



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

Thursday, February 2, 2017 @ 6:00 PM
 COUNCIL CHAMBERS

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

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|--|---|
| #1 | District Internal | <u>Consideration and action approving the January 19, 2017 Planning and Zoning Commission minutes.</u> | Approve
Lorraine
Nevarez,
Community
Development |
|----|-------------------|--|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 3	<u>Presentation and discussion to amend a Planned Area Development (PAD) by rezoning a portion of Zanjero Trails from neighborhood commercial and multi-family to residential, near the northwest corner of Peoria and Perryville Roads.</u>	Approve Hobart Wingard - Community Development
#3	District 1	<u>Consideration and action on the Conditional Use Permit for a Popeyes Louisiana Kitchen restaurant with a Drive-Through Facility in Surprise Village Marketplace, generally south of Bell Rd and west of Sarival Avenue.</u>	Approve Sergio Angulo - Community Development

OTHER BUSINESS:

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

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: January 25, 2017 at 3:30 PM

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



CITY OF SURPRISE
Planning and Zoning Commission

February 2, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	February 2, 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 January 19, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the January 19, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes -January 19, 2017 Meeting](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 19, 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 Thursday, January 19, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Hobart Wingard 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 the business cards were ordered and will be delivered in the next few weeks.

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 January 5, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the January 5, 2017 Planning and Zoning Commission minutes. Commissioner Rosenbaum seconded the motion. The motion passes with 6 votes in favor, 1 abstention.

Item 2 – Internal – Presentation and discussion on the Surprise Housing Market Active & Pipeline

Mike Schwab, Principal, Land Advisors Organization, presented item 2 to the Commission.

The Commission discussed item 2:

- Growth and demographics in the city

The Commission thanked Mr. Schwab for the presentation.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – DISTRICT 3 – Presentation and action item regarding a Rezone Planned Area Development (PAD) Amendment for Sycamore Farms.

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

The Commission discussed item 3:

- Trails and park maintenance
- Setback requirements
- School and hospital locations

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

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

Vice Chair Keating made a motion to recommend approval of the amendment of the Sycamore Farms PAD to the Mayor and City Council, subject to stipulations “a” through “c” as listed in the staff report. Commissioner Rosenbaum seconded the motion. The motion passes with 7 votes in favor.

OTHER BUSINESS:

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

Chair Chapman would like an update from staff to review the trails and parks master plan.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:53 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

February 2, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	February 2, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Presentation and discussion to amend a Planned Area Development (PAD) by rezoning a portion of Zanjero Trails from neighborhood commercial and multi-family to residential, near the northwest corner of Peoria and Perryville Roads.

Motion:

Staff recommends the Planning and Zoning Commission recommend approval to the Mayor and City Council regarding the Rezone PAD Amendment proposed under case FS16-489, subject to stipulations 'a' through 'c' as listed in the staff report.

Background:

Terrawest Communities, on behalf of Jen Arizona II, seeks approval of an amendment to the zoning of the Zanjero Trails PAD to modify land uses on Parcels 16, multifamily land use, and Parcel 17, a neighborhood commercial land use, to a more traditional single family land use.

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 - FS16-489 - Zanjero Trails II Parcel 16 and 17 - Rezone PAD Amendment - Staff Report](#)
- ☐ [01 - FS16-489 - Zanjero Trails II Parcel 16 and 17 - Rezone PAD Amendment - Location Maps](#)
- ☐ [02 - FS16-489 Zanjero Trails II Parcel 16 and 17 - Rezoning Ordinance](#)
- ☐ [03 - FS16-489 - Zanjero Trails II Parcel 16 and 17 - Rezone PAD Amendment - Rezone Document](#)
- ☐ [04- FS16-489 - Zanjero Trails II Parcel 16 and 17 - Rezone PAD Amendment - Public Engagement](#)
- ☐ [05 - FS16-489 - Zanjero Trails II Parcel 16 and 17 - Rezone PAD Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

PAD REZONE AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-489

Project Name: Zanjero Trails Planned Area Development Rezone Amendment

Council District: 3 - Mesquite

Meeting Date: February 2, 2017

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

Owner: Terrawest Communities

Applicant: Jen Arizona II

Request: Amend the zoning of the Zanjero Trails Planned Area Development (PAD) Parcels 16 and 17 from Multifamily Residential and Neighborhood Commercial to Single-Family Residential.

Site Location: While the entire PAD generally spans from Bell Road to the north and Peoria Avenue to the south along Perryville Road, Parcels 16 and 17 are generally located on the northwest corner of Peoria Avenue and Perryville Road.

Site Size: Approximately 29.6 acres of the 878.7 acre Zanjero Trails PAD

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

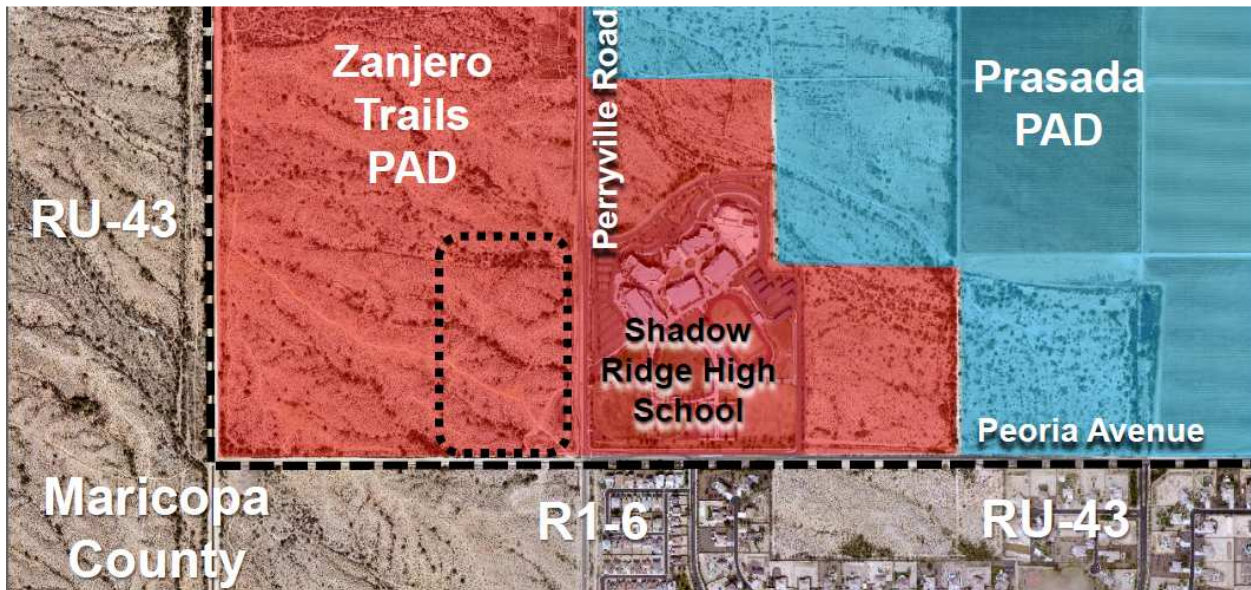
Support/Opposition: A Citizen Review Meeting was held on January 12, 2017 at City Hall.

Staff Recommendations: Staff recommends the Commission move to recommend **approval** of the amendment of the Zanjero Trails PAD to the Mayor and City Council, subject to stipulations 'a' through 'c.'

Project Description:

Terrawest Communities, on behalf of Jen Arizona II, seeks approval of an amendment to the zoning of the Zanjero Trails PAD to modify land uses on Parcels 16, multifamily land use, and Parcel 17, a neighborhood commercial land use, to a more traditional single family land use.

44 The following chart and associated map depict the existing zoning of the subject PAD and its
45 surroundings for the entire PAD and the specific area to be modified:



Zanjero Trails Residential PAD	Zanjero Trails Residential PAD	Zanjero Trails Residential PAD
Zanjero Trails Residential PAD	Zanjero Trails Residential and Commercial PAD	Zanjero Trails PAD/Shadow Ridge High School
Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development

Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

November 2, 2016: The applicant filed a request for an amendment of the Zanjero Trails PAD under case FS16-489, the subject case.

January 12, 2017: The applicant held a neighborhood outreach meeting to discuss the proposed project.

Analysis and Discussion:

The Zanjero Trails PAD is 878.7 acre residential and commercial PAD that generally spans from Bell Road to the north and Peoria Avenue to the south along Perryville Road. The particular area of the PAD that the applicant is requesting to modify, Parcels 16 and 17, are generally located on the northwest corner of Peoria Avenue and Perryville Road. These parcels cover approximately 29.6 acres of the PAD.

The area surrounding the subject parcels is partially developed. Dysart Unified School District's Shadow Ridge High School sits to the east. To the north and west, recently platted single-family residential parcels are initiating construction. Vacant Maricopa County lands, planned to be single-family residential, lay to the south of the project. The approximate 5.8 acre parcel that sits on the northwest corner of Peoria Avenue and Perryville Road will remain Community Commercial.

The changes proposed will, combined with the reduction of dwelling units updated by the construction of the high school and actual plat revisions, will reduce the anticipated dwelling unit count by 384 units and the overall density from 3.48 dwelling units per acre to 3.04 dwelling units per acre. A revised matrix of parcels 16 and 17 is as follows:

	Currently Approved PAD			Proposed PAD Amendment		
Parcel	Acres	Residential Units	Density	Acres	Residential Units	Density
16	24.6	256	10.4 Du/Ac	29.6	103	3.5 Du/Ac
17	5.0	0	NA			
Other	849.1	2,798	Varies	849.1	2,567	Varies
Totals	878.7	3,054	3.48 Du/Ac	878.7	2,670	3.04 Du/Ac

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character area under the Scenic Lands Development District. The proposed PAD Amendment and related Site Plan demonstrate consistency with this land use category.

Reviewing Agencies:

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

Summary:

Staff believes the proposed amendment of the Zanjero Trails PAD to allow lower density residential in an area previously proposed for multi-family commercial and neighborhood commercial would allow appropriate development to take place on a site surrounded by comparable proposed and existing development.

Findings:

Rezone PAD Amendment:

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

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the proposed amendment of the Zanjero Trails PAD under case **FS16-489** to the Mayor and City Council subject to conditions 'a' through 'c' as outlined below.

- a) Development and use of the PAD shall be in conformance with the project narrative entitled "Zanjero Trails PAD07-341 PAD Amendment Parcels 16 and 17", prepared by Hilgart/Wilson, consisting of 13 pages dated Revised December 16, 2016.
- 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.
- c) The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

