



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

Thursday, May 3, 2018 @ 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 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:

*#1 District Internal Consideration and action pertaining to approval of the April 5, 2018 Planning and Zoning Commission Minutes.

None
 Lorraine
 Nevarez -
 Community
 Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District 1	<u>Consideration and action regarding a Conditional Use Permit to allow a Freeway Monument Sign at Surprise Village Marketplace.</u>	Approve Robert Kuhfuss - Community Development
#3	District 4	<u>Consideration and action on the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road.</u>	Approve Sergio Angulo - Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 6	<u>Consideration and action approving a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues.</u>	Approve Hobart Wingard - Community Development
#5	District Citywide	<u>Presentation and discussion of the comprehensive update to the Surprise Unified Development Code (SUDC) Land Development Ordinance. Discussion Only</u>	None Joshua Mike - Community Development
#6	District Citywide	<u>Presentation and discussion of the text for the final draft of the Surprise Arts and Culture Master Plan. Discussion Only</u>	No Action Joshua Mike - Community Development

OTHER BUSINESS:

#7	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development
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EXECUTIVE SESSION:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

For information purposes: Upon a public majority vote of a quorum of the Commission, the Commission may hold an executive session, which will not be open to the public, but for only the following purposes

- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2)); or
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03 (A)(3).

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

May 3, 2018 @ 6:00:00 PM

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Board Meeting Date:	May 3, 2018	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the April 5, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve the consent agenda as presented.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - April 5, 2018](#)

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

April 5, 2018 / 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 April 5, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Sergio Angulo, Transportation Planning Manager Martin Lucero and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Eric Fitzer, Director, advised the Commission that the April 19, 2018 Planning & Zoning Commission meeting is canceled. It was also noted that the City Center development presentation will be presented at the City Council Work Session on April 17, 2018. Commissioners are encouraged to submit their questions to City Council members.

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:

Item 1 – Internal – Consideration and action approving the March 15, 2018 Planning and Zoning Commission Minutes.

Commissioner Bash made a motion to approve the consent agenda as presented. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action on a Conditional Use Permit to allow for a new Day Care Center in Lot 4 of Cactus Plaza within the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road.

Chair Chapman opened the call to the public

The Commission discussed item 2:

- Traffic
- Parking
- Building color
- Fire exists

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

Commissioner Bash made a motion to approve the Conditional Use Permit to allow for a new Day Care Center in Lot 4 of Cactus Plaza within the Rancho Gabriela PAD generally located south of Cactus Road and east of Reems Road, subject to stipulations 'A' through 'F' as stated in the Staff Report. Commissioner Cultum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – Citywide – Presentation and discussion of recent planning efforts to mitigate transportation congestion and improve access for all modes of transportation.

The Commission discussed item 3:

- High School traffic
- Congestion at different schools
- Creating a Traffic Management Plan
- Accident Reports

OTHER BUSINESS:

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

Commissioner Cultum asked for clarification regarding the downtown development plan presentation with regards to the agenda. Commissioner Norberg asked for Director Fitzer to restate his comments from the Staff Report section of the meeting.

Director Fitzer restated that the City Center Development presentation will be presented on April 17, 2018 at City Council Work Session. The agenda will be posted online. The Commission is encouraged to submit their questions to City Council members.

Commissioner Norberg still requests the presentation be at a Commission meeting.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:59 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

May 3, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 3, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues.

Motion:

Move to approve a Site Plan for Trimaco at Surprise Pointe, generally located on the northeastern corner of 137th and Sweetwater Avenues subject to Conditions "A" through "E" as stated in the Staff Report.

Background:

Deutsch Architecture Group, on behalf of Trimaco, LLC, seeks approval of a Site Plan to allow for a light industrial project in the Surprise Pointe PAD. The rail served facility will be constructed on a portion of a currently vacant parcel along Sweetwater Avenue. Site improvements will include a 272,350 square foot industrial building, paving, sidewalks, and landscaping.

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. This particular project plans on hiring 125 to 145 employees within the first two (2) years.

ATTACHMENTS:

Click to download

- ☐ [00 - FS18-080 – Trimaco at Surprise Pointe Site Plan - Staff Report](#)
- ☐ [01 - FS18-080 – Trimaco at Surprise Pointe Site Plan - Vicinity Map](#)
- ☐ [02 - FS18-080 – Trimaco at Surprise Pointe Site Plans](#)
- ☐ [03a - FS18-080 – Trimaco at Surprise Pointe Site Plan - Elevations](#)

- ☐ [03b - FS18-080 – Trimaco at Surprise Pointe Site Plan - Elevations](#)
- ☐ [03c - FS18-080 – Trimaco at Surprise Pointe Site Plan - Elevations](#)
- ☐ [03d - FS18-080 – Trimaco at Surprise Pointe Site Plan - Elevations](#)
- ☐ [03e - FS18-080 – Trimaco at Surprise Pointe Site Plan - Elevations](#)
- ☐ [03f - FS18-080 – Trimaco at Surprise Pointe Site Plan - Elevations](#)
- ☐ [04 - FS18-080 – Trimaco at Surprise Pointe Site Plan - Color Rendering](#)
- ☐ [05 - FS18-080 – Trimaco at Surprise Pointe Site Plan - Landscape](#)
- ☐ [06 - FS18-080 – Trimaco at Surprise Pointe Site Plan - Civil Review Letter](#)
- ☐ [07 - FS18-080 – Trimaco at Surprise Pointe 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: FS18-080

Project Name: Trimaco at Surprise Pointe

Council District: 6 – Palo Verde

Meeting Date: May 3, 2018

Planner: Hobart Wingard, Planner II

Owner: Trimaco, LLC

Applicant: Deutsch Architecture Group

Request: Site Plan approval for initial phase of a multiphased industrial project within the Surprise Pointe Park Planned Area Development (PAD)

Site Location: Generally, on the northeastern corner of 137th and Sweetwater Avenues

Site Size: Approximately 17.40 acres of a 43.48 acre parcel

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

Support/Opposition: None received by staff

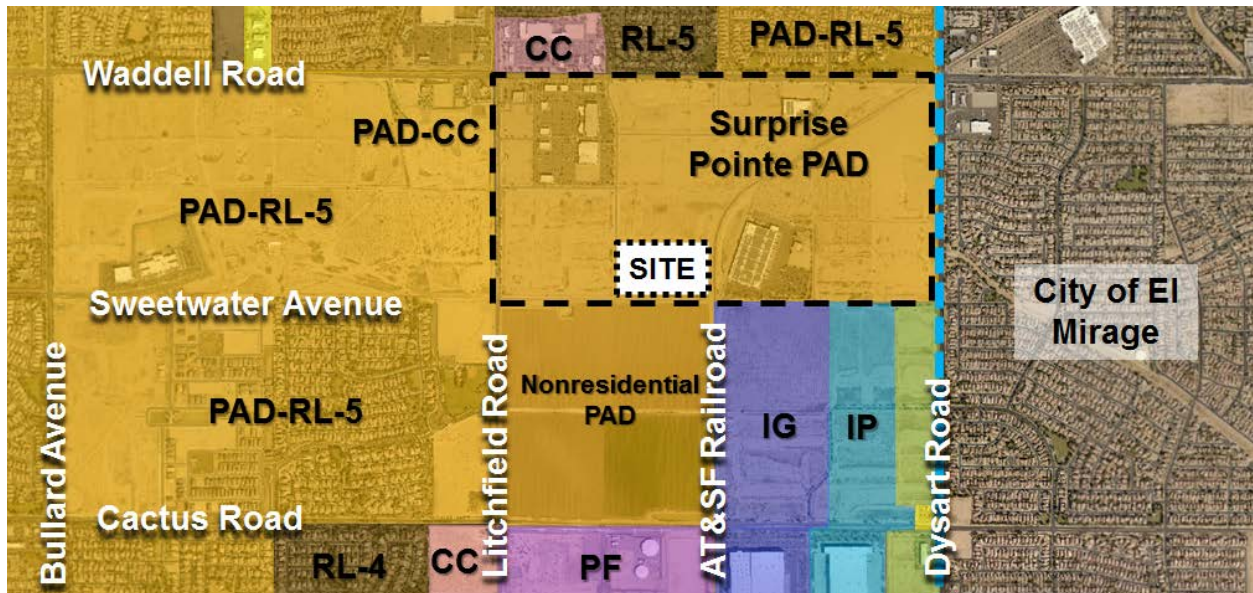
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Trimaco at Surprise Pointe subject to Stipulations “A” thru “E.”

PROJECT DESCRIPTION:

Deutsch Architecture Group, on behalf of Trimaco, LLC, seeks approval of a Site Plan to allow for a light industrial project in the Surprise Pointe PAD. The rail served facility will be constructed on a portion of a currently vacant parcel along Sweetwater Avenue. Site improvements will include a 272,350 square foot industrial building, paving, sidewalks, and landscaping.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Surprise Pointe PAD-CC Vacant	Surprise Pointe PAD-IP Vacant	Surprise Pointe PAD-IP Crescent Crown Distribution
Surprise Pointe PAD-CC Vacant	Surprise Pointe PAD	Surprise Pointe PAD-IP Crescent Crown Distribution
Cactus Commerce Center PAD Vacant	Cactus Commerce Center PAD Vacant	General Industrial (IG/I2) Vacant

BACKGROUND:

September 29, 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 Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

November 16, 2017: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR17-626.

February 16, 2018: The applicant filed a request for a Site Plan under Case FS18-080, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a 272,350 square foot industrial building within the Surprise Pointe Employment PAD. This phase of development will utilize approximately 17.4 acres of a 43.48 acre parcel. Fronting on Sweetwater Avenue, the facility will provide access from a single drive along Sweetwater Avenue and dual drives along 137th Avenue. The northernmost entry along 137th Avenue will function as a shared access for any future phase to the north. 337 vehicle parking spaces will accommodate the proposed 145 employees working in two (2) shifts.

The design of the project incorporates contemporary architecture that will add visual interest and be complimentary to the industrial development as a whole. The structure will be built utilizing concrete tilt-panel construction which will be intentionally articulated along the frontage of the parcel by providing varied horizontal and vertical building elements, richness of colors, variety of materials, and shade and shadow. The main portion of the building will have a low-slope roof with roof top mechanical units that will be fully screened by parapet walls.

Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the industrial park. All walls and vehicle screening will consist of decorative block that match the primary architecture of the building.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
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 uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections; however, minor plan details, such as parking figures and line work, are to be revised. This has been addressed in Stipulations "A" and "B." Additionally, Surprise Engineering Development Services seeks minor revisions to civil plans addressed in Condition "C" and detailed in Attachment "6."

The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

97 **Luke Air Force Base (LAFB):** In a letter dated March 6, 2018, LAFB indicates no
98 objections to the request, but advises the applicant review sound attenuation requirements
99 found in ARS 28-8482 and engage in a strong notification program with respect to the air
100 base and its operations.

101 **Maricopa Water District (MWD):** In an email dated February 21, 2018, MWD indicated the
102 proposed project lies outside the current boundaries of MWD.

103 **Arizona Department of Transportation (ADOT):** In an email dated February 21, 2018,
104 ADOT indicated the proposal will have no impact on existing highway facilities.

105 **Flood Control District of Maricopa County (FCDMC):** In an email dated February 22,
106 2018, FCDMC indicated that they no comments regarding the proposal.

107
108 **SUMMARY:**

109 Staff believes the proposed Site Plan is consistent with the manner and intent of the
110 Surprise Pointe PAD Zoning District in which it occupies. Staff recommends stipulations
111 that, once fulfilled, will allow the site to be developed in accordance with the requirements
112 of the City of Surprise.

113
114 **FINDINGS:**

- 115 • The proposed Site Plan demonstrates compliance with the General Plan.
116 • The proposed Site Plan demonstrates compliance with the criteria set forth in the
117 Surprise Pointe PAD.
118 • The proposed Site Plan demonstrates compliance with the criteria set forth in
119 Surprise Unified Development Code (SUDC).
120 • The reviewing agencies have indicated no objections to the request.

121
122 **RECOMMENDATION:**

123 Based on the findings noted above, staff recommends the Commission **approve** the
124 subject Site Plan for Trimaco at Surprise Pointe subject to Stipulations "A." through "E."

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

127
128 **CONDITIONS:**

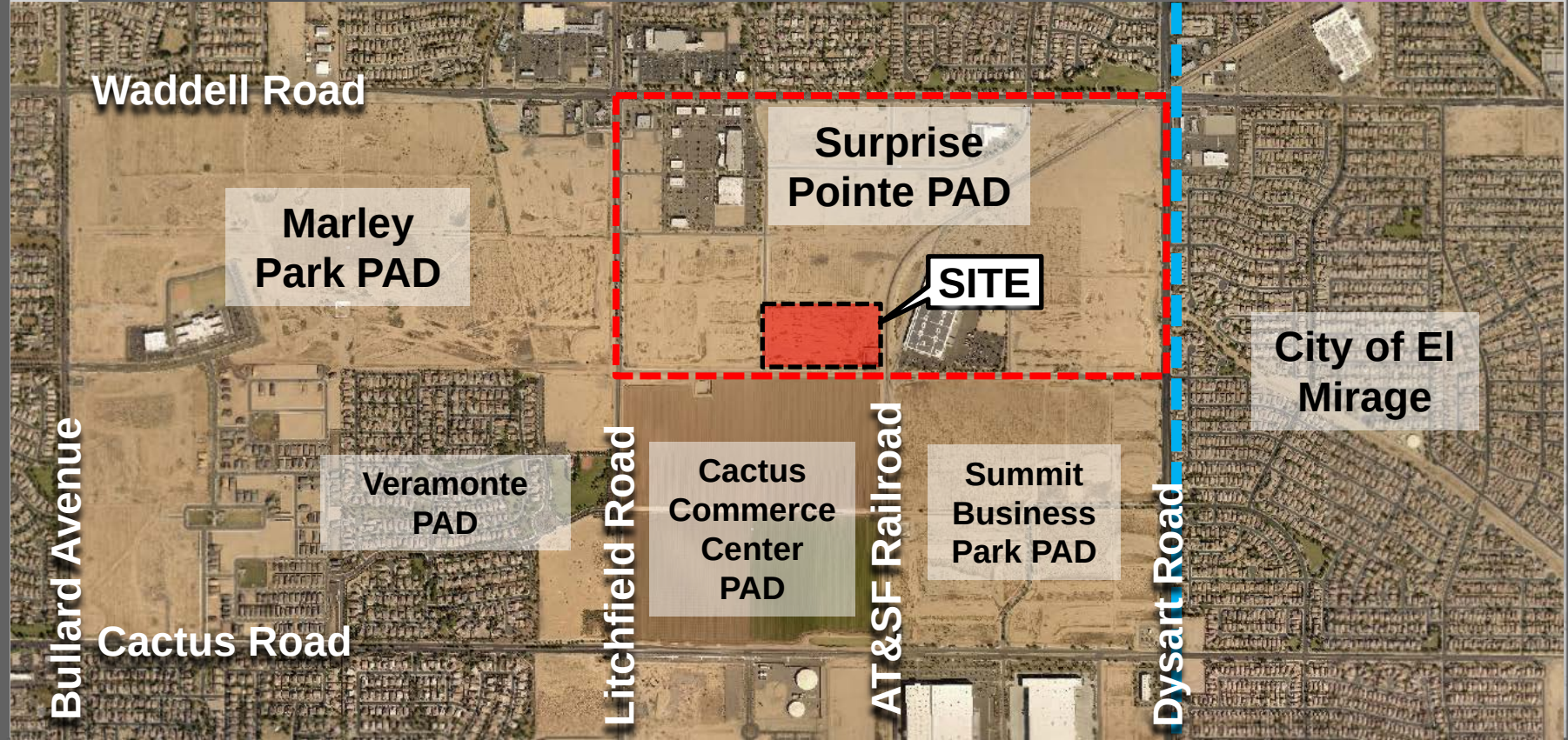
- 129 A. The Site Plan, prepared by Deutsch Architecture Group, date received April 6,
130 2018, will be revised and submitted for review to include the following
131 modifications:
132 1. Sheet AS-110:
133 a. Clouds and deltas will be removed.
134 b. The sidewalks along 137th and Sweetwater Avenues will be provided.

- 135 c. The parking/cross access located towards the northwest corner of the site
136 will be extended to the limits of construction.
- 137 d. The pedestrian access from Sweetwater Avenue towards the southeast
138 corner of the site will be aligned to provide uninterrupted access.
- 139 e. The parking calculations will be changed to 337 spaces in both the vehicle
140 spaces and bicycle spaces listing.
- 141 f. Under "Site Area," the gross site will be 43.48 acres.
- 142 2. Sheet AS-111:
- 143 a. Clouds and deltas will be removed.
- 144 b. The sidewalks along 137th and Sweetwater Avenues will be provided.
- 145 c. The parking/cross access located towards the northwest corner of the site
146 will be extended to the limits of construction.
- 147 d. A keynote for the chain link fence will be provided.
- 148 e. The parking count number on each cluster of spaces will be provided.
- 149 f. The parking count numbers along the southern edge of the building will be
150 corrected.
- 151 g. Boundary bearings and distances will be provided for all property line
152 segments.
- 153 h. All drainage structures, pipes, manholes, and drywells will be provided.
- 154 B. The Landscape Plan, prepared by Deutsch Architecture Group, date received
155 April 6, 2018, will be revised and submitted for review to include the following
156 modifications:
- 157 1. The parking screen wall for the easternmost parking spaces will be provided.
- 158 2. Sight visibility triangles, with callouts, will be provided as per City of Surprise
159 Engineering Development Standards, Detail 4-01.
- 160 C. All comments per letter dated April 11, 2018 on file with Engineering Services of
161 Public Works will be addressed and civil documents approved by city staff prior
162 to issuance of civil construction permits.
- 163 D. The AutoCAD submittal file, prepared by Deutsch Architecture Group, date
164 received April 6, 2018, will be revised and submitted for review to include the
165 following modifications:
- 166 1. All revision comments will be incorporated into the revised CAD file submittal.
167
- 168 E. Non-compliance with the stipulations of approval of this case will be treated as a
169 violation in accordance with the provisions of Article XIV of the Surprise Unified
170 Development Code.
171

172	<u>Attachments:</u>
173	01 - Vicinity Maps
174	02 - Site Plans
175	03 - Elevations
176	04 - Rendering
177	05 - Landscape Plan
178	06 - Civil Review Letter
179	07 - PowerPoint

VICINITY MAP

FS18-080
Trimaco



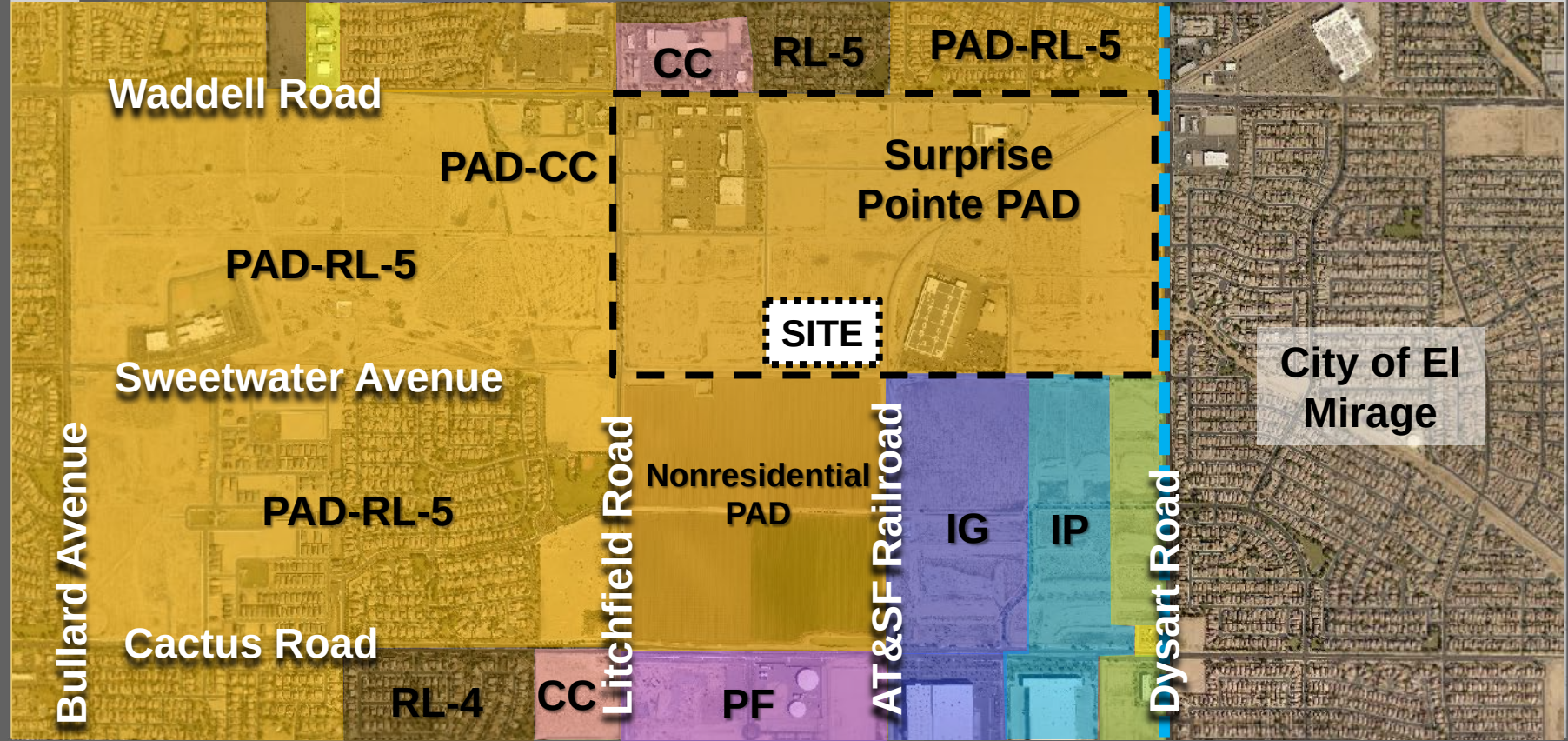
VICINITY MAP

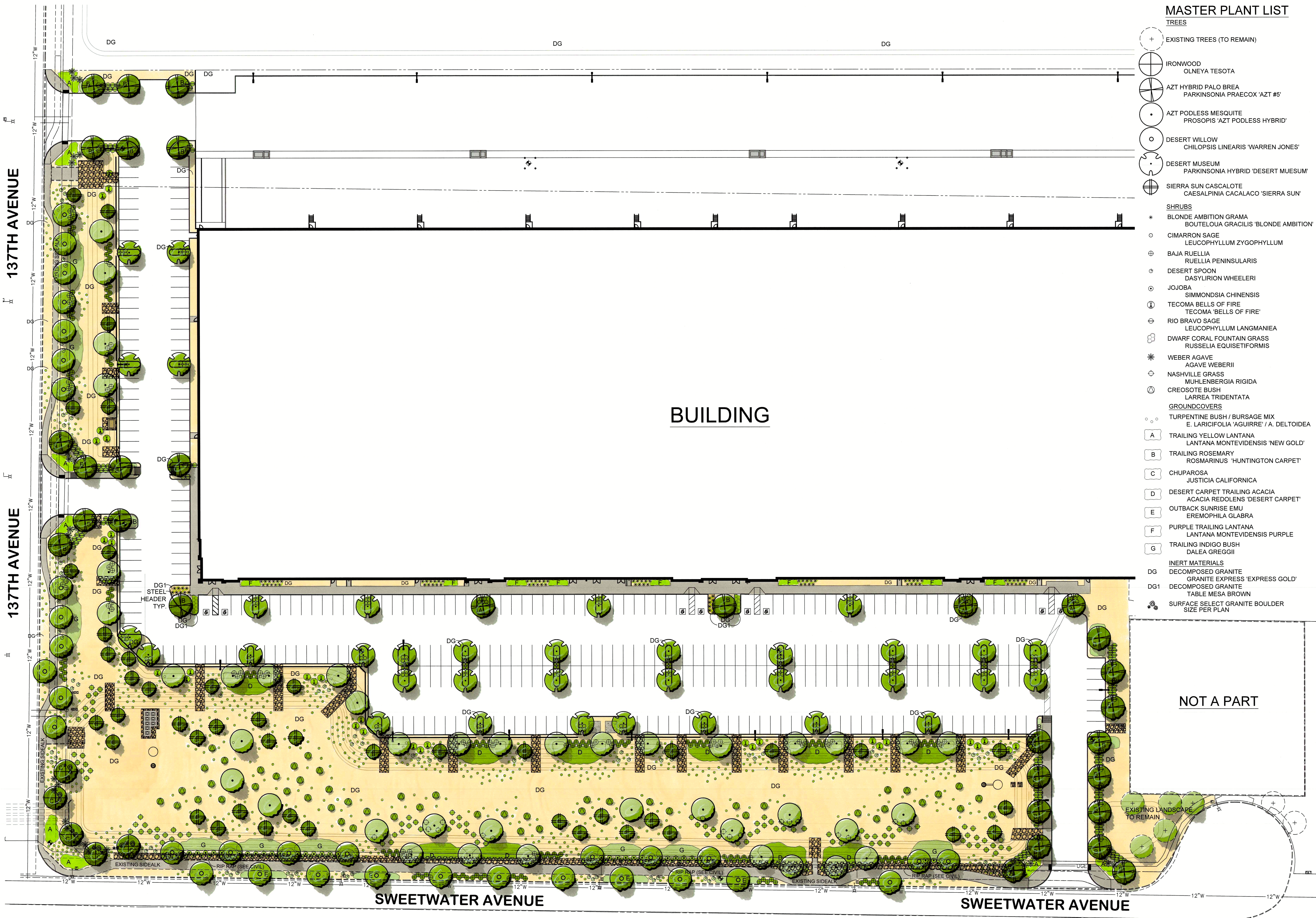
FS18-080
Trimaco



ZONING

FS18-080
Trimaco





MASTER PLANT LIST

TREES

- EXISTING TREES (TO REMAIN)
- IRONWOOD
OLNEYA TESOTA
- AZT HYBRID PALO BREA
PARKINSONIA PRAECOX 'AZT #5'
- AZT PODLESS MESQUITE
PROSOPIS 'AZT PODLESS HYBRID'
- DESERT WILLOW
CHILOPSIS LINEARIS 'WARREN JONES'
- DESERT MUSEUM
PARKINSONIA HYBRID 'DESERT MUESUM'
- SIERRA SUN CASCALOTE
CAESALPINIA CACALACO 'SIERRA SUN'

SHRUBS

- BLONDE AMBITION GRAMA
BOUTELOUA GRACILIS 'BLONDE AMBITION'
- CIMARRON SAGE
LEUCOPHYLLUM ZYGOPHYLLUM
- BAJA RUELLIA
RUELLIA PENINSULARIS
- DESERT SPOON
DASYLIRION WHEELERI
- JOJOBA
SIMMONDSIA CHINENSIS
- TECOMA BELLS OF FIRE
TECOMA 'BELLS OF FIRE'
- RIO BRAVO SAGE
LEUCOPHYLLUM LANGMANEA
- DWARF CORAL FOUNTAIN GRASS
RUSSELLIA Equisetiformis
- WEBER AGAVE
AGAVE WEBERII
- NASHVILLE GRASS
MUHLENBERGIA RIGIDA
- CREOSOTE BUSH
LARREA TRIDENTATA

GROUNDCOVERS

- TURPENTINE BUSH / BURSAGE MIX
E. LARICIFOLIA 'AGUIRRE' / A. DELTOIDEA
- TRAILING YELLOW LANTANA
LANTANA MONTEVIDENSIS 'NEW GOLD'
- TRAILING ROSEMARY
ROSMARINUS 'HUNTINGTON CARPET'
- CHUPAROSA
JUSTICIA CALIFORNICA
- DESERT CARPET TRAILING ACACIA
ACACIA REDOLENS 'DESERT CARPET'
- OUTBACK SUNRISE EMU
EREMOPHILA GLABRA
- PURPLE TRAILING LANTANA
LANTANA MONTEVIDENSIS PURPLE
- TRAILING INDIGO BUSH
DALEA GREGGII

INERT MATERIALS

- DG DECOMPOSED GRANITE
GRANITE EXPRESS 'EXPRESS GOLD'
- DG1 DECOMPOSED GRANITE
TABLE MESA BROWN
- SURFACE SELECT GRANITE BOULDER
SIZE PER PLAN

2929.COM



4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

SURPRISE POINTE
SPEC BUILDING

N 137TH AVE. & W SWEETWATER AVE.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

Revisions

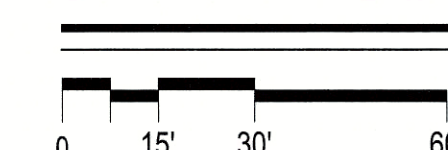
NOT A PART

PROJECT NO:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2018: DEUTSCH
ARCHITECTURE GROUP

COLOR RENDERED
PLANTING PLAN
04.17.18

L-000

COLOR RENDERED PLANTING PLAN



SCALE 1"=30'-0"



G.K. FLANAGAN
ASSOCIATES
4626 N. 44th Street
PHOENIX, AZ 85018
602.912.9681
602.912.9683 fax

PROJECT SUBMITTAL DATA:

Project Name	Trimaco Surprise Pointe Industrial
Project Location	Sweetwater Ave. and 137 th Ave.
Submittal Type	Final Civil documents – 2nd review
Case Number	FS18-080
Date	4/11/18
Reviewed by	Dan Shaffer
Contact Info	623-222-7039, daniel.shaffer@surpriseaz.gov

GENERAL

- Return the following at next submittal (failure to provide items listed below may delay review timelines for the next submittal):
 - a. Original redlines and written response to comments
 - b. Two (2) revised hard copies of plans and reports
 - c. A pdf of all updated plans and reports on CD
 - d. Current CAD (base) files on CD

Disposition Codes

A=Will Comply, B=Designer to Evaluate, C=City of Surprise to Evaluate, D=No further Action Required

#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
1	C1.0	Verify the bearing shown in the basis of bearing. MCR135613 shows this line as 00° 02' 26".			
2	C1.5	Provide a drywell in retention basin 3 per City of Surprise Engineering Development Standards 5.9.24.			
3	C1.5	Verify the flow arrows direction in the drive as a result of the drainage change.			
4	C2.0	Verify the bearing shown in the basis of bearing. MCR135613 shows this line as 00° 02' 26".			

Notes:

- **Prior to resubmittal, please ensure review comments provided by the Planning Project Coordinators for other plans (such as Final Plat, Site Plan, Landscape plans, etc) do not affect the civil plans. Failure to do so can result in a delay in approval times due to lack of plan coordination.**
- Refer to attached redlines for additional comments
- Upon improvement plan approval, an approval letter will be sent to the applicant to provide permit requirements. The typical information requested includes, but is not limited to, additional copies of improvement plans (with applicable signatures from other agencies), electronic CAD files, dust control permits, NOI/ATC documentation (if applicable), contractor contract information and business licenses, financial assurance documents (if applicable), and a request for a cost estimate (broken out by permit type).
 - a. Anticipated permit types for your project include:
 - i. Concrete – City Concrete
 - ii. Concrete – Private Concrete
 - iii. Drainage – Drywell
 - iv. Drainage – Storm Drain
 - v. Fire – Fireline FDC
 - vi. Grading
 - vii. Irrigation – Effluent/Reclaimed
 - viii. Paving – City Paving
 - ix. Paving – Private Paving
 - x. Sewer – City Sewer
 - xi. Sewer – Private Sewer
 - xii. -Water – City Water
 - xiii. Water – Private Water



