



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

Thursday, July 19, 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 approving the July 5, 2018 Planning and Zoning Commission Minutes.

None
 Lorraine
 Nevarez -
 Community
 Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#2	District Internal	<u>Nomination and selection of the Planning and Zoning Commission Chair.</u>	Approve Eric Fitzer, Community Development
#3	District Internal	<u>Nomination and selection of the Planning and Zoning Commission Vice Chair.</u>	Approve Eric Fitzer, Community Development
#4	District 1	<u>Consideration and action regarding a Major Site Plan Amendment for LA Fitness in Surprise Village Marketplace.</u>	Approve Robert H. Kuhfuss - Community Development
#5	District 6	<u>Consideration and action approving a Site Plan for Skycom Lot 5 at Skyway Business Park, generally located on the northwestern corner of Peoria Avenue and Dysart Road, subject to Conditions "A" through "E."</u>	Approve Hobart Wingard - Community Development
#6	District 6	<u>Consideration and action approving a Site Plan for Skycom Lot 10 at Skyway Business Park, generally located on the northwestern corner of Peoria Avenue and Dysart Road, subject to Conditions "A" through "E."</u>	Approve Hobart Wingard - Community Development
#7	District 5	<u>Consideration and action on an application for a major amendment to the Surprise Town Center Comprehensive Sign Program; case number FS16-387.</u>	None Eric Fitzer - Community Development
#8	District 5	<u>Consideration and action on an application for a major amendment to the Surprise Marketplace Comprehensive Sign Program; case number FS16-388.</u>	None Eric Fitzer - Community Development
OTHER BUSINESS:			
#9	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development

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

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: July 19, 2018

Contact Person: Lorraine Nevarez - Community Development

Submitting Department:

District: Internal

Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the July 5, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve the July 5, 2018 Planning and Zoning Commission Minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - July 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

July 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 July 5, 2018.

A. ROLL CALL

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

STAFF PRESENT:

Assistant Community Development Director Lloyd Abrams, Deputy City Attorney Ellen Van Riper, Planner Sergio Angulo, Current Planning Supervisor Robert Kuhfuss, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams, Assistant Director, informed the Commission that Chair and Vice Chair elections will be held at the July 19, 2018 Planning & Zoning Commission.

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 June 21, 2018 Planning and Zoning Commission Minutes.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of 171st Avenue and Jomax Road.

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

Chair Chapman opened the call to the public

The Commission discussed item 2:

- Timeline of project
- Potential builders
- Traffic concerns
- Setbacks requirements
- School district
- Amenities in the community

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

Commissioner Bash made a motion to recommend approval to the Mayor and City Council on a Zone Change from RL-5 to RM-9 with a PUD Overlay to allow for the development of Sunrise Ranch, a new residential subdivision, located on the northeast corner of 171st Avenue and Jomax Road. Vice Chair Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

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

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:17 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

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: July 19, 2018

Contact Person: Eric Fitzer, Community Development

Submitting Department:

District: Internal

Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to nominate (nominees name here) for the position of Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Election of Commission Chair](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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



COMMUNITY DEVELOPMENT

Date: July 5, 2018
To: Planning and Zoning Commissioners
From: Eric Fitzer, Director
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings as indicated in the Surprise City Code Section 2-295 - Bylaws.

Please be prepared to discuss your interest and qualifications. Action will be taken during the July 19, 2018 meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: July 19, 2018

Contact Person: Eric Fitzer, Community Development

Submitting Department:

District: Internal

Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I nominate (nominees name here) for the position of Vice Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Election of Commission Vice Chair](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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



COMMUNITY DEVELOPMENT

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Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: July 19, 2018

Contact Person: Robert H. Kuhfuss - Community Development

Submitting Department:

District: 1

Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Major Site Plan Amendment for LA Fitness in Surprise Village Marketplace.

Motion:

Move to approval the proposed Major Amendment subject to stipulations “a” through “c” as stated in the Staff Report.

Background:

Xavier Ibarra of RKAA Architects, Inc., on behalf of Fitness International, LLC, seeks approval of a Major Site Plan Amendment to allow a new LA Fitness facility in the Surprise Village Marketplace located at the southeast corner of Bell Road and Loop 303. The facility will be 34,000 square feet and will be located to the west of the existing Sam's Club, but separated from Sam's Club by approximately 103 feet, leaving room for additional site development. The project respects the architecture of the existing Sam's Club building and the larger PAD, and follows a related Conditional Use Permit to allow a Freeway Monument Sign on the site under case FS18-084, which was approved by the City Council on June 5, 2017.

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 FS18-087 LA Fitness Site Plan -PZ Staff Report](#)
- ☐ [01 - FS18-087 - Major Site Plan Amendment for LA Fitness at Surprise Village Marketplace - Vicinity Map](#)
- ☐ [02 - FS18-087 - Major Site Plan Amendment for LA Fitness at Surprise Village Marketplace - Case Map](#)

- ☐ [03 - FS18-087 - Major Site Plan Amendment for LA Fitness at Surprise Village Marketplace - Site Plan](#)
 - ☐ [04 - FS18-087 - Major Site Plan Amendment for LA Fitness at Surprise Village Marketplace - Elevations](#)
 - ☐ [05 - FS18-087 - Major Site Plan Amendment for LA Fitness at Surprise Village Marketplace - Renderings](#)
 - ☐ [06 - FS18-087 - Major Site Plan Amendment for LA Fitness at Surprise Village Marketplace - Presentation](#)
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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):

Robert H. Kuhfuss, AICP



MAJOR SITE PLAN AMENDMENT REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS18-087
2		
3	Project Name:	LA Fitness
4		
5	Council District:	1 - Acacia
6		
7	Meeting Date:	July 19, 2018
8		
9	Planner:	Robert H. Kuhfuss, AICP
10		
11		
12	Owner:	Fitness International, LLC
13		
14	Applicant:	RKAA Architects, Inc.
15		
16	Request:	Amended Site Plan for Surprise Village Marketplace
17		
18	Site Location:	Southeast corner of Bell Road and Loop 303
19		
20	Site Size:	5.3 acres (approx.)
21		
22	Density:	N/A
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
25		
26	Support/Opposition:	None known
27		
28	Staff Recommendation:	Staff recommends the Commission approve the proposed Site Plan
29		Amendment, subject to stipulations 'a'-'c'.

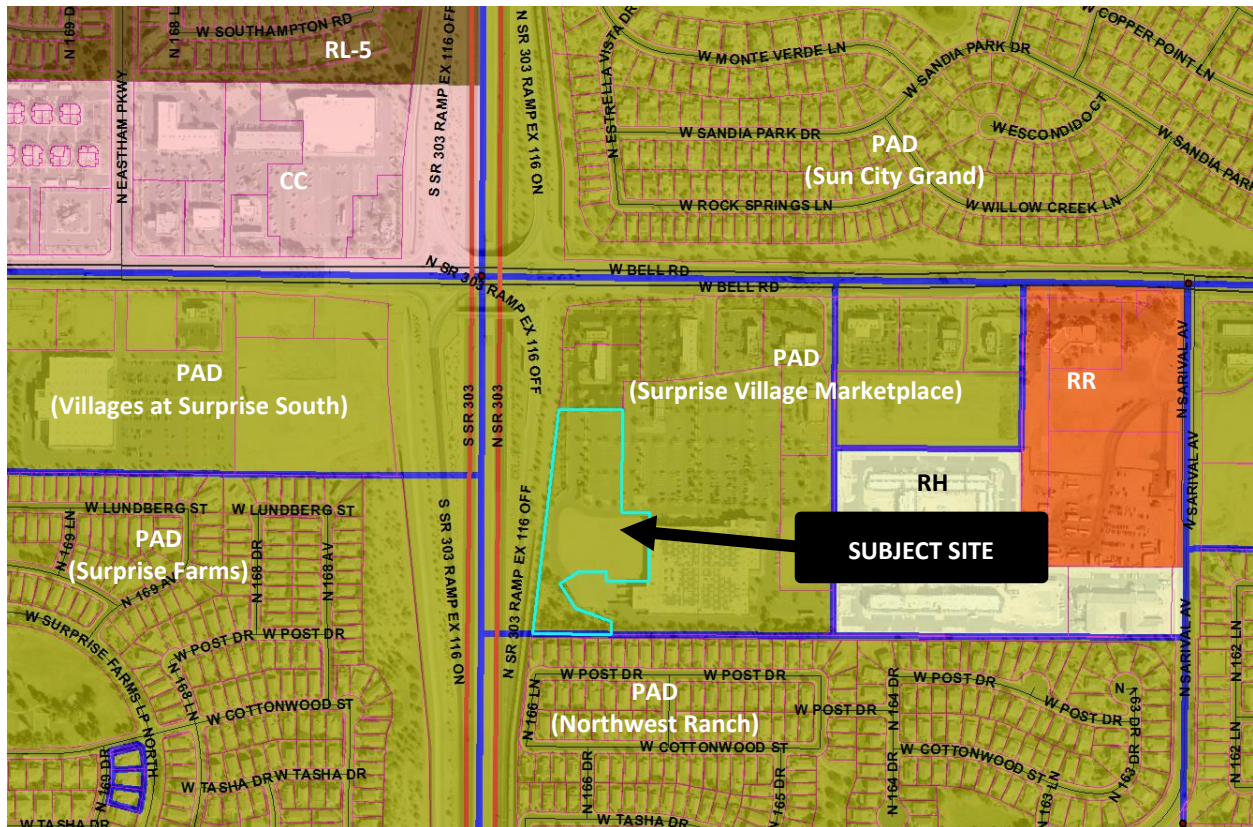
Project Description:

Xavier Ibarra of RKA Architects, Inc., on behalf of Fitness International, LLC, seeks approval of a Major Site Plan Amendment to allow a new LA Fitness facility in the Surprise Village Marketplace located at the southeast corner of Bell Road and Loop 303. The facility will be 34,000 square feet and will be located to the west of the existing Sam's Club, but separated from Sam's Club by approximately 103 feet, leaving room for additional site development. The project respects the architecture of the existing Sam's Club building and the larger PAD, and follows a related Conditional Use Permit to allow a Freeway Monument Sign on the site under case FS18-084, which was approved by the City Council on June 5, 2017.

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)



47 **BACKGROUND:**

48
49 **September 28, 2006:** The City Council approved the Surprise Village Marketplace PAD under
50 case PAD06-286.

51
52 **March 20, 2007:** The Planning and Zoning Commission approved the Comprehensive Sign
53 Program (CSP) for Surprise Village Marketplace under case CUP06-458.

54
55 **July 28, 2011:** Staff approved a Minor Site Plan Amendment relating to a new driveway in the
56 vicinity of Shops B of Surprise Village Marketplace under FS11-188.

57
58 **August 2, 2012:** The Commission approved a Conditional Use Permit for Taco Bell at Surprise
59 Village Marketplace under case FS12-175.

60
61 **January 1, 2016:** The Commission approved a Major Site Plan Amendment for Surprise Village
62 Marketplace relating to Shops D under case FS15-392.

63
64 **May 11, 2016:** The Commission approved a Major Site Plan Amendment for Babbo Italian Eatery
65 under case FS16-024.

66
67 **October 6, 2016:** The Commission approved a Major Site Plan Amendment for Storage West under
68 case FS16-219.

69
70 **November 1, 2016:** The Council approved a Zone Change to allow self-storage as a permitted use
71 in the Surprise Village Marketplace under case FS16-219.

72
73 **November 17, 2016:** The Commission approved a Conditional Use Permit for Greulich's
74 Automotive under case FS16-320.

75
76 **March 7, 2017:** The Commission approved a Major Site Plan Amendment for Popeye's Louisiana
77 Kitchen under case FS16-412.

78
79 **April 20, 2017:** The Commission approved a Major Site Plan Amendment for Hayashi Restaurant
80 under case FS16-556.

81
82 **January 11, 2018:** Staff met with the applicant to discuss the subject request during a regularly
83 scheduled Concept Review meeting under CR17-719.

84
85 **February 12, 2018:** The applicant filed the subject request under case FS18-087.

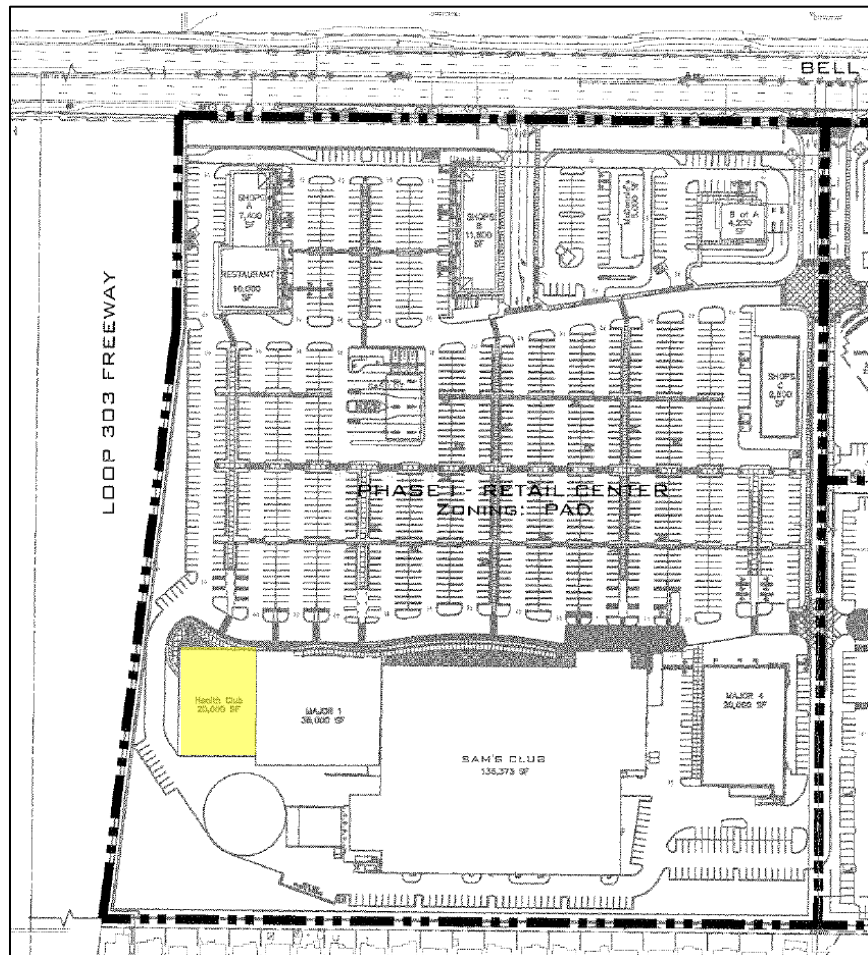
86
87 **June 5, 2018:** The Council approved a request for a Conditional Use Permit to allow a Freeway
88 Monument Sign on the subject property under case FS18-054.

Citizen Outreach:

N/A

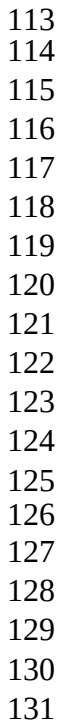
Analysis and Discussion:

The original Site Plan contemplated three (3) phases of development to include retail, medical office and multi-family, respectively. Phase I consisted of a Sam's Club facility and three (3) Major tenants including a 22,000 square foot health club (shown on yellow below), plus a number of detached retail shops as depicted on the following drawing taken from the original PAD:



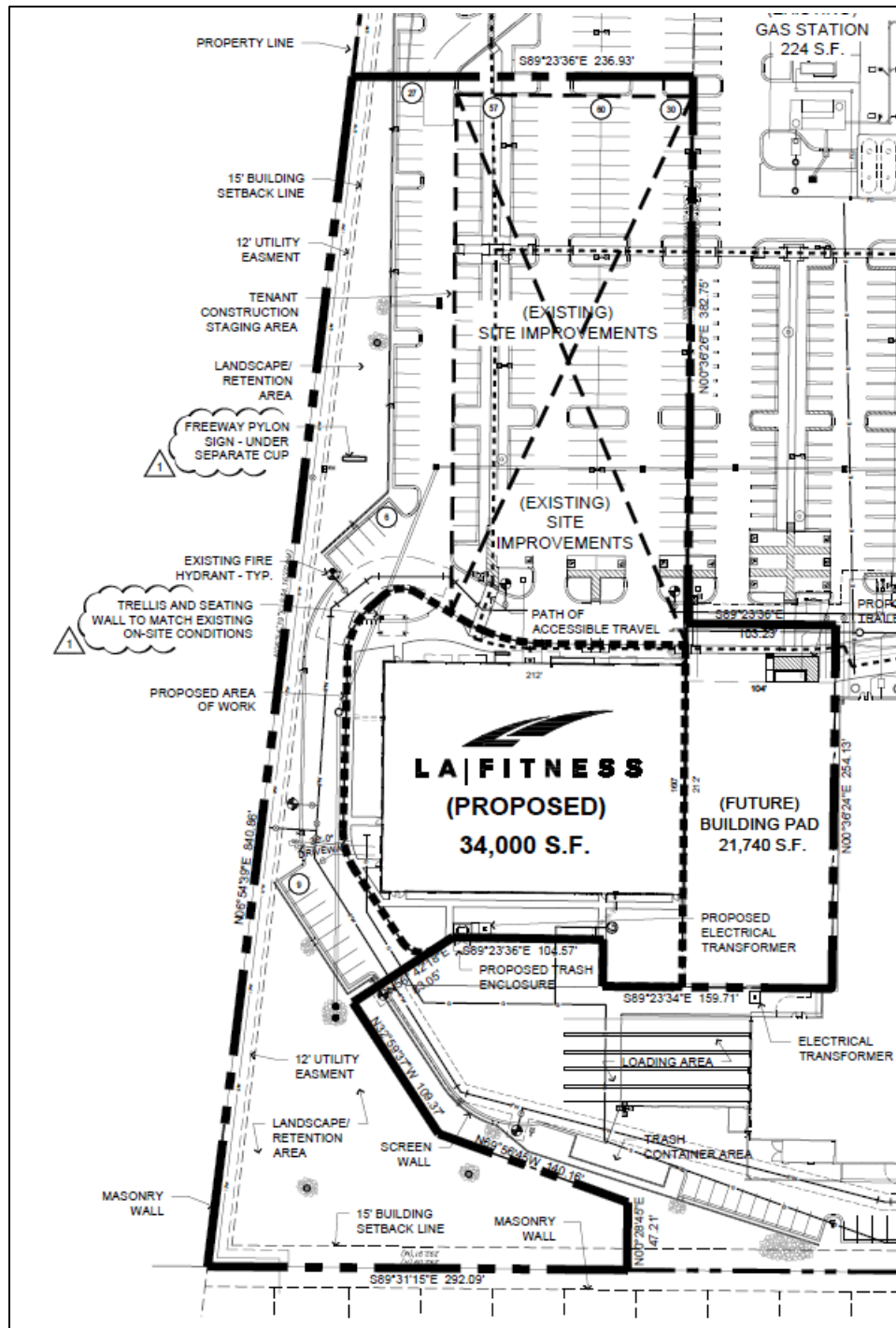
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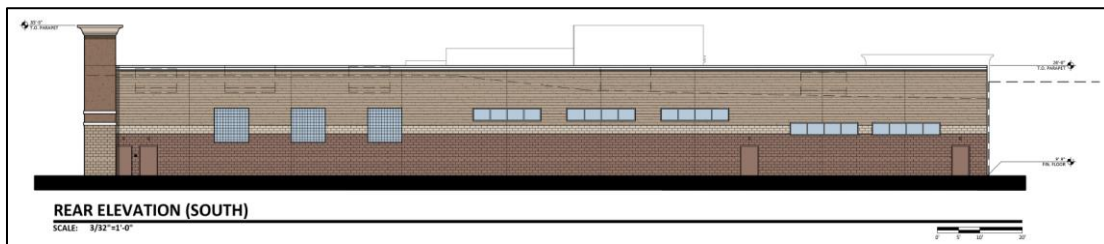
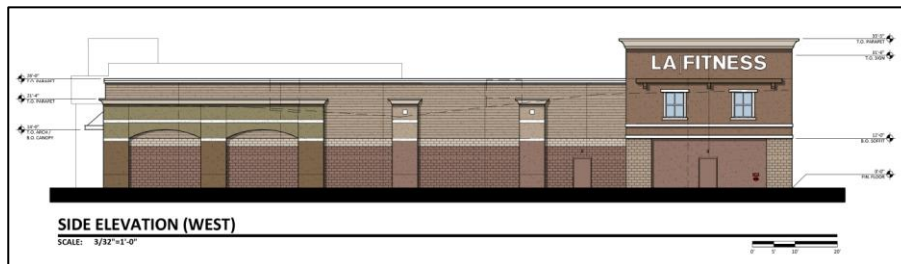


133

134

135 The applicant has taken great care to ensure the proposed LA Fitness building is consistent with
 136 the existing Sam's Club façade by using the same or similar massing, archways, banding,
 137 cornices, materials, and colors. The applicant also proposes two (2) sign walls, one located
 138 along the front facing Bell Road and the parking lot, and one on the west side of the building

facing the Loop 303 freeway. While these sign walls do not exactly “match” the existing façade, the applicant is seeking corporate identity, and the sign copy is consistent with the time, place and manner restrictions set forth in the approved Comprehensive Sign Program for Surprise Village Marketplace. Staff is therefore comfortable with allowing this as part of the overall design. The rear façade also incorporates the same materials and color palette, in addition to banding and windows to break up the façade.



[Continued following page]

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 an Existing Community Commercial node in the Neighborhood Character Area. The Neighborhood Character Area supports commercial uses such as those existing and proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed Site Plan Amendment does little to enhance the goals and policies of the Sub Area, the proposed Site Plan does not conflict with those goals and policies.

Reviewing Agencies:

The subject request was routed to the standard city reviewing agencies, in addition to Luke Air Force Base, Maricopa Water District, and Arizona Department of Transportation who indicate no objections to the requests.

Summary:

Staff believes the proposed Site Plan is consistent with the Surprise Village Marketplace PAD. The site is designed with appropriate pedestrian connectivity, parking, landscaping, and architectural detail.

Findings:

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

Recommendation:

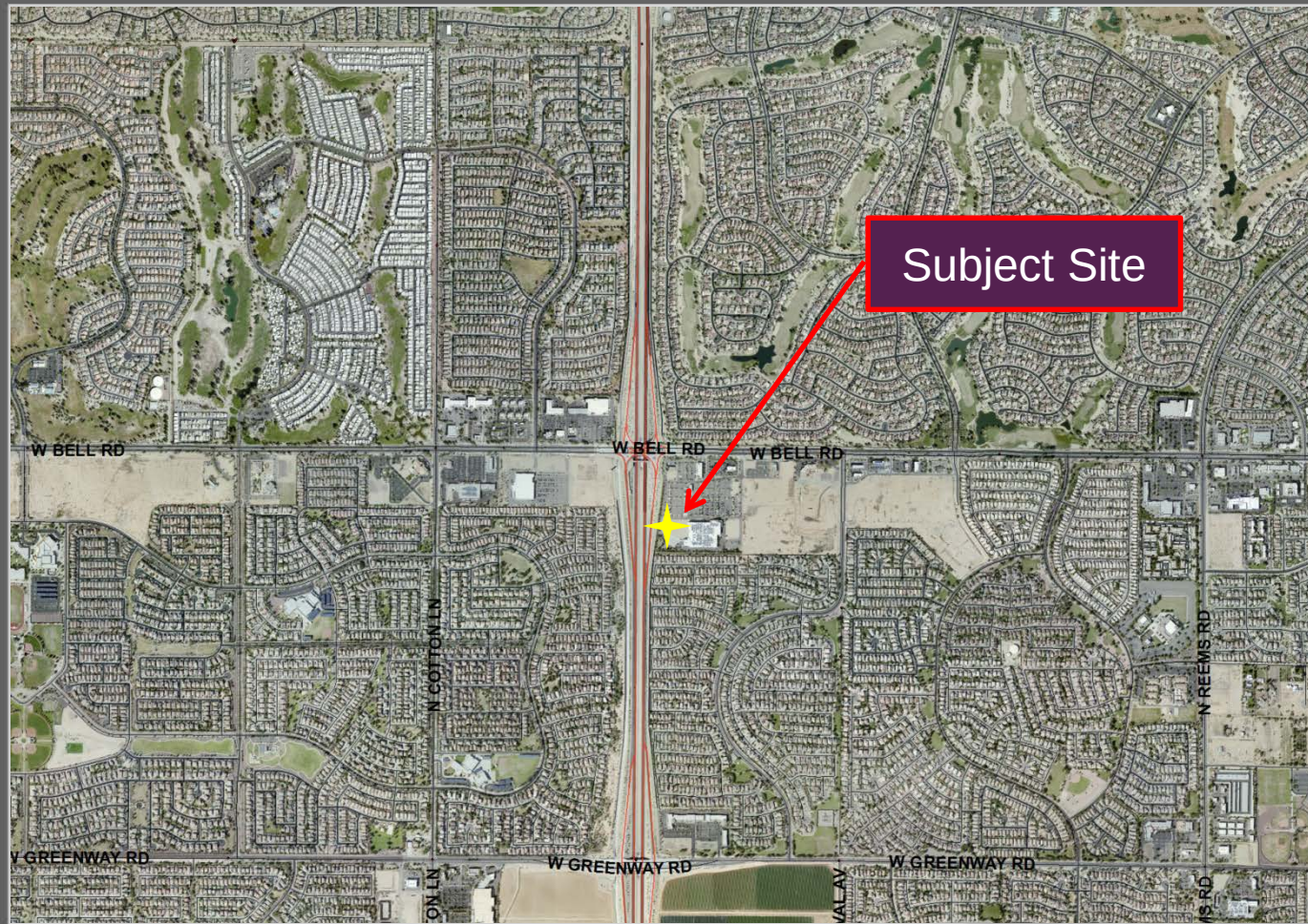
Based on the findings noted above, staff recommends the Commission approve the Major Site Plan Amendment proposed under case **FS18-087**, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be in conformance with Sheet SP-1 of the site plan entitled "LA Fitness - Surprise", consisting of one (1) sheet, prepared by RCAA Architects, Inc. and stamped received April 27, 2018.
- b. Building elevations shall be in conformance with the Elevation Drawings entitled "LA Fitness - Surprise", consisting of three (3) sheets, prepared by RCAA Architects, Inc. and stamped received June 04, 2018.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

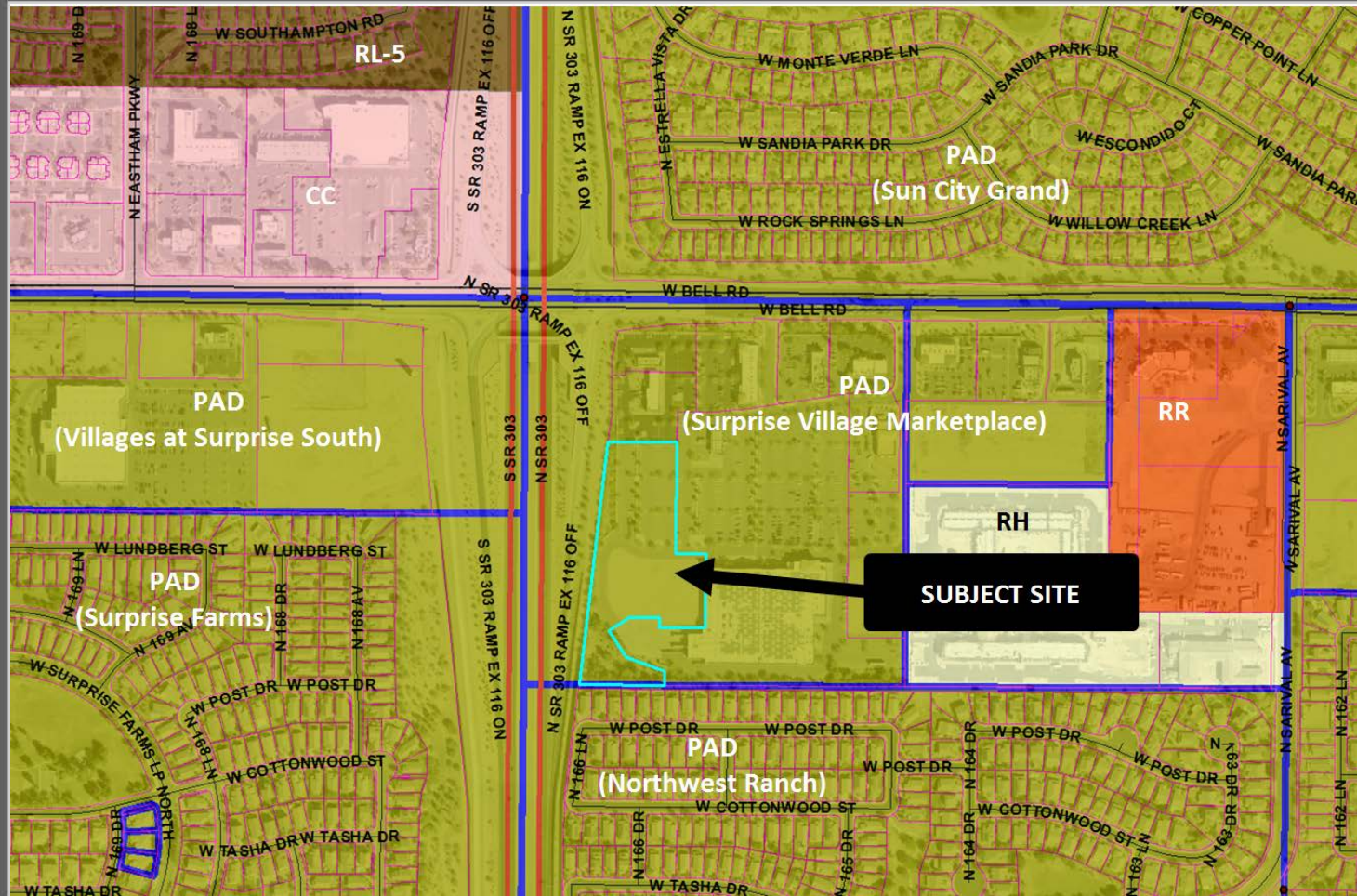
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 – FS18-087 Vicinity Map
- 02 – FS18-087 Case Map
- 03 – FS18-087 Site Plan
- 04 – FS18-087 Elevations
- 05 – FS18-087 Renderings

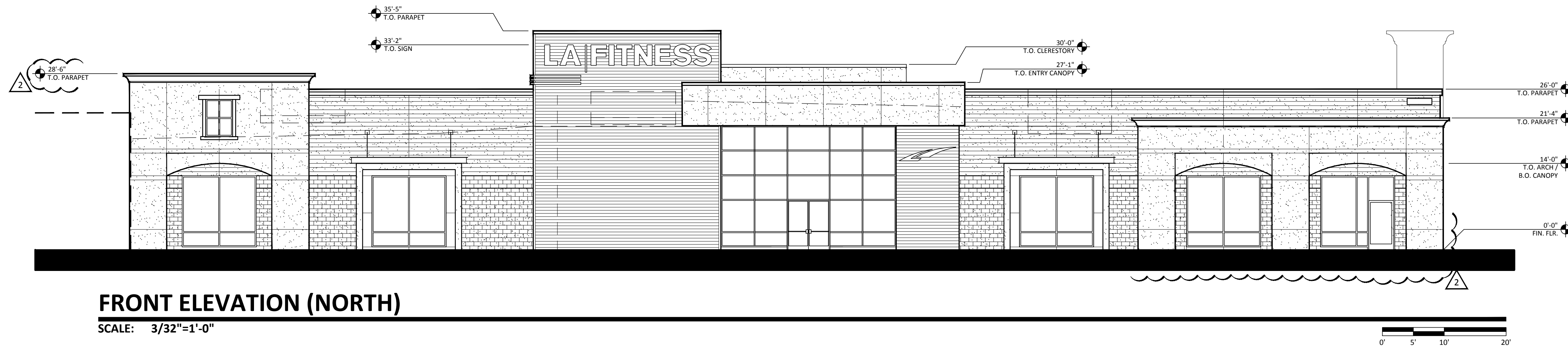


FS18-087 Vicinity Map



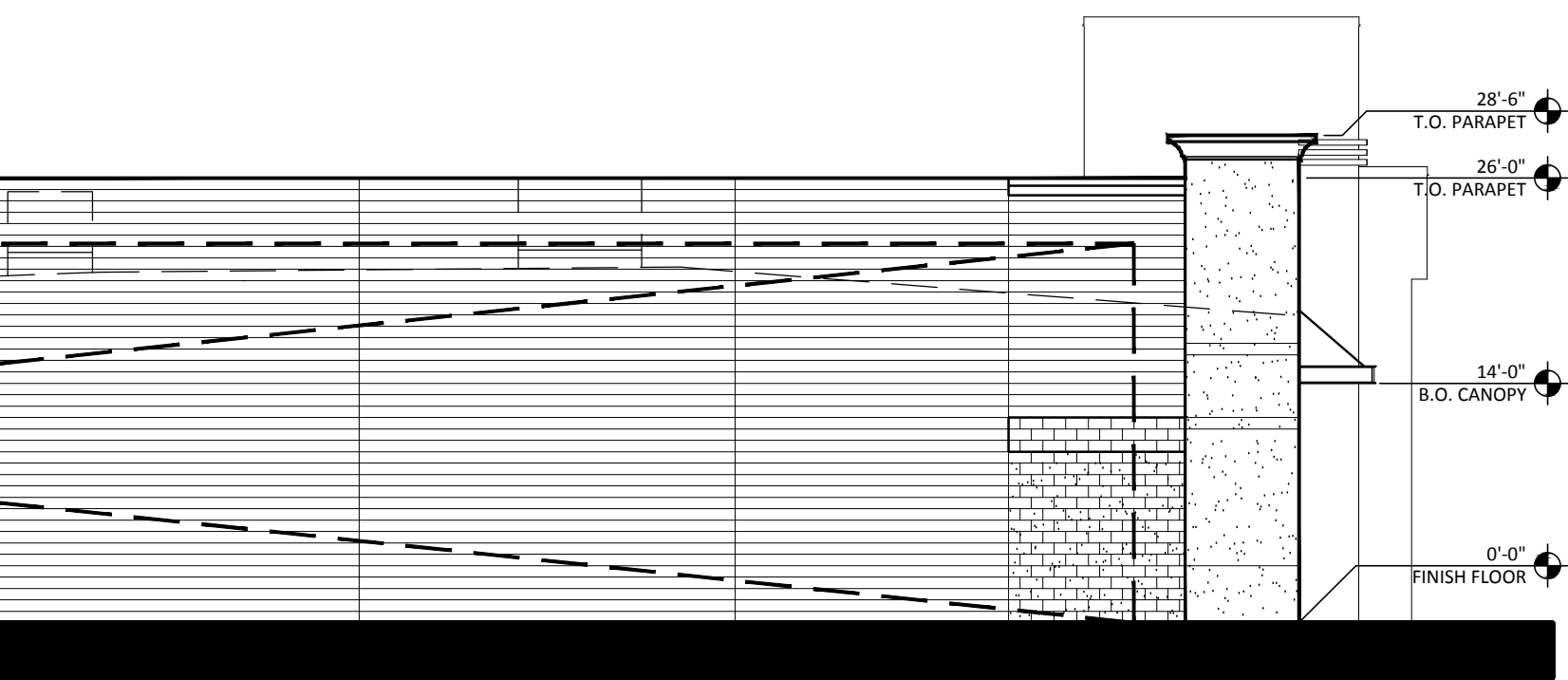
FS18-087 Case Map

project #: 17238.00



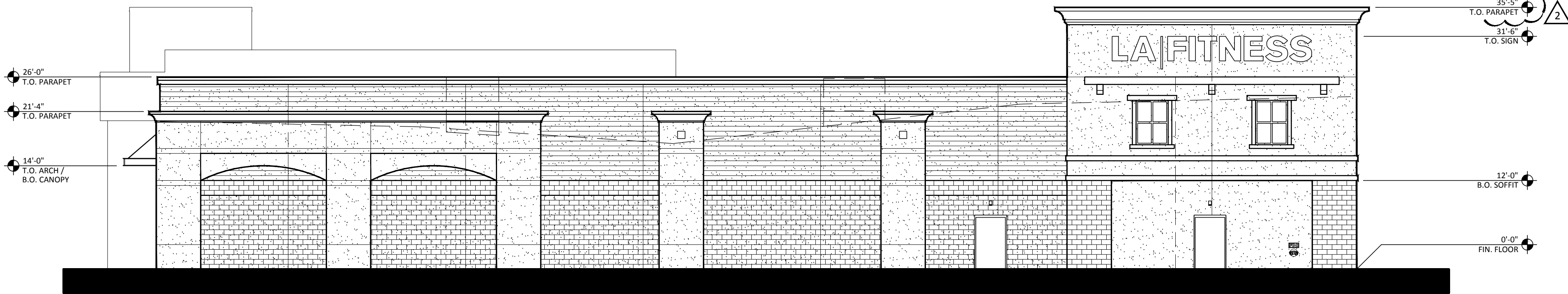
FRONT ELEVATION (NORTH)

