



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

Thursday, March 5, 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 Consideration and action on the February 19, 2015 Planning and Zoning Commission minutes. Approve
Heather
Donaldson,
Community
Development
- #2 District Citywide Discussion on a Zoning Text Amendment regarding the regulation of donation bins within the City of Surprise. No Action
Hobart Wingard
- Community
Development
- #3 District 6 Discussion regarding Project Heart. No Action
Eric Fitzer,
Community
Development

OTHER BUSINESS:

- #4 District Internal Discussion for future agenda items. No Action
Eric Fitzer,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: February 25, 2015 at 2:30 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

March 5, 2015 @ 6:00:00 PM

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

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the February 19, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the February 19, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [FEB 19 2015 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

February 19, 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, February 19, 2015.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, Neighborhood Services Supervisor Christina Ramirez, and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, advised the Commission of the Original Town Site Community Chat taking place at the Surprise Senior Center on Wednesday, February 25th at 6:00 p.m. He further advised of the upcoming Bond Council Committee formation as well as Project IRIS U.S.A. which is coming to Surprise.

CALL TO THE PUBLIC:

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

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL -- Consideration and action on the February 5, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for February 5, 2015. Commissioner Bieniek seconded the motion. The motion passed with 6 yes votes, one absence.

Item 2 – DISTRICT 3 – Consideration and action on a site plan for Surprise Pet Club retail facility generally located on the southwestern corner of North Cotton Lane and West Greenway Road.

Prior to staff's presentation, Chair Somers commented that it was difficult for the Commission to review a case packet with 2 ½ pages of conditions which also signifies that there are differences between the developer and staff on what is being recommended. There was also concern and discomfort expressed among the Commissioners as a result of not having all the documentation necessary to make an informed recommendation to Mayor and Council.

Hobart Wingard, Planner II, presented the project to the Commission. Staff recommended approval of a site plan for the Pet Club pet retail facility subject to the conditions listed in the staff report.

The Commission discussed:

- Single width driveway along the rear of the property and public safety access
- Lack of parking on the site
- Off-site parking (shared parking) with no adjacent physical parking to share
- Shift of the building on the property to allow for more parking and double loaded aisle
- Fire lane at rear of building (one-way)
- Loading zone/dock – large truck access
- Fill dirt / final grade in respect to front driveway and back wall where residential homes abut the development / drainage
- 20ft required landscape buffer (row of trees) / adjacent homeowners' privacy
- Lighting in the back of the property / light pollution to residents
- Rushed (customer friendly) process does not allow for a clear picture of the project
- Distance of trash enclosure from residential properties / unpleasant odors
- Outreach meetings (not required for site plan)
- Landscape requirement / open space requirement

Vice Chair Chapman made a motion to add 3 additional stipulations to the list of stipulations contained in the staff report:

1. That the Developer provide, or cause to be provided, offsite parking spaces to be available at the time of the Certificate of Occupancy, to be provided adjacent to the site to meet the code required parking spaces for the project.
2. To move the building 15 feet to the south and install added parking along the north side of the building, plus move the building to the East as far as feasible.
3. Change the required and available parking callouts on both the Architectural site plan and the master site plan to meet the code required number of parking spaces .

Commissioner Keating seconded the motion. The motion passed with 6 yes votes, one absence.

Commissioner Pervi made a motion to approve the site plan for Surprise Pet Club retail facility subject to staff's findings, staff conditions 'a' through 'e' as listed in the staff report, and the Commission's conditions 1, 2 and 3. Commissioner Bieniek seconded the motion. The motion passed with 6 yes votes, one absence.

Item 3 – DISTRICT 3 – Consideration and action on recommending to the Mayor and City Council approval of a Preliminary Plat entitled “W Ranch,” generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

Chair Somers advised that Item Number 3 will need to be presented and action taken after Item Number 5.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – INTERNAL – Presentation and discussion from the Community Development Block Grant Public Service applicants.

Christina Ramirez, Neighborhood Services Supervisor, gave an overview of staff's grant recommendations.

The Commission had some discussion regarding reducing the proposed funding recommended by staff for Arizona Charter Academy and increasing the proposed funding for St. Mary's Food Bank and Benevilla.

Chair Somers opened the Call to the Public:

Andy Cepon, Surprise resident, advocated for Arizona Charter Academy to receive all recommended funds.

Chair Somers closed the call to the public.

Commissioner Keating reconsidered his position regarding lowering the funding amount for Arizona Charter Academy.

Commissioner Bieniek made a motion to approve the CDBG Public Service Funding recommendations as follows:

St. Mary's Food Bank	\$13,480
ABIL	\$15,580
CASS	\$ 5,000
Benevilla	\$12,000
Arizona Charter Academy	\$ 8,539
Aid to Adoption of Special Kids	\$ 3,000
Tumbleweed Center for Youth Development	\$ 8,200
Surprise Summer Youth Employment Program	\$16,897

For a total amount of \$82,696.00

Commissioner Pervi seconded the motion. The motion passed with 5 yes votes, 1 no vote (Keating) and one absence.

Item 5 – DISTRICT 3 – Consideration and action, recommending to the Mayor and City Council approval of a Rezone entitled “W Ranch,” generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

Hobart Wingard, Planner II, presented the project to the Commission. Staff recommended approval of the W Ranch rezone project.

