



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

Thursday, November 17, 2016 @ 6:00 PM
 COUNCIL CHAMBERS - Amended items 1 and 2 on 11/14/2016 at 10:40 AM

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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#1	District Internal	<u>Consideration and action approving the November 3, 2016 Planning and Zoning Commission minutes.</u>	Approve Lorraine Nevarez, Community Development
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REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#2	District 1	<u>Consideration and action regarding a Conditional Use Permit for Greulich's Automotive</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT

OTHER BUSINESS:

#3	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer, Community Development
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ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: November 14, 2016 at 10:40 AM

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



CITY OF SURPRISE
Planning and Zoning Commission

November 17, 2016 @ 6:00:00 PM

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Board Meeting Date:	November 17, 2016	Contact Person:	Lorraine Nevarez, 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 approving the November 3, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the November 3, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Amended Minutes - Nov 3 2016 Mtg](#)

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

November 3, 2016 / 6:00 PM

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

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, November 3, 2016.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners Dennis Smith, Dennis Bash, Gisele Norberg and Eric Cultum.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the October 20, 2016 Planning and Zoning Commission minutes.

Vice Chair Keating made a motion to approve the October 20, 2016 Planning and Zoning Commission minutes. Commissioner Cultum seconded the motion. The motion passes with 5 votes in favor, 1 abstention, 1 absence.

Item 2 – DISTRICT 4 – Consideration and action regarding a Site Plan for the Quik Trip located at the northeast corner of Bell Road and 115th Avenue.

Robert Kuhfuss, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Landscaping of the area

Commissioner Smith made a motion to approve the Site Plan for Quik Trip located at the northeast corner of Bell Road and 115th Avenue, subject to stipulations “a” through “c” as listed in the staff report. Commissioner Cultum seconded the motion. The motion passes with 6 votes in favor, 1 absence.

Item 3 – DISTRICT 5 – Consideration and action item regarding a Site Plan for a medical and retail facility known as the Marketplace at the City in the Surprise Center Planned Area Development (PAD).

Hobart Wingard, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Parking spaces
- Versatility of parking
- Landscaping
- Review of the PAD
- Time of construction
- Reviewed stipulations

Commissioner Cultum made a motion to approve the Site Plan for the Marketplace at the City medical and retail facility, subject to stipulations “a” through “c” as listed in the staff report. Vice Chair Keating seconded the motion. The motion passes with 6 votes in favor, 1 absence.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – DISTRICT 6 – Consideration and action on an Ordinance rezoning 8.1 acres of property located on the west side of Litchfield Road ½ mile north of Peoria Avenue from Rural Residential (RR) to Business Park (BP).

Hobart Wingard, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Use of the property

Chair Chapman opened the call to the public.

Hearing no comments, Chair Chapman closed the call to the public.

Vice Chair Keating made a motion to recommend approval of the Bola Tie Rezone to the Mayor and City Council subject to stipulations “a” through “c” as listed in the staff report. Commissioner Smith seconded the motion. The motion passes with 6 votes in favor, 1 absence.

OTHER BUSINESS:

Item 5 – INTERNAL – Presentation and Discussion regarding the Laws applicable to commissioners, and an overview of the general plan and SUDC.

Donna Bronski, Deputy City Attorney, and Eric Fitzer, Director of Community Development, presented item 5 to the Commission.

The commission was appreciative of the provided information.

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:33 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

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

ATTEST BY: _____

Lorraine Nevarez, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

November 17, 2016 @ 6:00:00 PM

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Board Meeting Date:	November 17, 2016	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Conditional Use Permit for Greulich's Automotive

Motion:

I move to recommend approval to the Mayor and City Council subject to stipulations "a" through "f."

Background:

Victor Olson, of Phoenix Design Group, LLC, on behalf of Bell Road and 303, LLC, and Greulich's Automotive seeks approval of a Conditional Use Permit (CUP) to allow a Minor Automotive Service Facility within Surprise Village Marketplace. The garage facility will be constructed on a currently vacant pad within the larger retail center. Site improvements will include a new 5875 square foot building, landscaping, paving, signage, etc.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-320 - Greulich's Automotive Conditional Use Permit - Staff Report](#)
- ☐ [01 - FS16-320 - Greulich's Automotive Conditional Use Permit - Vicinity Map](#)
- ☐ [02 - FS16-320 - Greulich's Automotive Conditional Use Permit - CUP Case Map](#)
- ☐ [03 - FS16-320 - Greulich's Automotive Conditional Use Permit - CUP Narrative](#)
- ☐ [04 - FS16-320 - Greulich's Automotive Conditional Use Permit - Site Plan](#)
- ☐ [05 - FS16-320 - Greulich's Automotive Conditional Use Permit - Landscape Plan](#)
- ☐ [06 - FS16-320 - Greulich's Automotive Conditional Use Permit - Elevations, B&W](#)

- ☐ [07 - FS16-320 - Greulich's Automotive Conditional Use Permit - Elevations, Color](#)
- ☐ [08 - FS16-320 - Greulich's Automotive Conditional Use Permit - Sign Package](#)
- ☐ [09 - FS16-320 - Greulich's Automotive Conditional Use Permit - Color Palette](#)
- ☐ [10 - FS16-320 - Greulich's Automotive Conditional Use Permit - October 20, 2016 Notice of Decision](#)
- ☐ [11 - FS16-320 - Greulich's Automotive Conditional Use Permit - Engineering Comment Letter dated 8-5-16](#)
- ☐ [12 - FS16-320 - Greulich's Automotive Conditional Use Permit - MWD Comments](#)
- ☐ [13 - FS16-320 - Greulich's Automotive Conditional Use Permit - ADOT Comments](#)
- ☐ [14 - FS16-320 - Greulich's Automotive Conditional Use Permit - Luke AFB Comments](#)
- ☐ [15 - FS16-320 - Greulich's Automotive Conditional Use Permit - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-320

Project Name: Greulich's Automotive

Council District: 1

Meeting Date: November 15, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: Bell Road and 303, LLC

Applicant: Victor Olson, Phoenix Design Group

Request: Conditional Use Permit for a Minor Automobile Service Center in the PAD zoning district (Surprise Village Marketplace)

Site Location: Southeast corner of Loop 303 and Bell Road

Site Size: 1.46 acres (approx.)

Density: N/A

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations 'a' - 'f'.

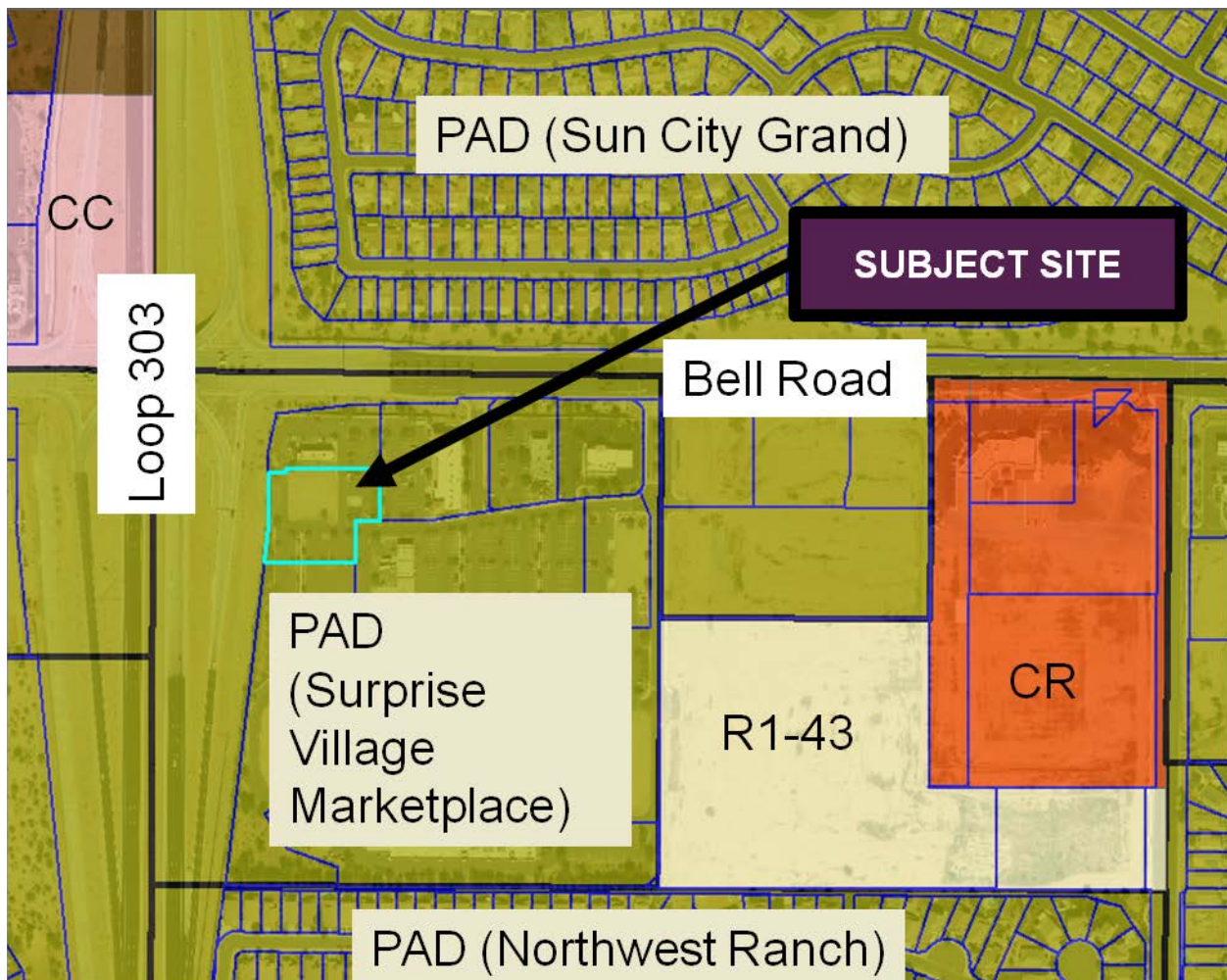
PROJECT DESCRIPTION:

Victor Olson, of Phoenix Design Group, LLC, on behalf of Bell Road and 303, LLC, seeks approval of a Conditional Use Permit (CUP) to allow a Minor Automotive Service Facility within Surprise Village Marketplace. The garage facility will be constructed on a currently vacant pad within the larger retail center. Site improvements will include a new 5,875 square foot building, landscaping, paving, signage, etc.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject site and its surrounds.

PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)



45 **BACKGROUND:**

46
47 **September 28, 2006:** The City Council approved the Surprise Village Marketplace Planned Area
48 Development (PAD) under case PAD06-286.

49
50 **June 23, 2016:** Staff met with the applicant to discuss the subject project during a regularly
51 scheduled Concept Review meeting under CR16-244.

52
53 **July 18, 2016:** The applicant filed a request for a Conditional Use Permit to allow a Minor
54 Automotive Service Facility under FS16-320, the subject case.

55
56 **August 30, 2016:** Staff returned 1st review comments to the applicant.

57
58 **September 21, 2016:** The applicant held a Citizen Review meeting.

59
60 **September 30, 2016:** The applicant filed their 1st resubmittal of the subject case.

61
62 **October 13, 2016:** Staff returned 2nd review comments to the applicant.

63
64 **October 20, 2016:** Staff scheduled the subject case for the November 17, 2016 Planning and Zoning
65 Commission hearing subject to certain deficiencies being addressed.

66
67 **CITIZEN OUTREACH:**

68
69 As noted above, the applicant held a Citizen Review meeting on September 21, 2016, which
70 generated no input. The site was also posted advertised in accordance with the SUDC.

71
72 **ANALYSIS AND DISCUSSION:**

73
74 The subject request involves a proposed Minor Automobile Service Center to be constructed on a
75 currently vacant pad within the Surprise Village Marketplace PAD. The PAD was approved under
76 Title 17, and refers to the list of uses included within Title 17. One of those uses is "Automobile
77 Service Center, Minor" which is defined in Title 17 as "...a facility where the sale of automotive fuels
78 or oils, and the incidental repair and replacement of parts and motor services to automobiles are
79 performed, but not including any operation specified under "Automobile Service Center, Major."
80 Title 17 further defines "Automobile Service Center, Major" as "...a facility where the following
81 types of services are performed: engine or drivetrain rebuilding or major reconditioning, and
82 collision service, including body, frame or fender straightening or repair and/or painting of
83 vehicles."

Hence, the proposed use may conditionally permitted, provided certain criteria are met, as noted in Section 17.36.050 of Title 17 as follows:

"No conditional use permit shall be given for a use that is not listed in this title as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the General Plan. The commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application."

Staff is generally supportive of the requested CUP; however, there are certain deficiencies that must be addressed. These are discussed in the attached Notice of Decision and the following text, and are paraphrased in the recommended stipulations of approval.

The Setback Table on Sheet A1.1 erroneously shows a 10-inch required setback where no (zero) setback is required. While the proposed building meets the setbacks as established in the PAD, the setback is miss-stated in the table. Stipulation "a.1" addresses this issue. Staff notes that while said building meets the required setback, it will be located quite close to the existing Taco Bell drive-through lane. Staff suggested the building be shortened in order to provide more room between the new building and the existing drive-through lane; however, the applicant asserts the owner's building program requires ten (10) service bays, which could not be accommodated if the building were shortened.

There are eight (8) parking spaces that are located immediately adjacent to the landscape area abutting the west side of the building. Staff requested a pedestrian sidewalk be shown in proximity of those parking spaces; however, the northernmost five (5) spaces are not served by said sidewalk. Stipulation "a.2" requests the sidewalk extend northward to serve the five (5) currently unserved parking spaces. (Note that the Letter of Decision indicates four spaces; however, this was a typo in the original letter.)

The site's pedestrian pathway will connect to the existing system in several locations; however, the proposed paving is not clearly identified. Typically within the larger center, stamped and painted asphalt is used where said pathways cross vehicular travel lanes. This is suggested in the site plan, but the plan is not clear. Stipulation "a.3" speaks to this issue.

