



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

Thursday, March 16, 2017 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|--|---|
| #1 | District Internal | <u>Consideration and action approving the March 2, 2017 Planning and Zoning Commission minutes.</u> | Approve
Lorraine
Nevarez,
Community
Development |
| #2 | District 5 | <u>Consideration and action approving a Site Plan for Raising Cane's at Surprise Center.</u> | Approve
Hobart Wingard -
Community
Development |
| #3 | District 3 | <u>Consideration and action approving a Site Plan Amendment for Radiant Church at Mountain Vista Ranch PAD.</u> | Approve
Hobart Wingard -
Community
Development |
| #4 | District 6 | <u>Consideration and action approving a Site Plan for Phoenix Distribution at Skyway Business Park, generally located north of the northeast corner of Peoria Avenue and 132nd Avenue.</u> | Approve
Hobart Wingard -
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | ITEM # | DISTRICT # | ITEM DESCRIPTION | STAFF RECOMMENDATION/
PRESENTED BY |
|--------|-------------------|---|--|
| #5 | District 6 | <u>Consideration and action on a Conditional Use Permit for Filiberto's at Surprise Point, generally located south of the southeast corner of Litchfield and Waddell Roads.</u> | Approve
Hobart Wingard -
Community
Development |
| #6 | District Citywide | <u>Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Annual Action Plan for 2017 and 2018.</u> | Approve
Christina
Ramirez,
Human Service
and Community
Vitality |
| #7 | District Internal | <u>Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2017-18.</u> | Approve
Christina
Ramirez,
Human Service
& Community
Vitality |

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #8 | 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: March 9, 2017 at 9:50 AM

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



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

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Board Meeting Date:	March 16, 2017	Contact Person:	Lorraine Nevarez, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the March 2, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the March 2, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [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

March 2, 2017 / 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 March 2, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Deputy City Attorney Donna Bronski, Neighborhood Services Program Supervisor Christina Ramirez, Community & Recreation Services Assistant Director Donna Miller, Planner Hobart Wingard, Planner Sergio Angulo and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, informed the committee of the Open Meeting Law Training Session on Thursday, March 23, 2017 at 6 p.m. at the Surprise City Council Chambers. All members are encouraged to attend.

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 February 2, 2017 Planning and Zoning Commission minutes.

Commissioner Norberg made a motion to approve the February 2, 2017 Planning and Zoning Commission minutes. Commissioner Bash seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 4 – Consideration and action on the Conditional Use Permit for a major vehicle repair facility in the Sun City West commerce Park, Generally north of Bell Road, west of Dysart Road and northeast of Grand Avenue.

Sergio Angulo, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Fire access

Chair Chapman opened the call to the public for item 2.

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

Commissioner Bash made a motion to approve the Conditional Use Permit for a major vehicle repair facility in the Sun City West Commerce Park. Commissioner Cultum seconded the motion. The motion passes with 7 votes in favor.

Item 3 – DISTRICT 1 – Consideration and action on the Conditional Use Permit for a Super Star Car Wash Facility in Surprise Farms Gateway, generally located south of Bell Road and west of Loop 303.

Sergio Angulo, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Hours of Operation
- Time of Construction
- Sidewalks and pedestrian safety
- Flow of traffic
- Stacking of vehicles

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

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

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit for a Super Star Car Wash facility in Surprise Farms Gateway. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

Item 4 – DISTRICT 4 – Presentation and action item regarding a City initiated General Plan Map Amendment of a portion of the Foxfire Commerce Park, from Office and Commerce to an Employment designation, generally located on the northeast corner of Grand Avenue and Bell Road.

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

The Commission discussed item 4:

- Noise abatement
- Hours of operation
- General uses in the industrial environment

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

Patrick Tucker, representing businesses in the area, asked the commission a few questions regarding 1) what is the difference between an office and commercial to employment designation 2) Does this also mean anything of a lesser zoning will still be allowed 3) Will current business be zoned out 4) Will there be ground cover.

Mr. Wingard explained this is part of the general plan which shows the long range plan of the city. This amendment will offer an opportunity for businesses to grow. There will be pavement.

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

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council regarding the Minor General Plan Map Amendment for Sun City West Commerce Park. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

Item 5 – DISTRICT 4 – Presentation and action item regarding Rezone of the CampCorp parcel, APN 503-66-058, from Regional Commercial (CR/C3) to Industrial General (IG/I2), located generally on the west side of Grand Avenue approximately ¼ mile northwest of Bell Road and Grand Avenue intersection at 13550 West Foxfire Drive.

Hobart Wingard, planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Fire access
- Use of the rail line

- Semitrailer traffic
- Pavement of roads

Chair Chapman opened the call to the public for item 5.

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

Commissioner Bash made a motion to recommend approval to the Mayor and City Council regarding the Rezone of APN Parcel 503-66-058, CampCorp. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

Item 6 – Citywide – Presentation and discussion pertaining to the Public Service Activities for the Community Development Block Grant Program Year 2016-18.

Christina Ramirez, Neighborhood Services Program Supervisor, gave an overview of the program, process timeline, CDBG goals for public services, the application descriptions and evaluations and the City's funding recommendations.

Public Service Application presentations were given by the following:

- David Martinez - St. Mary's Food Bank
- Jake Sedille - Labors Community Service Agency
- Jannelle Radoccia - Lutheran Social Services of the Southwest
- Holly Crow - Sojourner Center
- Muriel Gutierrez - City of Surprise Resource Center
- Kris Friedman and Juli McGreal Schragel – Billy's Place
- Courtney Allen and Gwen Shawley – Benevilla
- Julie Turko – AASK (Aid to Adoption of Special Kids)
- Terri Perillo – Sun Health Foundation
- Michelle Springer – M.I.K.I.D. (Mentally Ill Kids in Distress)
- Ursula Strephans – CASS (Central Arizona Shelter Services)
- Sally Clifford, Eric Eilertsen, Cathy Gaudio – Experience Matters

The Commission discussed item 6:

- Consolidated Plan
- The process of the program
- Recruitment process
- Volunteer time/In-kind
- Application assistance
- Auditor process

Chair Chapman opened the Call to the Public.

Ryan Scruggs, resident, inquired why the city program has to apply through the process.

Ms. Ramirez explained this is the current process for social services funding.

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

Item 7 – Internal – Parks and trails overview – How planners apply to development review.

Donna Miller, Acting Director – Community Services Department, presented item 7 to the Commission.

The Commission discussed item 7:

- Surprise Farms Softball Fields and Dog Park
- Countryside Recreation Center
- Mileage of area of trails
- Trail system
- Timeframe of the trail system
- Connections and alignments of trails

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

OTHER BUSINESS:

Item 8 – INTERNAL - Discussion pertaining to future agenda items.

Chair Chapman reminded the Commission of the upcoming Open Meeting Law Training Session on Thursday, March 23, 2017 at 6 p.m.

The Commission would like to receive notifications regarding upcoming projects.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 8:39 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

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving a Site Plan for Raising Cane's at Surprise Center.

Motion:

Move to recommend approval of a Site Plan for Raising Cane's at Surprise Center subject to stipulations 'A.' through 'B.'

Background:

Kerpan Planning and Design, LLC, on behalf of Surprise Center Development Company, LLC, seeks approval of a Site Plan to allow a drive through restaurant facility within the Surprise Center PAD. The drive through restaurant facility will be constructed on a currently vacant pad within the larger Civic Center Commercial Center. Site improvements will include a new 3,616 square foot building, landscaping, paving, signage, etc.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16 - 547 Raising Cane's at Surprise Center - Site Plan - Staff Report](#)
- ☐ [01 - FS16 - 547 Raising Cane's at Surprise Center - Site Plan - Vicinity Maps](#)
- ☐ [02 - FS16 - 547 Raising Cane's at Surprise Center - Site Plan - Master Site Plan](#)
- ☐ [03 - FS16 - 547 Raising Cane's at Surprise Center - Site Plan - Phasing Plan](#)
- ☐ [04 - FS16 - 547 Raising Cane's at Surprise Center - Site Plan](#)
- ☐ [05 - FS16 - 547 Raising Cane's at Surprise Center - Site Plan - Elevations](#)
- ☐ [06 - 547 Raising Cane's at Surprise Center - Site Plan - SP Landscape Plan](#)

☐ [07 - - 547 Raising Cane's at Surprise Center - 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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS16-547**

Project Name: Raising Cane's at Surprise Center

Council District: 5 – Palm

Meeting Date: **March 16, 2017**

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

Owner: Surprise Center Development Company, LLC

Applicant: Kerpan Planning and Design, LLC

Request: Site Plan approval for a Drive through dining facility in the Surprise Center Planned Area Development (PAD) zoning district.

Site Location: Generally, 500 feet west of the southwest corner of Bell Road and Civic Center Drive.

Site Size: Approximately 1.25 acres

Density: N/A

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

Support/Opposition: None received by staff.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations 'A.' through 'B.'

PROJECT DESCRIPTION:

Kerpan Planning and Design, LLC, on behalf of Surprise Center Development Company, LLC, seeks approval of a Site Plan to allow a drive through restaurant facility within the Surprise Center PAD. The drive through restaurant facility will be constructed on a currently vacant pad within the larger Civic Center Commercial Center. Site improvements will include a new 3,616 square foot building, landscaping, paving, signage, etc.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surrounds.

Sun Village (Kingswood Park PAD) Residential	Sun Village (Kingswood Park PAD) Residential	Sun Village (Kingswood Park PAD) Residential
Surprise Center PAD Commercial	Surprise Center PAD Commercial	Surprise Center PAD Commercial
Surprise Center PAD Mixed Use	Surprise Center PAD Mixed Use	Surprise Center PAD Mixed Use

BACKGROUND:

June 12, 1980: The subject parcel was annexed into the City of Surprise.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center under case PAD00-105.

October 20, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-434.

December 12, 2016: The applicant filed a request for a Site Plan under case FS16-547, the subject case.

December 15, 2016: The Planning and Zoning Commission approved a Master Site Plan for 'Civic Center at Surprise Center.'

ANALYSIS AND DISCUSSION:

The subject request involves a proposed drive-through Restaurant to be constructed on a currently vacant pad within the Surprise Center PAD. This mixed-use PAD principally permits a drive through facility.

The approximately 3,616 square foot facility will reside on a 1.25 acre parcel within the Civic Center Commercial Center within the City Center PAD. Exterior elevations, landscaping, and parking facilities are designed to complement the existing and proposed development in the center. Parking for 39 vehicles is located on three (3) sides of the building with screening wall located adjacent to Bell Road. The queuing distance for the drive through is beyond the 140 foot required. Condition A. provides for the safety of pedestrians that cross vehicular lanes.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Land Use Category, which supports food service uses such as that proposed.

REVIEWING AGENCIES:

Maricopa Water District (MWD): In an email dated October 6, 2016, MWD indicated the proposal will not impact MWD.

Arizona Department of Transportation (ADOT): In an email dated October 7, 2016, ADOT indicated the proposal will have no impact on existing highway facilities.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Surprise Center PAD. Staff recommends stipulations that, once fulfilled, will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Center PAD.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, subject to stipulations 'A.' through 'B.' as outlined below:

A. The Specific Site Plan prepared by dChang Architects, LLC., date received January 24, 2017 will be revised and submitted for review to include the following modifications:

1. Traffic warning signage will be provided for pedestrians and vehicles at the intersection of the pedestrian walkways and the drive through as well as where the drive through lane terminates.

2. The use of the Loading Zone will not be allowed during hours of operation of the drive through facility.

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

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

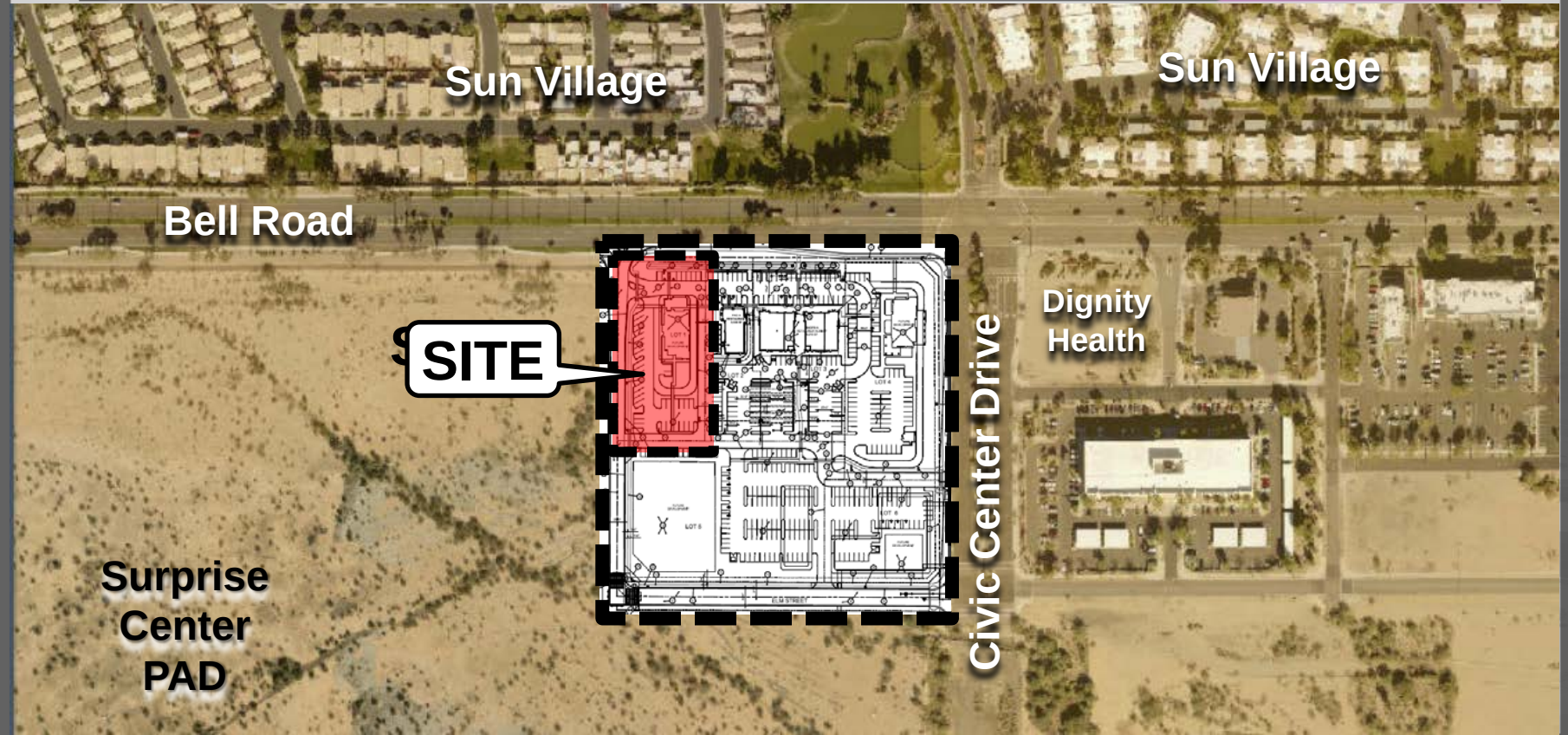
Attachments:

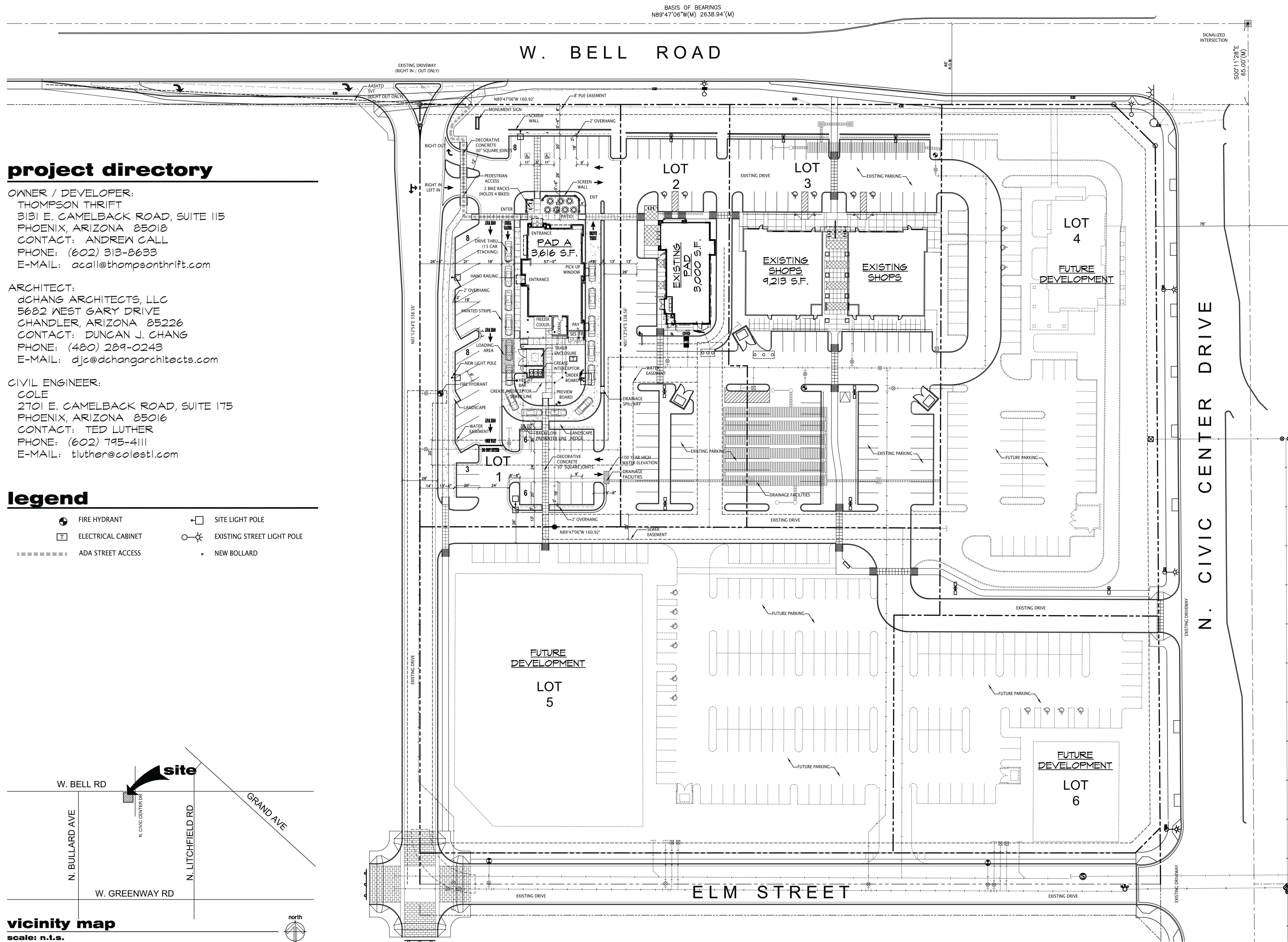
- 01 - Vicinity Maps
- 02 - Master Site Plan
- 03 - Phasing Plan
- 04 - Site Plan
- 05 - Color Elevations
- 06 - Landscape Plan

VICINITY MAP



VICINITY MAP





PROJECT DATA			
SITE AREA:	352,787.63	S.F.	8.10 AC.
TOTAL BUILDING AREA:	55,255	S.F.	
APPROX % OF COVERAGE:	15.71	%	

PARKING			
TOTAL PROVIDED SPACES	414	SPACES	
PARKING RATIO	1 SPACE PER	133.9	S.F.
PARKING RATIO	7.47	/ 1,000	S.F.

BICYCLE PARKING (1 PER 10)	41	BICYCLE PARKING	
HANDICAPPED			
REQUIRED	17	SPACES	
PROVIDED	20	SPACES	4.83%

PARCEL DATA			
LOT 1 - FAST FOOD W/DRIVE-THRU (THIS PROJECT)			
PARCEL AREA	54,480.20	S.F.	1.25 AC.
BUILDING AREA	3,616	S.F.	
COVERAGE	6.98	%	
TOTAL PARKING PROVIDED	42	SPACES	
HANDICAP SPACES PROVIDED	2	SPACES	4.76%
PARKING RATIO	1 SPACE PER	90.5	S.F.
PARKING RATIO	11.05	/ 1,000	S.F.

LOT 2 - FAST FOOD W/DRIVE-THRU (EXISTING)			
PARCEL AREA	31,412.04	S.F.	0.72 AC.
BUILDING AREA	3,000	S.F.	
COVERAGE	9.55	%	
TOTAL PARKING PROVIDED	45	SPACES	
HANDICAP SPACES PROVIDED	2	SPACES	4.44%
PARKING RATIO	1 SPACE PER	68.7	S.F.
PARKING RATIO	15.00	/ 1,000	S.F.

LOT 3 - SHOPS (RETAIL/RESTAURANT) (EXISTING)			
PARCEL AREA	55,621.27	S.F.	1.28 AC.
BUILDING AREA	9,213	S.F.	
COVERAGE	16.56	%	
TOTAL PARKING PROVIDED	80	SPACES	
HANDICAP SPACES PROVIDED	4	SPACES	5.00%
PARKING RATIO	1 SPACE PER	115.2	S.F.
PARKING RATIO	8.68	/ 1,000	S.F.

LOT 4 - FAST FOOD W/DRIVE-THRU (FUTURE DEVELOPMENT)			
PARCEL AREA	70,093.56	S.F.	1.61 AC.
BUILDING AREA	3,926	S.F.	
COVERAGE	5.60	%	
TOTAL PARKING PROVIDED	72	SPACES	
HANDICAP SPACES PROVIDED	3	SPACES	4.17%
PARKING RATIO	1 SPACE PER	54.5	S.F.
PARKING RATIO	18.34	/ 1,000	S.F.

LOT 5 - FUTURE DEVELOPMENT			
PARCEL AREA	101,333.60	S.F.	2.33 AC.
BUILDING AREA	30,000	S.F.	
COVERAGE	29.61	%	
TOTAL PARKING PROVIDED	116	SPACES	
HANDICAP SPACES PROVIDED	6	SPACES	
PARKING RATIO	1 SPACE PER	258.8	S.F.
PARKING RATIO	3.87	/ 1,000	S.F.

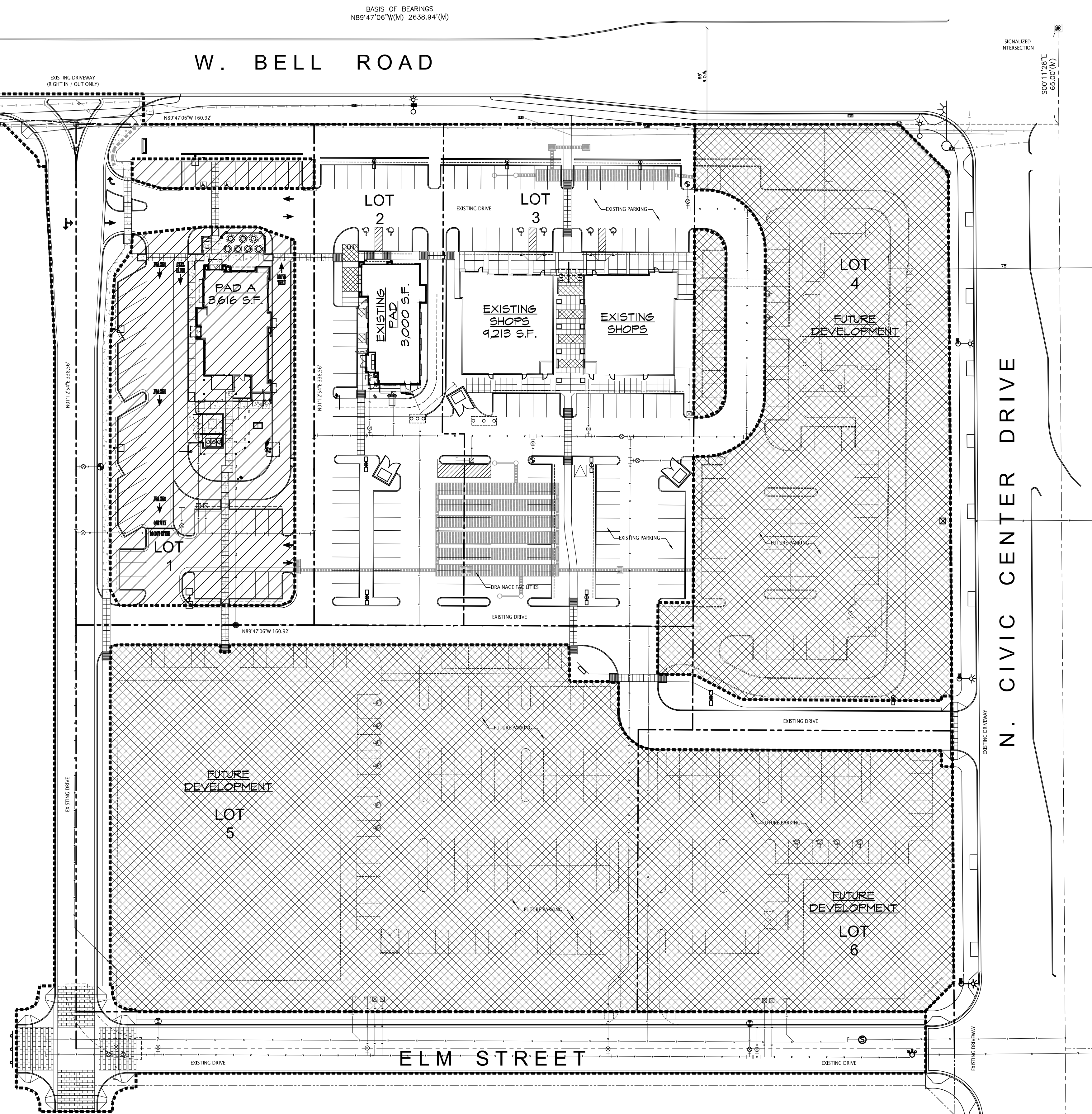
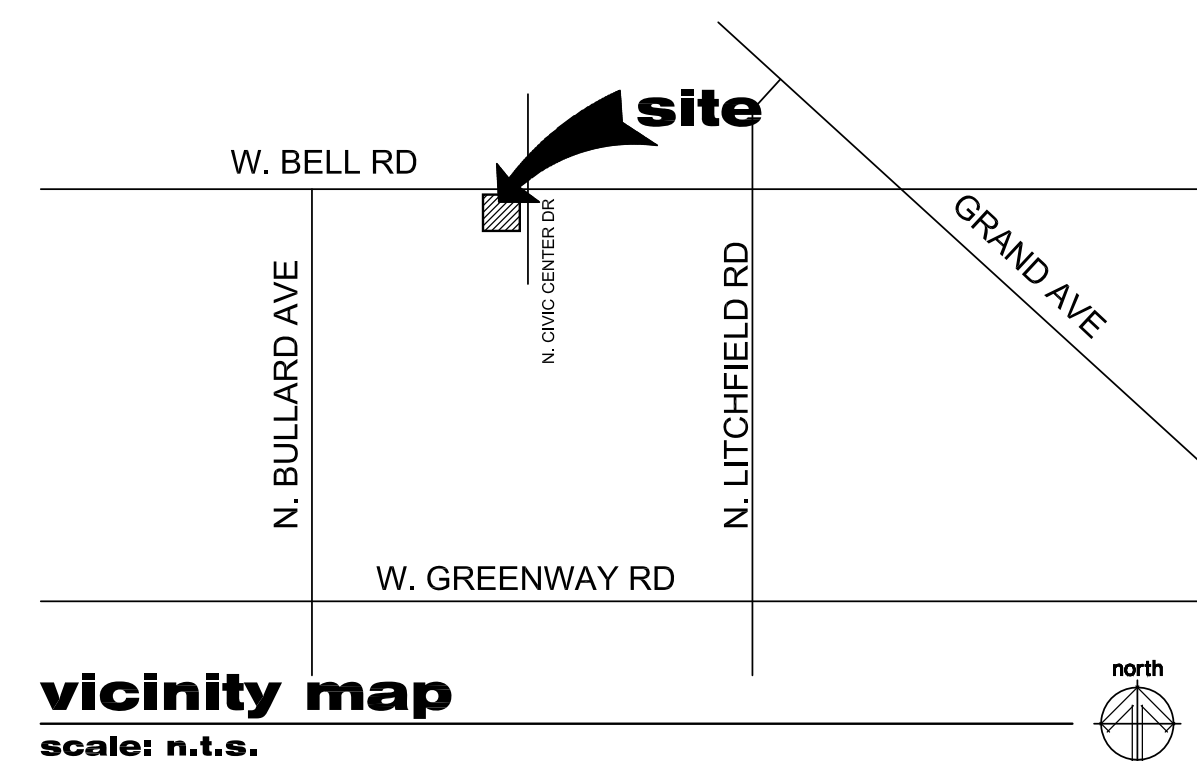
LOT 6 - FUTURE DEVELOPMENT			
PARCEL AREA	39,846.96	S.F.	0.91 AC.
BUILDING AREA	5,500	S.F.	
COVERAGE	13.80	%	
TOTAL PARKING PROVIDED	59	SPACES	
HANDICAP SPACES PROVIDED	3	SPACES	
PARKING RATIO	1 SPACE PER	93.2	S.F.
PARKING RATIO	10.73	/ 1,000	S.F.

PROJECT DATA

OWNER / DEVELOPER:
THOMPSON THRIFT
3131 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85018
CONTACT: ANDREW CALL
PHONE: (602) 313-8633
E-MAIL: acall@thompsonsthrift.com

ARCHITECT:
dCHANG ARCHITECTS, LLC
5682 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. CHANG
PHONE: (480) 289-0243
E-MAIL: djc@dchangarchitects.com

CIVIL ENGINEER:
COLE
2701 E. CAMELBACK ROAD, SUITE 175
PHOENIX, ARIZONA 85016
CONTACT: TED LUTHER
PHONE: (602) 795-4111
E-MAIL: tluther@colestl.com

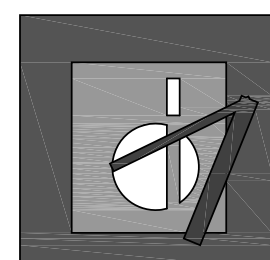
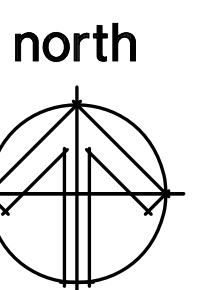
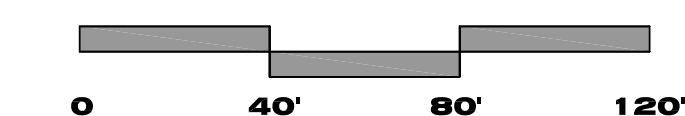


EXISTING

THIS PROJECT

FUTURE PHASE

scale: 1" = 40'-0"



dChang Architects, LLC
Architecture . Interiors . Planning
5682 West Garv Drive, Chandler, Arizona 85226 / Phone: 480.289.0243

Civic Center
SWC W. Bell Road and N. Civic Center Drive
Surprise, Arizona

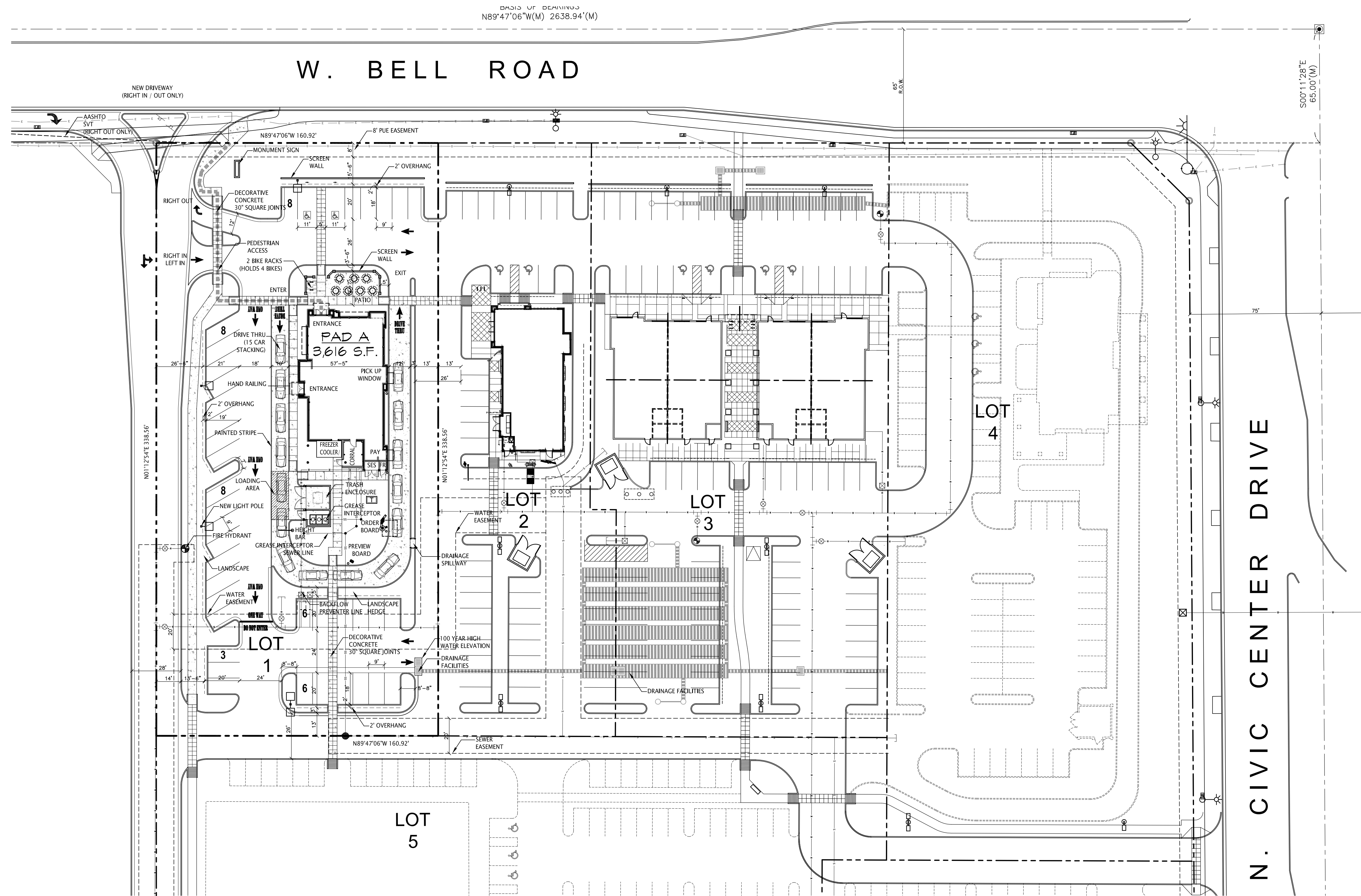


MRG Marketing and Management, Inc.

Project number: 16012

Date: January 19, 2016

OSP-2

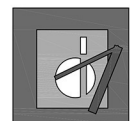


- 1. Signage under seperate review and permit.**
- 2. All rooftop mechanical equipment to be screened.**



1 DRYVIT "HONEY TWIST" #303 PEBBLE FINISH	2 STANDING SEAM METAL ROOF AND METAL CANOPIES "MATTE BLACK"	3 SUMMIT BRICK COLOR - "EMPIRE GOLD" #470	4 ALUMINUM STOREFRONT SYSTEM, MILL FINISH w/ CLEAR GLASS WINDOW SYSTEM
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pad a
conceptual elevations



dChangArchitects, LLC
Architecture . Interiors . Planning
5682 West Gary Drive, Chandler, Arizona 85226 / Phone: 480.289.0243

Raising Cane's at Civic Center
Lot 1 - SWC W. Bell Road and N. Civic Center Drive
Surprise, Arizona



MRG Marketing and Management, Inc.

Project number: 16012

Date: November 30, 2016

EL-1

The site plan for Pad A shows a rectangular building with a total area of 3,616 S.F. The building is oriented vertically on the page. The main entrance is located on the left side, with a 'PICK UP WINDOW' on the right side. The interior includes a 'FREEZER COOLER/CORRAL' and a 'PAY' area. The building is surrounded by a parking lot with several parking spaces. The site plan also shows a 'RIGHT OUT' area at the top, a 'ONE WAY' street at the bottom, and a 'DO NOT ENTER' sign. The plan includes various landscaping elements such as trees, shrubs, and ground cover. The plan is labeled with 'AASHTO SVT' and 'RIGHT OUT ONLY' at the top. The plan also includes a note: 'ALL SHRUBS AND GROUND COVER WITHIN THIS BOUNDARY TO BE MINIMUM 15 GALLON'. The plan is labeled with 'PAD A' and '3,616 S.F.' in the center. The plan also includes a note: 'ENTRANCE' and 'EXIT'.

ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION

ALL PLANT MATERIAL IS TO EXCEED ANA SPECIFICATIONS FOR CONTAINER SIZE. NO RECENTLY UP-SIZED PLANTS IN CONTAINERS WILL BE APPROVED (IE. 1 GAL. RECENTLY PLANTED 5 GAL. ETC.)

