ten feet (10') wide; and two feet (2") eight inches (8") thick.

The free standing monument sign is proposed to be located outside of site visibility zones. The proposed sign integrates into the surrounding landscape and follows a similar color pallet of the renovations being performed at the AZ TechCelerator.

2. Graphic Copy / Illuminations

All graphic copy will be illuminated with white LED's spaced as necessary to illuminate the copy. The AZ TechCelerator logo and verbiage will be imaged vertically on the northern edge of the sign. The logo will be two feet (2') one inch (1") wide and just over three feet (3') one inch (1") tall and located above the sign copy. The AZ TechCelerator copy will be nine feet (9') two inches (2") tall and one foot (1') two inches (2") wide.

There will be six (6) reader panels on each side for a total of twelve (12) that will be interchangeable on each side of the sign to indicate the incubated business which are tenants of the AZ TechCelerator. Each panel will be nine inches (9") tall and seven feet (7') six inches (6") wide. The letters on the panels will be white push

through acrylic backed by clear acrylic. The address will be located at the bottom and meet City standards for size and visibility.

3. Digital Display

The sign will utilize a digital display to be located above the reader panels and approximately three feet (3') from the highest point of the sign. The display will be a Daktronics digital display model AF-3550-64 x 128-16-RGB. The digital display will be seven feet (7') six inches (6") wide and four feet (4') two inches (2") tall. There will be two digital displays located on both sides of the monument sign so that the display may be viewed from east and west bound traffic.

4. Embellishments

The structure of the sign will utilize aluminum framing with aluminum skin. The sign will be painted with the same color pallet as that of the approved color pallet for the buildings at the AZ TechCelerator. The colors utilized on the sign are proposed to be: Emperor Jade; Weathered Leather; and Desert Suede. The Color Pallet is included as Exhibit C.

5. Requirements per the City of Surprise Chapter 113 Signs Article VIII

Per Section 113-8 (1), a "public sign" is exempt from the permitting requirements, but must otherwise comply with Chapter 113. However the sign will comply with the City requirements, building codes and be permitted through the City of Surprise Community Development Department.

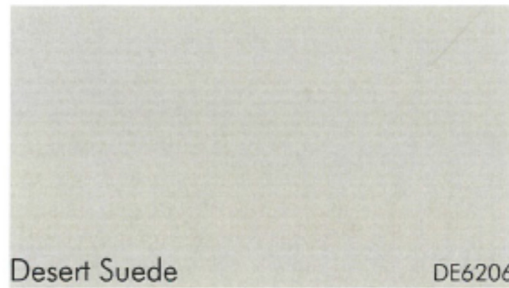
Section 113.129 (c) (3) a limits the aggregate sign area to 48 square feet for sites less than 10 acres. Section 113-195 (2) will allow a 50% increase in sign area if part of a Comprehensive Sign Program (CSP), in which case a maximum of 72 square feet of sign area would be allowed. In the case of the AZ TechCelerator seventy-two (72) square feet will be the maximum size allowed.

[illegible]

Exhibit B
AZ TechCelerator Sign Rendering

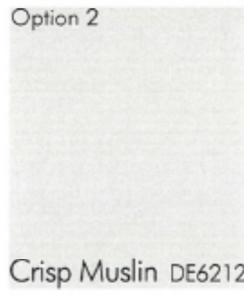


Exhibit C AZ TechCelerator Color Pallet



AZ TECHCELERATOR
12425 W. BELL ROAD

Main Body
Stucco
Slump Block
Wood Siding



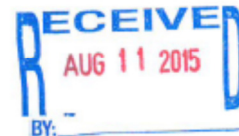
Main Body Elements
Wainscot
Precast Door/Window Trim
Columns



Wood Elements
Heavy Timber
Fascia
Rafter Tails
Soffits



Frames
Window Frames
Door Frames



*All Colors Based on Dunn Edwards

Scheme 4

AZ TechCelerator, Surprise AZ - Color Schemes



MANUFACTURE AND INSTALL ONE(1) D/F ILLUMINATED MONUMENT SIGN WITH DIGITAL DISPLAY
SCALE: 3/8" = 1'-0"