There is an existing concrete pad located on the site. This concrete pad is currently configured for accessible parking; however, the pad is located in the wrong location relative to the proposed building's main entrance and is in contradiction to the 2012 International Building Code (IBC). Stipulation "a.4" seeks to relocate the accessible parking in a manner that is consistent with the IBC.

Stipulations “a.5” through “a.9” address certain deficiencies as identified by the City of Surprise Engineering Department.

Stipulation “b” seeks to revise the landscape plan so that it is consistent with the revised site plan.

Architecturally, the building does not necessarily “match” most of the development that has occurred within the Surprise Village Marketplace to date; however, neither does the existing Taco Bell building located immediately to the north of the subject building. That said, the applicant has attempted to reference certain architectural features found in the existing building stock such as the steel window awnings, faux stone, and EIFS finishes, while creating a visually interesting building with a unique character. Staff is comfortable with allowing these deviations from the existing development, but notes that the Service Entrance Section is not shown on the elevations. This omission would not likely surface until the time of final inspection when it becomes apparent that the factory grey color stands out against the building as opposed to fading into the building. By requiring the cabinet to be painted to match the building and including this in the elevations, this will not get overlooked during construction and cause unnecessary delays at final inspection. Stipulation “c” addresses this issue.

The City of Surprise requires the submission of a lighting photometric plan in order to determine compliance with the City’s outdoor lighting standards. The applicant included a lighting photometric plan with the application; however, there are certain deficiencies that must be addressed in order to continue with the review of the plan. Stipulation “d” seeks revisions to the lighting photometric plan in this regard.

Stipulation “e” requires that all civil engineering comments as listed in the attached comment letter be addressed.

Stipulation “f” is a standard stipulation and warrants no further discussion.

Signage will consist of three (3) wall signs, each being 625 square feet in sign area and consistent with the PAD’s sign requirements.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	N/A

164 **CONFORMANCE WITH ADOPTED PLANS:**

165
166 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
167 within the Commercial and Office Land Use Category, which supports retail uses such as that
168 proposed.

169
170 **REVIEWING AGENCIES:**

171
172 **Maricopa Water District (MWD):** In an email dated July 25, 2016 (attached) MWD indicated the
173 proposal will not impact MWD.

174
175 **Arizona Department of Transportation (ADOT):** In an email dated July 20, 2016 (attached), ADOT
176 indicated the proposal will have no impact on existing highway facilities.

177
178 **Luke Air Force Base (LAFB):** In a letter dated July 25, 2016 (attached) LAFB indicates no objections
179 to the request, but advises the applicant review sound attenuation requirements and engage in a
180 strong notification program with respect to the air base and its operations.

181
182 **SUMMARY:**

183
184 While certain deficiencies exists staff believes the proposed Conditional Use Permit is consistent
185 with the manner and intent of the Surprise Village Marketplace PAD, provided said deficiencies are
186 adequately addressed. Staff recommends a number of stipulations that once fulfilled, will allow the
187 site to be developed in accordance with the requirements of the City of Surprise.

188
189 **FINDINGS:**

- 190
191
 - The proposed Conditional Use Permit, as revised per the recommended stipulations of
 - 192 approval, demonstrates compliance with the criteria set forth in Section 17.36.050 of Title
 - 193 17, which was included by reference into the underlying PAD.
 - 194 • The reviewing agencies have indicated no objections to the request.

195
196 **RECOMMENDATION:**

197
198 Based on the findings noted above, staff recommends the Commission **approve** the subject
199 Conditional Use Permit, subject to stipulations 'a' through 'f' as outlined below:

- 200
201 a. The site plan prepared by Phoenix Design Group, Inc., date received September 30, 2016
202 will be revised and submitted for review to include the following modifications:
203
204 1. Revise the Setback Table to show a required zero (0') northern setback.
205 2. Extend the westerly pedestrian path to serve the five (5) northernmost parking
206 spaces.

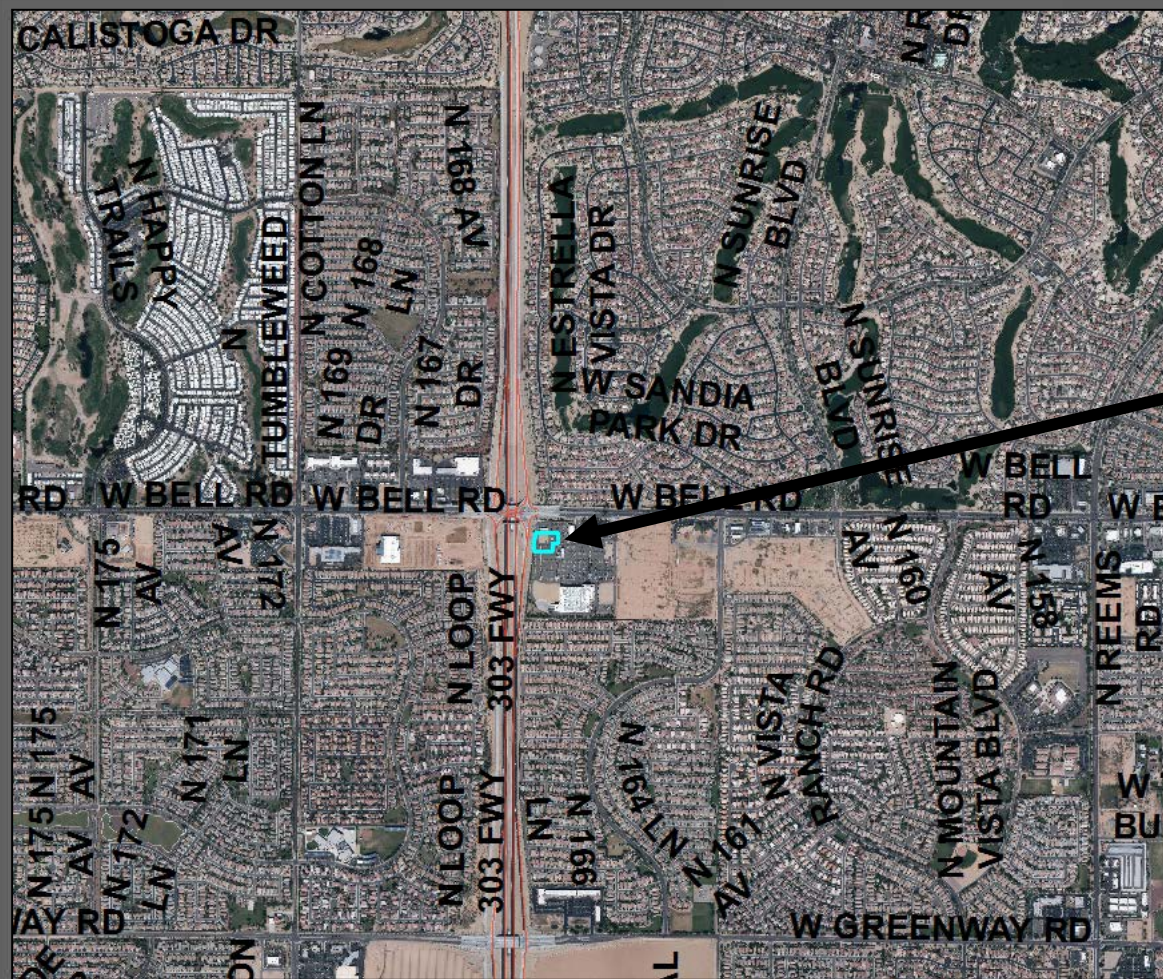
3. Clarify the paving materials to be used for the pedestrian pathway system throughout the site.
 4. Shift the accessible parking spaces to the south in order to be closer to the building entrance per 2012 IBC Section 1106.6.
 5. Show existing and proposed water and sewer up to the building. Include the fire line and proposed FDC connection.
 6. Update the Architect's seal.
 7. Show and label easements (water, electric, etc.)
 8. Do not cloud and delta the revisions.
 9. Site plan and civil plans must match each other.
 10. Show and label the interceptor and associated lines.
- b. The landscape plan prepared by T.J. McQueen & Associates, Inc., date received September 30, 2016 will be revised in a manner consistent with Stipulation A above and submitted for review.
- c. The elevations prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised to indicate the location of the Service Entrance Section and to indicate the electrical cabinet will be painted to match the building, and will submit for review.
- d. The photometric plan prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications: The following comments are new comments based on new information.
1. The lighting photometric should extend a minimum of 10 feet beyond all property lines.
 2. Much of the information is illegible due to the font size used. Please use a smaller font for clarity.
 3. Your FC values do not seem to take into consideration the existing lighting. Please include the existing parking lot lighting in your analysis.
 4. Related to the previous comment, a minimum of 0.5 foot-candles is required in all parking areas.
 5. There is a cluster of light fixtures that appear to be located on the neighboring Taco Bell building. Are these fixtures new or existing? Please clarify.
 6. Please confirm the fixture count for both of the Gotham fixture types (fixtures B and D).
- e. All civil comments, per letter dated August 5, 2016 on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior approval and issuance of civil construction permits.

- f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 – Vicinity Map (1 page)
- 02 – CUP Case Map (1 page)
- 03 – CUP Narrative (1 page)
- 04 – Site Plan (1 page)
- 05 – Landscape Plan (1 page)
- 06 – Elevations, B&W (1 page)
- 07 – Elevations, Color (1 page)
- 08 – Sign Package (1 page)
- 09 – Color Palette (1 page)
- 10 – October 20, 2016 Notice of Decision (4 pages)
- 11 – Engineering Comment Letter dated August 5, 2016 (2 pages)
- 12 – MWD Comments (1 page)
- 13 – ADOT comments (1 page)
- 14 – Luke AFB comments (1 page)

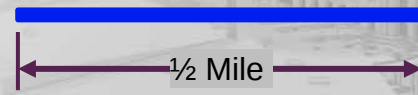


FS16-2320
Greulich's
Automotive

SUBJECT SITE



North



Vicinity Map



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

October 20, 2016

Re: FS16-320

Dear Mr. Olson,

City staff has reviewed the Conditional Use Permit for Greulich's Automotive and based upon the findings herein; staff concludes the request meets with the conditions, 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 with conditions at the November 17, 2016 Planning and Zoning Commission Meeting as outlined on Attachment (A).

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) on or before October 26, 2016 for the project to remain on the agenda.

If you should have any questions, please do not hesitate to contact Jamie Sullivan, Project Coordinator at 623-222-3099 or jamie.sullivan@surpriseaz.gov.

Sincerely,
City of Surprise
Community Development Department

Att

ATTACHMENT (A)

A. The site plan prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

1. Prior comments asked that you include a zoning setback table. You included the table, but the North setback is shown at 10 inches. This may be the actual distance, but the minimum required is zero. Please revise.
2. Prior comments asked that you consider shifting the pedestrian path over to the bank of parking so those drivers have a more direct connection to the pathway. Your revised plan shows some connectivity; however, the pathway should extend in a northerly direction to accommodate the four northernmost spaces.
3. Prior comments asked that you call out all of the materials used in the pedestrian pathway system. You called out the new concrete sidewalks; however, the stippling pattern of the pathway suggested another treatment. Please clarify.
4. Prior comments asked that you shift the accessible spaces to the south in order to be closer to the building entrance. Your response to comments is that the existing ADA Parking will remain; however, this configuration is inconsistent with ADAAG and building code requirements. Please revise.
5. The accessible parking, as depicted, does not meet the requirements of 2012 IBC Section 1106.6.

“Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.”

6. Provide the following information on the site plan:
 - Provide existing and proposed water and sewer up to the building. Include the fire line and proposed FDC connection.
 - Provide current date signed in the Architects seal
 - Provide and label easements (water, electric, etc.)
 - Do not cloud and delta the revisions
 - Site plan and civil plans must match each other
7. Show the interceptor and associated lines on the site plan

B. The landscape plan prepared by T.J. McQueen & Associates, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

1. Revise the Landscape Plan per Site Plan comments.

C. The elevations prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

1. Indicate the location of the Service Entrance Section and indicate that it will be painted to match the building.

D. The photometric plan prepared by Phoenix Design Group, Inc., date received September 30, 2016 will be revised and submitted for review to include the following modifications:

The following comments are new comments based on new information.

1. The lighting photometric should extend a minimum of 10 feet beyond all property lines.

2. Much of the information is illegible due to the font size used. Please use a smaller font for clarity.

3. Your FC values do not seem to take into consideration the existing lighting. Please include the existing parking lot lighting in your analysis.

4. Related to the previous comment, a minimum of 0.5 foot-candles is required in all parking areas.

5. There is a cluster of light fixtures that appear to be located on the neighboring Taco Bell building. Are these fixtures new or existing? Please clarify.

6. Please confirm the fixture count for both of the Gotham fixture types (fixtures B and D).

E. All civil comments, per letter dated August 5, 2016 on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior approval and issuance of civil construction permits.

F. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

By signing below, the applicant/owner agrees to the conditions listed above, and understands that although the project has been scheduled for Planning and Zoning Commission, all conditions indicated must be addressed, revised plans resubmitted and approved, prior to issuance of civil and building permit.

Applicant/Owner Signature

Date

ATTACHMENT (B) – FS16-320

Planning and Zoning Commission meeting presentation package

Collated in the order shown below:

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



Public Works Department
Engineering Services
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6150
Fax 623-222-1701

PROJECT SUBMITTAL DATA:

Project Name	Greulich's Automotive
Project Location	16641 W Bell Rd.
Submittal Type	1 st Review
Case Number	FS16-320
Date	August 5, 2016
Reviewed by	Dan Shaffer
Contact Info	623-222-7039, daniel.shaffer@surpriseaz.gov

GENERAL

1. If these two sheets are to be together in one set then provide a cover sheet as called out in Chapter 9 of the City of Surprise Engineering Development Standards. The cover sheet may contain general notes, approval lines, benchmark, basis of bearing and vicinity map.
2. Prepare this plan per the guidelines found in Chapter 9 of the City of Surprise Engineering Development Standards. The following is a partial list of what is found in the guidelines, which applies to this plan.