SURPRISE
ARIZONA

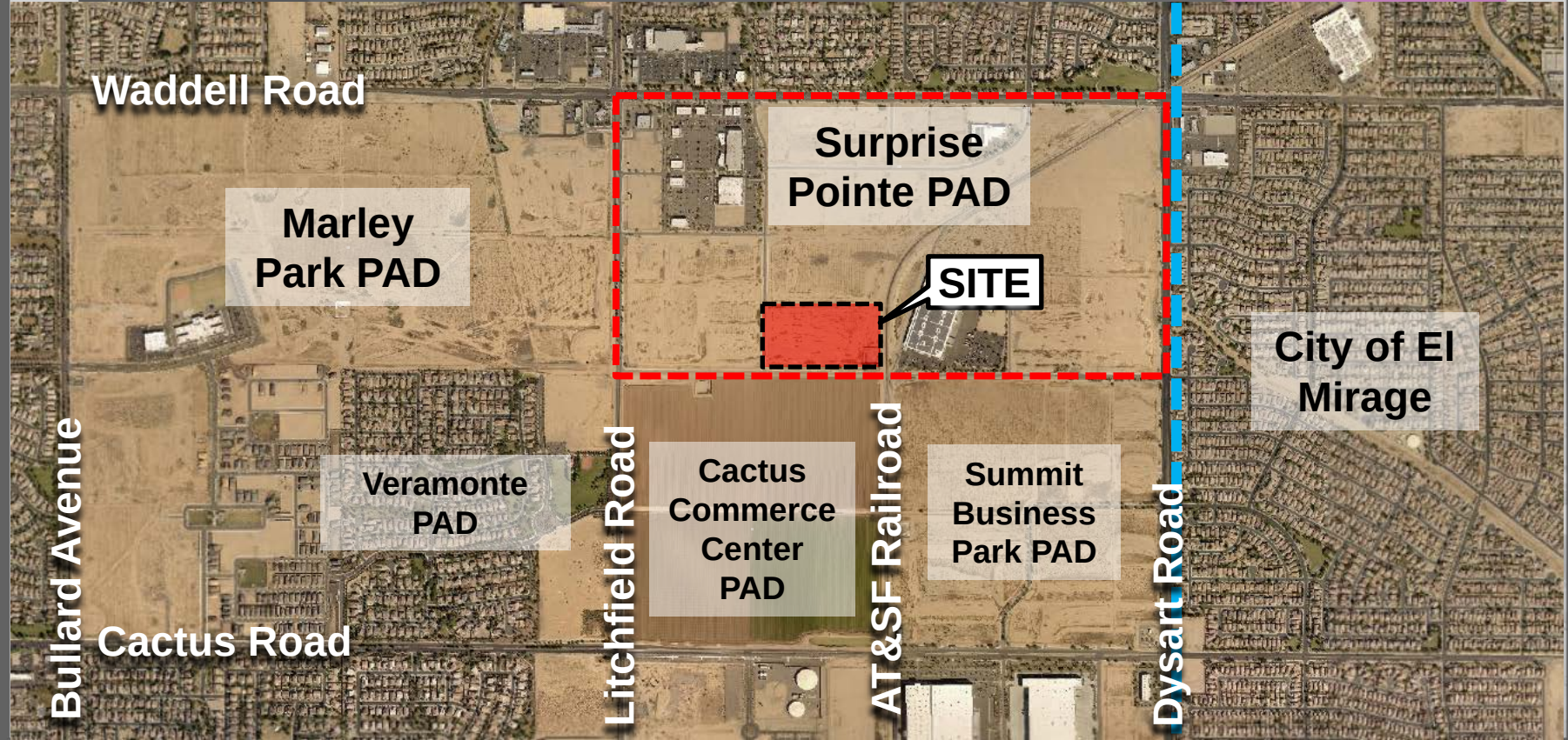
FS18-080

Trimaco at Surprise Pointe Site Plan

Planning and Zoning Commission – May 3, 2018

VICINITY MAP

FS18-080
Trimaco



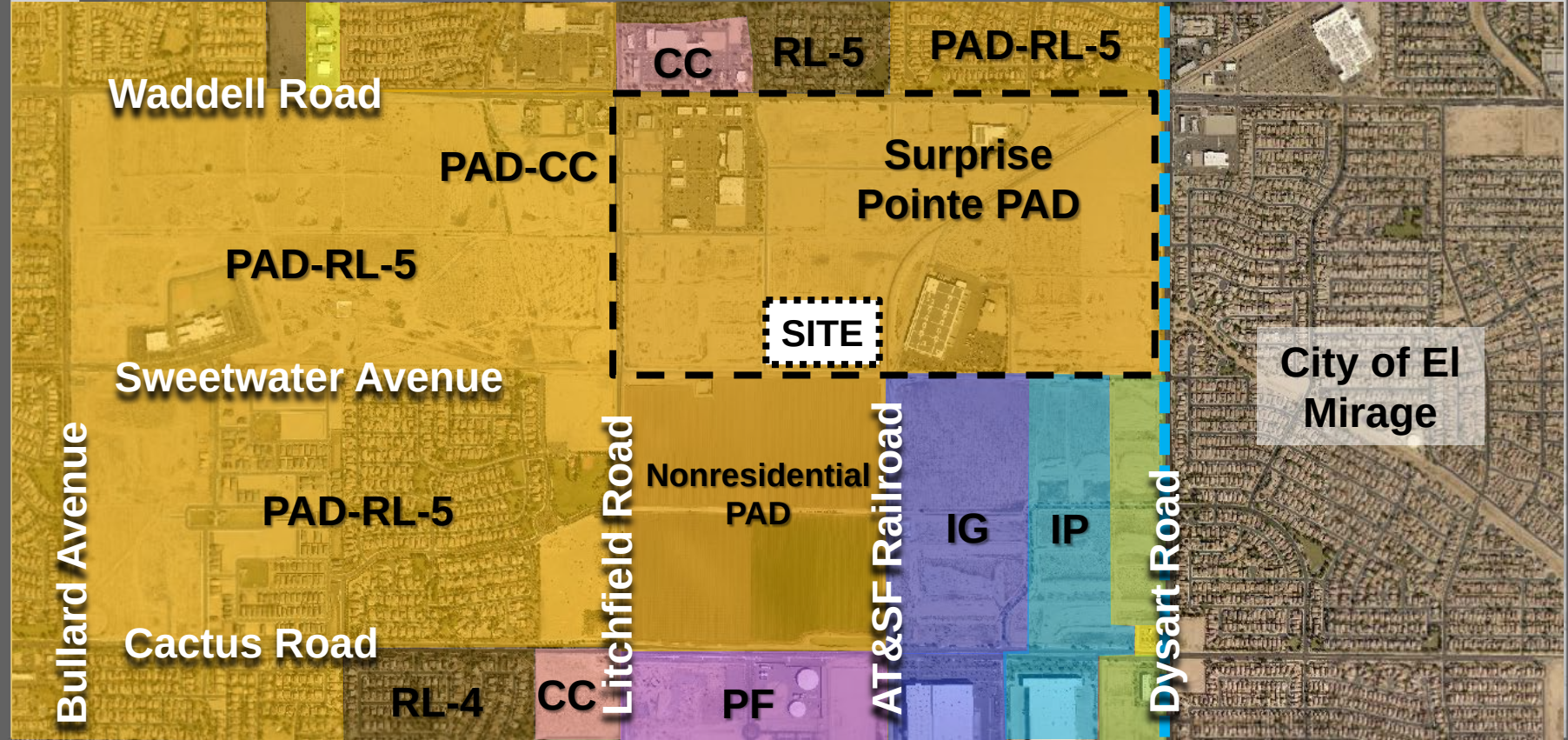
VICINITY MAP

FS18-080
Trimaco

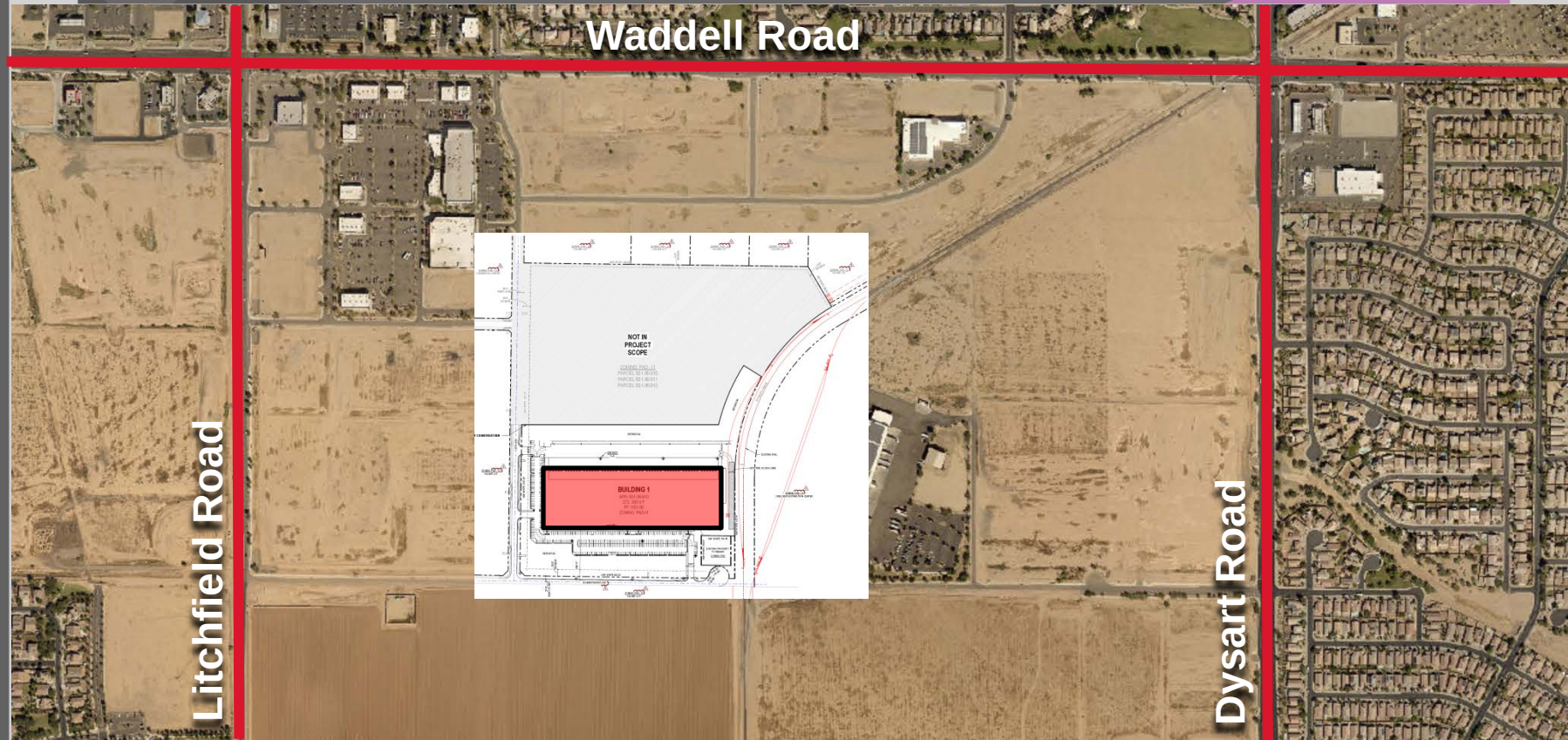


ZONING

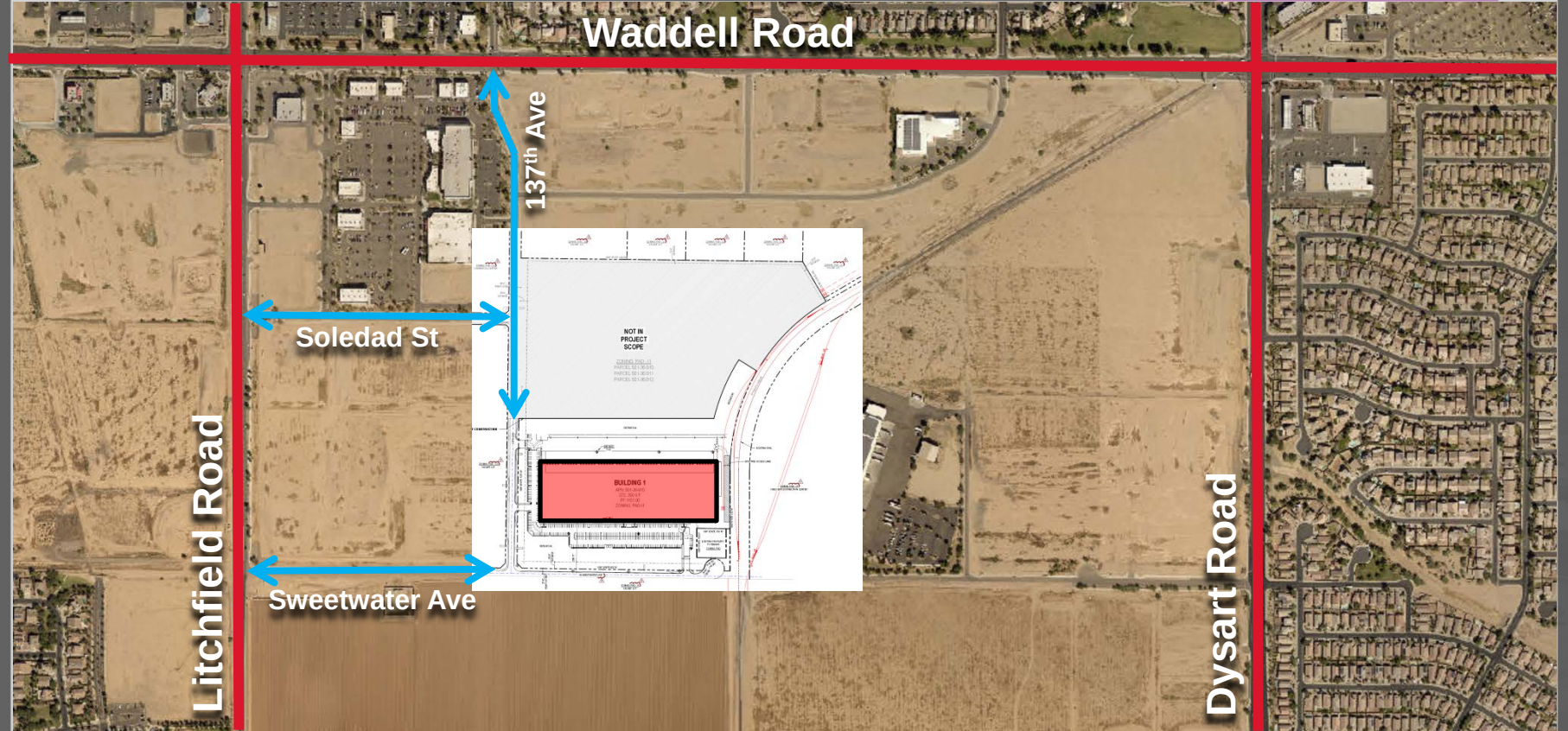
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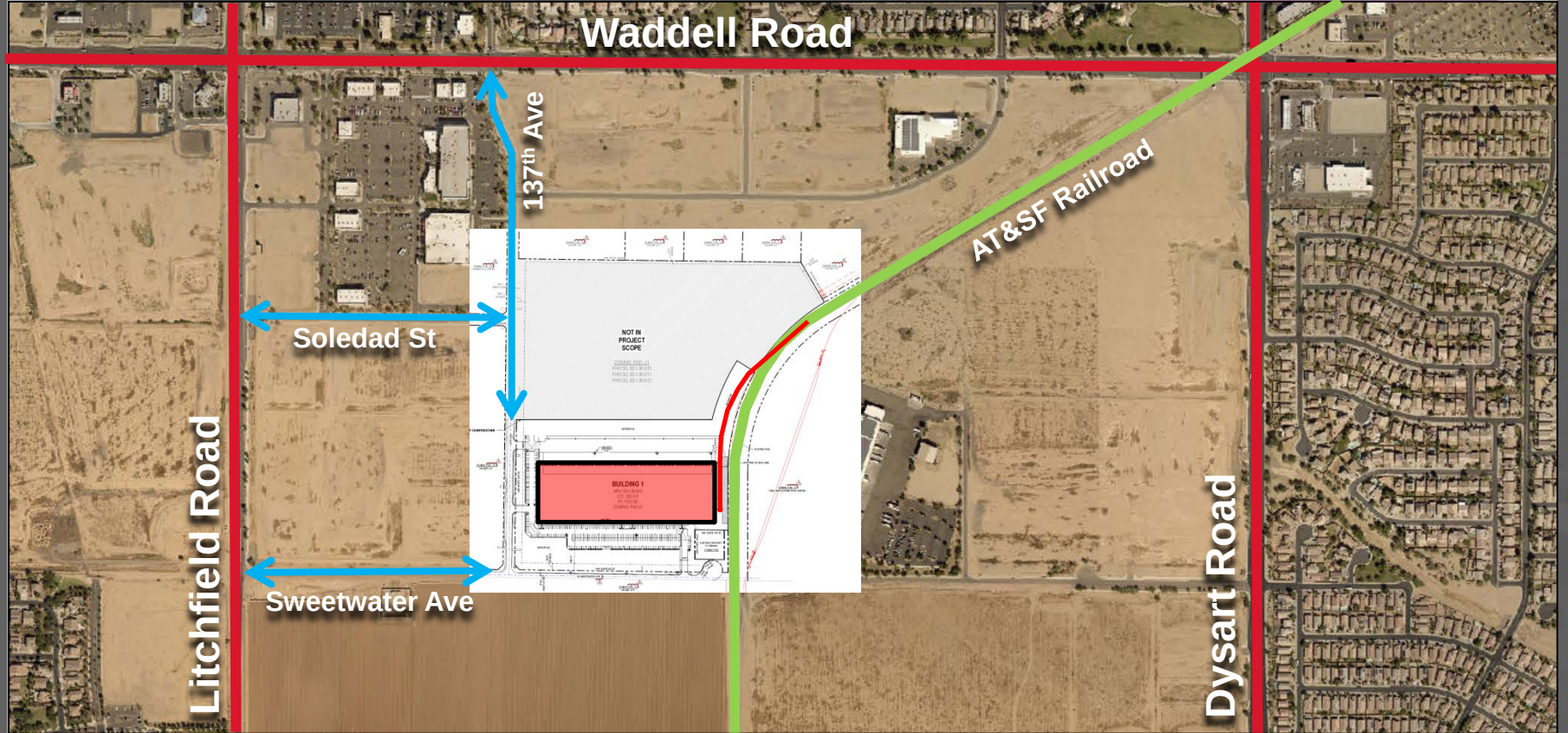
MASTER SITE



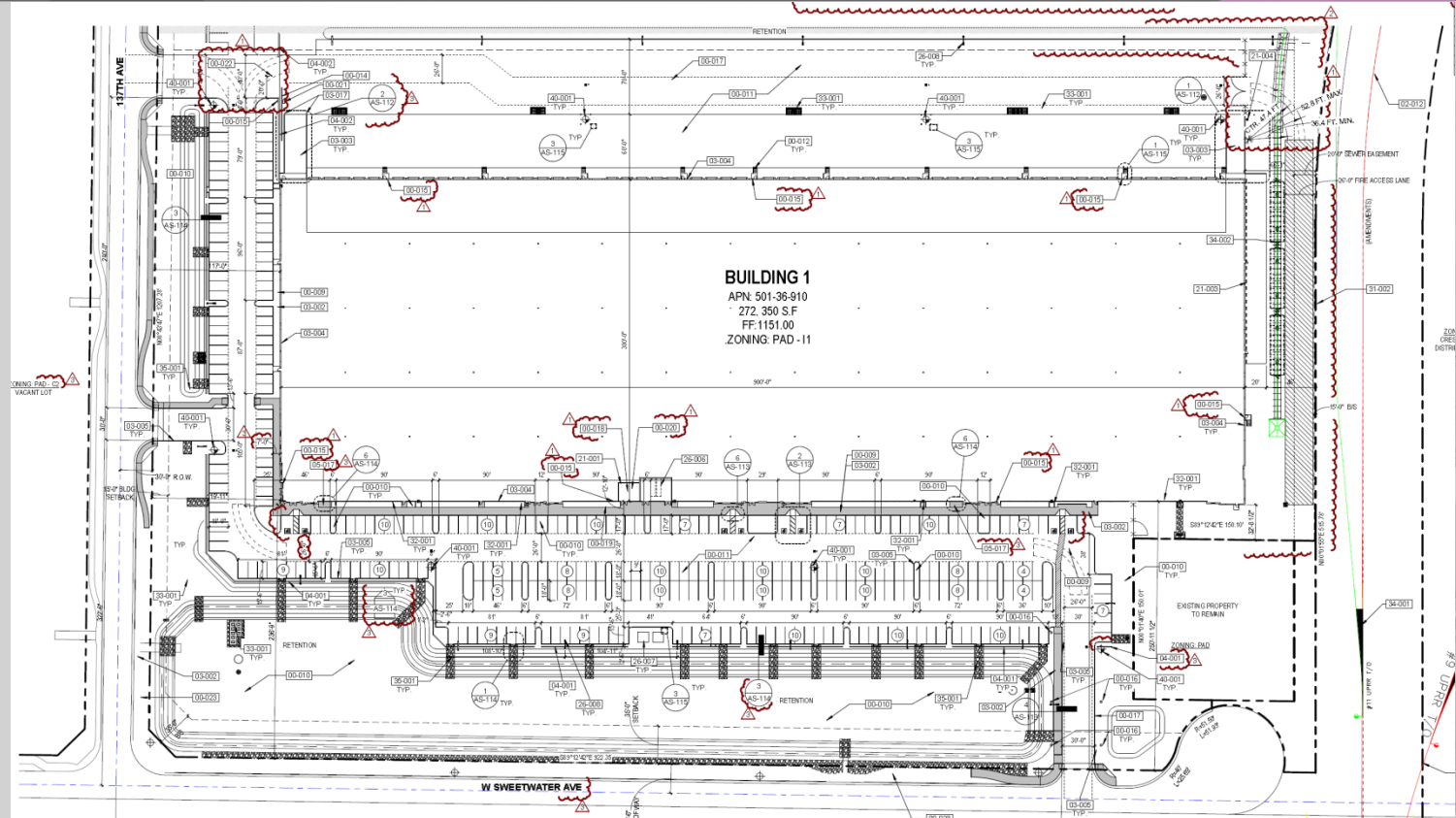
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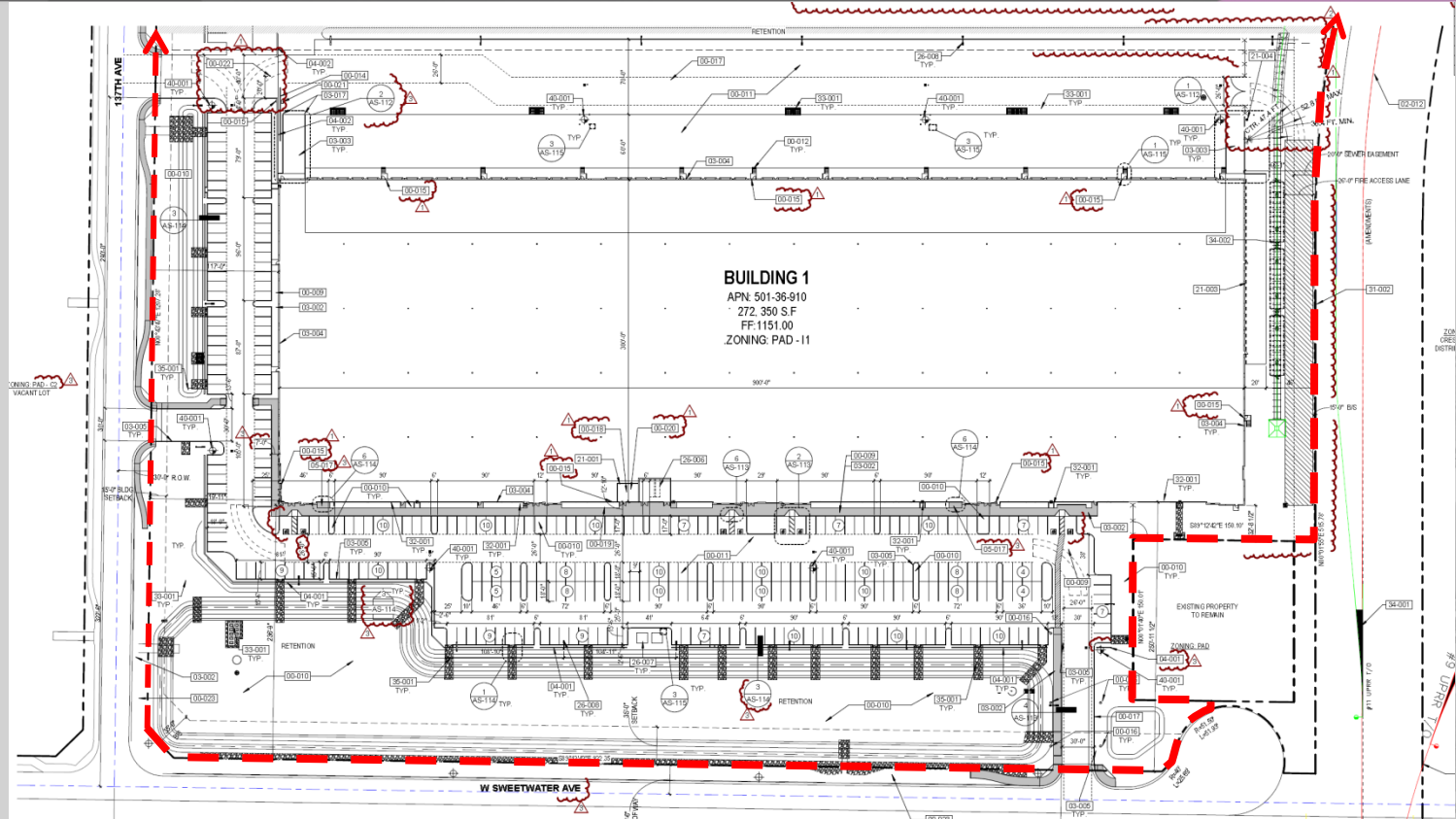
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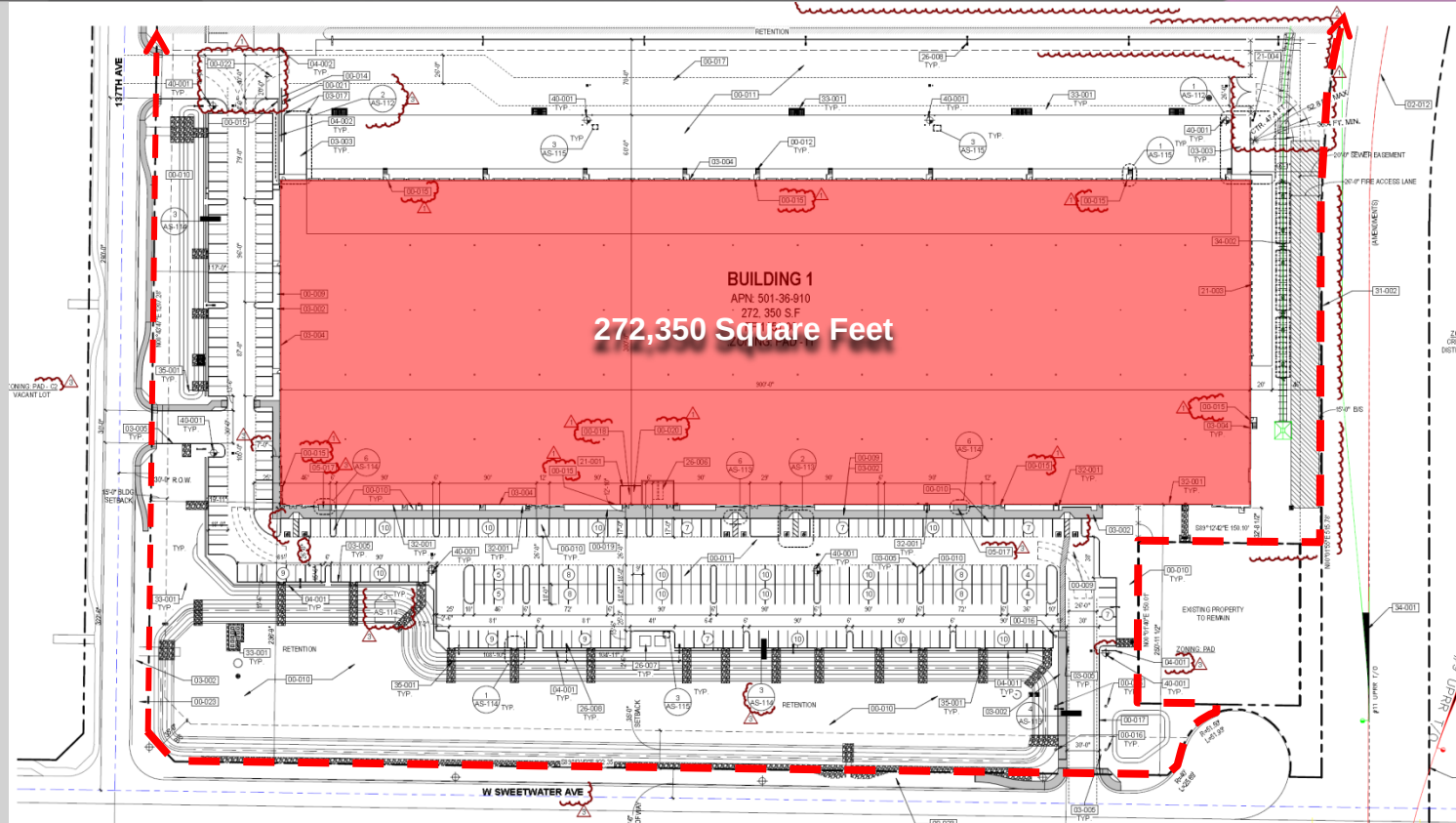
SITE PLAN



SITE PLAN

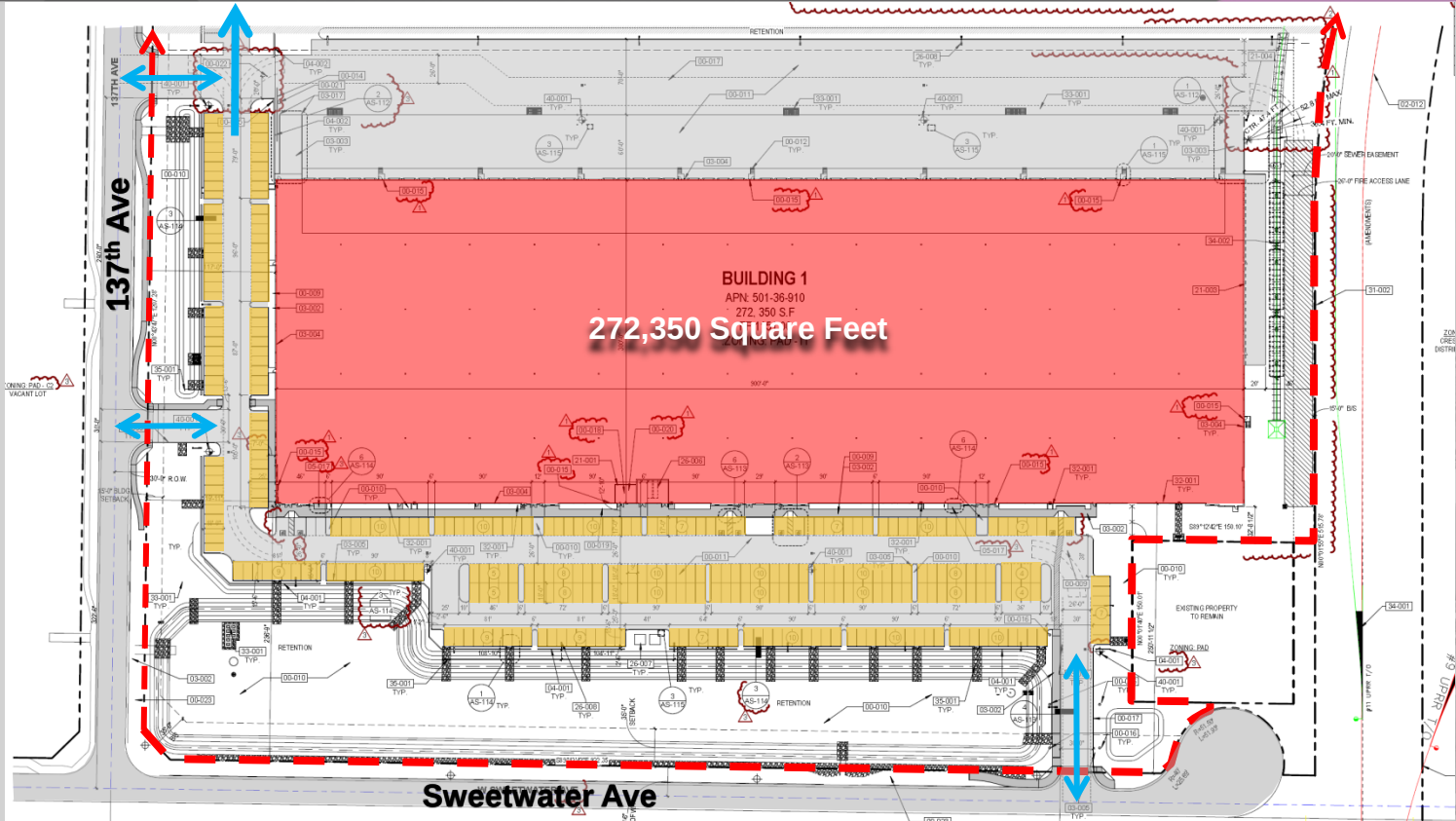


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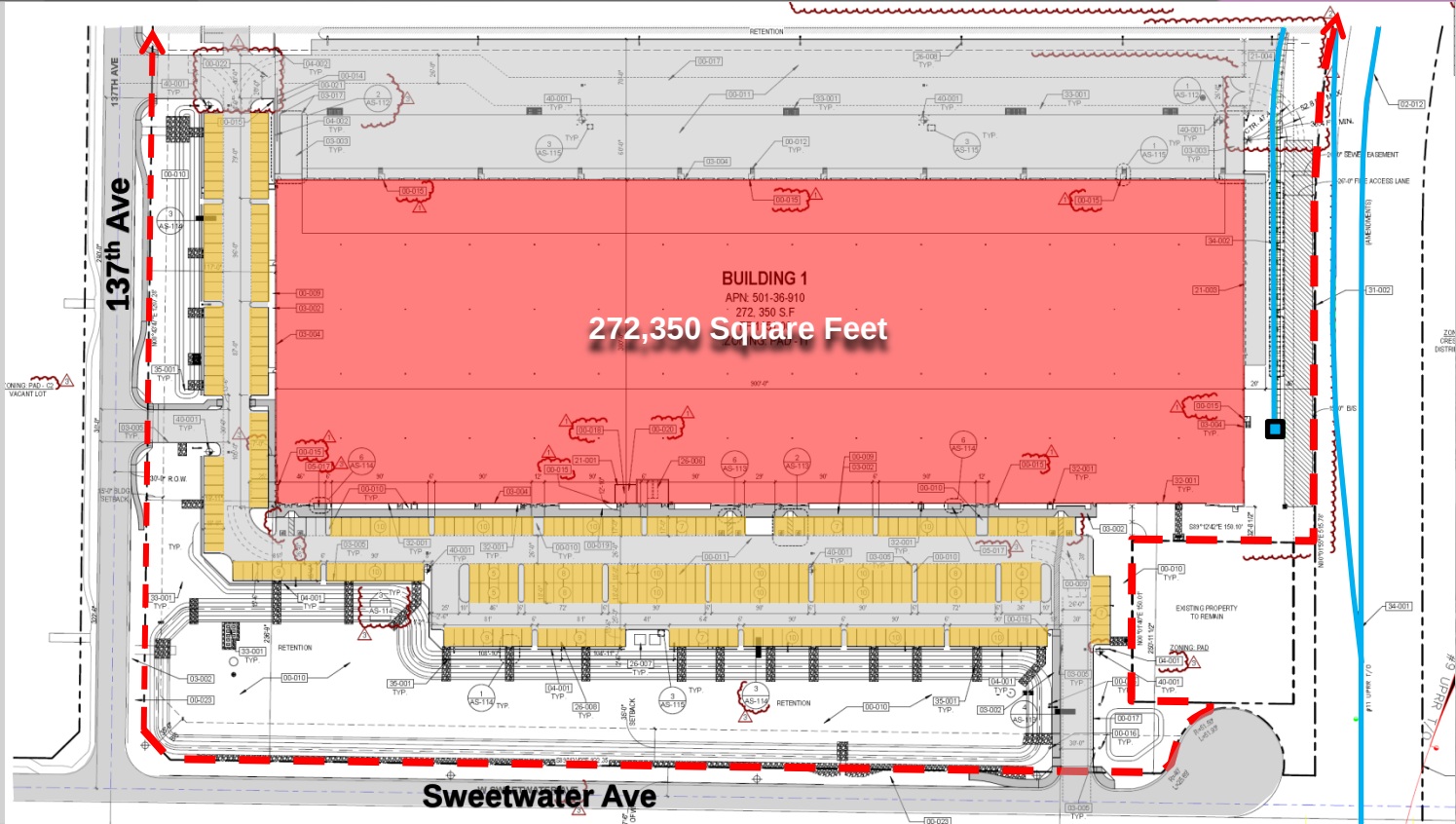




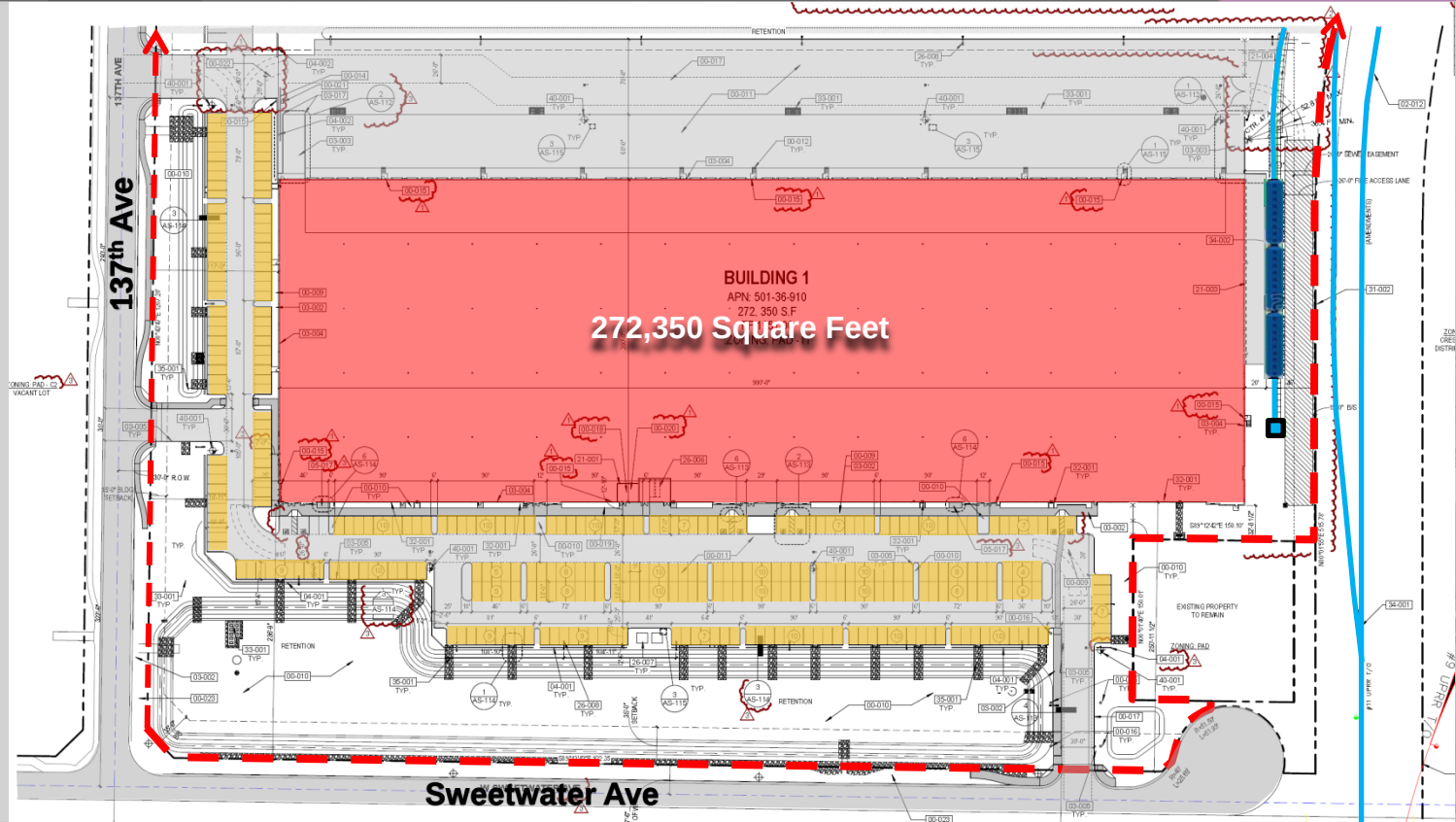
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SITE PLAN



ELEVATIONS

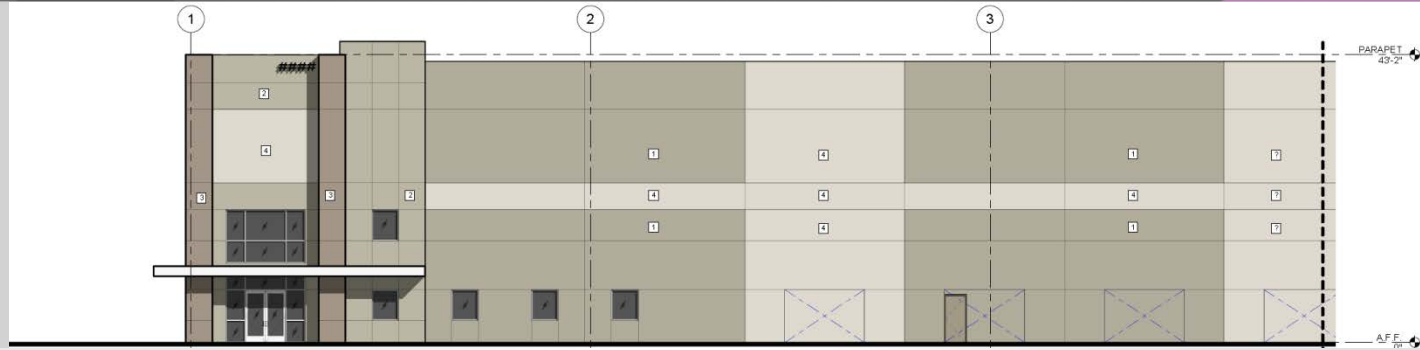




ELEVATIONS



ELEVATIONS

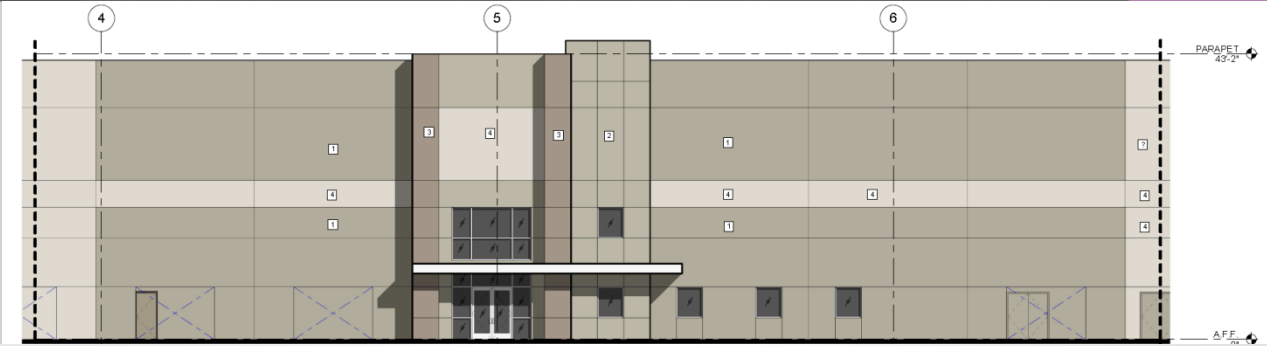


South Elevation – Corner of Sweetwater and 137th

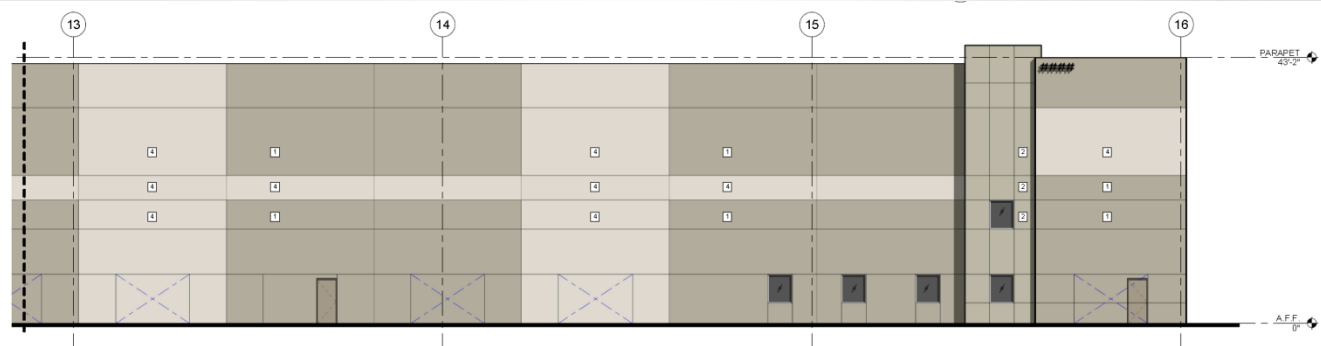


South Elevation – Frontage along Sweetwater Ave

ELEVATIONS

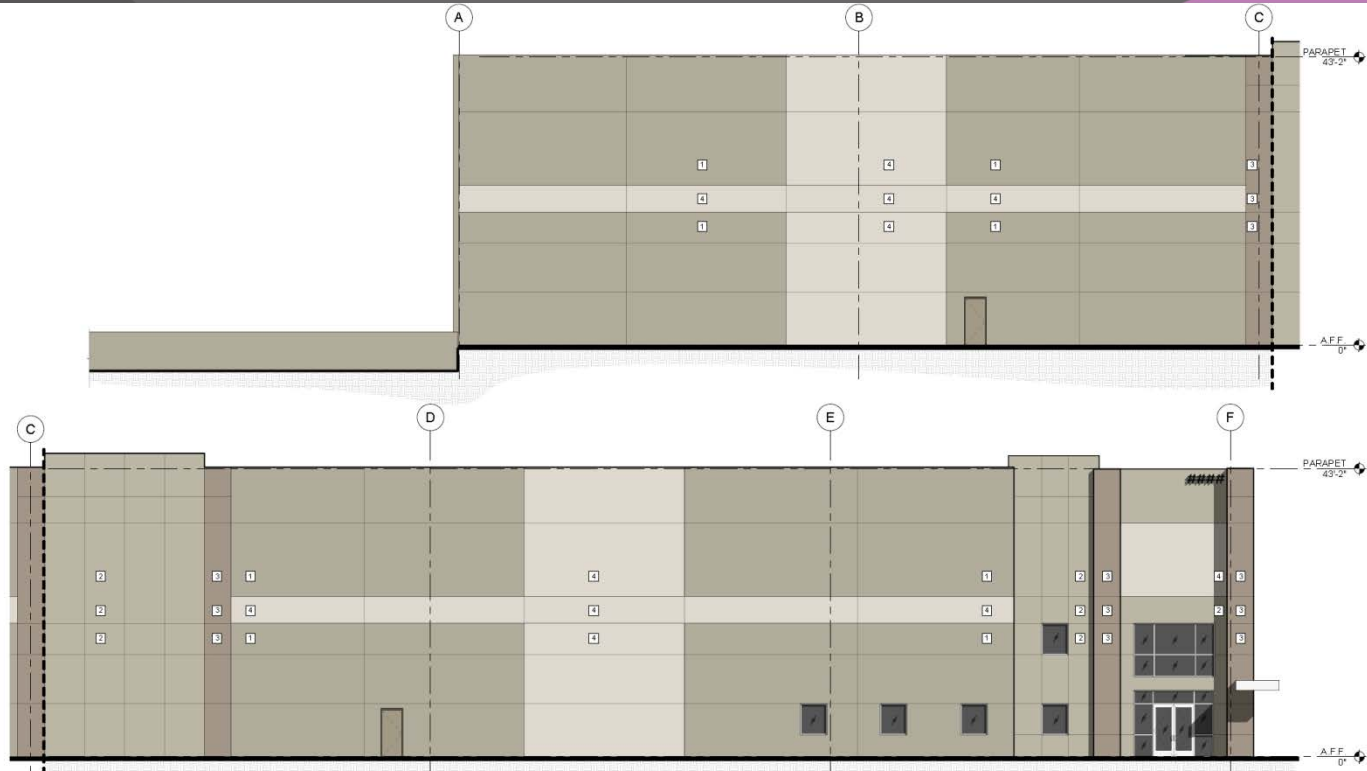


South Elevation – Frontage Along Sweetwater Ave



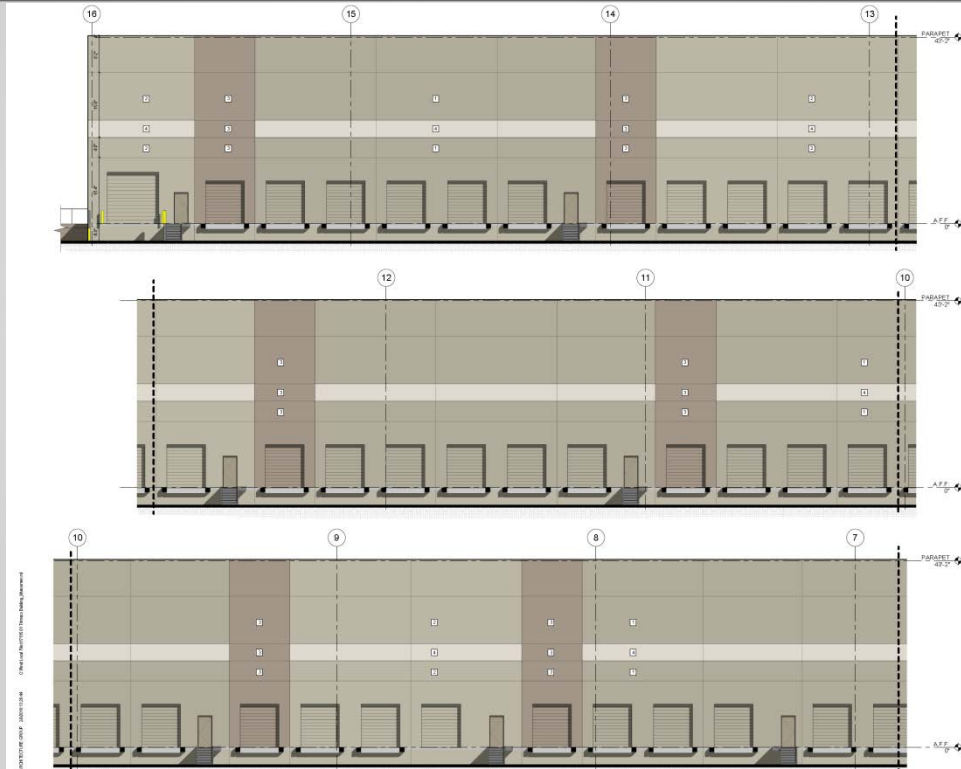
South Elevation – East Side along Sweetwater Ave