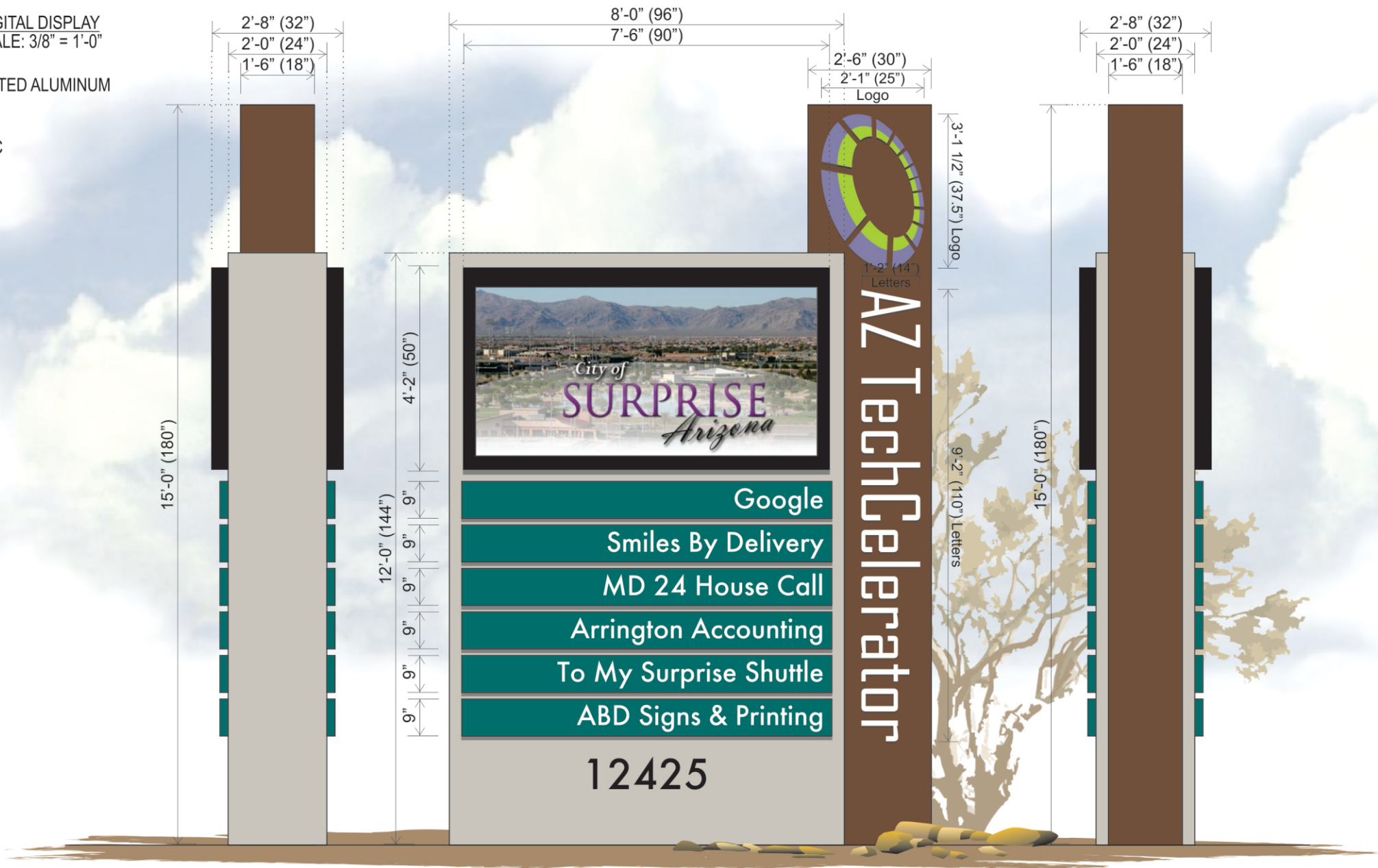
CONSTRUCTION:
- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED ALUMINUM
FOR THE FACE PAINTED AND TEXTURED TO MATCH CUSTOMER SPECIFIED

- 1/2" PUSH THRU WHITE ACRYLIC LETTERS BACKED UP WITH 3/16" CLEAR ACRYLIC

ILLUMINATION:
- WHITE LEDs SPACED AS NECESSARY FOR PROPER ILLUMINATION

- DAKTRONICS DIGITAL DISPLAY AF-3550-64 x 128-16-RGB (EMD LEVEL1)

INSTALLATION:
- ON ASA APPROVED PIPE AND FOOTING AT CUSTOMER SPECIFIED LOCATION



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications

All Signs Fabricated as per
A.S.A. Specifications & 2012 I.B.C.