The Commission had some discussion regarding:

- Requirement for two access points into the development
- Street sweeper in t-intersections
- Garbage trucks
- Potential of private streets becoming City streets
- Street maintenance (HOA responsibility)

Commissioner Bieniek made a motion to recommend approval to the Mayor and City Council of a Preliminary Plat for “W Ranch” based on staff’s findings and conditions “a” through “f” as listed in the Staff Report. Vice Chair Chapman seconded the motion. The motion passed with 6 yes votes, one absence.

The Commission was advised that they had accidentally taken action on Item Number 3 rather than Item Number 5 which are both concerning “W Ranch.”

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

Commissioner Pervi made a motion to rescind the previous motion on this item concerning the preliminary plat and adopt a new motion recommending approval to the Mayor and City Council of a Rezone for “W Ranch” subject to staff’s findings and condition “a” as listed in the staff report. Commissioner Keating seconded the motion. The motion passed with 6 yes votes, 1 absence.

Item 3 – DISTRICT 3 – Consideration and action on recommending to the Mayor and City Council approval of a Preliminary Plat entitled “W Ranch,” generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

Hobart Wingard, Planner II, presented the project to the Commission. Staff recommended approval of the W Ranch Preliminary Plat project

Commissioner Bieniek made a motion to recommend approval to the Mayor and City Council of a Preliminary Plat for "W Ranch" based on staff's findings and conditions "a" through "f" as listed in the Staff Report. Vice Chair Chapman seconded the motion. The motion passed with 6 yes votes, one absence.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 8:12 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

March 5, 2015 @ 6:00:00 PM

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Board Meeting Date:	March 5, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion on a Zoning Text Amendment regarding the regulation of donation bins within the City of Surprise.

Motion:

Discussion only - no action.

Background:

Due to citizen concern, the increasing number of donation bins locating within the City, and the lack of any regulations concerning said bins, the City of Surprise is proposing this Zoning Text Amendment to regulate donation bins for the entire City.

Financial Impact Statement:

This Zoning Text Amendment will have little, if any, impact on the City of Surprise economy and job base.

ATTACHMENTS:

Click to download

- ☐ [FS15-013 - Donation Bins Zoning Text Amendment - Staff Report](#)
- ☐ [FS15-013 - Donation bins Zoning Text Amendment - Zoning Text Amendment](#)
- ☐ [FS15-013 - Donation Bins Zoning Text Amendment - Inventory](#)
- ☐ [PRESENTATION](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner II

Eric Fitzer, Director



COMMUNITY DEVELOPMENT DEPARTMENT

Date: March 5, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Director
Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: **FS15-013, Zoning Text Amendment for the Regulation of Donation Bins within the City of Surprise**

Introduction

Attached is the proposed Zoning Text Amendment for the Commission's consideration and action to address recent citizen concerns and the unregulated placement of donation bins within the City of Surprise.

Background

The city has not at any time have regulations regarding donation bins. Resident concerns regarding aesthetics and placement of these bins initiated an internal discussion and donation bin inventory and found that the city has approximately 65 of these donation bins distributed around the City. An inventory list is attached to this request.

Proposal

The proposed amendment will allow for regulations regarding donation bins. After staff performed an inventory of the existing bins, other municipalities were contacted and found that this issue is an ever-increasing issue and many municipalities have only recently enacted legislation regarding donation bins. Staff utilized the criteria for regulating from many of these municipalities.

The text amendment being proposed will require these facilities to register these bins with a temporary Use Permit that would have to be applied for annually. The bins are limited to Commercial, Business Park, Industrial and Civic zoning districts. There are exceptions allowed in residential zoning districts for churches, schools, and public facilities.

The text amendment also regulates the location, size, maintenance, and identification of the donation bins. The quantity and grouping of these bins is also restricted by this amendment. These parameters are determined by the size of the property or commercial center. In no case will groupings of greater than two (2) donation bins be allowed or located within 1,000 feet of other donation bins or groupings.

Staff has also taken this opportunity to combine two (2) sections of code regarding temporary uses into a single section. The sections are 122-47, Temporary use/special event permit, and 122-105 – Temporary uses. The fundamental portion of Section 122-47 was added to Section 122-105 and renamed “Temporary Use Permits.”

Recommendation

Staff recommends approval of FS15-013, a Zoning Text Amendment to institute regulations for donation bins within the City of Surprise

Attachments

Zoning Text Amendment and Donation Bin Inventory

Zoning Text Amendment

The Regulation of Donation Bins within the City of Surprise – Legislative Edit

Sec. 122-47. RESERVED --~~Temporary use/special event permit.~~

~~The temporary use/special event permit allows for short-term activities that may be appropriate on an interim basis without requiring full compliance with the development standards of the land use district or by which the city may permit seasonal or transient uses not otherwise permitted.~~

~~(a) Approval criteria:~~

- ~~(1) Conditions may be applied to the issuance of the permit and periodic review may be required;~~
- ~~(2) The permit may be granted for a particular use and not for a particular person or company;~~
- ~~(3) Any use or structure requiring sanitary facilities shall locate the sanitary facilities on the same lot as a host structure unless independent water and sewer service is provided.~~
- ~~(4) The operation and maintenance of the temporary use/special event shall be in a manner compatible with existing uses on adjoining properties and in the surrounding area. Conditions to be considered shall include, but are not limited to, the following:~~
 - ~~a. Adequate parking;~~
 - ~~b. Hours of operation;~~
 - ~~c. Site location including ingress and egress, trip generation, and, if applicable, pedestrian accessibility;~~
 - ~~d. The nature, scope, location and manner of operation of the use shall not constitute a health and/or safety hazard to the public.~~
 - ~~e. Assurance of compliance with health, building, fire, electrical, plumbing, and all other appropriate codes shall be required;~~
 - ~~f. Site lighting;~~
 - ~~g. Security considerations; and~~
 - ~~h. Any other conditions that may have a detrimental effect on the city or on surrounding properties.~~