ELEVATIONS



West Elevation – Frontage along 137th Ave

ELEVATIONS



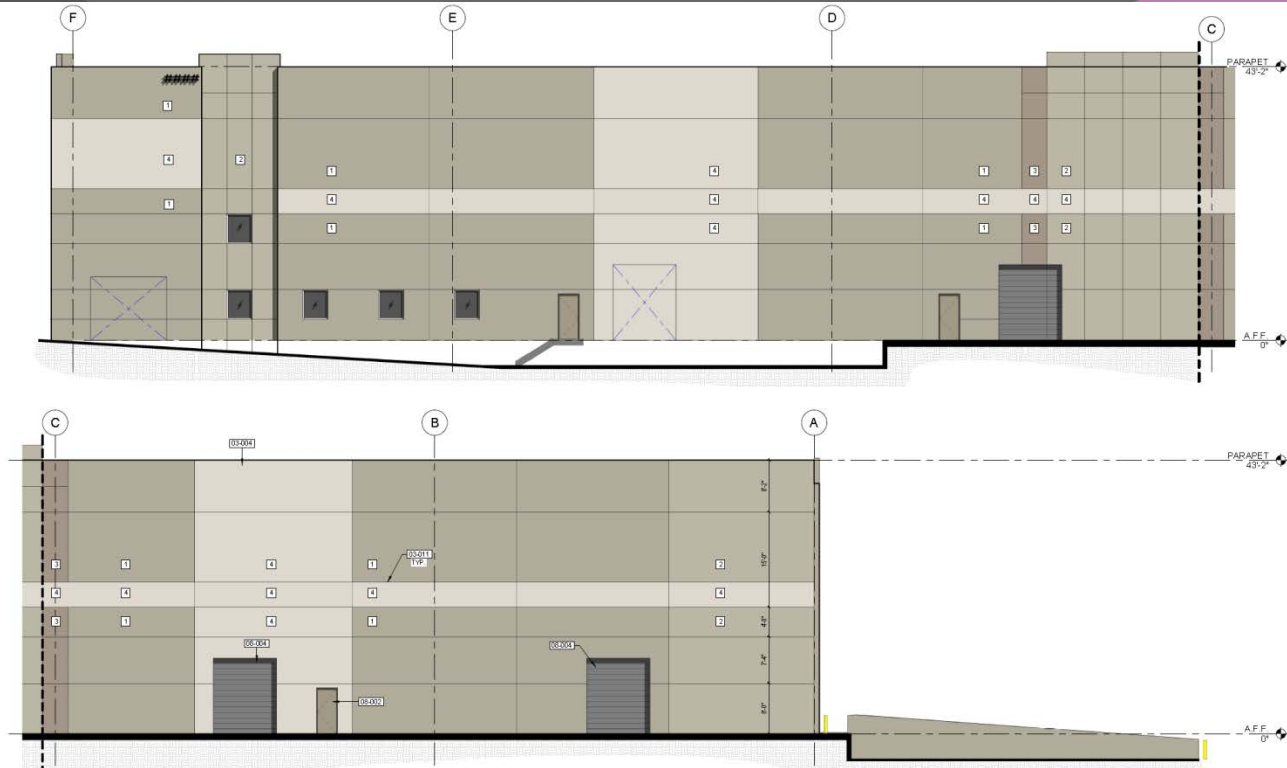
North Elevation – Interior to Site and Rear of Facility

ELEVATIONS



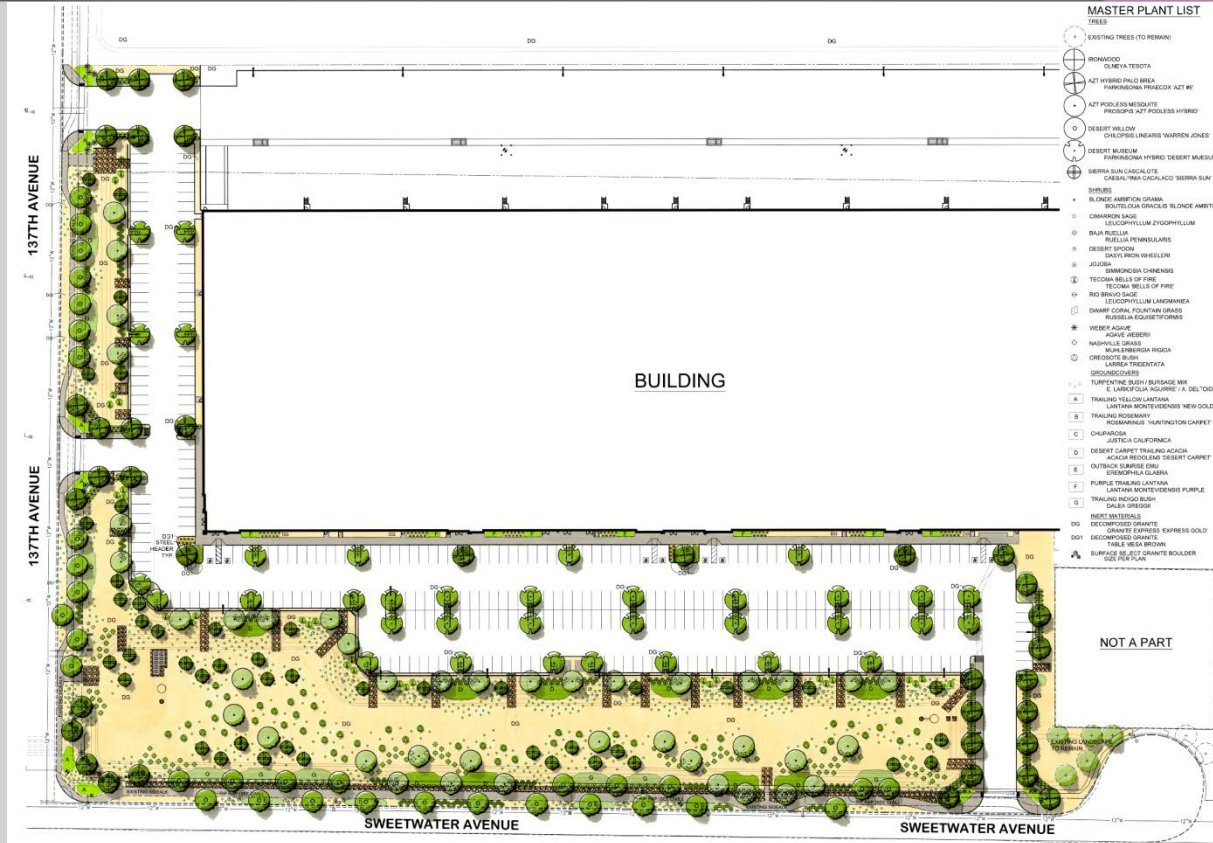
North Elevation – Interior to Site and Rear of Facility

ELEVATIONS



East Elevation – Along Rail Frontage

LANDSCAPE



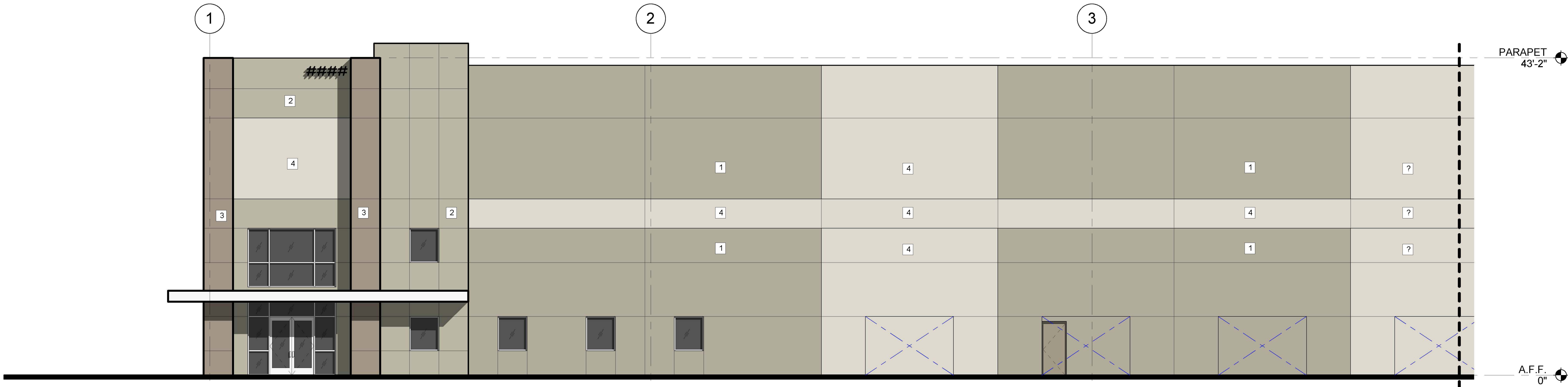


SURPRISE

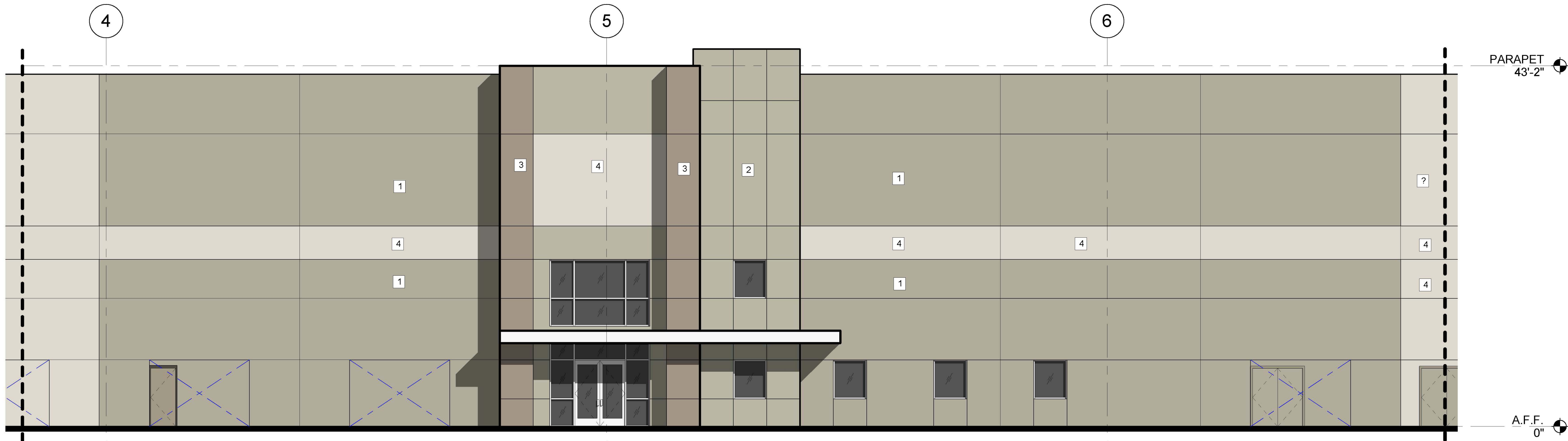
ARIZONA

**QUESTIONS OR
COMMENTS?**

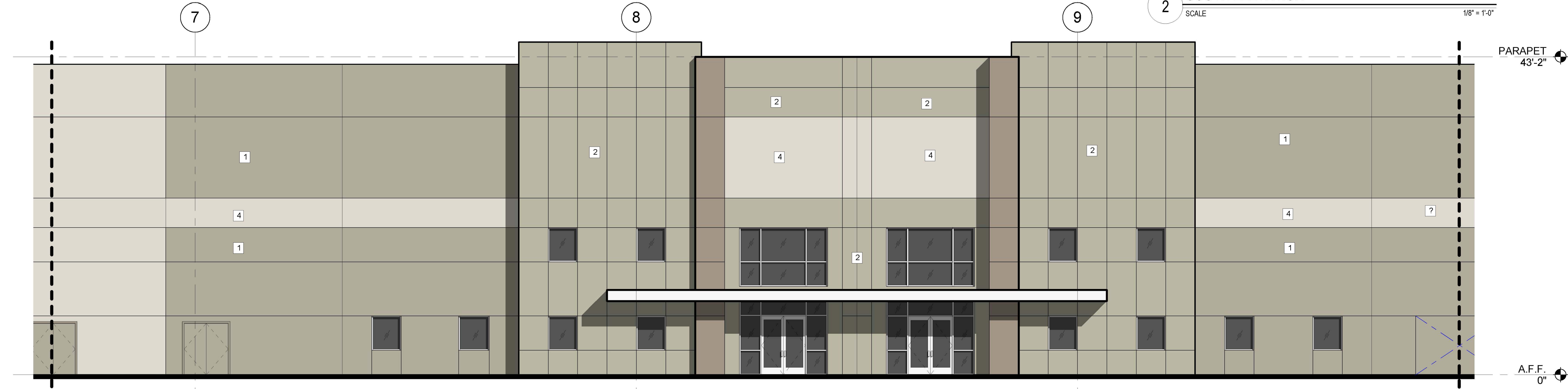
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1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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

- EXTERIOR PAINT LEGEND**
- 1 DUNN EDWARDS DE6221 "FLINTSTONE"
 - 2 DUNN EDWARDS DE6234 "SERENE THOUGHT"
 - 3 DUNN EDWARDS DET246 "SORREL FELT"
 - 4 DUNN EDWARDS DE6219 "CRYSTAL HAZE"

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11377 BERNARD DEUTSCH

2/8/18

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PROJECT NO: 17195.01

DRAWN MVO

CHK'D DTC

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SOUTH ELEVATION - COLORED

A-201

REVISIONS

No.	DATE	DESCRIPTION
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NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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17195.01-
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PHOENIX, ARIZONA 85018
602-840-2828 P
602-840-6646 F

SURPRISE POINT SPEC BUILDING
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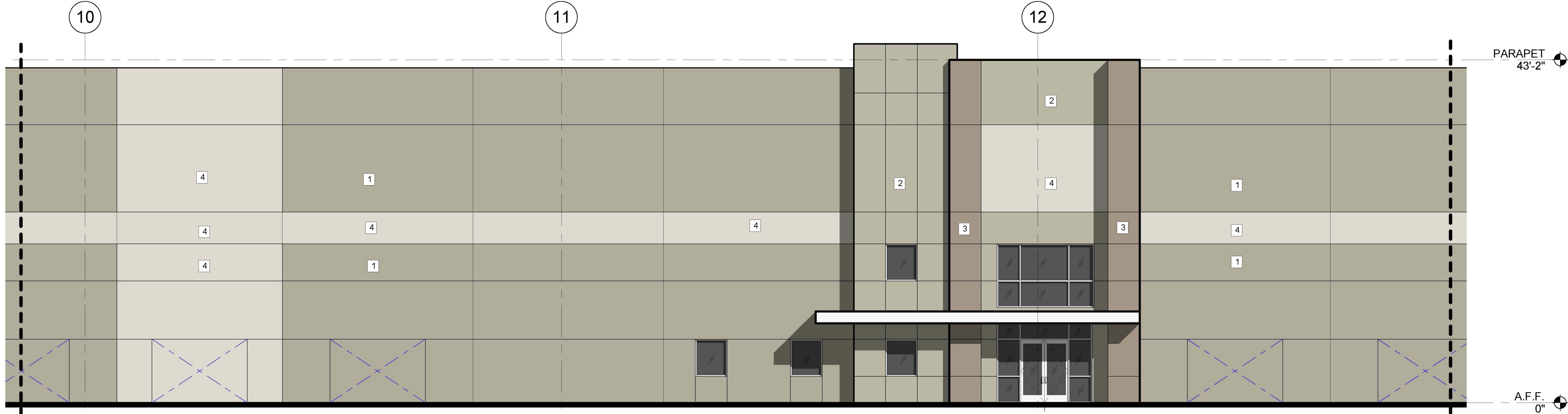
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- COLORED

A-202

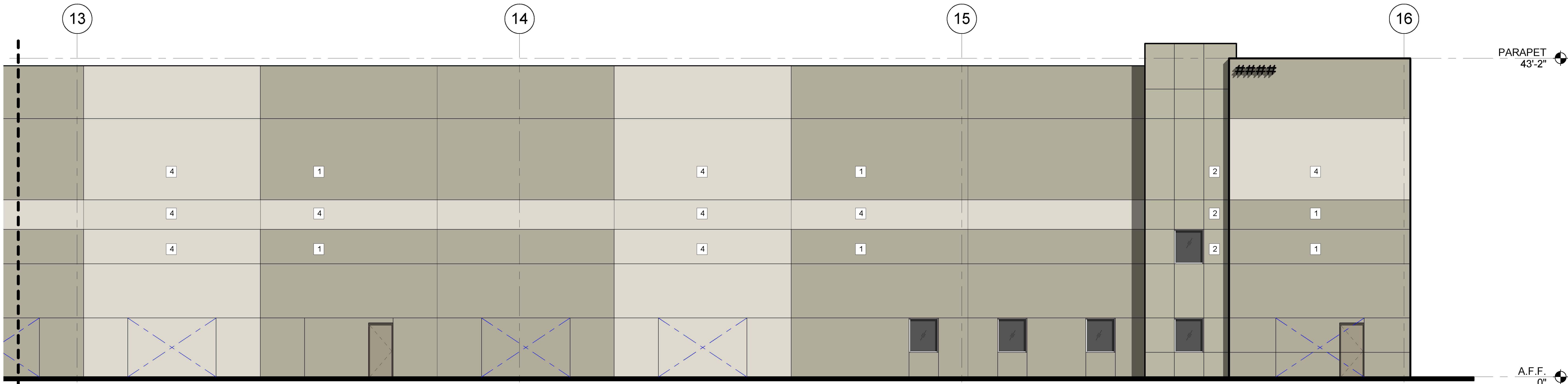
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EXTERIOR PAINT LEGEND

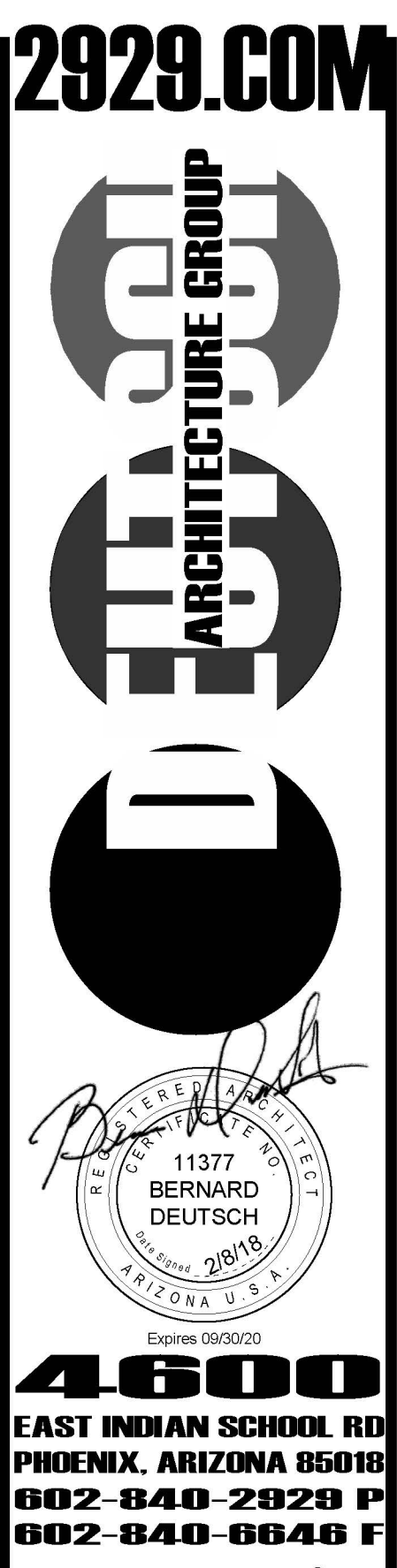
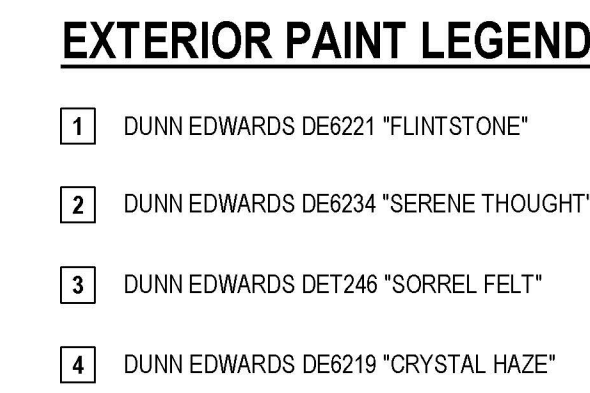
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- 2 DUNN EDWARDS DE6234 "SERENE THOUGHT"
- 3 DUNN EDWARDS DET246 "SORREL FELT"
- 4 DUNN EDWARDS DE6219 "CRYSTAL HAZE"



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



2 SOUTH ELEVATION - EAST-DUP
SCALE 1/8" = 1'-0"

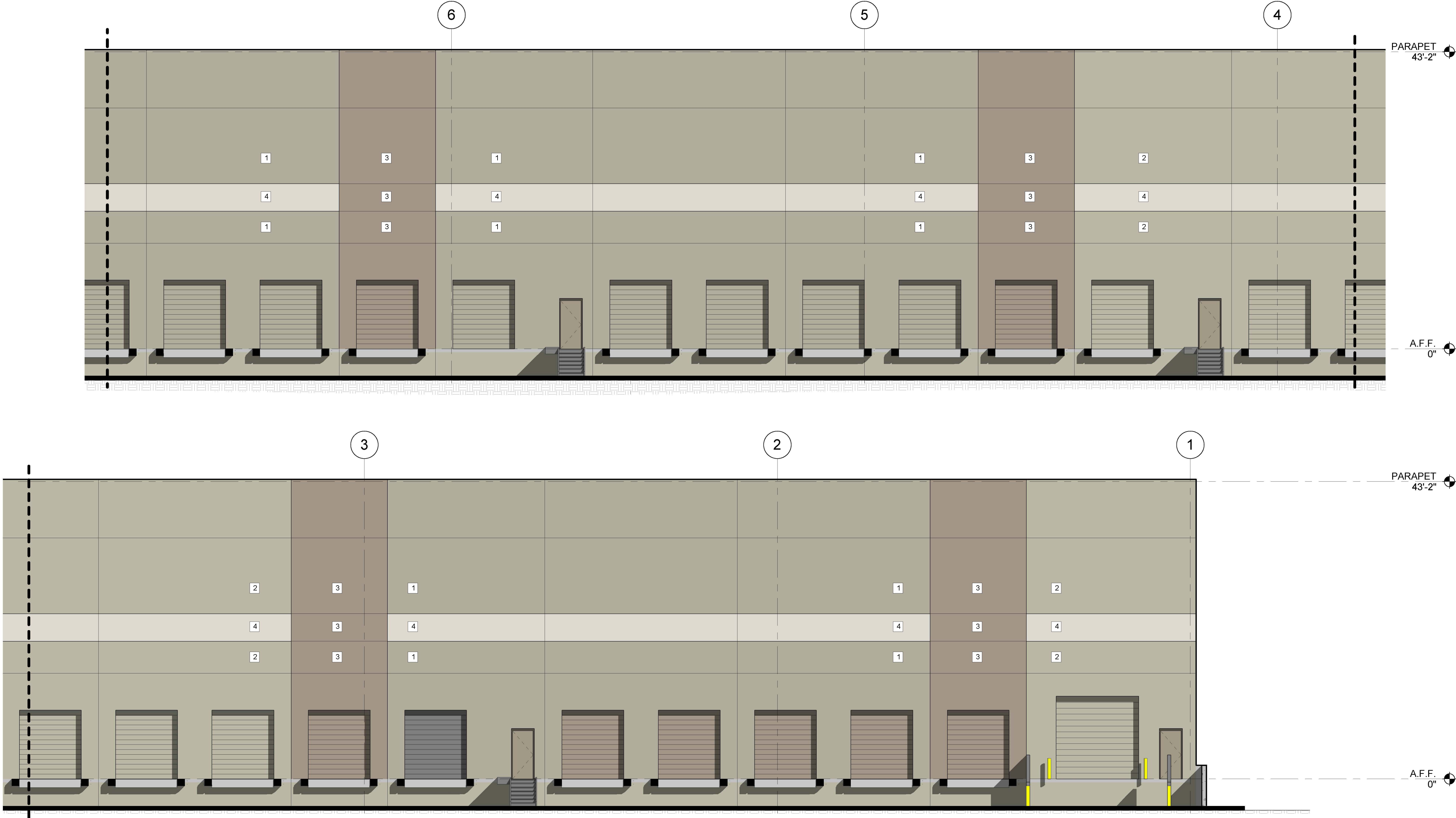


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**NORTH ELEVATION
- COLORED**

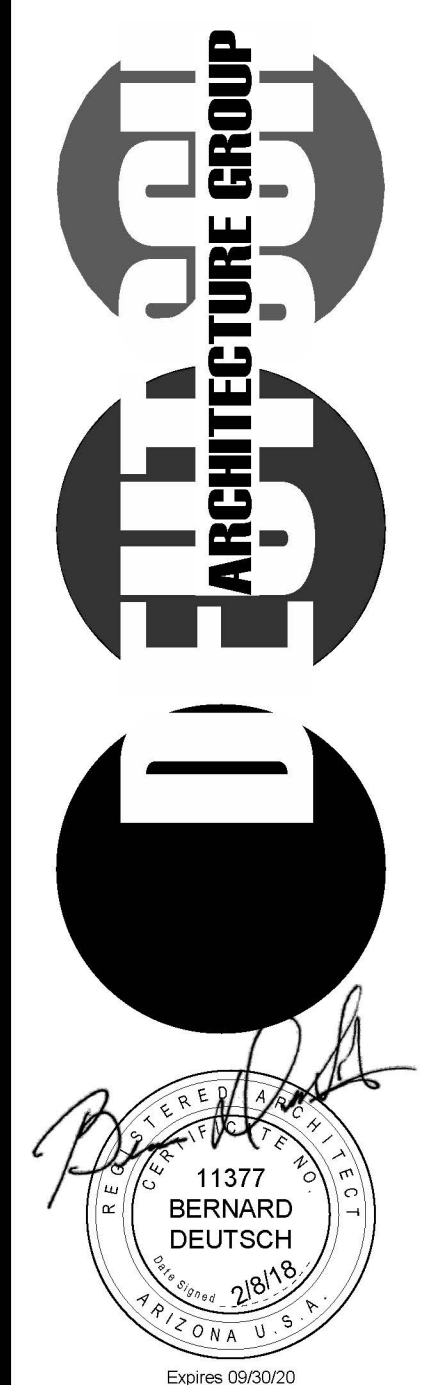
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17195.01- SURPRISE POINT SPEC BUILDING-



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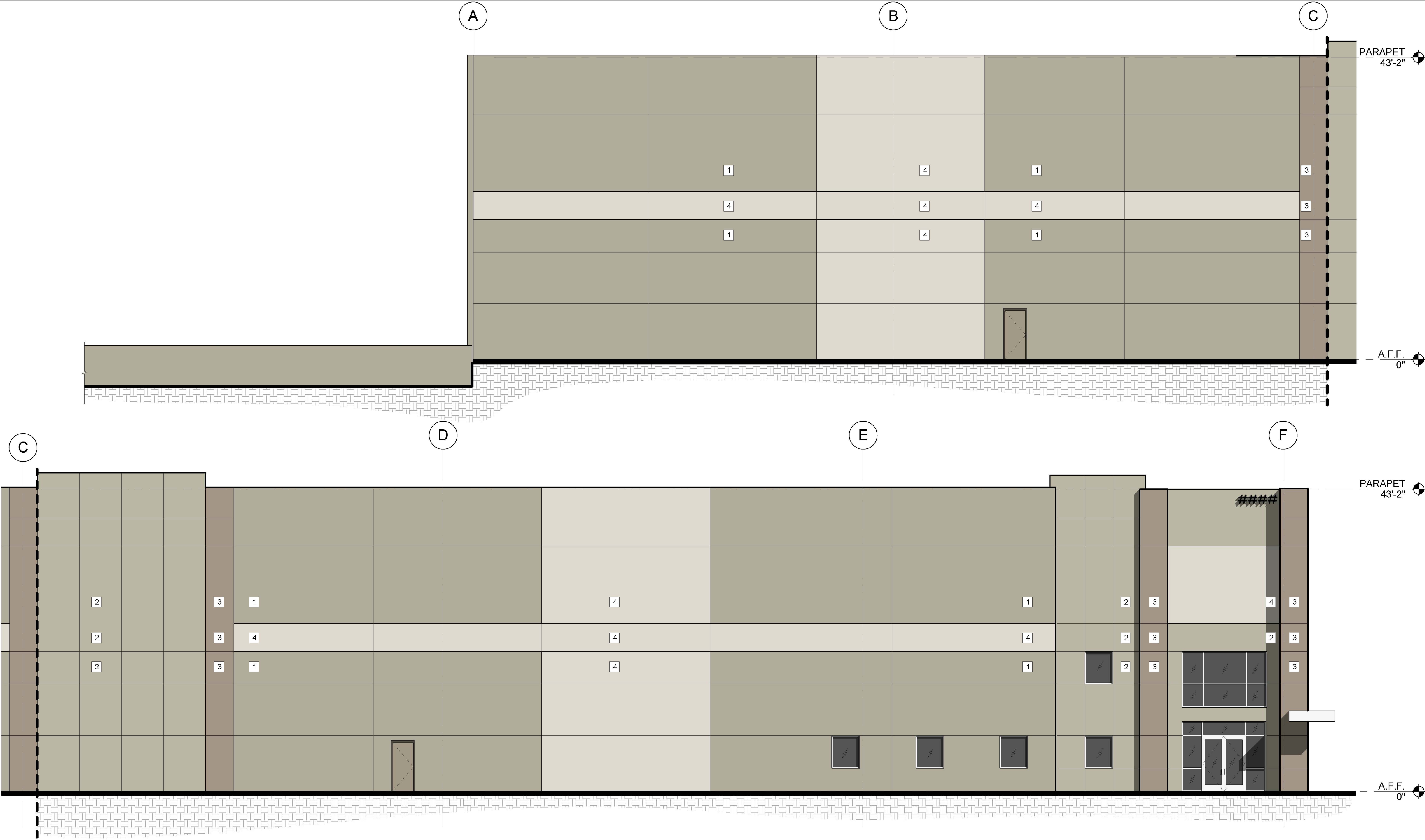
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2/8/18
ARIZONA U.S.A.
Expires 06/30/20

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NORTH ELEVATION - COLORED		
A-204		



- EXTERIOR PAINT LEGEND**
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 - 3 DUNN EDWARDS DET246 "SORREL FELT"
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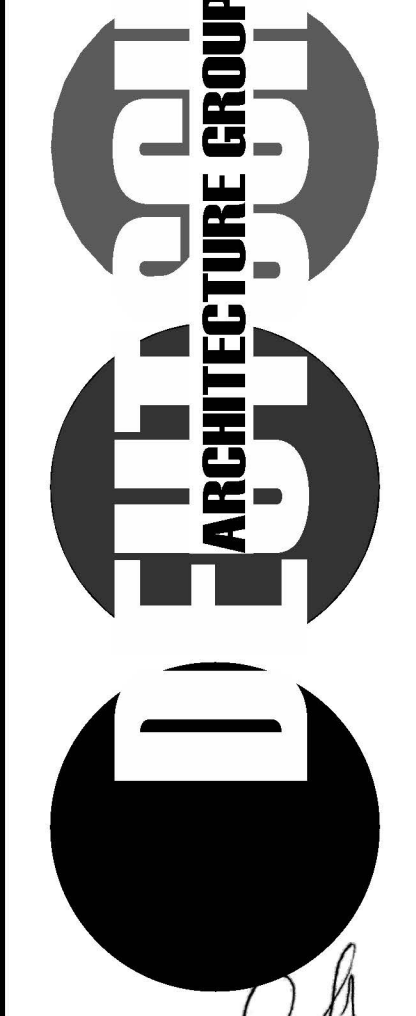
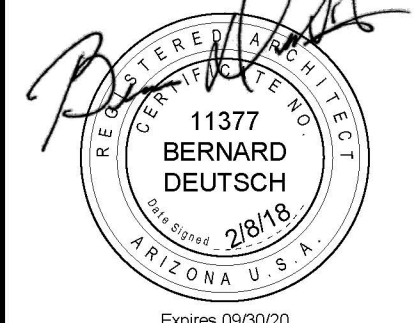
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WEST ELEVATION
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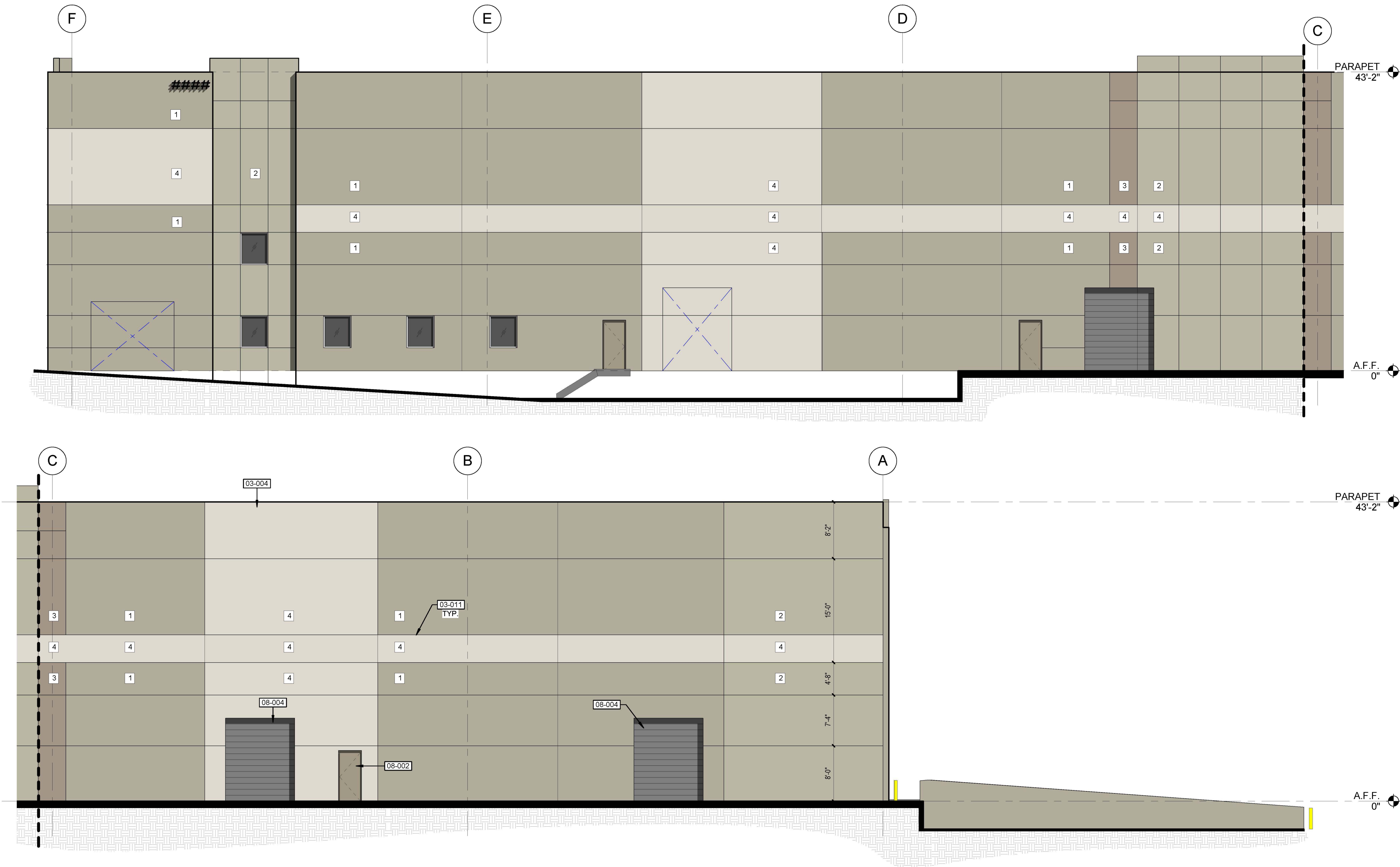
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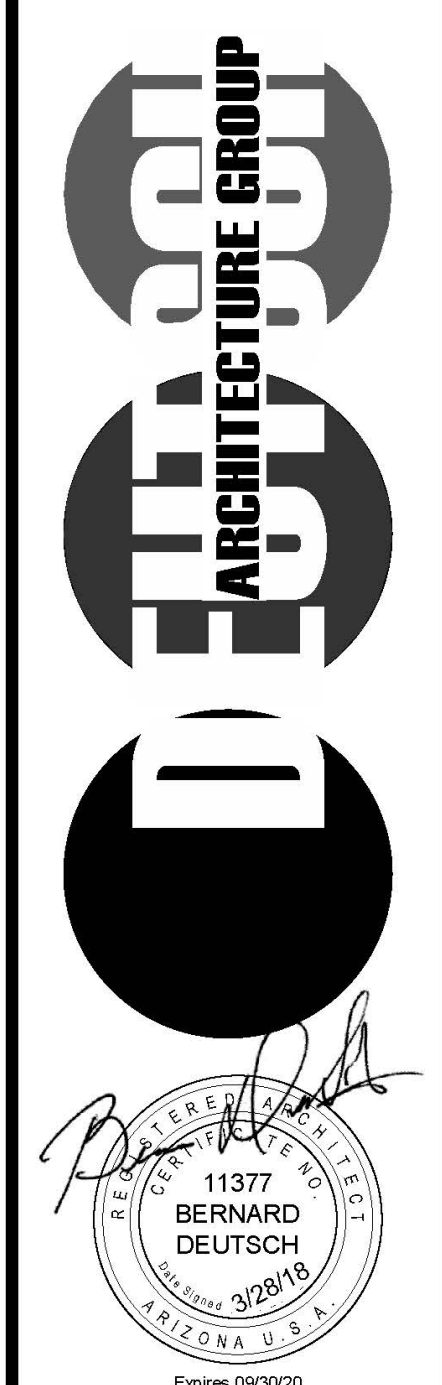
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CITY OF SURPRISE
Planning and Zoning Commission

May 3, 2018 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	May 3, 2018	Contact Person:	Joshua Mike - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion of the comprehensive update to the Surprise Unified Development Code (SUDC) Land Development Ordinance. Discussion Only

Motion:

N/A

Background:

Staff is researching changes to the Land Development Ordinances that will implement the General Plan 2035.