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

114

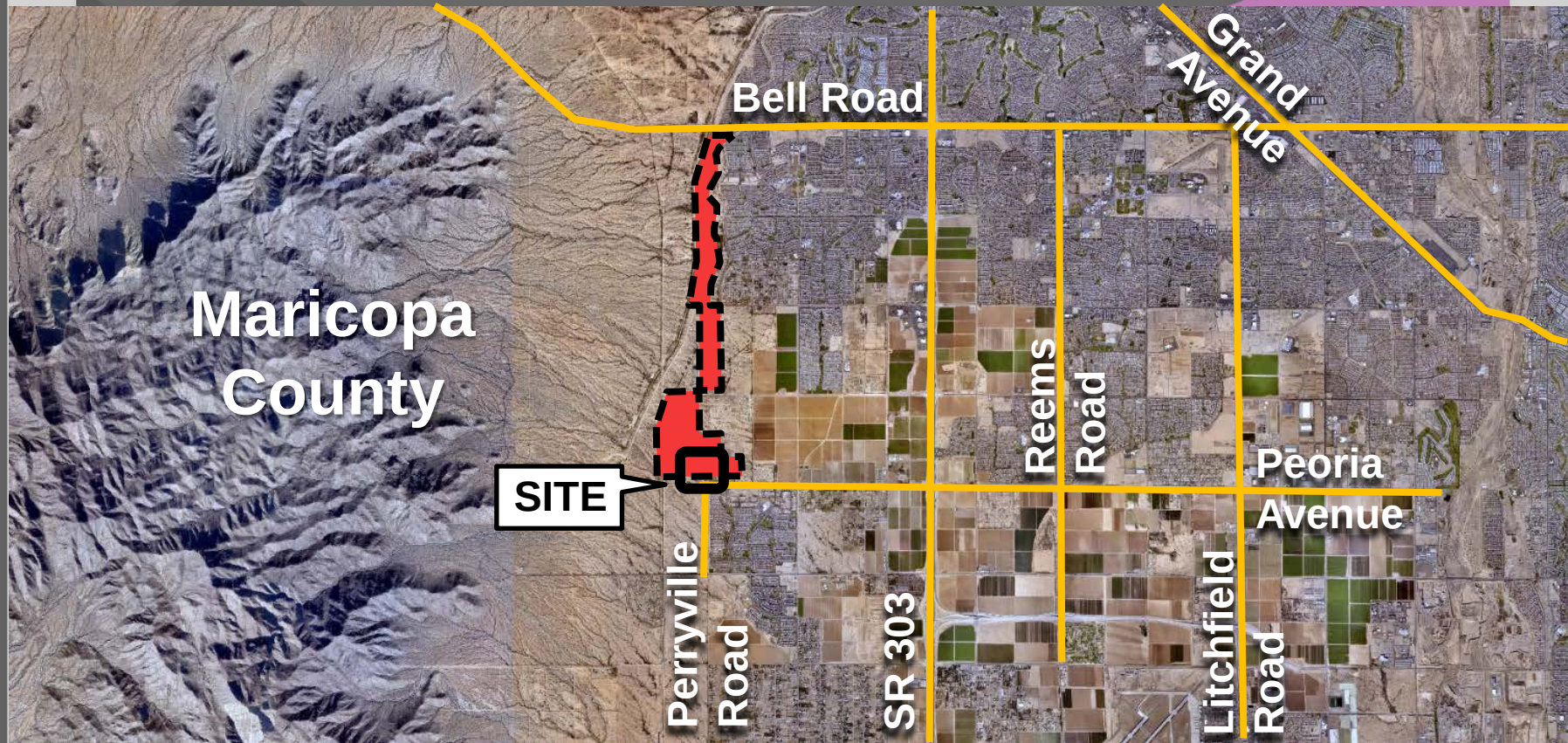
115 **Attachments:**

116 01 – Vicinity Maps

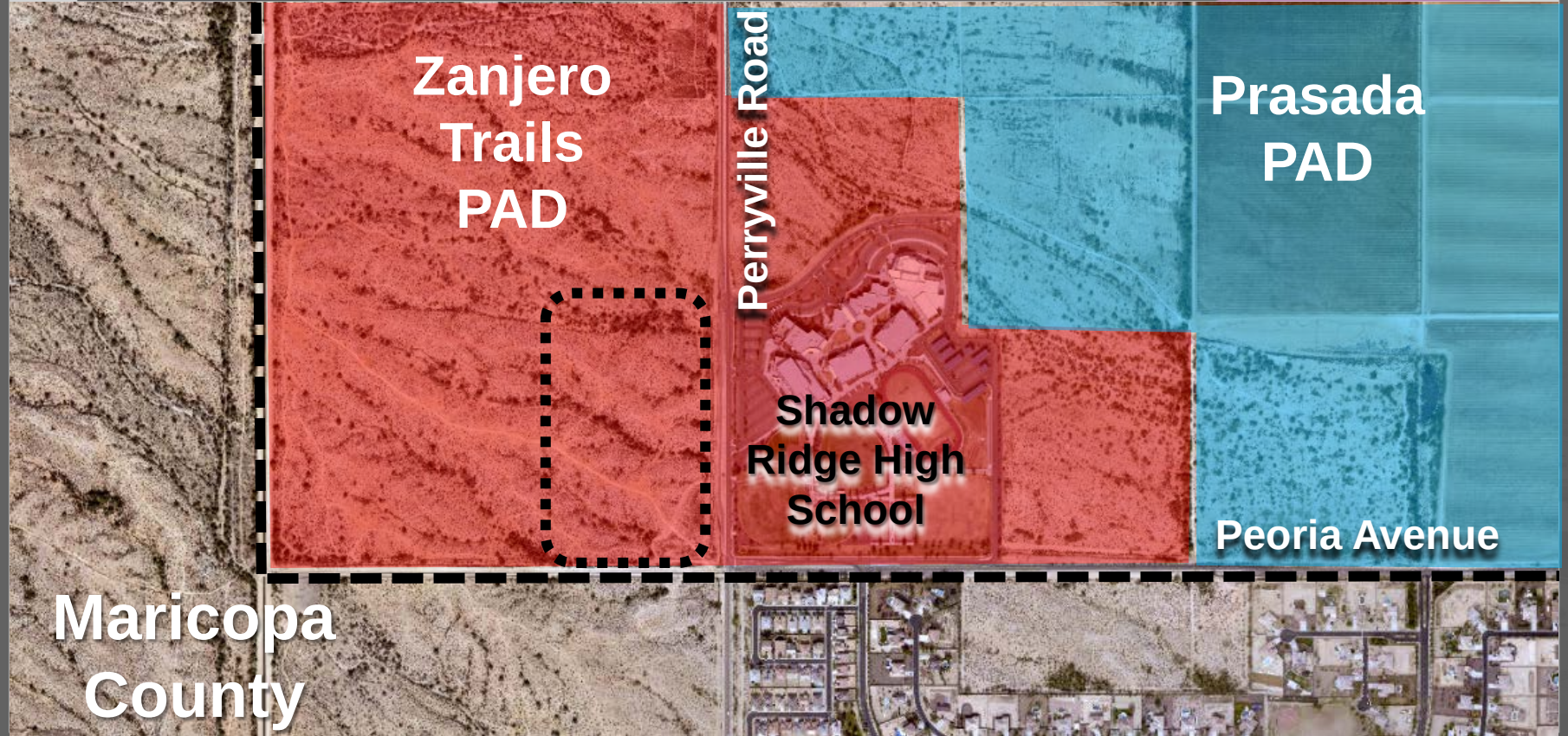
117 02 – Rezone PAD Amendment Document

118 03 – Public Engagement Form

VICINITY MAP



LOCATION MAP



ORDINANCE # 2017-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE OF 29.6 ACRES OF THE 878.7 ACRE PLANNED AREA DEVELOPMENT KNOWN AS ZANJERO TRAILS GENERALLY NORTH OF PEORIA AVENUE AND WEST OF PERRYVILLE ROAD FROM MULTIFAMILY (R-2) AND NEIGHBORHOOD COMMERCIAL (C-1) TO SINGLE FAMILY RESIDENTIAL 3.5 DWELLING UNITS PER ACRE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located in the vicinity of the northwest corner of Peoria Avenue and Perryville Road, Parcels 16 and 17 of the Zanjero Trails Planned Area Development;

WHEREAS, the subject site is zoned Zanjero Trails Planned Area Development (PAD) and will continue to be zoned PAD with the underlying zoning districts changing;

WHEREAS, the proposed rezone from multifamily residential and neighborhood commercial to single-family residential which will decrease the overall density of the PAD satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on February 2, 2017, the Planning and Zoning Commission recommended approval of the amendment to the Zanjero Trails PAD.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, as Parcel 16 -17 is rezoned by retaining the PAD zoning and modifying the underlying zoning districts from multifamily residential and neighborhood commercial to single-family residential, 3.5 dwelling units per acre, as set forth in that document entitled "Zanjero Trails PAD07-341 PAD Amendment Parcels 16 and 17", dated "Revised December 16, 2016," subject to the following stipulations:

- A. Development and use of the PAD shall be in substantial conformance with the project narrative entitled "Zanjero Trails PAD07-341 PAD Amendment Parcels

16 and 17", prepared by Hilgart/Wilson, consisting of 13 pages dated Revised December 16, 2016.

- 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.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this _____ day of _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT "A"
ZANJERO TRAILS
PARCEL 16-17
LEGAL DESCRIPTION

A parcel of land being situated within the Southeast Quarter of Section 21, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap flush accepted as the Southeast corner of said Section 21 from which a found brass cap flush accepted as the South Quarter corner of said Section 21 thereof bears North 89°42'03" West, 2639.43 feet;

Thence North 89°42'03" West, 551.50 feet along the south line of the Southeast Quarter of said Section 21;

Thence leaving said south line, North 00°17'57" East, 68.00 feet to the northerly Right-of-Way line of Peoria Avenue as recorded in Book 1282, Page 7 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence North 89°42'03" West, 258.71 feet along said northerly Right-of-Way;

Thence continuing along said northerly Right-of-Way, North 85°07'37" West, 25.08 feet;

Thence continuing along said northerly Right-of-Way, North 89°42'03" West, 203.05 feet;

Thence leaving said northerly Right-of-Way, North 00°00'01" East, 443.44 feet;

Thence North 00°00'00" East, 965.90 feet to the southerly Right-of-Way of Desert Cove Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;

Thence North 78°21'17" East, 282.52 feet to the beginning of a tangent curve, concave southerly, having a radius of 460.00 feet;

Thence easterly along said curve, through a central angle of 27°57'09", an arc length of 224.42 feet to a tangent line;

Thence South 73°41'35" East, 169.65 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 15°58'29", an arc length of 167.29 feet to a tangent line;

Thence South 89°40'04" East, 148.82 feet;

Thence South 44°40'04" East, 22.63 feet to the westerly Right-of-Way line of Perryville Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

Thence leaving said southerly Right-of-Way, South 00°19'56" West, 843.18 feet along said westerly Right-of-Way;

Thence continuing along said westerly Right-of-Way, South 01°18'50" West, 82.08 feet;

Thence leaving said westerly Right-of-Way, North 89°59'48" West, 495.41 feet;

Thence South 00°17'54" West, 447.96 feet to the **POINT OF BEGINNING**.

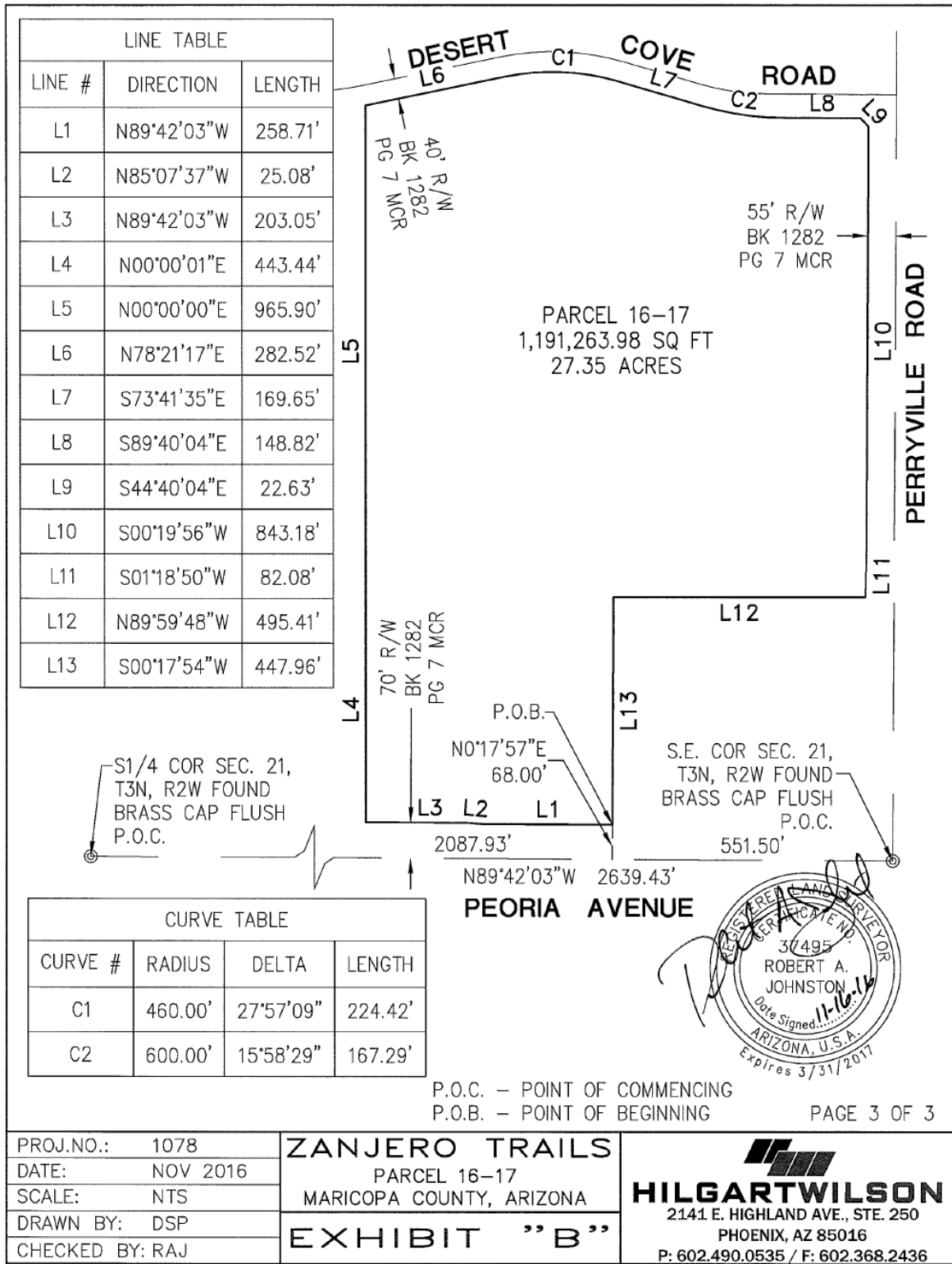
Said parcel of land containing 1,191,263.98 sq.ft., or 27.348 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1078
Date: Nov 2016



EXHIBIT B – DEPICTION OF THE PROPERTY TO BE RE-ZONED



Zanjero Trails PAD 07-341

PAD Amendment Parcels 16 and 17

**November 1, 2016
Revised December 16, 2016**

**Property Owner:
JEN Arizona 11, LLC
20045 N. 19th Avenue, Bldg. 10, Ste. 3
Phoenix, AZ 85027**

**Applicant:
TerraWest Communities
20045 N. 19th Avenue, Bldg. 10, Ste. 3
Phoenix, AZ 85027**

**Engineer:
Hilgart/Wilson
2141 E. Highland, Suite 250
Phoenix, AZ 85016**

Table of Contents

Table of Contents	2
Executive Summary.....	3
Project Location.....	3
Project History	4
Purpose of Request.....	6
General Plan Conformance	7
Existing and Proposed Zoning	8
Compliance with PAD Development Standards.....	9
Infrastructure.....	9
Land Use Budget	9
Legal Description	10

Executive Summary

The Zanjero Trails PAD, encompassing 879 acres, was approved by the city of Surprise in September 2008. The PAD contains a variety of land uses, including single-family detached, single-family attached, high-density residential and commercial uses.

The purpose of this request is to reduce the intensity of zoning on two parcels, totaling approximately 27 acres. One parcel is zoned R-2 and is designated for court home development containing up to 256 dwelling units and one parcel is zoned C-1 for retail uses. This amendment will reduce the zoning density and intensity on those two parcels to an R1-5 designation, which is consistent with the surrounding residential densities within Zanjero Trails.

Project Location

The subject property surrounds the northwest corner of Peoria Avenue and Perryville Road. Refer to Exhibit A for a project location map.

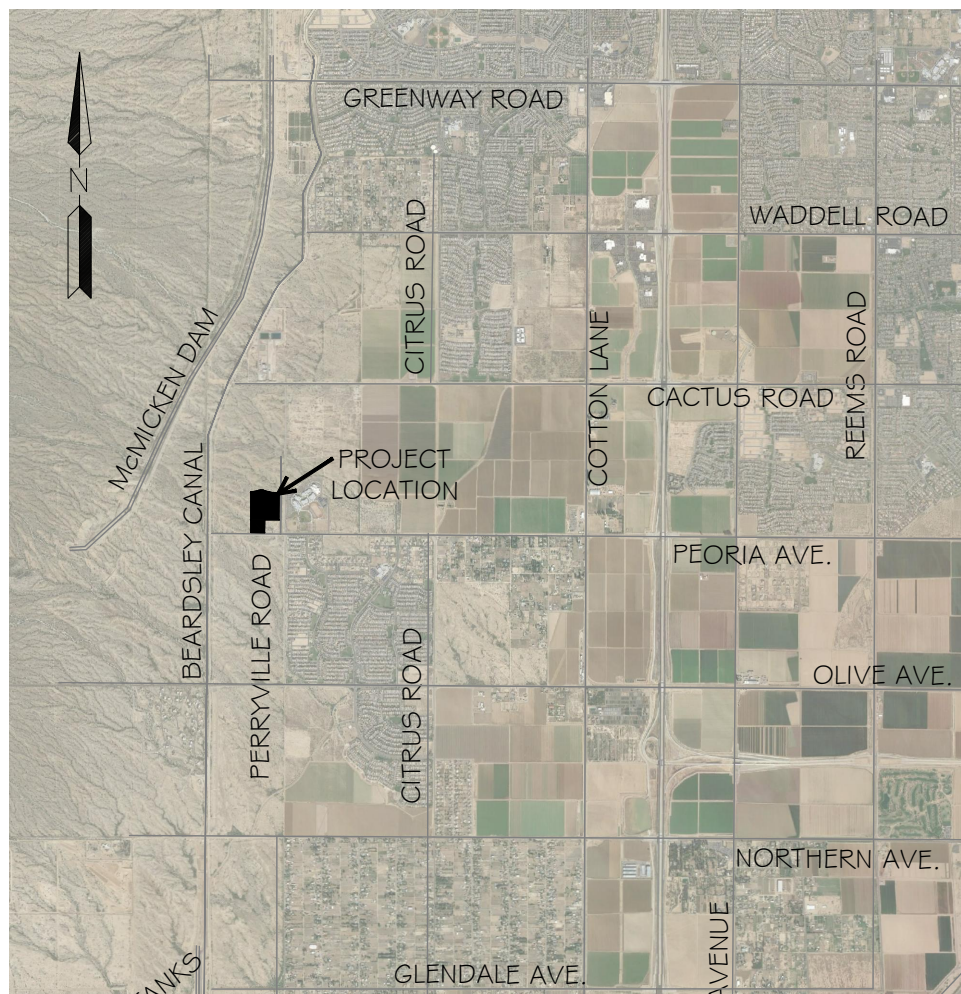


EXHIBIT A – Location Map

Project History

The Zanjero Trails annexation and the associated PAD were approved by the city of Surprise in September 2008 (Refer to Exhibit B for the zoning classifications approved with the 2008 PAD). Zanjero Trails was originally part of a much larger Development Master Plan approved in Maricopa County that included over 2,600 acres. Zanjero Trails contains a variety of land uses, including single-family detached, single-family attached, high-density residential and commercial uses. Subsequent to the annexation of the property and approval of the PAD, a preliminary plat was approved for approximately 412 acres of the PAD. The subject property was included in that preliminary plat, PP07-346.