-

EXISTING TREE
PROTECT FROM
CONSTRUCTION
-

CHITALPA TASHKENTENSIS
CHITALPA
24" BOX (MATCHING)
-

TIPUANA TIPUU
TIPUU TREE
24" BOX
-

SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
-

CARNEGIA GIGANTEA
SAGUARO
6' AND 8' TALL SPEARS
-

EXISTING TREE
PROTECT FROM
CONSTRUCTION
-

LEUCOPHYLLUM LANGMANIAE
RIO BRAVO SAGE
15 GALLON
-

RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
-

RUSSELLIA EQUISETIFORMIS
CORRAL PLANT
15 GALLON
-

HESPERALOE PARVIFLORA
RED YUCCA
15 GALLON
-

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
15 GALLON
-

DASYLERION LONGISSIMA
MEXICAN GRASS TREE
15 GALLON
-

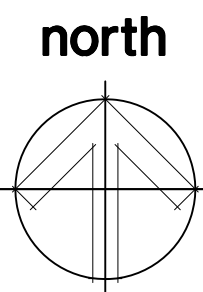
EUPHORBIA BIGLANDULOSA
GOPHER PLANT
15 GALLON
-

ALOE 'BLUE ELF'
BLUE ELF ALOE
15 GALLON
-

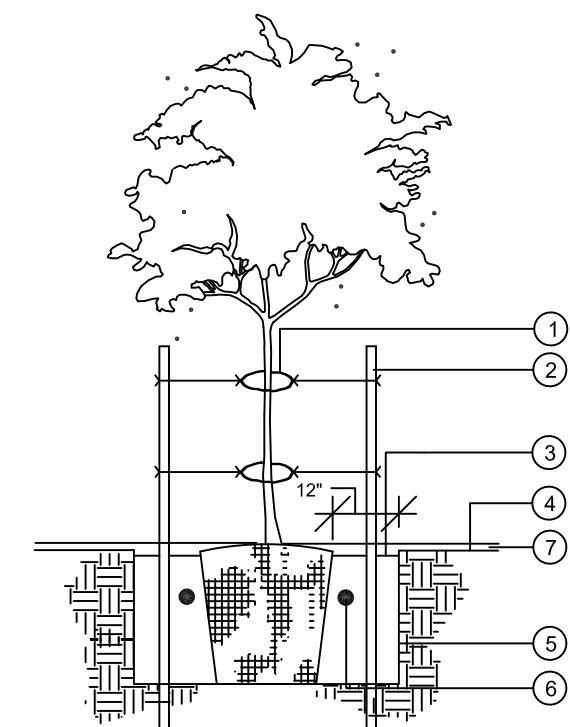
PEDILANTHUS MACROCARPUS
LADY SLIPPER
15 GALLON
- 2" SCREENED
MATCH EXISTING COLOR
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
-

3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH

Age Group	Number of People
0-20	80
20-40	40
40-60	80



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

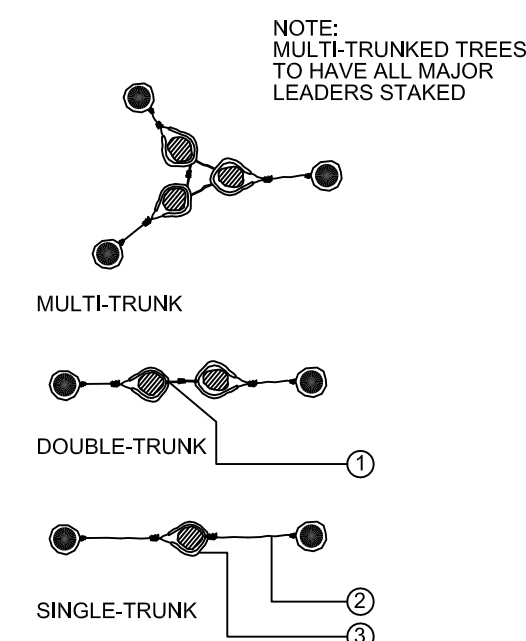


- BACKFILL PLANT PIT WITH SOIL MIX
NOTED IN SPECS.



DOUBLE STAKING DETAIL

NOT TO SCALE



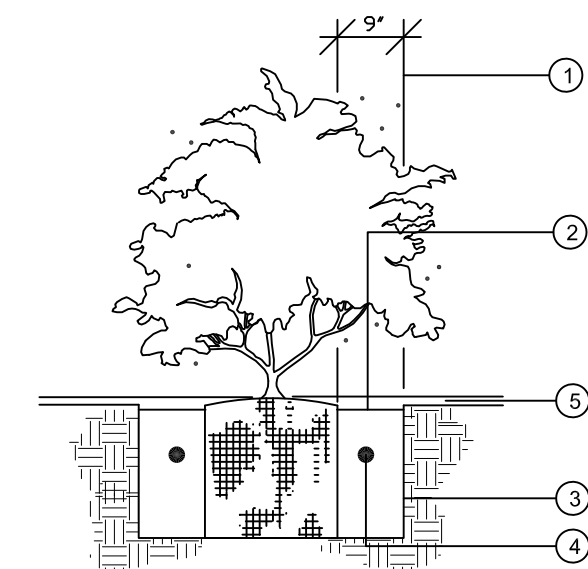
NOTE:
MULTI-TRUNKED TREES
TO HAVE ALL MAJOR
LEADERS STAKED

1. NOTCH TUBING LOOP
WIRE THROUGH
EXPOSED WIRE
2. #10 WIRE RUBBER CO.
3. 1/2" RUBBER HOSE



TREE GUYING DETAIL

NOT TO SCALE



- BACKFILL PLANT PIT WITH SOIL MIX
NOTED IN SPECS.



SHRUB PLANTING DETAIL

NOT TO SCALE

[illegible]

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net



SURPRISE
ARIZONA

FS16-547

Raising Cane's

Site Plan

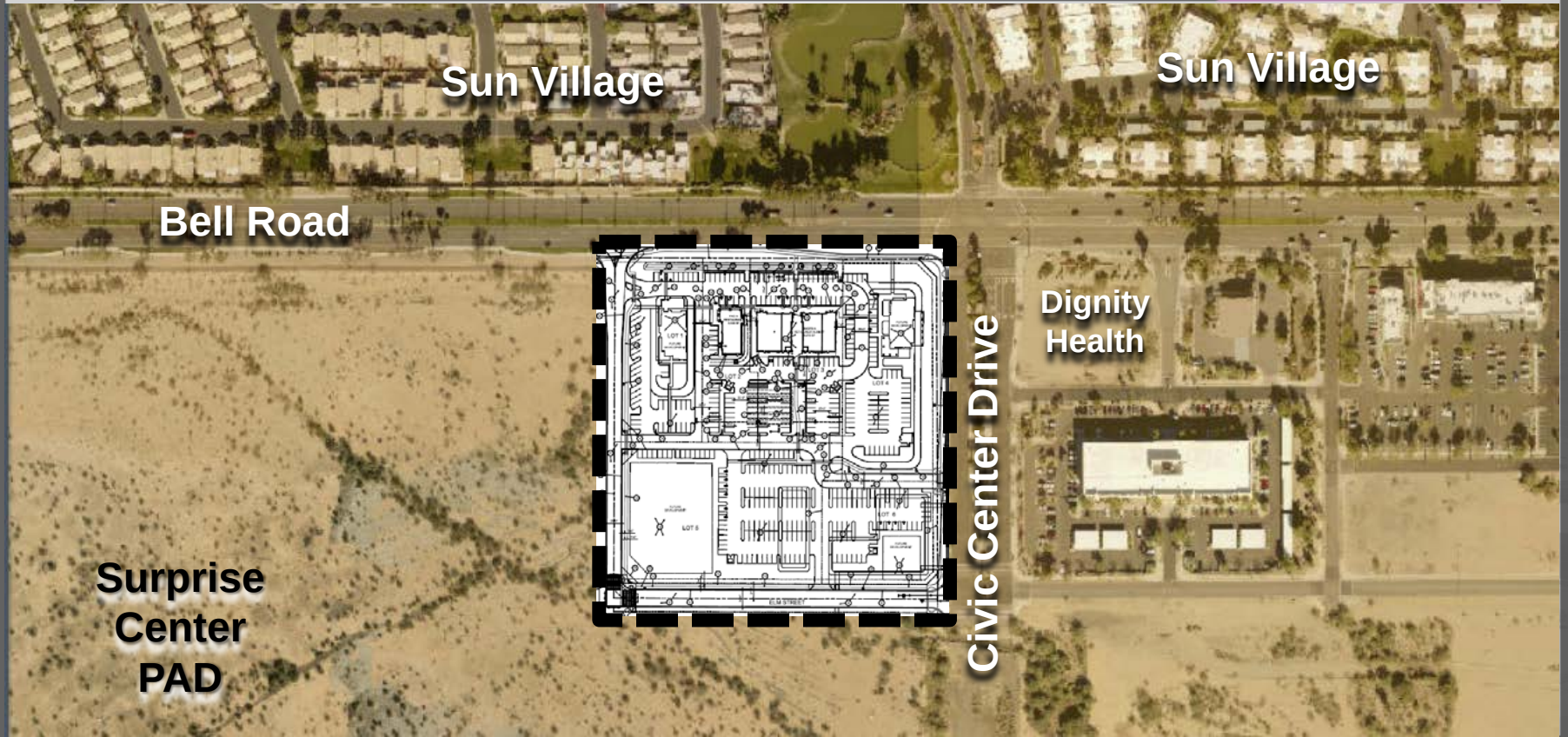
Planning and Zoning Commission

March 16, 2017

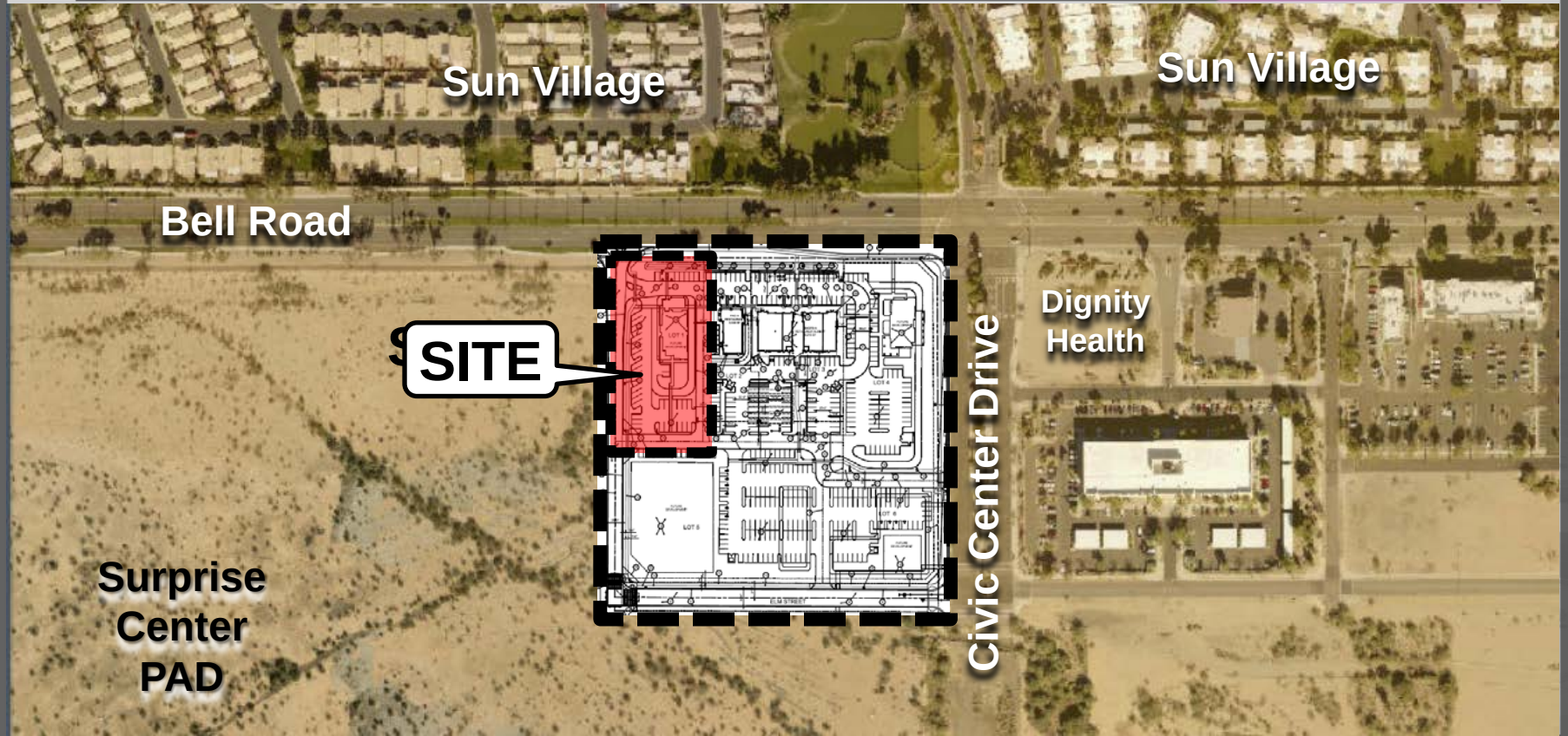
VICINITY MAP



VICINITY MAP



VICINITY MAP



Bell Road

project directory

OWNER / DEVELOPER:
THOMPSON THRIFT
3131 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85018
CONTACT: ANDREW CALL
PHONE: (602) 313-8633
E-MAIL: acall@thompsonthrift.com

ARCHITECT:
DCHANG ARCHITECTS, LLC
5682 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. CHANG
PHONE: (480) 284-0243
E-MAIL: djc@dchangarchitects.com

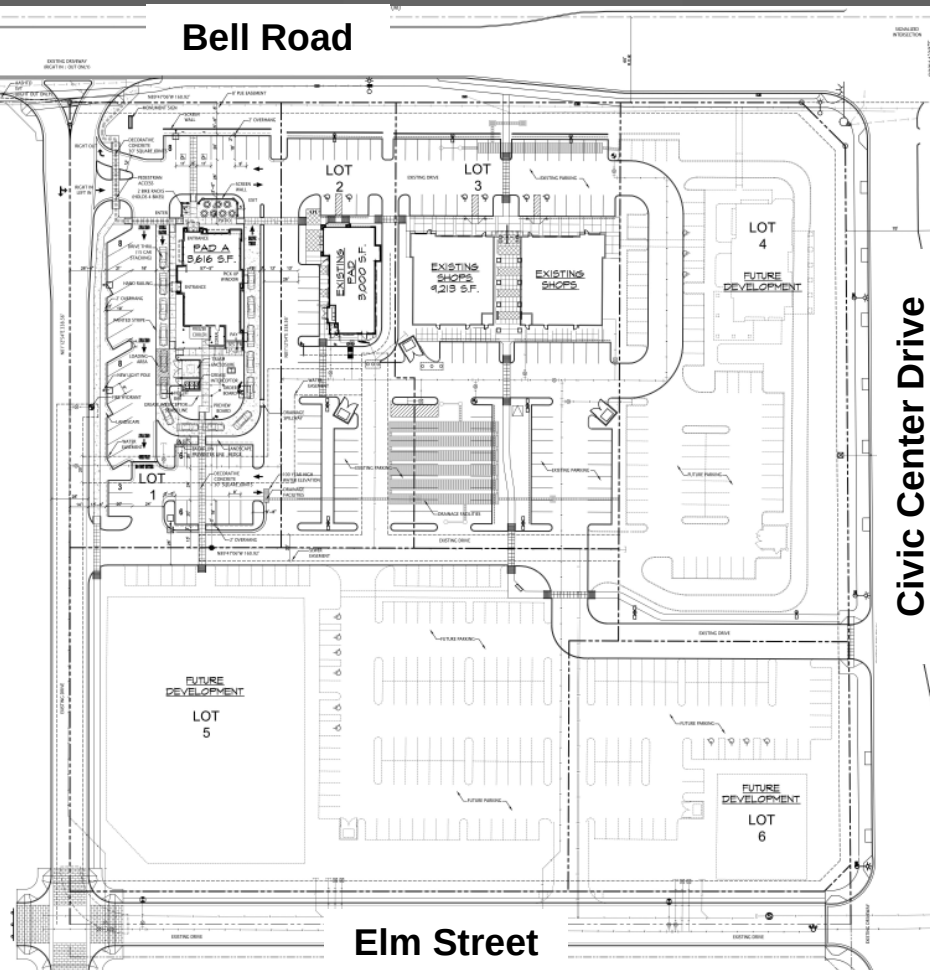
CIVIL ENGINEER:
COLE
2701 E. CAMELBACK ROAD, SUITE 175
PHOENIX, ARIZONA 85016
CONTACT: TED LUTHER
PHONE: (602) 795-4111
E-MAIL: tluther@colesti.com

legend

- FIRE HYDRANT
- ELECTRICAL CABINET
- ADA STREET ACCESS
- SITE LIGHT POLE
- EXISTING STREET LIGHT POLE
- NTW BOLLARD



vicinity map



Elm Street

FS16-547
Raising
Cain's

Entitled

Raising
Cane's

Master Site Plan

Bell Road

project directory

OWNER / DEVELOPER:
THOMPSON THRIFT
3131 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85018
CONTACT: ANDREW CALL
PHONE: (602) 313-8633
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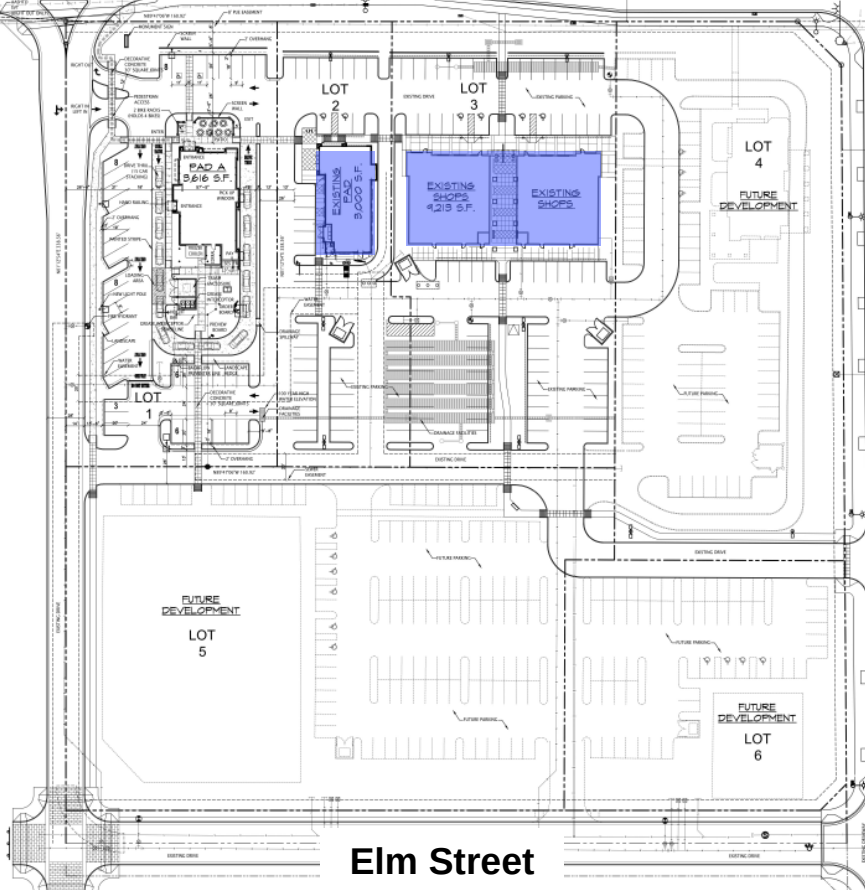
CIVIL ENGINEER:
COLE
2701 E. CAMELBACK ROAD, SUITE 175
PHOENIX, ARIZONA 85016
CONTACT: TED LUTHER
PHONE: (602) 795-4111
E-MAIL: tluther@colesti.com

legend

- ⊙ FIRE HYDRANT
- ELECTRICAL CABINET
- ⋯ ADA STREET ACCESS
- ⊙ SITE LIGHT POLE
- ⊙ EXISTING STREET LIGHT POLE
- NTW BOLLARD



vicinity map



Elm Street

FS16-547
Raising
Cain's

Entitled

Raising
Cane's

Master Site Plan

Bell Road

project directory

OWNER / DEVELOPER:
THOMPSON THRIFT
3131 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85018
CONTACT: ANDREW CALL
PHONE: (602) 318-8638
E-MAIL: acall@thompsonthrift.com

ARCHITECT:
GHANGS ARCHITECTS, LLC
5682 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. GHANGS
PHONE: (480) 284-0248
E-MAIL: djs@ghangsarchitects.com

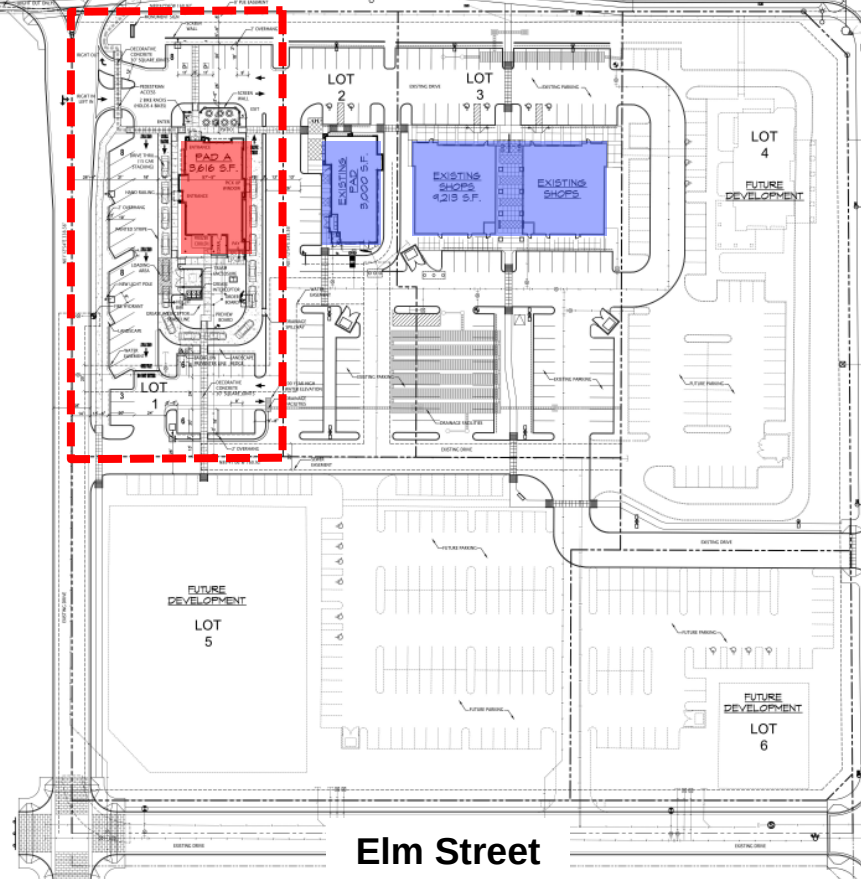
CIVIL ENGINEER:
COLE
2701 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85016
CONTACT: TED LUTHER
PHONE: (602) 795-4111
E-MAIL: tluthe@colesti.com

legend

- FIRE HYDRANT
- ELECTRICAL CABINET
- ADA STREET ACCESS
- SITE LIGHT POLE
- EXISTING STREET LIGHT POLE
- NTW BOLLARD



vicinity map



Elm Street

Civic Center Drive



Entitled



Raising
Cane's

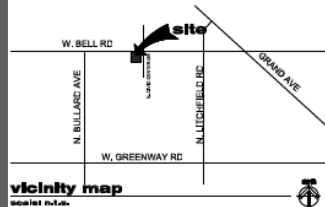
Master Site Plan

project directory

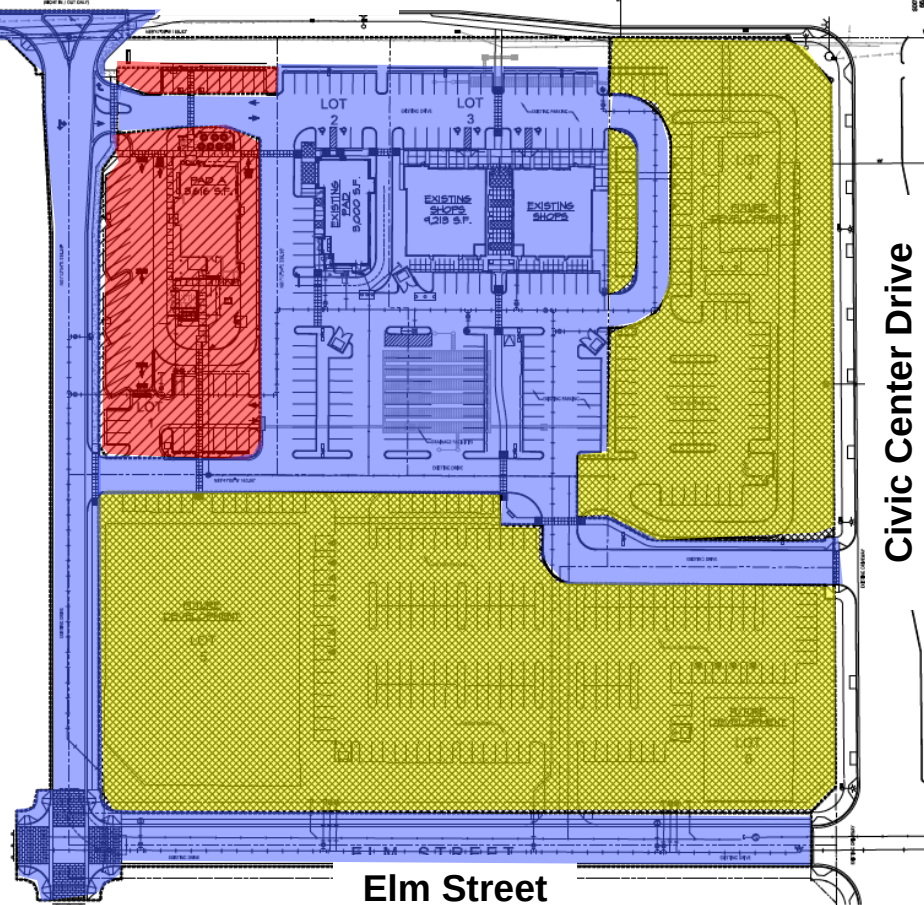
OWNER / DEVELOPER:
THOMPSON THRIFT
3151 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85016
CONTACT: ANDREW CALL
PHONE: (602) 918-8683
E-MAIL: acall@thompsonthrift.com

ARCHITECT:
dCHANG ARCHITECTS, LLC
5602 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. CHANG
PHONE: (480) 281-2249
E-MAIL: dj@dchangarchitects.com

CIVIL ENGINEER:
COLE
2101 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85016
CONTACT: TED LUTHER
PHONE: (602) 745-4111
E-MAIL: tluther@colest.com



Bell Road



Civic Center Drive

Elm Street

FS16-547
Raising
Cain's



Current



Raising
Cane's



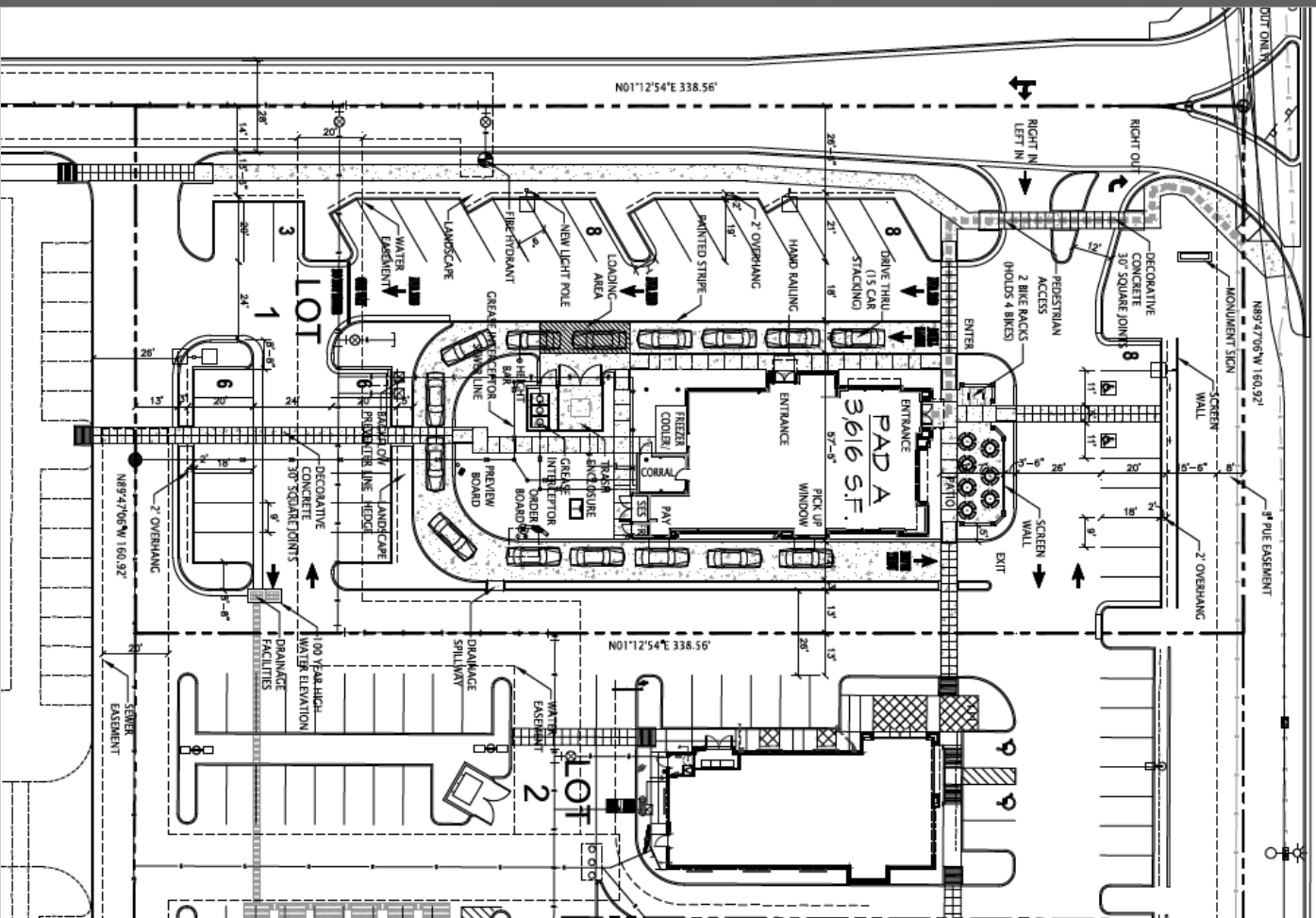
Future

Phasing Plan



Site Plan

**NEW DRIVEWAY
(RIGHT IN / OUT ONLY)**

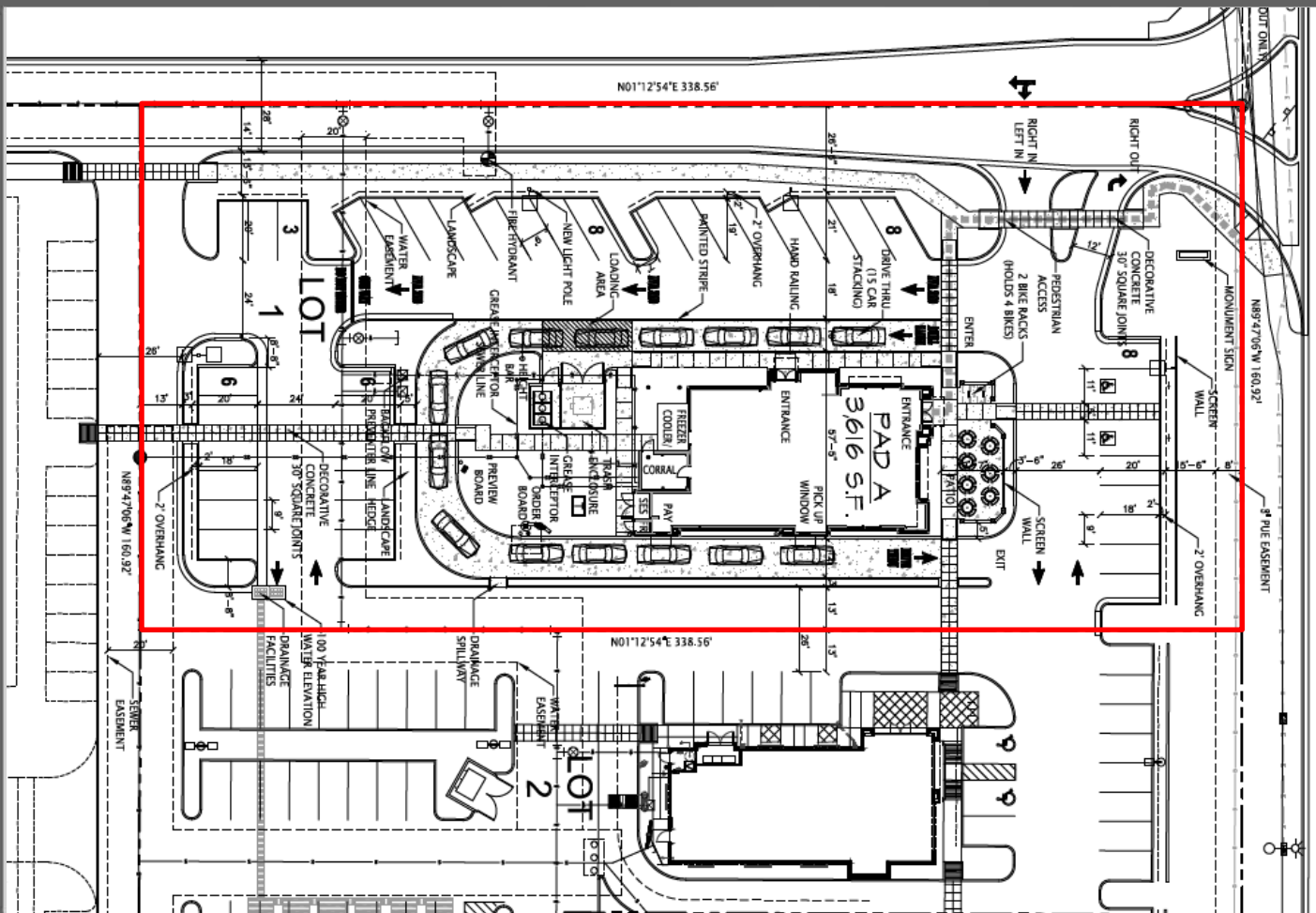


FS16-547 Raising Cain's

NEW DRIVEWAY
(RIGHT IN / OUT ONLY)