~~(Ord. No. 09-12, § 2(Exh. A), 5-14-09)~~

37 **Sec. 122-105. - Temporary ~~u~~Uses. PERMITS**

38 THE TEMPORARY USE PERMIT ALLOWS FOR ACTIVITIES THAT MAY BE
39 APPROPRIATE ON AN INTERIM BASIS WITHOUT REQUIRING FULL COMPLIANCE
40 WITH THE DEVELOPMENT STANDARDS OF THE LAND USE DISTRICT OR BY
41 WHICH THE CITY MAY PERMIT SEASONAL OR TRANSIENT USES NOT
42 OTHERWISE PERMITTED.

43
44 When allowed, temporary uses shall be subject to the following requirements:

45 (a) APPROVAL CRITERIA:

- 46 (1) CONDITIONS MAY BE APPLIED TO THE ISSUANCE OF THE PERMIT AND
47 PERIODIC REVIEW MAY BE REQUIRED;
- 48 (2) THE PERMIT MAY BE GRANTED FOR A PARTICULAR USE AND NOT FOR A
49 PARTICULAR PERSON OR COMPANY;
- 50 (3) ANY USE OR STRUCTURE REQUIRING SANITARY FACILITIES SHALL
51 LOCATE THE SANITARY FACILITIES ON THE SAME LOT AS A HOST
52 STRUCTURE UNLESS INDEPENDENT WATER AND SEWER SERVICE IS
53 PROVIDED.
- 54 (4) THE OPERATION AND MAINTENANCE OF THE TEMPORARY USE/SPECIAL
55 EVENT SHALL BE IN A MANNER COMPATIBLE WITH EXISTING USES ON
56 ADJOINING PROPERTIES AND IN THE SURROUNDING AREA. CONDITIONS
57 TO BE CONSIDERED SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE
58 FOLLOWING:
- 59 a. ADEQUATE PARKING;
- 60 b. HOURS OF OPERATION;
- 61 c. SITE LOCATION INCLUDING INGRESS AND EGRESS, TRIP
62 GENERATION, AND, IF APPLICABLE, PEDESTRIAN ACCESSIBILITY;
- 63 d. THE NATURE, SCOPE, LOCATION AND MANNER OF OPERATION OF
64 THE USE SHALL NOT CONSTITUTE A HEALTH AND/OR SAFETY
65 HAZARD TO THE PUBLIC;
- 66 e. ASSURANCE OF COMPLIANCE WITH HEALTH, BUILDING, FIRE,
67 ELECTRICAL, PLUMBING, AND ALL OTHER APPROPRIATE CODES
68 SHALL BE REQUIRED;
- 69 f. SITE LIGHTING;
- 70 g. SECURITY CONSIDERATIONS; AND
- 71 h. ANY OTHER CONDITIONS THAT MAY HAVE A DETRIMENTAL EFFECT
72 ON THE CITY OR ON SURROUNDING PROPERTIES.

73 (b) A temporary use permit shall be issued for a maximum of:

- 74 (1) Sixty days for one event uses, such as Christmas tree sales; or

(2) Four event periods during a calendar year with each event period lasting no more than four days during each period; or

(3) During the time of construction when the temporary use is for the temporary placement of a construction trailer on a construction site-; OR

(4) DONATION BINS MAY BE PERMITTED FOR A RENEWABLE DURATION NOT TO EXCEED 12 MONTHS OR AS DETERMINED BY THE CITY. EACH RENEWAL REQUIRES A NEW TEMPORARY USE PERMIT APPLICATION AND FEE. DONATION BIN TEMPORARY USE PERMITS WILL BE RENEWED 30 DAYS PRIOR TO THE FIRST DAY OF EVERY YEAR. IF AN APPLICANT SUBMITS FOR A TEMPORARY USE PERMIT PRIOR TO THE 30 DAY RENEWAL PERIOD, THE PERMIT WILL NOT EXCEED THE DURATION OF THE CURRENT CALENDAR YEAR AND THE PERMIT FEES WILL BE PRORATED.

(c) Temporary sales or display of goods for special event use or fundraising use are allowed only if they are related to a particular seasonal, cultural, traditional, or community activity or event use. The following uses may be permitted:

(1) Carnivals, circuses, festivals, fairs, holiday and special events;

(2) Concerts, exhibitions, and special performances;

(3) Temporary retail sales of arts, crafts, souvenirs, gifts, food, and other goods;

(4) Temporary retail sales of Christmas trees, or other seasonally related sales;

(5) Grand opening events, tent sales, sidewalk sales, and other events that include commercial activities or commercial related activities in areas that are not used for commercial purposes;

(6) Religious/revival gatherings;

(7) Political/organizational rallies;

(8) Parades, races, walk or bike-a-thons, and sports tournaments;

(9) School events;

(10) Garage or yard sales held in excess of 32 hours or two times a year.

(d) Portable storage containers shall be subject to the following requirements:

(1) The temporary placement of a portable storage container on any residential lot for the purpose of loading and unloading household contents shall be permitted for a period of time not exceeding seven days in a calendar year.

