



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

Thursday, October 6, 2016 @ 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:

- | | | |
|-----------------------|--|--|
| *#1 District Internal | <u>Consideration and action to approve the Planning & Zoning Minutes from September 1, 2016.</u> | None
Lorraine
Nevarez,
Community
Development |
|-----------------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 1	<u>Presentation and action item regarding a Site Plan to allow a self-storage and a recreational vehicle storage facility at the Surprise Village Marketplace Commercial Center.</u>	Approve Hobart Wingard - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 1	<u>Consideration and action to amend PAD zoning to allow self-storage and recreational vehicle (RV) storage as a permitted use, case FS16-219.</u>	Approve Hobart Wingard - Community Development
#4	District 5	<u>Consideration and action regarding a Conditional Use Permit to allow a veterinary office located at 13833 West Bell Road, Suite 101.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Posted on Friday, September 30, 2016 @ 9:07 a.m.

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

October 6, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date: October 6, 2016 Contact Person: Lorraine Nevarez, Community Development
Submitting Department: District: Internal
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to approve the Planning & Zoning Minutes from September 1, 2016.

Motion:

I move to approve the Planning & Zoning Minutes from September 1, 2016.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [09/01/2016 Planning & Zoning Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 1, 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, September 1, 2016.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners, Dennis Smith, Shari Martin, and Steve Somers. Commissioners Jim Ferguson and Jerry Hoyler were absent.

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, advised the Commission that the meeting on Thursday, September 15th will be canceled. The Commission will resume on Thursday, October 6, 2016.

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 August 4, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the August 4, 2016 Planning and Zoning Commission minutes. Commissioner Somers seconded the motion. The motion passes with 5 votes in favor and 2 absent.

Item 2 – DISTRICT 5 – Presentation and action item regarding an Amended Site Plan for Panera Bread.

Hobart Wingard, planner, presented item 2 to the Commission.

The Commission discussed:

- The landscaped area
- Striping and resurfacing the parking lot
- Stacking of vehicles
- Sidewalks and safety of pedestrians

Commissioner Somers made a motion to approve the Amended Site Plan proposed for Panera Bread Café with the condition of resurfacing and restriping the parking lot prior to the receipt of certificate of occupancy. Commissioner Martin seconded the motion. The motion passes with 5 votes in favor and 2 absent.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – DISTRICT 5 – Consideration and action regarding a Conditional Use Permit for Ono Hawaiian BBQ.

Robert Kuhfuss, planner, presented item 3 to the Commission.

The Commission discussed:

- Drive through signage
- Drive through lanes
- Parking ratio and requirements
- Modifying code to reflect parking issues
- Circulation of traffic

Chair Chapman opened the call to the public for item 3.

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

Vice Chair Keating made a motion to approve the Conditional Use Permit for Ono Hawaiian BBQ subject to stipulations “a” through “c” as listed in the staff report. Commissioner Martin

seconded the motion. The motion passes with 4 votes in favor, 1 vote against and 2 absences.

Item 4 – District Citywide – Consideration and action approving the Consolidated Annual Performance and Evaluation Report 2015-2016.

Alicia Rubio, Neighborhood Services Program Coordinator, presented item 4 to the Commission.

The Commission discussed:

- Using all funds in the allotted time
- Senior parking lot improvements
- Relocating funds

Chair Chapman opened the call to the public for item 4.

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

Commissioner Somers made a motion to approve the Consolidated Annual Performance and Evaluation Report 2015-2016. Commissioner Smith seconded the motion. The motion passes with 5 votes in favor and 2 absences.

OTHER BUSINESS:

Item 4 – INTERNAL - Discussion pertaining to future agenda items.

Chair Chapman recognized Steve Somers and Jerry Hoyler because this is their last meeting as their terms are expiring. Chair Chapman thanked Steve Somers for his 10 years of service during which he served as Chair and Vice Chair of this Commission. Chair Chapman thanked Jerry Hoyler for his 4 years of service to this commission. The Commission is appreciative of their commitment and contributions made to this Commission and the City of Surprise.

Chair Chapman would like to have an Orientation Workshop for the new commission members.

Vice Chair Keating notes soon the commission will review the City of Surprise Landscaping Requirements. He references and asks the commission to ruminate the landscaping of the completed Water Department project. As the commission reviews more and more projects, it will need to consider public appeal and forming a grand image for the city.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:57 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

October 6, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date: October 6, 2016 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 1
Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and action item regarding a Site Plan to allow a self-storage and a recreational vehicle storage facility at the Surprise Village Marketplace Commercial Center.

Motion:

Staff recommends the Planning and Zoning Commission approve the Site Plan for Storage West at Surprise Village Marketplace proposed under case FS16-219, subject to stipulations a) through c) as listed in the staff report.

Background:

Adam Baugh, of Withey Morris, PLC, on behalf of Bell Road and 303 LLC, seeks approval of a Site Plan for a self-storage and recreational vehicle storage as a permitted by the Rezoning PAD Amendment associated with this project. This Site Plan demonstrates the applicant's intent to develop the site in accordance with the proposed Rezoning PAD Amendment.

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 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - STAFF REPORT](#)
- ☐ [01 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - VICINITY MAPS](#)
- ☐ [02 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - MASTER SITE PLAN](#)
- ☐ [03 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN](#)
- ☐ [04 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - ELEVATIONS BUILDING 1 - OFFICE](#)

- ☐ [04 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - ELEVATIONS BUILDING 2](#)
 - ☐ [04 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - ELEVATIONS BUILDING 3 AND CANOPY](#)
 - ☐ [04 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - ELEVATIONS BUILDING 4 AND 5](#)
 - ☐ [04 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - ELEVATIONS BUILDING 6](#)
 - ☐ [05 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - LANDSCAPE PLAN](#)
 - ☐ [06 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE - SITE PLAN - PRESENTATION](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

Case: FS16-219

Project Name: Surprise Village Marketplace Self-Storage Facility, Storage West

Council District: 1 - Acacia

Meeting Date: October 6, 2016

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: James Stamatis of Bell Road and 303 LLC

Applicant: Adam Baugh of Withey Morris, PLC

Request: Site Plan approval of Storage West self-storage and recreational vehicle (RV) storage within the Surprise Village Marketplace Planned Area Development (PAD).

Site Location: Generally on the southeast corner Bell Road and State Route 303

Site Size: Approximately 4.59 acres of the 39.19 acre Surprise Village Marketplace Commercial Center

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

Support/Opposition: No expressions of support or opposition were encountered

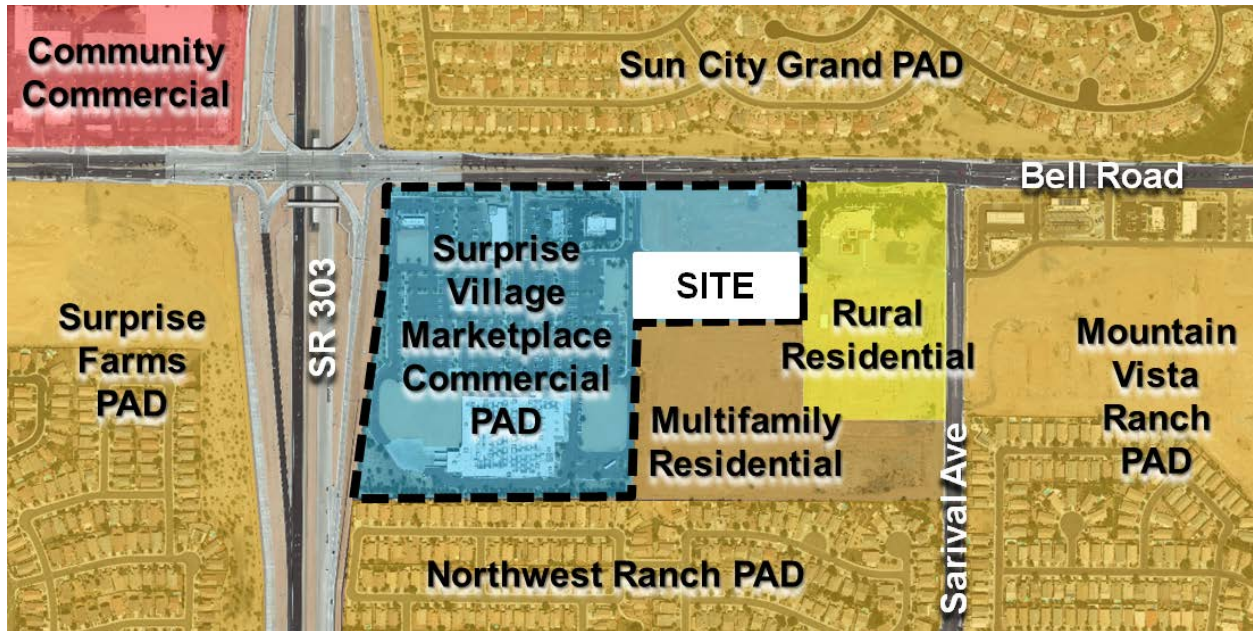
Staff Recommendations: Staff recommends the Commission move to recommend **approval** of the proposed Site Plan for the Storage West self-storage and RV storage facility located within Surprise Village Marketplace subject to stipulations a) through c).

Project Description:

Adam Baugh, of Withey Morris, PLC, on behalf of Bell Road and 303 LLC, seeks approval of a Site Plan for a self-storage and recreational vehicle storage facility to be known as Storage West. The proposed facility will be comprised of six one and two-story structures with approximately 100,000 square feet of storage space and a covered section for the storage for up to 33 Recreational Vehicle storage spaces.

Existing Zoning:

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



Surprise Village Marketplace Commercial PAD	Surprise Village Marketplace Commercial PAD	Rural Residential (RR/R1-43)
Surprise Village Marketplace Commercial PAD	Surprise Village Marketplace Commercial PAD	Rural Residential (RR/R1-43)
Surprise Village Marketplace Commercial PAD	High Density Residential (RH/R3)	Rural Residential (RR/R1-43)

Background:

June 20, 1984: The subject parcels were annexed into the City of Surprise.

September 28, 2006: The Mayor and City Council approved a PAD for Surprise Village Marketplace under case PAD06-286.

March 31, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-312.

May 20, 2016: The applicant filed a request for a Site Plan for a self-storage and RV storage facility within the Surprise Village Marketplace PAD together with a related Rezone PAD Amendment under case FS16-219, the subject case.

Analysis and Discussion:

Surprise Village Marketplace partially developed 39.19 acre Commercial PAD located on the southeast corner Bell Road and State Route 303. The site is bordered by existing single family homes to the north and south, a proposed independent living, assisted living, memory care facility abutting the southeast, and Rural Residential parcels that are partially occupied by a worship facility to the east.

The proposed development, located approximately 300 feet south of Bell Road and directly north of the proposed independent living, assisted living, memory care facility, is a mix of single and two-story buildings designed with architecture complementary to the existing development. The overall self-storage facility will offer approximately 100,000 square feet of storage space and 33 RV spaces. Three (3) single level storage buildings are proposed on the north and east side to provide a transitional scale to the adjoining properties. A larger, two-story, building is proposed in the center of the property that will be climate controlled with an internal ramp for customer vehicular access. The west side is occupied by a smaller single story rental office building. This parcel does not front Bell Road and is partially obscured from the road by commercial buildings currently under construction to the north.

The southern edge of the project area proposes parking canopies to screen the outdoor RV storage area. The location of the buildings and their orientation towards the existing commercial developments to the west and north improve the articulation of the varied roof lines and achieve a more appealing visual aesthetic from the project's entry from the 165th Avenue alignment internal to Surprise Village Marketplace.

Vehicular access is from within the commercial development via two (2) driveways along the west side of the facility. An additional emergency access gate is provided along the northern property boundary. The proposed use is not anticipated to have an adverse effect on peak hour movement because the use generates little traffic. This gated facility provides a secure environment designed with a commercial appearance to conform to the existing commercial center aesthetic.

The internal functions of the storage buildings and RV parking are fully screened. The primary loading area is internalized within the building structure itself. The plan for vehicular circulation and loading activity was specifically designed to have the least impact on future development. The building is situated to provide greater setbacks to the south, creating a large buffer for the future Independent Living, Assisted Living and Memory Care facility residents.

The landscape design has been developed consistent with the Surprise Village Marketplace master plan. The perimeter of the site will incorporate the use of desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area.

The sales office and proposed parking areas are orientated towards the existing Sam's Club and other commercial tenants. The site orientation serves well for pedestrian interaction between the existing commercial center and also future phases of the development of the area.

Hours of operation will generally range between 9:00 AM to 6:00 PM with extended access until 10:00 PM granted on an as needed basis. Approximately two (2) employees are anticipated during business hours. The proposed facility will be equipped with Personal Identification Number (PIN) code entry systems located at the entry gates. Additional security will be provided with interior and exterior 24-hour video surveillance equipment.

After years of unsuccessful marketing as an office center, the particular parcel this amendment is intended for has found a use to infill the vacant commercial lot. The proposed uses are a low traffic, quiet, and a good transitional use between commercial and high density residential to the south. Staff feels the proposed Site Plan and its associated Rezone PAD Amendment will not adversely affect the commercial center of Surprise Village Marketplace.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area. The proposed Site Plan and related Rezone PAD Amendment demonstrate consistency with this land use category.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air force Base, Maricopa Water District, EPCOR Water, ADOT, and Maricopa Association of Governments (MAG) were included in the routing of this case.

Luke Air Force Base (LAFB): LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to LAFB and its operations.

Summary:

Staff believes the proposed Site Plan, in conjunction with the related Rezone PAD Amendment, will allow appropriate infill to take place on a vacant site within Surprise Village Marketplace. The project is designed to complement the design of the existing commercial center and is consistent with the City's General Plan.

Findings:

Site Plan:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Rezone PAD Amendment for Surprise Village Marketplace that is accompanying this Site Plan.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** the proposed Site Plan for Storage West under case **FS16-219**, subject to stipulations a) through c) as outlined below:

- a) The Site Plan, prepared by RKAA, date received August 4, 2016 will be revised and submitted for review to include the following modifications:
 - 1) A three (3) foot screen wall to the north of the office will be included to screen parking and labeled.
 - 2) The three (3) foot screen wall to the south of the office will be labeled.
 - 3) The connection/separation between buildings 3 and 6 will be clarified.
- b) The Landscape Plan prepared by RKAA Architects, date received August 4, 2016 will be revised and submitted for review to include the following modifications:
 - 1) All Site Plan comments apply to landscape.
 - 2) The landscape materials are to be shown at mature size as described by the publication 'Landscape Plants for the Arizona Desert,' from the Arizona Municipal Water Users Association.
 - 3) The zoning of the property will be listed as Planned Area Development (PAD).
- c) The Site Plan is deemed 'not approved' until which time the Rezone PAD Amendment for Surprise Village Marketplace is approved by the Mayor and City Council.

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

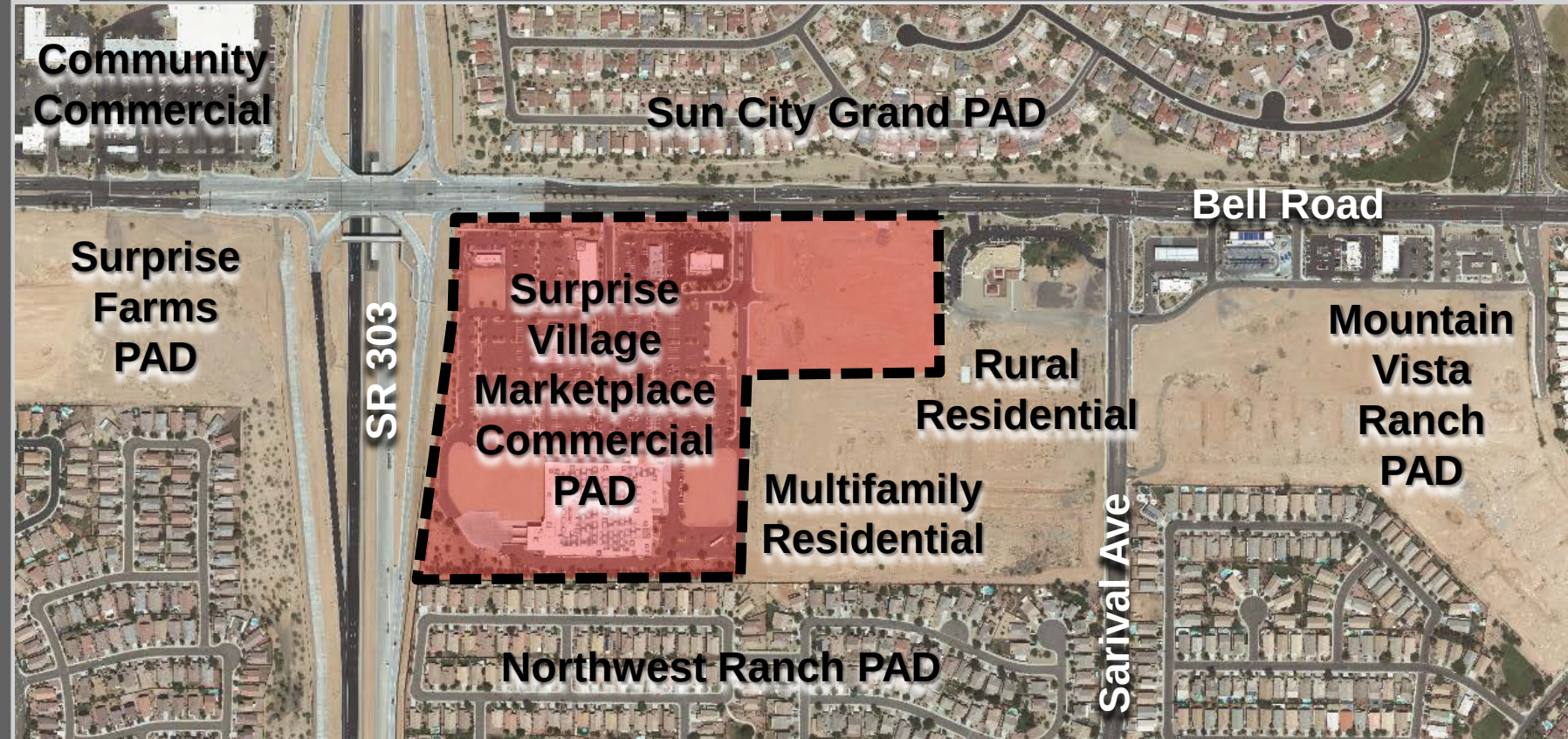
Attachments:

- 01 – Vicinity Maps
- 02 – Master Site Plan
- 03 – Specific Site Plan
- 04 – Elevations
- 05 – Landscape Plan

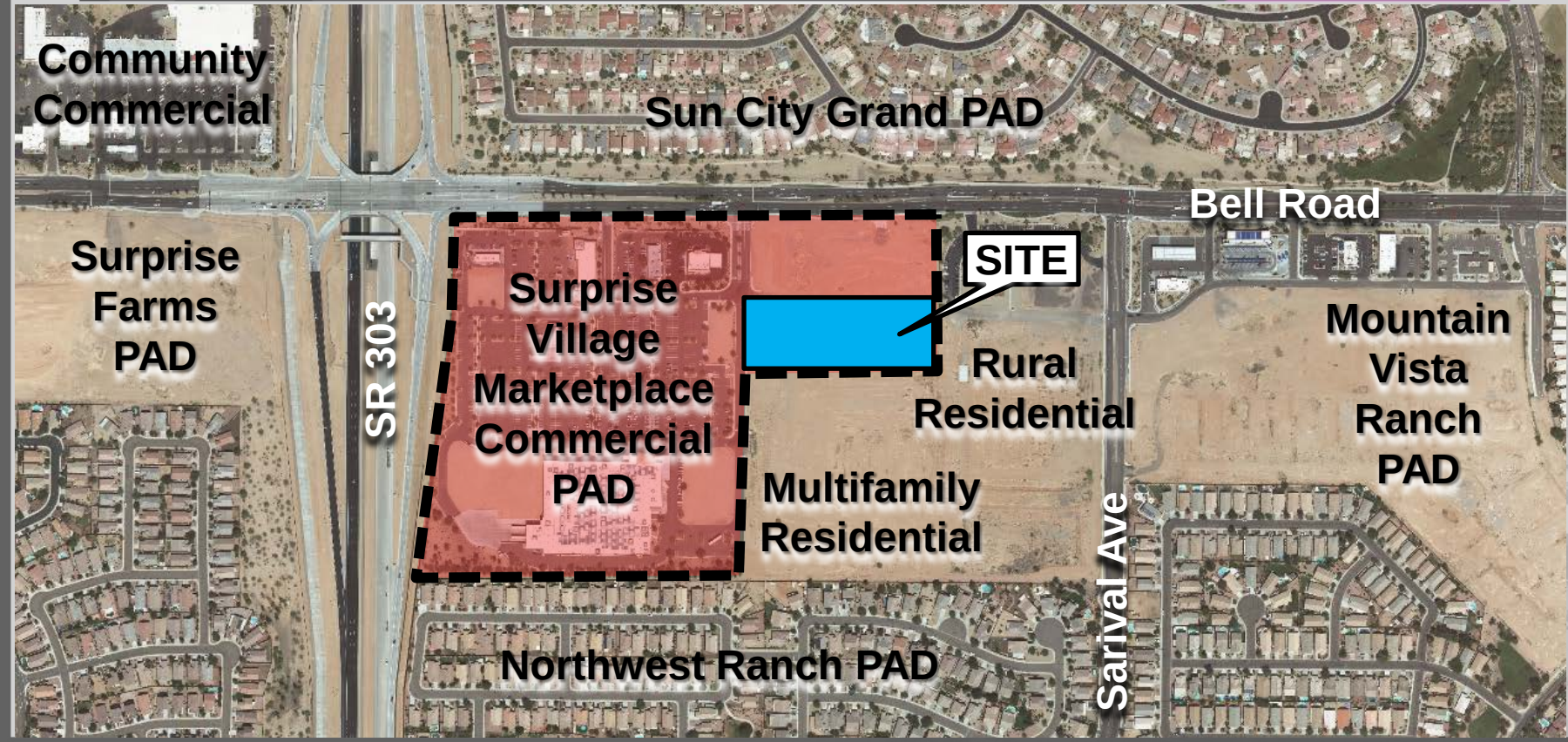
VICINITY MAP



LOCATION MAP



STORAGE FACILITY





SURPRISE
ARIZONA

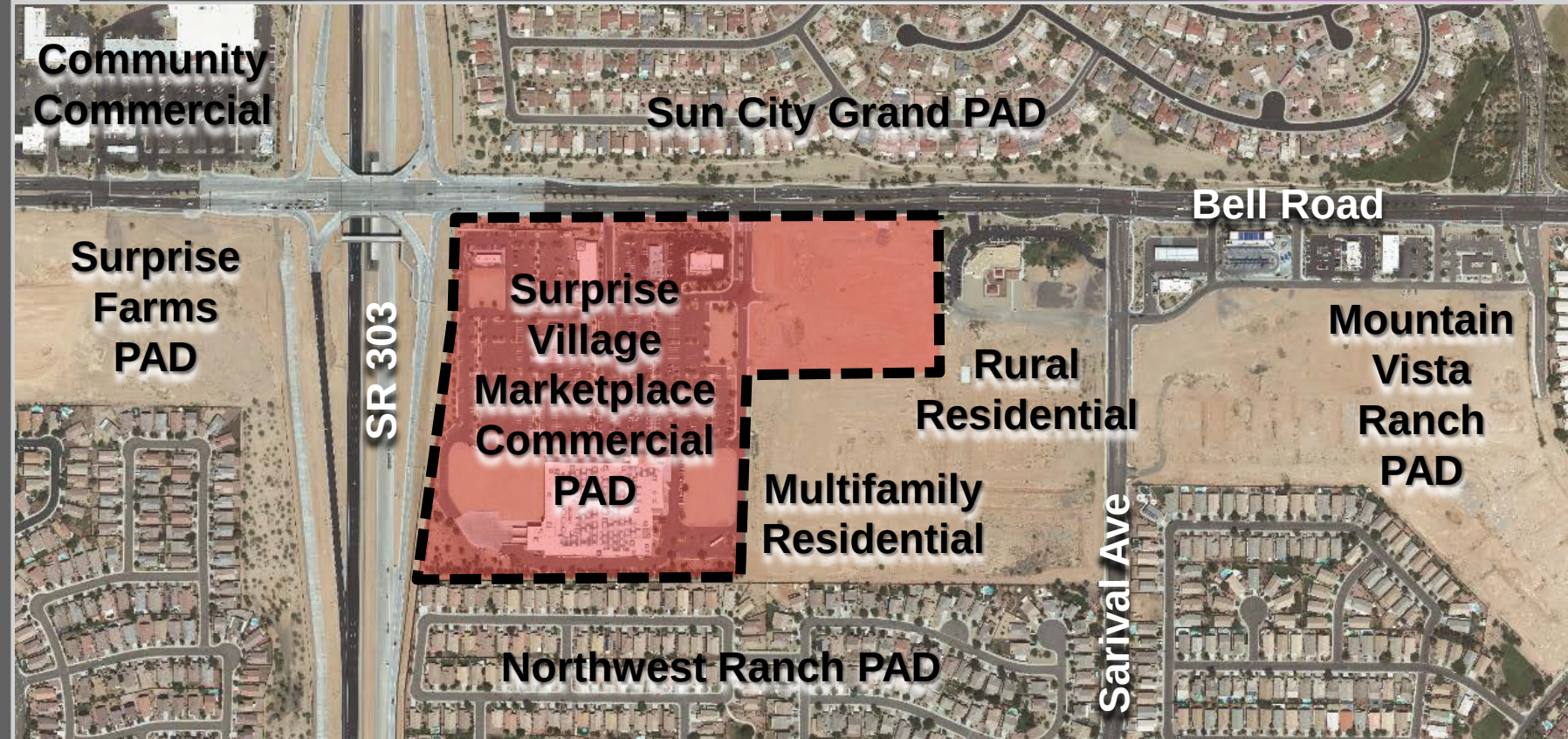
SURPRISE VILLAGE MARKETPLACE

Zoning PAD Amendment and Site Plan – October 6, 2016

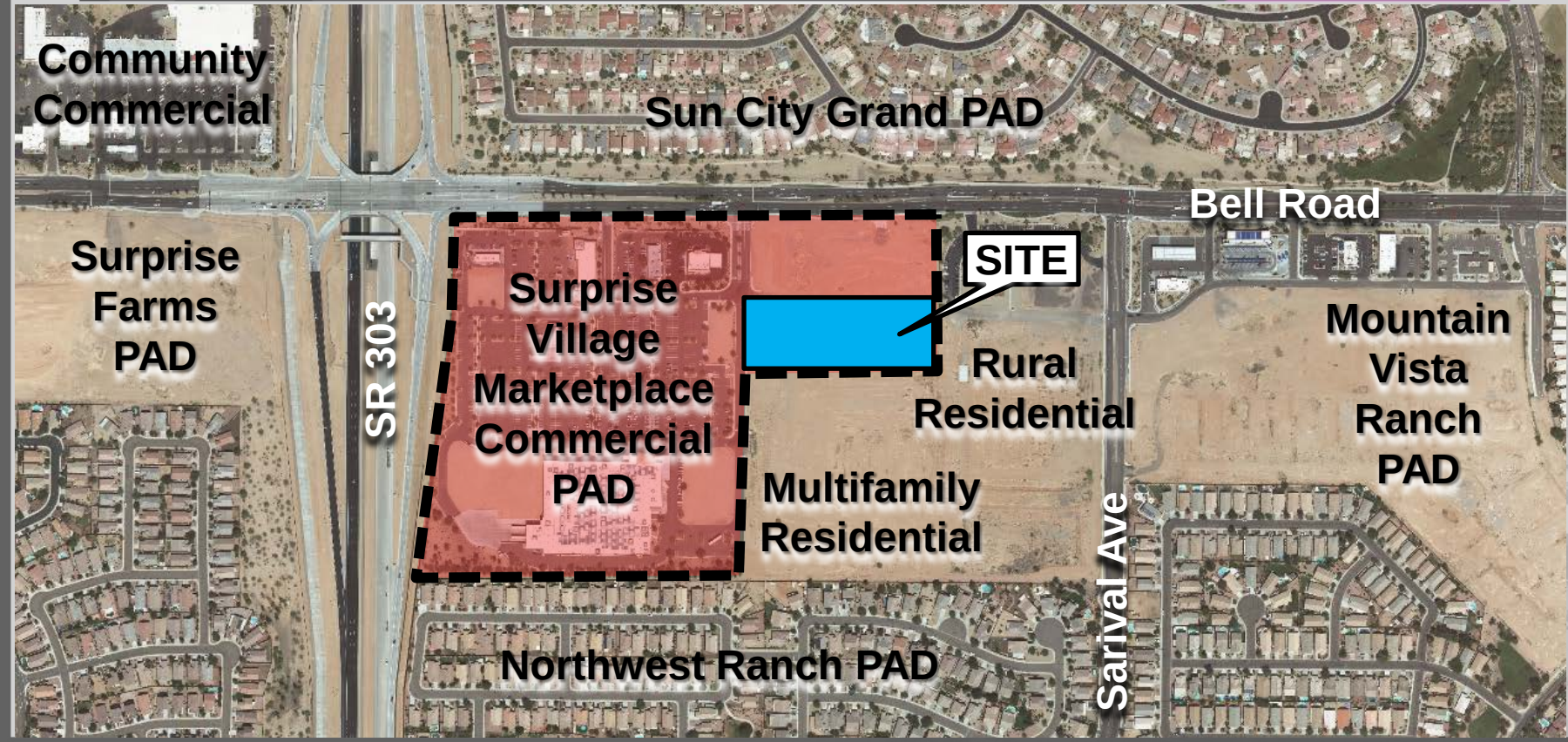
VICINITY MAP



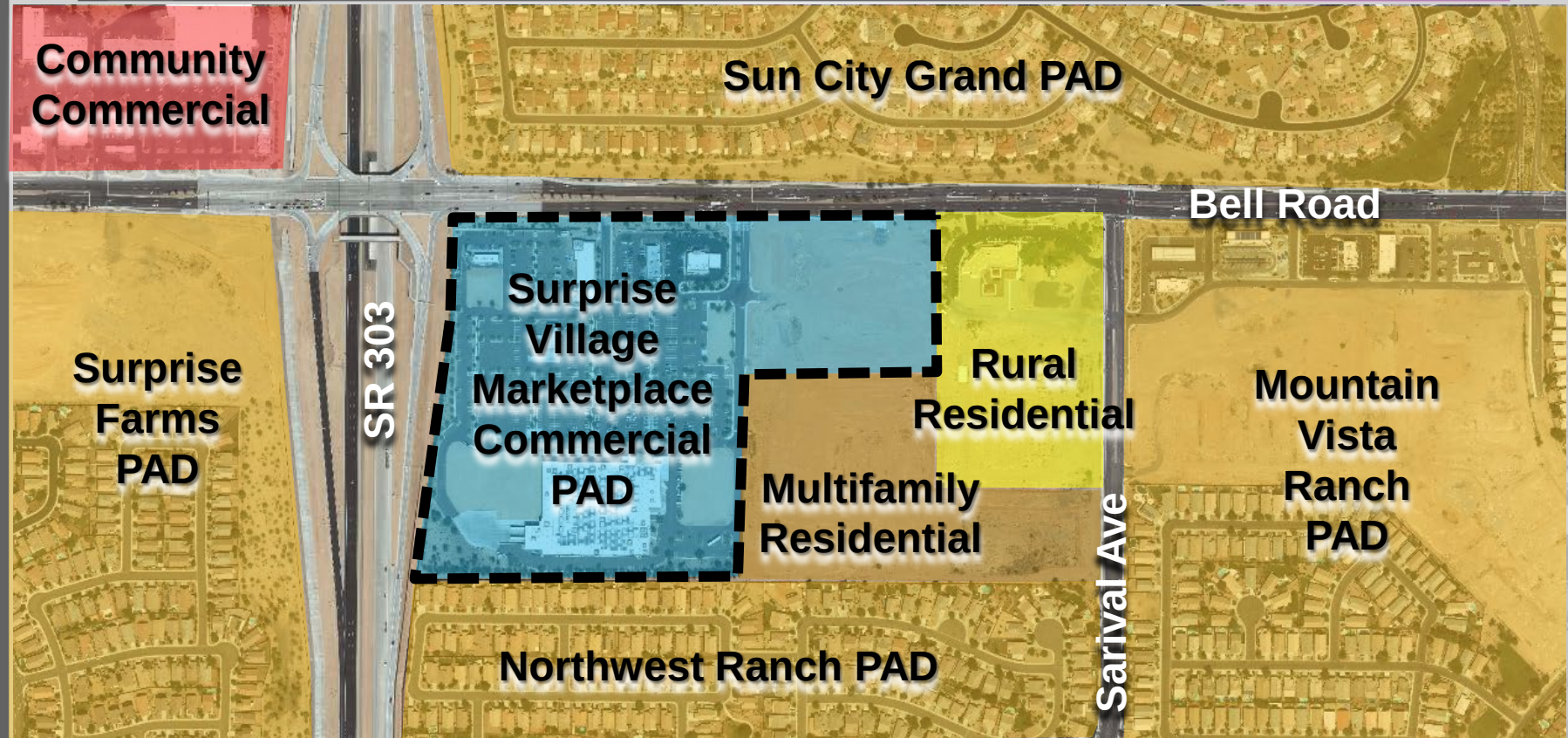
LOCATION MAP



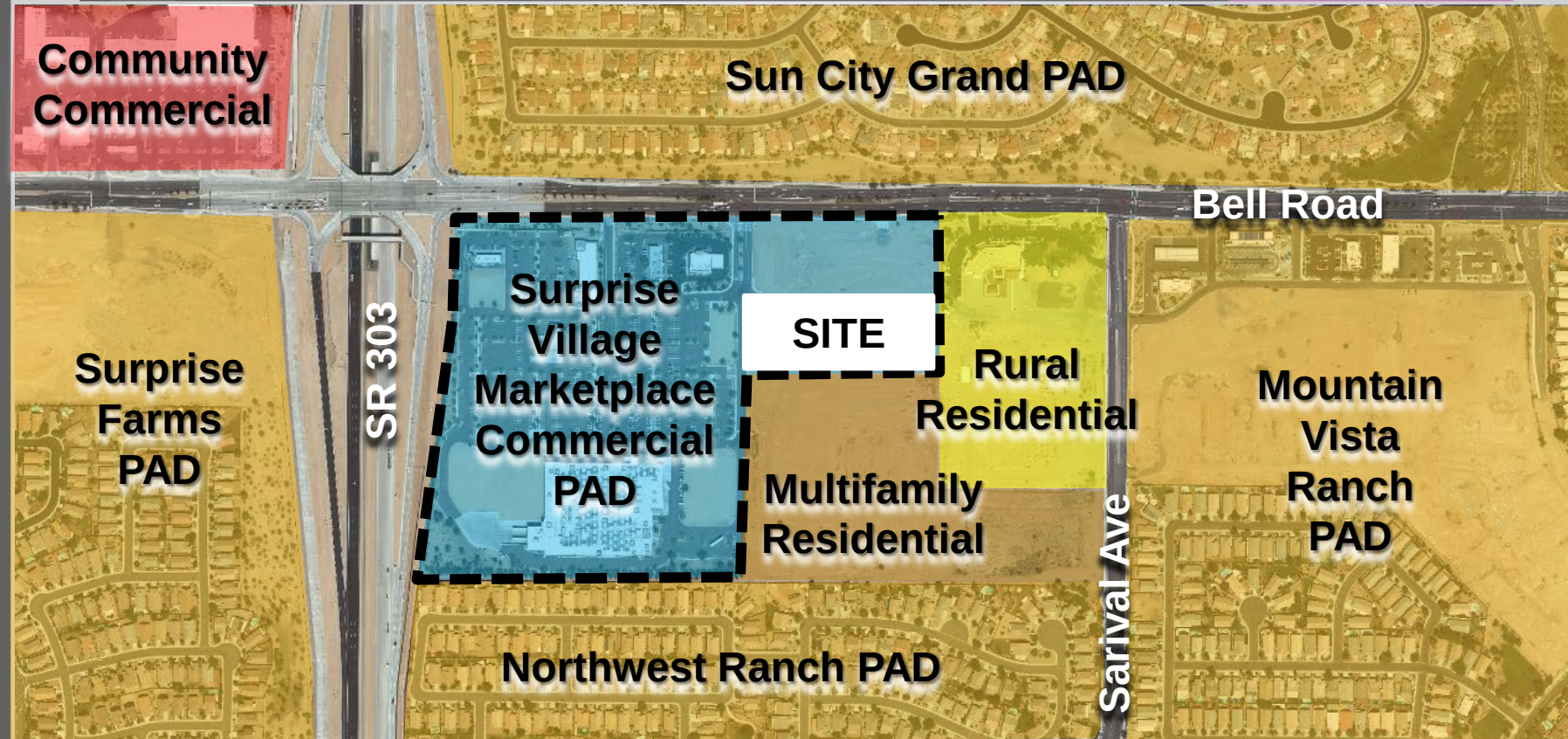
STORAGE FACILITY



ADJACENT ZONING



ADJACENT ZONING



REZONE PAD AMENDMENT

- Purpose:
 - Allow for Self-Storage and Recreational Vehicle (RV) Storage
 - Provide Dimensional Standards for Such a Facility

