



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

Thursday, June 4, 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	PRESENTED BY

- #1 District Internal Consideration and action on the April 16, 2015 Planning and Zoning Commission minutes. Approve
Heather
Donaldson,
Community
Development
- #2 District 5 Consideration and action item regarding a Major Site Plan for Urgent Care Extra located on the south side of Bell Road, west side of Reems Road, within the Mountain Vista Ranch PAD. Approve
Sergio Angulo,
Community
Development
- OTHER BUSINESS:**
- #3 District Internal Discussion for future agenda items. No Action
Eric Fitzer,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: May 26, 2015 at 3:25 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

June 4, 2015 @ 6:00:00 PM

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Board Meeting Date:	June 4, 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
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Agenda Wording:

Consideration and action on the April 16, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the April 16, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [4-16-15 P&Z Commission Meeting Minutes](#)

External Attachment Links:

Meeting Requirements:

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 16, 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, April 16, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Dennis Smith, Jerry Hoyler and Mathew Keating. Commissioners Peter Pervi and Matthew Bieniek were absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Joshua Mike, Planner Jackie Keller, 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

Community Development Director, Eric Fitzer, advised the Commission of an upcoming Council Work Session on May 19th at 4:00 p.m. in Council Chambers at Surprise City Hall located at 16000 N. Civic Center Plaza, Surprise, AZ 85374, where Urban Forester, Mr. Richard Atkins, will be giving a presentation on the regional urban tree shape plan which will kick off discussions of a tree plan for the City of Surprise.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the April 2, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for April 2, 2015. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes, 2 absences.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – CITYWIDE – Consideration and action of two alternative approaches to land use concepts for the city-initiated Major General Plan Amendment - General Plan Elements Update.

Eric Fitzer, Community Development Director, provided a brief background and explanation of both a Conventional approach and Character Pattern approach to how the Land Use Map will represent the future land use categories and implementation of future development in Surprise.

Jon Vlaming, Principal at Stella Polaris, LLC, presented the Commission with the concepts and how they apply to the geography that is unique to Surprise. He discussed the Land Use Scenario Types, the existing alternative Land Use Map, a proposed Conventional Alternative Land Use Map and a proposed Character Area Alternative Land Use Map. He also gave a comparison of Land Uses both in residential and non-residential.

Kevin Kugler, Director of Planning at RBF Consulting, a Company of Michael Baker International, LLC, presented the Commission with a comparison of the two approaches on the following indicators:

- Existing General Plan Composition & Style
- Public Education
- Edge Treatment
- Relationship to Additional General Plan Elements
- City Staff Perspective
- Planning & Zoning Commission/City Council Perspective
- Major vs. Minor General Plan Amendments
- Development Community Perspective
- Existing Zoning Ordinance (SUDC) Consistency
- CIP Planning & Budgeting
- Existing Planned Area Developments (PADs)

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

The Commission discussed:

- Overlay map (geographical component)
- Training necessary to implement a new approach
- Adoption timeframe
- Benchmarks for area or by design
- Possible threat of litigation with Character Pattern
- Wildlife Corridors (1,000 feet wide)
- Possibility of “swapping” uses within a Character Pattern
- Challenges that other cities have faced switching from Conventional to Character Pattern
- Comparison of flexibility of Conventional Approach and Surprise's existing plan
- Hybrid of both Conventional and Character Pattern approaches
- Difference between Minor General Plan Amendment and Major General Plan Amendment

Vice Chair Chapman made a motion to recommend to Mayor and City Council the Character Area Approach for the city-initiated Major General Plan Amendment – General Plan Elements Update as the basis for updating the Land Use Plan for the City of Surprise. Commissioner Hoyler seconded the motion. The motion passed with 4 yes votes, one no vote (Commissioner Smith) and 2 absences.

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 7:35 p.m.

Eric Fitzer
Community Development Director

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

June 4, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 4, 2015	Contact Person:	Sergio Angulo, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action item regarding a Major Site Plan for Urgent Care Extra located on the south side of Bell Road, west side of Reems Road, within the Mountain Vista Ranch PAD.

Motion:

Motion to approve a Major Site Plan for Urgent Care Extra subject to staff recommended stipulation 'A' as listed in the staff report.

Background:

Mike Marden of WDS Architecture, PLLC, on behalf of The Kobold Group, LLC, submitted a request for a Major Site Plan Amendment relating to a currently vacant property located within the Mountain Vista Ranch PAD.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [FS15-112 - Urgent Care Extra - MSP - Staff Report](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Case Map](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Vicinity Map](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Narrative Report](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Site Plan](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Landscape Plan](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Elevations](#)
- ☐ [FS15-112 - Urgent Care Extra - MSP - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Sergio Angulo - Planner I

Eric Fitzer - Director



COMMUNITY DEVELOPMENT DEPARTMENT

Date: June 4, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Sergio Angulo, Planner I

Re: FS15-112 – Urgent Care Extra
Major Site Plan Amendment

Introduction

Mike Marden of WDS Architecture, PLLC, on behalf of The Kobold Group, LLC, submitted an application for a Major Site Plan Amendment to allow a new urgent care to be located on a vacant infill lot generally located on the southwest corner of Bell Road and Reems Road.