The applicant purchased eight of the parcels contained in the Preliminary Plat in 2013. Since that acquisition, final plats have been approved for five of the eight parcels and development of the site has now begun. Prior to approval of the final plats, the applicant worked closely with the Development Services Department to adopt an enhanced set of design guidelines for the property.

It is also noteworthy that Shadow Ridge High School was built on one of the parcels approved as part of the Zanjero Trails preliminary plat and is immediately across the street from the subject property.

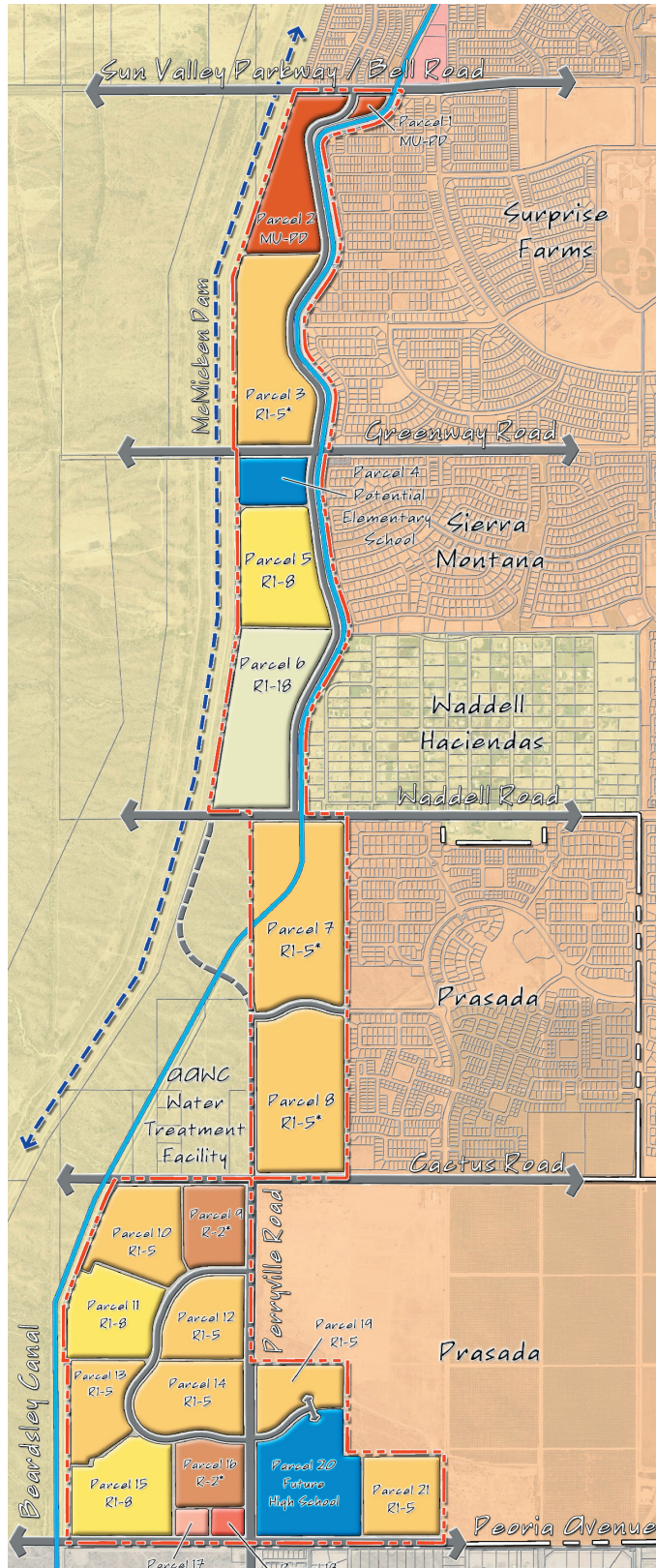


EXHIBIT B – Existing PAD Zoning

Purpose of Request

A significant amount of time has elapsed since the original PAD was approved and the property was annexed into Surprise. In that time, there has been a shift in the residential real estate market, with a stronger emphasis on traditional single-family detached housing in this area of Surprise.

The lack of demand for attached housing product in this submarket, has resulted in this request, which seeks to modify the approved zoning from a higher density attached housing product to a single-family detached designation that is consistent with the other parcels being developed in Zanjero Trails and in the community to the south of Peoria Avenue, Cortessa.

Additionally, there is insufficient demand expected to retain both of the commercial parcels that were zoned as part of the original PAD. One of the two commercial parcels is included with this request to be converted to single-family residential uses to allow for a unified development parcel.

In order to maintain the option to provide some limited commercial services in the area, the approximately five-acre parcel at the immediate corner of Peoria Avenue and Perryville Road is being retained. That parcel is of sufficient size to provide limited retail services for the immediately surrounding area, without attracting larger users that would be out of character for this area.

General Plan Conformance

The City of Surprise General Plan 2035 identifies the subject area as suitable for development in the Residential Character Area (See Exhibit C). The proposed amendment, which reduces the allowable density and removes a small commercial parcel, is consistent with the General Plan Land Use Designation.

At the proposed density, the land use will fall into the Suburban Neighborhood Category. This land use density is consistent with the other parcels in Zanjero Trails and Cortessa, the community on the south side of Peoria Avenue.



EXHIBIT C – General Plan Designation

Existing and Proposed Zoning

Both Parcels 16 and 17 are currently zoned PAD. Parcel 16 has an R-2 multi-family designation and Parcel 17 has a C-1 commercial zoning designation. The proposed amendment will change both of those zoning classifications to an R1-5 single-family residential classification. Refer to Exhibits D-1 and D-2 for a depiction of the existing and proposed zoning classifications.

For clarification purposes, Parcels 16 and 17 were renumbered to Parcels 12D and 14 as part of the approved preliminary plat for Zanjero Trails Phase 2.

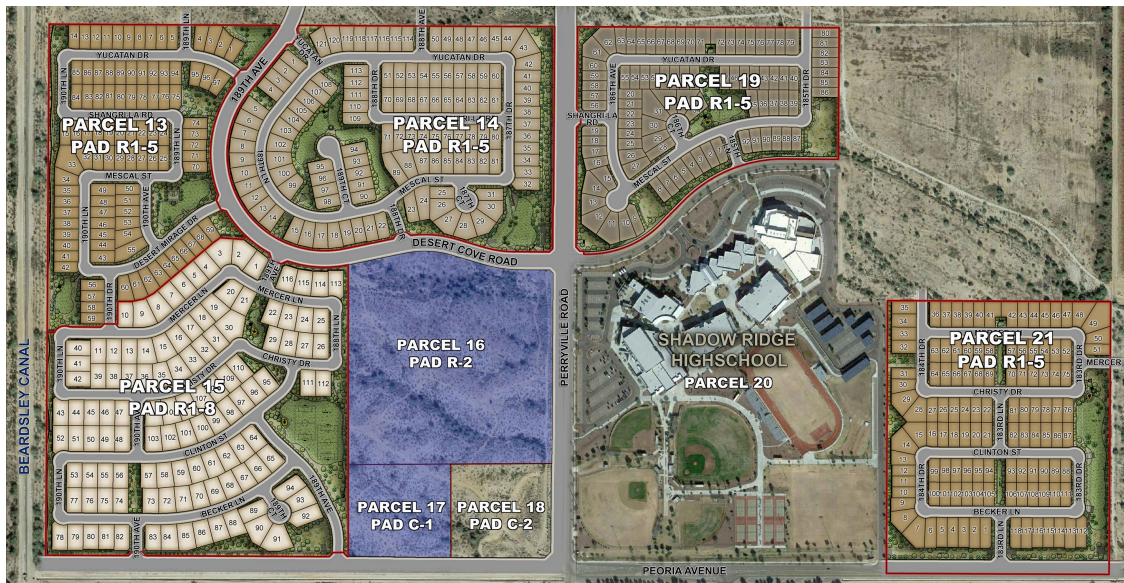


EXHIBIT D-1 – Existing Zoning

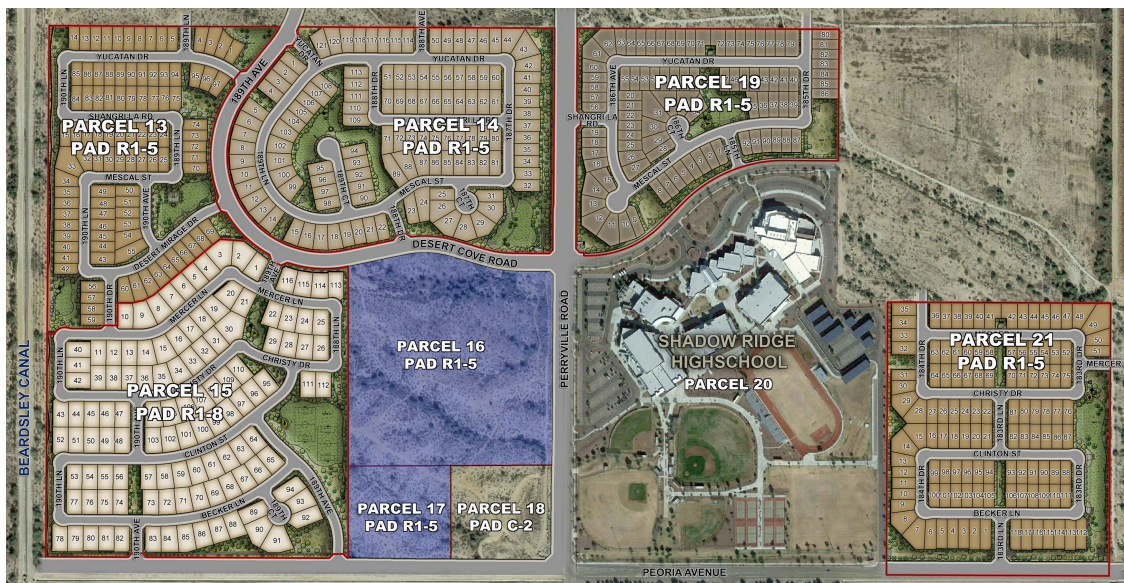


EXHIBIT D-2 – Proposed Zoning

Compliance with PAD Development Standards

The development of this site will be consistent with the high-quality residential subdivisions being developed on the surrounding parcels and will conform to the development standards approved as part of the original PAD and in compliance with the enhanced design guidelines approved for Zanjero Trails in 2015. No modifications to the existing development standards are being proposed.

Infrastructure

No additional off-site infrastructure will be necessitated by this amendment. As part of the improvement plans approved in conjunction with the final plats for the surrounding parcels, the City has approved plans for the adjacent roadways, Peoria Avenue, Perryville Road and Desert Cove Road. These roadways are being installed as part of the off-site improvements for the surrounding parcels.

Land Use Budget

Parcel	Existing Zoning District	Proposed Zoning District	Gross Acreage	Existing Density	Existing Number of Dwelling Units	Proposed Density	Proposed Number of Dwelling Units
1	MU-PD	MU-PD	6.8	9.3	298	9.3	296
2	MU-PD	MU-PD	25.1				
3	R1-5	R1-5	105.5	4.0	421	4.0	422
4	R1-8	R1-8	15	2.0	128	2.0	129
5	R1-8	R1-8	49.6				
6	R1-18	R1-18	96.6	1.0	96	1.0	96
7	R1-5	R1-5	82.8	2.2	182	2.2	182
8	R1-5	R1-5	76.4	4.0	306	4.0	305
9	R-2	R-2	29.8	7.8	232	7.8	232
10	R1-5	R1-5	40.8	3.2	131	3.2	Preliminary Platted for 131
11	R1-8	R1-8	37.8	2.9	110	2.9	Preliminary Platted for 110
12	R1-5	R1-5	34.9	3.4	120	3.4	Preliminary Platted for 120
13	R1-5	R1-5	29.6	3.3	98	3.3	97 Platted
14	R1-5	R1-5	39.5	3.1	123	3.1	121 Platted
15	R1-8	R1-8	49.3	2.4	117	2.4	116 Platted
16	R-2	R1-5	24.6	10.4	256	3.5	103
17	C-1	R1-5	5	NA	0		
18	C-2	C-2	5.8	NA	0	NA	0
19	R1-5	R1-5	26.7	3.4	91	3.4	92
20	R1-5	R1-5	61.9	3.7	229	NA	0
21	R1-5	R1-5	35.2	3.3	116	3.3	118
TOTAL			878.7	3.48	3054	3.04	2670

Note: Parcel 20 is now a high school

Legal Description

EXHIBIT "A"
ZANJERO TRAILS
PARCEL 16-17
LEGAL DESCRIPTION

A parcel of land being situated within the Southeast Quarter of Section 21, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap flush accepted as the Southeast corner of said Section 21 from which a found brass cap flush accepted as the South Quarter corner of said Section 21 thereof bears North 89°42'03" West, 2639.43 feet;

Thence North 89°42'03" West, 551.50 feet along the south line of the Southeast Quarter of said Section 21;

Thence leaving said south line, North 00°17'57" East, 68.00 feet to the northerly Right-of-Way line of Peoria Avenue as recorded in Book 1282, Page 7 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence North 89°42'03" West, 258.71 feet along said northerly Right-of-Way;

Thence continuing along said northerly Right-of-Way, North 85°07'37" West, 25.08 feet;

Thence continuing along said northerly Right-of-Way, North 89°42'03" West, 203.05 feet;

Thence leaving said northerly Right-of-Way, North 00°00'01" East, 443.44 feet;

Thence North 00°00'00" East, 965.90 feet to the southerly Right-of-Way of Desert Cove Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;

Thence North 78°21'17" East, 282.52 feet to the beginning of a tangent curve, concave southerly, having a radius of 460.00 feet;

Thence easterly along said curve, through a central angle of 27°57'09", an arc length of 224.42 feet to a tangent line;

Thence South 73°41'35" East, 169.65 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 15°58'29", an arc length of 167.29 feet to a tangent line;

Thence South 89°40'04" East, 148.82 feet;

Thence South 44°40'04" East, 22.63 feet to the westerly Right-of-Way line of Perryville Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

Thence leaving said southerly Right-of-Way, South 00°19'56" West, 843.18 feet along said westerly Right-of-Way;

Thence continuing along said westerly Right-of-Way, South 01°18'50" West, 82.08 feet;

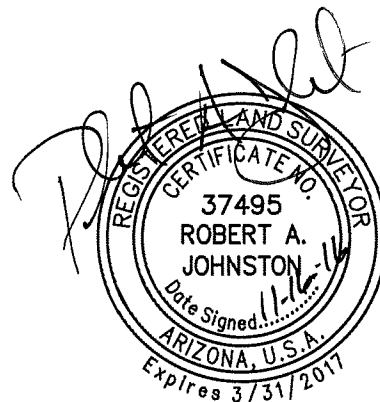
Thence leaving said westerly Right-of-Way, North 89°59'48" West, 495.41 feet;

Thence South 00°17'54" West, 447.96 feet to the **POINT OF BEGINNING**.