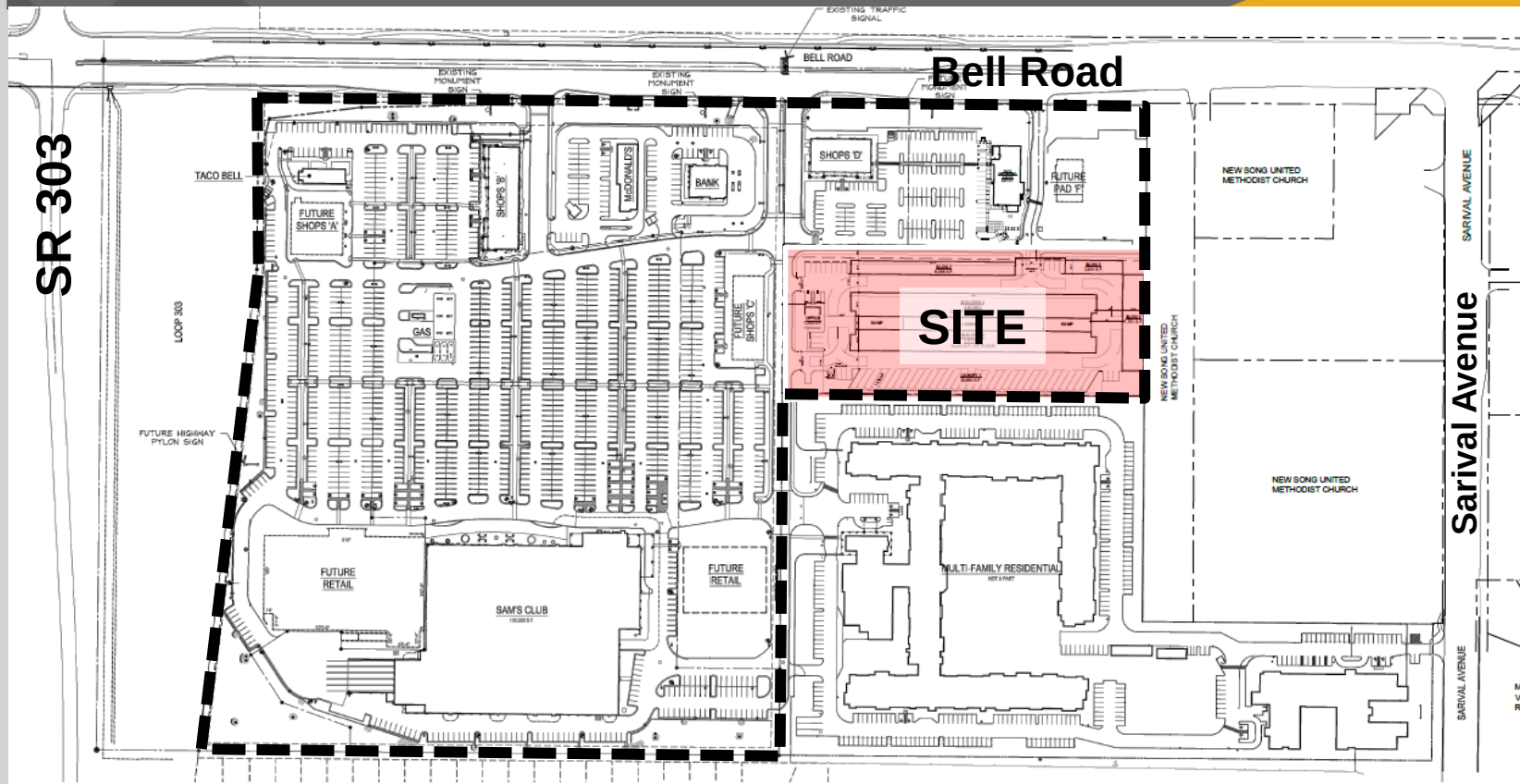


REZONE PAD AMENDMENT

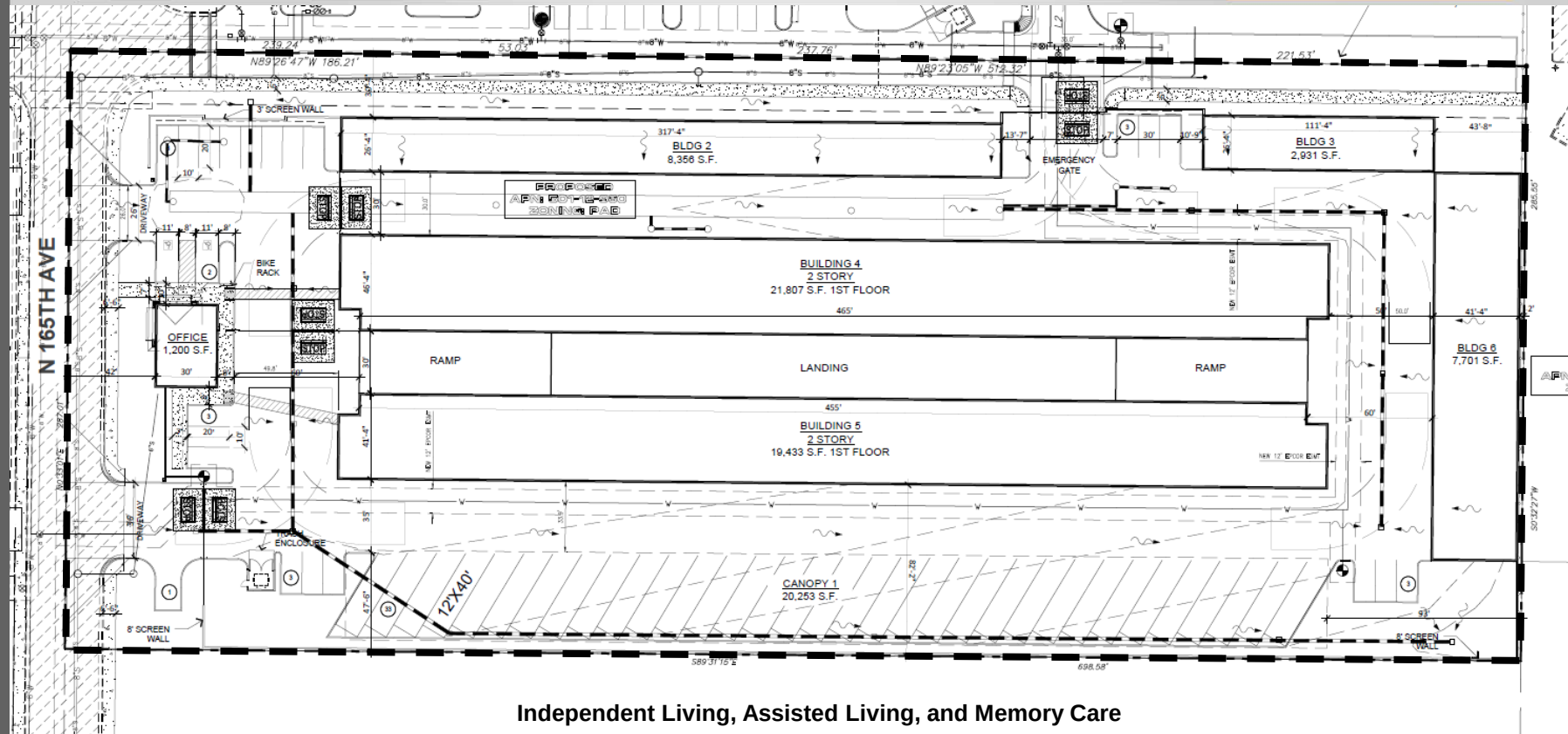
- Dimensional Standards:

	Existing Setbacks	Proposed Setbacks
Front - North	70 feet	30 feet
Rear - South	70 feet	82 feet
Interior Side - East	0 feet	0 feet
Side - West	50 feet	0 feet
Parking Canopy	None Given	6 feet
Building Height	None Given	29 feet

MASTER SITE PLAN

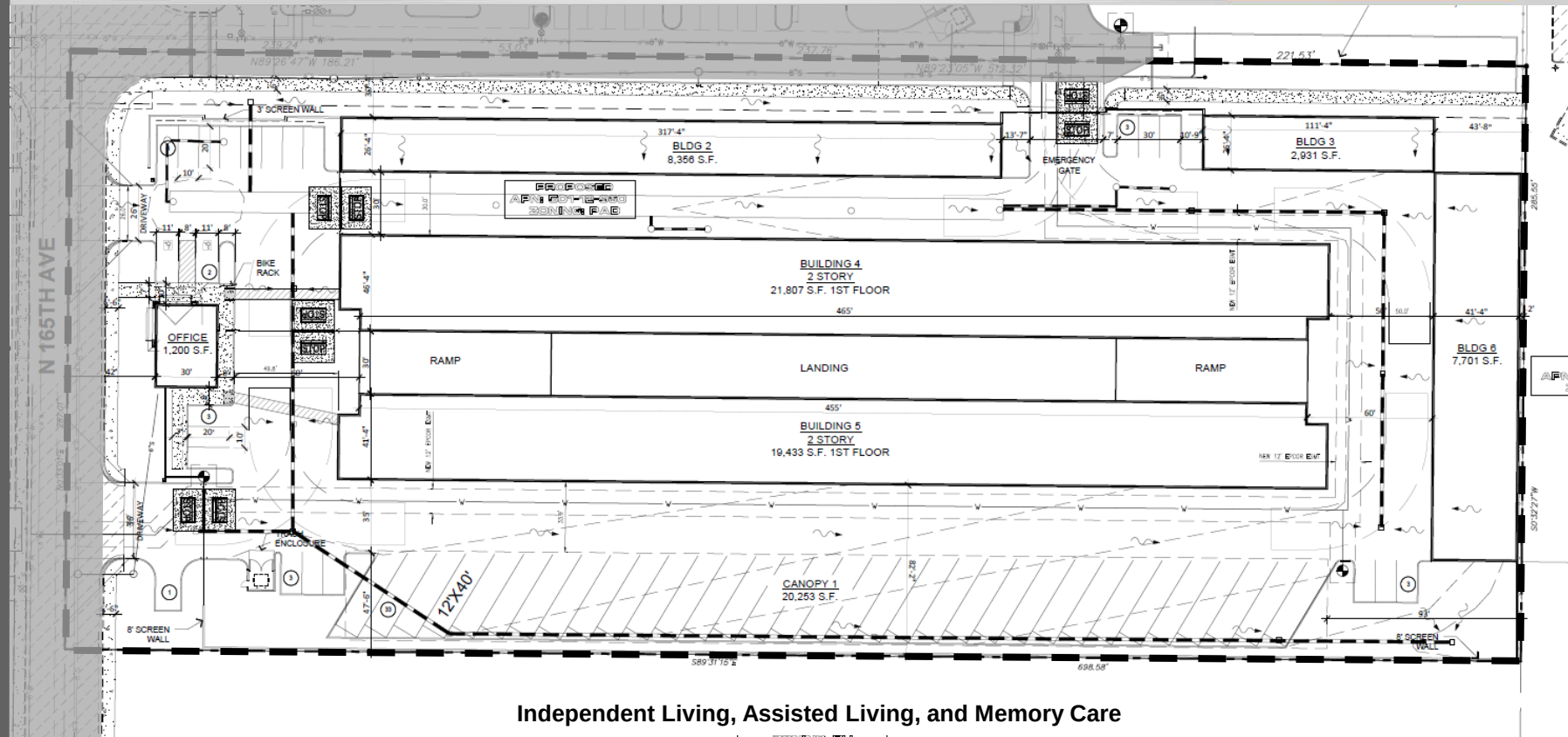


SITE PLAN



Independent Living, Assisted Living, and Memory Care

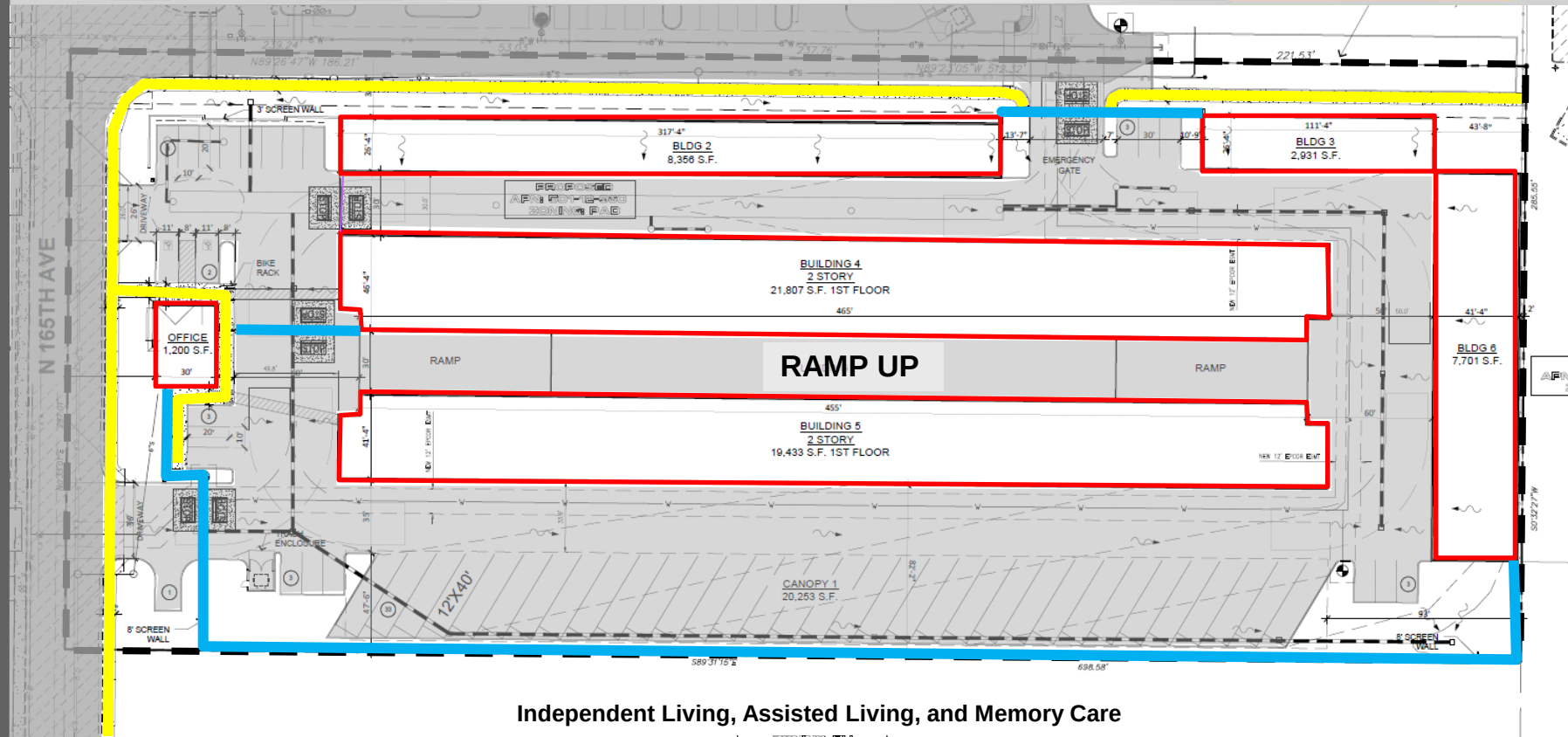
SITE PLAN



Independent Living, Assisted Living, and Memory Care

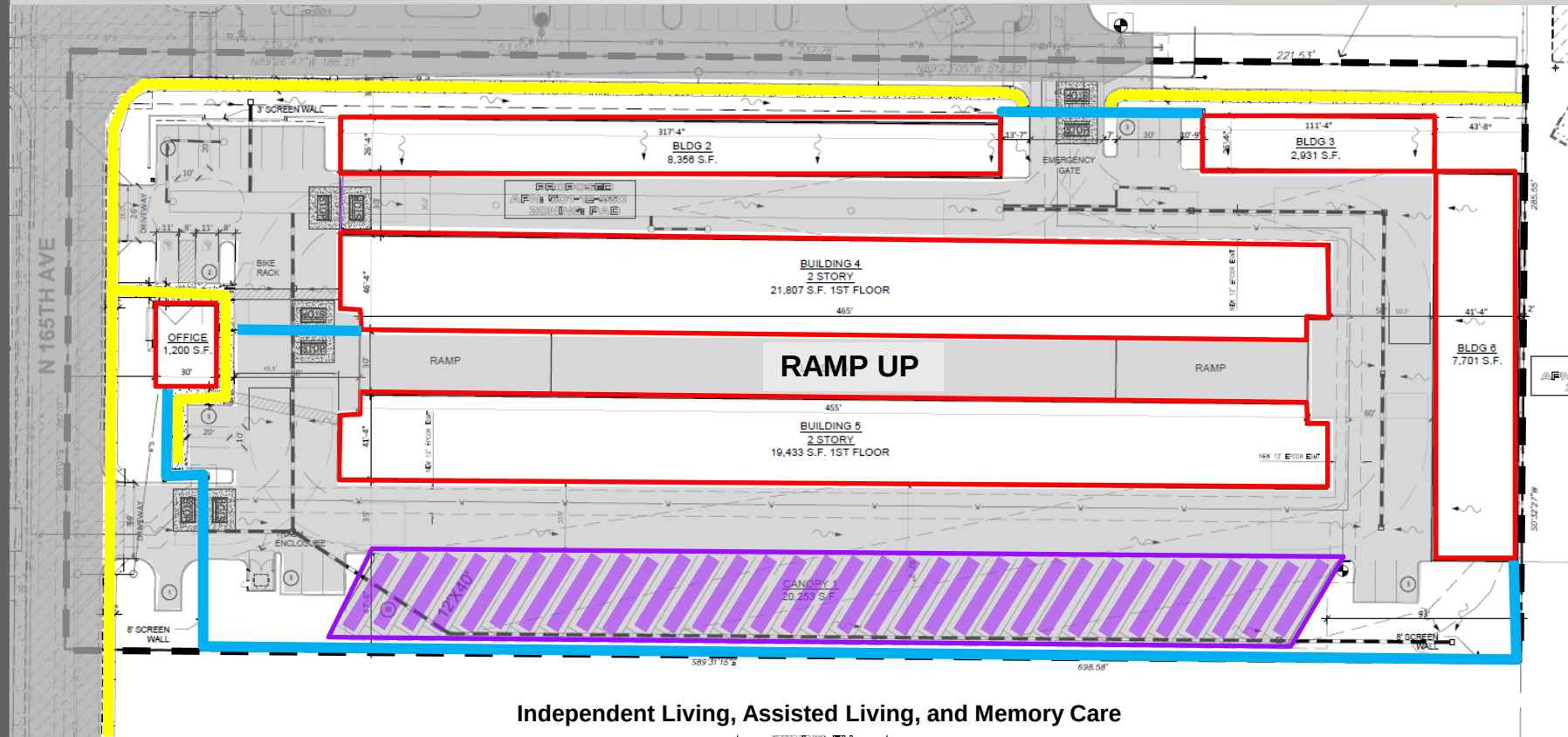
Independent Living, Assisted Living, and Memory Care

SITE PLAN



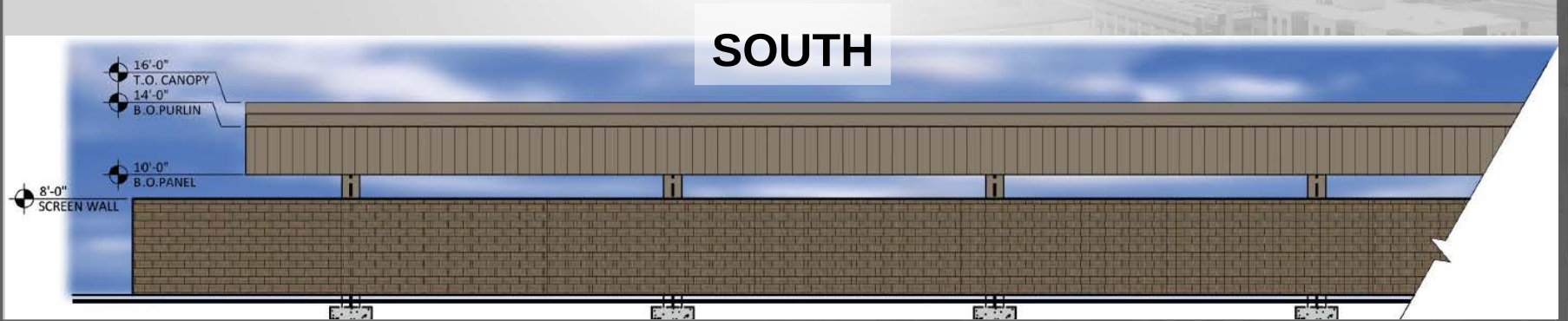
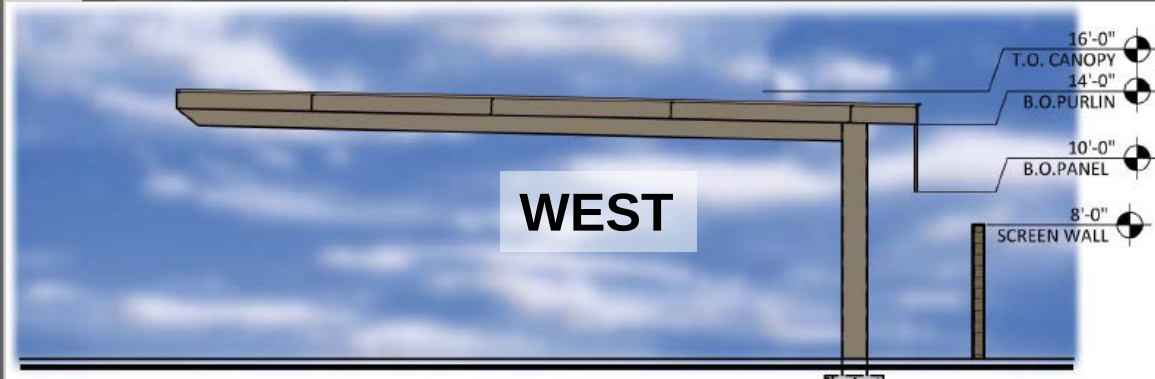
Independent Living, Assisted Living, and Memory Care