W. BELL ROAD

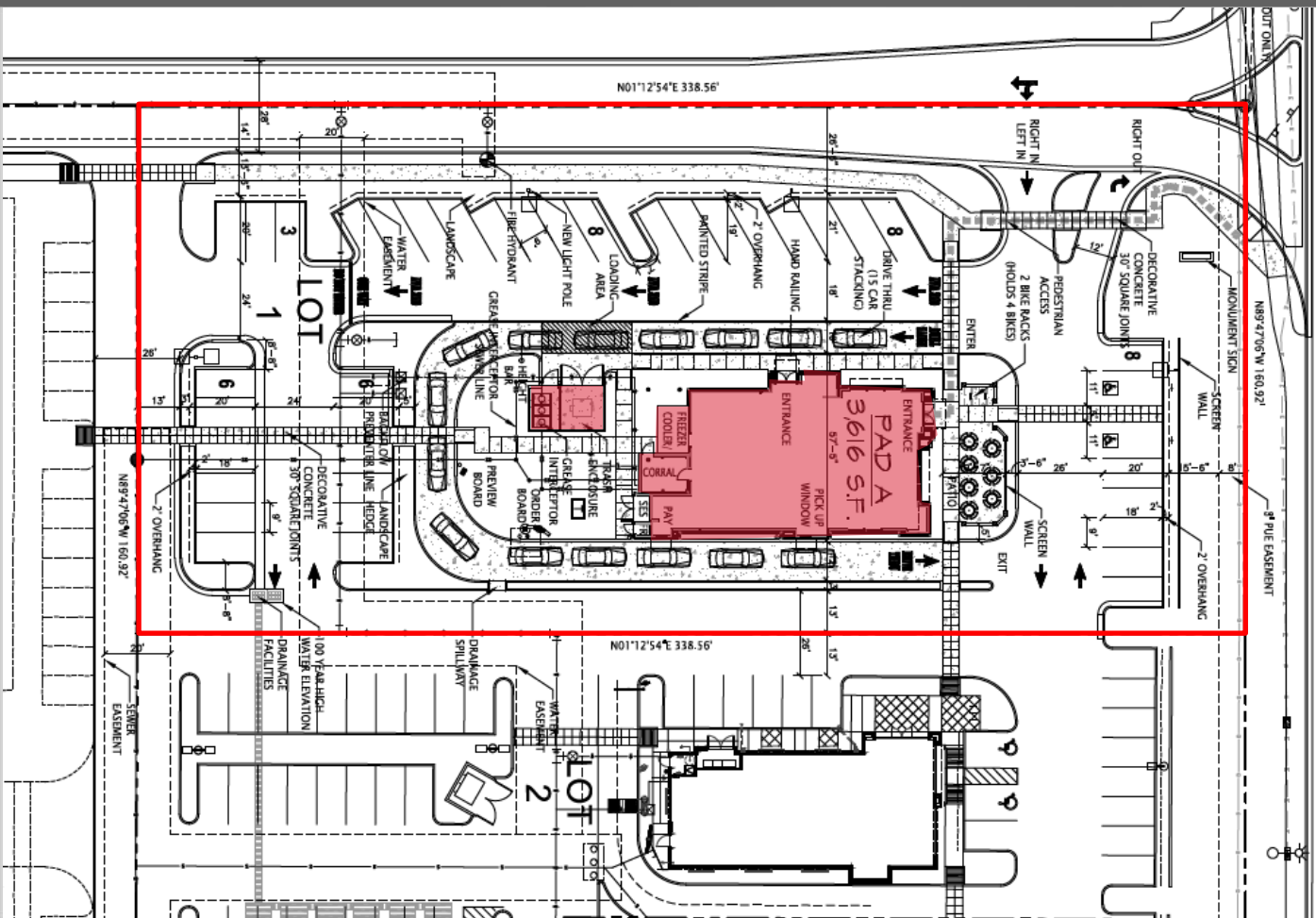
Site Plan





Site Plan

**NEW DRIVEWAY
(RIGHT IN / OUT ONLY)**

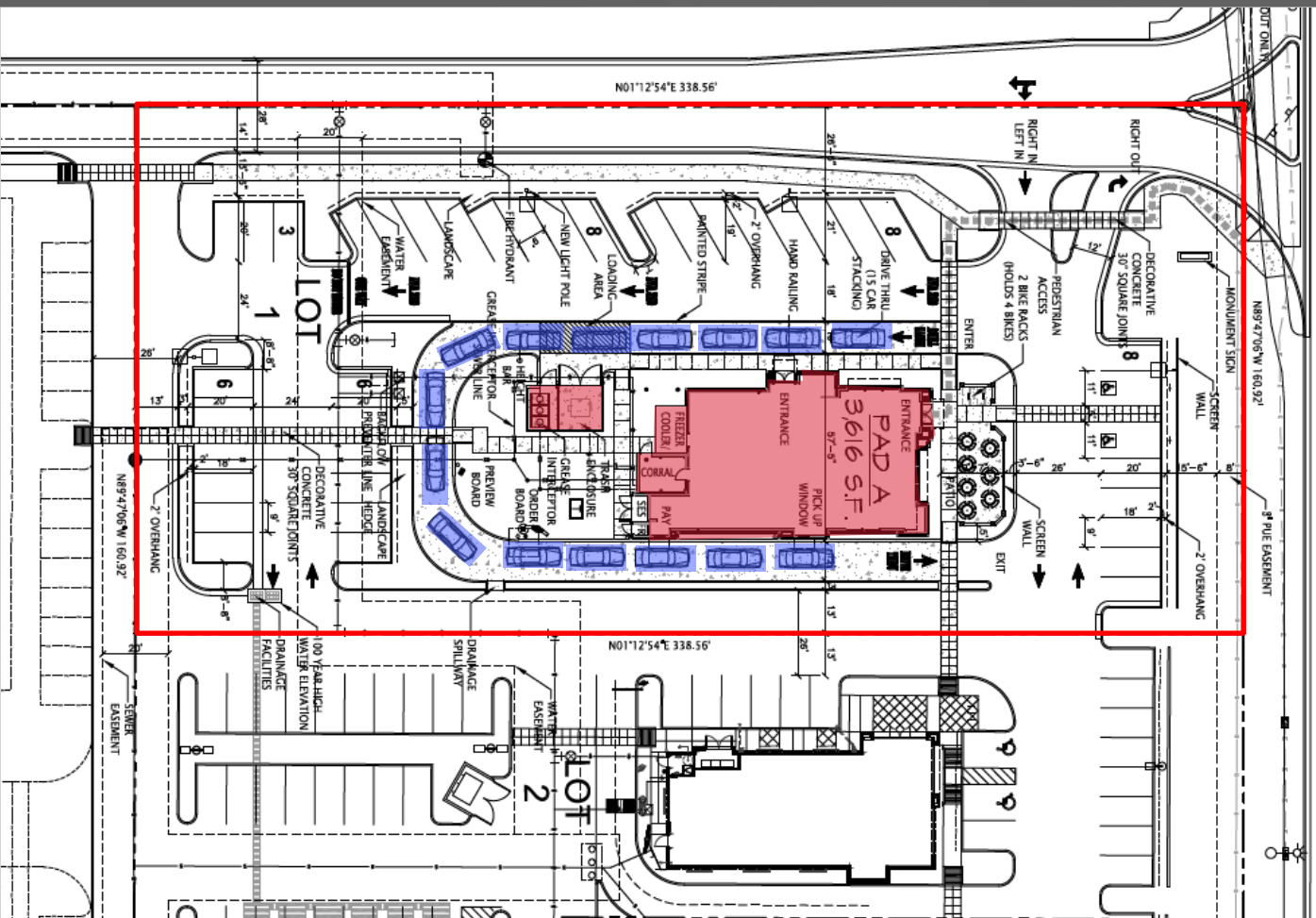


FS16-547 Raising Cain's

Site Plan

W. BELL ROAD

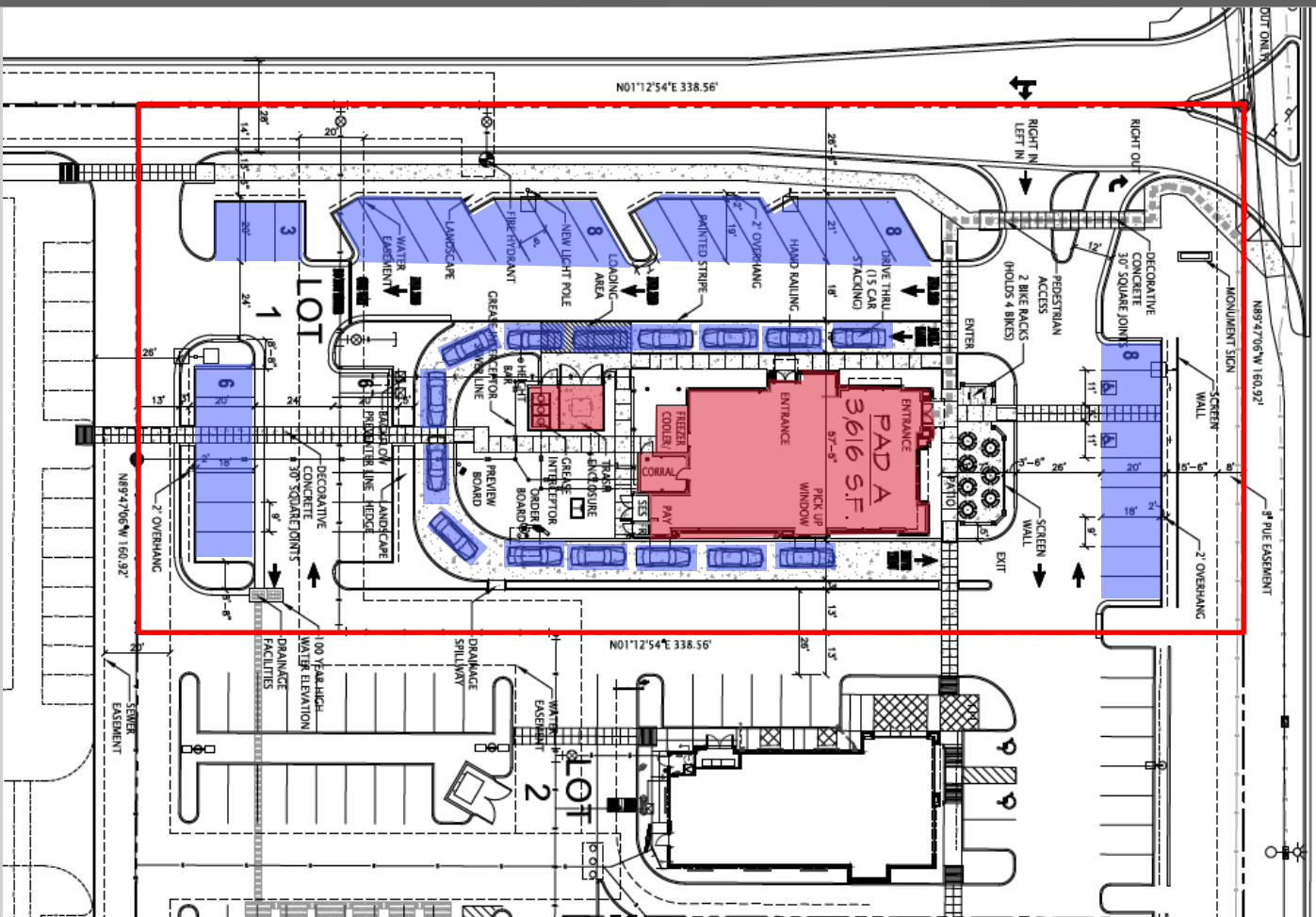
NEW DRIVEWAY
(RIGHT IN / OUT ONLY)





Site Plan

**NEW DRIVEWAY
(RIGHT IN / OUT ONLY)**

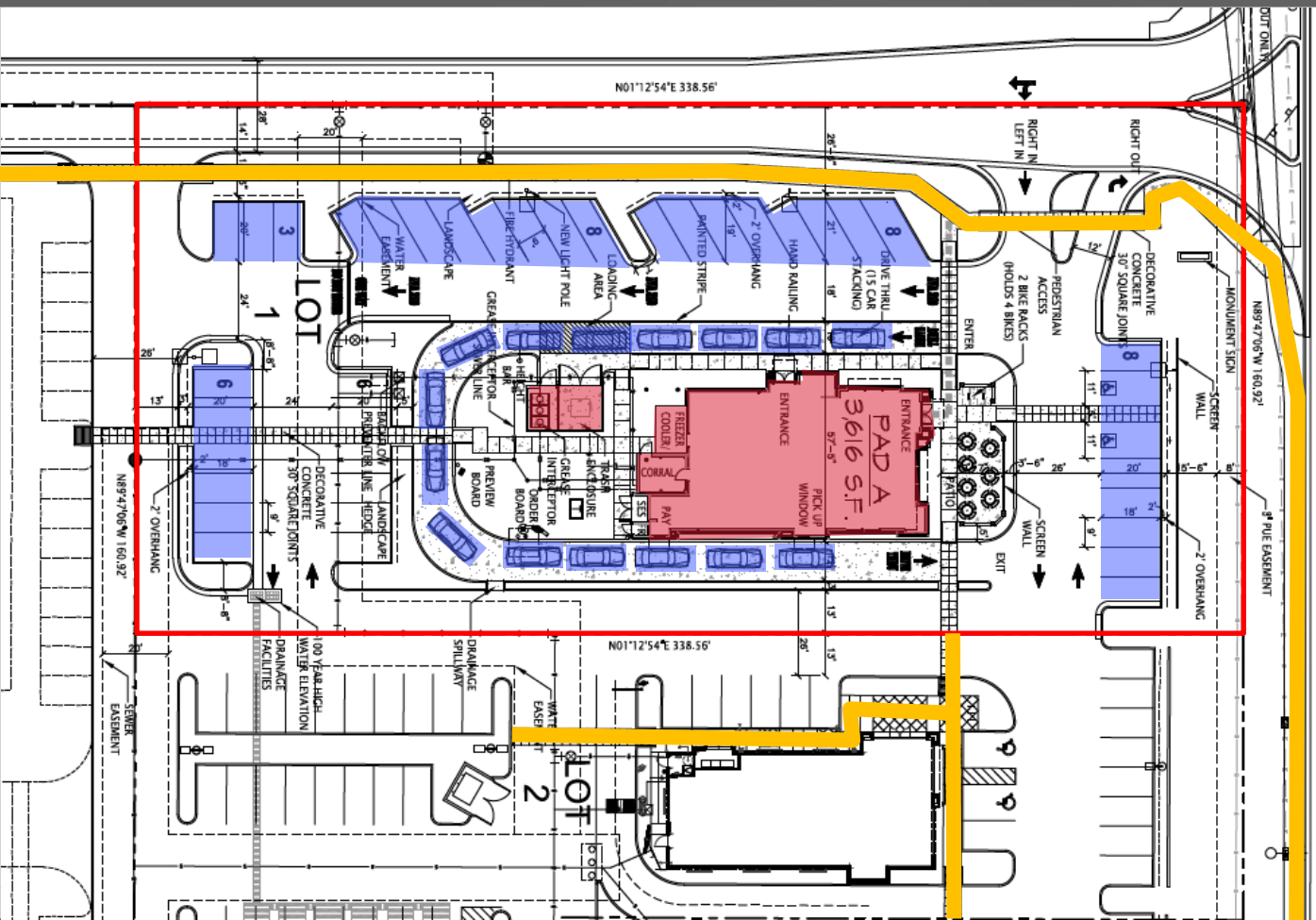


FS16-547 Raising Cain's

NEW DRIVEWAY
(RIGHT IN / OUT ONLY)

W. BELL ROAD

Site Plan

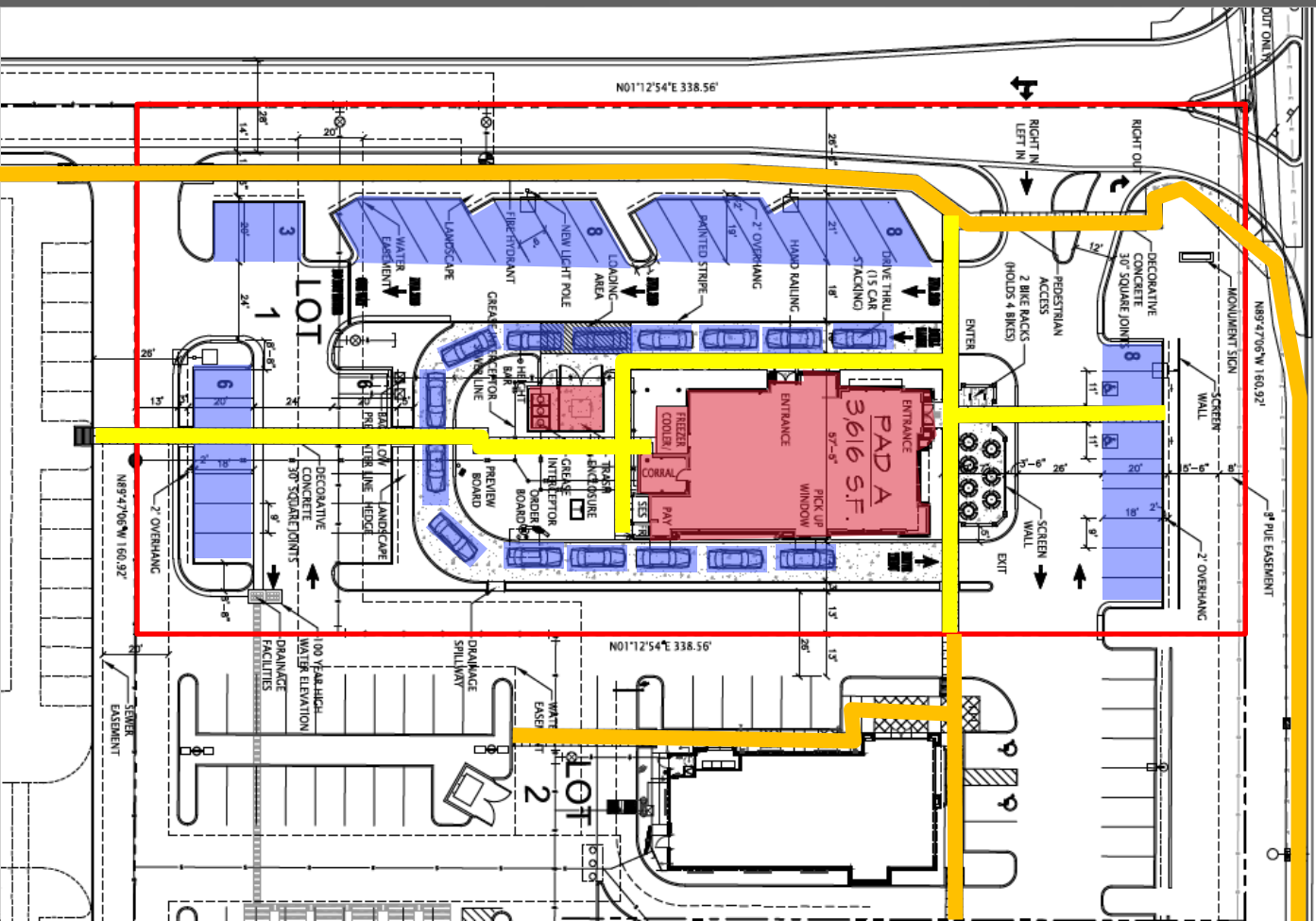


FS16-547 Raising Cain's

Site Plan

W. BELL ROAD

NEW DRIVEWAY
(RIGHT IN / OUT ONLY)





North – Bell Road Frontage



East – Drive Through

FS16-547
Raising
Cain's

Elevations



East



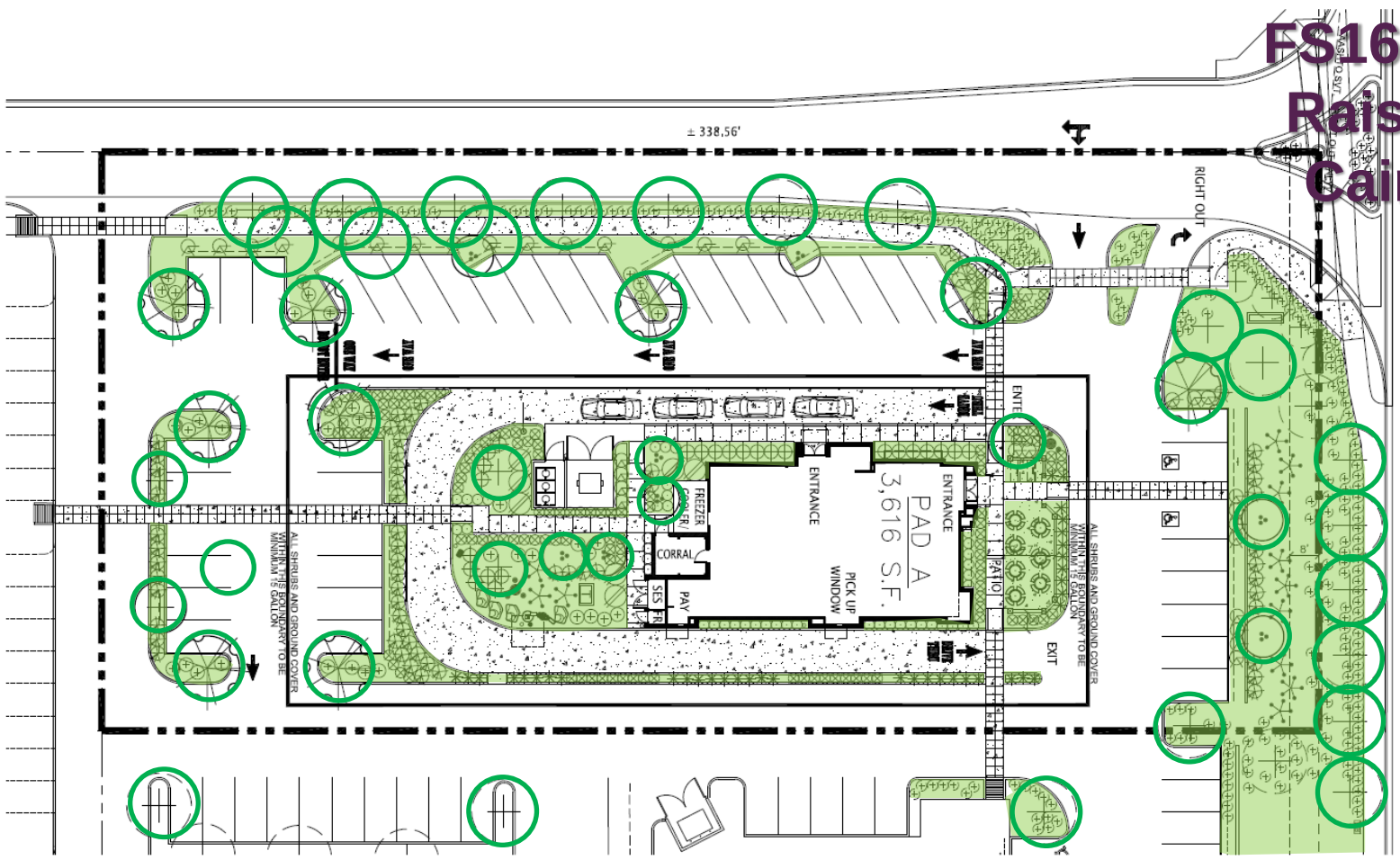
North – Drive Through

FS16-547
Raising
Cain's

Elevations

FS16-547
Raising
Cain's

Landscape



**FS16-547
Raising
Cain's**

Recommendation

**Approve, Subject to
Stipulations 'A.' Through 'B.'**



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action approving a Site Plan Amendment for Radiant Church at Mountain Vista Ranch PAD.

Motion:

Move to recommend denial of a Site Plan Amendment for Radiant Church at Mountain Vista Ranch PAD.

Background:

Radiant Church seeks approval of a Site Plan for an elevation color palate differing from what was described in the Mountain Vista Ranch Planned Area Development (PAD).

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-FS17-073-Site Plan Amendment to Amend Elevation Palate Colors-Staff Report](#)
- ☐ [01 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Vicinity Maps](#)
- ☐ [02 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Site Layout](#)
- ☐ [03 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Typical Elevation](#)
- ☐ [04 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Original Colors](#)
- ☐ [05 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Elementary](#)
- ☐ [06 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Preschool](#)
- ☐ [07 - FS17-073 – Site Plan Amendment to Amend Elevation Palate Colors - Youth](#)

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



SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS17-073**

Project Name: Radiant Church

Council District: 3 - Mesquite

Meeting Date: **March 16, 2017**

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

Owner: Radiant Church

Applicant: Radiant Church

Request: Site Plan Amendment approval for an elevation color palate differing from what was described in the Mountain Vista Ranch Planned Area Development (PAD) zoning district.

Site Location: Generally, on the northwest corner of Reems Road and Paradise Lane.

Site Size: Approximately 21.64 acres

Density: N/A

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

Support/Opposition: Staff received few complaints regarding the color.

Staff Recommendation: Staff recommends the Commission **deny** the proposed Site Plan Amendment.

PROJECT DESCRIPTION:

Radiant Church seeks approval of a Site Plan Amendment to allow a color elevation modification of three (3) existing structures.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surrounds.

Mountain Vista Ranch PAD Low Density Residential	Mountain Vista Ranch PAD High Density Residential	The Orchards PAD Low Density Residential
Mountain Vista Ranch PAD Low Density Residential	Mountain Vista Ranch PAD Worship Facility	Rural Residential (RR/R1-43)
Mountain Vista Ranch PAD Low Density Residential	Mountain Vista Ranch PAD School Facility	Rural Residential (RR/R1-43)

BACKGROUND:

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

July 28, 1994: The Mayor and City Council approved a PAD for Mountain Vista Ranch under Case PAD94-002.

September 1, 2003: The Planning and Zoning Commission approved Radiant Church worship facility project under Case CUP02-345.

November 2, 2005: Staff approved an Administrative Site Plan Amendment to expand the worship campus with a multipurpose building under Case CUPA05-261.

February 1, 2007: The applicant applied for a Site Plan Amendment to modify color elevations of existing buildings under Case FS17-073, the subject case.

ANALYSIS AND DISCUSSION:

The subject request approval of a modification of the elevation colors for three (3) of the buildings located on their campus. The color change was brought to the attention of staff by a phone call from a resident in the immediate areas. The resident expressed their concern regarding the bright colors and how out of place they were.

Typically, nonresidential facilities will approach the city to confirm that the color selection they have decided upon are in coherence with the surrounding development. Staff reviewed the governing Mountain Vista Ranch PAD and found the following language regarding nonresidential architecture in the Design Guidelines. It should be noted that the guidelines state *“These guidelines shall serve as a general guide regarding development within the Mountain Vista Ranch PAD. They are not CC&R’s and they are not intended to be nor shall they be construed to be rigid or inflexible. Instead, they are*

67 a flexible guide to be considered by the developer, builders, residents, commercial tenants, etc. of
68 the PAD and by the City to achieve and maintain Mountain Vista Ranch as a compatible, cohesive,
69 and high quality development. The Design Guidelines are issues and concepts that the developer,
70 home builders, commercial builders, and others should consider in preparing their plans for
71 Mountain Vista Ranch. Non-satisfaction of Design Guidelines is not grounds for rejecting a plan, but
72 the inclusion or recognition of such issues and concepts in such plans where reasonable and
73 appropriate is encouraged and may be considered by the City in its consideration of such plans.”
74 (Page 14 of the Mountain Vista Ranch Design Guidelines and Page 141 of entire PDF document)

- 75
76 • Finished building materials must be applied to all exterior sides of buildings and structures.
77 Each material will be used to express its characteristics in an appropriate manner with colors
78 and textures compatible with the natural surroundings and other building and structures in
79 the general vicinity. (Page 6 of the Mountain Vista Ranch Design Guidelines and Page 133 of
80 entire PDF document)
- 81 • The predominant colors in Mountain Vista Ranch will be earth tones and other colors
82 compatible with a southwestern architectural style. (Page 6 of the Mountain Vista Ranch
83 Design Guidelines and Page 133 of entire PDF document)
- 84 • Trim colors shall not dominate the exterior appearance and shall be of the same color range
85 as the major color. (Page 6 of the Mountain Vista Ranch Design Guidelines and Page 133 of
86 entire PDF document)

87 The Mountain Vista Ranch PAD and its amendments can be found at:

88 <https://www.surpriseaz.gov/3221/Planned-Area-Developments-PAD>

89
90 Because of the language of the PAD and the complaint from a neighboring resident, staff was
91 inclined to deny the proposed colors. The applicant is requesting to bring this forward to the
92 Planning and Zoning Commission for their interpretation of the PAD requirements.

93 94 **CONFORMANCE WITH ADOPTED PLANS:**

95
96 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
97 within the Neighborhood Character Area.

98 99 **SUMMARY:**

100
101 The applicant has, without consultation with the City of Surprise change the color palate for three
102 (3) buildings on their campus. Staff seeks interpretation of the regulations set forth in the PAD and
103 the original Site Plan to determine its appropriateness.

FINDINGS:

- The proposed Site Plan does not demonstrate compliance with the criteria set forth in Mountain Vista Ranch PAD.
- The reviewers have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission deny the subject Site Plan Amendment.

Attachments:

- 01 - Vicinity Maps
- 02 - Site Layout
- 03 - Typical Previous Elevation
- 04 - Original Color Selection
- 05 - Elementary Elevations
- 06 - Preschool Elevations
- 07 - Youth Elevations

VICINITY MAP



VICINITY MAP





Site Layout



FS17-073
Radiant
Church

Original Elevations



FS17-073
Radiant
Church

Original Colors

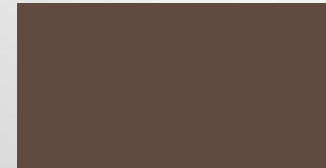
Body
Mushroom
Basket



Pop Outs
Sand Dune



Trim
Sable



Radiant Church

Scheme 1



SHERWIN-WILLIAMS.

RECEIVED
FEB 01 2017
BY:

Blue under roof

Blue
ELEMENTARY 3rd - 5th

White



FS17-073

Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



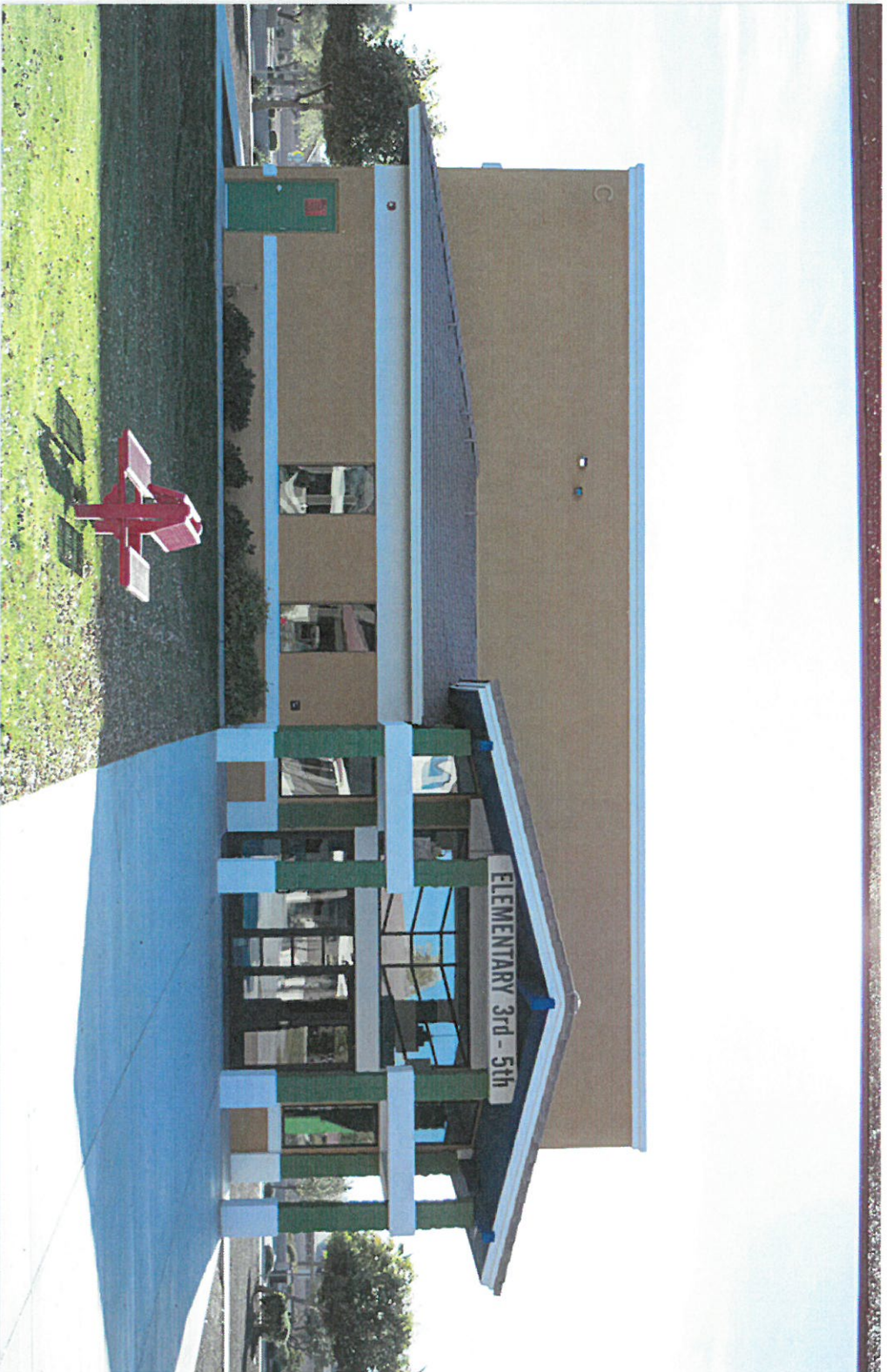
The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.



Radiant Church Elementary



SHERWIN-WILLIAMS.



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.



ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church Elementary



SHERWIN-WILLIAMS.



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



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SWREP6358@SHERWIN.COM

Radiant Church Elementary



SHERWIN-WILLIAMS.



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



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SWREP6358@SHERWIN.COM

Radiant Church Elementary



SHERWIN-WILLIAMS.



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before

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ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church

Edit 1, Photo 2, Scheme 1



SHERWIN-WILLIAMS.



RECEIVED

FEB 01 2017

BY:

Body

SW 6369
Tasle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



FS17-073

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ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church

Nursery - Preschool



SHERWIN-WILLIAMS.



Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



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ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church Nursery - Preschool



SHERWIN-WILLIAMS.



Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

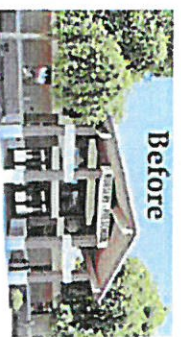
Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



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SWREP6358@SHERWIN.COM

Radiant Church Nursery - Preschool



SHERWIN-WILLIAMS.



Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise



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ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church Nursery - Preschool



SHERWIN-WILLIAMS.



Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

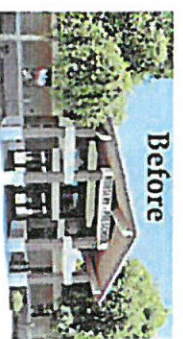
Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.

ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church Youth



SHERWIN-WILLIAMS.



FS17-073

RECEIVED

FEB 01 2017

BY:



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.

Trim

SW 7014

Eider White

Doors & Post

SW 2839

Roycroft Copper Red

Side Wall

SW 7075

Web Gray



ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church Youth



SHERWIN-WILLIAMS.



Trim

SW 7014

Eider White

Doors & Post

SW 2839

Roycroft Copper Red

Side Wall

SW 7075

Web Gray

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ADAM WHITNEY
SWREP6358@SHERWIN.COM

Radiant Church Youth



Trim	Doors & Post	Side Wall
SW 7014	SW 2839	SW 7075
Eider White	Roycroft Copper Red	Web Gray

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.





S U R P R I S E

A R I Z O N A

FS17-073

Radiant Church Site Plan Amendment

Planning and Zoning Commission

March 16, 2017

VICINITY MAP



VICINITY MAP





Site Layout



Site Layout



FS17-073
Radiant
Church

Original Elevations



FS17-073
Radiant
Church

Original Colors

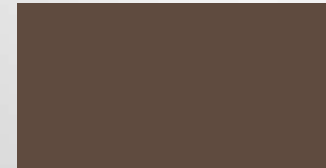
Body
Mushroom
Basket



Pop Outs
Sand Dune



Trim
Sable



FS17-073 Radiant Church

Elementary Elevations



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



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FS17-073 Radiant Church

Elementary Elevations



Body 1

Body 2

Trim

Posts

Before

SW 6369
Tassle

SW 6790
Adriatic Sea

SW 7014
Eider White

SW 6720
Paradise



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FS17-073 Radiant Church

Elementary Elevations



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

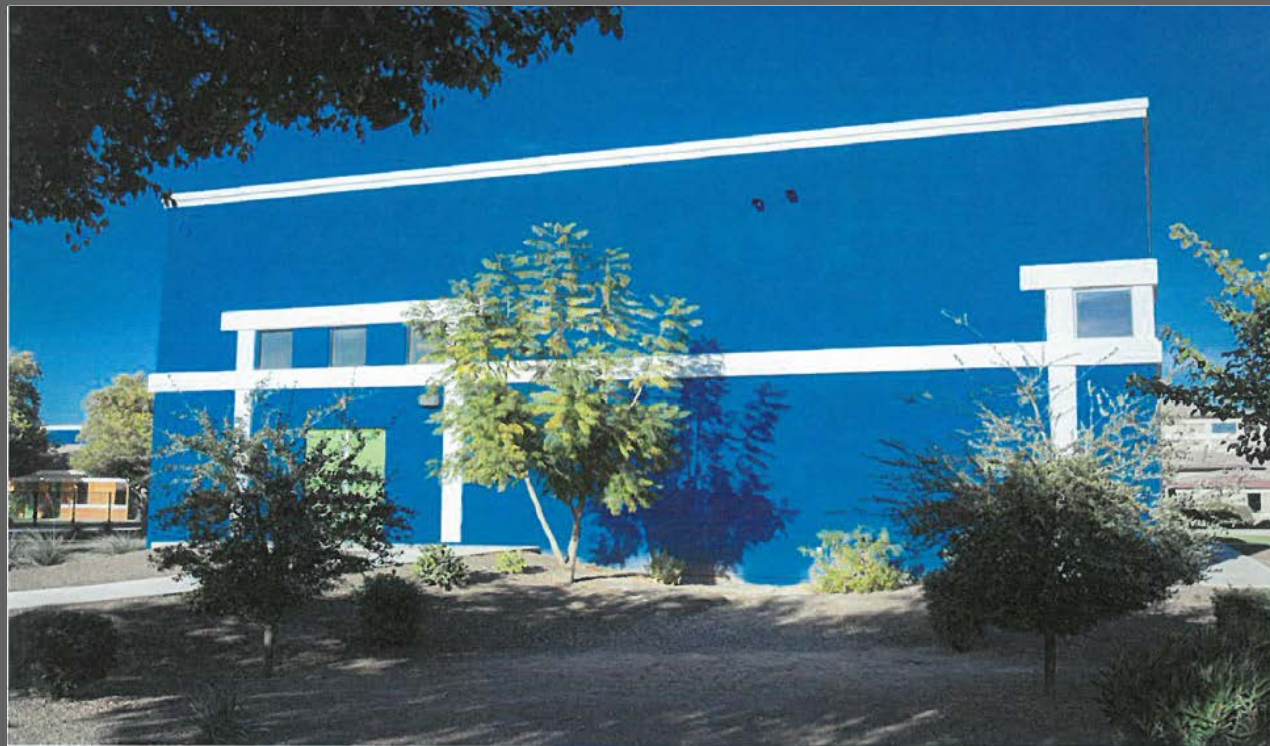
Before



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.

FS17-073 Radiant Church

Elementary Elevations



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.

FS17-073 Radiant Church

Elementary Elevations



Body 1

SW 6369
Tassle

Body 2

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.



FS17-073 Radiant Church

Preschool

Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



FS17-073
Radiant
Church

Preschool



Body	Beams & Ceiling	Trim	Posts
SW 6369 Tassle	SW 6790 Adriatic Sea	SW 7014 Eider White	SW 6720 Paradise



FS17-073
Radiant
Church

Preschool



Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise

Before



FS17-073 Radiant Church

Preschool



Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise



The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions.



FS17-073
Radiant
Church

Preschool

Body

SW 6369
Tassle

Beams & Ceiling

SW 6790
Adriatic Sea

Trim

SW 7014
Eider White

Posts

SW 6720
Paradise



FS17-073 Radiant Church

Youth



Trim	Doors & Post	Side Wall
SW 7014 Eider White	SW 2839 Roycroft Copper Red	SW 7075 Web Gray

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.

FS17-073 Radiant Church

Youth



Trim	Doors & Post	Side Wall
SW 7014 Eider White	SW 2839 Roycroft Copper Red	SW 7075 Web Gray

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.



FS17-073 Radiant Church

Youth



Trim

SW 7014
Eider White

Doors & Post

SW 2839
Roycroft Copper Red

Side Wall

SW 7075
Web Gray

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions, original paint colors and printers. Created by Phoenix District Color Resource Department.