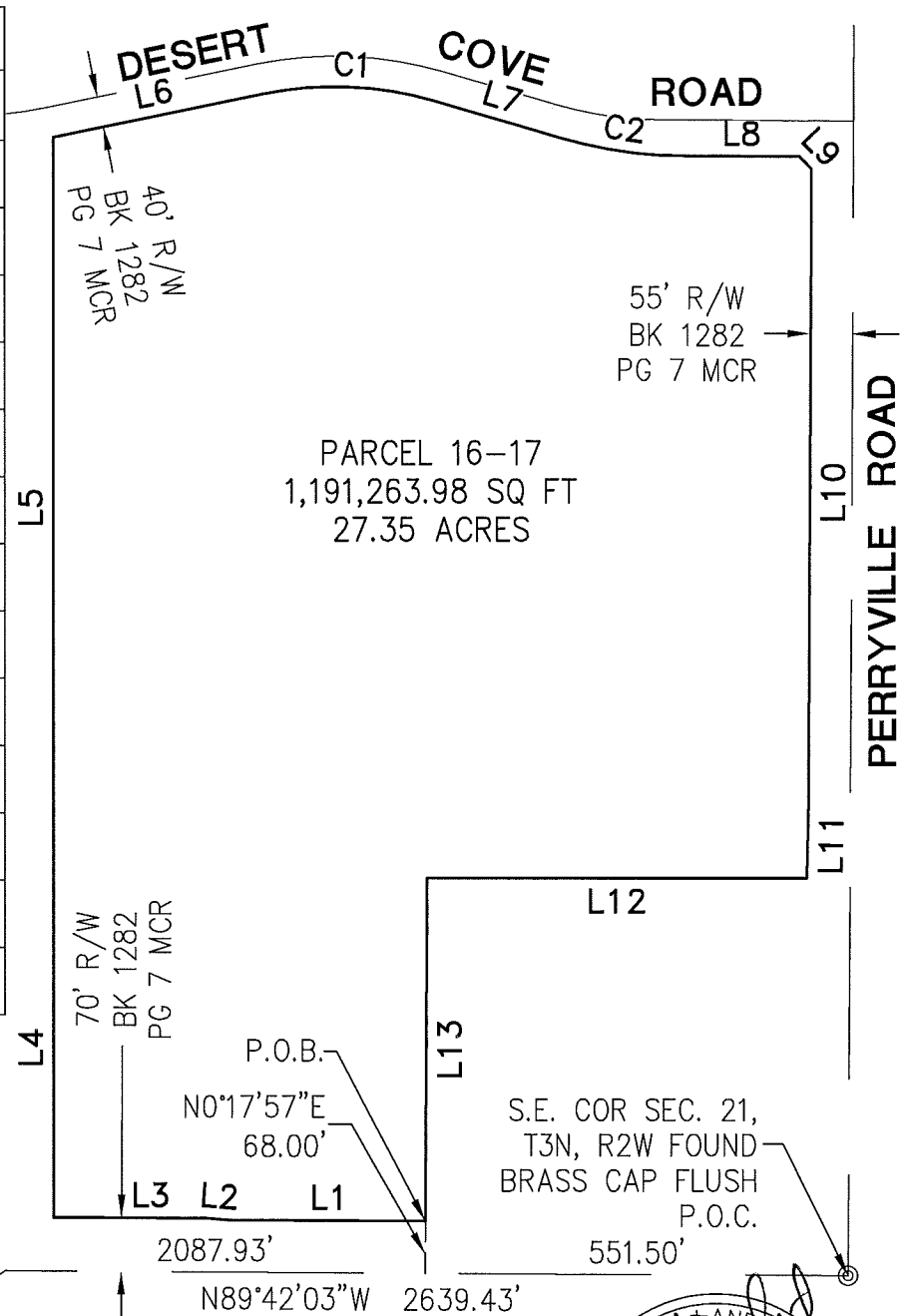
Said parcel of land containing 1,191,263.98 sq.ft., or 27.348 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1078
Date: Nov 2016



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°42'03"W	258.71'
L2	N85°07'37"W	25.08'
L3	N89°42'03"W	203.05'
L4	N00°00'01"E	443.44'
L5	N00°00'00"E	965.90'
L6	N78°21'17"E	282.52'
L7	S73°41'35"E	169.65'
L8	S89°40'04"E	148.82'
L9	S44°40'04"E	22.63'
L10	S00°19'56"W	843.18'
L11	S01°18'50"W	82.08'
L12	N89°59'48"W	495.41'
L13	S00°17'54"W	447.96'



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	460.00'	27°57'09"	224.42'
C2	600.00'	15°58'29"	167.29'

P.O.C. — POINT OF COMMENCING
P.O.B. — POINT OF BEGINNING

PAGE 3 OF 3

PROJ.NO.: 1078	ZANJERO TRAILS PARCEL 16-17 MARICOPA COUNTY, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2016		
SCALE: NTS		
DRAWN BY: DSP		
CHECKED BY: RAJ		

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Zanjero Trails Planned Area Development Rezone Amendment, FS16-489

OVERALL PUBLIC INVOLVEMENT LEVEL:

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

IDENTIFY STAKEHOLDERS:

Residents adjacent to the Planned Area Development (PAD); the public at-large; adjacent property owners.

OBJECTIVES:

The applicant seeks approval of an amendment to the zoning of the Zanjero Trails Planned Area Development (PAD) to allow changes in land use.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) - January 12, 2017 at City of Surprise City Hall