Electrical Specifications

All Signs Fabricated as per
2011 N.E.C. Specifications



BOOTZ & DUKE Signs

4028 W. Whitton Ave. - Phoenix, AZ - 85019
P: (602) 272-9356 F: (602) 272-4608
www.bootzandduke.com

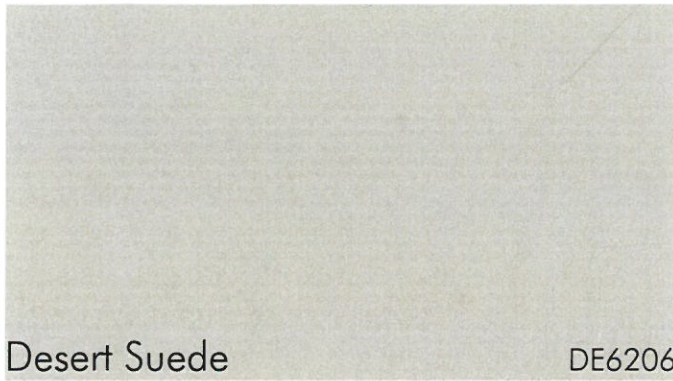
Customer: City of Surprise - Old Town Hall	Design # 150627-02
Address: 12425 W. Bell Road - Surprise, AZ	Date: July 22, 2015
Salesman: Charlie Gibson	Revision: [2]~ 8-6-15
Designer: Kenney Welker	Page: 1 of 1

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NOTE: ALL SIGNS MANUFACTURED BY BOOTZ AND DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

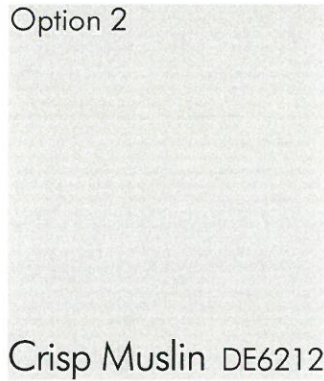
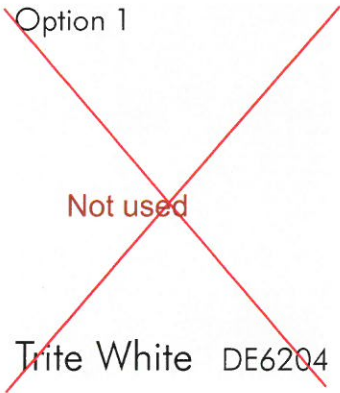


AZ TECHCELERATOR
12425 W. BELL ROAD



Main Body

Stucco
Slump Block
Wood Siding



Main Body Elements

Wainscot
Precast Door/Window Trim
Columns



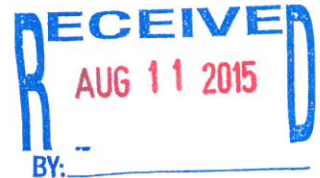
Wood Elements

Heavy Timber
Fascia
Rafter Tails
Soffits



Frames

Window Frames
Door Frames



*All Colors Based on Dunn Edwards

Scheme 4

AZ TechCelerator, Surprise AZ - Color Schemes





Scheme 4

AZ TechCelerator, Surprise AZ - Color Schemes



Perlman
Architects of Arizona
Date: 07.23.15



Scheme 4

AZ TechCelerator, Surprise AZ - Color Schemes



Perlman
Architects of Arizona
Date: 07.23.15



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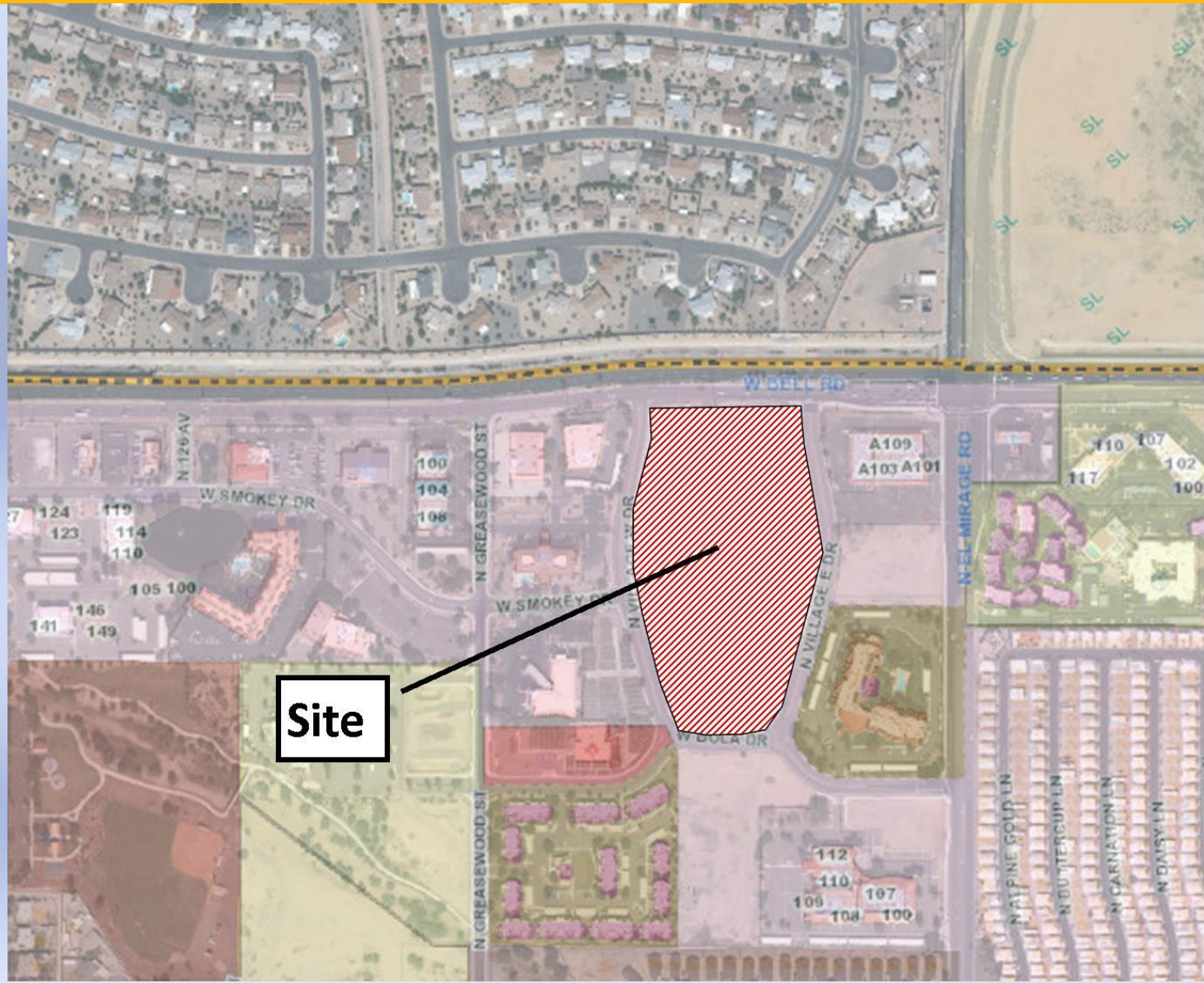