- *Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other building and structures in the general vicinity,*
- *The predominant colors in Mountain Vista Ranch will be earth tones and other colors compatible with a southwestern architectural style.*
- *Trim colors shall not dominate the exterior appearance and shall be of the same color range as the major color.*

FS17-073
Radiant
Church

Recommendation

Denial, Based on Findings.



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action approving a Site Plan for Phoenix Distribution at Skyway Business Park, generally located north of the northeast corner of Peoria Avenue and 132nd Avenue.

Motion:

Move to recommend approval of a Site Plan for Phoenix Distribution at Skyway Business Park subject to stipulations 'A.' through 'C.'

Background:

Phoenix Land, LLC, on behalf of Phoenix Land, LLC, seeks approval of a Site Plan to allow a distribution warehouse within the Skyway Business Park PAD. Site improvements will include a new 11,482 square foot building, landscaping, paving, signage, etc.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-529 Phx Distribution at Skyway Business Park - Staff Report](#)
- ☐ [01 - FS16-529 – Phoenix Distribution at Skyway Business Park - Vicinity Maps](#)
- ☐ [02 - FS16-529 – Phoenix Distribution at Skyway Business Park - Site Plan](#)
- ☐ [03 - FS16-529 – Phoenix Distribution at Skyway Business Park - Elevations](#)
- ☐ [04 - FS16-529 – Phoenix Distribution at Skyway Business Park - Landscape](#)
- ☐ [05 - FS16-529 – Phoenix Distribution at Skyway Business Park - 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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-529

Project Name: Phoenix Distribution at Skyway

Council District: 6 – Palo Verde

Meeting Date: March 16, 2017

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

Owner: Phoenix Land, LLC

Applicant: Synectic Design, Inc.

Request: Site Plan approval for an 11,482 square foot Distribution Warehouse.

Site Location: Approximately 900 linear feet north of the northeast corner of Peoria Avenue and 132nd Avenue in the Skyway Business Park Planned Area Development (PAD).

Site Size: Approximately 2.77 acres

Density: N/A

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

Support/Opposition: None received by staff.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan, subject to stipulations 'A.' through 'C.'

PROJECT DESCRIPTION:

Phoenix Land, LLC, on behalf of Phoenix Land, LLC, seeks approval of a Site Plan to allow a distribution within the Skyway Business Park PAD. Site improvements will include a new 11,482 square foot building, landscaping, paving, signage, etc.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surrounds.

Skyway Business Park PAD Vacant Industrial Use	Skyway Business Park PAD Sun State Plumbing	Skyway Business Park PAD Vacant Business Park Use
Skyway Business Park PAD Vacant Industrial Use	Skyway Business Park PAD Business Park Use	Skyway Business Park PAD Vacant Business Park Use
Skyway Business Park PAD Vacant Industrial Use	Skyway Business Park PAD Vacant Business Park Use	Skyway Business Park PAD Vacant Business Park Use

BACKGROUND:

June 26, 1997: The subject parcel was annexed into the City of Surprise.

July 28, 2005: The Mayor and City Council approved a PAD for Skyway Business Park under case PAD05-130.

December 22, 2005: The Mayor and City Council approved a Final Plat for Skyway Business Park under case FP05-331.

September 14, 2006: The Mayor and City Council approved a Final Plat Amendment for Skyway Business Park under case FPA06-164.

July 14, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-288.

November 23, 2016: The applicant filed a request for a Site Plan under case FS16-529, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a proposed Distribution Warehouse to be constructed on a currently vacant pad within the Skyway Business Park PAD. This commercial/industrial PAD principally permits a distribution warehouse facility.

The approximately 11,482 square foot facility will reside on a 2.77 acre parcel within the PAD. Exterior elevations, landscaping, and parking facilities are designed to complement the existing and proposed development in the area. Parking for 26 passenger vehicles is located on the north and west side of the building with screening wall located adjacent to 132nd Avenue.

Entry to the site is accomplished by a southern exit/entrance in the southwest corner of the site and another is through a shared access with the business to the north. The remaining outlet is an existing only curb cut near the northwest corner of the property.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports goods distribution uses such as that proposed.

REVIEWING AGENCIES:

Luke Air Force Base (LAFB): In a letter dated December 5, 2016 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 the air base and its operations.

Maricopa Water District (MWD): In an email dated November 28, 2016, MWD indicated the proposal will not impact MWD.

Arizona Department of Transportation (ADOT): In an email dated November 30, 2016, ADOT indicated the proposal will have no impact on existing highway facilities.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Skyway Business Park PAD. Staff recommends stipulations that, once fulfilled, will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the criteria set forth in Skyway Business Park PAD.
- The reviewing agencies have indicated no objections to the request.

103 **RECOMMENDATION:**

104
105 Based on the findings noted above, staff recommends the Commission **approve** the subject Site
106 Plan, subject to stipulations 'A.' through 'C.' as outlined below:
107

108 A. The Site Plan prepared by Synectic Design, date received February 3, 2017, will be
109 revised and submitted for review to include the following modifications:

- 110 1. The sidewalk along North 132nd Avenue will be designed to meander consistent
111 with the parcels adjacent.
- 112 2. The locations of all drywell, spillways, and headwalls will be provided on the site
113 plan.
- 114 3. The water fire line will be shown as connecting from the street to the building.
- 115 4. The graphic scale and scale callout will be coordinated to conform to each other.
- 116 5. The light pole shown outside of the wall south of the south drive will be shown on
117 the civil plans.
- 118 6. The Site Plan will match the civil plans.

119 B. The Landscape Plan prepared by T.J. McQueen & Associates, Inc., date received
120 February 3, 2017, will be revised and submitted for review to include the following
121 modifications:

- 122 1. The sidewalk along North 132nd Avenue will be designed to meander consistent
123 with the parcels adjacent.
- 124 2. Street trees consistent in species and spacing with adjacent developed parcels will
125 be located in the area between the sidewalk and curb in conformance with Chapter
126 eight (8) of the Engineering Development Standards.
- 127 3. The proposed fire hydrant near the northwest corner of the building will be shown
128 on the landscape plan.

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

132
133 However, should the Commission wish to deny the request, the Commission should make its own
134 findings and base its decision on those alternative findings.
135

136 **Attachments:**

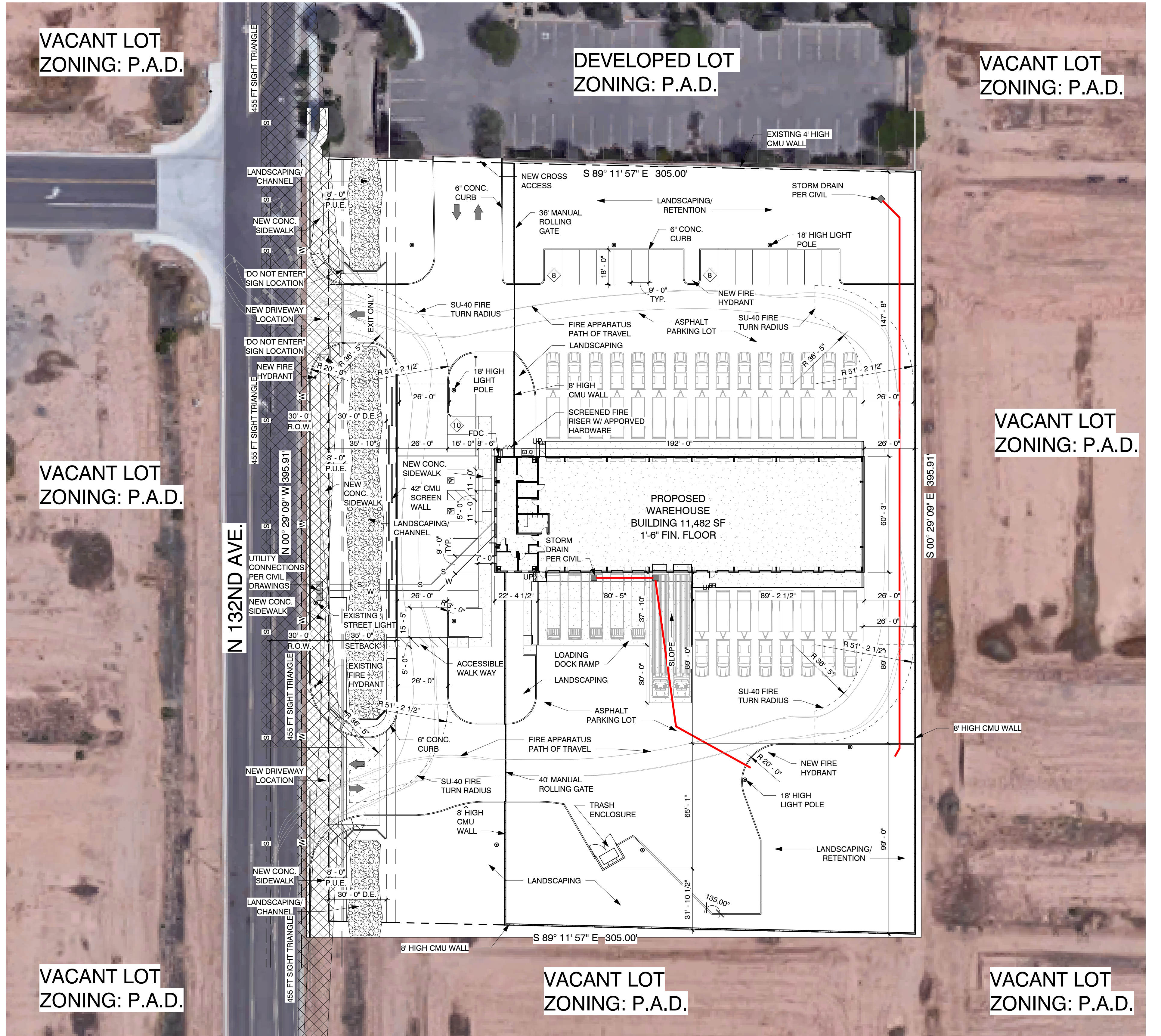
- 137
138 01 - Vicinity Maps
139 02 - Site Plan
140 03 - Color Elevations
141 04 - Landscape Plan

VICINITY MAP



VICINITY MAP





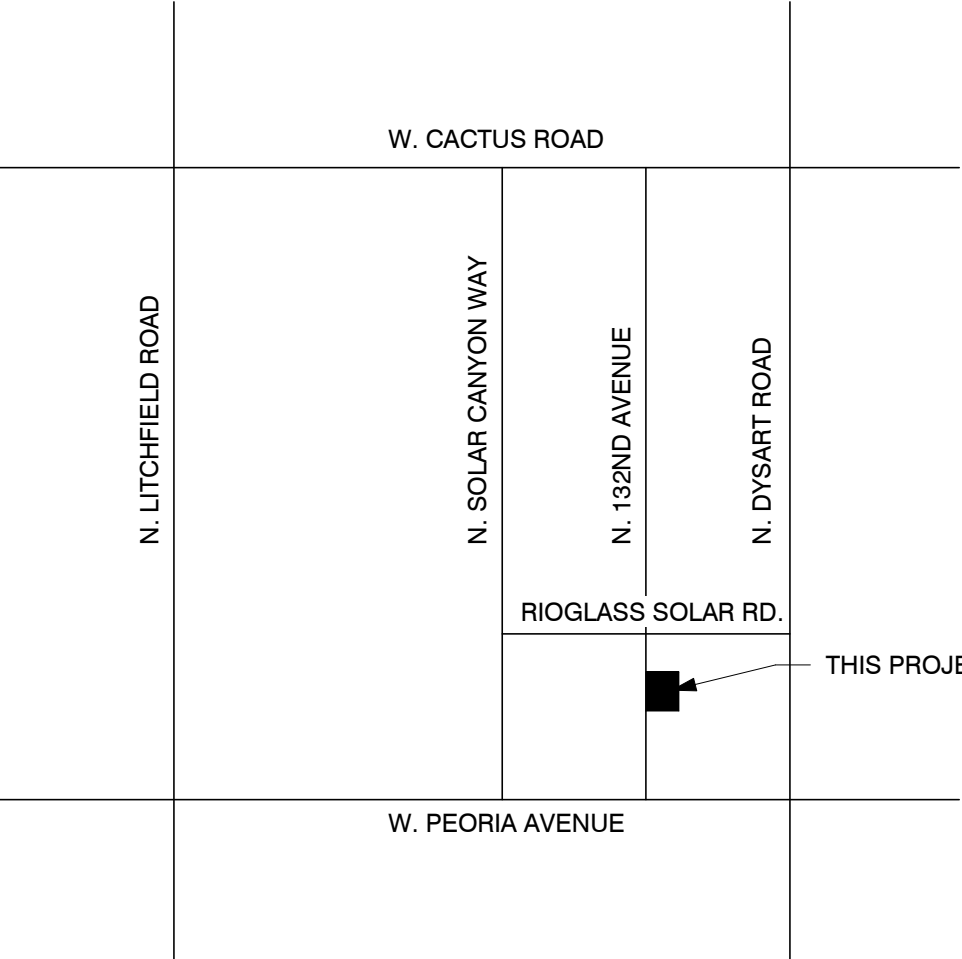
1 ARCHITECTURAL SITE PLAN - DR
1" = 30'-0"

FIRE DEPARTMENT NOTES
A. ALL MANUAL GATES TO HAVE APPROVED FIRE ACCESS HARDWARE AS APPROVED BY THE CITY OF SURPRISE.
B. ALL GATES TO HAVE REQUIRED FIRE SIGNAGE AS REQUIRED BY THE CITY OF SURPRISE.

PROJECT NARRATIVE
THIS PROJECT CONSISTS OF CONSTRUCTION OF A NEW WAREHOUSE FACILITY AND OPERATIONAL OFFICES, ON AN EXISTING VACANT LOT. SITE DEVELOPMENT TO INCLUDE CONSTRUCTION OF A NEW BUILDING AND ASSOCIATED SITE IMPROVEMENTS INCLUDING, PARKING AREAS, DELIVERY/LOADING DOCK, TRASH ENCLOSURE, AND PROVIDE NEW LANDSCAPING AND RETENTION AREAS. A PEDESTRIAN WALK WAY, AND ACCESS TO ADJACENT LOT.

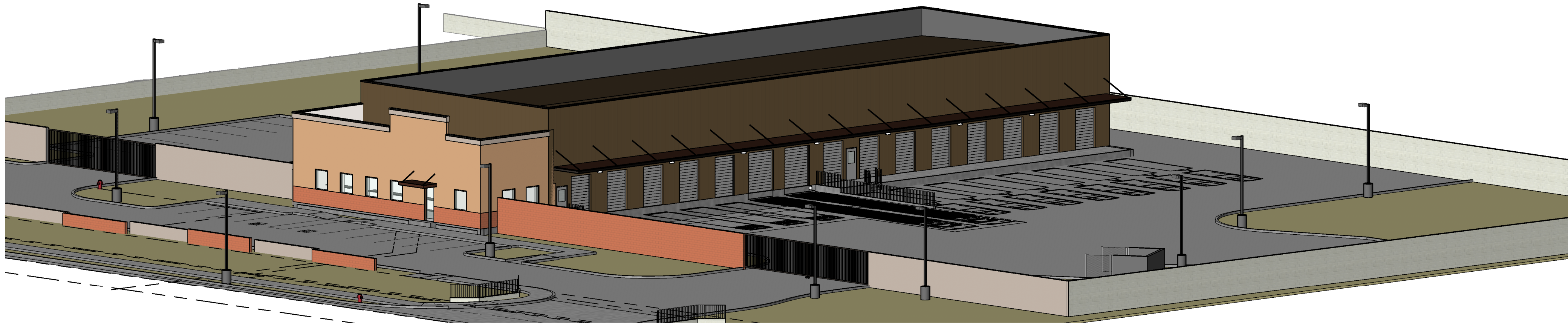
PROJECT TEAM
OWNER/DEVELOPER:
PHOENIX LAND COMPANY
740 MUSEUM DRIVE
MOBILE, ALABAMA
T. 251.340.6505
CONTACT: TAYLOR M. WATSON
ARCHITECT:
SYNECTIC DESIGN, INC.
1111 W. UNIVERSITY DRIVE, SUITE 104
TEMPE, ARIZONA 85281
T. 480.948.9766
F. 480.948.9211
CONTACT: LANCE D. BAKER
CIVIL ENGINEER:
PROJECT DESIGN CONSULTANTS
7330 N. 16TH STREET, SUITE A-314
PHOENIX, ARIZONA 85020
T. 602.508.0700
F. 602.508.0745
CONTACT: GREGORY A. SCHUELKE
MECHANICAL, PLUMBING AND ELECTRICAL ENGINEER:
DESIGN MANAGEMENT SOLUTIONS
6229 E. JOAN DE ARC AVE.
SCOTTSDALE, ARIZONA 85254
T. 602.918.0115
F. 602.910.3147
CONTACT: ANDREAS PLUNKKE
E: andreas@designmgt.net
STRUCTURAL ENGINEER:
SIMPLY STRUCTURAL, INC.
1200 W. UNIVERSITY DRIVE, SUITE 101
TEMPE, ARIZONA 85281
T. 602.443.0303
F. 602.443.0404
CONTACT: MIKE WILDA
E: mwilda@simplystructural.com
LANDSCAPE:
T.J. McQUEEN & ASSOCIATES, INC.
8433 E. CHOLLA STREET, SUITE 101
SCOTTSDALE, ARIZONA 85260
T. 602.285.0320
F. 602.266.6619
CONTACT: TIM McQUEEN

PROJECT DATA	
PROJECT ADDRESS:	SEC N 132ND AVE AND W. DESERT COVE ROAD SURPRISE, AZ, 85379
ASSESSORS PARCEL #:	509-15-982
LOT AREA:	120,757 S.F., 2.8 ACRES
ZONING:	P.A.D
BUILDING HEIGHT:	24' (85' MAXIMUM)
BUILDING AREA (FOOTPRINT):	11,482 S.F.
BUILDING AREA UNDER-ROOF:	14,273 S.F.
LOT COVERAGE:	
BUILDING:	11,482 S.F. / 120,757 S.F. = 10%
LANDSCAPE:	44,715 S.F. / 120,757 S.F. = 37%
HARDSCAPE:	64,260 S.F. / 120,757 S.F. = 53%
BUILDING OCCUPANCY(S):	B, S-2, NON SEPERATED USES
OCCUPANT LOAD:	B - 1,268 S.F. / 100 = 13 (12.68) S-2 - 9,853 S.F. / 500 = 20 (19.71)
TOTAL OCCUPANT LOAD:	33
CONSTRUCTION TYPE:	II-B
STORIES:	1 - STORY
MAXIMUM BUILDING AREA (TABULAR):	26,000 S.F.
MAXIMUM BUILDING AREA:	26,000 S.F. > 11,782 S.F. BUILDING AREA
AREA SEPARATIONS REQUIRED:	NO
FIRE SPRINKLERS REQUIRED:	YES
FIRE SPRINKLERS PROVIDED:	YES
FIRE ALARM REQUIRED:	YES
FIRE ALARM PROVIDED:	YES
NUMBER OF EXITS REQUIRED:	2
NUMBER OF EXITS PROVIDED:	4
PARKING CALCULATIONS:	B - 1,268 S.F. / 250 = 6 (5.07) S-2 - 9,853 S.F. / 600 = 17 (16.42)
REQUIRED PARKING:	23 SPACES
PROVIDED PARKING:	26 SPACES (2) ACCESSIBLE

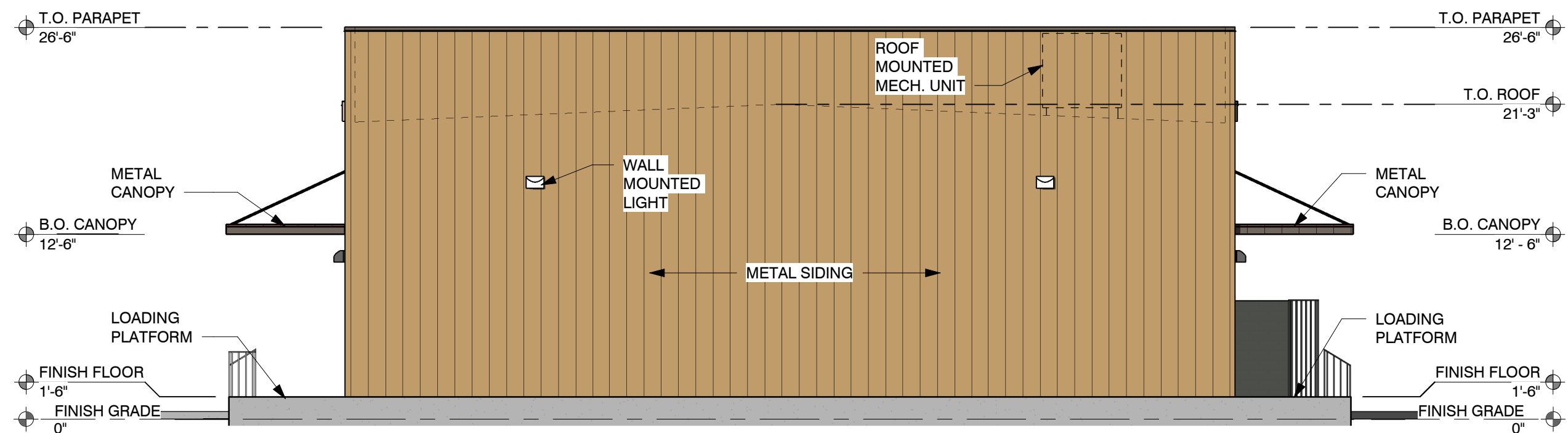


VICINITY MAP

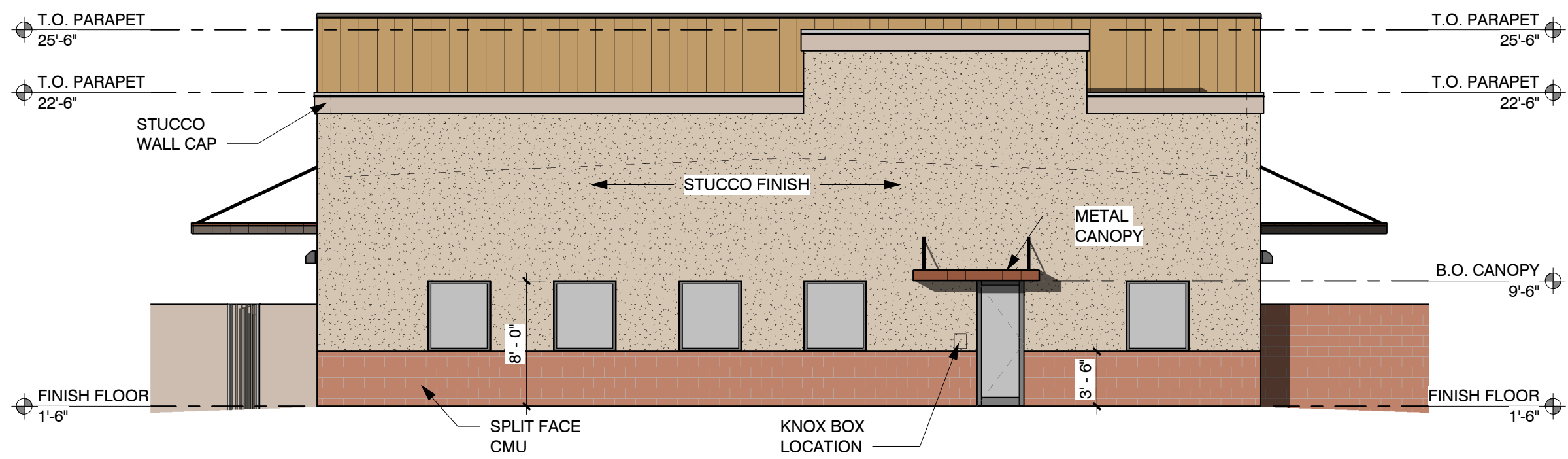
This drawing is the property of Synectic Design Incorporated, 688 W. 1st Street, Suite #3, Tempe Az, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2015
C:\Synectic Projects Local\3697 Local\3697 MM17.rvt 1/30/2017 11:09:04 AM



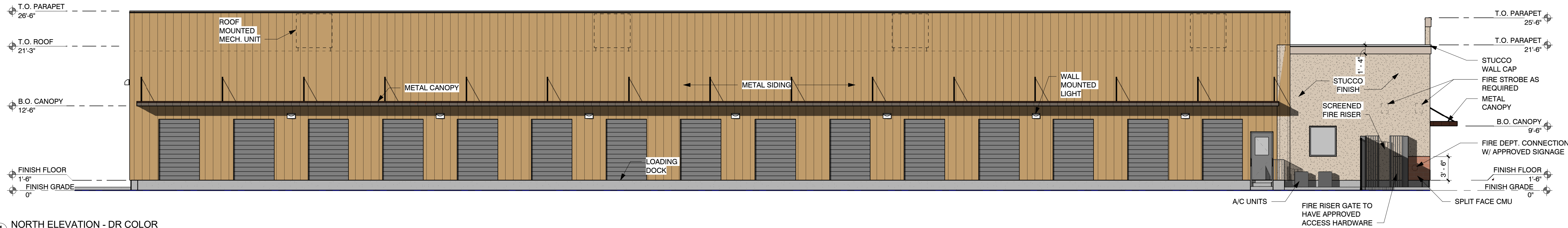
1 NW PERSPECTIVE



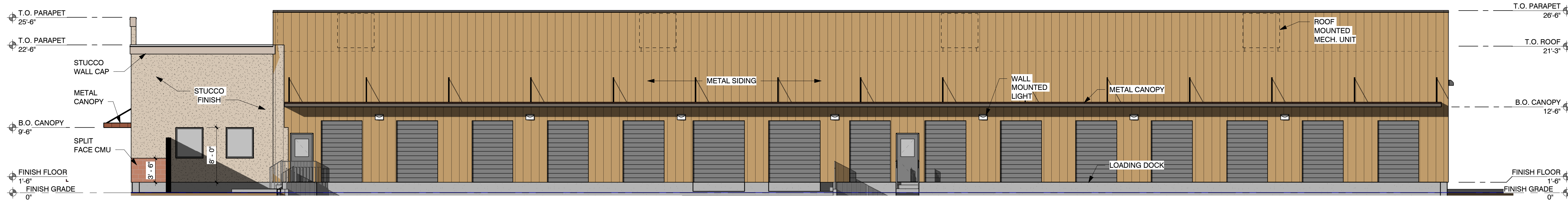
3 EAST ELEVATION - DR COLOR
1/8" = 1'-0"



2 WEST ELEVATION - DR COLOR
1/8" = 1'-0"



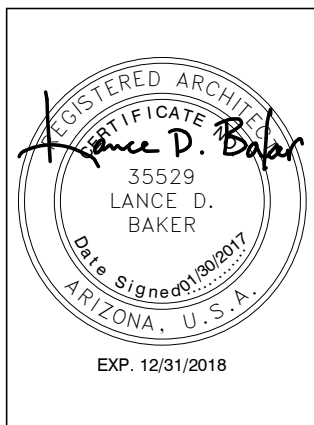
4 NORTH ELEVATION - DR COLOR
1/8" = 1'-0"



5 SOUTH ELEVATION - DR COLOR
1/8" = 1'-0"

**SKYWAY BUSINESS PARK LOT 17
DISTRIBUTION WAREHOUSE**

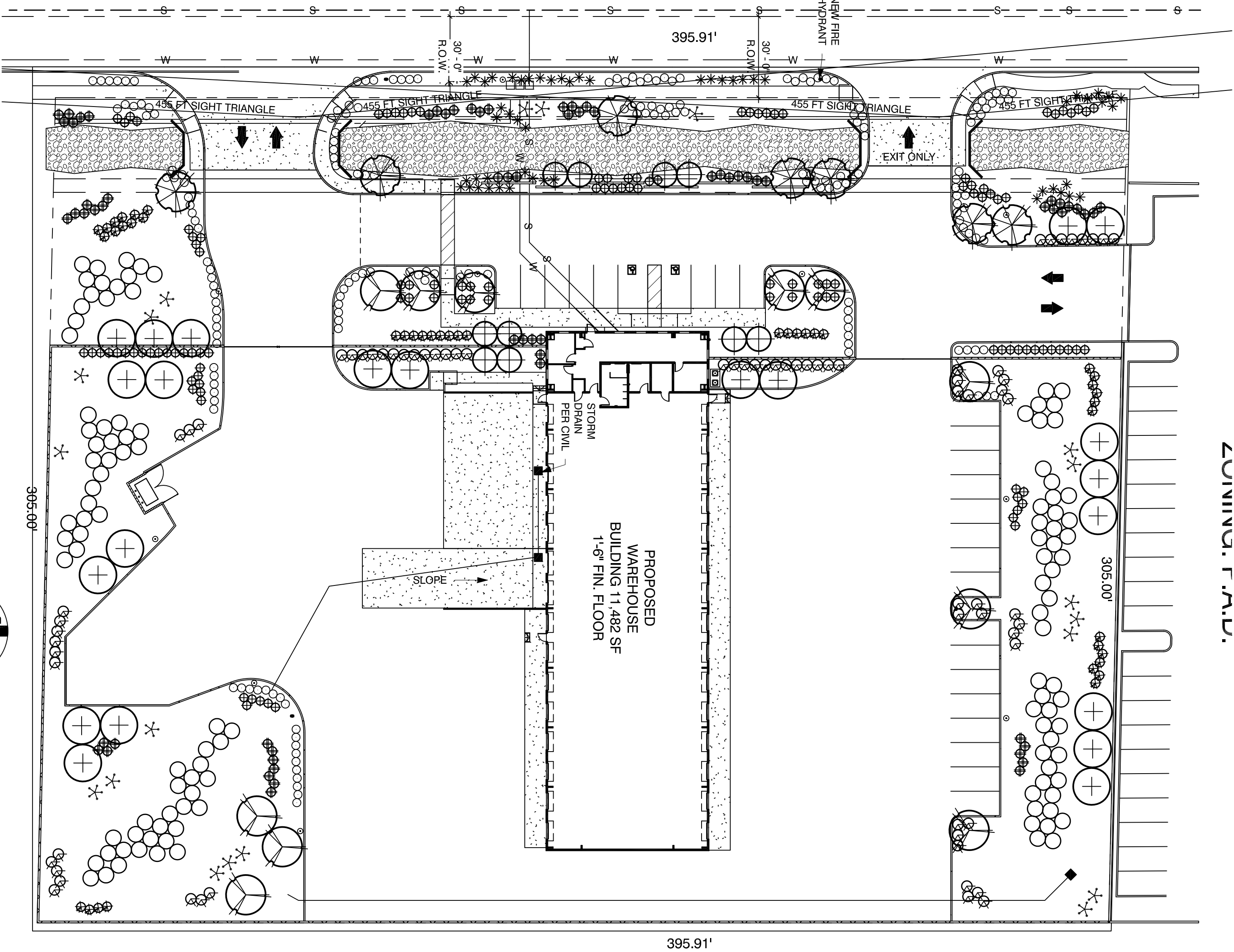
SEC N. 122ND AVE. & W. DESERT COVE RD.
SURPRISE, ARIZONA 85379



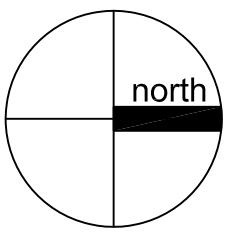
REVISIONS	

Phase: BID SET
Drawn By: MM
Reviewed By: LDB
SDI Project No: 3697
Date: 01/19/2017

Sheet:
DR3.2
COLORED ELEVATIONS



LANDSCAPE PLAN



PURPLE PIPE:
PER CITY OF SURPRISE STANDARDS ALL IRRIGATION PIPING IS TO BE PURPLE.

ROOT BARRIER NOTE:
ALL TREES WITHIN 10' OF ANY HARDSCAPE ELEMENT IS TO BE SCREENED BY A ROOT BARRIER SYSTEM PER ENGINEERING DEVELOPMENT STANDARDS CHAPTER BIGHT (8)

SURPRISE NOTES:

ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT. SIGNS REQUIRE A SEPERATE PERMIT.

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

PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 5' RADIIUS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.

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

ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.