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



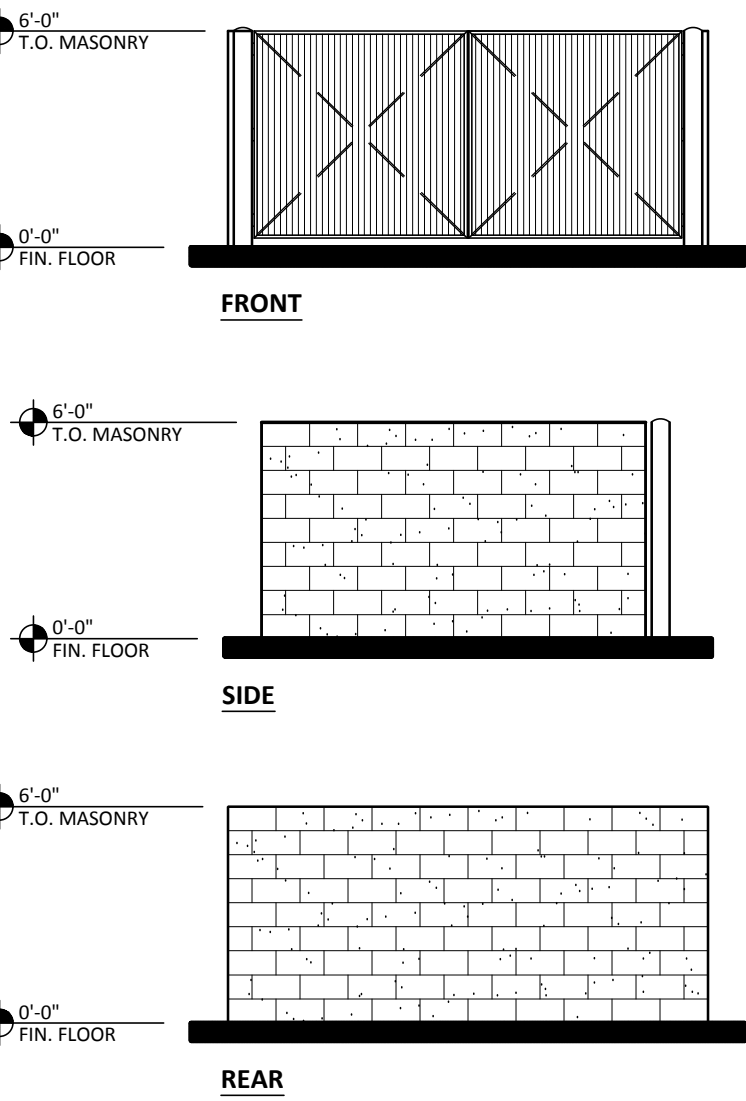
PARTIAL SIDE ELEVATION (EAST)

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



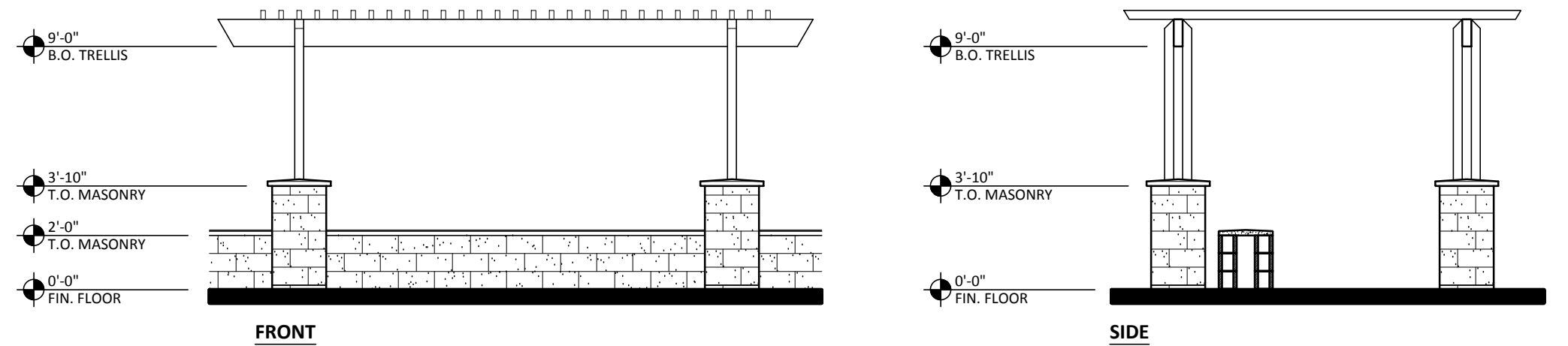
SIDE ELEVATION (WEST)

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



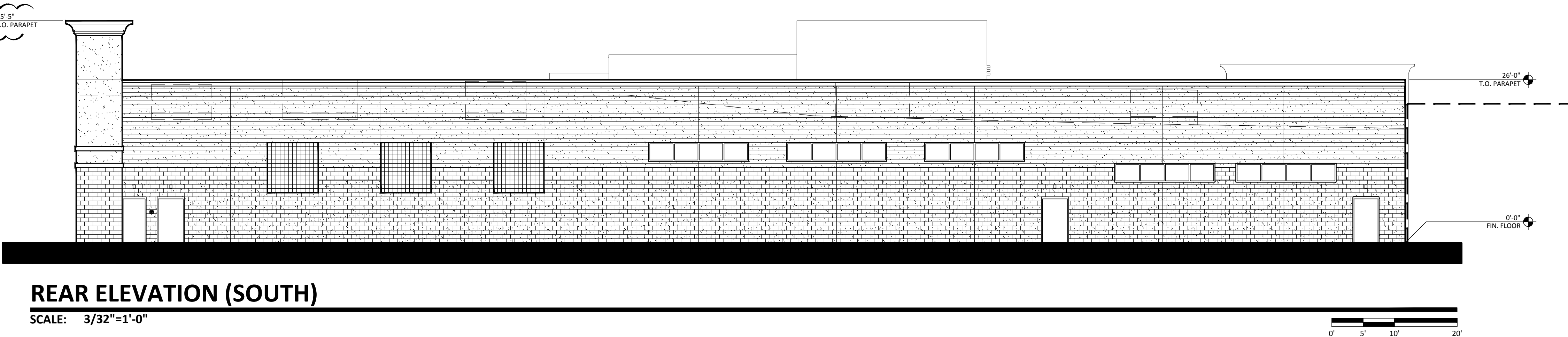
TRASH ENCLOSURE ELEVATIONS

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



TRELLIS ELEVATIONS

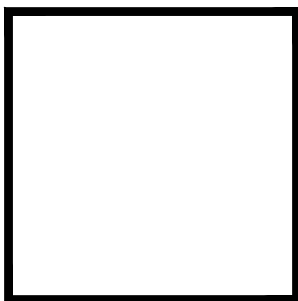
SCALE: 3/16"=1'-0"



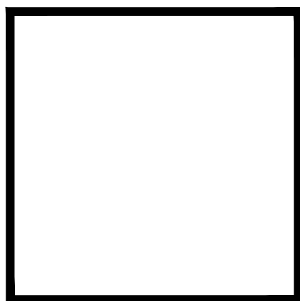
REAR ELEVATION (SOUTH)

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

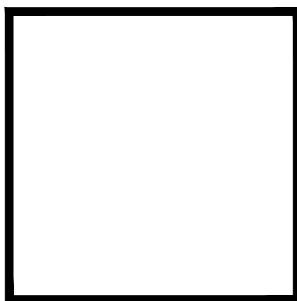
COLOR AND MATERIAL LEGEND



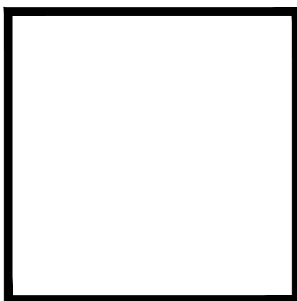
CMU - PAINTED
SIZE: 8x16
FINISH: SPLIT FACE
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TRUSTY TAN
SPECIFY: SW6087



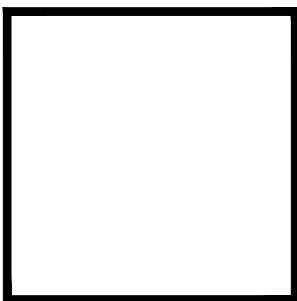
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: PURE WHITE
SPECIFY: SW1004



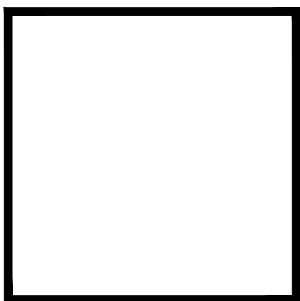
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SHERATON SAGE
SPECIFY: SW#0014



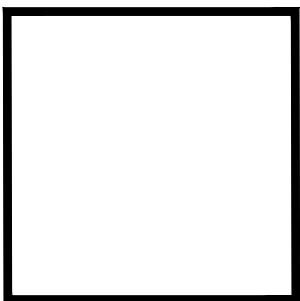
CMU - PAINTED
SIZE: 8x16
FINISH: SPLIT FACE
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SIMPLIFY BEIGE
SPECIFY: SW6085



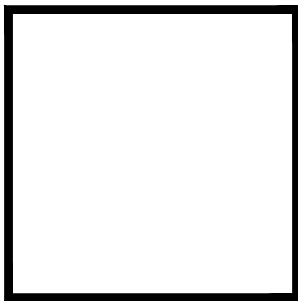
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TEA CHEST
SPECIFY: SW6103



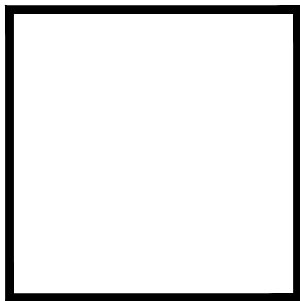
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: REDDENED EARTH
SPECIFY: SW#6053



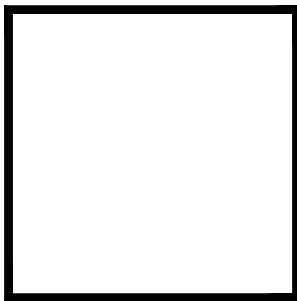
CMU - PAINTED
SIZE: 8x16
FINISH: SPLIT FACE
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SWING BROWN
SPECIFY: SW6046



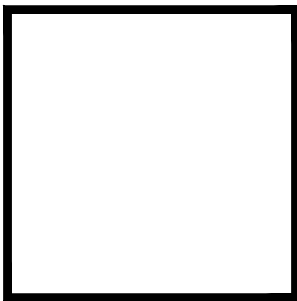
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TRUSTY TAN
SPECIFY: SW6087



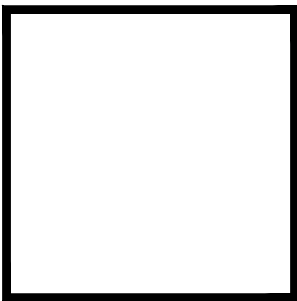
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: NUT HATCH
SPECIFY: SW#6088



METAL SIDING:
MANUFACTURER: LONG BOARD
COLOR: LIGHT NATIONAL WALNUT
CATEGORY: MODERATE VARIATION



STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SIMPLIFY BEIGE
SPECIFY: SW6085



METAL TRIM - PAINT COLOR TO MATCH:
MANUFACTURER: SHERWIN WILLIAMS
COLOR: DOUBLE LATTE
SPECIFY: SW9108

NOTE:
• PAINT SHEEN LEVELS TO MATCH EXISTING SAM'S CLUB FOR BOTH MASONRY AND STUCCO.
• BACK SIDE OF THE SIGN TOWERS FINISHED TO MATCH THE FACE.



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602-955-3900



04-24-18 CITY COMMENTS
06-04-18 DR COMMENTS
ELEVATIONS
01/22/2018

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT TO BE MADE AT THE END OF EACH MONTH. CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF EACH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

LA FITNESS - SURPRISE
SEC BELL ROAD & LOOP 303
SURPRISE, AZ 85388
DEVELOPMENT REVIEW (06-04-2018)

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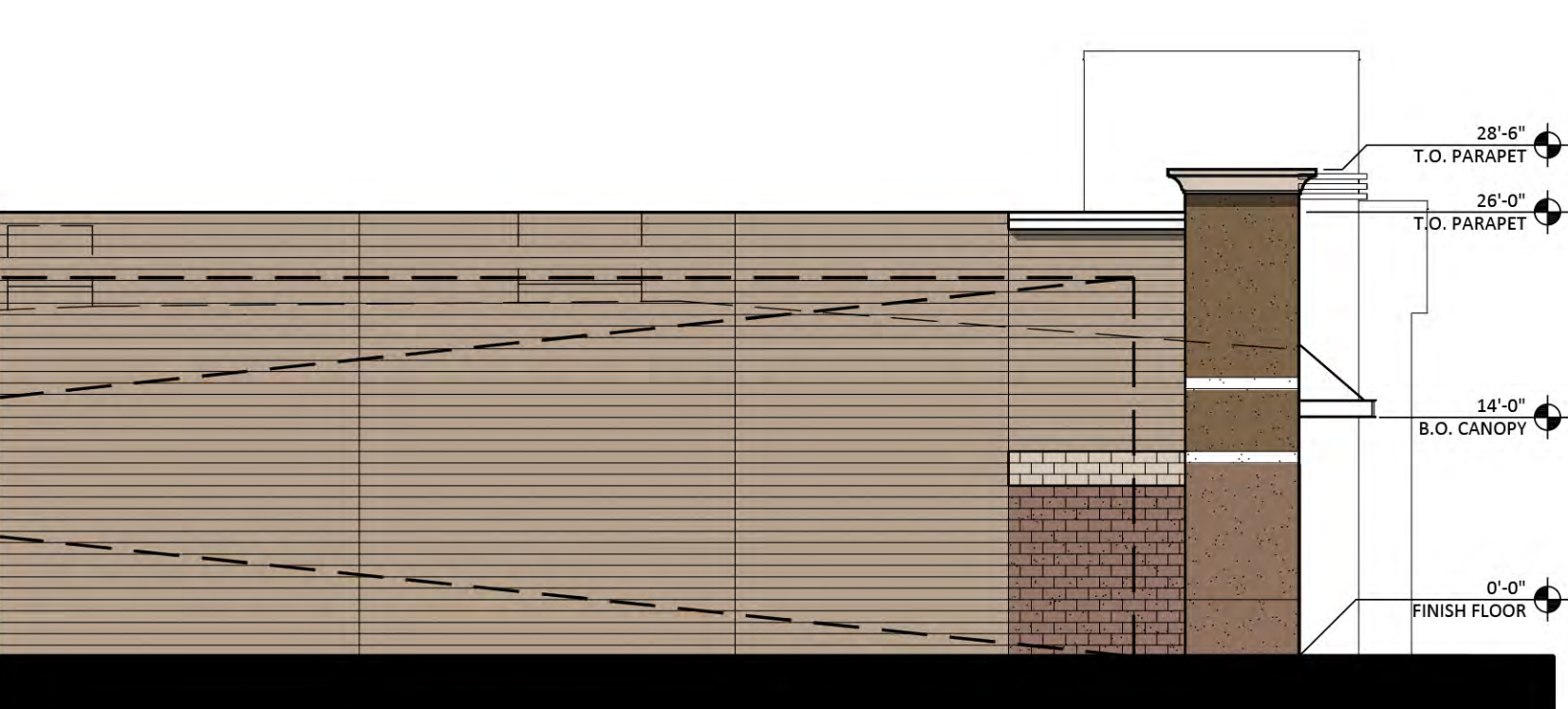
design by: XI
drawn by: XI
checked by: XI

EL-1
project #: 17238.00



FRONT ELEVATION (NORTH)

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



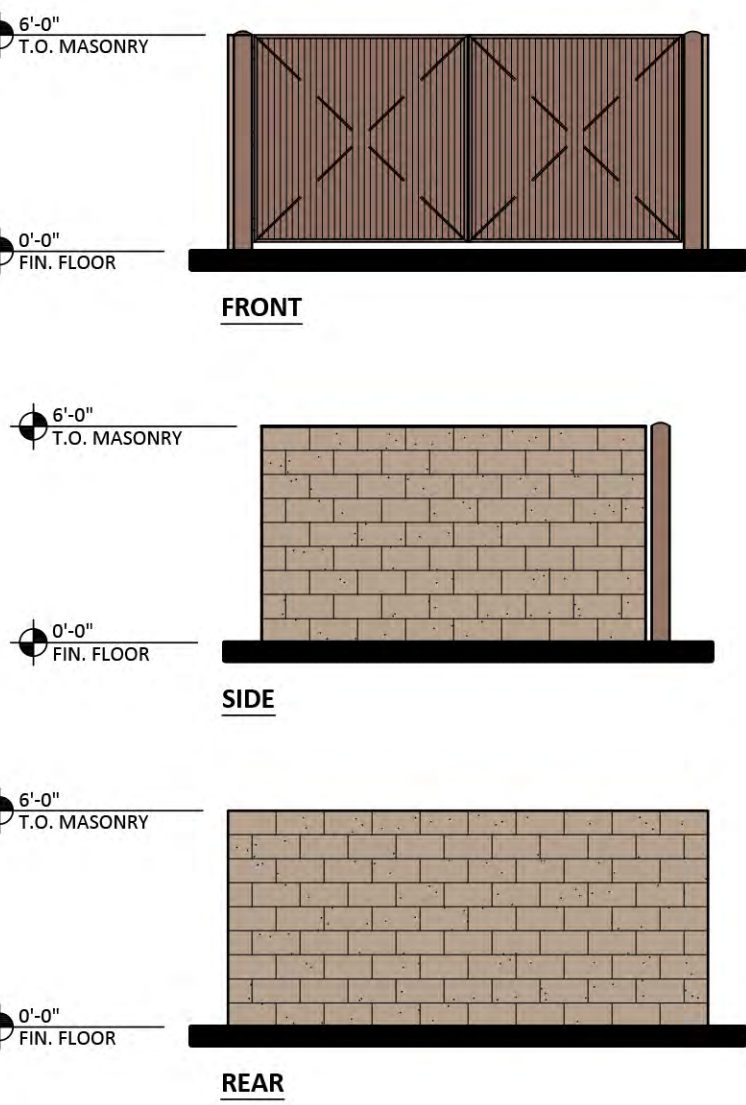
PARTIAL SIDE ELEVATION (EAST)

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



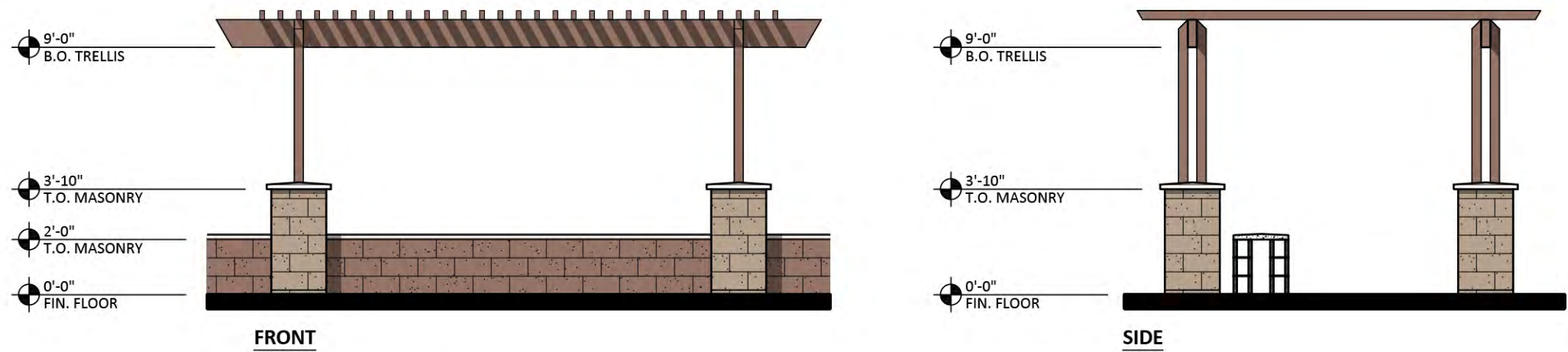
SIDE ELEVATION (WEST)

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



TRASH ENCLOSURE ELEVATIONS

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



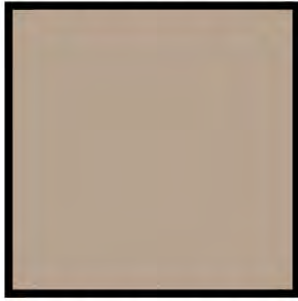
TRELLIS ELEVATIONS

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

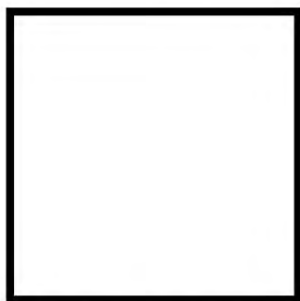
COLOR AND MATERIAL LEGEND



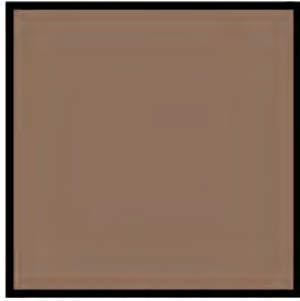
CMU - PAINTED
SIZE: 8x16
FINISH: SPLIT FACE
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TRUSTY TAN
SPECIFY: SW6087



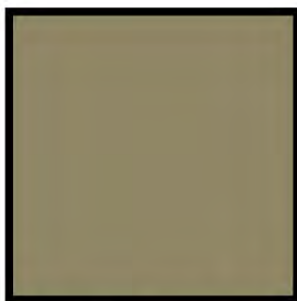
STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: NUTHATCH
SPECIFY: SW6088



STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: PURE WHITE
SPECIFY: SW1004



STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SHERATON SAGE
SPECIFY: SW#0014



STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TEA CHEST
SPECIFY: SW6103



STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: REDDENED EARTH
SPECIFY: SW#6053



CMU - PAINTED
SIZE: 8x16
FINISH: SPLIT FACE
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SIMPLIFY BEIGE
SPECIFY: SW6085



STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MANUFACTURER: SHERWIN WILLIAMS
COLOR: DOUBLE LATTE
SPECIFY: SW9108



METAL SIDING:
MANUFACTURER: LONG BOARD
COLOR: LIGHT NATIONAL WALNUT
CATEGORY: MODERATE VARIATION



METAL TRIM - PAINT COLOR TO MATCH:
MANUFACTURER: SHERWIN WILLIAMS
COLOR: DOUBLE LATTE
SPECIFY: SW9108



CMU - PAINTED
SIZE: 8x16
FINISH: SPLIT FACE
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SWING BROWN
SPECIFY: SW6046

NOTE:
• PAINT SHEEN LEVELS TO MATCH EXISTING SAM'S CLUB FOR BOTH MASONRY AND STUCCO.
• BACK SIDE OF THE SIGN TOWERS FINISHED TO MATCH THE FACE.



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01/22/2018
ELEVATIONS
DR COMMENTS
CITY COMMENTS
06-04-18
01-24-18

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DEVELOPMENT REVIEW (06-04-2018)

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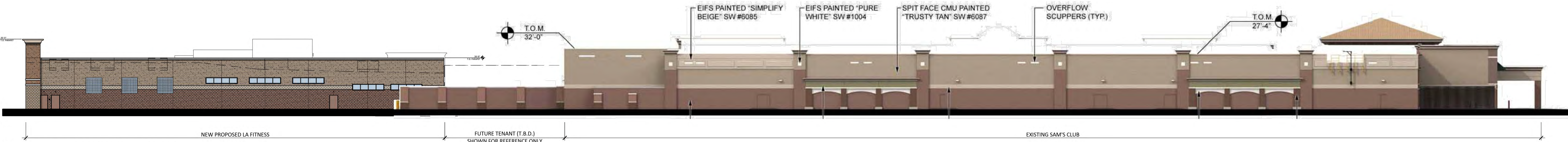
design by: XI
drawn by: XI
checked by: XI

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project #: 17238.00



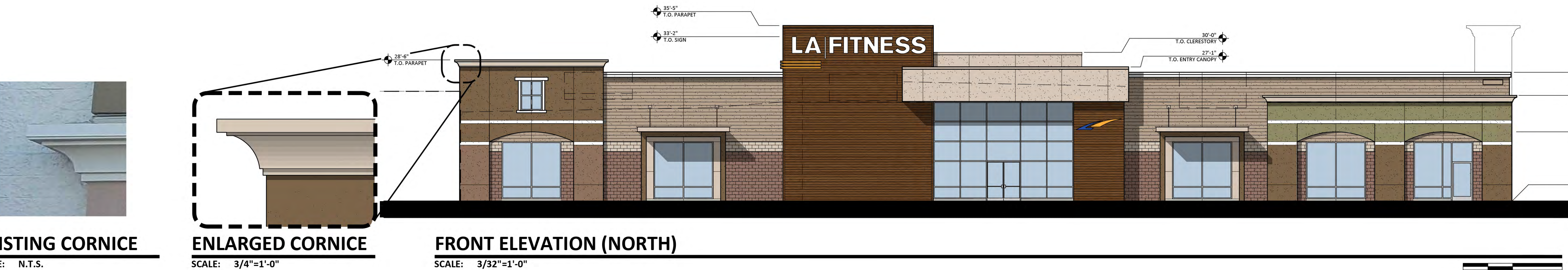
OVERALL FRONT ELEVATION

SCALE: N.T.S.



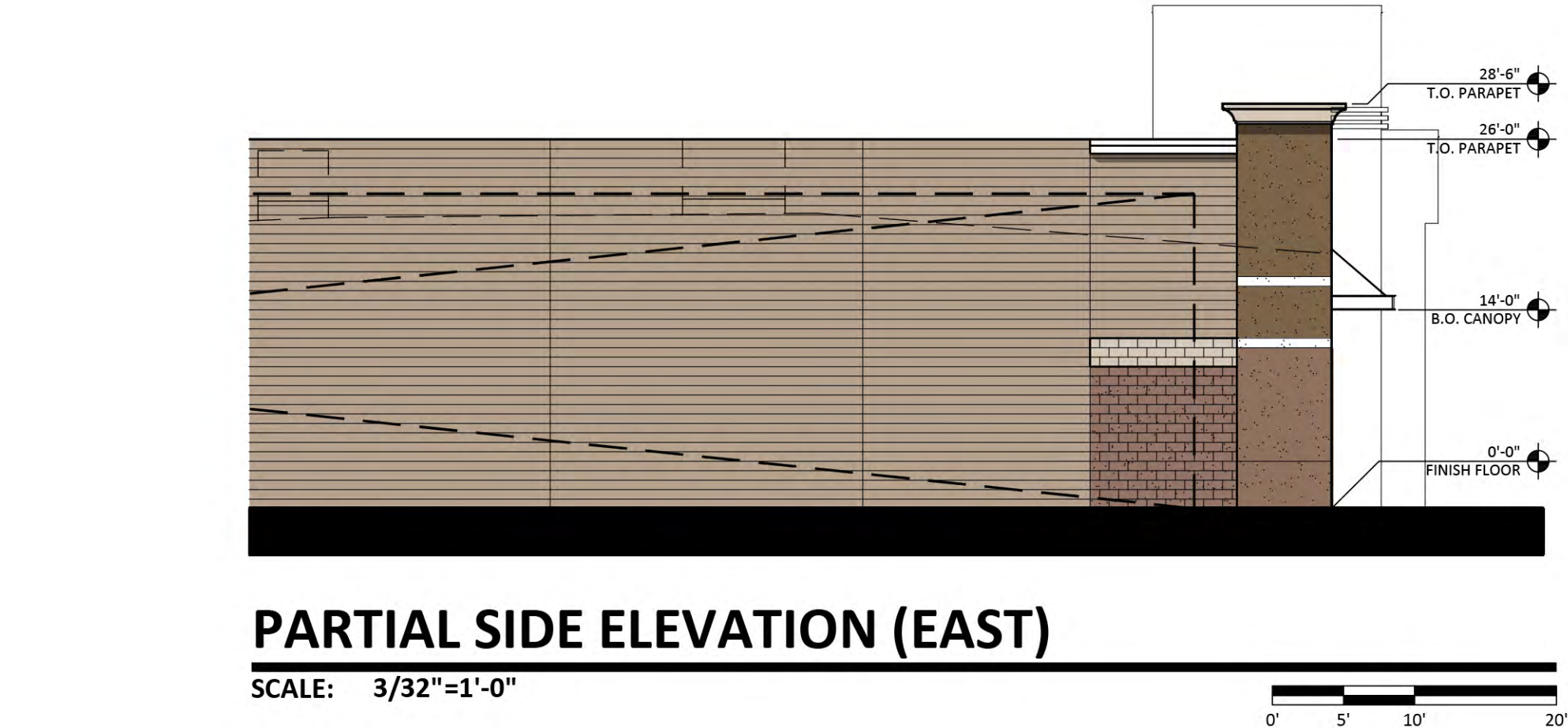
OVERALL REAR ELEVATION

SCALE: N.T.S.



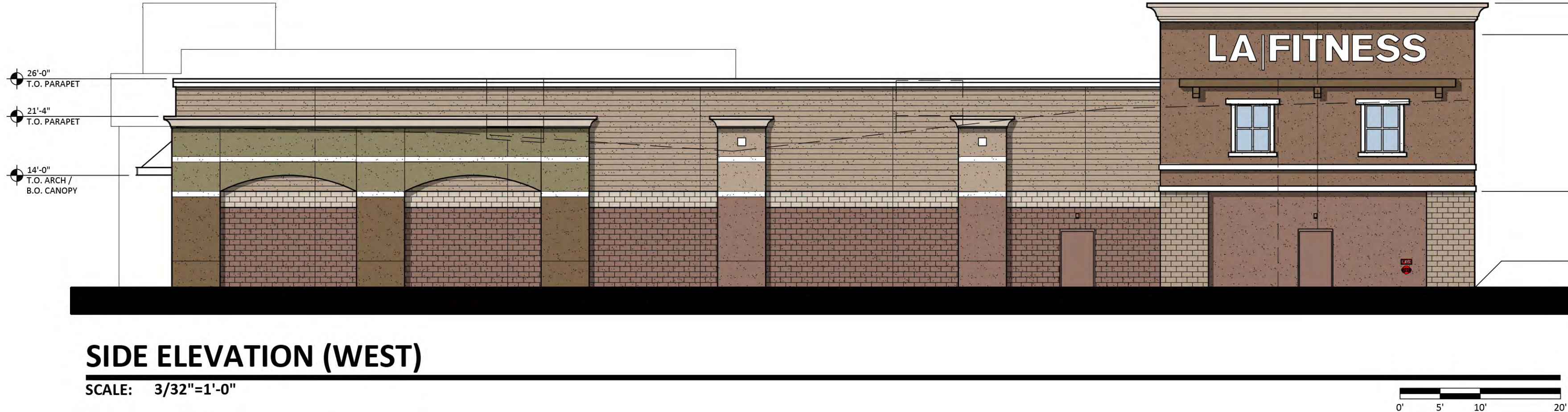
FRONT ELEVATION (NORTH)

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



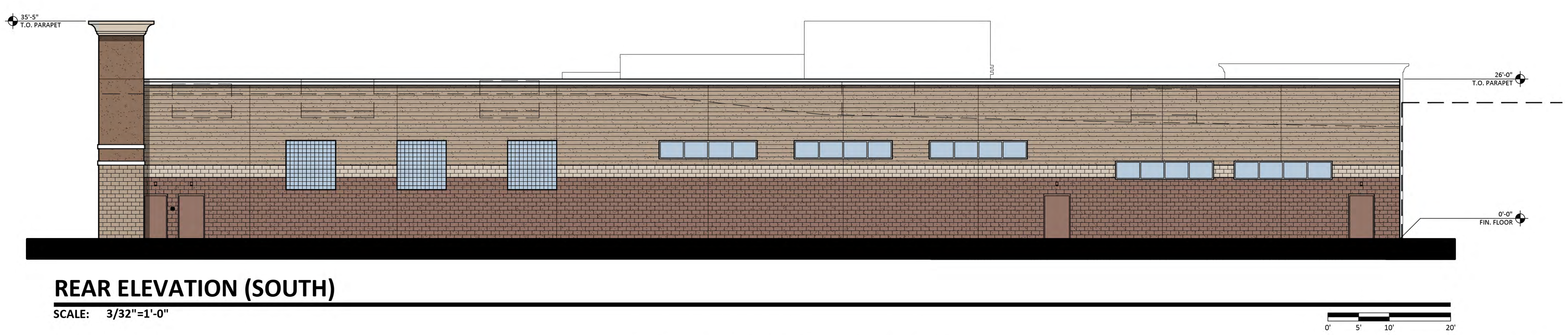
PARTIAL SIDE ELEVATION (EAST)

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



SIDE ELEVATION (WEST)

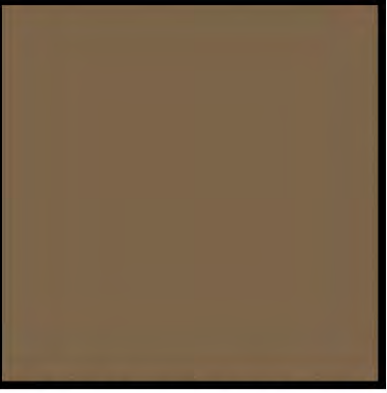
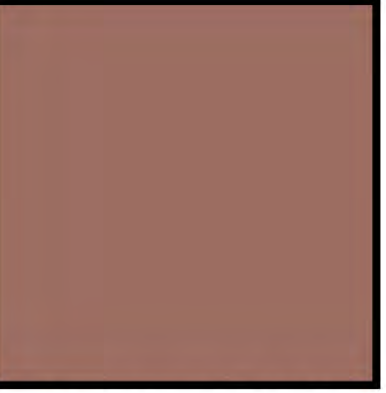
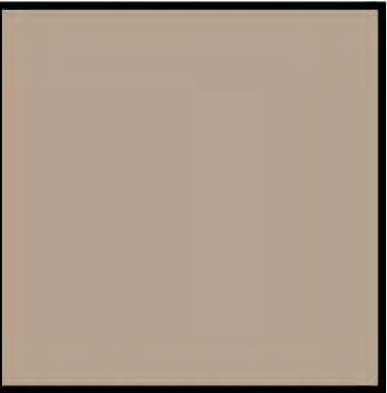
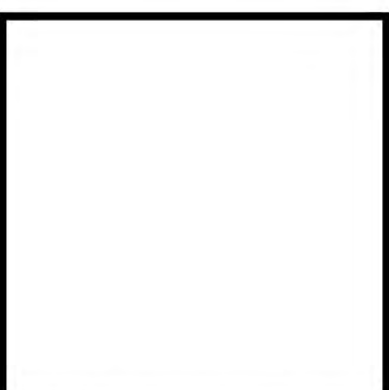
SCALE: 3/32"=1'-0"



REAR ELEVATION (SOUTH)

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

COLOR AND MATERIAL LEGEND

 CMU - PAINTED SIZE: 8x16 FINISH: SPLIT FACE MANUFACTURER: SHERWIN WILLIAMS COLOR: TRUSTY TAN SPECIFY: SW6087	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: PURE WHITE SPECIFY: SW1004	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: SHERATON SAGE SPECIFY: SW40014
 CMU - PAINTED SIZE: 8x16 FINISH: SPLIT FACE MANUFACTURER: SHERWIN WILLIAMS COLOR: SIMPLIFY BEIGE SPECIFY: SW6085	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: TEA CHEST SPECIFY: SW6103	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: REDDENED EARTH SPECIFY: SW46053
 CMU - PAINTED SIZE: 8x16 FINISH: SPLIT FACE MANUFACTURER: SHERWIN WILLIAMS COLOR: SWING BROWN SPECIFY: SW6046	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: TRUSTY TAN SPECIFY: SW6087	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: NUTHATCH SPECIFY: SW46088
 METAL SIDING: MANUFACTURER: LONG BOARD COLOR: LIGHT NATIONAL WALNUT CATEGORY: MODERATE VARIATION	 STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MANUFACTURER: SHERWIN WILLIAMS COLOR: SIMPLIFY BEIGE SPECIFY: SW6085	
 METAL TRIM - PAINT COLOR TO MATCH: MANUFACTURER: SHERWIN WILLIAMS COLOR: DOUBLE LATTE SPECIFY: SW9108		



LA FITNESS - SURPRISE
SEC BELL ROAD AND LOOP 303
SURPRISE, AZ 85388
DATE: 06-04-2018 (PRELIMINARY)

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EL-1
CONTEXT
ELEVATIONS
RKAA# 17238.00



THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



1 OVERALL FRONT ELEVATION VIEW
12" = 1'-0"



2 3D View 1
12" = 1'-0"



3 3D View 2
12" = 1'-0"



4 OVERALL AERIAL VIEW
12" = 1'-0"

LA FITNESS - SURPRISE
SEC SR303 AND BELL RD.
16635 WEST BELL ROAD
SURPRISE, ARIZONA 85388

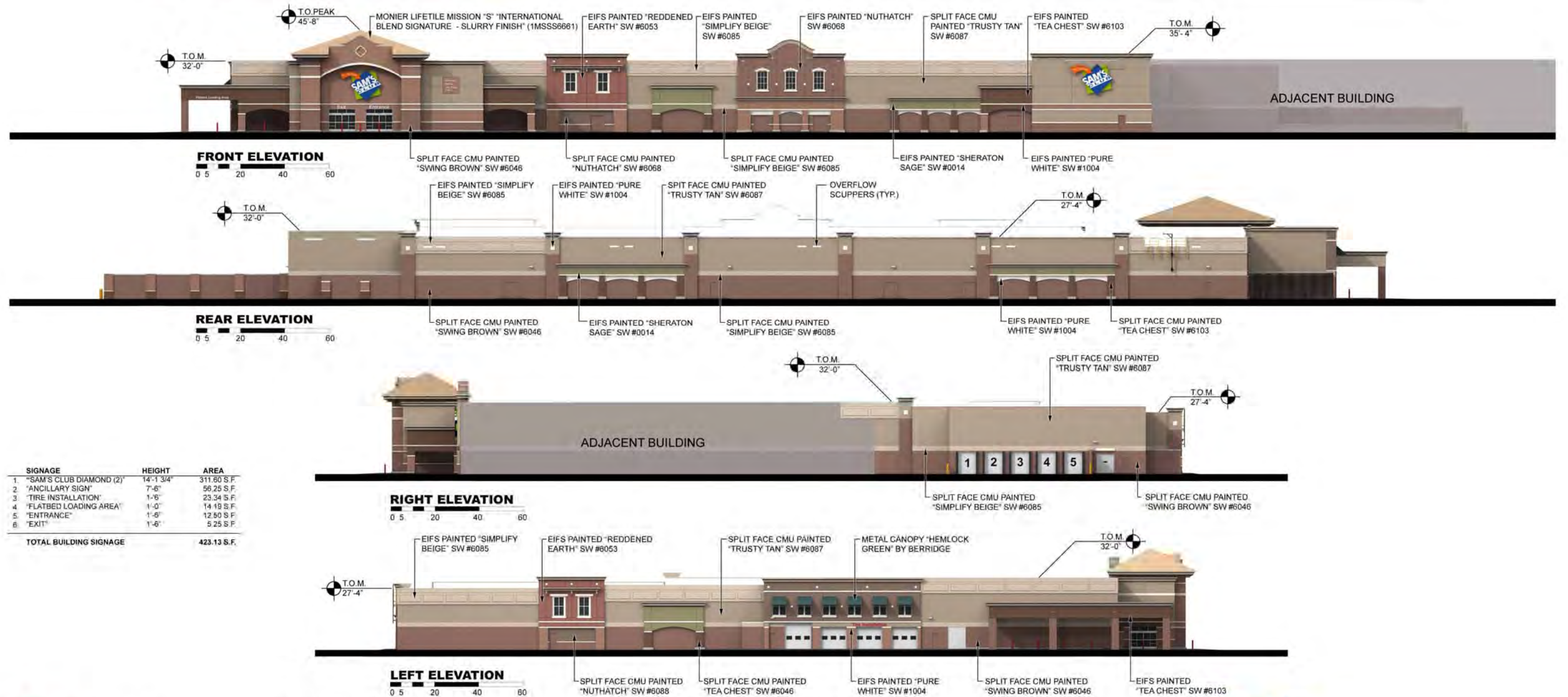
EL 1

RKAA# 17238.00











SWING BROWN SW #6046



SIMPLIFY BEIGE SW #6085



REDDENED EARTH SW #6053



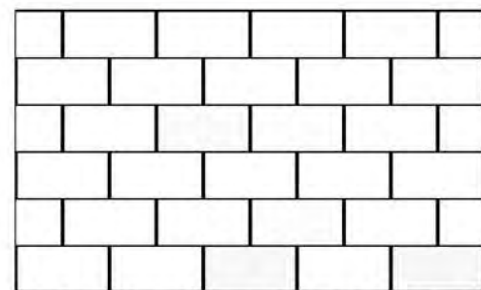
NUTHATCH SW #6068



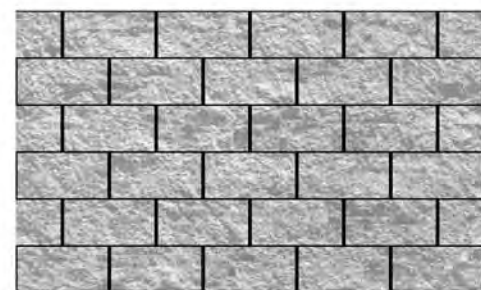
PURE WHITE SW #1004



MONIER LIFETILE MISSION "S" "INTERNATIONAL BLEND SIGNATURE - SLURRY FINISH" (1MSS6661)



SMOOTH FACE CMU (TEXTURE ONLY)



SPLIT FACE CMU (TEXTURE ONLY)



SHERATON SAGE SW #0014



TRUSTY TAN SW #6087



EIFS (TEXTURE ONLY)



"HEMLOCK GREEN" BY BERRIDGE



REPRESENTATION ONLY
NOT FOR CONSTRUCTION
BUILDING, LANDSCAPE, AND SITE FURNISHING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILING.