Financial Impact Statement:

There is no direct financial impact from the Summit or the Status Report/Work Plan. Any financial impact will be determined during the budget process.

ATTACHMENTS:

Click to download

☐ [Code Update Presentaion](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Joshua Mike



Presentation: Updating the Development Code

Planning and Zoning Commission
May 3, 2018

Today's Discussion:

Changing the Surprise Unified Development Code (SUDC)

Discuss proposed organization

Examine potential changes to regulations



Code Update

Changes to the overall code must follow 3 principles:

1. Easy to Read

- Clear and transparent for individuals, property owners, and developers

2. Easy to Administer

- Straightforward interpretation for staff when reviewing projects

3. Easy to Enforce

- Well-defined regulations for enforcement officers/inspectors to evaluate

Code Update

Part II – Land Development Ordinances (LDO)

Chapter 122: Surprise Unified Development Code

- Effectively acts as the Zoning Code
- Doesn't incorporate all aspects of development regulations
- Regulations focus large subdivision scale development
- Difficult to read for the individual land owner

Comprehensive changes to the whole development code

- To be referenced as Land Development Ordinances (LDO)
- Reorganizing table of contents
- Raise standards for site, open space, architectural design

Code Update

Table of Contents: Current

Ch 101: General/Administrative Provisions
(reserved, no text)

Ch 105: Buildings and Building Regulations
(current text references building codes)

Ch 106: Development Impact Fees (definitions,
regulations, applicability, etc)

Ch 109: Misc Provisions (mainly Infill Incentive
District)

Ch 113: Signs (being revised separately)

Ch 117: Stormwater Management (definitions,
regulations, applicability, etc.)

Ch 122: SUDC (all other development regs)

Table of Contents: Potential

Ch 101: General/Administrative Provisions

Ch 102: Review and Approval

Ch 103: Enforcement

Ch 104: Fundamental Development Req.

Ch 105: Buildings and Building Regulations

Ch 106: Zoning Code

Ch 107: Design Requirements

Ch 108: Land Division

Ch 109: Signs (being revised separately)

Ch 110: Development Impact Fees

Ch 111: Infill Incentive District



Potential Table of Contents

Ch 101: General/Administrative Provisions - City's authority to regulate and the "Glossary of Terms"

Ch 102: Review and Approval - Outlines the Application Types and Review Processes

Ch 103: Enforcement - Covers Enforcement activities

Ch 104: Fundamental Dev Req. - outlines basic requirements (level of service & environmental standards)

Ch 105: Buildings and Building Regulations - covers the Building Code(s)

Ch 106: Zoning Code - outlines all Zoning Districts and the Use Specific Standards

Ch 107: Design Requirements - combines all "Design" related standards and regulations

Ch 108: Land Division - is the "Land Division" (subdivision) regulations

Ch 109: Signs (being revised separately) - new Signage Ordinance (already approved, just renumbered)

Ch 110: Development Impact Fees - covers the "Development Impact Fee" text (to be updated later)

Ch 111: Infill Incentive District - covers the "Infill Incentive" text

Zoning Code

- **Land Use Matrix**
 - 2 tables, Primary Land Use and Accessory Use
 - easier to see the uses allowed in any given zoning district at-a-glance
 - “use specific standards” referenced, points to specific LDO subsection
- **Eliminate the use of “Character Patterns”**
 - The PEDS will be utilized, reactive to the environment instead of prescribed geography
- **Zoning Districts:** Realign with other cities, more user-friendly
 - RL → R-1 RM → R-2 RH → R-3
- **Updating/merging a few zoning districts**
 - Major revisions to the Mixed Use zoning districts.
 - Moving “Commercial Resort” (C-RS) zoning to a mixed use
- **Creating new zoning district for future master planned communities**
 - Traditional Neighborhood Development (TND) zoning
 - Useful tool for the bringing in new complete communities, with predictability for public infrastructure
 - Allows for organic growth of a neighborhood based on market demands

Zoning Code

- **Residential Zoning Standards**
 - Predictable densities, flexible lot sizes and setbacks.
- **RR Rural Residential**
 - Allows up to 1 DU/ac, min 1 acre lots
- **R-1 Low Density (Single Family)**
 - Allows up to 5 DU/ac (overall),
 - Table the defines the setbacks based on the lot sizes chosen by the developer
 - lot sizes – 5,000-8,000sf; 8,000-12,000sf; 12,000-18,000sf; 18,000-28,000sf; 28,000-43560sf; 43,560+sf
- **R-2 Medium Density (Single Family, Duplex, and Triplex)**
 - Allows up to 5-8 DU/ac (overall), up to 3 units per lot for larger lots
 - Table the defines the setbacks based on the lot sizes chosen by the developer
 - lot sizes – 2,500-5,000sf; 5,000-8,000sf; 8,000-12,000sf; 12,000-18,000sf;
- **R-3 High Density (Multi Family)**
 - Allows a minimum of 8 DU/ac (overall),
 - Table the defines the lot area per dwelling unit and setbacks based on the project size
 - Density ranges – 8-12 du/ac; 12-15du/ac; 15-21 du/ac; 21+ du/ac

Design Update

Code Regulations vs Design Standards:

- Chapter 107: Design Requirements (LDO)
 - Calculation based regulations; parking stall sizes, landscaping counts, lighting, etc.
 - Points to PEDS for design standards
- Planning and Engineering Design Standards (PEDS)
 - Will be referenced in the development code update for enforceability
 - Stand-alone document outside of the LDO
 - Planning Standards = Visual form requirements
 - Engineering Standards = Structural/dimensional requirements
 - Measurable standards established by MAG, with a few City modified standards

Design Update

Planning and Engineering Design Standards (PEDS)

CHAPTER 1: Standard Requirements for all Land Uses

CHAPTER 2: Neighborhood Land Uses

CHAPTER 3: Commerce, Office and Mixed Use Land Uses

CHAPTER 4: Business Park and Industrial Land Uses

CHAPTER 5: Environmentally Sensitive Lands Standards

- Upgrading the design and aesthetic standards
 - Preferred approaches, alternative solutions may be proposed and accepted
 - Surprise General Plan 2035 as the guiding tool, other valley “better practices”

Policy Discussions

Joint Session with City Council:

- Policy decisions will still need to be made
- Topics/Questions
 - Age Specific Overlay (ASO) Zoning District
 - Buffer/spacing requirement between like ASO zones?
 - Size requirements to qualify, either minimum or maximum?
 - Transfer of Development Rights (TDR)
 - TDR involves a “sending property” and a “receiving property”, approval both property owners
 - Staff researching TDR to protect sensitive lands; environmentally, cultural, and washes
 - Sending parcel would rezoned to open space for “permanent” preservation
 - Allow between different owners?
 - Open Space Zoning Districts (OS-1 and OS-2)
 - Two open space zones? OS-1 to conserve natural areas and OS-2 for active recreational facilities
 - Traditional Neighborhood Development (TND)
 - Add a ready-made hard zone for master planned neighborhoods?
 - City defined consistent and prescriptive development standards, flexibility as market demands change
 - Parking Requirements
 - Let market and ADA dictate quantities, PEDS regulate design and layout?



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

May 3, 2018 @ 6:00:00 PM

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

Board Meeting Date:	May 3, 2018	Contact Person:	Joshua Mike - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion of the text for the final draft of the Surprise Arts and Culture Master Plan. Discussion Only

Motion:

N/A

Background:

The City of Surprise is developing its first Arts and Culture Master Plan that will set the standard and strategic direction for how we continue to implement and enjoy arts and culture.

Financial Impact Statement:

There is no direct financial impact from the Summit or the Status Report/Work Plan. Any financial impact will be determined during the budget process.

ATTACHMENTS:

Click to download

- ☐ [01 - Arts and Culture Master Plan Update - Public Draft](#)
- ☐ [02 - Arts and Culture Master Plan Update - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Joshua Mike

Surprise Arts and Culture Master Plan Draft – Version 3

Outline / Table of Contents

- I. Chapter 1: Why an Arts & Culture Master Plan
 - A. How We Engaged
 - B. What We Heard
 - 1. Key Themes
 - C. Community Character Framework
- II. Chapter 2: Place-Based Strategies
 - A. Location Typologies
 - B. Public Art Typologies
 - C. Approaches to Integrating Art into Surprise
- III. Chapter 3: Public Art Program & Policies
 - A. City Internal Operations
 - 1. Public Art Program Staff Member
 - 2. Internal Organization (Evaluation Matrix)
 - a) City Manager
 - b) Community Development
 - c) Sports & Tourism
 - B. Funding
 - 1. Percent for the Arts (Public)
 - 2. Incentive Program
 - a) Density Bonus
 - b) Parking Reduction
 - c) Parkland Set Aside Reduction
 - 3. One and One Third Percent for the Arts Expenditures
 - a) Explanation
 - C. Guidelines for Tiers of Funded Projects
 - 1. Small Scale
 - 2. Medium Scale
 - 3. Large Scale
 - 4. Significant Scale
- IV. Chapter 4: Cultural Facilities
 - A. Key Goals
 - B. Recommended Facility Types for Further Study
 - C. Integration with New University Facilities
- V. Chapter 5: Priority Action Plan
 - A. Short Term
 - B. Medium Term

C. Long Term

Appendix A: Detailed Proposed Policies

Appendix B: Procedure and Policy Document with Edits

Appendix C: Overview of Area Offerings by City

Appendix D: Survey Results

Appendix E: One and One Third Percent for Arts Ordinance

Appendix F: Arts and Cultural Advisory Commission Strategic Plan

DRAFT

Acknowledgements

Surprise Arts and Cultural Advisory Commission

Susan deJong, Chair
Margaret Lieu, Vice Chair
Aletha (Lee) Whitehead
Kathie L. Morgan
Doug Tolf
John Hastings
Sally Wilson-Johnson

Surprise Elected Officials

Sharon Wolcott, Mayor
Todd Tande, Councilmember
Roland F. Winters Jr, Councilmember
Nancy Hayden, Councilmember
Patrick Duffy, Councilmember
Ken Remley, Vice Mayor
Skip Hall, Councilmember

Surprise City Staff

To Be Determined

Consultant Team

Designing Local Ltd.

About the Surprise Arts and Cultural Advisory Commission:

The mission of the Commission is to encourage cultural growth in Surprise and to ensure that art, culture and entertainment are central elements of the quality of life for Surprise residents. To this end, the Commission will encourage the development of cultural opportunities and resources, as well as the creative, social, and community benefits they provide.

DRAFT

Chapter 1: Why an Arts & Culture Master Plan

Surprise is a city built on the prospects of the future. It has grown rapidly from small town to a large city that exemplifies the West Valley. Now is the time to ensure that the culture of the city and its place in the world is expressed in the physical environment through arts and culture.

The story of Surprise can be told by public art. The civic infrastructure of Surprise should physically embody the communal desire to ensure the City is livable, prosperous, and allows room for creativity by all. The Surprise Arts and Culture Master Plan will guide the future of public art and investment in cultural amenities for the city and allow the community to find common ground that will define how it sees itself and how it wishes to be seen.

Surprise is already sought out by visitors and future residents from the Phoenix Metropolitan Area and around the country. Public art can extend the reach of Surprise and tell its story while cultural amenities and activities convey the opportunities that abound in the City. The art of Surprise can become its calling card to the world.

The spirit that led to commissioning this Arts and Culture Master Plan has facilitated positive collaboration between the Arts and Cultural Advisory Commission, City staff, and stakeholders. This plan is a living document that will grow and change with the trajectory of the community – as will the scale and diversity of artwork and cultural amenities available within Surprise. That growth, however, will not be random or unfocused. Instead it will follow the guidelines outlined by this plan, ensuring that all future art will reflect the values and vision of Surprise.

Art is born of inspiration. Whether the art of Surprise is created here or originates across the country, that inspiration must be drawn from the community and be relevant to Surprise. The goal of this plan is to ensure that the community succeeds in improving Surprise – making it the most livable, interesting, and creative city possible.

A. HOW WE ENGAGED

A successful Arts & Culture Master Plan is built on input from the community. In order to understand Surprise and gauge the needs of its residents, visitors, and the arts community a series of strategic public engagement events were undertaken that created a foundation for the Arts & Culture Master Plan process.

1. STAKEHOLDER ROUNDTABLES

The first public meetings of the Arts & Culture Master Plan process were a series of Stakeholder Roundtables. The meetings were held over a week throughout the City. They were targeted toward business owners and civic-minded members of the arts community, however they were open to and advertised for the public as well.

The purpose of the roundtables was to gain a clearer picture of the wants and needs of the arts community specifically while helping to layout the larger process, specifically future larger public engagement events. The stakeholder roundtables laid the basis on which the larger Arts & Culture Master Plan public engagement was built.

The roundtables each began with an 'open house' format where attendees moved about the room viewing specific boards that asked questions about what types of art and cultural amenities attendees desired. After the open house period, a roundtable discussion generated additional feedback from attendees.

A closing reception brought together attendees from the different roundtables as well as others that couldn't attend throughout the week. The intent was to continue the discussion as well as give a brief overview of the results of those sessions and to present initial results of the online survey.

2. SURPRISE ART WEEK

Informed by the initial stakeholder roundtables, the public engagement for the Arts & Culture Master Plan process culminated in Surprise Art Week. Art Week was a combination of events that were hosted by the City, the Arts and Cultural Advisory Commission (Arts Commission), West Valley Arts Council, WHAM!, and the Northwest Regional Library. Some were planned specifically as part of the outreach process, and others were events that were already slated to occur.

Art Week included the creation of a community art piece to represent the participants and that was to be displayed in the City Hall Art Gallery. At each even (except the Poetry Slam) a participatory String Art Piece functioned as an enticing way to draw in participants of all ages.

The most widely attended events were the Fiesta Grande and Block Party. Each event was impactful to the engagement efforts; allowing for both survey input and direct conversations that included thoughtful suggestions.

**Design note: Add collage of process and finished art piece*

3. SURVEY

As part of the Stakeholder Roundtables, we surveyed stakeholders about accomplishments of the Arts Commission and the existing challenges the City still faces. This aided in refining the public survey during Surprise Art Week which asked residents and visitors to think about what

makes Surprise interesting, unique, and a great place to visit or to call home. Additionally, they were asked specific questions about, where they currently go to see/buy/experience art, what types of art they would like to see more of, and what cultural amenities were lacking in Surprise.

Thanks to donations of artwork by WHAM!, West Valley Arts Council, and several local artists, survey participants were able to enter a raffle hosted by Designing Local to win a piece of locally created art. The efforts of staff, Arts Commissioners, and the consultant team were fruitful through many conversations with the public as well as 232 survey participants.

**Design Note: Future sections will be added with final public engagement results*

DRAFT

B. WHAT WE HEARD

As a result of the many stakeholder interviews, community conversations, and survey responses, several themes emerged that should underlie every facet of arts and culture related activities and amenities in Surprise.

1. KEY THEMES

- a. Art is not exclusive, art is for everyone
- b. There are two key elements to achieving success for arts and culture in Surprise - reacting to the city that already exists and preparing for the new city that will be built over the next 30 years
- c. Art can be used as inspiration, informing who we are and to solidify our identity as a unique community
- d. Residents of Surprise desire more creativity in their city – both in the built environment through public art and in activities through cultural amenities
- e. The youth of Surprise are anxious to participate, both creatively and actively

C. Community Character Framework

As a result of our extensive public engagement process, clear elements emerged of both what makes Surprise unique and how Surprise wants to define itself moving into the future. These elements are defined below in the Community Character Framework. A major goal of the Arts & Culture Master Plan is to focus adding more public art and building cultural facilities in Surprise as the city grows and develops. Residents, business owners, and other stakeholders contributed their thoughts on what Surprise represents and what is important to the community. By using this community-defined essence, the City can facilitate a future of art that is meaningful, locally based, and will resonate with residents and visitors alike.

The following framework becomes a family of components that speak to the core identity of the City and should be used to evaluate city-purchased artwork, new public art installations commissioned by the city, and private donations of art. Those who are considering creating art for Surprise can use this document to become inspired by our unique qualities and desires and add Surprise-specific ideas into creative projects.

Any ideas for art – from traditional pieces to the avant-garde and from the diminutive scale to the immense – can be created using this framework. Public art in Surprise should express the affection and pride its residents; standing out among other communities within the West Valley as a place that values creativity and excellence.

Artists may mix and match these elements into their designs or emphasize one element over another to accentuate what is most important to them and how they see Surprise. However creatively the components of the Community Character Framework are interpreted, they will serve as a reflection of the City and as an inspiration to the creative process.

A BRIEF HISTORY OF SURPRISE (FROM THE GENERAL PLAN)

On May 17, 1938 Flora M. Statler purchased a portion of property south of Wickenburg-Phoenix Highway and named it “Surprise”, a portion of the current Original Townsite of Surprise. At the time of Statler’s purchase, a service station, several dwellings, and two families occupied the land. In the next decade, more families chose Surprise as their home. In 1940, the estimated population of Surprise was 20 people. Over the following decades, the population increased slowly along the bank of the Agua Fria River.

The City’s location at the edge of the Phoenix Metropolitan Area and prominence along the US 60/Grand Avenue corridor make the city a gateway to the Phoenix metropolitan area for travelers coming from Las Vegas and other northwestern places.

On December 12, 1960, a 616-acre area of land, the Original Townsite, was incorporated as the Town of Surprise. At the time of incorporation, only 169 acres of the Townsite were developed with a population of 1,574 residents. The predominant land use of the town during this time was residential, with no parks, inadequate streets, and depended on City of El Mirage for water. County planners projected that the City population would grow to 4,700 by 1980. The existing incorporated area was expanded for the first time on November 14, 1978 when a 10 foot strip of land encircling roughly 26 miles of unincorporated land was annexed by the City. The purpose of this strip annexation was to reserve this

unincorporated land until future development occurred in the area, at which time the City would annex the land into its City limits.

The 1987, Surprise Comprehensive Development Guide included this area as well as other lands bordered by Perryville Road and US60/Grand Avenue as its planning area boundary. In 50 years, Surprise grew from 1,547 residents to a city of over 130,000 residents. The City offers a broad range of lifestyles, from apartments and single-family subdivisions to secluded ranches attracting young families to establish new roots. Surprise also offers a significant array of retirement communities that address the needs and lifestyles of active adults. The City provides a wide variety of commercial establishments and recreational opportunities for all ages.

Design Note: Each Essence component will have its own spread. Readers will be asked to think of ideas that directly correlate with the elements and will have an opportunity to sketch out ideas.

Surprise, Uniquely Defined

✓ Agriculture

Surprise was long a hotbed of agriculture in the West Valley – an industry that still lives on today. Long-term residents still remember the community as a land of citrus, roses, sweet onions, and more.

- Citrus Grove
- Roses
- Cotton
- Fields of Produce

Design Note: Images accompanying each word or phrase.

✓ Unique Past & Present

Founded in 1938 by a woman who would certainly be surprised at what the city has amounted to today, Surprise has an interesting past that deserves to be celebrated.

- Flora Mae Statler
- Surprize!
- Original Townsite
- Air Force

Design Note: Images accompanying each word or phrase.

✓ Prosperous Future

Surprise has rapidly grown into a large and successful city. With a population focused on the future, the community is built not just on legacy, but on a tomorrow that is bold and prosperous.

- Well Planned
- Creative
- Family-Oriented

- Diverse

Design Note: Images accompanying each word or phrase.

▼ **d. Serene Desert**

The Sonoran Desert that envelops Surprise defines the physical environment with dark nights and warm sunny days. As the sun sets over nearby mountains the beauty of Surprise explodes with color.

- White Tank Mountains
- Sonoran Desert Tortoise Migration
- Saguaro Cactus
- Mesquite

Design Note: Images accompanying each word or phrase.

Chapter 2: Place-Based Strategies

The City of Surprise is one of Arizona's, and the country's, fastest growing cities. As Surprise has grown at a scale matched by few in the country, it has also devoted considerable resources to plan for its growth. In addition to sustainable and efficient growth, ensuring that it is a highly livable community is a key goal of the City. By integrating public art into the existing and future development of Surprise, it can inject life and creativity into the built environment. Surprise can continue to shape an identity around public art and creativity, forming a sense of the place, and making it stand out in the West Valley.

Through the public engagement process community members shared their priorities for public art types and location. The feedback was refined utilizing best practices to develop several strategies to show how public art can continue to be integrated throughout the community.

A. LOCATION TYPOLOGIES

Several location types are mentioned throughout this document as ideal opportunities for public art in Surprise.

1. PARK AND OPEN SPACE

Surprise continues to be planned, developed, and made into a home for thousands of people. The City and the community, through the 2015 Surprise Parks and Trails Master Plan have ensured that ample park and open space will be available for residents and visitors in the future. The opportunity to infuse these spaces with creativity and art can help to create a sense of place in the many parks of Surprise. Art in parks can inspire health and activity. Inspiration can also be found in natural adornments such as in flora, fauna, and geography.

2. CITY GATEWAYS

A critical part of establishing the identity of Surprise, both regionally and nationally, involves locations where you enter the city from neighboring communities. Specially designed landmark elements should be located at key entrances to the city. It is essential that these features be unique in design, visible to both motorists and pedestrians, and emblematic of the city they introduce. Artist designed installations may not be appropriate for every entry point, especially where conditions may include short sight lines, crowded sidewalks, multiple competing visual demands and limited space for installations. Monuments that were previously designed would be appropriate at these locations as well, possibly in conjunction with public art. Public art may also be added adjacent to existing monument signage.

Design note: Sidebar of examples of possible locations for public art at city gateways

The 303 & Grand Ave

Bell Road at Surprise City Limit (east)

Litchfield Road & Peoria Ave

The 303 & Peoria Ave

Grand Ave & Greenway

Sun Valley Parkway & Surprise City Limits (west)

3. NEIGHBORHOOD ENTRANCES & WALLS

Neighborhoods and subdivisions in Surprise almost universally exhibit several characteristics: they generally utilize monument signage to signify their community entrances and are often surrounded by masonry walls on the exterior of the subdivisions. Both of these physical traits provide opportunities for integrating art into developments. Subdivisions can share their own neighborhood identity and show pride in being part of Surprise. Art created at neighborhood entrances and on walls should be led by private developers in partnership with the city and may be useful as part of an incentive package in the zoning code.

4. GREENWAYS, WASHES, AND TRAILS

As Surprise plans for future growth, greenways, trails, and washes have been identified as key to creating a sustainable and livable community. These spaces, which have been thoroughly identified in the 2015 Surprise Parks and Trails Master Plan, provide ample opportunity for the inclusion of public art.

Design note: Include map from page 17 of Surprise Parks and Recreation Master Plan and/or call out the following:

*Picacho Greenway & Wash
Surprise Greenway
Trilby Greenway & Wash
Two West Wash
Five East Wash
Padelford Wash*

5. CITY BUILDINGS & COMMUNITY FACILITIES

As Surprise continues to grow, city services and community facilities will grow to meet expanded needs. These locations are often meeting points for the community and could provide chances for residents and visitors to interact with and explore public art.

Design note: Sidebar of examples of location types

*Libraries
Police, Fire Stations, and Other City Facilities
Multigenerational Recreation Centers
Aquatic Centers
Senior Centers
Schools*

B. PUBLIC ART TYPOLOGIES

Several types of art are mentioned throughout this document as ideal mediums for public art in Surprise. They are described in detail below.

1. SCULPTURE

Sculptures are often the highlight and focal point of civic art. Sculptures may have the express purpose of celebrating civic pride or inversely may become culturally defining showpieces for the City.

Sculptures can take on many shapes and sizes and often fit well when created in or alongside gateways, parks, urban gathering spaces, and city centers. Because communities can celebrate and enhance their civic identity, they may be especially appropriate for a young, rapidly growing city like Surprise.

2. MURALS

Murals can transform a wall into a colorful and stimulating piece of art. Opportunities for murals exist in many spaces throughout the city: on commercial buildings, on dumpster enclosures, at parks and recreation centers, and more.

Whether curating permanent works of art as part of the City's collection or focusing on ephemeral works murals provide many opportunities for the public art program. The exposure of many artists over a short period of time rather than a few artists over a long period of time may be a benefit or more temporary murals. More permanence works allow for the integration of other mediums not typically included in other forms of public art such as photography.

3. FUNCTIONAL ART

Surprise is a fast-growing city that has focused on improving the infrastructure to facilitate added use by residents. Due to the ongoing addition and expansion of infrastructure in the city there is a unique opportunity to implement designs in place of otherwise ordinary pieces of infrastructure. Integrating unique 'Surprise' designs into infrastructure may be an affordable and efficient way to create a major visual impact.

Some possible options for functional art installations include bike racks, benches (such as the bench at the Surprise Senior Center), signal boxes, medians, subdivision walls, trash cans, transit stops, storm drains, manholes, installations within parking garages, monument signage, sidewalk treatments and more.

4. MOSAICS

Mosaics come in many shapes and sizes and have a particular relevance for Surprise due to its location in Arizona and the Southwest. The relative flexibility of the application of mosaics responds well to many art contexts.

Mosaics can help to enrich the built environment as a component of something functional like the bench mentioned above, internal and inlaid in flooring, or as a stand-alone exterior element.

5. GLASS WORKS

Modern glass installations arose in the 1960s and have quickly taken prominence in the art world. Glass works tend to be whimsical and are often used in interior entry spaces and exterior sculpture gardens.

Glass installations are especially useful when trying to inject color and interest into otherwise boring spaces. A fitting example is the Rio Glass building in Skyway Business Park.



6. LIGHT INSTALLATIONS

Contemporary artists have begun to use lighting in creative and interesting ways in order to manipulate the built environment with limited physical impacts. Light installations may be used on existing buildings, park space, or other locations. They may be especially useful and impactful when used in infrastructure projects.



7. MULTIMEDIA

Multimedia installations may combine many art types in ways that expand the imagination. Video, lighting, sculpture, murals, and more can be combined to make multimedia installations some of the most interesting around. Multimedia installations are especially useful for temporary or pop-up installations.

8. TEXTILE

Textiles may range from wall hangings to giant masterpieces that visually impact public spaces. This form of art can be used to add interest to new spaces or existing spaces within our public buildings.

9. POP-UP & TEMPORARY ART

Art can be long lasting, or it can be something that is experienced for a short period. Though temporary art isn't long-lived, it can have a lasting impact on a community. By creating a sense of surprise and joy in unexpected places temporary art can impact locations such as construction sites, empty spaces, and storefronts.

Temporary art can be done inexpensively and easily, and it can be a small pop of color for a huge "WOW" factor. In whatever form, its short lifespan gives energy to the space and drives excitement among the community. Temporary art invites collaboration, be it with local schools or community groups, and creates a space that can evolve with the city and residents.

Design note: images of low-cost temporary installations and medium cost temporary installations.

10. SITE-SPECIFIC

Site-specific art is created to enhance and celebrate its surroundings in which an artist considers the site first before anything else. Site-specific art uses the surroundings to enrich the experience. It can help to tell the story of the location or it can simply exist to elevate the site.

Design Note: Represented in a sidebar: Community preferences ranked:

- I. Sculptural
- II. Murals
- III. Functional Art
- IV. Mosaics
- V. Glass Works
- VI. Lighted Installations
- VII. Multimedia
- VIII. Textile

11. COMMUNITY, COLLABORATIVE ART

Community art is more focused on the creation of an art piece than any of the typologies listed above. Specifically, a piece is made by the community or a specific group to enhance and celebrate its participants. Collaborative art pieces use the people to enrich the experience and heighten the feeling of pride and ownership. Community art can be as small as the String Art piece created during the 2017 Surprise Art Week associated with this plan, or as large as the murals that can be seen around Surprise.

C. APPROACHES TO INTERGRATING ART INTO SURPRISE

The City of Surprise faces a unique challenge, and in turn, multiple opportunities to infuse the community with public art. With more than 130,000 residents, as of 2017, on roughly one-third of the Surprise planning area, there is already a significant built environment that should be retroactively included when planning for public art. There is also a proactive need to integrate public art into the remaining 200+ square miles of open desert that will eventually become part of the developed city limits. In order to ensure equal access and opportunity to the entire community both the existing and future built environment must be addressed.

1. REACTION TO EXISTING BUILT ENVIRONMENT

There are concentrations of neighborhoods to the north and west edges of the city limits that have been expanding within the past 4-5 years. Yet the existing built environment in Surprise is largely focused south of Loop 303, east of the McMicken Dam, and north of Peoria Ave growing from the Original Town Site (OTS)

New public art should be focused on existing park and open space, gateways, city buildings, and community facilities. This has, thus far, been the approach of the Arts and Cultural Advisory Commission and has served the community well in injecting art into the built environment.

Design Note: Existing public art locations in sidebar (and possibly public art map)

Original Town Site (OTS)

Surprise Senior Center

Surprise City Hall

Bicentennial Park

Northwest Regional Library

Police & Fire Headquarters

Surprise Community Park



a. Future Art Within This Area

Thanks to the work of the Arts and Cultural Advisory Commission supported by elected official and city staff the City Hall Campus, the Northwest Regional Library, Surprise Senior Center and other important locations within Surprise now feature public art. Future art in this area should be geographically diverse but also strategically placed in order to visually impact the existing community as much as possible. The criteria below should be used when evaluating the sitting of future public art in the existing landscape of Surprise.

Design Note: Ideal location typologies for public art in the existing built environment (and possibly public art map)

*Gateways
City Buildings
Community Facilities
Parks and Open Space*

Evaluation Criteria for Public Art Locations

When evaluating possible locations for public art projects the Arts and Cultural Advisory Commission and staff should attempt to satisfy as many of the criteria below as possible.

- Criteria 1: Highly Visible Location or Highly Visited Location
Due to the large amount of space in Surprise selected locations should either provide the highest possible visual impact by being located on prominent thoroughfares,

gateways, or intersections etc. or be in highly visited locations such as recreation centers, schools, dog parks, etc.

- Criteria 2: Expands Geography of Public Art Collection

A significant portion of the existing public art collection is centered around the Surprise City Hall Campus (including the Library and Surprise Community Park) and the Original Town Site (including Bicentennial Park and Surprise Senior Center). These are natural and obvious locations for public art, especially in the early stages of a public art program. Future public art should attempt to add geographic diversity to the collection in order to provide better access and opportunity all Surprise residents.

- Criteria 3: Multiple Viewing or Interaction Opportunities

Public Art is best when it is highly engaging. In order to engage the highest number of people possible, selected locations should be visible from many angles and from diverse perspectives. Open space located at a prominent intersection, a fire station located along a bike lane, or a recreation center next to a school, are all examples of locations that provide many ways to view and interact with public art – and all exist in Surprise.

2. PROACTIVE INCLUSION INTO FUTURE BUILT ENVIRONMENT

The majority of future development in Surprise will take place to the north and west of the McMicken Dam, towards the White Tank Mountain Regional Park and State Route AZ-74. In this area, public art should be proactively included as new land is developed. This is a priority of both city leadership and the commission.

Future Art Within This Area

Both the 2035 General Plan and the 2015 Surprise Parks and Recreation Master Plan define specific development standards and growth patterns for the future built environment of Surprise. Though the evaluation criteria above should be utilized for this area in addition to the existing built environment, the established plans present different opportunities for public art within this area.

a. Public Art Procured by the Arts Commission

Art procured by the Arts Commission for newly developed areas of Surprise should focus on the following location types:

- Parks and Open Space & Greenway and Trail Network

Unlike the existing built environment of Surprise, a network of interconnected greenways, washes, trails, and parks is proposed throughout the future developed area of Surprise. In addition, many community facilities will be co-located at these proposed parks. This truly integrated network provides a wonderful opportunity to add art systematically throughout the community. The following types of locations should be priorities for public art within this network:

Major Trailheads

*New City Parks
Multigenerational Recreation Centers
Minor Trailheads
Meeting Points and viewing areas of Paths*

- City Gateways

In the newly developed areas of Surprise there is an opportunity to integrate public art into City Gateways from their initial construction. Due to Surprise's unique position in the far West Valley these City Gateways also may be entry points into the Phoenix Metro itself. Art at these Gateways has the possibility to truly define new areas of Surprise.

b. Public Art & Cultural Amenities Associated with Private Developers

If private developers choose to add public art to their developments either independently or in partnership with the city, the following location types should be prioritized:

- Neighborhood Walls

*Subdivisions and neighborhoods within Surprise are often characterized by the masonry walls which surround them. These walls are typical of the region and create a unique built environment but also may create visual monotony throughout the community. At the same time, these walls provide an opportunity to inject art into the built environment. Incentivizing developers to devote a portion of the walls to art installations is a strategy that should be used to develop more interesting masonry walls throughout the community. This recommendation should be used in combination with the incentives described in *Chapter 3.B.2 (will substitute with page number in final plan)*. If implemented the following is recommended:*

- *Ten percent of wall space must be devoted to art*
- *The developer is required to submit the artist contract as proof of meeting the art requirement and no approval by Arts Commission should be necessary*
- *Art must either be integrated into the wall as a sculptural element, mosaic, or other form of art or should be directly adjacent to the public facing portion of the wall*
- *The Arts Commission may review proposed projects as directed by the Planning and Zoning Commission*

- Monument Signage or Neighborhood Entrances

As new developments such as subdivisions, commercial areas, mixed use areas, corporate headquarters or other sites are developed, monument signage is often added at key site entrances. Monument signage is important in placemaking and identification of new developments. Because these locations are often highly visible they provide a great opportunity to add visual interest with art, which can also help to identify locations and create a sense of place. Future developments have an opportunity to support the "One Surprise" identity that is priority of the Mayor and City Council. Newly developed areas can create their own unique identity and while still

representing pride in being part of Surprise. Incentivizing developers to utilize art alongside monument signage or neighborhood entrances is a strategy that should be used in order to add visual interest into the environment. This recommendation should be used in combination with the incentives described in Chapter 3.B.2 (will substitute with page number in final plan). If implemented the following is recommended:

- § *Larger signage should be allowed as an incentive if art is included as part of monument signage and could be tied to scale of proposed art or amount of funds spent on the art*
- § *The developer is required to submit the artist contract as proof of meeting the art requirement and no approval by Arts Commission should be necessary*
- § *The Arts Commission should pursue a unique art piece or consistent theme that is used for new subdivisions and partner with existing subdivisions to integrate with existing entrances.*

- **Cultural Facilities**

New developments – particularly residential neighborhoods – have ample opportunities to integrate cultural facilities into their outdoor areas, clubhouses, and community centers. By including publicly accessible and rentable cultural facilities these developments can help meet the needs and desires of residents of Surprise. Incentivizing developers to include cultural facilities in their developments is a strategy that should be used to help bring amenities to the city that would otherwise not be built or take many years to realize. This recommendation should be used in conjunction with the incentives outlined in Chapter 3.B.2. If implemented the following is recommended:

- § *Any cultural amenity constructed to meet the incentive requirement should be publicly accessible and/or available for reservation or rentable for festivals, performing arts, or other social gathering events.*
- § *Developers should prioritize amenities recommended in the plan (Pages _ - _) or other desired amenities as recommended by staff or the Arts Commission.*
- § *Community Development staff should work with developers to determine exact incentives based on the scale of the proposed cultural amenities.*

3. SITE SELECTION CRITERIA FOR ONE AND ONE-THIRD PERCENT FOR ART ORDINANCE PROJECTS WITH NEXUS REQUIREMENT

Qualifying projects that grow out of the One and One-Third Percent for Arts Ordinance (Percent for Arts) will often have a requirement that they be placed as a part of the project that triggered the art due to bonds which fund the Capital Improvement Plan (CIP) projects. In order to ensure that the public art be impactful to the city, the following criteria should be followed. These criteria should be communicated to the project development team and the project management team to ensure that they are followed for all public art funded by the city.

- Criteria 1: Public Access During Business Hours
When placing a piece of public art as part of a CIP project - first and foremost – the art should be publicly accessible for all and meet Federal ADA requirements. This means that in buildings that have regular public access during business hours, the art may be located inside a publically accessible space. In projects that are not publically accessible, the art should be located on the exterior of the building or further out on the side within view of a public road or right of way.
- Criteria 2: Highly Visible Site or Highly Visited Site Within the Project
Even the most obscure city-funded infrastructure likely has a site that is more visible or visited than other areas of the site. These sites should take precedent above other sites within a project. Inside a building this would mean locating the art in a highly trafficked area such as a main lobby or entryway. Outside this may mean an area of the building or site visible from a main arterial, trail, or other location where many people are likely to see it.

Chapter 3: Public Art Program & Policies

The Surprise Public Art Program and Arts and Cultural Advisory Commission have made great strides in adding public art and art focused activities in the City of Surprise. The following sections detail the existing program and provide opportunities to add to its success.

A. CITY INTERNAL OPERATIONS

The internal operations of the public art program at the city staff level are highly important to the long term and functional success of the program. The recommendations for staffing and internal organization are detailed below. The following description should be utilized by the Human Resources department at the City of Surprise to create a final Job Description.

1. PUBLIC ART PROGRAM STAFF MEMBER

No staff member currently exists whose sole duty is to manage the Surprise Public Arts Program, act as a liaison with the arts community, nor to fully implement the guidance of the Arts and Cultural Advisory Commission. The addition of a public art staff member is integral to the long-term success of the public art program in Surprise. This staff position may be titled Public Art & Culture Manager, which is broad in nature and allows for the expansion of responsibility. This position would be created specifically to handle all arts and cultural related issues on the city level. They would handle the day-to-day activities and relieve the Arts & Cultural Advisory Commission from much of its current administrative responsibilities, similar to other departments/commission relationships; such as Community Recreational Services and Community Development.

With the additional funding that will arise from the Percent for Arts , this staff member will be necessary for the City to effectively administer the funds.

In addition to acting as a liaison to the Arts & Cultural Advisory Commission, this position's responsibilities include but are not limited to: management of the existing collection, creation and management of the maintenance plan for the existing collection and all future additions to the collection, integration of public art into projects in the Capital Improvement Plan at the conceptual stage, development and maintenance of strategic partnerships, integration of public art into the development process at the conceptual stage of the project, management of all new public art installation processes, management of programming, and the procurement of outside funding sources. Additionally, this position would inspect all public art pieces in the city's collection annually to ensure they are maintained in a good state of repair.

2. INTERNAL ORGANIZATION

Currently the Arts and Culture Advisory Commission, and by extension the public art program, is housed within the Surprise City Manager's office. Even in surrounding communities, peer programs are housed in a variety of departments within City Government and no one solution is a panacea. Below is a discussion of the three most frequently cited potential homes for the program within the City of Surprise, the positives and negatives, and recommendations for how the program should function in the future.

For now, the program should be maintained within the City Manager's Office. The internal organization should be reevaluated every 3-5 years. Regardless of the placement of the program within the internal city structure, the commission and future staff person should collaborate with other city departments and commissions.

a. CITY MANAGER

The City Manager's office currently houses the Arts and Culture Advisory Commission and public art program. The city manager is responsible for carrying out the council-created policies and directing the day-to-day operations of city government. The manager reports directly to the city council and is subject to council performance reviews. The city manager is responsible for drafting a balanced budget for council review and approval each year.

The public art program should continue within the City Manager's office until a staff member is hired to manage the program. If city staff and elected officials are not in favor of moving the public art program to Community Development, we recommend that the program stay within the City Manager's Office.

POSITIVES

- The City Manager's Office works closely with elected officials and develops the City Budget therefore could more easily advocate for funding on behalf of the Commission and public art program.
- The most recent successes of the Commission and public art program have happened while the program was housed within the City Manager's Office.
- The public art program needs an interdisciplinary approach to task management and implementing this plans goals. The City Manager's Office provides the flexibility necessary to address variety of partnerships required for the recommended Public Art & Culture Manager.

NEGATIVES

- The City Manager's Office must take a high-level approach when addressing Citywide issues and that approach may not benefit the public art program because the program requires specialized focus and close attention.
- In the long term, the public art program may benefit more from being integrated into a larger department and resources.

b. COMMUNITY DEVELOPMENT

The Surprise Community Development Department provides services related to planning, permitting and building safety elements within the City of Surprise. It is the charge of this department to ensure responsible planning within the current and future city limits and that new and existing structures are safe for occupancy.

POSITIVES

- The public art program could benefit from the comprehensive nature of the department's approach to planning and development in the City.
- A public art manager could advocate for the inclusion of public art within new development more easily if the program was housed within Community Development.
- The department could more easily harness the economic and placemaking power of the public art program in Community Development.