History

July 28, 1994: The City Council approved the original PAD for Mountain Vista Ranch under case PAD94-002.

November 5, 2002: The Planning and Zoning Commission approved a Master Site Plan for the Macayo's Plaza development under case SP02-220.

June 7, 2005: The Planning and Zoning Commission approved a Master Sign Program for the Macayo's Plaza development under case CUP05-139.

January 29, 2015: Staff held a Concept Review meeting with the applicant under case CR15-038.

March 16, 2015: The applicant filed the subject application under case FS15-112.

April 24, 2015: Staff issued 1st review comments relating to the subject application.

April 27, 2015: Staff met with the applicant to discuss review comments.

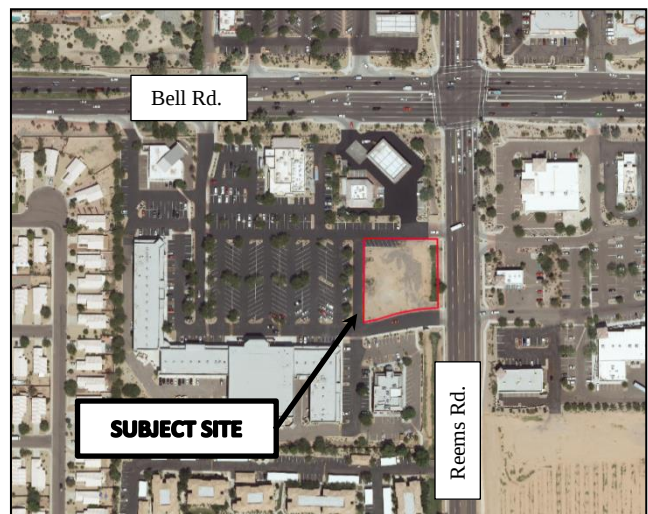
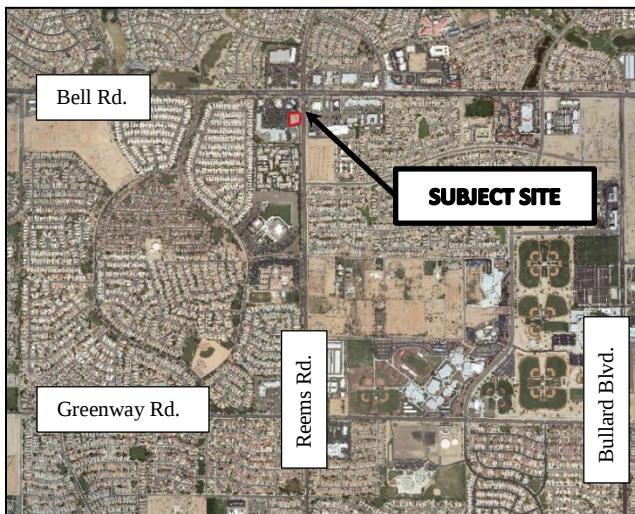
May 1, 2015: The applicant filed their 2nd submittal.

Staff Review

Location:

The approximately 31,000 square foot subject property is located in the Macayo's Plaza commercial development located in the southwest corner of Bell Road and Reems Road. The immediate area is completely built-out, with existing buildings and a parking lot located in the center of the development.

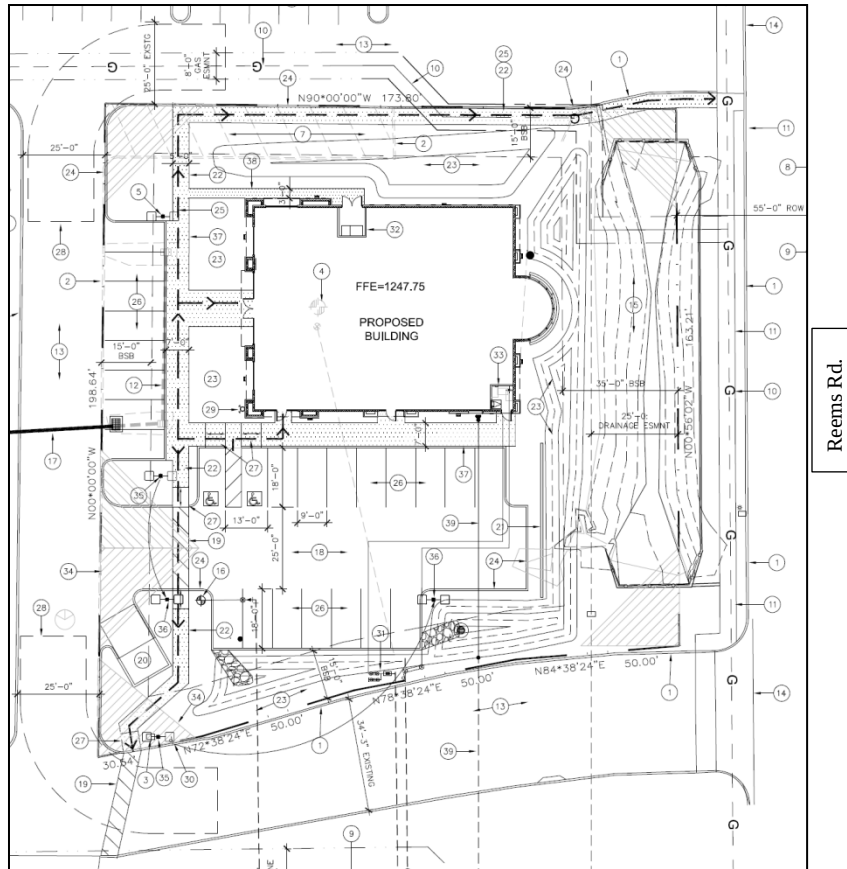
[The following aerial photographs depict the conditions present in the area.]