SITE PLAN

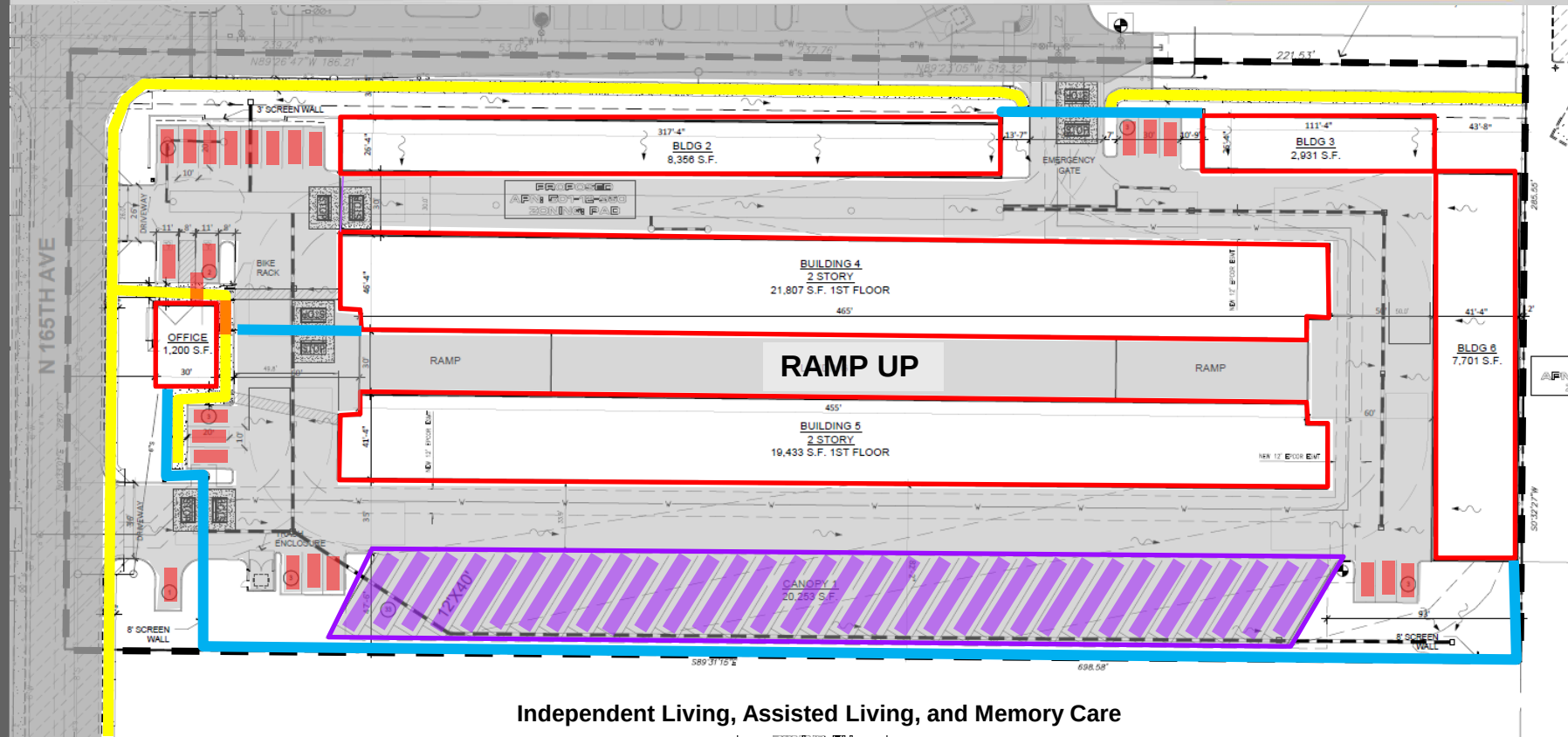


Independent Living, Assisted Living, and Memory Care

RV CANOPY



SITE PLAN

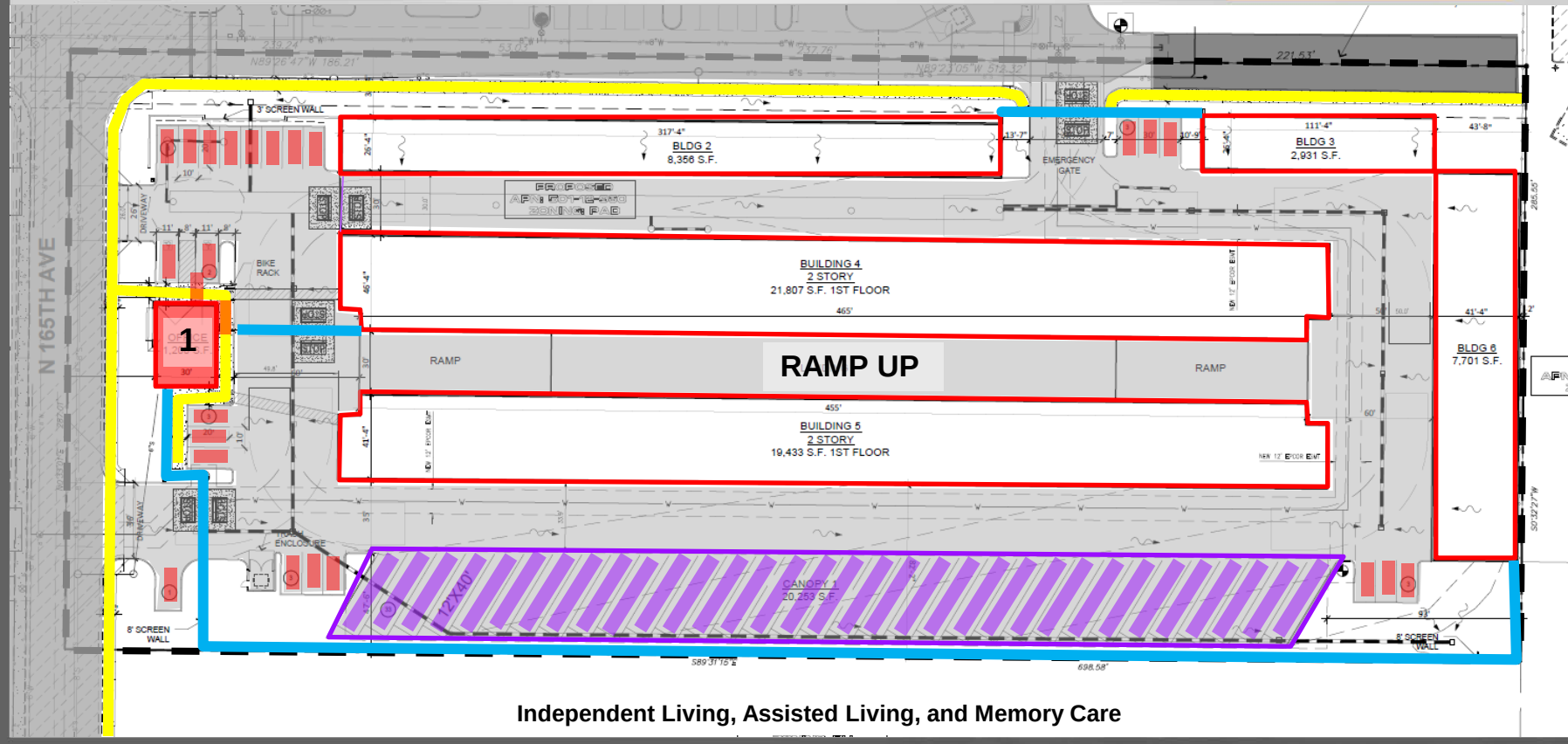


Independent Living, Assisted Living, and Memory Care

Independent Living, Assisted Living, and Memory Care



BUILDING 1 - OFFICE



BUILDING 1 - OFFICE



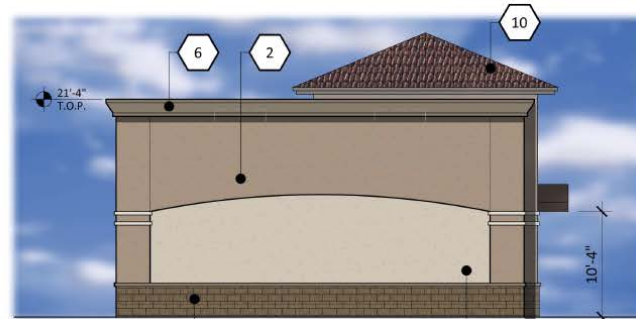
NORTH



SOUTH

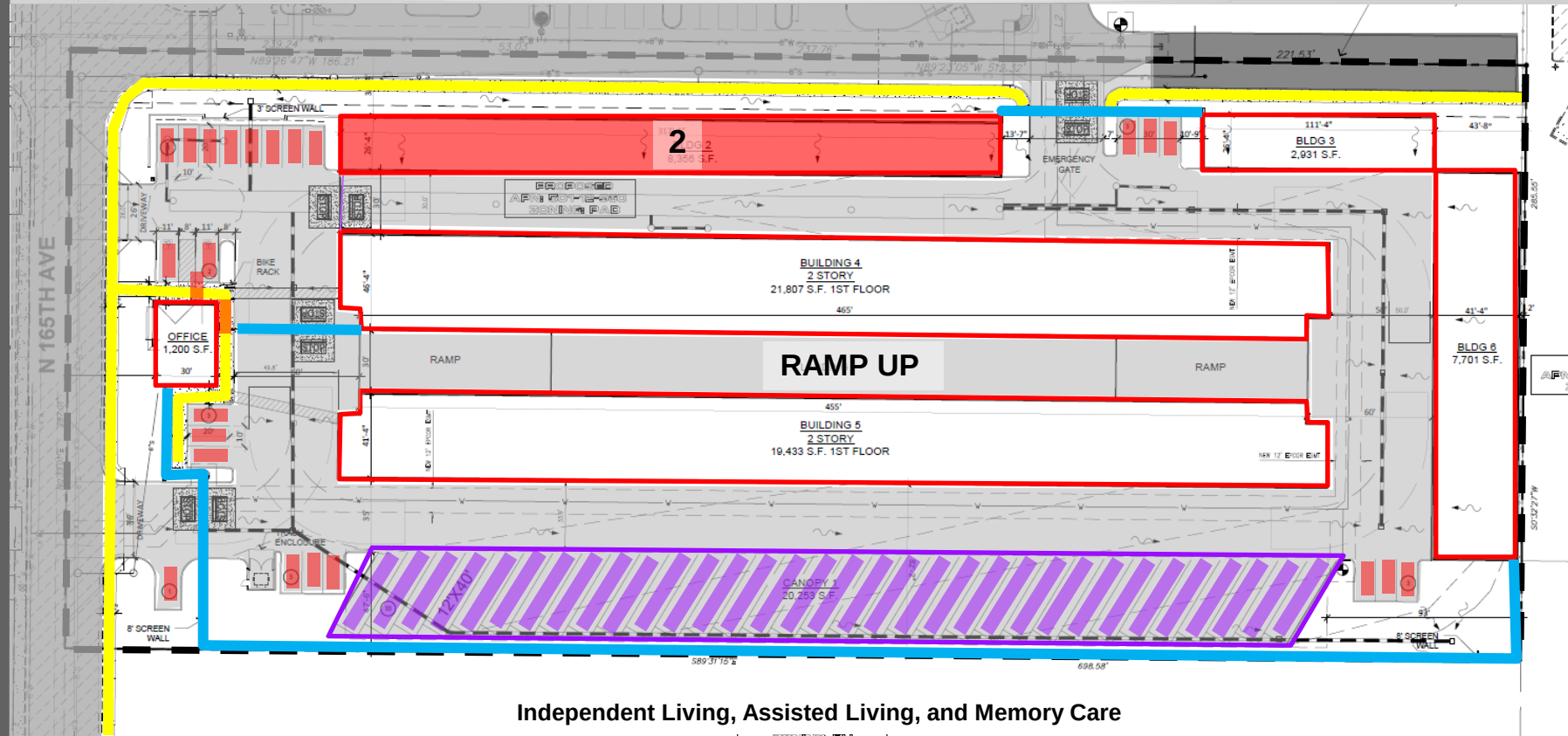


WEST



EAST

BUILDING 2



Independent Living, Assisted Living, and Memory Care

BUILDING 2



SOUTH



NORTH



EAST

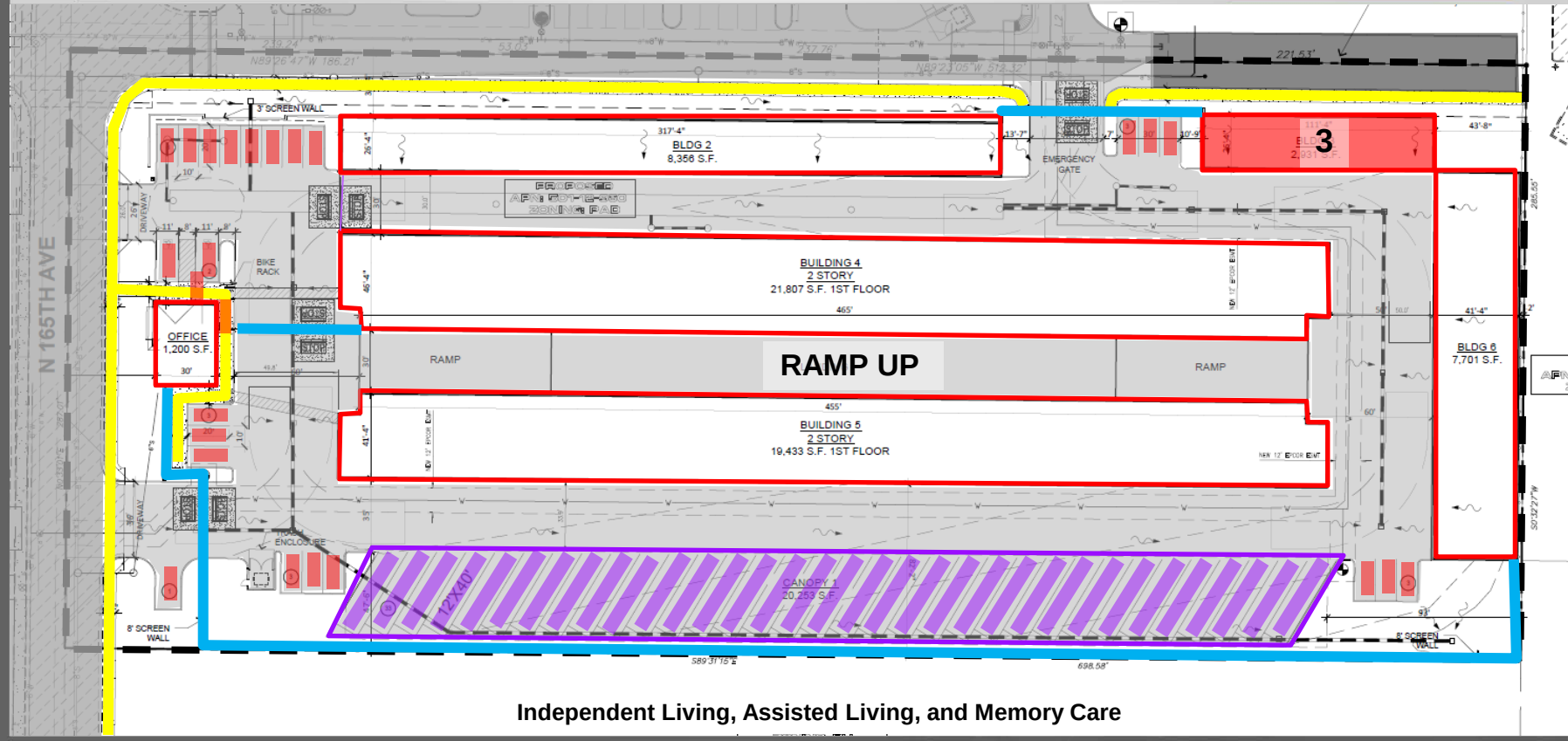


WEST

BUILDING 2



BUILDING 3



Independent Living, Assisted Living, and Memory Care

BUILDING 3



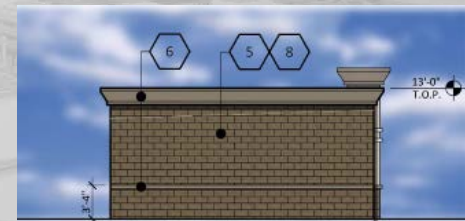
SOUTH



WEST

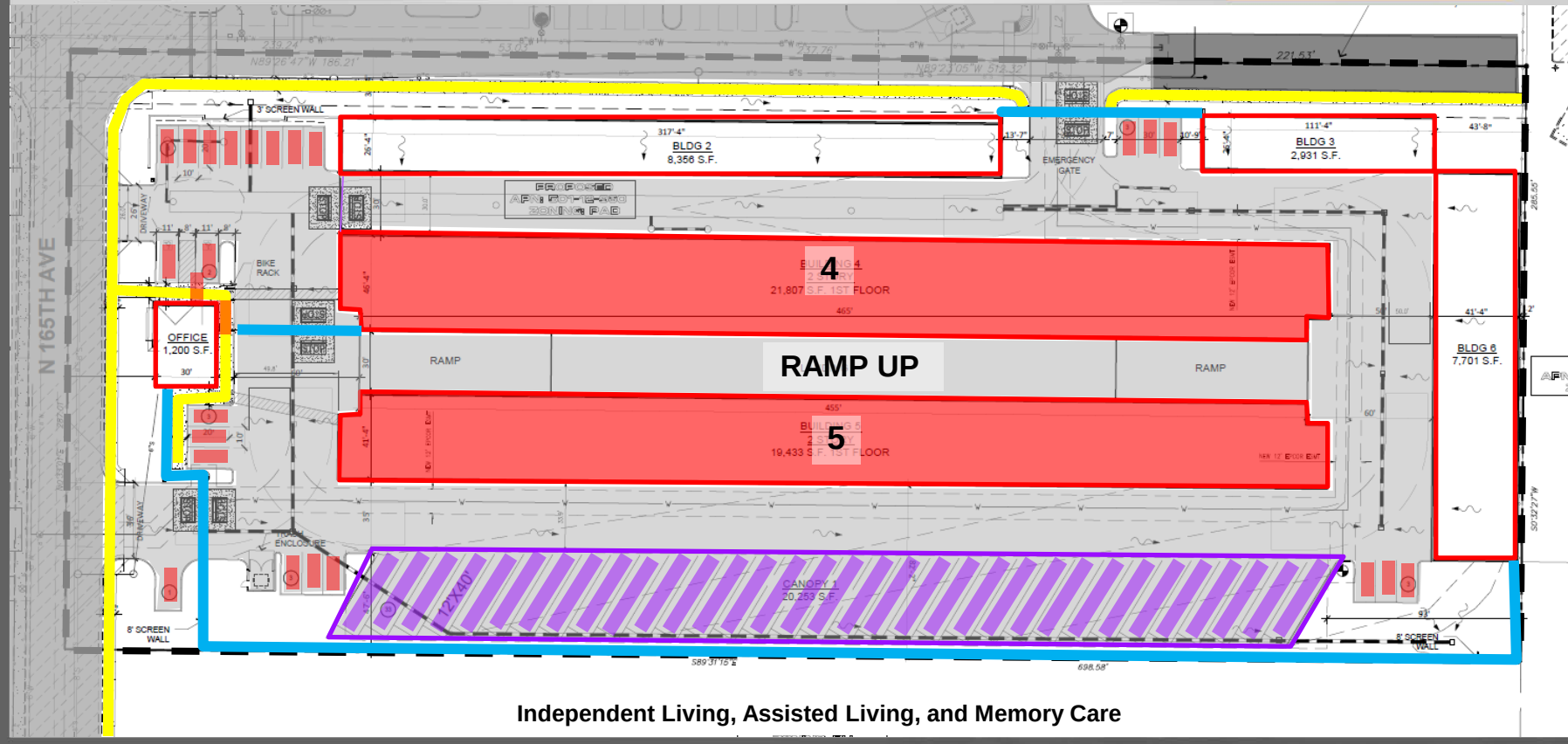


NORTH



EAST

BUILDINGS 4 & 5



Independent Living, Assisted Living, and Memory Care

BUILDINGS 4 & 5



NORTH



SOUTH

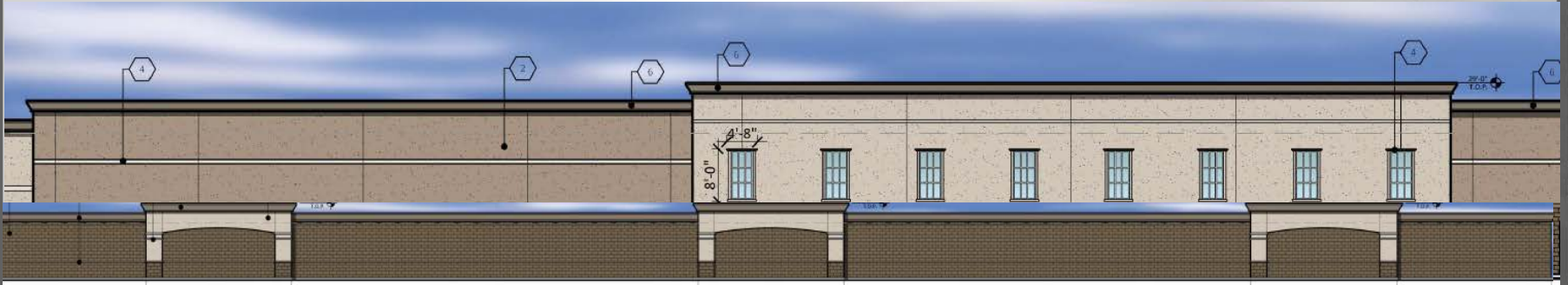
WEST



EAST



BUILDINGS 4 & 5



NORTH

BUILDINGS 4 & 5

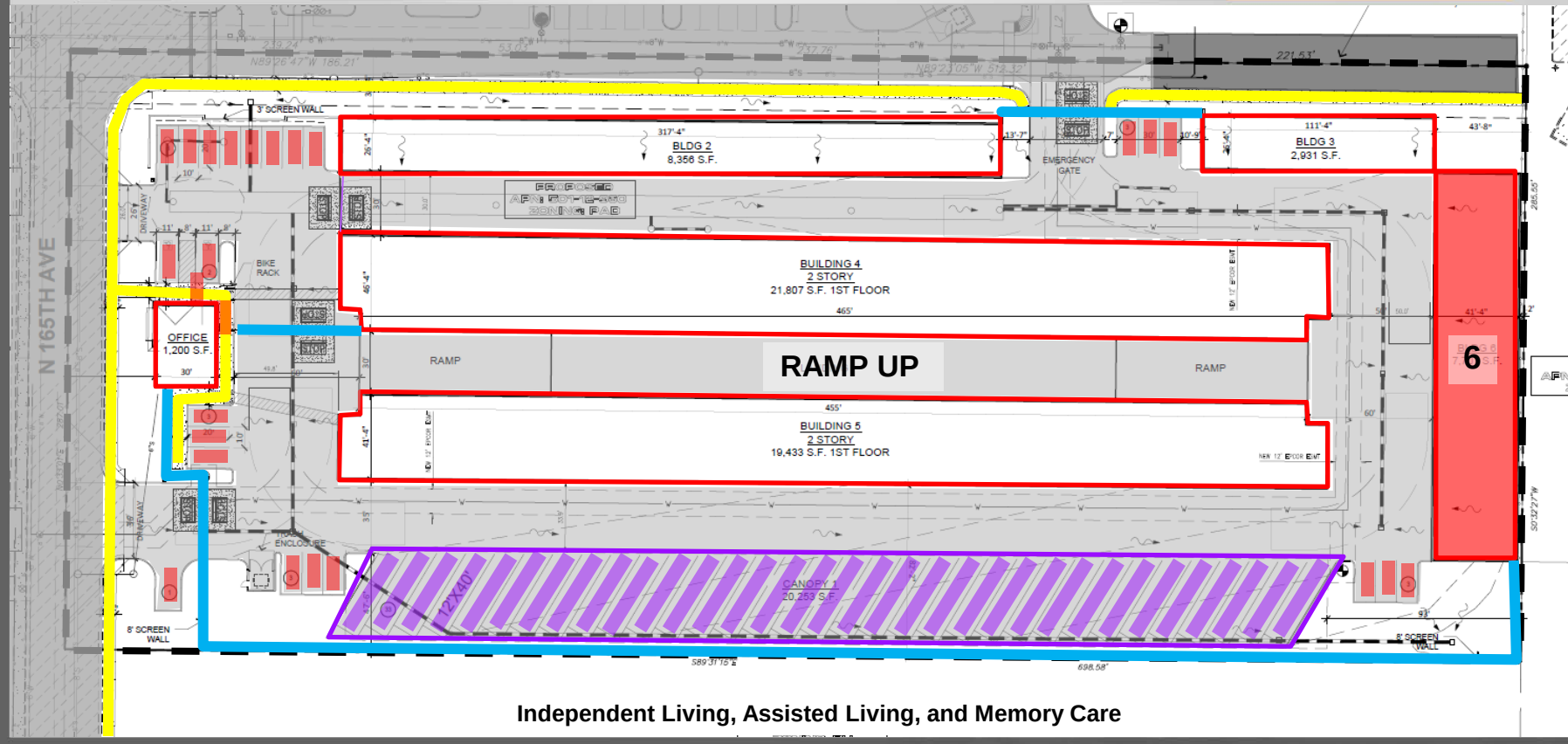


SOUTH INTERIOR



NORTH INTERIOR

BUILDING 6



Independent Living, Assisted Living, and Memory Care

BUILDING 6



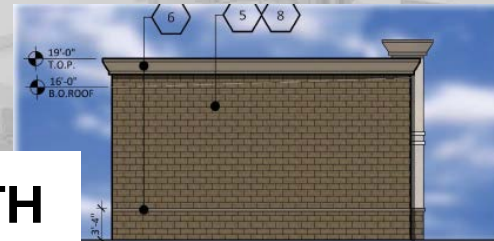
WEST



EAST

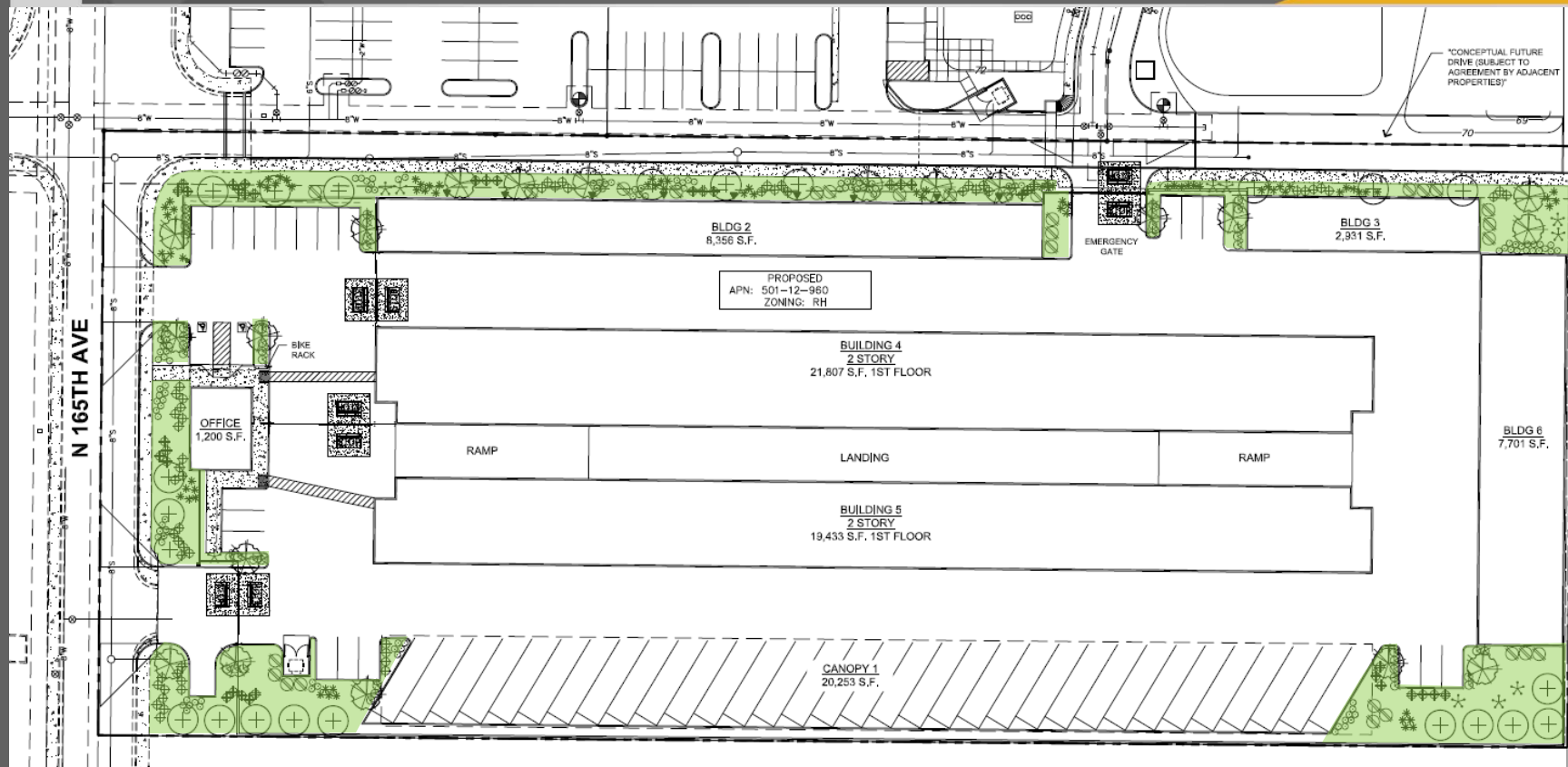


NORTH



SOUTH

LANDSCAPE



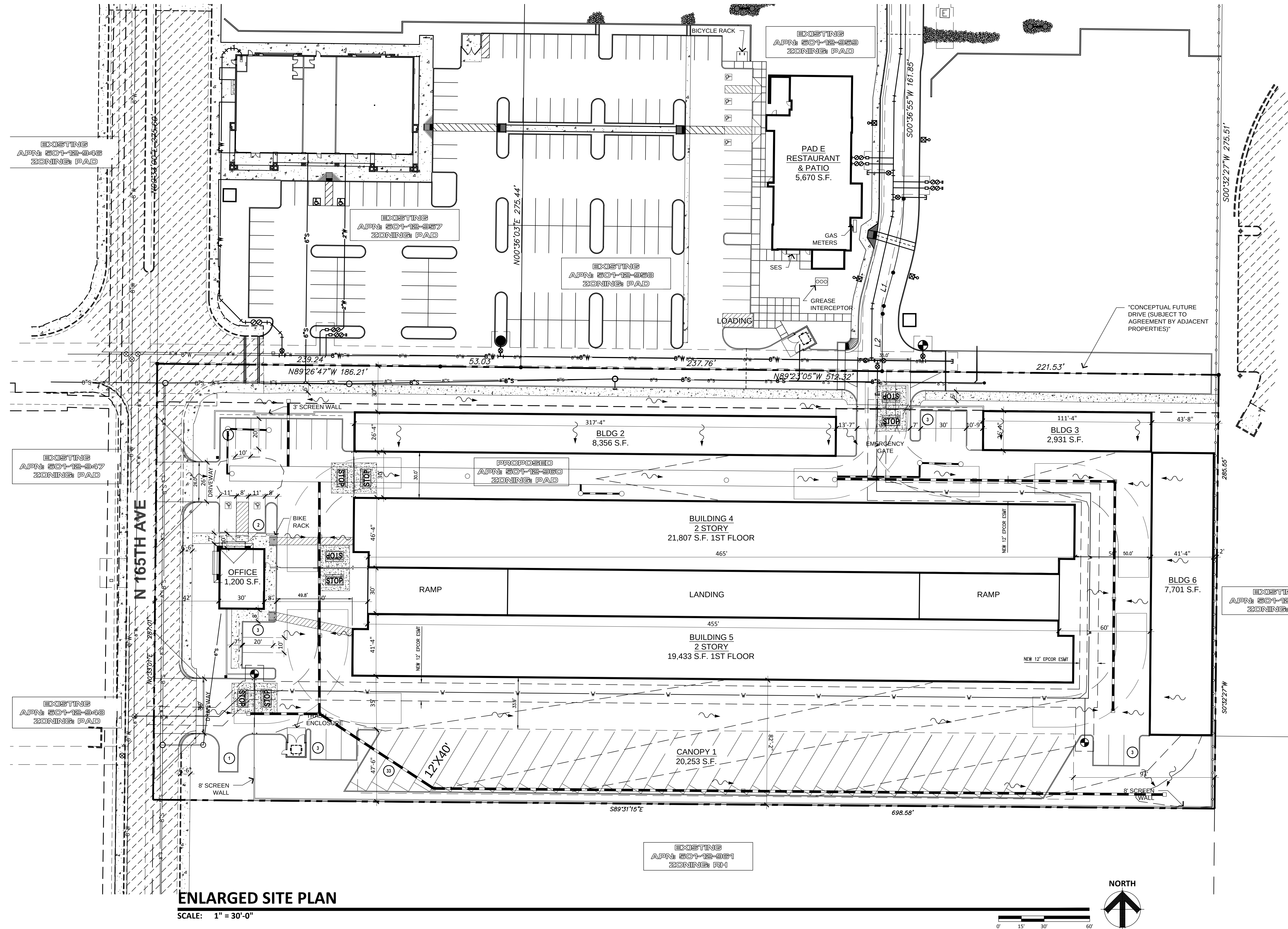


SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

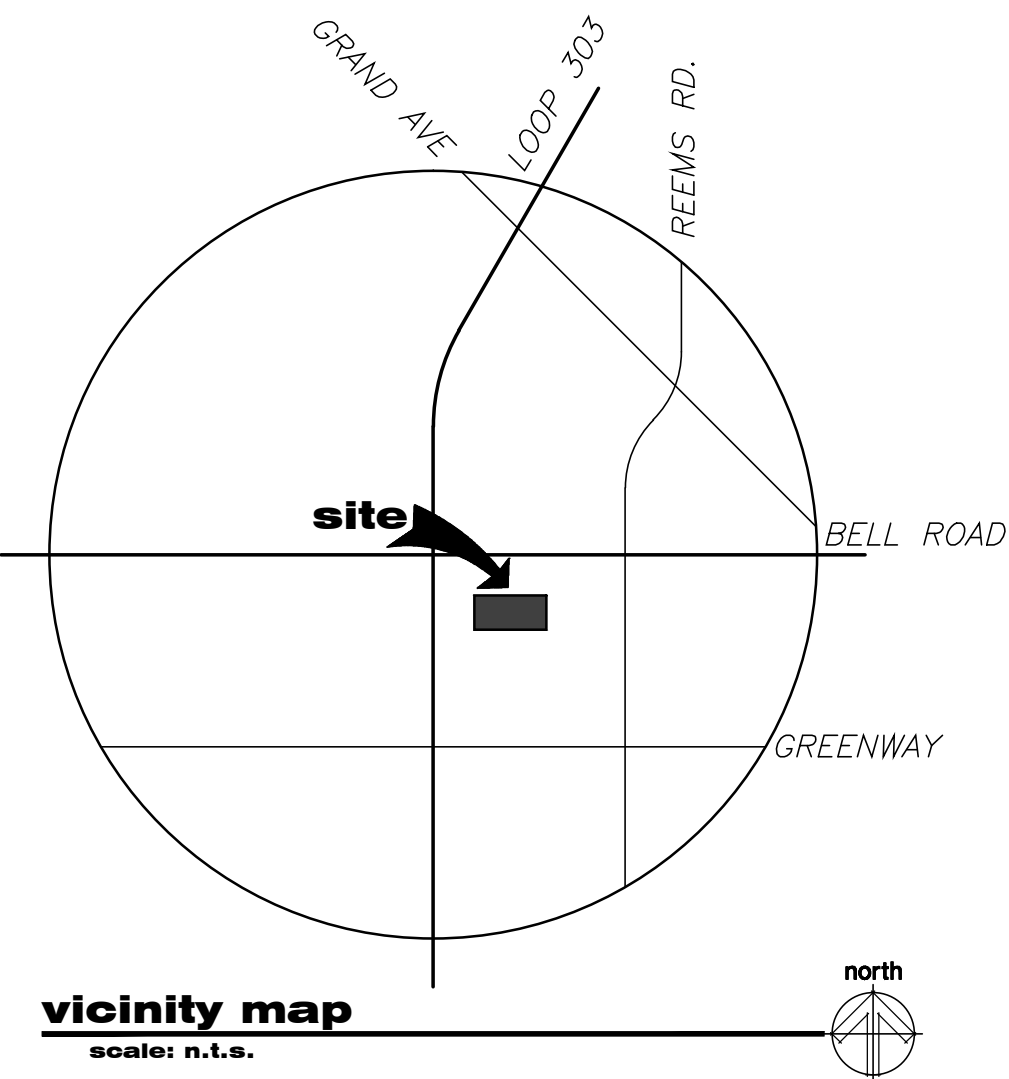
Thank You



ENLARGED SITE PLAN

SCALE: 1" = 30'-0"

PROJECT INFORMATION				
ARCHITECT	DEVELOPER	ENGINEER		
RKAA ARCHITECTS INC 2233 E THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: ROBERT KUBICEK PHONE: 602-955-3900 EMAIL: rkubicek@rkaa.com	LAACO LTD 431 W. 7TH STREET LOS ANGELES, CA CONTACT: JOHN HATHAWAY	HELIQ ENGINEERING, LLC CONTACT: STEVE BOWSER, P.E. 3240 E. UNION HILLS Dr. #112 PHOENIX, AZ 85050 PHONE: 602-788-2616 EMAIL: sb@hxeng.com		
PROJECT DESCRIPTION				
PROPOSED SELF STORAGE FACILITY SE OF HIGHWAY 303 AND SARIVAL ROAD				
PROJECT ADDRESS				
TBA				
PROJECT LOCATION				
SOUTH OF BELL ROAD, WEST OF SARIVAL ROAD SURPRISE ARIZONA				
EXISTING ZONING				
PAD (PLANNED AREA DEVELOPMENT)/RH				
PROPOSED USE				
C-2 COMMERCIAL				
PROPOSED USE				
STORAGE: PERSONAL PROPERTY				
OCCUPANCY TYPE	S-1 SELF STORAGE	B BUSINESS		
OCCUPANT LOAD	1:500	1:100		
		100:1000=10		
PARCEL#	501-12-960 LOT SIZE 200,036 SF			
SITE AREA TOTAL	NET= 200,036 S.F. (4.6 AC)			
CONSTRUCTION TYPE	III-B			
LOT COVERAGE	81,681 S.F./200,036 S.F.= 41%			
LANDSCAPE COVERAGE MIN 15% PER MINI-STORAGE FACILITY	27,593 S.F./200,036 S.F.= 14%			
DEVELOPMENT STANDARDS				
DESCRIPTION	CODE	PROPOSED		
NORTH BUILDING SETBACK (FRONT YARD)	70' MIN (SURPRISE VILLAGE MARKETPLACE PAD)	30'		
EAST BUILDING SETBACK (SIDE YARD)	50' MIN, WITH THE EXCEPTION OF BUILDINGS INTERIOR TO THE DEVELOPMENT WHICH CAN HAVE ZERO LOT LINES. (SURPRISE VILLAGE MARKETPLACE PAD), 25' MIN WHEN ADJACENT TO ANY RESIDENTIAL ZONING, 0' IF THE PERIMETER BUILDINGS ARE INTENDED TO SERVE AS THE PERIMETER WALL.	2'		
SOUTH BUILDING SETBACK (REAR YARD)	70' MIN (SURPRISE VILLAGE MARKETPLACE PAD)	82'		
WEST BUILDING SETBACK (SIDE YARD)	25' ADJACENT TO ROAD	42'		
MIN. PERIMETER LANDSCAPE	15%	14%		
MAXIMUM STRUCTURE HEIGHT	MAXIMUM OF TWO STORIES OR 24 FEET IN HEIGHT FROM FINISH GRADE	21'-4" ROOF LINE AND 29' TOP OF PARAPET.		
PARKING CALCULATION				
1 SPACE PER 35 UNITS MAX.	735 UNITS EST. / 35 = 21 REQUIRED MANAGER'S OFFICE = 2	TOTAL PARKING PROVIDED =23		
RV PARKING	10% OF NET AREA (200,036 x .10 = 20,003 S.F.)	20,253 S.F./200,036 S.F.= 10.1%		
BIKE PARKING	1 PER 20 PARKING SPACES	2 PROVIDED		
BUILDING DATA				
LOCATION	OFFICE	FIRST FLOOR	SECOND FLOOR	SUBTOTAL
BUILDING 1	1,200			1200
BUILDING 2		8,356 S.F.		8356
BUILDING 3		2,931 S.F.		2931
BUILDING 4		21,807 S.F.	21807 S.F.	43614
BUILDING 5		19,433 S.F.	19433 S.F.	38866
BUILDING 6		7,701 S.F.		7701
COVERED RV PARKING		20,253 S.F.		20253
SUBTOTAL				122921
NET RENTABLE CALC		70%		
SUBTOTAL NRSF		86045 S.F.		86045
TOTAL BLD SF				102668



PROPOSED SELF-STORAGE

LOOP 303 & BELL ROAD
SURPRISE, ARIZONA
DATE: 08-03-2016

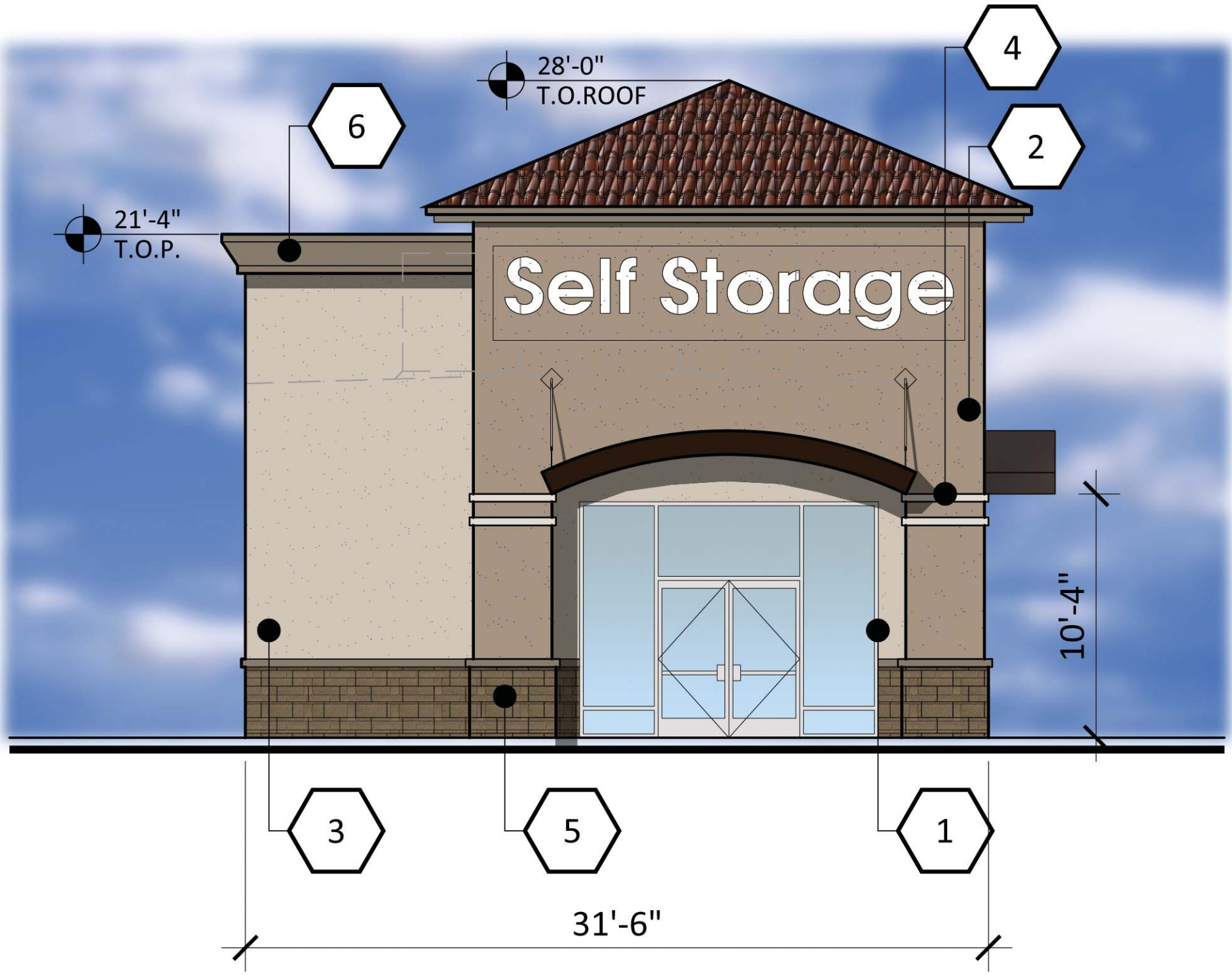


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SP-1

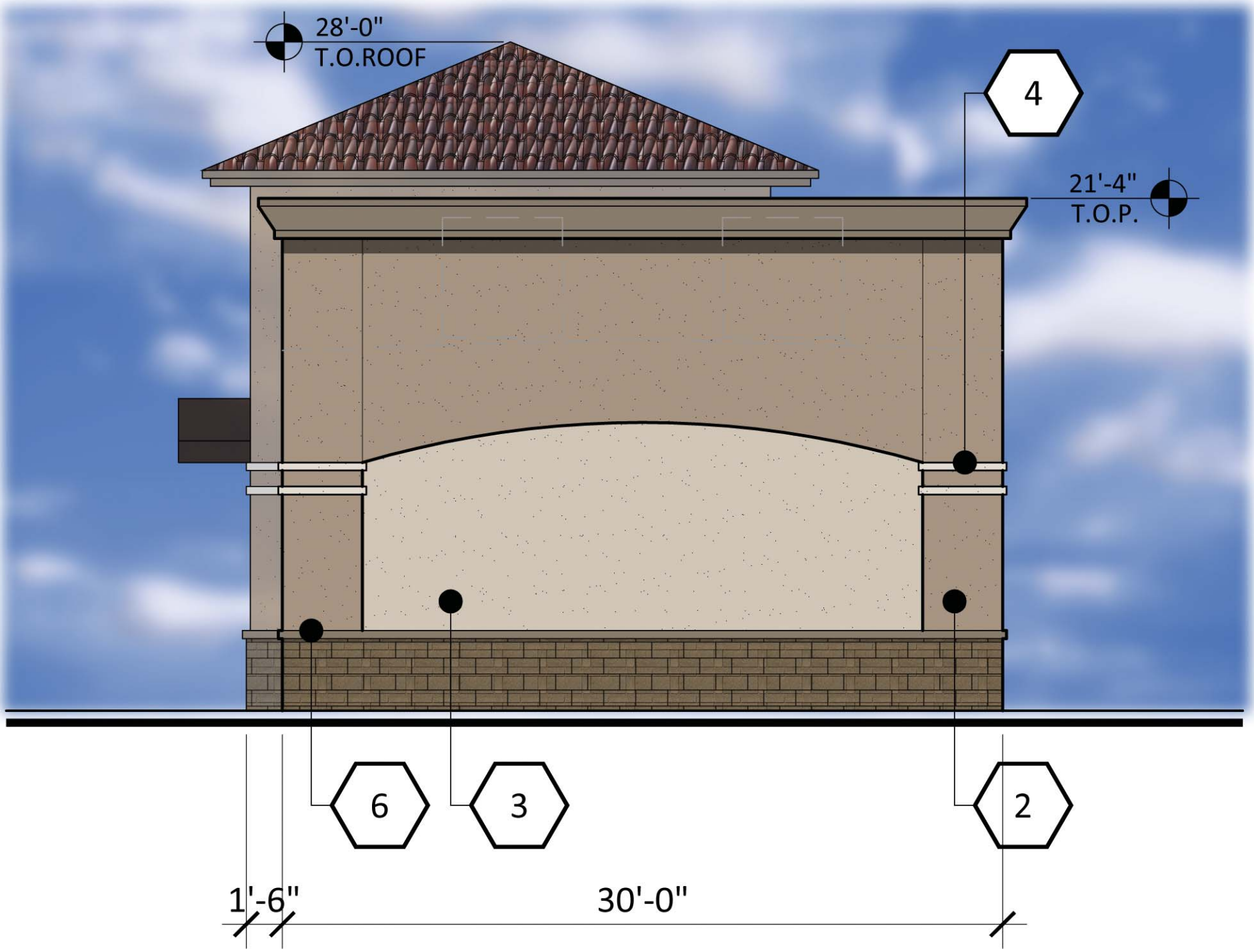
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NORTH ELEVATION