AZ TechCelerator Site Plan Comprehensive Sign Program Planning and Zoning Commission

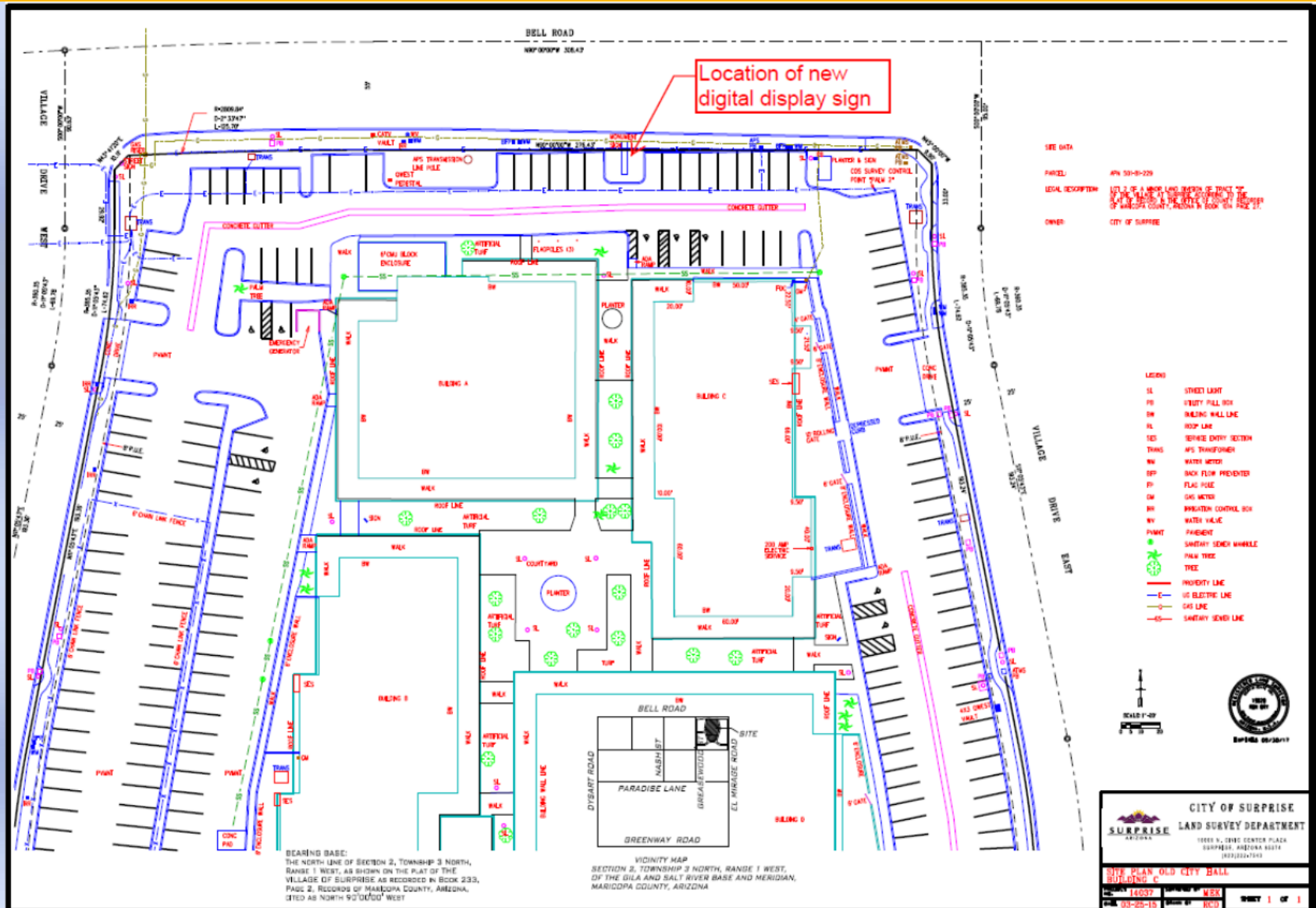
September 3, 2015



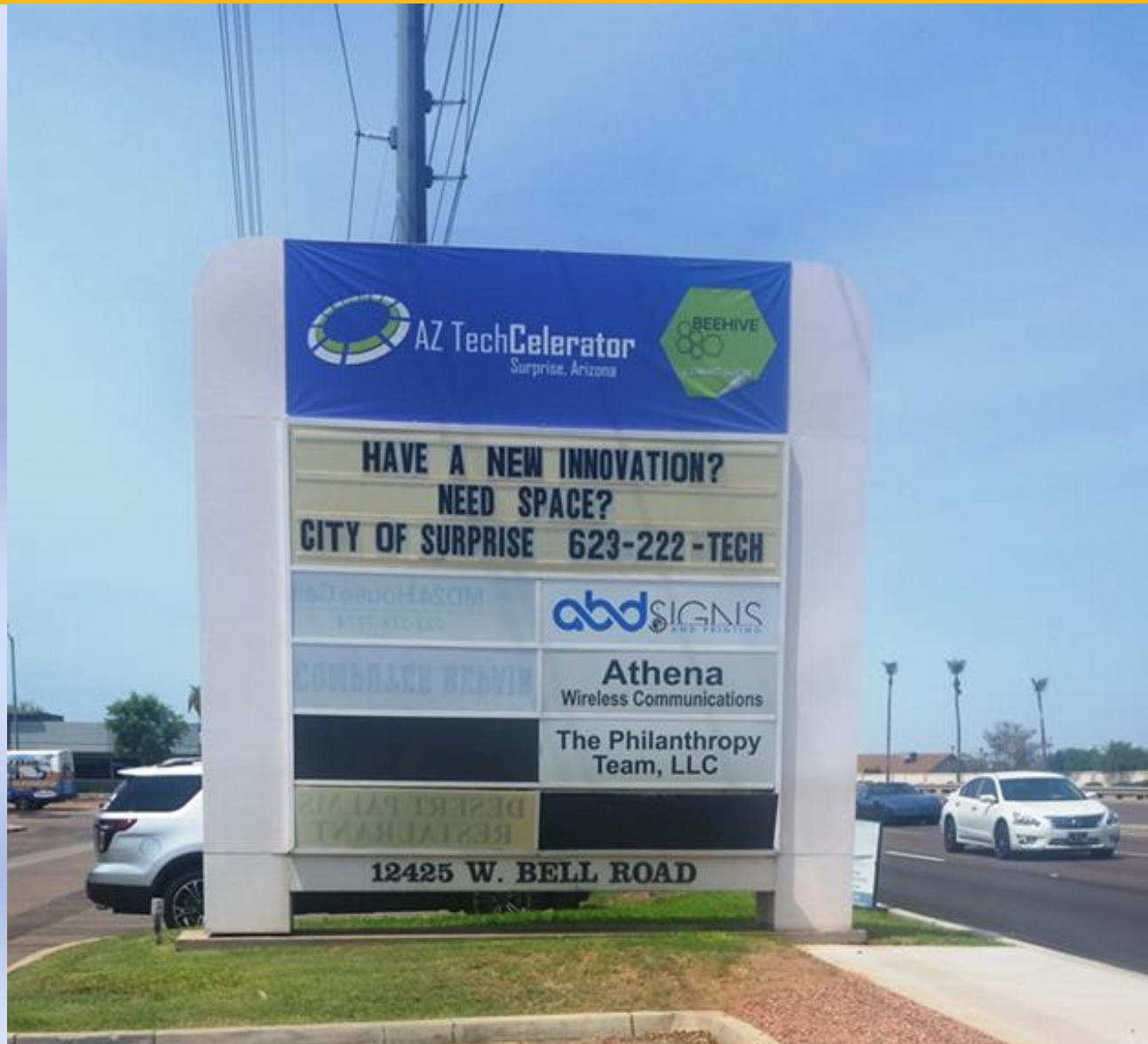
Site



Site Plan



Current Sign



Proposed Sign



MANUFACTURE AND INSTALL ONE(1) D/F ILLUMINATED MONUMENT SIGN WITH DIGITAL DISPLAY
SCALE: 3/8" = 1'-0"