GRADING AND DRAINAGE PLAN

1. The notes on the left of the sheet are for water and sewer, and are titled Drainage Report. Provide appropriate notes and callouts for a grading and drainage plan.
2. There are callouts for water and sewer on the plan. Show these on the appropriate plan.
3. Provide limits of work south of the building, in the parking lot.
4. Provide existing curb, gutter, sidewalk and limits of removal. Provide callouts to match existing and provide spot elevations.
5. Verify the interceptor location vs. what is shown on the site plan.
6. Provide spot elevations south of the building, in the existing parking lot, to verify flow.
7. Provide appropriate City of Surprise Engineering notes.
8. Provide City of Surprise Engineer approval line and text.
9. Provide EPCOR approval line.
10. Provide Engineer's seal.
11. Provide a vicinity map.
12. Provide City approved benchmark.
13. Provide basis of bearing.
14. Provide callouts and notes for sidewalk, curb and gutter, ramps, and paving.
15. Provide lot boundaries with dimensions.
16. Clarify existing vs. proposed.
17. Provide site square footage.
18. Provide contours.
19. Provide the address.

20. Remove “CR16-244” from the lower right of the sheet.
21. Maintain 1’ minimum clearance between sidewalk and obstruction in the island south of the building.

WATER PLAN

1. Prepare this plan per the guidelines found in Chapter 9 of the City of Surprise Engineering Development Standards.
2. Verify the interceptor location vs. what is shown on the site plan. Provide pipe in and out, with invert elevations.
3. Provide the size of the interceptor.
4. Provide Engineer’s seal.
5. Provide callout and note for the interceptor.
6. Provide boundaries with dimensions.
7. Clarify existing vs. proposed.
8. Provide address.
9. Provide appropriate City of Surprise notes and what is required by EPCOR.
10. Note: EPCOR approval of this plan is required prior to issuance of civil permits by the City of Surprise.
11. Remove “CR16-244” from the lower right of the sheet.

Notes:

- **Prior to resubmittal, please ensure review comments provided by the Planning Project Coordinators for other plans (such as Final Plat, Site Plan, Landscape plans, etc) do not affect the civil plans. Failure to do so can result in a delay in approval times due to lack of plan coordination.**
- **Refer to attached redlines for additional comments**
- **Return redlines, two (2) revised bond copies and written response with next submittal**
- **Upon improvement plan approval, an approval letter will be sent to the applicant to provide permit requirements. The typical information requested includes, but is not limited to, additional copies of improvement plans (with applicable signatures from other agencies), electronic CAD files, dust control permits, NOI/ATC documentation (if applicable), contractor contract information and business licenses, financial assurance documents (if applicable), and a request for a cost estimate (broken out by permit type).**
 - a. **Anticipated permit types for your project include:**
 - i. **Fire – Fireline FDC**
 - ii. **Grading**

From: [Debbie Trasancos](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS16-320 - Greulichs Automotive
Date: Monday, July 25, 2016 2:58:49 PM

Heather,

Thank you for providing the Electronic Submittal for Greulich's Automotive (FS16-320).

Maricopa Water District (MWD) has reviewed this submittal and determined this does not impact MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Tuesday, July 19, 2016 4:15 PM
To: Barbara Plante - Luke <barbara.plante@us.af.mil>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain <ChrisC@mwdaz.com>; Debbie Trasancos <DebbieT@mwdaz.com>; Denise Lacey <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; Mike Ferrara <Mike.Ferrara@surpriseaz.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Project Coordinator <redletter@azdot.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Cc: Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>; Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: FS16-320 - Greulichs Automotive

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you all have a wonderful evening!

Heather Donaldson
Planning Project Coordinator

From: [Bob Patoni](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: fs16-320
Date: Wednesday, July 20, 2016 9:59:07 AM
Attachments: [image001.jpg](#)

Re: fs16-320
Greulichs Automotive
SEC Bell Rd. & SR-303
501-12-942
Conditional Use Permit

Attention: Heather Donaldson

Thank you for the notice of request for Conditional Use Permit for the above-described development.

After review, we have determined that the referenced development will have no impact upon ADOT highway facilities.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

25 July 2016

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Heather Donaldson
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-320; Greulichs Automotive

Dear Ms. Donaldson

Thank you for the opportunity to provide comments on the Conditional Use Permit Application for Greulichs Automotive. The site is located on 1.46 acres at 16641 W. Bell Road in Surprise AZ. Plans call for the construction of a new 6,268 square foot, one story building, for a minor automotive service facility. The site is approximately 3.4 mile outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this facility will not negatively impact Luke AFB's flying mission. The site will be located inside the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



SURPRISE
ARIZONA

FS16-320

Greulich's Automotive
CONDITIONAL USE PERMIT

Planning and Zoning Commission

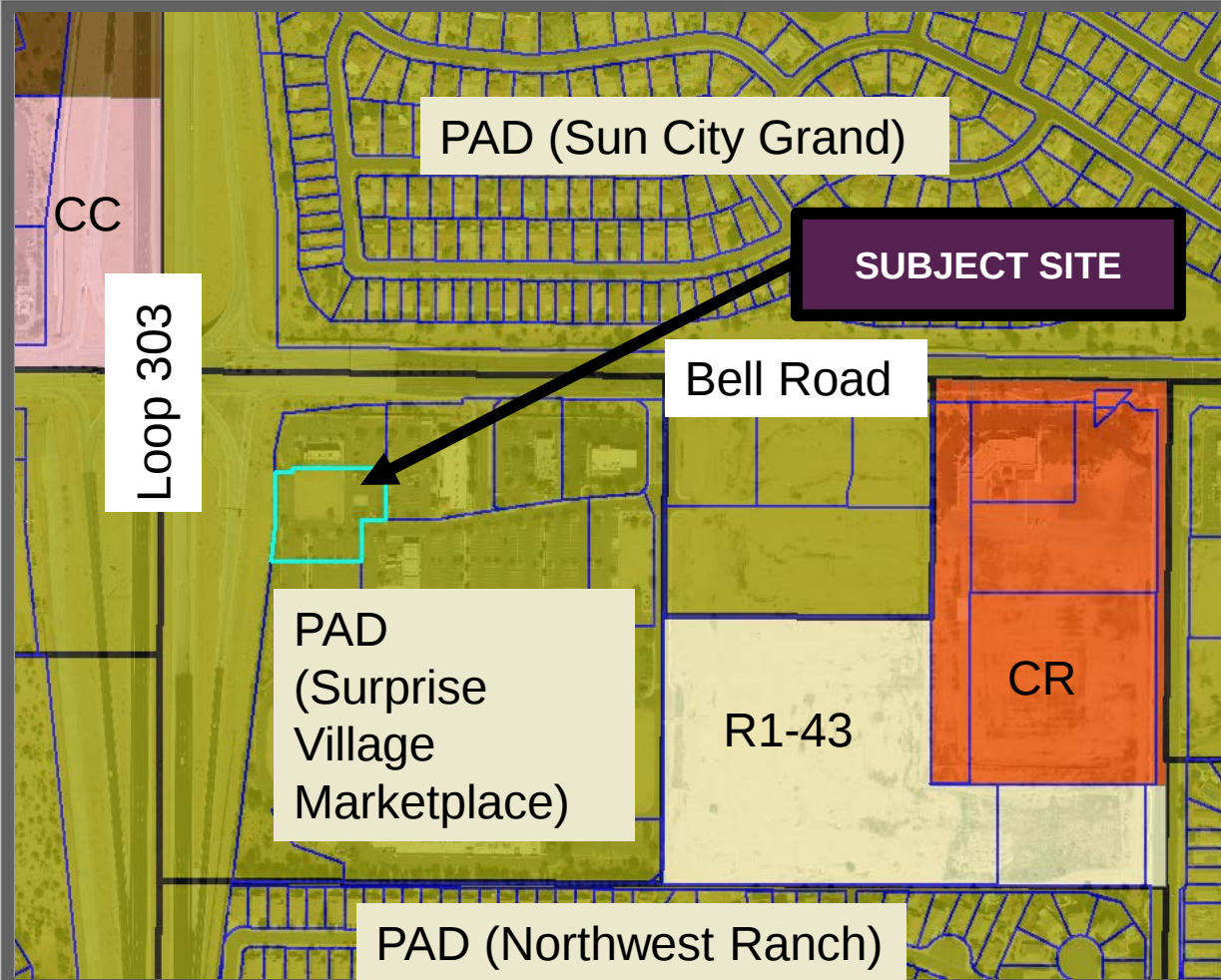
November 17, 2016

SUBJECT SITE



A diagram showing a road with a blue line representing a lane. A purple double-headed arrow indicates a distance of 1/2 mile. The text "1/2 Mile" is written in the center of the arrow.

Vicinity Map



FS16-320
Greulich's
Automotive

Case Map



Site Plan



EXPIRES 2/24/2017



phoenix design group

1

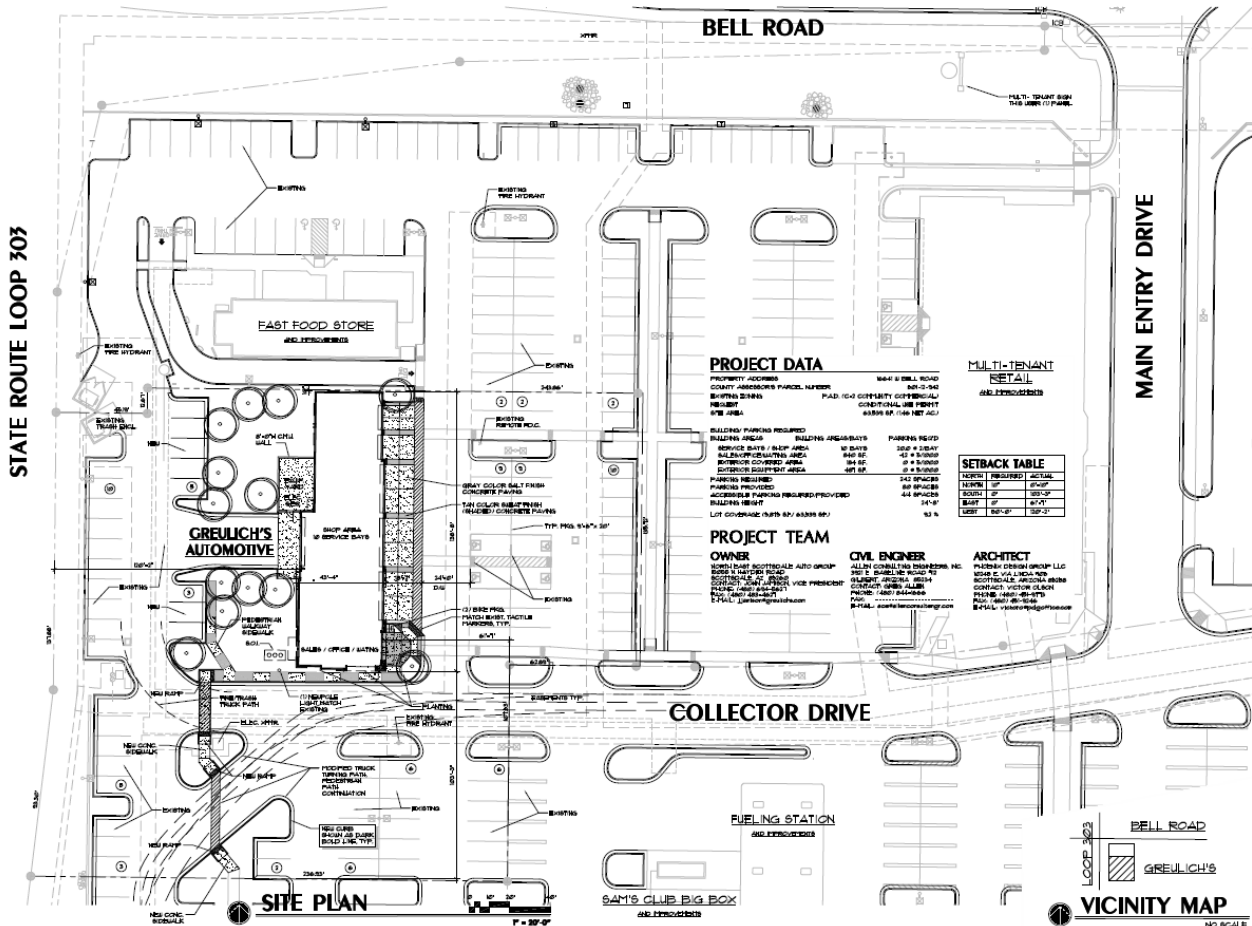
NEW GREULICH'S AUTOMOTIVE

88

JOB NO.:
● PDG-IT46
DATE:
● 09/09/16
REVISION:

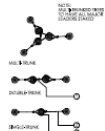
☐ 1
☐ 2
☐ 3
 DRAWN BY:
☐ H.A.C.
 CHECKED BY:
☐ V.E.O.
 APPROVED BY:

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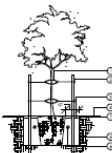