(2) In all non-residential districts, portable storage containers are permitted only in accordance with the following:

a. As a temporary use during construction, remodeling, or redevelopment of permanent on-site building and facilities. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the city manager or designee may require additional measures to ensure compatibility

- with adjacent land uses such as increased setbacks, screen walls, landscaping, exterior materials and color.
- b. As a temporary use that is periodic, intermittent, or isochronal and accessory to a primary permitted use. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the city manager or designee may require additional measures to ensure compatibility with adjacent land uses such as increased setbacks, screen walls, landscaping, exterior materials and color.
 - c. In no case shall such storage containers be located in required landscape areas, open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.
- (e) Construction trailer shall be subject to the following requirements:
- (1) The construction trailer shall remain on site only for the duration of an active permit. Abandoned trailers shall not be permitted on the site.
 - (2) The construction trailer, attendant parking and storage areas shall be located on site so as not to interfere with safe ingress and egress to developed areas or areas under construction.
 - (3) The construction trailer shall be removed prior to issuance of a final certificate of occupancy.
- (f) DONATION BINS SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
- (1) DONATION BINS ARE ONLY PERMITTED IN COMMERCIAL, BUSINESS PARK, INDUSTRIAL, AND CIVIC ZONING DISTRICTS.
 - (2) CHURCHES, SCHOOLS AND OTHER PUBLIC FACILITIES LOCATED IN RESIDENTIAL ZONING DISTRICTS MAY BE PERMITTED.
 - (3) DONATION BINS SHALL BE LOCATED ON A PAVED SURFACE.
 - (4) DONATION BINS SHALL NOT BE LOCATED WITHIN THE FRONT OR CORNER SIDE SETBACKS, REQUIRED LANDSCAPED AREAS OR WITHIN REQUIRED PARKING SPACES.
 - (5) DONATION BINS SHALL NOT OBSTRUCT PEDESTRIAN OR VEHICULAR CIRCULATION, OR BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, DRIVE AISLES, FIRE LANES, LOADING ZONES, OR ANY OTHER LOCATION THAT MAY CAUSE HAZARDOUS CONDITIONS, OR CONSTITUTE A THREAT TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
 - (6) THERE SHALL BE NO MORE THAN ONE (1) DONATION BIN ON PROPERTIES LESS THAN ONE (1) ACRE IN SIZE, NO MORE THAN TWO (2) DONATION BINS ON PROPERTIES OR COMMERCIAL CENTERS OF ONE (1) TO THREE (3) ACRES IN SIZE, AND NO MORE THAN FOUR (4) DONATION BINS ON A COMMERCIAL CENTER GREATER THAN THREE (3) ACRES IN

153 SIZE. NO MORE THAN TWO (2) DONATION BINS SHALL BE CLUSTERED
154 TOGETHER AND LOCATED WITHIN 1,000 FEET OF ANY OTHER DONATION
155 BIN.

156 (7) EACH DONATION BIN SHALL HAVE A FIRMLY CLOSING LID.

157 (8) EACH DONATION BIN SHALL BE CLEARLY MARKED TO IDENTIFY THE
158 SPECIFIC ITEMS AND MATERIALS REQUESTED TO BE COLLECTED FOR
159 DONATION.

160 (9) EACH DONATION BIN SHALL BE CLEARLY MARKED TO IDENTIFY THE
161 CITY OF SURPRISE TEMPORARY USE PERMIT NUMBER WITH
162 CONTRASTING PAINT. THE NUMBERS SHALL BE A MINIMUM OF TWO (2)
163 INCHES HIGH AND LOCATED ON THE DEPOSIT FACE OF THE DONATION
164 BIN.

165 (10) THE ENTITY PLACING THE BIN SHALL SUBMIT TO THE CITY
166 WRITTEN PERMISSION OF THE PROPERTY OWNER CONSENTING TO THE
167 PLACEMENT AND MAINTENANCE OF THE DONATION BIN.

168 (11) THE NAME AND TELEPHONE NUMBER OF THE ENTITY OBTAINING
169 THE TEMPORARY USE PERMIT SHALL BE AFFIXED TO THE DONATION
170 BIN ON AN AREA NO LARGER THAN ONE (1) FOOT BY ONE (1) FOOT.

171 (12) DONATION BINS SHALL HAVE A CAPACITY NO GREATER THAN SIX
172 (6) CUBIC YARDS.

173 (13) ALL DONATED ITEMS MUST BE COLLECTED AND STORED IN THE
174 DONATION BIN AND ALL CONTENTS CLEARED NO LESS THAN ONCE A
175 WEEK. ANY ITEMS OR MATERIALS LEFT OUTSIDE OF THE DONATION BIN
176 SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR
177 NOTIFICATION, WHICHEVER OCCURS FIRST.

178 (14) IF A DONATION BIN IS DAMAGED OR VANDALIZED, IT MUST BE
179 REMOVED WITHIN FIVE (5) BUSINESS DAYS OF DISCOVERY OR
180 NOTIFICATION. IF THERE IS A PUBLIC HEALTH, SAFETY OR WELFARE
181 CONCERN PURSUANT TO THE AUTHORITY GRANTED TO THE CITY, THE
182 DONATION BIN MUST THEN BE REMOVED WITHIN 24 HOURS OF
183 DISCOVERY OR NOTIFICATION.