Site Design:

The applicant proposes a single-story building of approximately 5,208 square feet. The building will be located on the east of the site along Reems Road. The building will have two (2) entrances; the main entrance will face the west where there is a row of 8 parking spaces and the second entrance will face the south where the main onsite parking lot will be located. The trash enclosure will be located on the southwest corner of the property and will take access from the driveway between the subject property and the parking lot at the center of the development. A total of 25 parking spaces will be located on site which meets and exceeds the minimum requirements of the Mountain Vista Ranch PAD. Two (2) of those parking spaces will be handicap-accessible and will be located near the second entrance. The existing pad is not developed, but there are existing drive aisles located between the north, south and west property lines and all owners in the Macayo's Plaza commercial development enjoy of reciprocal cross-access to all parcels.

[Site plan image on following page.]



Pedestrian Connectivity:

As depicted in site plan image with dashed arrow lines, the applicant is proposing a sidewalk that connects with the sidewalk along Reems Road on the northeast corner of the subject property, from there the sidewalk continues throughout the site to connect with a pedestrian pathway to the adjacent property to the south.

Architecture:

The proposed building will complement Macayo's Plaza; the use of the tan body color and the red-ish pop-out color along with the accent trim color are all colors that are being used on other buildings nearby. The use of cultured stone as an accent material is consistent with the rest of the buildings in Macayo's Plaza. All elevations show similar details and the elevation that faces Reems Road (east elevation) is the most unique.

[The following image depicts the east elevation, which is the elevation that will face Reems Road. All four elevations are included in the attachments.]



Landscape Plan:

The proposed landscaping is consistent with the adjoining properties to the north and south. Within the interior of the site, the applicant proposes landscaping around the parking lot, along the northern wall, around the trash bin enclosure, and some on the west elevation. The landscape around the parking lot will serve as a screen for the public traveling on Reems Road and through the southern drive aisle. The applicant is proposing shade trees along the existing sidewalk that is located along Reems Road; the proposed tree species (Palo Verde) will produce a canopy that will provide shade for the sidewalk. The decomposed granite used on site will match the adjacent properties to the north and to the south. The engineering staff recommends the applicant removes the two (2) small retention basins located on the west of the property because it does not comply with engineering standards. This recommendation is shown under stipulation 'A'.



Photometric Plan:

The applicant included a lighting photometric study with the application. This study demonstrates compliance with the SUDC.

Signage:

The applicant is proposing four (4) wall signs; one (1) on each side. The applicant is not proposing to install a monument sign. As shown on the proposed elevations, the proposed signs are in conformance with the Macayo's Plaza Master Sign Plan; however, signs will require a separate building permit approval.

Findings:

- The proposal meets the provisions of the Mountain Vista Ranch PAD as applicable.
- The proposal meets the provisions of the SUDC as applicable.
- There are no objections to the approval of the proposed development that are not addressed by the recommended stipulations.

Recommendation:

Based on the findings listed above, staff recommends the Commission approve case FS15-112 subject to stipulation 'A' as follows:

- A. The Site Plan and Landscape Plan prepared by WDS Architecture, sealed and signed 05/20/15 will be revised and modified to address engineering requirement to remove basin number three (3) and basin number four (4).

Attached:

Case Map
Vicinity Map
Narrative Report
Site Plan
Landscape Plan
Elevations

CASE MAP

**SUN CITY GRAND
PAD**

**KINGSWOOD PARK
PAD**

SUBJECT SITE

Bell Road

Reems Road

**MOUNTAIN VISTA
RAINCH PAD**

**THE ORCHARDS
PAD**

VICINITY MAP



Bell Road

Reems Road

Bullard Ave

SUBJECT SITE



9304 E Raintree Dr #120
Scottsdale, AZ 85260
Direct: 602.410.2269
blochert@thekoboldgroup.com

February 27th, 2015

Strictly Private and Confidential

City of Surprise
Community Development Department
16000 N. Civic center Plaza
Surprise, AZ 85374

RE: Project Narrative for CR15-038 Urgent Care Extra (SWC Bell and Reems Rds. – APN 501-77-965

Dear Planning Staff,

The Kobold Group, LLC (“TKG”), with offices in Scottsdale, Arizona, acts as a developer/investor/financier for single tenanted properties and has a current mandate to develop/manage attractive triple net (“NNN”) real estate portfolios of freestanding retail and medical buildings. Through our platform, TKG acts as an investment vehicle to a number of public Real Estate Investment Trusts (“REITS”), privately held investment funds and 1031 buyers, delivering long-term risk adjusted rates of return. With \$4.3 billion dollars at our disposal, TKG is an **ALL CASH** buyer that is represented by one of the largest law firms in the nation, Snell & Wilmer. With all partners having backgrounds in real estate; Multi Tenant, Single Tenant, Brokerage, Structured Finance, Construction and Development TKG provides clients and investors a one-stop solution for real estate investment properties. Through our structured partnerships and team members TKG continues to uphold our reputation by having the ability to process quick and precise closings while meeting above market returns.