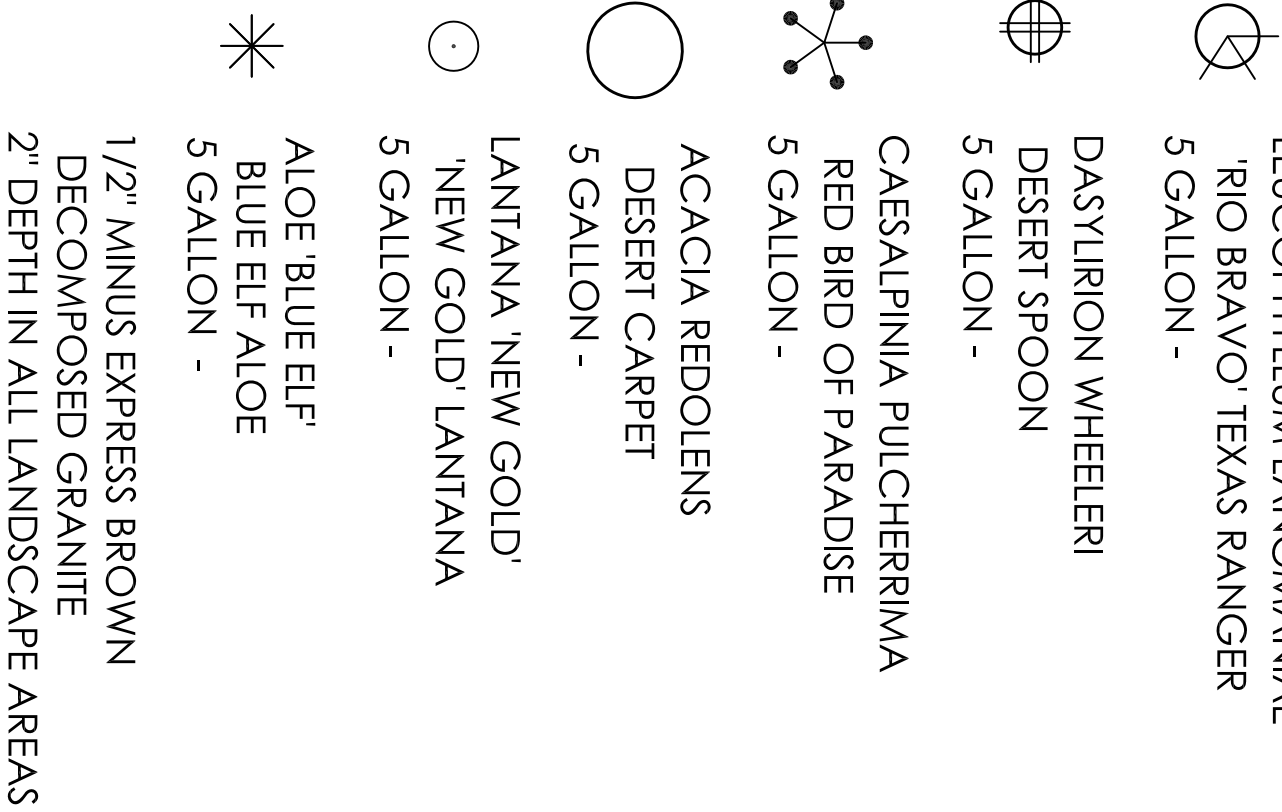
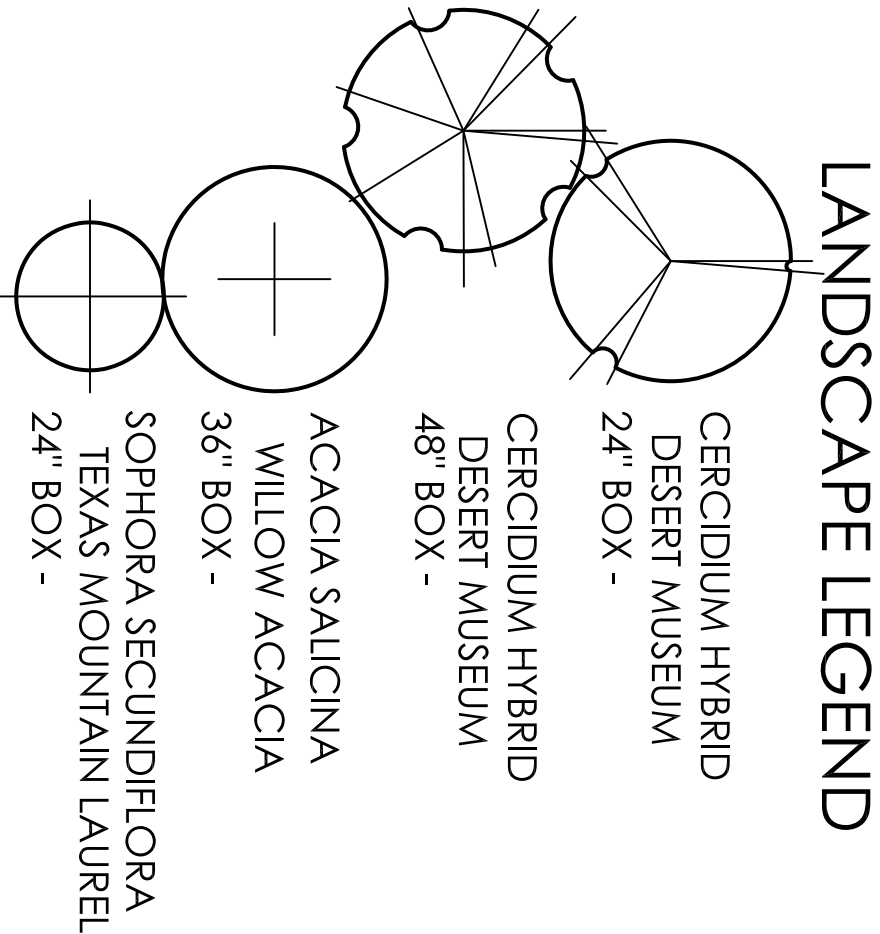
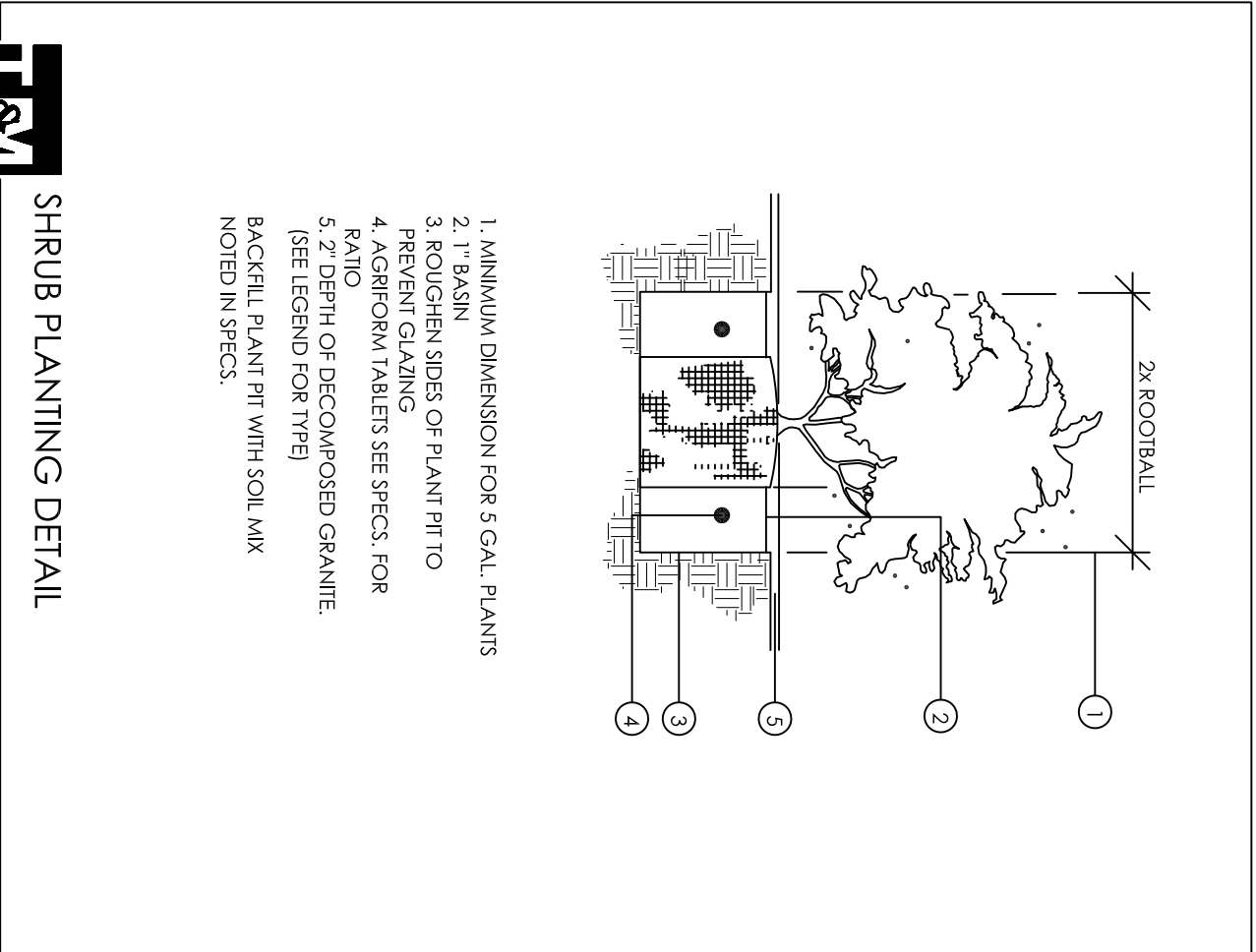
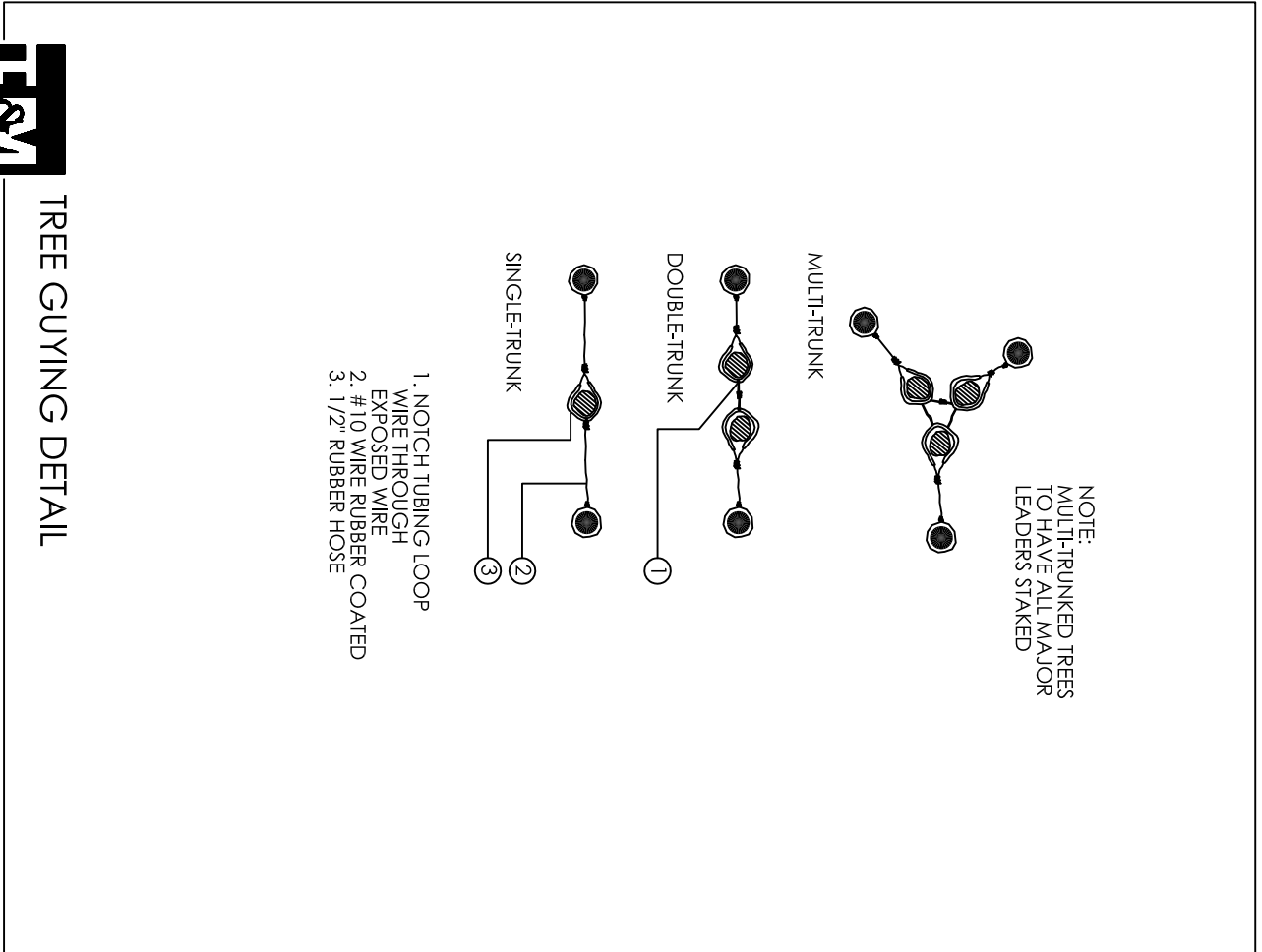
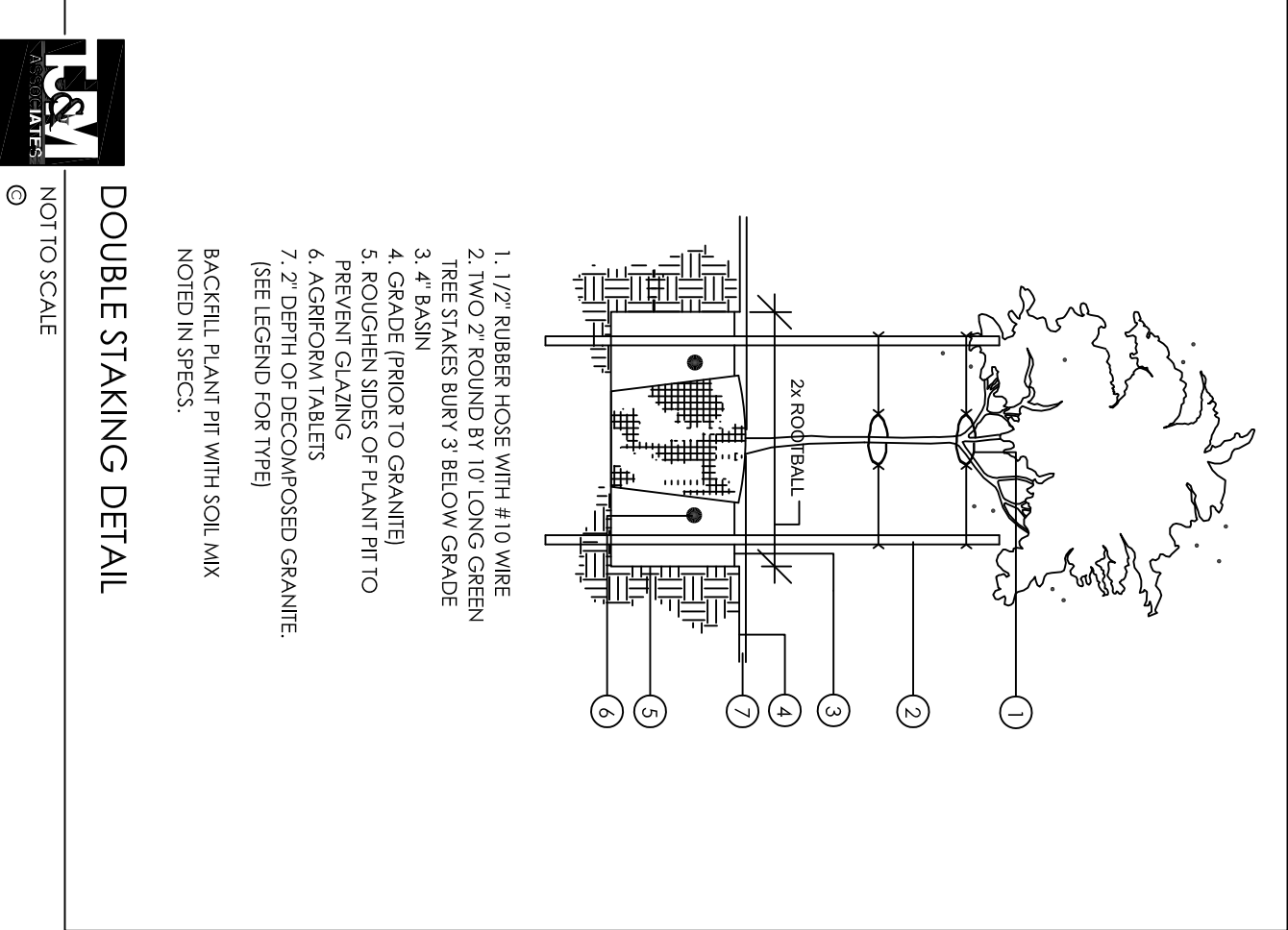
ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.

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

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

TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 1.22-136 (2) K. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.

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

6433 East Cholla St., Suite 101
Scottsdale, Arizona 85250
P. (602) 266-0320 F. (602) 266-6619
EMAIL: tjmcqueen@tjma.net

27188
TJ McQUEEN
06/20/2017
06/20/2017

1. LANDSCAPE ARCHITECT'S SEAL AND SIGNATURE REQUIRED FOR ALL LANDSCAPE ARCHITECTURE DRAWINGS.
2. LANDSCAPE ARCHITECT'S SEAL AND SIGNATURE REQUIRED FOR ALL LANDSCAPE ARCHITECTURE DRAWINGS.
3. LANDSCAPE ARCHITECT'S SEAL AND SIGNATURE REQUIRED FOR ALL LANDSCAPE ARCHITECTURE DRAWINGS.
4. LANDSCAPE ARCHITECT'S SEAL AND SIGNATURE REQUIRED FOR ALL LANDSCAPE ARCHITECTURE DRAWINGS.
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10. LANDSCAPE ARCHITECT'S SEAL AND SIGNATURE REQUIRED FOR ALL LANDSCAPE ARCHITECTURE DRAWINGS.

SKYWAY BUSINESS PARK LOT 17 DISTRIBUTION WAREHOUSE

SURPRISE ARIZONA

NOT FOR CONSTRUCTION	
REVISIONS	

Phase:	SD
Drawn By:	MM
Reviewed By:	LDB
SDI Project No:	3697
Date:	01.23.17
Sheet:	

La.01



FS16-529

Phoenix Distribution at Skyway

Planning and Zoning Commission

March 16, 2017

VICINITY MAP



VICINITY MAP



VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

FS16-529 Phoenix Distribution

Site Plan

VACANT LOT
ZONING: P.A.D.

DEVELOPED LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

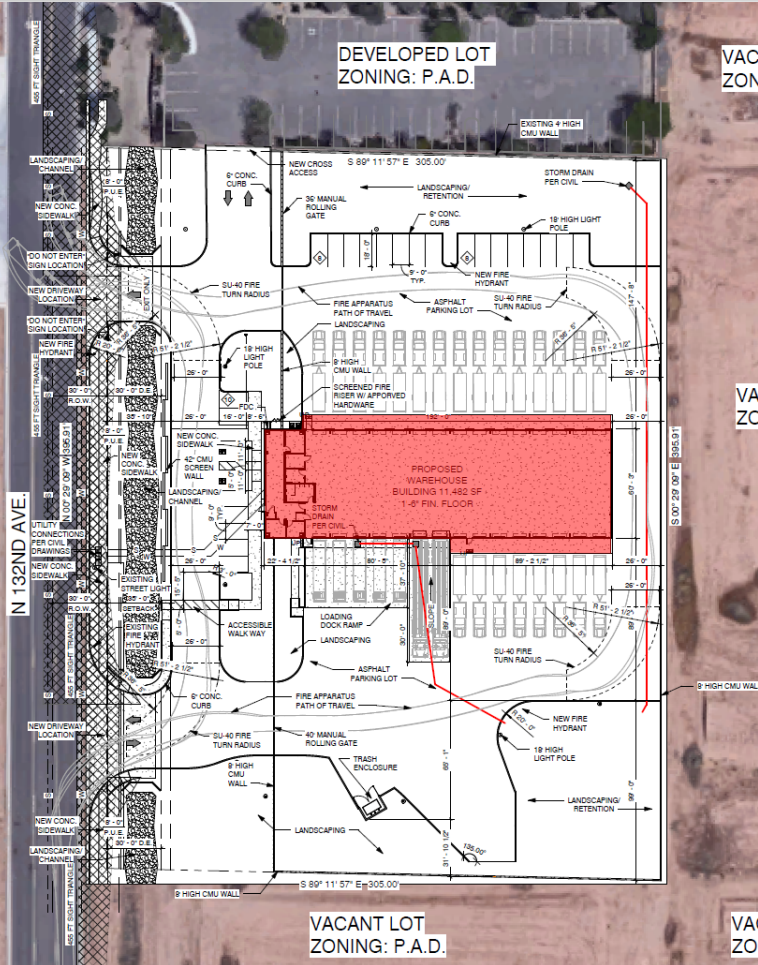
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ZONING: P.A.D.

VACANT LOT
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ZONING: P.A.D.

FS16-529 Phoenix Distribution

Site Plan



VACANT LOT
ZONING: P.A.D.

DEVELOPED LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

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ZONING: P.A.D.

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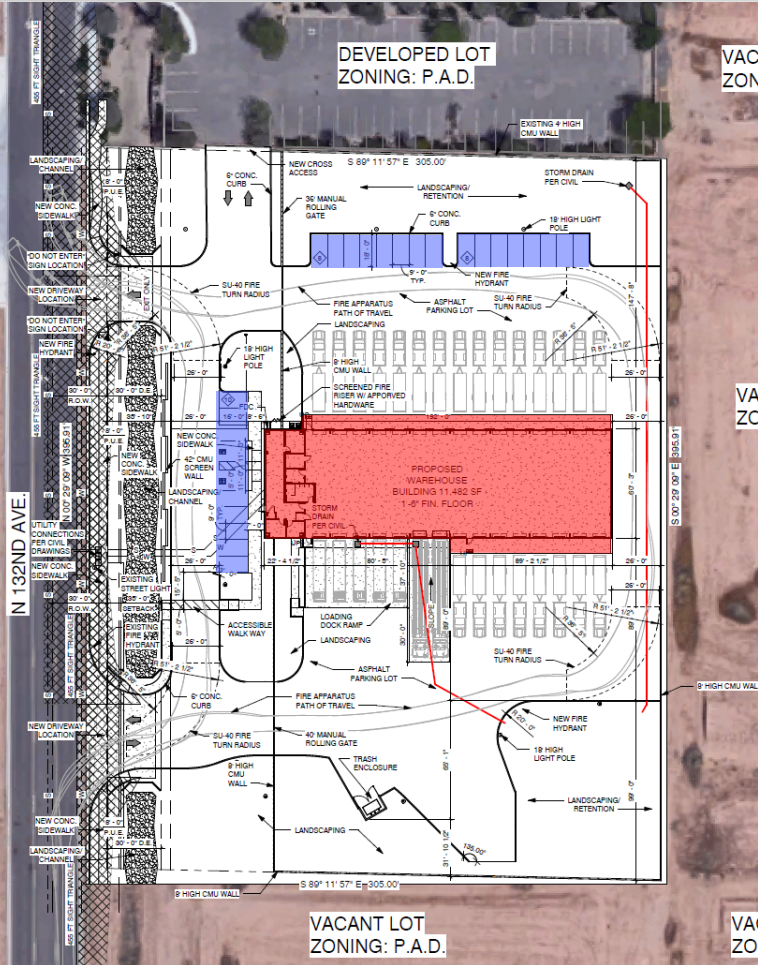
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ZONING: P.A.D.

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VACANT LOT
ZONING: P.A.D.

FS16-529 Phoenix Distribution

Site Plan



VACANT LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

VACANT LOT
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FS16-529 Phoenix Distribution

Site Plan

VACANT LOT
ZONING: P.A.D.

DEVELOPED LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

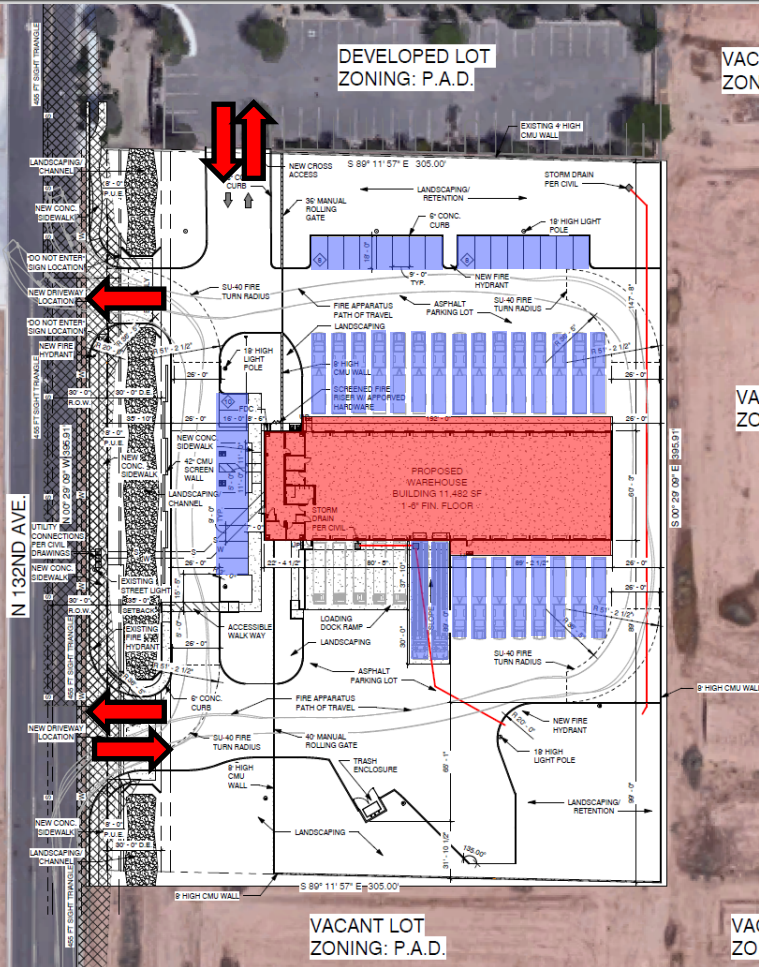
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VACANT LOT
ZONING: P.A.D.



FS16-529 Phoenix Distribution

Site Plan

VACANT LOT
ZONING: P.A.D.

DEVELOPED LOT
ZONING: P.A.D.

VACANT LOT
ZONING: P.A.D.

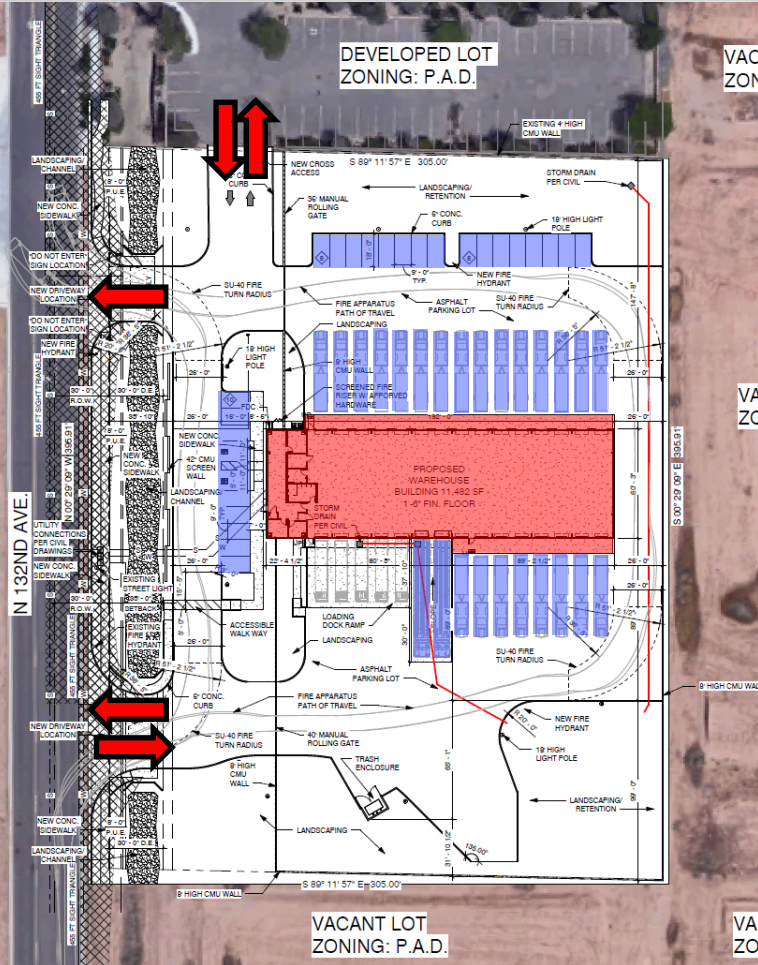
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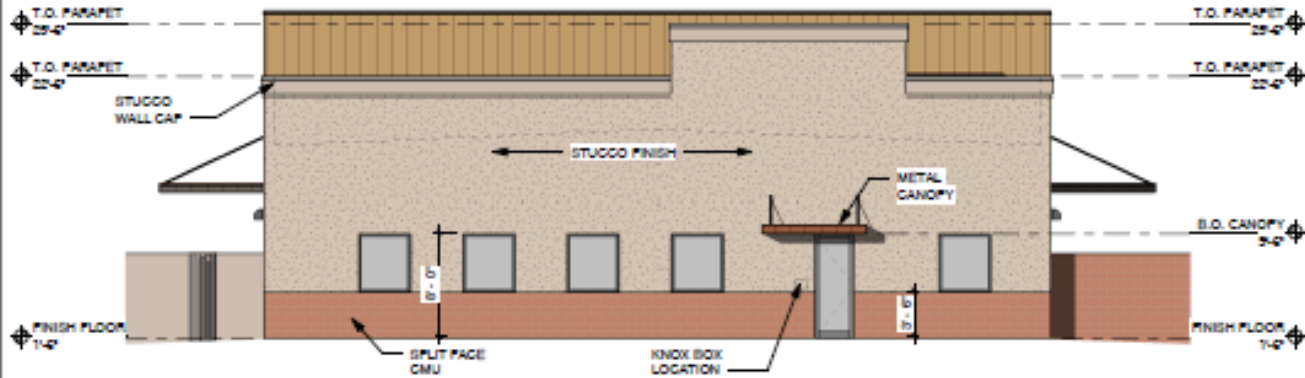


FS16-529 Phoenix Distribution

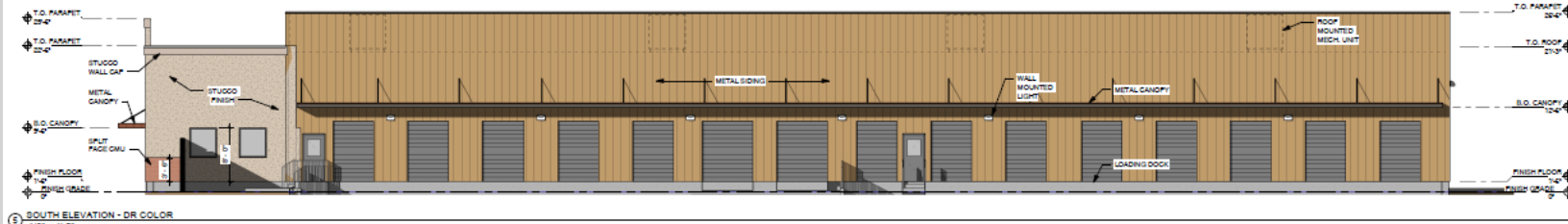
Site Plan

FS16-529 Phoenix Distribution

Elevations



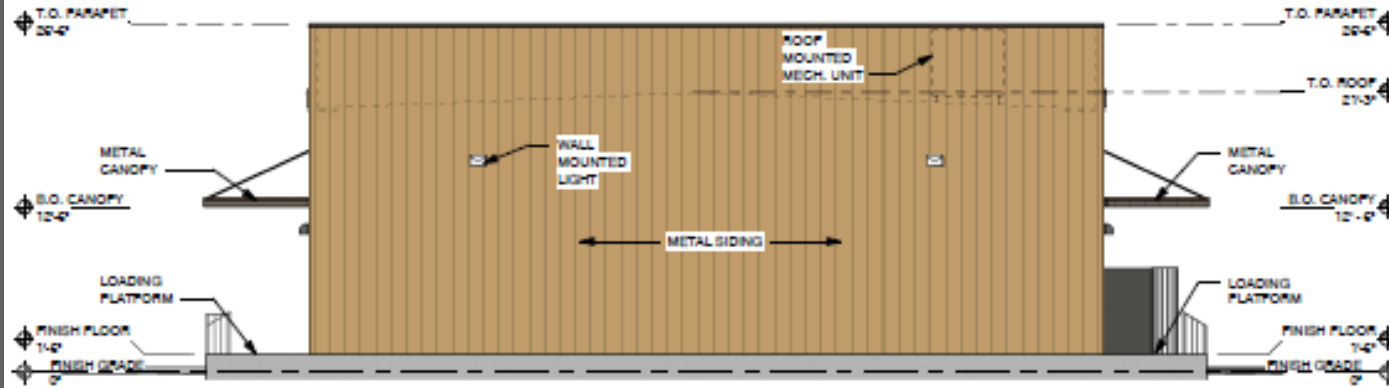
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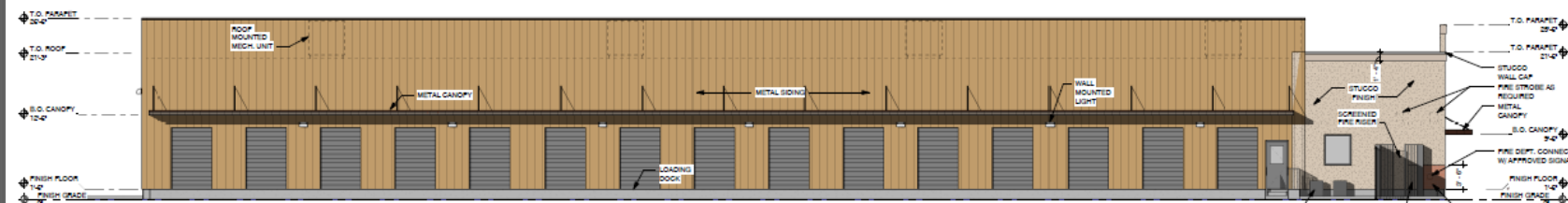
South

FS16-529 Phoenix Distribution

Elevations



East - Rear



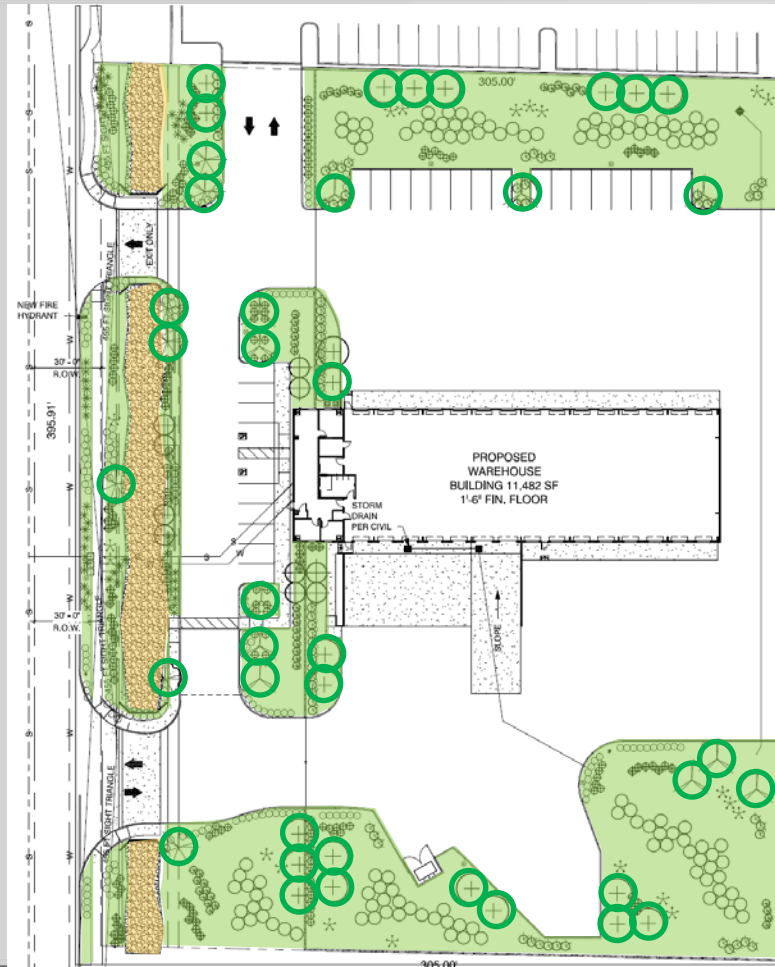
North

FS16-529 Phoenix Distribution



1 NW PERSPECTIVE

Perspective



FS16-529 Phoenix Distribution

Landscape

**FS16-529
Phoenix
Distribution**

Recommendation

**Approve, Subject to
Stipulations 'A.' Through 'C.'**



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	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 on a Conditional Use Permit for Filiberto's at Surprise Point, generally located south of the southeast corner of Litchfield and Waddell Roads.

Motion:

Move to recommend approval of a Conditional Use Permit for Filiberto's at Surprise Point subject to stipulations 'A.' through 'D.'

Background:

One Architecture, on behalf of Surprise SE, LLC, seeks approval of a Conditional Use Permit (CUP) to allow a drive through restaurant facility within the Surprise Pointe PAD. The drive through restaurant facility will be constructed on a currently vacant pad within the larger retail center. Site improvements will include a new 3,017 square foot building, landscaping, paving, signage, etc.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00-FS16-433-Filibertos Mexican Restaurant-CUP-Staff report](#)
- ☐ [01 - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Vicinity Maps](#)
- ☐ [02 - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Master Site Plan](#)
- ☐ [03 - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Site Plan](#)
- ☐ [04a - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Elevations](#)
- ☐ [04b - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Elevations](#)

- ☐ [04c - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Elevations](#)
- ☐ [05 - FS16-433 - Filibertos Mexican Restaurant - Conditional Use Permit - Landscape](#)
- ☐ [06 - FS16-433 - Filibertos Mexican Restaurant - 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



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-433

Project Name: Filiberto's at Surprise Point

Council District: 6 – Palo Verde

Meeting Date: March 16, 2017

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

Owner: Surprise SE, LLC

Applicant: One Architecture

Request: Conditional Use Permit for a Drive through dining facility in the Surprise Point Planned Area Development (PAD) zoning district.

Site Location: Generally, 900 feet south of the southeast corner of Litchfield and Waddell Roads.

Site Size: Approximately 0.25 acre

Density: N/A

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

Support/Opposition: General support was received at the Citizen Review meeting.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations 'A.' through 'D.'

PROJECT DESCRIPTION:

One Architecture, on behalf of Surprise SE, LLC, seeks approval of a Conditional Use Permit (CUP) to allow a drive through restaurant facility within the Surprise Pointe PAD. The drive through restaurant facility will be constructed on a currently vacant pad within the larger retail center. Site improvements will include a new 3,017 square foot building, landscaping, paving, signage, etc.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surrounds.

Marley Park PAD Commercial	Surprise Pointe PAD Commercial	Surprise Pointe PAD Commercial
Marley Park PAD Commercial	Surprise Pointe PAD Commercial	Surprise Pointe PAD Commercial
Marley Park PAD Commercial	Surprise Pointe PAD Commercial	Surprise Pointe PAD Commercial

BACKGROUND:

January 13, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Surprise Point under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case FS16-320.

July 20, 2007: Staff approved a minor site plan amendment for Surprise Pointe Phase 1 under Case SPA07-143.

July 2, 2008: Staff approved a minor site plan amendment for Surprise Pointe Phase 2 under Case SPA08-064.

December 11, 2008: The City Council approved a replat of Lots 4 and 5 under Case FPA08-149.

June 30, 2016: Staff held a concept review meeting for the applicant under Case CR16-260.

October 5, 2016: The applicant submitted or a CUP under Case FS16-433, the subject case.

December 14, 2016: The applicant held a Citizen Review meeting to gather public input on the proposed project.

CITIZEN OUTREACH:

As noted above, the applicant held a Citizen Review meeting on December 14, 2016, which was attended by two (2) Surprise residents and a single Councilman. The overall perception of the project was positive. The site was also posted advertised in accordance with the SUDC.

ANALYSIS AND DISCUSSION:

The subject request involves a proposed drive-through Restaurant to be constructed on a currently vacant pad within the Surprise Pointe PAD. The PAD was approved under Title 17, and refers to the list of uses included within Title 17. One of those uses is "Convenience Food Restaurant" which is defined in Title 17 as "...an establishment whose principal business is the sale of foods frozen desserts or beverages to the consumer in a ready to eat state for consumption either within the premises or for carry-out with consumption either on or off the premises and whose design or principal method of operation."

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

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

The approximately 3,017 square foot facility will reside on a 0.88 acre parcel within the Surprise Center Commercial Center. Exterior elevations, landscaping, and parking facilities are designed to complement the existing and proposed development in the center. Parking for 26 vehicles is located on each side of the site with screening wall located adjacent to Litchfield Road. Future construction to the north will be able to link to the site to the subject site with two (2) pedestrian connections and two (2) vehicular connections.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG

106
107
108 **CONFORMANCE WITH ADOPTED PLANS:**
109

110 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
111 within the Employment Land Use Category, which supports food service uses such as that
112 proposed.

113
114 **REVIEWING AGENCIES:**
115

116 **Maricopa Water District (MWD):** In an email dated October 5, 2016, MWD indicated the proposal
117 will not impact MWD.

118
119 **Arizona Department of Transportation (ADOT):** In an email dated October 5, 2016, ADOT
120 indicated the proposal will have no impact on existing highway facilities.

121
122 **Luke Air Force Base (LAFB):** In a letter dated October 11, 2016, LAFB indicates no objections to the
123 request, but advises the applicant review sound attenuation requirements and engage in a strong
124 notification program with respect to the air base and its operations.

125
126 **SUMMARY:**
127

128 Staff believes the proposed Conditional Use Permit is consistent with the manner and intent of the
129 Surprise Point PAD. Staff recommends stipulations that, once fulfilled, will allow the site to be
130 developed in accordance with the requirements of the City of Surprise.

131
132 **FINDINGS:**
133

- 134 • The proposed Conditional Use Permit demonstrates compliance with the criteria set forth in
135 Section 17.36.050 of Title 17, which was included by reference into the underlying PAD.
136 • The reviewing agencies have indicated no objections to the request.

137
138 **RECOMMENDATION:**
139

140 Based on the findings noted above, staff recommends the Commission **approve** the subject
141 Conditional Use Permit, subject to stipulations 'A.' through 'D.' as outlined below:

- 142 A. The Site Plan prepared by One Architecture, date received January 18, 2017, will be
143 revised and submitted for review to include the following modifications:
144 a. The proposed water and sewer, including the interceptor, will be shown on the plan.

b. All drainage facilities, catch basins, pipes, and underground retention will be shown on the plan.