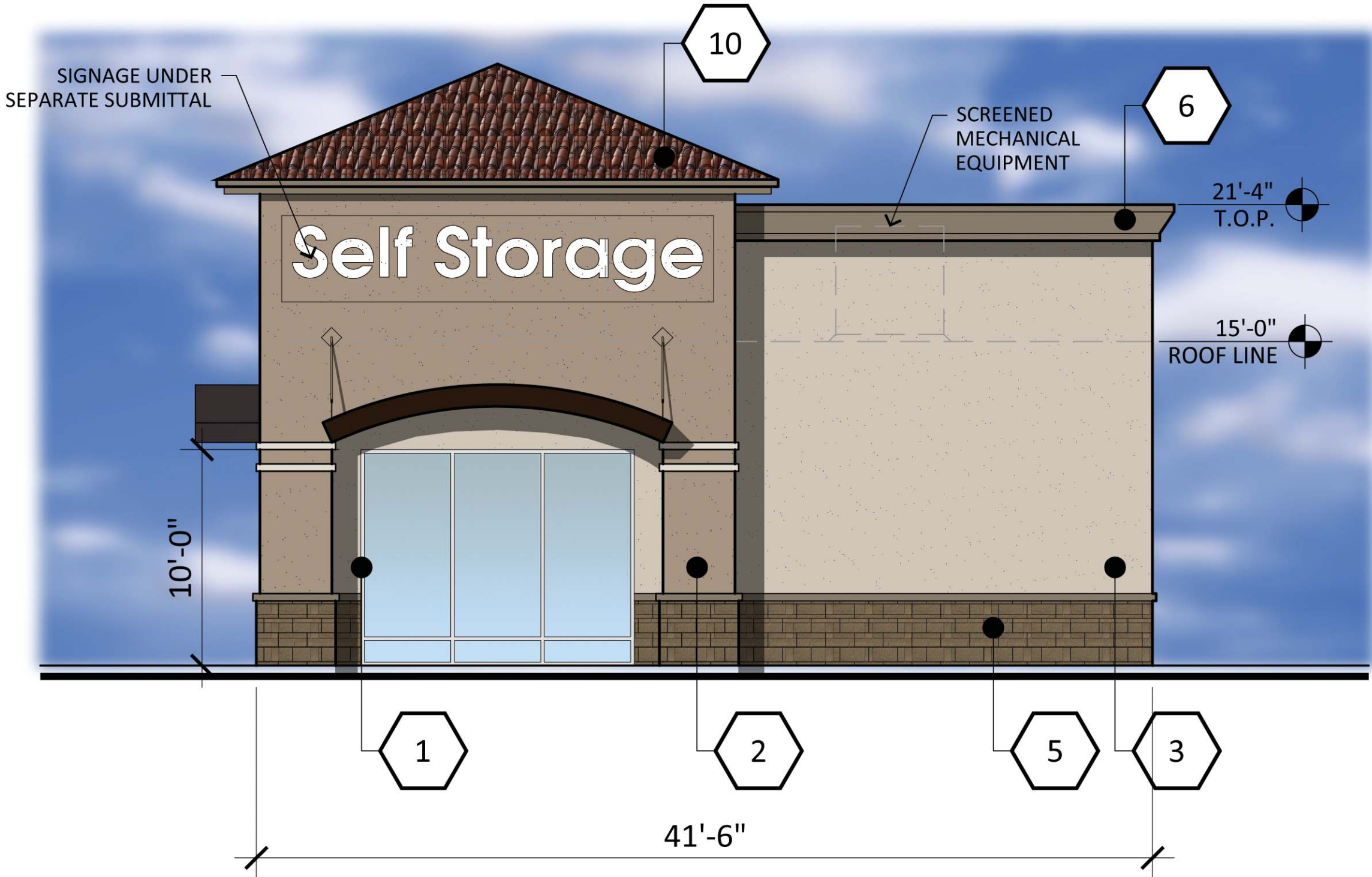
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SOUTH ELEVATION

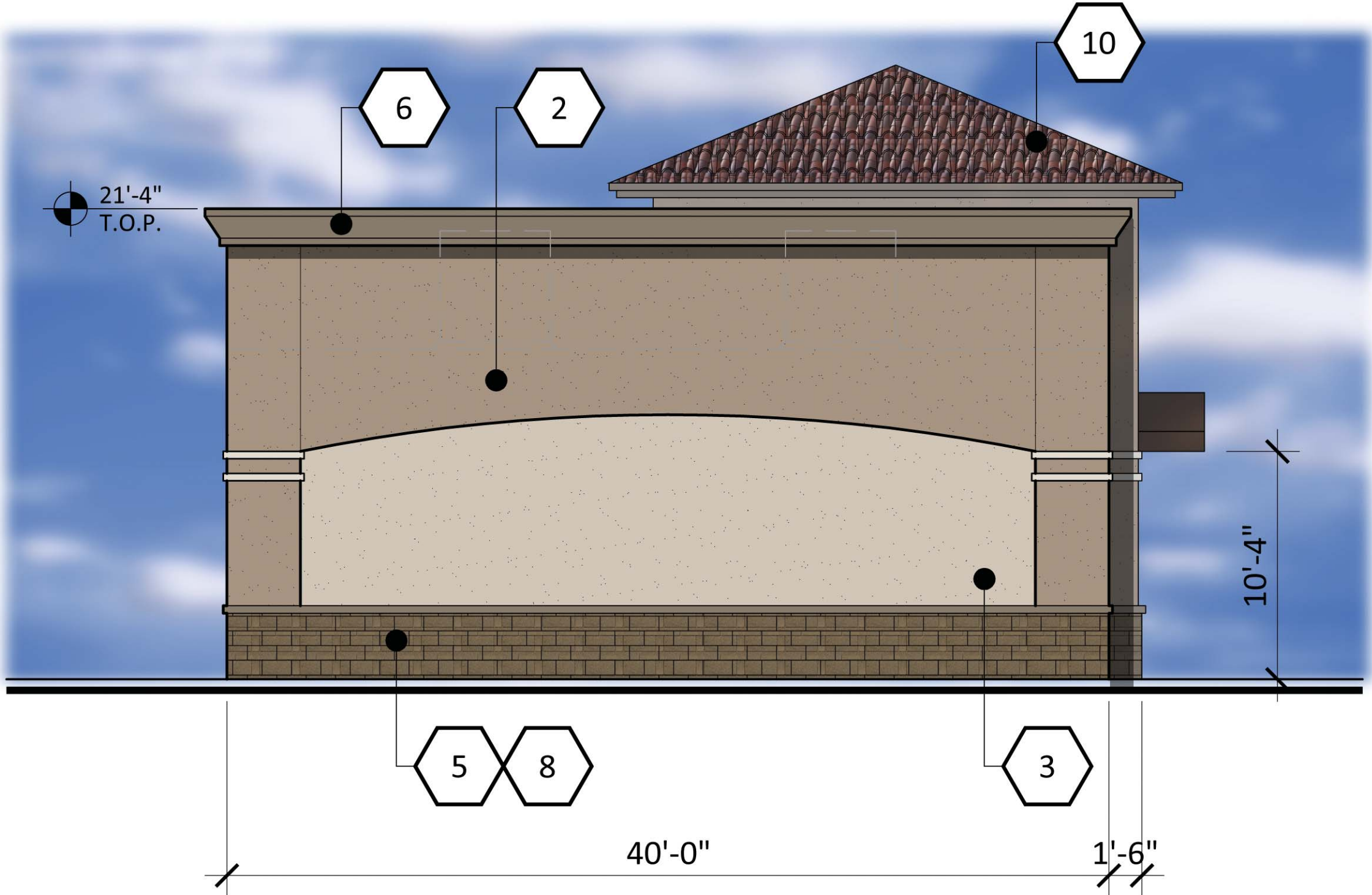
SCALE: 3/16" = 1'-0"

#	MATERIALS
1	ANODIZED ALUMINUM STOREFRONT KAWNEER CLEAR
2	STUCCO FINE FINISH SHERWIN WILLIAMS SW7513 SANDERLING
3	STUCCO FINE FINISH SHERWIN WILLIAMS SW7036 ACCESSIBLE BEIGE
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7	JANUS ROLL-UP DOOR SHERWIN WILLIAMS SW7591 RED BARN
8	CUSTOM BUILDING PRODUCTS GROUT SOLUTIONS #59 SADDLE BROWN
9	METAL DOOR PAINTED TO MATCH SHERWIN WILLIAMS SW7032 WARM STONE
10	BORAL ROOF TILE 2-PIECE MISSION NEWPORT BLEND



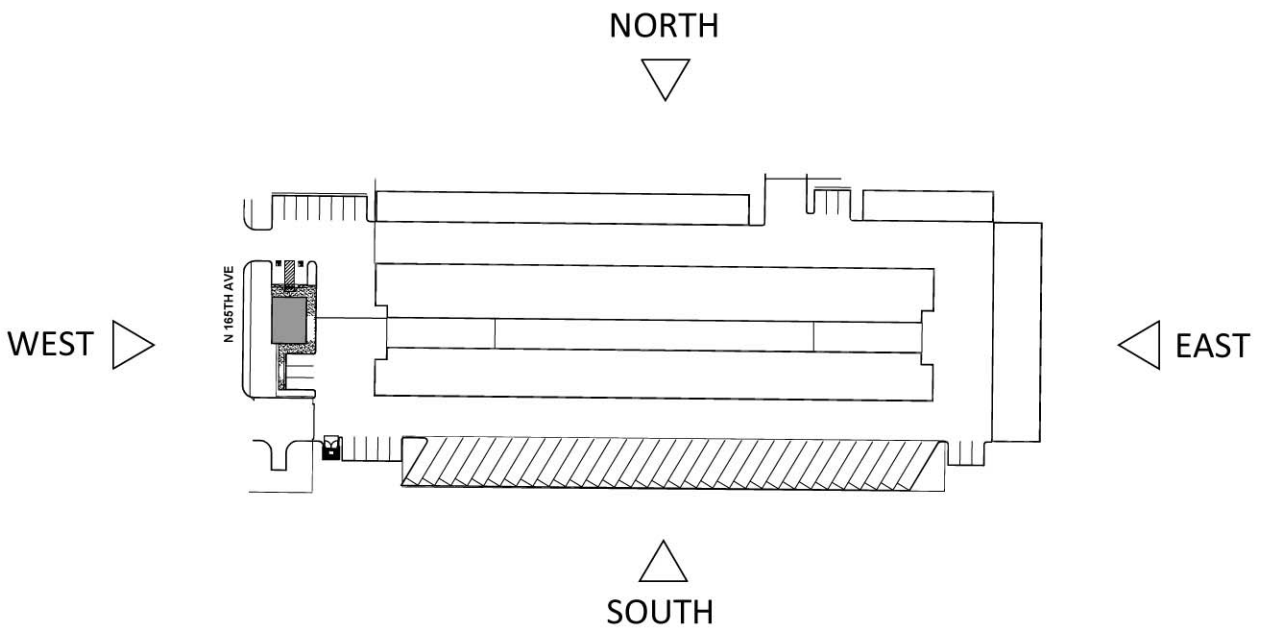
WEST ELEVATION

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



EAST ELEVATION

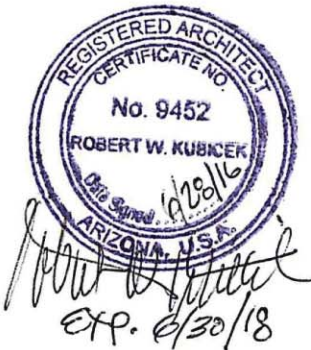
SCALE: 3/16" = 1'-0"



KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE
LOOP 303 AND BELL ROAD
SURPRISE, ARIZONA
DATE: 07-04-2016



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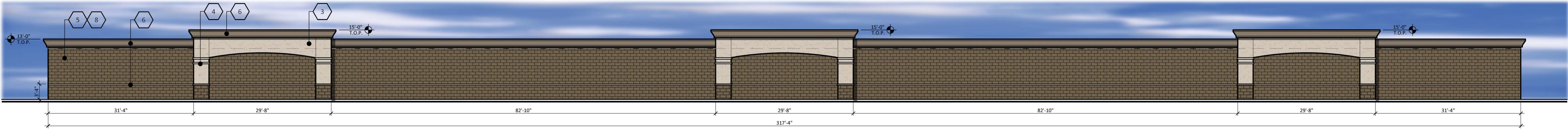
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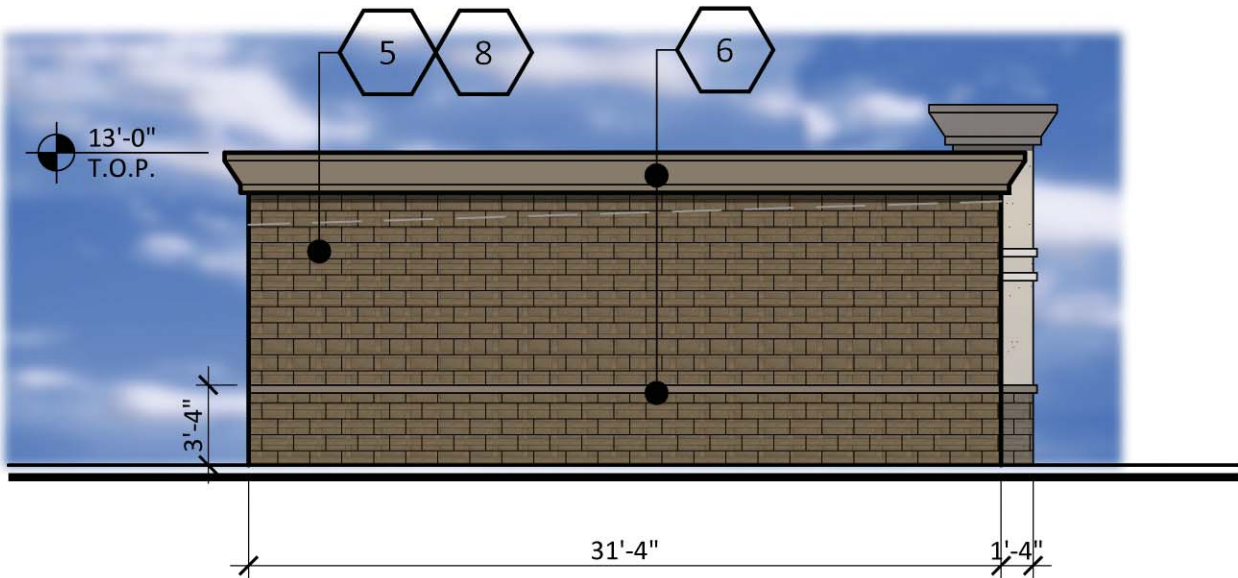
SOUTH ELEVATION (BUILDING 2)

SCALE: 3/32" = 1'-0"



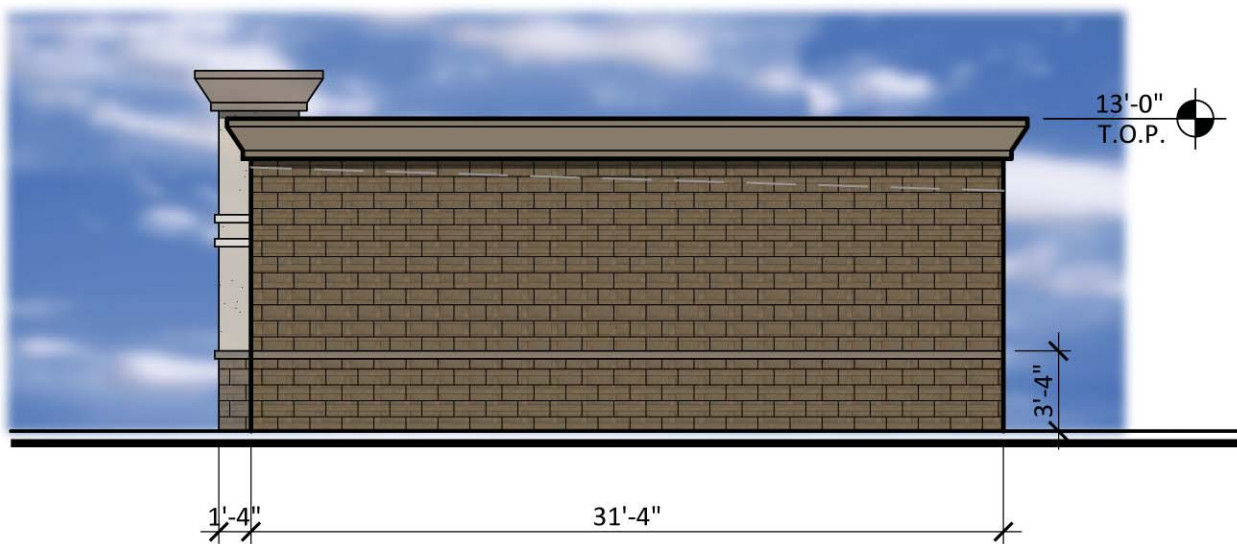
NORTH ELEVATION (BUILDING 2)

SCALE: 3/32" = 1'-0"



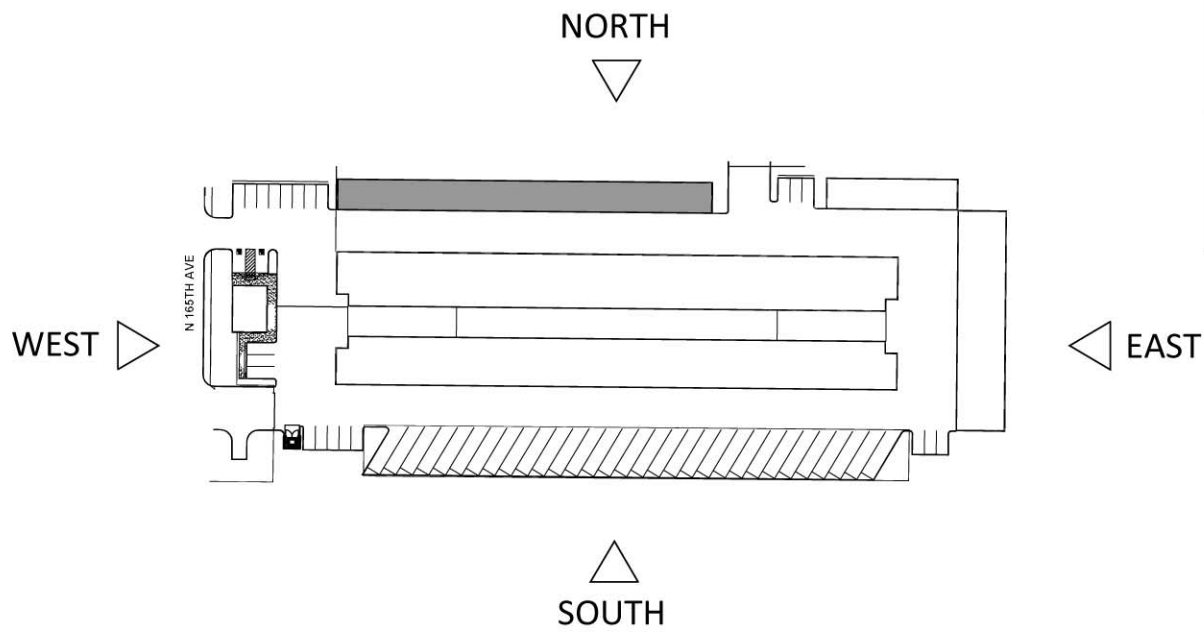
EAST ELEVATION (BUILDING 2)

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



WEST ELEVATION (BUILDING 2)

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



KEY MAP

SCALE: N.T.S.

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PROPOSED SELF-STORAGE
LOOP 303 AND BELL ROAD
SURPRISE, ARIZONA
DATE: 06-30-2016

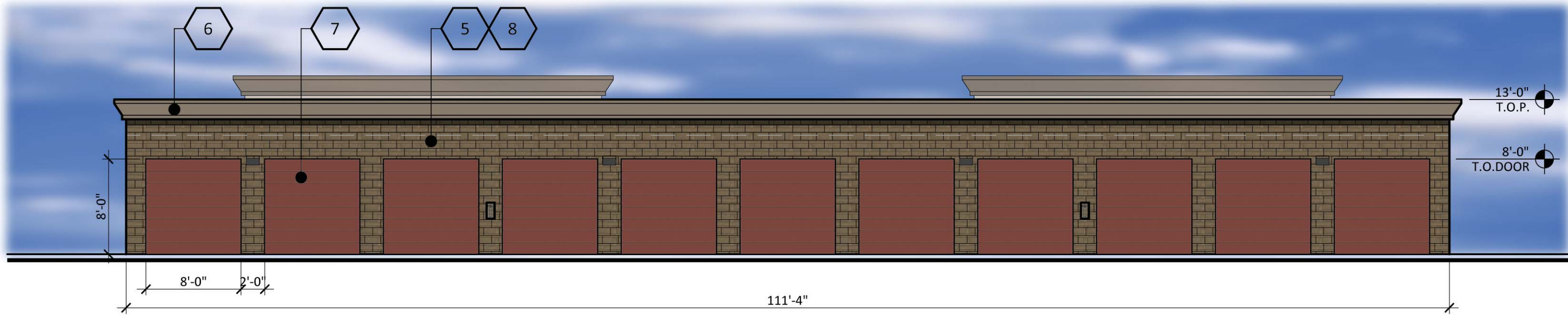


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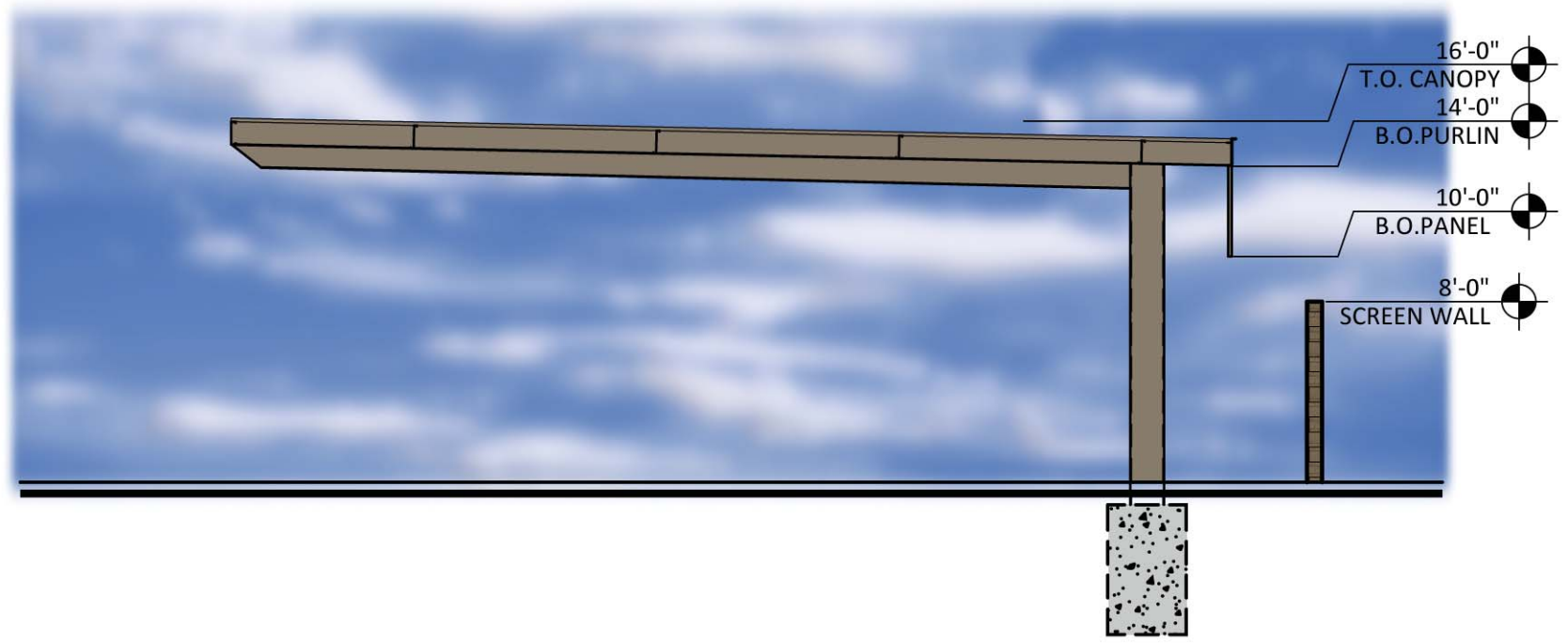
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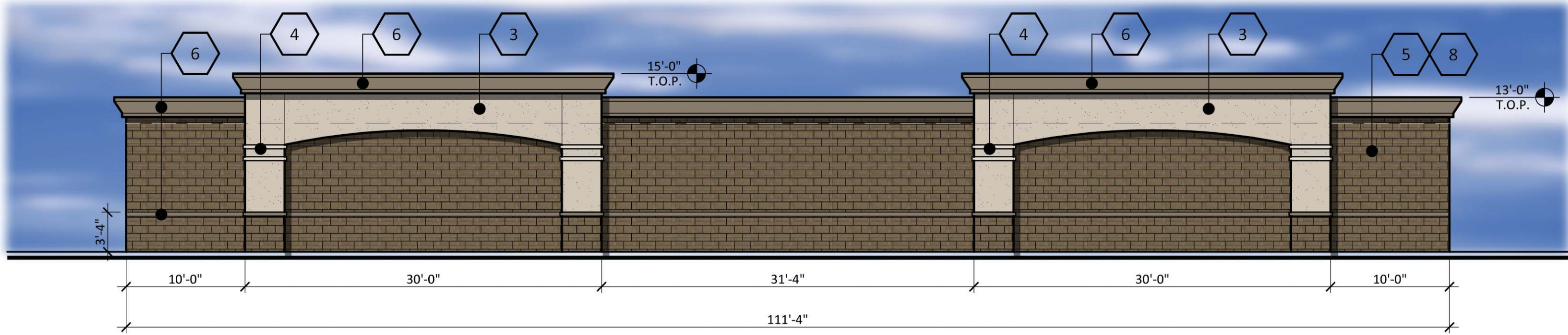
SOUTH ELEVATION (BUILDING 3)

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



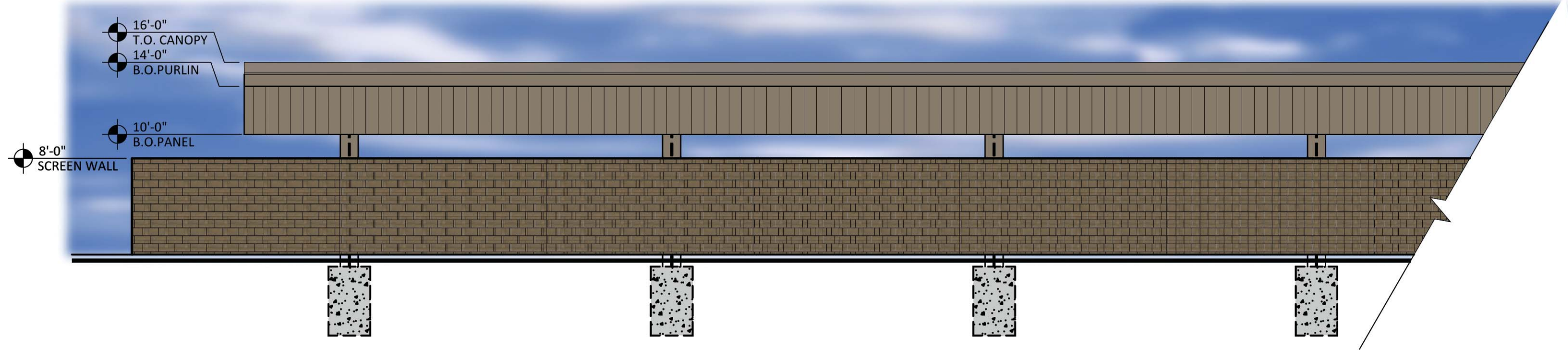
WEST ELEVATION (RV CANOPY)

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



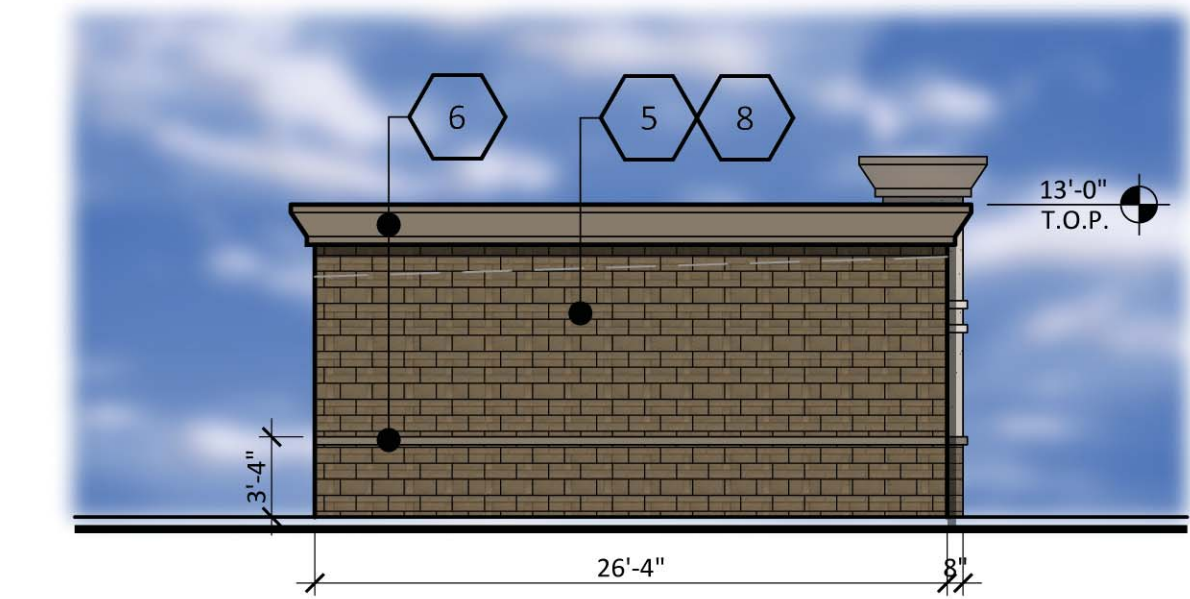
NORTH ELEVATION (BUILDING 3)

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



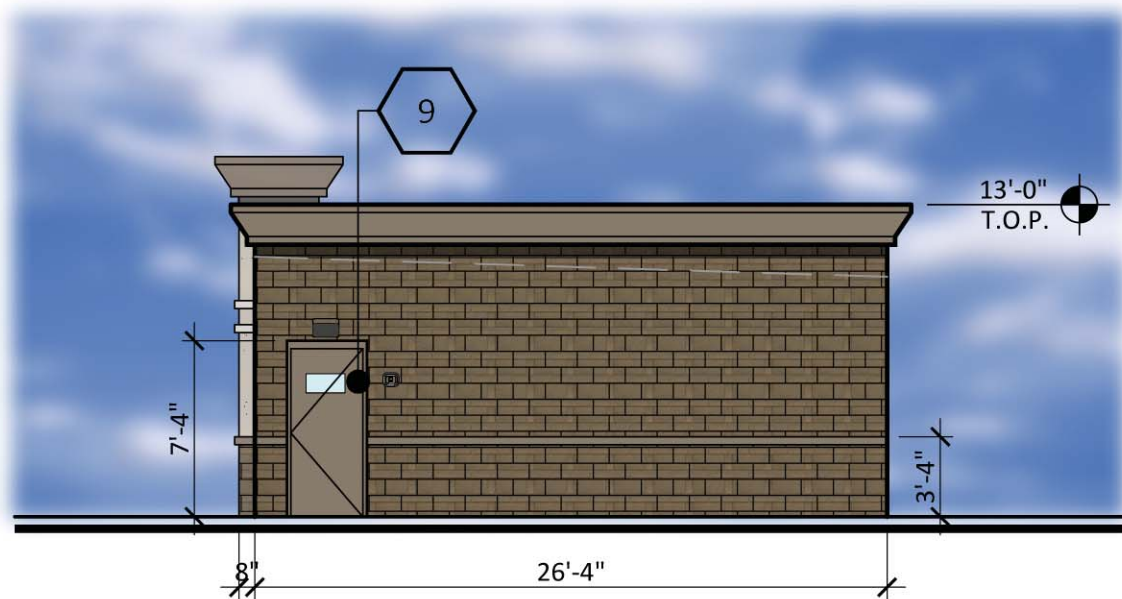
SOUTH ELEVATION (RV CANOPY)