CONSTRUCTION:

- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED ALUMINUM FOR THE FACE PAINTED AND TEXTURED TO MATCH CUSTOMER SPECIFIED

- 1/2" PUSH THRU WHITE ACRYLIC LETTERS BACKED UP WITH 3/16" CLEAR ACRYLIC

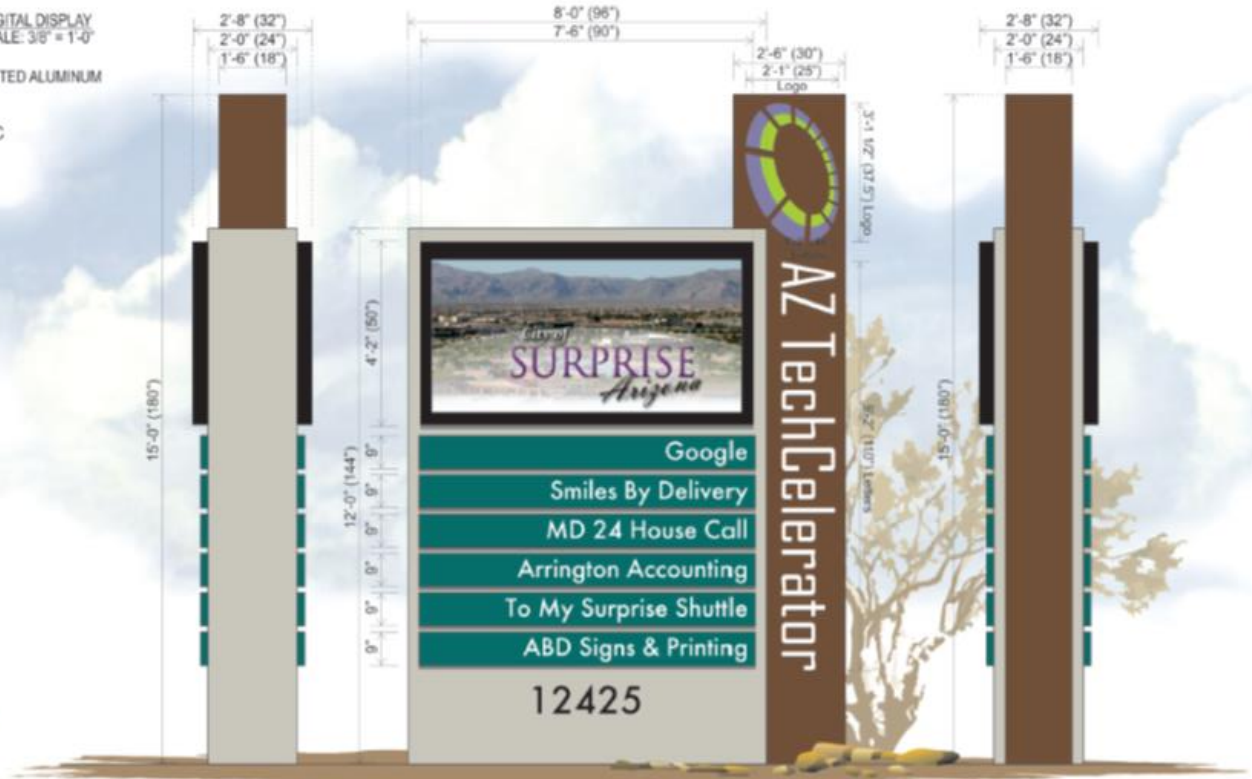
ILLUMINATION:

- WHITE LEDS SPACED AS NECESSARY FOR PROPER ILLUMINATION

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
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Customer: City of Surprise - Old Town Hall
Address: 12425 W. Bell Road - Surprise, AZ
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Designer: Kenney Welker

Design #: 150627-02
Date: July 22, 2015
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Page: 1 of 1

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Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

September 3, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 3, 2015	Contact Person:	Jason Hughes, Human Service and Community Vitality
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action of the Consolidated Annual Performance and Evaluation Report 2014-2015.

Motion:

I move to approve the Consolidated Annual Performance and Evaluation Report 2014-2015.