Future Council Work Session/Meetings target dates - February 7, 2017

Election dates (if applicable) - Not applicable

Project start/completion dates - To be determined

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

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



ZANJERO TRAILS

Amendment to PAD Zoning – February 2, 2017

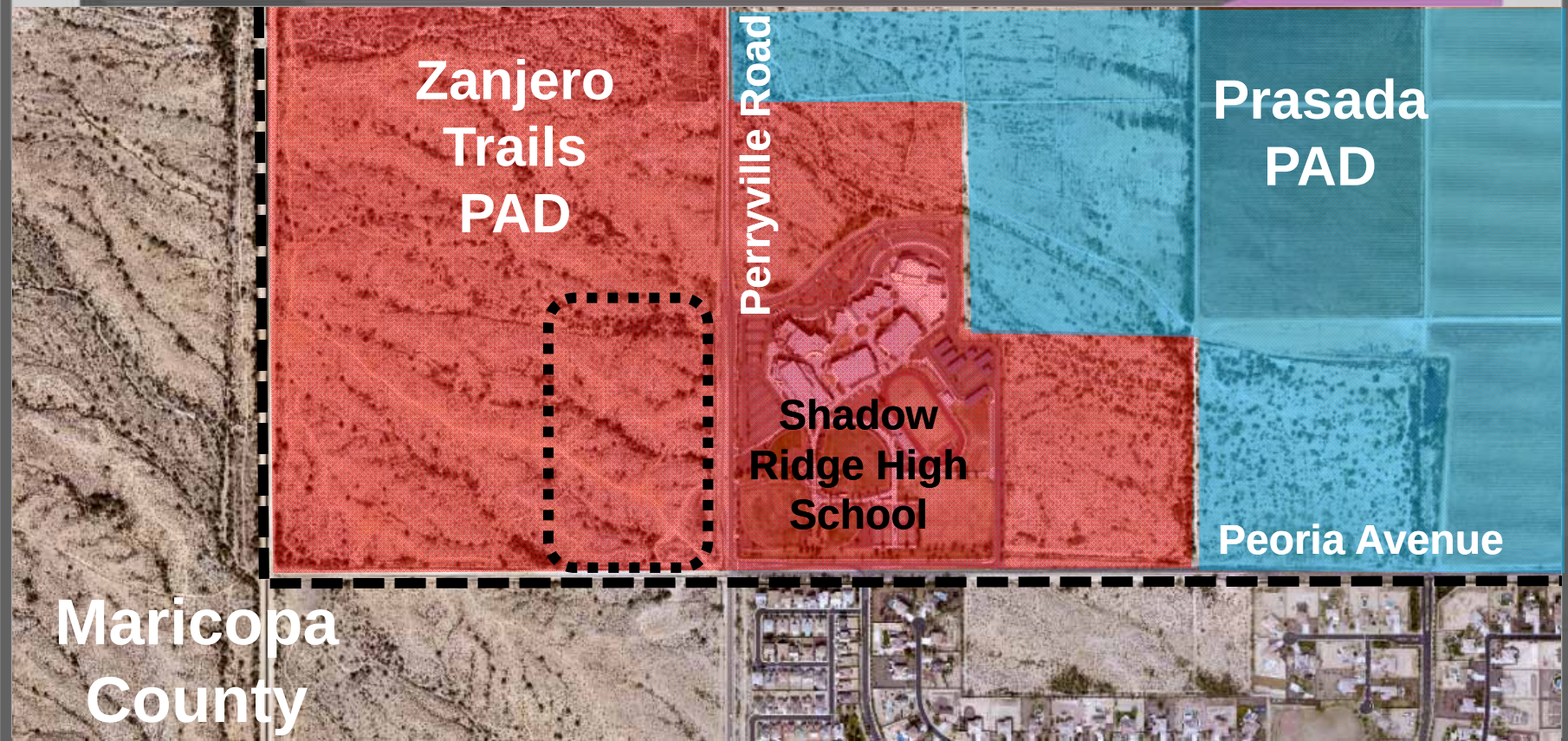
VICINITY MAP



VICINITY MAP

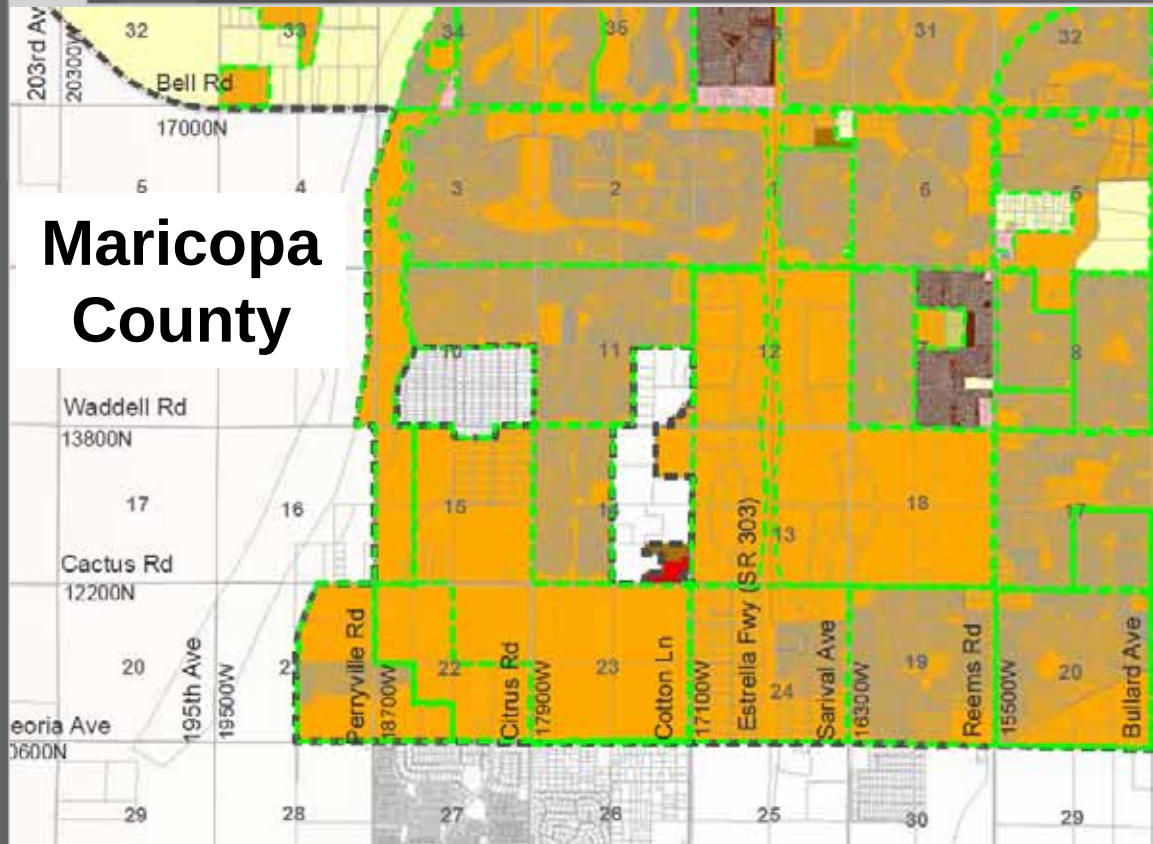


LOCATION MAP



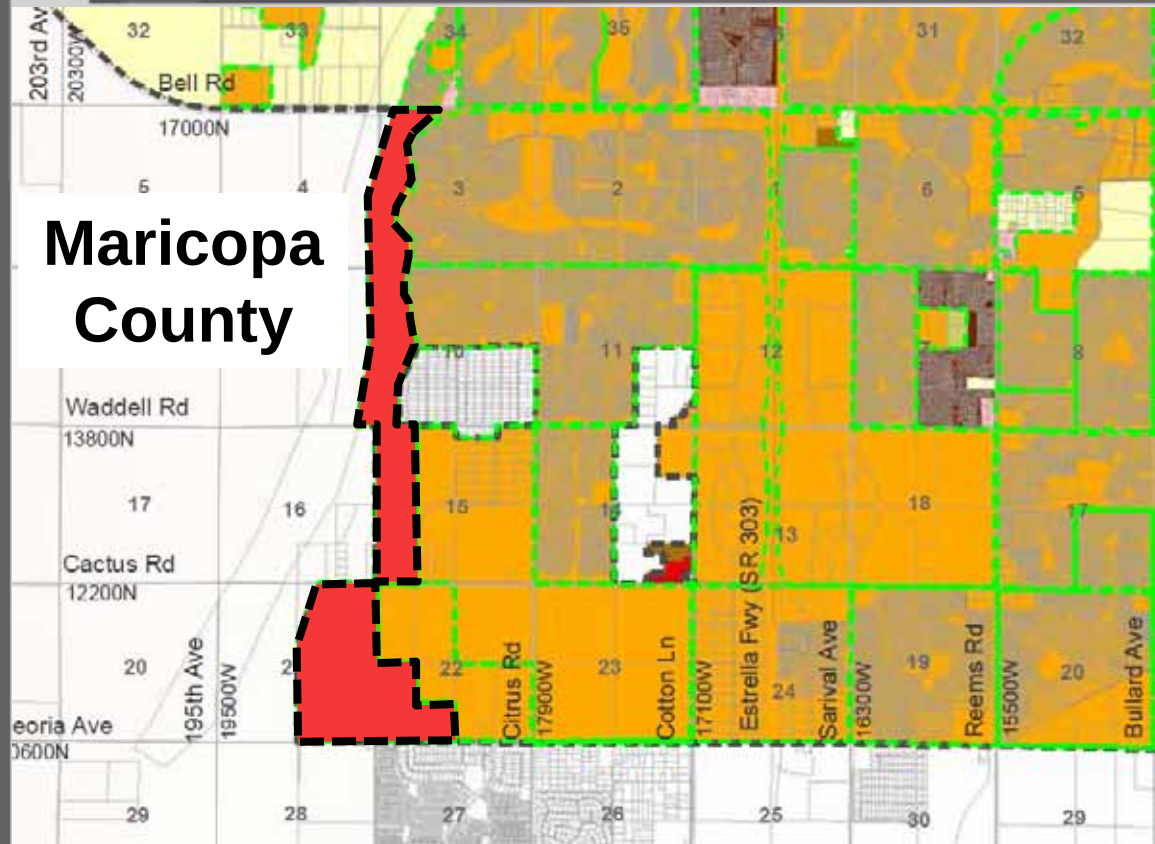
ADJACENT ZONING

**Maricopa
County**



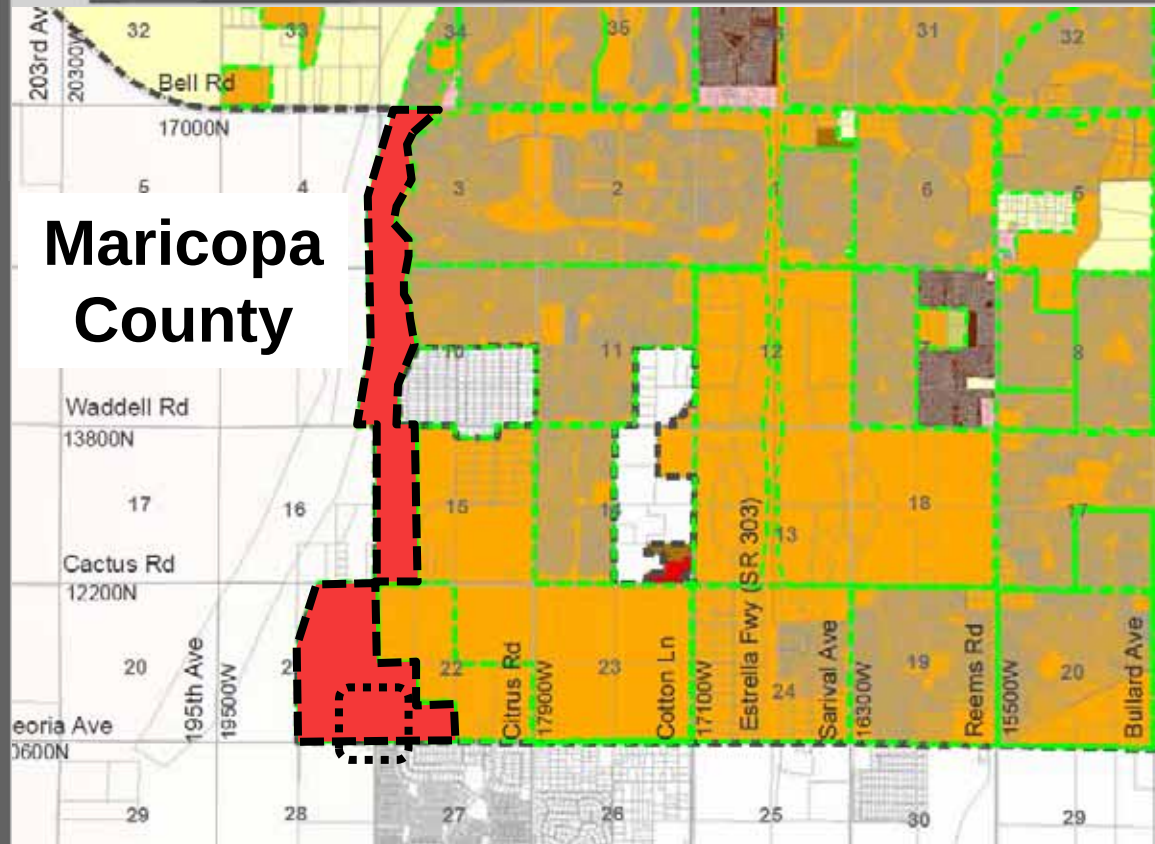
- Rural Residential
- Low-Density Residential
- High Density Residential
- Community Commercial
- Regional Commercial

ADJACENT ZONING



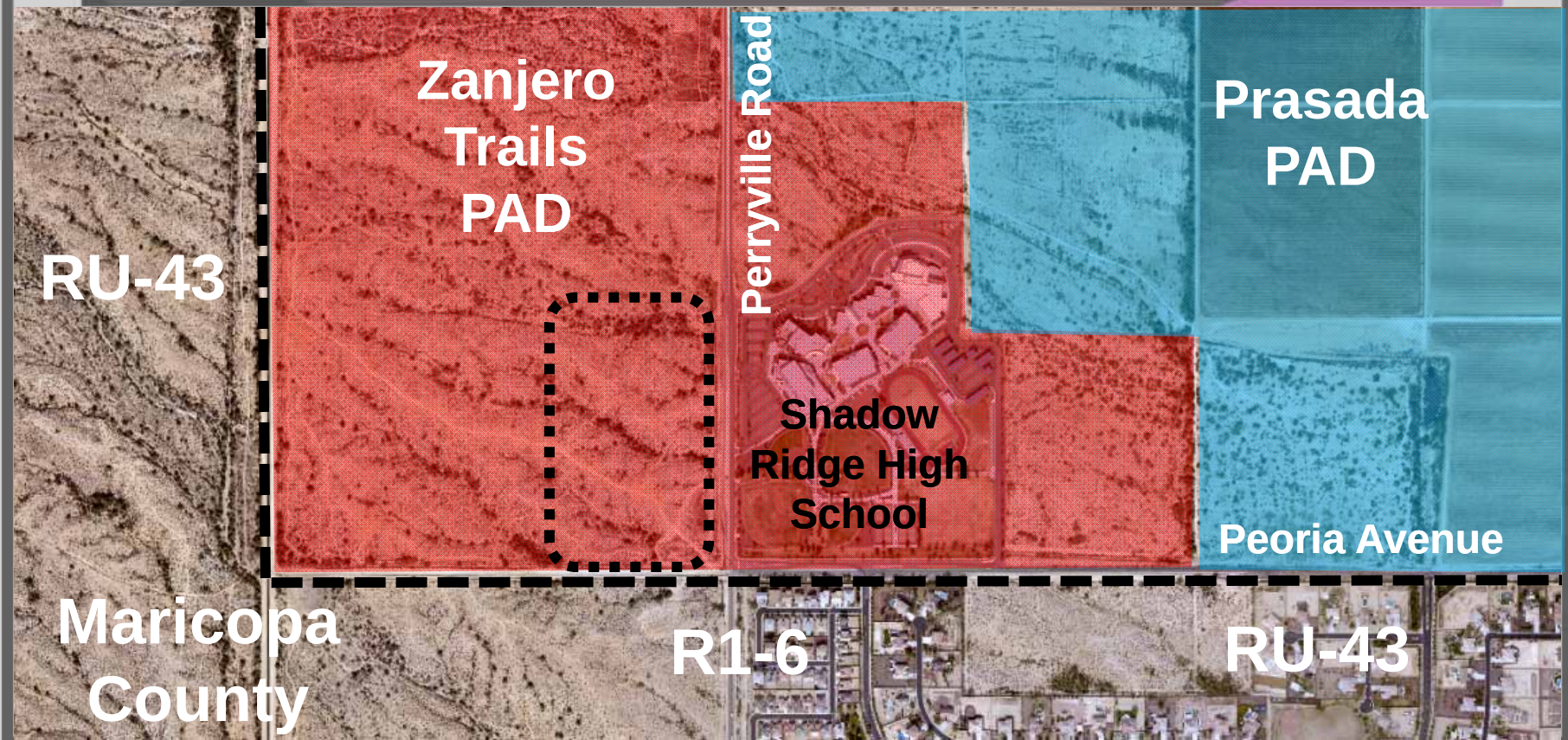
- Rural Residential
- Low-Density Residential
- High Density Residential
- Community Commercial
- Regional Commercial

ADJACENT ZONING

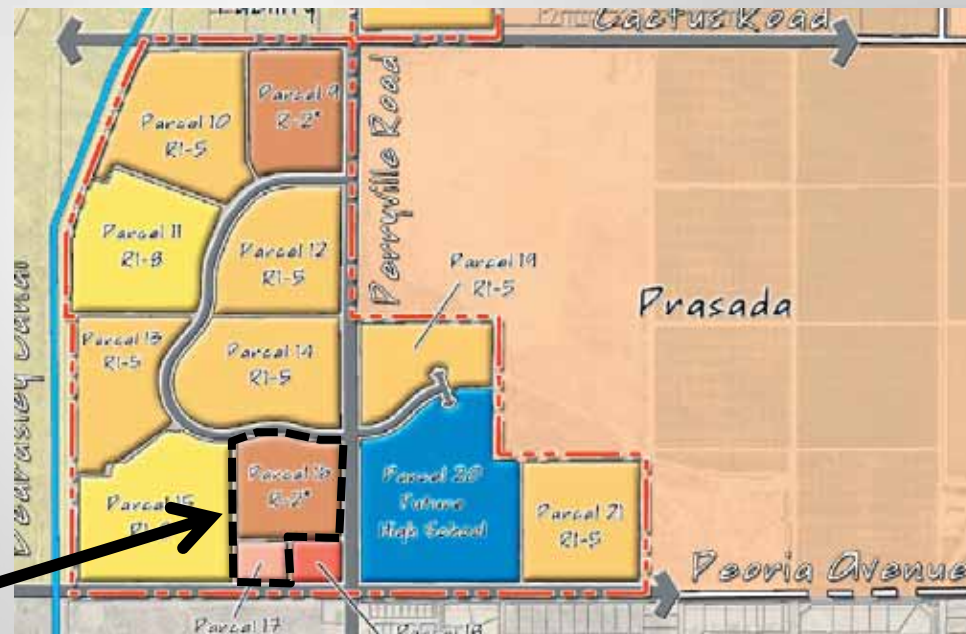


- Rural Residential
- Low-Density Residential
- High Density Residential
- Community Commercial
- Regional Commercial

ADJACENT ZONING



ZANJERO ZONING



EXISTING ZONING



PROPOSED ZONING



AMENDMENT SUMMARY

	Currently Approved PAD			Proposed PAD Amendment		
Parcel	Acres	Residential Units	Density	Acres	Residential Units	Density
16	24.6	256	10.4 Du/Ac	29.6	103	3.5 Du/Ac
17	5.0	0	NA			
Other	849.1	2,798	Varies	849.1	2,567	Varies
Totals	878.7	3,054	3.48 Du/Ac	878.7	2,670	3.04 Du/Ac



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

February 2, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	February 2, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on the Conditional Use Permit for a Popeyes Louisiana Kitchen restaurant with a Drive-Through Facility in Surprise Village Marketplace, generally south of Bell Rd and west of Sarival Avenue.

Motion:

I move to approve/deny the Conditional Use Permit for a Popeyes Louisiana Kitchen restaurant with a Drive-Through Facility in Surprise Village Marketplace, subject to conditions "A" - "C".

Background:

ID Studio 4 submitted a request for a Conditional Use Permit for a Popeyes Louisiana Kitchen restaurant with a Drive-Through Facility in Surprise Village Marketplace.