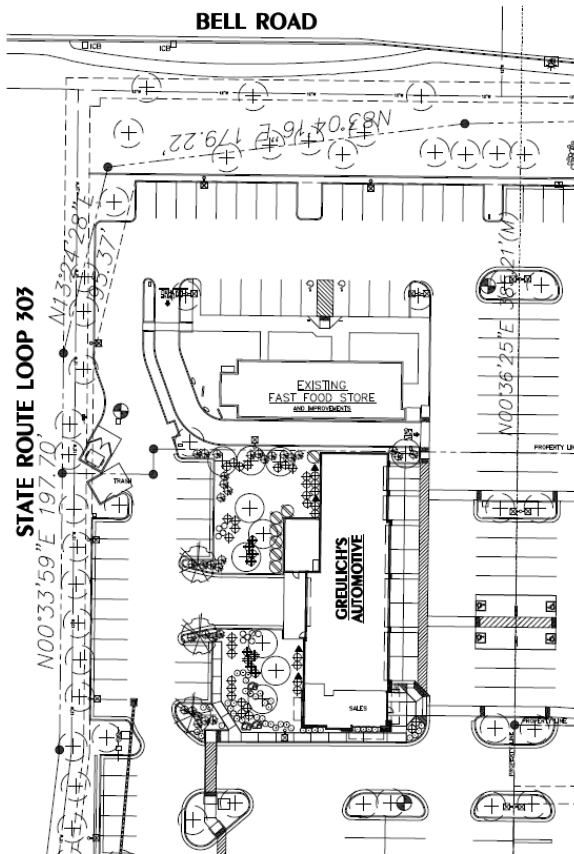
SHRUB PLANTING DETAIL



FREE GUYING DETAILS



1. 1/2" PLASTER HOPE 1/2" x 1/2" x 1/2"
2. TWO 1/2" ROUNDS BY 1" LONG GREEN
THAT STAYS BURY 1/2" BELOW GRADE
3. 1/2" SACK
4. GRADE 1/2" TO 1" GRASS
5. ROUGHEN SURF OF PLANT 1/2" TO
PREVENT GLASSING
6. 1/2" 1/2" 1/2" TABLETS
7. 1/2" DEPTH OF DECOMPOSED GRASS
(SEE WORKING FOR TYPE)

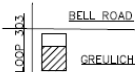


LANDSCAPE PLAN



PROJECT DATA

PROPERTY ADDRESS	10841 W HILL ROAD
COUNTY ASSESSOR'S PARCEL NUMBER	501-10-34-0
DISTRICT ZONING	P.A.D. (0-2 COMMUNITY COMMERCIAL)
ACREAGE	0.4-0.5 ACRE
SITE AREA	63,539 S.F. (1.46 NET AC)
BUILDING / PARKING REQUIRED	
BUILDING AREA	BUILDING AREA
HOF AREA	22.9 5/8 0/00
SALES/OFFICE/WAITING AREA	4.2 5/00 0/00
BELLING TOLL	27.8 5/00 0/00
EXTERIOR COVERED AREA	2.0 5/00 0/00
EXTERIOR EQUIPMENT AREA	0.8 5/00 0/00
PARKING PROVIDED	34 SPACES
PARKING PROVIDED	80 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED	4/4 SPACES
BUILDING HEIGHT	24-9' 0"
LOT COVERAGE (5,875 S.F. / 63,539 S.F.)	9.2 %



VICINITY MAP



LANDSCAPE LEGEND

- LEUCOPHYLLUM FRUTESCENS
"GREEN CLOUD"
5 GALLON
- LANTANA MONTEVIDENSIS
"GOLD MOUND"
1 GALLON
- CONVOLVULUS CINCERUM
BUSH MORNING GLORY
1 GALLON
- BOUGAINVILLEA BARBARA KIRST
BOUGAINVILLEA
5 GALLON
- MATCH PHASE 1 GRANITE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- SKY'S SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000 LBS EACH

SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURREY COMMUNITY DEVELOPMENT DEPARTMENT BEFORE ANY CONSTRUCTION BEGINS.

BIGNS REQUIRE A PERMIT FROM:

- ALL UTILITY BODIES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 2' OF SIDEWALKS, DRIVEWAYS AND STREET DEPARTMENT CONNECTIONS.
- TREES WITHIN 10' OF PAVED AREAS AND WALLS REQUIRE A ROOT BARrier SYSTEM.
- ALL PLANT MATERIAL SIZE IS BE CONSIDERENT WITH SIA LANGUAGES.
- ALL PLANT MATERIALS LOCATED WITHIN VISIBLE TRIANGLES ARE TO BE MAINTAINED WITH A MAXIMUM HEIGHT AND HANGING NO LOWER THAN 7' FEET FROM GRADE LEVEL.
- NO PLANT MATERIAL WILL OBSTRUCT ANY TRAFFIC CONTROL SIGNS OR LIGHTS.
- TREES WITHIN 10' OF THE CITY OF SURREY SIDEWALKS ARE TO BE MAINTAINED WITH A MAXIMUM HEIGHT.
- TREES WITHIN 10' FEET FROM ANY PARKING SPACE OR PEDESTRIAN ROUTE.
- TREES WITHIN 10' FEET FROM ANY SIDEWALK OR DRIVEWAY ARE TO BE MAINTAINED WITH A MAXIMUM HEIGHT OF 12' FEET.
- TREES SPECIES WITH CITY HIGH-GROWTH BE CONSIDERENT WITH STANDARD SPECIES.
- TREES SPECIES WITH CITY HIGH-GROWTH BE CONSIDERENT WITH STANDARD SPECIES.

LOW WATER USAGE PLANT MATERIAL:

- 100% OF ALL PLANTS LOCATED ARE BEING FROM THE SURREY DEPARTMENT OF PLANT MATERIALS.
- 100% OF ALL PLANTS LOCATED ARE BEING FROM THE SURREY DEPARTMENT OF PLANT MATERIALS.

LOW WATER USAGE PLANT MATERIAL

100% OFF ALL PLANTS UTILIZED ON LEADS ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
6435 East Chicago St., Suite 101
Scottsdale, Arizona 85252
P. (480) 281-5538 F. (480) 266-0419
EMAIL: tjmcqueen@tjma.net



NEW GREULICH'S AUTOMOTIVE

JOB NO.:
● ----
DATE:
● 05/24/16
REVISION:
● 1
● 2
● 3
DRAWN BY:
● H.A.C.
CHECKED BY:
● V.E.O.

LA.01

FS16-320 Greulich's Automotive

Landscape Plan

FS16-320 Greulich's Automotive

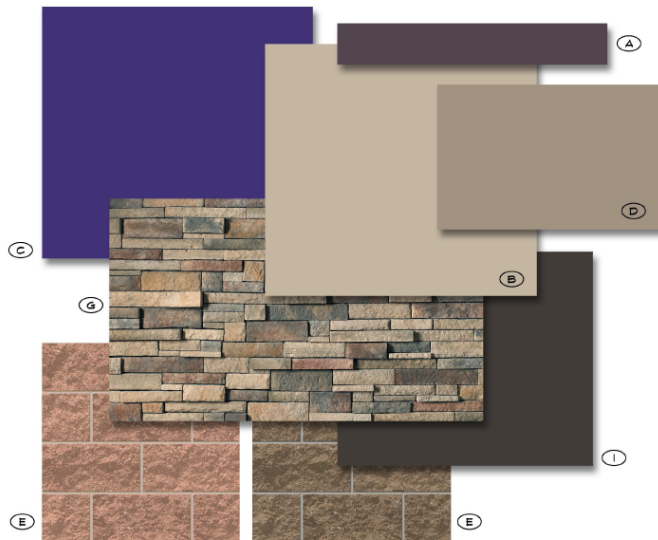
Elevations



PHOENIX design group
1001 N 10TH AVE, SUITE 100, PHOENIX, AZ 85004
760.961.9773

COLOR AND MATERIALS BOARD FOR GREULICH'S AUTOMOTIVE

16641 W BELL RD, SURPRISE, AZ, 85388



MATERIAL AND COLOR SCHEDULE

	PURPOSE	MFG.	NAME	DETAIL
(A)	POUNDER COAT STEEL	DUNN EDWARDS	CHOCOLATE PUDDING	DE6940
(B)	STUCCO ON C.M.U.	DUNN EDWARDS	ALMOND LATTE	DE6143
(C)	STUCCO ON C.M.U.	DUNN EDWARDS	FRESH EGGPLANT	DE9444
(D)	STUCCO ON C.M.U.	DUNN EDWARDS	TAIL DUST	DE6123
(E)	PAINTED SPLIT FACE C.M.U.	OLDCASTLE	2 CUSTOM COLORS	-----
(G)	DRYSTACK LEDGESTONE	CULTURED STONE	CARAMEL DRYSTACK	CSV-2007
(I)	COILING SERVICE DOORS	COOKSON DOOR	DARK BRONZE FINACOTE	226A

* ALL COLORS HEREIN ARE TO BE VERIFIED IN FIELD TO MATCH THE COLORS AND MATERIALS ON THE ADJACENT BUILDINGS.



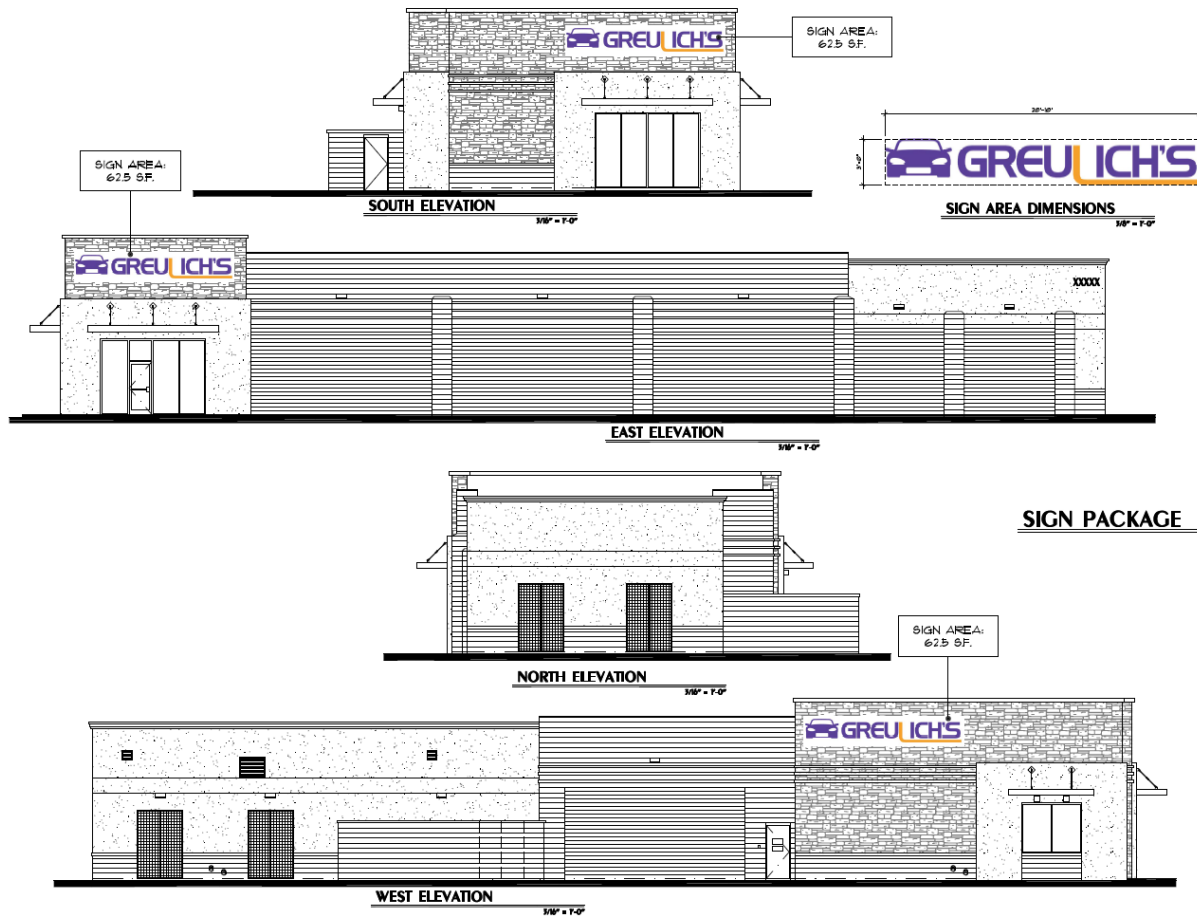
JOB NO.: PDG-1740

DATE: 03/21/16

10245 e. via linda suite 105 scottsdale arizona 85258 480 451 9773

FS16-320 Greulich's Automotive

Colors and Materials



phoenix design group
14441 W BELL RD. SURPRISE, AZ 85086
TEL: 480.333.1111 FAX: 480.333.1112

NEW GREULICH'S AUTOMOTIVE
14441 W BELL RD. SURPRISE, AZ 85086

JOB NO.:
PDS-1146
DATE:
05/05/16
REVISION:
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A3.2

FS16-320 Greulich's Automotive

Signage

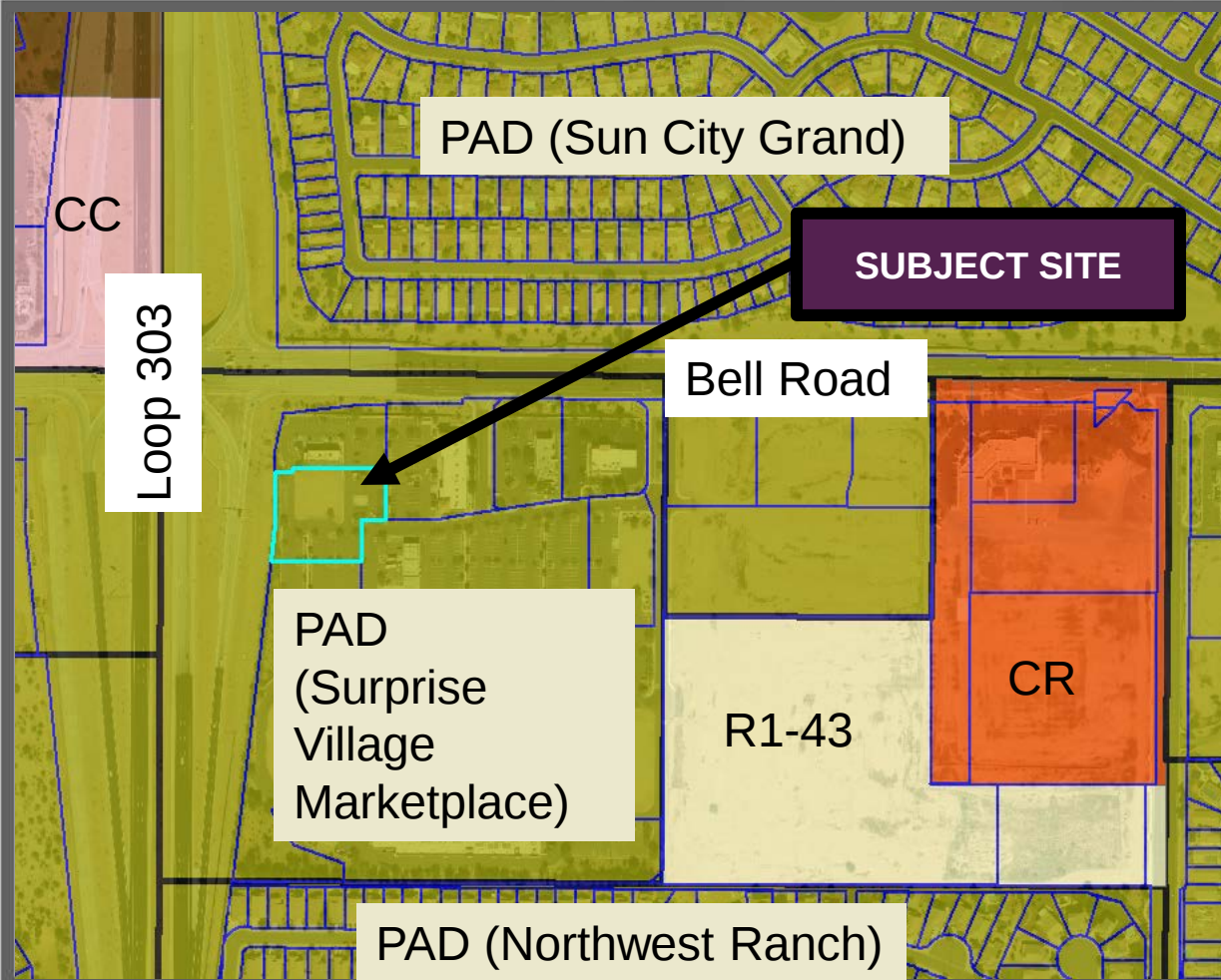


SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



FS16-2320
Greulich's
Automotive

Case Map



NARRATIVE

Greulich's Automotive

APN # 501-12-942

16641 W BELL RD, SURPRISE, AZ, 85388.

09/13/16

This request is for conditional use permit in anticipation of design review approval for construction of a new one story building on the unimproved infill site located at 16641 W. Bell Rd., Surprise, AZ, 85388.