NEGATIVES

- The Community Development Department does not have the staff, capacity, or expertise to operate the public art program and act as a liaison to the Commission without a public art staff member.
- Some of the current event-based programming of the Commission falls outside the scope of Community Development's work.

c. SPORTS & TOURISM

The Surprise Sports and Tourism Department is responsible for marketing Surprise as an intentional sports and tourist destination. In addition, the department manages Surprise Stadium and the partnerships with Major League Baseball's Kansas City Royals and Texas Rangers.

POSITIVES

- The Sports and Tourism Department is well marketed and hosts many events all of which could benefit the public art program.
- Both programs are building a sense of place to create new residents through marketing and attracting visitors.

NEGATIVES

- The expertise of this department in marketing sports may not translate well into managing the public art program.
- This department's focus on activities and experiences limits the collaboration with internal and external development partners for public art and the built environment.

B. FUNDING

The City of Surprise has made a strong statement in favor of adding public art and cultural amenities in the city through the creation of the One and One-Third Percent For the Art Program (Percent for Arts). The program is explained in the following section along with recommendations on how to refine and enhance public art and cultural amenities in Surprise into the future.

1. EXISTING FUNDING

Per the ordinance that establishes the Percent for Arts Program, “The City of Surprise desires to expand the experience of its citizenry through public art of the highest quality in concept and execution. Public art contributes directly to the quality of life in the City of Surprise because citizens view and interact with it daily in public spaces. Public art instills concern for beauty and good design in the public sector by setting high aesthetic standards. Public art reflects and communicates the history, character and values of the community and thereby creates a sense of place.”

The existing program, which is detailed below, was codified in 2016 to establish a funding source for public art by dedicating one and one-third percent (1-1/3 %) of each fiscal year’s budgeted, unrestricted capital improvement funds. The following policies were established under that ordinance:

a. Contribution of Capital Improvement Plan Funding

Each fiscal year, based on the most recently adopted CIP and, as determined by the Finance Department, every participating department must appropriate, an amount equal to one and one-third percent of its budgeted eligible capital project funds to the Municipal Art Fund. Legally restricted funds are exempt.

For the purposes of this program, capital projects are defined as city projects with a budget exceeding \$500,000 paid for wholly or in part by the City of Surprise for buildings, roads, infrastructure, parks, etc. Projects related to emergency work, minor alterations, repair, maintenance, software system development, or vehicle replacements are exempt.

b. Establishment of Municipal Art Fund

The funds generated by the One and One-Third Percent for Art Program are appropriated to the Municipal Art Fund, separate and apart from the Arts and Cultural Commissions' operating budget. The Municipal Art Fund must be used for the limited purpose of acquisition and administration of public art or to establish a public art program. Acquisition can include, but not be limited to, costs associated with the procurement, design and siting of public art. Administration can include, but not be limited to, costs associated with implementing the requirements of the One and One-Third Percent for Art Program and relevant community outreach and education. Any costs related to maintenance are excluded.

c. Nexus Requirement

Funds appropriated under this program may be used for the siting of public art city-wide. Many of the future funds that will be generated for the Percent for Arts will be associated with bond ballot projects. The general obligation associated with bond projects will require art components to also be located on the project site. Projects with this nexus requirement should still follow the other guidelines outlined in this plan.

However, according to the Percent for Arts there is no nexus is required between the public art and the city project which funded the public art unless a legal restriction exists (e.g. general obligation bond ballot). Projects that are funded without a nexus requirement (i.e. from the general fund) can be located differently than the associate CIP project.

2. OTHER POTENTIAL FUNDING OPTIONS

Additional proposed options are detailed below that in the future could allow for an expanded public art program within Surprise.

a. Percent of Hotel Transaction Privilege Tax Revenue

Some communities allocate a percentage of their Hotel Transaction Privilege Tax (TPT), also known as a Bed Tax, towards arts and cultural programming. This frequently occurs due to the connection between cultural amenities and tourism, citing those amenities acting as a driver of tourism and tourist-related businesses. The proposed allocation below would focus on arts and cultural programming which may serve to increase tourism within Surprise.

Proposed Allocation

As expansion of this plan in a few years, the City should explore a feasibility study to permanently allocate TPT funds on arts and cultural programming such as classes, festivals, or other cultural events. In addition, temporary art projects, murals, and re-granting to local arts and cultural related organizations could take place.

[sidebar of Juno cruise ship percent for arts]

b. Percent of Sports and Tourism Revenue

Often communities seek out funding mechanisms that are unique to their communities in order to drive additional funds to arts and culture in a creative way. Sports and sporting facilities are a large driver of people and business to Surprise. Outside of the season and games, there is a lack of interesting programming to occupy visitors and encourage them to spend additional time and money in Surprise. The proposed allocation of funding from Sports and Tourism revenue above would be utilized for additional arts and cultural programming in Surprise.

Proposed Allocation

As expansion of this plan, after the department meets all enterprise fund requirements, the City should explore a feasibility study to permanently allocate funds that can be spent on arts and cultural programming such as classes, festivals, or other cultural events. In addition temporary art projects, murals, and re-granting to local arts and cultural related organizations could take place. The study should include recommended guidelines be put in place to tie funding to projects and programs that would take place in conjunction with events related to Sports and Tourism such as Spring Training or other events.

[sidebar of potential projects/events funded by Sports and Tourism Revenue]

c. Public Private Partnerships

Many cities with successful public art and cultural facilities have found a private partner that helps fund and manage these public assets. Staff and the Arts Commission should work to identify private partners that can help to fund long term projects and facilities.

[sidebar of similar successful partnerships: Del Webb Center, Wickenburg, AZ; Millennium Park, Chicago, IL; Knight Foundation, Akron, OH]

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3. INCENTIVE PROGRAM

In order to incentivize public art within private development, the City of Surprise can take several unique approaches that would be economically and politically feasible. Proposed development incentive options are listed below and should be further investigated by City Staff, including Community Development and the Planning and Zoning Commission.

Guidelines for the implementation of these incentives are detailed in Chapter 2.2.C.B “Public Art Procured in Partnership with Private Developers” (Page __ in final plan). If any of the following incentives are adopted they should be codified in conjunction with the guidelines.

Possible Incentive Program Options:

a. Density Bonus

Under the Density Bonus provision, a development would qualify for additional square footage or units in their development if one of requirements detailed in “Public Art Procured in Partnership with Private Developers” (Page __) was met.

b. Parking Reduction

Under the Parking Reduction provision, less parking spaces would be required for commercial and residential developments if one of requirements detailed in “Public Art Procured in Partnership with Private Developers” (Page __) was met.

c. Parkland Set Aside Reduction

Under the Parkland Set Aside Reduction provision, less park or open space would be required for commercial and residential developments if one of requirements detailed in “Public Art Procured in Partnership with Private Developers” (Page __) was met.

d. Open Space Requirement

Under the development code requirements for open space, establish a provision that allows any of the requirements detailed in “Public Art Procured in Partnership with Private Developers” (Page __) to satisfy the Open Space Requirement.

3. ONE AND ONE-THIRD PERCENT FOR ART EXPENDITURES

Though the Percent for Arts that was codified in 2016 specifically states that there is no nexus between city funded projects that are required to contribute a percentage of their budget to the Municipal Art Fund and the public art projects they fund, this is generally only the case for non-bond funded projects. Despite this the Arts Commission may still attempt to pool funds from non-bond funded projects in order to make a larger impact with public art projects. This policy is important to the long-term success of the public art program and the collection that will eventually be curated by that program. Funds may be pooled in order to achieve projects of a greater scale.

a. Why Should Funds be Pooled for Larger Scaled Projects?

The Percent for Arts Ordinance establishing the Surprise Public Art Program specifically states that the City “desires to expand the experience of its citizenry through public art of the highest quality in concept and execution.” This statement proved true throughout the extensive public engagement that was done as part of this planning effort.

In an effort to ensure that the Public Art Program is executed at a stature that meets the stated desires of the City and its residents, it is recommended that funds be pooled in the Municipal Art Fund in order to achieve projects of greater scale.

b. What Does It Mean To Pool Funds?

Funds from the One and One Third Percent for the Arts ordinance will likely be generated in varying amounts. In order to achieve the goals of the program, these amounts should be combined in order to achieve scale.

c. What Scale Projects Should Be Funded by Percent for The Arts?

The majority of projects funded by the One and One Third Percent for the Arts should be of the Large and Significant Scale as defined below. A small amount of the Percent for the Arts funding could go toward medium scale projects, ideally through partnerships. Small scale projects should be funded with non-Percent for the Arts funding associated with the Arts & Cultural Advisory Commission’s annual budget, various grant applications, and donations from local art groups and the community. The project scales are defined below and further described in Section 3.1.

Small scale projects (\$10,000 and Below)

Medium scale projects (\$10,000 - \$50,000)

Large scale projects (\$50,000 – \$250,000)

Significant scale projects (\$250,000 and above)

C. GUIDELINES FOR TIERS OF FUNDED PROJECTS

When project budgets are being developed for potential public art projects, a diversity of project types and budgets should be sought so as to ensure a breadth of art in the Surprise public art collection. Projects funded with large budgets, inherently require different methods of evaluation than projects that have small or medium sized budgets.

1. Small Scale Projects (\$10,000 and Below)

Projects funded at this scale are typically community-based endeavors. Many times projects at this scale seek to engage the community and create small but impactful improvements, or can initiate a new civic image. Small scale projects would likely be projects geared specifically towards local artists such as those from the West Valley or Maricopa County.

Funding Type

- General Fund Allocation
- Arts & Cultural Advisory Commission operating budget
- Donations from non-profit groups and/or community
- Grant Funded

Typical Art Types

- Murals
- Textile
- Multimedia
- Pop-Up and Temporary Art
- Functional Art
- Community created, collaborative art

Typical Locations Types

- City Owned Facilities
- Park Space
- Temporary installations, i.e. Festivals and

2. Medium Scale Projects (\$10,000 - \$50,000)

Projects funded at this scale typically draw attention from the local community, can create community charm, and focus on semi-permanent installations or long-term installations. Medium scale projects would likely solicit artists based throughout the Phoenix Region or State of Arizona.

Funding Type

- General Fund Allocation
- Arts & Cultural Advisory Commission operating budget
- Joint Funding with Sports and Tourism Revenue
- Joint Funding with Private Partners
- Grant Funded

Typical Art Types

- Glass Works
- Light Installations
- Textile
- Murals
- Mosaics
- Multimedia
- Pop-Up & Temporary Art
- Functional Art
- Community Created, Collaborative Art

Typical Locations Types

- City Owned Facilities
- Park Space
- Trails and Greenways
- Neighborhood Entrances

3. Large Scale Projects (\$50,000 – \$250,000)

Projects funded at this scale typically draw attention from beyond the local community, can become a regional symbol, and focus on long term installations. Large scale projects would likely solicit artists nationally.

Funding Type

- One and One Third Percent for The Arts
- Joint Funding with Private Partners
- Grant Funded

Additional Requirements

- Calls for Artist at this scale should require applicants to have completed a project of at least 25% of the total cost of the proposed project within the call

Typical Art Types

- Sculpture
- Glass Works
- Light Installations
- Textile
- Murals
- Mosaics
- Multimedia

Typical Locations Types

- Park Space
- Washes / Trails
- Gateways
- City Owned Facilities
- Private Land, Publically Accessible

4. Significant Scale Projects (\$250,000 and above)

Projects funded at this scale typically draw visitor attention from beyond just the state of Arizona, can become iconic, and focus on long term installations. Significant scale projects would likely solicit artists nationally and possibly internationally.

Funding Type

- One and One Third Percent for The Arts
- Joint Funding with Private Partners
- Grant Funded

Additional Requirements

- Calls for Artist at this scale should require applicants to have completed a project of at least 25% of the total cost of the proposed project within the call

Typical Art Types

- Glass Works
- Light Installations
- Textile
- Murals
- Mosaics
- Multimedia

Typical Locations Types

- Park Space
- Washes / Trails
- Gateways
- Private Land, Publically Accessible

Chapter 4: Cultural Amenities and Facilities

As detailed in previous sections, Surprise is a large and fast-growing community. As such, community members desire additional cultural amenities. The cultural amenities are an important economic development tool that can drive additional residents, businesses, and tourists to the city. Due to the cost of providing cultural facilities and amenities, the city must do so as economically and efficiently as possible.

The following sections contain important guiding principles to achieve short-term goals for cultural facilities. Long-term goals merit further study before specific plans are proposed.

A. Key Goals

- Invest in facilities that are not duplicative of facilities in surrounding communities
- Provide access and opportunity for residents of Surprise to express their creativity
- Provide amenities and facilities that expand the diversity of offerings in both Surprise and the West Valley

**Note: Overview of Area Offerings by City are detailed in Appendix D.*

B. Facility Types for Surprise

Through public engagement, the community defined several different types of venues they currently attend, how far they travel, and the types of cultural facilities that are desired in Surprise. This helped evaluate and study nearby cultural facility offerings and utilize national best practices to determine what the City should pursue.

1. Black Box Theatre

A Black Box Theatre is a simple indoor venue that is small, unadorned, and highly flexible. This type of performing arts venue is relatively low cost and can accommodate performances of many types – from musical acts to interactive performances. Due to the small scale, high demand, and lack of this style of venue in Surprise, it should be pursued as a temporary solution using current infrastructure until a permanent plan can be established. Black box theaters are also encouraged as a private establishment due to the high demand expressed by the community. The City should consider ways to partner and support this type of venue.

Design Note: Black Box Theater Attributes Sidebar

Seats 100-200

Simple and unadorned – typically large square room

Flexible space that can be organized to accommodate many performances

2. Small Multipurpose Indoor Venue

Possibly in conjunction with the Black Box Theater, a small indoor performing arts venue is recommended. This small venue would likely accommodate between 250 - 500 people and would be ideal for small music acts, private recitals, community theater acts, as well as other performing art mediums. This size venue requires further outreach and a full development plan due to the lack of available accommodations within Surprise and the demand that was expressed by community members.

3. Small Outdoor Venue

Possibly in conjunction with existing or new community parks, a small outdoor performing arts venue should be included in upcoming development plans. This small venue would likely accommodate between 250-500 people and would be ideal for local and regional music acts, an anchor for small festivals, as well as other event-based gatherings. This style of venue reflects a high demand expressed by community members and lends itself to a funding partnership between private developers, CIP funds, and possible grant applications.

4. White Tank Outdoor Amphitheater

The General Plan 2035 and City Council have identified a vision of a resort or resort-style community to the north of the White Tank Mountain Regional Park. Future development plans and partnerships should include an outdoor amphitheater. This should be a large regional venue, creating an iconic destination to draw more visitors and bolster tourism in Surprise.

5. Makerspace or Creative Space

A makerspace or creative space is an arts-based facility that is similar to a community recreation facility for athletics and sports. It's where users can explore their imagination and urge to be creative. This type of facility provides classrooms, tools, and resources where visitors and members can take classes or work freely; for example, making furniture, sculptures, jewelry or other artistic forms. In order to maximize resources, this facility could also include musical and performance resources and classes. These facilities provide opportunities for young and old, hobbyists and professionals, entrepreneurs and artists to connect and enhance community connections. The facilities are often barebones and could utilize a variety of low cost locations such as vacant a strip center or warehouse. This type of facility would ideally be a partnership between the City of Surprise and local universities or businesses and requires for further study to fully develop.

6. Fairgrounds or Festival Venue

Attendance at area festivals, coupled with feedback from public engagement, shows a need for a festival venue in the City of Surprise. This type of facility would be outdoors and would likely be used as park or open space outside of festival programming. The key amenities provided as part of a festival venue would be electric hookups, restroom facilities, vehicular access, and parking. These amenities could be added to an existing park, open space, or planned for and built as part of future park construction. A permanent fairgrounds or festival venue would allow Surprise to take advantage of the year-round climate with a space that can be programmed by the City or rented by private organizations.

C. Integration with New University Facilities

In February of 2017 Ottawa University announced a plan to develop a 35-acre campus adjacent to Surprise City Hall. This development presents an ideal opportunity for partnerships to develop cultural amenities and facilities, specifically performing venues which otherwise may take much longer to develop separately. City staff should coordinate with University representatives to study the possibility of jointly developing cultural facilities that would be available for use by residents and businesses in Surprise. Any agreements to develop cultural facilities should include specific provisions to ensure ample access for Surprise residents and businesses.

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Chapter 5: Priority Action Plan

The implementation of this plan will require collaboration on a broad scale. As the implementation leader, the Arts and Cultural Advisory Commission will collaborate with city staff and other critical decision-making entities to ensure clear and consistent interpretation of the plan throughout implementation. The goals and recommendations within this chapter will be implemented as staffing allows.

SHORT-TERM GOALS AND STRATEGIES (1-2 YEARS)

STAFFING:

1. Create a part-time staff position entitled Public Art & Culture Manager. In order to maximize the effectiveness of the Public Arts Program, it is necessary to dedicate staffing resources to the Program. This staff position title is broad in nature and allows for expansion of responsibility and funded through a general fund allocation. The staff person will:
 - Manage the public art program
 - Act as a point of contact when partnering with the arts community
 - Work closely departments that host or program activities that have an art component
 - Serve as a liaison between the Arts and Cultural Advisory Commission, and elected officials

Opportunities should be explored to collaborate with neighboring communities or other organizations in order create staffing efficiencies while the Percent for Arts Ordinance is in its initial collection phases.

FUNDING:

1. Staff and elected officials should study the proposed additional options for funding and incentives on page (). This funding could allow for additional smaller projects or help fund the Public Art & Culture Manager staff position

PROCESS/POLICY:

1. Develop an internal initial priority blueprint for future public art installations. This initial blueprint would prioritize locations for future public art and should be based on community input, availability of space, future development, as well as the recommendations and guidelines contained in this plan. Additionally, this blueprint should be updated and revised regularly following its initial creation and adoption. Until this list is complete and adopted by the Arts and Cultural Advisory Commission and City Council, no additional art should be placed aside from in process project or Percent for Arts Ordinance Projects with a nexus requirement.
2. Complete and maintain inventory of all public art pieces in the Surprise Public Art Collection. Details must include:
 - a. Type of public art
 - b. Specific location
 - c. Materials used
 - d. Artist
 - e. Current and projected maintenance needs
 - f. Determination of whether or not the piece is on loan or is part of the permanent collection
 - g. If on loan, how long the piece has been on display

- h. If on loan, from whom
3. Develop an inter-departmental process for collaboration. Within each city department, develop an internal process for coordination between departments. Departments include: Community Development, Public Works, Community and Recreation Services, Sports and Tourism, Economic Development, and any additional city departments that manage projects or pieces funded by Public Arts Program funds. This must also address the process of requesting funds for public art in each department's projects.
4. Evaluate and adopt proposed Guidelines for Tiers of Funded Projects. These guidelines could be integrated into other policy documents.
5. Develop a list of qualified artists. This list should include artists that are well-oriented to the Surprise Public Arts Program that can be provided to developers, individuals, and businesses in the event they are interested in procuring or commissioning a piece of public art.
6. Study the options for the proposed Public Art Incentive Program for private development detailed on page (). Select and implement one of the proposed options.
7. Study the options for the proposed Neighborhood Wall and Monument Signage recommendations for private development on page (). Select and implement one of the proposed options.
8. Review, assess, and reestablish goals and priorities annually.

ARTIST SUPPORT:

1. Prioritize easily implementable projects and programming such as temporary art, pop-up art, and murals.
2. Establish an annual tradition of continuing Art Week to bring exposure to and celebrate all forms of art in Surprise and create a new community, collaborative art piece each year.

MEDIUM TERM GOALS AND STRATEGIES (3-5 YEARS)

FUNDING:

1. Utilize Percent for Art funds to leverage and provide matching monies for grant opportunities from local, state, and national organizations. Target grants for strategic placemaking endeavors or programmatic actions such as:
 - a. Programming that supports cultural diversity in the arts;
 - b. Programs for reaching underserved communities;
 - c. Projects that integrate arts and culture into community revitalization work such as land-use, transportation, economic development, education, housing, infrastructure, and public safety strategies;
 - d. Projects that utilize the arts to support the creative needs of non-arts sectors;
 - e. Projects that explore the intersection of artistic creativity and creativity in non-arts sectors;
 - f. Projects that use the arts and the creative process to address complex issues; and
 - g. Programming that celebrates heritage or history of a specific place.

2. Staff, the Arts and Cultural Advisory Commission, and elected officials should study and strive to implement one of the proposed funding options on page () in addition to the Percent for Art Program. This funding could allow for additional smaller projects that supports other departments' and commissions' goals or help fund the Public Art & Culture Manager staff position.

Process/Policy:

1. Create a reserve of 'shovel ready' public art projects for easy implementation by developers or private sponsorship. This reserve must be fully vetted by staff and the Arts Commission, including the approval of the artists.
2. Purchase or commission art through collaborations between arts and non-arts partners.
3. Staff should internally study proposed cultural facilities in Chapter 4.B page () and determine which, if any, are appropriate for additional in-depth exploration and identify potential funding opportunities.

Artist Support:

1. Develop an Artist in Residence Program. Engaging an artist at the most basic level within city functions will encourage creativity and integration of public art from the beginning of capital projects and new private development. Artists are generally hired on a 9-12 month contract.
2. Create a volunteer program to engage non-artists that assist with events or artist installations.
3. Prioritize more expensive or difficult-to-implement projects and programming such as sculptures, gateway pieces, and functional art.

LONG TERM GOALS AND STRATEGIES (5+ YEARS)

PROCESS/POLICY:

1. Review and update the Arts and Culture Master Plan every 5 to 10 years to respond to strengths, opportunities, weaknesses, and challenges as the program grows. The Arts and Cultural Advisory Commission with city staff may do this internally.
2. Create public art projects and programming with non-traditional partners. Potential collaborators include hospitals, rehabilitation and senior centers, disability-focused organizations, and more.
3. Staff and elected officials should determine which, if any, of the proposed cultural facilities in Chapter 4.B page () are expressly supported and conduct specific feasibility studies on the proposed venue or venues.

Artist Support:

1. Create partnerships with local schools to ensure public art and educational opportunities for students and artists.

2. Prioritize the most expensive or difficult to implement projects and programming such as monumental sculptural pieces and multi-piece installations.

Design Note: Graphics will present this in a chart with necessary partners, timeline, and connection to other recommendations from other plans and recommendations from this plan.

DRAFT



Presentation: Arts and Culture Master Plan

Planning and Zoning Commission
May 3, 2018

Arts and Culture Master Plan

Today's Discussion

- Developing an Arts and Culture Master Plan
- Outreach Recap
- Draft Plan
- Next Steps



Developing an Arts and Culture Master Plan

What is an Arts and Culture Master Plan?

- Set the standard and strategic direction, implement and plan
- Better express the uniqueness and artistic vitality of Surprise
- Express our special qualities and competitive advantages
- Characterizes our sense of place and communicates our direction
- Vision created by community input
- Tangible document lives beyond the ebbs and flow of leadership
- Arts and Cultural Advisory Commission, with staff and Designing Local

Outreach Recap

June 2017

Stakeholder & Public Outreach

- City Hall, Marley Park, Sun City Grand, WVHQ

August-September 2017

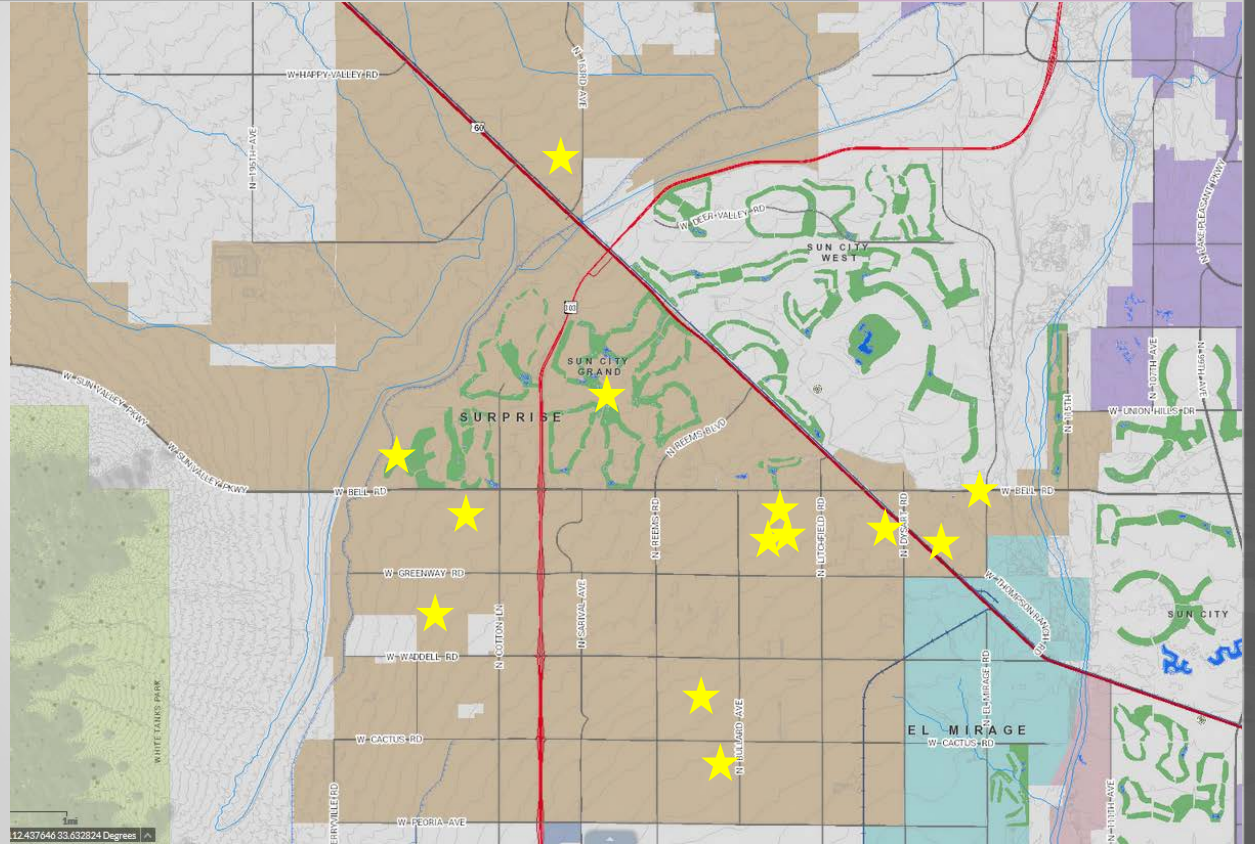
District, Commissions, HOA, and Community Meetings

- District 1, 2, and 4; CRS, Tourism, DAC, and P&Z Commissions; Youth Council, Rancho Gabriella, Veramonta, Dysart Art Teachers, Rotary

October 2017

Art Week

- Fiesta Grand, Asante Park, Public Art Bus Tour, Surprise Block Party, Tech & Art Fair, Poetry Slam, Sierra Montanta



Stakeholder and Public Review Dates

Feb 2018

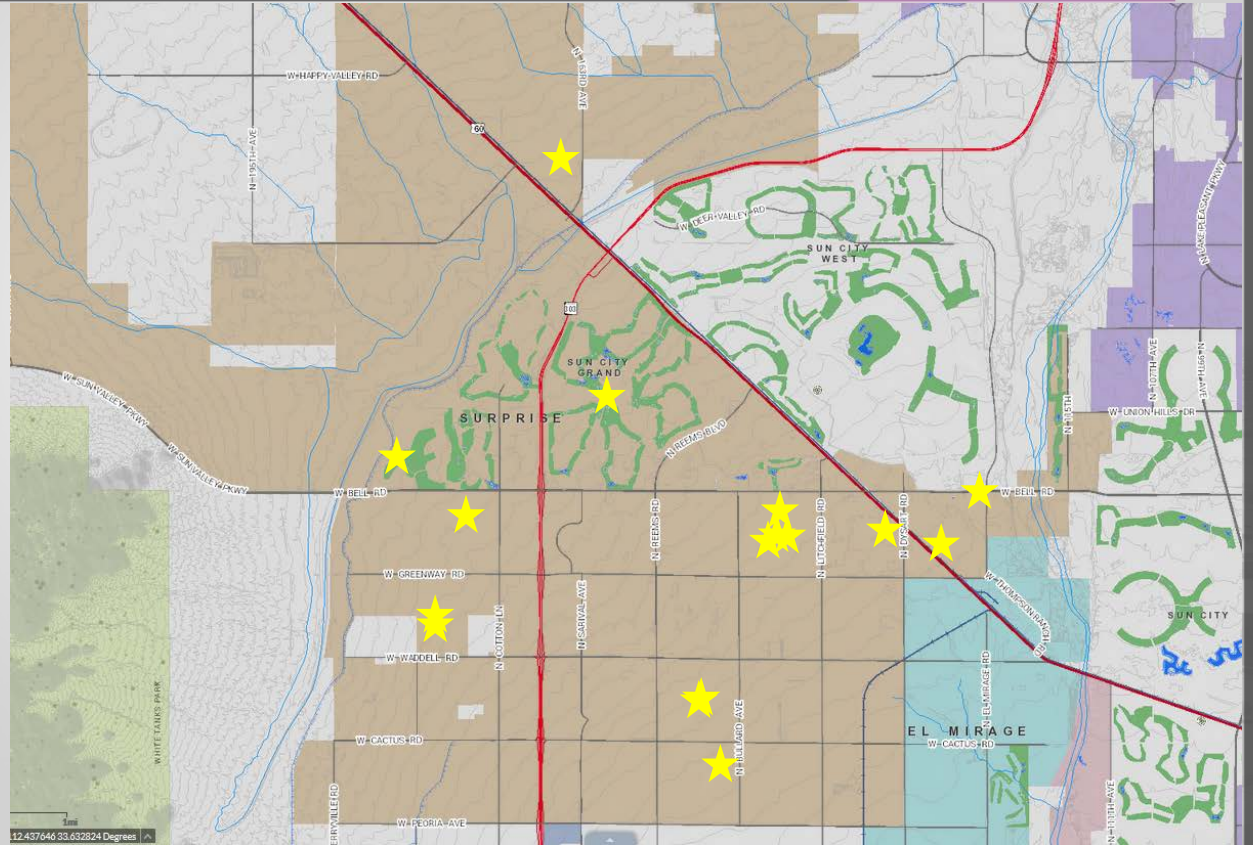
Open House Meetings

- Invitations to stakeholders
- Published, open to public
- Discuss details of actual draft
- Sierra Montana Rec Center
2/26 at 1pm
- NW Regional Library, 2/27 at 6pm
- Marley Park, 2/28 at 1pm

March 2018

Arts and Cultural Advisory Commission - Special Meeting

- Present stakeholder and public comments on draft plan
- Commission reviews draft plan, assesses stakeholder comments, and advises revisions to draft
- City Hall, 3/1 at 4:30pm





Draft Plan

Table of Contents

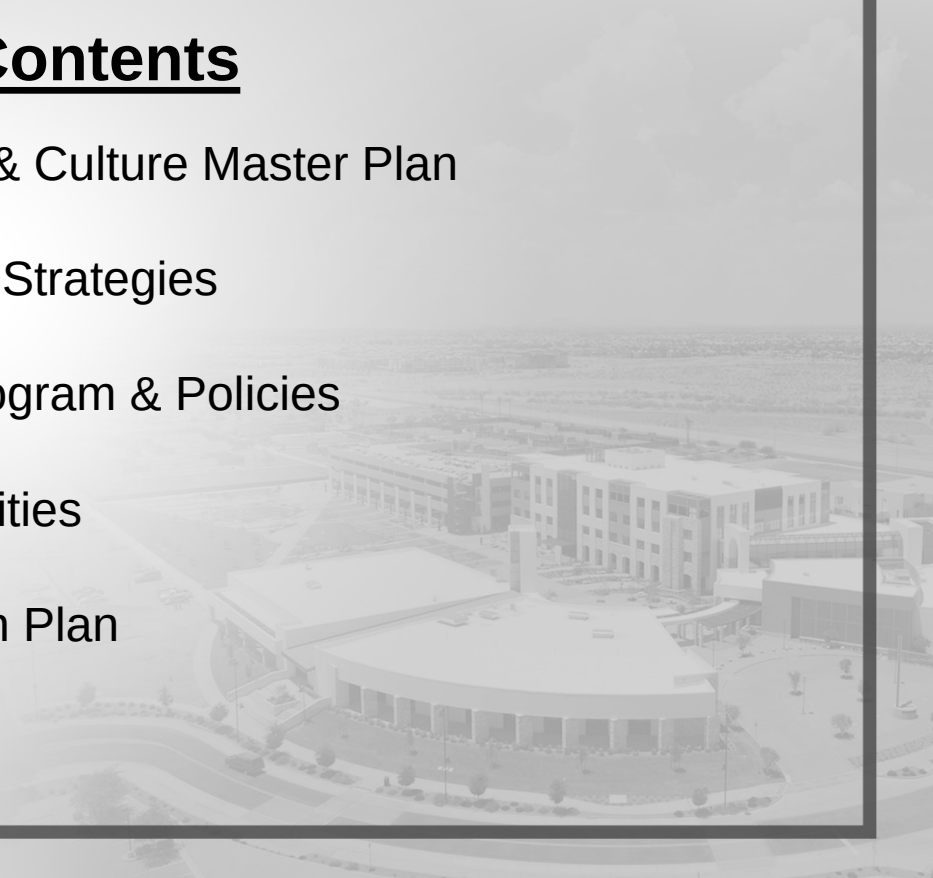
Chapter 1: Why an Arts & Culture Master Plan

Chapter 2: Place-Based Strategies

Chapter 3: Public Art Program & Policies

Chapter 4: Cultural Facilities

Chapter 5: Priority Action Plan





Draft Plan

Chapter 1: Why an Arts & Culture Master Plan

Key Themes

- Art is not exclusive, art is for everyone
- Reactive and proactive decisions
- who we are and our unique community
- Residents of Surprise desire more creativity
- The youth of Surprise are anxious to participate, both creatively and actively

Community Character Framework

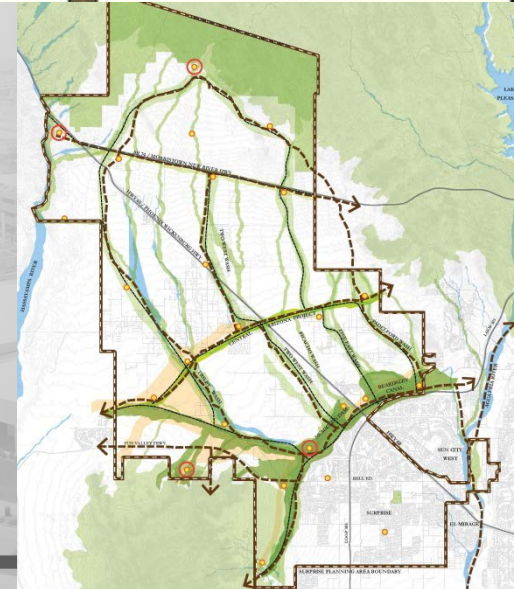
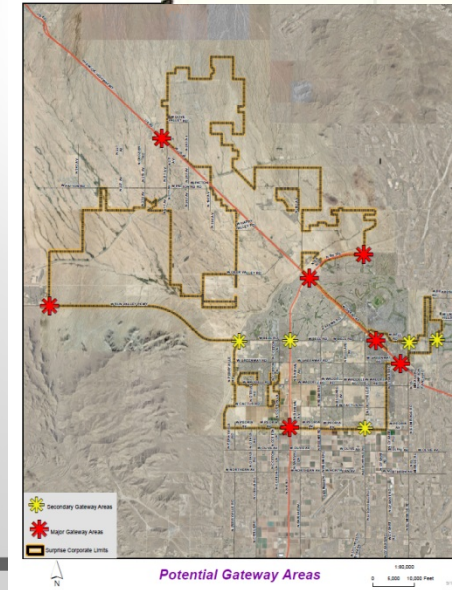
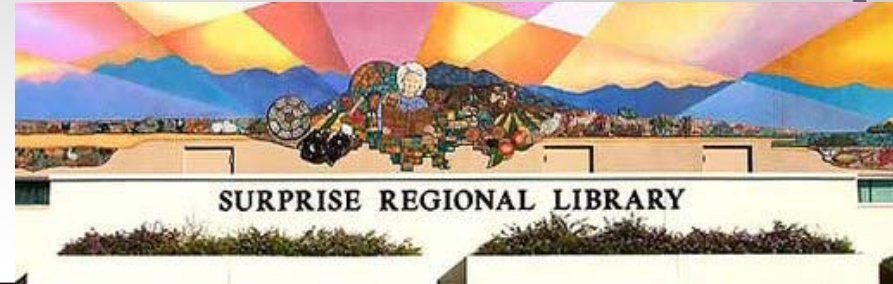
- Surprise, Uniquely Defined
 - Unique Past & Present
 - Prosperous Future
 - Serene Desert
- 

Draft Plan

Ch 2: Place-Based Strategies

Location Typologies

- Park and open space
- City gateways
- Neighborhood entrances & walls
- Greenways, washes, and trails
- City buildings & community facilities

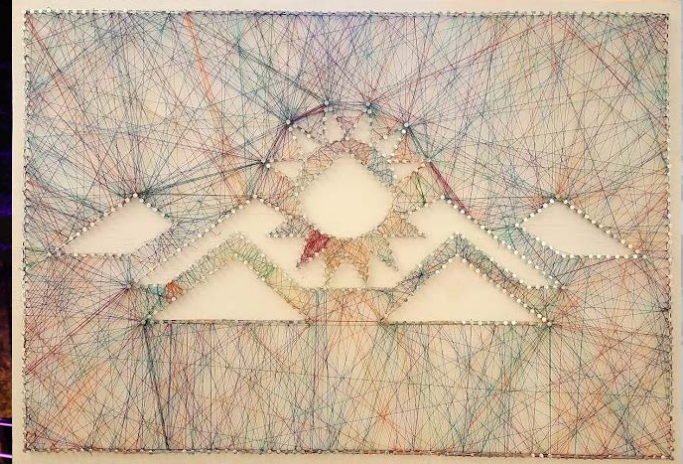
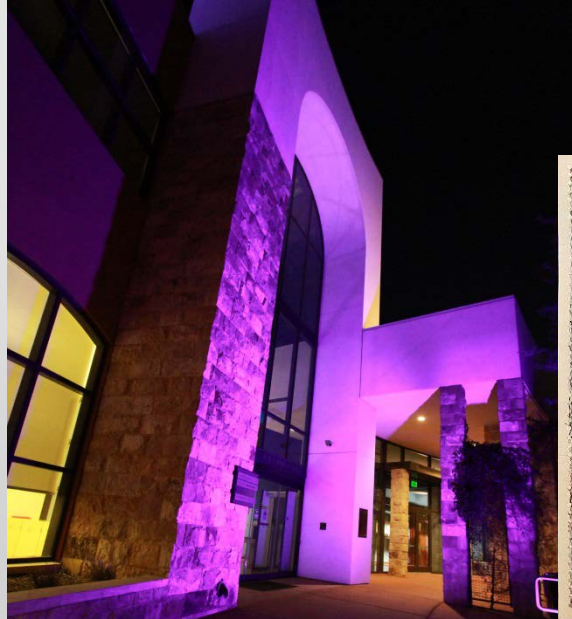


Draft Plan

Ch 2: Place-Based Strategies

Public Art Typologies

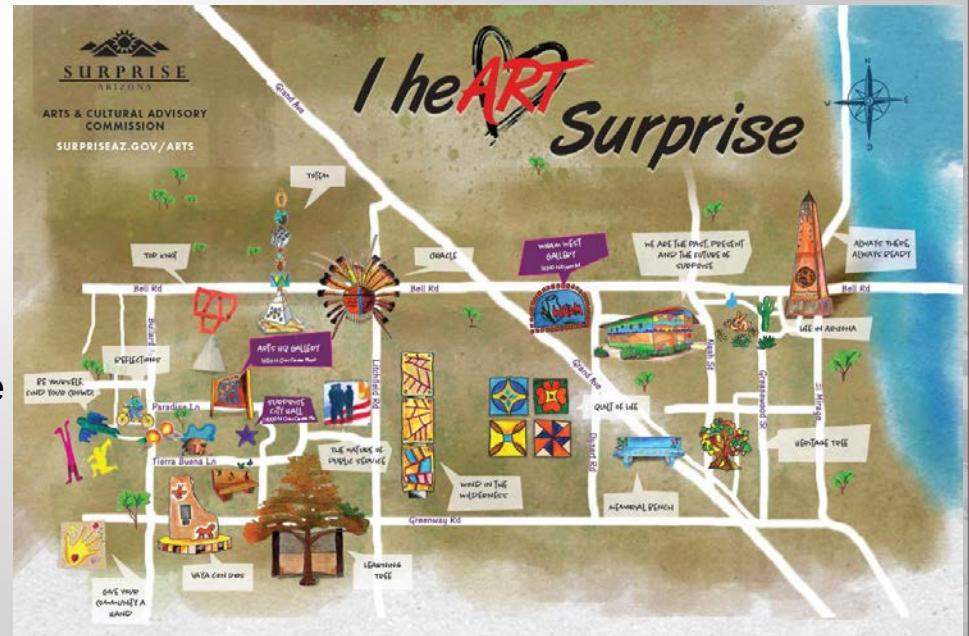
- Sculpture
- Murals
- Functional art
- Mosaics
- Glass works
- Light installations
- Multimedia
- Textile
- Pop-up & temporary art
- Site-specific
- Community, collaborative art