On behalf of all the partners at TKG, we are submitting this letter to state the following line items to be considered regarding the development of parcel.

- Tenant Use: Urgent Care
- Developer: The Kobold Group (Preferred developer for Urgent
- Real Estate: Single Tenant, Free Standing Class A Building
- Size: 5,000sqf Single Story
- Construction Docs: At Risk Submittals
- Site Plan Review: Expedited/Urgent
- Breaking Ground: May 1st 2015
- Approval: TKG grants WDS Architecture the authorization to submit on the company's behalf.

The property is approximately 0.72 acres and is currently an existing vacant pad zoned PAD. The pad will be modified slightly to allow the building to be placed right up next to the front setback line. The proposed parking will be relocated behind and to the south of the proposed building, keeping the cars out of view from this building's the main entrance along the north edge. No impact will be made to the existing site circulation with the exception of removing the parking currently along the north edge of the pad. Underground utility stubs are existing and ready to be extended to the building. The proposed building will be a single tenant, freestanding Class-A structure of 5,212sf containing an urgent care facility with no overnight care. The building shell and interior buildout will be designed and constructed as one complete project. Urgent Care Extra is the proposed tenant to occupy the building. This is an outpatient clinic that will be open from 8am to 9pm Monday-Saturday and 8am to 6pm on Sundays. The developer is a motivated client who is ready to begin construction as early as possible in order to meet commitments with its end user.

We look forward to working with you on this opportunity!

Sincerely



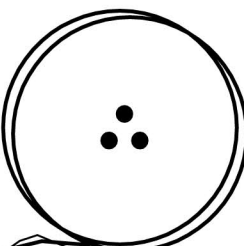
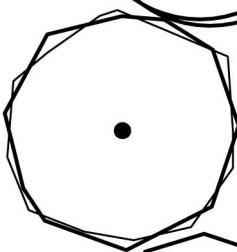
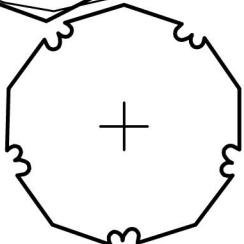
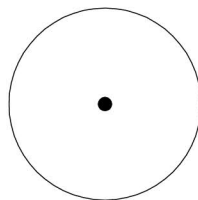
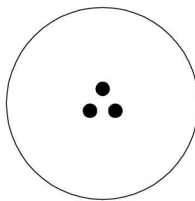
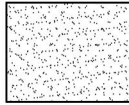
Brendon Lochert
Partner
The Kobold Group

For the avoidance of doubt, please note that this letter and the details contained herein have been prepared for discussion purposes only and are subject to change at any time. Neither this letter nor our discussions so far create or are intended to create any legally binding relations or obligations between us. TKG's obligation to commit any funding in relation to the Transaction is subject to the successful completion of due diligence, final documentation, and final TKG internal credit committee approval.

You acknowledge that by receiving this letter you agree not to disclose any aspect of this letter to any other person or disclose to any person the fact that this letter exists or that discussions are taking place between us.



PLANT SCHEDULE

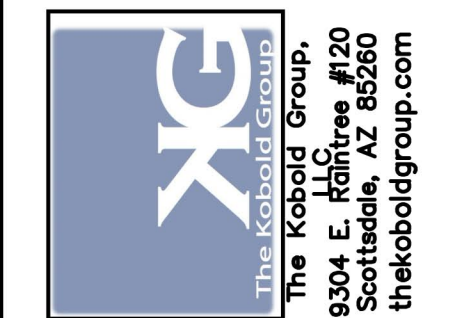
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	1	Parkinsonia praecox / Palo Verde	24"box	14
	PP	Parkinsonia praecox / Palo Verde	36"box	4
	2	Prosopis x 'Phoenix'™ / Hybrid Mesquite	36"box	8
EXISTING TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	3	Parkinsonia x 'Desert Museum' / Existing Palo Verde To Remain	15 gal	1
	4	Prosopis x / Existing Mesquite To Remain	15 gal	1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	5	Calliandra californica / Red Baja Fairy Duster	5 gal	50
	6	Convolvulus cneorum / Bush Morning Glory	1 gal	32
	7	Dasyliroia longissima / Toothless Desert Spoon	5 gal	12
	8	Eremophila maculata 'Valentine' / Spotted Emu Bush	5 gal	18
	9	Hesperaloe parviflora / Red Yucca	5 gal	29
	10	Lantana montevidensis 'New Gold' / Trailing Lantana	1 gal	77
	11	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal	26
	12	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	5 gal	18
	13	Muhlenbergia rigida 'Nashville'™ / Purple Muhly	5 gal	51
	14	Ruellia brittoniana 'Katie' / Dwarf Blue Bells	5 gal	25
EXISTING SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	15	Lantana montevidensis 'New Gold' / Existing Lantana To Remain	5 gal	6
GROUND COVERS	BOTANICAL NAME / COMMON NAME	QTY		
	Decomposed Granite - Madison Gold / 3/4" Screened	14,389 sf		
	Fragmented River Rock / Apache Brown	2,860 sf		
Note				