SURPRISE VILLAGE MARKETPLACE

LOOP 303 AND BELL ROAD
SURPRISE, AZ

QC STAMP	PRINCIPAL:	
	RGN MNGR:	
	ENTITLEMENT:	
	SIGNAGE:	
	3D QC:	



Surprise, AZ
#4955 04/26/06



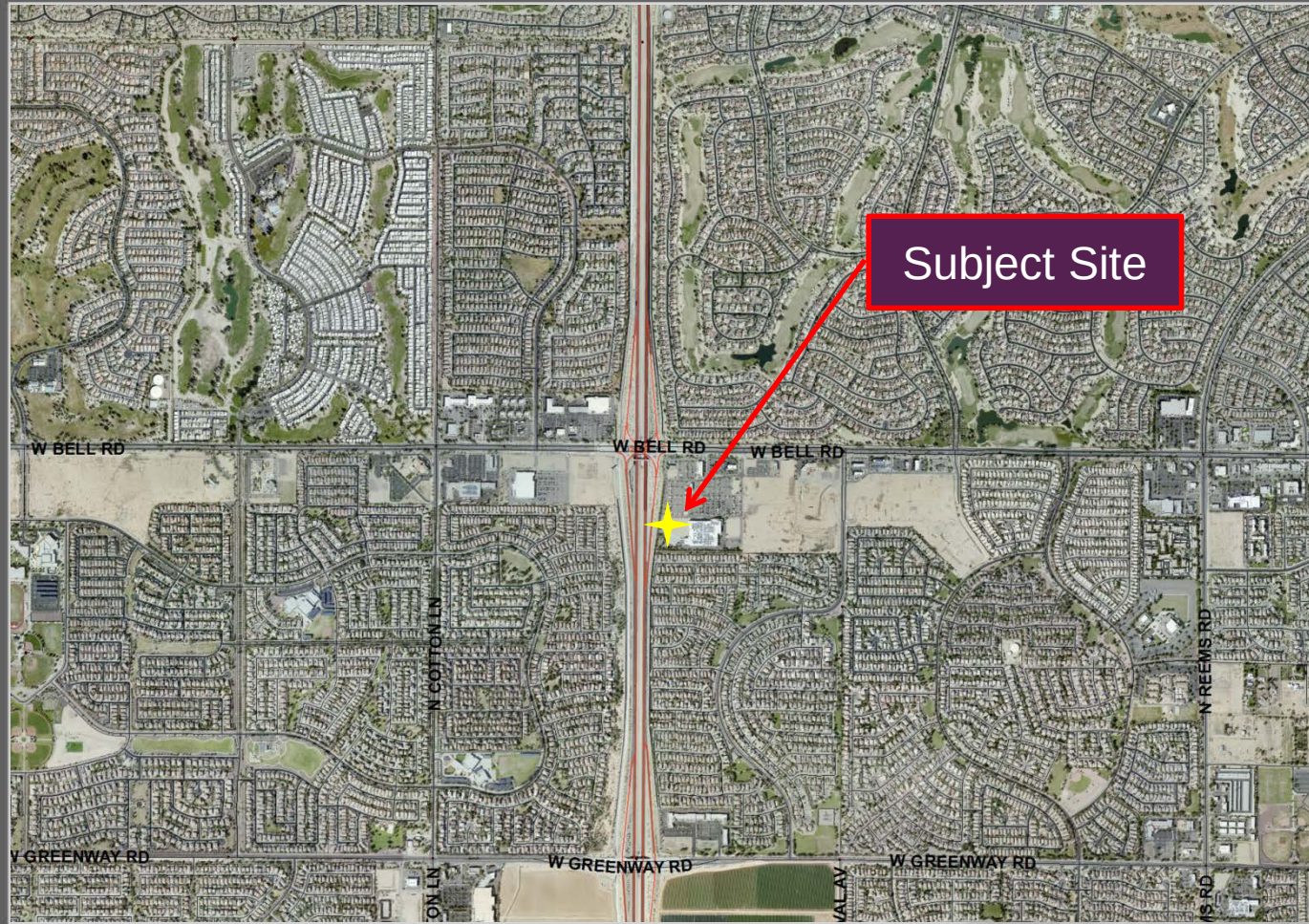
S U R P R I S E
A R I Z O N A

Planning & Zoning Commission

July 19, 2018

LA Fitness

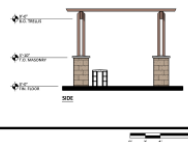
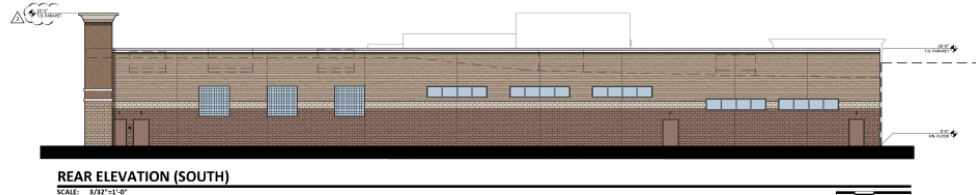
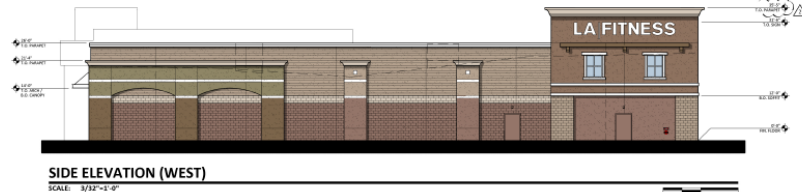
Major Site Plan Amendment



FS18-087 Vicinity Map



FS18-087 Case Map



COLOR AND MATERIAL LEGEND

EMULSION PAINTS		STUCCO		EMULSION PAINTS		STUCCO	
							
EMUL. PAINTED BLUE MANUFACTURER: USHERN WELLS COLOR: TRULY BLUE SPECIFY: SHIMMER	EMUL. PAINTED YELLOW MANUFACTURER: USHERN WELLS COLOR: TRULY TAN SPECIFY: SHIMMER	STUCCO - PAINT COLOR TO MATCH: BLUE MANUFACTURER: USHERN WELLS COLOR: TRULY BLUE SPECIFY: SHIMMER	STUCCO - PAINT COLOR TO MATCH: YELLOW MANUFACTURER: USHERN WELLS COLOR: TRULY TAN SPECIFY: SHIMMER	EMUL. PAINTED RED MANUFACTURER: USHERN WELLS COLOR: TRULY RED SPECIFY: SHIMMER	EMUL. PAINTED GREEN MANUFACTURER: USHERN WELLS COLOR: TRULY GREEN SPECIFY: SHIMMER	STUCCO - PAINT COLOR TO MATCH: RED MANUFACTURER: USHERN WELLS COLOR: TRULY RED SPECIFY: SHIMMER	STUCCO - PAINT COLOR TO MATCH: GREEN MANUFACTURER: USHERN WELLS COLOR: TRULY GREEN SPECIFY: SHIMMER

NOTES:

- FIRST THREE LEVELS TO MATCH EXISTING SHAP/CURV FOR BOTH MATERIALS AND STUCCO.
- BACK SIDE OF THE SIGN TOWERS SHOULD TO MATCH THE FACE.

LA FITNESS - SURPRISE
SEC BELL ROAD & LOOP 303
SURPRISE, AZ 85388
DEVELOPMENT REVIEW (06-04-2018)

design by: ☒
drawn by: ☒
checked by: ☒

EL-1
project #: 17238.00

FS18-087 Elevations



1 OVERALL FRONT ELEVATION VIEW

1/2" = 1'-0"



2 3D View 1

1/2" = 1'-0"



3 3D View 2

1/2" = 1'-0"



4 OVERALL AERIAL VIEW

1/2" = 1'-0"

LA FITNESS - SURPRISE
SEC SR303 AND BELL RD.
16635 WEST BELL ROAD
SURPRISE, ARIZONA 85388

EL 1

RKAA# 17238.00

DATE: 10/1/2017
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

RKAA
ARCHITECTS, INC.

FS18-087 Renderings

Staff Recommendation:

Approve subject to stipulations “a” - “c”



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: July 19, 2018 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 6
Staff Recommendations: Approve

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

Agenda Wording:

Consideration and action approving a Site Plan for Skycom Lot 5 at Skyway Business Park, generally located on the northwestern corner of Peoria Avenue and Dysart Road, subject to Conditions "A" through "E."

Motion:

Move to approve a Site Plan for Skycom Lot 5, at Skyway Business Park, generally located on the northwestern corner of Peoria Avenue and Dysart Road, subject to Conditions "A" through "E" as stated in the Staff Report.

Background:

Cottrell Engineering Group, Inc., on behalf of H & K Holdings, seeks approval of a Site Plan to allow for a speculative Industrial building within the Skycom portion of the Skyway Business Park PAD. Site improvements will include a 17,980 square foot industrial building, paving, sidewalks, lighting, 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.

ATTACHMENTS:

Click to download

- ☐ [00 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD](#)
- ☐ [01 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD - Location Maps](#)
- ☐ [02 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD - Site Plan](#)
- ☐ [03 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD - Elevations](#)
- ☐ [04 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD - Landscape Plan](#)

- ☐ [05 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD - Civil Letter](#)
- ☐ [06 - FS18-082 – Site Plan for Skycom Lot 5, at Skyway Business Park PAD - 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: FS18-082

Project Name: Site Plan for Lot 5 of Skycom at Skyway Business Park

Council District: 6 – Palo Verde

Meeting Date: July 19, 2018

Planner: Hobart Wingard, Planner II

Owner: H & K Holdings

Applicant: Cottrell Engineering Group, Inc.

Request: Site Plan approval for Lot 5 of Skycom at Skyway Business Park Planned Area Development (PAD)

Site Location: Generally, 475 feet north of the northeast corner of Solar Canyon Way and Desert Cove Road

Site Size: Approximately 1.19 acres

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

Support/Opposition: None received by staff

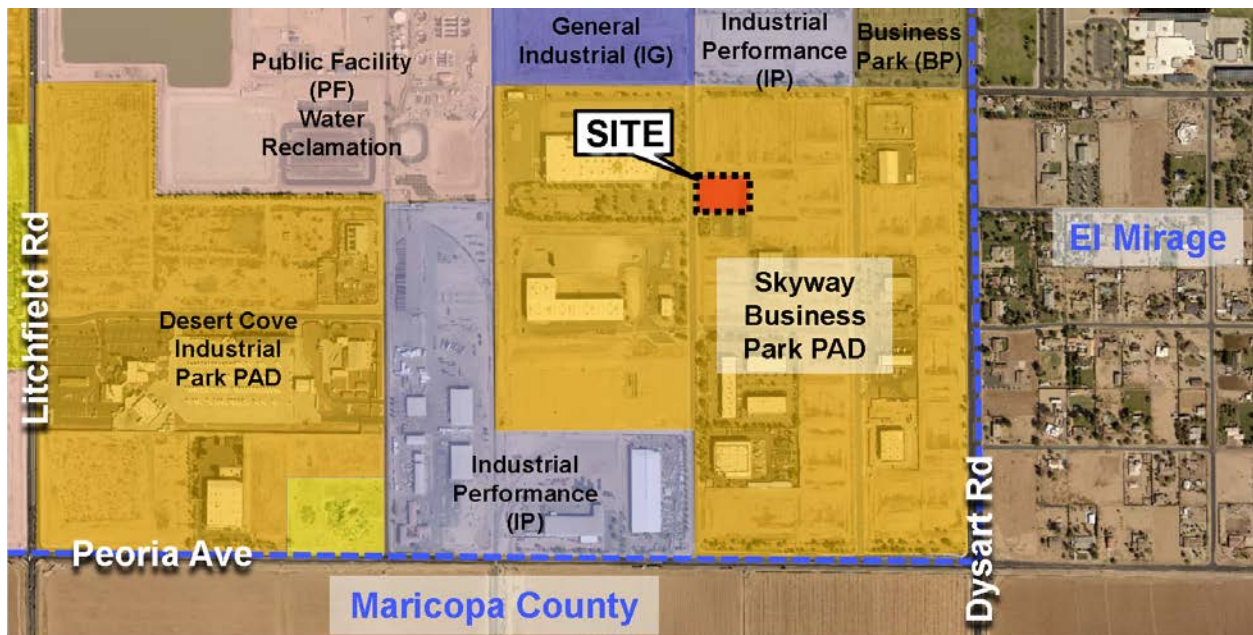
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Lot 5 of Skycom at Skyway Business Park, subject to Stipulations “A” thru “E”

PROJECT DESCRIPTION:

Cottrell Engineering Group, Inc., on behalf of H & K Holdings, seeks approval of a Site Plan to allow for a speculative Industrial building within the Skycom portion of the Skyway Business Park PAD. Site improvements will include a 17,980 square foot industrial building, paving, sidewalks, lighting, and landscaping.

EXISTING ZONING:

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



Skyway Business Park PAD Industrial – PAD-IG Rioglass	Skyway Business Park PAD Industrial – PAD-IP Vacant	Skyway Business Park PAD Industrial – PAD-IP Vacant
Skyway Business Park PAD Industrial – PAD-IG Rioglass	Skyway Business Park PAD Industrial – PAD-IP	Skyway Business Park PAD Industrial – PAD-IP Vacant
Skyway Business Park PAD Industrial – PAD-IG Gestamp	Skyway Business Park PAD Industrial – PAD-IP Western Refinery Fuel	Skyway Business Park PAD Industrial – PAD-IP Vacant

BACKGROUND:

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

October 25, 2005: The City Council approved a Preliminary Plat for Skyway Business Park under Case PP05-263.

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

October 14, 2006: The City Council approved a Commercial Subdivision for Skycom Business Park in Skyway Business Park under Case CS06-197.

October 5, 2017: Staff met with the applicant at a scheduled Concept Review meeting to discuss the subject project under Case CR17-533.

February 9, 2018: The applicant submitted for a Site Plan under Case FS18-082, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a 17,980 square foot standalone industrial building within the Skycom portion of the Skyway Business Park PAD. The subject project will utilize approximately 1.19 acres of the ten (10) acre Skycom plat located within the 143 acre industrial PAD. Fronting on Solar Canyon Way, the facility will provide additional access from the internal private road along the southern edge of the property. The subject project will provide 27 parking spaces and will contribute to the balance of the Skycom portion of Skyway Business Park as this center has shared access agreements.

The industrial building will consist of masonry and metal exterior walls, a metal roof, and decorative metal panel canopies that complement the architecture of the adjacent industrial district. The hardscape around the building will have sidewalks with broom finish texture and desert themed landscape.

As noted in Condition "C," the HVAC will either be ground mounted or roof mounted at a height equal to the adjacent 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 center. All walls and vehicle screening will consist of decorative block that match the primary theme of the site.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports industrial and commercial uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections; however, minor plan details are to be revised. This has been addressed in Stipulations "A" through "E." Additionally, Surprise Engineering Development Services seeks minor revisions to civil plans addressed in Condition "D" and detailed in Attachment "5."

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

Luke Air Force Base (LAFB): In a letter dated February 21, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated February 13, 2018, MWD indicated the proposed Site Plan would not impact MWD facilities.

Arizona Department of Transportation (ADOT): In an email dated February 14, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

SUMMARY:

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

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Skyway Business Park PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan for Lot 5 of Skycom at Skyway Business Park, subject to Stipulations "A" through "E."

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

CONDITIONS:

- A. The Final Site Plan prepared by PRE-CEG, date received May 4, 2018 will be revised and submitted for review to include the following modifications:
 1. Callout Number 20, located near the south side of the building, will be removed as there are no hydrants planned at this location.
 2. The HVAC pad located along the southern edge of the subject parcel will be screened with a decorative masonry wall that matches other screen walls on the subject parcel.

133 B. The Landscape Plan, prepared by Wildwood Design Studio, date received June
134 6, 2018, will be revised and submitted for review to include the following
135 modification:

136 1. The curbing along the southern private drive will be modified to match the
137 curbing on the Site Plan.

138 C. All roof mounted equipment will be installed in such a way that the height of the
139 parapet wall will be equal to or greater than the height of any roof mounted
140 equipment.

141 D. All civil comments, per letter dated June 20, 2018, on file with Engineering
142 Services of Public Works, shall be addressed and civil documents approved by
143 city staff prior to approval and issuance of civil construction permits.

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

147
148 **Attachments:**

149 01 - Vicinity Maps

150 02 - Site Plan

151 03 - Elevations

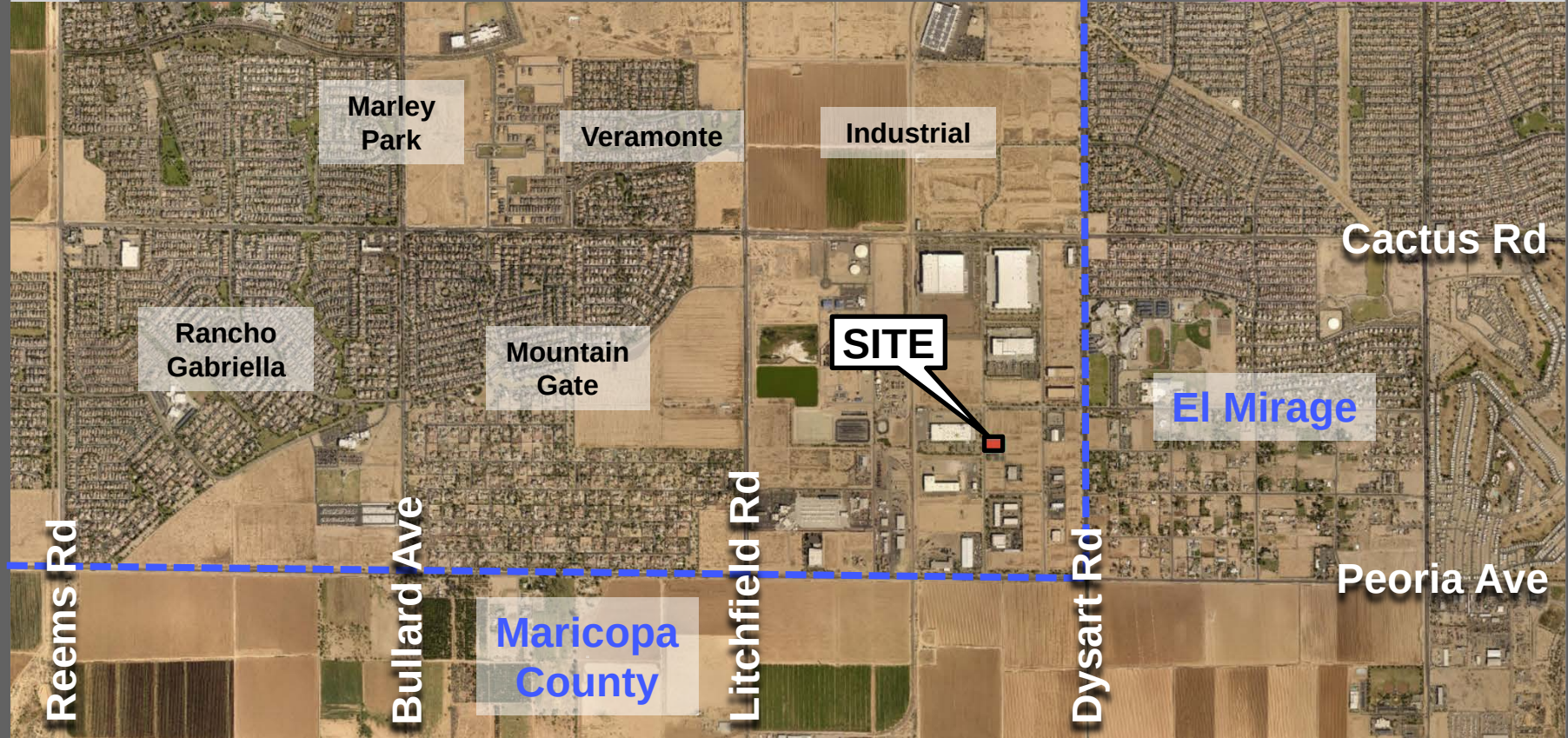
152 04 - Landscape Plan

153 05 - Civil Letter

154 06 - PowerPoint

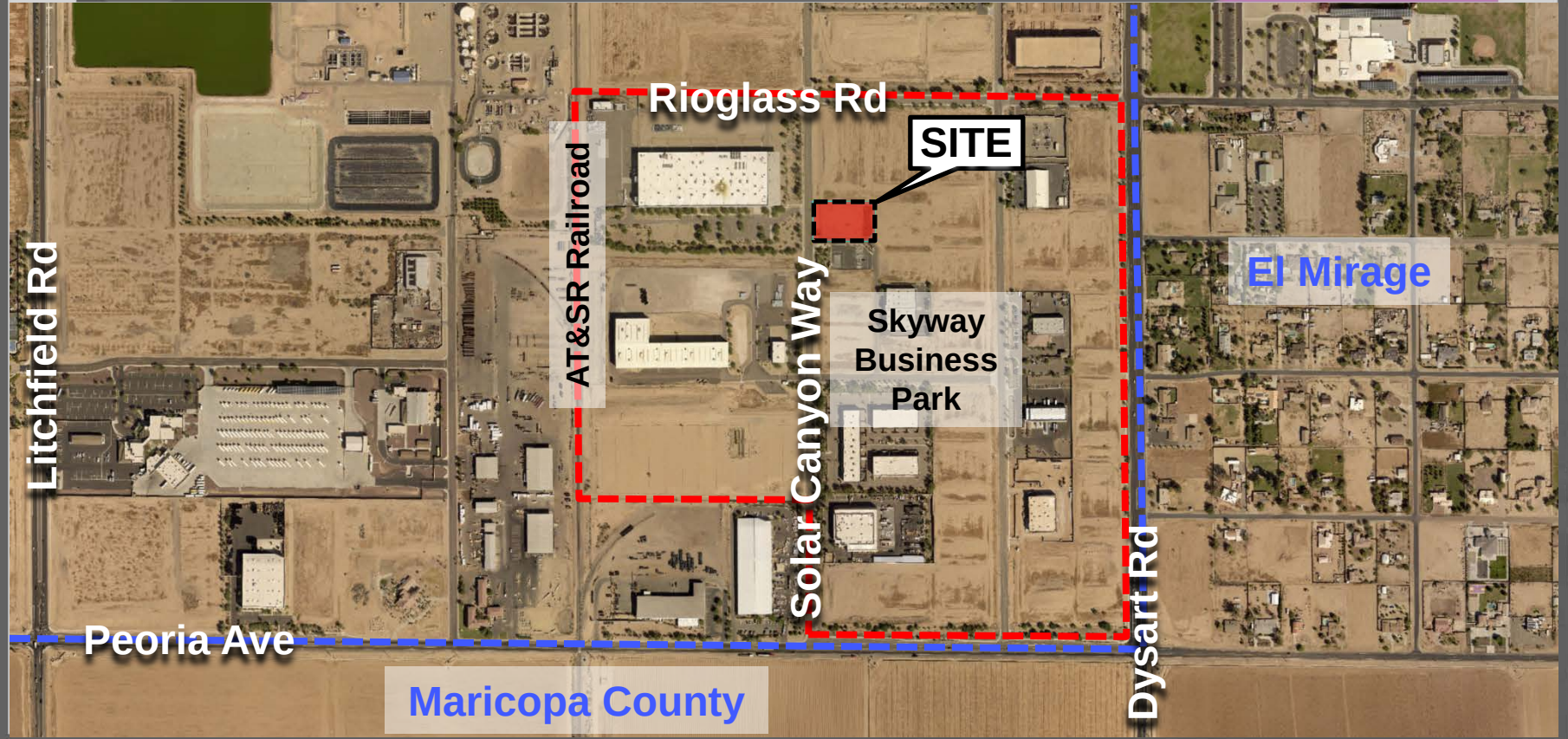
VICINITY MAP

FS18-082
Lot 5 - Skycom



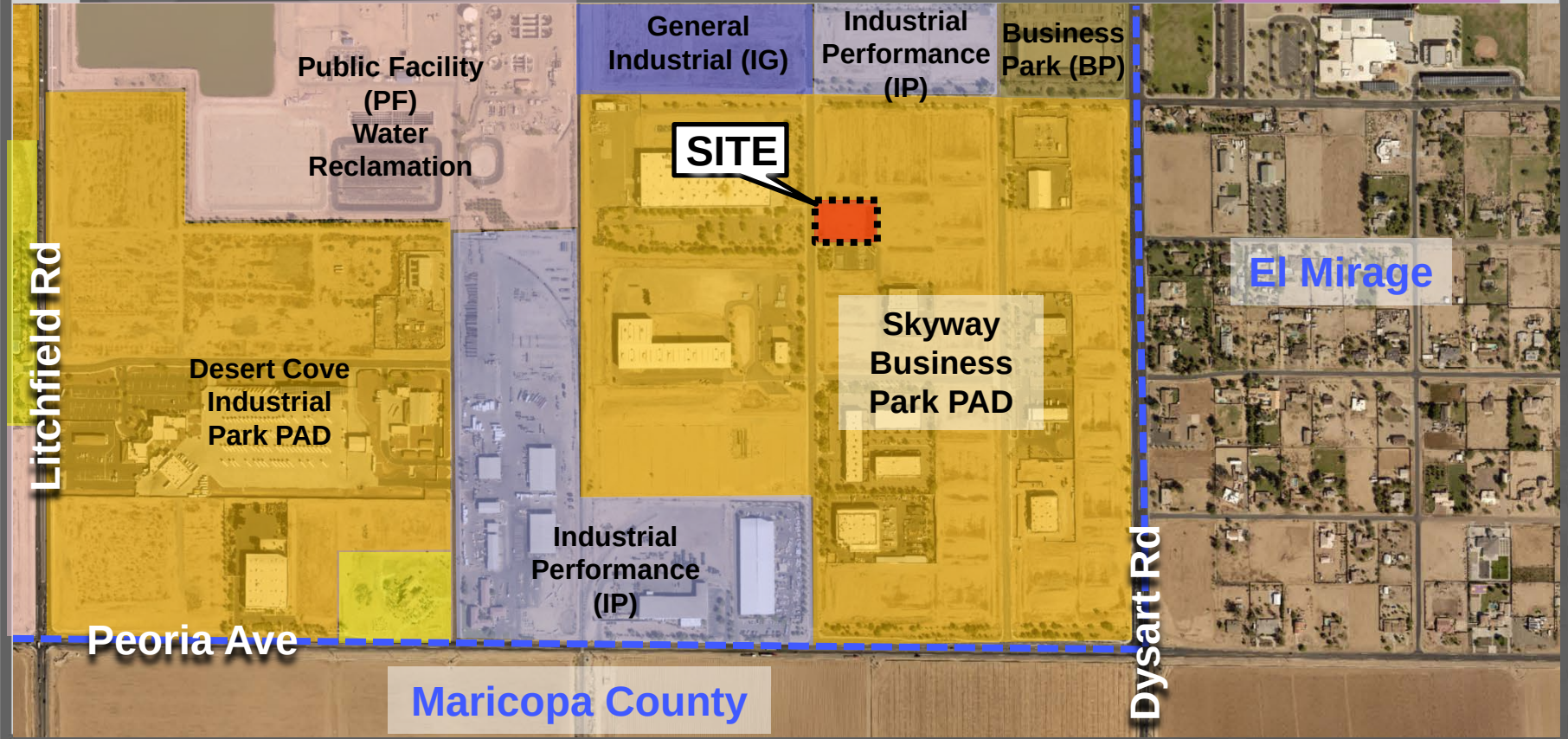
VICINITY MAP

FS18-082
Lot 5 - Skycom



ZONING

FS18-082
Lot 5 - Skycom



NOTES

- PER THE DEDICATION DEFINED ON THE FINAL PLAT FOR "SKYCOM BUSINESS PARK" ARE DEFINITIONS OF THE SHARED ACCESS AGREEMENT WHICH SHALL CONTINUE TO BE ADHERED.
- SIGNAGE WILL BE BY SEPARATE PERMIT. ALL SIGNAGE WILL FOLLOW CHAPTER 113 OF SURPRISE MUNICIPAL CODE.
- NO PARKING CANOPIES ARE PROPOSED.

FINAL SITE PLAN

FOR

LOT 5 OF SKYCOM BUSINESS PARK

LOT 5, SKYCOM BUSINESS PARK, BOOK 892, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

LOT 5 - APN: 510-03-752

SHEET INDEX

SP-1 FINAL SITE PLAN
SP-2 DETAILS

DEVELOPER

PROSTEEL STRUCTURAL, LLC.
P.O. BOX 30605
PHOENIX, ARIZONA 85046
PHONE: (480) 510-9693
CONTACT: TOM STITT

PREPARED BY:

CEG APPLIED SCIENCES
12409 W INDIAN SCHOOL RD
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY: ALB
CHECKED BY: CGL
DATE: 05/25/18
SCALE: 1" = 20'
PROJECT #: 17-042
PURPOSE:

OWNER

H&K HOLDINGS TRUST
2402 S. 48TH AVENUE
PHOENIX, AZ 85043

AREAS

GROSS AREA = 56,438 SF (1.29 AC)
NET AREA = 51,038 SF (1.17 AC)
SITE COVERAGE = 29,125 SF (57%)

LEGAL DESCRIPTION

LOTS 5, SKYCOM BUSINESS PARK, ACCORDING TO PLAT RECORDS IN BOOK 892 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD INFO - FIRM DATA

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1680 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

BASIS OF BEARING

SOUTH 00°07'51" EAST, ALONG THE CENTERLINE OF MILGARD WAY, ACCORDING TO BOOK 808 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

ELEVATION BENCHMARK

CITY OF SURPRISE BENCHMARK: ELEVATION - 1134.96 FEET (NAVD 88); GDACS MONUMENT 4FB1: PID-AJ3849 FOUND 1/2" STEEL ROD 0.4' DOWN IN HAND HOLE; APPROXIMATELY 25' EAST OF DIRT ROAD CENTERLINE AND APPROXIMATELY 978' NORTH OF THE INTERSECTION OF CACTUS ROAD AND DIRT ROAD ON EAST SIDE OF DIRT ROAD.

PROJECT DESCRIPTION

PROJECT IS LOCATED NORTH OF DESERT COVE ROAD AND EAST OF SOLAR CANYON WAY. THIS PROJECT WILL CONSIST OF A NEW BUILDING WITH ONSITE PAVING FOR PARKING AND ADDITIONAL ONSITE IMPROVEMENTS.

PARKING CALCULATIONS

USE	MINIMUM	MAXIMUM	BICYCLE PARKING
INDUSTRIAL STRUCTURES AND FACILITIES	1 SPACE PER EVERY 1,500 SQUARE FEET OF GFA	1 SPACE PER EVERY 300 SQUARE FEET OF GFA	1 PER EVERY 20 VEHICLE SPACES.
SPACES	12 SPACES	58 SPACES	4 SPACES OR BICYCLE RACK

AT THE 27 SPACES, THE PROPOSED NUMBER OF SPACES IS WITHIN THE TOLERANCES SET BY THE SURPRISE MUNICIPAL CODE.

