



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

Thursday, August 4, 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:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/ PRESENTED BY
ITEM #	DISTRICT #	ITEM DESCRIPTION	

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action pertaining to approval of the July 21, 2016 Planning and Zoning Commission minutes.</u> | Approve
Heather
Donaldson,
Community
Development |
| #2 | District Citywide | <u>Presentation and discussion on Accessible Parking requirements.</u> | No Action
Eric Fitzer -
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 6	<u>Consideration and action regarding a Conditional Use Permit for the Burger King at Market West Square.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #4 | District Internal | <u>Discussion and direction pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

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

August 4, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 4, 2016	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action pertaining to approval of the July 21, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the July 21, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes of July 21, 2016 meeting](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 21, 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, July 21, 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 Sergio Angulo and Planning and Zoning Commission Secretary Heather Donaldson and Lorraine Nevarez, Administrative Specialist – Sr.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, advised the Commission of the attendance section in the Boards and Commission Handbook.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any issues not noted on the agenda.

Martha Bails, Surprise resident, addressed the Commission regarding the meeting materials provided at the meeting and online. Ms. Bails would suggest increasing the size of the text and images to view.

Hearing no further 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 June 16, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the June 16, 2016 Planning and Zoning Commission minutes. Commissioner Somers seconded the motion. The motion passed with 5 votes in favor, and 2 absent (Hoyler, Ferguson).

Item 2 – DISTRICT Citywide – Presentation and discussion on the City of Surprise Landscaping Requirements.

Eric Fitzer, Director, presented on the City of Surprise Landscaping Requirements to the Commission.

The Commission discussed:

- Timeline and process of review for the requirements.
- Review process including public participation and HOAs.
- Consolidating requirements to make them standard.
- The planning design standards compared to other cities.
- Maintenance requirements for the landscaping.

Chair Chapman thanked Mr. Fitzer for providing the requested information to the Commission.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – DISTRICT 6 – Consideration and action on an Ordinance rezoning property located at the southeast corner of Litchfield Road and Cactus Road from Residential Ranch (RR) to Public Facility (PF).

Sergio Angulo, Planner, presented items 3 and 4 to the Commission simultaneously.

The Commission discussed (regarding items 3 and 4):

- Scale of trees proposed on landscape plans
- Landscaping plan meets code
- Block wall around the perimeter
- Stacking of vehicles

- Visibility of signage

Chair Chapman opened the call to the public for items 3 and 4.

Martha Bails, Surprise resident, addressed the Commission regarding the landscaping and the maintenance that is required of this project. Ms. Bails noted there are too many plants that would require a lot of water and maintenance.

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

Commissioner Somers made a motion to recommend approval to the Mayor and City Council of the proposed rezoning request for the property located at the southeast corner of Litchfield Road and Cactus Road from Residential Ranch (RR) to Public Facility (PF). Vice Chair Keating seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Ferguson).

Item 4 – DISTRICT 6 – Presentation and possible action item regarding a Site Plan for the construction of an entrance gate for the SPA-1 Water Reclamation Facility located at the Southeast corner of Cactus Road and Litchfield Road.

Sergio Angulo, Planner, presented items 3 and 4 to the Commission simultaneously.

The public hearing took place during item 3.

Commissioner Somers made a motion to approve the Site Plan for the SPA-1 North Entrance Gate and Block Wall subject to stipulation 'a' in the staff report and stipulation 'b' revising the landscape plans to substitute saguaros for both species of palm trees and decreasing the number of plants to the minimum amount allowed by City regulations at the time of planting. Vice Chair Keating seconded the motion. The motion passed with 5 votes in favor and 2 absent (Hoyler, Ferguson).

Item 5 – DISTRICT 5 – Presentation and action regarding a Rezone/PAD Amendment providing development standards and allowing for an attached and detached rental housing unit project on property generally located on the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).

Hobart Wingard, Planner, presented items 5 and 6 to the Commission simultaneously.

The Commission discussed (regarding items 5 and 6):

- Scale of trees proposed on landscape plans
- Landscaping plan meets code
- Access to commercial property
- Aesthetics of the property in the future
- Maintaining the property
- Extension, height and expense of the block wall
- Stipulations regarding pets

Chair Chapman opened the call to the public for items 5 and 6.

Leo Mankiewicz, Surprise resident, addressed the Commission about his support of the project. Mr. Mankiewicz lives behind the property of the proposed project and feels this type of project is needed in the neighborhood.

Martha Bails, Surprise resident, addressed the Commission regarding the landscaping and the maintenance that is required of this project. Ms. Bails noted there are too many plants that would require a lot of water and maintenance.

Jeff Blilie, Applicant of the project, addressed the Commission regarding similar projects already developed in different cities within the state. This type of project is meeting the demand of the millennials. All the maintenance and upkeep will be managed by the facility.

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

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council of a Rezone/PAD Amendment providing development standards and allowing for an attached and detached rental housing unit project. Commissioner Martin seconded the motion. The motion passed with 4 votes in favor, 1 vote against and 2 absent (Hoyler, Ferguson).

Item 6 – DISTRICT 5 – Consideration and action on a Site Plan for the Bungalows rental housing unit project generally located at the Southwest Corner of Greenway and Litchfield Roads within the Sierra Verde Planned Area Development (PAD).

Hobart Wingard, Planner, presented items 5 and 6 to the Commission simultaneously during item 5.

The public hearing took place during item 5.

Vice Chair Keating made a motion to approve the Site Plan for the Bungalow's Rental Project subject to conditions "a" through "d" as listed in the staff report. Commissioner Martin seconded the motion. The motion passed with 4 votes in favor, 1 vote against and 2 absent (Hoyler, Ferguson).

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:36 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:

Heather Donaldson, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission

August 4, 2016 @ 6:00:00 PM

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

Board Meeting Date:	August 4, 2016	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

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

Agenda Wording:

Presentation and discussion on Accessible Parking requirements.

Motion:

N/A

Background:

The Planning and Zoning Commission has requested staff to provide a presentation on the current accessible parking requirements and whether or not there needs to be an increase of accessible parking stall based upon the demographics of the City of Surprise. Staff was also instructed to research other City's accessible parking requirements.

Financial Impact Statement:

There is no anticipated 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):

Eric Fitzer, Director



CITY OF SURPRISE
Planning and Zoning Commission

August 4, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 4, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a Conditional Use Permit for the Burger King at Market West Square.

Motion:

I move to recommend approval/denial of the Conditional Use Permit for the Burger King at Market West Square, subject to conditions "a" through "d".

Background:

Nathan Bisch of One Architecture, on behalf of Hamid R. Ertefai, requests approval of a Conditional Use Permit to allow for a drive-thru facility for a Burger King in Lot 4 of Market West Square located at the southwest corner of Cactus Road and Bullard Avenue within the Rancho Gabriela PAD. The parcel proposed to be built upon is a 0.65 acre lot of the 4.97 acre Market West Square commercial center.

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-FS16-168 Burger King- Staff Report](#)
- ☐ [01-FS16-168 - Burger King - CUP - Vicinity Map](#)
- ☐ [02-FS16-168 - Burger King - CUP - Master Site Plan](#)
- ☐ [03-FS16-168 - Burger King - CUP - Specific Site Plan](#)
- ☐ [04-FS16-168 - Burger King - CUP - Citizen Participation Report](#)
- ☐ [05-FS16-168 - Burger King - CUP - Public Engagement Form](#)

- ☐ [06-FS16-168 - Burger King - CUP - Elevations](#)
- ☐ [07-FS16-168 - Burger King - CUP - Landscape Plan](#)
- ☐ [08-FS16-168 - Burger King - CUP - Luke AFB Comments](#)
- ☐ [09-FS16-168 - Burger King - CUP - 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



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	FS16-168
Project Name:	Burger King at Market West Square
Council District:	6 – Palo Verde
Meeting Date:	August 4, 2016
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Hamid R. Ertefai

Applicant: Nathan Bisch of One Architecture

Request: A Conditional Use Permit for a drive-thru Burger King restaurant.

Site Location: Generally on the Southwest corner of Bullard Avenue and Cactus Road within the Market West Square Commercial Center of the Rancho Gabriela Planned Area Development (PAD).

Site Size: 28,479 square feet (approximately 0.65 acre)

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

Support/Opposition: Both support and opposition was encountered during the Public Review meeting and are expanded upon in the Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to **approve** case FS16-168, subject to conditions 'a)' through 'd)'.

40 **Background:**

41
42 **May 13, 1999:** The subject parcel was annexed into the City of Surprise by the Mayor and City
43 Council.

44 **July 13, 2000:** The PAD for Rancho Gabriela was approved by the Mayor and City Council under
45 Case PAD98-107.

46 **July 18, 2006:** The Site Plan for Market West Square was approved by the Planning and Zoning
47 Commission under Case SP05-359.

48 **September 27, 2007:** A Commercial Subdivision for Market West Square was approved by the
49 Mayor and City Council under Case CS07-195.

50 **February 11, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled
51 Concept Review meeting under CR16-068.

52 **April 5, 2016:** The applicant filed a request for a Conditional Use Permit approval for a drive-thru
53 facility for a Burger King under case FS16-168.

54 **May 12, 2016:** The applicant held a Citizen Outreach Meeting at the Sierra Montana Recreation
55 Center at 14861 Spring Lane.

56
57 **Citizen Review Meeting:**

58
59 On May 12, 2016 the applicant held a Citizen Outreach Meeting at the Sierra Montana Recreation
60 Center at 14861 Spring Lane at 6:00 PM. Both opposition and support was encountered during the
61 meeting.

62 Opposition issues included traffic interruption in relation to the Imagine Charter School to the
63 south, the need of a facility such as this, odors, loitering, trash, and employee background checks.
64 Support was indicated by residents pleased to see the owner of the facility is local to the area and
65 has family living in the City of Surprise.

66
67 **Project Description:**

68
69 Nathan Bisch of One Architecture, on behalf of Hamid R. Ertefai, requests approval of a Conditional
70 Use Permit to allow for a drive-thru facility for a Burger King in Lot 4 of Market West Square located
71 at the southwest corner of Cactus Road and Bullard Avenue within the Rancho Gabriela PAD. The
72 parcel proposed to be built upon is a 0.65 acre lot of the 4.97 acre Market West Square commercial
73 center.

The proposed 3,237 square foot restaurant is proposed to occupy the northeastern corner of the Market West Square commercial center. The overall commercial development has three (3) access points; two (2) from Cactus Road to the north and one (1) from Bullard Avenue to the east. The Bullard Avenue entrance is shared with the Imagine Charter School to the south.

The site proposes a total of 16 parking spaces which exceeds the minimum requirements of 13 spaces for this size of facility. Two (2) of the subject spaces will be handicap-accessible. The trash enclosure is proposed to be located on the southwest corner of the site, adjacent to an existing enclosure. The site proposes pedestrian connectivity internally providing a pedestrian pathway to the west. The site will retain both the northern pedestrian route to Cactus Road and the eastern path to the sidewalk along Bullard Avenue. The center pedestrian to Cactus will be removed so as to not interfere with the proposed drive-thru lane.

The building proposes similar colors and materials from the surrounding development and the proposal meets the design standards of the Rancho Gabriella PAD. Low level block walls that match the palate of the existing commercial center are proposed to screen vehicles from the public streets. These walls, and a utility screen for the east face of the building, are provided as conditions of approval.

The existing perimeter landscaping along both Cactus Road and Bullard Avenue will be remain as is while the interior of the site will have a small amount of landscaping to finish the site. The landscape materials all are low water use and consistent with the existing planting of the commercial center.

Conditional Use:

A conditional use permit sets forth conditions to protect the public health, safety, and general welfare to assure that the purposes of chapter 122 of the Surprise Municipal Code and all other applicable city codes are maintained. The subject project meets the approval criteria in Chapter 122 of the Surprise Municipal Code and the conditions of approval specified in the Rancho Gabriela PAD as follows:

- Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.
- Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and street rights-of-way.
- No convenience food restaurant on a site contiguous to any residential zone shall be operated between the hours of 11 PM to 7 AM of the following day.