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 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Staff Report](#)
- ☐ [01 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Vicinity Maps](#)
- ☐ [02 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Site Plan](#)
- ☐ [03 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Landscape Plans](#)
- ☐ [04 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Color Elevations](#)
- ☐ [05 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Luke AFB Letter](#)
- ☐ [06 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - MWD Letter](#)

- ☐ [07 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - ADOT Letter](#)
- ☐ [08 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Public Engagement Form](#)
- ☐ [09 - FS16-412 - Popeyes Louisiana Kitchen - Conditional Use Permit - Presentation](#)

External Attachment Links:

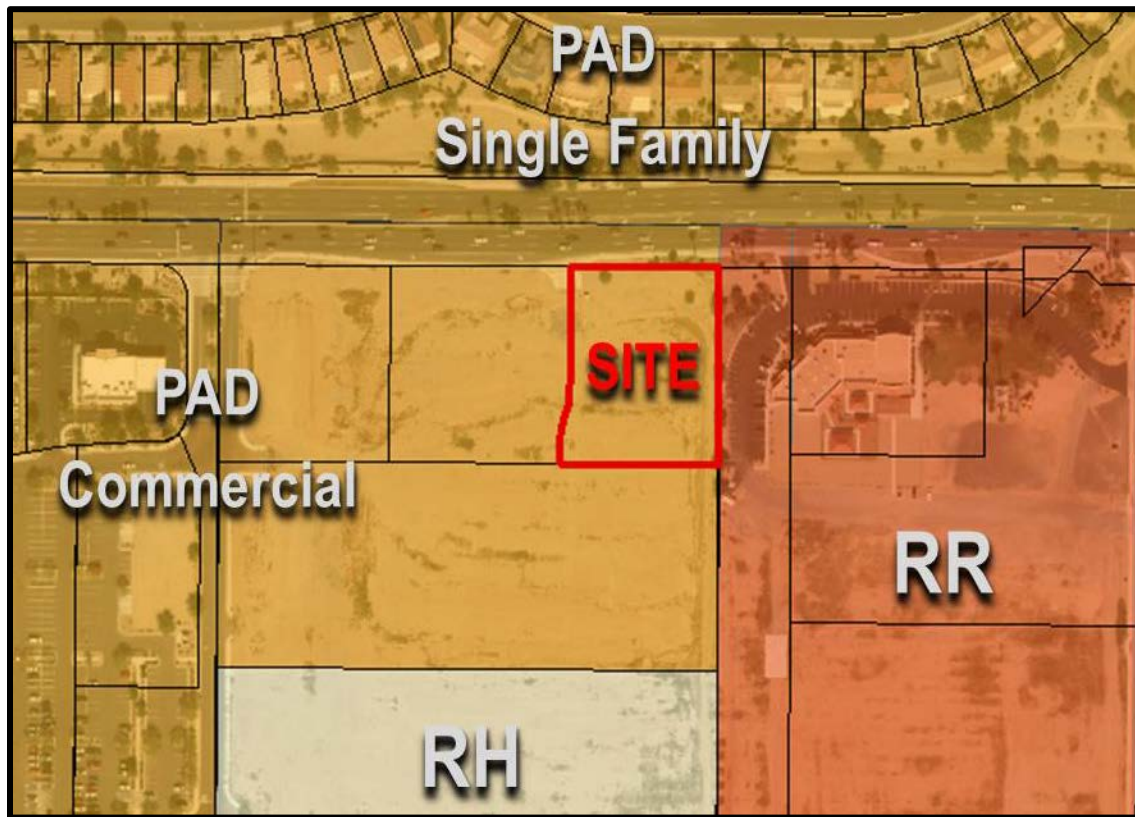
Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Sergio Angulo, Planner

30 **Surrounding Land Zoning:**



31 **History:**

32

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

34

35 **September 28, 2006:** The Surprise Village Marketplace PAD was approved by the City Council.

36

37 **May 19, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled
38 Concept Review meeting under CR16-205.

39

40 **September 21, 2016:** The applicant filed a request for a Conditional Use Permit approval for a
41 Popeyes Louisiana Kitchen Restaurant with a Drive-Through Facility.

42

43 **November 2, 2016:** The applicant held a Citizen Review Meeting which was properly advertised. No
44 one from the public attended.

Project Description:

ID Studio 4 on behalf of Popeyes Louisiana Kitchen, requests approval of a Conditional Use Permit to allow for a new restaurant with a drive-through facility in Parcel 3 of Surprise Village Marketplace East in Phase 2A of the Surprise Village Marketplace PAD located south of Bell Road and west of Sarival Avenue.

The Surprise Village Marketplace PAD references the C-2 (CC) uses listed under the Zoning Code permitted uses. The Surprise Unified Development Code (SUDC) lists "Drive-Through Facilities" as a Conditional Use in CC zoning districts, but requires an analysis of any proposed Conditional Use to be based on the use specific standards listed under section 122-78 of the SUDC. This Conditional Use Permit application has been reviewed against those standards. Staff finds that this Conditional Use Permit application conforms to the requirements set under this section of the SUDC.

The site is to be accessed through an existing shared driveway west of the property; this driveway has direct access to and from Bell Road to the north. The applicant is also proposing to extend the shared driveway south of the property which will provide access to the development to the west and any future development to the south and east.

The applicant proposes a two-lane drive-through which starts northwest of the proposed building and continues to the north, where the menu boards ordering equipment is proposed, and continues along the west of the building where the pick-up window location is being proposed. The drive-through lanes will be screened from Bell Road with a four (4) foot tall block wall.

The site proposes good pedestrian connectivity internally, to the existing sidewalk along Bell Road and to the adjacent existing and future developments. For the safety of pedestrians, the applicant is proposing stop signs wherever a pedestrian pathway crosses the drive-through lane.

The site proposes twenty parking spaces which meets the minimum and maximum parking requirements of the SUDC. Two (2) of the subject spaces will be handicap-accessible. The refuse bin is proposed to be located on the west side of the property and will be screened with a block wall and landscape and will be painted to match the colors of the building.

The proposed landscape meets the requirements of the SUDC and the Surprise Village Marketplace PAD. On-site the applicant is proposing shrubs and trees along the western property line to help screen the vehicles on the drive-through lane. The landscape and retention area along Bell Road already exists and will remain as is.

The proposed building is a 2,844 sq. ft. restaurant with drive-through facility and the main entrance is proposed to be on the east side. The proposed building color and material palette is similar to the Babbo's building directly to the west. The proposed exterior design will complement the existing architecture on the site.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

Summary:

Staff believes by accepting and incorporating stipulations 'A' through 'C', which are very minor in nature, the proposed Conditional Use Permit and Site Plan will meet the requirements of the Surprise Village Marketplace PAD, SUDC, and the General Plan while helping to meet the Economic Development vision from the City Council Strategic Plan.

Findings:

- The proposed Conditional Use Permit and Site Plan are consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit and Site Plan will meet the provisions of the Surprise Village Marketplace PAD and the SUDC as applicable once all stipulations are met.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case FS16-412, subject to stipulations 'A' through 'C' as outlined below:

- A. The Site Plan prepared by ID Studio 4, date received December 16, 2016, will be revised and submitted for review to include the following modifications:
 1. The Site Plan Data table will show the zoning of the adjacent properties as follows:
 - a. West: PAD
 - b. South: PAD
 - c. East: RR
 2. Include the Site Plan Key Note "Minimum turning radius AASHTO SU-40" or provide the dimensions on the plan of 36.4 feet minimum and 52.8 feet maximum.
 3. Show the proposed scupper and spillway on the east side of the drive from Bell Road at the north of this project as shown on the civil plans.
 4. Show the valley gutter across the entrance at the southwest corner of this project as shown on the civil plans.
 5. Show the correct 1" = 20' scale graphic.
 6. The owner address on the site plan and civil plans will be revised to show the correct owner address on both plans.
 7. The boundary bearings and distances are not complete. There is a small curve section near the southwest corner and a line segment labeled L1 with no other information. The site plan will provide this information.

127 8. Note 23 will say "Stop Sign", not "Pedestrian Stop Sign".

128 9. Include Note 23 on the stop sign for southbound at T-intersection.

129 B. The Elevations prepared by ID Studio 4, date received December 16, 2016, will be
130 revised and submitted for review to include the following modifications:

131 1. North Elevation: The black and white elevation will show the three (3) light
132 fixtures above the proposed sign as shown in the color rendering.

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

136
137 However, should the Commission wish to recommend **denial** of the request, the Commission
138 should make its own findings and base its decision on those alternative findings.

139
140 **Attachments:**

141
142 01 Vicinity Maps

143 02 Site Plan

144 03 Landscape Plan

145 04 Elevations

146 05 Luke AFB Comments

147 06 MWD Comments

148 07 ADOT Comments

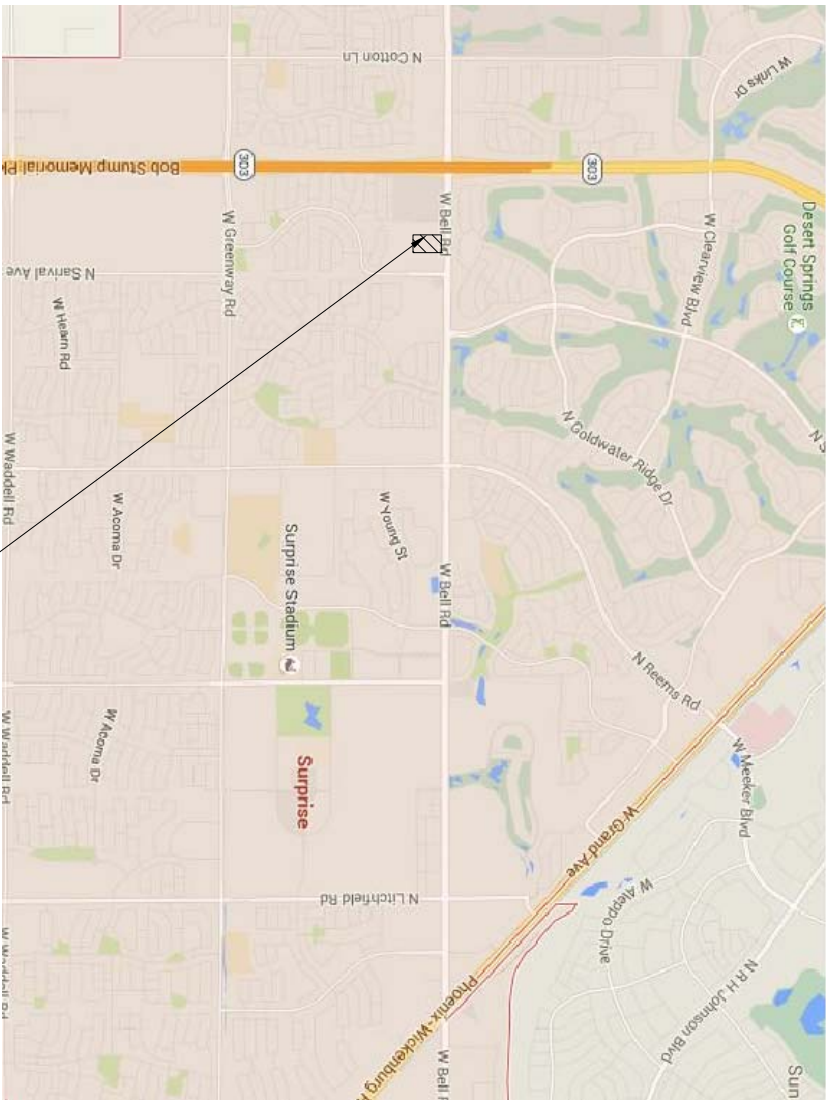
VICINITY MAP



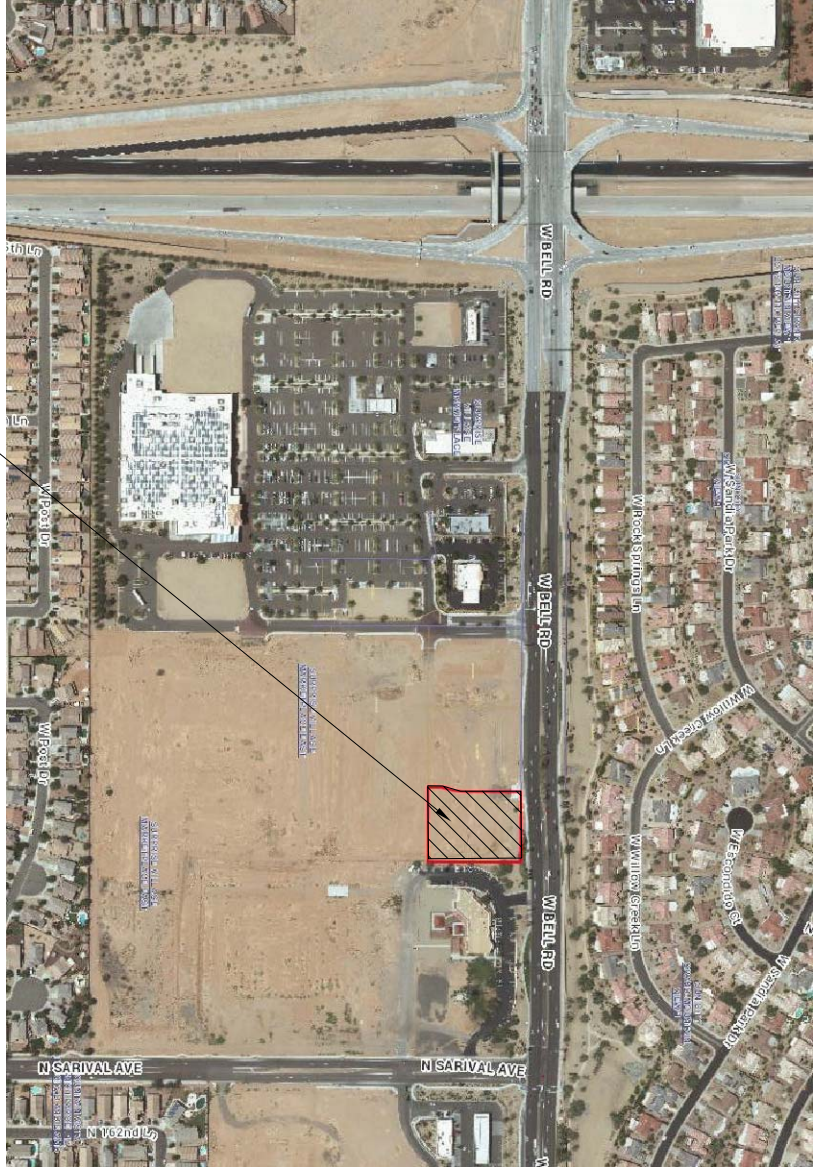
VICINITY MAP



VICINITY MAP



AERIAL MAP



PROJECT LOCATION

SITE PLAN DATA

PROJECT INFORMATION	
PARCEL NUMBER	501-12-939
PROJECT ADDRESS	LOOP 303 & BELL
LOT SIZE	53,268
LOT COVERAGE	2,844 SF / 58,268 SF = 5% LOT COVERAGE
PROJECT SIZE	2,844 SQUARE FEET
EXISTING ZONING	PMD / C-2
PROPOSED ZONING	EXISTING TO REMAIN
ADJACENT ZONING	PARCEL TO THE SOUTH RH
ADJACENT ZONING	PARCEL TO THE WEST RH
ADJACENT ZONING	PARCEL TO THE EAST RH
PREVIOUS OCCUPANCY USE	VACANT LOT
NEW OCCUPANCY USE	M2 RESTAURANT
FULLY SPRINKLED	NO
PARKING PROVIDED	12 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
BIPOLE PARKING PROVIDED	4 SPACES
BIPOLE PARKING PROVIDED	4 SPACES

ADJACENT PROPERTIES

LOCATION	ZONING	PROPERTY INFORMATION
EAST	RH	APN PARCEL NUMBER: 501-12-900 LOT SIZE: 98,355 SQ. FT. (2.26 ACRE) OWNERS: NEW SONG UNITED METHODIST CHURCH
WEST	RH	APN PARCEL NUMBER: 501-12-938 LOT SIZE: 68,215 SQ. FT. (1.57 ACRE) OWNERS: KPCHS LLC
SOUTH	RH	APN PARCEL NUMBER: 501-12-960 LOT SIZE: 200,036 SQ. FT. (4.60 ACRE) OWNERS: BELL ROAD AND 303 LLC

- GENERAL NOTE:
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUITS INSTALLED BY LOCAL UTILITY (COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR.
 - DRIVE THRU MENU BOARD, LIMIT FTI BAR AND ORDER POLE HOODING INSTALLED BY G.C.
 - SHAWNEE APPROVAL, 157EN SEPARATE SIGN VENTIM.