Ch 2: Place-Based Strategies

Integrating Art Into Surprise

- Reaction to existing built environment
- Proactive inclusion into future built environment
- Site criteria Percent for Art Fund Projects
 - Publicly accessible/meet Federal ADA
 - Highly Visible Site or Highly Visited Site



Draft Plan

Ch 3: Public Art Program & Policies

- City Internal Operations
 - staff member and internal organization
- Funding, Percent for Arts
- Other potential funding options
 - Revisit in a few years
 - Public Private Partnerships
- Incentive Program, Zoning Code
- Guidelines for tiers of funded projects
 - Small scale projects (\$10,000 and Below)
 - Medium scale projects (\$10,000 - \$50,000)
 - Large scale projects (\$50,000 – \$250,000)
 - Significant scale projects (\$250,000 and up)



Draft Plan

Ch 4: Cultural Facilities

- **Key Goals**
 - Don't copy major facilities of the West Valley
 - Access and opportunity, express creativity
 - Expand the diversity of offerings
- **Facility Types for Surprise**
 - Black Box Theatre, Small Indoor and Outdoor Venues, White Tank Amphitheater, Makerspace or Creative Space, Fairgrounds or Festival Venue
- **Integration with New University Facilities**
 - Study the possibility of joint cultural facilities





Draft Plan

Ch 5: Priority Action Plan

Short-term goals and strategies (1-2 years)

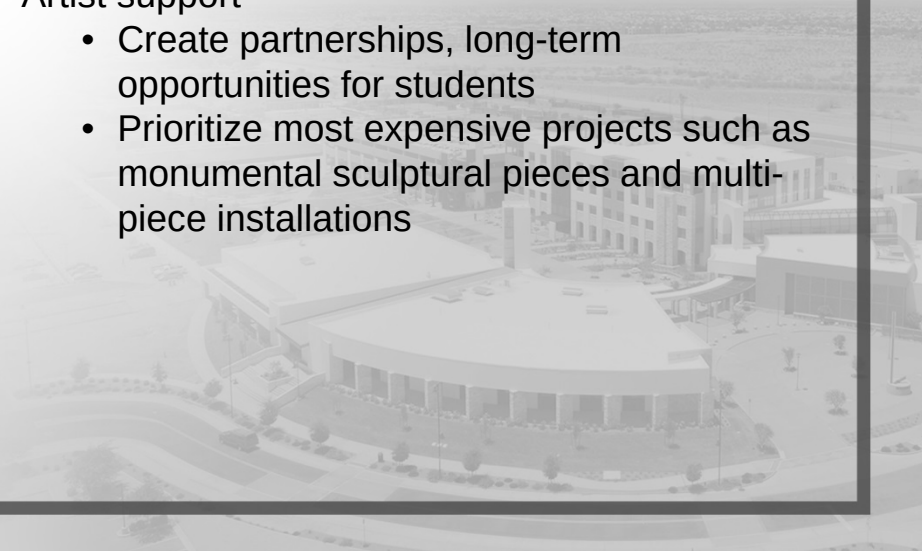
- Staffing, Public Art & Culture Manager
- Funding, study the proposed options
- Process/Policy
 - initial priority blueprint for future
 - inventory of all public art
- Artist support, continue Art Week Tradition

Medium term goals and strategies (3-5 years)

- Funding, grant opportunities
- Process/Policy
 - reserve of 'shovel ready' public art projects
 - study proposed cultural facilities
- Artist support, Artist in Residence Program
 - Prioritize difficult-to-implement projects gateway pieces, and functional art

Long term goals and strategies (5+ years)

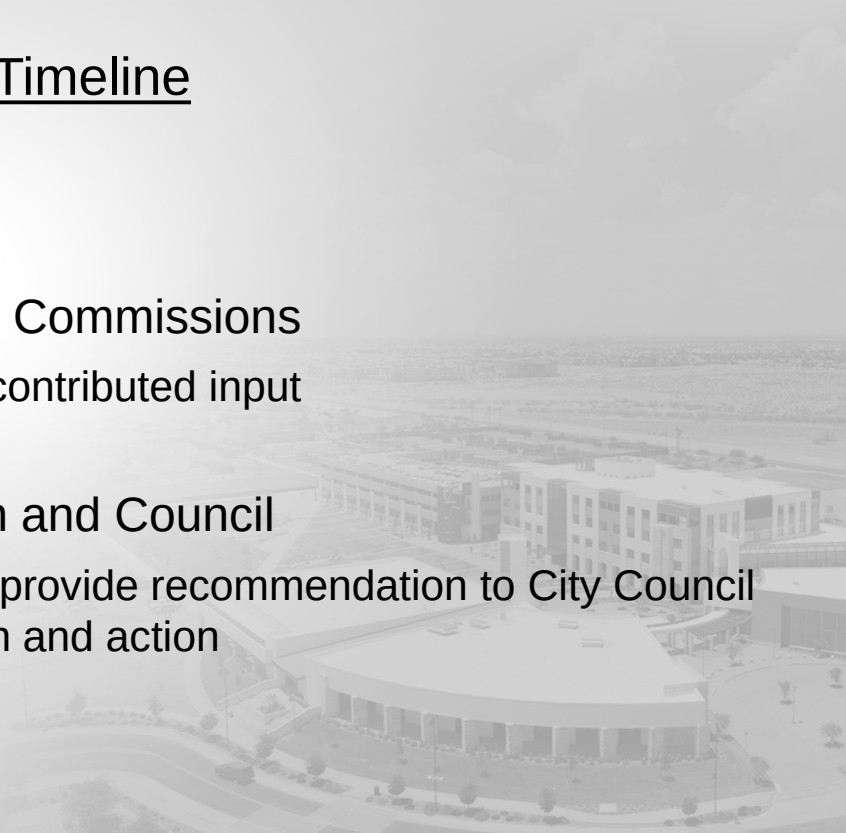
- Process/Policy
 - Collaborator with non-traditional partners
 - Study proposed cultural facilities
- Artist support
 - Create partnerships, long-term opportunities for students
 - Prioritize most expensive projects such as monumental sculptural pieces and multi-piece installations





Next Steps

Remaining Timeline

- Home stretch of this 18 month project
 - May 2018: Finalize Draft and Present to Commissions
 - Present final draft to commissions that contributed input
 - June 2018: Present to ACA Commission and Council
 - Arts and Cultural Advisory Commission provide recommendation to City Council
 - Present to City Council for consideration and action
- 



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

May 3, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 3, 2018	Contact Person:	Robert Kuhfuss - 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 regarding a Conditional Use Permit to allow a Freeway Monument Sign at Surprise Village Marketplace.

Motion:

Move to recommend approval to the City Council subject to stipulations “a” and “b” as stated in the Staff Report.

Background:

Andy Gibson of Bootz & Duke Sign Company, on behalf of WM Grace and Fitness International, LLC seeks approval of a Conditional Use Permit (CUP) to allow a Freeway Monument Sign to be located within the Surprise Village Marketplace PAD. The proposed sign will be located twenty (20) feet from the Loop 303 right-of-way line and will be 45 feet tall with approximately 367 square feet of sign copy area. The proposed sign is designed to complement the commercial center it serves and is consistent with the time, place, and manner requirements as stated in the recently adopted Sign Code.

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 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - Staff Report](#)
- ☐ [01 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - Vicinity Map](#)
- ☐ [02 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - Case Map](#)
- ☐ [03 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - Sign Package](#)

- ☐ [04 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - Citizen Outreach](#)
- ☐ [05 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - Presentation](#)
- ☐ [06 - FS18-054 - Conditional Use Permit for Surprise Village Marketplace Freeway Monument Sign - 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):

Robert H. Kuhfuss, AICP



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-054

Project Name: Surprise Village Marketplace Freeway Monument Sign

Council District: 1

Meeting Date: May 3, 2018

Planner: Robert H. Kuhfuss, AICP

Owner: Fitness International, LLC

Applicant: Andy Gibson of Bootz & Duke Sign Company on behalf of WM Grace and Fitness International, LLC

Request: Conditional Use Permit for a Freeway Monument Sign in the PAD zoning district (Surprise Village Marketplace)

Site Location: Generally south and east of Loop 303 and Bell Road

Site Size: 5.3 acres (approx.)

Density: N/A

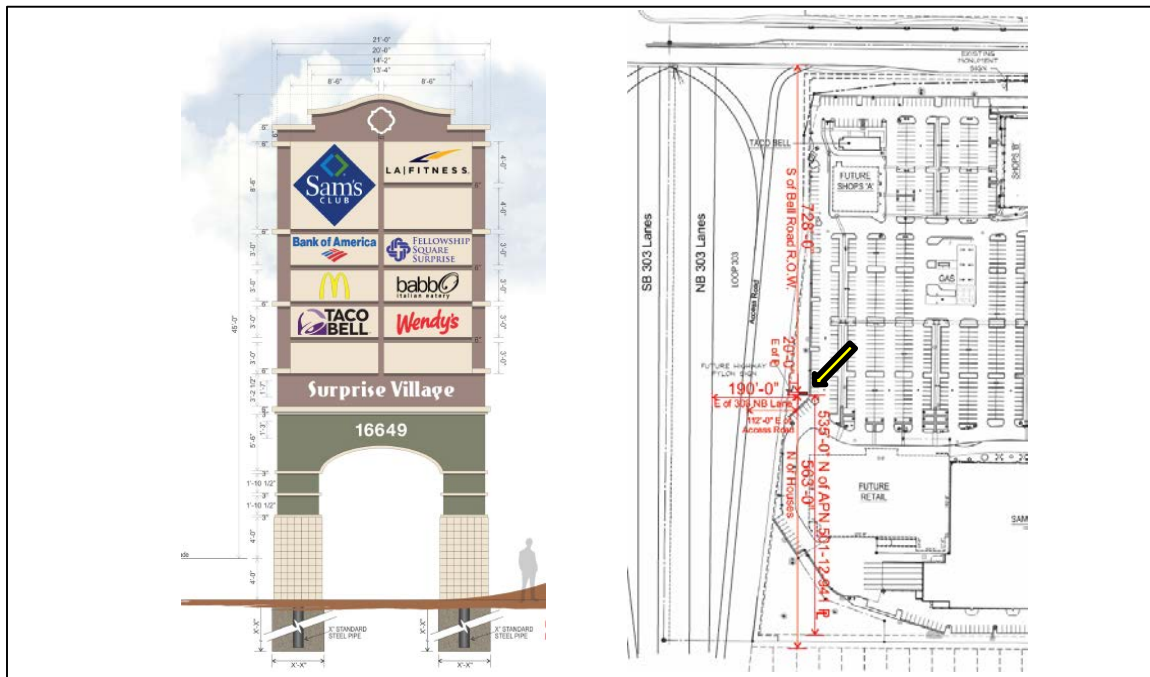
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission recommend **approval** of the proposed Conditional Use Permit, subject to stipulations 'a' and 'b'.

PROJECT DESCRIPTION:

Andy Gibson of Bootz & Duke Sign Company, on behalf of WM Grace and Fitness International, LLC seeks approval of a Conditional Use Permit (CUP) to allow a Freeway Monument Sign to be located within the Surprise Village Marketplace PAD. The proposed sign will be located twenty (20) feet from the Loop 303 right-of-way line and will be 45 feet tall with approximately 367 square feet of sign copy area. The proposed sign is designed to complement the commercial center it serves and is consistent with the time, place, and manner requirements as stated in the recently adopted Sign Code.

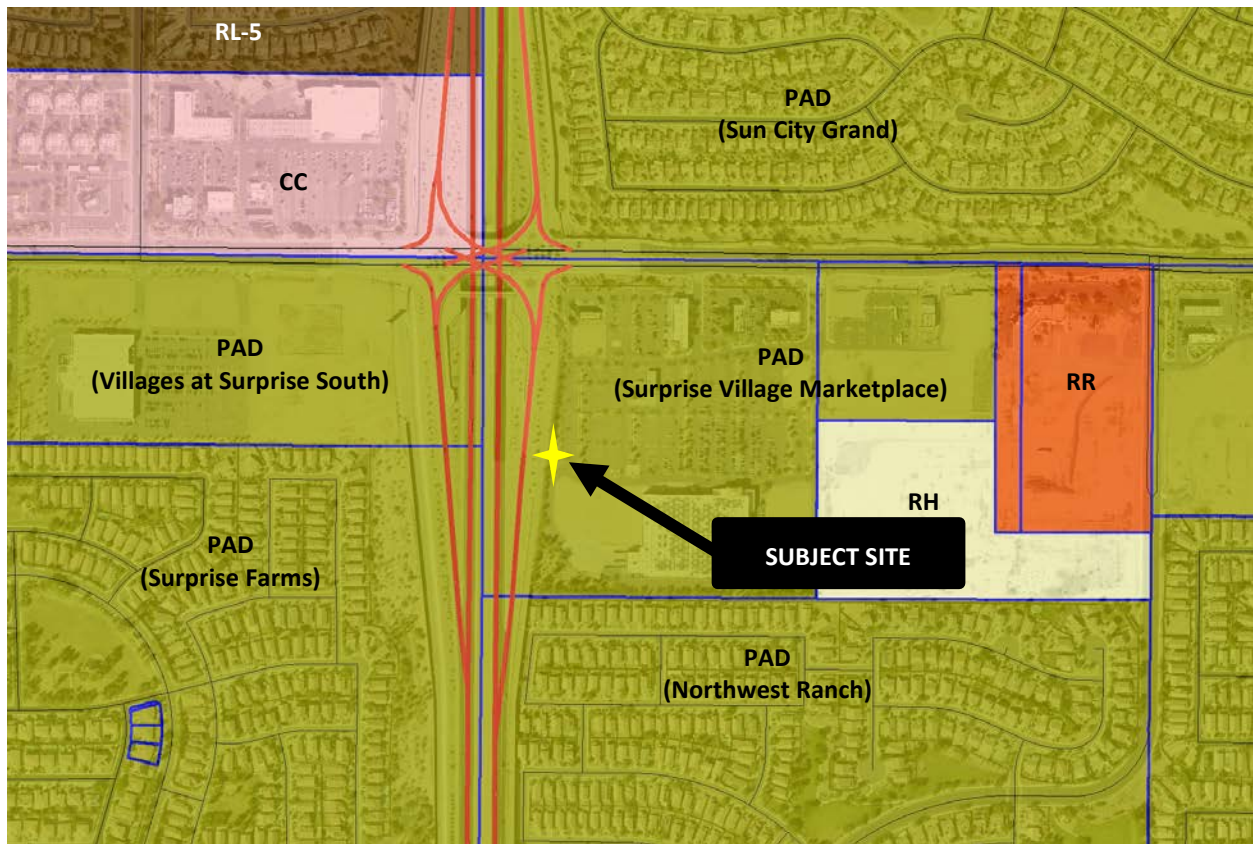


EXISTING ZONING:

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

CC	PAD (Residential)	PAD (Residential)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial) and RH
PAD (Residential)	PAD (Residential)	PAD (Residential)

[See map on following page]



BACKGROUND:

September 28, 2006: The City Council approved the Surprise Village Marketplace PAD under case PAD06-286.

March 20, 2007: The Planning and Zoning Commission approved the Comprehensive Sign Program (CSP) for Surprise Village Marketplace under case CUP06-458.

January 14, 2018: Staff met with the applicant to discuss the subject request during a regularly scheduled Concept Review meeting under CR18-709.

January 29, 2018: The applicant filed a request for a Conditional Use Permit to allow a Freeway Monument Sign on the subject property under FS18-054, the subject case.

March 6, 2018: The City Council approved a new Sign Code under case FS15-311, Ordinance # 2018-04.

March 7, 2018: The applicant held a Citizen Outreach meeting.

April 5, 2018: The aforementioned Sign Code went into effect.

71 **CITIZEN OUTREACH:**

72
73 As noted above, the applicant held a Citizen Outreach meeting on March 7, 2018. Staff was not
74 present at that meeting; however, according to the applicant, the meeting began promptly at 6:00
75 PM and was terminated at 7:00. The applicant states that no one from the public was in
76 attendance. Staff notes that the site was posted and advertised in accordance with the SUDC and
77 has received no items of support or opposition regarding the request.

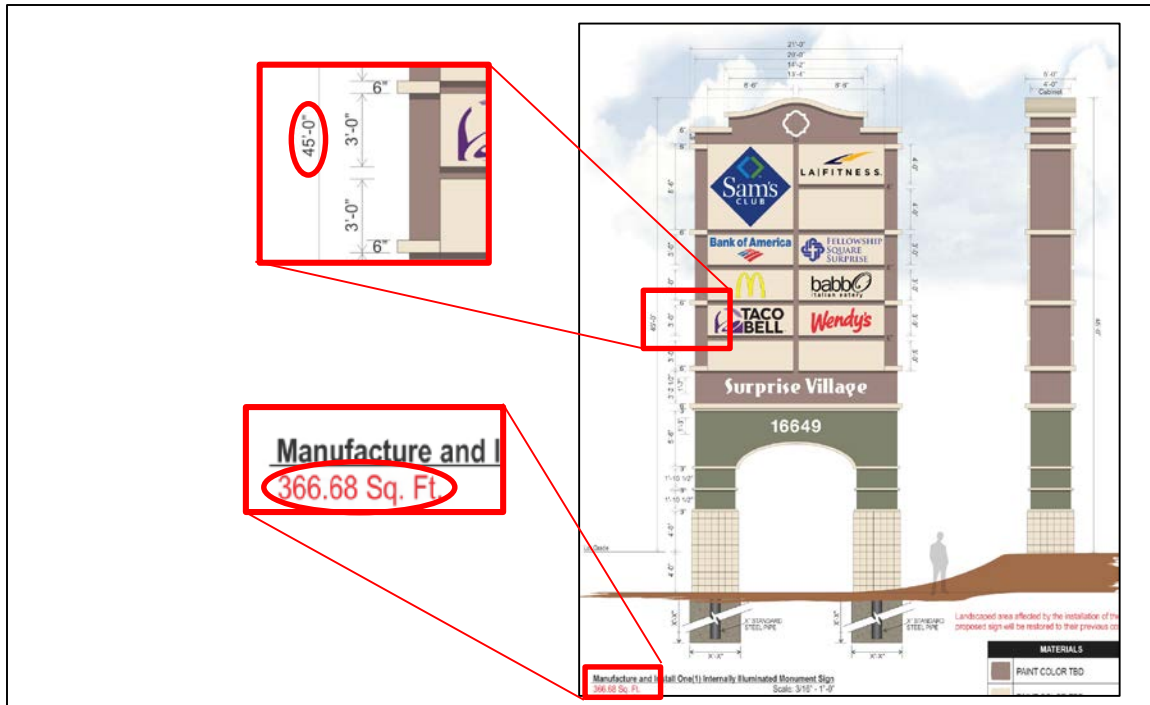
78
79 **ANALYSIS AND DISCUSSION:**

80
81 On March 20, 2007, the Planning and Zoning Commission approved a Comprehensive Sign Program
82 for Surprise Village Marketplace via Conditional Use Permit (CUP) under CUP06-458; however, said
83 CUP did not contemplate Freeway Monument Signs. More recently, the City Council approved a
84 Text Amendment to Chapter 113 of the Surprise Municipal Code (SMC) pertaining to signs,
85 hereafter referred to as the "Sign Code". Section 113-09.C.8 of the new Sign Code allows Freeway
86 Monument Signs via CUP in certain geographical areas with specific time, place and manner
87 restrictions, as summarized below. The proposed Freeway Monument Sign meets these criteria.

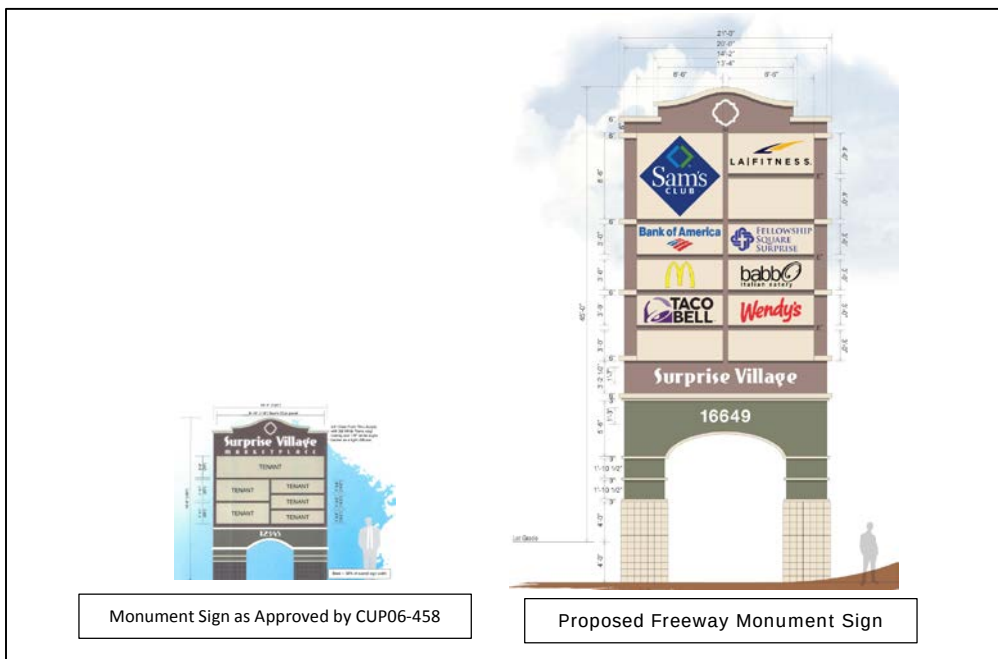
- 88
89 • May be located in commercially zoned properties within 850 feet of the intersection of Loop
90 303 and Bell Road
91



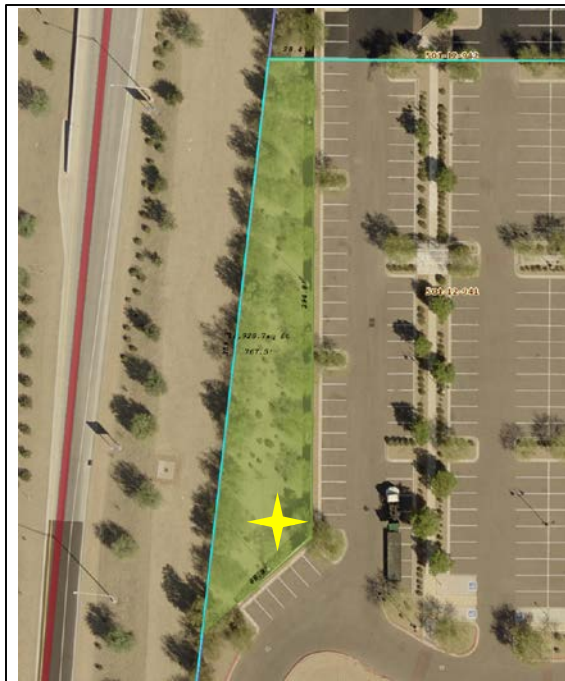
- 92
93
94 • May not be located closer than 300 feet from any residentially zoned property or related
95 open space tract.
96 • May not be located closer than 20 feet from the freeway right-of-way line.



- Must incorporate architectural features of the commercial center it serves.



- Must be located in a landscape area of not less than four (4) square feet per square foot of sign area.



366.68 sq. ft. sign area x 4 sq. ft. landscape area per 1 sq. ft. of sign area = 1,467 sq. ft. landscape area required

15,000 sq. ft. ± provided

In addition to the time, place and manner criteria set forth under Section 113-09.C.8 of the SMC, Section 122-114(a) of the SMC sets for the approval criteria for all Conditional Use Permits as follows:

- “(1) The proposed use is listed as a conditional use in the use matrix set forth in article V and meets any special requirements set forth for that particular use;*
- (2) Location and character of the use shall be in harmony with the surrounding area;*
- (3) The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;*
- (4) The proposed use shall conform to the goals and policies of the General Plan;*
- (5) The proposed use shall conform to the goals and policies of any specific district or plans for the area;*
- (6) The proposed use shall conform to the development standards and shall take into account the following factors:*
 - a. Site and building design;*
 - b. Sensitivity to existing natural features;*
 - c. Volume or character of traffic;*
 - d. Circulation patterns;*
 - e. Connectivity;*
 - f. Parking and loading;*
 - g. Screening and buffering of uses;*
 - h. Landscaping;*

- i. Exterior lighting;
- j. Signage;
- k. Storm water retention and drainage;
- l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
- m. A demonstrated need for such use.

- (7) The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;
- (8) Adequate utilities, access roads, drainage sanitation; and/or
- (9) Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services."

While the proposed use is not listed in the use matrix contained in Article V, the proposed Freeway Monument Sign is permitted as a Conditional Use under Section 113-09.C.8 of the SMC and meets the requirements set forth therein. Further, the time, place and manner criteria set forth in Section 113-09.C.8 of the SMC are intended to foster compatibility with the surrounding area and includes a requirement that Freeway Monument Signs be architecturally compatible with the commercial center it serves. The proposed Freeway Monument Sign will not impair the integrity or character of the area, and the time, place and manner criteria set forth in Section 113-09.C.8 of the SMC are intended to promote the health, safety and welfare of the community. The proposed Freeway Monument Signs does not conflict with the goals and policies of the General Plan, nor the PAD where the property is located.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commercial and Office Land Use Category, which supports retail uses such as those served by the proposed sign.

REVIEWING AGENCIES:

The subject request was routed to the standard internal reviewing agencies, who have indicated no objections to the request.

182 **SUMMARY:**

183
184 The City Council approved a new Sign Code that includes time, place and manner requirements for
185 Freeway Monument Signs, and allows such signs via Conditional Use Permit. The proposed
186 Freeway Monument Sign meets the time, place and manner provisions of the Sign Code, in addition
187 to the criteria set forth under Section 122-114 of the Surprise Municipal Code. As such, staff is
188 supportive of the request.

189
190 **FINDINGS:**

- 191
192
 - The proposed Freeway Monument Sign is consistent with the criteria set forth in Section
 - 193 113-09.C.8 of the Surprise Municipal Code pertaining to Freeway Monument Signs.
 - 194 • The proposed Conditional Use Permit is consistent with the criteria set forth in Section 122-
 - 195 114 of the Surprise Municipal Code pertaining to Conditional Use Permits.
 - 196 • The reviewing agencies have indicated no objections to the request.

197

198 **RECOMMENDATION:**

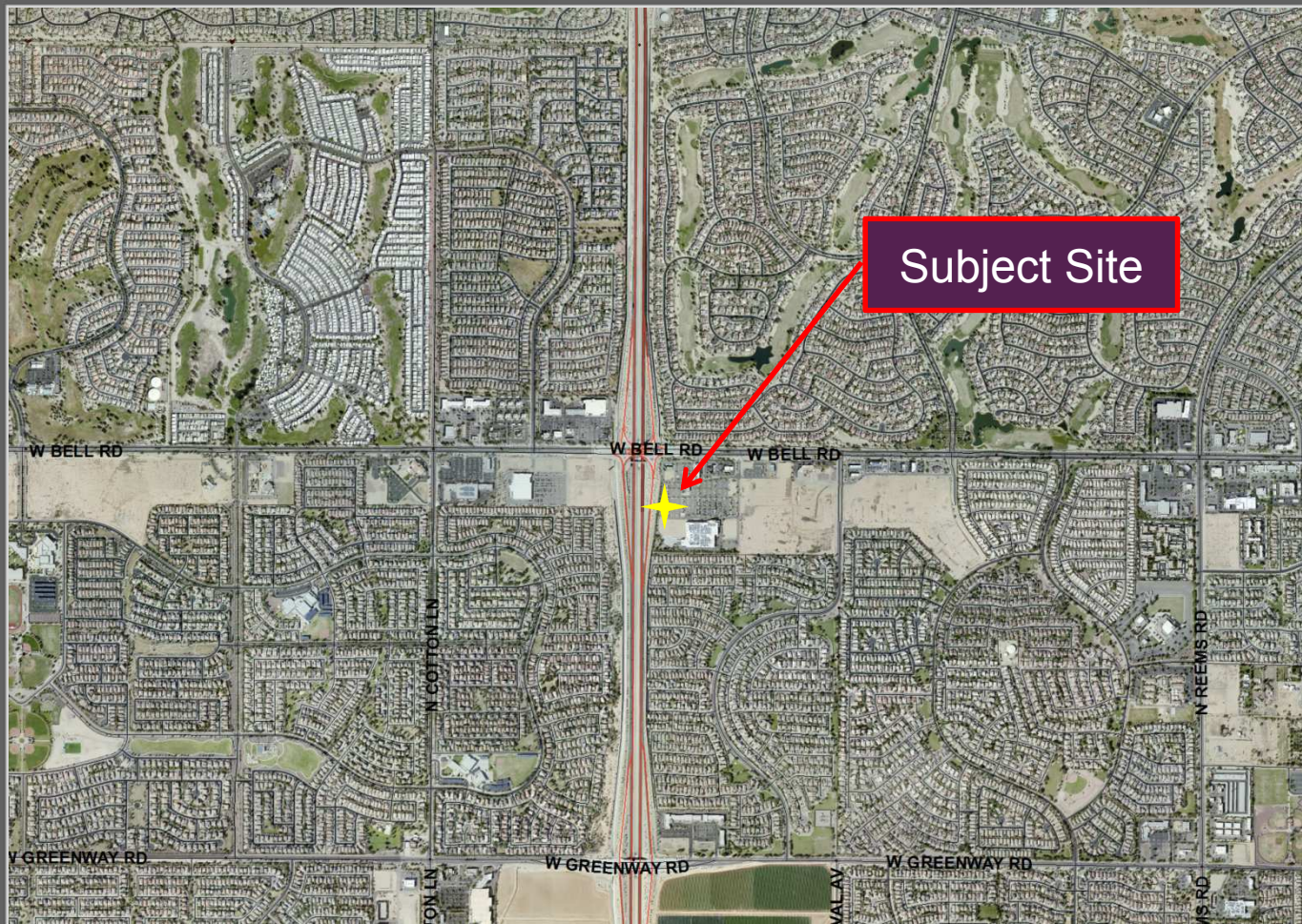
199
200 Based on the findings noted above, staff recommends the Commission forward a recommendation
201 of **approval** of the subject Conditional Use Permit to the City Council, subject to stipulations 'a' and
202 'b' as outlined below:

- 203
204 a) The Freeway Monument Sign shall be consistent with the Sign Package entitled "Surprise
205 Village" consisting of four (4) pages prepared by Bootz & Duke Signs and stamped received
206 March 22, 2018.
- 207
208 b) Non-compliance with the stipulations of approval of this case will be treated as a violation in
209 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 210

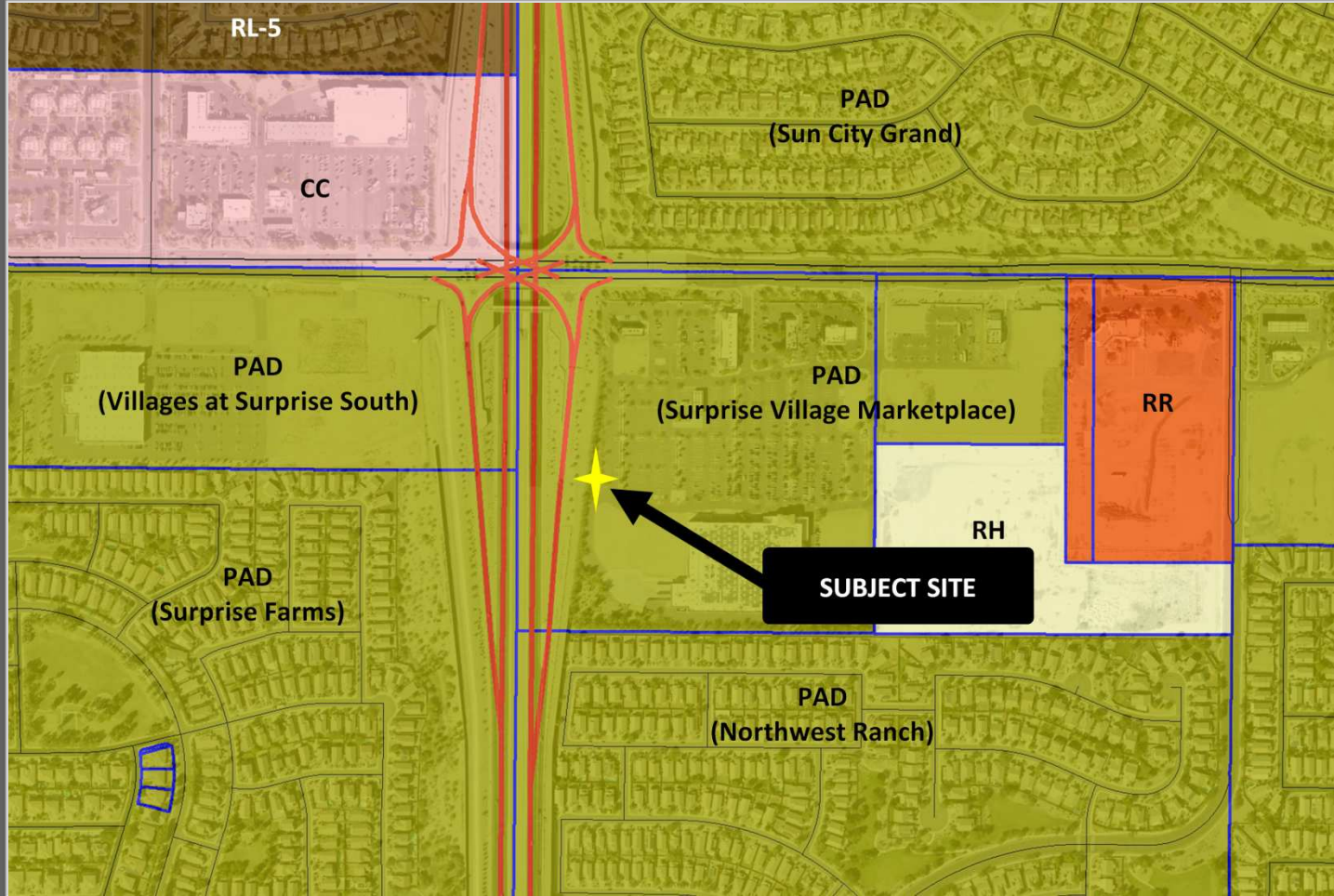
211 However, should the Commission wish to recommend denial of the request, the Commission
212 should make its own findings and base its decision on those alternative findings.

213
214 **Attachments:**

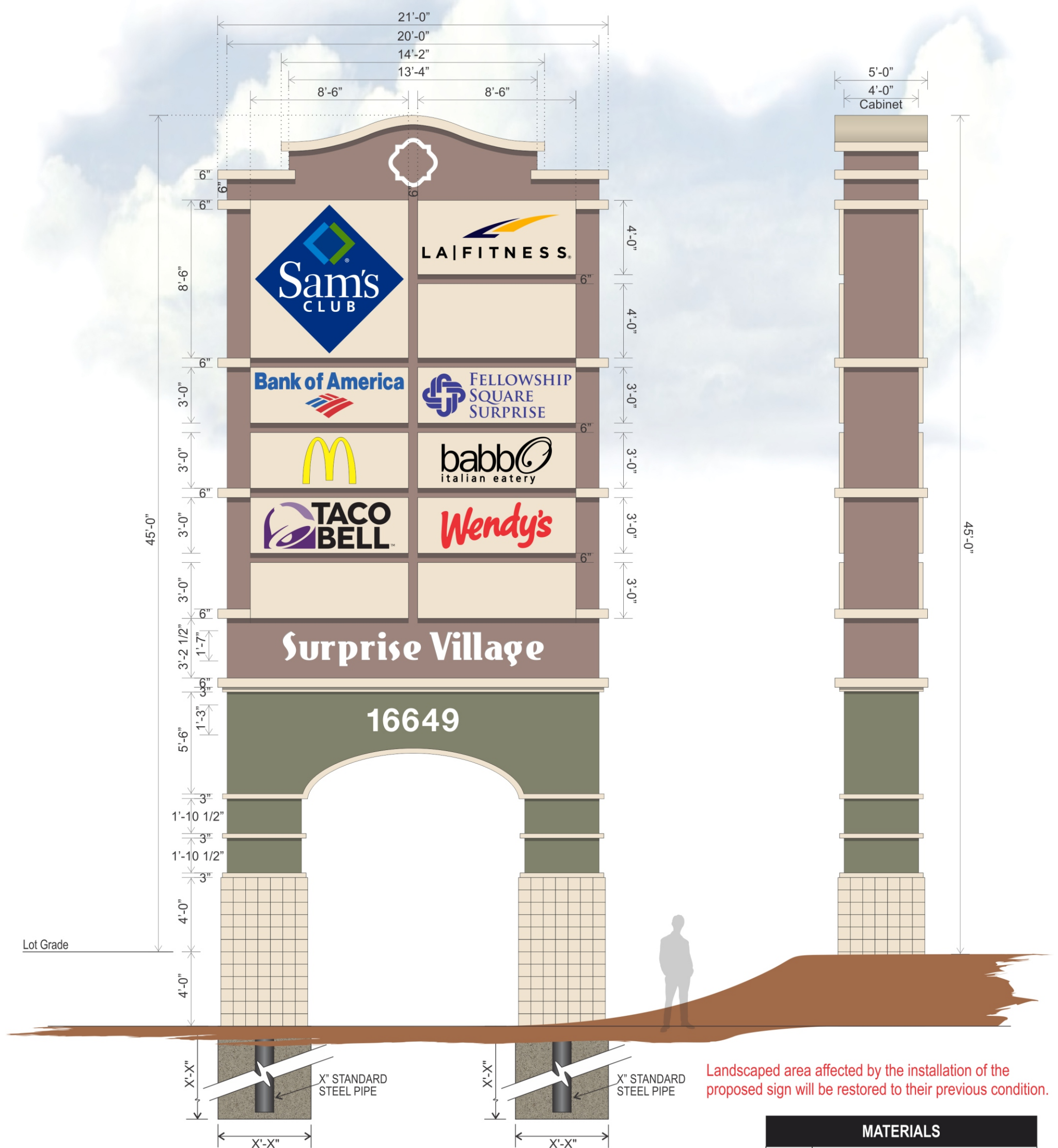
- 215
216 01 – Vicinity Map
217 02 – Case Map
218 03 – Sign Package
219 04 – Citizen Outreach



FS18-054 Vicinity Map



FS18-054 Case Map



Manufacture and Install One(1) Internally Illuminated Monument Sign

366.68 Sq. Ft. Scale: 3/16" - 1'-0"

Monument Sign:

- **Structure:** Aluminum Angle Skinned with .090" Aluminum Painted to Match
- **Faces:** Routed .125 Painted to Match
- **Backed:** 3/16" Acrylic Stud Mounted to the Face
- **Vinyl:** Colors TBD
- **Illumination:** CWHO Fluorescent Lamps
- **Power:** Ballasts in Sign
- **Installation:** On ASA Pipe and Footer at Customer Specified Location

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Landscaped area affected by the installation of the proposed sign will be restored to their previous condition.