The majority of the existing perimeter site improvements are intended to remain.

The new structure will house a single tenant, minor automotive service center.

Minor automotive service center is defined as a facility where the sale of automotive fuels or oils and the incidental repair and replacement of parts and motor services to automobiles are performed but not including any operation specified under Automobile Service Center, Major. Major automobile service is defined as a facility where the following types of services are performed: engine or drivetrain rebuilding or major reconditioning and collision service including body frame or fender straightening or repair and/or painting of vehicles.

The new structure will occupy the noted parcel and its site improvements will include modification to the main drive aisle as well as improved site parking on that parcel. The exterior appearance is a contemporary look, primarily exposed concrete masonry and masonry with stucco finish with clean lines, significant architectural detailing and several finer finish material elements. Prefinished steel banding will accent the exterior like grillwork in automobiles. A strong but small color accent is intended to liven up the architecture.

Site circulation patterns are being improved for large trucks and supports intended uses. Traffic across the site and a total reduction of parking will result. The excess parking provided for the property/use exceeds the use requirements. Trash and recycling enclosures are oriented away from public street views.

Rainwater storage design is resolved in the surprise marketplace. Site surface drainage will follow and support the existing historic patterns and master drainage design/plan.

Landscaping improvements will be an extension of the established patterns and plant palette for superstition marketplace. The building perimeter includes "green screens" and trees on the west elevation.

Water and sewer services are existing and will be extended to serve the future as stubs as well as this new structure.

STATE ROUTE LOOP 303

BELL ROAD

MAIN ENTRY DRIVE

PROJECT DATA

PROPERTY ADDRESS 16641 W BELL ROAD
COUNTY ASSESSOR'S PARCEL NUMBER 501-12-942
EXISTING ZONING P.A.D. (C-2 COMMUNITY COMMERCIAL)
REQUEST CONDITIONAL USE PERMIT
SITE AREA 63,539 S.F. (146 NET AC.)

BUILDING/ PARKING REQUIRED
BUILDING AREAS BUILDING AREAS/BAYS PARKING REQ'D
SERVICE BAYS / SHOP AREA 10 BAYS 200 @ 2/BAY
SALES/OFFICE/WAITING AREA 840 S.F. 42 @ 5/1000
EXTERIOR COVERED AREA 184 S.F. 0 @ 5/1000
EXTERIOR EQUIPMENT AREA 481 S.F. 0 @ 5/1000
PARKING REQUIRED 242 SPACES
PARKING PROVIDED 80 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED 4/4 SPACES
BUILDING HEIGHT 24'-0"
LOT COVERAGE (5,875 S.F. / 63,539 S.F.) 9.2 %

MULTI-TENANT
RETAIL
AND IMPROVEMENTS

SETBACK TABLE

NORTH	REQUIRED	ACTUAL
NORTH	10'	0'-10"
SOUTH	0'	103'-3"
EAST	0'	61'-1"
WEST	50'-0'	120'-2"

PROJECT TEAM

OWNER

NORTH EAST SCOTTSDALE AUTO GROUP
15055 N HAYDEN ROAD
SCOTTSDALE, AZ 85260
CONTACT: JOHN JAMISON, VICE PRESIDENT
PHONE: (480) 634-5621
FAX: (480) 483-4621
E-MAIL: jjamison@greulich.com

CIVIL ENGINEER

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #12
GILBERT, ARIZONA 85234
CONTACT: GREG ALLEN
PHONE: (480) 844-1666
FAX: (480) 844-1666
E-MAIL: ace@allenconsulting.com

ARCHITECT

PHOENIX DESIGN GROUP LLC
10245 E. VIA LINDA #105
SCOTTSDALE, ARIZONA 85258
CONTACT: VICTOR OLSON
PHONE: (480) 451-9173
FAX: (480) 451-9246
E-MAIL: victor@pdgoffice.com

COLLECTOR DRIVE

FUELING STATION
AND IMPROVEMENTS

SAM'S CLUB BIG BOX
AND IMPROVEMENTS

SITE PLAN

1" = 20'-0"

LOOP 303

BELL ROAD

GREULICH'S

VICINITY MAP

NO SCALE



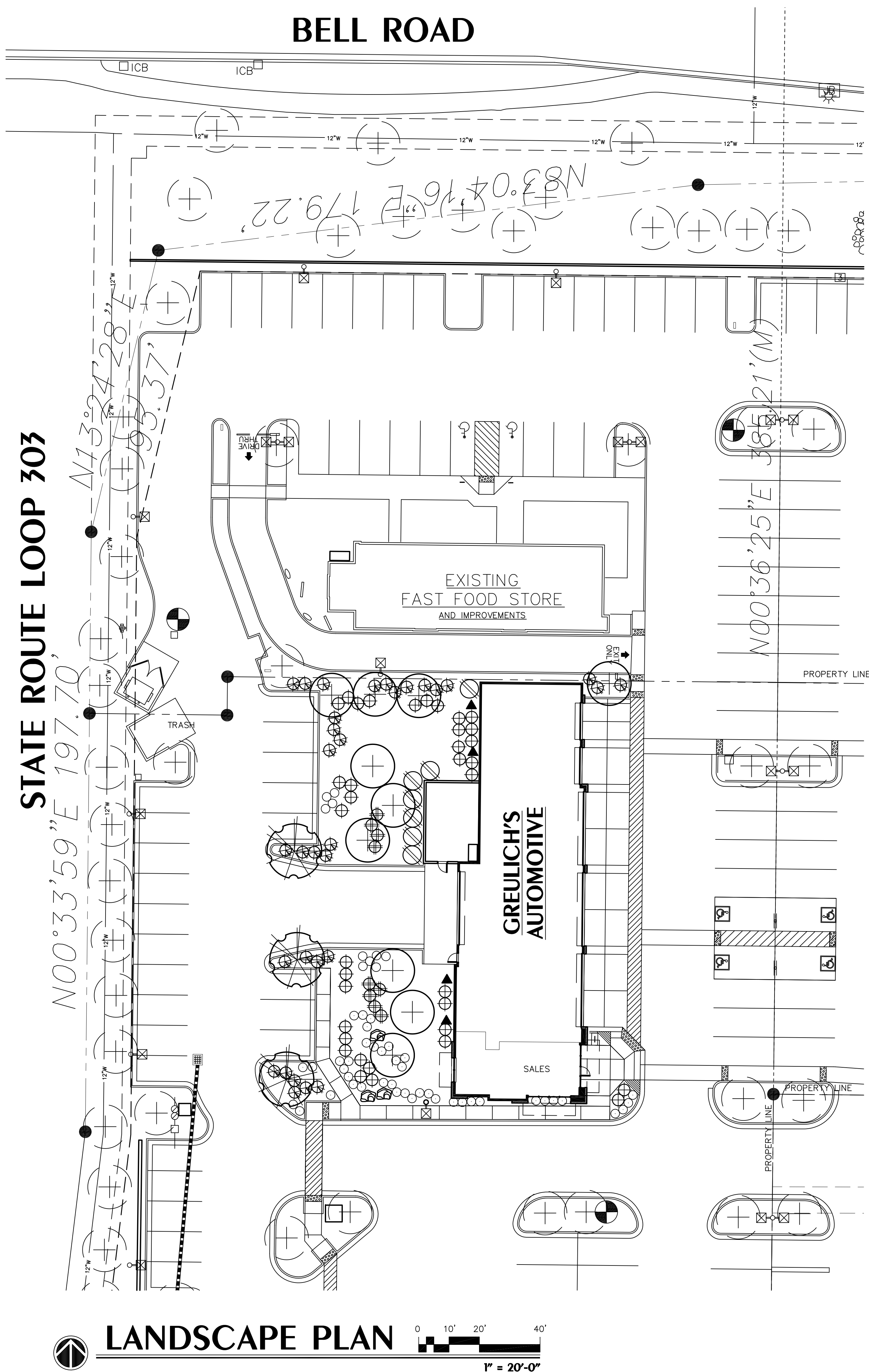
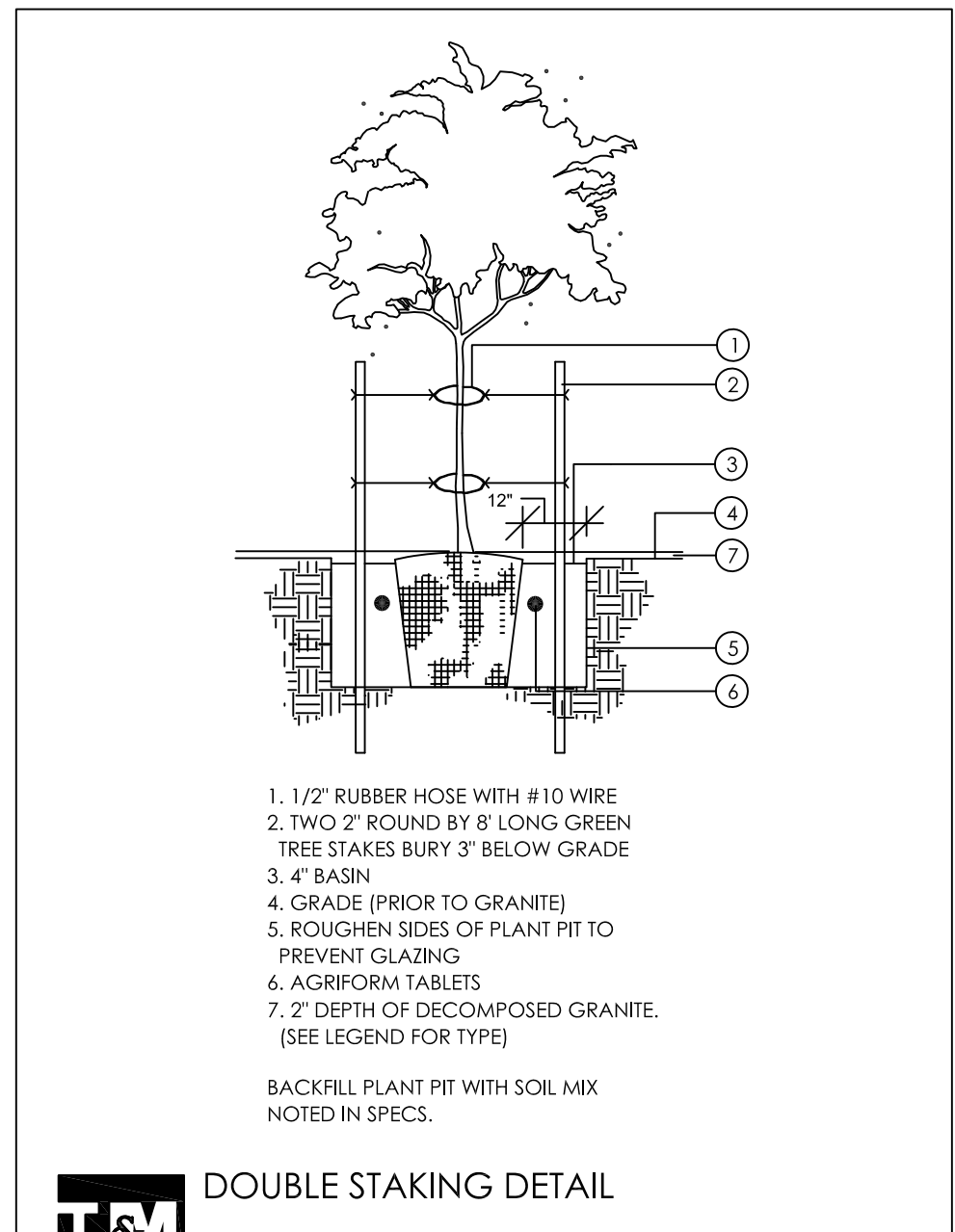
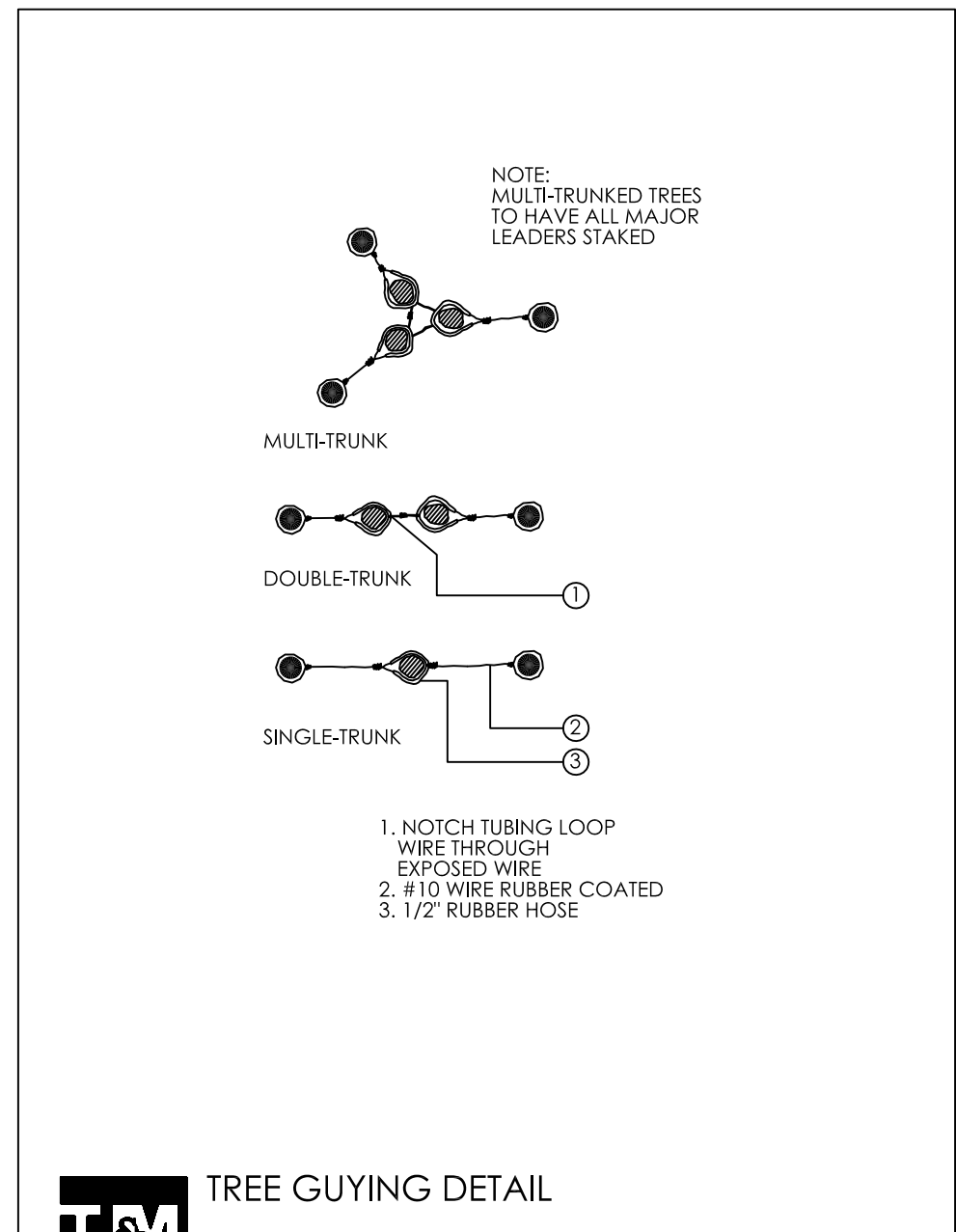
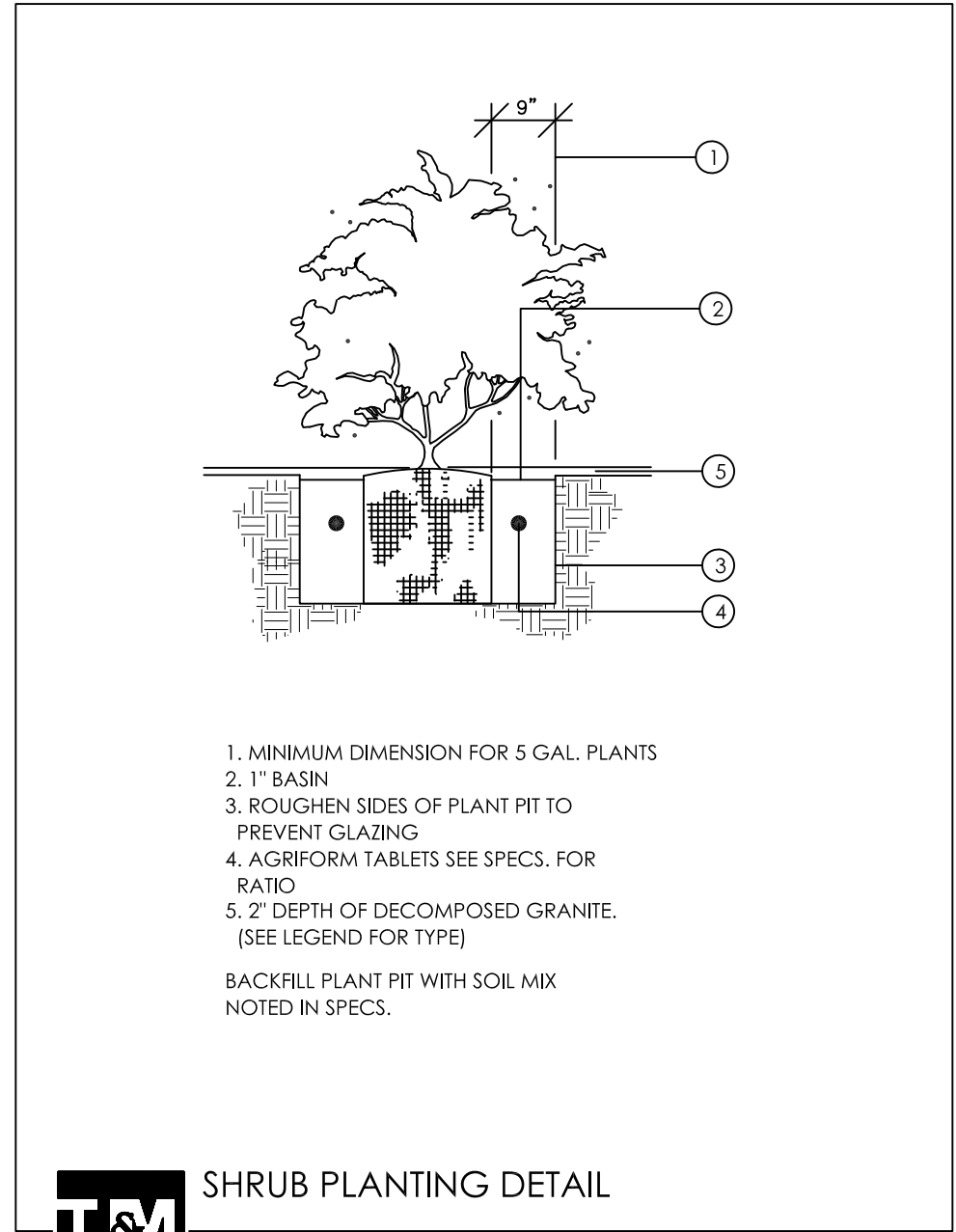
EXPIRES 12/31/2018