PROJECT CONTACTS:

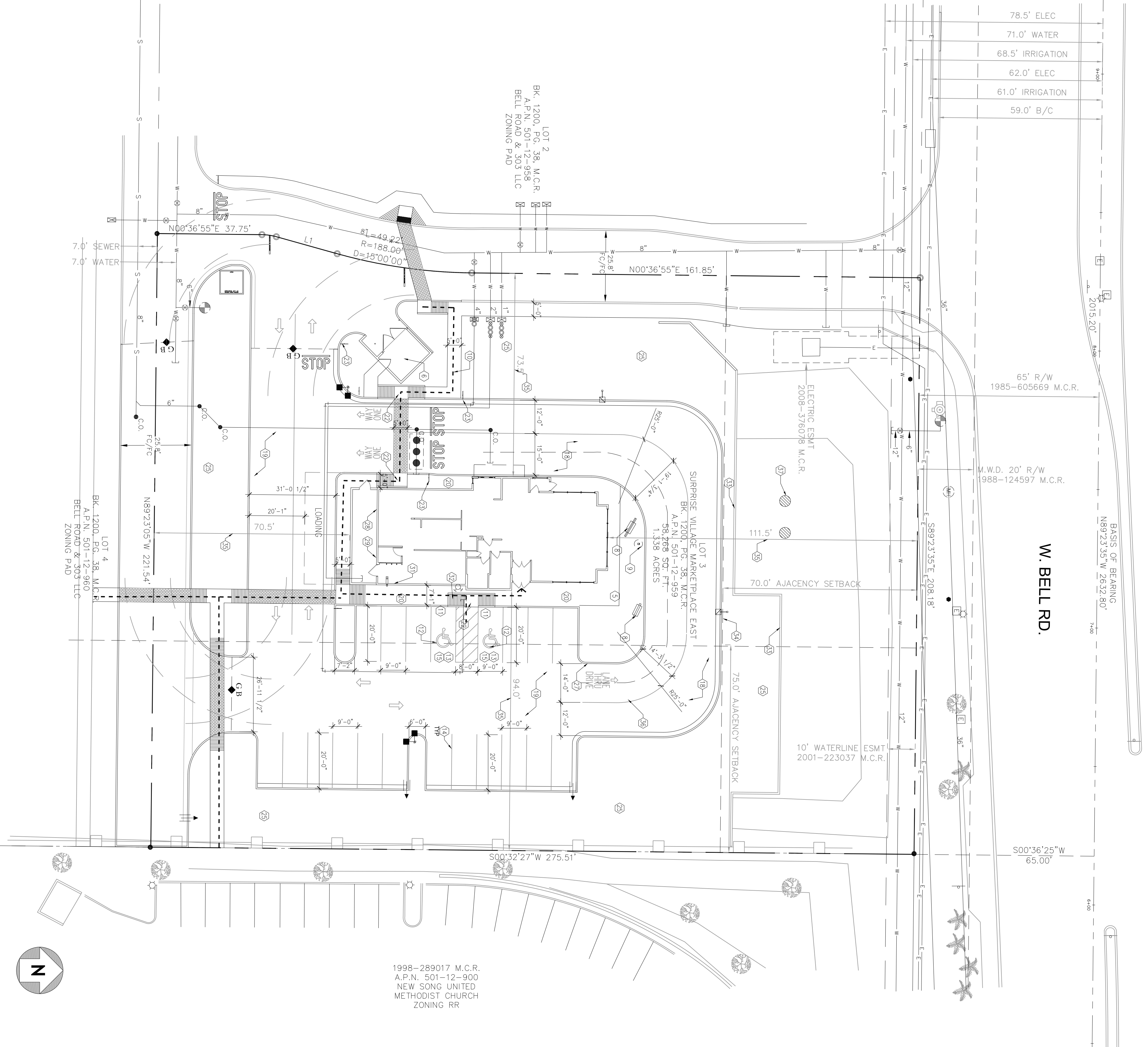
OWNER / DESIGNER
ID STUDIO 4
5227 N 7TH ST. STE. 401
PHOENIX, AZ 85014
602.888.1452

ENGINEER
CK FLYNN ASSOCIATES
1807 E SUNBURST LANE
PHOENIX, AZ 85014
602.326.8848

KEY NOTES

- 6" CONC. BOLLARD PAINT SAFETY YELLOW
- BIKE RACKS (N) - SEE DETAIL 8&M4
- TRASH ENCLOSURE, CONFORM MIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY (TYP. 8 YARD MIN)
- DRIVE THROUGH MENU BOARD(S) TAILED BY GC
- ORDER CONFIRMATION FIXTURE
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN
- INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- ACCESSIBLE PARKING SPACE W/ 4' WIDE STRIPES @ 30' O.C.
- 4' WIDE PARKING STRIPE
- DESIGNATED HANDICAP PARKING SPACE
- CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH)
- ASPHALT DRIVEWAY
- CONTROL JOINT @ 5' 0" O.C. EXPANSION JOINT @ 20' 0" O.C. MAX. FOR ALL CONCRETE WALK WAYS.
- ACCESSIBLE RAMP
- PEDESTRIAN STOP SIGN
- OPEN AREA, SEE LANDSCAPE.
- CELEBRATION BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT G.C. TO COORDINATE.
- SES PANEL
- GAS METER
- FIRE RISER LOCATION INSIDE BUILDING.
- FGC CONNECTION
- EXISTING WALL MUST BE 4'-0" ABOVE GRADE ON DRIVE THRU SIDE.
- 70' SETBACK LINE FROM NORTHERN PROPERTY LINE.
- DIMENSIONS OF BUILDING FROM ALL FOUR SIDES OF PROPERTY LINES.
- DRIVE-THRU QUEUING LANE EQUALS 163'-4"
- DRIVEWELL

W. BELL RD.



Scale 30 0 30 Feet

SITE PLAN

SCALE: 1" = 20'

1

idstudio
5727 N. 7TH STREET, SUITE 401
PHOENIX, ARIZONA 85014
TEL: 602.838.1453
WWW.IDSTUDIO4.COM

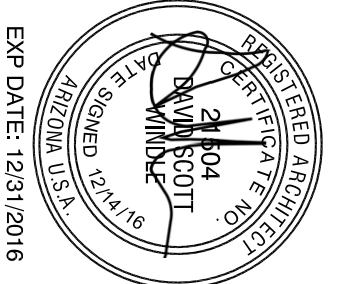
Z & H FOODS, INC.
3100 MAIN STREET #201
DALLAS, TEXAS 75226
ZNF0093NC.COM

PopeYes
LOUISIANA KITCHEN

POPEYES
303 & BELL

S OF W BELL RD EAST OF LOOP 303
SURPRISE, ARIZONA

CLIENT: Z & H FOODS, INC.
3100 MAIN STREET #301
DALLAS, TEXAS 75226



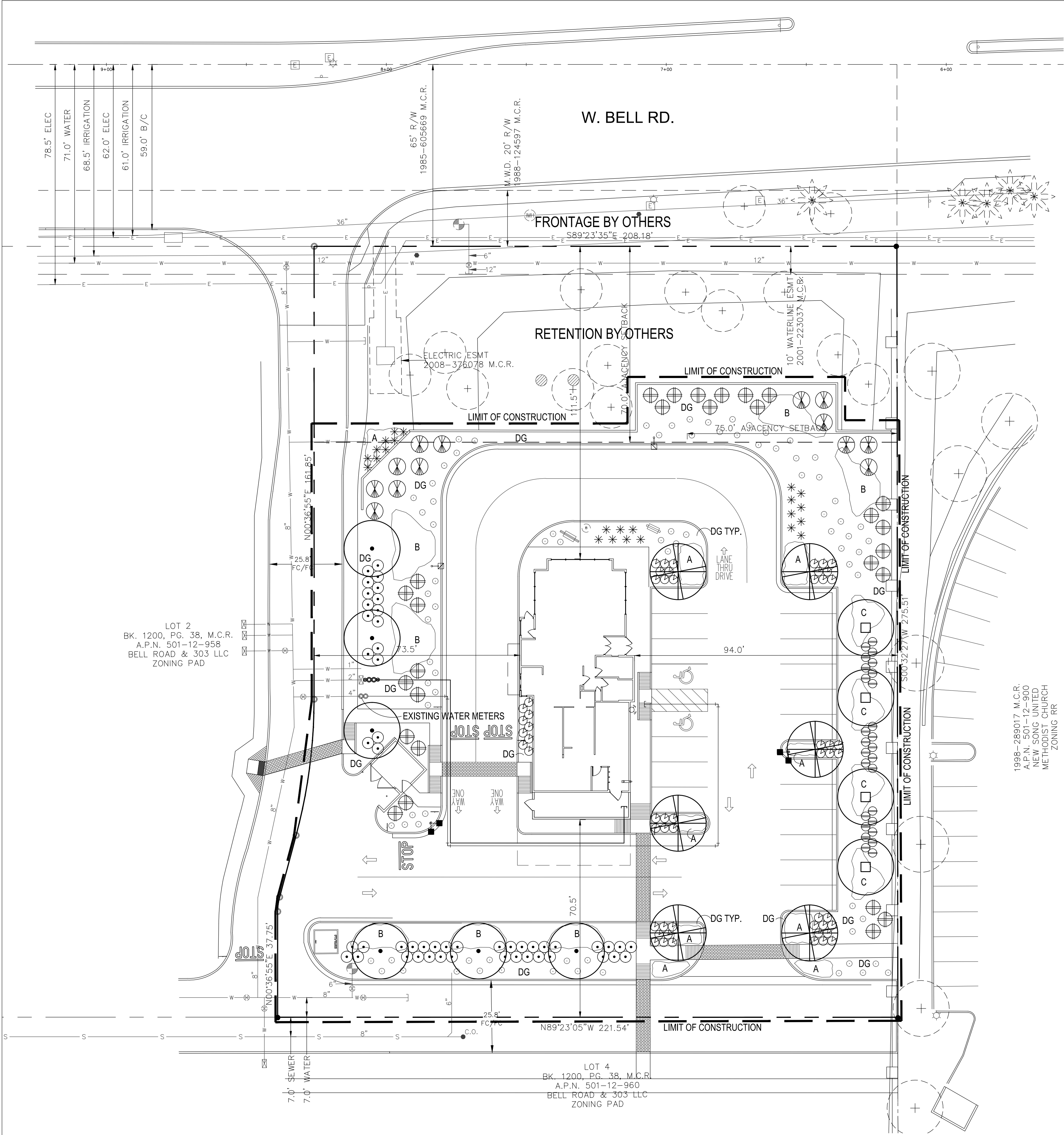
EXP DATE: 12/31/2016

SITE PLAN
WITH PROPOSED
PLAN OVERLAY

SD100

SHEET NUMBER:

POP16001



PLANTING PLAN



MASTER PLANT LIST

TREES	SIZE/COMMENTS/QUANTITY
	EXISTING PALM TO REMAIN NA
	EXISTING TREE TO REMAIN NA
	AZT HYBRID PODLESS MESQUITE PROSOPIS 'AZT PODLESS HYBRID' 36" BOX, LOW BREAKER MATCHED, 6 QTY
	DESERT MUSEUM PALO VERDE CERCIDIUM 'DESERT MUSEUM' 24" BOX, LOW BREAKER MATCHED, 6 QTY
	IRONWOOD OLNEYA TESOTA 24" BOX, LOW BREAKER MATCHED, 4 QTY
SHRUBS	
	BAJA RUELLIA RUELLIA PENINSULARIS 5 GAL, 27 QTY
	BRITISH RUELLIA RUELLIA BRITTONIANA 5 GAL, 55 QTY
	RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE 5 GAL, 50 QTY
	RED YUCCA HESPERALOE PARVIFLORA 5 GAL, 24 QTY
	BELLS OF FIRE TECOMA TECOMA X 'BELLS OF FIRE' 5 GAL, 28 QTY
	MEXICAN BIRD OF PARADISE CAESALPINIA MEXICANA 15 GAL, 13 QTY
GROUND COVER	
	TURPENTINE ERICAMERIA LARICIFOLIA 'AGUIRRE' 1 GAL, 82 QTY
	NEW GOLD LANTANA LANTANA 'NEW GOLD' 1 GAL @ 3' O.C., 90 QTY
	TRAILING ROSEMARY ROSMARINUS OFFICINALIS 1 GAL @ 3' O.C., 128 QTY
	CHUPAROSA JUSTICIA CALIFORNICA 1 GAL @ 3' O.C., 66 QTY
	DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING 2" DEPTH TYP.

GENERAL NOTES

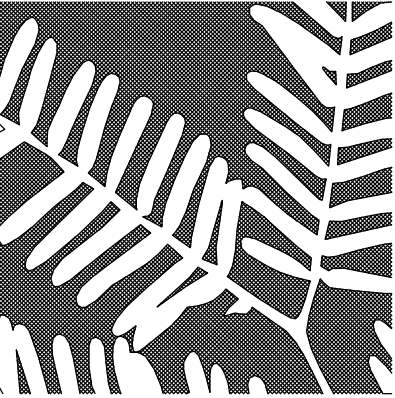
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING. 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.
- ALL PLANT MATERIAL CAN BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.

PLANT CALCULATIONS:

	24" BOX	36" BOX	48" BOX
TREE SIZE RATIO	10 QTY 63%	6 QTY 37%	0 QTY 0%
TOTAL TREES: 16	REQUIRED	PROVIDED	
LANDSCAPE AREA COVERAGE	5,830 S.F. 10%	25,170 S.F. 43%	
	ADWR REQUIRED	ADWR PROVIDED	
PERCENTAGE LOW-WATER USE (ADWR) PLANTS	506 QTY 90%	563 QTY 100%	
TOTAL PLANTS: 563			



POPEYE'S LOUISIANA KITCHEN

W. BELL RD. AND THE 303

SURPRISE, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC

LANDSCAPE ARCHITECTURE PLANNING

4626 N. 44th STREET PHOENIX, AZ 85018

602 . 912 . 9691 tel

602 . 912 . 9693 fax

REGULATORY SEAL

2008 GREGORY K. FLANAGAN

12.12.16

EXPIRES 12/31/2017

revisions:

date: 12.12.16

contents: PLANTING PLAN

sheet no.