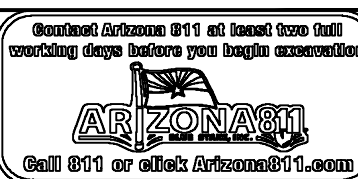
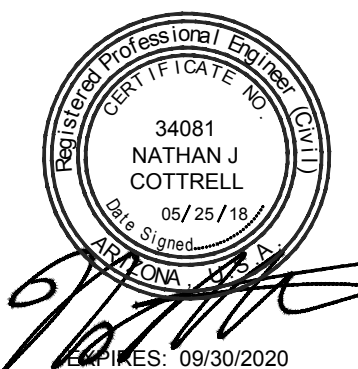
LEGEND

MONUMENT LINE	FIRE HYDRANT
PROPERTY LINE	SANITARY MANHOLE
EASEMENT LINE	SANITARY CLEANOUT
OHE	LIGHT POLE
OVER HEAD ELECTRIC	EX WATER VALVE
EXISTING CONTOUR	TAPPING SLEEVE
PROPOSED CONTOUR	FLOW DIRECTION
GRADE BREAK	WATER METER
TRANSFORMER	PRESSURE BACKFLOW PREVENTER
TRAFFIC SIGNAL BOX	TEE
ELECTRICAL METER	BEND
ELECTRICAL BOX	FIRE RISER
SIGN	FIRE DEPARTMENT CONNECTION
IRRIGATION VALVE	DUAL DRYWELL
EX GRATE	POWER POLE
REBAR FLAGGED	RIP-RAP
BRASS CAP FLUSH	PAVEMENT
PROPERTY CORNER	CONCRETE
TAP	VISIBILITY
STAND PIPE	
STORM MANHOLE	
TREE	

FINAL SITE PLAN FOR
LOT 5 OF
SKYCOM BUSINESS PARK
11225 NORTH SOLAR CANYON WAY
SUPRISE ARIZONA, 85379

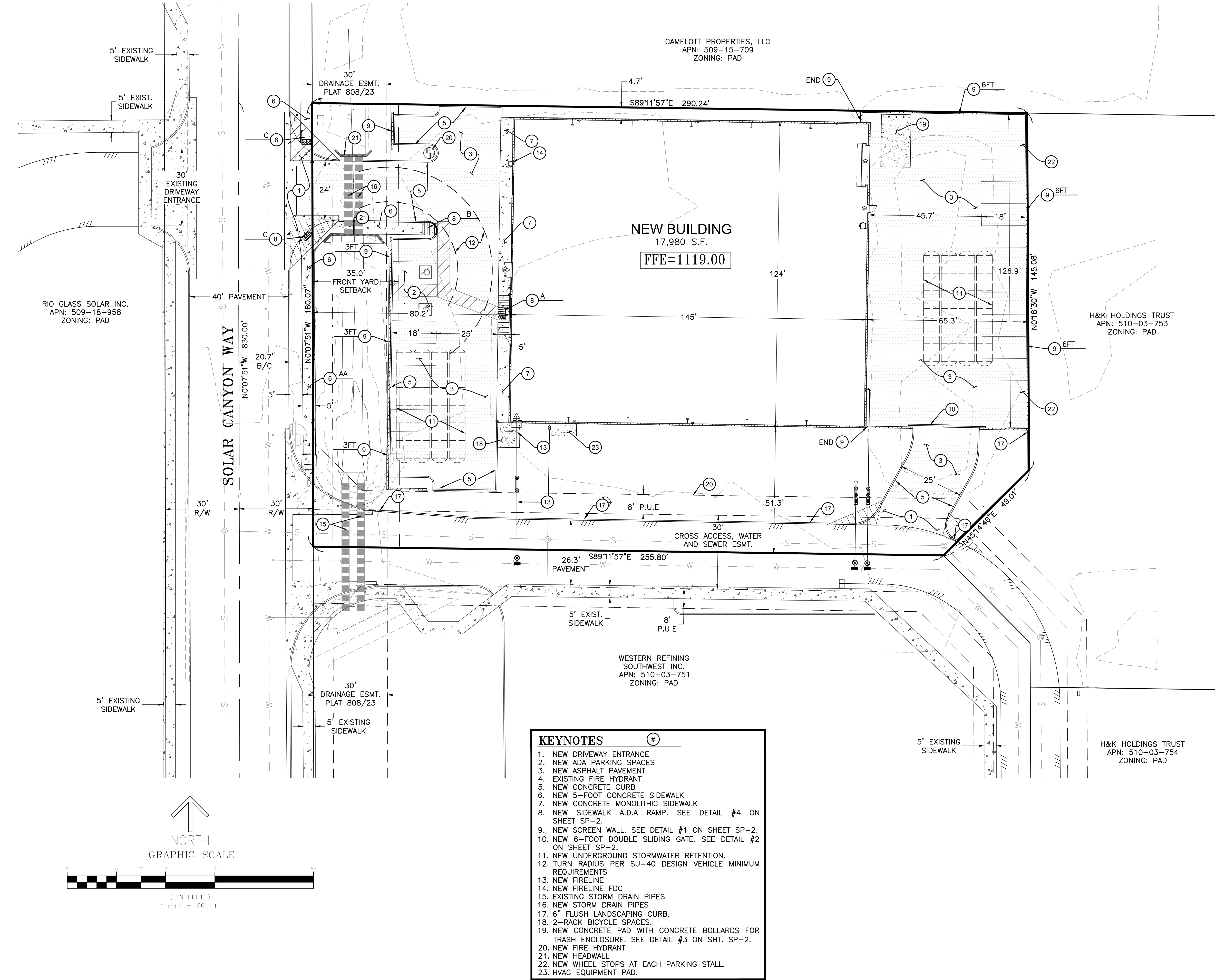
PRE-CEG

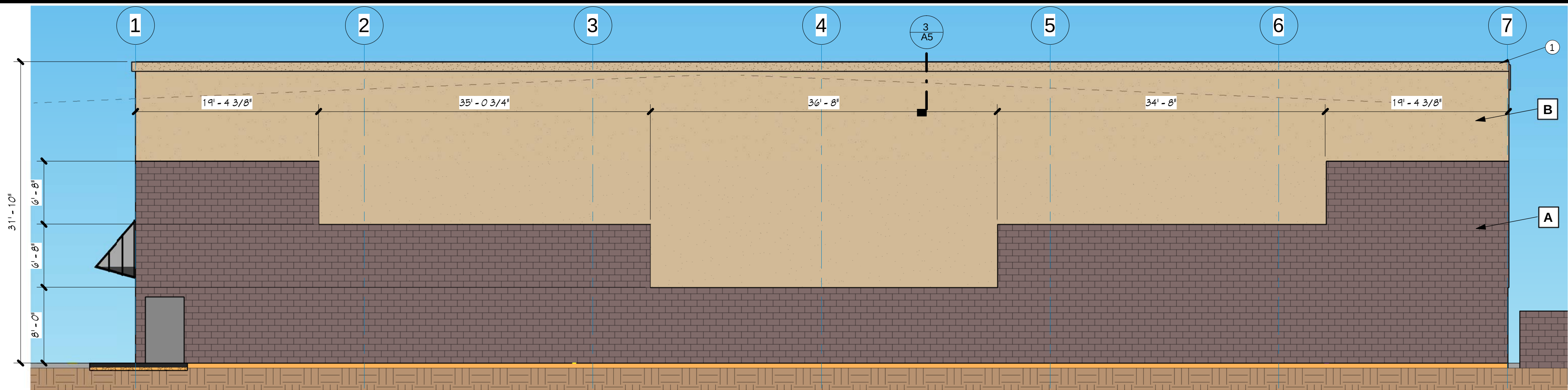
12409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392
PHONE: 623.536.1993



SHEET 1 OF 2

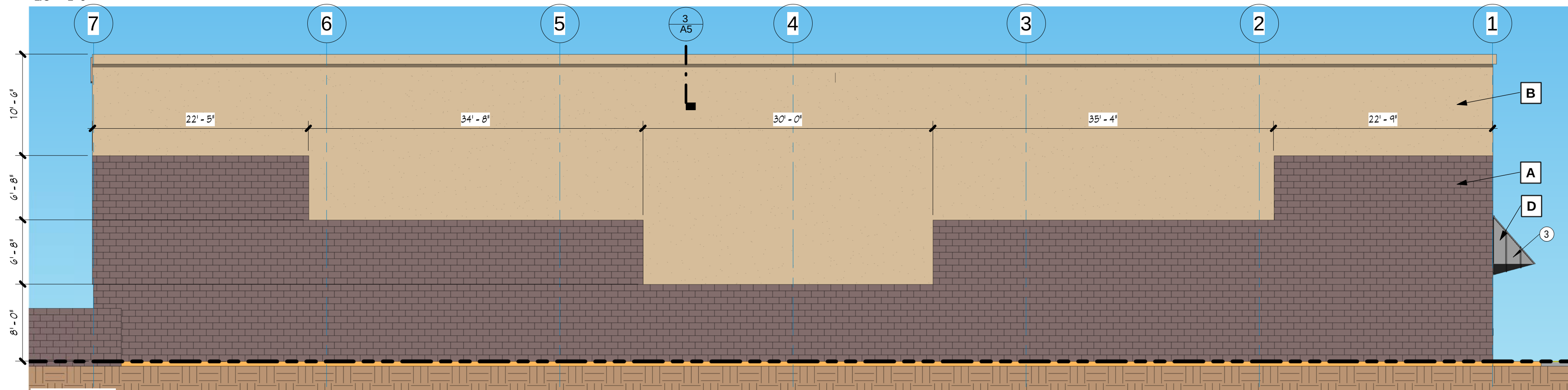
SP-1





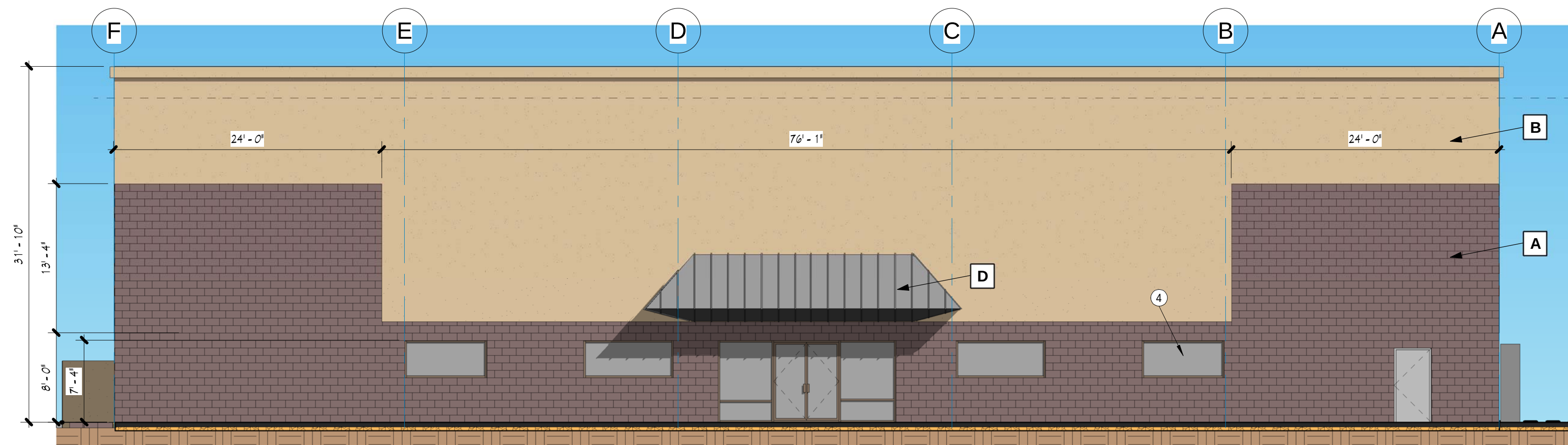
SOUTH .

1/8" = 1'-0"



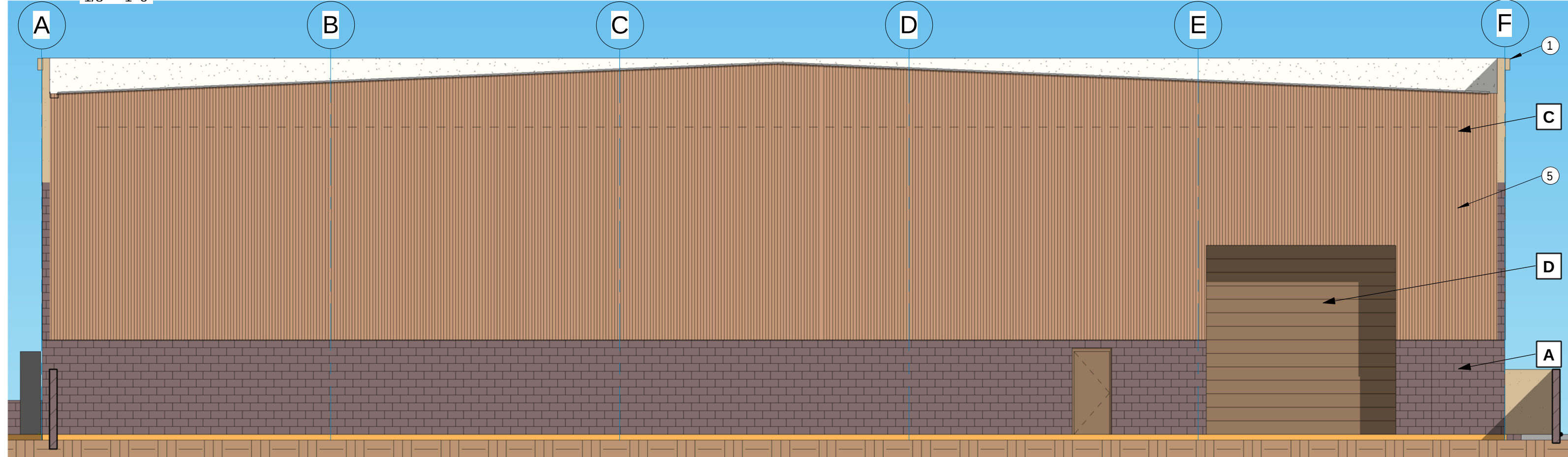
NORTH

1/8" = 1'-0"



WEST

1/8" = 1'-0"



EAST

1/8" = 1'-0"

Elevation Keynotes .	
Mark	Item
1	Stucco over foam band (dimensions per details)
2	One-Kote Stucco System over Frame Walls (ESR #2729)
3	Metal roofing, MBCI 'Copper Metallic', SR .46, SRI .51, - 26 GA
4	Double Glazed Aluminum windows with Bronze anodized aluminum frames
5	Steel wall panels

BUILDING COLOR SCHEDULE

A	8X8X16 CMU MAIN WALL COLOR	SUPERLITE 'COCOA BROWN'	
B	STUCCO WALL FINISH	SHERWIN WILLIAMS #SW 6149 'RELAXED KHAKI'	
C	METAL WALL PANELS	MBCI 'BROWNSTONE' SR .47, SRI .53	
D	METAL ROOF COLOR	MBCI 'SILVER METALLIC' SR .52, SRI .58	
D	METAL DOOR COLOR	SHERWIN WILLIAMS #SW 6151 'OLIVER TAN'	

BUILDING ENVELOPE NOTES

AREA	ASSEMBLY	MIN. INSUL. VALUE	ACT. INSUL. VALUE
ROOF	STEEL PURLINS WITH VINYL FACED ENCAPSULATED FIBERGLASS BATT INSULATION AGAINST ROOF PANELS.	R = 38	R = 38
MASONRY WALLS @ OFFICES (FUTURE)	EXPOSED INT. COLOR MASONRY WITH 1-1/2" STEEL 'Z' FURRING & 1-1/2" R 7.5 RIGID FOAM & GYP. BD.	R = 7 or 5.7 d	R = 8
STEEL STUD WALLS	6" STEEL STUDS W/ GYP. BD. EA. SIDE & 6" FIBERGLASS BATTS.	R 19	
EXTERIOR STEEL FRAME WALLS	STEEL WALL PANELS OVER STEEL STUD WALL W/FIBERGLASS BATTS. (GYP. BD. AS NOTED)	R 13 + 5 d	
FLOOR SLABS		NR	
FENESTRATION			
SLIDING DOORS		U = 0.61	
VERT. GLAZING		SHGC = 0.35	

EQUIPMENT SCREENING NOTE

NO ROOF MOUNTED EQUIPMENT WILL BE INCLUDED AT THIS TIME. ANY ROOF MOUNTED EQUIPMENT MUST BE INSTALLED SO THAT THE TOP OF THE EQUIPMENT IS EQUAL OR LESS THAN THE TOP ELEVATION OF THE PARAPET WALLS.



SEAL EXPIRES : 12-31-2020

LOT 5, SKYCOM BUSINESS PARK

11225 NORTH SOLAR CANYON WAY
SURPRISE, AZ

Project Number: 2017-043

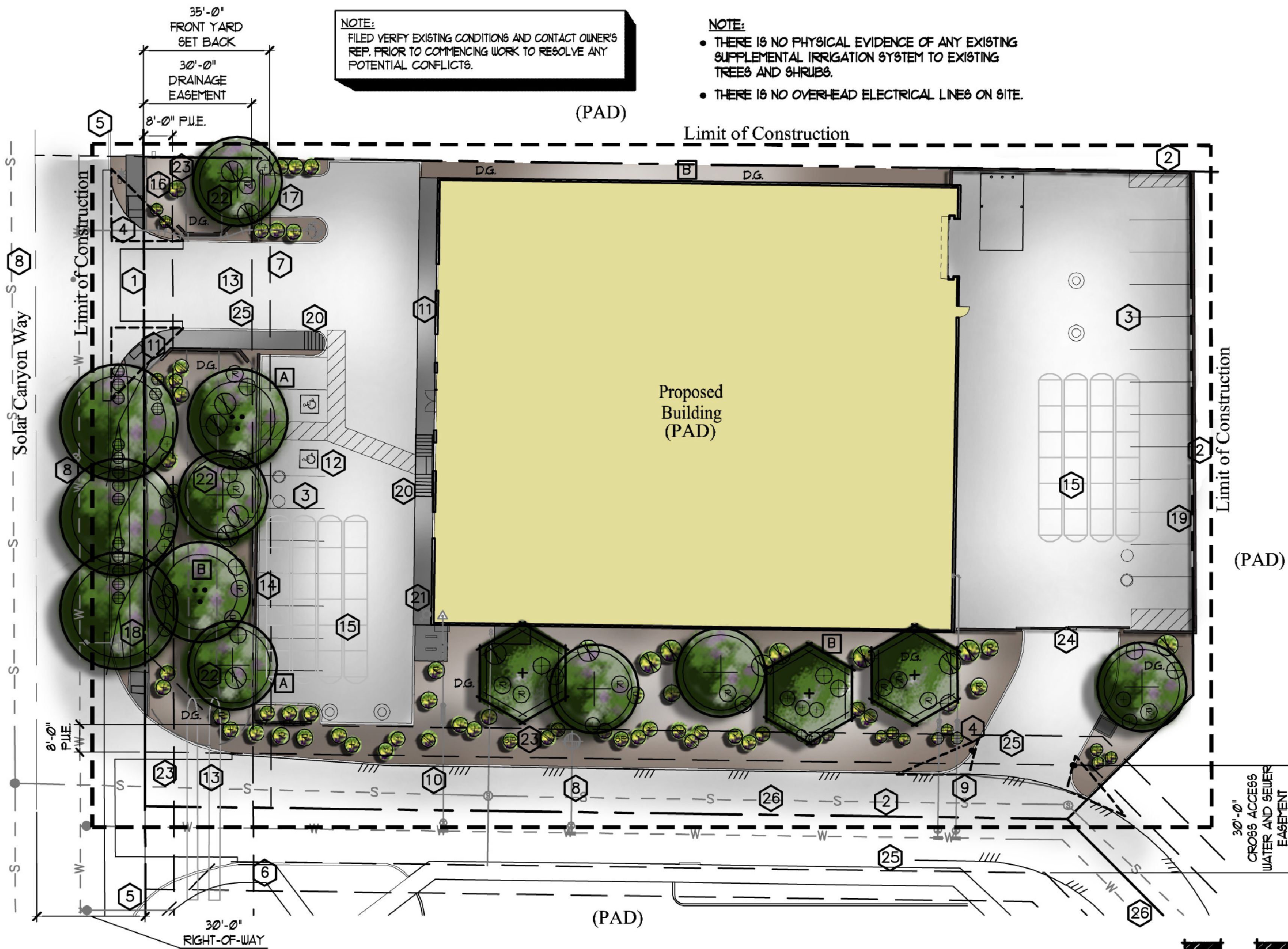
EXTERIOR ELEVATIONS

D.D.

Sheet Number

A3

Of:



NOTE:
FILED VERIFY EXISTING CONDITIONS AND CONTACT OWNERS
REF. PRIOR TO COMMENCING WORK TO RESOLVE ANY
POTENTIAL CONFLICTS.

- NOTE:
- THERE IS NO PHYSICAL EVIDENCE OF ANY EXISTING
SUPPLEMENTAL IRRIGATION SYSTEM TO EXISTING
TREES AND SHRUBS.
 - THERE IS NO OVERHEAD ELECTRICAL LINES ON SITE.

Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
Trees					
	*ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	3	24" BOX	TALL UPRIGHT STRUCTURE (MINIMUM 18'0" HEIGHT, 3'0" WIDE, 1 1/2" CALIPER) *AVAIL. THRU BASELINE TREES (602-569-9275)
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	2	36" BOX	SINGLE TRUNK LOW BRANCHING (MINIMUM 10'0" HEIGHT, 8'0" WIDE, 2 1/2" CALIPER)
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	3	24" BOX	SINGLE TRUNK LOW BRANCHING (MINIMUM 8'0" HEIGHT, 4'0" WIDE, 1 1/2" CALIPER)
	*CERCIDILUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE - HYBRID	6	24" BOX	SINGLE TRUNK LOW BRANCHING (MINIMUM 15' HEIGHT, 4'0" WIDE, 1 1/2" CALIPER)
Shrubs					
	RUPELLIA CALIFORNICA	SONORAN DESERT RUPELLIA	32	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	TECOMA STANS	YELLOW BELLS	18	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	16	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM LANKYANIA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	21	5 GAL.	SPACE 5' O.C., IN CLUSTERS AS SHOWN
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	14	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
Accents					
	DASYLIRION WHEELERI	DESERT SPOON	2	5 GAL.	SPACE AS SHOWN
Ground Covers					
	HEPERALOE PARVIFLORA	RED YUCCA	7	5 GAL.	FULL AND BUSHY
	LANTANA SP. NEW GOLD'	NEW GOLD LANTANA	29	1 GAL.	SPACE AS SHOWN

*PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE
TO BE VERIFIED BY THE CONTRACTOR.
*NOTE: ALL TREES LOCATED IN PARKING ISLANDS SHALL HAVE
A MINIMUM CANOPY CLEARANCE OF 7'-0".

Bulk Material Legend

Sym.	Material	Common Name	Qty.	Size	Remarks
	DECOMPOSED GRANITE	MATCH EXISTING COLOR	11,850 SF.	3/4" SCRD. 2" DEEP LAYER	PROVIDE SAMPLE OF GRANITE ON ADJACENT PARCELS FOR FINAL APPROVAL.

Key Notes:

- | | |
|---|---|
| 1 RIGHT-OF-WAY AS NOTED | 14 PROPOSED 3' HIGH PARKING SCREEN WALL |
| 2 PROPERTY LINE | 15 PROPOSED UNDERGROUND RETENTION |
| 3 PROPOSED PARKING | 16 EXISTING UTILITY PAD |
| 4 SITE VISIBILITY TRIANGLE - PERSUANT TO
CITY STANDARD DETAIL 4-01 | 17 MAINTAIN 10' MIN. CLEARANCE BETWEEN
AREA LIGHTS (NOT SHOWN) AND TREE CENTERS. |
| 5 EXISTING CURB | 18 PROPOSED FIRE HYDRANT - MAINTAIN
3' MIN. CLEARANCE ALL SIDES. |
| 6 EXISTING SIDEWALK | 19 PROPOSED CMU BLOCK ENCLOSURE WALL |
| 7 FRONT YARD SETBACK LINE | 20 PROPOSED SIDEWALK RAMP -
REFER TO CIVIL PLAN. |
| 8 EXISTING UTILITIES - REFER TO CIVIL
PLAN FOR ALL UTILITIES. | 21 PROPOSED FDC - MAINTAIN 3' CLEARANCE |
| 9 PROPOSED WATER LINES - REFER TO CIVIL
PLAN FOR ALL UTILITIES. | 22 EXISTING DRAINAGE SWALE |
| 10 PROPOSED FIRE LINE - REFER TO CIVIL
PLAN FOR ALL UTILITIES. | 23 EXISTING UTILITY EASEMENT AS NOTED |
| 11 PROPOSED SIDEWALK | 24 PROPOSED SLIDE GATE |
| 12 PROPOSED ADA PARKING | 25 EXISTING EASEMENTS AS NOTED |
| 13 PROPOSED DRAINAGE PIPES | 26 PRIVATE ROAD |

General Key Notes:

- A CONTRACTOR IS RESPONSIBLE TO MAINTAIN
CLEARANCE BETWEEN TREE CANOPIES AND
AREA LIGHTS. 10'-0" MINIMUM BETWEEN POLE
AND TREE TRUNK. AREA LIGHTS NOT SHOWN.
- B APPLY NEW 2" LAYER OF DECOMPOSED GRANITE
IN ALL PROPOSED AND EXISTING PLANTER
AREAS.

City of Surprise Notes:

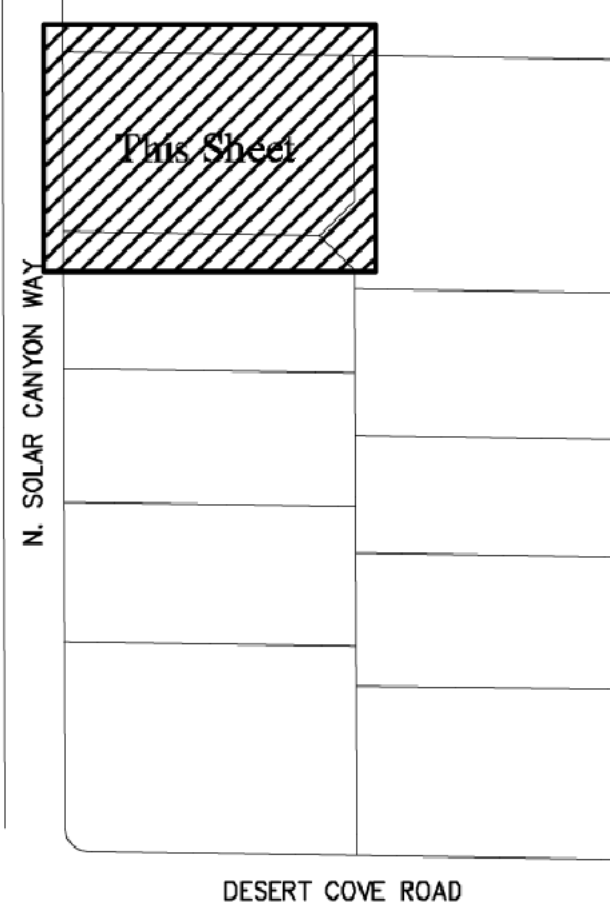
1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED
FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN (5) FIVE
FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
6. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH
ANA STANDARDS.
7. ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY
TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 7'-0" HIGH,
AND HANG NO LOWER THAN 7'-0" FROM GROUND LEVEL.

NOTE:
TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14
WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS,
CURBS, PAVEMENT OR WALLS. SEE DETAIL ON LANDSCAPE
DETAIL SHEET.

Landscape Data Table

	REQUIRED	PROVIDED
1. STREET TREE SIZE RATIO:	24" BOX 36" BOX	75% 75%
2. PERCENTAGE OF LANDSCAPE COVERAGE:	60%	65%
3. PERCENTAGE OF PLANTS ON AZ. DEPT. OF WATER RESOURCES LOW WATER USE/ DROUGHT TOLERANT PLANT LIST:	100%	100%
4. PARKING SPACE TO TREE RATIO: (OUTSIDE OF ENCLOSED YARD)	5:1	2:1

Key Map



Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY
CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND
DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN
PLANT QUANTITIES AND DESIGN INTENT.
1. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
 2. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS,
AND LIGHT FIXTURES.
 3. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR
HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS
DEEMED UNACCEPTABLE.
 4. STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL.
TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE
AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS
SHOWN AWAY FROM HARDSCAPE.
 5. PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR
TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S
SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO
ADDITIONAL COST.
 6. GRANULAR TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG
CURBS, SIDEWALKS AND WALLS.
 7. LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH
APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
 8. COORDINATE NECESSARY EXCAVATION WITH OWNERS REPRESENTATIVE.
 9. GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE
ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
 10. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
 11. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL
CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS
IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE
PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND
APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER
PLACING GRANITE, RAKE SMOOTH, SET TO ENTIRE DEPTH,
ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A
LEAF RAKE. APPLY A SECONDARY APPLICATION OF
PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP
TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS.
DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY
PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

General Landscape Notes:

- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY
BETWEEN THE TREE OR SHRUB SIZE CALLED OUT ON THE
PROJECT PLAN (I.E. CALIPER OR TREE HEIGHT) THE
SPECIFIED PLANT MUST MEET THE REQUIREMENTS OF THE
PLAN REGARDLESS OF THE CONTAINER SIZE AT NO ADDITIONAL
COST TO THE OWNER.
- IF THE SPECIFIED VARIETY OF PLANT IS NOT AVAILABLE AT
THE TIME OF INSTALLATION, CONTRACTOR IS TO PROVIDE
SUBSTITUTIONS TO THE OWNER'S REP. WHICH CLOSELY MATCHES
THE SPECIES, MATURE SIZE, AND COLD HEARTINESS AS SHOWN
ON THE PROJECT PLANS FOR FINAL APPROVAL.

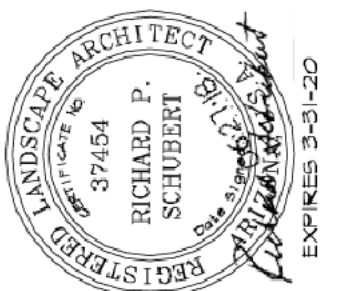
Maintenance and Guarantee

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S
REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE
WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL
COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK
REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST
ITEMS ARE CORRECTED.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR
30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES
MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING
DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING,
EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT
APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW
SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
 3. CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO
MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL
INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL
ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
 4. PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED
AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
 5. PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM
AND ALL TREES FROM ACCEPTANCE DATE.
 6. IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE
TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING
OF THE LANDSCAPE.
1. AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL
IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO
INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE
OWNER.

NOTE:

CONTRACTOR IS RESPONSIBLE TO VERIFY COLOR AND
SIZE OF EXISTING GRANITE TOP DRESSING FOUND ON
ADJACENT PARCELS. MATCH PROPOSED COLOR AND SIZE
WITH EXISTING. CONTACT OWNER'S REP. TO ELIMINATE
ANY POTENTIAL CONFLICT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED
UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS
TO AVOID ANY CONFLICTS DURING CONSTRUCTION.



Wildwood Design Studio
Landscape Architects

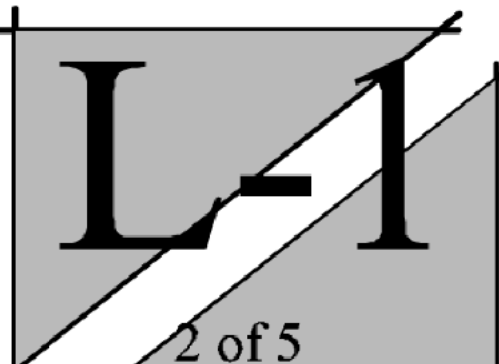
15207 Stegman Drive
Fountain Hills, AZ 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net

Lot 5

Skycorn Business Park
11225 North Solar Canyon Way
Surprise, AZ. 85379

These drawings are the property of the architect
and may not be reproduced or used for any purpose
without the Architect's written consent. As
instruments of service, these documents are not
final and ready for use, and therefore not valid,
unless they are sealed, signed and dated.

PROJECT NUMBER: 1802
DATE: 06-27-18
REVISIONS:
REVISIONS:



PROJECT SUBMITTAL DATA:

Project Name	Skycom Business Park Lot 5
Project Location	Solar Canyon Way and Desert Cove Rd
Submittal Type	Final Civil documents – 3 rd review
Case Number	FS18-082
Date	6/20/2018
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.
<u>IMPROVEMENT PLANS</u>					
1	C1.03	At the northwest corner of the lot, at the proposed drive, the proposed ramp is called out as MAG DTL 235-1. This ramp does not match this MAG detail. Provide a detail to better show this ramp. Provide callout for the sidewalk from this ramp north to the property line.			
2	C1.03	Clarify new keynote 26. Where is this shown on the plan?			
3	C1.03	Verify the weir over direction in retention keynote L. Should this be west?			

#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
4	C1.03	Verify the reference to NDS catch basin in retention keynotes C and L. Unable to find these on the NDS website.			
5	C1.04	Provide the catch basins in profiles D and E that are shown in the retention basin details on sheet C1.03 (callouts C and L).			
6	C1.04	Provide reference to MAG DTL 145 in place of COP detail in note 12.			
7	C1.04	Verify length and slope as marked in profiles D and E. Verify invert elevations, numerical vs drawing.			
8	C1.06	There is a fire hydrant shown on this submittal near the drive from Solar Canyon Way. Provide the water line to this hydrant. Provide callout and note referencing COS detail.			
12	C1.08	As a sheet has been added to this set the reference in note 4 is incorrect. This should be C1.07.			

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. Paving – City Paving
 - viii. Paving – Private Paving
 - ix. Sewer – City Sewer
 - x. Water – City Water