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



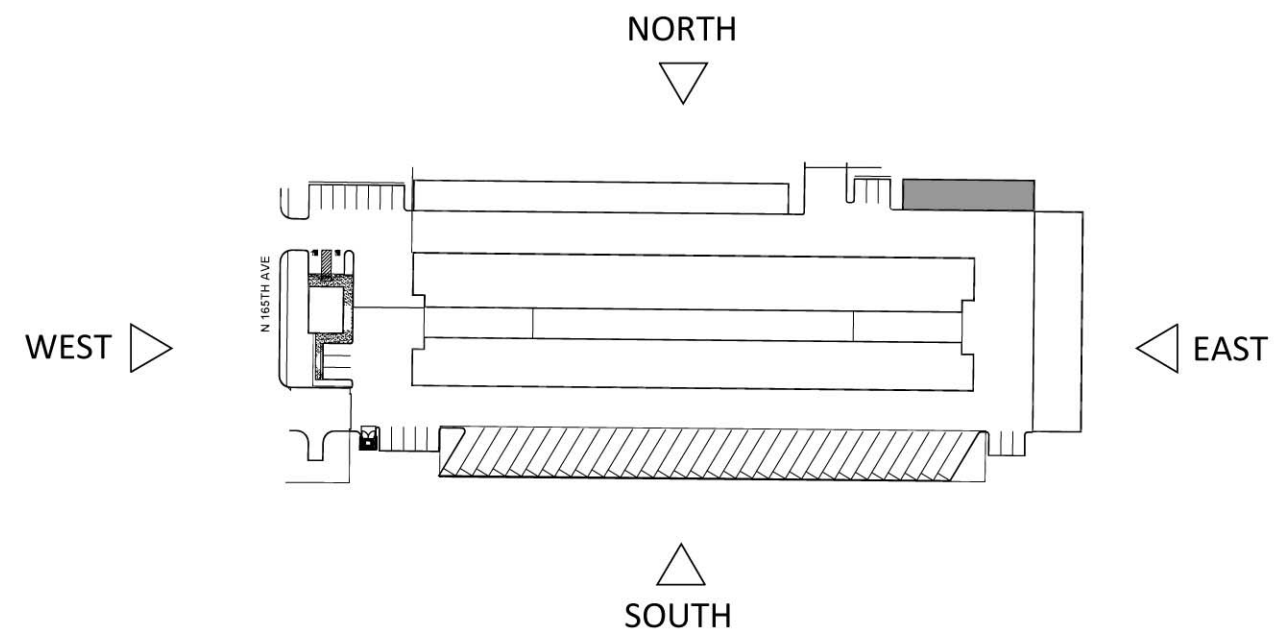
EAST ELEVATION (BUILDING 3)

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



WEST ELEVATION (BUILDING 3)

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



KEY MAP

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PROPOSED SELF-STORAGE
LOOP 303 AND BELL ROAD
SURPRISE, ARIZONA
DATE: 06-30-2016



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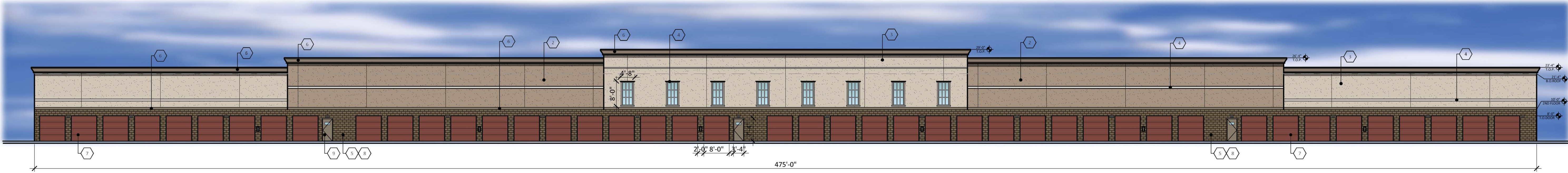
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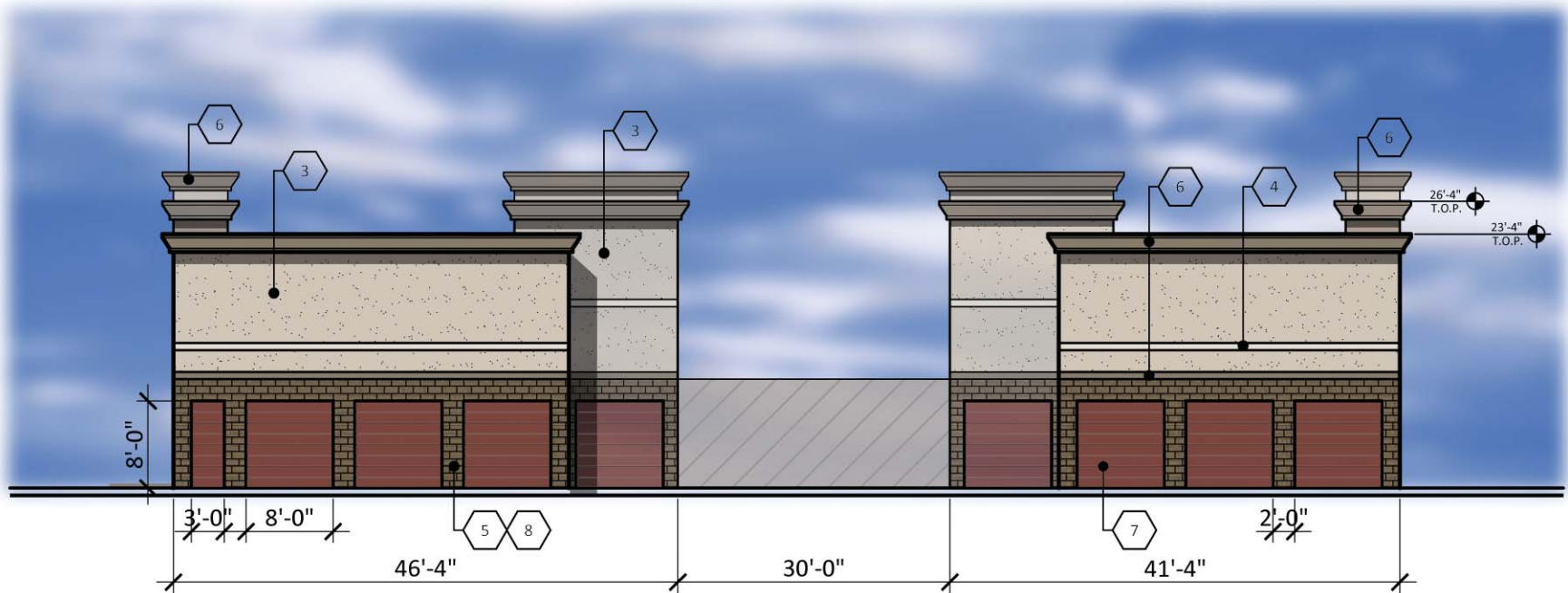
NORTH ELEVATION (BUILDING 4)

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



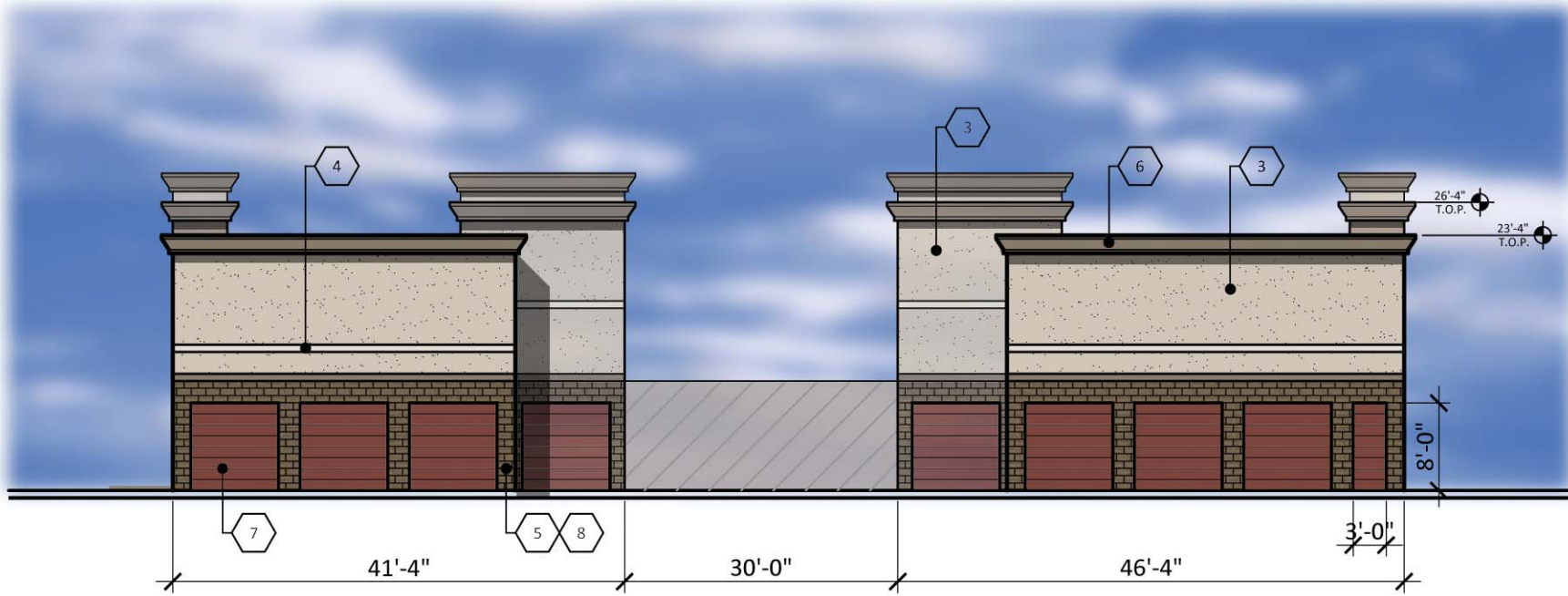
SOUTH ELEVATION (BUILDING 5)

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



WEST ELEVATION

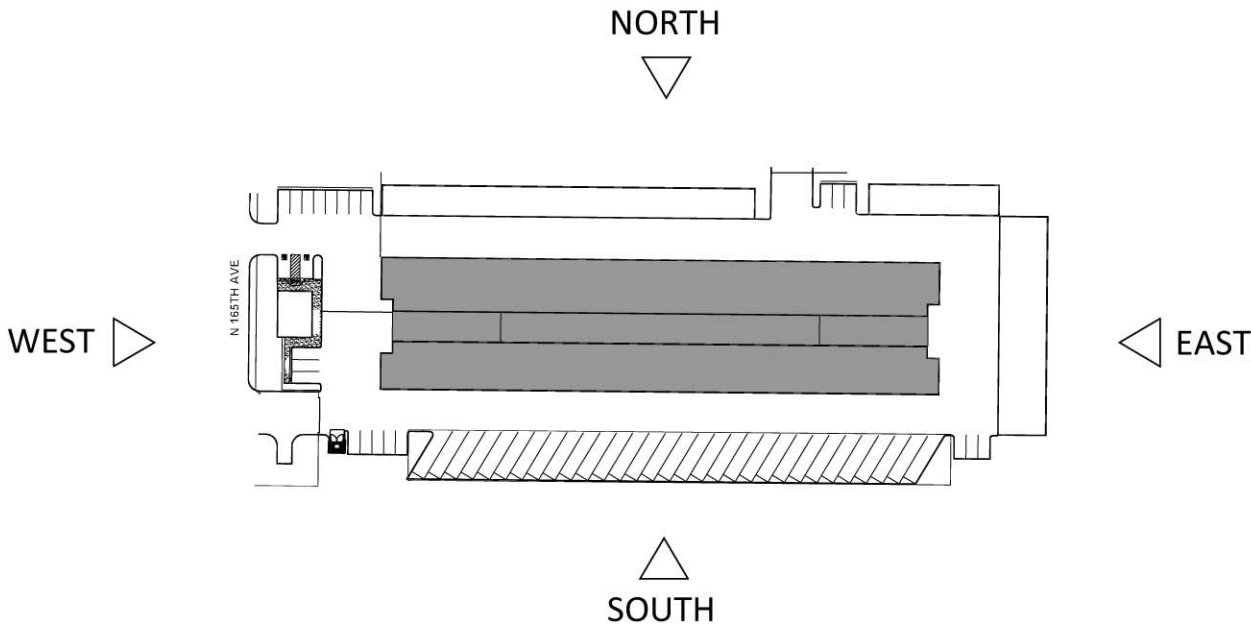
SCALE: 1/16" = 1'-0"



EAST ELEVATION

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

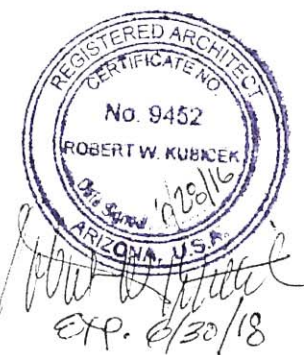
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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE
LOOP 303 AND BELL ROAD
SURPRISE, ARIZONA
DATE: 06-28-2016

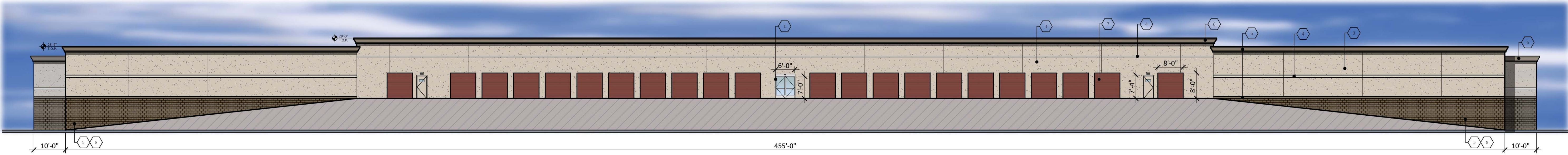


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SOUTH ELEVATION (BUILDING 4)

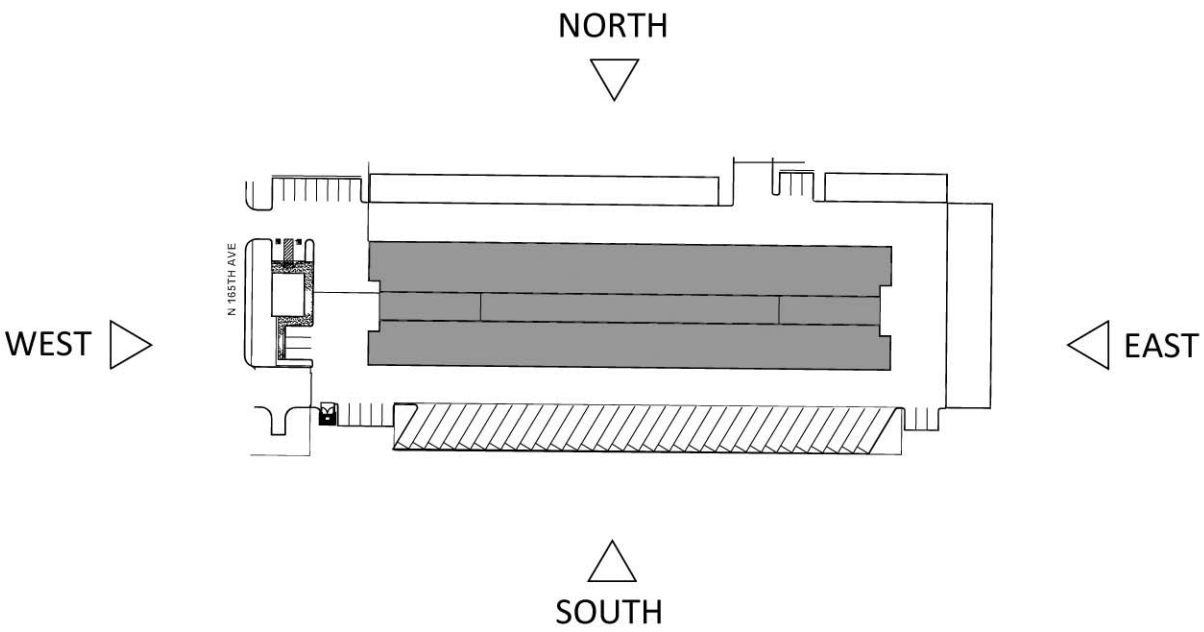
SCALE: 1/16" = 1'-0"



NORTH ELEVATION (BUILDING 5)

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

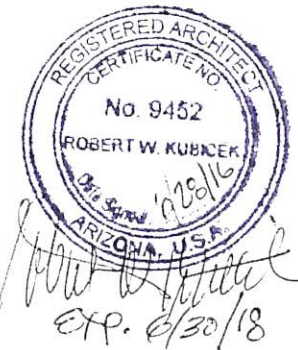
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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE
LOOP 303 AND BELL ROAD
SURPRISE, ARIZONA
DATE: 06-28-2016



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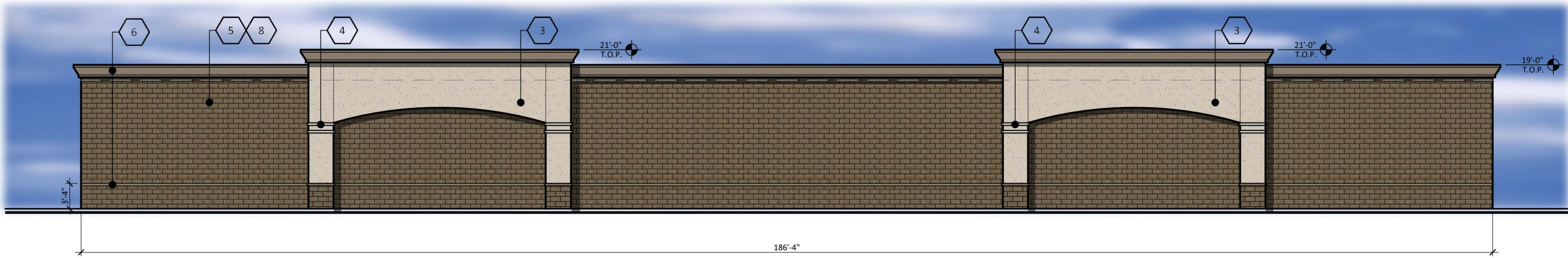
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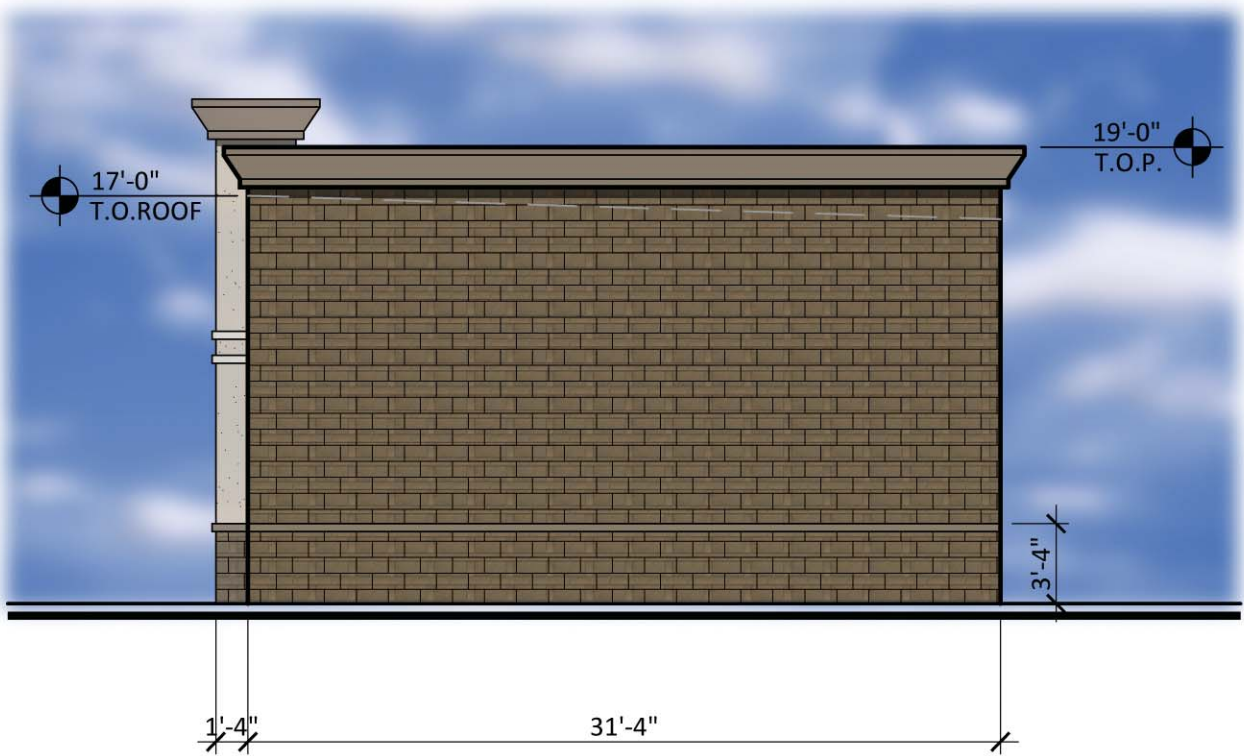
WEST ELEVATION (BUILDING 6)

SCALE: 3/32" = 1'-0"



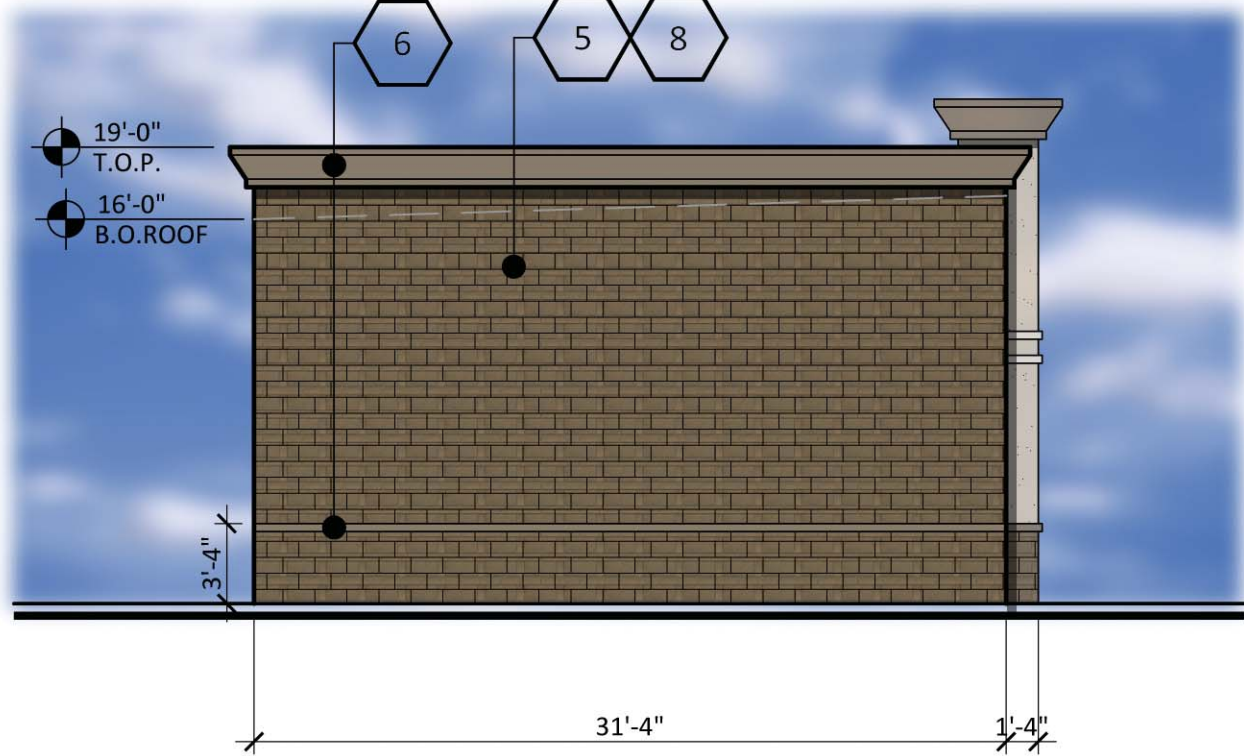
EAST ELEVATION (BUILDING 6)

SCALE: 3/32" = 1'-0"



NORTH ELEVATION (BUILDING 6)

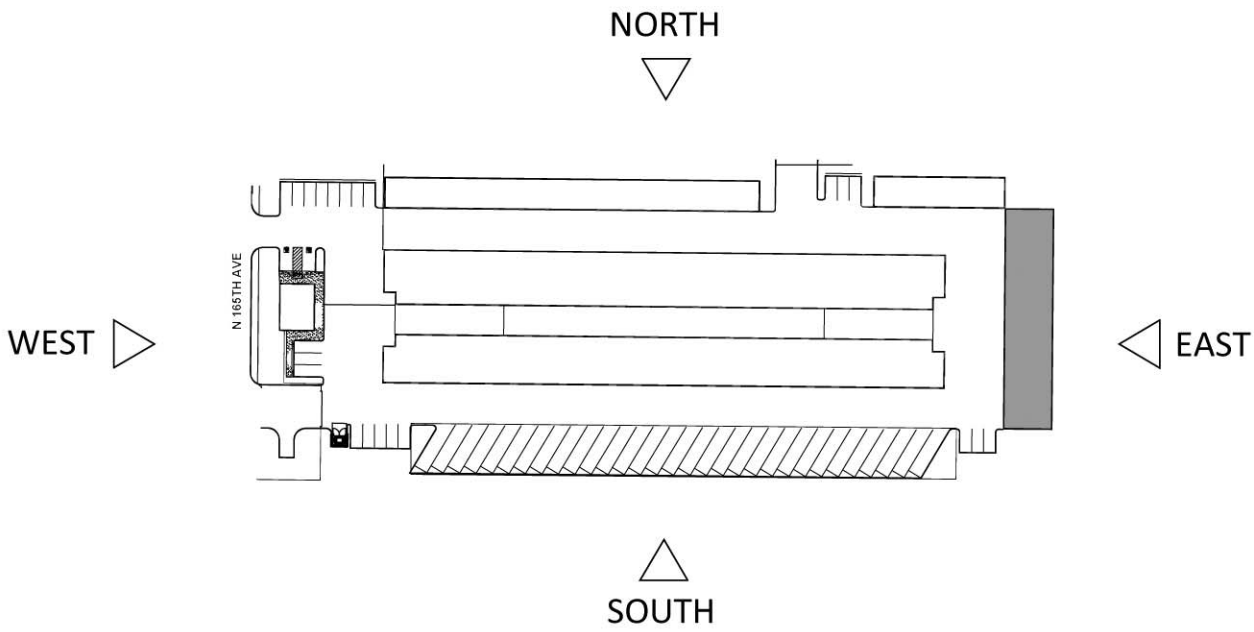
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SOUTH ELEVATION (BUILDING 6)

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

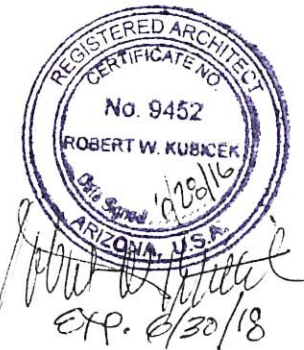
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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE
LOOP 303 AND BELL ROAD
SURPRISE, ARIZONA
DATE: 06-30-2016



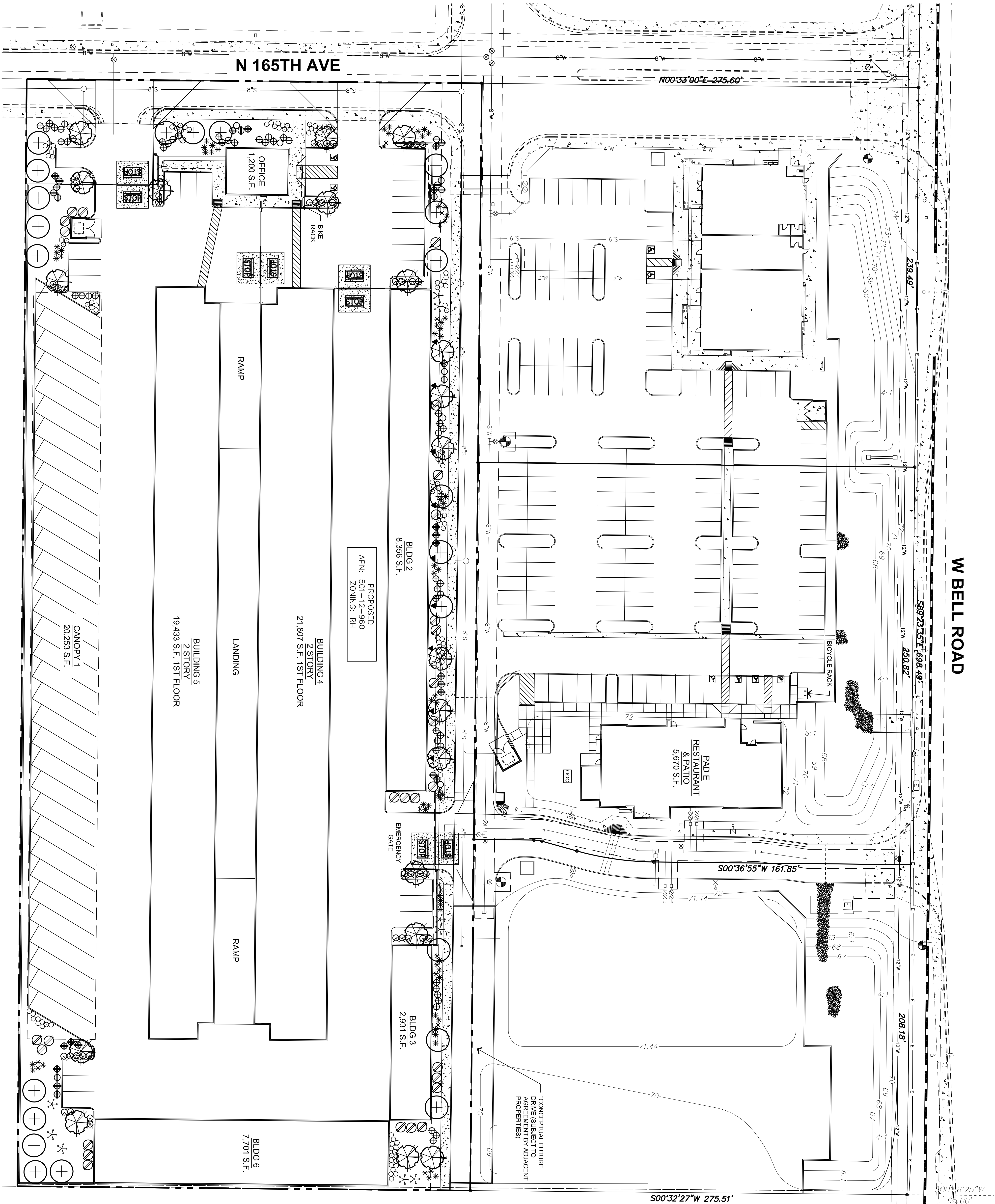
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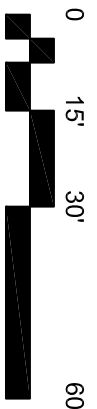
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W BELL ROAD

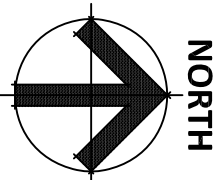


LANDSCAPE PLAN

SCALE: 1" = 30'-0"



SCALE: 1" = 30'



NORTH

PROPOSED SELF-STORAGE

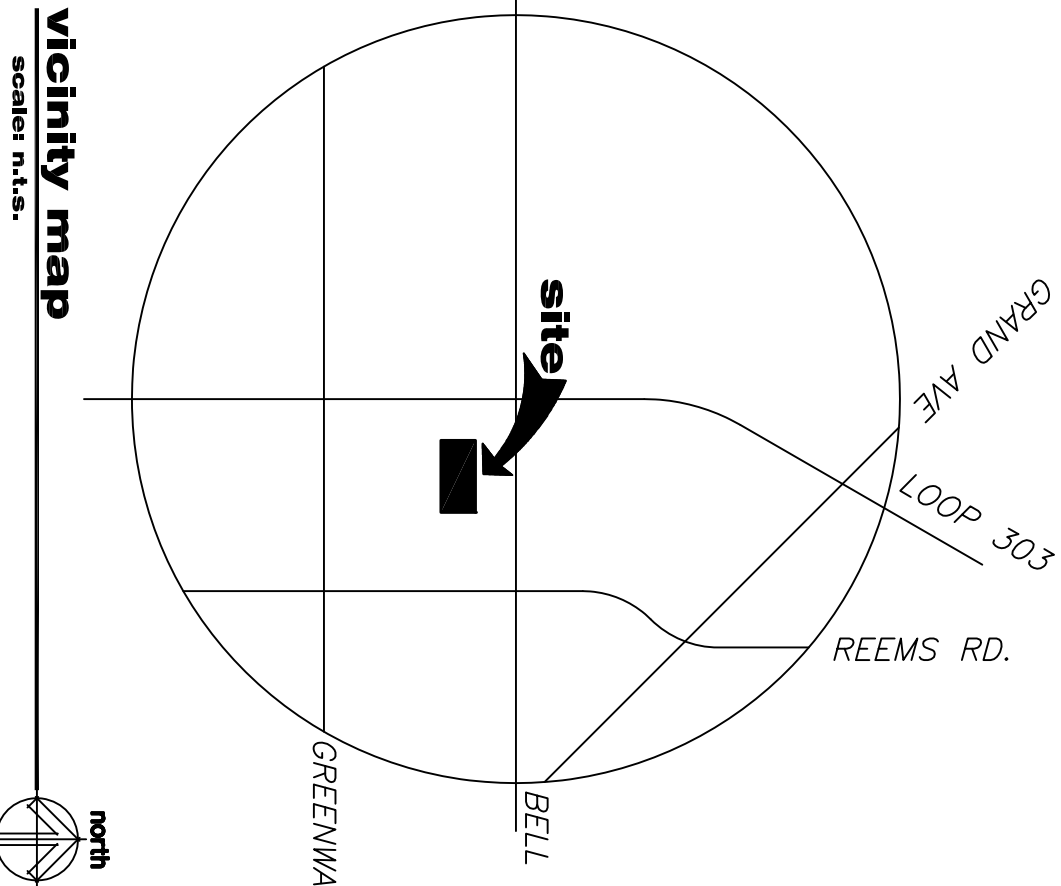
LOOP 303 & BELL ROAD
SURPRISE, ARIZONA
DATE: 04-07-2016 (PRELIMINARY)

LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING)
- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX
- RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA ORANGE JUBILEE
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- LANITANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- ALOE BLUE ELF
BLUE ELF ALOE
1 GALLON
- BOUGAINVILLEA BARBARA KARST
BOUGAINVILLEA
5 GALLON
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREAS

vicinity map

Scale: 1"=1/4 mi.



SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT. SIGNS REQUIRE A SEPARATE PERMIT. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3' 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 TO 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 ENGINEERING AND SURVEYING TRIANGLES AS DERIVED IN THE CITY OF SURPRISE ENGINEERING STANDARDS DETAIL 402. 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.

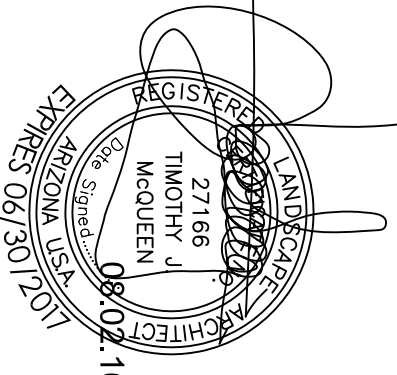
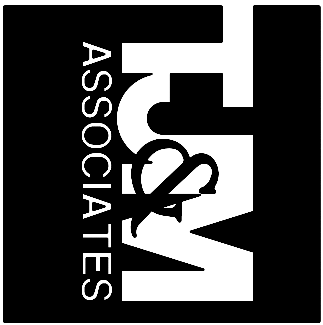
LOW WATER USAGE PLANT MATERIAL:

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) 285-0320 F. (602) 286-6619
EMAIL: timmcqueen@tjma.net



La.01

RKAA
ARCHITECTS, INC.



CITY OF SURPRISE
Planning and Zoning Commission

October 6, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date: October 6, 2016 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 1
Staff Recommendations: Approve

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

Agenda Wording:

Consideration and action to amend PAD zoning to allow self-storage and recreational vehicle (RV) storage as a permitted use, case FS16-219.

Motion:

I move to recommend to the Mayor and City Council that it approve/deny the application to amend the PAD Amendment to allow self-storage and recreational vehicle (RV) storage as a permitted use at the Surprise Village.

Background:

Adam Baugh, of Withey Morris, PLC, on behalf of Bell Road and 303 LLC, seeks approval to amend the PAD zoning to allow self-storage and recreational vehicle storage as a permitted use. These additional uses along with the associated dimensional standards demonstrate the applicant's intent to develop the site in accordance with the proposed Zoning /PAD Amendment.

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 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE -REZONE/ZONING AMENDMENT - STAFF REPORT](#)
- ☐ [01 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE -REZONE/ZONING AMENDMENT - VICINITY MAP](#)
- ☐ [02 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE -REZONE/ZONING AMENDMENT - PADA](#)
- ☐ [03 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE -REZONE/ZONING AMENDMENT - PUBLIC](#)

[ENGAGEMENT FORM](#)

☐ [04 - FS16-219 - STORAGE WEST AT SURPRISE VILLAGE MARKETPLACE -REZONE/ZONING AMENDMENT - PRESENTATION](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

REZONE PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-219

Project Name: Surprise Village Marketplace Self-Storage Facility

Council District: 1 - Acacia

Meeting Date: October 6, 2016

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: James Stamatis of Bell Road and 303 LLC

Applicant: Adam Baugh of Withey Morris, PLC

Request: Rezone Surprise Village Marketplace Planned Area Development (PAD) to allow self-storage and recreational vehicle (RV) storage as a permitted use

Site Location: Generally on the southeast corner Bell Road and State Route 303

Site Size: Approximately 39.19 acres

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

Support/Opposition: No expressions of support or opposition were encountered

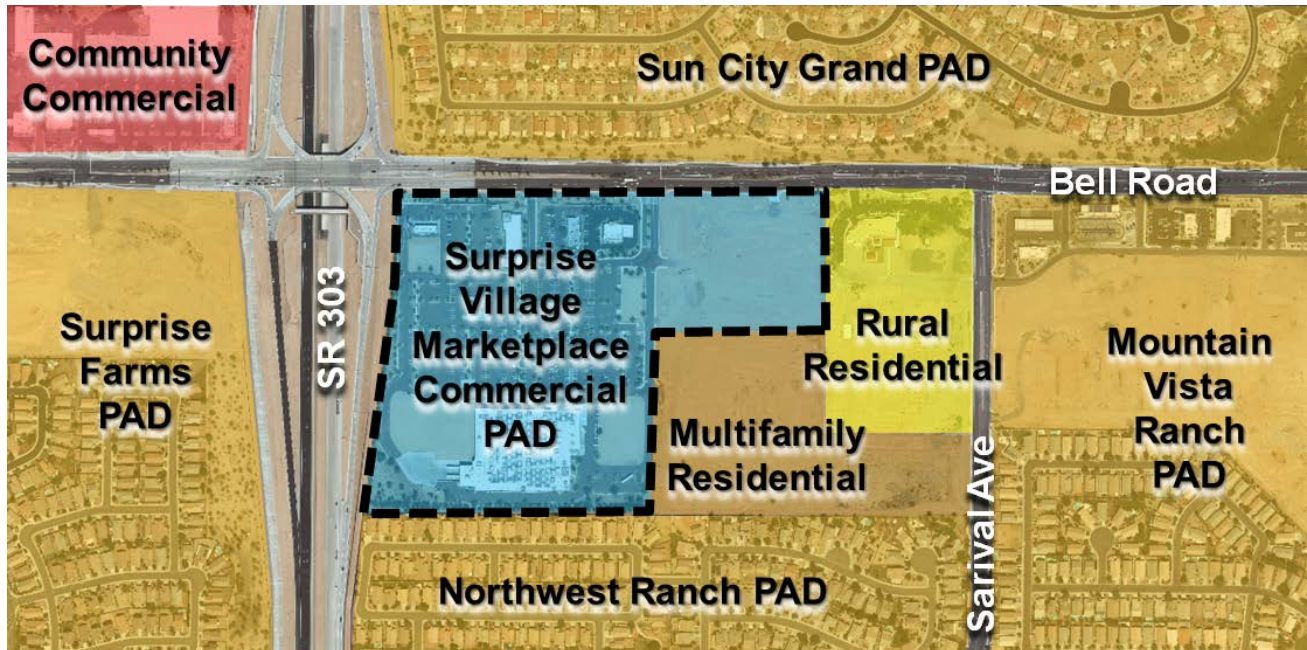
Staff Recommendations: Staff recommends the Commission move to recommend **approval** of the proposed Rezone PAD Amendment of Surprise Village Marketplace to the Mayor and City Council.

Project Description:

Adam Baugh, of Withey Morris, PLC, on behalf of Bell Road and 303 LLC, seeks approval of a Rezone PAD Amendment to allow self-storage and recreational vehicle storage as a permitted use. These additional uses along with the associated dimensional standards demonstrate the applicant's intent to develop the site in accordance with the proposed Zoning PAD Amendment.

Existing Zoning:

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



Community Commercial (CC/C2)	Sun City Grand Low Density Residential PAD	Sun City Grand Low Density Residential PAD
Surprise Farms Commercial PAD	Surprise Village Marketplace Commercial PAD	Rural Residential (RR/R1-43)
Surprise Farms Low Density Residential PAD	Northwest Ranch Low Density Residential PAD	High Density Residential (RH/R3)

Background:

June 20, 1984: The subject parcels were annexed into the City of Surprise.

September 28, 2006: The Mayor and City Council approved a PAD for Surprise Village Marketplace under case PAD06-286.

March 31, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-312.

May 20, 2016: The applicant filed a request for a Rezone PAD Amendment to the Surprise Village Marketplace PAD together with a related Site Plan under case FS16-219, the subject case.

June 6, 2016: The applicant held a neighborhood outreach meeting to discuss the proposed project.

Citizen Review:

The site was posted and advertised for a Citizen Review meeting in accordance with the SUDC. The applicant held a meeting for the proposed Surprise Village Marketplace Rezone PAD Amendment in the Saguaro Room at the Residence Inn Marriott located at 16418 North Bullard Avenue from 6:00pm to 7:00pm on June 6, 2016. The applicant hosted the event along with the owner and a representative from the City of Surprise. A single attendee, who declined to be identified or give input, briefly reviewed the displays and had no inquiries. No other residents attended the meeting.

Analysis and Discussion:

Surprise Village Marketplace partially developed 39.19 acre Commercial PAD located on the southeast corner Bell Road and State Route 303. The site is bordered by existing single family homes to the north and south, a proposed independent living, assisted living, memory care facility abutting the southeast, and Rural Residential parcels that are partially occupied by a worship facility to the east.

The current proposal is attempting to add two (2) principally permitted uses to the existing uses outlined in the original PAD. The two (2) proposed uses are self-storage and recreational vehicle (RV) storage. The addition of these uses will require modification of some of the dimensional standard found within the existing PAD.

	Existing PAD	Amended PAD
Front Yard	70 feet	30 feet
Rear Yard	70 feet	82 feet
Exterior Side Yard	50 feet	0 feet
Interior Side Yard	0 feet	0 feet
Accessory (RV) Storage	N/A	6 feet

After years of unsuccessful marketing as an office center, the particular parcel this amendment is intended for has found a use to infill the vacant commercial lot. The proposed uses are a low traffic, quiet, and a good transitional use between commercial and high density residential to the south. Staff feels the proposed amendment and its associated site plan will not adversely affect the commercial center of Surprise Village Marketplace.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area. The proposed PAD Amendment and related Site Plan demonstrate consistency with this land use category.

92 **Reviewing Agencies:**

93 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
94 Luke Air force Base, Maricopa Water District, EPCOR Water, ADOT, and Maricopa Association of
95 Governments (MAG) were included in the routing of this case.

96
97 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
98 review sound attenuation requirements and engage in a strong notification program with respect
99 to LAFB and its operations.

100
101 **Summary:**

102 Staff believes the proposed Rezone PAD Amendment, in conjunction with the related Site plan, will
103 allow appropriate infill to take place on a vacant site within Surprise Village Marketplace. The
104 project is designed to complement the design of the existing commercial center and is consistent
105 with the City's General Plan.

106
107 **Findings:**

108 **Rezone PAD Amendment:**

- 109 • The proposed Rezone PAD Amendment is consistent with the Surprise General Plan 2035.
110 • The reviewing agencies have indicated no objections to the request.

111
112 **Recommendation:**

113 Based on the findings noted above, staff recommends the Commission move to recommend
114 **approval** of the proposed Rezone PAD Amendment under case **FS16-219** to the City Council.

115
116 However, should the Commission wish to recommend denial of the request, the Commission
117 should make its own findings and base its decision on those alternative findings.

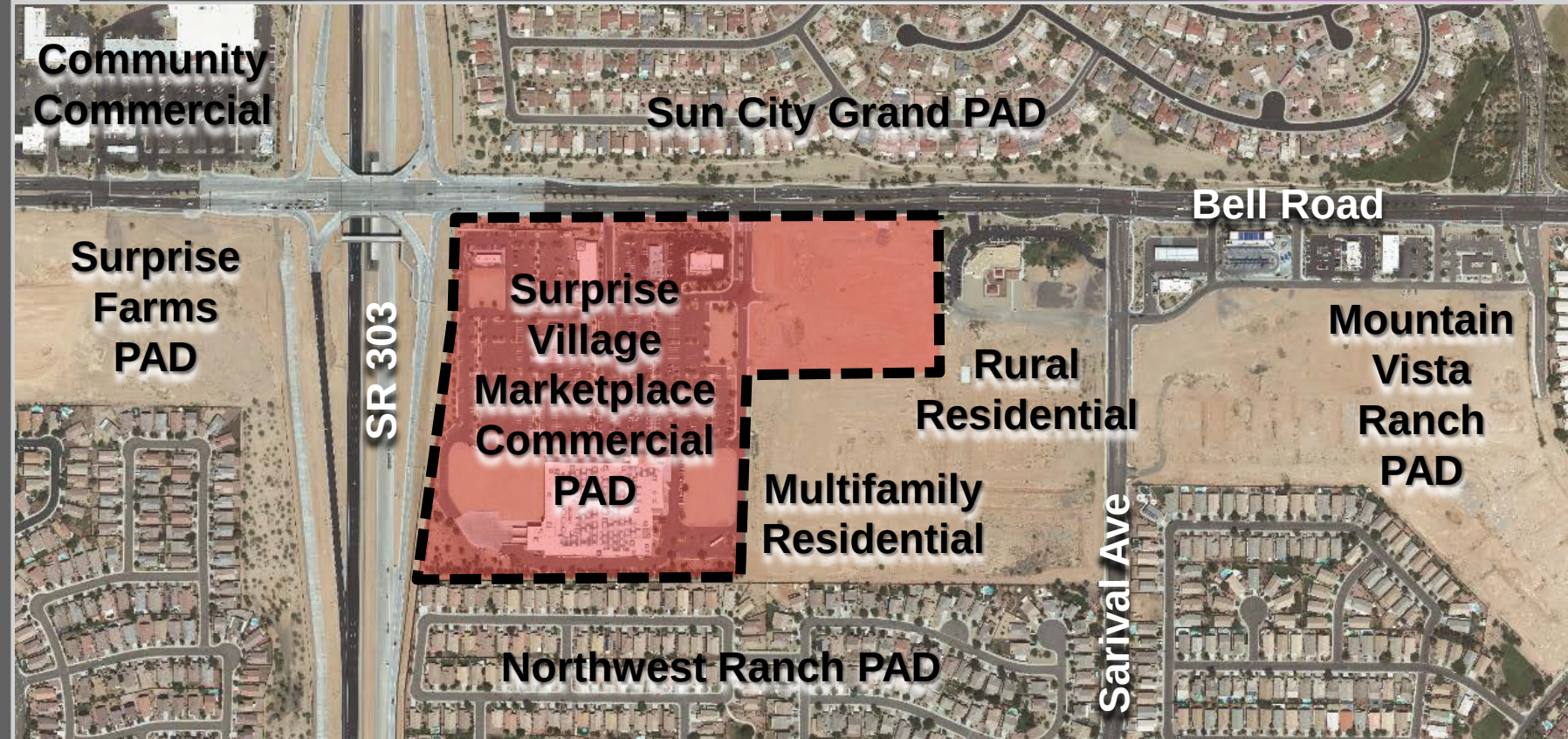
118
119 **Attachments:**

- 120 01 – Vicinity Maps
121 02 – Rezone PAD Amendment Document
122 03 – Public Engagement Form

VICINITY MAP



LOCATION MAP



Storage West at Surprise Village Marketplace

Major PAD Amendment

East of Southeast Corner of
SR303 Freeway and Bell Road

Project Narrative

BY:



Revised: August 4, 2016

Case No. FS16-219

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D.	Purpose of Request / Permitted Uses	2
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List of Exhibits

Exhibit 1 – PAD Context Aerial Map

Narrative Report

A request for a Major PAD Amendment to the Surprise Village Marketplace PAD

Approximately 4.6 acres located east of the southeast corner of SR303 and Bell Road

A. Property Location

The subject property (the "Property") is an approximate 4.6 acre parcel within an approximate 39.65 acre PAD, located on the south side of Bell Road between SR303 Freeway and Sarival Avenue in Surprise. The Property is identified as APN 502-12-960. See **Exhibit 1 – PAD Context Aerial Map**. The Property is vacant and is immediately east of a Sam's Club grocery warehouse and north of vacant land planned for an assisted living facility.

B. Overview

The Property is part of the Surprise Village Marketplace and has remained vacant since it was annexed by the City in 1984 and entitled for the Surprise Village Marketplace PAD in 2006. The original PAD covered 39.65 acres and was approved for commercial, medical and office uses. To the south of the Property is vacant land zoned High Density Residential (RH/R3) and planned for a future Independent Living, Assisted Living, and Memory Care facility. To the east is a worship facility zoned Rural Residential (RR/R1-43). The balance of the retail commercial center that is adjacent to the SR303 Freeway has developed and is anchored by a Sam's Club and other commercial users including McDonald's, Bank of America, SportClips, Pet Club and Taco Bell and is zoned Surprise Village Marketplace Planned Area Development (PAD) Community Commercial (C2/CC).

The Property does not immediately front onto Bell Road and it is setback approximately 275' from Bell Road. A restaurant and retail center is planned north of the site which partially obscures future visibility of the site from the arterial street. As a result, there has been limited interest in this site over the years which has impacted its development potential.

Although site visibility may be a factor for traditional office and/or retail uses, self-storage is less dependent upon street visibility and this recessed parcel is ideal for a use such as this. Accordingly, LAACO Ltd. (Storage West) proposes a self-storage facility with additional limited RV storage.

The temporary storage of household items is a common need for many who are remodeling, relocating or going through other life transitions. Similarly businesses require temporary space to store seasonal merchandise and excess inventory. There are currently no self-storage facilities on the west side of Surprise. The majority of the projects are located on the east side which causes residents along the 303 corridor to travel for miles along Bell Road to access this service. The closest existing facility at Bell and Bullard is over 90% occupied with no availability in several sizes causing us to turn away customers. There is also a significant number of customers that live in the 85388 zip code that would appreciate a more convenient option closer to where they live and work.

This development will provide a much-needed quality, self-storage facility for a currently underserved area. This well-conceived development will be an amenity to area residents as well as business professionals, while providing diversity to the current mix of commercial uses in the area. The high quality nature of this storage facility will complement the mix of residential and commercial uses in the surrounding area.

C. Current Zoning

The Property is currently zoned PAD with C-2 uses and part of an approximate 39.65 acre commercial development referred to as, "Surprise Village Marketplace" (PAD06-286). The PAD zoning was approved by the City Council in 2006. **Exhibit 1** illustrates the subject property within the Surprise Village Marketplace PAD boundary area.

The Surprise Village Marketplace PAD originally contemplated office uses on the subject Property. The intent at the time was to provide a buffer from the impacts of Bell Road to the future Independent Living, Assisted Living, and Memory Care facility to the south. However, in the ten years since its original zoning approval, office development has never been built on this property.

D. Purpose of Request/Permitted Land Uses

The purpose of this request is for a Major Amendment to the Surprise Village Marketplace PAD to permit self-storage and recreational vehicle storage in addition to the currently permitted uses.

E. Description of Proposal and PAD standards

The development proposal is a mix of single and two-story buildings designed with enhanced architecture to achieve an office-type appearance. The overall development will offer approximately 100,000 sf of storage space and thirty-three (33) RV spaces. Three single level storage buildings are proposed on the north and east side to provide a transitional scale to the adjoining properties. A larger, two-story (29' tall), building is proposed in the center of the Property that will be climate controlled with an internal ramp for convenient customer access. On the west side is a smaller single story rental office and retail sales building.

Details regarding landscaping, circulation, screening, operations, etc. are described in the accompanying Final Site Plan application and narrative. This PAD amendment will follow the development standards as set forth in the original Surprise Village Marketplace PAD, except as modified below.

Building Height

The maximum building height for the subject parcel shall be 22' (roofline) / 29' (parapet).

Building Setbacks

This parcel does not have Bell Road frontage and the setbacks listed in the original PAD are not practical for this internal development parcel. Since the site is internalized within the existing commercial center, the setbacks as proposed for this development are more appropriate in scale and dimension relative to its surroundings. The site has a Bell Road street address which is its legal front yard, however, the main entrance will be from a private drive (165th Avenue alignment) through the Surprise Village Marketplace.

	Existing PAD setbacks	Proposed PAD setbacks
Front Yard (north)	70'	30'
Rear Yard (south)	70'	82'
Side Yard (west)	0'	0'
Side Yard (east)	50'	0'
Parking Canopy	N/A'	6'

The proposed 30' front yard setback is appropriate because it does not front onto Bell Road. It is an internal lot abutting future commercial uses which will partially screen much of the northern building. This also allows the building setback to the south (82') to exceed the minimum rear yard standards (70') in the original Surprise Village Marketplace for the benefit of the future Independent Living, Assisted Living, and Memory Care facility. The side yard setback to the east is abutting a church property, and in this case, the actual buildings will serve in lieu of, and in the same function as, a perimeter fence that would otherwise be required. The side yard setback to the west is an internal lot line already permitted by the PAD.

Landscaping

The landscape design will be developed consistent with the Surprise Village Marketplace PAD.

Architectural Design

The architectural design of the development is consistent with the Surprise Village Marketplace PAD. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. This design theme follows the "southwestern village flair" as described in the Surprise Village Marketplace PAD.

The specific building elements include those recommended by the PAD such as: parapet height changes to create a varied roof line, smooth face CMU integral color block along the first level and fine finish stucco on the second level, as well as window features in the townscape facades on the north and south side of the second floor with contrasting painted trim. The office building along 165th avenue uses specific design elements to create the southwestern, small town experience. These elements include a tower that wraps around the entrance creating a design focal point with sloped tile roofs and awnings to help personify the design. The surrounding elevations to the office incorporate arched elements with a 3' integral color block base to help break up the wall planes. Buildings along the north and east property lines have architectural arched elements with columns to provide additional parapet changes in the roof line and added detail to the building. The arched elements seen along the north and east property lines are similar in design to elements seen throughout the Surprise Village Marketplace. These arched elements create a varied sense of scale to break up the wall plane. Additional interest is provided in the color block scheme providing a contemporary color palette that represents the Southwest design theme that enhances and complements the area. The main colors of the building will consist of earth tone browns, warm tans, contrasting white accents and southwestern red.

Section 122-90 Storage Standards

In order to achieve a higher quality design, this application includes some modified standards to Chapter 122-90 of the Surprise Unified Development Code as it relates to the self-storage use. The proposed development satisfies nearly all of the eighteen (18) referenced development standards, except as modified below:

Sec. 122-90 Standards	Modified Standard
a. Use matrix in article V allows for the mini-storage facility use in the BP, IP, IG, CR Zoning Districts.	The storage use is permitted through the PAD amendment.
b. Minimum site size shall be one acre. However, when the site is adjacent to residential districts or residential uses, the site shall be a maximum of two acres with the intention of promoting pedestrian connectivity within and around the residential neighborhood.	The project acreage is determined by the size of the existing parcel that was created long before the applicant's proposal. The benefit of the extra acreage is it removes the need to do a multi-story (3 or 4 story) building that would otherwise be necessary for smaller sites.
c. The site shall be contiguous to an arterial or collector road, although access may or may not be directly onto such arterial or collector, as determined through the review process.	Complies
d. No individual mini-warehouse building shall be more than 200 feet long.	Some buildings will be longer than 200' since they serve a dual purpose of perimeter fencing. The project design includes architectural enhancements around the perimeter buildings which are designed with insets or offsets to eliminate long, unbroken walls.
e. All buildings that are visible from a public street shall exhibit architectural enhancements, including variation of rooflines, uses of multiple material types, and color variations compatible with surrounding uses as set forth in article VIII herein. Architectural plans, including material and color samples, shall be submitted for review at the time of application.	Complies
f. Each site shall provide a minimum of two exits, one of which may be for emergency vehicle use only.	Complies
g. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt, or similar material.	Complies
h. When the main driveway directly serves storage areas or cubicles the following standards shall be followed: (1) All one way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Signing and painting shall be used to designate traffic direction and parking. (2) All two lane driveways shall provide for one ten-foot parking lane and two 12-foot travel lanes. When the main driveway does not directly access the storage areas or cubicles, the parking lane may be eliminated.	Complies
i. At least one parking space for each ten storage areas shall be equally distributed throughout the	Twenty-three (23) dedicated parking spaces are distributed through the site is more than adequate as most customers

site.	will temporarily park in front of their storage space to access their unit. 23 spaces also meet the city code standard listed in Table 9-1 Parking Ratio of 1 space per 35 units.
j. A minimum eight-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to a right-of way or public area, the wall will be designed with insets or offsets to eliminate long, unbroken walls.	Complies. Additionally, portions of the perimeter buildings will serve as part of the perimeter fence.
k. Outdoor storage shall be limited to recreational vehicles. The storage of recreational vehicles shall be limited to a maximum ten percent of the net site area. All recreational vehicle storage shall be located in the interior of the site and shall be screened from view from surrounding properties.	The applicant took careful consideration in laying out the site in relation to the context of its surroundings. In particular, no buildings are proposed along the southern perimeter in order to provide an enhanced setback to the future Independent Living, Assisted Living, and Memory Care facility to the south. Only recreational vehicles are proposed on the south boundary which will be screened by perimeter fencing, landscaping, and canopies. The storage of recreational vehicles is limited to a maximum 10.1% of the net site area.
l. Side and rear setbacks shall be a minimum of 25 feet when adjacent to any residential zoning district. The planning and zoning commission may approve a zero foot setback if the perimeter buildings are intended to serve as the perimeter wall. Such approval must include the written support of a minimum of 51 percent of property owners within 75 feet of the subject property boundaries.	This PAD proposes a zero foot setback on the east side adjacent to the worship center. Although the church is zoned residential, it is unlikely to be developed with residential uses. A written letter from the residentially zoned church property will not be required with this PAD Amendment.
m. Side and rear setbacks shall be a minimum of 15 feet when adjacent to any zoning district other than a residential zoning district. The planning and zoning commission may approve a zero foot setback if the perimeter buildings are intended to serve as the perimeter wall and all applicable building codes will be met.	Complies
n. The maximum building height adjacent to a residential zoning district or within 50 feet of a residential dwelling shall be a maximum one story or 14 feet in height from finished grade. Building height may be increased to a maximum of two stories or 24 feet in height from finished grade provided an additional setback of two feet for every one foot in height in addition to the required setback is provided. The maximum building height adjacent to a non-residential zoning district shall be a maximum three stories or 35 feet in height from finished grade.	The proposed building height is 22' (roofline) / 29' (parapet). The Surprise Unified Development Code permits a max height of 35' adjacent to a non-residential district and 24' next to residential. This request is appropriate since the roofline is only 22' and is located in the center of the project rather than on its perimeter.
o. A minimum of 15 percent of the net land area shall be landscaped. The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.	Minimum landscaping is approximately 14% (which includes sidewalk areas within landscape setting.)
p. No hazardous or flammable materials shall be stored	Complies

in a mini-warehouse development.	
q. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.	Complies
r. In additions to the requirements listed above, zones requiring a conditional use permit are subject to the follow design requirements: (1) Facilities shall be comprised of a single structure, multi-floored, climate controlled building.	Not applicable; a CUP is not required with PAD zoning however, part of the facility is multi-storied and climate controlled.

F. Conclusion

This development represents a unique and innovative storage approach and provides a convenient amenity to area residents. It preserves the high quality of life without the concerns that generally accompany commercial uses. Because the intended use of this Property is compatible with the surrounding land use patterns, this request will not alter acceptable land use patterns to the detriment of the area. The proposed use and request is compatible and consistent with the surrounding area.

The proposed development is designed in a manner that is sensitive to the surrounding uses. The development will serve as a transition between the more intense commercial uses to the north and the future Independent Living, Assisted Living, and Memory Care facility to the south. The building has been located in a manner where its largest setback is on the south side.

This rezoning request will have limited, if any, impact on the current or future surrounding land uses and zoning patterns. More importantly, this type of use is one of the least intense commercial uses due to the low amount of traffic, light, noise, and dust as compared to other commercial uses. Customers tend to visit the facility on weekends and this use will have very minimal traffic and noise impacts unlike traditional office and commercial uses that operate all day (and night) with high customer turnover.

Finally, the location of the development provides a convenient amenity to large residential communities. Typically, these communities do not provide much more than two car garages with very little room for additional secure storage. Additionally, many of these communities have very strict CC&Rs that prohibit the outside storage of recreational vehicles, trailers, etc. Thus, this use will provide a much needed service to the surrounding communities.

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Surprise Village Marketplace Zoning Amendment, FS16-219

OVERALL PUBLIC INVOLVEMENT LEVEL:

Citizen Review. Allows residents to input their opinions on the proposed rezone. The Public Hearing will allow another chance for the public to express their views on the proposal.

IDENTIFY STAKEHOLDERS:

Residents within the area; the adjacent church; existing businesses at Surprise Village Marketplace; the public at-large; adjacent property owners.

OBJECTIVES:

The applicant seeks approval of a Rezone PAD Amendment to allow self-storage and recreational vehicle storage as a permitted use. These additional uses along with the associated dimensional standards demonstrate the applicant's intent to develop the site in accordance with the proposed Zoning Amendment

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) - June 6, 2016 at the Residence Inn Marriott

Future Council Work Session/Meetings target dates - November 1, 2016

Election dates (if applicable) - Not applicable

Project start/completion dates - To be determined

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☒ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates



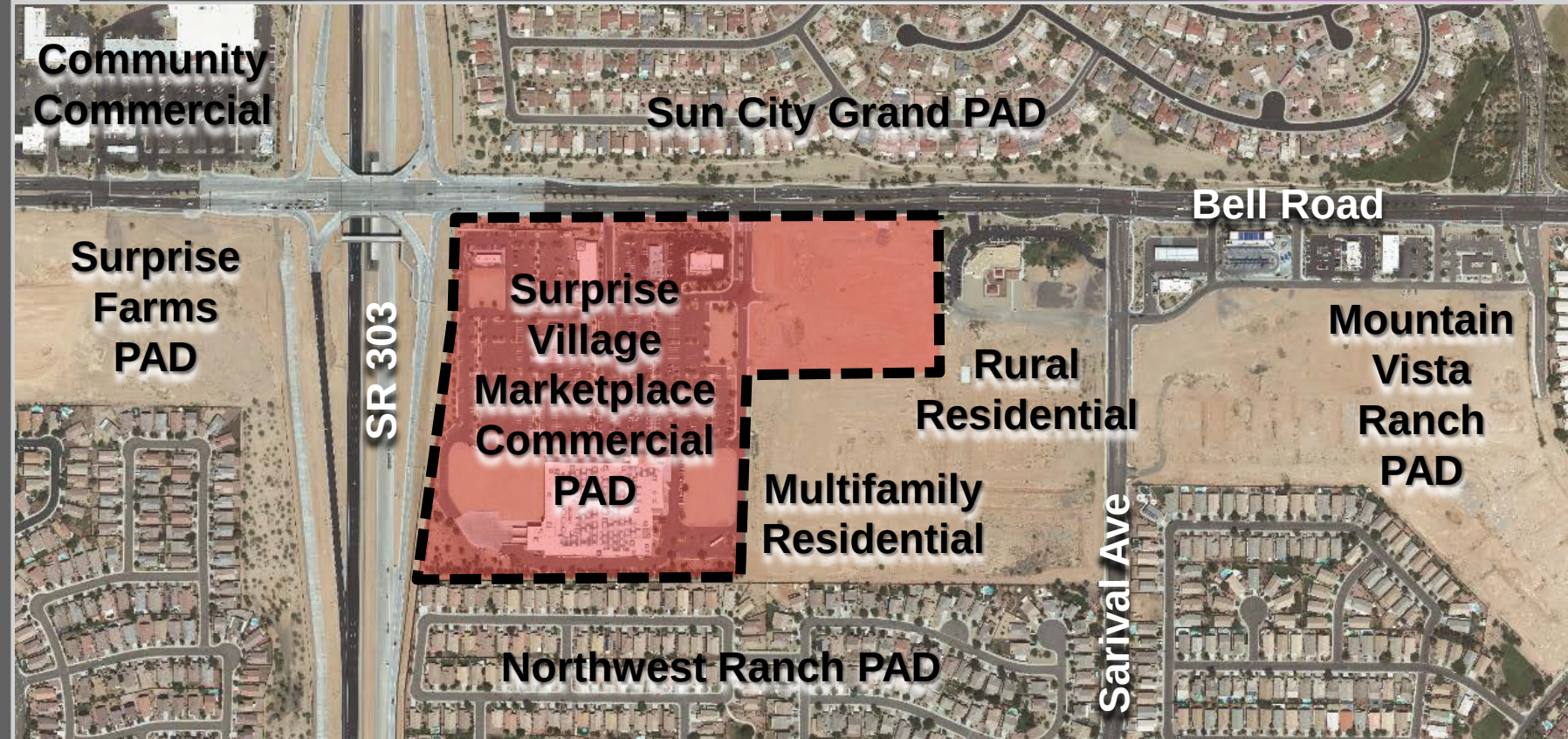
SURPRISE VILLAGE MARKETPLACE

Zoning PAD Amendment and Site Plan – October 6, 2016

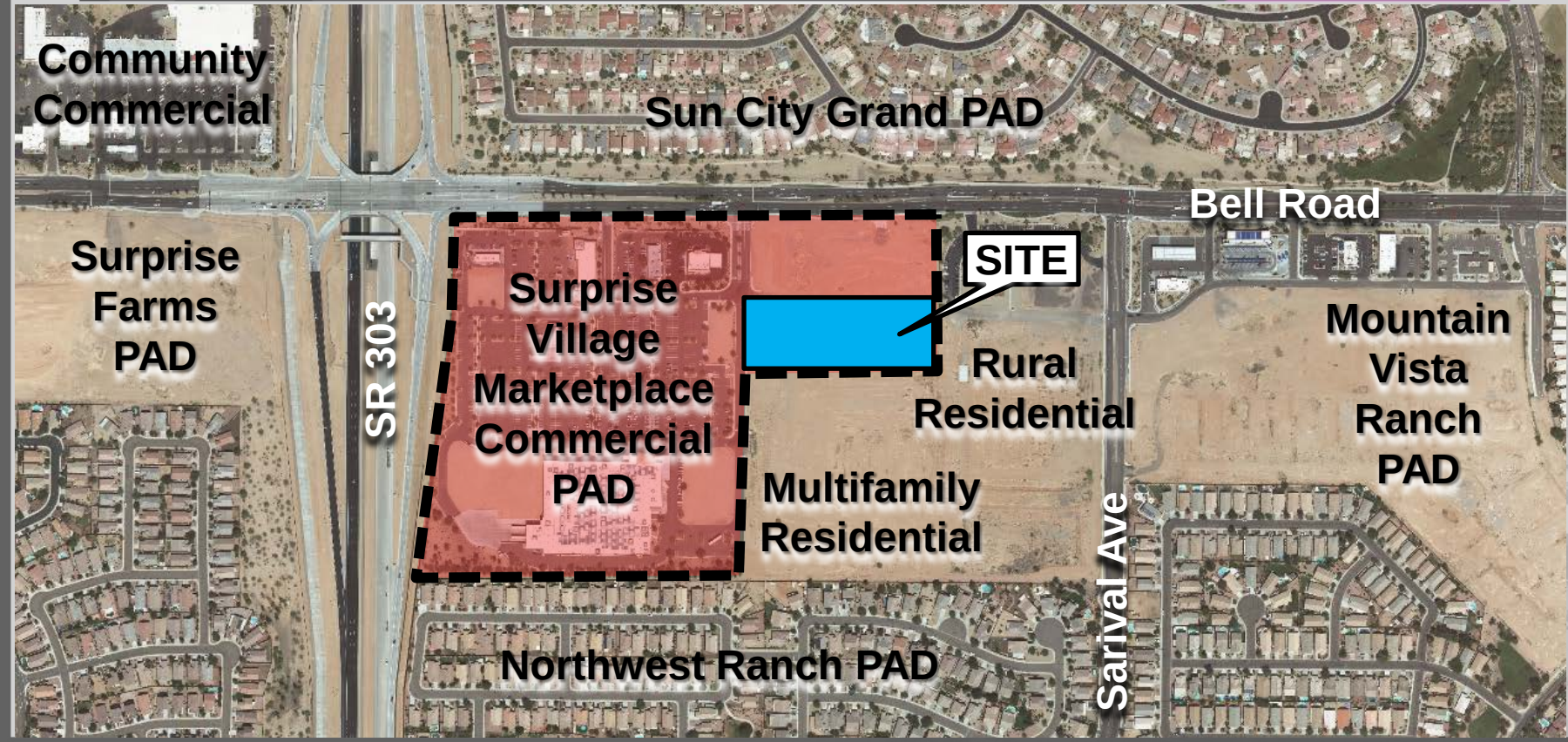
VICINITY MAP



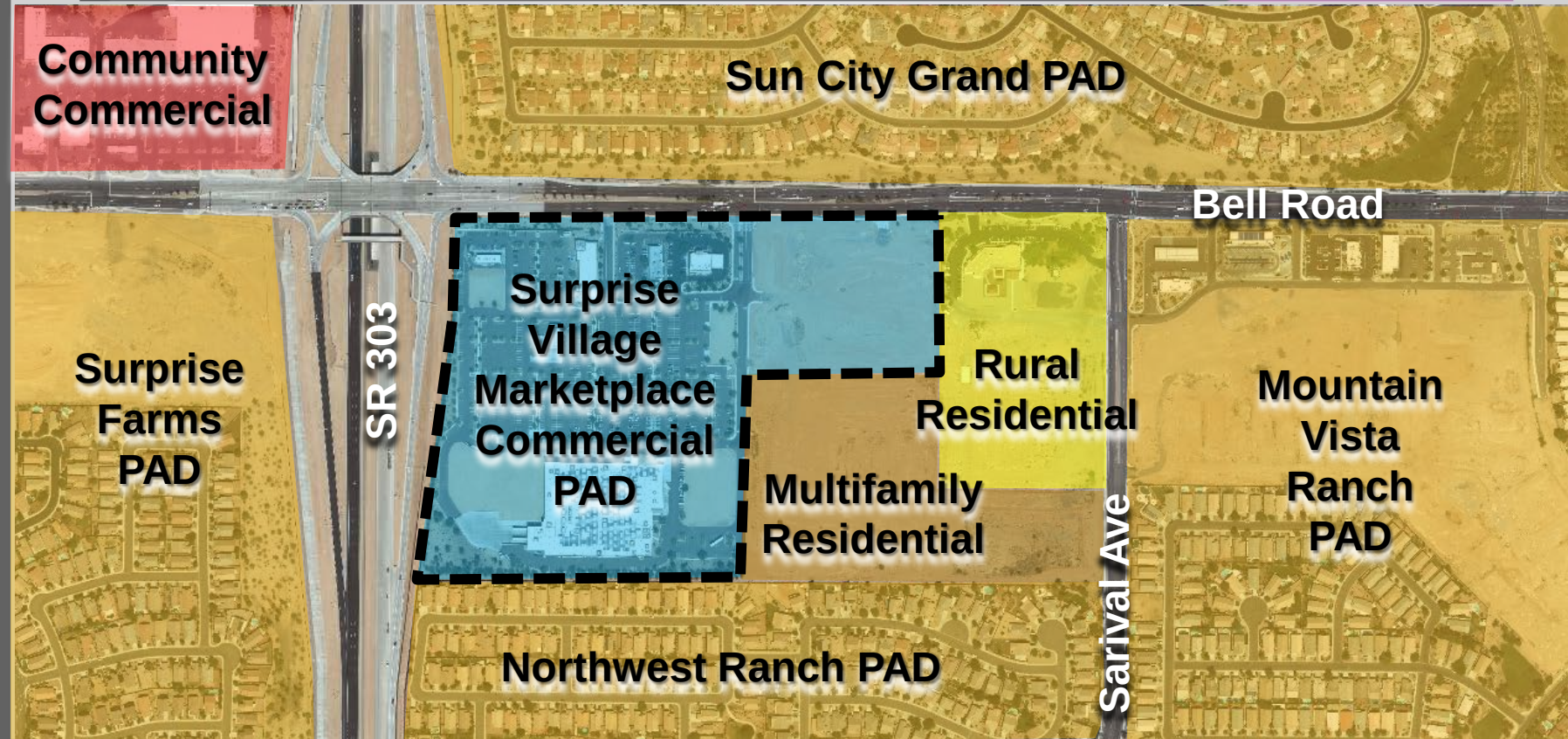
LOCATION MAP



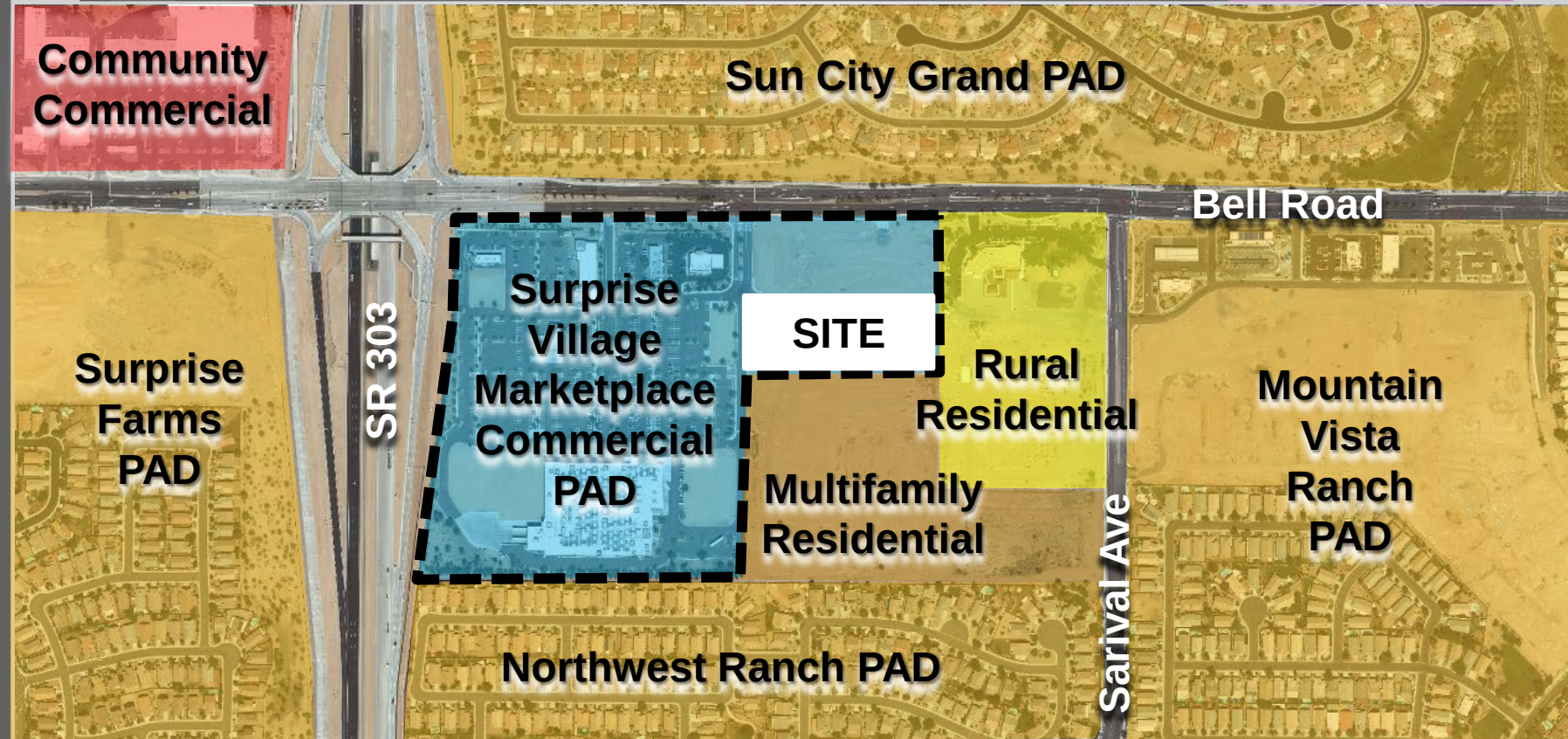
STORAGE FACILITY



ADJACENT ZONING



ADJACENT ZONING



REZONE PAD AMENDMENT

- Purpose:
 - Allow for Self-Storage and Recreational Vehicle (RV) Storage
 - Provide Dimensional Standards for Such a Facility

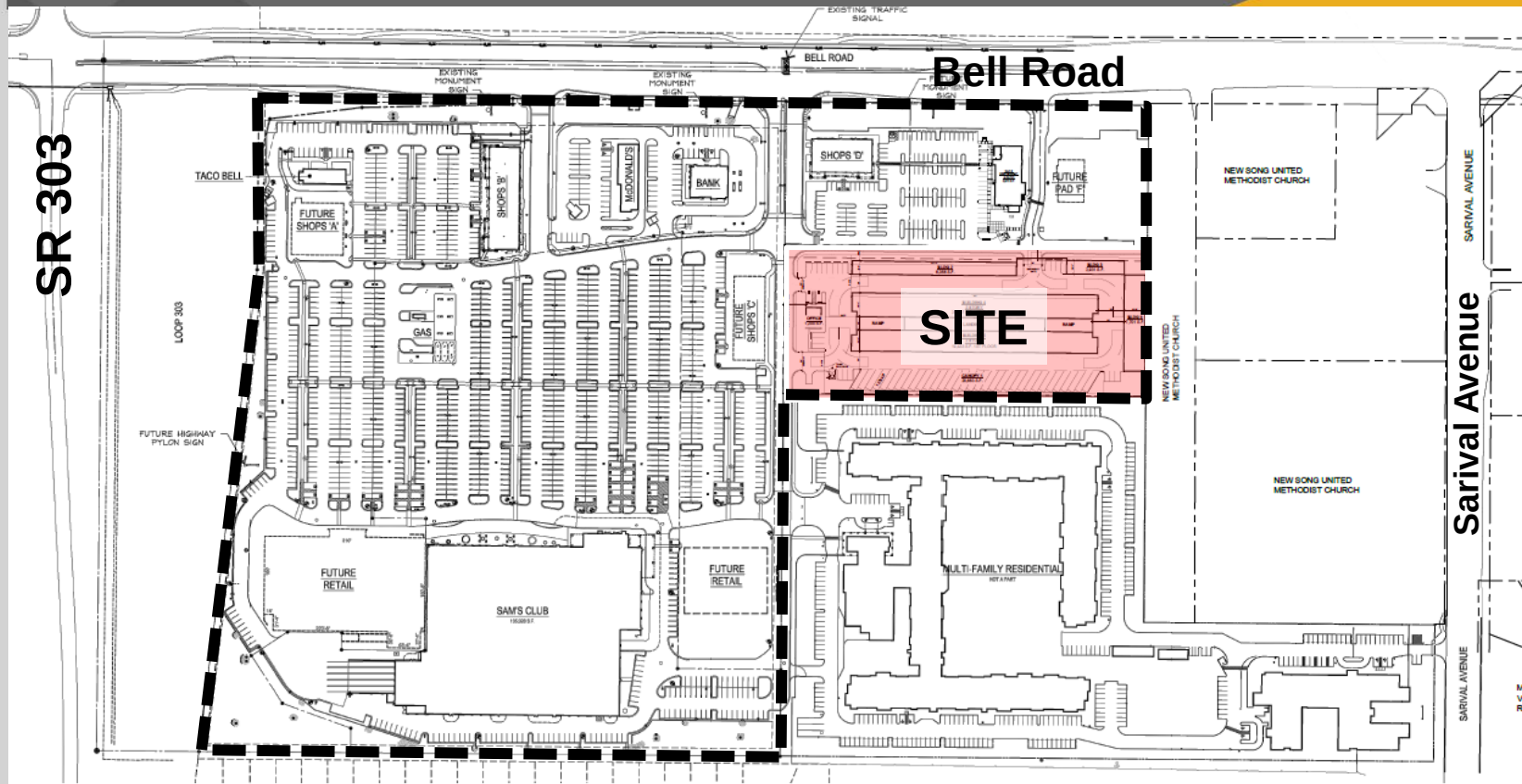


REZONE PAD AMENDMENT

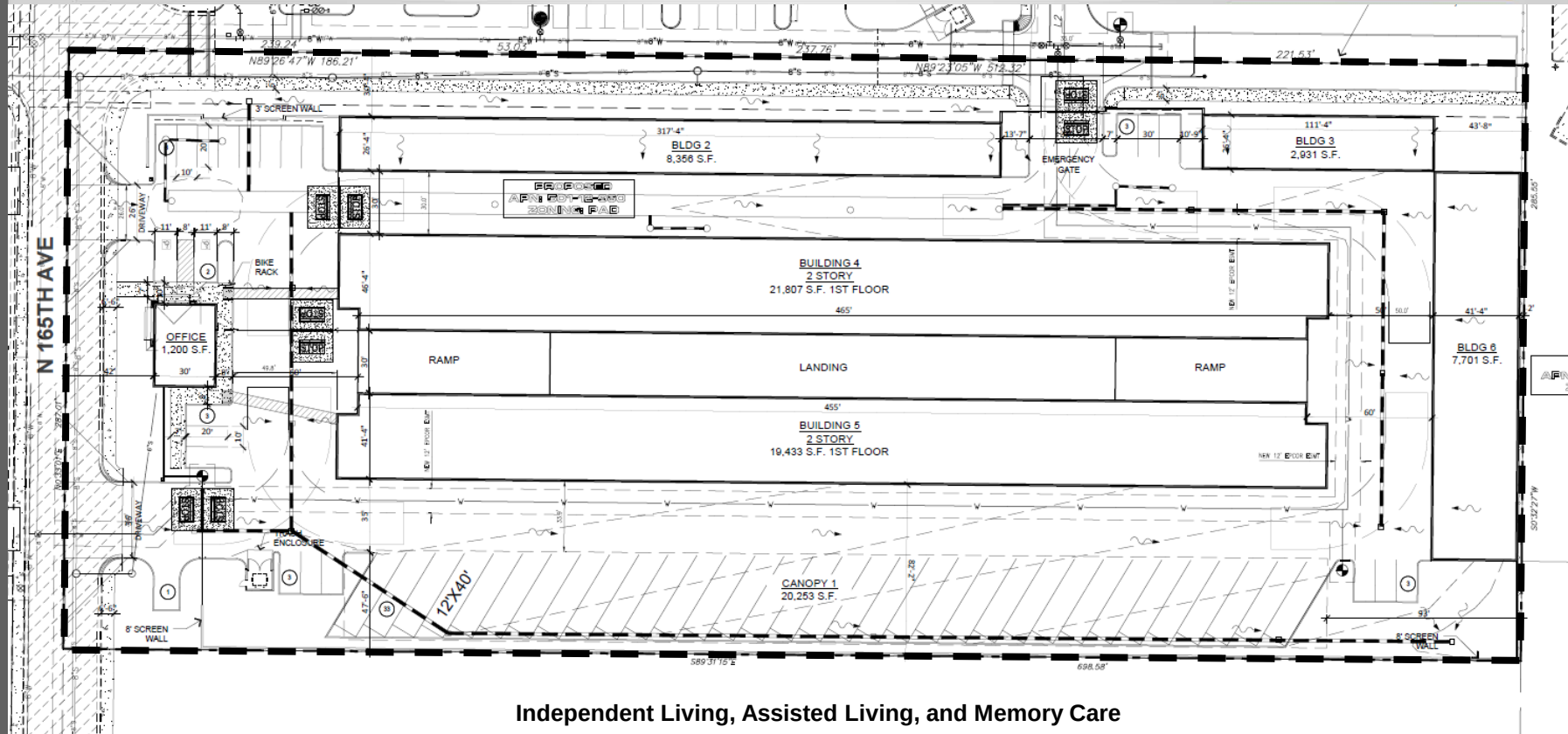
- Dimensional Standards:

	Existing Setbacks	Proposed Setbacks
Front - North	70 feet	30 feet
Rear - South	70 feet	82 feet
Interior Side - East	0 feet	0 feet
Side - West	50 feet	0 feet
Parking Canopy	None Given	6 feet
Building Height	None Given	29 feet

MASTER SITE PLAN

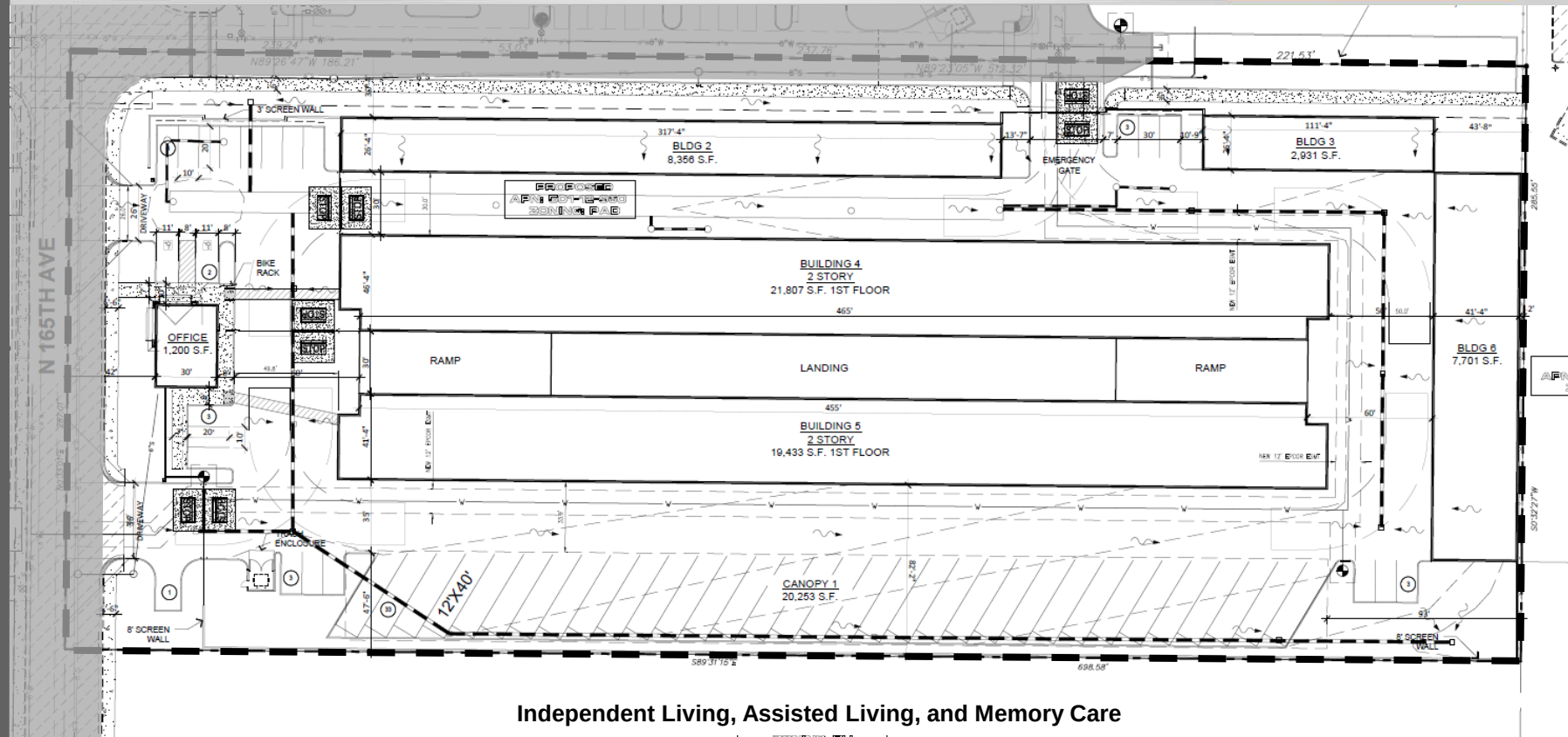


SITE PLAN



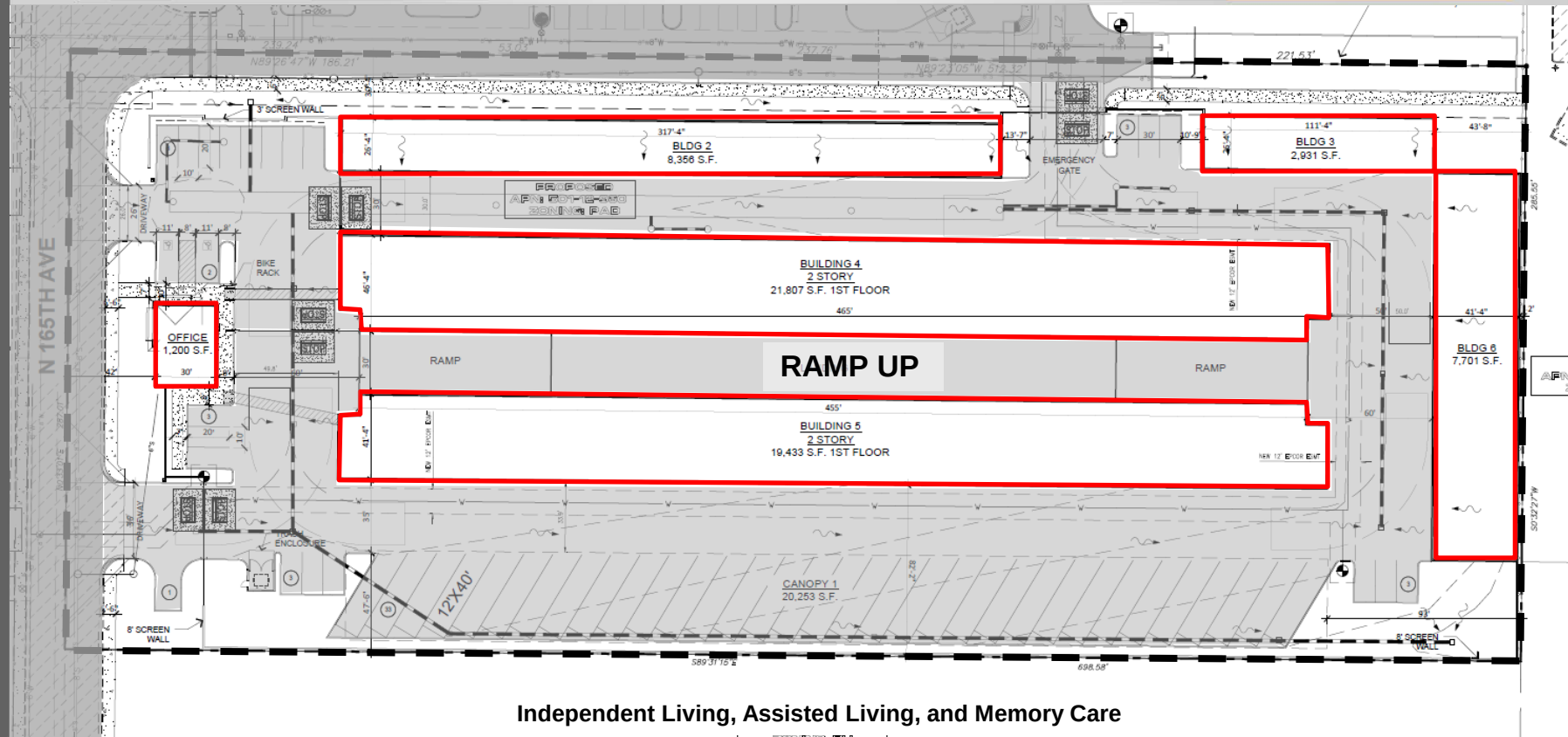
Independent Living, Assisted Living, and Memory Care

SITE PLAN



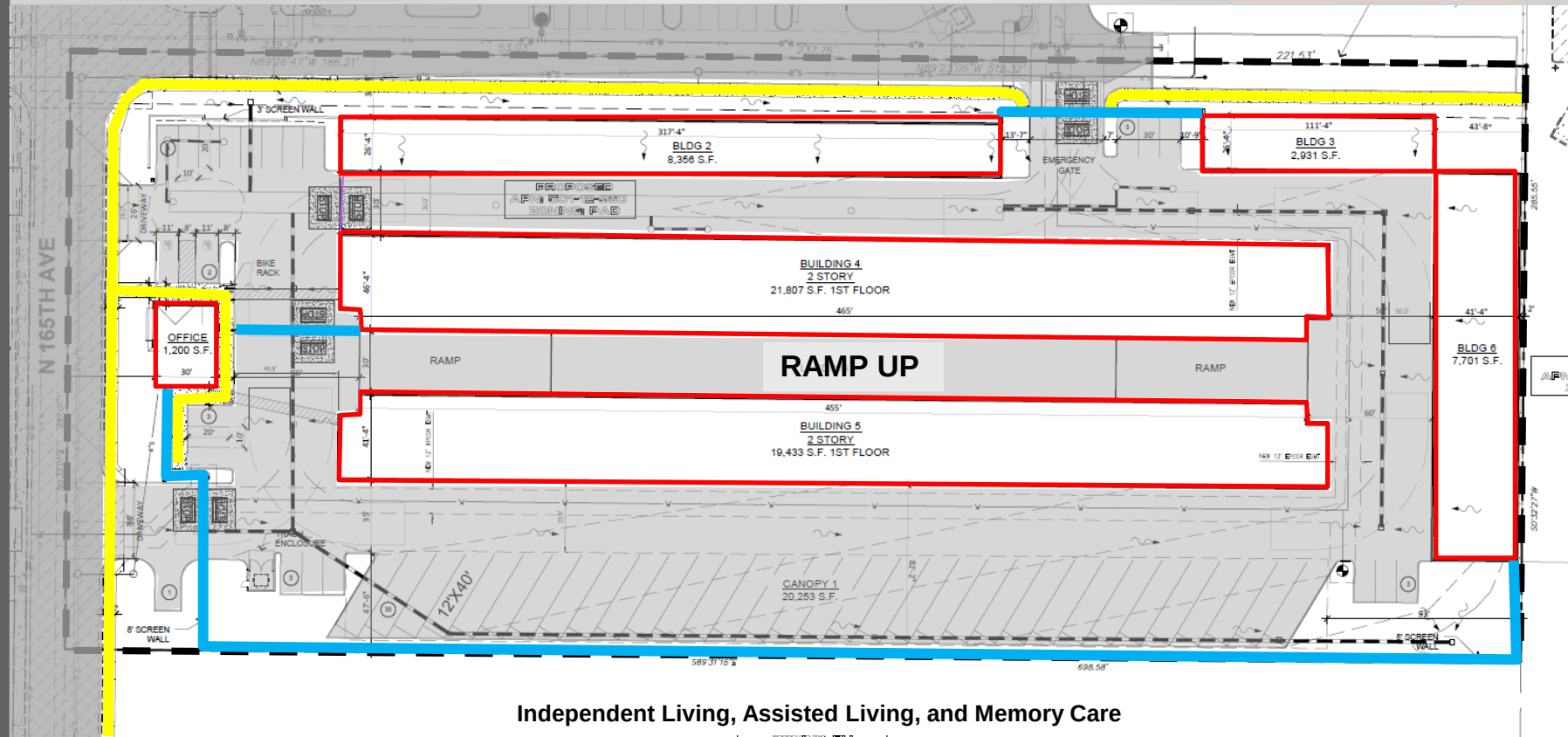
Independent Living, Assisted Living, and Memory Care

SITE PLAN



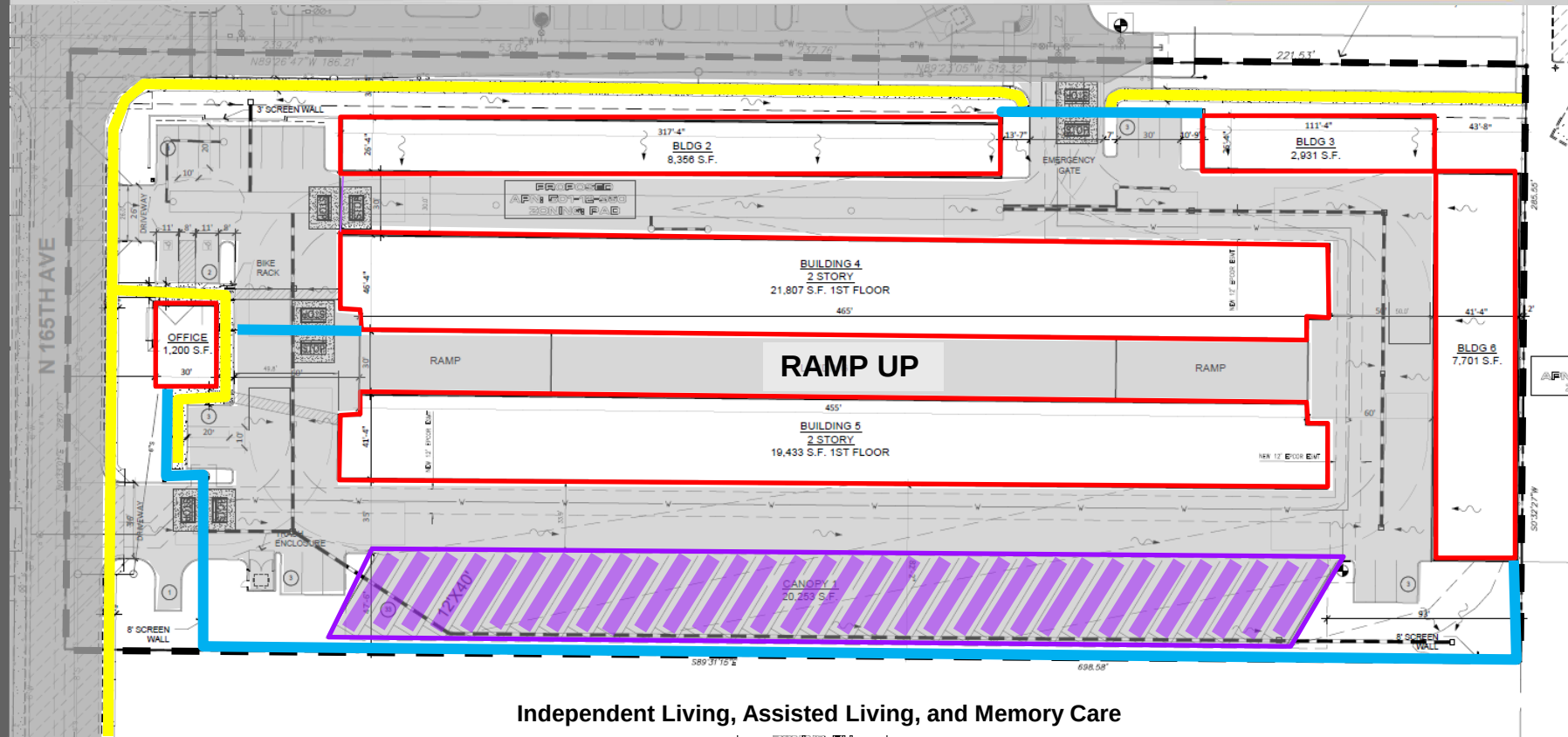
Independent Living, Assisted Living, and Memory Care

SITE PLAN



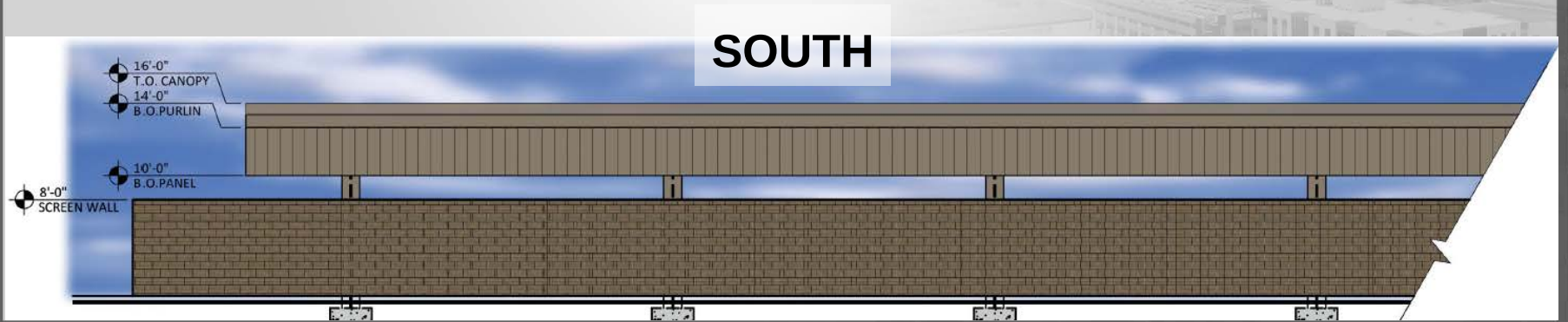
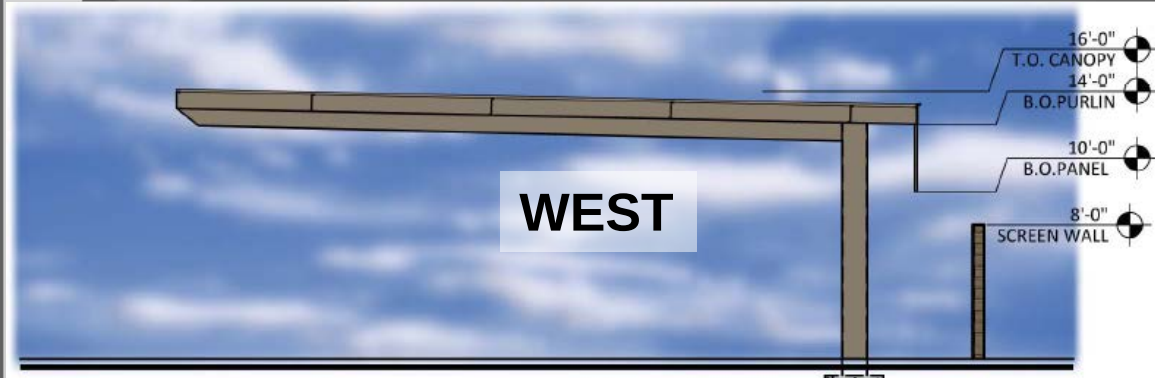
Independent Living, Assisted Living, and Memory Care