Plant Symbols shown at mature plant size

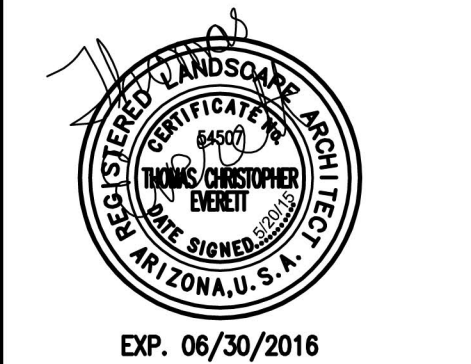
Plants near sidewalk to be maintained so they do not spread onto the sidewalk

All plant material can be found on the Arizona department of water resources low water use list

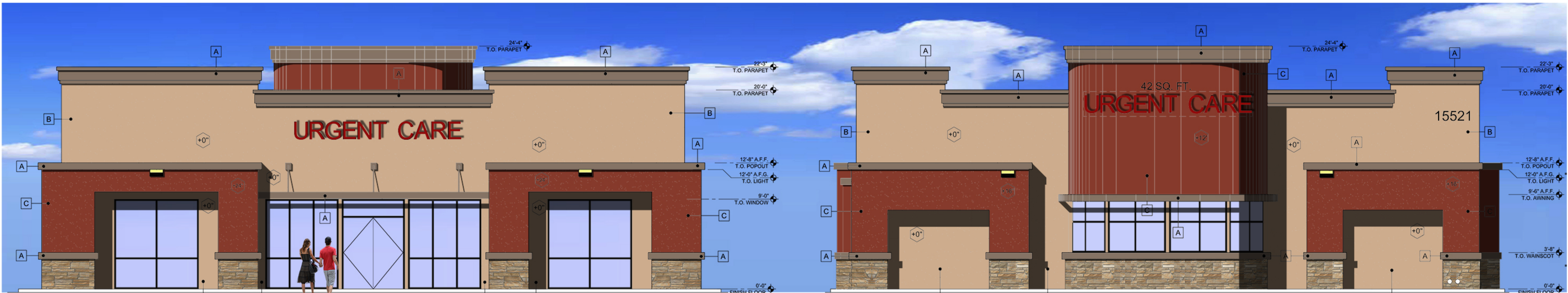
Site Percent Coverage	
Total Site Area	31185 Square feet
Total landscape area	15295 Square feet
Percent of total area covered by landscape	49%



URGENT CARE EXTRA
at
MACAYO'S PLAZA
SW OF
REEMS RD & BELL RD
SURPRISE, AZ 85374



WDS JOB:	15-003
DWG FILE:	15-003\Preliminary\City SP & DR\CAD
DATE:	5-20-2015
CHK BY:	TE
DWN BY:	TE
REV : DATE : DESCRIPTION	