Background:

In accordance with federal regulations 24 CFR 91.515- Performance Reports, each jurisdiction that has an approved Consolidated Plan shall annually review and report, in a form described by HUD. The report measures the city's progress in reaching goals and objectives contained in the Consolidated Plan and Annual Action Plan. The period covered in the report is July 1, 2014 through June 30, 2015.

Financial Impact Statement:

There is no financial impact for this item. This is a review of current year expenditures as reported through the Federal Housing and Urban Development Integrated Disbursement and Information Systems.

ATTACHMENTS:

Click to download

- ☐ [CAPER 2014-15 - Staff Report](#)
- ☐ [CAPER 2014-15 - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Jason Hughes, Neighborhood Services Interim Supervisor



HUMAN SERVICE AND COMMUNITY VITALITY DEPARTMENT

Date: September 3, 2015

To: Planning and Zoning Commission Members

From: Brenden Espie, Interim Human Services and Community Vitality Interim Director
Jason Hughes, Acting Neighborhood Services Supervisor
Alicia Rubio, Program Coordinator

Re: Consolidated Annual Performance Evaluation Report (CAPER) 2014-2015

Introduction

Through contractual obligation as well as U.S. Department of Housing and Urban Development (HUD) regulation, the City of Surprise is required to submit the Consolidated Annual Performance and Evaluation Report (CAPER) by September 30th of each year for the preceding program year. This report outlines project/program activities funded by the Community Development Block Grant (CDBG) program for the grant year. The city is required to report on CDBG funding only and HOME funding is reported by the Maricopa County Consortium on the city's behalf.

Today's Public Hearing is aimed at opening a constructive discussion by the commission members, staff, and the residents of Surprise to enable the commission members to recommend approval of the CAPER 2014-15. HUD requires that the CAPER be submitted by September 30, 2015 to enable the City of Surprise to continue receiving housing and community development funds in the future.

Background

In accordance with federal regulations 24 CFR 91.515- Performance Reports, each jurisdiction that has an approved Consolidated Plan shall annually review and report, in a form described by HUD. The report measures the city's progress in reaching goals and objectives contained in the Consolidated Plan and Annual Action Plan. The period covered in the report is July 1, 2014 through June 30, 2015.

The activities summarized in the report implement City Council approved projects and programs for Program Year 2014-15, for the provision of housing and community development services to the community. The report does not establish any new policy.

The City of Surprise received \$541,946 under CDBG grants in 2014 from HUD.

The Human Service and Community Vitality Department (the Department) undertook an Emergency Housing Rehabilitation program for income qualified residents of Surprise living in owner occupied housing. The program continues to operate with roll over funding in the amount of \$325,634. This funding will help 32 individual projects to be carried out until funds are expended.

The Neighborhood Services Division also solicited applicants for Public Service Grants for the third time in the Division's history. Grantees applied for and were awarded \$76,827 (cumulatively) of CDBG Funding. Awardees include St. Mary's Food Bank Alliance (\$20,000), Arizona Bridge to Independent Living (ABIL) (\$34,558), Benevilla (\$14,269), Central AZ Shelter Services (CASS) (\$8,000). All projects are major priorities in Consolidated Plan 2010-14 and Annual Action Plan 2014-15 and are City Council approved for funding.

The highlights of the report are as follows:

Emergency Housing Rehabilitation Program:

- a. The City of Surprise Community and Economic Development Department continues to offer Emergency Rehabilitation (rollover funding) on owner-occupied homes. Income qualified individuals are eligible on a first-come-first-served basis. CDBG funding is used for this program.
- b. Repairs for the program include, but are not limited to accessibility, plumbing, heating, cooling and electrical.
- c. 17 individual projects were completed during the 2014-2015 Program Year.
- d. Program is ongoing.

Bicentennial Park Improvements:

- a. Completed trail sidewalks, demolition of an unused building, installation of concrete pads within the dugout and riser area. New lighting and pavement at parking lot.

Public Service Grants:

- a. The Community and Economic Development Department solicited proposals for Public Service Grants. Applications were awarded for \$76,827.
- b. Four organizations' applications were awarded after all grants were individually scored, gave presentations on their individual applications in front of the Planning and Zoning Commission which determined the awardees and recommended approval by City Council.

Administration:

- a. 20% of the allotted CDBG funding is set aside for program administration.

The below table illustrates the current status of projects and funds expended during the 2014-15 program year:

Project	Funding Source	2014-15 Status	Funds Allotted	Funds Expended	Future Action
Emergency Housing Rehabilitation	CDBG	In Progress	\$325,634 rollover	\$164,231.	Emergency Repairs on Owner Occupied, Income Qualified, Homes in Surprise
Public Service Grants	CDBG	In Progress	\$119,306 - rollover \$42,479	\$ 99,307	Partnership with Funded Non-Profit Organizations for Specified Public Services
Administrative Allotment	CDBG	In Progress	\$194,382- rollover \$85,993	\$102,044	None

Previous Actions

Projects reported on were approved by the Planning and Zoning Commission as well as the City Council through public meetings and hearings. Funding of each project is determined by the

procurement process, and subsequently approved by the City Council if necessary per city procurement guidelines.