L-1



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

3 October 2016

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

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

Re: FS16-412; Popeye's Louisiana Kitchen

Dear Ms. Donaldson

Thank you for the opportunity to comment on the Conditional Use Permit application for the Popeye's Louisiana Kitchen. The site is located on 1.34 acres on the south side of W Bell Road just west of the Loop 303, in Surprise AZ. The request proposes a 2,844 sf, new free standing restaurant with drive thru. The site is approximately 3.5 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

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

Sincerely

JAMES R. MITCHELL

cc:

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

From: [Debbie Trasancos](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS16-412 - Popeye's Louisiana Kitchen - Electronic Submittal
Date: Thursday, September 22, 2016 2:48:52 PM

Heather,

Thank you for providing the Electronic Submittal for Popeye's Louisiana Kitchen (FS16-412).

Maricopa Water District (MWD) has reviewed this submittal and determined this is no impact to MWD.

Thanks again,

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

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Thursday, September 22, 2016 11:33 AM
To: 'Barbara Plante - Luke' <barbara.plante@us.af.mil>; 'Brad Finke - EPCOR' <bfinke@epcor.com>; Chris Cain <ChrisC@mwdaz.com>; Debbie Trasancos <DebbieT@mwdaz.com>; 'Denise Lacey' <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; 'Paul Jackson' <paul.j.jackson@usps.gov>; 'Project Coordinator' <redletter@azdot.gov>; 'Theresa Tysiak - USPS' <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>
Cc: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>; Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>
Subject: FS16-412 - Popeye's Louisiana Kitchen - Electronic Submittal

Good Afternoon,

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

Thank you, and I hope you have a wonderful day!

Heather Donaldson
Planning Project Coordinator
City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3133 t

623.222.3001 f

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22 Sep 2016 18:33:02 -0000

From: [Peter Eno](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#); [Michael Wilson](#)
Subject: RE: FS16-412 - Popeye's Louisiana Kitchen - Electronic Submittal
Date: Friday, September 30, 2016 4:18:57 PM
Attachments: [image003.jpg](#)
[image004.jpg](#)

Heather,

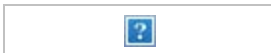
I have reviewed the proposed FS16-412, Popeye's Louisiana Kitchen development. The proposed development does not affect any ADOT highway facilities. I had previously responded to this development.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E
Phoenix, AZ 85007
602-712-7348
azdot.gov



From: Vanessa Nunez
Sent: Monday, September 26, 2016 8:06 AM
To: Peter Eno
Subject: FW: FS16-412 - Popeye's Louisiana Kitchen - Electronic Submittal

Red Letter – SR303L

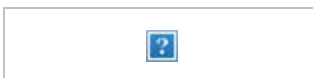
Please respond accordingly, thank you.

Vanessa Nuñez

Administrative Assistant II

ADOT Right of Way

205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



From: Heather Donaldson [<mailto:Heather.Donaldson@surpriseaz.gov>]
Sent: Thursday, September 22, 2016 11:33 AM
To: 'Barbara Plante - Luke'; 'Brad Finke - EPCOR'; 'Chris Cain - MWD'; 'Debbie Trasancos - MWD'; 'Denise Lacey'; Donna Miller; 'Leslie - MWD'; Mark A. Coronado; 'Paul Jackson'; Redletter; 'Theresa Tysiak - USPS'; Timothy Klarkowski; 'Vern Wolfley - MAG'
Cc: Sergio Angulo; Jamie Sullivan

Subject: FS16-412 - Popeye's Louisiana Kitchen - Electronic Submittal

Good Afternoon,

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

Thank you, and I hope you have a wonderful day!

Heather Donaldson

Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3133 **t**

623.222.3001 **f**

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22 Sep 2016 18:33:02 -0000

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PUBLIC ENGAGEMENT FORM

PROJECT TITLE: FS16-412 Popeyes Louisiana Kitchen

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on November 2, 2016 at the Reside Inn, informational mailers were sent to properties within 300 feet of the project, and advertisements were posted in a local newspaper. No members from the public attended in support of this project. Two council members attended.

IDENTIFY STAKEHOLDERS:

Property owners in the immediate area.

OBJECTIVES:

This Conditional Use Permit will allow the builder to construct a new Popeyes Louisiana Kitchen restaurant with a Drive-Thru Facility.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) November 2, 2016 6:00pm - 7:00pm

Future Council Work Session/Meetings target dates N/A

Election dates (if applicable) N/A

Project start/completion dates N/A

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

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



SURPRISE
ARIZONA

FS16-412

Popeyes Louisiana Kitchen Conditional Use Permit

Planning and Zoning Commission

February 2, 2017

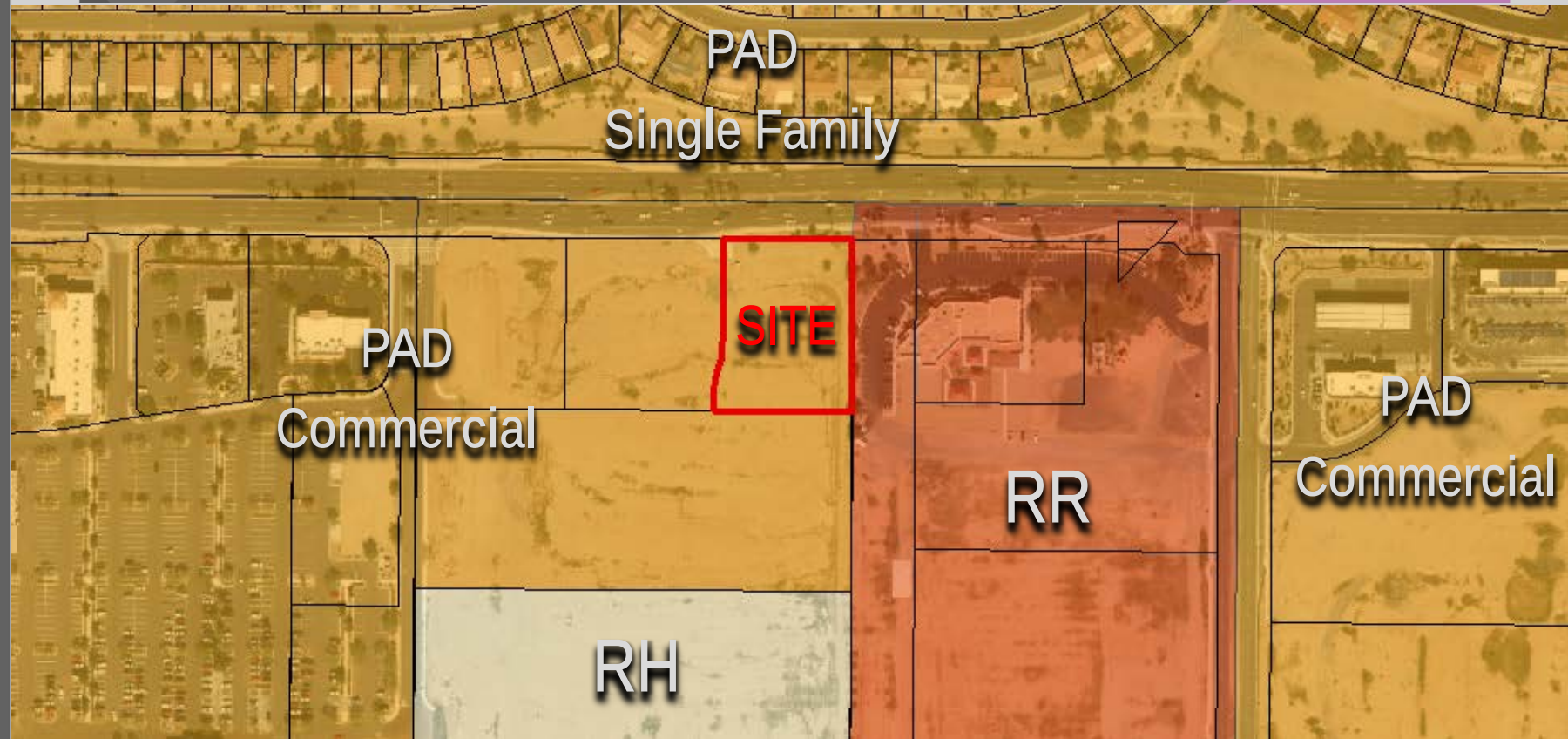
VICINITY MAP



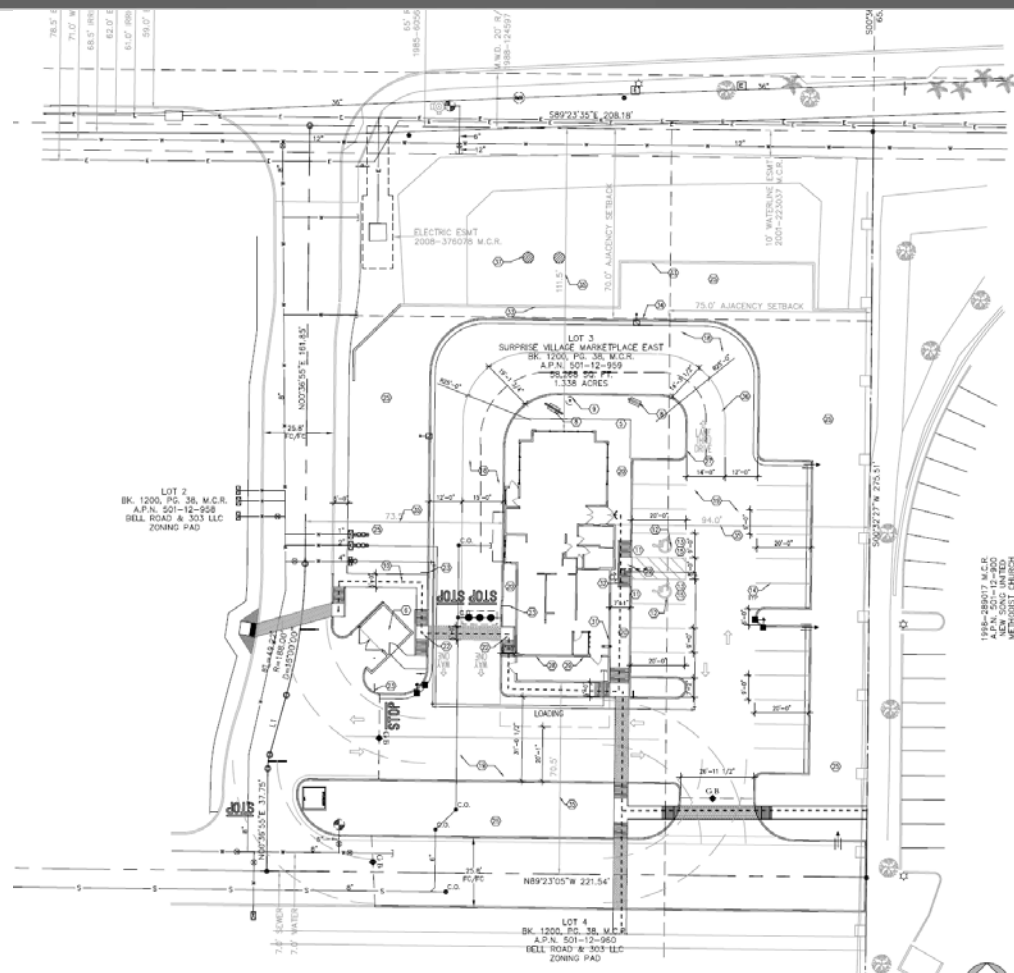
VICINITY MAP

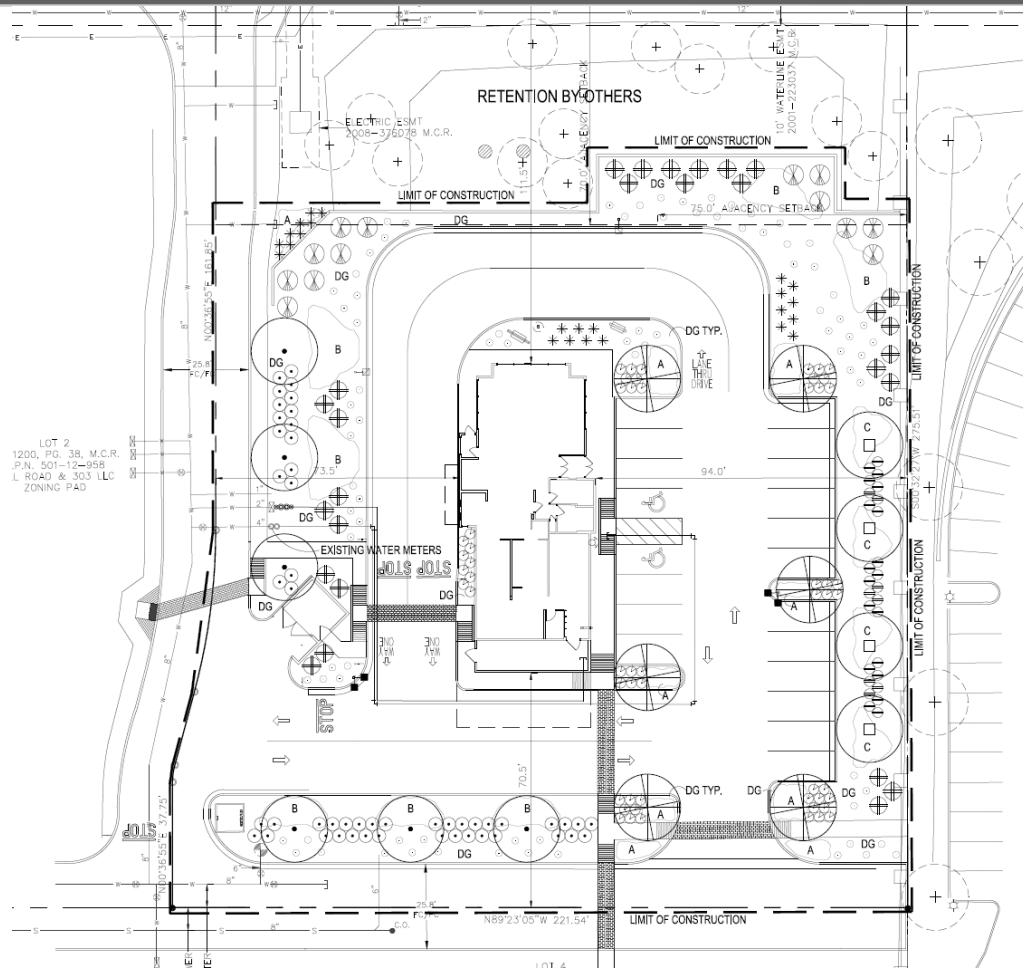


SURROUNDING ZONING



YOUNG MEN'S
FUND BRASS CAP
HARDWARE
STATE PLANE COOL





LOT 2
1200, PG. 38, M.C.R.
P.A. 501-12-058
L. ROAD & 303 LLC
ZONING PAD







CITIZEN OUTREACH

Citizen Outreach Meeting

- November 2, 2016
- No members from the public attended





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

February 2, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	February 2, 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
---------	---------	----------------	-------------------

Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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