B. The applicant will provide a document that will agree to the purple packet requirements. Reclaimed water cannot be used on this property without a valid user agreement and active County and State permits and approvals.

C. This Conditional Use permit is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use permit shall expire on the one year anniversary of approval, unless construction shall commence prior to that date.

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

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

Attachments:

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

Greenway Rd

Sierra Verde

Litchfield Manor

Waddell Rd

Bullard Ave

Marley Park

Litchfield Rd

Surprise Pointe

Cactus Rd

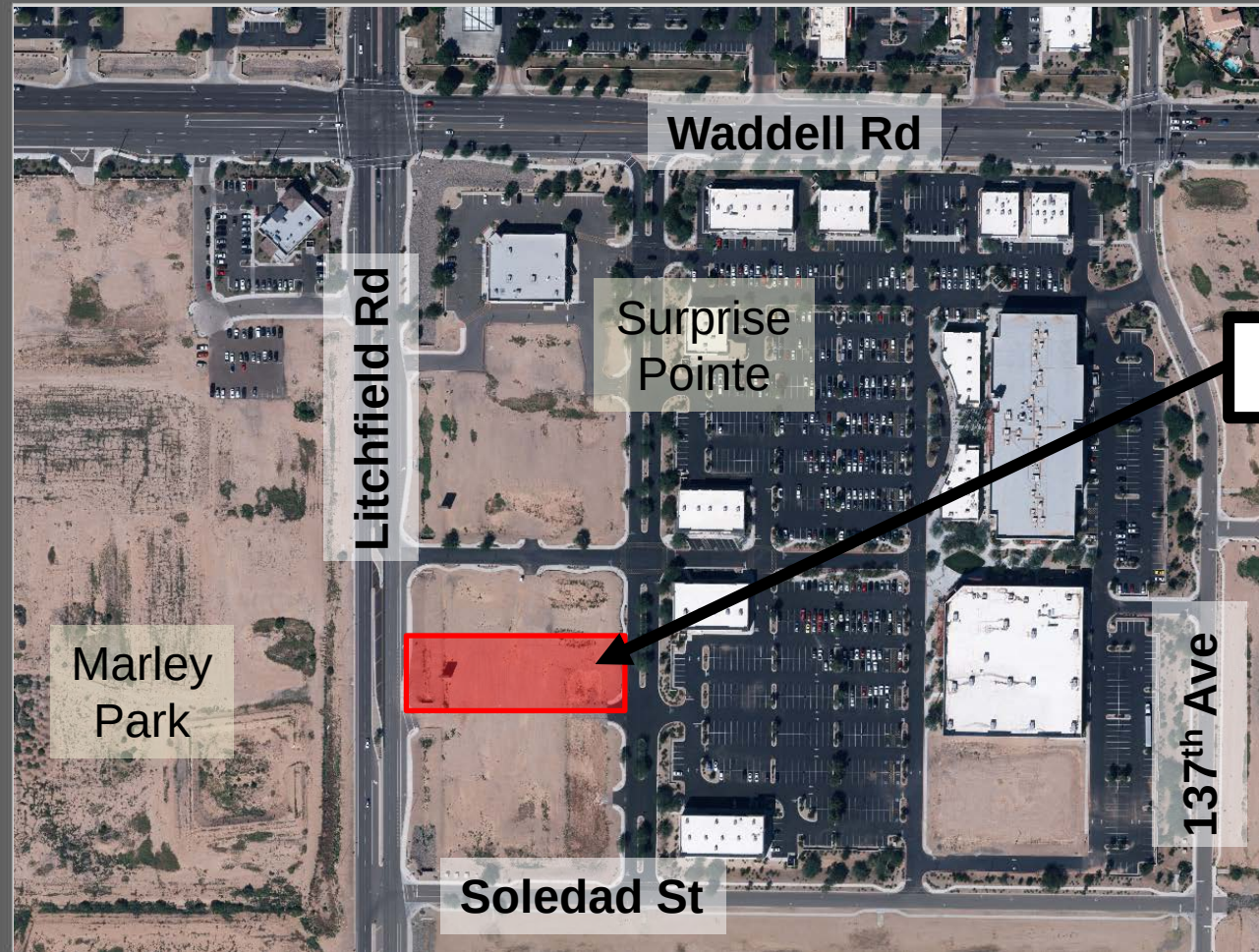
Dysart Rd

FS16-433
Filiberto's

SUBJECT SITE

Vicinity Map





FS16-433
Filiberto's

SUBJECT SITE

Vicinity Map

FILE COPY
DO NOT TAKE

RECEIVED

JUL 03 2008

COMMUNITY
DEVELOPMENT

WADDELL ROAD

137TH AVENUE

SOLEDAD STREET

SITE PLAN
SCALE: 1" = 60'-0"

Surprise Pointe Parking Count Analysis							
Prepared By: Richard L. Bowen + Associates RLB+A # 6645 16-May-88							
Location	Use Type	Blg SF or Seats	Zoning Ordinance	HC Req'd	HC Provided	Total Req'd	Total Provided
A	theatre	2,856	1 / per 4 seats	14	18	714	354
B	retail	6,455	1 / 250sf floor area	1	5	26	20
C	retail	6,455	1 / 250sf floor area	1	5	26	20
D	comp/g games	10,002	1 / 250sf floor area	2	2	40	137
E	retail	8,009	1 / 250sf floor area	2	2	32	38
F	retail	6,075	1 / 250sf floor area	1	2	24	19
G	retail	18,020	1 / 250sf floor area	2	2	40	73
H1	restaurant	4,853	1 / 250sf floor area	1	2	19	45
H2	restaurant	4,853	1 / 250sf floor area	1	2	19	45
J	boating alley	59,860	1 / 250sf floor area	7	12	239	155
K	fitness center	54,000	1 / 250sf floor area	5	4	136	96
L	retail	6,450	1 / 250sf floor area	1	2	26	22
M	entertainment	10,012	1 / 250sf floor area	2	2	40	102
N	restaurant	5,627	1 / 250sf floor area	1	2	21	27
Total Parking Required/Provided				51	78	1579	1469
w/ 10% Reduction						1422	1469

Agreement with city of Surprise established a uniform parking requirement of 1 parking space per 250 SF of floor area for all buildings (except theatre). Floor Area used is determined on the basis of the exterior area dimensions of the building. Parking reduction of 10% included in total.
HC Spaces Required is calculated per ADA Standards for Accessible Design Section 4.1.2.6.

OWNER/DEVELOPER
SPD, LLC
7025 N. SCOTTSDALE ROAD, SUITE 303
SCOTTSDALE, ARIZONA 85263
602.952.9333 (PH)
602.850.0513 (FAX)

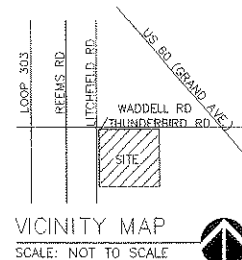
ARCHITECT
RICHARD L. BOWEN + ASSOCIATES INC.
13000 SHAKER BOULEVARD
CLEVELAND, OHIO 44120
216.491.9300 (PH)
216.491.8053

CIVIL ENGINEER
ATWELL-HICKS
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
480.218.8831 (PH)
480.830.4988 (FAX)

LANDSCAPE ARCHITECT
GILMORE PARSONS LAND DESIGN GROUP
2211 N. 7TH STREET
PHOENIX, ARIZONA 85006
602.266.5622 (PH)
602.266.5707 (FAX)

SYMBOL LEGEND

- | | | | |
|--|--------------|--|------------------------|
| | FIRE HYDRANT | | LIMITS OF WORK |
| | LIGHT POLE | | PROPERTY LINE |
| | BIKE RACK | | AASHTO VISIBILITY LINE |
| | STOP SIGN | | |



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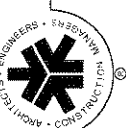
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

FIRE MARSHALL
CITY ENGINEER

DATES AND REVISIONS	
No.	Date/Description
5/16/08	TAC SUBMITTAL
6/1/08	TAC RESUBMITTAL

GYSW
Gilmore Ventures Southwest



RICHARD L. BOWEN
+ ASSOCIATES INC.
13000 Shaker Boulevard, Cleveland, Ohio 44120
Phone: 216.491.9300 Fax: 216.491.8053
www.rlb.com email@rlb.com

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COP-41041 YEAR 2008

SPA08-064

The Shoppes at Surprise Pointe
Waddell Road & Litchfield Road
Surprise Pointe, AZ

SITE PLAN

DRAWN BY: WJL
CHECKED BY: ALR
RLB NO.: 6645.00

DRAWING NO.
SP1

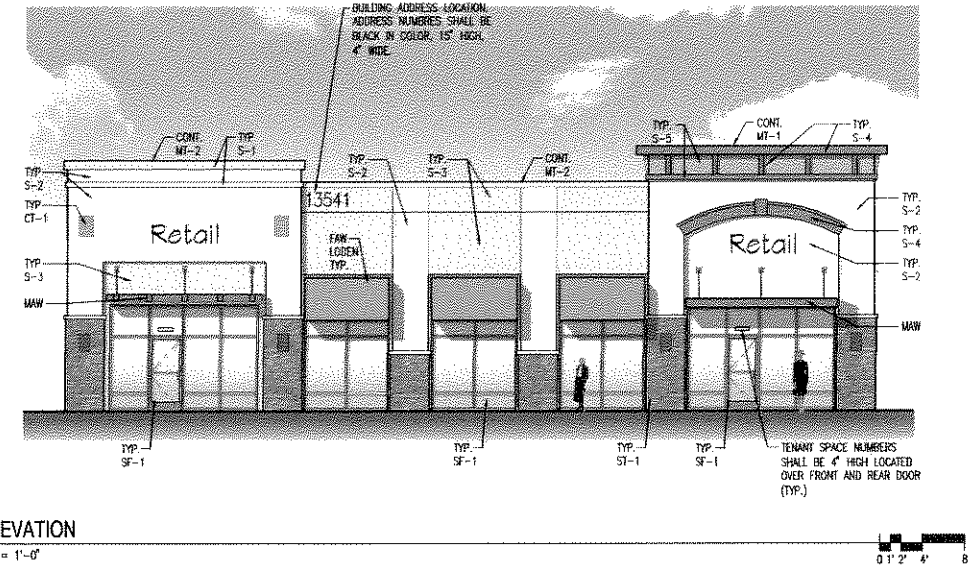
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DEVELOPMENT

JUL 03 2008

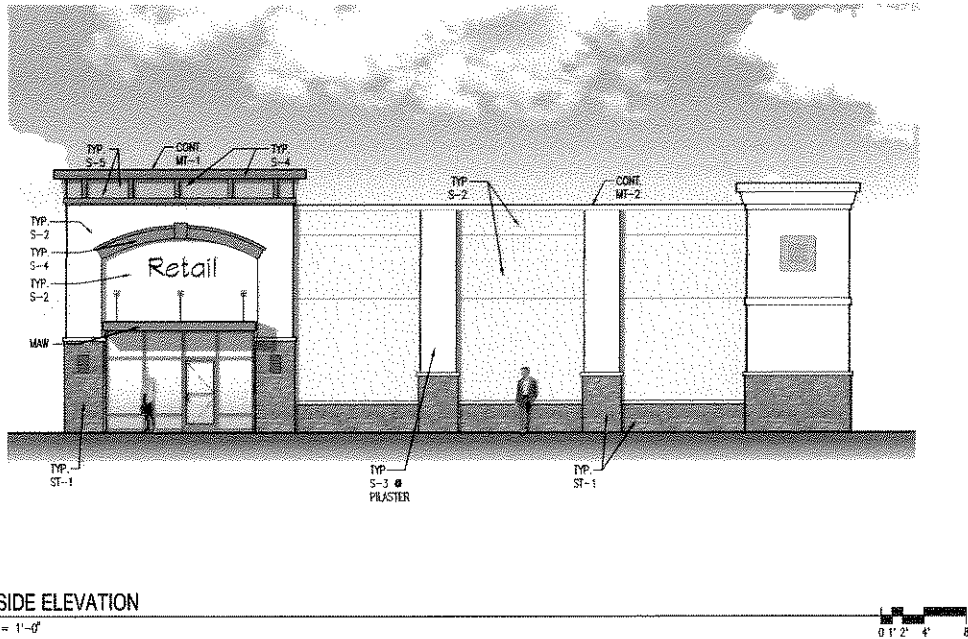
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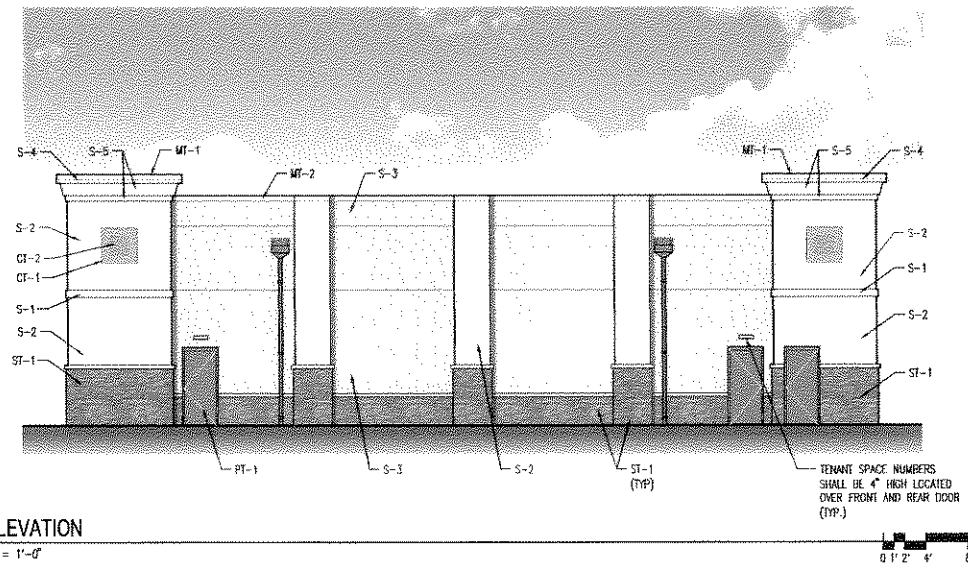
1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



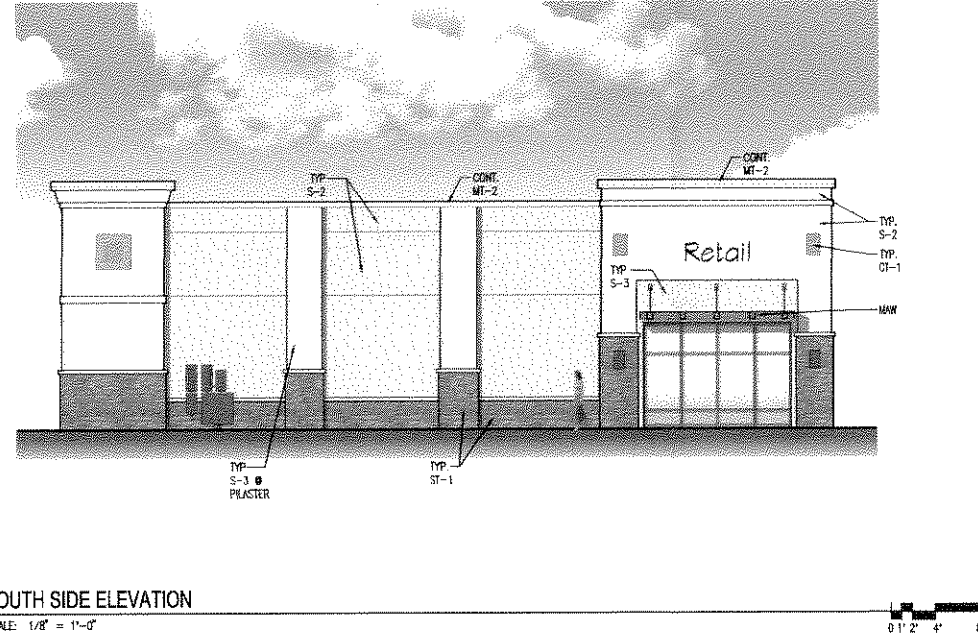
2 NORTH SIDE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 SOUTH SIDE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS & FINISH SCHEDULE				
ID#	DESCRIPTION	MANUFACTURER	NOTE/COLOR	NOTE
S-1	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW9005 'PURE WHITE'	
S-2	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW9006 'HAZEL'	
S-3	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW9007 'COMPATIBLE CREAM'	
S-4	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW9008 'TOASTY'	
S-5	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW9009 'SANDS OF TIME'	
SF-1	STONE ACCENT VENEER @ FEATURES	ELBORADO STONE OR APPROVED EQUAL	MOUNTAIN LEIGE 'BUCKSKIN'	
CT-1	CERAMIC TILE	CROSSVILLE CERAMICS	AB34 TERRA ROSA	
CT-2	CERAMIC TILE	CROSSVILLE CERAMICS	B220 DOESKIN	
FAW	FABRIC AWNING (FIRE RESISTANT)	SUNBELLA FIRE RESIST OR APPROVED EQUAL	COLOR: TBD, AS SELECTED FROM COLOR PALETTE	COLOR PALETTE: ADURAL NAVY - BRASS COHEN - BRASS
MAF	METAL AWNING	MAFES INDUSTRIES OR APPROVED EQUAL	LUMINARDE CANOPY BRONZE FINISH	
WT	WOOD TRELLIS	N/A	COLOR TO MATCH SW 9005 'PURE WHITE'	
OFRC	COLLUM ENCLOSEURE	ARISTONE DESIGNS	COLOR TO MATCH SW9005 'PURE WHITE'	
SF-1	ALUMINUM STOREFRONT W/ BRONZE TINTED GLASS	SEE SPECS	COLOR: BRONZE ANODIZED	INSULATED GLASS
NT-1	PREFINISHED METAL COFFIN	PETERSEN ALUMINUM 1-800-PAC-CLAD	MEDIUM BRONZE	
NT-2	PREFINISHED METAL COFFIN	PETERSEN ALUMINUM 1-800-PAC-CLAD	BONE WHITE	
PT-1	PAINTED HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS OR APPROVED EQUAL	COLOR TO MATCH SW9005 'TOASTY'	HOLLOW METAL DOORS & FRAMES

NOTES:
1. ALL COLORS LISTED ARE TO BE SELECTED AND APPROVED BY OWNER & ARCHITECT. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.
2. SUBJECT TO CHANGE TO SUIT TENANT IDENTITY UPON APPROVAL OF OWNER & ARCHITECT.
3. PAINT ALL ELECTRICAL AND TELEPHONE CONDUITS AND GAS LINES AND ETC ON BUILDING COLOR OF ADJACENT MATERIAL.

SIGNATURE BLOCK

ADMINISTRATIVE APPROVAL

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

WATER SERVICES DIRECTOR

FIRE MARSHALL

CITY ENGINEER

KEY PLAN
SCALE: N.T.S.



DATES AND REVISIONS	
No.	Date/Description
1	5/16/08 TAC SUBMITAL

CVSW
Culinary Ventures Southwest



RICHARD L. BOWEN
+ ASSOCIATES INC.
13000 Shattuck Boulevard, Suite 400
Phoenix, Arizona 85029
Phone: 602.998.8888
www.rlb.com email@rlb.com

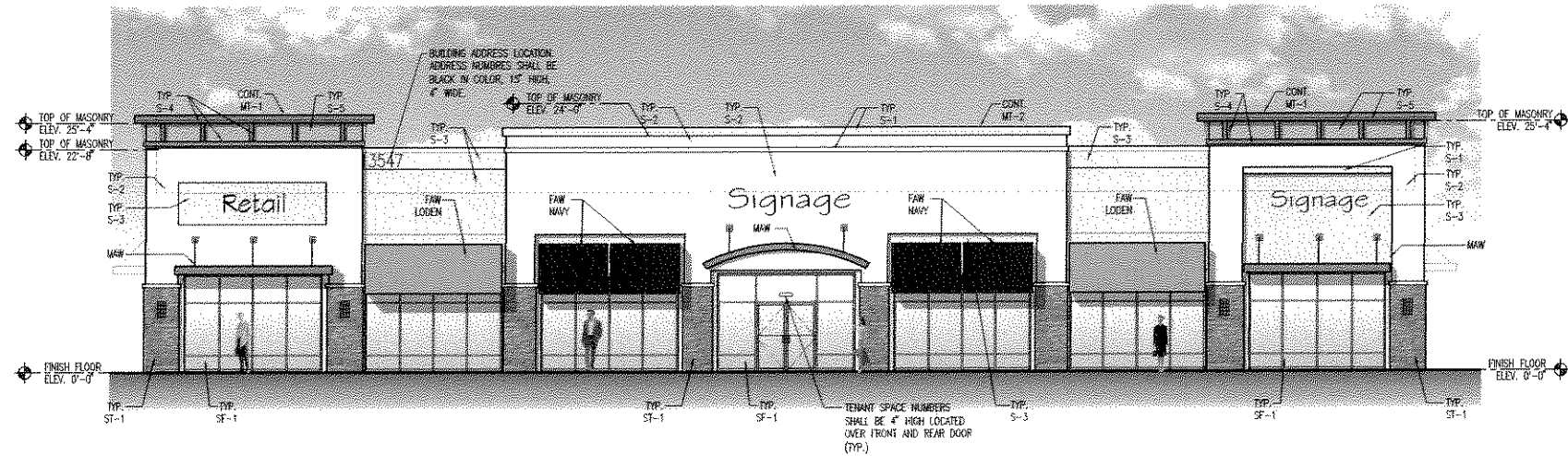
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SPA08-064

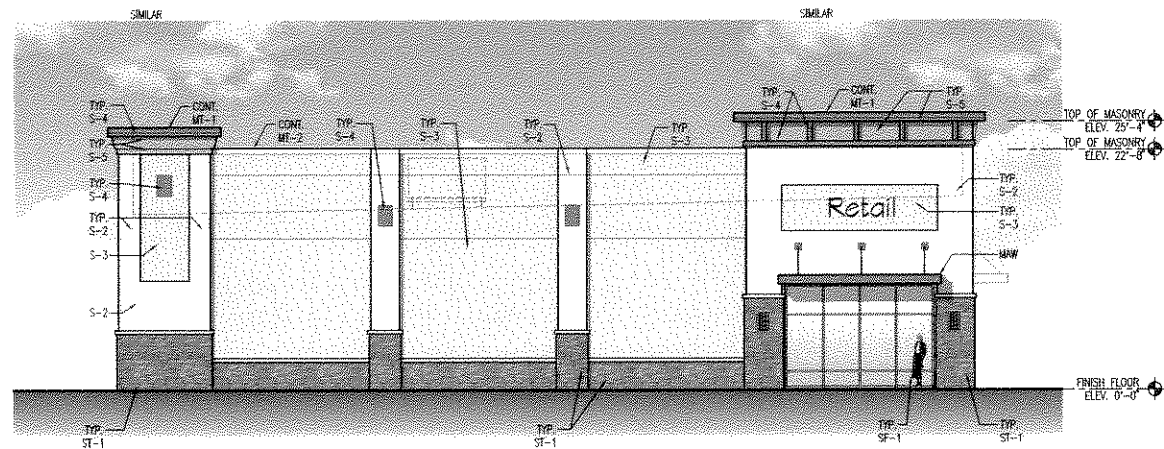
The Shoppes at Surprise Pointe
Waddell Road & Litchfield Road
Surprise Pointe, AZ
OUTLOT '4' - 13541 N Litchfield Rd.
EXTERIOR ELEVATIONS

DRAWN BY: RLB
CHECKED BY: ALR
RLB NO.: 6645.15

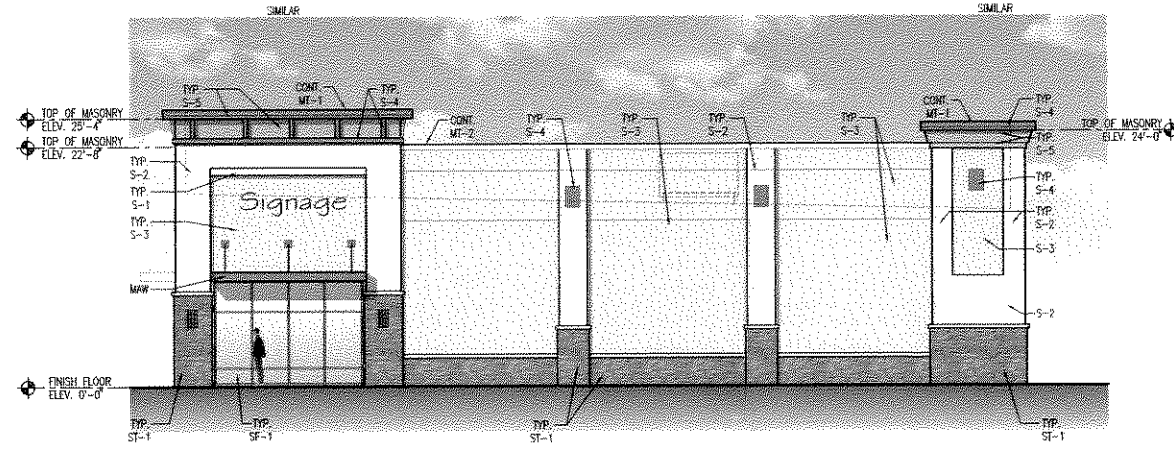
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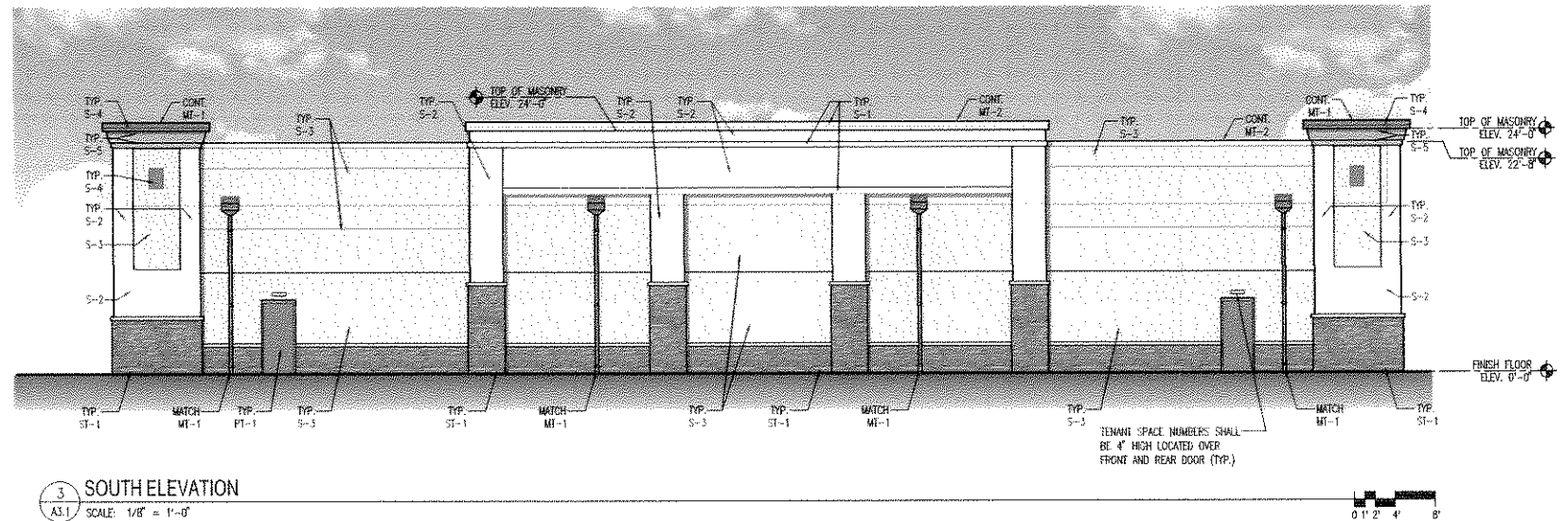
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SCALE: 1/8" = 1'-0"



2 EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS & FINISH SCHEDULE			
ID#	DESCRIPTION	MANUFACTURER	MODEL/COLOR
S-1	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW7005 'PURE WHITE'
S-2	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6366 'NAFERY'
S-3	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6367 'COMPATIBLE CREAM'
S-4	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6055 'TOASTY'
S-5	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6101 'SANDS OF TIME'
ST-1	STONE ACCENT VENEER	ELDOBRADO STONE OR APPROVED EQUAL	MOUNTAIN LEDGE 'BUCKSKIN'
CT-1	CERAMIC TILE	CROSSVILLE CERAMICS	A634 TERRA ROSA
CT-2	CERAMIC TILE	CROSSVILLE CERAMICS	B220 DOKSKIN
FAW	FABRIC AWNING (FIRE RESISTANT)	SIMBABELLA FIRE RESIST OR APPROVED EQUAL	COLOR: T.B.D. AS SELECTED FROM COLOR PALETTE
MWW	METAL AWNING	WAPES INDUSTRIES OR APPROVED EQUAL	LIANGSHAO CANOPY BRONZE FINISH
NT	WOOD TRELLIS	N/A	COLOR TO MATCH SW 6005 'TOASTY'
DFCR	COLUMN ENCLOSURE	ARISTONE DESIGNS	COLOR TO MATCH SW7005 'PURE WHITE'
SF-1	ALUMINUM STONEFRONT W/ BRONZE TINTED GLASS	SEE SPECS	COLOR: BRONZE ANODIZED
MT-1	PREFINISHED METAL COPING	PETERSEN ALUMINUM 1-800-PAC-CLAD	MEDIUM BRONZE
MT-2	PREFINISHED METAL COPING	PETERSEN ALUMINUM 1-800-PAC-CLAD	BONE WHITE
PT-1	PAINTED HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS OR APPROVED EQUAL	COLOR TO MATCH SW6255 'TOASTY'

NOTES:
1. ALL COLORS LISTED ARE TO BE SELECTED AND APPROVED BY OWNER & ARCHITECT. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.
2. SUBJECT TO CHANGE TO SUIT TENANT IDENTITY UPON APPROVAL OF OWNER & ARCHITECT.
3. PAINT ALL ELECTRICAL AND TELEPHONE CONDUITS AND GAS LINES AND ETC ON BUILDING COLOR OF ADJACENT MATERIAL.

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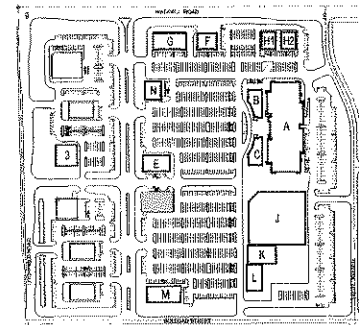
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

WATER SERVICES DIRECTOR

FIRE MARSHALL

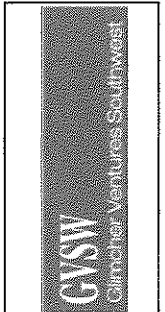
CITY ENGINEER



KEY PLAN

SCALE: N.T.S.

DATES AND REVISIONS	
No.	Date/Description
1	3/12/08 SITE PLAN AMEND.
2	5/16/08 TAC SUBMITTAL



RICHARD L. BOWEN + ASSOCIATES INC.
13000 Shaker Boulevard Cleveland, Ohio 44120
Phone: (216) 481-9300 Fax: (216) 481-9303
www.rlb.com email:rlb@rlb.com

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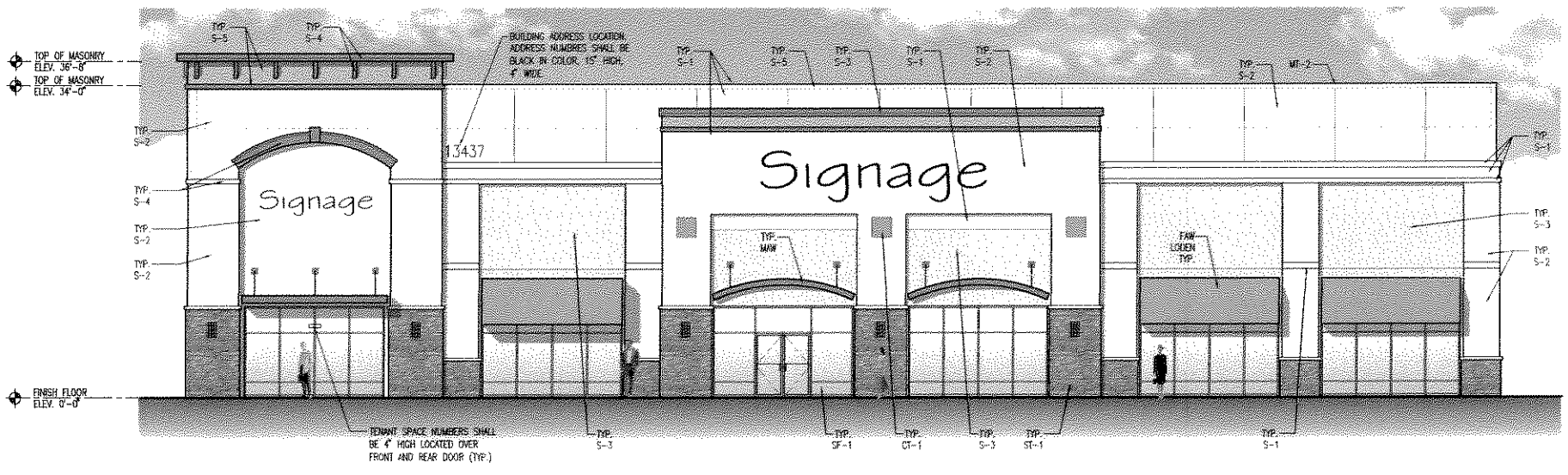
SPA08-064

The Shoppes at Surprise Pointe
Waddell Road & Litchfield Road
Surprise Pointe, AZ
RETAIL 'D' - 13547 N Litchfield Rd.
EXTERIOR ELEVATIONS

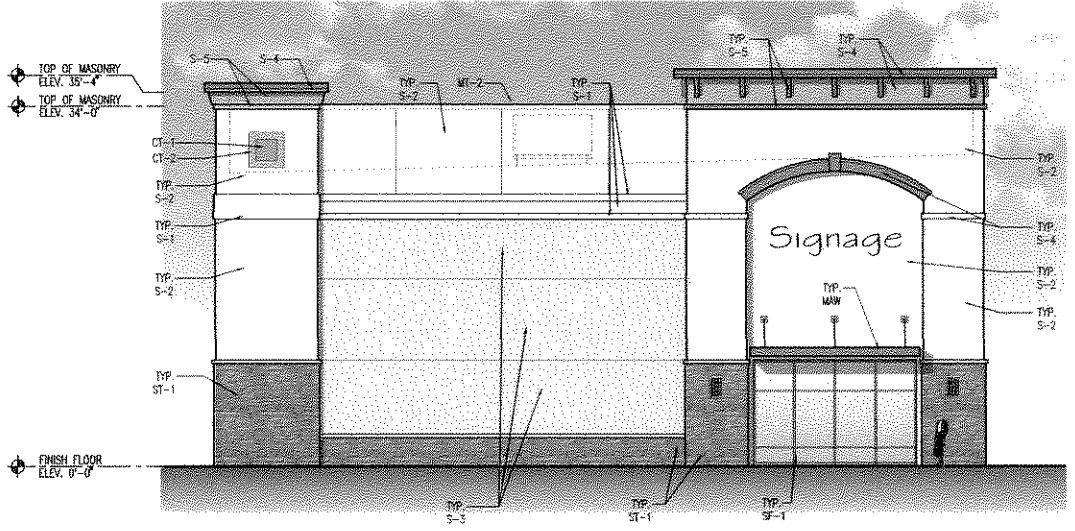
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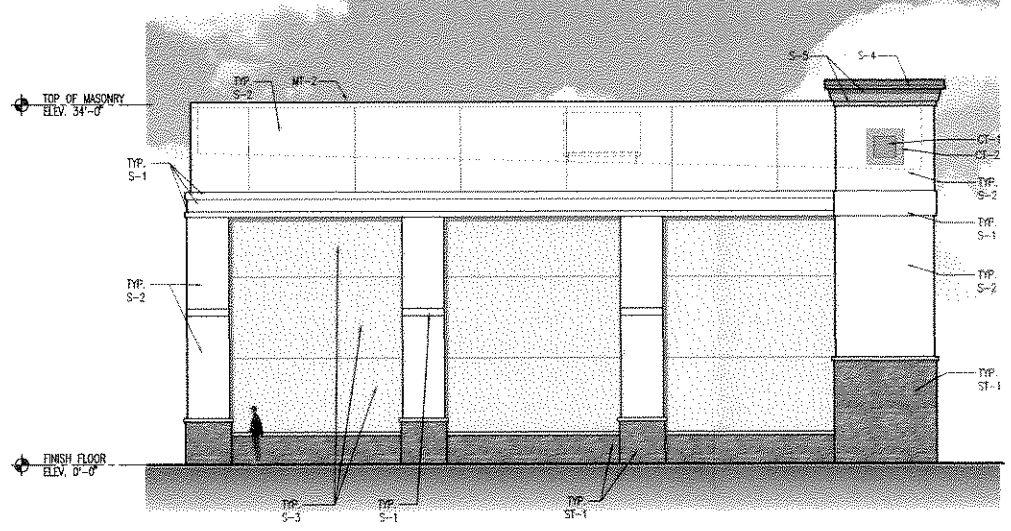
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COMMUNITY DEVELOPMENT
JUL 03 2008



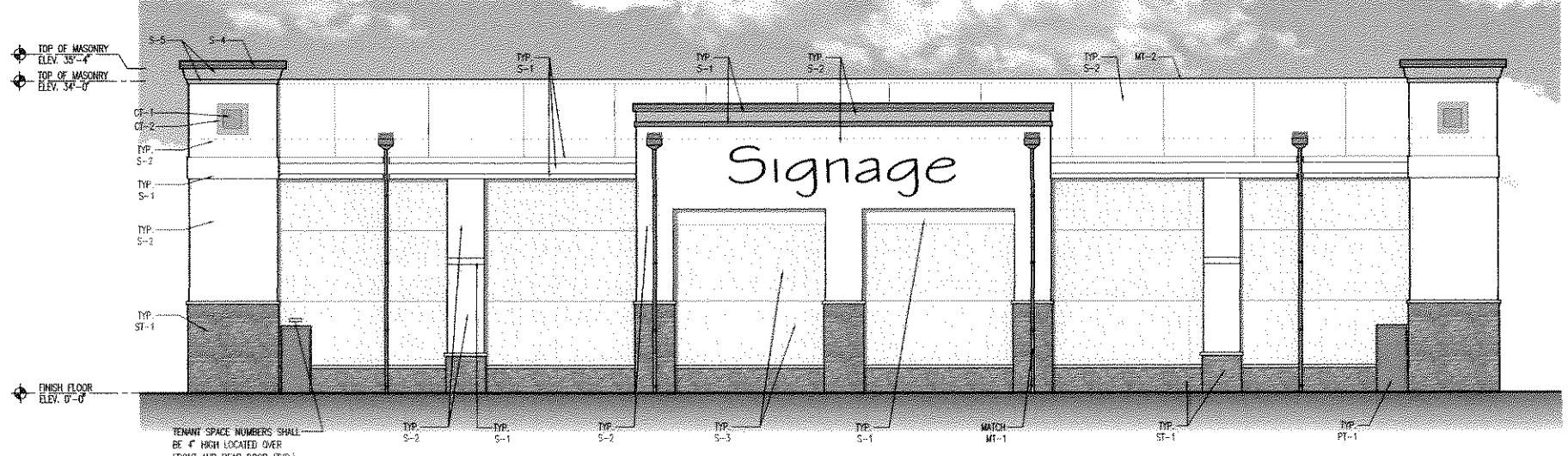
1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 EAST SIDE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 WEST SIDE ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS & FINISH SCHEDULE				
ID#	DESCRIPTION	MANUFACTURER	MATERIAL/COLOR	NOTE
S-1	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW7005 'PURE WHITE'	
S-2	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6005 'SWISS NAVY'	
S-3	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6007 'COMFORTABLE CREAM'	
S-4	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW6008 'TOASTY'	
S-5	STUCCO SYSTEM	WESTERN-KOTE W/ SMOOTH SAND FINISH	COLOR TO MATCH SW1001 'SANDS OF TIME'	
ST-1	STONE ACCENT VENEER & FEATURES	ELDONADO STONE OR APPROVED EQUAL	MOUNTAIN LEDGE 'BUCKSKIN'	
CT-1	CERAMIC TILE	CROSSVILLE CERAMICS	AS14 TERRA ROSA	
CT-2	CERAMIC TILE	CROSSVILLE CERAMICS	B220 DOESKIN	
FAW	FABRIC AWNING (FIRE RESISTANT)	SUNBELLA FIRE RESIST OR APPROVED EQUAL	COLOR: T.B.D. AS SELECTED FROM COLOR PALETTE	COLOR PALETTE: ADMIRAL NAVY - BR005 LOZEN - BR053
MAW	METAL AWNING	MAPEX INDUSTRIES OR APPROVED EQUAL	LUMINOSIDE CANOPY BRONZE FINISH	
WT	WOOD TRELLIS	N/A	COLOR TO MATCH SW 6005 'TOASTY'	
CTRC	COLUMN ENCLOSURE	ARISTONE DESIGNS	COLOR TO MATCH SW7005 'PURE WHITE'	
SF-1	ALUMINUM STOREFRONT W/ BRONZE TINTED GLASS	SEE SPECS	COLOR: BRONZE ANODIZED	INSULATED GLASS
MT-1	PREFINISHED METAL COPING	PETERSEN ALUMINUM: 1-800-PAC-13140	MEDIUM BRONZE	
MT-2	PREFINISHED METAL COPING	PETERSEN ALUMINUM: 1-800-PAC-13140	BONE WHITE	
PT-1	PAINTED HOLLOW METAL DOORS & FRAMES	SHEPHERD WILLIAMS OR APPROVED EQUAL	COLOR TO MATCH SW6005 'NAVY'	HOLLOW METAL DOORS & FRAMES

NOTES:
1. ALL COLORS LISTED ARE TO BE SELECTED AND APPROVED BY OWNER & ARCHITECT. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.
2. SUBJECT TO CHANGE TO SHUT TENANT BEHIND UPON APPROVAL OF OWNER & ARCHITECT.
3. PAINT ALL ELECTRICAL AND TELEPHONE CONDUITS AND GAS LINES AND ETC ON BUILDING COLOR OF ADJACENT MATERIAL.