Updated Actions

The City of Surprise views 2014-2015 program year as one of continued growth, progress, and significant investment in the future to create sustainable neighborhoods. A draft copy of the report was made available for public comment for 15 days as required per HUD regulation. Any comments received will be included in the final draft of the CAPER.

Future Actions

Submission to HUD by September 30, 2015.

Recommendations

Staff recommends approval of CAPER 2014-2015.

CDBG Commission Consolidated Annual Performance and Evaluation Report (CAPER) 2014-15



September 3, 2015



Today's Objectives



- Update on CAPER Process
- Approve **CAPER 2014-15**

Background: CAPER 2014-15



- Mandated by U.S Housing and Urban Development (HUD)
- Identifies Project/Program Activities Funded by CDBG for the Program Year 2014-15
- Covers Program Year 2014-15 (July 1, 2014- June 30, 2015)
- Submit to HUD Within 90 Days of End of Program Year (by September 30, 2015)

Background: CAPER 2014-15



- Monitoring Tool for HUD
- Summarizes Accomplishments
- Measures Goals and Objectives Set in Consolidated Plan 2010-2014 and Annual Action Plan 2014-15
- Assists City Officials and Public Understand Impact on Community

CAPER 2014-15

September 2014-15 Allotments Received CDBG Funding \$541,946	
OTS Street Improvements	\$356,730
Funded Public Services	\$76,827
Administration	\$108,389

Emergency Housing Rehabilitation

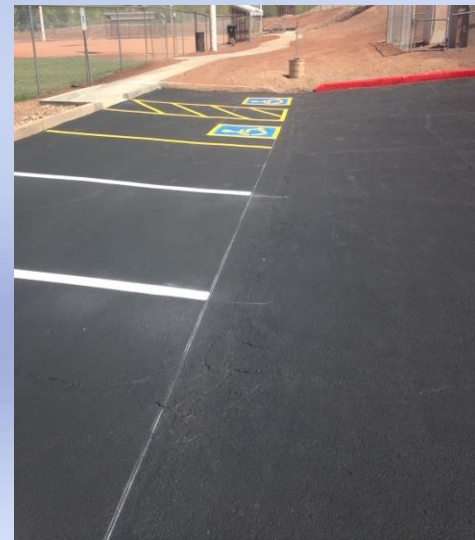
- \$325,634 roll-over with a budget of \$10,000 per project
- All awardees are income and program qualified
- Repairs include, but are not limited to, plumbing, electrical, heating, cooling, and accessibility.
- 17 projects completed in PY 2014-2015 total \$164,231



Bicentennial Park

Expended: \$86,326 Completed Project: April 2015

- Trail Sidewalks
- Demo/Bldg
- Lighting
- Parking Lot



Public Services

St. Mary's Food Bank Emergency Food Boxes

Awarded: \$20,000

Spent: \$20,000

Arizona Bridge to Independent Living

Awarded: \$34,558

Spent: \$20,559

Summer Youth Employment Program

Awarded: \$26,889

Spent: \$26,889

Prior Year: (\$26,889)



Social Services

Benevilla

Awarded: \$14,269

Spent: \$21,005

Prior Year: (\$6,736)

Central Arizona Shelter Services

Awarded: \$8,000

Spent: \$2,000



CAPER 2014-15



Project	Funding Source	2014-15	Funds Allotted	Funds Expended	Future Actions
Emergency Housing Repair	CDBG	17 projects completed	\$325,634 Roll-Over	\$164,231	Ongoing program
Park Improvement Project	CDBG	Completed	\$86,326	\$86,326	None
Social Service Funding (15%)	CDBG	Funded. • St Marys • Benevilla • ABIL • CASS • SYEP	\$76,827 \$42,479 Roll-Over	\$99,306	St Mary's Benevilla completed, ABIL CASS ongoing;
Administrative Allotment (2014)	CDBG	Ongoing	\$108,389 \$85,993 Roll-Over	\$139,676	None

CAPER Timeline

**July 2014-June
2015**

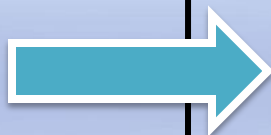
Program Year

September 3

Final Draft

**August 20-
September 8**

Public Review



CAPER Timeline

September 3

Planning and Zoning
Commission Hearing &
Approval

September 30

Submit to HUD



Summary



- Update on PY 2014-2015 Activities
- Approve **CAPER 2014-15**



CITY OF SURPRISE
Planning and Zoning Commission

September 3, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 3, 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
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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):