184 (15) IT IS THE JOINT RESPONSIBILITY OF THE PROPERTY OWNER OR
185 AUTHORIZED AGENT AND THE ENTITY OBTAINING THE TEMPORARY USE
186 PERMIT TO KEEP THE AREA AROUND THE DONATION BOXES FREE OF
187 LITTER AND DEBRIS, AND REMOVE ANY GRAFFITI WITHIN (24) HOURS OF
188 DISCOVERY OR NOTIFICATION, WHICHEVER OCCURS FIRST.

189 (16) IT IS THE RESPONSIBILITY OF THE ENTITY OBTAINING THE
190 TEMPORARY USE PERMIT TO MAINTAIN THE DONATION BIN PAINTED OR
191 OTHERWISE UN-RUSTED AND UN-DENTED AND IN GOOD REPAIR.

(17) THIS ORDINANCE AUTHORIZES THE CITY TO REMOVE AND DISPOSE OF ANY DONATION BIN (INCLUDING ITS CONTENTS) WHICH IS UNAUTHORIZED, UNPERMITTED, OR IS OTHERWISE IN VIOLATION OF THIS ORDINANCE.

SEC. 122-105. - Definitions.

COMMERCIAL CENTER. A LOCATION WHERE, REGARDLESS OF THE NUMBER OF PARCELS, ECONOMIC, SOCIAL, CULTURAL, AND ADMINISTRATIVE SERVICES ARE PROVIDED. THE COMMERCIAL CENTER WILL PROVIDE COMMON CIRCULATION, PARKING, AND UTILITY FACILITIES THAT SERVICE THE COMMERCIAL CENTER. A COMMERCIAL CENTER WOULD BE A CONTIGUOUS FACILITY AND WOULD NOT CROSS PUBLIC STREETS.

DONATION BIN. ANY CONTAINER, STORAGE UNIT, OR STRUCTURE, OTHER THAN A PRIMARY BUILDING OR ACCESSORY BUILDING(S), THAT IS USED FOR THE COLLECTION OF CHARITABLE OR FOR-PROFIT DONATED ITEMS BY THE GENERAL PUBLIC, INCLUDING BUT NOT LIMITED TO CLOTHING, HOUSEHOLD GOODS, TOYS, BOOKS, AND NEWSPAPERS.



Donation Box Inventory

Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50116990B	NEC Litchfield & Greenway	2	13870 W Greenway Rd	Weldon House Address: City: State: Zip: 866-900-9308 E-mail:	
50116990B	NEC Litchfield & Greenway	2	13870 W Greenway Rd	CDRF Address: City: State: Zip: 888-899-9963 E-mail:	
50117935	SWC Bell & Grand	1	13363W Grand Ave	Big Brothers Big Sisters Address: City: State: Zip: 602-230-8900 E-mail:	
50118019C	NWC Dysart & Grand	1	16551 N Dysart Rd	Weldon House Address: City: State: Zip: 866-900-9308 E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50122004A	SEC Grand & Sunny LN	1	12833 W Grand Ave	CDRF	
				Address:	
				City:	
				State: Zip:	
				888-899-9963	
E-mail:					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50115979	NEC Litchfield & Waddell	1	13828 W Waddell Rd	Welldon House	
				Address:	
				City:	
				State: Zip:	
				866-900-9308	
E-mail:					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50115974	NEC Litchfield & Waddell	1	13828 W Waddell Rd	Discover Books Research Foundation	
				Address:	
				City:	
				State: Zip:	
				888-402-2665	
E-mail:					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50136939	SEC Litchfield & Waddell	1	13541 N Litchfield Rd	Salvation Army	
				Address:	
				City:	
				State: Zip:	
				800-728-7825	
E-mail:					

Donation Box Inventory

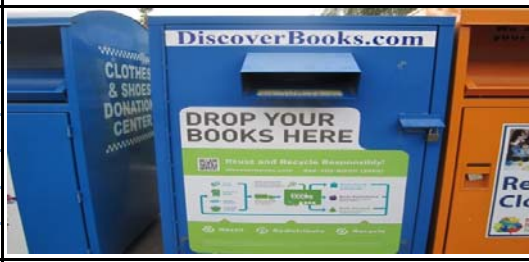
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50917922	SWC Cactus & Bullard	1	14763 W Cactus Rd	Childhood Disease Research Foundation Address: City: State: Zip: 888-899-9963 E-mail:	
50917922	SWC Cactus & Bullard	1	14763 W Cactus Rd	Welldon House Address: City: State: Zip: 866-900-9308 E-mail:	
50197633	SWC Cactus & Reems	1	15357 W Cactus Rd	Welldon House Address: City: State: Zip: 866-900-9308 E-mail:	
23239969	NEC Bell/Eastham	1	16846 W Bell Rd	CDRF Address: City: State: Zip: 888-899-9963 E-mail:	