Summary:

Staff believes by accepting and incorporating conditions 'a' through 'd' the proposed Conditional Use Permit will meet the requirements of the Rancho Gabriella PAD and the 2035 General Plan while helping to meet the Economic Development vision from the City Council Strategic Plan.

Findings:

- The proposed Conditional Use Permit is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit Site Plan is consistent with the Rancho Gabriella PAD once all conditions are met.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff then recommends the Commission move to **approve** case FS16-168, Burger King at Market West Square subject to conditions 'a' through 'd' as outlined below:

- a) The Master Site Plan prepared by One Architecture, stamped received June 23, 2016 will be revised and submitted for review to include the following modifications:
 1. The median in Bullard Avenue will be shown as it exists with a left turn lane into the site indicated.
- b) The Site Plan prepared by One Architecture, stamped received June 23, 2016 will be revised and submitted for review to include the following modifications:
 2. The parking calculations will reflect the current code requirements of a minimum of one (1) vehicle space for every 250 square feet of the gross floor area of 3,237.
 3. A three (3) to four (4) foot decorative block wall matching the materials of the Commercial Center will be installed to screen parked and drive-thru vehicles from Cactus Road and Bullard Avenue.
- c) The Landscape Plan prepared by One Architecture, stamped received June 23, 2016 will be revised and submitted for review to include the following modifications:
 1. The Blue Palo Verde will be replaced with a thornless species.
- d) The Elevation Plans prepared by One Architecture, stamped received June 23, 2016 will be revised and submitted for review to include the following modifications:
 1. All signage and merchandising area will meet the current Surprise Municipal Code with a separate permit. The designs will reflect the current sign package for the entire PAD.
 2. The back elevation will provide screening of the back elevation utility doors and mechanical equipment.

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

153
154 **Attachments:**

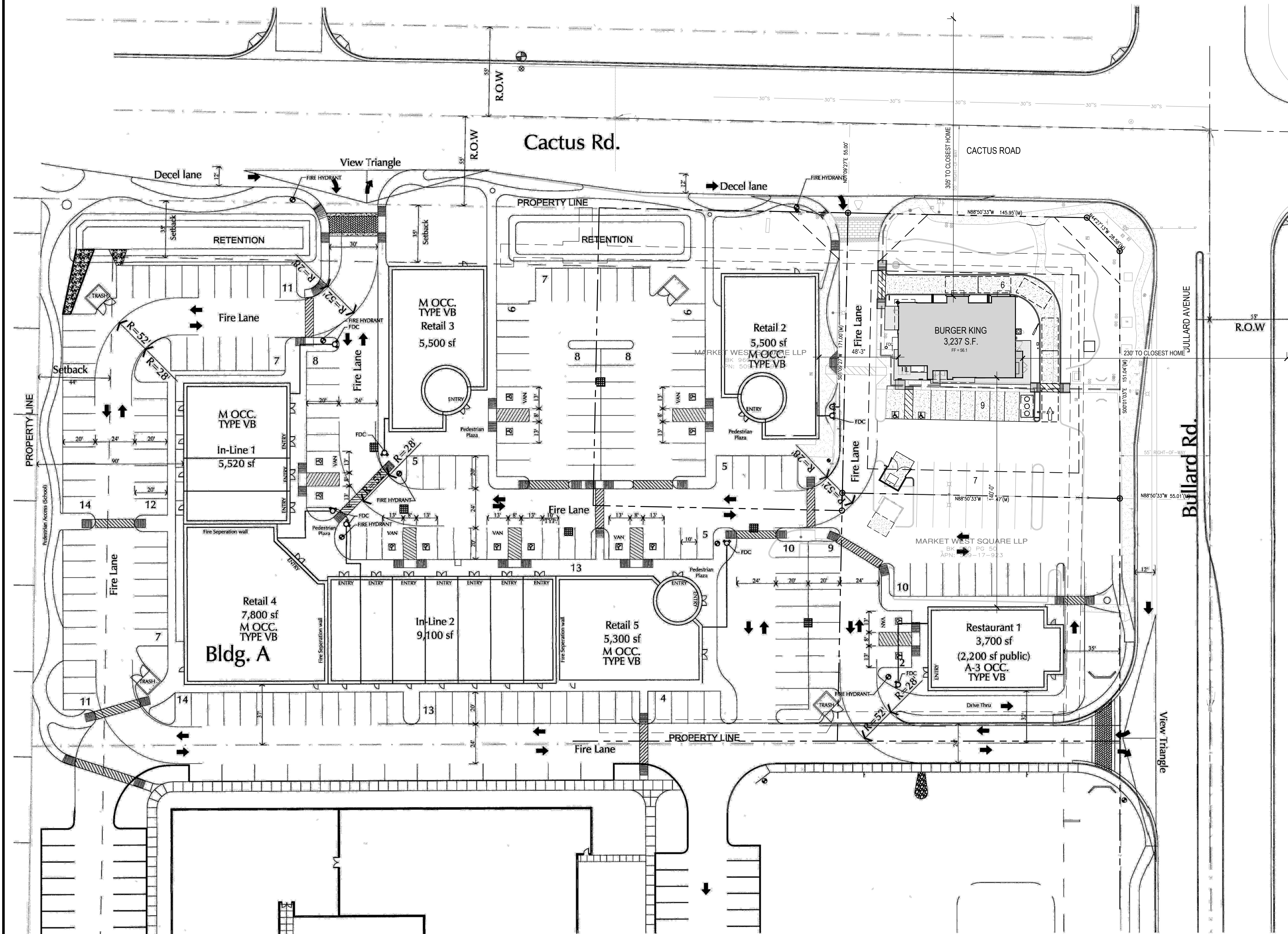
- 155
156 01 - Vicinity Maps
157 02 - Master Site Plan
158 03 - Specific Site Plan
159 04 - Citizen Participation Report
160 05 - Public Engagement Form
161 06 - Elevations
162 07 - Landscape Plan
163 08 - Luke AFB Comments

VICINITY MAP – FS16-168



VICINITY MAP – FS16-168





Master Site Plan
1" = 30'-0"



Parking Calculations (Master Site)

BUILDING	SIZE	RATIO	REQ'D PARKING
BURGER KING	3237 SF	1/300	11
RETAIL 2	5500 SF	1/250	22
RETAIL 3	5500 SF	1/250	22
RETAIL 4	7800 SF	1/250	32
RETAIL 5	5300 SF	1/250	22
IN-LINE 1	5520 SF	1/250	22
IN-LINE 2	9100 SF	1/250	37
RESTAURANT 1	3700 SF	1/50	44
TOTAL	45,657 SF		212
PARKING PROVIDED:			222 SPACES
ACCESSIBLE ADA PARKING			
BUILDING A	12 TENANTS	1 PER 2 TENANT	6 / 8
BURGER KING	1 TENANT	1 PER 2 TENANT	1 / 2
RETAIL 2	1 TENANT	1 PER 2 TENANT	1 / 2
RETAIL 3	1 TENANT	1 PER 2 TENANT	1 / 2
RESTAURANT 1	1 TENANT	1 PER 2 TENANT	1 / 2
TOTAL:			10 / 16 (8 VAN)



ONE!
ARCHITECTURE

8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
Phone: 602.266.2712
Fax: 602.266.1688
www.ONEarchitecture.us

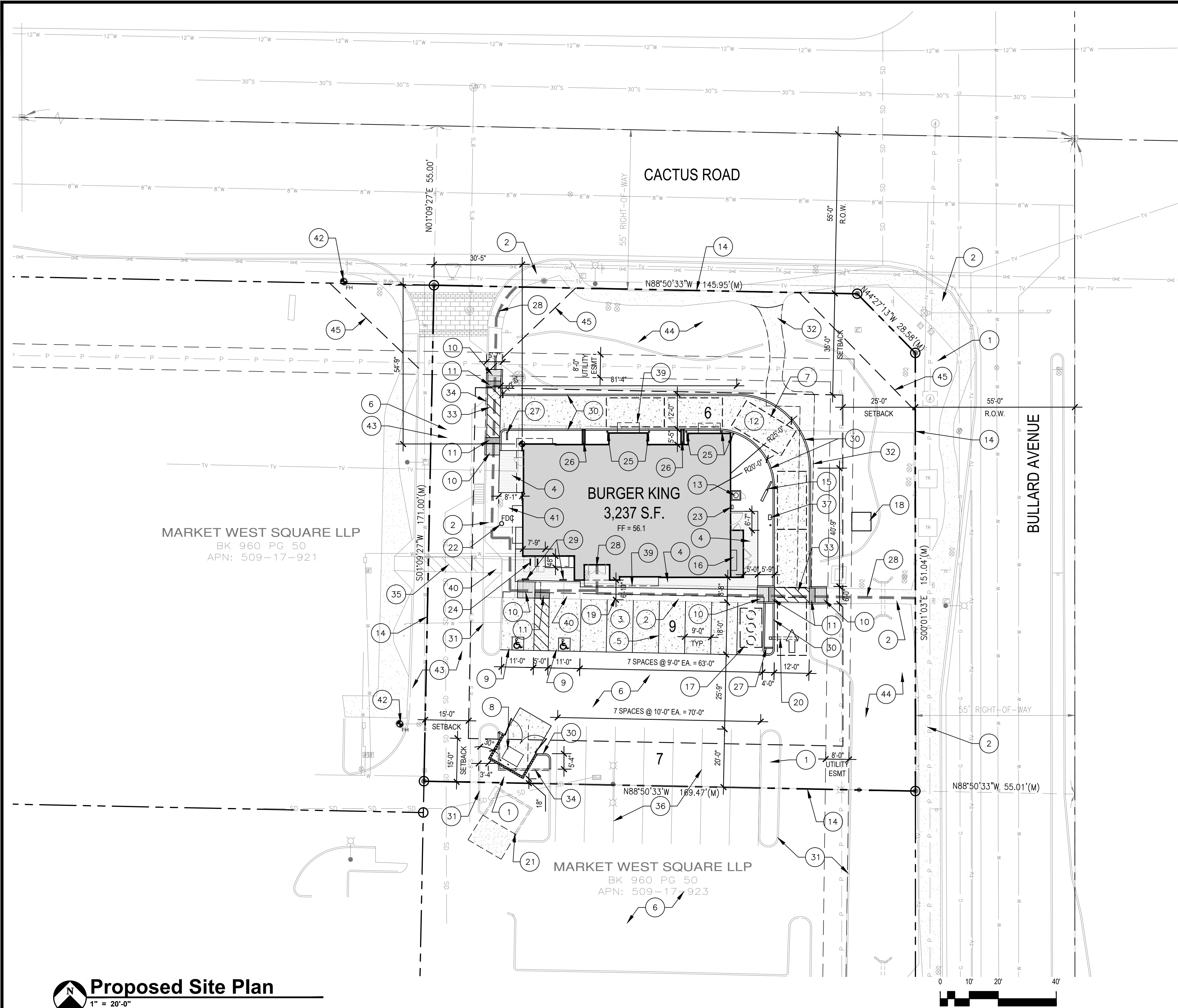
Principal:
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager:
Nathan Bisch
nathan.bisch@onearchitecture.us