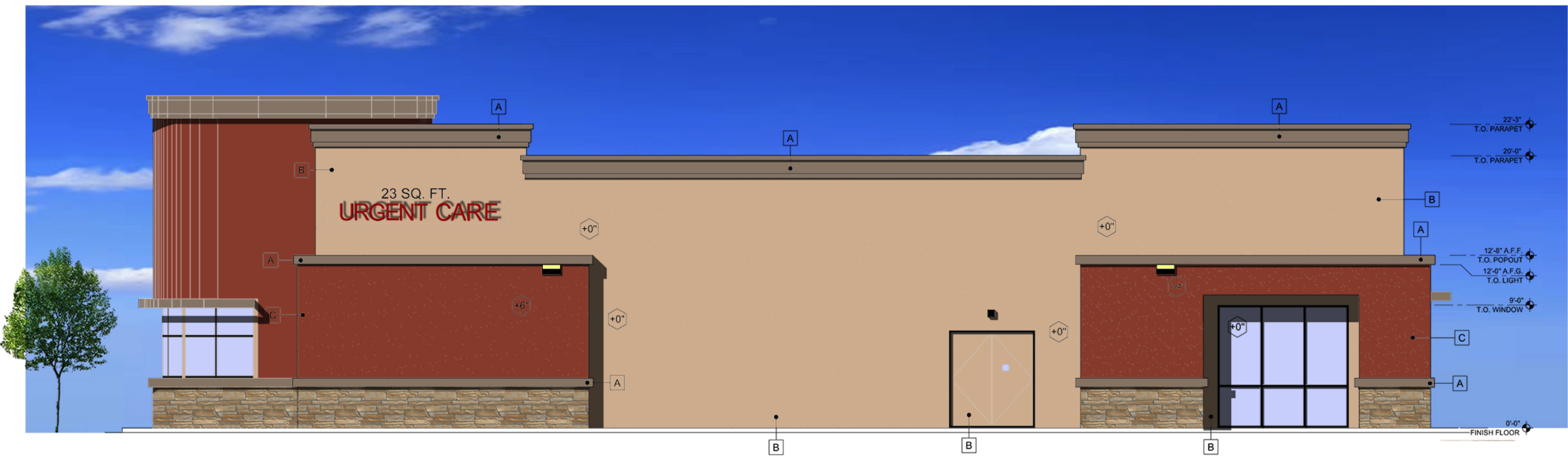


WEST ELEVATION

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

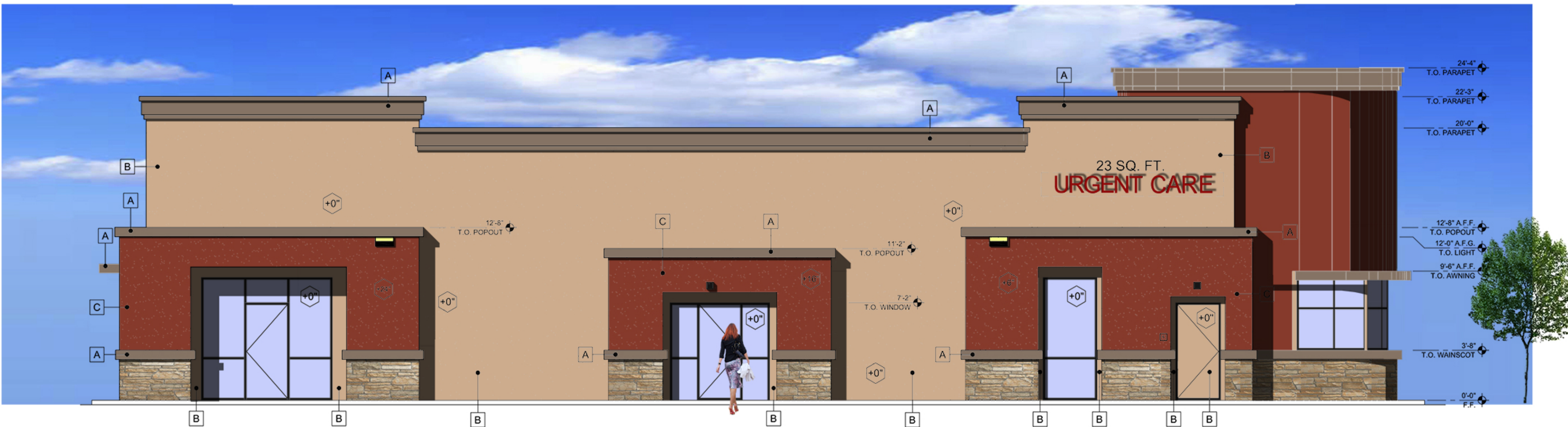
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

MATERIAL SCHEDULE:

- STUCCO - SAND FINISH
- CULTURED STONE
- WALL PACK LIGHT PER PHOTOMETRICS

COLOR SCHEDULE:

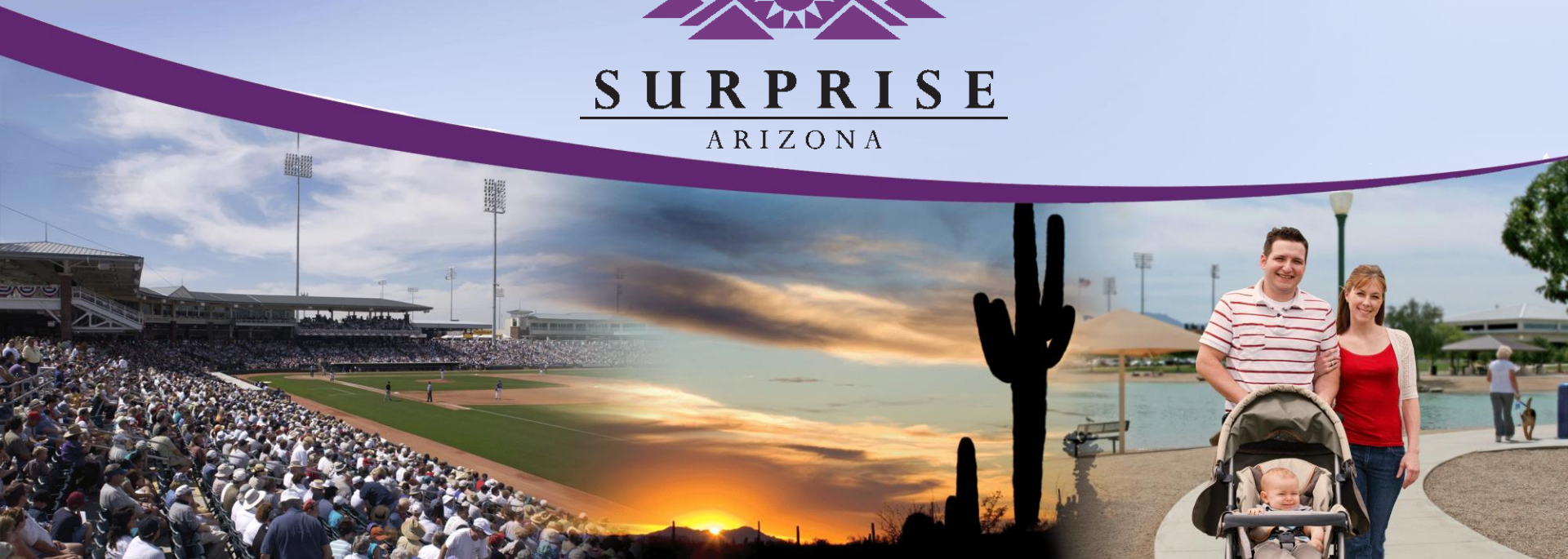
- A SHERWIN WILLIAMS
#SW 7509 TIKI HUT
(BROWNISH ACCENT TRIM COLOR)
- B SHERWIN WILLIAMS
#SW7519 MEXICAN SAND
(TANISH BODY COLOR)
- C SHERWIN WILLIAMS
#SW6335 FIRED BRICK
(REDISH POPOUT COLOR)