Donation Box Inventory

Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50396884	NWC of lot	1	16547 W Bell Rd	Name: Susan G Komen for the Cure Address: City: State: Zip: Phone: 800-300-1201 E-mail:	
50375055N	NEC Bell/Cotton	1	17088 W Bell Rd	Name: Bossom Buddies of America BBA Address: City: State: Zip: 602-231-6648 E-mail:	
50112904	SEC Bell/Cotton	1	17049 W Bell Rd	Name: Drop your book here Address: City: State: Zip: Phone: 888-402-2665 E-mail:	
50112005F	SEC Bell/303	1	16573 W Bell Rd	CDRF Address: City: State: Zip: Phone: 888-899-9963 E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50201002V	SWC Cotton/Bell	1	17111 W Bell Rd	Catholic Charities	
				Address:	
				City:	
				State: Zip:	
				866-900-9308	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
23232972	NWC Reems/Grand	2	14557 W Grand Av	Clothing Donation	
				Address:	
				City:	
				State: Zip:	
				602-442-0955	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
23232972	NWC Reems/Grand	2	14557 W Grand Av	Boys & Girls Club	
				Address:	
				City:	
				State: Zip:	
				602-714-8166	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50360455	NEC Reems/Grand	3	18795 N Reems	Bosom Buddies of America BBA	
				Address:	
				City:	
				State: Zip:	
				888-402-2665	
				E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50360455	NEC Reems/Grand	3	18795 N Reems	Boys & Girls Club	
				Address:	
				City:	
				State: Zip:	
				602-714-8166	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50360455	NEC Reems/Grand	3	18795 N Reems	Big Brother Big Sisters	
				Address:	
				City:	
				State: Zip:	
				602-230-8900	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50287916	SWC Cotton/Greenway	2	15300 W Greenway	CDRF	
				Address:	
				City:	
				State: Zip:	
				888-899-9963	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
50287916	SWC Cotton/Greenway	2	15300 W Greenway	Weldon House	
				Address:	
				City:	
				State: Zip:	
				866-900-9308	
				E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
503-59-023T	NEC Bell/Reems	1	Parking Lot	Name: Bosom Buddies of Arizona Address: City: State: Zip: Phone: 1-800-368-8166 E-mail:	
503-59-090C	NWC Bell/Reems	4	Parking Lot	Name:CDRF Address: City: State: Zip: Phone: 888-899-9963 E-mail:	
503-59-090C	NWC Bell/Reems	4	Parking Lot	Name:Drop Your Books Here Address: City: State: Zip: Phone: 888-402-2665 E-mail:	
503-59-910D	NWC Bell/Reems	4	Parking Lot	Name:Weldon House Address: City: State: Zip: Phone:866-900-9308 E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
503-59-910D	NWC Bell/Reems	4	Parking Lot	Name:Weldon House	
				Address:	
				City:	
				State: Zip:	
				Phone:866-900-9308	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
501-77-986	SEC Bell/Sarival	1	Vacant Lot	Name:CDRF	
				Address:	
				City:	
				State: Zip:	
				Phone: 888-899-9963	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
501-77-968	SWC Bell/Reems	1	Landscaping	Name:Weldon House	
				Address:	
				City:	
				State: Zip:	
				Phone: 866-900-9308	
				E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
509-12-838	NEC Greenway/Reems	2	Parking Lot	Name: Weldon House	
				Address:	
				City:	
				State: Zip:	
				Phone: 866-900-9308	
				E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
509-12-838	NEC Greenway/Reems	2	Parking Lot	Name: CDRF Address: City: State: Zip: Phone: 888-899-9963 E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
501-77-008D	NWC Reems/Waddell	1	Parking Lot	Name: Bosom Buddies of Arizona Address: City: State: Zip: Phone: 800-368-8166 E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
501-17-025G	14320 W WADDELL RD	2	Parking Lot	Name: CDRF Address: City: State: Zip: Phone: 888-899-9963 E-mail:	
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
501-17-025G	14320 W WADDELL RD	2	Parking Lot	Name: Bosom Buddies of Arizona Address: City: State: Zip: Phone: 800-368-8166 E-mail:	

Donation Box Inventory					
Parcel Number	General Location	Grouping	Physical Placement	Contact Info.	Notes
509-17-911	NWC Waddell/Litchfield	1	Parking Lot	Name: Drop Your Books Here	
				Address:	
				City:	
				State: Zip:	
				Phone: 888-402-2665	
				E-mail:	

Zoning Text Amendment Planning and Zoning Commission Workshop

March 5, 2015



CURRENT SITUATION



Inappropriate Locations

**Parking
Encroachment**



**Bins Set
Anywhere**



Refuse Around Bins



- Requires Donation Bins with a yearly Temporary Use Permit.
- Restricts Donation Bins to Commercial, Business Park, Industrial and Public Facilities
- Ensure Bins are on Paved Surface
- Restrict the Placement of Bins from:
 - Required Parking Spaces
 - Rights-of-Way
 - Drive or Pedestrian Aisles
 - Fire Lanes
 - Loading zones

- Discourage Clustering Bins Together:
 - 1 Bin for Properties of 1 Acre or Less
 - 2 Bins on Properties or Commercial Centers on 1 to 3 acres
 - No More Than 4 Bins on Commercial Centers Greater Than 3 Acres
 - Maximum of 2 bins clustered within 1,000 feet of each other
- Bins are to be Clearly Marked To Identify :
 - Types of Materials Collected
 - City of Surprise TUP Number
 - The Responsible Organizations Name
 - The Phone Number of the Responsible Organization