Revisions



Burger King
SWC of Cactus Road &
Bullard Road
Surprise, AZ
6.03.16
AZ-1649

A1.0



Site Plan Keynotes

- EXISTING LANDSCAPE AREA TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- PROVIDE BLACK CONCRETE PAVING (HATCHED AREA). SEE CIVIL DRAWINGS.
- PROVIDE CONCRETE SIDEWALK. SEE CIVIL DRAWINGS.
- RESTRIPE THIS ROW OF PARKING AS SHOWN.
- EXISTING ASPHALT PAVING TO REMAIN.
- DRIVE-THRU QUEUING LANE.
- CMU TRASH ENCLOSURE PER CITY STANDARDS.
- ACCESSIBLE PARKING PER A.D.A.
- PROVIDE CONCRETE SIDEWALK RAMP TO MEET ADAAG ACCESSIBLE GUIDELINES.
- PROVIDE DETECTABLE WARNING STRIPS PER ADAAG 4.29.5. PROVIDE TEK-WAY DOME BRICK RED.
- PROVIDE BLACK CONCRETE DRIVE-THRU PAVING (HATCHED AREA). SEE CIVIL DRAWINGS.
- 2x2 TANK ON 40' SQUARE x 4" THICK CONCRETE PAD. PROVIDE 20 GA. METAL STUD ENCLOSURE WITH ACCESS DOOR AND FILL BOX. ROUTE LINES TO BAG-IN-BOX CARBONATORS. PROVIDE WARNING STICKERS AS REQUIRED.
- PROPERTY LINE.
- PROVIDE MENU/ORDER BOARD WITH MONUMENT BASE OF MASONRY CONSTRUCTION. SIGNAGE UNDER SEPARATE PERMIT.
- EXTERIOR SERVICE ENTRANCE SECTION (SES) AND FIRE RISER ROOM.
- PROVIDE UNDERGROUND GREASE INTERCEPTOR. SEE CIVIL AND PLUMBING DRAWINGS.
- PROPOSED TRANSFORMER LOCATION. G.C. TO COORDINATE WITH DEVELOPER AND POWER COMPANY. PROVIDE CONCRETE PAD.
- 2'-0" PARKING OVERHANG.
- MAXIMUM HEIGHT CLEARANCE BAR, UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE ELECTRICAL.
- EXISTING TRASH ENCLOSURE TO REMAIN.
- PROVIDE REMOTE FIRE DEPARTMENT CONNECTION (FDC) LOCATED WITHIN 150' OF FIRE HYDRANT WITH I.D. SIGNAGE. FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE CAN BE READILY ATTACHED. LANDSCAPING WILL BE MAINTAINED TO PROVIDE VIABILITY AND HAVE AN UNOBSTRUCTED ACCESS. SEE CIVIL DRAWINGS.
- PROPOSED GAS METER LOCATION. G.C. TO COORDINATE INSTALLATION WITH GAS COMPANY.
- BIKE RACK, PER CITY STANDARDS.
- PROVIDE 6"Ø CONCRETE FILLED PIPE BOLLARD.
- PROVIDE ROOF DRAIN CONCRETE DRAINAGE SWALE.
- DIRECTIONAL SIGNAGE, SHOWN FOR REFERENCE ONLY. ALL SIGNAGE UNDER SEPARATE PERMIT. CONCRETE TO PROVIDE ELECTRICAL.
- ACCESSIBLE ROUTE TO PUBLIC WAY PER CITY AND ADAAG STANDARDS.
- PROVIDE ACCESSIBLE PARKING SIGN.
- PROVIDE 6" CONCRETE CURB. SEE CIVIL DRAWINGS.
- EXISTING CURB TO REMAIN. IF DAMAGED DURING CONSTRUCTION REPLACE / REPAIR / PAINT AS REQUIRED.
- EXISTING SIDEWALK TO BE REMOVED.
- ACCESSIBLE PAINTED ROUTE STRIPING PER CITY STANDARDS.
- EXISTING CURB TO BE REMOVED.
- EXISTING ACCESSIBLE ROUTE STRIPPING TO REMAIN.
- EXISTING PARKING TO REMAIN.
- DRIVE-THRU SPEAKER POST. PROVIDE 6"Ø CONCRETE FILLED PIPE BOLLARD TO PROTECT SPEAKER POST.
- PROVIDE PEDESTRIAN CROSSING SIGN.
- DASHED LINE INDICATES CANOPY.
- EXISTING ACCESSIBLE RAMP TO REMAIN.
- LANDSCAPE AREA TO BE PROVIDED.
- EXISTING FIRE HYDRANT LOCATION.
- EXISTING FIRE APPARATUS ACCESS WITH EXISTING RED PAINTED & MARKED 'FIRE LANE - NO PARKING' CURBING TO REMAIN.
- EXISTING RETENTION AREA.
- VISIBILITY TRIANGLE.

Burger King

14719 WEST CACTUS ROAD, SURPRISE, ARIZONA 85379

Owner

BARNETT MANAGEMENT COMPANY
CONTACT: BRAD FLAHIFF
111022 N. 28TH DRIVE SUITE #170
PHOENIX, AZ 85029
PHONE: 602-577-9492
EMAIL: bflahiff@aol.com

Architect

ONE ARCHITECTURE, P.L.C.
CONTACT: NATHAN BISCH
8801 N. CENTRAL AVENUE SUITE #101
PHOENIX, AZ 85020
PHONE: 314-324-6126
EMAIL: nathan.bisch@onearchitecture.us

Civil Engineer

HELIX ENGINEERING, LLC
3240 EAST UNION HILLS, SUITE 112
PHOENIX, AZ 85050
PHONE: 602-788-2616

About this project...

THIS PROJECT IS FOR A NEW BURGER KING RESTAURANT. THE NEW BUILDING WILL INCLUDE A DRIVE THRU WITH A SINGLE ORDER LANE.

City of Surprise Building Codes

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL FIRE CODE
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES ORDINANCE 14-04A (LOCAL CODE AMENDMENTS)

2012 INTERNATIONAL GREEN CONSTRUCTION CODE
(A VOLUNTARY CODE FOR HIGH PERFORMANCE BUILDINGS)

Project Information

ADDRESS: 14719 W. CACTUS ROAD, SURPRISE, AZ. 85379
PARCEL: 509-17-922
EXISTING ZONING: 'PAD' - RANCHO GABRIELLA WITH UNDERLYING LAND USE OF COMMUNITY COMMERCIAL C2/CC
SITE AREA GROSS: 50,195 S.F. (1.15 AC.)
SITE AREA NET: 28,478 S.F. (.65 AC.)
LOT COVERAGE (%): 11.4%
OCCUPANCY TYPE: A-2 RESTAURANT, NON-SEPARATED
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES
FIRE ALARMS: YES
ALLOWABLE AREA: PER IBC TABLE 503 = 6,000 SF/FLOOR
AREA INCREASES: NONE REQUIRED
TOTAL BUILDING AREA: 3,237 S.F.
ALLOWABLE HEIGHT: 35 FEET
PROPOSED HEIGHT: 24 FEET

OCCUPANT LOAD:			
DINING:	1106 / 15	=	73.73 USE 74
KITCHEN/PREP:	1397 / 200	=	6.99 USE 7
RESTROOMS/OFFICE/CREW:	384 / 100	=	3.84 USE 4
TOTAL:			84.56 USE 85

EXITS REQUIRED: 2
EXITS PROVIDED: 3

General Notes

A. PROVIDE PEDESTRIAN CROSSING SIGNS AT ADA ACCESSIBLE ROUTES THAT CROSS THE DRIVE THRU LANE. SIGNS SHALL BE VISIBLE FROM BOTH THE VEHICLE DRIVE AISLE AND THE PEDESTRIAN WALKWAY.

Legal Description

PARCEL 4, MARKET WEST SQUARE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 960 OF MAPS, PAGE 50 AND CERTIFICATE OF CORRECTION RECORDED AS 2008-0025476 OF OFFICIAL RECORDS.

Parking Calculations (Burger King Only)

FOR THIS PROJECT:

PARKING REQUIRED:

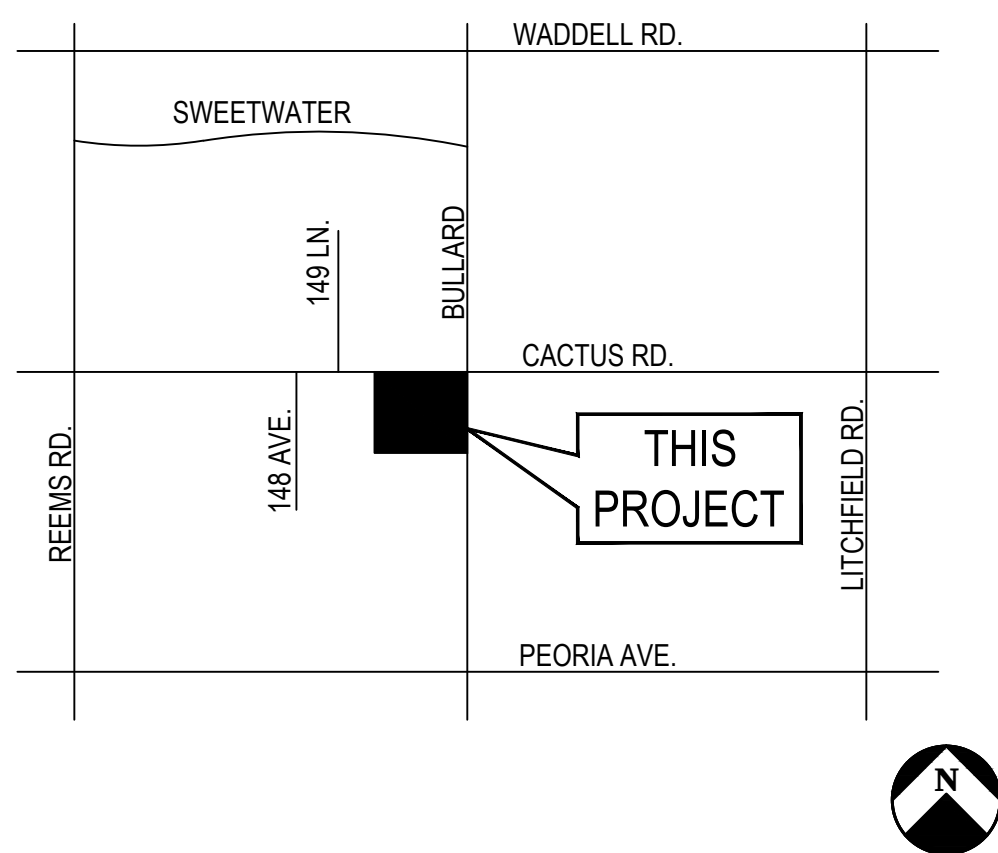
COMMERCIAL CENTER:	
$\frac{3237}{300} = 10.79$ USE 11	
TOTAL:	10.79 USE 11

PARKING PROVIDED:

STANDARD SPACES ON-SITE:	14
ACCESSIBLE SPACES ON-SITE:	2
TOTAL:	16 SPACES

ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

Vicinity Map



ONE!

ARCHITECTURE

8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020

Phone: 602.266.2712
Fax: 602.266.1688

www.ONEarchitecture.us

Principal:

Dustin Curtis

dustin.curtis@onearchitecture.us

Project Manager:

Nathan Bisch

nathan.bisch@onearchitecture.us

Revisions



Burger King

SWC of Cactus Road &
Bullard Road
Surprise, AZ

6.03.16

AZ-1649

A1.1

Site Plan



May 16, 2016

Jamie Sullivan
Project Coordinator
16000 N Civic Center Plaza
Surprise, AZ 85374
623.222.3099
jamie.sullivan@surpriseaz.gov

Jamie,

Per the required City of Surprise stipulations, a representative from One Architecture (Jorge Ibarra) and a representative from Barnett Management (Brad Flahiff) held a Citizen Outreach meeting May 12, 2016 from 6:00 PM – 7:00 PM at the Sierra Montana Recreation Center in the multi-purpose room. This meeting was open to the citizens of Surprise to discuss the proposed new Burger King restaurant located at the Southwest corner of Cactus Road and Bullard Ave. Noted below is the meeting summary.