MATERIALS	
	PAINT COLOR TBD
	PAINT COLOR TBD
	PAINT COLOR TBD
	BLOCK TBD

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	All Signs Fabricated as per 2011 N.E.C. Specifications



BOOTZ & DUKE Signs
2831 W. Weldon Ave. Phoenix, AZ 85017
P: (602) 272-9356 F: (602) 272-4608
www.bootzandduke.com

Customer: Surprise Village
Address: 303 Bell Rd | Surprise, AZ 85374
Salesperson: Andy Gibson
Designer: Kenney Welker

Design # 172493-02
Date: December 5, 2016
Revision: [0]~ Date
Page: 1 of 4

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From Off Ramp on Bell



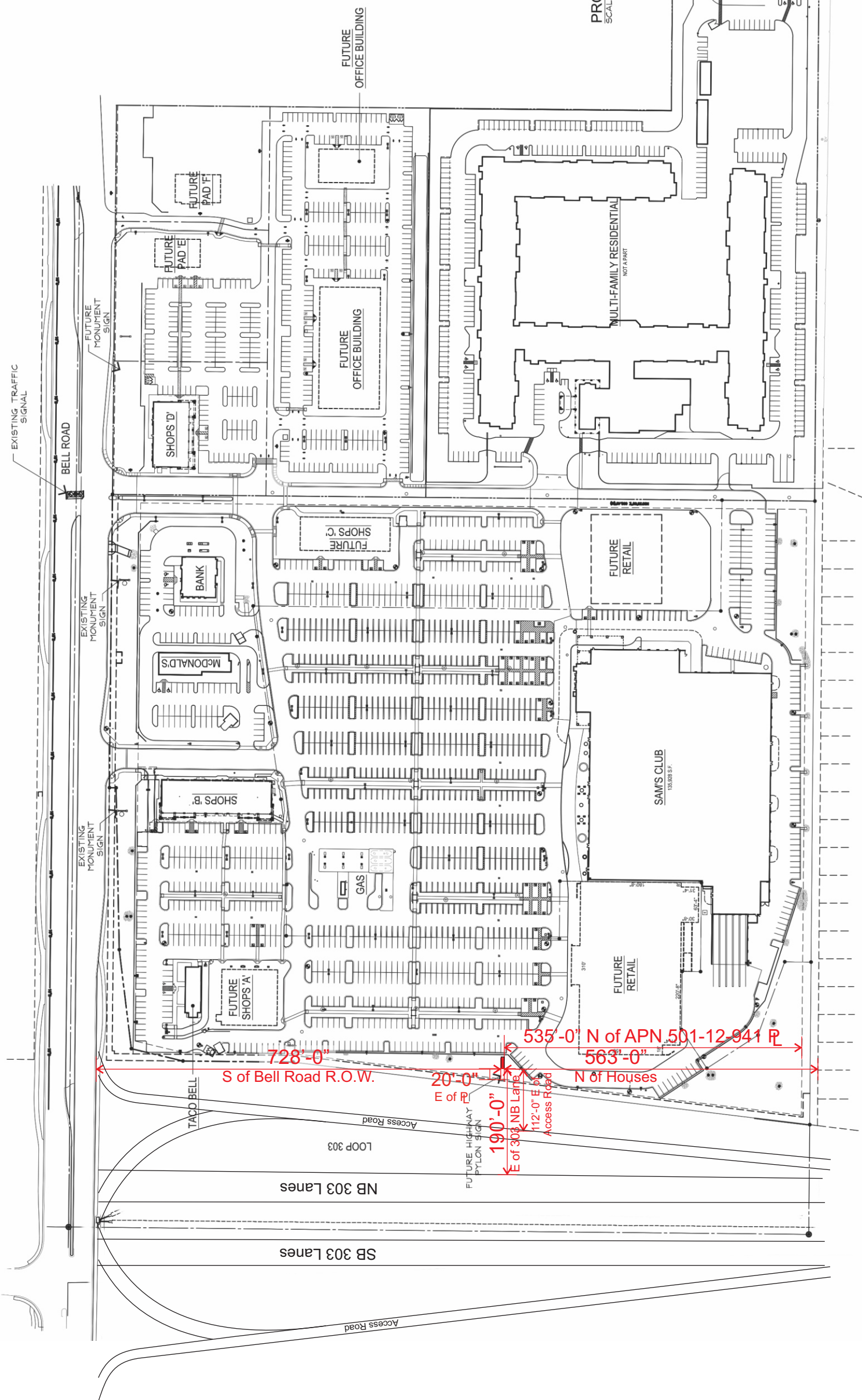
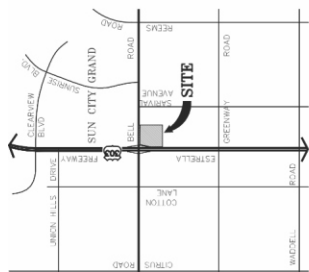
Rendering From Off Ramp on Bell



BOOTZ & DUKE Signs
2831 W. Weldon Ave. Phoenix, AZ 85017
P: (602) 272-9356 F: (602) 272-4608
www.bootzandduke.com

Customer:	Surprise Village	Design #	172493-02
Address:	303 Bell Rd Surprise, AZ 85374	Date:	December 5, 2016
Salesperson:	Andy Gibson	Revision:	[0]~ Date
Designer:	Kenney Welker	Page:	3 of 4

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MARCH 21, 2018

RE: Surprise Village Marketplace Conditional Use Permit. FS18-054

City of Surprise

Attn: Robert Kuhfuss

Surprise Village Marketplace is an existing shopping center on the south east corner of Bell Road and Loop 303. It is a mix use of major, pad and inline tenants. There is an existing Comprehensive sign plan for this center that mandating the types, sizes, and layout s of all signs allowed in the center.

For this submittal a neighborhood meeting necessary to inform any concerned citizen/ neighbor s of the planned work for the property.

Bootz & Duke Sign Company posted the date, time and location on the site sign posting.

March 7th, from 6-7 pm and the residence Marriot on Bullard in Surprise.

Not on person from the community showed for the meeting. Pictures were sent to Robert Kuhfuss of the set up empty room and empty sign in sheet.

Thank you for your time in this matter. Please contact me with any questions.

Andy Gibson

President

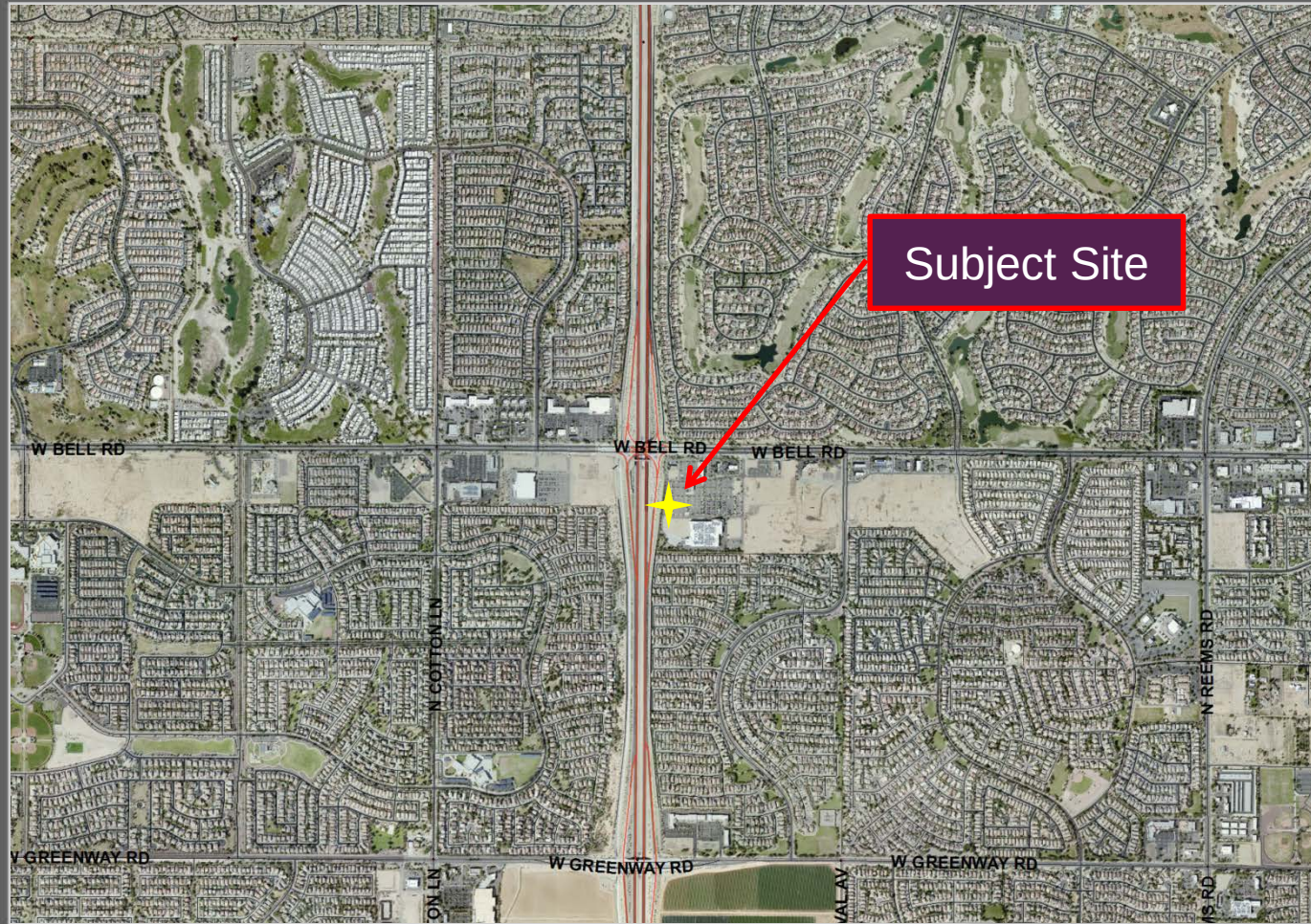
Bootz & Duke Sign Company



Planning & Zoning Commission

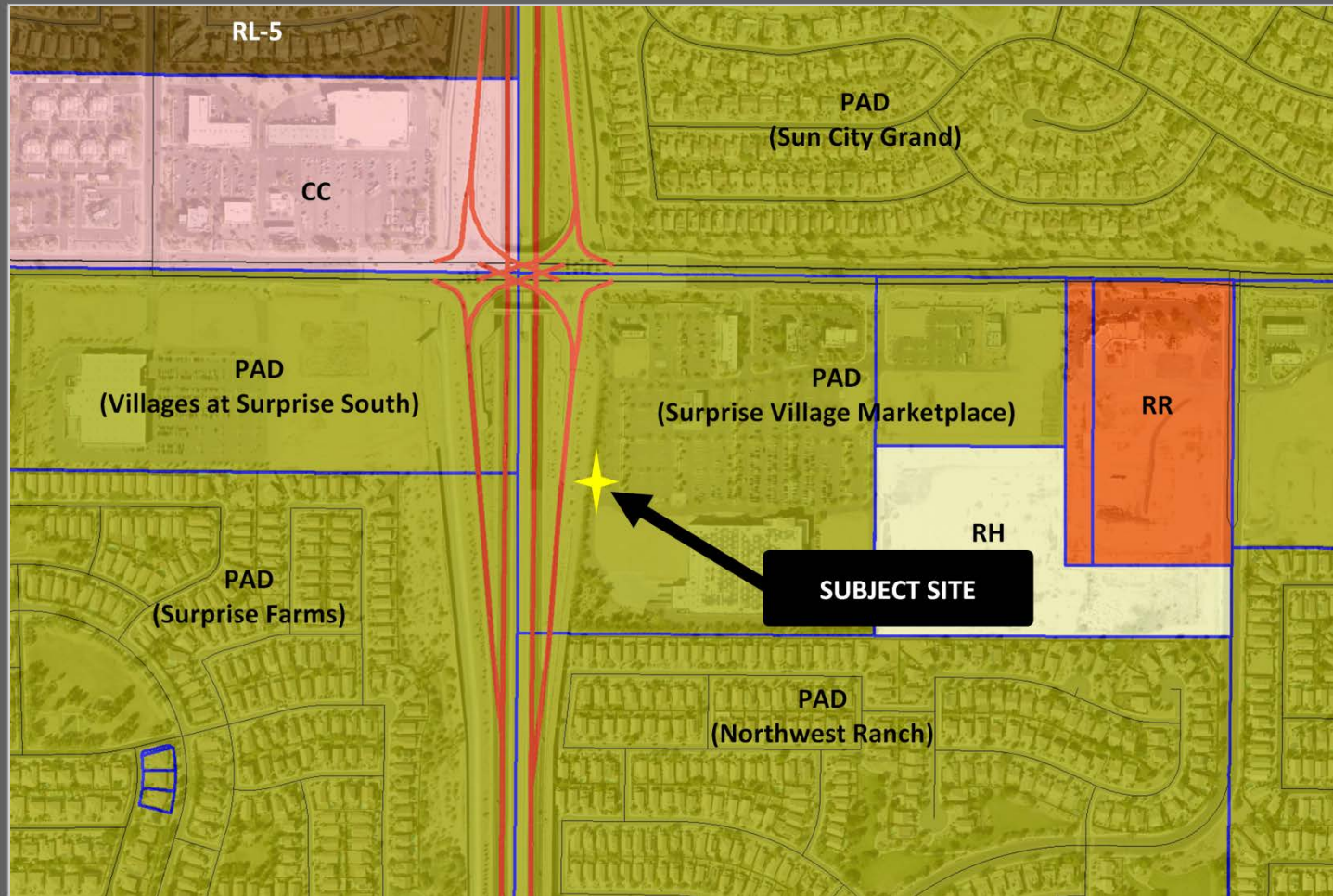
May 3, 2018

Surprise Village Marketplace
Freeway Monument Sign
Conditional Use Permit

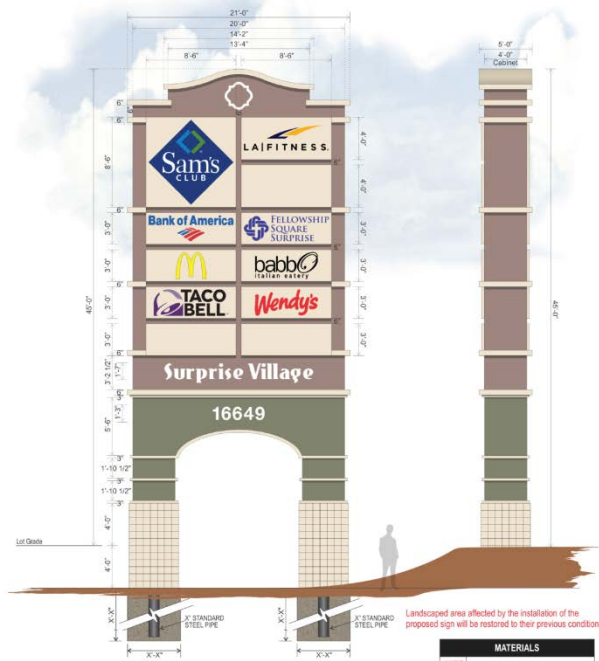


Subject Site

FS18-054 Vicinity Map



FS18-054 Case Map



Manufacture and Install One (1) Internally Illuminated Monument Sign
 366.68 Sq. Ft. Scale: 3/16" = 1'-0"

Monument Sign:

- Structure: Aluminum Angle Skinned with .060" Aluminum Painted to Match
- Faces: Routed .125 Painted to Match
- Backed: 3/16" Acrylic Stud Mounted to the Face
- Vinyl: Colors TBD
- Illumination: C/W/O Fluorescent Lamps
- Power: Ballasts in Sign
- Installation: On ASA Pipe and Footer at Customer Specified Location

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

MATERIALS	
	PAIN COLOR TBD
	PAIN COLOR TBD
	PAIN COLOR TBD
	BLOCK TBD

All Signs Shall Be Installed in Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated in per N.E.C. specifications & 701 F.S.C.	Electrical Specifications All Signs Fabricated in per 701 F.S.C. specifications
--	--



BOOTZ & DUKE Signs
 2011 W. Division Ave., Phoenix, AZ 85017
 (602) 271-1111 • (602) 271-1111
 www.bootzandduke.com

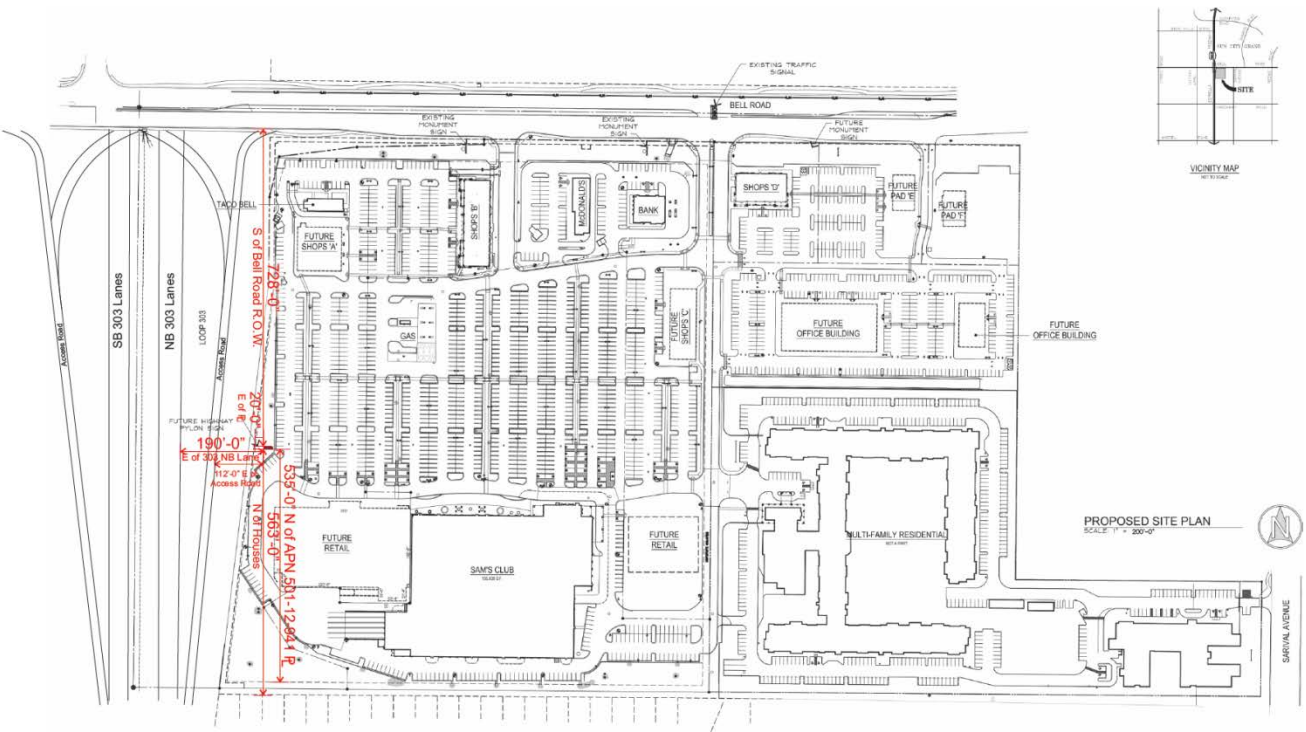
Customer: Surprise Village
Address: 16649 W. Surprise, AZ 85074
Estimate: Andy O'Neil
Project: Customer Request

Order #: 1714622
Date: December 1, 2016
Material: 10' x 4' x 1/2"
Price: 1.45

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FS18-054 Elevation

FS18-054 Site Plan



BOOTZ & DUKE
Signs

City/State:	Shirley, Virginia	Deadline:	1/24/03-02
Address:	303 8th Rd Shirley, AZ 85374	Date:	December 5, 2011
Organizer:	Andy Olson	Location:	29 - Case
Editor:	Kerney Weber	Pages:	6 of 6

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Bootz & Duke Signs
 3501 N. WILSON BLVD., PHOENIX, AZ 85018
 P: 602.775.4545 F: 602.775.4546
 www.BootzAndDuke.com

Project: Superette Village
Location: 10000 N. 19th Ave., Phoenix, AZ 85021
Architect: Andy Olson
Designer: Kaitlyn Miller
Project #: 17040-02
Date: December 1, 2019
Revision: 02 - Date
Page: 2 of 2

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From Off Ramp on Bell



Rendering From Off Ramp on Bell

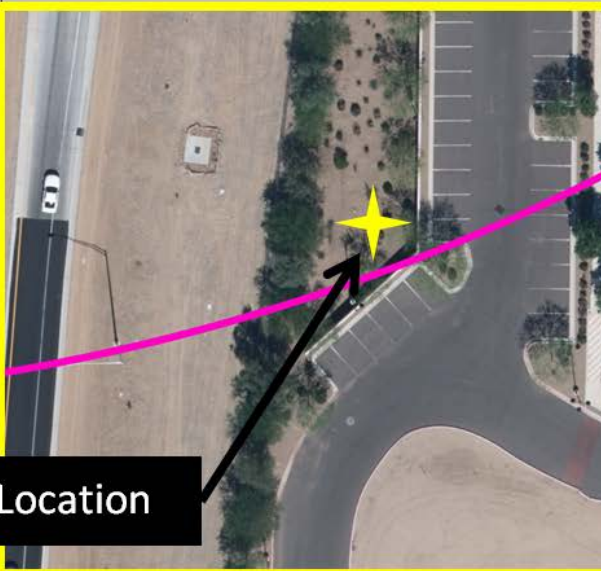


Bootz & Duke Signs
 3501 N. WILSON BLVD., PHOENIX, AZ 85018
 P: 602.775.4545 F: 602.775.4546
 www.BootzAndDuke.com

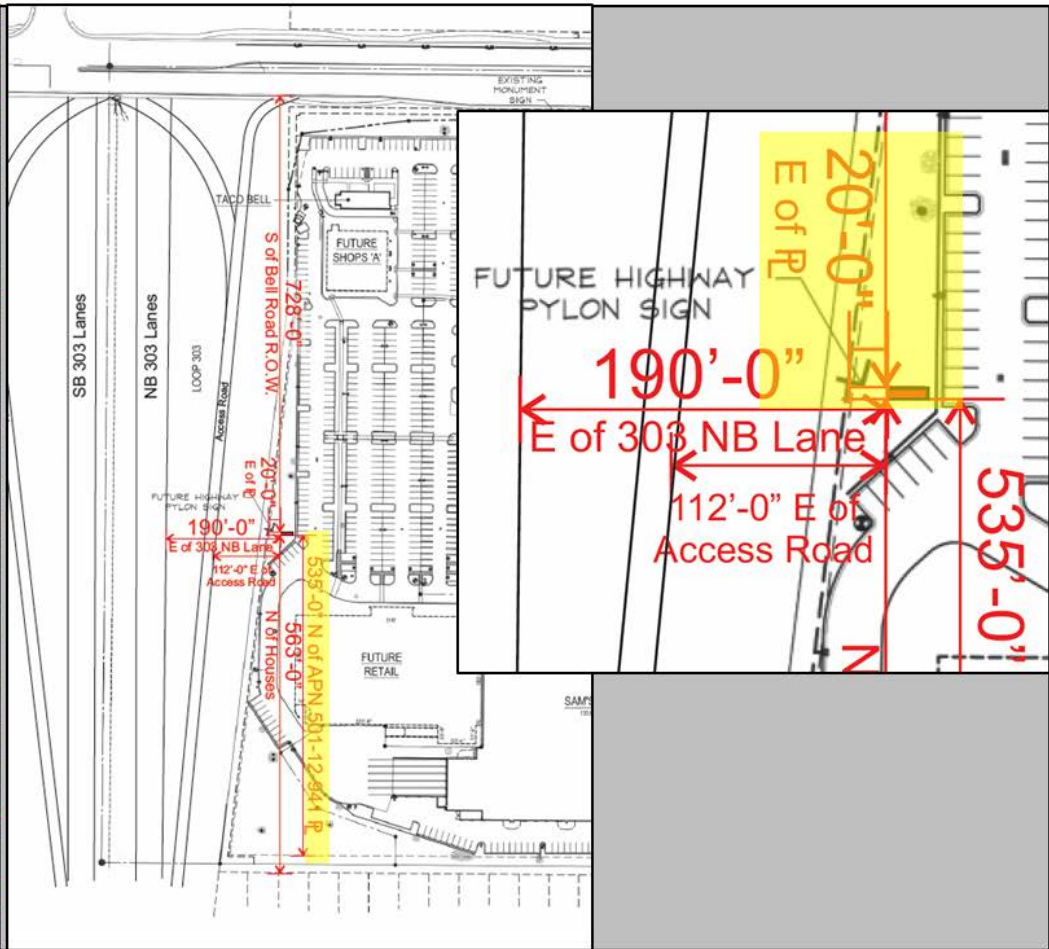
Project: Superette Village
Location: 10000 N. 19th Ave., Phoenix, AZ 85021
Architect: Andy Olson
Designer: Kaitlyn Miller
Project #: 17040-02
Date: December 1, 2019
Revision: 02 - Date
Page: 2 of 2

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FS18-054 Renderings



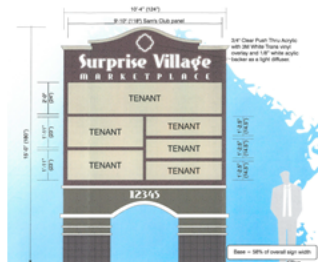
FS18-054 TPM Criteria



FS18-054 TPM Criteria



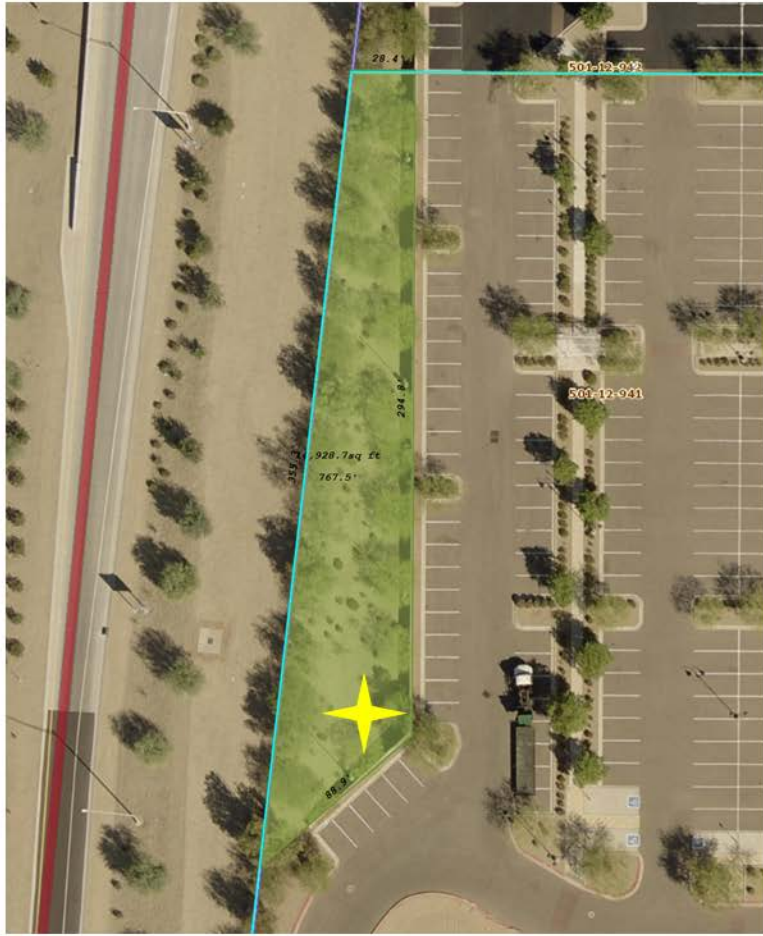
FS18-054 TPM Criteria



Monument Sign as Approved by CUP06-458



Proposed Freeway Monument Sign



366.68 sq. ft. sign area x 4 sq. ft. landscape
area per 1 sq. ft. of sign area = 1,467 sq. ft.
landscape area required

15,000 sq. ft. ± provided

Staff Recommendation:

Approve subject to stipulations “a” and “b”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Surprise Village Marketplace Freeway Monument Sign

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 03/07/18

Future Council Work Session/Meetings target dates P&Z 05/03/18, City Council 06/05/18

Election dates (if applicable)

Project start/completion dates

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

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



CITY OF SURPRISE
Planning and Zoning Commission

May 3, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 3, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road.

Motion:

I move to approve/deny the Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road.

Background:

On December 28, 2017 Beck Consulting Engineers submitted a request for a Conditional Use Permit to allow for a new Vehicle Service – Major Repair Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north of Bell Road and east of Dysart Road.

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 - FS17-731 Service King Arizona - Staff Report](#)
- ☐ [01 - FS17-731 Service King Arizona - Vicinity Map](#)
- ☐ [02 - FS17-731 Service King Arizona Site Plan](#)
- ☐ [03 - FS17-731 Service King Arizona - Landscape Plan](#)
- ☐ [04 - FS17-731 Service King Arizona - Elevations](#)
- ☐ [05 - FS17-731 Service King Arizona - Luke AFB Comments](#)

- ☐ [06 - FS17-731 Service King Arizona - ADOT Comments](#)
- ☐ [07 - FS17-731 Service King Arizona - Presentation](#)
- ☐ [08 - FS17-731 Service King Arizona - Public Participation Report](#)

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

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-731

Project Name: Service King Arizona

Council District: 4 – Mulberry

Meeting Date: May 3, 2018

Planner: Sergio Angulo

Owner: NEC Bell & Dysart LLC

Applicant: Mark Beck with Beck Consulting Engineers

Request: Conditional Use Permit for a new Vehicle Service – Major Repair Facility

Site Location: Generally north of Bell Road and east of Dysart Road

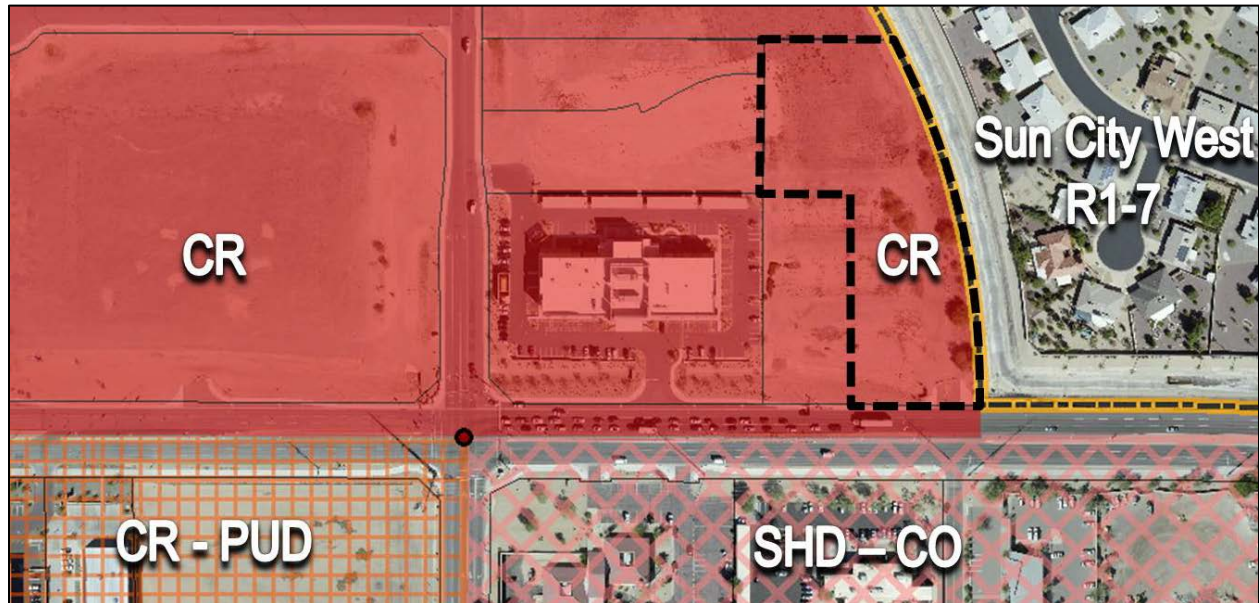
Site Size: 2.9 Acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-731.

Support/Opposition: Residents from the vicinity attended the Citizen Outreach Meeting. Some were in support and some in opposition.

Staff Recommendation: Staff recommends the Commission move to **approve** case FS17-731, subject to stipulations 'A' to 'D'.

31 **Existing Land Zoning:**



Regional Commercial (CR)	Regional Commercial (CR)	Unincorporated County R1-7
Regional Commercial (CR)	Regional Commercial (CR)	Unincorporated County R1-7
Regional Commercial with PUD Overlay	Surprise Heritage District Commercial Overlay	Surprise Heritage District Commercial Overlay

32 **History:**

33

34 **May 23, 1996:** The subject parcel was annexed into the City.

35

36 **November 9, 2017:** Staff met with the applicant to discuss the project during a regularly
37 scheduled Concept Review meeting under CR17-544.

38

39 **December 28, 2017:** The applicant filed a request for a Conditional Use Permit approval
40 for a new Vehicle Service – Major Repair Facility.

41

42 **February 8, 2018:** The applicant held a Citizen Outreach Meeting which was properly
43 advertised. Residents from the vicinity attended the meeting to voice their concerns. The
44 main concerns brought up during this meeting were the possible impacts of noise and
45 lighting to the neighboring residents to the east. The applicant took the resident concerns
46 into consideration and made adjustments to their landscape and lighting plans in an
47 attempt to not have a negative impact to the neighbors to the east.

48 **Project Description:**

49
50 Mark Beck with Beck Consulting Engineers on behalf of NEC Bell & Dysart LLC, requests
51 approval of a Conditional Use Permit to allow for a new Vehicle Service – Major Repair
52 Facility in a portion of lot 6e of the Bell & Dysart Commerce Center generally located north
53 of Bell Road and east of Dysart Road.

54
55 The subject property is zoned Regional Commercial (CR). The SUDC lists Vehicle Service
56 – Major Repair Facility as a Conditionally Permitted Use in CR zoning districts. Additionally,
57 the SUDC requires an analysis of the proposed use to be based on the use specific
58 standards listed under section 122-109 of the SUDC. These standards include the
59 following:

60
61 **Sec. 122-109. – Vehicle Service**

62 (a) *Major repair.* When allowed, major repair vehicle service facilities shall be subject
63 to the following requirements:

- 64 (1) All repair and service work shall be performed within a completely enclosed
65 building.
66 (2) Openings to the service bays shall not face public rights-of-way and shall be
67 designed to minimize noise and visual intrusion into adjoining properties.
68 (3) No used or discarded automotive parts or equipment shall be located or stored
69 in any open area outside of the enclosed building.
70 (4) No dismantling, re-manufacturing, or rebuilding shall be permitted unless it is
71 clearly incidental to the business and the product is sold at retail at the location.
72 (5) All disabled vehicles shall be stored in an area that is screened from view from
73 the surrounding properties and adjoining streets. Vehicles shall not be stored
74 on the property longer than 30 days.

75
76 This Conditional Use Permit application has been reviewed against those standards. Staff
77 finds that this Site Plan application conforms to the requirements set under this section of
78 the SUDC.

79
80 The subject site is approximately 2.9 acres and it is accessed from Bell Road through an
81 existing driveway and will be providing access to the property to the west. The site also
82 proposes good pedestrian connectivity to the existing sidewalk along Bell Road. The site
83 proposes fire access around the building and around the parking area on the rear of the
84 site. This site plan has been reviewed and approved by the Surprise Fire-Medical
85 Department.

86
87 On site the applicant proposes a 22,000 sq. ft. building consisting of a lobby and office
88 space at the front of the building and working space on the back side of the building. The
89 building proposes its bay doors along the east and west sides facing away from the public
90 right of way. The working area will be located behind a gated entrance and will be screened
91 from neighboring properties with an eight foot tall perimeter fence.

Public parking is proposed along the front of the building. Employee parking and parking for vehicles being serviced will be provided in the rear portion of the site. Public Parking will be screened from Bell Road with landscape and a decorative wall. The private parking lot will be screened with landscape and the eight foot tall perimeter fence. The SUDC requires a facility this size to provide at least 44 parking spaces; altogether, the site provides 123 parking spaces which meets the minimum parking requirements.

The proposed landscape meets the requirements of the SUDC. In addition to the eight foot tall perimeter fence, the site will provide trees along the eastern and northern property boundaries which will help screen the bay doors and private parking area from the adjacent properties.

The proposed architecture will complement the area as it uses similar materials as the ones used on the Cobalt Rehabilitation facility to the west, the O'Reilly Auto Parts, and the Caliber Collision buildings southwest of the subject site.

The applicant also included a lighting photometric study with the application which will meet the lighting requirements of the SUDC. A neighbor from the residential development to the east of the site expressed concerns with the lighting intensity shining onto his property. The lighting photometric study submitted by the applicant demonstrates that the proposed lighting intensity will not affect the residential properties to the east.

This Conditional Use Permit application is in conjunction with a related Final Plat to subdivide Lot 6e of the Bell & Dysart Commerce Center. This Final Plat is being processed under the same case number. The City Council will take action on the Final Plat on a later date.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes by accepting and incorporating stipulations 'A' to 'D' the proposed Conditional Use Permit will meet the requirements of the SUDC and the General Plan.

Findings:

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

136 **Recommendation:**

137
138 Based on the findings noted above, staff recommends the Commission move to **approve**
139 case FS17-731, subject to stipulations 'A' to 'D' as outlined below:
140

- 141 A. The Site Plan prepared by Beck Consulting Engineers, date received April 6,
142 2018, will be revised to show and label which portion of the western perimeter
143 wall will be built by Service King and which portion will be built by the
144 development to the west.
- 145 B. This Conditional Use Permit is considered Not Approved until such time the
146 accompanying Final Plat under case number, FS17-731, is approved by the
147 Mayor and City Council.
- 148 C. This Conditional Use Permit is valid for one (1) year after approval by the
149 Planning and Zoning Commission. This Conditional Use Permit shall expire on the
150 one (1) year anniversary of approval, unless construction commences prior to that
151 date.
- 152 D. Non-compliance with the stipulations of approval of this case will be treated as
153 a violation in accordance with the provisions of Article XIV of the Surprise
154 Unified Development Code.

155 However, should the Commission wish to recommend **denial** of the request, the
156 Commission should make its own findings and base its decision on those alternative
157 findings.
158

159 **Attachments:**

- 160
161 01 Vicinity Map
162 02 Site Plan
163 03 Landscape Plan
164 04 Building Elevations
165 05 Luke AFB Comments
166 06 ADOT Comments
167 07 MWD Comments
168 08 Citizen Participation Report

VICINITY MAP



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
	<i>Chitalpa tashkentensis</i>	24" box	4	STANDARD
	Chitalpa			
	<i>Parkinsonia x Desert Museum</i>	24" box	26	STANDARD
	Desert Museum Palo Verde			
	<i>Prosopis velutina</i>	36" box	4	STANDARD
	Arizona Mesquite			
	<i>Ulmus parvifolia</i>	24" box/ 48" box 4 / 18		STANDARD
	Evergreen Elm			
SHRUBS AND ACCENTS:				
	<i>Bougainvillea</i> sp 'Barbara Karst'	5 gallon	10	
	Barbara Karst Bougainvillea			
	<i>Convolvulus cneorum</i>	5 gallon	30	
	Bush Morning Glory			
	<i>Dasyliiron wheeleri</i>	5 gallon	25	
	Desert Spoon			
	<i>Dodonea viscosa</i>	5 gallon	15	
	Hop Bush			
	<i>Hesperaloe parviflora</i>	5 gallon	20	
	Red Yucca			
	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gallon	20	
	Green Cloud Texas Sage			
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gallon	33	
	Regal Mist Muhly			
	<i>Nerium oleander</i> 'Petite Red'	5 gallon	40	
	Petite Red Oleander			
	<i>Tecoma hybrid</i> 'Organge Jubilee'	5 gallon	13	
	Orange bells			

GROUNDCOVERS:

	<i>Acacia redolens</i> 'Desert Carpet'	1 gallon	9
	Desert Carpet Acacia		
	<i>Baccharis</i> 'Starns Thompson'	1 gallon	21
	Starns Thompson Baccharis		
	<i>Callistemon viminalis</i> 'Little John'	1 gallon	62
	Little John Brittle Bush		
	<i>Lantana camara</i>	1 gallon	53
	Bush Lantana		
	<i>Rosmarinus officinalis</i> 'prostratus'	1 gallon	11
	Prostrate Rosemary		
	<i>Ruellia brittoniana</i> 'Katie'	1 gallon	11
	Katie Ruellia		

ROCK MULCH:

	Color and Size to Match Cobalt Development	23,743 S.F.
--	--	-------------

KEYNOTES

- 1

WALL, REFER TO CIVIL ENGINEERING PLANS
- 2

GATE, REFER TO CIVIL ENGINEERING PLANS
- 3

NOT USED
- 4

EXISTING STREET LIGHT
- 5

PROPOSED LIGHT POLE, BY OTHERS
- 6

SIDEWALK, REFER TO CIVIL ENGINEERING PLANS
- 7

TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS
- 8

HEADWALL, REFER TO CIVIL ENGINEERING PLANS
- 9

ELECTRICAL UTILITY BOX, FOR REFERENCE ONLY
- 10

48' LANDSCAPE SETBACK LINE
- 11

FIRE HYDRANT, KEEP PLANTS 3' CLEAR, REFER TO CIVIL ENGINEERING PLANS
- 12

WATER LINE, REFER TO CIVIL ENGINEERING PLANS

13

SEWER LINE, REFER TO CIVIL ENGINEERING PLANS

14

STORM DRAIN LINE, REFER TO CIVIL ENGINEERING PLANS

15

ENTRY SIGN, BY OTHER. ALL SIGNAGE WILL BE APPROVED UNDER A SEPARATE SIGN PERMIT.