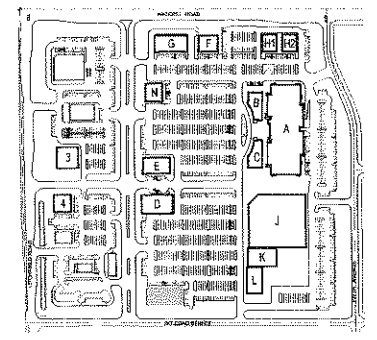
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ADMINISTRATIVE APPROVAL

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

WATER SERVICES DIRECTOR _____

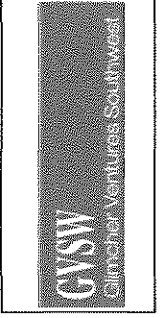
FIRE MARSHALL _____

CITY ENGINEER _____



KEY PLAN
SCALE: N.T.S.

DATES AND REVISIONS	
No.	Date/Description
1	3/12/08 SITE PLAN AMEND.
2	5/16/08 TAC SUBMITTAL



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13000 Shaker Boulevard | Cleveland, Ohio 44130
Phone: (216) 491-0300 Fax: (216) 491-8855
www.rba.com email: rba@rba.com

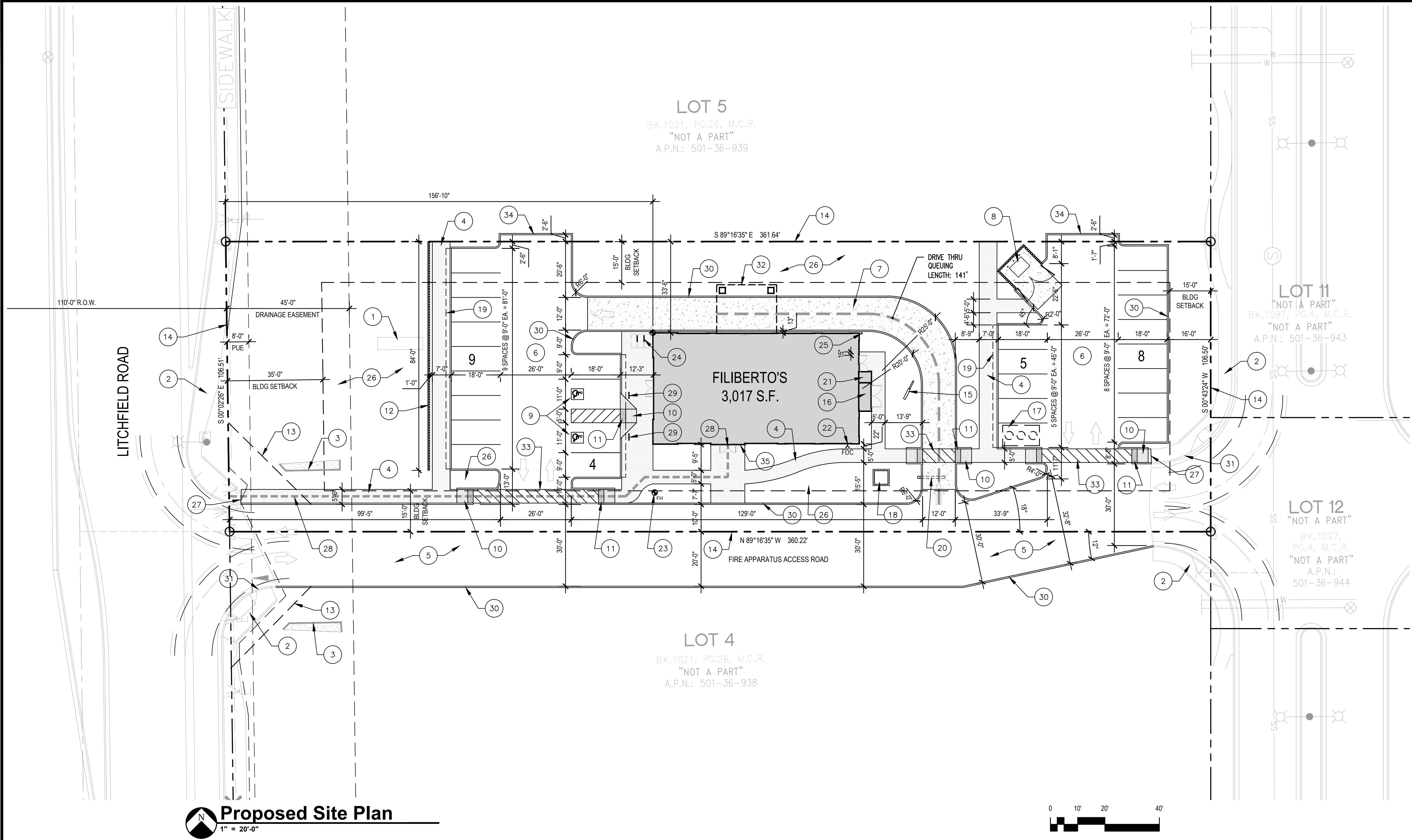
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SPA08-064

The Shoppes at Surprise Pointe
Waddell Road & Litchfield Road
Surprise Pointe, AZ
RETAIL 'M' - 13437 N Litchfield Rd.
EXTERIOR ELEVATIONS

DRAWN BY: WJL
CHECKED BY: ALR
RLB NO.: 6645.11

DRAWING NO.
A3.1



Filiberto's Restaurant

13517 NORTH LITCHFIELD ROAD, SURPRISE, AZ 85379

Owner

CIRE EQUITY
CONTACT: ALEXIS VOLEN
530 B STREET, SUITE 2050
SAN DIEGO, CA 92101
PHONE: 658-367-5908
EMAIL: avolen@cireequity.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

HELIIX ENGINEERING, LLC
CONTACT: STEVE BOWSER
3240 EAST UNION HILLS, SUITE 112
PHOENIX, AZ 85050
PHONE: 602-265-0320
EMAIL: sb@hxieng.com

Landscape Architect

T.J. MCQUEEN & ASSOCIATES, INC.
CONTACT: TIM MCQUEEN
8433 EAST CHOLLA ST., SUITE 101
SCOTTSDALE, AZ 85260
PHONE: 602-265-0320
EMAIL: timmcqueen@tmia.net

About this project...

THIS PROJECT IS FOR A NEW FILIBERTO'S FAST FOOD 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: 13517 NORTH LITCHFIELD ROAD, SURPRISE, AZ 85379
PARCEL: 501-36-940
EXISTING ZONING: PAD
SITE AREA GROSS: 50,156 S.F. (1.15 AC.)
SITE AREA NET: 38,440 S.F. (0.88 AC.)
LOT COVERAGE (%): 12.7%
OCCUPANCY TYPE: A-2 RESTAURANT, NON-SEPARATED
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES
FIRE ALARMS: NO
ALLOWABLE AREA: PER IBC TABLE 503 = 6,000 SF/FLOOR
AREA INCREASES: NONE REQUIRED
TOTAL BUILDING AREA: 3,017 S.F.
ALLOWABLE HEIGHT: 35 FEET
PROPOSED HEIGHT: 21'-4" FEET

Legal Description

LOT 5A PER THE FINAL PLAT OF THE SURPRISE POINT PER MCR BOOK 1021 PAGE 26.

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.

Revisions

NO.	REVISION	DATE

Filiberto's Restaurant

13517 North Litchfield Rd.
Surprise, AZ

1.16.17

AZ-1663

A1.1

Site Plan

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Parking Calculations		
FOR THIS PROJECT:		
PARKING REQUIRED:		
RESTAURANT:		
3017 / 250 =	12.07	USE 13
TOTAL:	12.07	USE 13
PARKING PROVIDED:		
STANDARD SPACES ON-SITE:	24	
ACCESSIBLE SPACES ON-SITE:	2	
TOTAL:	26 SPACES	
ACCESSIBLE PARKING REQUIRED: 2 SPACES		
ACCESSIBLE PARKING PROVIDED: 2 SPACES		

Site Plan Keynotes	
1. EXISTING MONUMENT SIGN #3 TO REMAIN.	19. 2'-0" PARKING OVERHANG, TYPICAL.
2. EXISTING SIDEWALK TO REMAIN.	20. MAXIMUM HEIGHT CLEARANCE BAR, UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE ELECTRICAL.
3. EXISTING CONCRETE HEADWALL TO REMAIN.	21. EXTERIOR FIRE RISER ROOM.
4. CONCRETE SIDEWALK, TYPICAL. SEE CIVIL DRAWINGS.	22. 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 VISIBILITY AND HAVE AN UNOBSTRUCTED ACCESS. SEE CIVIL DRAWINGS.
5. 30'-0" WIDE ASPHALT PAVED FIRE APPARATUS ACCESS ROAD. CURBING TO BE PAINTED 'RED' & MARKED 'FIRE LANE - NO PARKING'.	23. PROPOSED FIRE HYDRANT LOCATION.
6. ASPHALT PAVED DRIVEWAY.	24. BIKE RACK, PER CITY STANDARDS.
7. CONCRETE DRIVE-THRU QUEUING LANE (HATCHED AREA). SEE CIVIL DRAWINGS.	25. PROVIDE 6"Ø CONCRETE FILLED PIPE BOLLARD.
8. CMU TRASH ENCLOSURE PER CITY STANDARDS. THE SCREEN WALL SHALL MATCH THE HEIGHT & STYLE OF THE ADJACENT EXISTING WALGREENS TRASH ENCLOSURE.	26. LANDSCAPE AREA, TYPICAL. SEE LANDSCAPE DRAWINGS.
9. ACCESSIBLE PARKING SPACES PER A.D.A. WITH ACCESSIBLE PAINTED CENTER AISLE.	27. TIE INTO EXISTING SIDEWALK.
10. CONCRETE SIDEWALK RAMP TO MEET ADAAG ACCESSIBLE GUIDELINES, TYPICAL.	28. ACCESSIBLE ROUTE TO PUBLIC WAY PER CITY AND ADAAG STANDARDS.
11. DETECTABLE WARNING STRIPS PER ADAAG 4.29.5, TYPICAL. PROVIDE TEK-WAY DOME BRICK RED.	29. ACCESSIBLE PARKING SIGN.
12. 3'-4" HIGH CMU SCREEN WALL TO MATCH THE STYLE OF THE ADJACENT EXISTING WALGREENS SCREEN WALL.	30. 6" CONCRETE CURB, TYPICAL. SEE CIVIL DRAWINGS.
13. VISIBILITY TRIANGLE.	31. EXISTING CURB TO REMAIN. IF DAMAGED DURING CONSTRUCTION REPLACE / REPAIR / PAINT AS REQUIRED.
14. PROPERTY LINE.	32. DASHED LINE INDICATES CANOPY.
15. MENU/ORDER BOARD. SIGNAGE UNDER SEPARATE PERMIT.	33. ACCESSIBLE PAINTED ROUTE STRIPING PER CITY STANDARDS, TYPICAL.
16. EXTERIOR SERVICE ENTRANCE SECTION (SES).	34. TEMPORARY 6" CONCRETE CURB. DRIVEWAY TO CONTINUE ON THE ADJACENT PARCEL IN FUTURE DEVELOPMENT.
17. UNDERGROUND GREASE INTERCEPTOR. SEE CIVIL AND PLUMBING DRAWINGS.	35. KNOX BOX LOCATION.
18. PROPOSED TRANSFORMER LOCATION. G.C. TO COORDINATE WITH DEVELOPER	

Key Plan

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

Filiberto's Restaurant

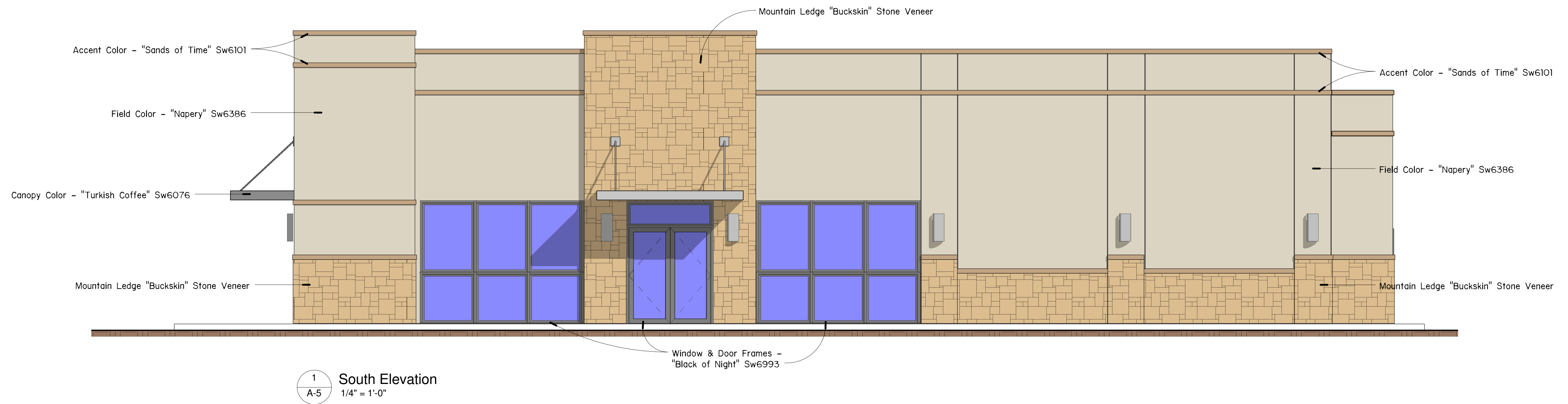
13517 North Litchfield Rd.
Surprise, AZ

1.16.17

AZ-1663

A1.1

Site Plan



ONE!
ARCHITECTURE

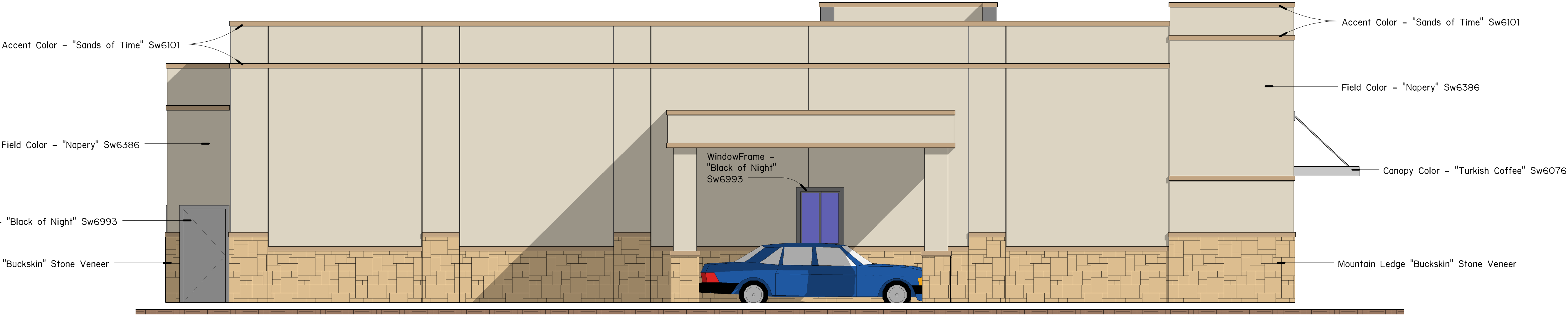
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Project Manager:

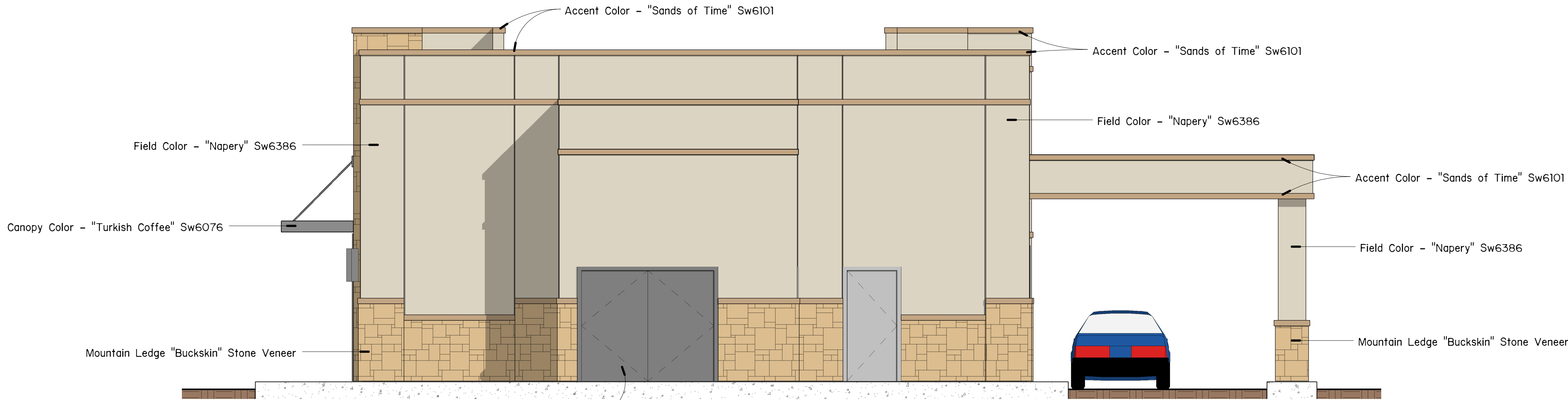
Filiberto's Restaurant
Surprise, Arizona

Revisions

A-5



1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

ONE!
ARCHITECTURE

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Project Manager:

Filiberto's Restaurant
Surprise, Arizona

Revisions

A-6



1
A-1 3D Exterior View



2
A-1 3D Exterior View

ONE!
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Project Manager:

Filberto's Restaurant
Surprise, Arizona

Revisions

A-1



SURPRISE

ARIZONA

FS16-433

FILIBERTO'S

CONDITIONAL USE PERMIT

Planning and Zoning Commission

March 16, 2017

Greenway Rd

Sierra Verde

Litchfield Manor

Waddell Rd

Bullard Ave

Marley Park

Litchfield Rd

Surprise Pointe

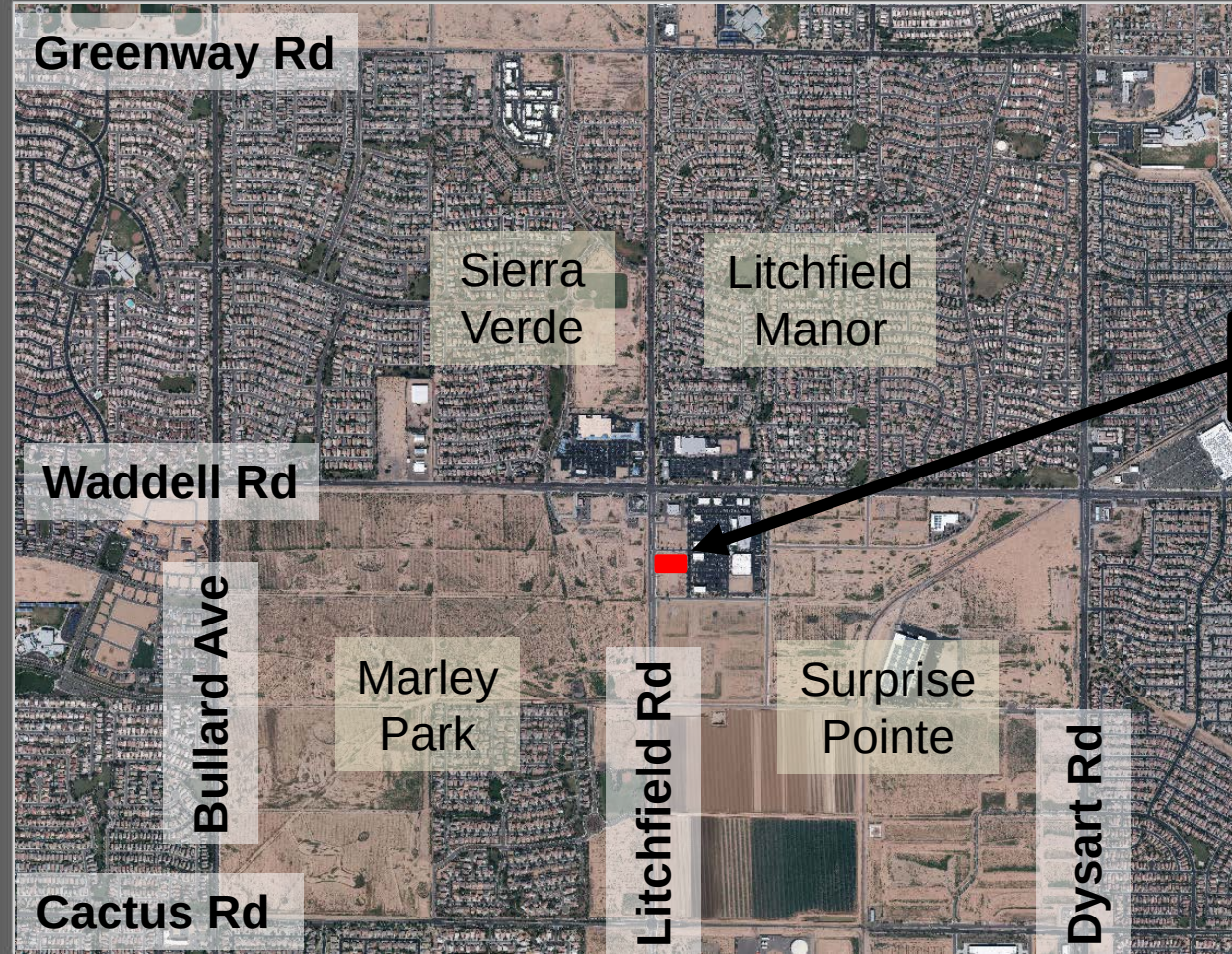
Cactus Rd

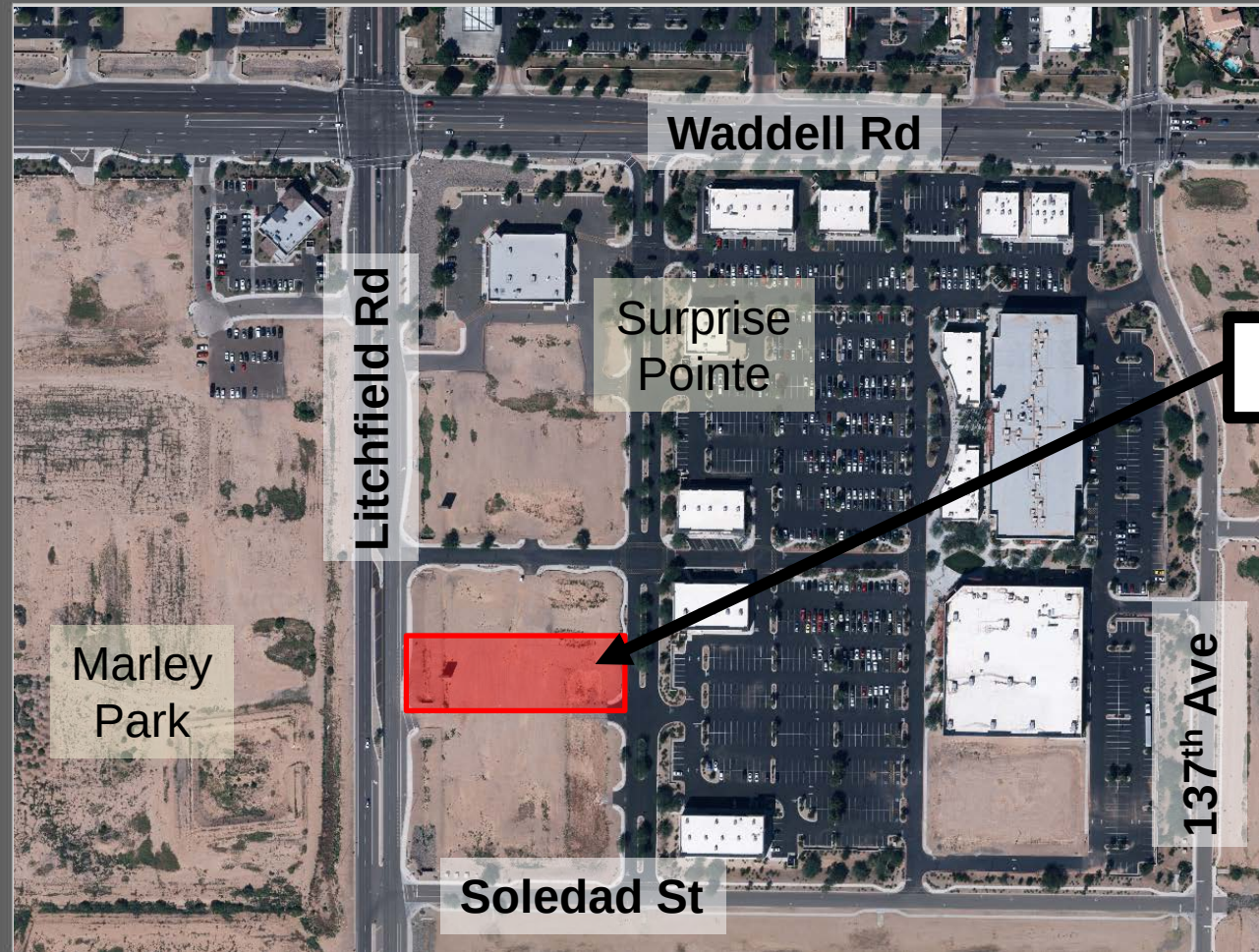
Dysart Rd

FS16-433
Filiberto's

SUBJECT SITE

Vicinity Map





FS16-433
Filiberto's

SUBJECT SITE

Vicinity Map

Waddell Road

Litchfield Road

LITCHFIELD ROAD

137TH AVENUE

SOLEDAD STREET

RECEIVED

03 2008

SITE PLAN

FS16-433
Filiberto's

Master Site Plan



Waddell Road

Litchfield Road

LITCHFIELD ROAD

137TH AVENUE

SOLEDAD STREET

RECEIVED

03 2008

SITE PLAN

FS16-433
Filiberto's

Existing

Master Site Plan

Waddell Road

Litchfield Road

LITCHFIELD ROAD

137TH AVENUE

SOLEDAD STREET

RECEIVED

03 2008

SITE PLAN

FS16-433
Filiberto's

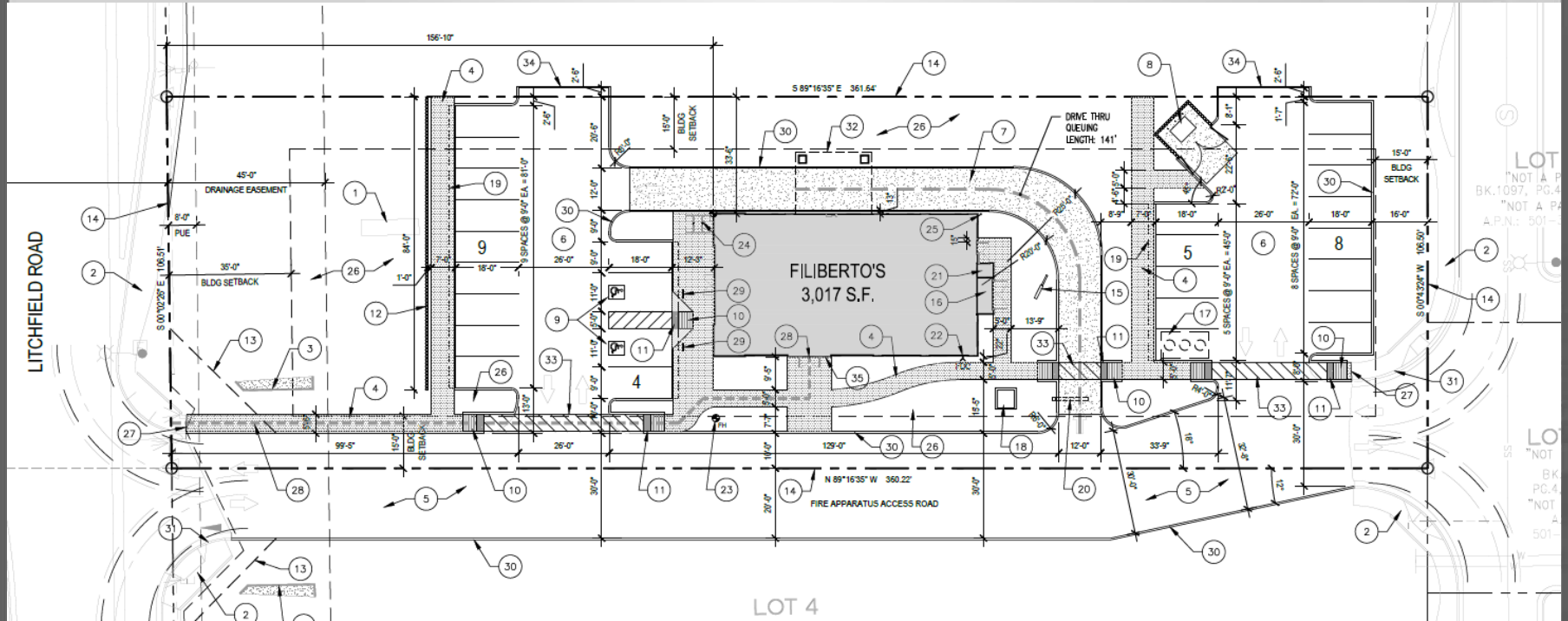
Existing

Filiberto's

Master Site Plan

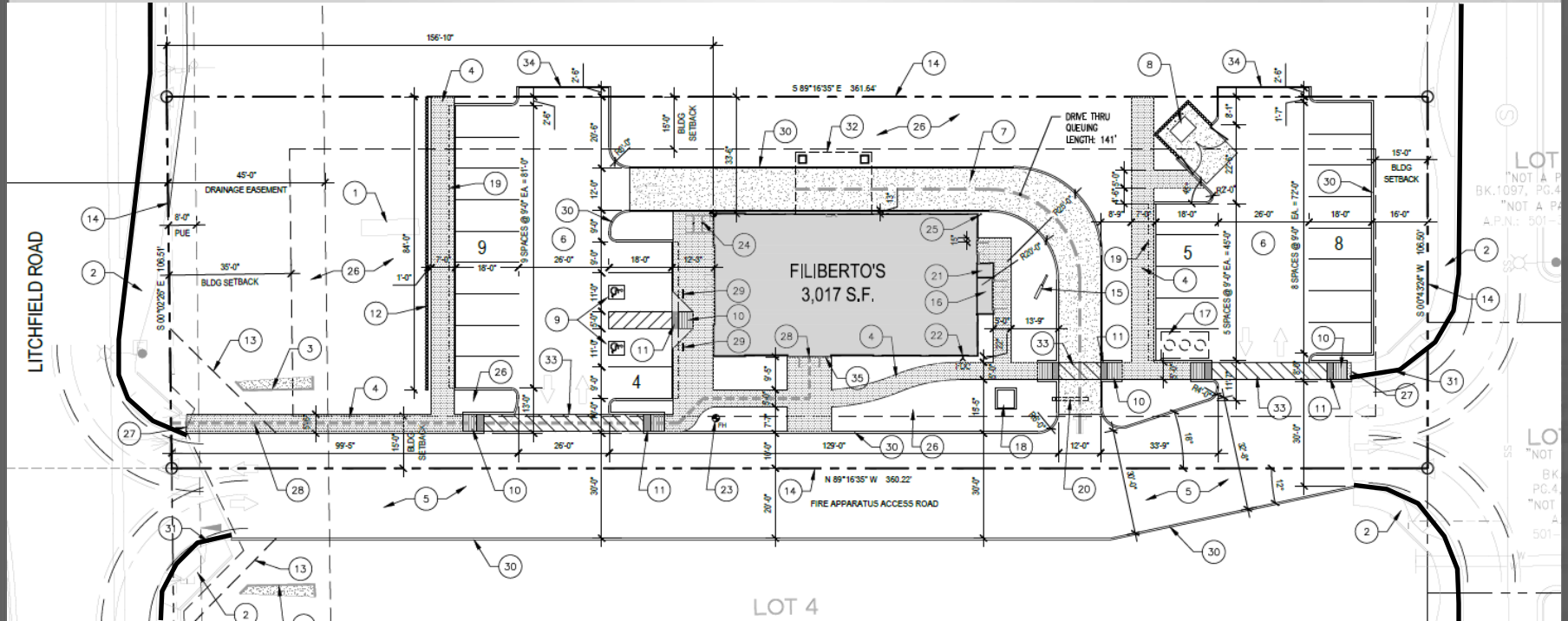
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FS16-433
Filiberto's