How many attended the outreach meeting:

Eight Residents plus City of Surprise employees – The sign-in sheet is attached to the email that this document was sent with.

- 1 couple
- 3 individual men (including the director from the nearby charter school)
- 3 individual women
- 3 City of Surprise staff members (including the planning director and Todd Tande, a city councilman).

Key Items / Concerns / Questions Discussed at this meeting:

Barnett Management Meeting Summary Notes:

- The couple and the three individual women were polite, reasonable, and well-spoken, but clearly against the addition of Burger King (BK). Two of the individual men spoke in favor of BK (“if not them, it will be someone else”), and the school director stayed mostly neutral. Explained issues, but did not encourage or discourage the addition of BK. For those against, the major concern was the existing traffic problem during school drop off (7:30am-8:15am) and pick up (2:30pm-3:15pm) times. They said there is



already major congestion, especially in the parking lot, and they are very concerned about student/child safety. There were several comments about how BK seemed like an odd use to them for the area, and there was some concern about odors, trash and loitering, but the latter items seemed to be more of a grasp for additional ammo than “real” issues to me.

- When I asked what use they would like to see on the corner, they really couldn’t come up with anything. They are clearly frustrated with the traffic issue and the commercial zoning in general. They were very nice to “us,” but still very against the idea.
- I committed to visiting the site during pick up and drop off hours (specifically, this Wednesday morning), passing their comments on to our owners for reconsideration, working closely with the city to alleviate any concerns, and to taking whatever reasonable steps we could to ensure child safety as much as we could. We tossed around the idea of speed bumps and signage to help.

One Architecture Meeting Summary Notes:

Traffic

- Residents were concerned about traffic during peak hours, they already have a problem with traffic at that corner. Residents think that by having a Burger King at the corner it would make traffic worse. Brad told the Residents that Burger King has already hired a traffic engineer to do a traffic impact analysis.

Parking

- There is an existing school in the same lot where Burger King is proposing to build their new building. Parents dropping off and picking up their kids already have issues with parking, especially when there are school events. Their concern is that having a fast food restaurant at that corner will reduce parking, making it harder for them to drop off and pick up their kids.

Having two Burger Kings too close to each other.

- Residents did not like the idea of having another Burger King within 5 miles. Brad told them that his team was looking at different possible sites but due to the location and the cost of those properties, some of those properties did not meet their requirements.

Hours of operations.

- Residents were concerned about the hours of operations and the noise coming from the drive thru speakers being too loud, since the drive thru is facing a residential area located right across from the proposed site. Brad told them that their hours of operation are determined by how well or bad they do during their early and late hours.

**Safety for kids.**

- Residents think that having a Burger King or any other fast food restaurant at that corner could be unsafe for their kids, especially in the mornings when people are rushing to get breakfast and go to work, increasing the risk of to run over a kid.

Odor

- Residents were concerned about the odor coming from Burger King since it will be relatively close to the homes located across the street.
- Brad answered questions very well, his answers gave residents the confidence that building a Burger King at that corner will be the best option for their community.
- Brad promised to send a list of the Burger Kings owned by them to give the residents assurance that all their Burger Kings are well kept.

Please let me know if you have any further questions or comments regarding the Citizen Outreach meeting.

Thank you,

A handwritten signature in black ink, appearing to read "N. Bisch".

Nathan Bisch

One Architecture

Director of Operations

314-324-6126

nathan.bisch@onearchitecture.us

Sign in. sheet

NAME:

Email:

Phone:

Andy Cepon

get+surprised@cox.net

Mike Brotherton

michael.brotherton
@imagineschools.com

623-326-2571

Traci Plitzuweit

tjodel@yahoo.com 623-302-6395

Jamie Hood

jamiehood@msn.com 623-760-8990

HAM D ERTEFA

H.ERTEFAI@COX.NET

Amy Hinczowski

amykunz2001@yahoo.com

Clifford Colmone

colmone@cox.net

623-547-9606

Michelle Theis

mtheis@HomeliFeaz.com 623-202-6045.

PUBLIC ENGAGEMENT FORM

PROJECT TITLE:

OVERALL PUBLIC INVOLVEMENT LEVEL:

IDENTIFY STAKEHOLDERS:

OBJECTIVES:

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when)

Future Council Work Session/Meetings target dates

Election dates (if applicable)

Project start/completion dates

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)

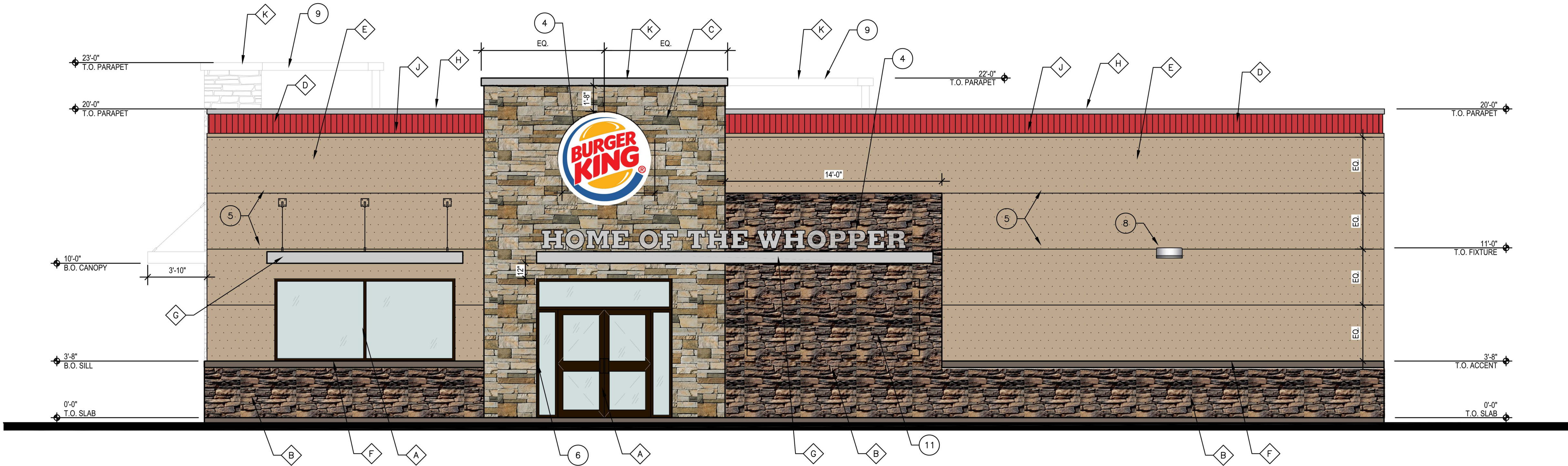
Booth at city events

Paid mailings (pending budget)

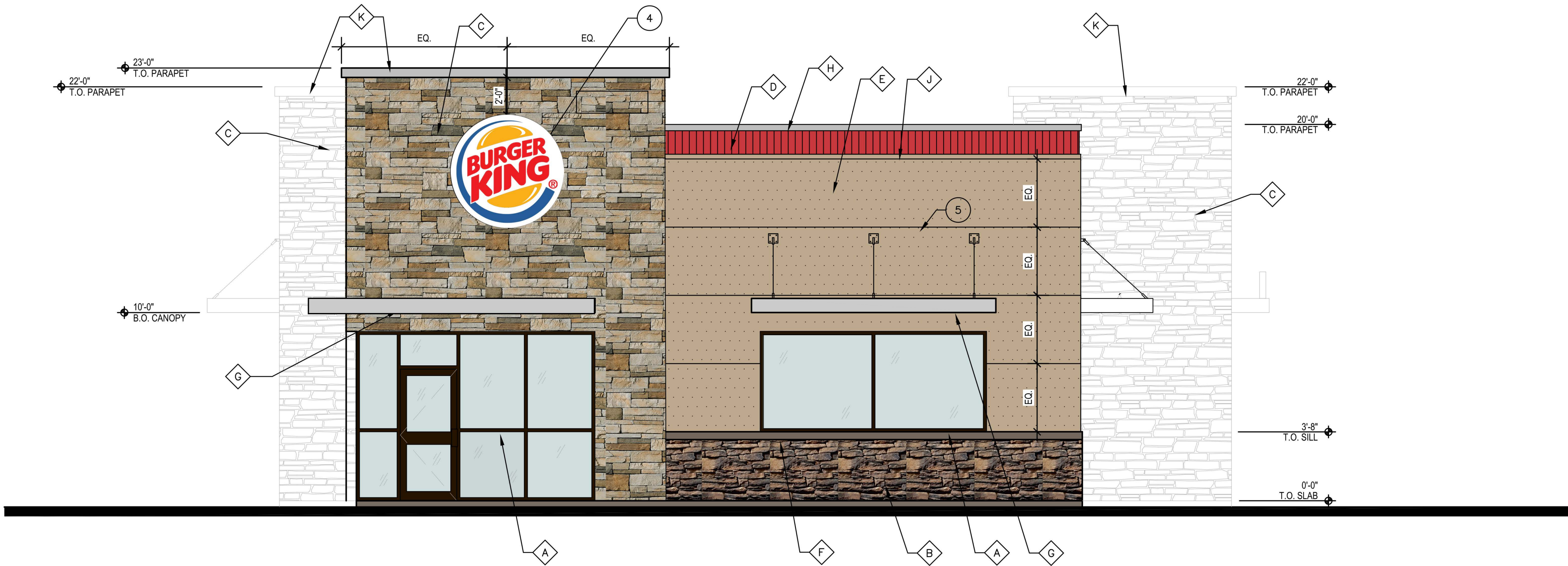
Creation of a subcommittee/task force

Youth/adult activities, registration, or orientation (HOA Academy)

Website updates



1 Main Entrance Elevation
1/4" = 1'-0"



2 Side Entrance Elevation
1/4" = 1'-0"

Finish Legend

A	ALUMINUM STOREFRONT #40 DARK BRONZE - KAWNEER
B	CULTURED STONE VENEER - OWENS CORNING SOUTHERN LEDGESTONE, (W/ GROUTED JOINTS), PATTERN: 2027 'WALNUT'
C	CULTURED STONE VENEER - BORAL, COUNTRY LEDGESTONE (W/ GROUTED JOINTS), 'ASPEN'
D	PREFABRICATED PARAPET BAND - CORRUGATED METAL PRE-FINISHED LEKTRON (OR APPROVED EQUAL) "AMAZING" 04YR 11/537
E	EIFS FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTERGRAL COLOR / SAND FINISH PPG "TOP BUN"
F	STUCCO / STONE ACCENT PAINT- "MONTEREY CLIFFS" 10YY 14/080
G	SUSPENDED CANOPY / VALENCE - PREMANUF- ALUMINUM CONST. BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FINISH
H	METAL COPING, TOP OF LIGHT BAND WALL CAP, W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR "SILVERSMITH"
J	METAL COPING, BOTTOM OF LIGHT BAND, W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR TO MATCH PPG "TOP BUN"
K	METAL COPING, TOP OF ARCHON, W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR "SILVERSMITH"

Keynotes

NOT ALL KEYNOTES ARE USED ON THIS SHEET.

- SES ROOM.
- FIRE RISER ROOM.
- HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH COLOR 'F', MONTEREY CLIFFS.
- SIGNAGE TO BE UNDER SEPARATE PERMIT.
- EIFS REVEAL, TYPICAL.
- LOCATION OF KNOX BOX 3200 SERIES RECESSED MOUNTED. VERIFY LOCATION
WITH CITY FIRE DEPARTMENT REQUIREMENTS AND INSTALL SIGNAGE AS REQUIRED.
- GAS METER LOCATION.
- LIGHT FIXTURE, TYPICAL.
- BACK SIDE OF PARAPET WALL, BEYOND.
- INDICATES ADDRESS NUMBERS LOCATION, HEIGHT AND SIZE. ALL ADDRESS
NUMBERS SHALL BE ON CONTRASTING BACKGROUNDS. NUMBERS SHALL BE 12" HIGH
MINIMUM PER CITY STANDARDS.
- MERCHANDISING AREA.