SURPRISE
ARIZONA

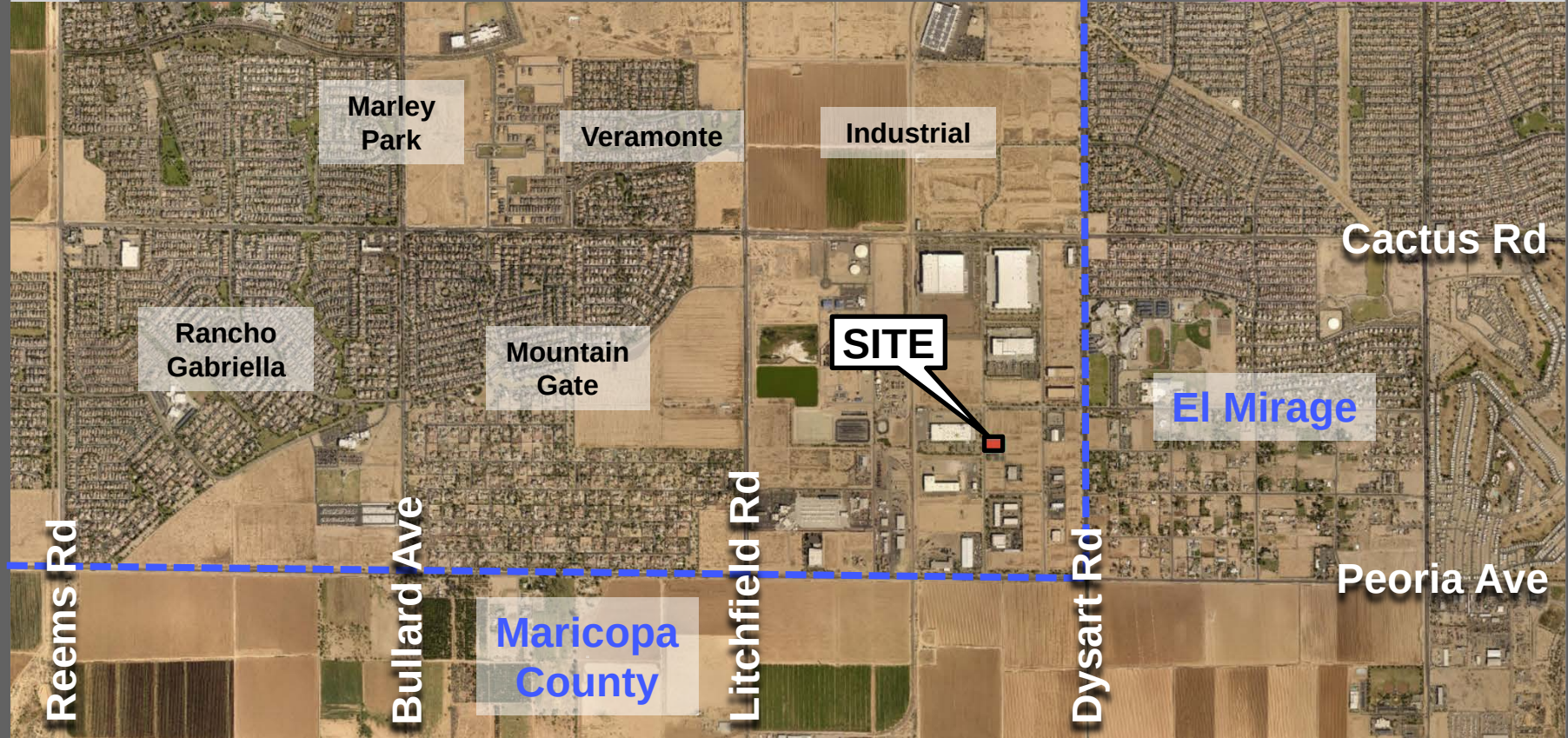
FS18-082

Skycom Lot 5 at Skyway Business Park - Site Plan

Planning and Zoning Commission – July 19, 2018

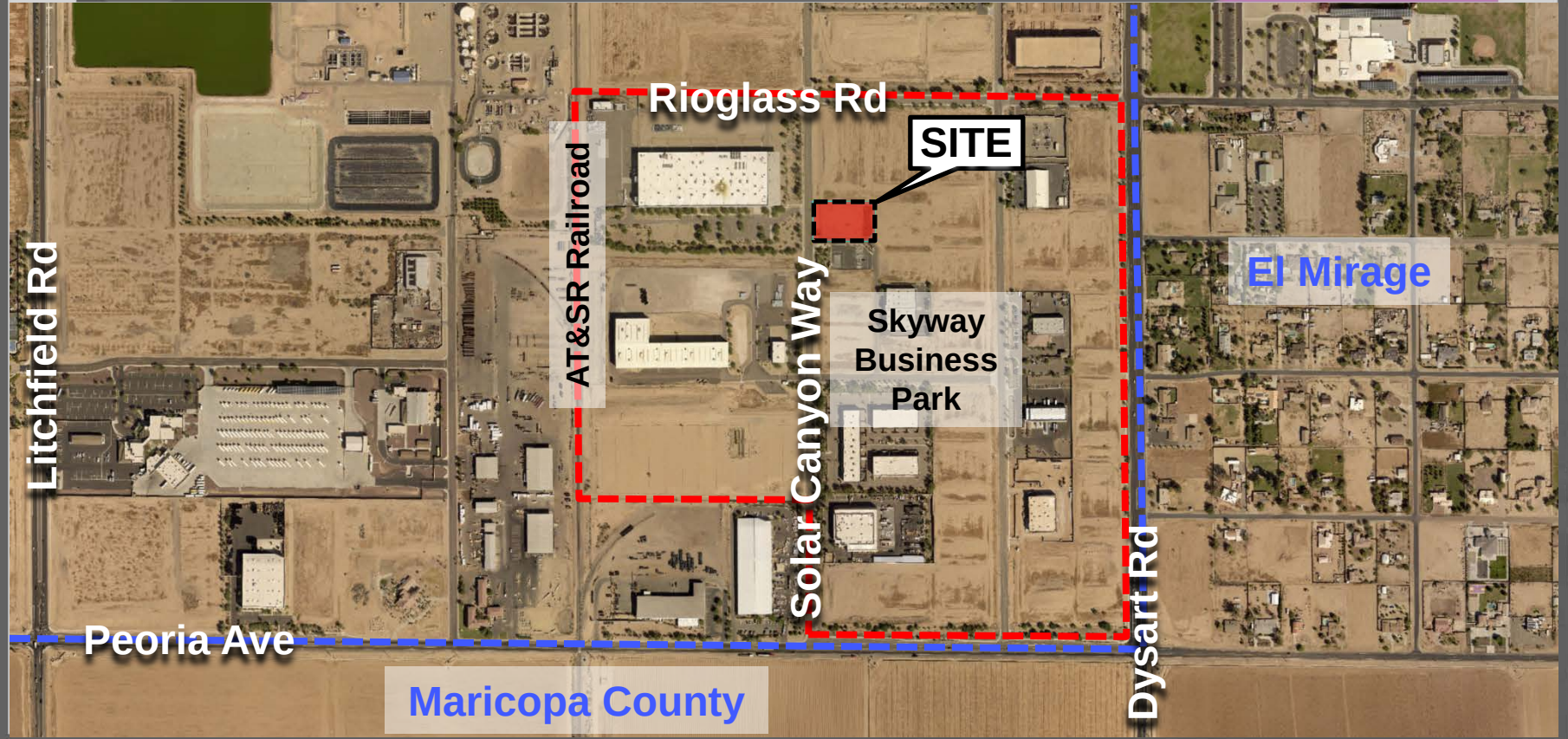
VICINITY MAP

FS18-082
Lot 5 - Skycom



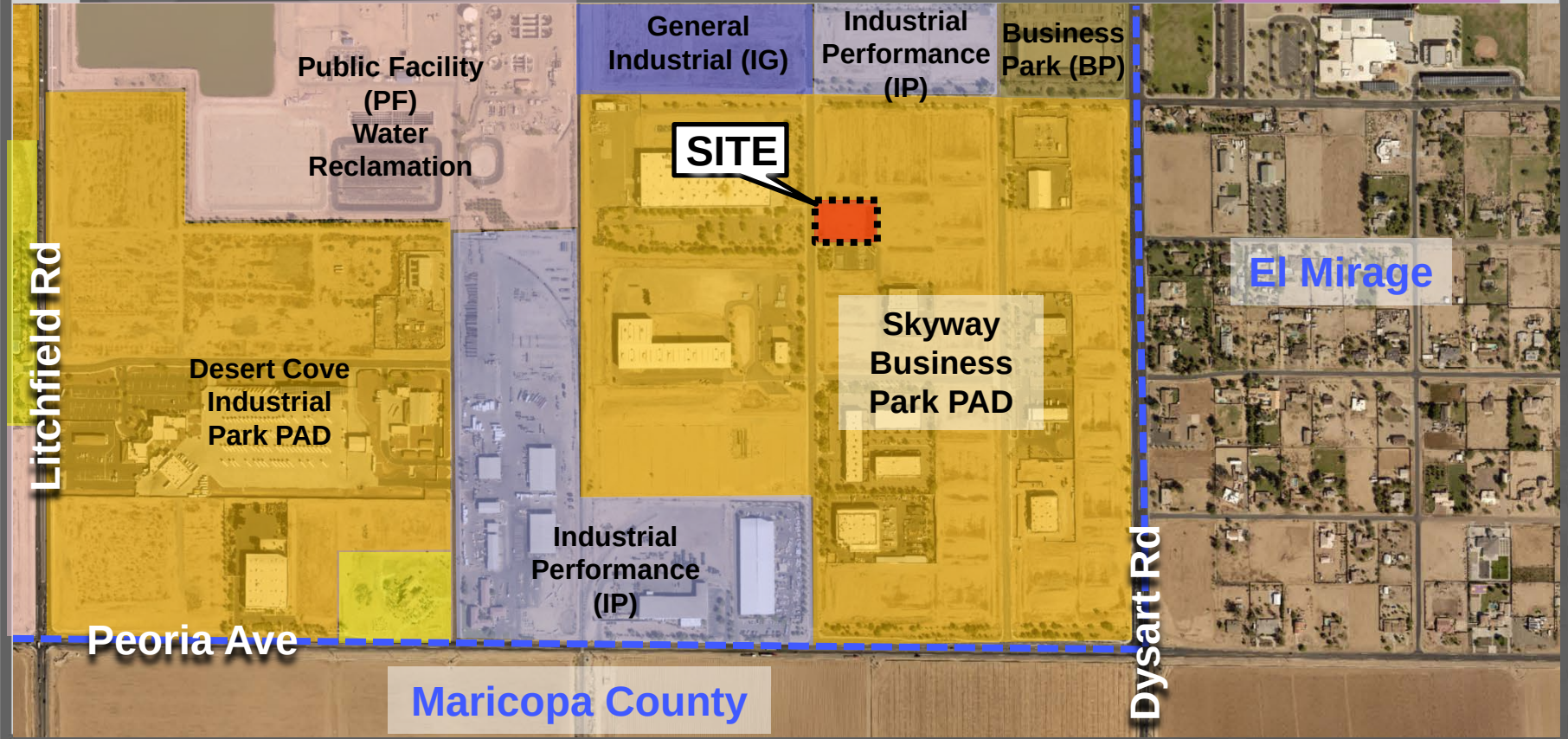
VICINITY MAP

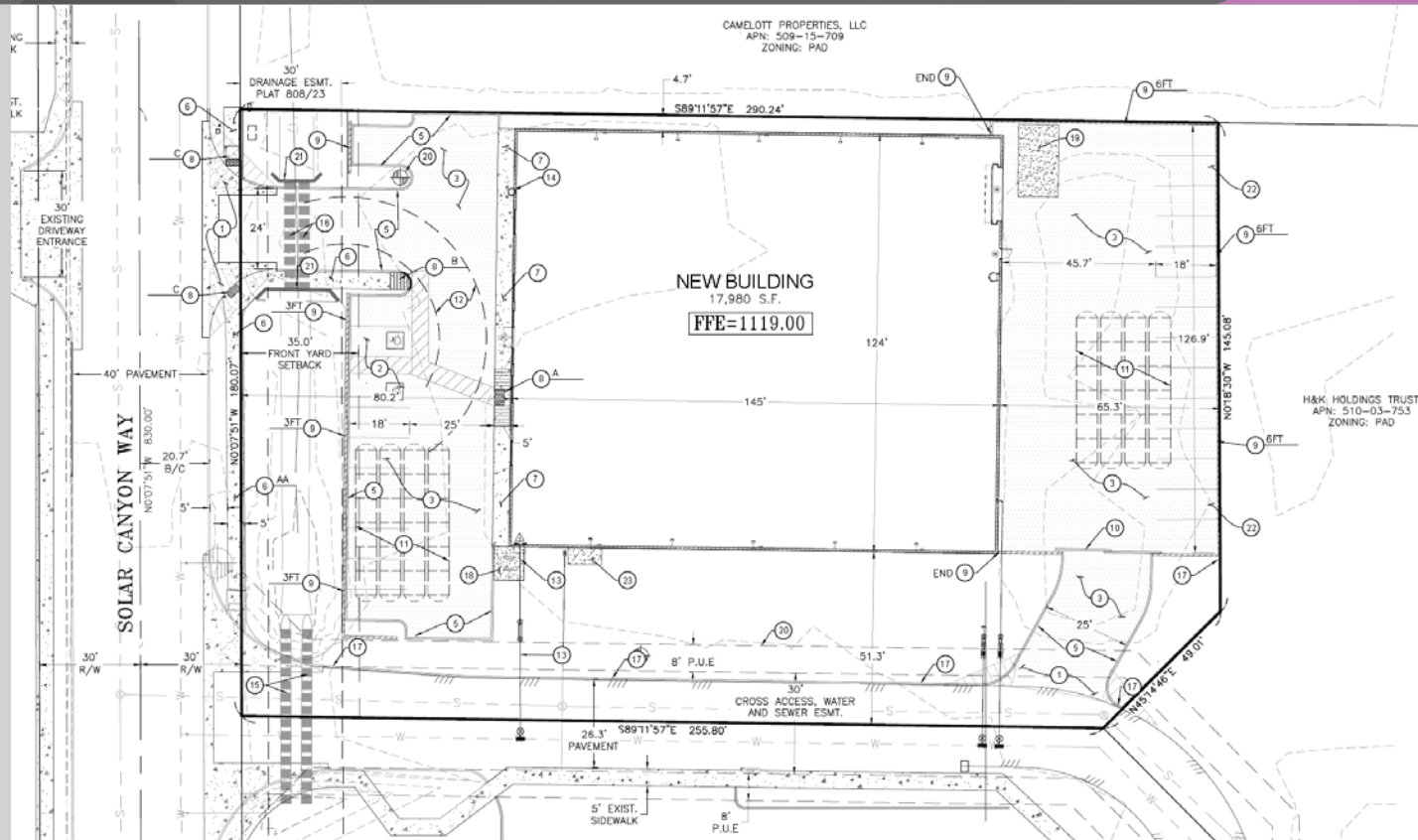
FS18-082
Lot 5 - Skycom

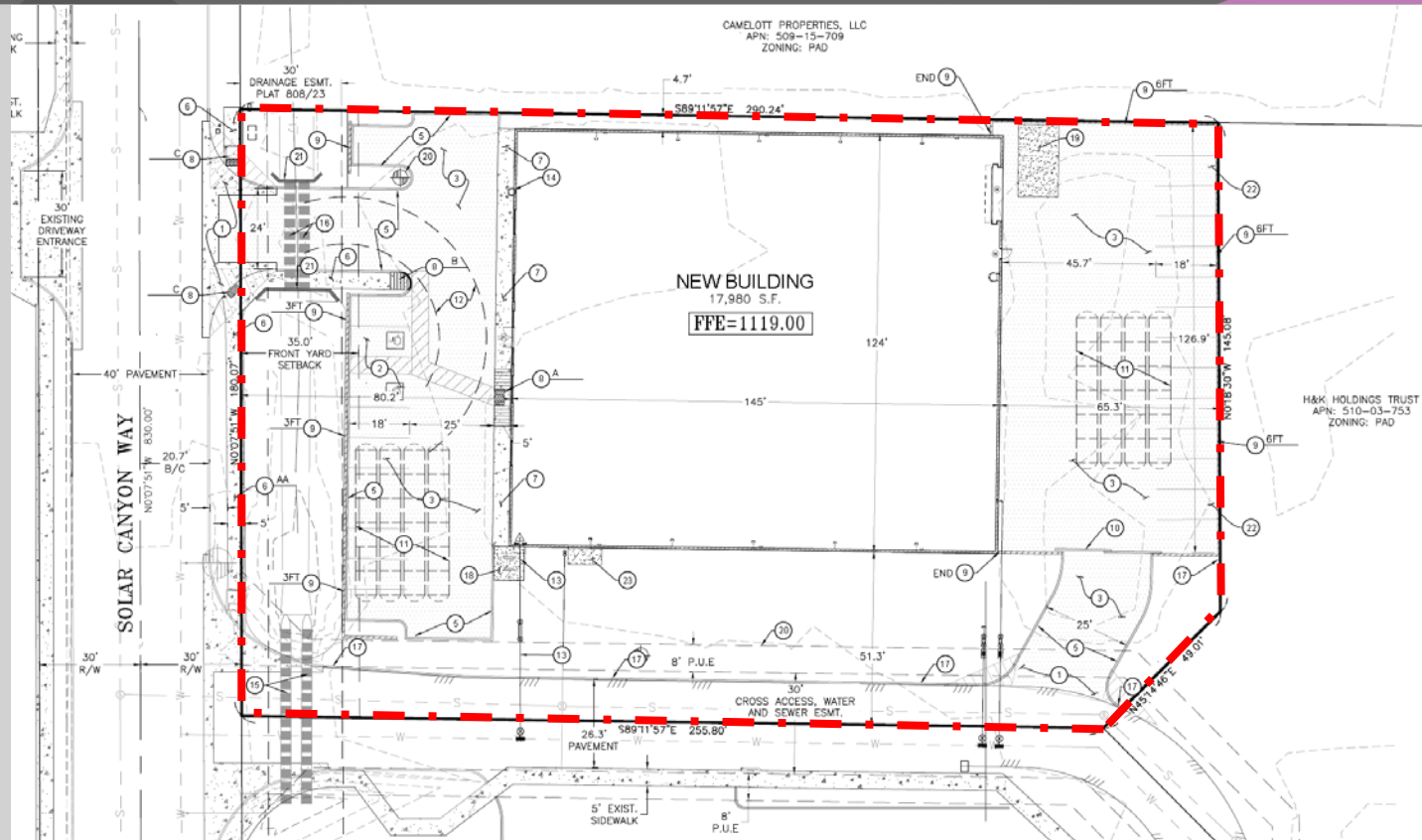


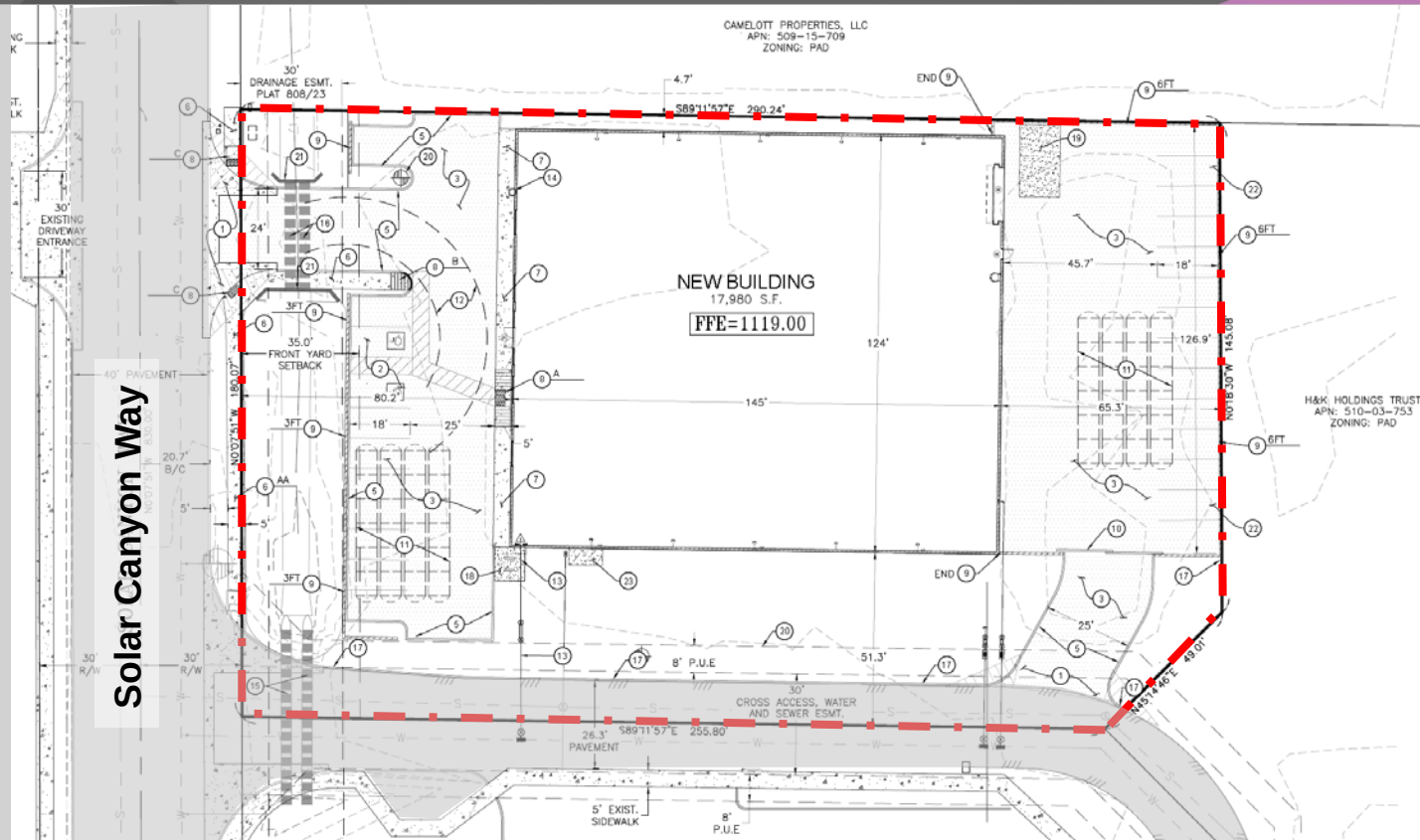
ZONING

FS18-082
Lot 5 - Skycom

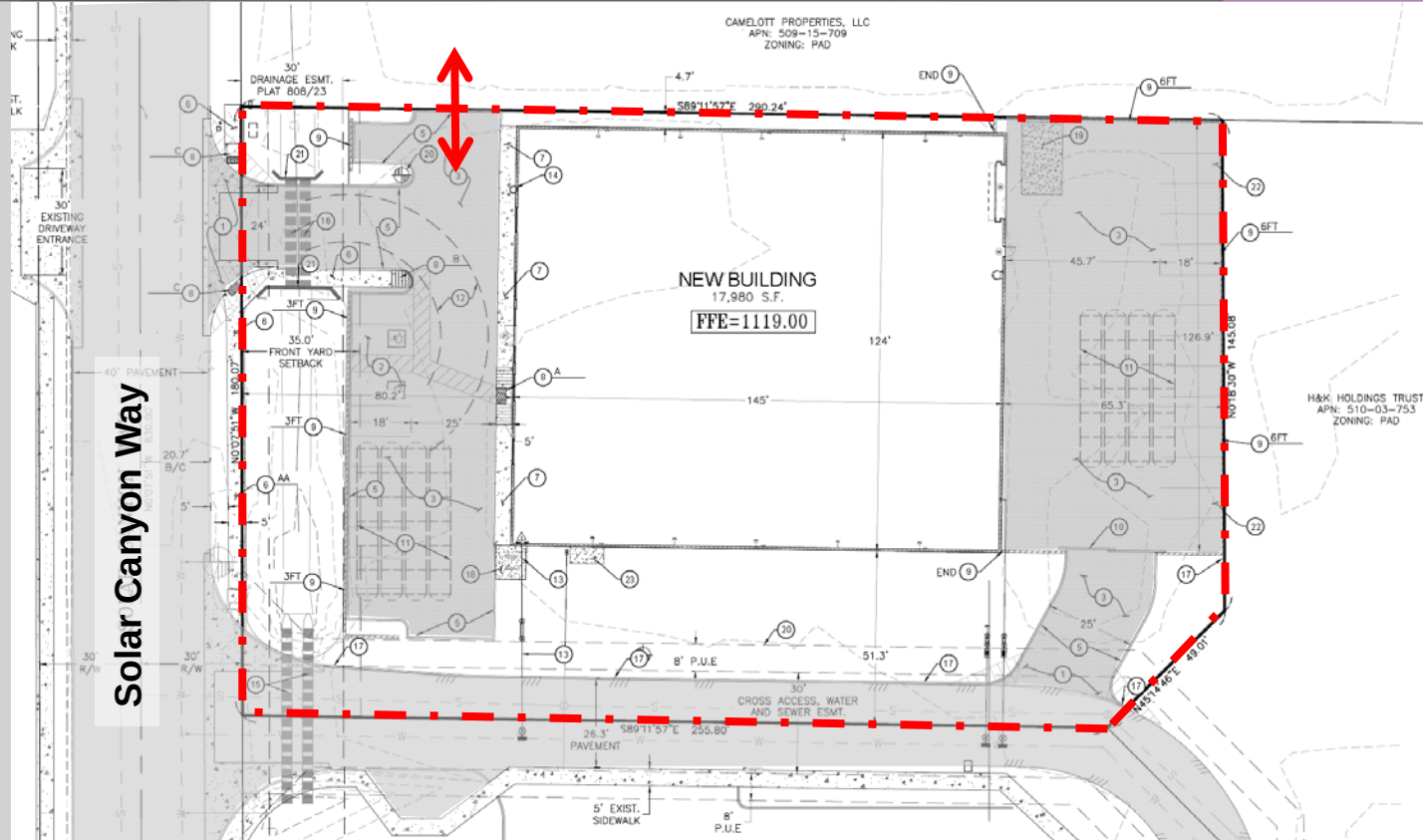




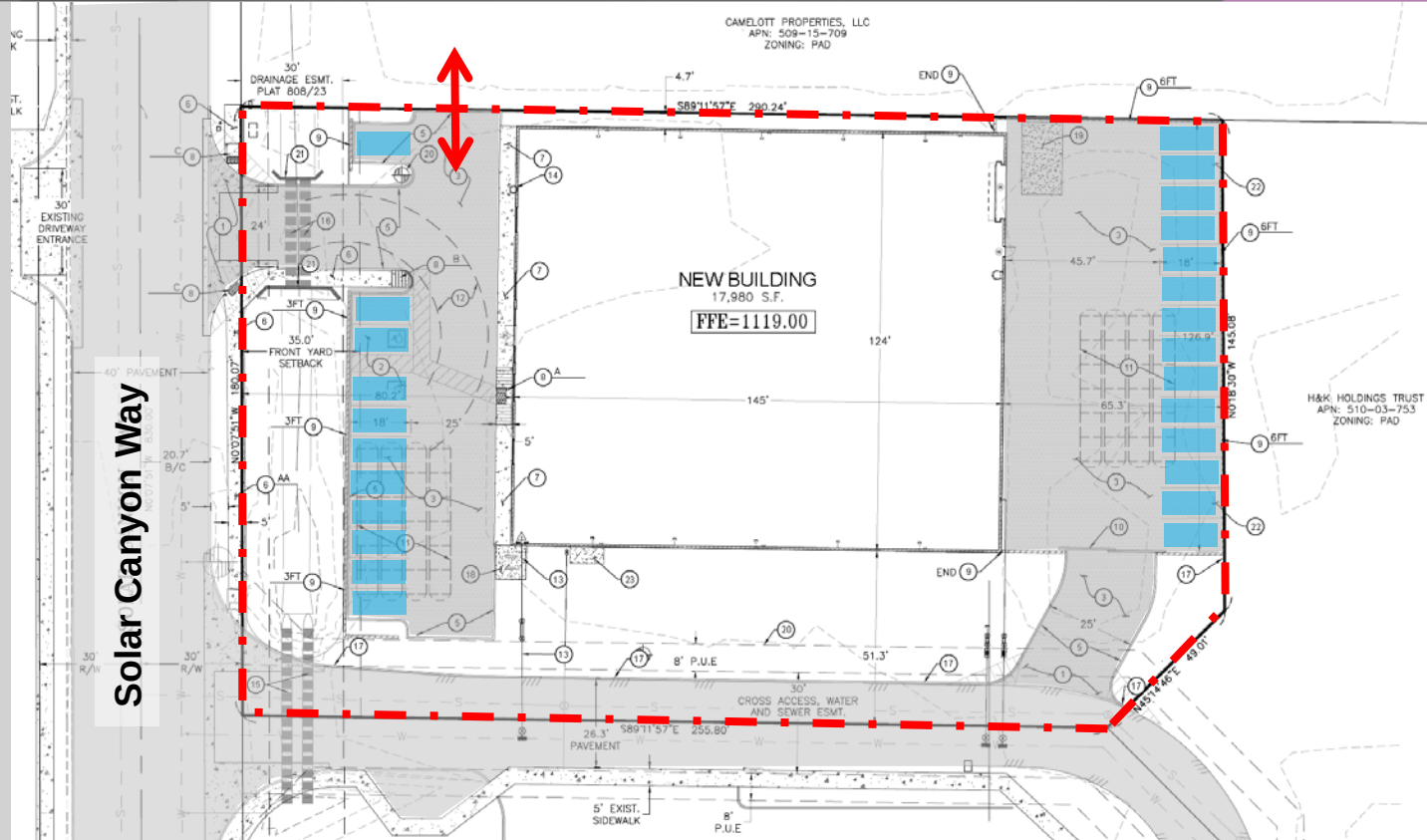


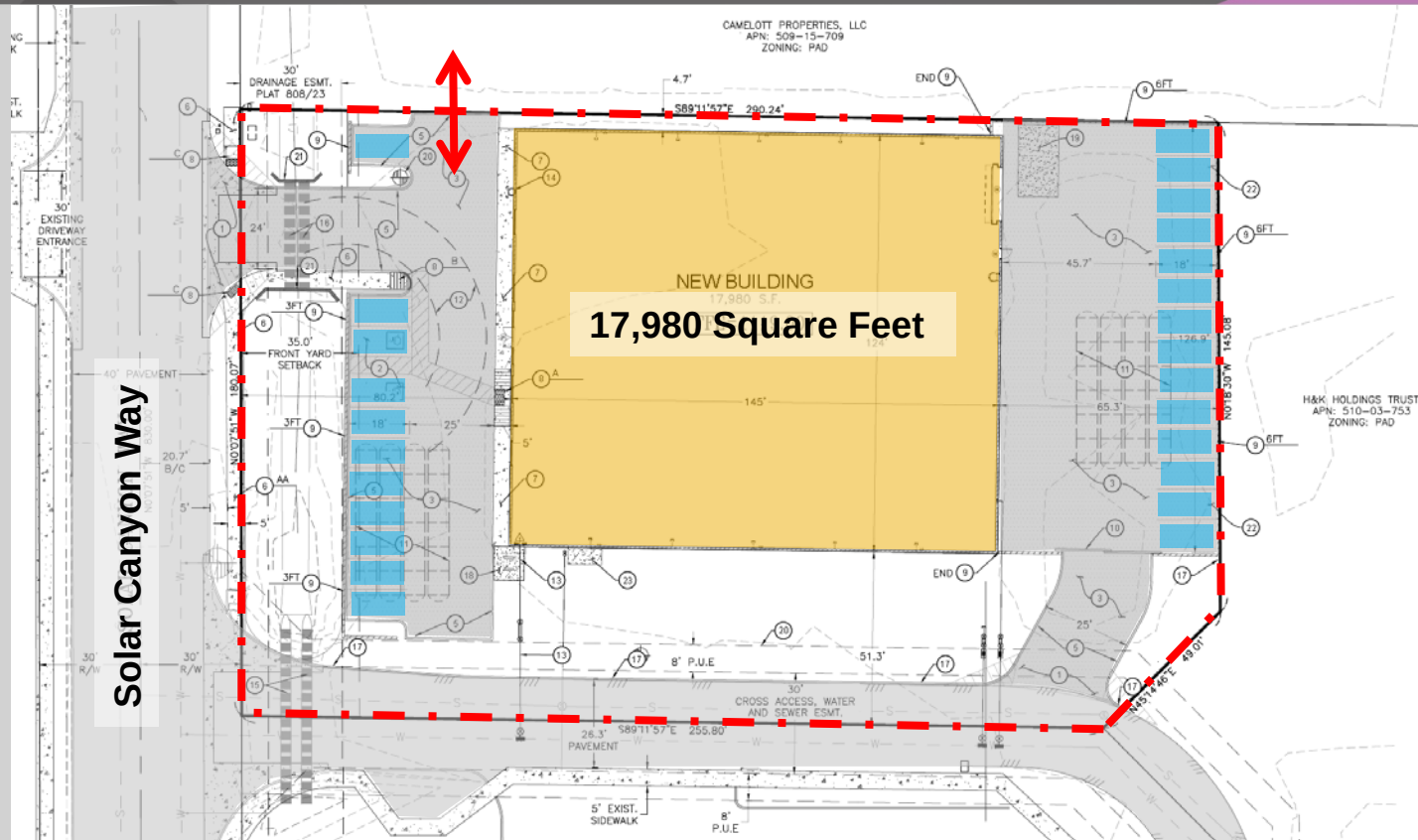


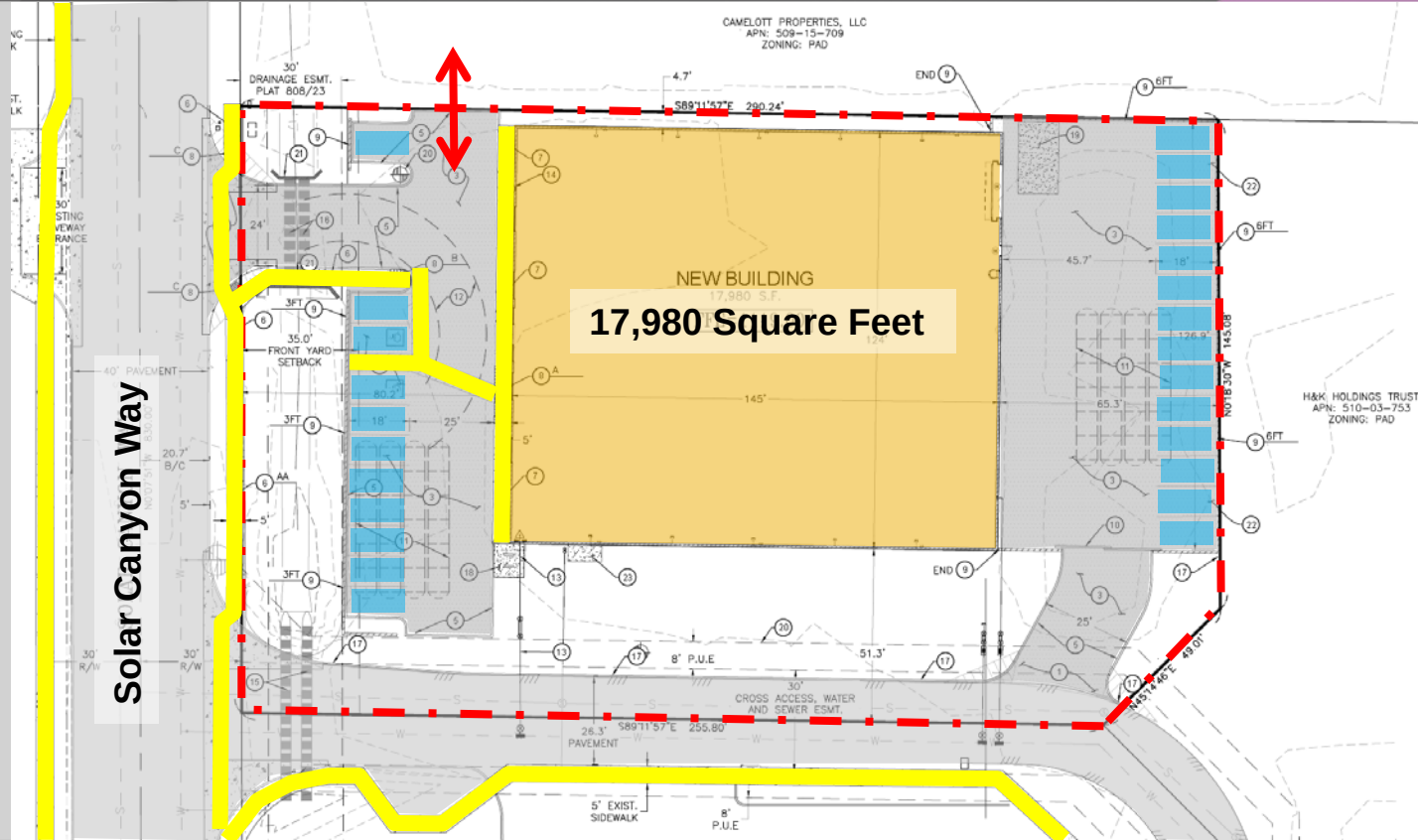
SITE PLAN



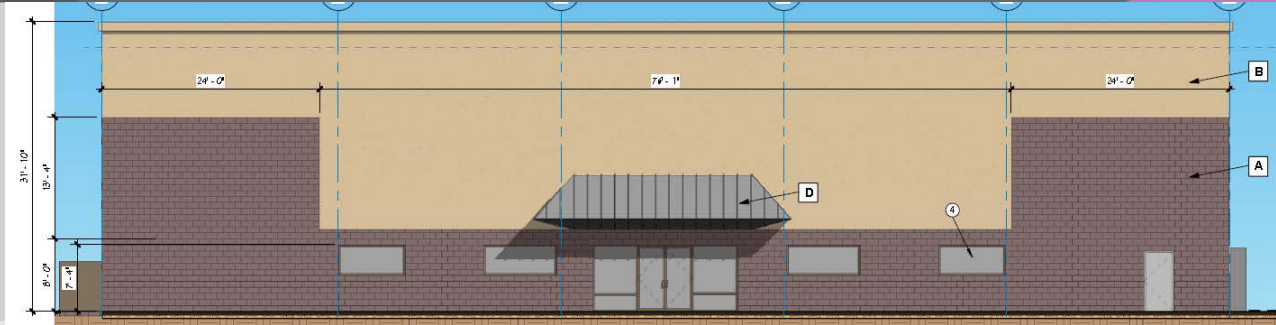
SITE PLAN



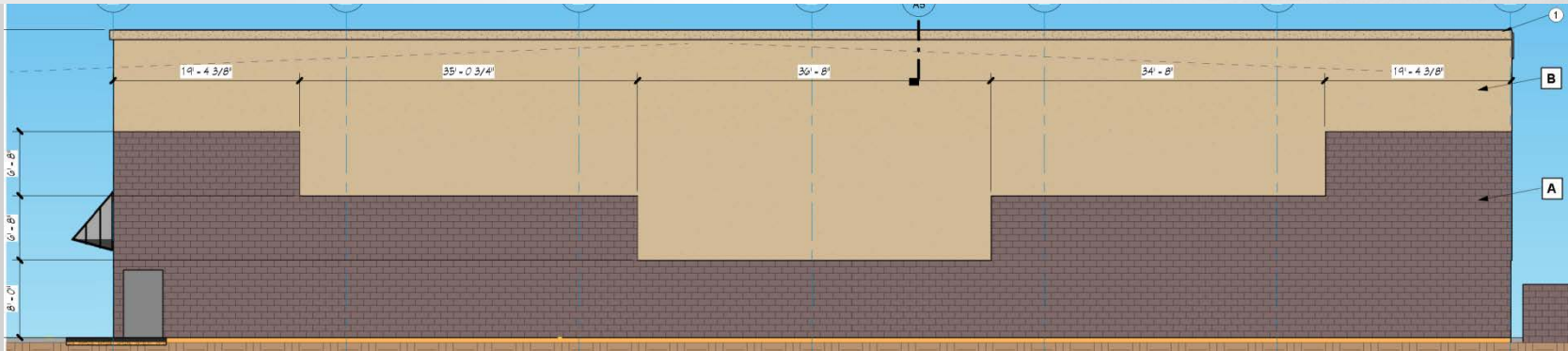




ELEVATIONS

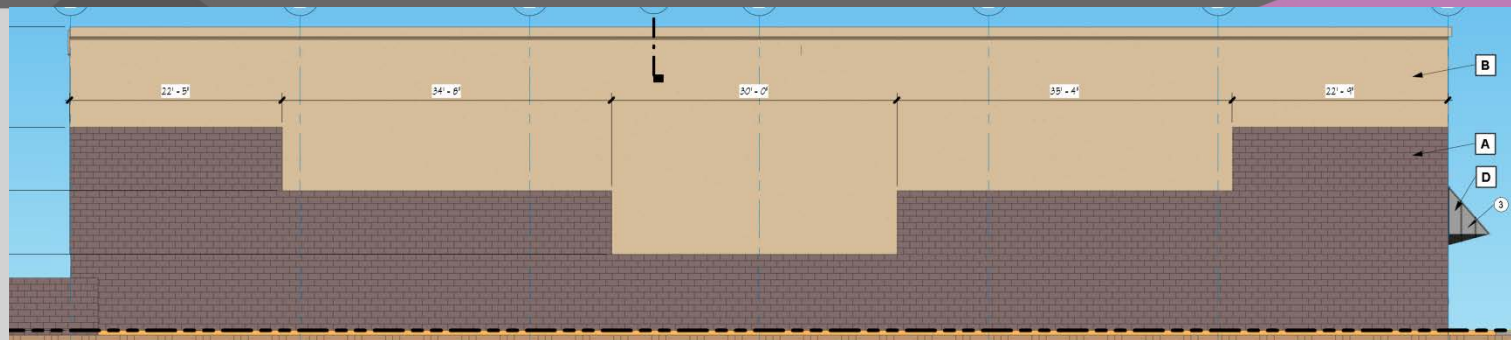


West Elevation – Frontage Along Solar Canyon Way

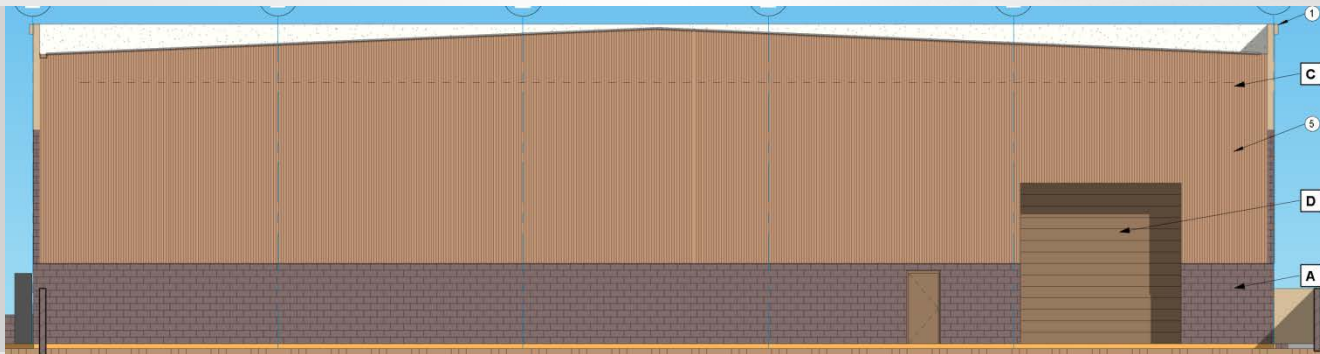


South Elevation – Frontage Along Internal Private Street

ELEVATIONS



North Elevation



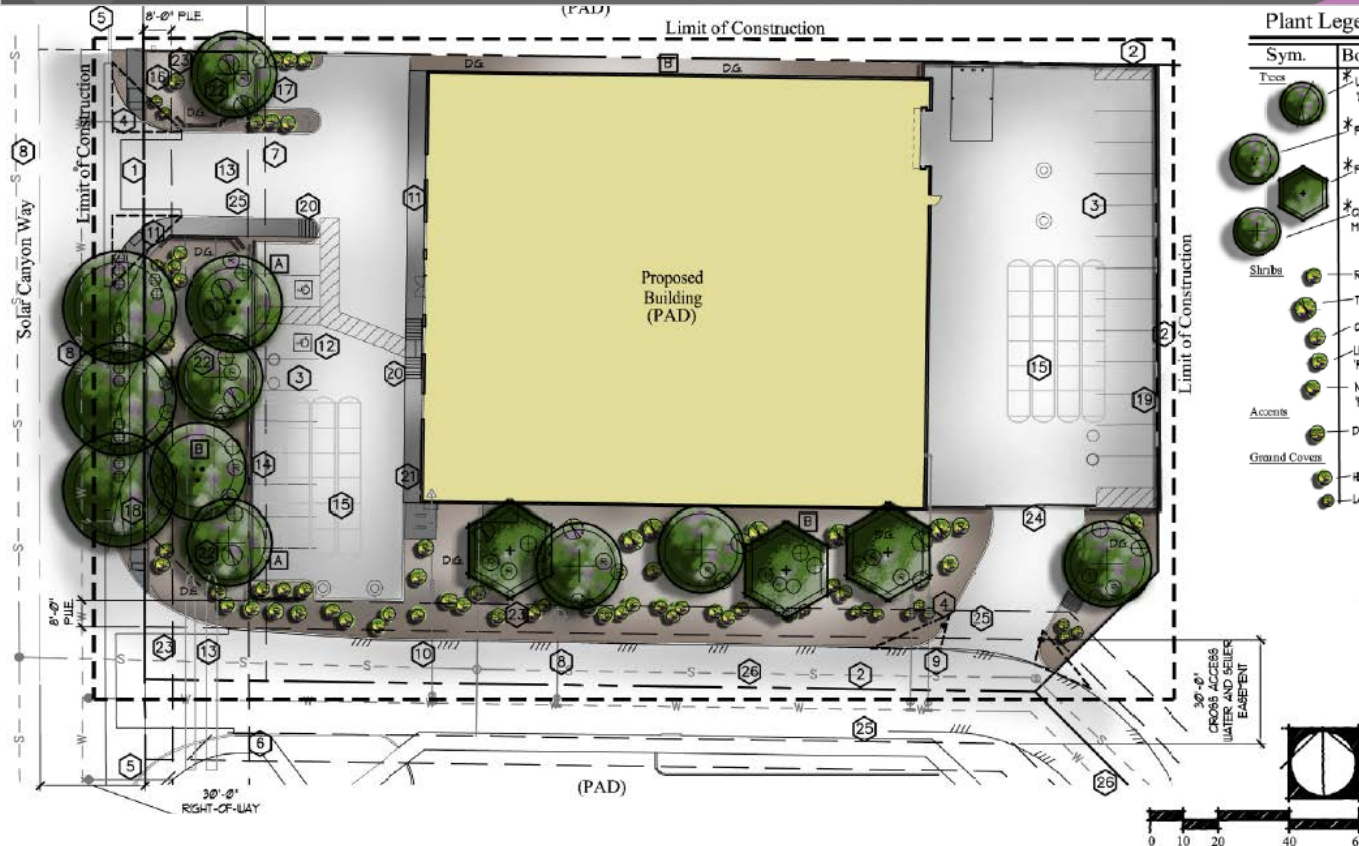
East Elevation – Interior Rear Lot

COLORS AND MATERIALS

BUILDING COLOR SCHEDULE

A 8X8X16 CMU MAIN WALL COLOR	SUPERLITE "COCOA BROWN"	
B STUCCO WALL FINISH	SHERWIN WILLIAMS #SW 6149 "RELAXED KHAKI"	
C METAL WALL PANELS	MBCI "BROWNSTONE" SR .47, SRI .53	
D METAL ROOF COLOR	MBCI "SILVER METALLIC" SR .52, SRI .58	
D METAL DOOR COLOR	SHERWIN WILLIAMS #SW 6151 "QUIVER TAN"	

LANDSCAPE



Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size
Trees				
	*ULMUS PARVIFOLIA "DRAKE"	DRAKE EVERGREEN ELM	3	24" BOX
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	2	36" BOX
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	3	21" BOX
	*GERCIDIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE - HYBRID	6	21" BOX
Shrubs				
	*RIPELLIA CALIFORNICA	SONORAN DESERT RIELLIA	32	5 GAL.
	*TECOMA STANS	YELLOW BELLS	18	5 GAL.
	*CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	16	5 GAL.
	*LEUCOPHYLLUM LANKYANA "RO BRAVO"	RO BRAVO TEXAS RANGER	21	5 GAL.
	*NERIUM OLEANDER "PETITE PINK"	PETITE PINK DWARF OLEANDER	14	5 GAL.
Accents				
	*DASYLIRION WHEELERI	DESERT SPOON	2	5 GAL.
Ground Covers				
	*HEPERALOE PARVIFLORA	RED YUCCA	1	5 GAL.
	*LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	20	1 GAL.