phoenix design group

NEW GREULICH'S AUTOMOTIVE
16641 W BELL RD, SURPRISE, AZ, 85388

JOB NO.: PDG-1140
DATE: 09/09/16
REVISION:
1
2
3
DRAWN BY: H.A.C.
CHECKED BY: V.E.O.
SHEET NO.

A1.1



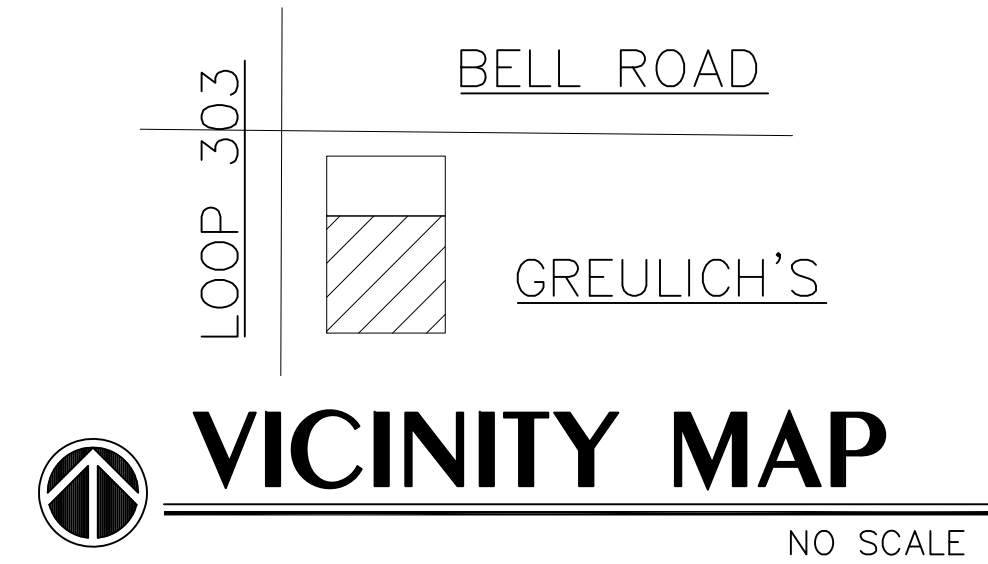
PROJECT DATA

PROPERTY ADDRESS 16641 W BELL ROAD
COUNTY ASSESSOR'S PARCEL NUMBER 501-12-942
EXISTING ZONING P.A.D. (C-2 COMMUNITY COMMERCIAL)
REQUEST P.A.D.
SITE AREA 63,539 S.F. (1.46 NET AC.)

BUILDING/ PARKING REQUIRED	BUILDING AREAS	PARKING REQ'D
BUILDING AREAS		
SHOP AREA	4,548 S.F.	22.7 @ 5/1000
SALES/OFFICE/WAITING AREA	840 S.F.	4.2 @ 5/1000
BUILDING TOTAL	5,388 S.F.	27 @ 5/1000
EXTERIOR COVERED AREA	184 S.F.	0 @ 5/1000
EXTERIOR EQUIPMENT AREA	487 S.F.	0 @ 5/1000

PARKING PROVIDED	54 SPACES
PARKING PROVIDED	80 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED	4/4 SPACES
BUILDING HEIGHT	24'-8"

LOT COVERAGE (5,875 S.F./ 63,539 S.F.) 9.2 %



LANDSCAPE LEGEND

	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE 24" BOX (MATCHING)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
	DALBERGIA SISSOO SISSOO TREE 24" BOX		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	EXISTING TREE PROTECT FROM CONSTRUCTION		CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON
	TECOMA 'ORANGE JUBILEE' 'ORANGE JUBILEE' 5 GALLON		BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		MATCH PHASE 1 GRANITE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON		3x3x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH

SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT

SIGNS REQUIRE A SEPERATE PERMIT

ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.

PLANT MATERIAL IS NOT TO BE LOCATED WITH-IN 3' RADIUS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

TREES WITHIN 10' OF PAVED AREAS AND WALLS REQUIRE A DEEP ROOT BARRIER SYSTEM.

ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.

ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.

NO PLANT MATERIAL WILL OBSTRUCT ANY TRAFFIC CONTROL SIGNS OR ENCROACH INTO ANY SIGHT VISIBILITY TRIANGLES AS DEFINED IN THE CITY OF SURPRISE ENGINEERING STANDARDS DETAIL 4-02.

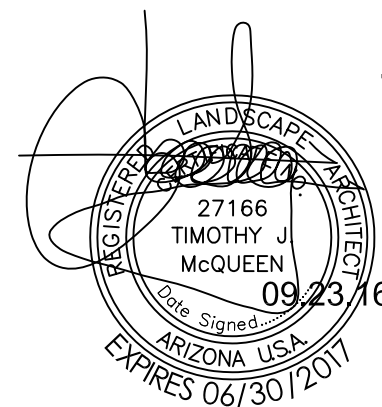
TREES WITH THORNS WILL NOT BE LOCATED WITHIN TEN FEET OF ANY PARKING SPACE OR PEDESTRIAN ROUTE.

TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 122-136 (2) K. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.

"TREES SPECIES WITHIN CITY RIGHTS-OF-WAY BE CONSISTENT WITH SECTION 8.1.2 OF THE CITY OF SURPRISE ENGINEERING STANDARDS.

LOW WATER USAGE PLANT MATERIAL:

100% OFF ALL PLANTS UTILIZED ON LEGEND ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 266-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmila.net



T.J. McQUEEN & ASSOC., INC. LANDSCAPE ARCHITECTURE (L.A.) EXPRESSLY RESERVES ITS COMMON LAW RIGHT & OTHER PROPERTY OR MARKET RIGHTS IN THESE DRAWINGS AND ARE NOT TO BE REPRODUCED, CHANGED OR USED IN OBTAINING THE EXPRESSED WRITTEN PERMISSION FROM T&M.

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DATE:
05/24/16
REVISION:
DRAWN BY:
H.A.C.
CHECKED BY:
V.E.O.
SHEET NO.

La.01

**NEW GREULICH'S AUTOMOTIVE
SURPRISE, AZ**

phoenix design group

10245 e. via linda suite 105 scottsdale arizona 85258 480 451 9773



EXPIRES 12/31/2018

phoenix design group

NEW GREULICH'S AUTOMOTIVE
16641 W BELL RD, SURPRISE, AZ, 85388

JOB NO.: PDG-1140
DATE: 09/09/16
REVISION:
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CHECKED BY: V.E.O.
SHEET NO.