General Notes

- A. ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE SUBMITTED
UNDER SEPARATE REVIEW AND APPROVAL.
- B. ALL GROUND AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE
SCREENED FROM VIEW.
- C. ALL EIFS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND
ICC-ES REPORT #ESR-1232.

ONE!
ARCHITECTURE

8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020

Phone: 602.266.2712
Fax: 602.266.1688

www.ONEarchitecture.us

Principal:

Dustin Curtis

dustin.curtis@onearchitecture.us

Project Manager:

-----@onearchitecture.us

Revisions



Burger King

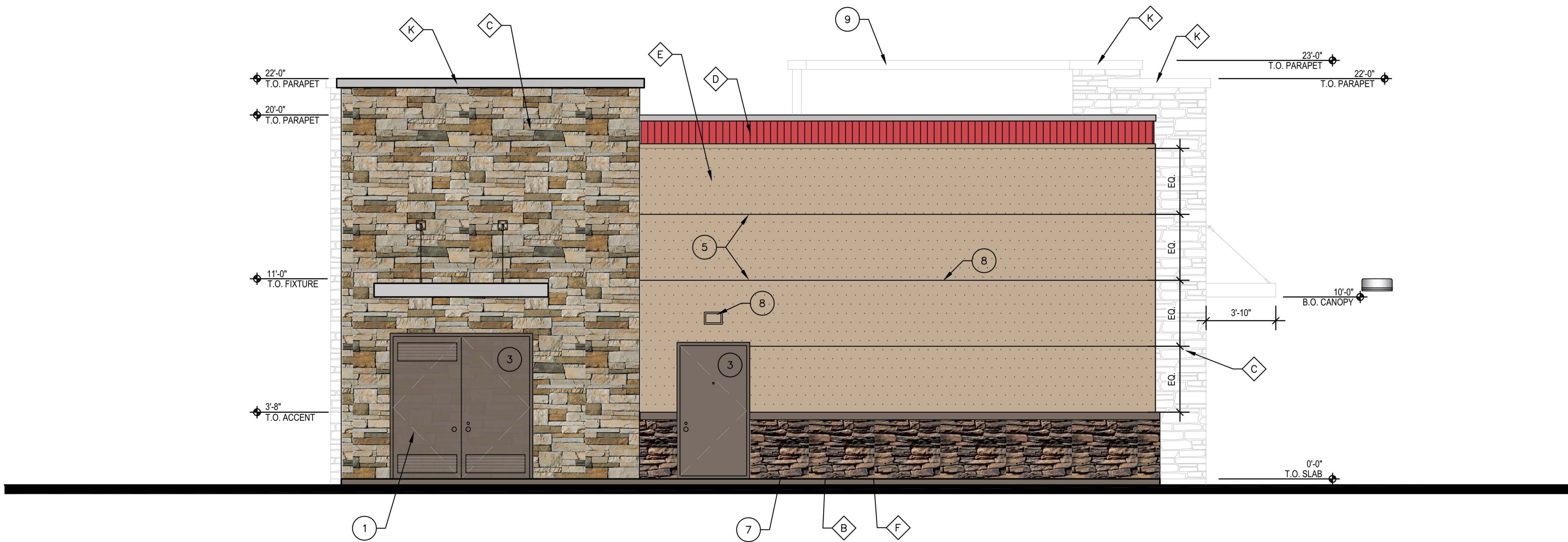
SW Corner of Bullard Rd.
& Cactus Rd.

5.29.16

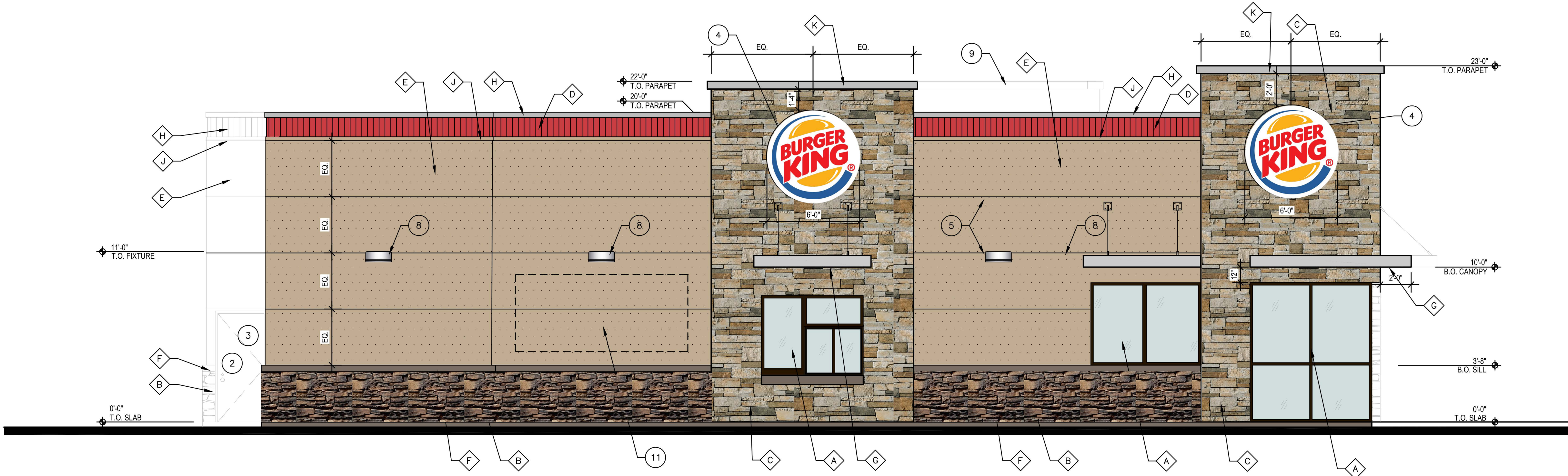
AZ-1649

A4.1

Exterior Elevations



3 Back Elevation
1/4" = 1'-0"



4 Drive Thru Elevation
1/4" = 1'-0"

Finish Legend

A	ALUMINUM STOREFRONT #40 DARK BRONZE - KAWNEER
B	CULTURED STONE VENEER - OWENS CORNING SOUTHERN LEDGESTONE, (W/ GROUTED JOINTS), PATTERN: 2027 'WALNUT'
C	CULTURED STONE VENEER - BORAL, COUNTRY LEDGESTONE (W/ GROUTED JOINTS), 'ASPEN'
D	PREFABRICATED PARAPET BAND - CORRUGATED METAL PRE-FINISHED LEKTRON (OR APPROVED EQUAL) "AMAZING" (4YR 11/537)
E	EIFS FIELD STUCCO WITH REVEAL JOINTS AS INDICATED INTERGRAL COLOR / SAND FINISH PPG "TOP BUN"
F	STUCCO / STONE ACCENT PAINT, "MONTEREY CLIFFS" 10Y 14/080
G	SUSPENDED CANOPY / VALENCE - PREMANUF. ALUMINUM CONST. BY APPROVED SUPPLIER W/ CLEAR ALUMINUM FINISH
H	METAL COPING, TOP OF LIGHT BAND WALL CAP, W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR "SILVERSMITH"
J	METAL COPING, BOTTOM OF LIGHT BAND, W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR TO MATCH PPG "TOP BUN"
K	METAL COPING, TOP OF ARCHON, W.P. HICKMAN SYSTEMS (OR EQ.) PERMA SNAP W/ PAINTED FINISH COLOR "SILVERSMITH"

Keynotes

NOT ALL KEYNOTES ARE USED ON THIS SHEET.

- SES ROOM.
- FIRE RISER ROOM.
- HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH COLOR 'F', MONTEREY CLIFFS.
- SIGNAGE TO BE UNDER SEPARATE PERMIT.
- STUCCO REVEAL, TYPICAL.
- LOCATION OF KNOX BOX 3200 SERIES RECESSED MOUNTED. VERIFY LOCATION
WITH CITY FIRE DEPARTMENT REQUIREMENTS AND INSTALL SIGNAGE AS REQUIRED.
- GAS METER LOCATION.
- LIGHT FIXTURE, TYPICAL.
- BACK SIDE OF PARAPET WALL, BEYOND.
- INDICATES ADDRESS NUMBERS LOCATION, HEIGHT AND SIZE. ALL ADDRESS
NUMBERS SHALL BE ON CONTRASTING BACKGROUNDS. NUMBERS SHALL BE 12" HIGH
MINIMUM PER CITY STANDARDS.
- MERCHANDISING AREA.

General Notes

- A. ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE SUBMITTED
UNDER SEPARATE REVIEW AND APPROVAL.
- B. ALL GROUND AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE
SCREENED FROM VIEW.
- C. ALL EIFS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND
ICC-ES REPORT #ESR-1232.

ONE!
ARCHITECTURE

8801 N. Central Ave, Suite 101

Phoenix, Arizona 85020

Phone: 602.266.2712

Fax: 602.266.1688

www.ONEarchitecture.us

Principal:

Dustin Curtis

dustin.curtis@onearchitecture.us

Project Manager:

----@onearchitecture.us

Revisions



Burger King

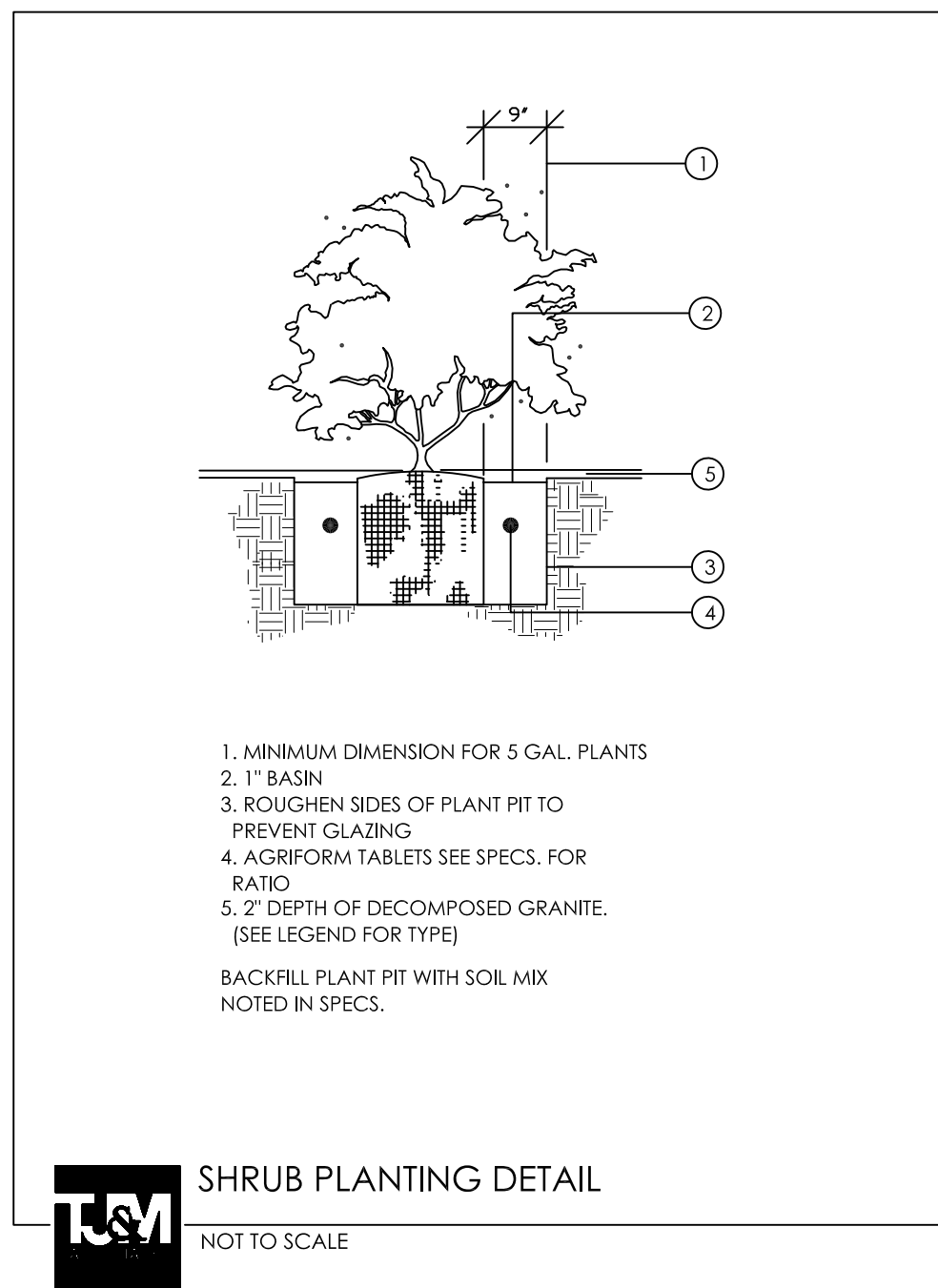
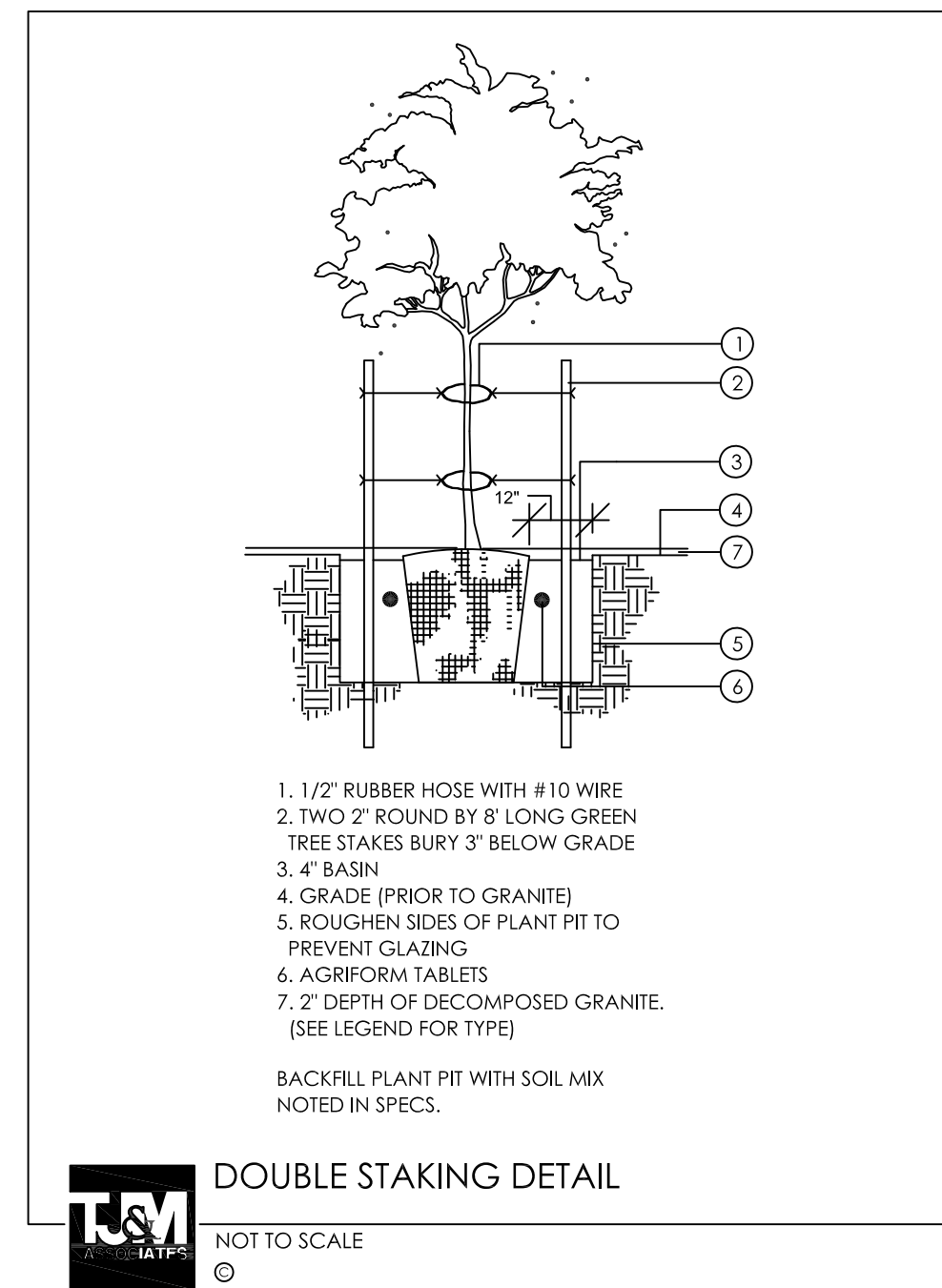