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date: July 19, 2018 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 6
Staff Recommendations: Approve

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

Agenda Wording:

Consideration and action approving a Site Plan for Skycom Lot 10 at Skyway Business Park, generally located on the northwestern corner of Peoria Avenue and Dysart Road, subject to Conditions "A" through "E."

Motion:

Move to approve a Site Plan for Skycom Lot 10, at Skyway Business Park, generally located on the northwestern corner of Peoria Avenue and Dysart Road, subject to Conditions "A" through "E" as stated in the Staff Report.

Background:

Cottrell Engineering Group, Inc., on behalf of H & K Holdings, seeks approval of a Site Plan to allow for a speculative Industrial building within the Skycom portion of the Skyway Business Park PAD. Site improvements will include a 14,190 square foot industrial building, paving, sidewalks, lighting, 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.

ATTACHMENTS:

Click to download

- ☐ [00 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - Staff Report](#)
- ☐ [01 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - Location Maps](#)
- ☐ [02 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - Site Plan](#)
- ☐ [03 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - Elevations](#)
- ☐ [04 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - Landscape](#)

- ☐ [05 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - Civil Letter](#)
- ☐ [06 - FS18-084 – Site Plan for Skycom Lot 10, at Skyway Business Park PAD - 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: **FS18-084**

Project Name: Site Plan for Lot 10 of Skycom at Skyway Business Park

Council District: 6 – Palo Verde

Meeting Date: **July 19, 2018**

Planner: Hobart Wingard, Planner II

Owner: H & K Holdings

Applicant: Cottrell Engineering Group, Inc.

Request: Site Plan approval for Lot 10 of Skycom at Skyway Business Park Planned Area Development (PAD)

Site Location: Generally, 300 feet east of the northeast corner of Solar Canyon Way and Desert Cove Road

Site Size: Approximately 1.03 acres

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

Support/Opposition: None received by staff

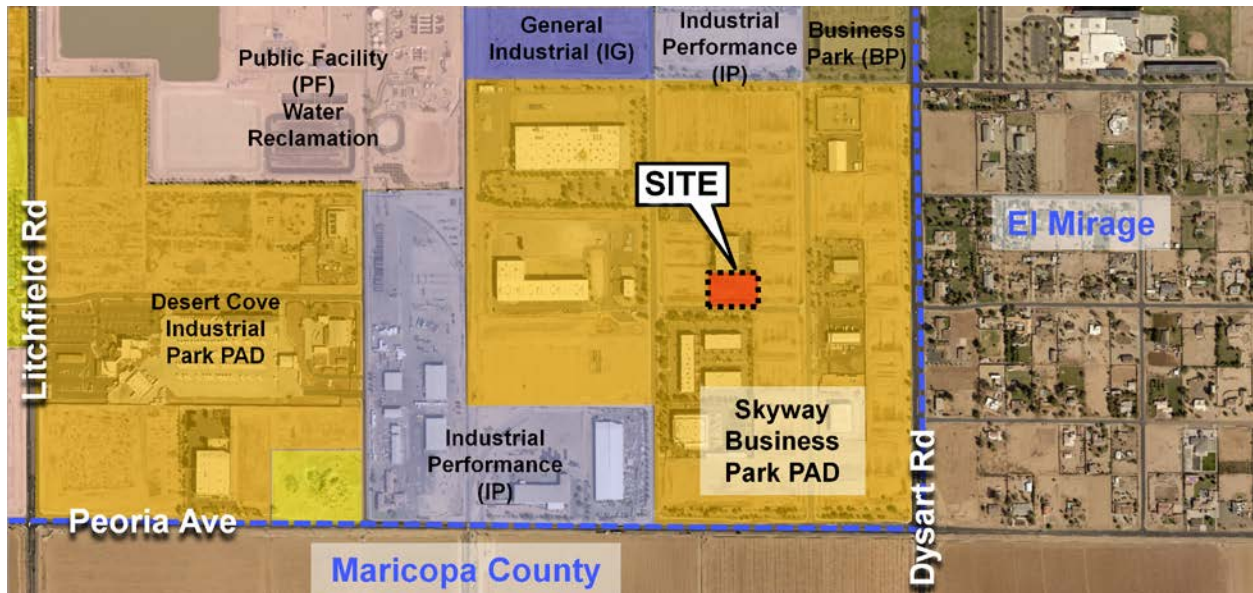
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Lot 10 of Skycom at Skyway Business Park, subject to Stipulations “A” thru “E”

PROJECT DESCRIPTION:

Cottrell Engineering Group, Inc., on behalf of H & K Holdings, seeks approval of a Site Plan to allow for a speculative Industrial building within the Skycom portion of the Skyway Business Park PAD. Site improvements will include a 14,190 square foot industrial building, paving, sidewalks, lighting, and landscaping.

EXISTING ZONING:

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



Skyway Business Park PAD Industrial – PAD-IP Vacant	Skyway Business Park PAD Industrial – PAD-IP Industrial Building	Skyway Business Park PAD Industrial – PAD-IP Vacant
Skyway Business Park PAD Industrial – PAD-IP Vacant	Skyway Business Park PAD Industrial – PAD-IP	Skyway Business Park PAD Industrial – PAD-IP Vacant
Skyway Business Park PAD Industrial – PAD-IP Industrial Building	Skyway Business Park PAD Industrial – PAD-IP Industrial Building	Skyway Business Park PAD Industrial – PAD-IP Vacant

BACKGROUND:

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

October 25, 2005: The City Council approved a Preliminary Plat for Skyway Business Park under Case PP05-263.

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

October 14, 2006: The City Council approved a Commercial Subdivision for Skycom Business Park in Skyway Business Park under Case CS06-197.

October 5, 2017: Staff met with the applicant at a scheduled Concept Review meeting to discuss the subject project under Case CR17-532.

February 9, 2018: The applicant submitted for a Site Plan under Case FS18-084, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a 14,190 square foot standalone industrial building within the Skycom portion of the Skyway Business Park PAD. The subject project will utilize approximately 1.03 acres of the ten (10) acre Skycom plat located within the 143 acre industrial PAD. Fronting on Desert Cove Road, the facility will provide additional access from the internal private road along the western edge of the property. The subject project will provide 24 parking spaces and will contribute to the balance of the Skycom portion of Skyway Business Park as this center has shared access agreements.

The industrial building will consist of masonry and metal exterior walls, a metal roof, and decorative metal panel canopies that complement the architecture of the adjacent industrial district. The hardscape around the building will have sidewalks with broom finish texture and desert themed landscape.

As noted in Condition "C," the HVAC will either be ground mounted or roof mounted at a height equal to the adjacent 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 center. All walls and vehicle screening will consist of decorative block that match the primary theme of the site.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports industrial and commercial uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections; however, minor plan details are to be revised. This has been addressed in Stipulations "A" through "E." Additionally, Surprise Engineering Development Services seeks minor revisions to civil plans addressed in Condition "D" and detailed in Attachment "5."

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

Luke Air Force Base (LAFB): In a letter dated February 21, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated February 13, 2018, MWD indicated the proposed Site Plan would not impact MWD facilities.

Arizona Department of Transportation (ADOT): In an email dated February 14, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

SUMMARY:

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

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Skyway Business Park PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan for Lot 5 of Skycom at Skyway Business Park, subject to Stipulations "A" through "E."

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

CONDITIONS:

- A. The Final Site Plan prepared by PRE-CEG, date received June 12, 2018 will be revised and submitted for review to include the following modifications:
 1. The area between the existing pavement and landscape curbing along the western edge of the subject parcel will be filled with asphalt paving.
 2. The HVAC pad located along the southern edge of the subject parcel will be screened with a decorative masonry wall that matches other screen walls on the subject parcel.

133 B. The Landscape Plan, prepared by Wildwood Design Studio, date received June
134 6, 2018, will be revised and submitted for review to include the following
135 modification:

136 1. All comments regarding the site plan apply to the landscape plan.

137 C. All roof mounted equipment will be installed in such a way that the height of the
138 parapet wall will be equal to or greater than the height of any roof mounted
139 equipment.

140 D. All civil comments, per letter dated June 26, 2018, on file with Engineering
141 Services of Public Works, shall be addressed and civil documents approved by
142 city staff prior to approval and issuance of civil construction permits.

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

146
147 **Attachments:**

148 01 - Vicinity Maps

149 02 - Site Plan

150 03 - Elevations

151 04 - Landscape Plan

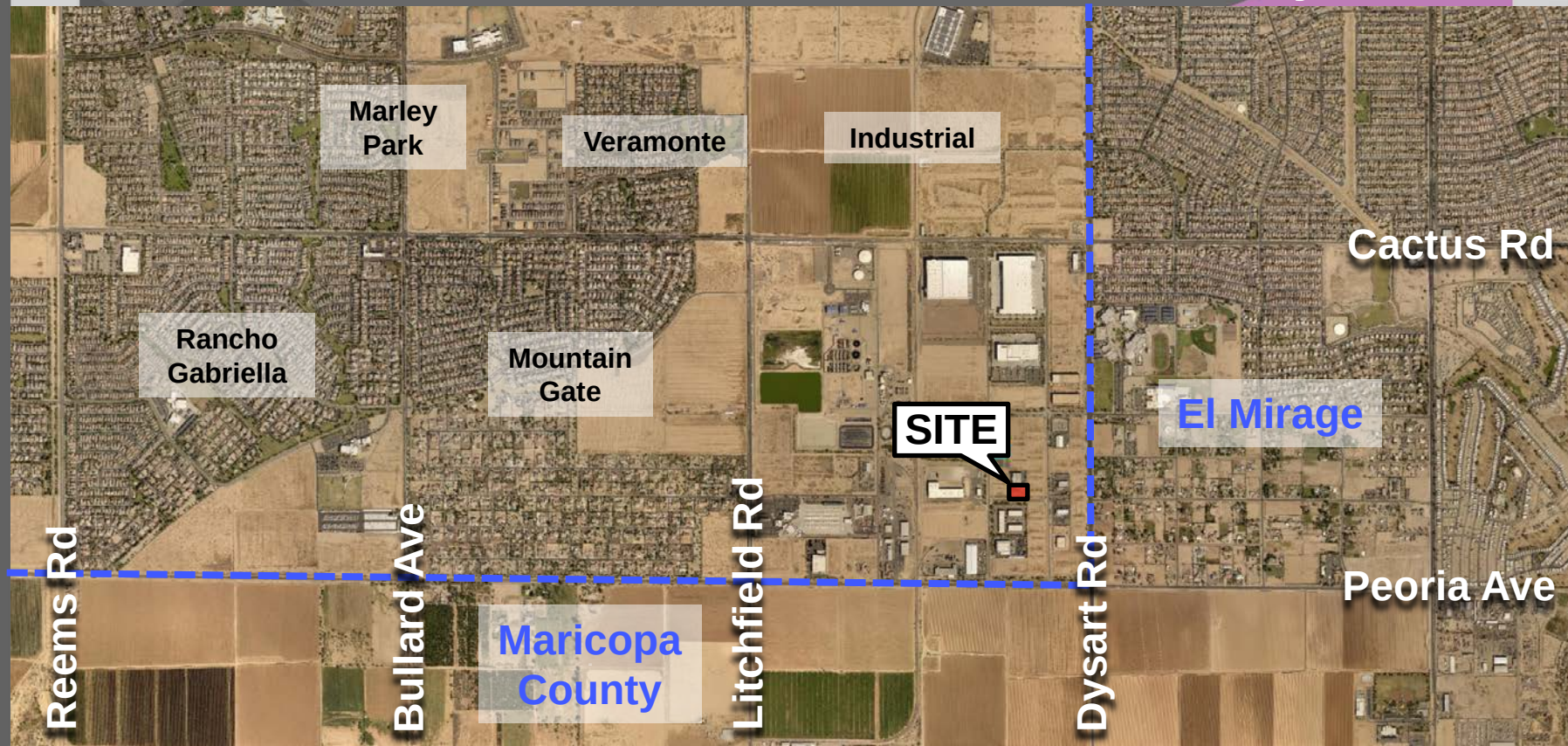
152 05 - Civil Letter

153 06 - PowerPoint

VICINITY MAP

FS18-084

Lot 10 - Skycom



VICINITY MAP

FS18-084

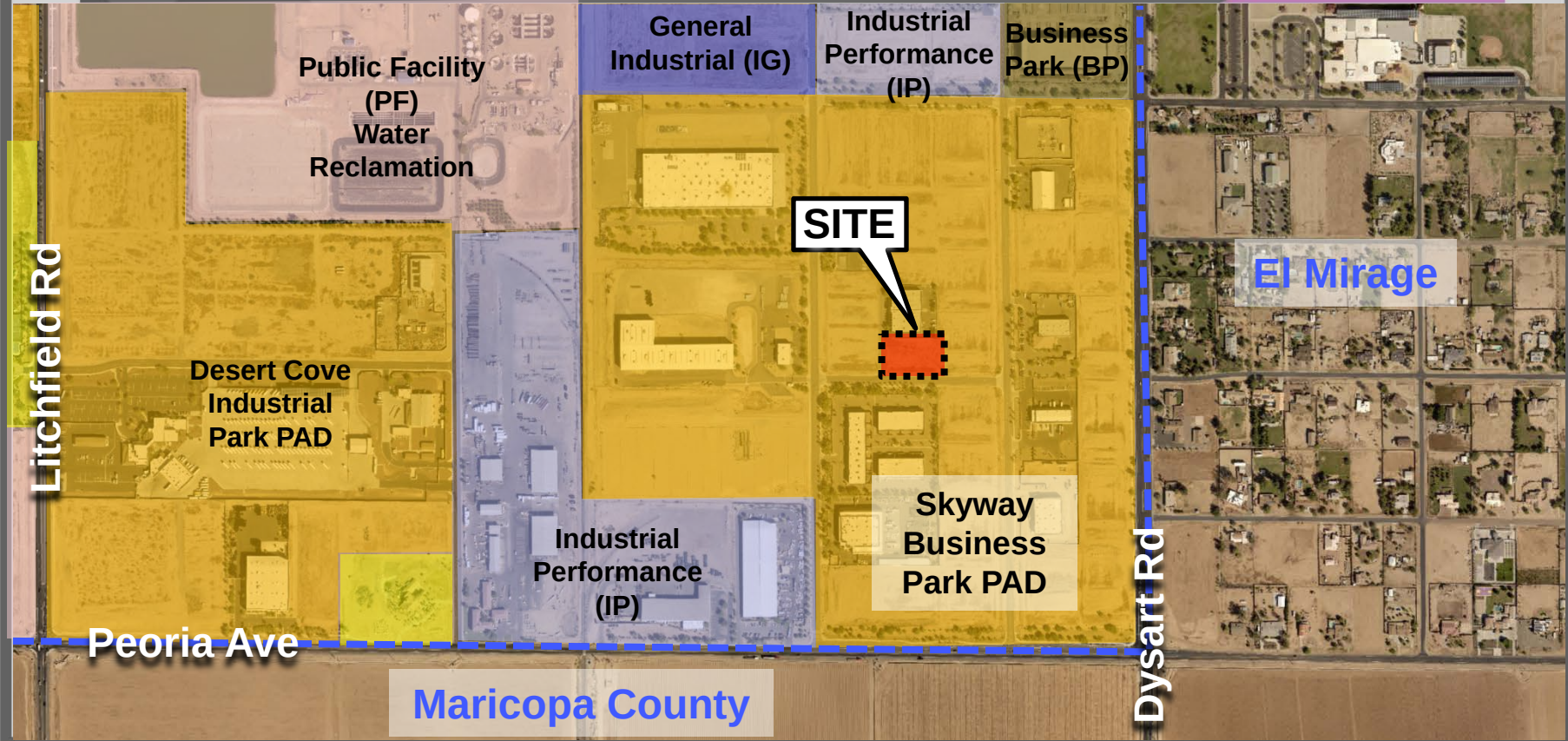
Lot 10 - Skycom



ZONING

FS18-084

Lot 10 - Skycom



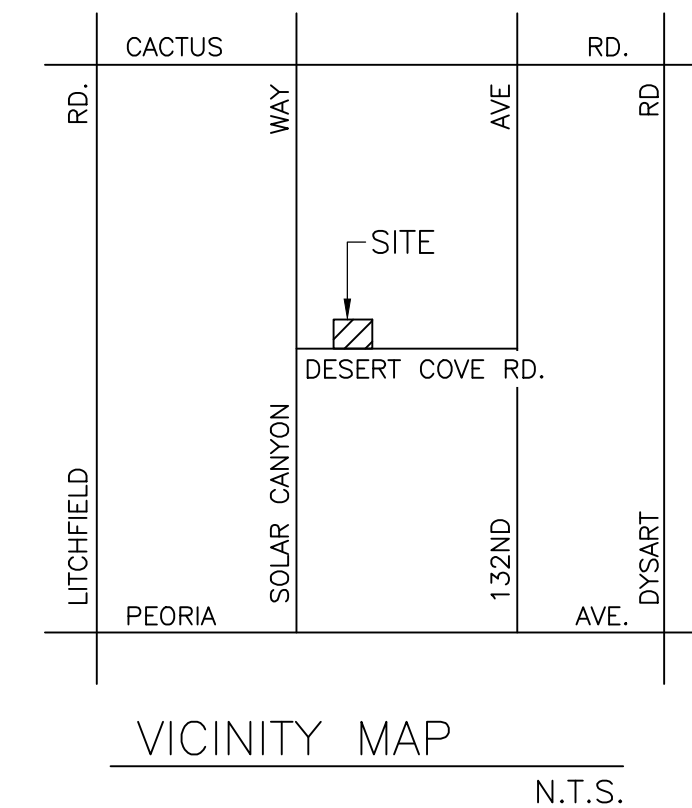
1. SIGNAGE WILL BE BY SEPARATE PERMIT. ALL SIGNAGE WILL FOLLOW CHAPTER 113 OF SURPRISE MUNICIPAL CODE.
2. NO PARKING CANOPIES ARE PROPOSED.

FOR

LOT 10, SKYCOM BUSINESS PARK, BOOK 892, PAGE 14, RECORDS
OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST OF
THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.

APN: 510-03-757

SP-1	FINAL SITE PLAN
SP-2	DETAILS



PROSTEEL STRUCTURAL, LLC.
P.O. BOX 30605
PHOENIX, ARIZONA 85046
PHONE: (480) 510-9693
CONTACT: TOM STITT

CEG APPLIED SCIENCES
12409 W INDIAN SCHOOL RD
AVONDALE, AZ 85392
(623) 536-1993
CONTACT: NATE COTTRELL

DRAWN BY:	ALB
CHECKED BY:	CGL
DATE:	05/24/18
SCALE:	1" = 20'
PROJECT #:	17-042
PURPOSE:	

H&K HOLDINGS TRUST
2402 S. 48TH AVENUE
PHOENIX, AZ 85043

FULTON ARCHITECTS
P.O. BOX 73426
PHOENIX, AZ 85050

GROSS AREA = 52,492 SF (1.20 AC)
NET AREA = 44,680 SF (1.02 AC)
SITE COVERAGE = 35,483 SF (79%)

LOTS 10, SKYCOM BUSINESS PARK, ACCORDING TO PLAT RECORDS IN BOOK 892 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1680 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

SOUTH 00°07'51" EAST, ALONG THE CENTERLINE OF MILGARD WAY
ACCORDING TO BOOK 808 OF MAPS, PAGE 23, RECORDS OF MARICOPA
COUNTY, ARIZONA.

CITY OF SURPRISE BENCHMARK: ELEVATION - 1134.96 FEET (NAVD 88);
GDACS MONUMENT 4FB1: PID-AJ3849 FOUND 1/2" STEEL ROD 0.4' DOWN IN
HAND HOLE; APPROXIMATELY 25 EAST OF DIRT ROAD CENTERLINE AND
APPROXIMATELY 978' NORTH OF THE INTERSECTION OF CACTUS ROAD AND
DIRT ROAD ON EAST SIDE OF DIRT ROAD.

PROJECT IS LOCATED NORTH OF DESERT COVE ROAD AND EAST OF SOLAR CANYON WAY. THIS PROJECT WILL CONSIST OF A NEW BUILDING WITH ONSITE PAVING FOR PARKING AND ADDITIONAL ONSITE IMPROVEMENTS.

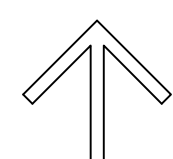
USE	MINIMUM	MAXIMUM	BICYCLE PARKING
INDUSTRIAL STRUCTURES AND FACILITIES	1 SPACE PER EVERY 1,500 SQUARE FEET OF GFA	1 SPACE PER EVERY 300 SQUARE FEET OF GFA	1 PER EVERY 20 VEHICLE SPACES.
SPACES	12 SPACES	58 SPACES	4 SPACES OR BICYCLE BACK

USE	MINIMUM	MAXIMUM	BICYCLE PARKING
INDUSTRIAL STRUCTURES AND FACILITIES	1 SPACE PER EVERY 1,500 SQUARE FEET OF GFA	1 SPACE PER EVERY 300 SQUARE FEET OF GFA	1 PER EVERY 20 VEHICLE SPACES.
SPACES	12 SPACES	58 SPACES	4 SPACES OR BICYCLE BACK

THE PROPOSED NUMBER OF SPACES (24) IS WITHIN THE TOLERANCES SET BY THE CITY OF SURPRISE MUNICIPAL CODE.

	MONUMENT LINE		FIRE HYDRANT
	PROPERTY LINE		SANITARY MANHOLE
	EASEMENT LINE		SANITARY CLEANOUT
	OVER HEAD ELECTRIC		LIGHT POLE
	EXISTING CONTOUR		EX WATER VALVE
	PROPOSED CONTOUR		TAPPING SLEEVE
	GRADE BREAK		FLOW DIRECTION
	TRANSFORMER		WATER METER
	TRAFFIC SIGNAL BOX		PRESSURE BACKFLOW PREVENTER
	ELECTRICAL METER		TEE
	ELECTRICAL BOX		BEND
	SIGN		FIRE RISER
	IRRIGATION VALVE		FIRE DEPARTMENT CONNECTION
	EX GRATE		DUAL DRYWELL
	REBAR FLAGGED		POWER POLE
	BRASS CAP FLUSH		
	PROPERTY CORNER		
	TAP		RIP-RAP
	STAND PIPE		PAVEMENT
	STORM MANHOLE		CONCRETE
	TREE		VISIBILITY

1. NEW DRIVEWAY ENTRANCE.	14. NEW FIRELINE FDC.
2. NEW ADA PARKING SPACES.	15. NEW STORM DRAIN INLET GRATE TO UNDERGROUND STORAGE PIPES.
3. NEW ASPHALT PAVEMENT.	16. NEW DRYWELL LOCATION.
4. EXISTING FIRE HYDRANT.	17. NEW 6-FOOT SWINGING GATE. SEE DETAIL #2 ON SHEET SP-2.
5. NEW CONCRETE CURB.	18. 6" FLUSH LANDSCAPING CURB.
6. NEW 5-FOOT CONCRETE SIDEWALK.	19. DOMESTIC WATER.
7. NEW CONCRETE MONOLITHIC SIDEWALK.	20. SEWER LINE.
8. NEW SIDEWALK A.D.A RAMP. SEE DETAILS #3A OR #3B ON SHEET SP-2.	21. NEW CONCRETE PAD WITH CONCRETE BOLLARDS FOR TRASH ENCLOSURE.
9. NEW SCREEN WALL. SEE DETAILS #1A OR #1B ON SHEET SP-2.	22. CONCRETE VALLEY GUTTER.
10. NEW 6-FOOT DOUBLE SWINGING GATE. SEE DETAIL #2 ON SHEET SP-2.	23. INSTALL BUMPER GUARDS OR WHEEL STOPS AT PARKING SPOTS NEAR SCREEN WALL.
11. NEW UNDERGROUND STORMWATER RETENTION.	24. HVAC EQUIPMENT PAD.
12. TURN RADIUS PER DTL. SU-40 DESIGN VEHICLE MINIMUM R.O.U.R.F.O.U.M.E.N.T.S.	25. 2-RACK BICYCLE SPACES.

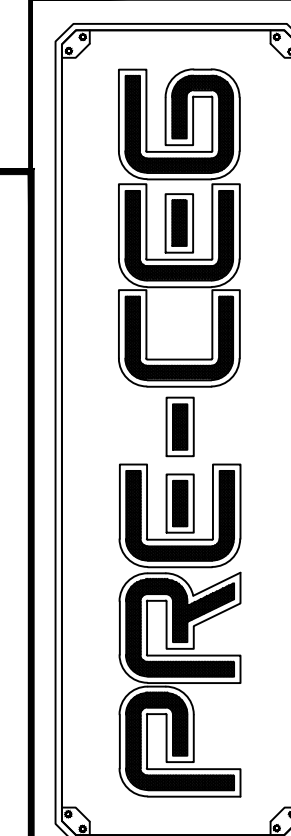


NORTH
GRAPHIC SCALE

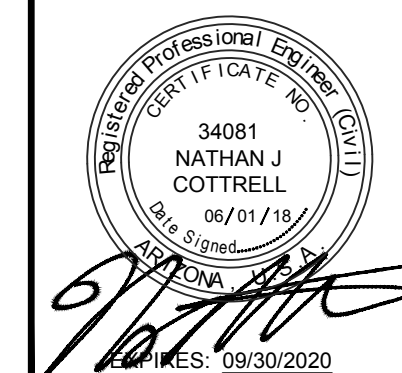


(IN FEET)
1 inch = 20 ft

FINAL SITE PLAN FOR
LOT 10 OF
SKYCOM BUSINESS PARK
13274 WEST DESERT COVE ROAD
SUPRISE ARIZONA 85379



2409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392
PHONE: 622 536 1002 FAX: 622 749 0008



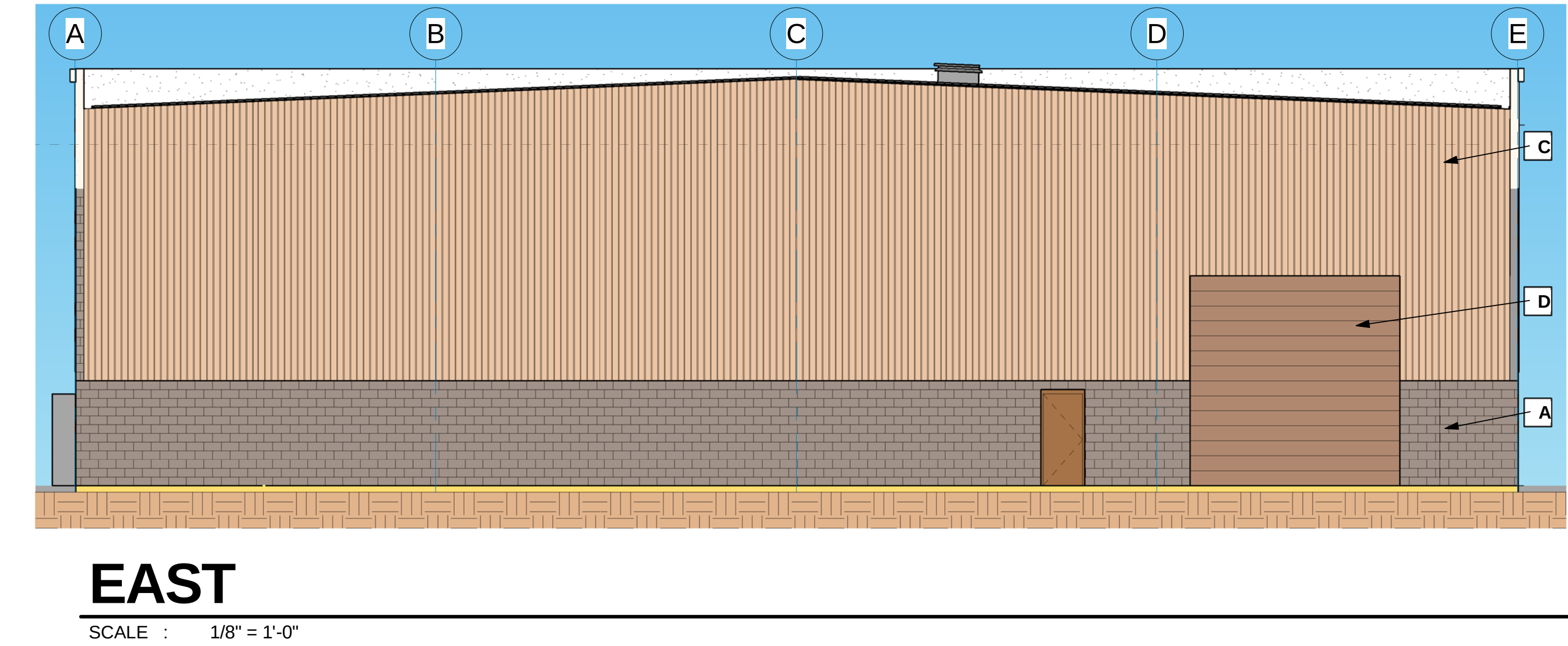
Contact Arizona 811 at least two full working days before you begin excavation.