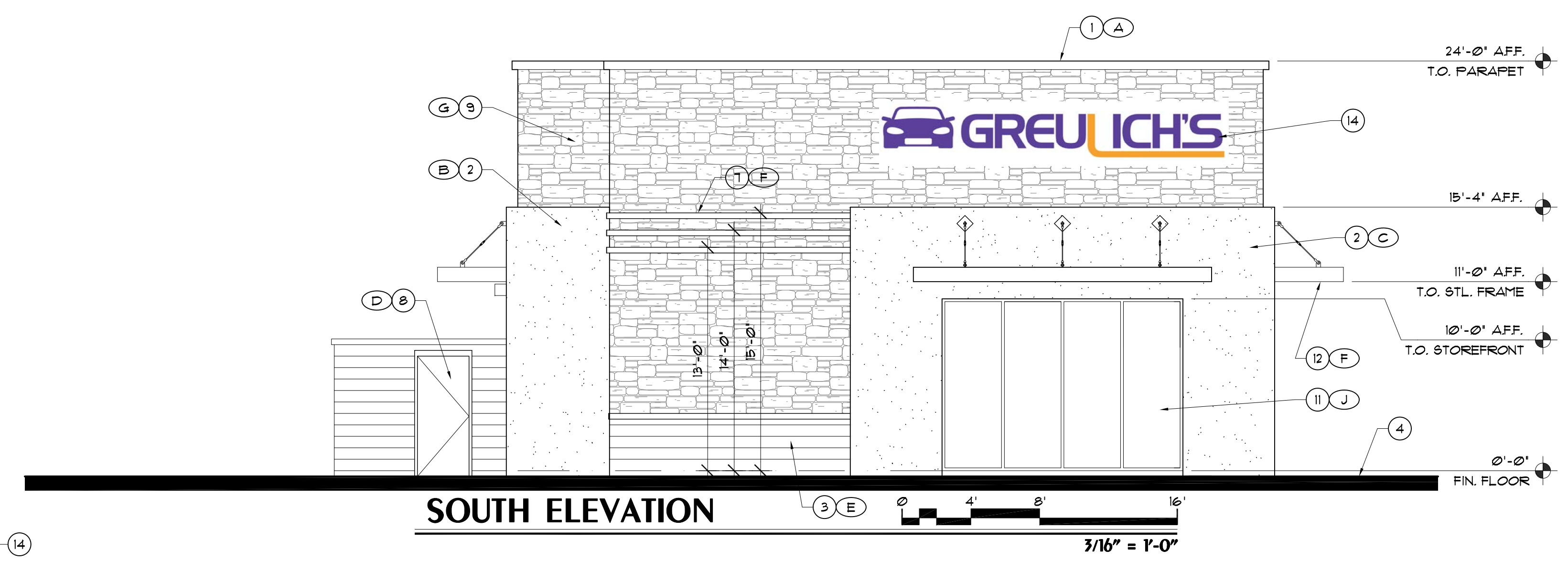
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KEY NOTES

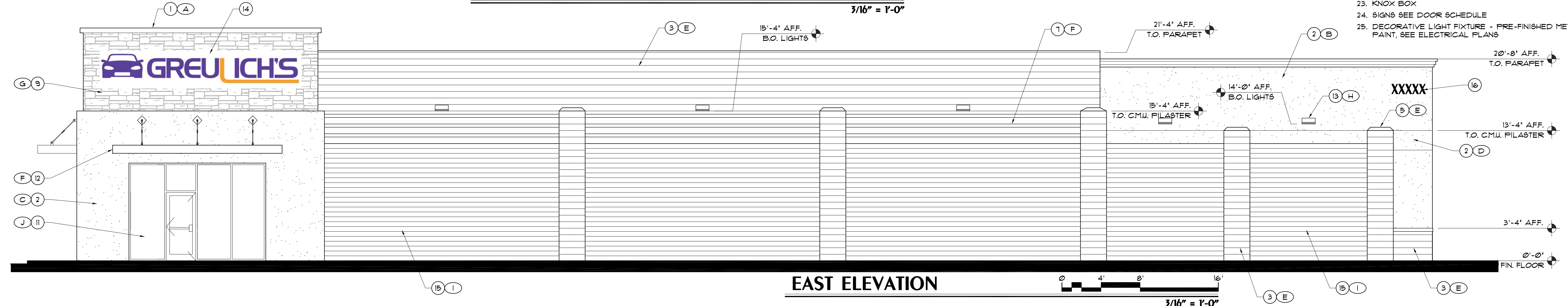
1. PAINTED SHEET METAL CAP FLASHING
2. COLORED STUCCO OVER CMU COURSE
3. SPLITFACE CMU
4. FINISH GRADE
5. PAINTED GROUTED CAP
6. CONTROL JOINT
7. POWDER COATED SHEET METAL POPOUT
8. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL
9. 'CULTURED STONE' ADHERRED VENEER
10. STEEL 'GREEN SCREEN' - UNFINISHED
11. ALUMINUM 4 GLASS STOREFRONT SYSTEM
12. PAINTED STEEL CANTILEVERED AWNING & SUPPORTS
13. WALL PACK LIGHT FIXTURE
14. TENANT SIGN BACKLIT, PERMITTED SEPARATELY
15. HEAVY DUTY COIL OVERHEAD DOOR - PAINTED
16. ADDRESS NUMBERS - 12" HIGH, BLACK METAL
17. ELECTRICAL SERVICE ENTRANCE SECTION - PAINT TO MATCH WALL
18. FIRE DEPARTMENT CONNECTION (FDC)
19. APPROXIMATE LOCATION OF HVAC EQUIPMENT
20. APPROXIMATE ROOF DECK LINE BEYOND PARAPET WALL
21. ROOF DRAIN AND OVERFLOW DRAIN
22. LOUVERS
23. KNOX BOX
24. SIGNS SEE DOOR SCHEDULE
25. DECORATIVE LIGHT FIXTURE - PRE-FINISHED METAL ENAMELED PAINT, SEE ELECTRICAL PLANS

MATERIAL AND COLOR SCHEDULE

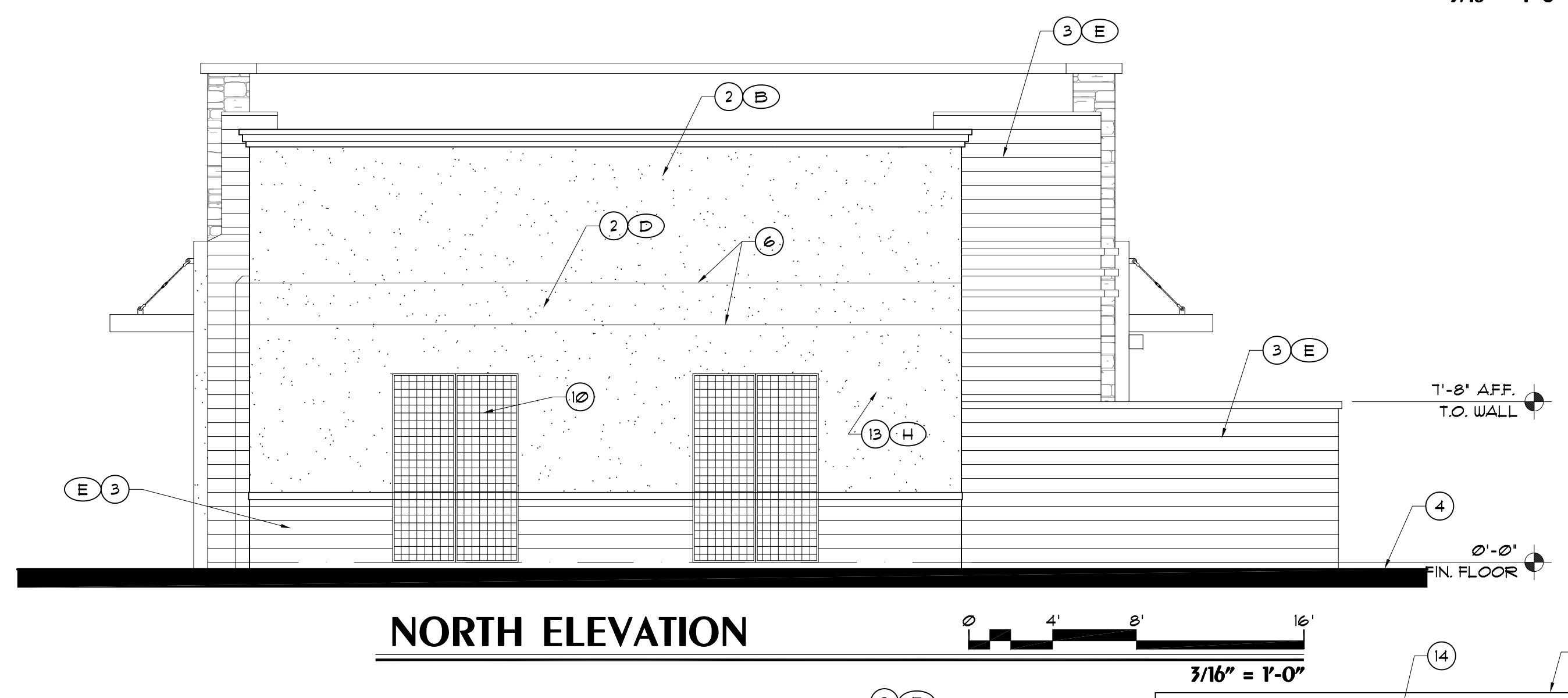
SYMBOL	MATERIAL	COLOR	MANUFACTURER
(A)	PAINTED SHEET METAL	CHOCOLATE PUDDING DE6390	DUNN EDWARDS
(B)	STUCCO ON CMU	ALMOND LATTE DE6143	DUNN EDWARDS
(C)	STUCCO ON CMU	FRESH EGGPLANT DE5944	DUNN EDWARDS
(D)	STUCCO ON CMU	TAIL DUST DE6123	DUNN EDWARDS
(E)	SPLITFACE CMU	(2) CUSTOM COLORS	SUPERLITE BLOCK
(F)	POWDER COATED STEEL	CHOCOLATE PUDDING DE6390	DUNN EDWARDS
(G)	DRYSTACK LEDGESTONE	CARAMEL DRYSTACK	CULTURED STONE
(H)	ENAMELED STEEL	DARK BRONZE	-
(I)	ENAMELED STEEL	DARK BRONZE FINAFCOTE	COOKSON
(J)	ALUMINUM FRAMING	CLEAR ANODIZED	ALCOA