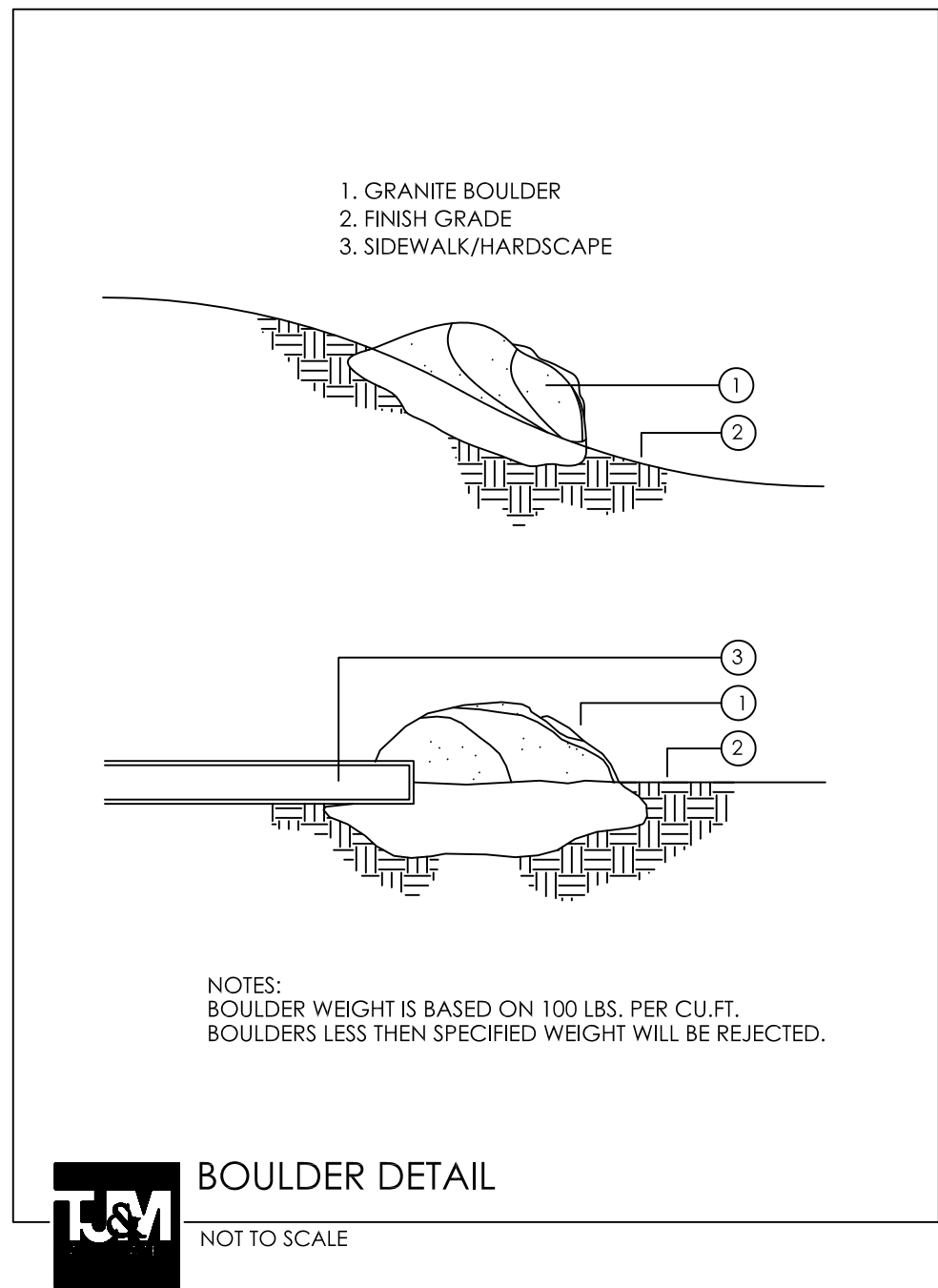
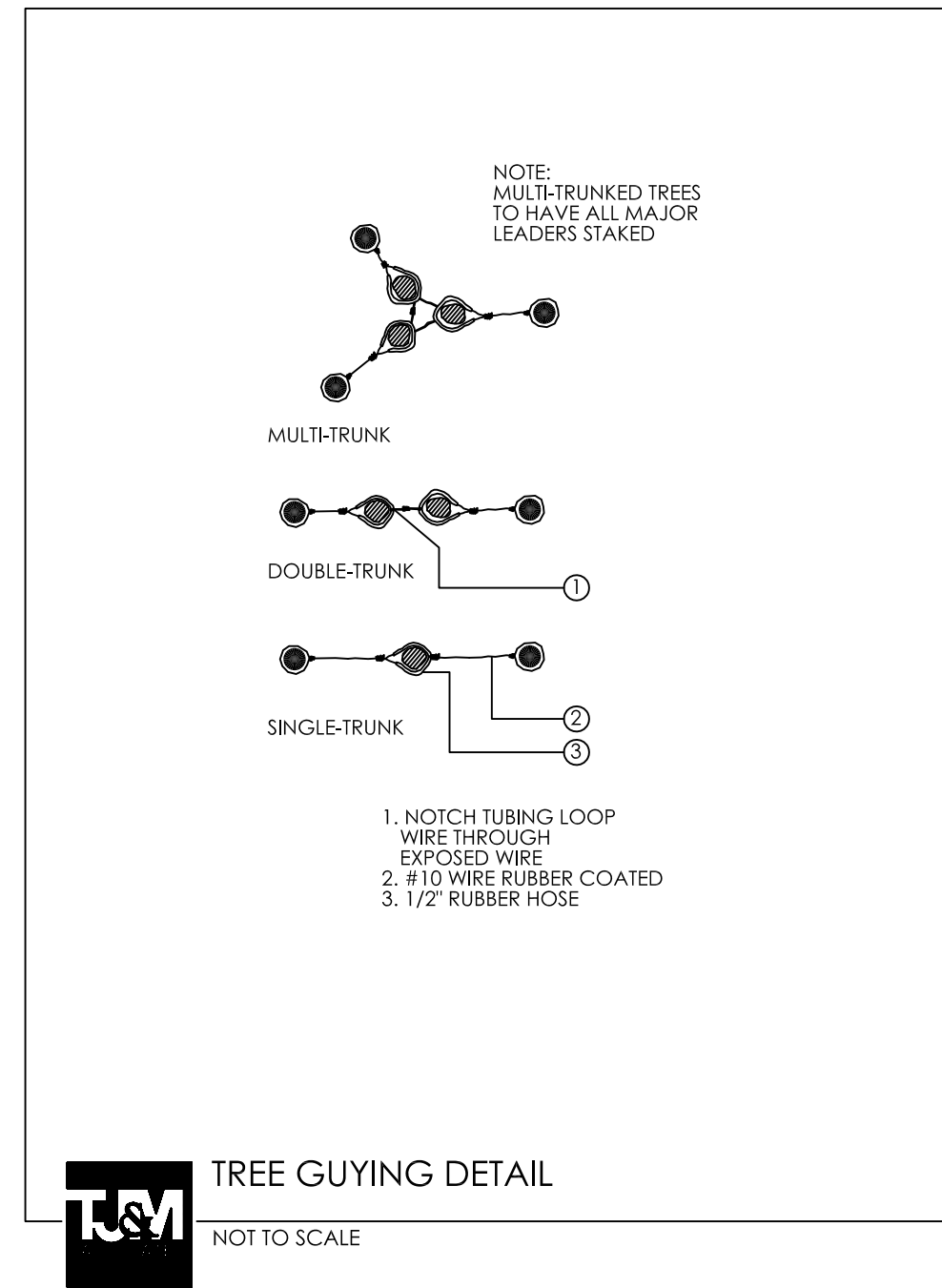
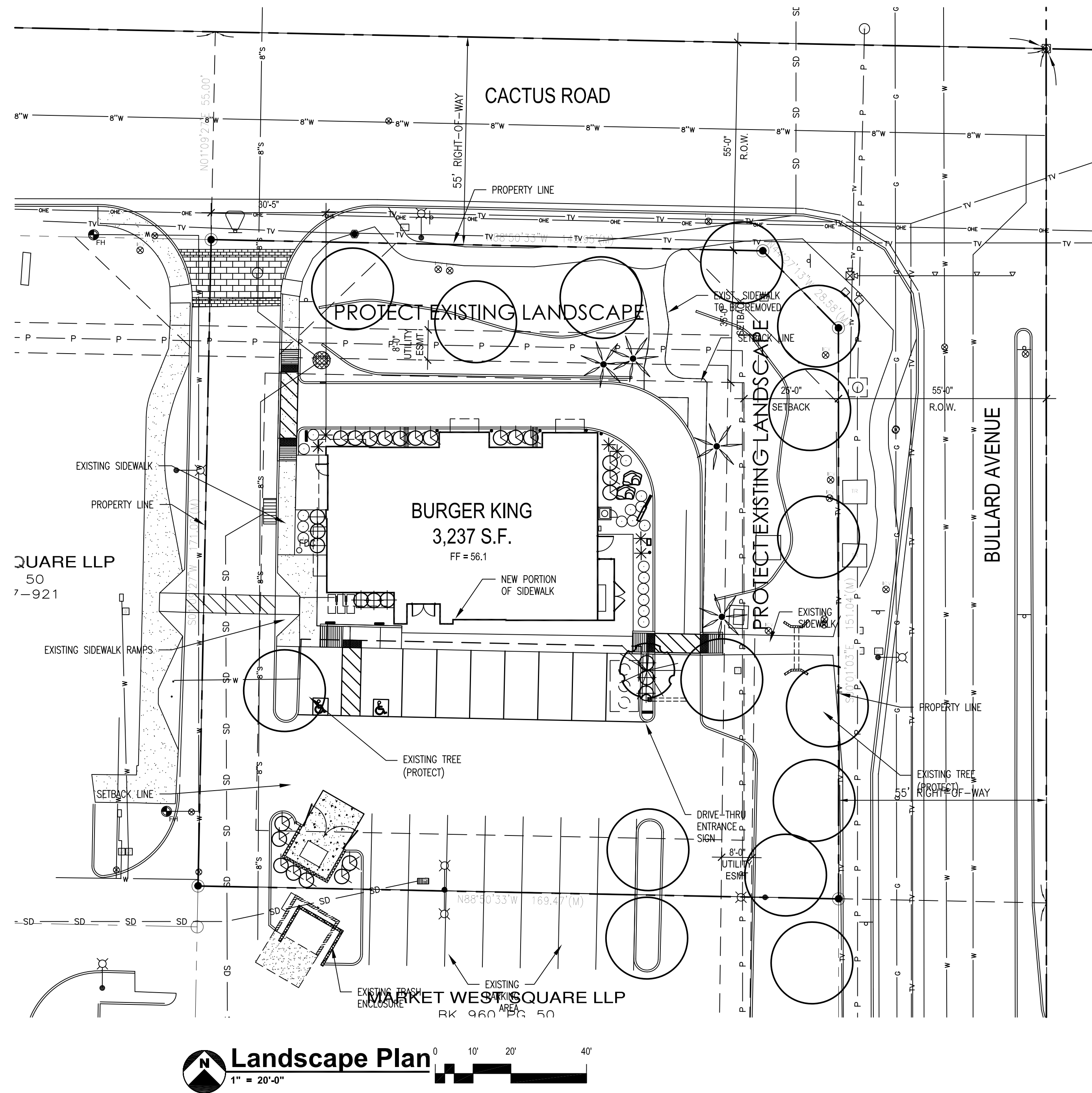
SW Corner of Bullard Rd.
& Cactus Rd.