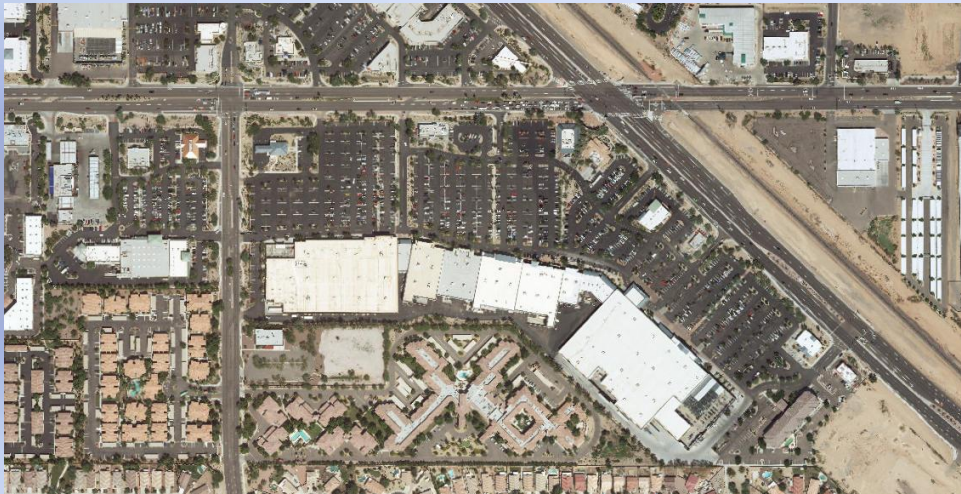
CURRENT PROPOSAL

- The Capacity of the Bin is no Larger than 7 Cubic yards
- Bins are to be Clearly Marked To Identify :
- Maintenance:
 - If Bins are Damaged they are to be Removed Within 5 Business Days
 - Debris and Graffiti to be 24 hours after Notification



DEFINITIONS

- Definitions to be Changes With This Ordinance:
 - Commercial Center



- Donation Bin



Citizen Review Meeting Held February 19, 2015 at City Hall

- Concerns included:
- Maintenance:
 - Question Regarding Fees
 - Owner Authorization
 - Split Between Owner vs. Agent
 - Owner Rights to remove Bin or Cancel TUP
 - City Currently Utilizes a Notarized Owner Authorization
- Size of Bin Raised from 6 cubic Yards to 7 cubic Yards
 - Enforcement

NEXT STEPS



- ~~February 19, 2015 – Citizen Review~~
- March 5, 2015 - Planning and Zoning Workshop
- March 19, 2015 – Planning and Zoning recommendation
- April 7, 2015 – City Council workshop
- April 21, 2015 – City Council action
- May 21, 2015 – Ordinance in effect if approved

Staff Held Citizen Review Meeting on February 19, 2015

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

March 5, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 5, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion regarding Project Heart.

Motion:

No action - discussion item only

Background:

Project Heart has proposed to construct a regional headquarters and manufacturing/distribution facility with an investment of \$40 million dollars and 300,000 square feet of new facilities. The project would employ 125 construction jobs and a minimum of 100 permanent positions. The project will dedicate space for a new Research and Development Division and their targeted opening date is Fall/Winter 2015.

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [PRESENTATION](#)

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):