Urgent Care Extra

FS15-112

Planning and Zoning Commission

June 4, 2015



VICINITY MAP



Bell Road

Reems Road

Bullard Ave

SUBJECT SITE

CASE MAP

**SUN CITY GRAND
PAD**

**KINGSWOOD PARK
PAD**

SUBJECT SITE

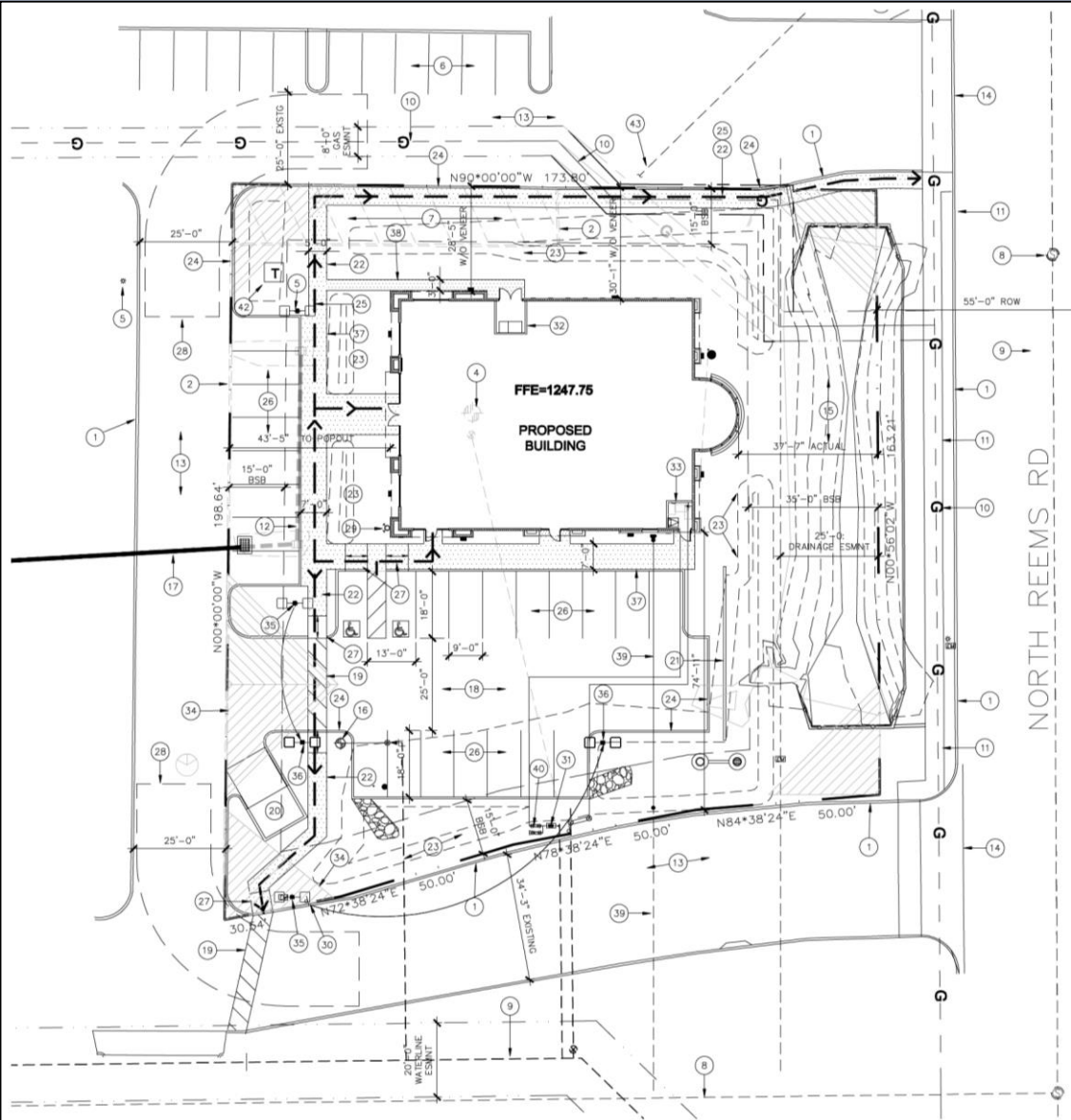
Bell Road

**MOUNTAIN VISTA
RAINCH PAD**

**THE ORCHARDS
PAD**

Reems Road

SITE PLAN



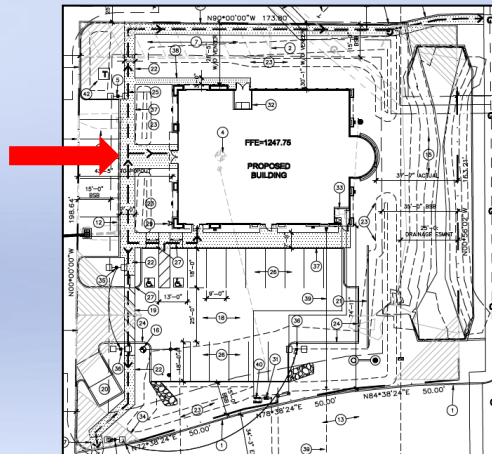
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