Call 811 or visit Arizona811.com

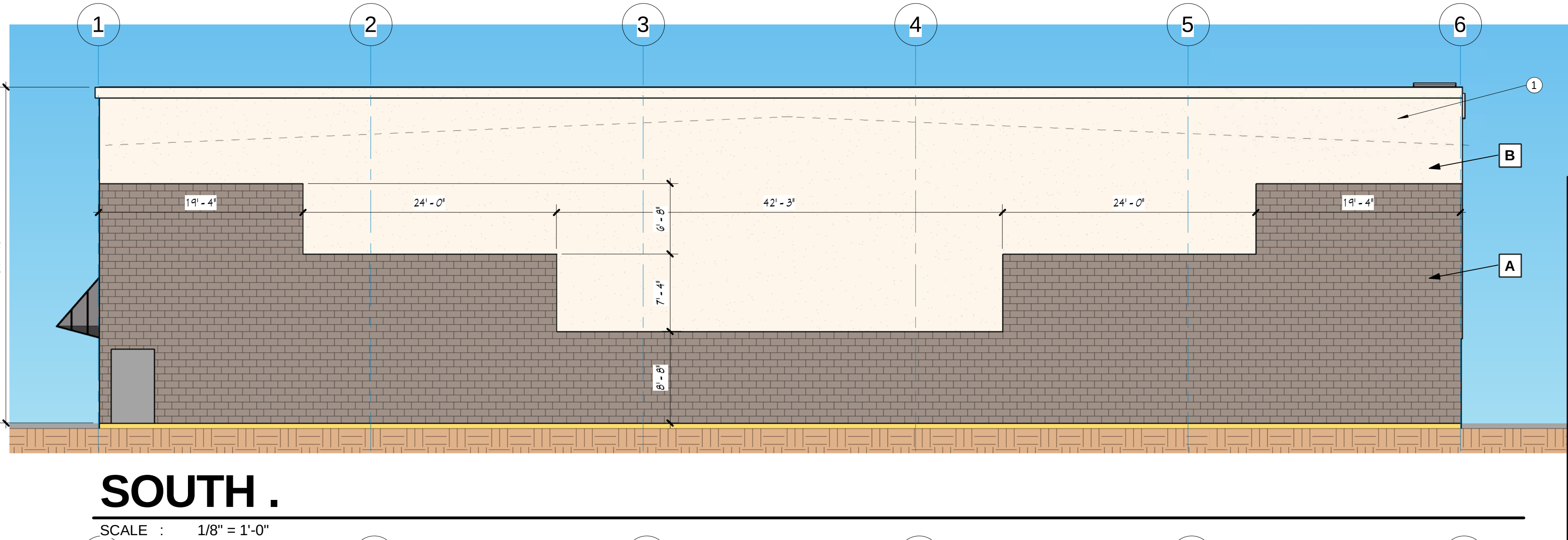
SHEET	OF
1	2

SP-1

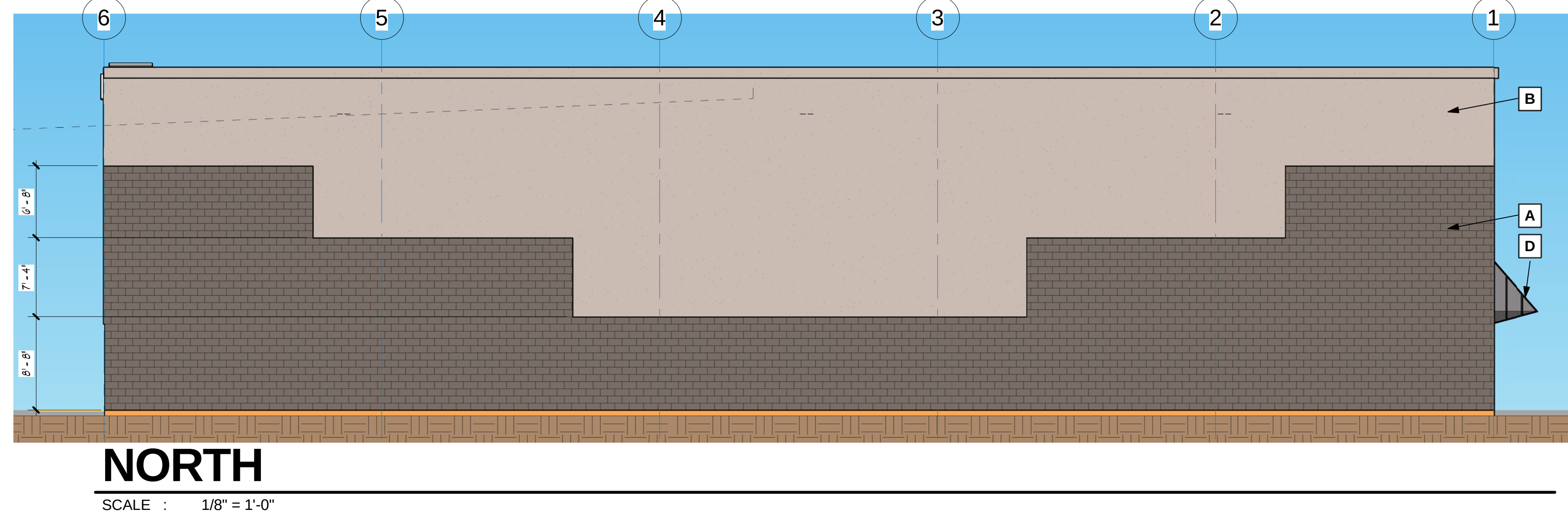
BUILDING ENVELOPE NOTES			
AREA	ASSEMBLY	MIN. INSUL. VALUE	ACT. INSUL. VALUE
ROOF	STEEL PURLINS, WITH VINYL FACED ENCAPSULATED FIBERGLASS BATT INSULATION AGAINST ROOF PANELS.	R = 38	R = 38
MASONRY WALLS @ OFFICES (FUTURE)	EXPOSED INT. COLOR MASONRY WITH 1-1/2" STEEL IZ" FURRING & 1-1/2" R 7.5 RIGID FOAM & GYP. BD.	R = 7 or 5,7 cl	R = 8
STEEL STUD WALLS (FUTURE)	6" STEEL STUDS W/ GYP. BD. EA. SIDE & 6" FIBERGLASS BATTS.	R 19	
EXTERIOR STEEL FRAME WALLS (FUTURE)	STEEL WALL PANELS OVER STEEL STUD WALL W/FIBERGLASS BATTS, (GYP. BD. AS NOTED)	R 13 + 5 cl	
FLOOR SLABS		NR	
FENESTRATION			
SWING DOORS		U = 0.61	
VERT. GLAZING		SHGC = 0.25	



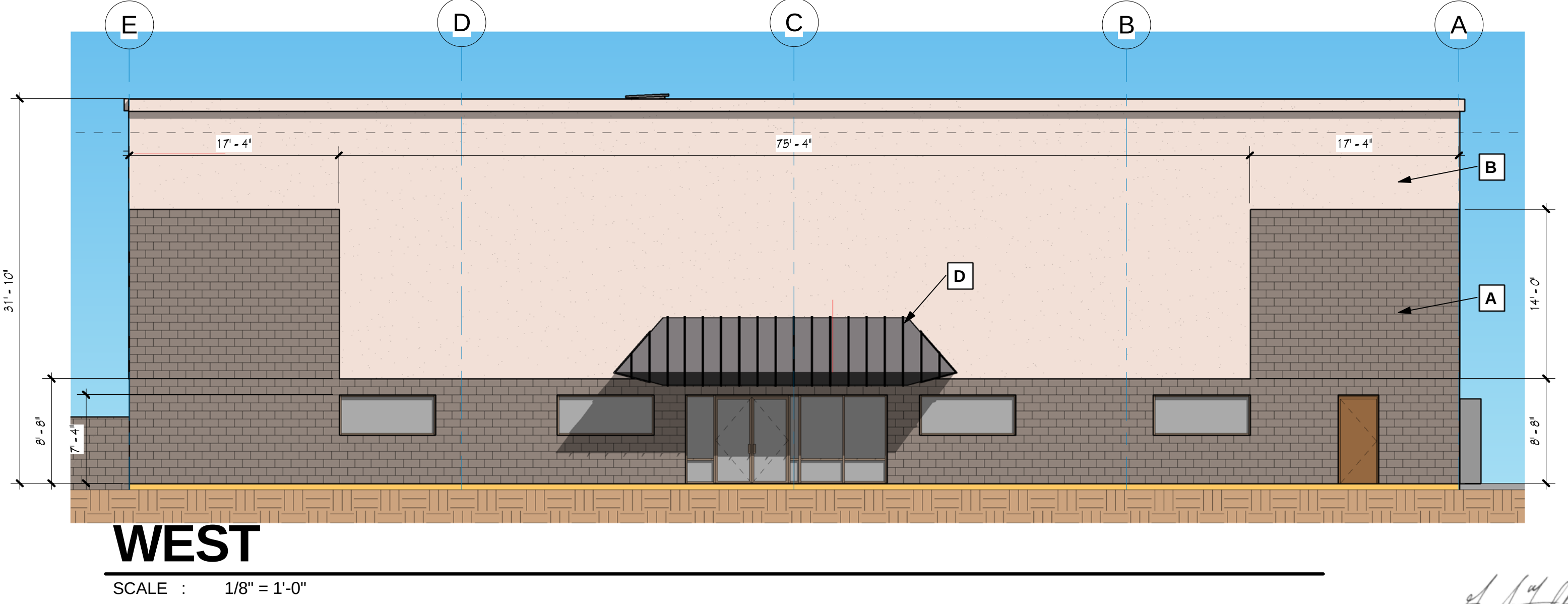
EAST
SCALE : 1/8" = 1'-0"



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



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

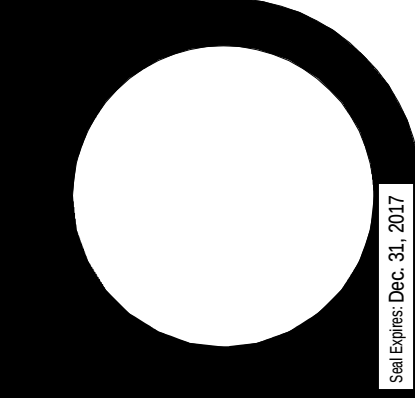


WEST
SCALE : 1/8" = 1'-0"

Elevation Keynotes	
Mark	Item
1	One-Kote Stucco System over Frame Walls (ESR #2729)

BUILDING COLOR SCHEDULE		
A	8X8X16 SPLIT FACE CMU MAIN WALL COLOR	SUPERLITE 'COCOA BROWN'
B	STUCCO WALL FINISH	SHERWIN-WILLIAMS #SW 6149 'RELAXED KHAKI'
C	METAL WALL PANELS	MBCI 'BROWNSTONE' SR .47, SRI .53
D	METAL ROOF COLOR	MBCI 'SILVER METALLIC' SR .52, SRI .58
D	METAL DOOR COLOR	SHERWIN-WILLIAMS #SW 6151 'OLIVER TAN'

EQUIPMENT SCREENING NOTE
NO ROOF MOUNTED EQUIPMENT WILL BE INCLUDED AT THIS TIME. ANY ROOF MOUNTED EQUIPMENT MUST BE INSTALLED SO THAT THE TOP OF THE EQUIPMENT IS EQUAL OR LESS THAN THE TOP ELEVATION OF THE PARAPET WALLS.

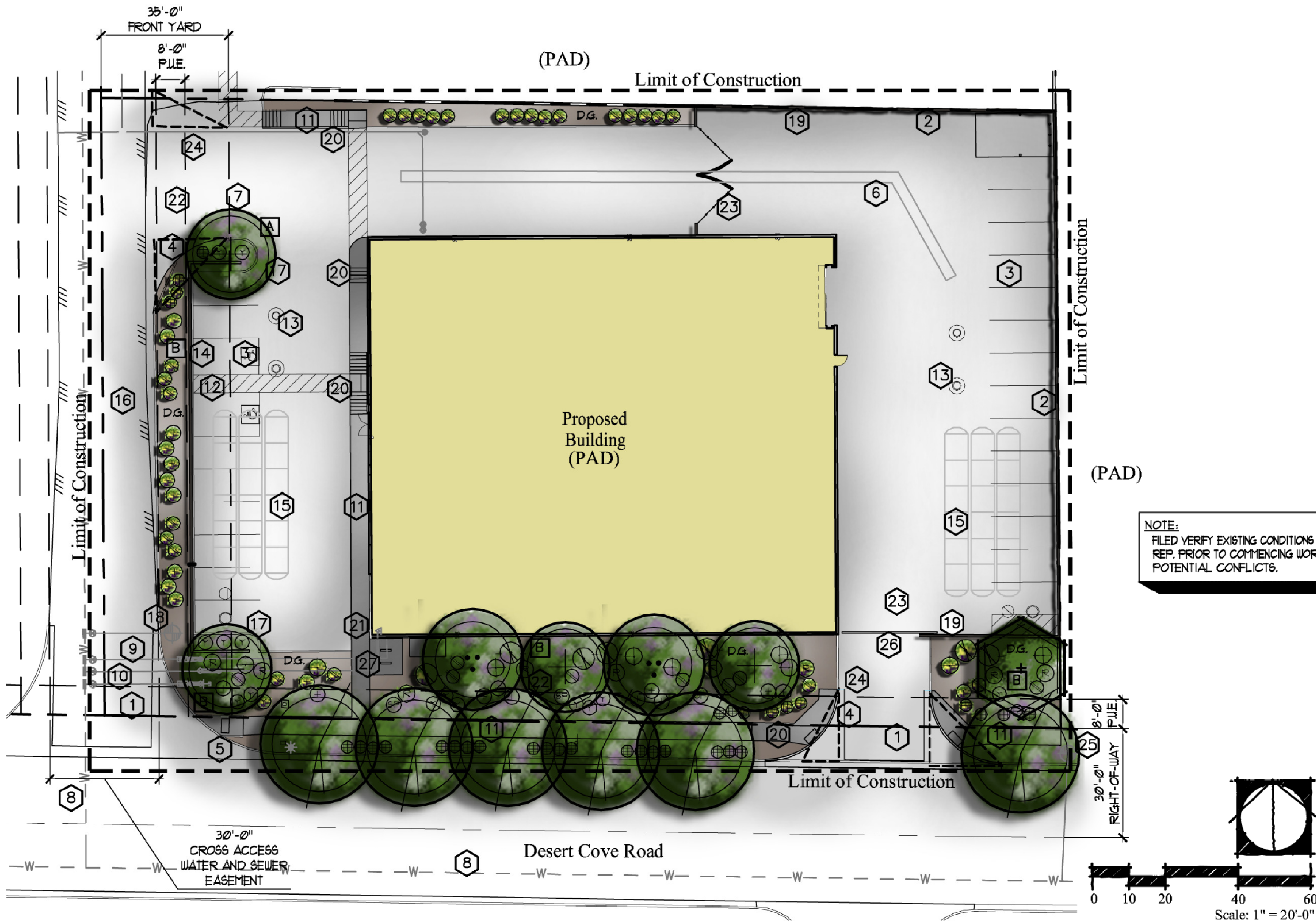


LOT 10, SKYCOM BUSINESS PARK
13274 WEST DESERT COVE RD.
SURPRISE, AZ
EXTERIOR ELEVATIONS
C.D.

Revisions		
Num.	Date	Revision
3	05-25-2018	Planning redlines



SEAL EXPIRES : 12-31-2020



Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURBS OR SIDEWALKS. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- GRANULAR TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, LET TO ENTIRE DEPTH ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

General Landscape Notes:

- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE TREE OR SHRUB SIZE CALLED OUT ON THE PROJECT PLAN (I.E. CALIFER OR TREE HEIGHT) THE SPECIFIED PLANT MUST MEET THE REQUIREMENTS OF THE PLAN REGARDLESS OF THE CONTAINER SIZE AT NO ADDITIONAL COST TO THE OWNER.
- IF THE SPECIFIED VARIETY OF PLANT IS NOT AVAILABLE AT THE TIME OF INSTALLATION, CONTRACTOR IS TO PROVIDE SUBSTITUTIONS TO THE OWNER'S REP. WHICH CLOSELY MATCHES THE SPECIES, MATURE SIZE, AND COLD HEARTINESS AS SHOWN ON THE PROJECT PLANS FOR FINAL APPROVAL.

Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

NOTE:

CONTRACTOR IS RESPONSIBLE TO VERIFY COLOR AND SIZE OF EXISTING GRANITE TOP DRESSING FOUND ON ADJACENT PARCELS. MATCH PROPOSED COLOR AND SIZE WITH EXISTING. CONTACT OWNER'S REP. TO ELIMINATE ANY POTENTIAL CONFLICT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
	*ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	6	24" BOX	TALL UPRIGHT STRUCTURE (MINIMUM 18'0" HEIGHT, 3'0" WIDE, 1.5" CALIFER) *AVAIL THRU BASELINE TREES (602-989-9215)
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	2	36" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 10'0" HEIGHT, 8'0" WIDE, 2.5" CALIFER)
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	1	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 8'0" HEIGHT, 4'0" WIDE, 1.5" CALIFER)
	*CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE - HYBRID	4	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 1.5' HEIGHT, 4'0" WIDE, 1.5" CALIFER)
	RUPELLIA CALIFORNICA	SONORAN DESERT RUELIA	21	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	TECOMA STANS	YELLOW BELLS	7	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	CAESALPINA PULCHERRA	BIRD OF PARADISE	9	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM LANGMANIA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	9	5 GAL.	SPACE 5' O.C., IN CLUSTERS AS SHOWN
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	33	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
	DASYLIRON WHEELERI	DESERT SPOON	3	5 GAL.	SPACE AS SHOWN
	HESPERALOE PARVIFLORA	RED YUCCA	16	5 GAL.	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	34	1 GAL.	SPACE AS SHOWN

*PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR.

*NOTE: ALL TREES LOCATED IN PARKING ISLANDS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 1'-0".

Bulk Material Legend

Sym.	Material	Common Name	Qty.	Size	Remarks
D.G.	DECOMPOSED GRANITE	MATCH EXISTING COLOR	16,915 SF.	3/4" BORN, 2" DEEP LAYER	PROVIDE SAMPLE OF GRANITE ON ADJACENT PARCELS FOR FINAL APPROVAL.

Key Notes:

- | | |
|--|--|
| 1 RIGHT-OF-WAY AS NOTED | 16 PRIVATE ROAD |
| 2 PROPERTY LINE | 17 MAINTAIN 10' MIN. CLEARANCE BETWEEN AREA LIGHTS (NOT SHOWN) AND TREE CENTERS. |
| 3 PROPOSED PARKING | 18 PROPOSED FIRE HYDRANT - MAINTAIN 3' MIN. CLEARANCE ALL SIDES. |
| 4 SITE VISIBILITY TRIANGLE - PER SUANT TO CITY STANDARD DETAIL 4-01. | 19 PROPOSED CMU BLOCK ENCLOSURE WALL |
| 5 EXISTING CURB | 20 PROPOSED SIDEWALK RAMP - REFER TO CIVIL PLAN. |
| 6 PROPOSED VALLEY GUTTER | 21 PROPOSED FDC - MAINTAIN 3' CLEARANCE |
| 7 FRONT YARD SETBACK LINE | 22 EXISTING UTILITY EASEMENT AS NOTED |
| 8 EXISTING UTILITIES - REFER TO CIVIL PLAN FOR ALL UTILITIES. | 23 PROPOSED SWING GATE |
| 9 PROPOSED WATER LINE - REFER TO CIVIL PLAN FOR ALL UTILITIES. | 24 EXISTING EASEMENTS AS NOTED |
| 10 PROPOSED FIRE LINE - REFER TO CIVIL PLAN FOR ALL UTILITIES. | 25 EXISTING FIRE HYDRANT - MAINTAIN 3' MIN. CLEARANCE ALL SIDES. |
| 11 PROPOSED SIDEWALK | 26 PROPOSED SLIDE GATE |
| 12 PROPOSED ADA PARKING | 27 PROPOSED BICYCLE RACK |
| 13 PROPOSED DROP INLET | |
| 14 PROPOSED 3' HIGH PARKING SCREEN WALL | |
| 15 PROPOSED UNDERGROUND RETENTION | |

NOTE:

- THERE IS NO PHYSICAL EVIDENCE OF ANY EXISTING SUPPLEMENTAL IRRIGATION SYSTEM TO EXISTING TREES AND SHRUBS.
- THERE IS NO OVERHEAD ELECTRICAL LINES ON SITE.

General Key Notes:

- A CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS. 10'-0" MINIMUM BETWEEN POLE AND TREE TRUNK. AREA LIGHTS NOT SHOWN.
- B APPLY NEW 2" LAYER OF DECOMPOSED GRANITE IN ALL PROPOSED AND EXISTING PLANTER AREAS.

City of Surprise Notes:

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN (5) FIVE FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2'-0" HIGH, AND HANG NO LOWER THAN 1'-0" FROM GROUND LEVEL.

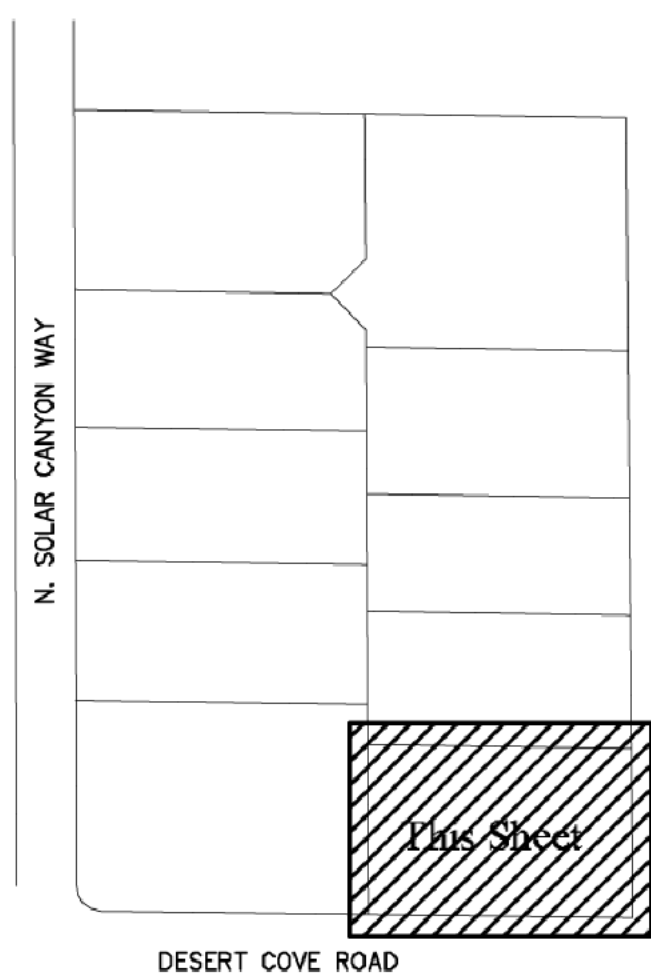
Landscape Data Table

		REQUIRED	PROVIDED
1. STREET TREE SIZE RATIO:	24" BOX	75%	66%
	36" BOX	25%	33%
2. PERCENTAGE OF LANDSCAPE COVERAGE:		60%	65%
3. PERCENTAGE OF PLANTS ON AZ. DEPT. OF WATER RESOURCES LOW WATER USE/ DROUGHT TOLERANT PLANT LIST:		100%	100%
4. PARKING SPACE TO TREE RATIO: (OUTSIDE OF ENCLOSED YARD)	5:1	PROHIBITED BY FUE	

NOTE:

TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS. SEE DETAIL ON LANDSCAPE DETAIL SHEET.

Key Map

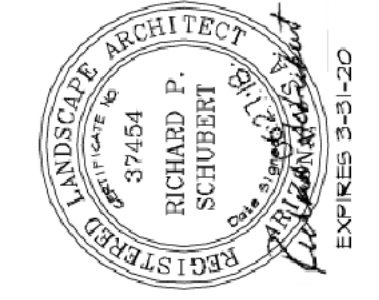


Lot 10

Skycorn Business Park
13274 West Desert Cove Road
Surprise, AZ. 85379

Wildwood Design Studio
Landscape Architects

15207 Stegman Drive
Fountain Hills, AZ. 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net



landscape plan

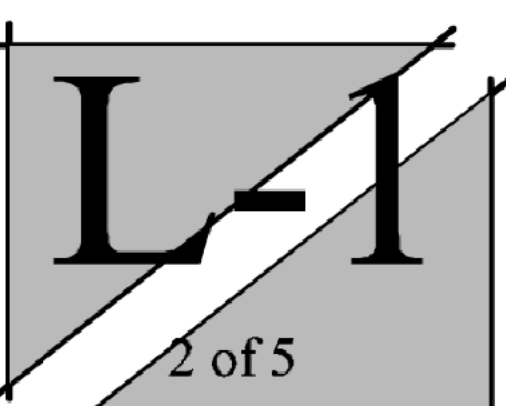
These drawings are the property of the architect and may not be reproduced or used for any purpose without the Architect's written consent. As instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated.

PROJECT NUMBER: 1803

DATE: 06-27-18

REVISIONS:

REVISIONS:



PROJECT SUBMITTAL DATA:

Project Name	Skycom Business Park Lot 10
Project Location	Solar Canyon Way and Desert Cove Rd
Submittal Type	Final Civil documents – 3rd review
Case Number	FS18-084
Date	6-26-2018
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
<i>A=Will Comply, B=Designer to Evaluate, C=City of Surprise to Evaluate, D=No further Action Required</i>

#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
<u>IMPROVEMENT PLANS</u>					
1	C1.03	Provide C and D section callouts for the retention profiles shown on sheet C1.04.			
2	C1.03	Verify the weir over direction in retention note L.			
3	C1.04	Provide the catch basin, retention note C on sheet C1.03, in profile C.			
4	C1.06	Provide water callout 1 for the landscape service.			

#	Sheet or Sec	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
5	C1.06	Provide a callout for the landscape meter, including size. Verify water callout 8 leaders.			
6	C1.06	Clarify water note 4. The water service from the main line to the meter shall be copper. Remove the sentence regarding service and meter for landscape as the landscape service is now shown on the plan.			

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. Paving – City Paving
 - viii. Paving – Private Paving
 - ix. Sewer – City Sewer
 - x. Water – City Water



SURPRISE
ARIZONA

FS18-084

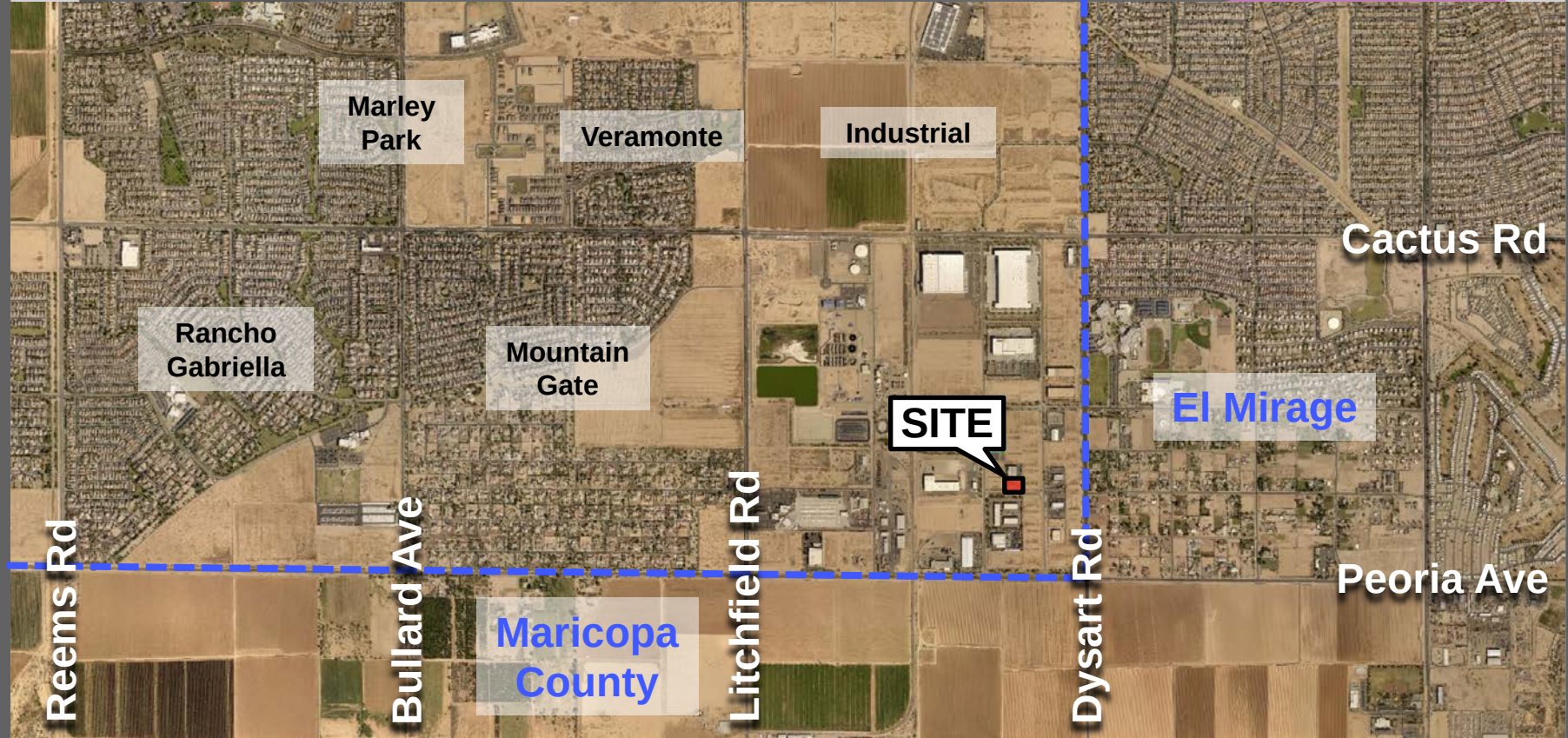
Skycom Lot 10 at Skyway Business Park - Site Plan