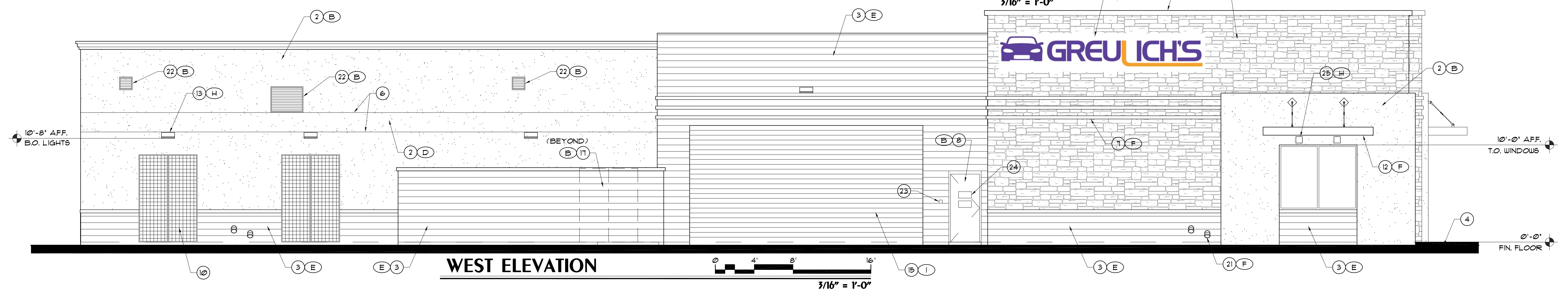
SOUTH ELEVATION



EAST ELEVATION



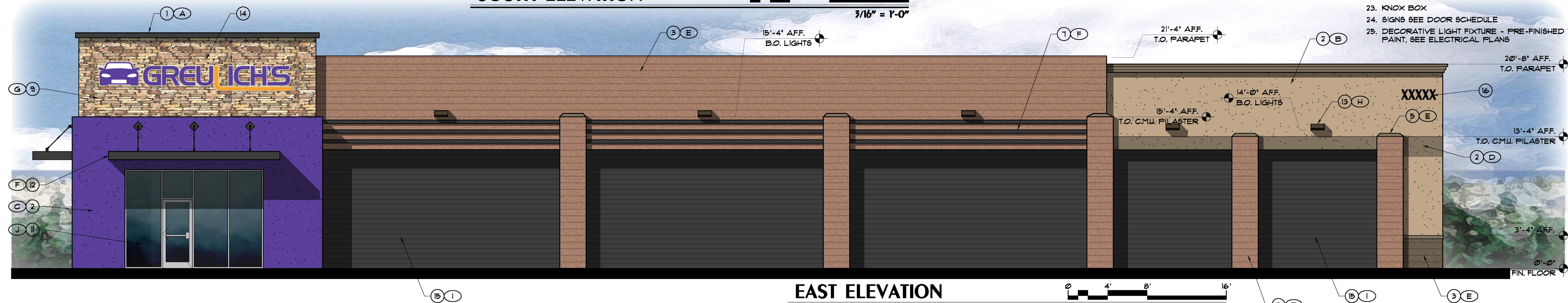
NORTH ELEVATION



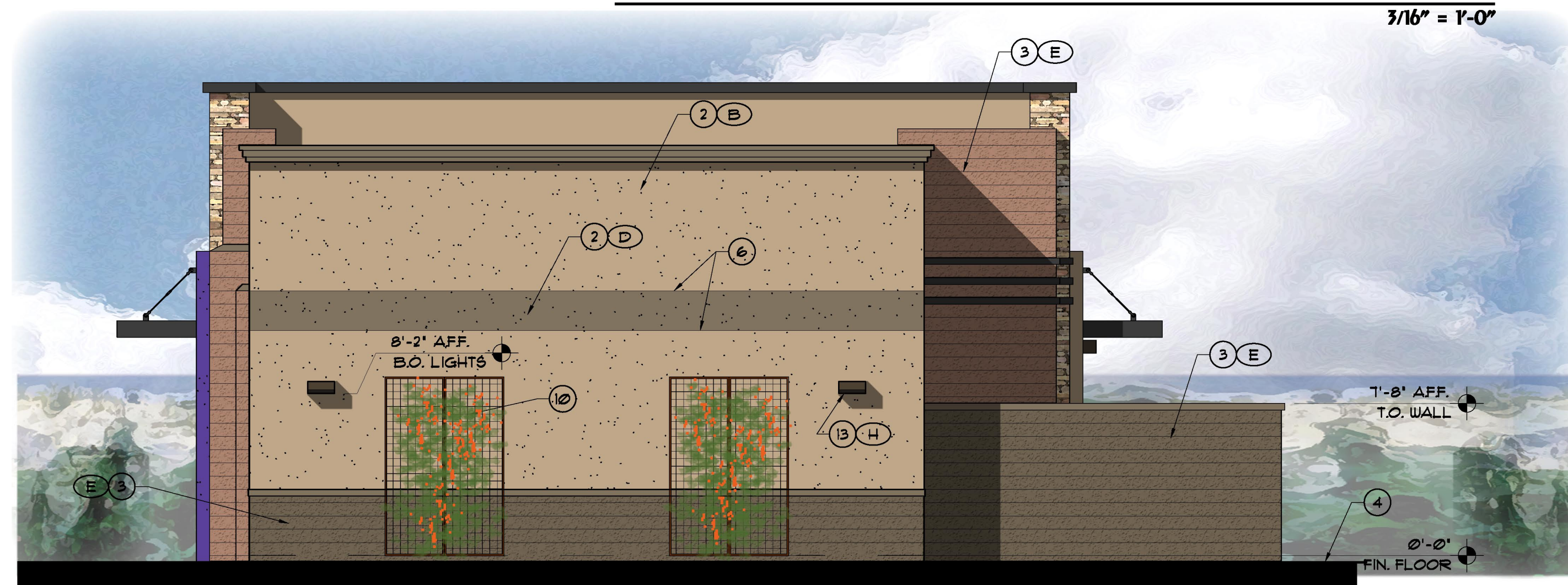
WEST ELEVATION



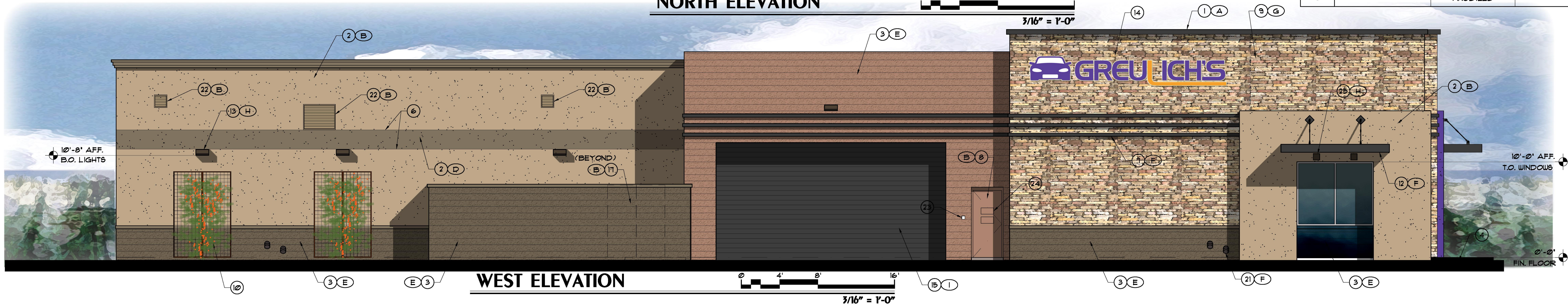
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

KEY NOTES

1. PAINTED SHEET METAL CAP FLASHING
2. COLORED STUCCO OVER CMU COURSE
3. SPLITFACE CMU
4. FINISH GRADE
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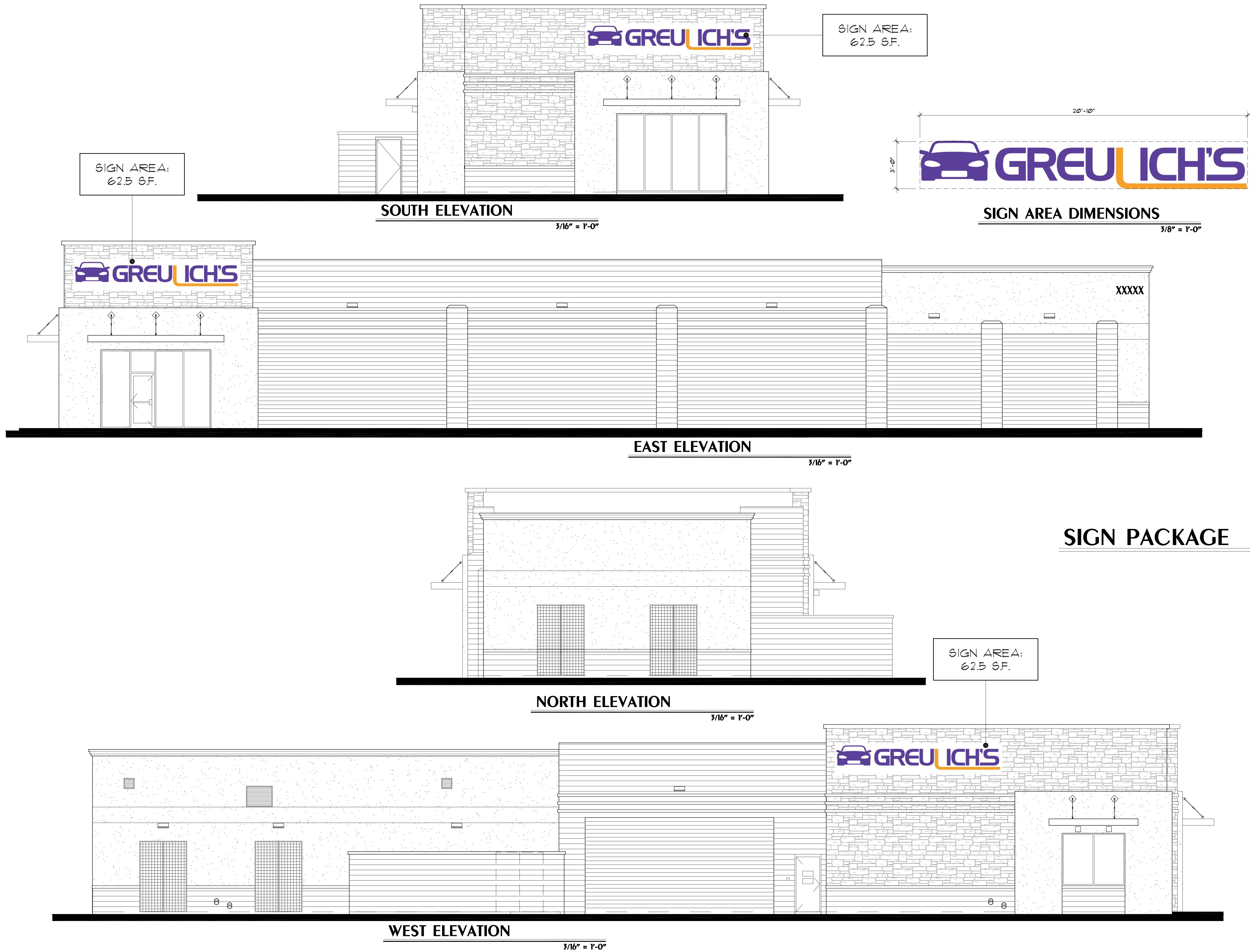
MATERIAL AND COLOR SCHEDULE

SYMBOL	MATERIAL	COLOR	MANUFACTURER
(A)	PAINTED SHEET METAL	CHOCOLATE PUDDING DE6390	DUNN EDWARDS
(B)	STUCCO ON CMU	ALMOND LATTE DE6143	DUNN EDWARDS
(C)	STUCCO ON CMU	FRESH EGGPLANT DE9944	DUNN EDWARDS
(D)	STUCCO ON CMU	TALENT DUST DE6123	DUNN EDWARDS
(E)	SPLITFACE CMU	(2) CUSTOM COLORS	SUPERLITE BLOCK
(F)	POWDER COATED STEEL	CHOCOLATE PUDDING DE6390	DUNN EDWARDS
(G)	DRYSTACK LEDGESTONE	CARAMEL DRYSTACK	CULTURED STONE
(H)	ENAMELED STEEL	DARK BRONZE	-
(I)	ENAMELED STEEL	DARK BRONZE FINACOTE	COOKSON
(J)	ALUMINUM FRAMING	CLEAR ANODIZED	ALCOA

NEW GREULICH'S AUTOMOTIVE
16641 W BELL RD, SURPRISE, AZ, 85388

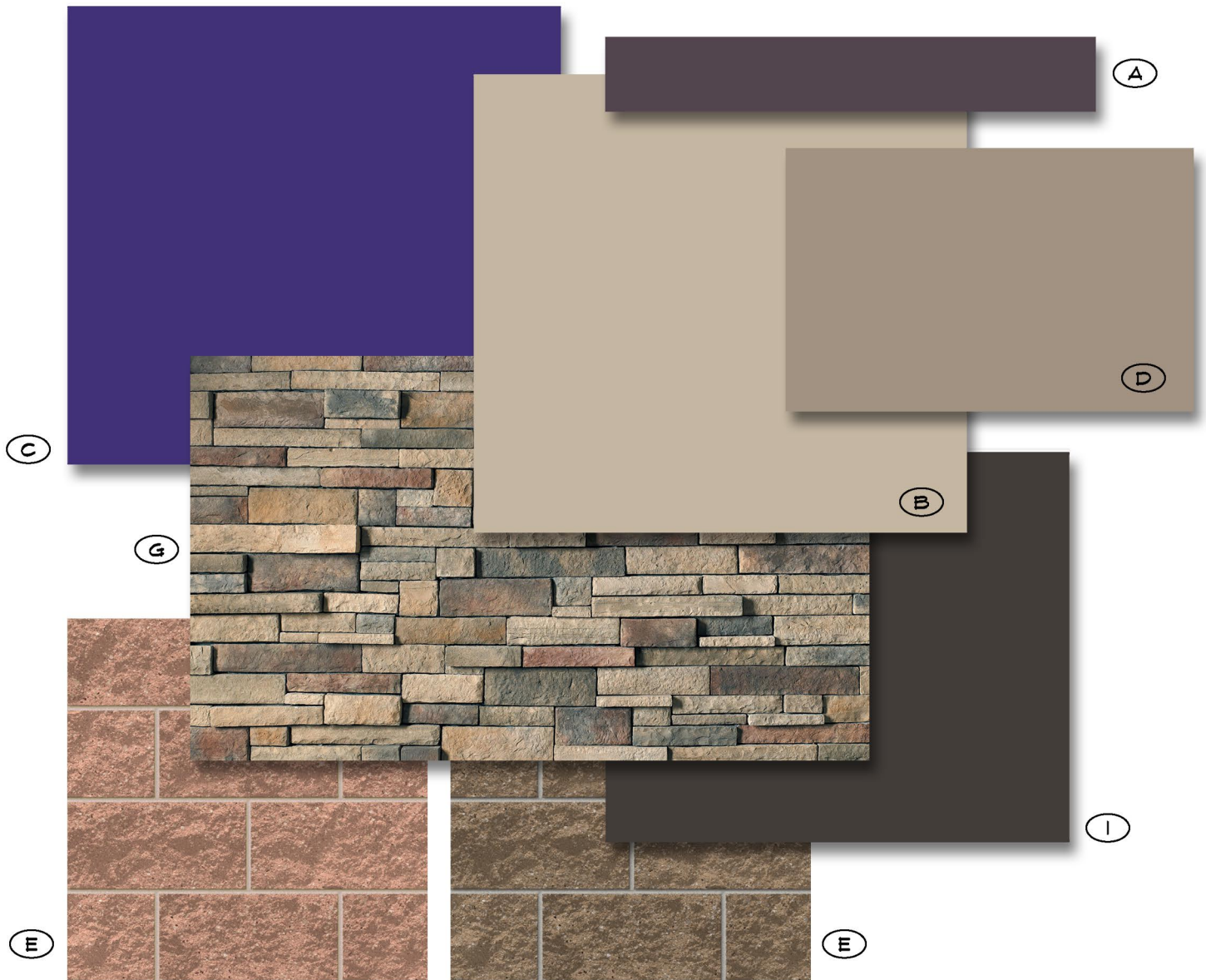
JOB NO.: PDG-1140
DATE: 09/09/16
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DRAWN BY: H.A.C.
CHECKED BY: V.E.O.
SHEET NO.

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COLOR AND MATERIALS BOARD FOR GREULICH'S AUTOMOTIVE

16641 W BELL RD, SURPRISE, AZ, 85388



MATERIAL AND COLOR SCHEDULE

	PURPOSE	MFG.	NAME	DETAIL
(A)	POWDER COAT STEEL	DUNN EDWARDS	CHOCOLATE PUDDING	DE6390
(B)	STUCCO ON C.M.U.	DUNN EDWARDS	ALMOND LATTE	DE6143
(C)	STUCCO ON C.M.U.	DUNN EDWARDS	FRESH EGGPLANT	DE5944
(D)	STUCCO ON C.M.U.	DUNN EDWARDS	TAIL DUST	DE6123
(E)	PAINTED SPLIT FACE C.M.U.	OLDCASTLE	2 CUSTOM COLORS	---
(G)	DRystack LEDGESTONE	CULTURED STONE	CARAMEL DRystack	CSV-2007
(I)	COILING SERVICE DOORS	COOKSON DOOR	DARK BRONZE FINALCOTE	226A

* ALL COLORS HEREIN ARE TO BE VERIFIED IN FIELD TO MATCH THE COLORS AND MATERIALS ON THE ADJACENT BUILDINGS.





CITY OF SURPRISE
Planning and Zoning Commission

November 17, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	November 17, 2016	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 and direction 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):