5.29.16

AZ-1649

A4.2

Exterior Elevations



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) 266-6819
EMAIL: timmcqueen@tjma.net



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) 266-6819 EMAIL: timmcqueen@tjma.net

ONE!
ARCHITECTURE

8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
Phone: 602.266.2712
Fax: 602.266.1688

www.ONEarchitecture.us

Principal:
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager:
Jon Totel
jon.totel@onearchitecture.us

Revisions



Burger King
SWC of Cactus Road &
Bullard Road
Surprise, AZ
06.22.16
AZ-1649

La.01

Landscap Plan



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

13 April 2016

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

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

Re: FS16-168; Burger King Restaurant

Dear Ms. Sullivan

Thank you for the opportunity to comment on the Conditional Use Permit application for the Burger King. This project is located on 50,195 acres in the market West Square Commercial Subdivision at the southwest corner of Cactus and Bullard Roads in Surprise AZ. The request is for approval of a new construction for a 2,981 square foot Burger King restaurant with a drive-thru feature. The site is approximately 1/2 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 restaurant will not negatively impact Luke AFB's flying mission. Since the restaurant will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. 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 would be essential to inform potential tenants about Luke AFB operations.

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

Sincerely

for Barbara Plante
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

FS16-168

Burger King

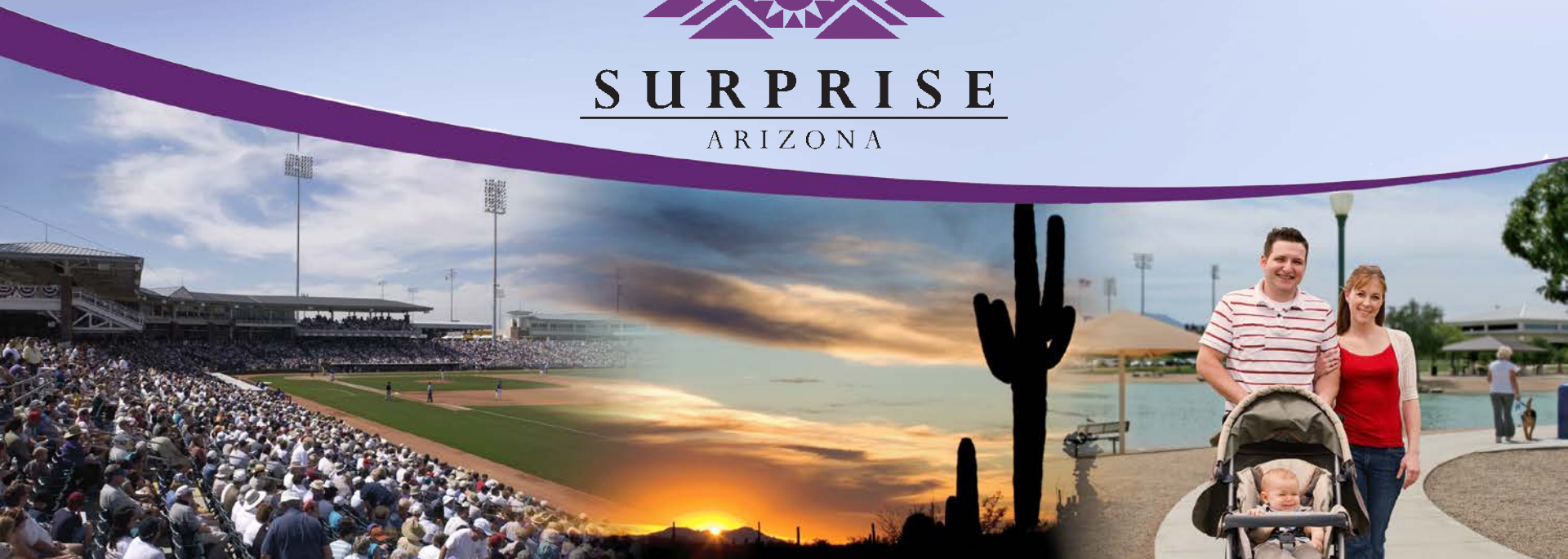
Conditional Use Permit

Planning and Zoning Commission

August 4, 2016



SURPRISE
ARIZONA



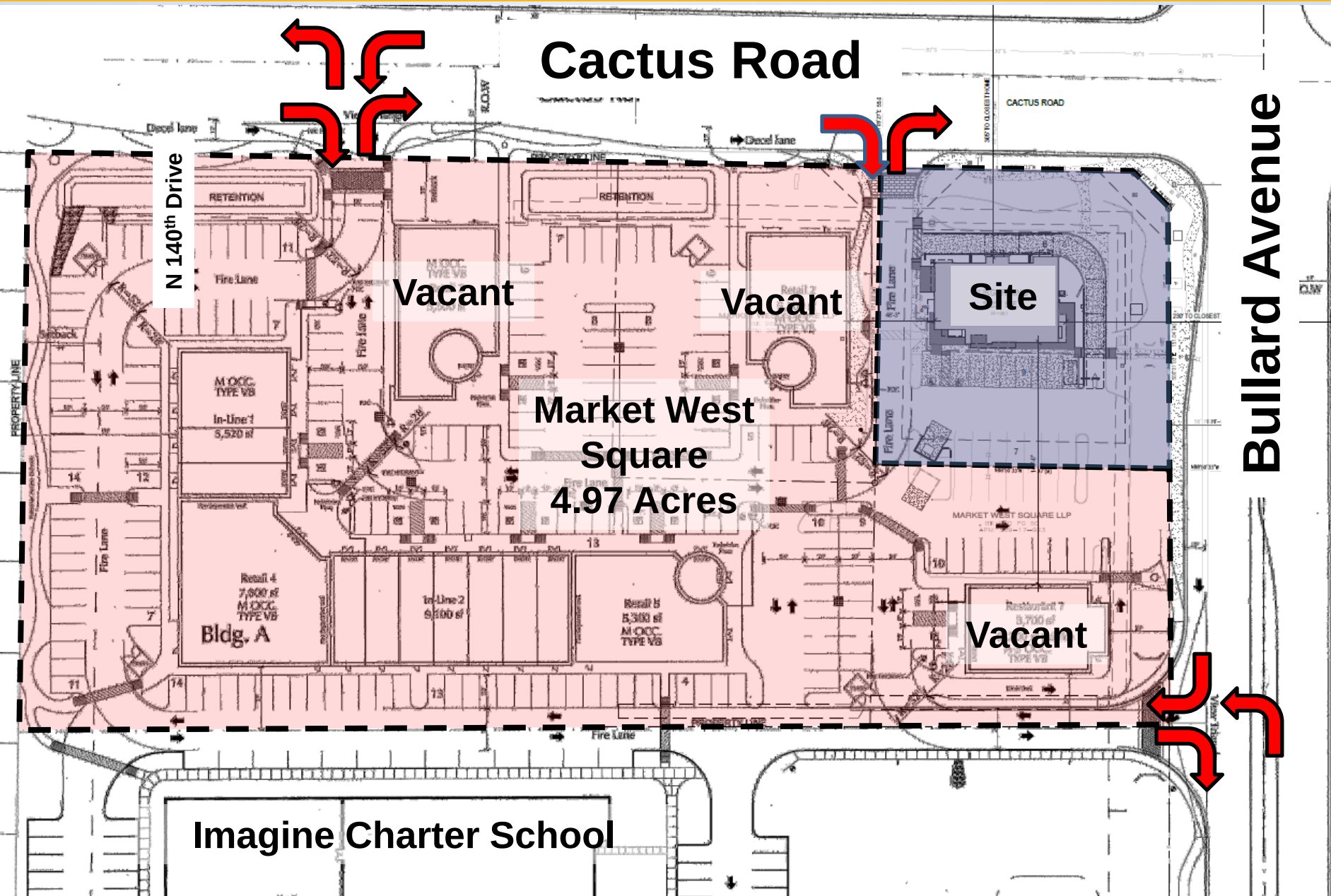
VICINITY MAP



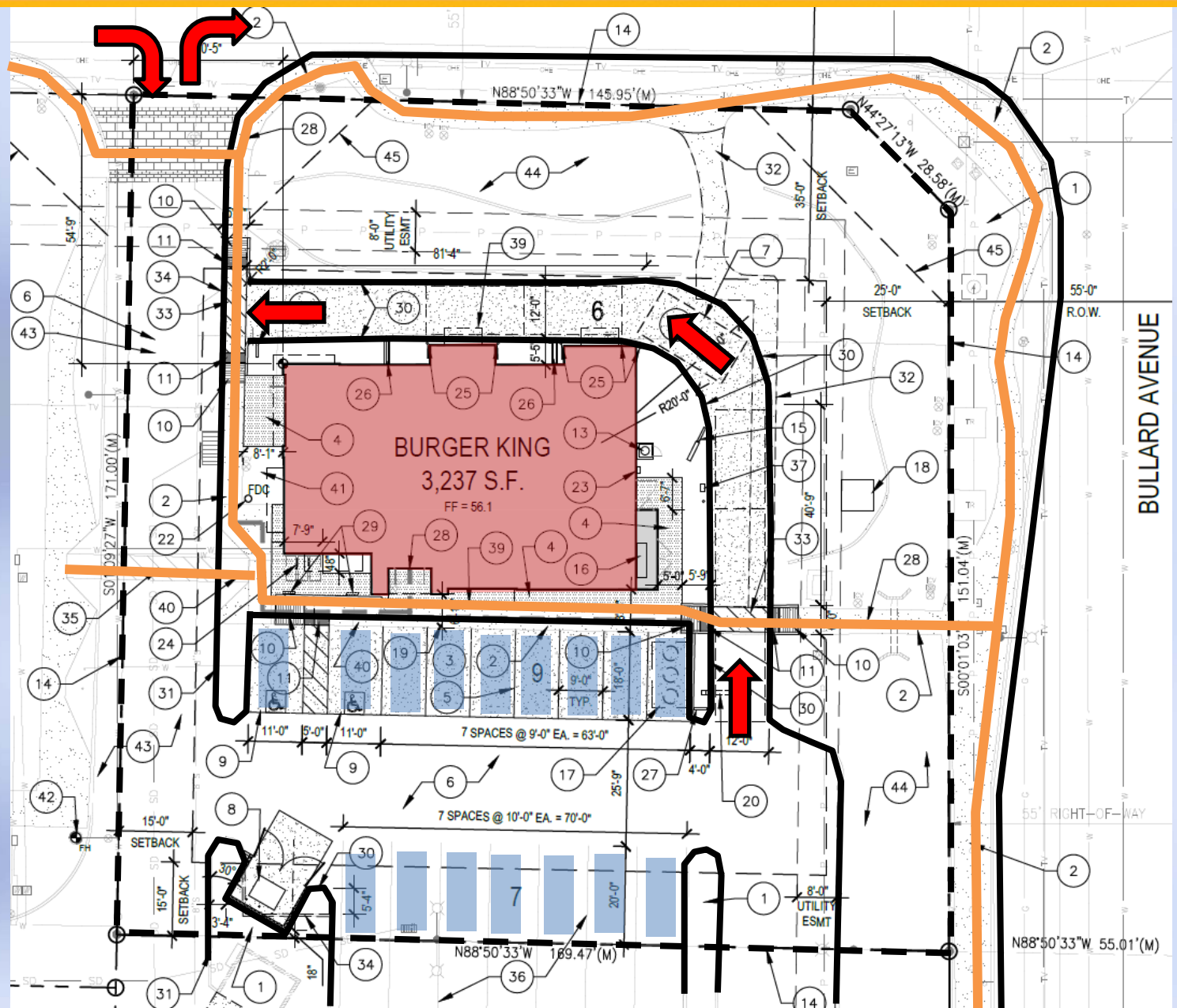
VICINITY MAP



MASTER SITE PLAN



SPECIFIC SITE PLAN



ELEVATIONS

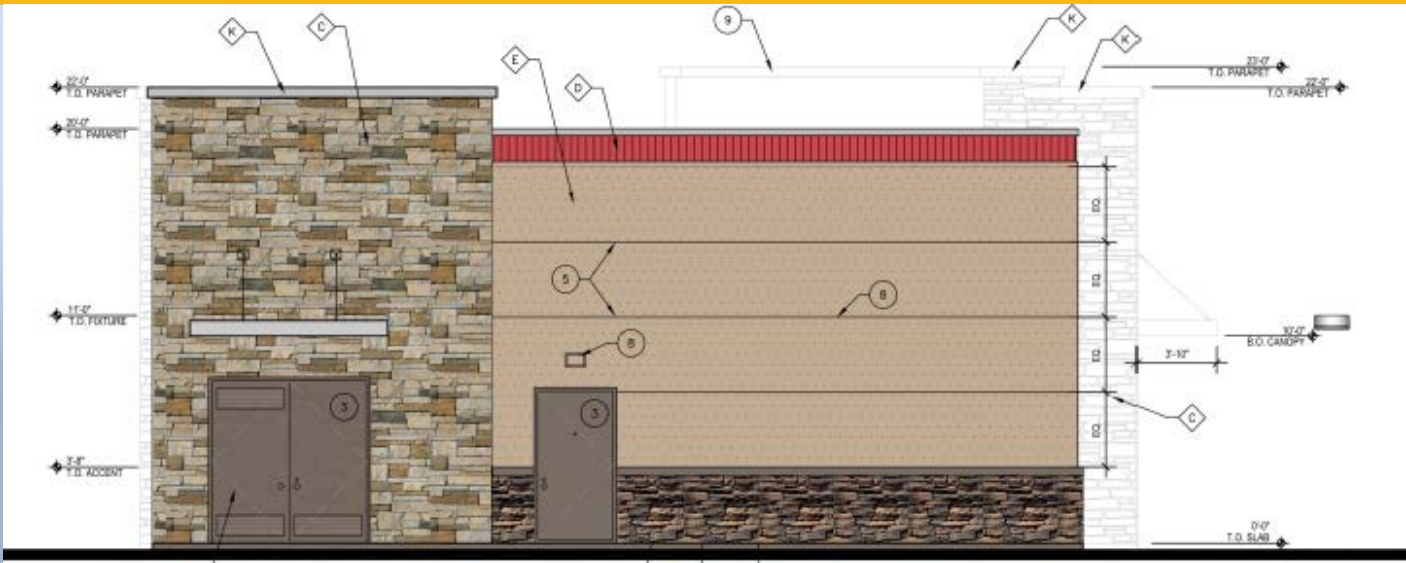


South Elevation



West Elevation

ELEVATIONS

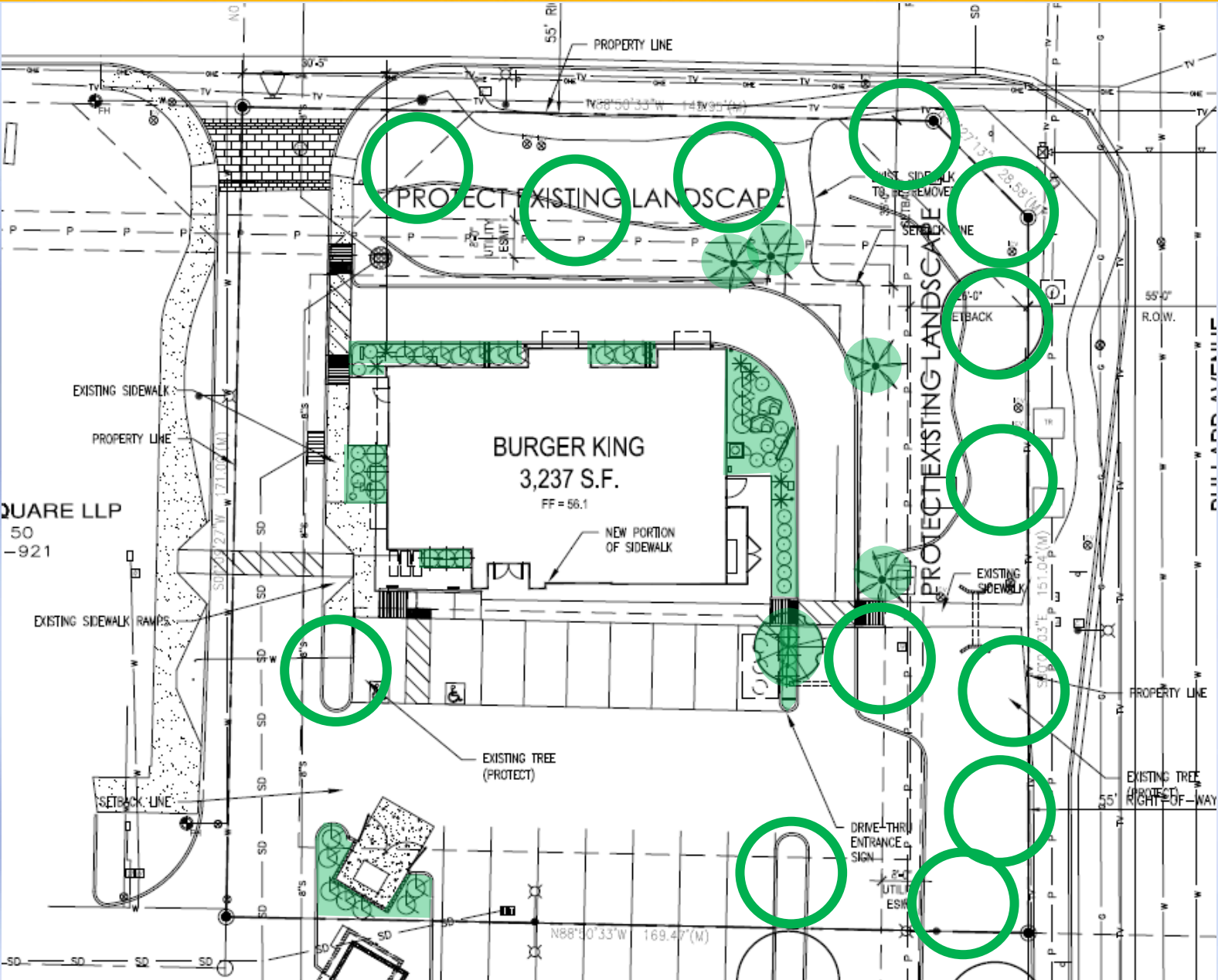


East Elevation – Bullard Avenue



North Elevation – Cactus Road

LANDSCAPE



LANDSCAPE



Concerns:

- Traffic interaction with Imagine School Traffic
- The need for this type of facility at this location
- Odors
- Loitering
- Loose Trash
- Employee Background Checks

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

August 4, 2016 @ 6:00:00 PM

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

Board Meeting Date:	August 4, 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
---------	---------	----------------	-------------------

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):