16

SIGHT VISIBILITY LINE, ALL SHRUBS SHALL BE UNDER 2' IN HEIGHT

CALCULATIONS

SITE AREA SQUARE FOOTAGE:

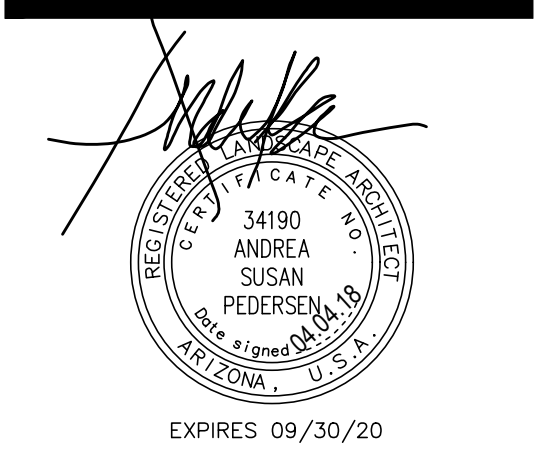
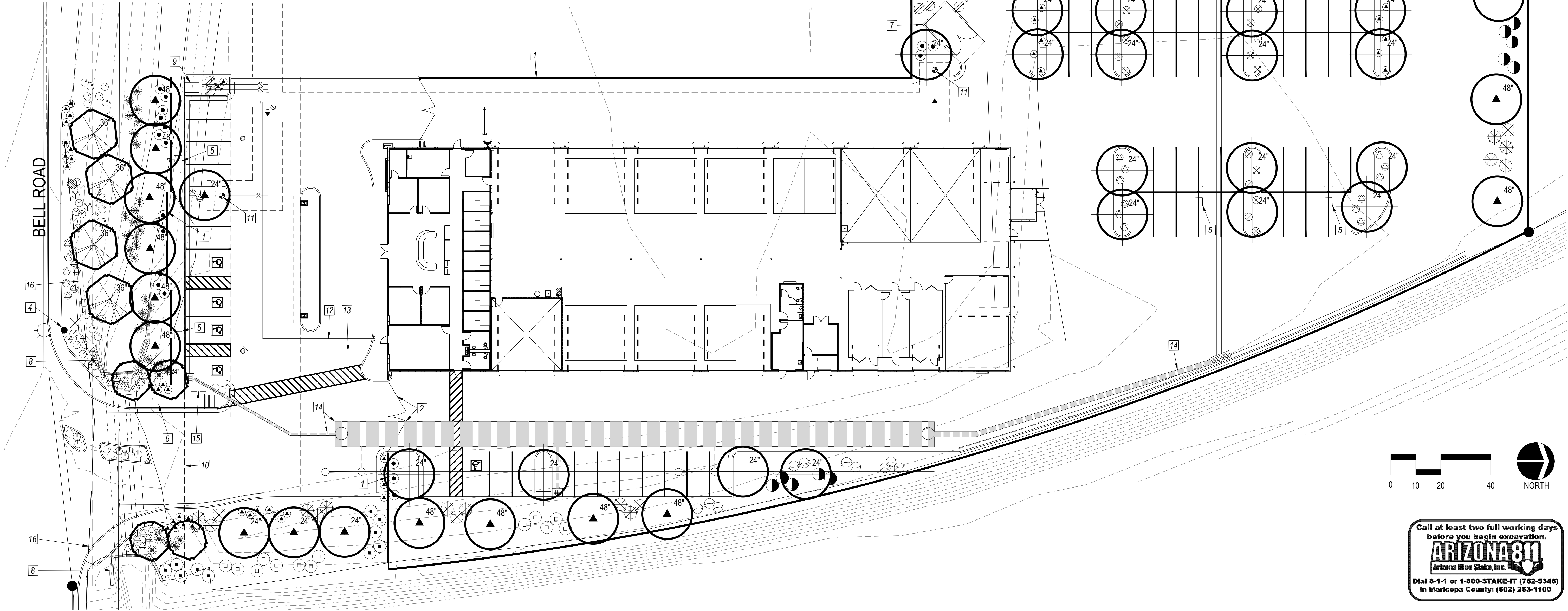
127,878 SQUARE FEET

LANDSCAPE AREA:

23,743 SQUARE FEET

LANDSCAPE COVERAGE PERCENTAGE:

18.6% (23,743 / 127,878)



DATE:
04.04.18

LANDSCAPE PLAN

Service King Surprise

PREPARED FOR: BECK CONSULTING ENG.

SURPRISE, AZ

DATE:	REVISION:
	1
	2
	3
	4
	5
	6
	7
	8

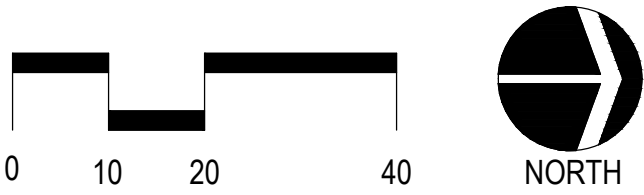
Call at least two full working days before you begin excavation.

ARIZONA811

Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

In Maricopa County: (602) 263-1100



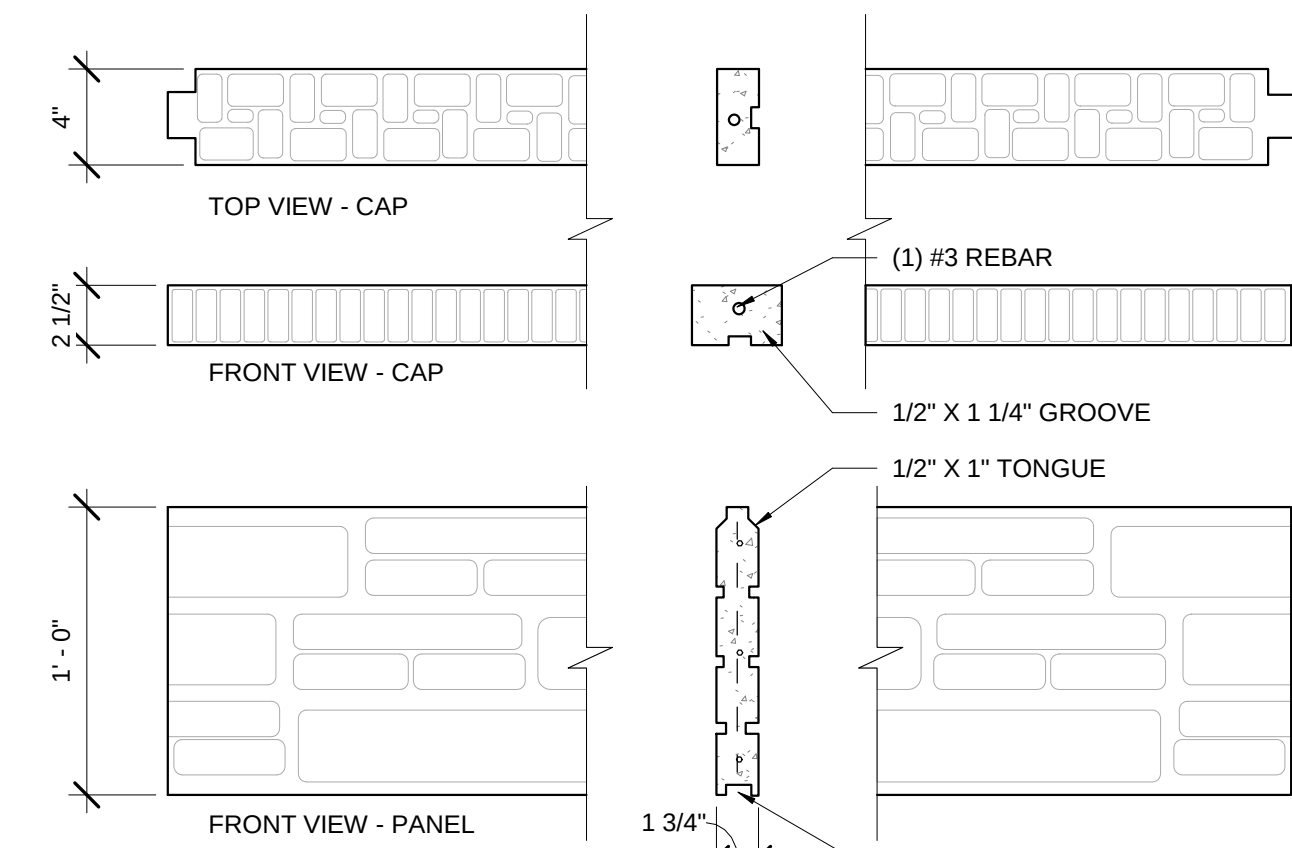
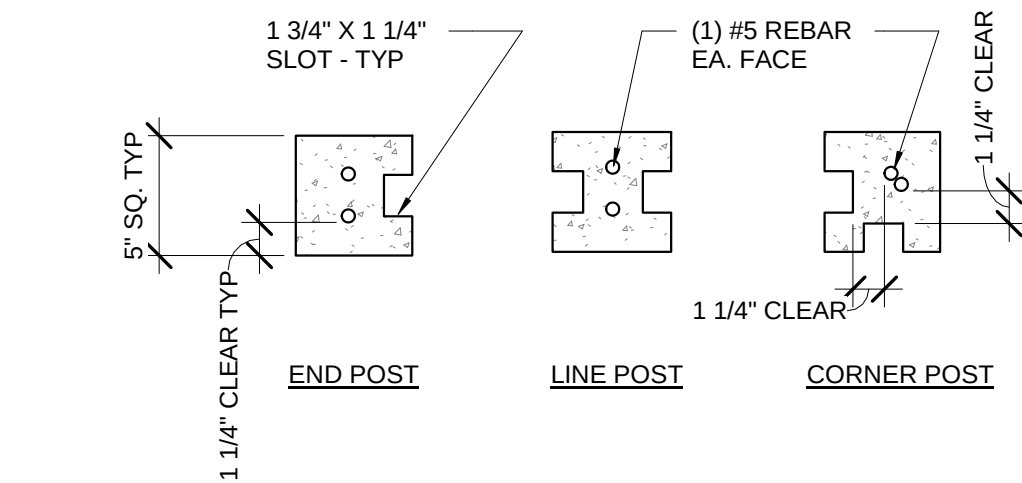


C:\Users\phillip.luu\Documents\2017 Revit Projects\06-17-80005 Service King - Surprise, AZ_phillip.luu.rvt
4/4/2018 9:26:00 AM

3

SCREEN WALL DETAILS - SECTIONS 5" X 5" POST

1 1/2" = 1'-0"



2

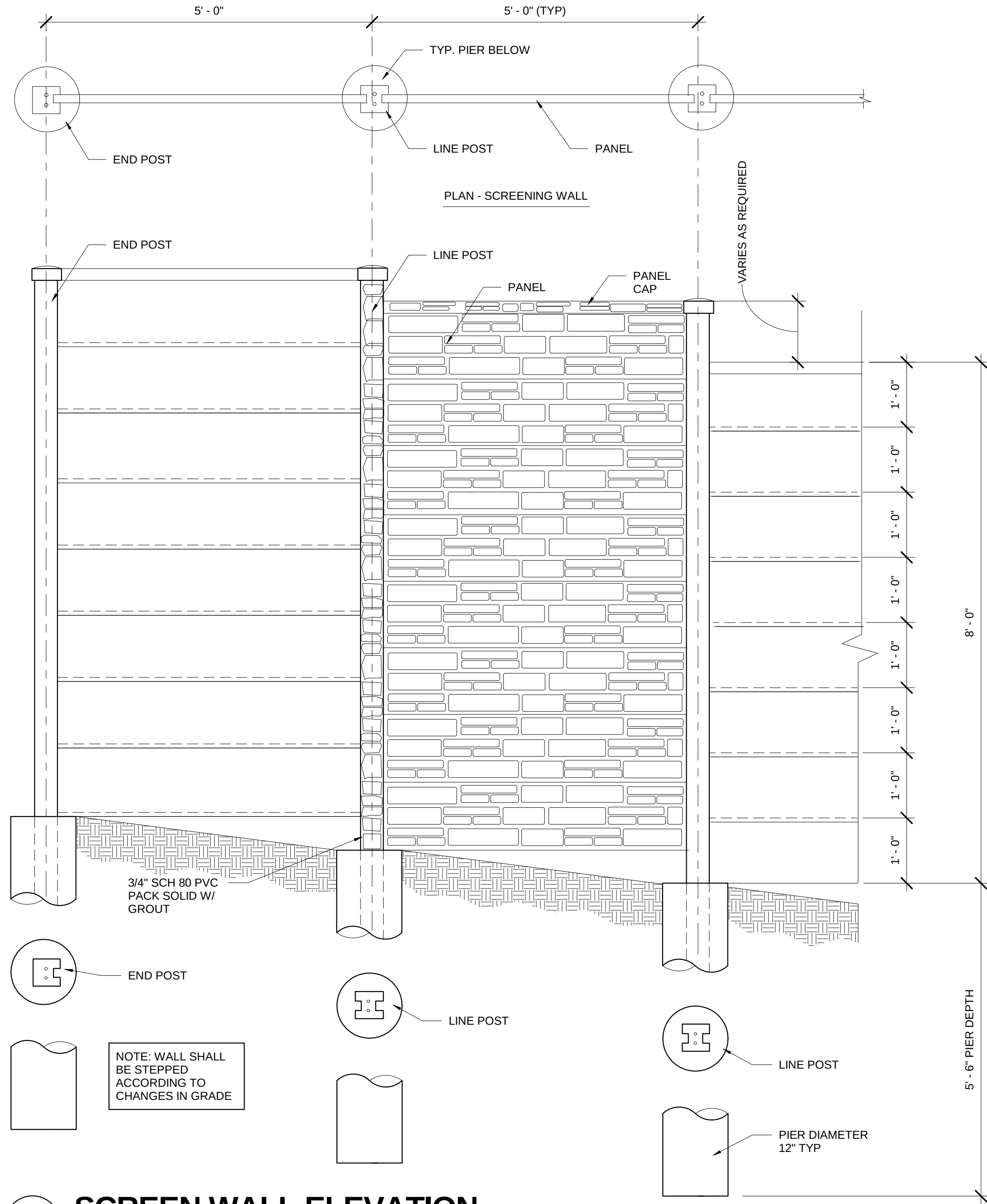
SCREEN WALL DETAILS - PANEL AND CAP

1 1/2" = 1'-0"

1

SCREEN WALL ELEVATION

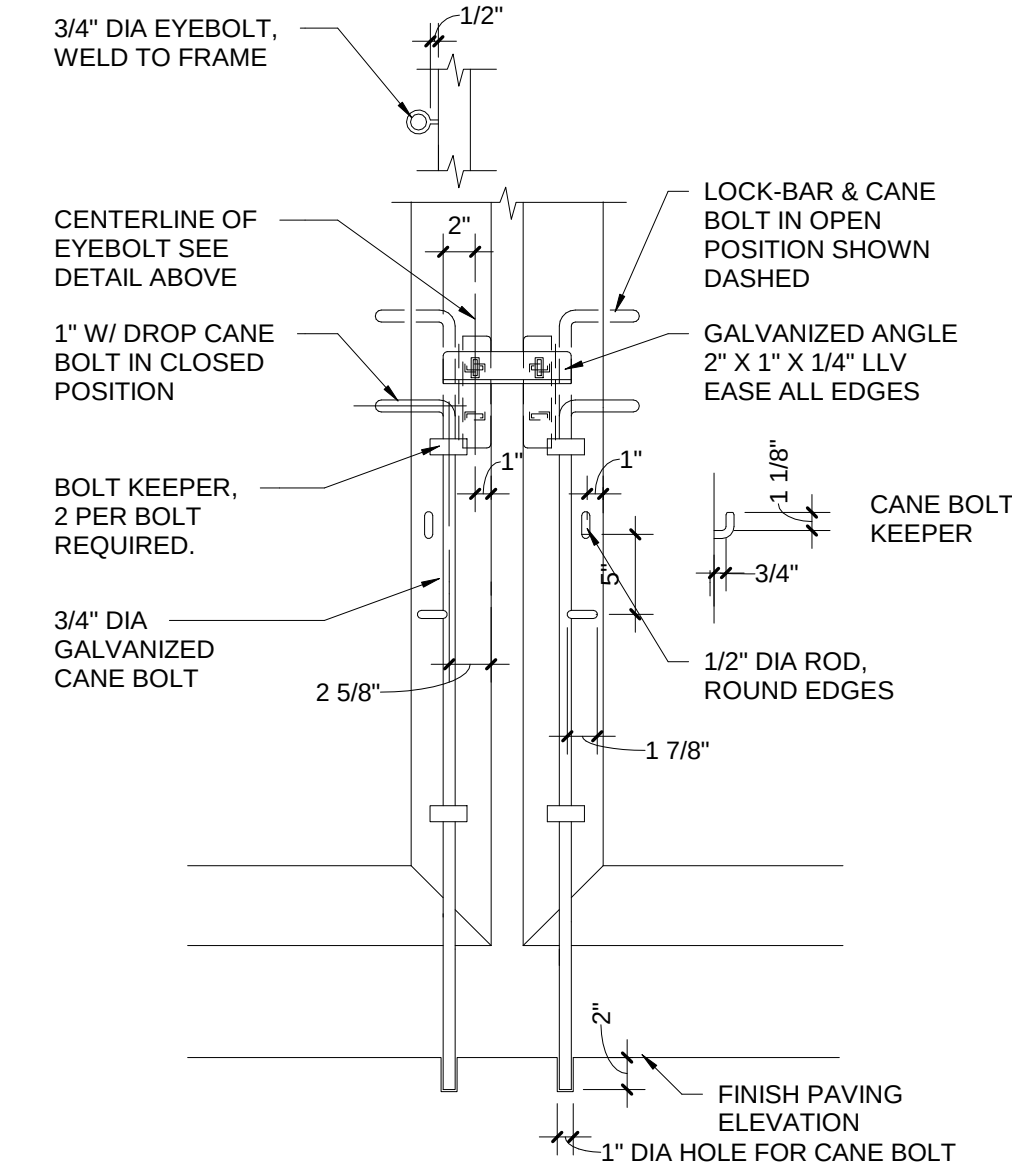
3/4" = 1'-0"



5

GATE LOCK DETAIL

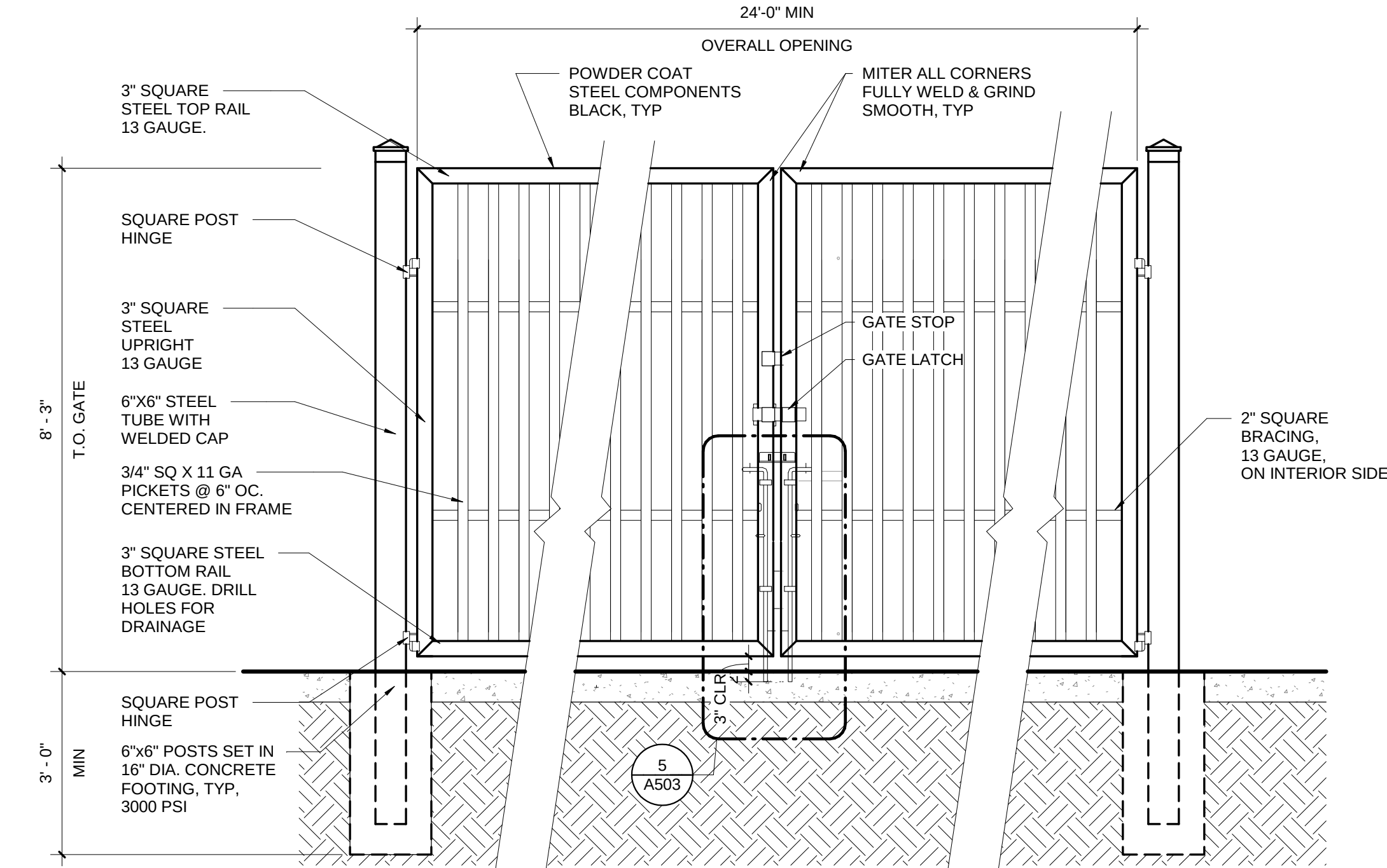
1" = 1'-0"



4

STEEL GATE ELEVATION

1/2" = 1'-0"



SCREENING WALL NOTES:

GENERAL

- MANUFACTURER TO DESIGN PRODUCT IN ACCORDANCE WITH IBC 2012 AND LOCAL WIND LOAD REQUIREMENTS.
- PRODUCT TO BE MANUFACTURED BY A NPCA CERTIFIED PLANT.
 - MANUFACTURER -
 - SUPERIOR CONCRETE PRODUCTS OR EQUAL
- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY ON THE PROJECT PROPERTY.
- SHOULD DRAINAGE BE REQUIRED, THE BOTTOM PANEL SHALL BE RAISED 2'-4" ABOVE GRADE BY MEANS OF A CONCRETE FILLED " SCHEDULE 80 PVC PIPE" PLACED IN THE GROOVE OF THE RESPECTIVE POSTS.
- STANDARD INTEGRAL COLOR " LIGHT EARTH TONE"
- PANELS AND COLUMNS TO HAVE FORM MOLDED TEXTURE ON ALL SURFACES. PATTERN AND COLOR TO RESEMBLE LIMESTONE (LS1) USED ON BUILDING.

- POST AND PANEL CONCRETE TO BE 5,000 PSI AT 28 DAYS
- FOOTING AND PIERS CONCRETE TO BE 2,500 PSI AT 28 DAYS OR AS DESIGNED
- WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIES, ORGANIC OR OTHER DELETERIOUS SUBSTANCES
- ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE RESULTING IN 3 TO 8% ENTRAINMENT AIR OR AS RECOMMENDED BY THE MANUFACTURER.
- FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE BY STEEL RAMMER, SLICING TOOLS OR MECHANICAL VIBRATOR. UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
- MAKE EXCAVATIONS FOR FOOTINGS TO UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENTS

- FOOTING REINFORCEMENT PER MANUFACTURER'S RECOMMENDATION OR SPECIFIED DESIGN.
- REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE CRSI STANDARD DETAILS. REINFORCING BARS SHALL BE COLD-BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION
- REINFORCEMENT STEEL, BARS AND WIRE FABRIC SHALL BE THOROUGHLY CLEANED BEFORE PLACING AND AGAIN BEFORE THE CONCRETE IS PLACED. SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. PROVIDE STANDARD BAR CHAIRS FOR ALL BEAM STEEL. NO BRICK OR POROUS MATERIAL MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
- INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER, OR BEAM BOTTOM: 3"
 - EARTH-FORMED PIER OR BEAM SIDES: 2"
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED: 1"
 - PRECAST EXPOSED TO WEATHER: PANELS 3/4", POSTS 1 1/4"
- SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

ISSUE BLOCK

CHECKED BY:	JMC
DRAWN BY:	PCL
DOCUMENT DATE:	04/05/18
PROJECT TYPE:	22R-L
PLAN ISSUE:	PERMIT

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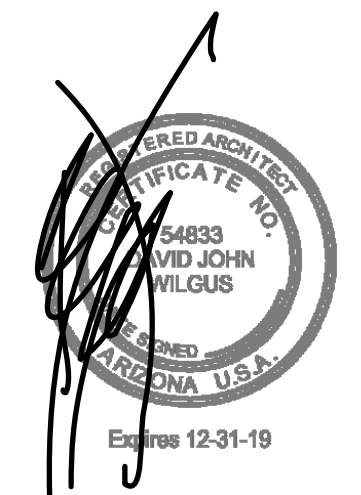


SERVICE KING
0000
W BELL RD & N DYSART RD
SURPRISE, AZ 85378
FOR NUMBER: 06-17-80005

ISSUE BLOCK

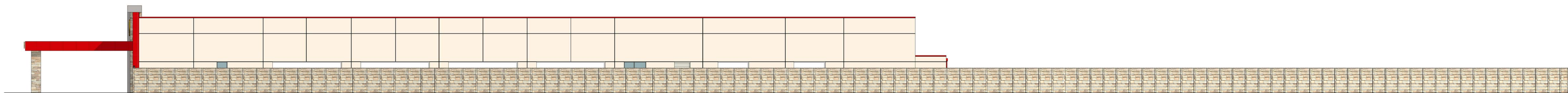
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CHECKED BY:	JMC
DRAWN BY:	PCL
DOCUMENT DATE:	04/05/18
PROJECT TYPE:	22R-L
PLAN ISSUE:	PERMIT

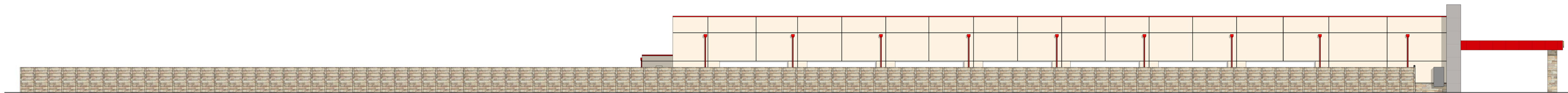


SITE
ELEVATIONS -
COLOR

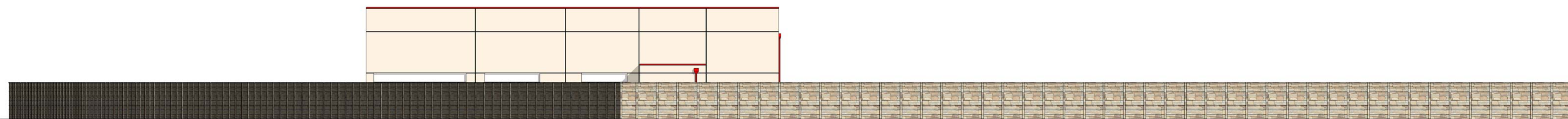
SHEET:
CE102



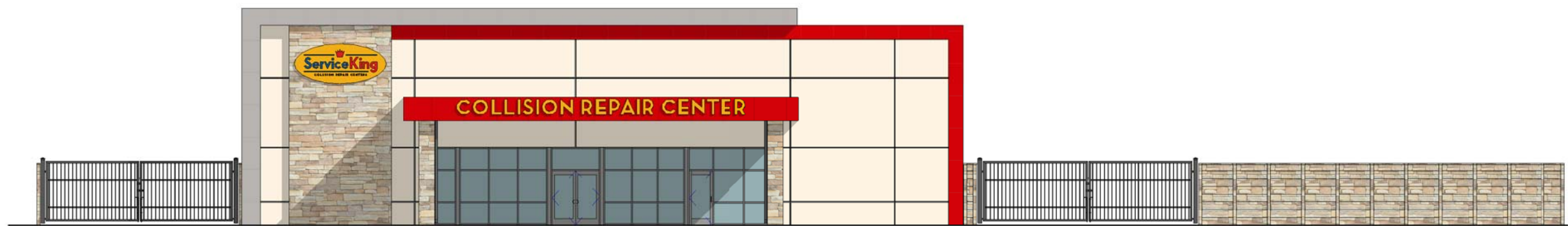
4 EAST ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION
1/16" = 1'-0"

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Heather Donaldson](#)
Subject: Declined: [Non-DoD Source] CR17-544 - Service King Surprise Concept Meeting

CR17-544
SERVICE KING SURPRISE
East of the Northeast corner of West Bell Road and Dysart Road
503-76-962
Conditional Use Permit w/Possible Final Plat

Thank you for the opportunity to comment on the concept review for Service King Surprise. The site is located east of the northeast corner of West Bell and Dysart Roads in Surprise AZ. The request is a conditional Use Permit for a 22,000 square foot, single story Collision Repair Center. The site is approximately 1.9 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.

As stated in the information given, the new collision repair center, should not have a negative impact on the flight operations at Luke AFB.

If approved the site will be located within the "territory in the vicinity of a military airport," and will be subjected to noise from 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.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Dennis Haley](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: CR17-544 Service King Surprise
Date: Monday, September 18, 2017 11:23:12 AM
Attachments: [image003.jpg](#)

RE: CR17-544
Service King Surprise
E/o NEC W. Bell Rd. & Dysart Rd.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV



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FS17-731

Service King

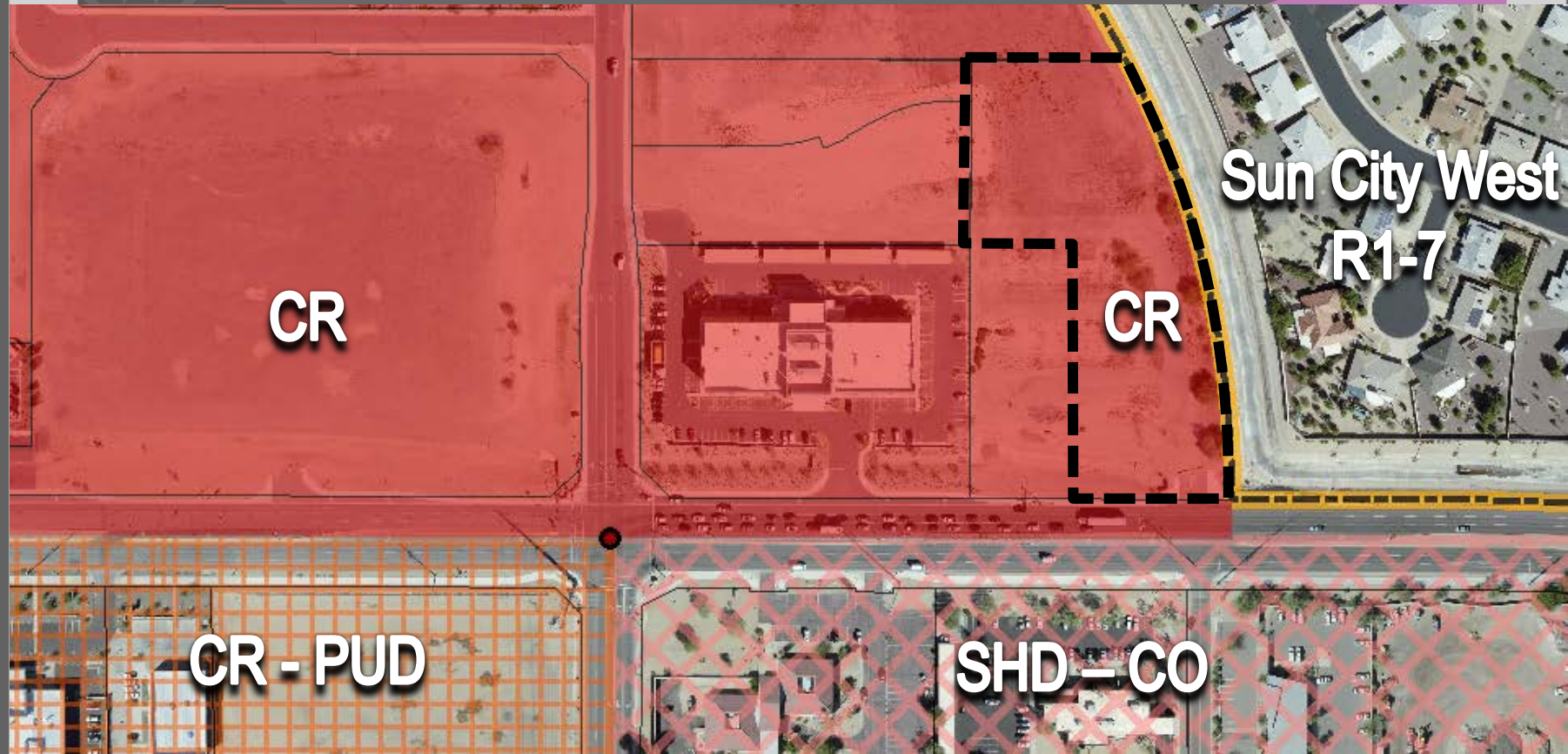
Planning and Zoning Commission

May 3, 2018

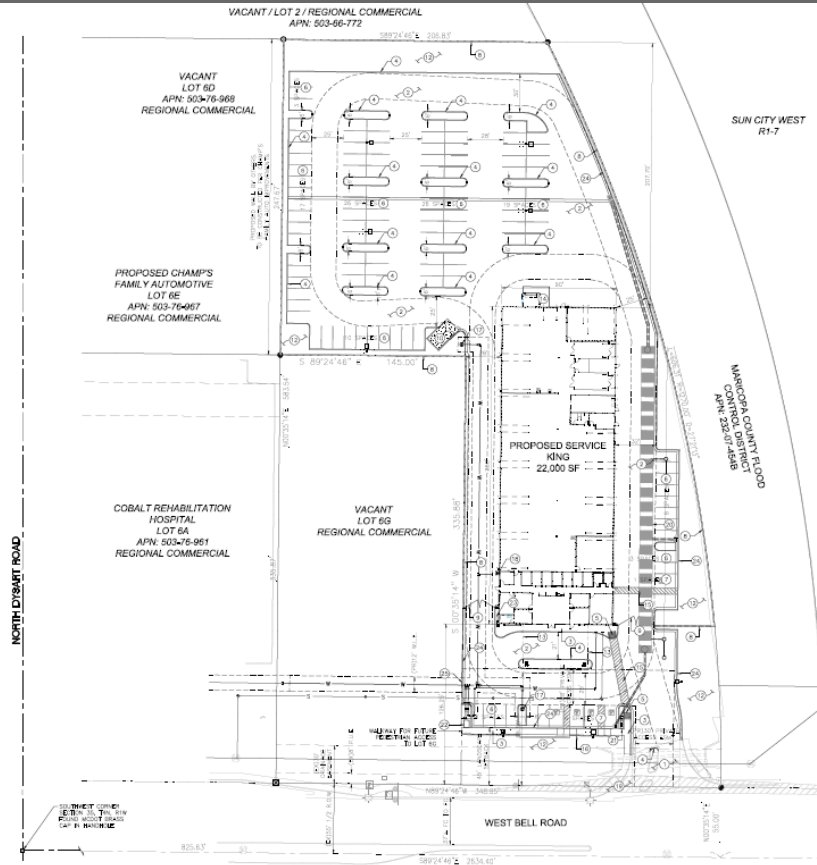
VICINITY MAP



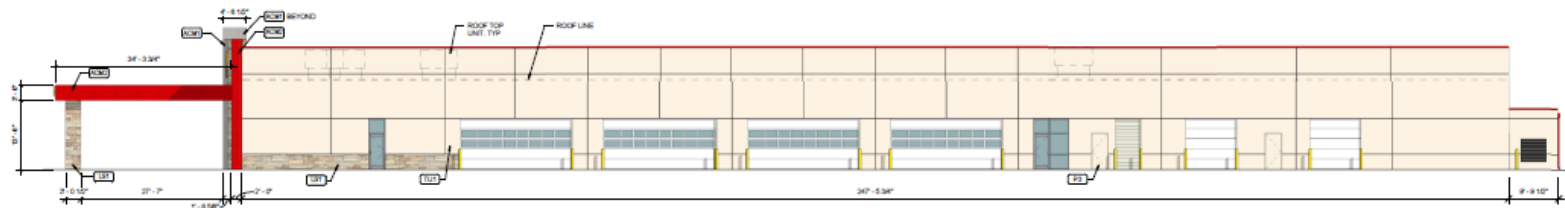
SURROUNDING ZONING



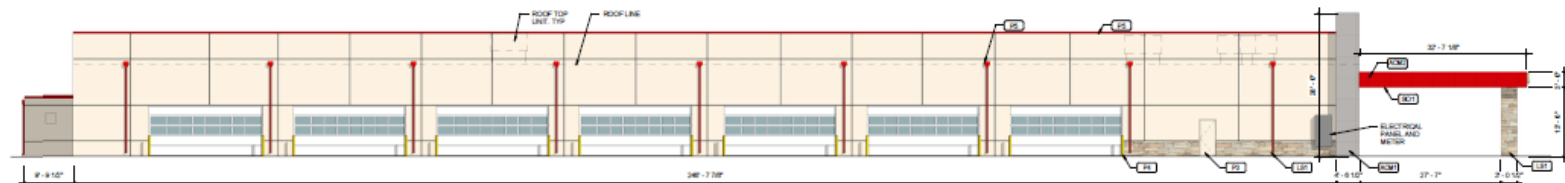
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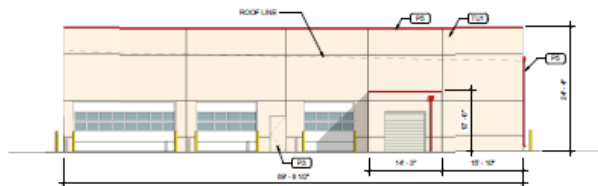
ELEVATIONS



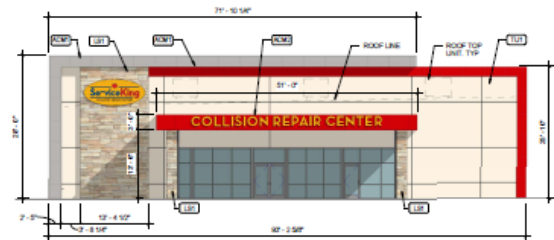
4 EAST ELEVATION
1"=10'-0"



3 WEST ELEVATION
1"=10'-0"



2 NORTH ELEVATION
1"=10'-0"



1 SOUTH ELEVATION
1"=10'-0"



Citizen Outreach

February 28, 2018:

Concerns:

- Noise
- Lighting
- Hours of Operation



STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations 'A' to 'D'





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: FS17-731 Service King Arizona

OVERALL PUBLIC INVOLVEMENT LEVEL:

The applicant held a Citizen Review meeting on February 18, 2018 at 16418 N. Bullard Ave. Informational mailers were sent to properties within 300 feet of the project, and advertisements were posted in a local newspaper. Surprise residents attended to ask questions, express concerns, and to show support.

IDENTIFY STAKEHOLDERS:

Property owners in the immediate area.

OBJECTIVES:

This Conditional Use Permit will allow the builder to construct a new Vehicle Service - Major Repair Facility

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) February 28, 2018 6:00pm

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



CITY OF SURPRISE
Planning and Zoning Commission

May 3, 2018 @ 6:00:00 PM

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Board Meeting Date:	May 3, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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