Eric Fitzer, Director

IRIS USA

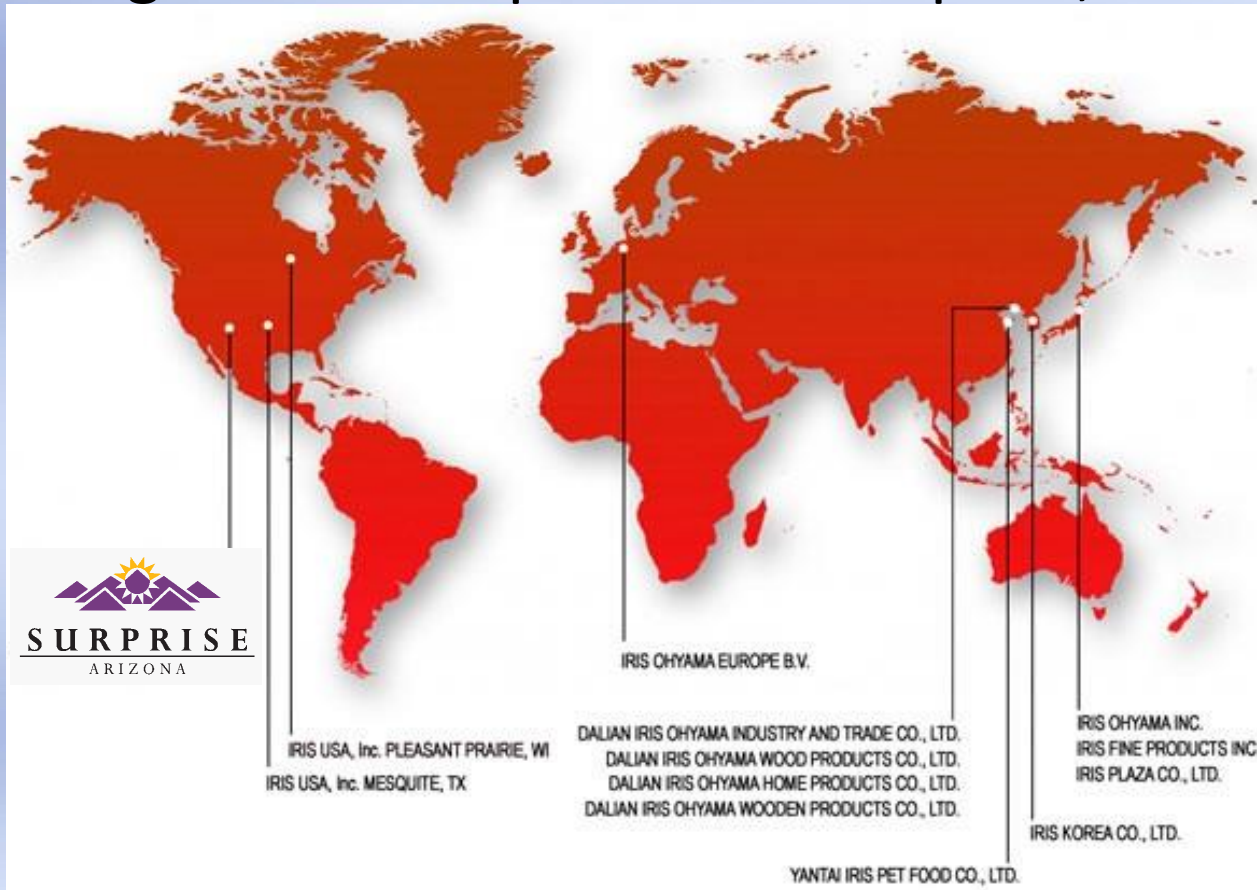
March 5, 2015



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

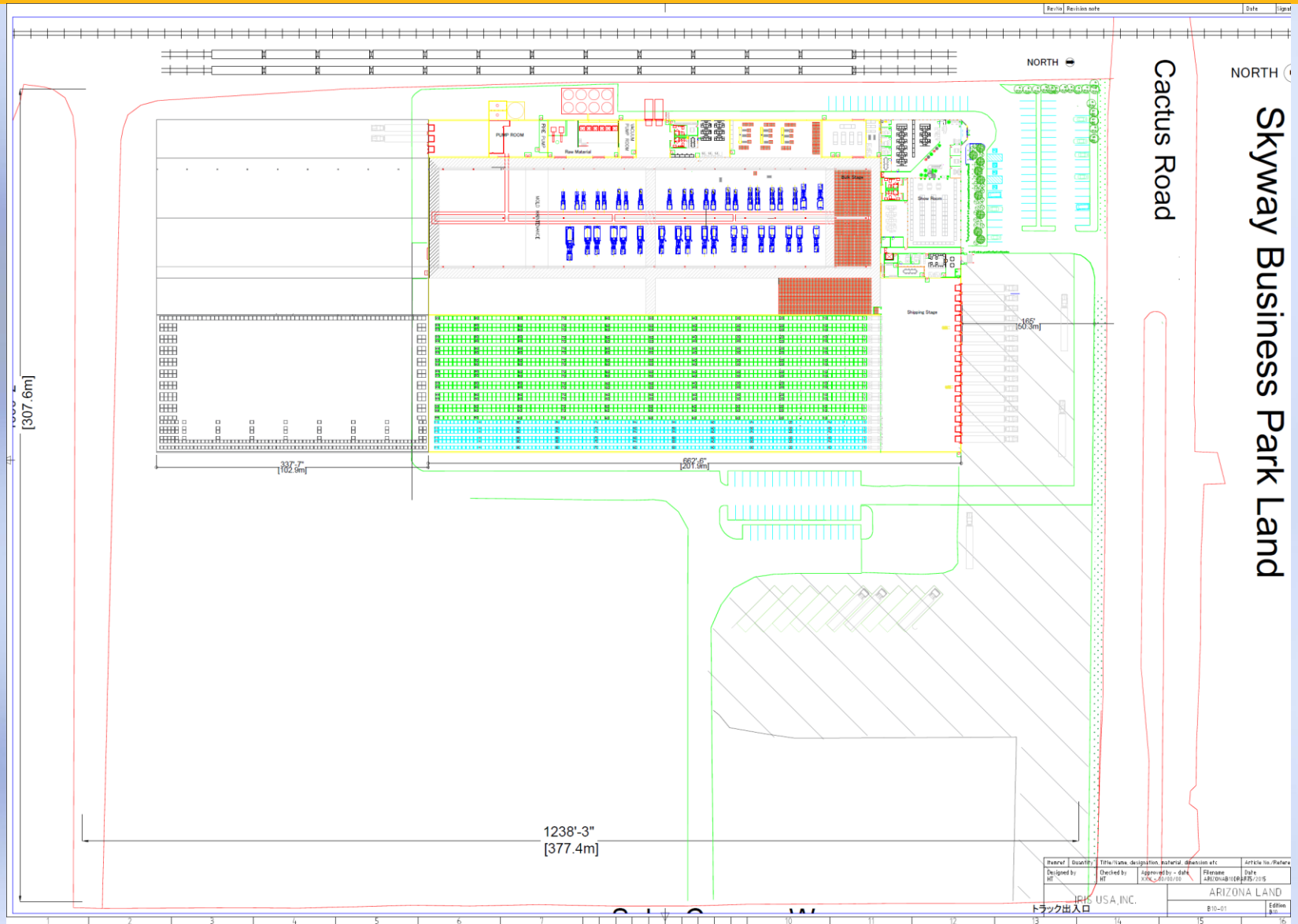
- Up-to \$500K in City Fees
 - 100% Post Performance
- Dedicated Project Manager
- Interim Office Space (AZTC)
- \$15K for Expediting
- Foreign Trade Zone / Rail Service

Anticipated Project Timeline

February 2015	March - December 2015	December 2015
Announcement	Planning/Permit & Construction	Ribbon Cutting & Opening

Site







CITY OF SURPRISE
Planning and Zoning Commission

March 5, 2015 @ 6:00:00 PM

Back Print

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

Consent	Regular	Public Hearing	Report/Discussion
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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):