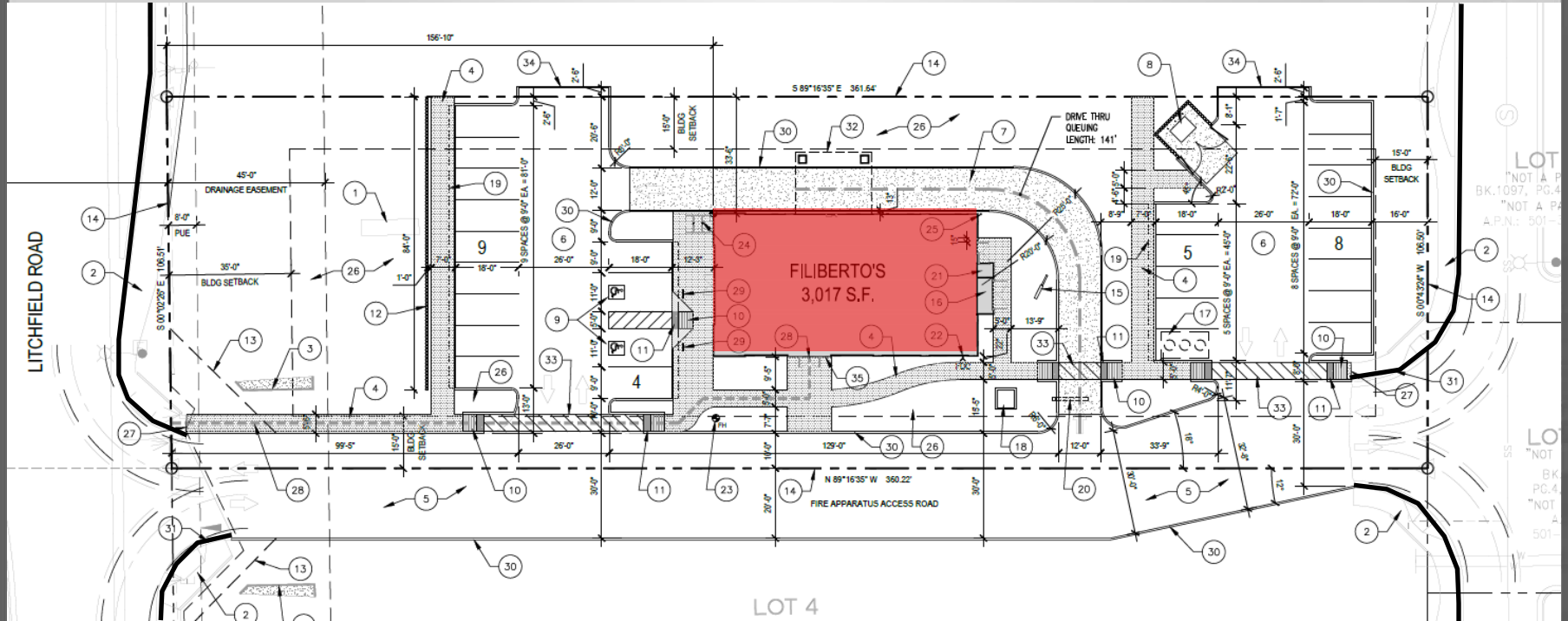
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FS16-433
Filiberto's



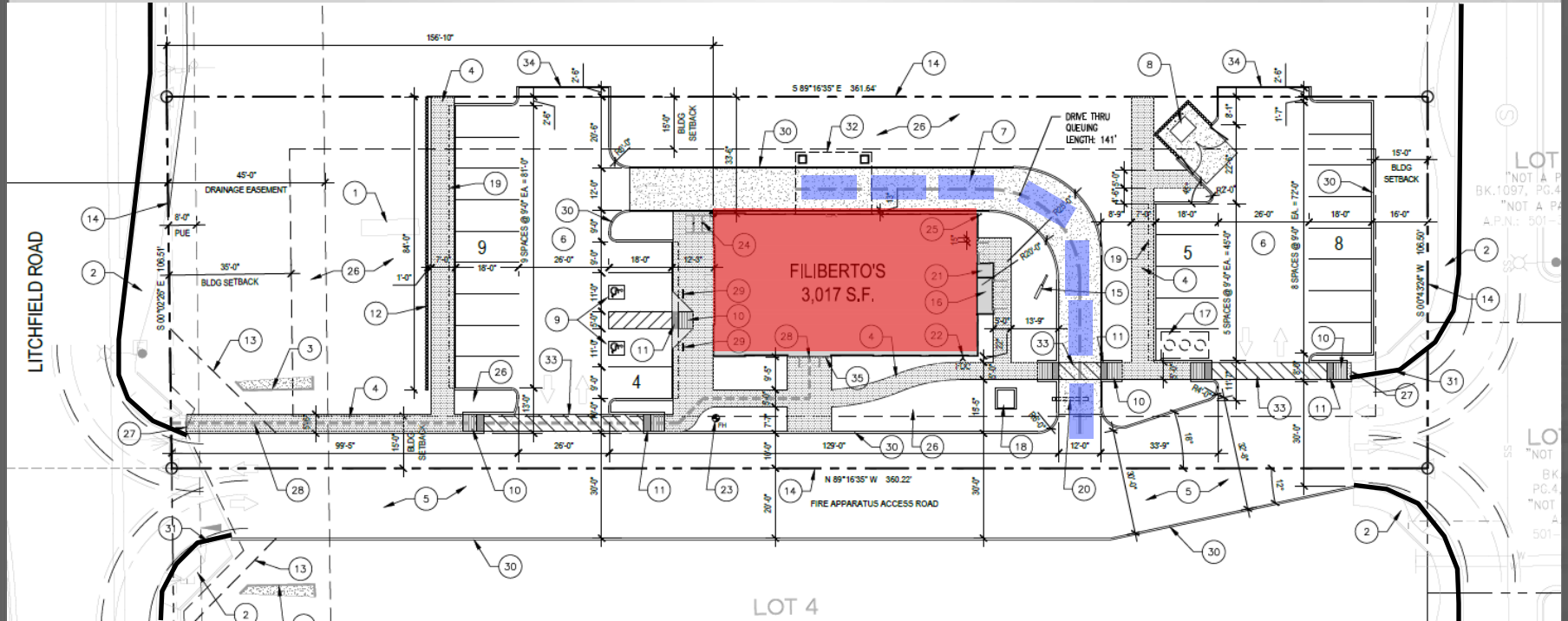
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FS16-433
Filiberto's



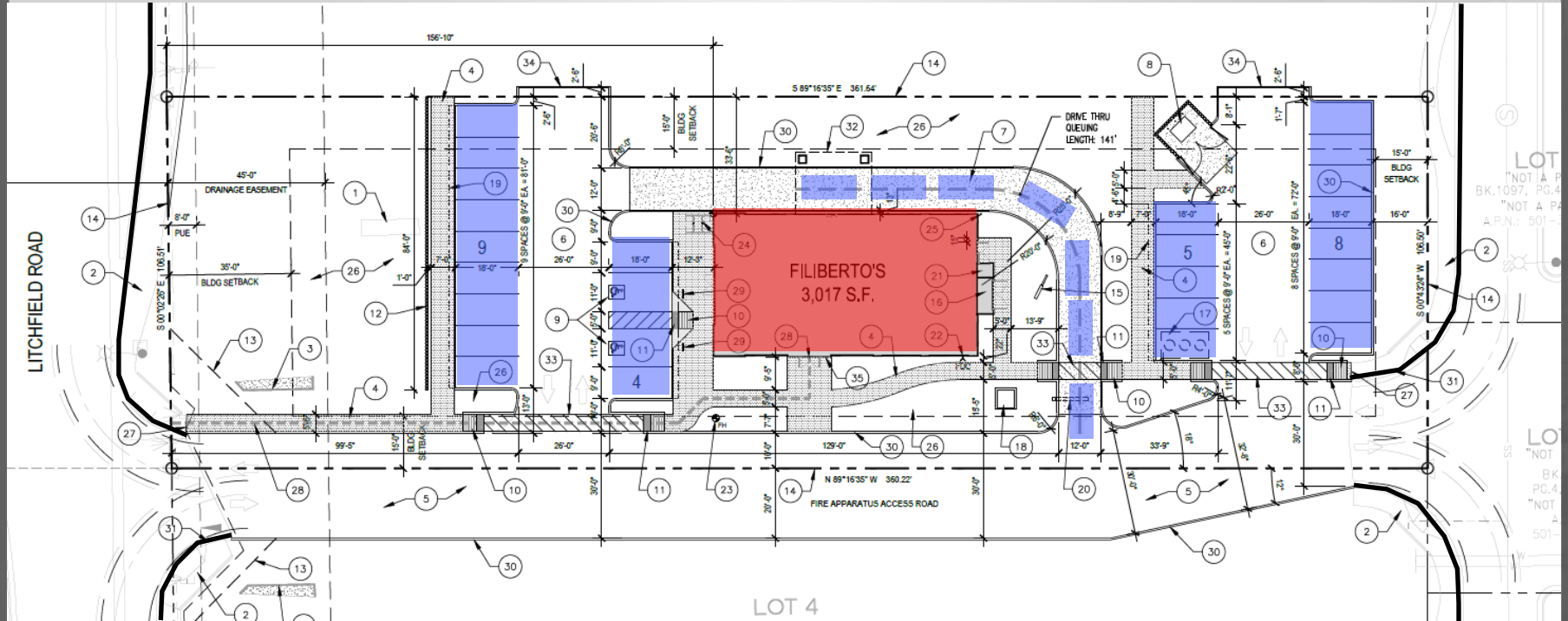
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FS16-433
Filiberto's



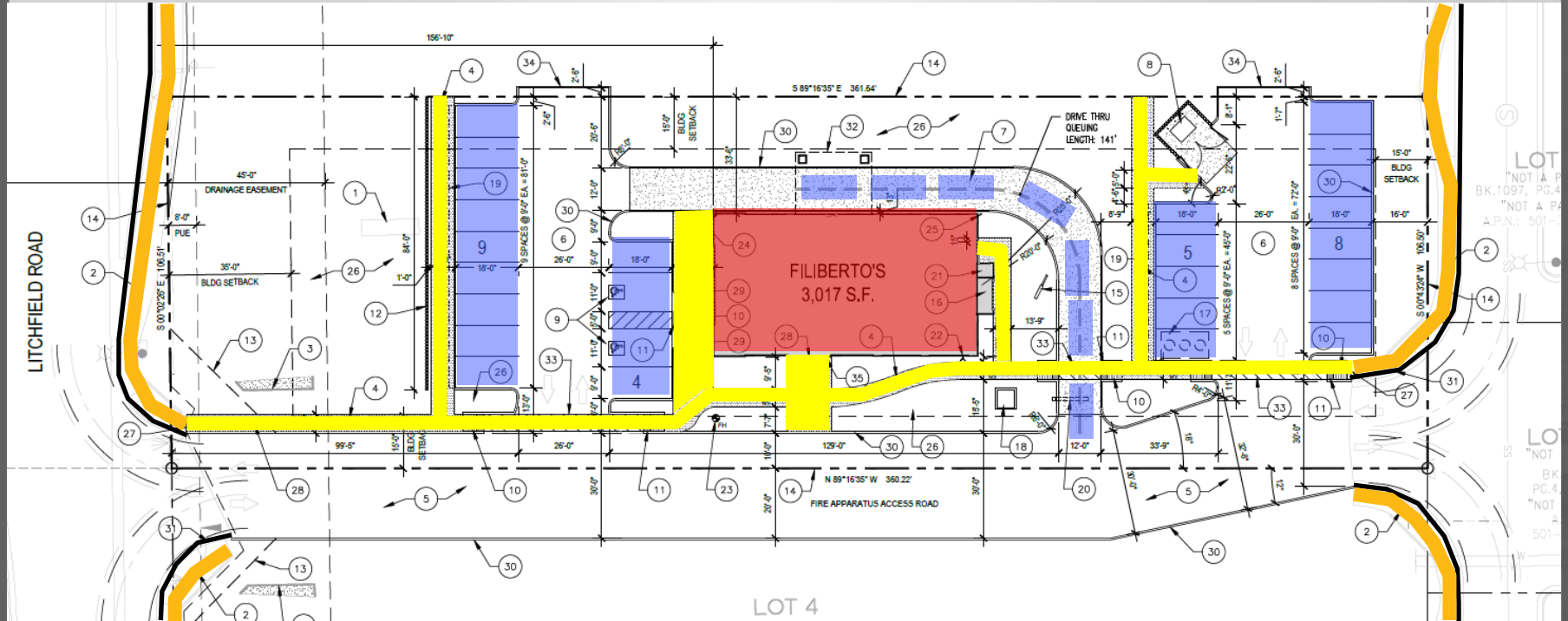
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FS16-433
Filiberto's



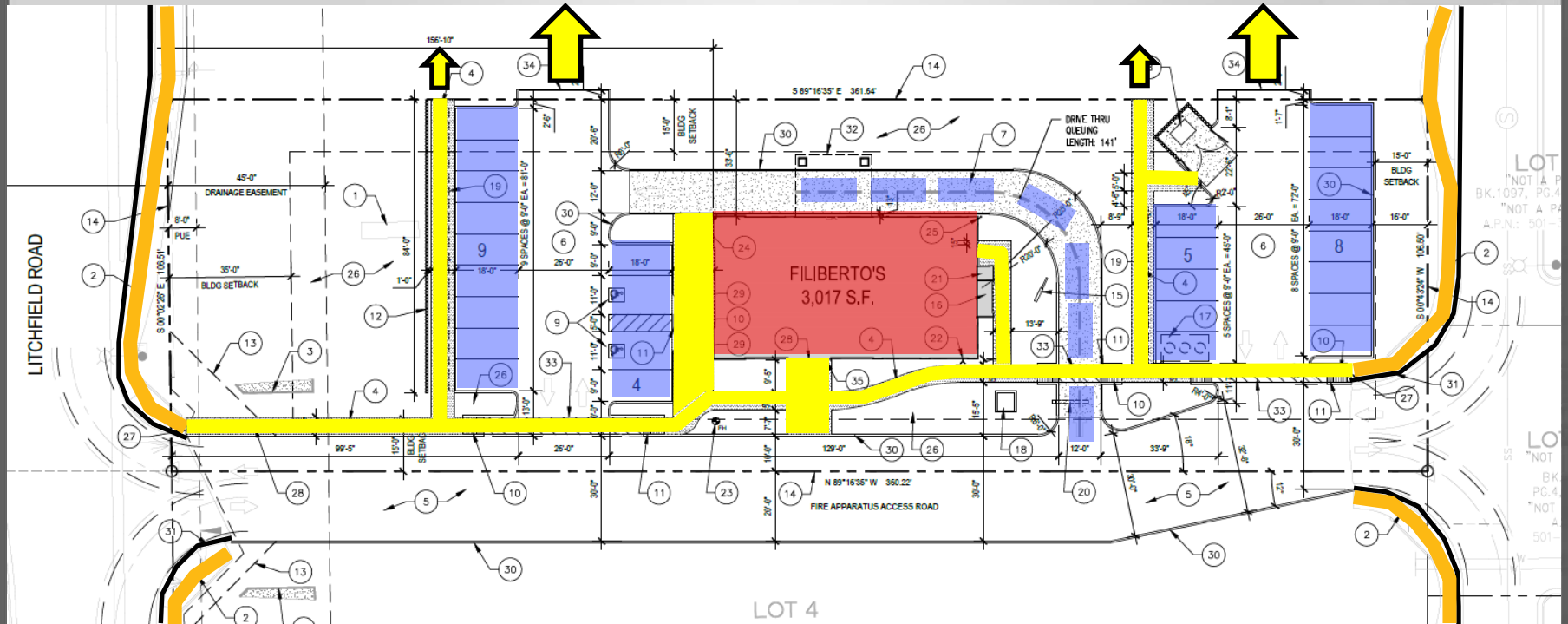
Site Plan

FS16-433
Filiberto's



Site Plan

FS16-433
Filiberto's



FS16-433 Filiberto's

Elevations



West - Litchfield Frontage



South - Drive Aisle

FS16-433 Filiberto's

Elevations



East - Rear



North - Drive Through



FS16-433
Filiberto's

Elevations



Landscape



FS16-433
Filiberto's

Recommendation

**Approve, Subject to
Stipulations 'A.' Through 'D.'**



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	Contact Person:	Christina Ramirez, Human Service and Community Vitality
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Annual Action Plan for 2017 and 2018.

Motion:

I move to recommend approval to the Mayor and City Council the 2017-2018 Community Development Block Grant Annual Action Plan funding priorities.

Background:

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD).

The CDBG Administration, Commercial Property / Building Improvements, Economic Development Activities and Emergency Home Repair outlined as the 2017-2018 funding priority will continue to assist with Commercial Property and Building Improvements as Economic Development needs were outlined in the city's Consolidated Plan 2015-2019. The anticipated amount under discussion is \$497,369

Financial Impact Statement:

This program is 100% funded through the Community Development Block Grant and does not impact city funds.

ATTACHMENTS:

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- ☐ [Staff Report](#)
- ☐ [Presentation](#)
- ☐ [Public Engagement Form](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Christina Ramirez, Neighborhood Services Supervisor



HUMAN SERVICE AND COMMUNITY VITALITY

Date: March 16, 2016

To: Planning and Zoning Commission Members

From: Seth Dyson, Director
Christina Ramirez, Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG- 2017-2018 Annual Action Plan Funding Priorities

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 85% of the grant award to fund eligible administrative, neighborhood improvements and economic development services with the intent of serving low to moderate income persons within the City of Surprise.

Today's presentation to the Planning and Zoning Commission will provide information to assist the Commission in deciding if proposed projects meet grant criteria while filling community needs. Once the recommendation is determined, it will be forwarded to Council for consideration. Upon approval by City Council, the CDBG Administration, Neighborhood Improvement Activities and Economic Development Activities will be submitted to HUD as part of the Annual Action Plan 2017-18.

Background

CDBG administration, neighborhood commercial improvements and economic development activities are carried out by city departments. These projects address the neighborhood infrastructure improvement and economic development needs identified in the city's Consolidated Plan. CDBG administration, neighborhood improvements and economic development will be used to implement projects that will improve the safety and quality of life of the residents living within the Original Town Site of Surprise. Although the Consolidated Plan lists Neighborhood Improvements as a priority, the city wanted to specifically list Commercial Property / Building Improvements to the Surprise Techcelerator and Economic Development Activities as the project funding priorities considered today.

According to HUD regulations, CDBG funds may be used to provide Neighborhood Improvements (including labor, supplies, materials, project management and other costs) and Economic Development activities, provided the service will:

- Serve low to moderate income persons in the City of Surprise through area benefit or serving a particular clientele like seniors, youth and families.
- Increase commercial space availability within the Surprise Heritage District.
- Business creation/retention within the Surprise Heritage District

Funding Limit

CDBG Administration, Commercial Property / Building Improvement and Economic Development Activities related funding is limited to 85% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2016-17 was \$585,139. The funding made available for such projects was approx. \$468,613. Funding from HUD for PY 2016-17 is approximately \$585,139. Recommendation today will be based on anticipated allocation amount of \$585,139 in which a maximum of 15% can be allocated to Public Services in the amount of \$87,700 and 20% allocated to Administration. Therefore the Commission is making project recommendations on an amount of **\$497,439**.

Previous Actions

Past Administration, Rehabilitation and Public Improvements funding levels have been as follow:

2015

- Administration set aside was \$110,262 to cover city salaries and grant implementation expenses
- Street Improvement Project was awarded \$143,998 for improvements to streets in the OTS
- Senior Center Parking Lot was awarded \$50,000 for lot improvements
- OTS Water Feasibility Study was awarded \$164,353

2016

- Administration set aside was \$117,028 to cover city salaries and grant implementation expenses
- Neighborhood Improvement Project – TechCelerator was awarded \$380,341 for improvements to city owned facility in the Surprise Heritage District.

2017

- Administration set aside was \$117,028 to cover city salaries and grant implementation expenses
- Neighborhood Improvement Project – TechCelerator Phase 2 \$150,000 for improvements to city owned business incubator facility in the Surprise Heritage District.
- Senior Center Improvements – \$20,000 for improvements to include but not limited to refrigerator and stove replacement, and internet / communications / security system upgrade / improvement.
- Business Development Grants to be awarded \$60,000 for business development and retention. The minimum amount to be granted \$20,000 not to exceed more than three grants for a total of \$60,000.

- Emergency Housing Repair Project – \$150,411 to provide 15 emergency repair projects to owner-occupied residences who meet income guideline of 80% or below of median income

Year 4

- Water System Improvements
- Substandard Building Demolition
- Public Service

Year 5

- Water System Improvements
- OTS Lighting
- Public Service

Updated Actions

Staff's funding recommendations are as follows:

Administration **\$117,028**

Salaries, supplies, compliance needs

Neighborhood Improvement Projects **\$150,000**

Commercial Property /Building Improvements within the Surprise Heritage District

Senior Center Improvements **\$ 20,000**

Improvements to the Senior Center

Business Development Grants **\$ 60,000**

Provide grants for business development within the Surprise Heritage District

Emergency Home Repair **\$150,411**

Provide up to 15 grants to address health and safety issues

Public Service Set-Aside (15%) **\$87,700**

Total CDBG Anticipated Funding **\$585,139**

Future Actions

- City Council Workshop: April 4, 2017
- City Council Public Hearing and approval April 18, 2017
- Submission to HUD as part of Annual Action Plan 2017-18 by May 15, 2017

Recommendations

Approval of administration, commercial property / building improvements, economic development and emergency home repair activities within the Surprise Heritage District as funding priorities for the Community Development Block Grant Annual Action Plan for 2017-2018.

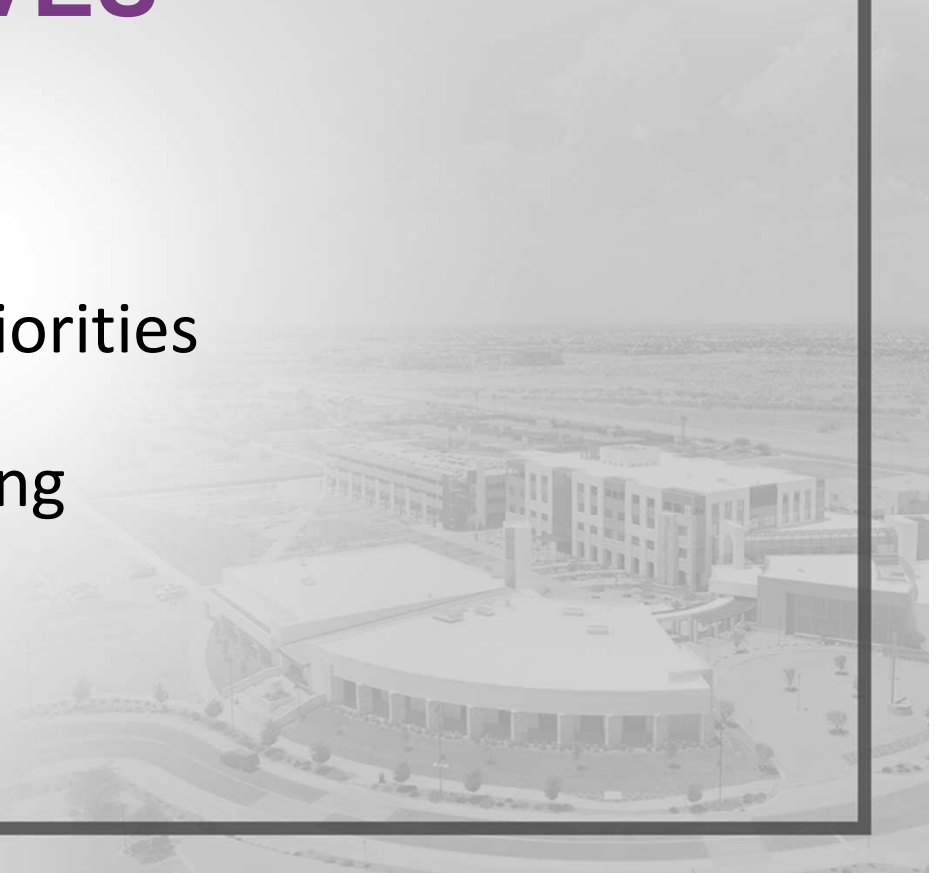


Planning and Zoning Commission Meeting 3/16/17

**Third Year Annual Action Plan
2017-2018**

TODAY'S OBJECTIVES

- CDBG Funding Priorities
- Public Service Funding Priorities
- Annual Action Plan Funding Recommendations



CDBG BACKGROUND

Direct Entitlement Community

Yearly Funding Through CDBG program

- Received \$585,139 for 2016-2017

- Anticipate Approx. \$585,139 for 2017-2018

15% of Allotment for Public Services

- Maximum of \$87,700 available

AAP BENEFICIARY REQUIREMENTS

National Objectives Surprise Will Meet

- Benefit Low To Moderate Income Persons
- Area Benefit
- Limited Clientele



FUNDING BENEFICIARIES

Area Benefit

- 51% Residents in the area must be Low/Mod Income
- Activities Targeted only for Surprise Heritage District

Limited Clientele

- Youth/Seniors/Homeless Persons
- 51% Of Low/Mod Income Persons

ANNUAL ACTION PLAN

COMPONENTS

Adopted
Consolidated Plan 2015-19

Strategic Plan
(5 Years)

Annual Action Plan
2017-18 (1 Year)

Priorities and Needs

Specific Projects
Public Services Grant



ANNUAL ACTION PLAN TIMELINE

MARCH 2017

30 day
comment
period

APRIL 2017

City Council
Presentation &
Approval

MAY 2017

Submit to
H.U.D



ANNUAL ACTION PLAN PROJECTS

Annual Action Plan 2017-18 Projects:

Neighborhood Infrastructure	\$150,000
Senior Center Improvements	\$ 20,000
Micro-Enterprise Grants	\$ 60,000
Emergency Home Repair	\$150,411
Public Services	\$ 87,700
Administrative Allocation	\$117,028
Total -----	<u>\$585,139</u>



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: CDBG Annual Action Plan 2017-2018 - Year 3

OVERALL PUBLIC INVOLVEMENT LEVEL:

Public Hearing on 3/16/17 (P & Z Meetings) and 4/18/17 Council Meeting. 30 day Public comment period (3/21/17 - 4/22/17) for draft Annual Action Plan

IDENTIFY STAKEHOLDERS:

OTS residents/property owners, public service nonprofits, City of Surprise staff Public Works, Community Development, Economic Development and Human Services.

OBJECTIVES:

Create viable neighborhoods, provide decent, safe and affordable housing; Low to moderate income resident job creation; provide services to those with special needs

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) Public Hearings 3/16 & 4/18/17, 30 day public comment
Future Council Work Session/Meetings target dates 4/4/17 & 4/18/17
Election dates (if applicable)
Project start/completion dates 10/2017

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



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	Contact Person:	Christina Ramirez, Human Service & Community Vitality
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2017-18.

Motion:

I move to recommend to the Mayor and City Council the 2017-2018 Community Development Block Grant Public Service Funding recommendations as discussed.

Background:

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). Per grant guideline, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low to moderate-income persons within the City of Surprise. The anticipated amount under discussion is \$87,700.

Financial Impact Statement:

CDBG public service grant funds will be utilized to fund the approved applicants. CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). Funding from HUD for PY 2017-18 is not yet determined. The anticipated amount under discussion is \$87,700.

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External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Christina Ramirez, Neighborhood Services Supervisor



HUMAN SERVICES AND COMMUNITY VITALTY

Date: March 16, 2017

To: Planning and Zoning Commission Members

From: Seth Dyson, Human Services and Community Vitality Director
Christina Ramirez, Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG-Funded Public Service Activities

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low- to moderate-income persons within the City of Surprise.

Today's Planning and Zoning Commission Public Hearing meeting is aimed at assisting the Commission on recommending applicant(s) to City Council from the applications received.. Upon approval by City Council, the CDBG Public Services Activities will be submitted to HUD as part of the Annual Action Plan for 2017-18.

Background

CDBG Public Service Activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan. CDBG public service funds can be used to provide a variety of public services, such as child care, health services, job training, youth services, and recreation activities for low- to moderate-income individuals and families.

According to HUD regulations, CDBG funds may be used to provide public services (including labor, supplies, materials and other costs), provided the public service is:

- A new service or a quantifiable increase in the level of a service (for city-initiated projects only).
- Serves low- to moderate-income persons in the City of Surprise through area benefit or serving a particular clientele like seniors or homeless persons.

Funding Limit

CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2016-17 was \$585,139, thus the funding awarded to applicants did not exceed \$87,700. Anticipated funding from HUD for PY 2017-18 is approximately \$585,139. Recommendations today are based on this anticipated allocation amount.

Previous Actions

Last year the city awarded funding to seven area non-profits, to include:

- Benevilla was awarded \$22,560 to provide adult day care, preschool and food delivery assistance
- ABILITY 360 was awarded \$27,560 to provide home modifications for residents with disabilities.
- Central Arizona Shelter Services was awarded \$7,000 to provide emergency shelter services.
- Potter's House was awarded \$7,650 for after school programming.
- Aid to Adoption of Special Kids was awarded \$5,000 for foster parent counseling
- Mentally Ill Kids was awarded \$5,000 for mentally challenged kid counseling.
- City of Surprise Summer Youth Employment was awarded \$13,000 for summer internship opportunities.

Updated Actions

The Request for Application for CDBG Public Service Activities for PY 2017-18 was released on January 3, 2017. Applications were due January 26, 2017. Staff has evaluated the eligible applications as per the scoring rubric approved by the Planning and Zoning Commission.

Staff's funding recommendations are as follows:

Aid to Adoption of Special Kids	\$ 3,000
Benevilla	\$14,700
CASS	\$ 8,000
Surprise CAP	\$20,000
Mentally Ill Kids	\$ 8,000
SoJourney	\$ 6,000
St. Mary's	\$10,000
Sun Health Foundation	\$18,000
Total Public Service Funding	\$87,700
Total anticipated CDBG allocation	\$585,139

Future Actions

- City Council Workshop: April 4, 2017
- City Council Public Hearing and approval April 18, 2017
- Submission to HUD as part of Annual Action Plan 2017-18 by May 15, 2017.

Recommendations

Approval of Public Service funding recommendations.



SURPRISE
ARIZONA

**Planning and Zoning
Commission
Public Services Grant Public Hearing
March 16, 2017**

**Third Year Annual Action Plan
2017-2018**

Today's Objectives

- CDBG Public Services Grant Process
- Application Evaluation
- Funding Discussion

CDBG Public Services Grant

Background

- City of Surprise is a Direct CDBG Entitlement Community
- Yearly Funding Through CDBG program
 - Received \$585,139 for 2016-17
 - Funding amount for 2017-18 (anticipated) \$585,139
- 15 % of Allotment- For **Public Services**
 - Estimated \$87,700 available

Process Timeline

**January 3 -
26, 2017**

Application
Period

**March 2,
2017**

P & Z Public
Hearing

**March 16,
2017**

P & Z Public
Hearing and
Recommendation



Process Timeline

April 4 and 18,
2017

Council Work
Session
Public Hearing and
Recommendation

May 15, 2017

Submit Action Plan
to HUD



CDBG Goals for Public Services

National Objectives Surprise Will Meet

- Benefit Low to Moderate Income (LMI) Persons
- Area benefit
- Limited Clientele

Note: If a Project Doesn't Meet the Above Criteria, it Doesn't Qualify.

Application Description

Applicant	Project Name	Requested Amount	Eligibility
Aid To Adoption to Special Kids (AASK)	Building and Strengthening Families	\$5,000	Low/Mod Clientele
Benevilla	Home Delivered Meals, Full/Part Time Day Care, Adult Day Care	\$25,017	Low/Mod Clientele
Billy's House	Grief Support	\$5,000	Limited Clientele
Central Az Shelter (CASS)	Emergency Shelter for Single Adults and Families with Children	\$10,000	Low/Mod Clientele
City of Surprise Community Assistance Program	Utility and Rental Assistance	\$25,000	Low/Mod Clientele
Experience Matters	Community Engagement Project: City of Surprise	\$49,875	Low/Mod Clientele
Labor's Community Service Agency	Securing Help in Family Transportation (SHIFT)	\$12,000	Low/Mod Clientele
	Continued on next slide		

Application Description

Applicant	Project Name	Requested Amount	Eligibility
Lutheran Social Services of the Southwest	Family SPOT (Strength with Parenting Opportunities and Teaching)	\$20,000	Low/Mod Clientele
MIKID	Peer Support for Mental Illness	\$10,000	Low/Mod Clientele
St. Mary's Food Bank	Emergency Food Box Program	\$10,000	Low/Mod Clientele
Sojourner Center	Human Trafficking Awareness and Education	\$9,574	Low/Mod Clientele
Sun Health Foundation	Sun Health Care Transitions – Helping Surprise Seniors Recuparate After Hospitalization	\$25,000	Low/Mod Clientele
	REQUEST TOTAL	\$206,466	

Application Evaluation

Applicant	Project Name	Project Description	Awarded Points (100)	Remarks
Aid to Adoption to Special Kids	Building and Strengthening Program	Train families caring for special needs foster children. Funding Request: \$5,000 Recommend: \$3,000	92.75	Not listed as a high priority in Consolidated Plan, however there is great need for this service. Agency does receive CDBG funding from City of Peoria and Gilbert. -Prior CDBG Awards: \$5,000
Benevilla	Intergenerational family support center/information and referral services	670 Home delivered meals, 25 days of adult daycare and approx. 2,321 days child day care assistance. Funding Request: \$25,017 Recommend: \$14,700	86	High priority in Consolidated Plan. -Surprise Community Outreach Program Recipient in 2015-16. -Prior CDBG Funding \$50,000
Billy's Place	Grief counseling, family support center/information and referral services	Services to youth /families. 24 group sessions = 36 hours of counseling. Funding Request: \$5,000 Recommend: \$0	77	Did not demonstrate high service demand. <i>New applicant</i>

Application Evaluation

Applicant	Project Name	Project Description	Awarded Points (100)	Remarks
Central Arizona Shelter Services, Inc. (CASS)	Regional Emergency Shelter for Single Adults and Families with Children	Services to homeless persons. 1037 shelter nights for 25 Surprise clients. Funding Request: \$10,000 Recommend: \$8,000	84.50	Not a high priority in Consolidated Plan, but a high priority with Council. Need to assure participants are Surprise residents.. -Prior CDBG Awards: \$14,000
City of Surprise	Comm. Action Program –	Utility & rental assistance 35 Surprise families. Funding Request: \$25,000 Recommend: \$20,000	88.33	High priority in Consolidated Plan. Expansion of current program funded through Maricopa County. <i>New applicant</i>
Experience Matters	Community Engagement Project	Community outreach for volunteers Funding Request: \$49,875 Recommend: \$0	77.75	Does not demonstrate it is a high priority service. <i>New applicant</i>

Application Evaluation

Applicant	Project Name	Project Description	Awarded Points (100)	Remarks
Labor's Community Service Agency	SHIFT – Securing transportation for working families	Provide a vehicle including a maintenance agreement to working families. Funding Request: \$12,000 Recommend: \$0	83	Low assistance rate. <i>New applicant</i>
Lutheran Social Service of the SW	Triple P Parenting Program	Provide parenting support. Funding Request: \$20,000 Recommend: \$0	71.50	Project does not have staff hired; may hinder capacity to complete project within 12 months. <i>New applicant</i>

Application Evaluation

Applicant	Project Name	Project Description	Awarded Points (100)	Remarks
Mentally Ill Kids in Distress	M.I. K.I.D.	Peer support, specialized mental/behavioral health support services. Funding Request: \$15,000 Recommend: \$8,000	84.50	High priority in Consolidated Plan. Established program in other communities. -Prior CDBG Awards: \$5,000.
St. Mary's Food Bank	Emergency Food Box distribution	Provide 1429 emergency food boxes to Surprise residents. Funding Request: \$10,000 Recommend: \$10,000	93	High priority in Consolidated Plan. Meets basic need in a area classified as a food desert. -Prior CDBG Awards: \$103,014

Application Evaluation

Applicant	Project Name	Project Description	Awarded Points (100)	Remarks
Sojourner Center	Domestic Violence and Human Trafficking Awareness	Provide educational/awareness training on domestic violence and human trafficking. 100 attendees= 4 sessions Funding Request: \$9,574 Recommend: \$6,000	82.50	High priority in Consolidated Plan. <i>New applicant</i>

Application Evaluation

Applicant	Project Name	Project Description	Awarded Points (100)	Remarks
Sun Health Foundation	Transitions Program-post care after hospital release	Health care program in which 826 Surprise senior residents will receive post hospital release care. Funding Request: \$25,000 Recommend \$18,000	85.75	High priority in Consolidated Plan. <i>New applicant</i>

Funding Recommendations

Aid to Adoption to Special Kids	\$ 3,000
Benevilla	\$14,700
Central Arizona Shelter Services	\$ 8,000
Surprise Comm. Action Program	\$20,000
Mentally Ill Kids in Distress	\$ 8,000
SoJourney	\$ 6,000
St. Mary's Food Bank	\$10,000
Sun Health Fdn.	\$18,000
Total	\$87,700

Summary

- Funding recommendations to City Council for the April 18, 2017 Council Meeting

Questions?

Christina Ramirez

Human Service & Community Vitality
Neighborhood Services Supervisor

Alicia Rubio

Human Service & Community Vitality
Neighborhood Services Program Coordinator

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: CDBG Public Services Activities

OVERALL PUBLIC INVOLVEMENT LEVEL:

Public Hearing on 3/2/17, 3/16/17 (P & Z Meetings) and 4/18/17 Council Meeting. 30 day Public comment period (3/21/17 - 4/22/17) for draft Annual Action Plan

IDENTIFY STAKEHOLDERS:

OTS residents/property owners, public service nonprofits, City of Surprise staff Public Works, Community Development, Economic Development and Human Services

OBJECTIVES:

Create viable neighborhoods, provide decent, safe and affordable housing; Low to moderate income resident job creation; provide services to those with special needs

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) Public Hearings 3/16 & 4/18/17, 30 day public comment
Future Council Work Session/Meetings target dates 4/4/17 & 4/18/17
Election dates (if applicable)
Project start/completion dates 10/2017

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



CITY OF SURPRISE
Planning and Zoning Commission

March 16, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	March 16, 2017	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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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):