SITE PLAN

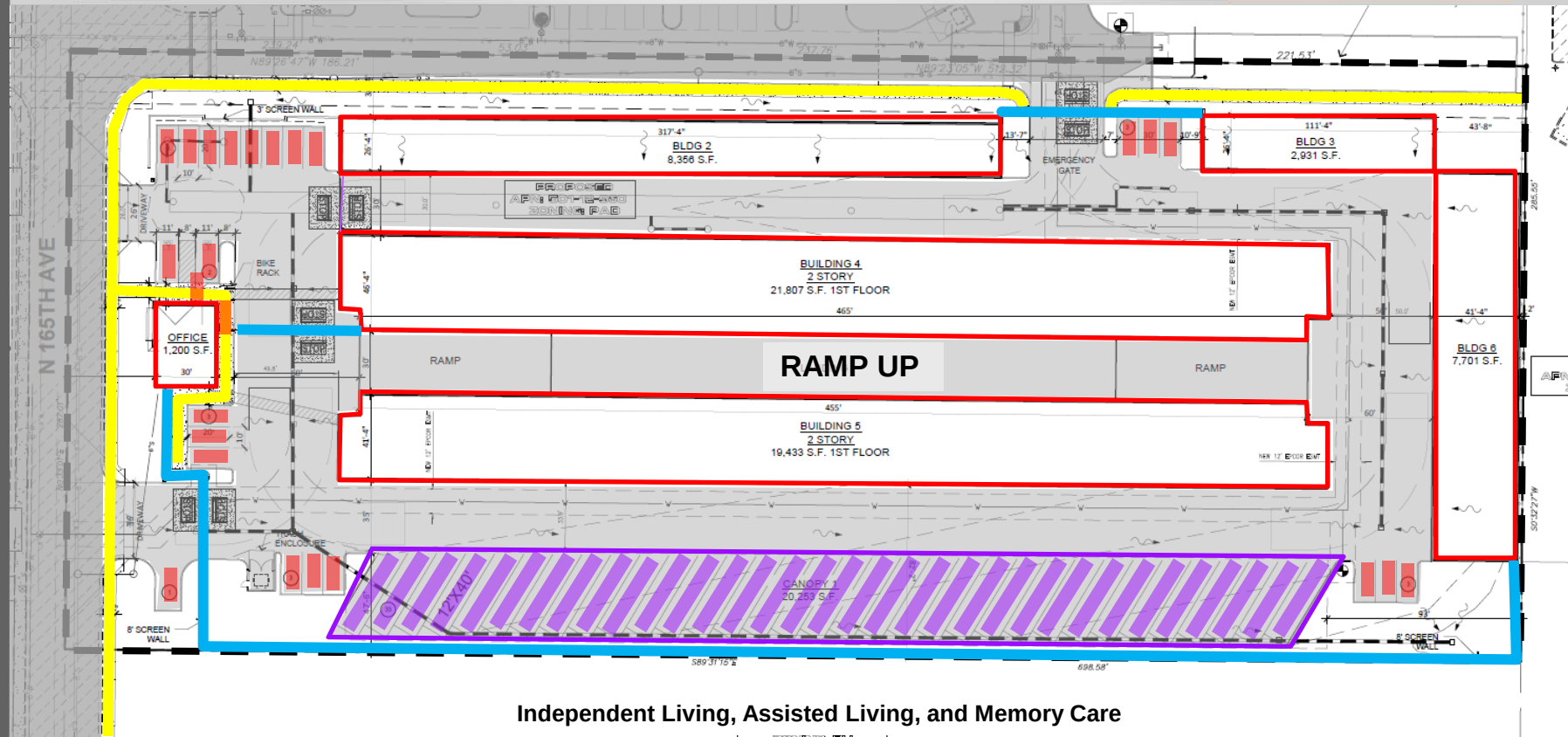


Independent Living, Assisted Living, and Memory Care

RV CANOPY

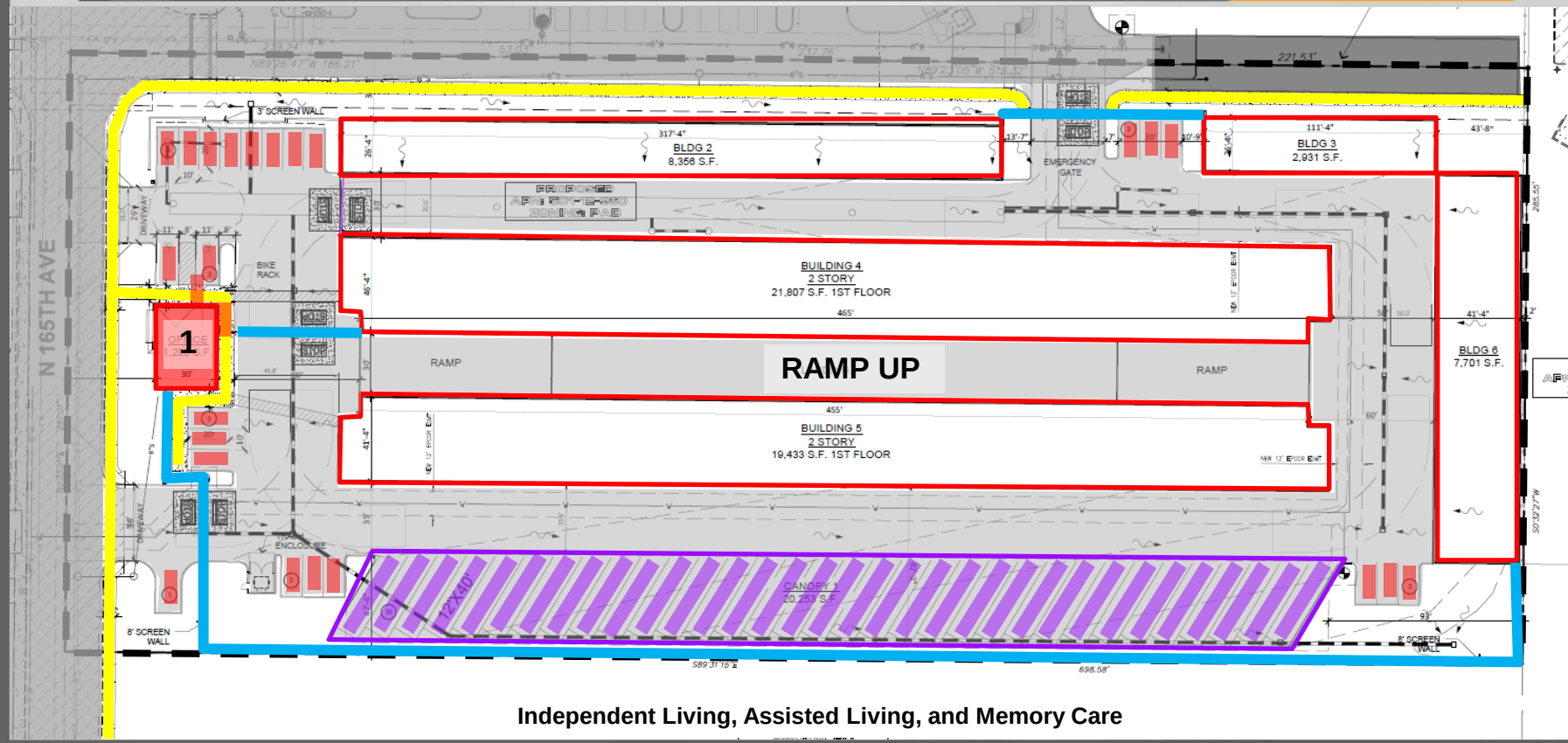


SITE PLAN



Independent Living, Assisted Living, and Memory Care

BUILDING 1 - OFFICE

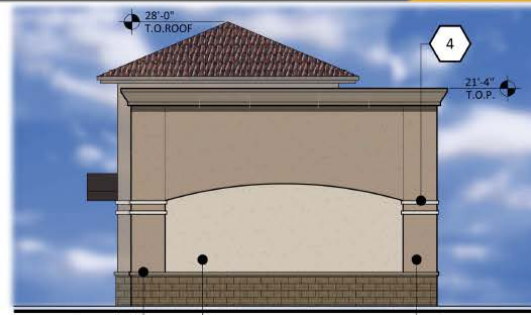


Independent Living, Assisted Living, and Memory Care

BUILDING 1 - OFFICE



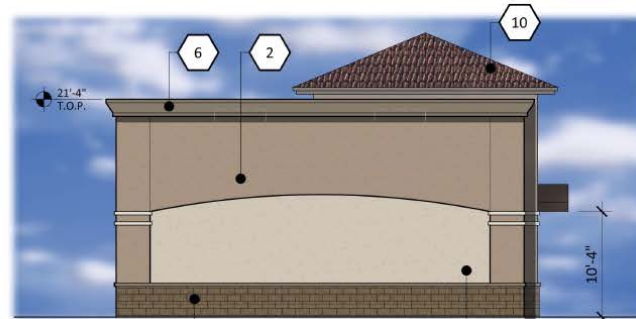
NORTH



SOUTH

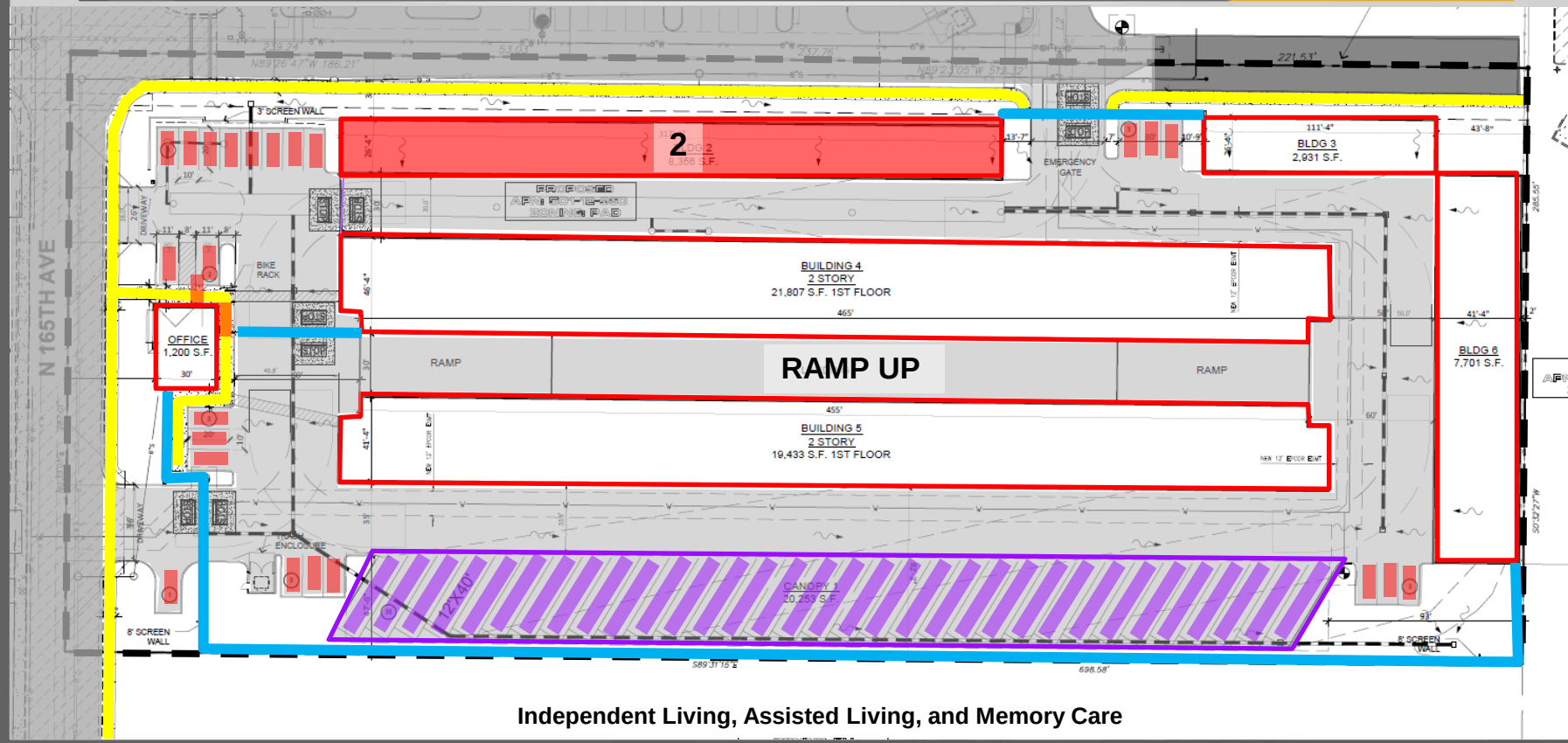


WEST



EAST

BUILDING 2



Independent Living, Assisted Living, and Memory Care

BUILDING 2



SOUTH



NORTH



EAST

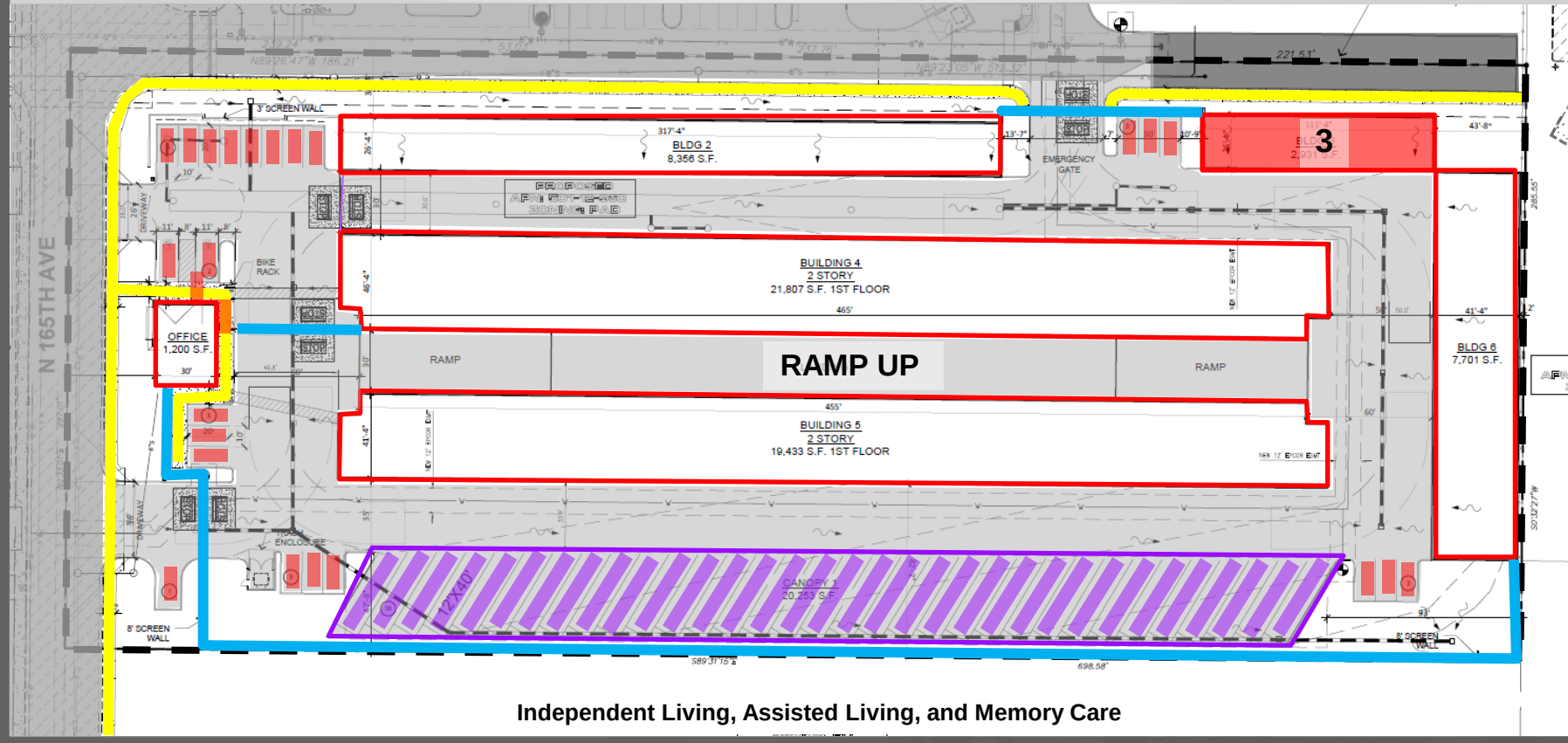


WEST

BUILDING 2



BUILDING 3



Independent Living, Assisted Living, and Memory Care

BUILDING 3



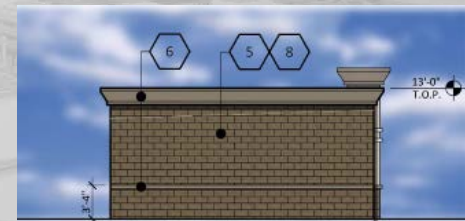
SOUTH



WEST

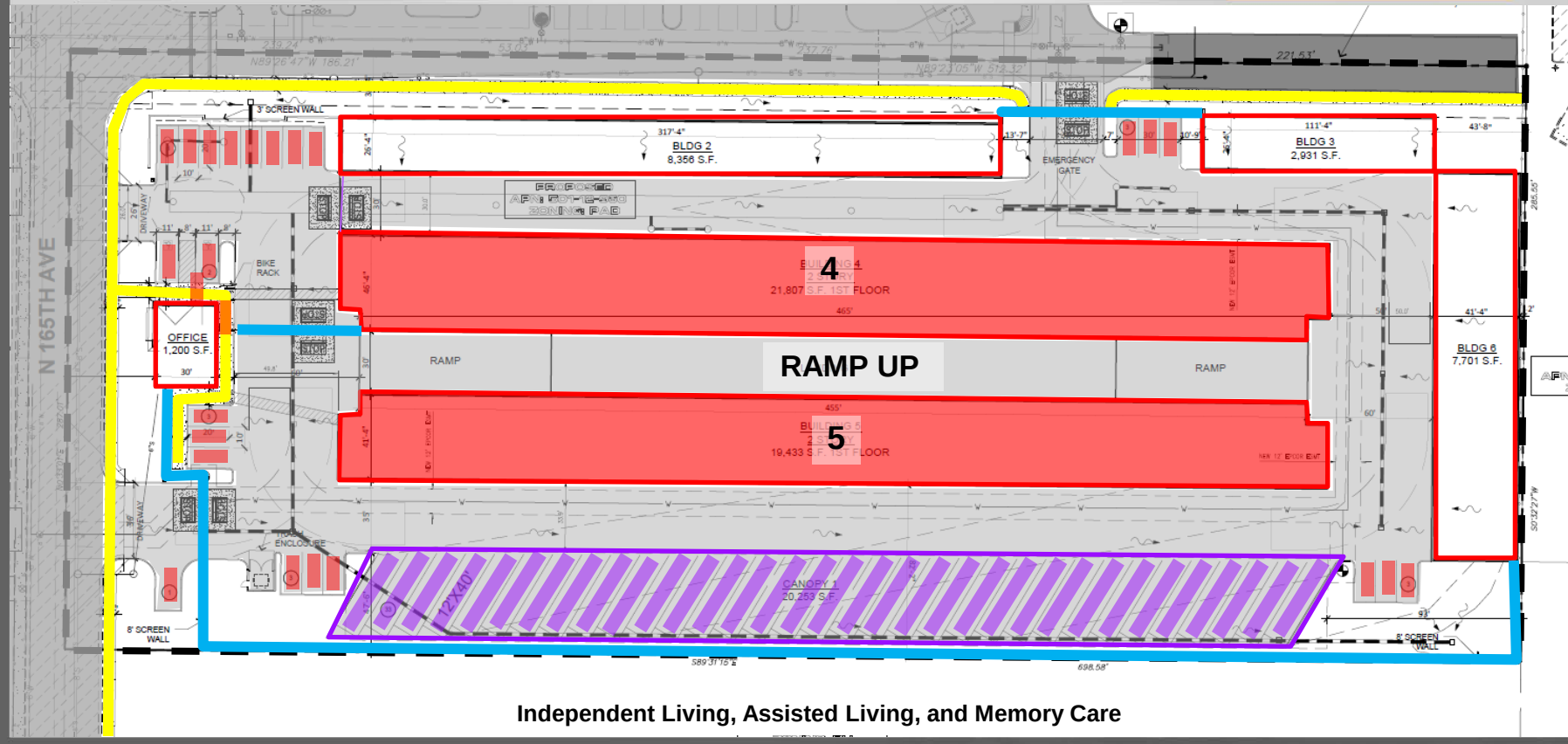


NORTH



EAST

BUILDINGS 4 & 5



Independent Living, Assisted Living, and Memory Care

BUILDINGS 4 & 5



NORTH



SOUTH

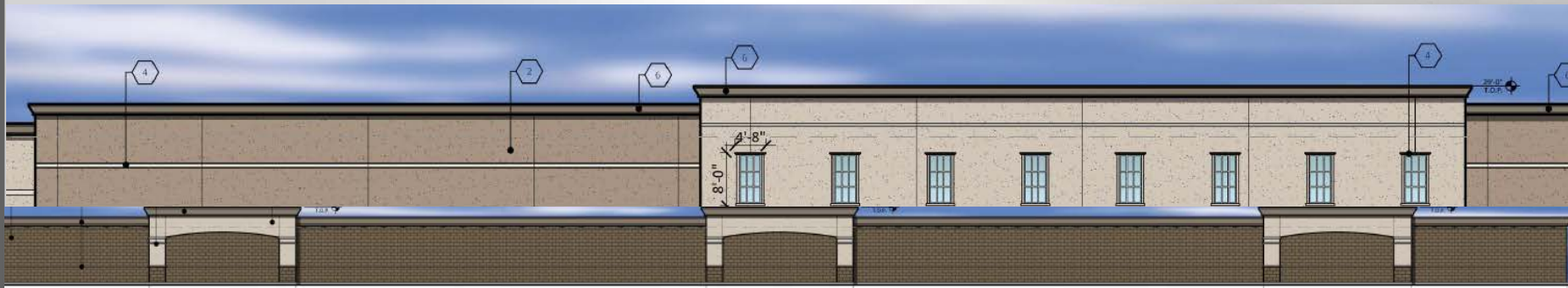
WEST



EAST



BUILDINGS 4 & 5



NORTH

BUILDINGS 4 & 5

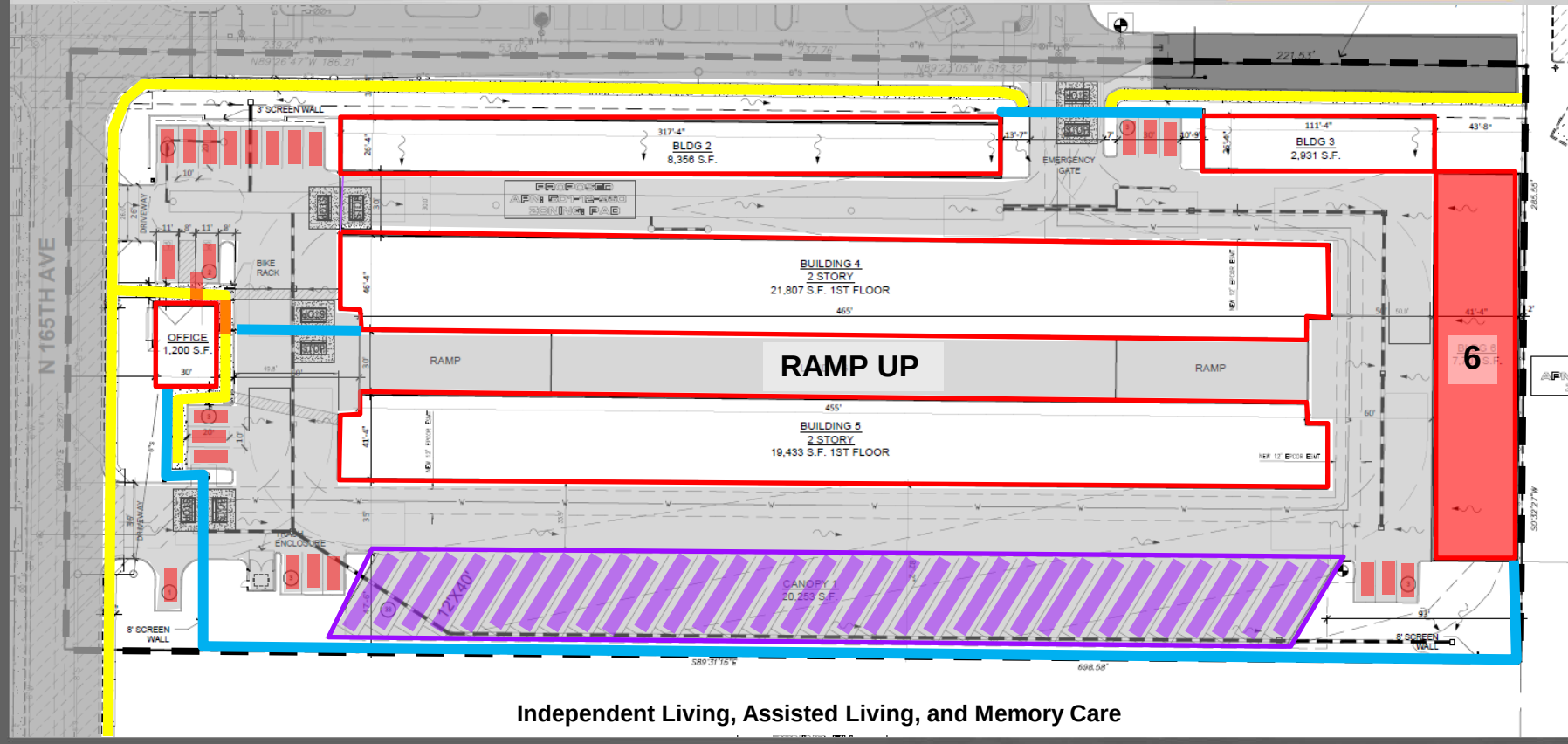


SOUTH INTERIOR



NORTH INTERIOR

BUILDING 6



Independent Living, Assisted Living, and Memory Care

BUILDING 6



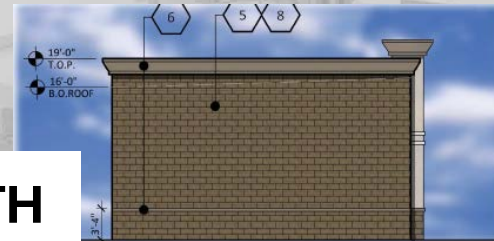
WEST



EAST



NORTH



SOUTH

The site plan illustrates the proposed development at 501-12-960, located on N 165th Ave. The plan includes the following features and dimensions:

- BLDG 2:** 8,356 S.F.
- BLDG 3:** 2,931 S.F.
- BLDG 4:** 2 STORY, 21,807 S.F. 1ST FLOOR
- BLDG 5:** 2 STORY, 19,433 S.F. 1ST FLOOR
- BLDG 6:** 7,701 S.F.
- CANOPY 1:** 20,253 S.F.
- OFFICE:** 1,200 S.F.
- BIKE RACK**
- EMERGENCY GATE**
- PROPOSED APN: 501-12-960 ZONING: RH**

The plan also shows various setbacks, dimensions, and landscaping details. A north arrow is located in the upper right corner. A note in the upper right corner states: "CONCEPTUAL FUTURE DRIVE (SUBJECT TO AGREEMENT BY ADJACENT PROPERTIES)".



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

October 6, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date: October 6, 2016 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 5
Staff Recommendations: Approve

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit to allow a veterinary office located at 13833 West Bell Road, Suite 101.

Motion:

Move to approve/deny the Conditional Use Permit for Animal Medical Center of Surprise.

Background:

Theodore Peterson of PF Design Group, on behalf of Southwest Arizona Properties, Inc. and Animal Medical Center of Surprise, seeks approval of a Conditional Use Permit to allow a veterinary office known as Animal Medical Center of Surprise, in an existing building within the West Pointe Town Center Planned Area Development. The proposed address is 13833 West Bell Road, Suite 101. The PAD states under the commercial uses section of the document that an animal hospital, clinic and kennel provided that all activities and runs are completely enclosed in the building. There will be no external improvements to the site.

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 - FS16-347 - Animal Medical Center of Surprise Conditional Use Permit - STAFF REPORT](#)
- ☐ [01 - FS16-347 - Animal Medical Center of Surprise Conditional Use Permit -VICINITY MAP](#)
- ☐ [02 - FS16-347 - Animal Medical Center of Surprise Conditional Use Permit - PUBLIC ENGAGEMENT FORM](#)
- ☐ [03 - FS16-347 - Animal Medical Center of Surprise 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):

Hobart Wingard, Planner II



Owner:	Southwest Arizona Properties, Inc.
Applicant:	Theodore Peterson, of PF Design Group, on behalf of Southwest Arizona Properties, Inc. and the Animal Medical Center of Surprise
Request:	Conditional Use Permit (CUP) for a veterinary office in the West Point Towne Center PAD zoning district
Site Location:	Generally, on the southeast corner of Bell and Litchfield Roads. The specific address is 13833 West Bell Road, Suite 101.
Site Size:	A 2,600 square foot office within a 5.05 acres commercial center
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	One (1) communication of concern from a nearby business owner
Staff Recommendation:	Staff recommends the Commission approve the proposed Conditional Use Permit for the Animal Medical Center of Surprise veterinary office.

PROJECT DESCRIPTION:

Theodore Peterson of PF Design Group, on behalf of Southwest Arizona Properties, Inc. and Animal Medical Center of Surprise, seeks approval of a Conditional Use Permit to allow a veterinary office known as Animal Medical Center of Surprise, in an existing building within the West Pointe Town Center Planned Area Development. The proposed address is 13833 West Bell Road, Suite 101. There will be no external improvements to the site.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject parcel and its adjacent development.

West Point Towne Center Commercial PAD	West Point Towne Center Commercial PAD	West Point Towne Center Commercial PAD
Surprise Center Mixed Use PAD	West Point Towne Center Commercial PAD	West Point Towne Center Commercial PAD
West Point Towne Center High Density Residential PAD	West Point Towne Center High Density Residential PAD	West Point Towne Center High Density Residential PAD

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City.

October 26, 1995: The City Council approved the West Point Towne Center Planned Area Development (PAD) under Case PAD95-044.

August 5, 2003: The Planning and Zoning Commission approved the West Point Plaza (at West Point Towne Center) Site Plan under Case SP02-262.

June 21, 2005: The Planning and Zoning Commission approved an amendment to the West Point Plaza (at West Point Towne Center) Site Plan under Case SPA05-064.

August 9, 2016: The applicant filed a request for a Conditional Use Permit to allow a veterinary office under FS16-347, the subject case.

September 7, 2016: The applicant held a Citizen Review meeting.

67 **CITIZEN OUTREACH:**

68
69 As noted above, the applicant held a Citizen Review meeting on September 7, 2016, which
70 generated no input. The site was also posted and advertised in accordance with the Surprise
71 Municipal Code. An owner of a nearby restaurant facility contacted staff to express their concern
72 with the proposed veterinary office use in close proximity of their restaurant.
73

74 **ANALYSIS AND DISCUSSION:**

75
76 The subject request involves a use that the governing PAD specifies requiring a Conditional Use
77 Permit (CUP) to operate. The PAD states under the commercial uses section of the document that
78 an 'animal hospital, clinic and kennel provided that the establishment's and runs are completely
79 enclosed in the building.'

80 The existing building in which Animal Medical Center of Surprise is proposed is located at 13833
81 West Bell Road, Suite 101. All activities will be performed within the tenant space, and intends to
82 practice small animal veterinary medicine. The Small animals will mainly consist of dogs and cats
83 with very limited care extended to exotics such as reptiles, birds and pocket pets.

84 Staff researched the concern brought about by a nearby restaurant owner and found that in
85 regards to the veterinary office, the facility must be issued a premise license issued by the Arizona
86 State Veterinary Medical Examining Board whenever veterinary medical services will be provided to
87 the public. The license includes rigorous health, safety, and sanitary requirements to be met.
88 Restaurants are monitored by the Arizona Department of Health Services. While the businesses are
89 not adjacent to each other, neither state agency suggested separation requirements between such
90 facilities.
91

92 **CONFORMANCE WITH ADOPTED PLANS:**

93
94 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
95 within the Commercial and Office Land Use Category, which supports the proposed use.
96

97 **SUMMARY:**

98
99 Staff believes the proposed Conditional Use Permit is consistent with the manner in which the West
100 Point Towne Center PAD and the West Point Plaza has developed, and will not have a detrimental
101 effect of the overall center. The proposed CUP is required by the underlying PAD and is consistent
102 with that zoning designation.
103

104 **FINDINGS:**

- 105
106
 - The proposed Conditional Use Permit demonstrates compliance with the criteria set forth in
107 the West Point Towne Center PAD.

- The proposed Conditional Use Permit demonstrates compliance with the Surprise General Plan 2035.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Conditional Use Permit.

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

Attachment:

01 – Vicinity Maps

VICINITY MAP



VICINITY MAP



PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Animal Medical Center of Surprise Conditional Use Permit

OVERALL PUBLIC INVOLVEMENT LEVEL:

This Conditional Use Permit request followed the Citizen Review and public hearing notification processes as outlined in state statute and the Surprise Municipal Code.

IDENTIFY STAKEHOLDERS:

Residents with veterinary needs, adjacent businesses, and the public at-large

OBJECTIVES:

The Animal Medical Center of Surprise, seeks approval of a Conditional Use Permit (CUP) to allow a veterinary office in an existing building within the West Pointe Town Center Planned Area Development (PAD). The PAD requires a CUP for this type of use.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) - September 7, 2016 from 6PM to 7PM at the proposed site

Future Council Work Session/Meetings target dates - Not Applicable

Election dates (if applicable) - Not applicable

Project start/completion dates - 3 to 6 months after approval

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☒ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



SURPRISE

ARIZONA

FS16-347

Animal Medical Center of Surprise at WPTC CUP

Planning and Zoning Commission

October 6, 2016

VICINITY MAP



VICINITY MAP



WPTC PAD

The governing PAD specifies requiring a Conditional Use Permit to operate. The PAD states under the commercial uses section of the document that an *'animal hospital, clinic and kennel provided that the establishment's and runs are completely enclosed in the building.'*



REGULATORY AGENCIES



Arizona State Veterinary Medical
Examining Board



ARIZONA DEPARTMENT OF HEALTH SERVICES

Health and Wellness for All Arizonans

[HOME](#)

[AUDIENCES](#)

[TOPICS](#)

[DIVISIONS](#)

[A-Z INDEX](#)

Food Safety and Environmental Services

[ADHS Home](#) / [Public Health Preparedness](#) / [Epidemiology & Disease Control](#) / [Environmental Health](#)
/ [Food Safety and Environmental Services - Arizona Food Safety Regulations](#)



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**QUESTIONS OR
COMMENTS?**

Thank You