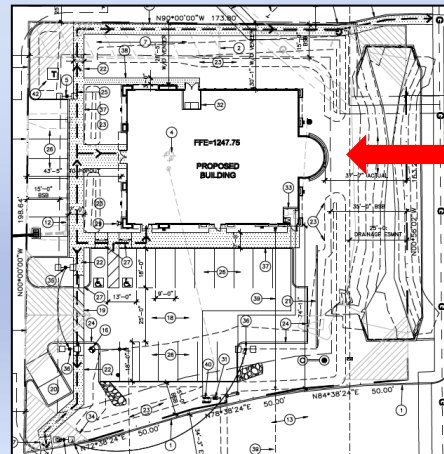
LANDSCAPE PLAN

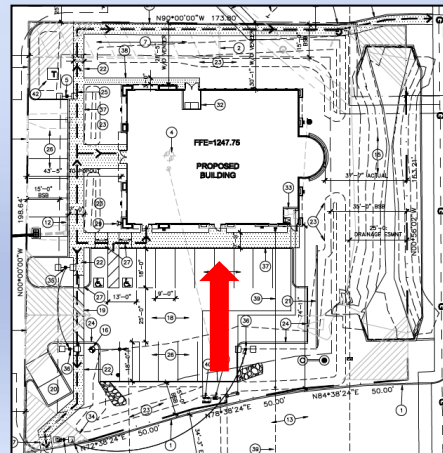


ELEVATIONS (Front/West)

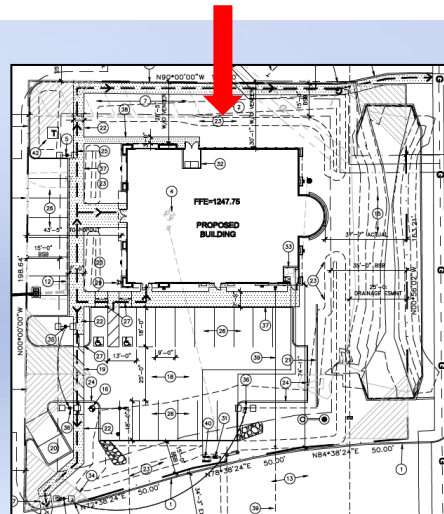
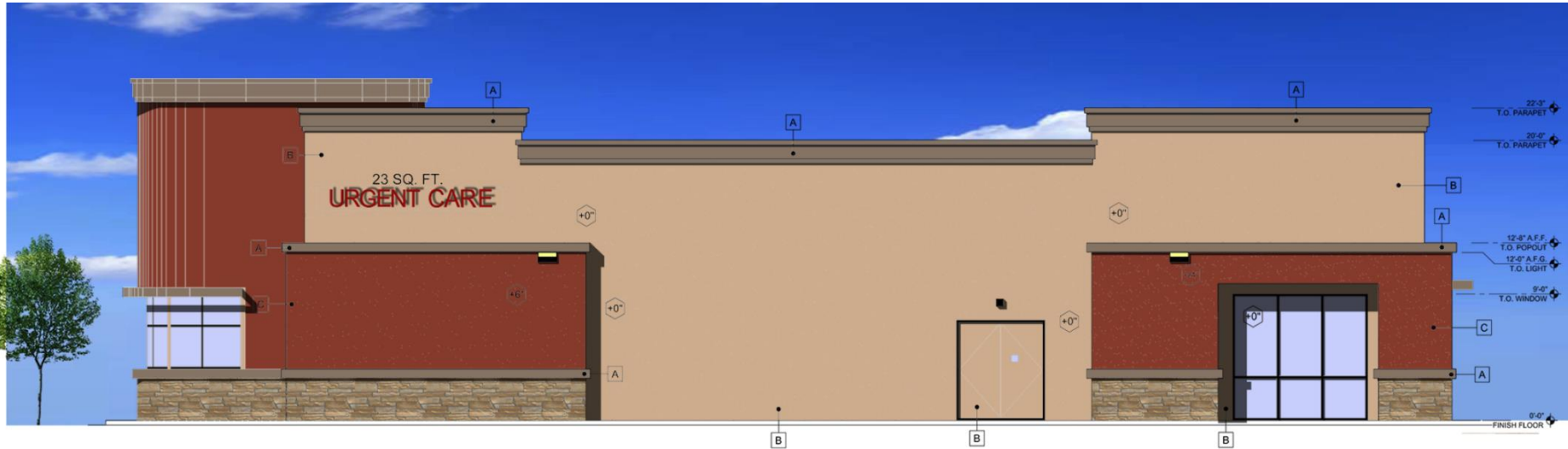


ELEVATIONS (East/Reems Rd)





ELEVATIONS (North)



Staff Recommends Approval of FS15-115, A Site Plan for Urgent Care Extra

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

June 4, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 4, 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 for 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 White Board Other x

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