Planning and Zoning Commission – July 19, 2018

VICINITY MAP

FS18-084

Lot 10 - Skycom



VICINITY MAP

FS18-084

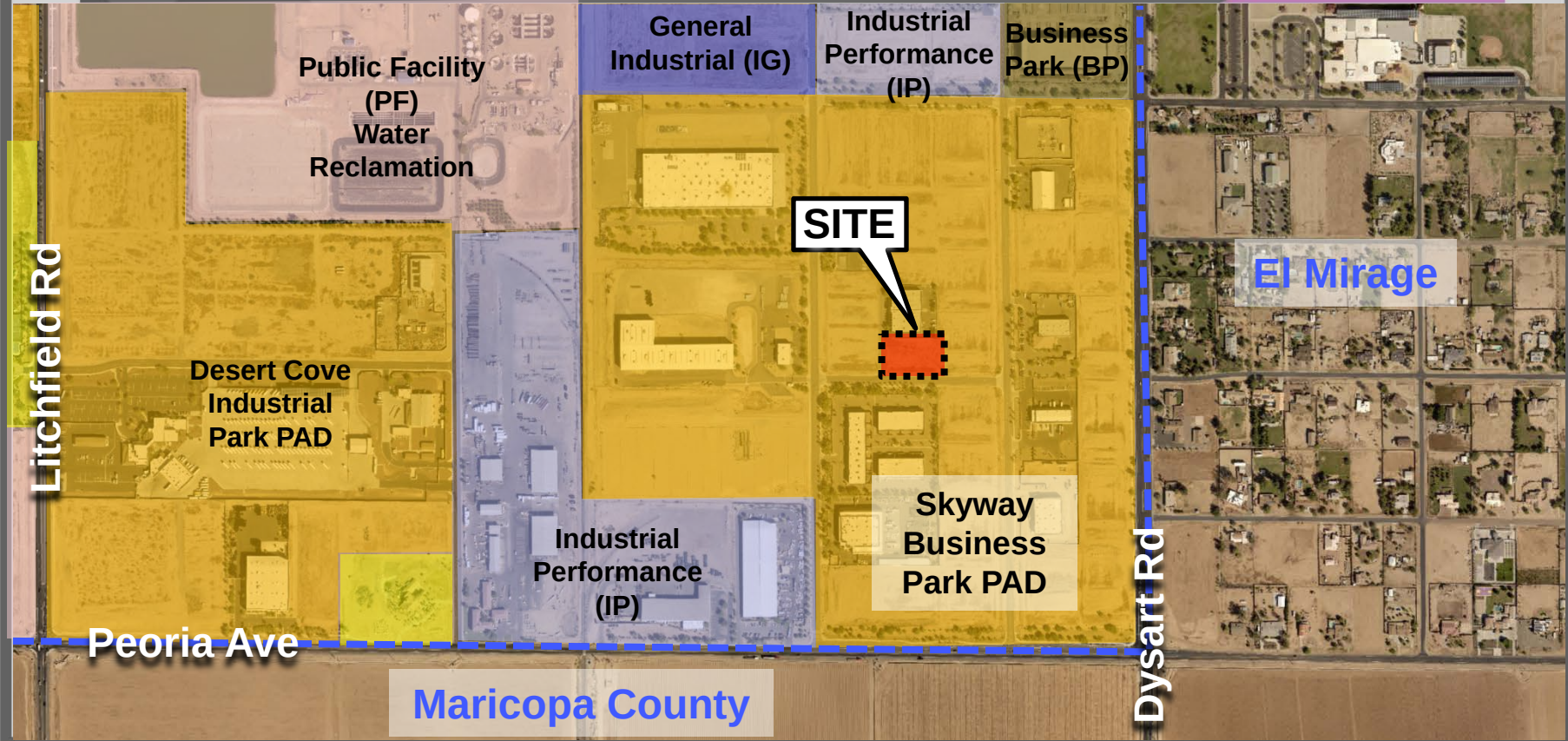
Lot 10 - Skycom

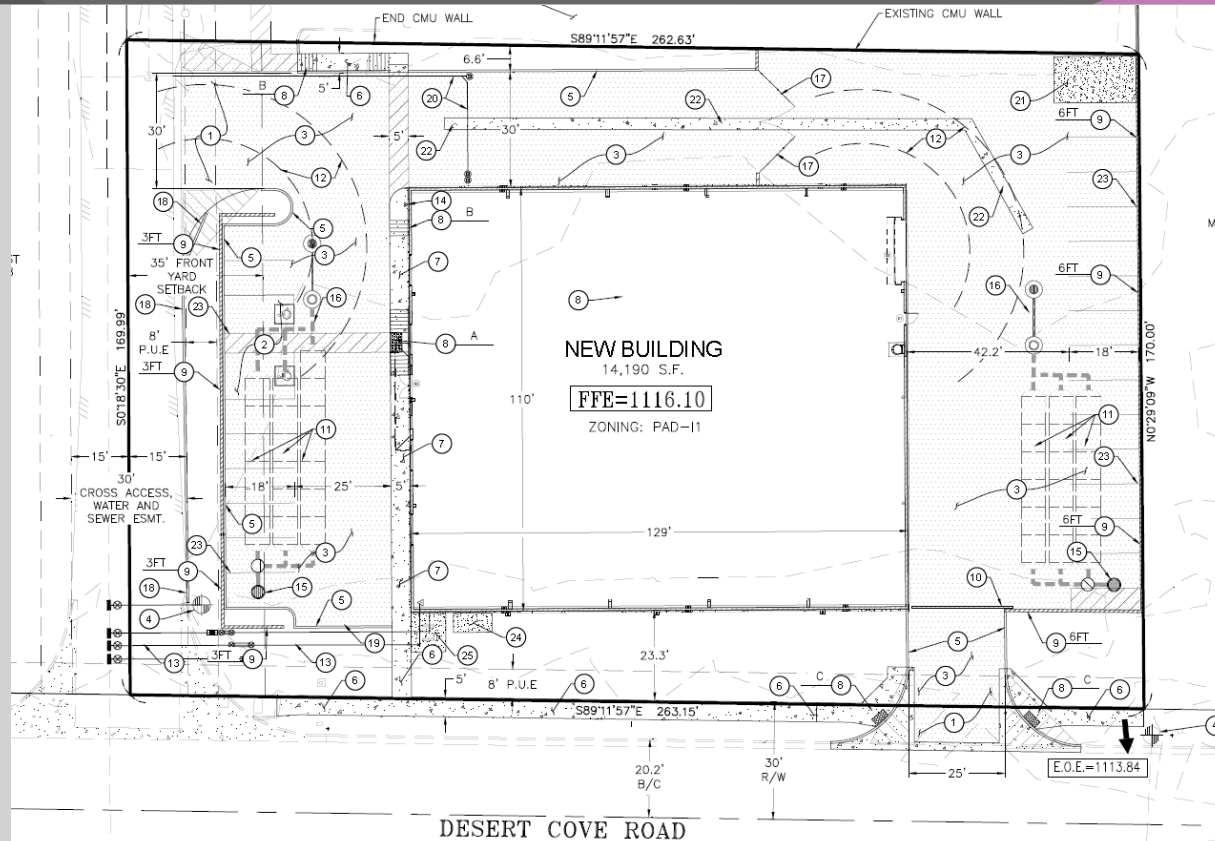


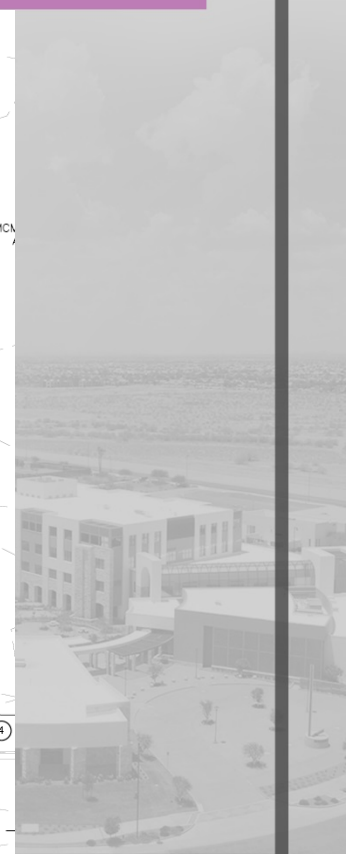
ZONING

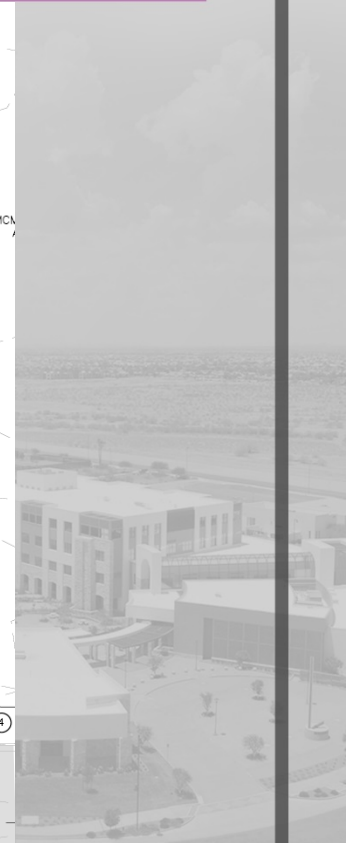
FS18-084

Lot 10 - Skycom

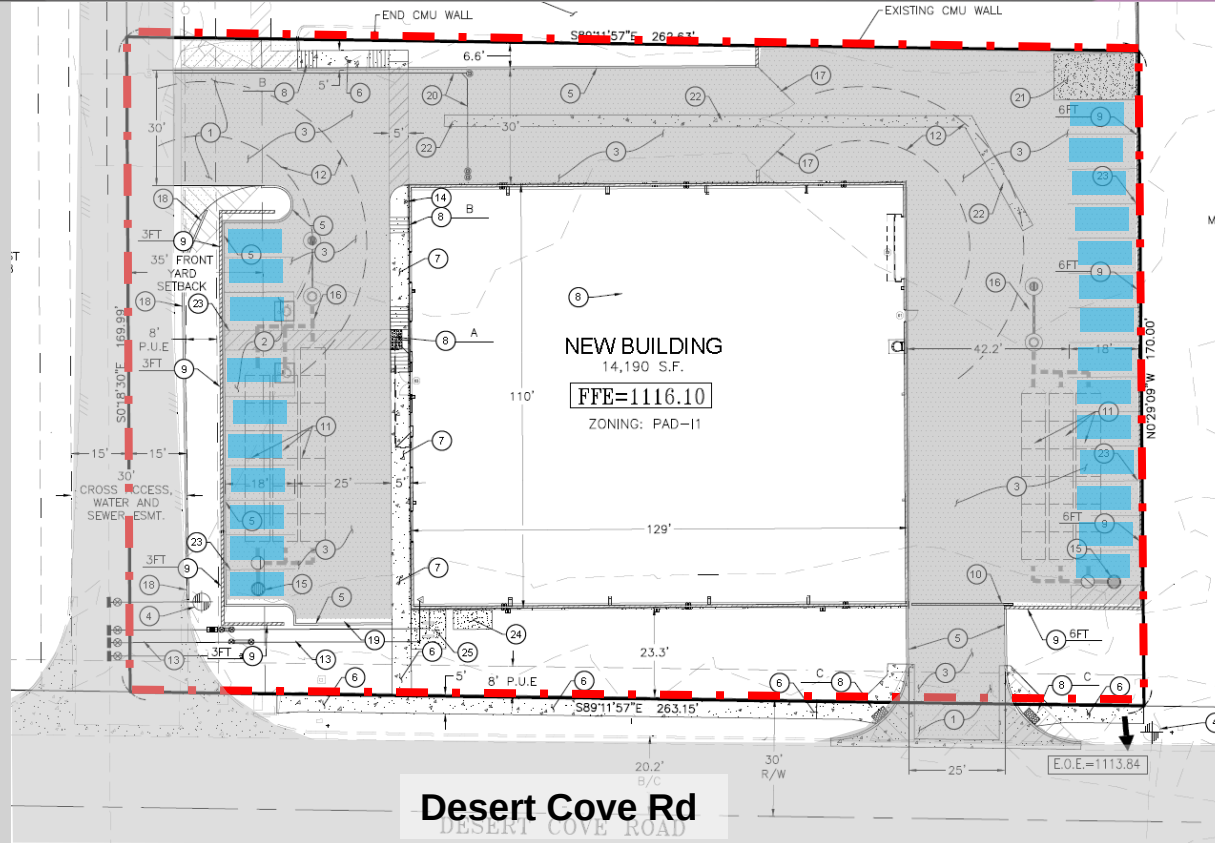




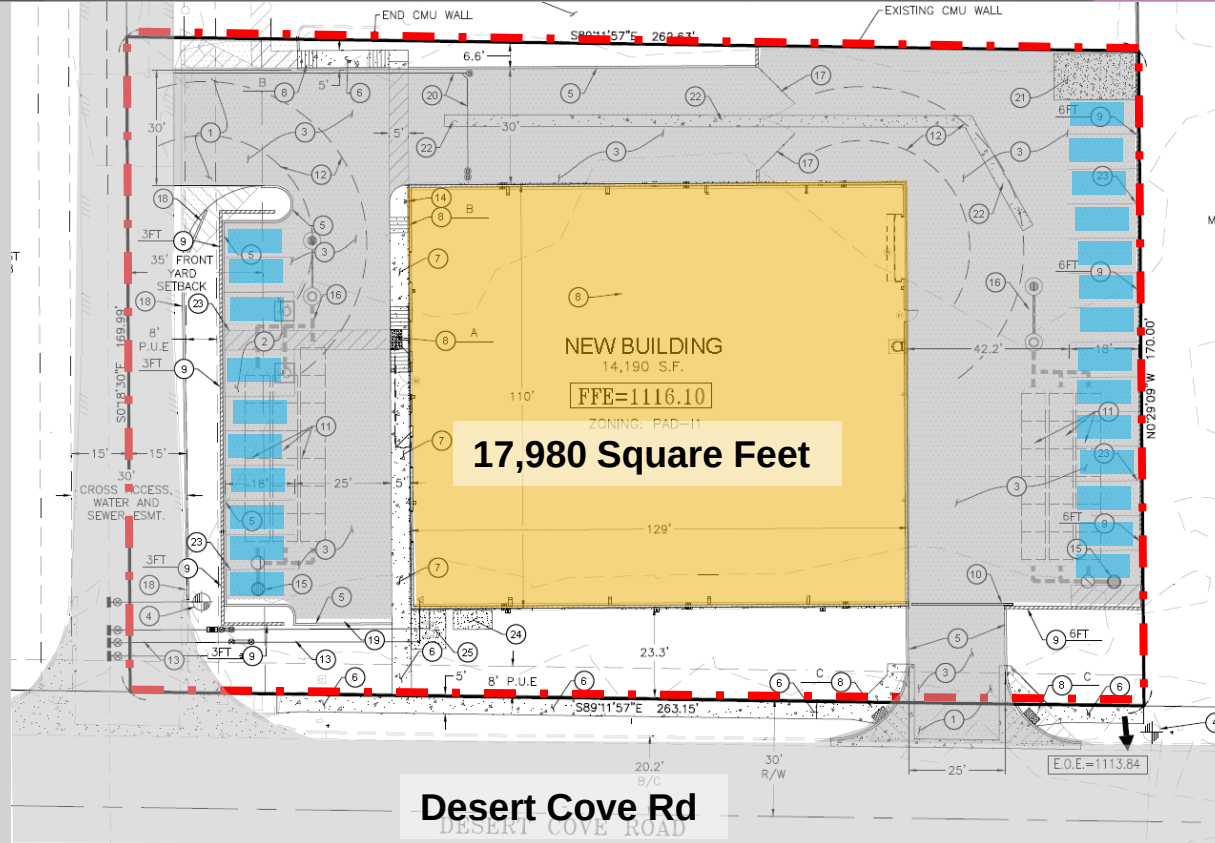


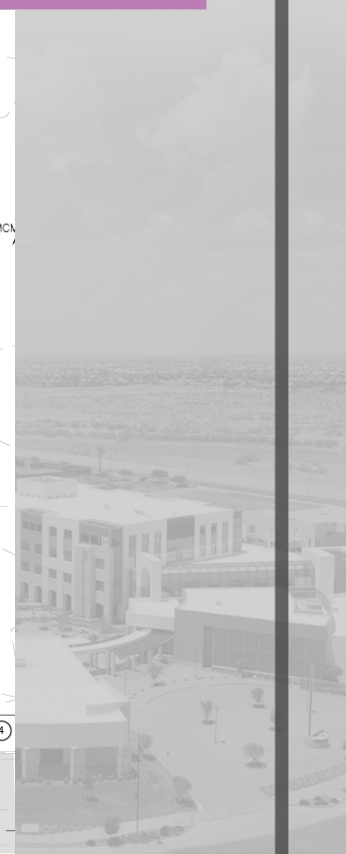


SITE PLAN

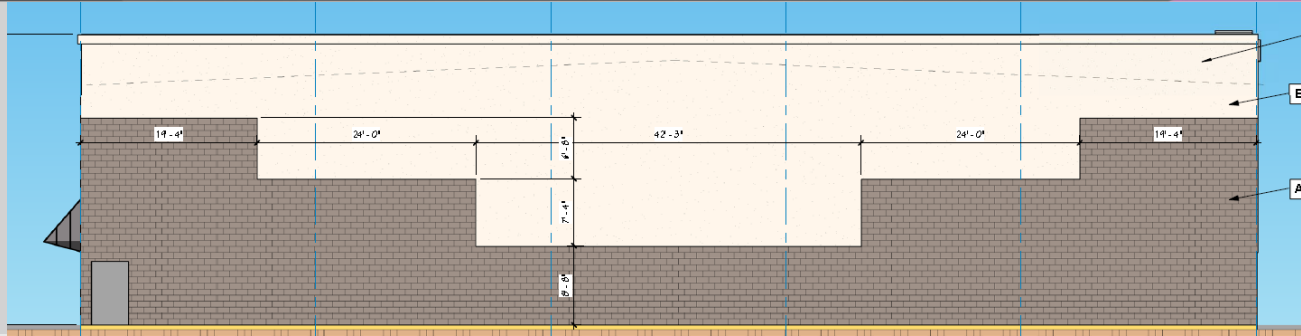


SITE PLAN

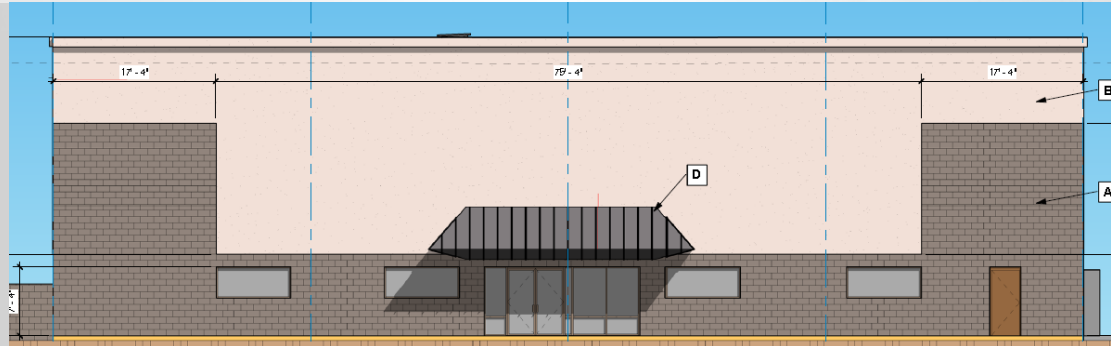




ELEVATIONS

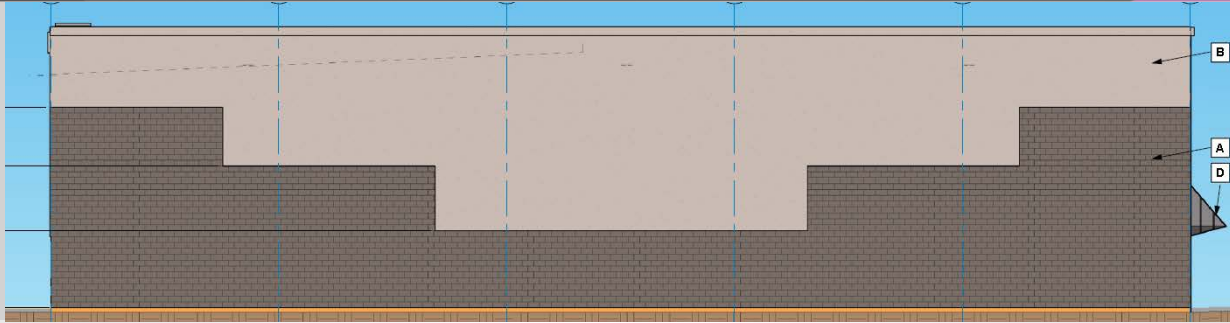


South Elevation – Frontage along Desert Cove

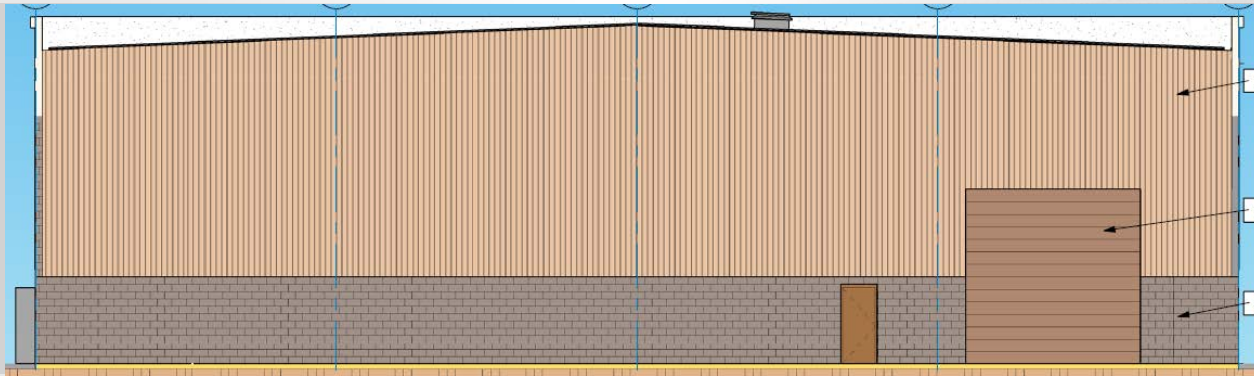


West Elevation – Interior Road Frontage

ELEVATIONS



North Elevation – From Adjacent Industrial Property



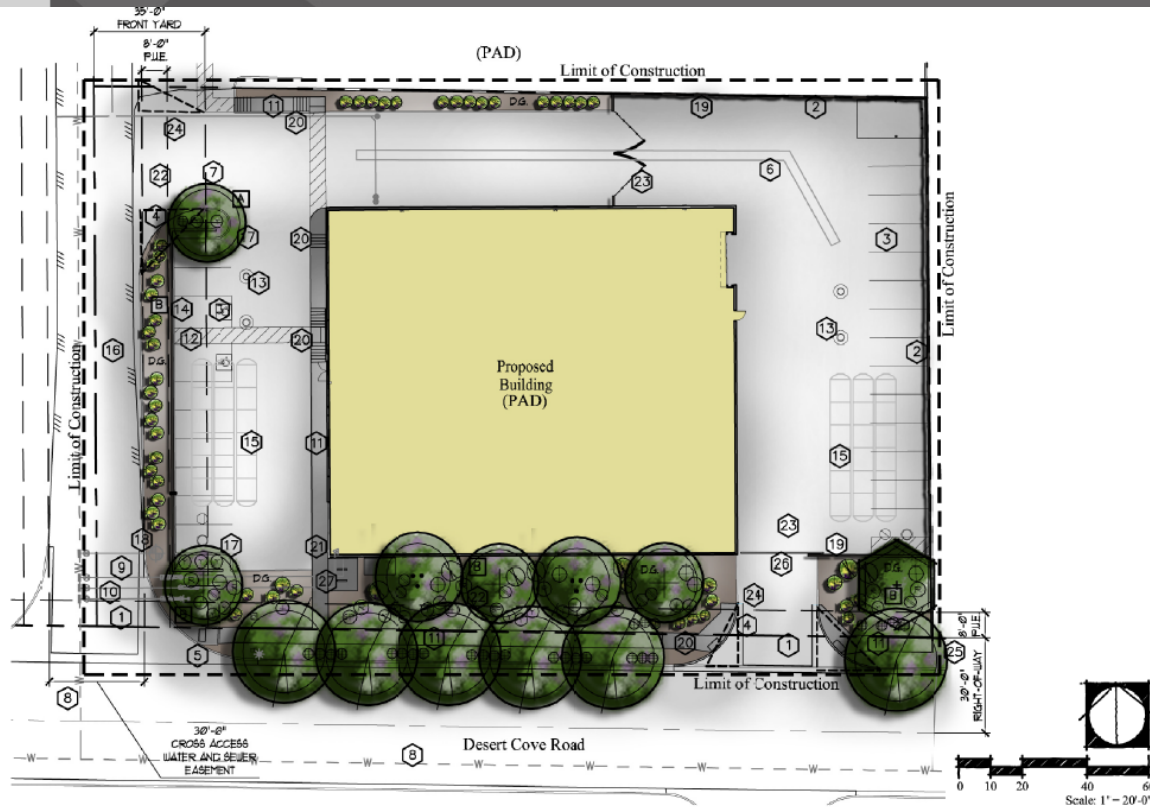
East Elevation – From Interior Yard

COLORS AND MATERIALS

BUILDING COLOR SCHEDULE

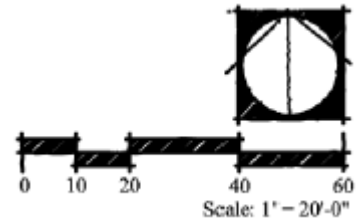
A 8X8X16 CMU MAIN WALL COLOR	SUPERLITE "COCOA BROWN"	
B STUCCO WALL FINISH	SHERWIN WILLIAMS #SW 6149 "RELAXED KHAKI"	
C METAL WALL PANELS	MBCI "BROWNSTONE" SR .47, SRI .53	
D METAL ROOF COLOR	MBCI "SILVER METALLIC" SR .52, SRI .58	
D METAL DOOR COLOR	SHERWIN WILLIAMS #SW 6151 "QUIVER TAN"	

LANDSCAPE



Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size
<u>Trees</u>				
	*ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	6	24" BOX
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	2	36" BOX
	*PROSOPIS PHOENIX	THORNLESS HYBRID MESQUITE	1	24" BOX
	*CERCIDIUM DESERT MUSEUM'	DESERT MUSEUM PALO VERDE - HYBRID	4	24" BOX
<u>Shrubs</u>				
	RUPELLIA CALIFORNICA	SONORAN DESERT RUELIA	21	5 GAL.
	TECOMA STANS	YELLOW BELLS	7	5 GAL.
	CASALPINA PULCHERRIMA	BIRD OF PARADISE	9	5 GAL.
	LEUCOPHYLLUM LANGMANIA 'RO BRAVO'	RO BRAVO TEXAS RANGER	9	5 GAL.
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	33	5 GAL.
<u>Accents</u>				
	DASYLIRION WHEELERI	DESERT SPOON	3	5 GAL.
<u>Ground Covers</u>				
	HEPERALOE PARVIFLORA	RED YUCCA	16	5 GAL.
	LANTANA SP. NEW GOLD'	NEW GOLD LANTANA	34	1 GAL.





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 19, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:		District:	5
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action on an application for a major amendment to the Surprise Town Center Comprehensive Sign Program; case number FS16-387.

Motion:

I move to recommend approval/denial of FS16-387 Surprise Town Center Comprehensive Sign Program Major Amendment to the Mayor and City Council.

Background:

This request is the result of signage that was lost due to the US-60/Grand Avenue and Bell Road project which improved traffic operations and safety in the immediate vicinity of the Surprise Town Center. The Arizona Department of Transportation (ADOT) constructed a new Bell Road bridge over US 60 (Grand Avenue) and the adjacent railroad tracks. In order to reduce the project's length and lessen the overall impacts of construction, ADOT worked with the city of Surprise and local businesses to schedule a full closure of Bell Road between 134th Avenue and West Point Parkway. The City enacted the Bell Road Temporary Sign Policy (Resolution 2016-42) in March of 2016 to assist businesses during the construction of the Bell and Grand Overpass Project. The project has been completed and all lanes in each direction, Bell Road and Grand Avenue, are fully open for vehicular traffic. The City has since received inquiries for permanent monument signage to replace signage which was removed due to right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Town Center regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue. This request is to replace signage removed along Bell Road. Originally the Surprise Town Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing, and the location of the sign relative to the Bell Road right-of-way, the applicant is asking for additional height. The

applicant requests that the sign be at a maximum height of 52' and include the addition of Electronic Messaging located at the bottom of the sign.

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

- ☐ [FS16-387 Surprise Town Center Major CSP Amendment Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Surprise Town Center Major CSP Amendment Request](#)
 - ☐ [Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Eric Fitzer, Community Development Director

MAJOR CSP AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-387

Project Name: Surprise Town Center Major Comprehensive Sign Program Amendment

Council District: 5 - Palm

Meeting Date: July 19, 2018

Planner: Eric Fitzer, 623-222-3020, eric.fitzer@surpriseaz.gov

Owner: Surprise Town Center Holdings LLC

Applicant: Bluemedia; Rick Rettelle

Request: The applicant is requesting approval of a Major Amendment to the Surprise Town Center Comprehensive Sign Program.

Site Location: The subject project is generally located on the northwest corner of Bell Road and Grand Avenue.

Project Description:

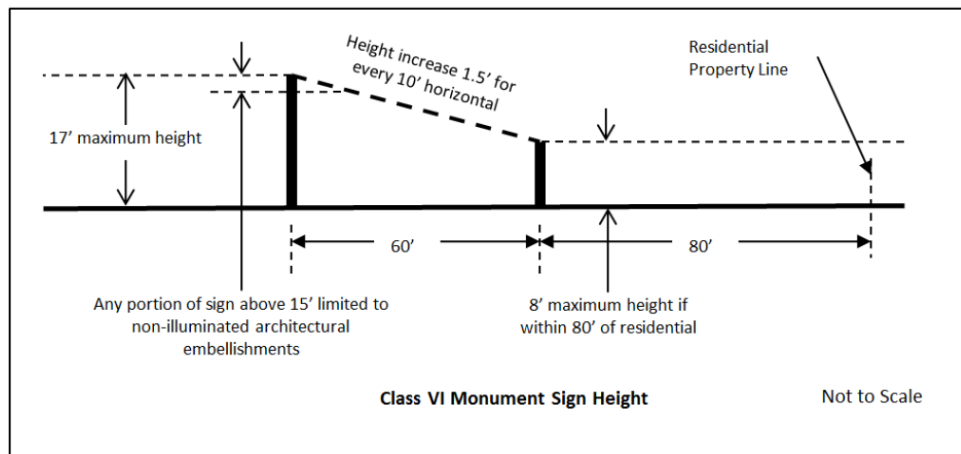
This request is to replace signage removed along Bell Road. Originally the Surprise Town Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing, and the location of the sign relative to Bell Road right-of-way the applicant is requesting additional height. The request for the sign is to be at a maximum height of 52' and to include an Electronic Messaging Center located at the bottom of the sign.

Analysis and Discussion:

The City received a request for permanent monument signage to replace signage which was removed due to Right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Town Center regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue.

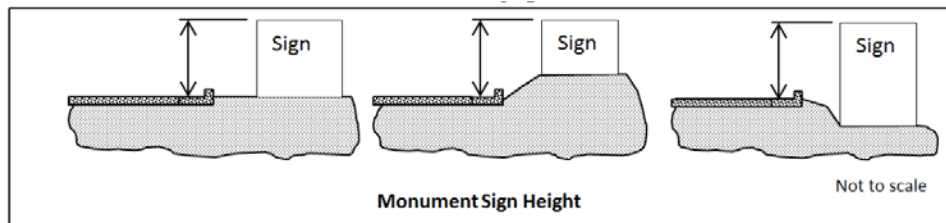
This specific request is to replace signage removed along Bell Road. Originally the Surprise Town Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing, and the location of the sign relative to Bell Road right-of-way, the applicant is asking for additional height. The applicant requests the sign to be a maximum height of 52' and include the addition of Electronic Messaging located at the bottom of the sign.

Currently the maximum sign height for any Class IV Monument Sign is 17' as depicted below.



In order to measure the signage you must look at Chapter 113 Signe Sec 113-8 (d) (2):

Monument sign height. Unless otherwise noted, notwithstanding adjacent topography, the height of any class of monument sign shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



Based on the location and the relative height of the roadway at the potential location of the sign, if strict adherence to the code were utilized the sign would be allowed to be 22' tall. As requested the 52' tall sign is 30' taller than per the code, which is why the applicant is looking for potential approval of an amendment to the Comprehensive Sign Program (CSP).

Per Sec 113-15 Comprehensive sign programs

64 (a) Purpose. The purpose of comprehensive sign programs is to provide a mechanism by
65 which a specific set of sign criteria may be approved for a specific property or
66 geographic area in a manner that is appropriate to the character of the community in
67 which the comprehensive sign program will apply.

68
69 (b) A comprehensive sign program may be obtained for the following purposes:

70
71 (1) To allow a deviation from the requirements applicable to a particular sign
72 class or type, and/or;

73
74 (2) To introduce a unique or creative sign type that is not listed as a permitted
75 sign type in subsection 113-7(a).

76
77 (c) A comprehensive sign program may not introduce a sign type that is specifically
78 prohibited in subsection 113-7(f).

79
80 (d) The comprehensive sign program must demonstrate that:

81
82 (1) The proposed signage represents a material improvement over what is
83 otherwise permitted in chapter 113 of the Surprise Municipal Code,

84
85 (2) The proposed signage is appropriate to the character of the development
86 covered by the comprehensive sign program,

87
88 (3) The proposed signage is appropriate to the neighborhood in which the
89 property is located, and

90
91 (4) The comprehensive sign program creates a cohesive aesthetic that will apply
92 to all signage covered by the comprehensive sign program within the specific
93 geographic area covered by the comprehensive sign program.

94
95 (e) A comprehensive sign program may be included as part of a zone change request, or
96 as an independent stand-alone document, in either case processed as a type IV
97 application as outlined in article XII of the Surprise Unified Development Code. The
98 approval or denial of a proposed comprehensive sign program is discretionary with the
99 final approval authority lying with the Surprise City Council. A decision by the city
100 council to deny a proposed comprehensive sign program shall not in any way be
101 construed as a diminution of property values or a restraint of development rights.

102
103 As such the applicant has submitted an application for recommendation by the Planning and
104 Zoning Commission and Council action relative to a Major Amendment to the Surprise Town
105 Center Comprehensive Sign Program.

As part of the request the applicant has included an Electronic Messaging Center (EMC). The EMC size is dictated by the Section 113-11 Electronic messaging centers (EMCs) (b) (4) which is as follows:

EMCs as a portion of sign area. When allowed, electronic messaging centers may comprise not more than 50 percent of the allowable sign area of a particular sign.

The overall sign area is 306.7 square feet plus the addition of the EMC, which is 92 square feet, gives a total signage area of 398.7 square feet. The EMC inclusion into the signage would be equal to 23.1% and thus meets the thresholds as required by the above mentioned section.

Potential Recommendations:

Staff is not providing a recommended motion relative to Case FS16-387 however the following recommendations may be utilized by the commission:

If the Planning and Zoning Commission recommends approval to the Mayor and City Council the following may be utilized:

The Planning and Zoning Commission recommends **Approval** to the Mayor and City Council case FS16-387 subject to Stipulations 'A.' through 'B.' as outlined below.

A. Development and use of the Comprehensive Sign Program will be in conformance with the submittal dated June 21, 2018 prepared by Bluemedia, consisting of 5 Pages.

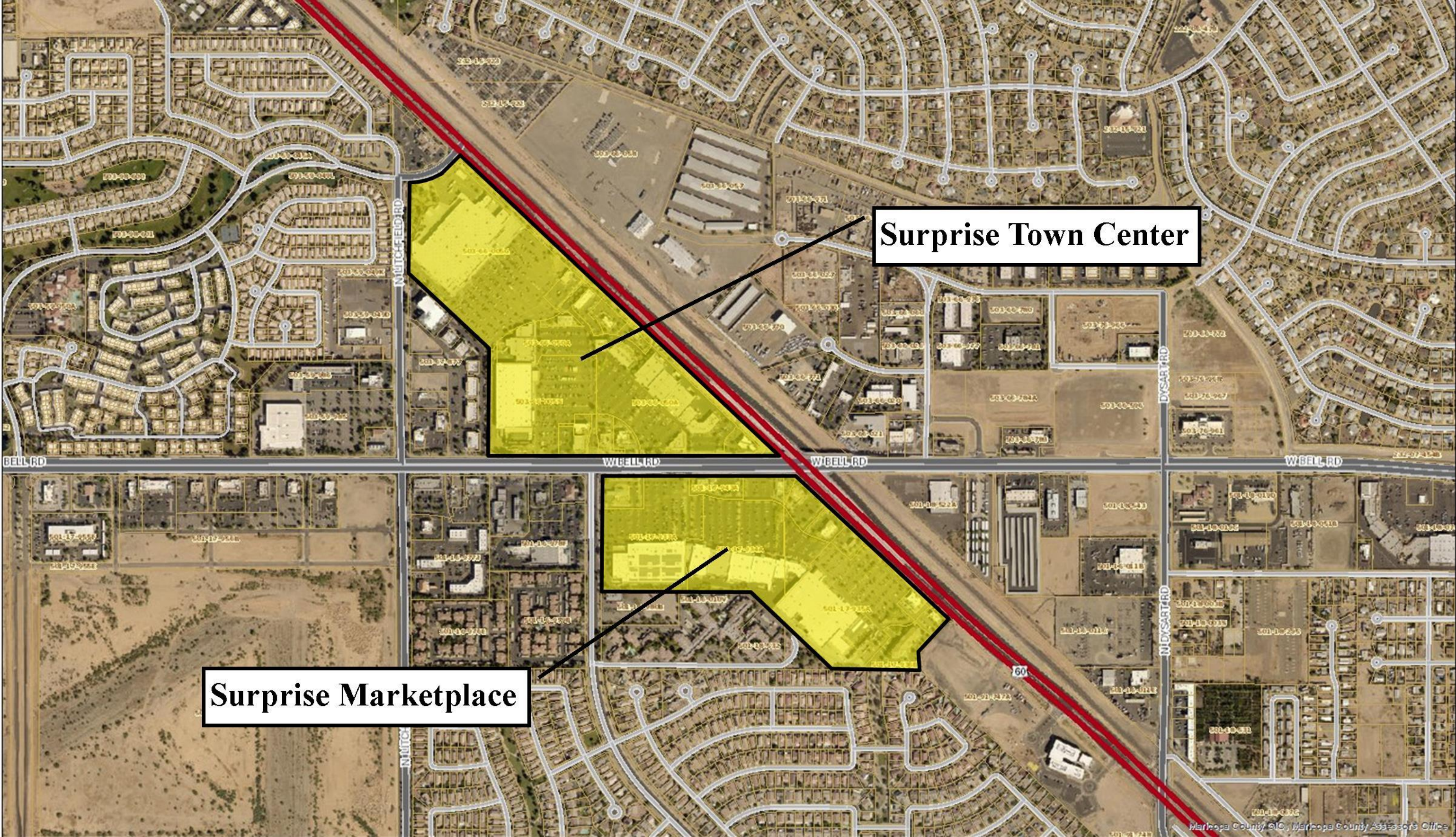
B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Municipal Code.

The Planning and Zoning Commission recommends the Mayor and City Council **Deny** case FS16-387.

Attachments:

01 – Vicinity Map

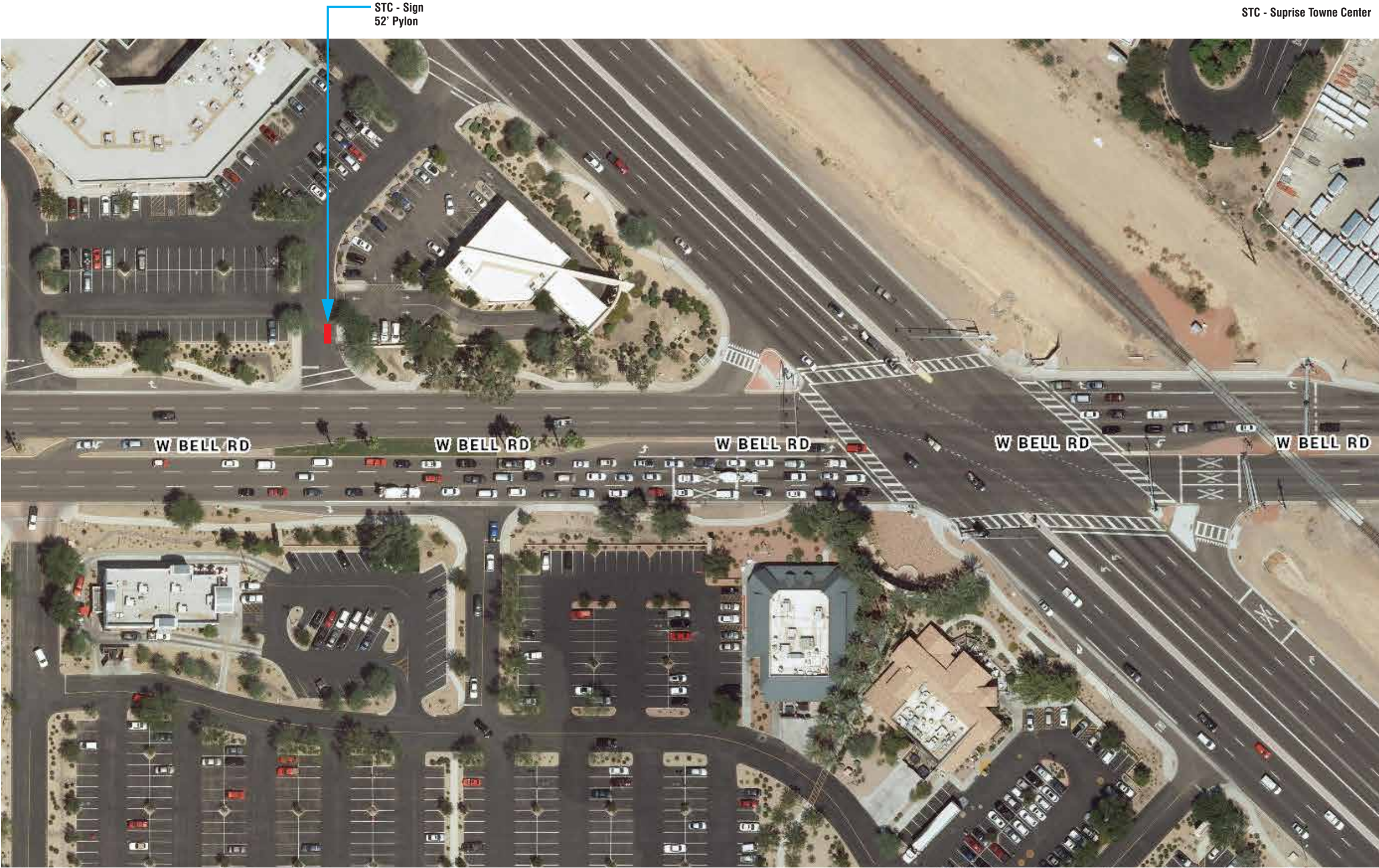
02 – Surprise Town Center Signage



Surprise Town Center

Surprise Marketplace

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



STC - Surprise Towne Center





CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
**13702 W Bell Road
Surprise, AZ 85374**

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

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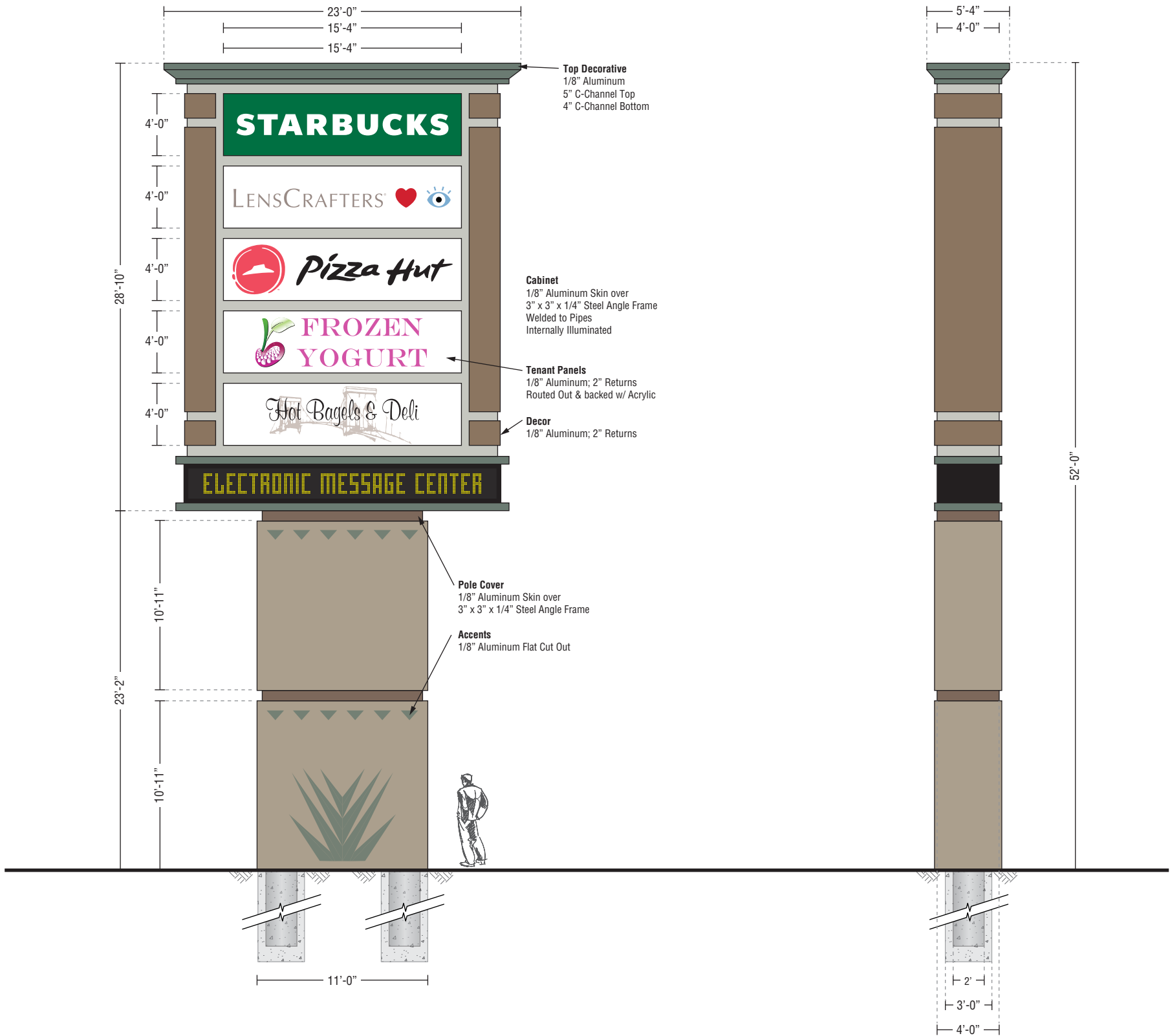
DATE
06/21/2018

JOB #
59728

SHEET #
1 of 5

59728 - Surprise Towne Center v02.ai

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



CLIENT

CB Richard Ellis

DESCRIPTION

Surprise Towne Center

SITE ADDRESS

13702 W Bell Road
Surprise, AZ 85374

SALES REP

PROJ MGR

DESIGNER

Rick Rettelle
RR
MDK/AG

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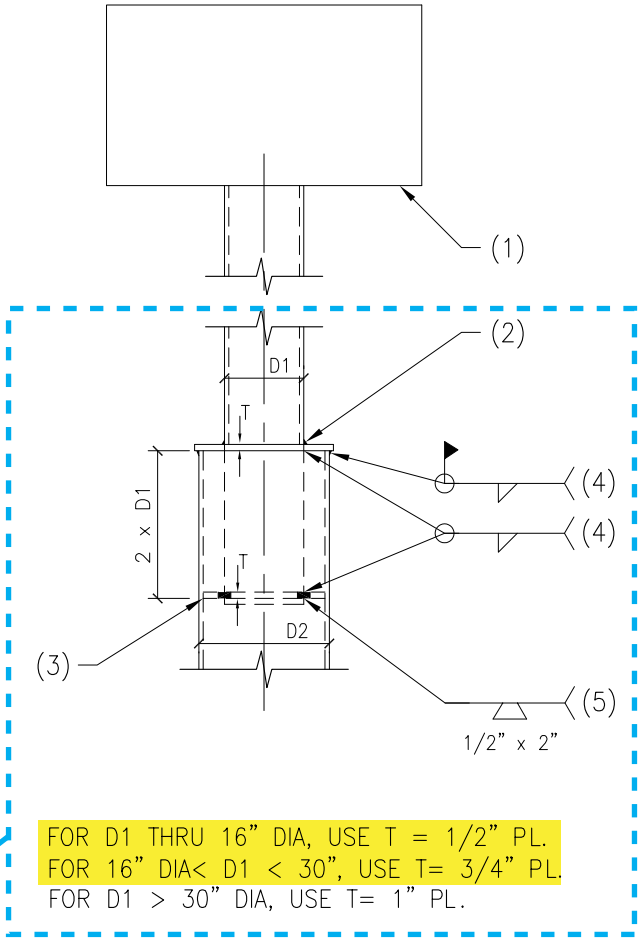
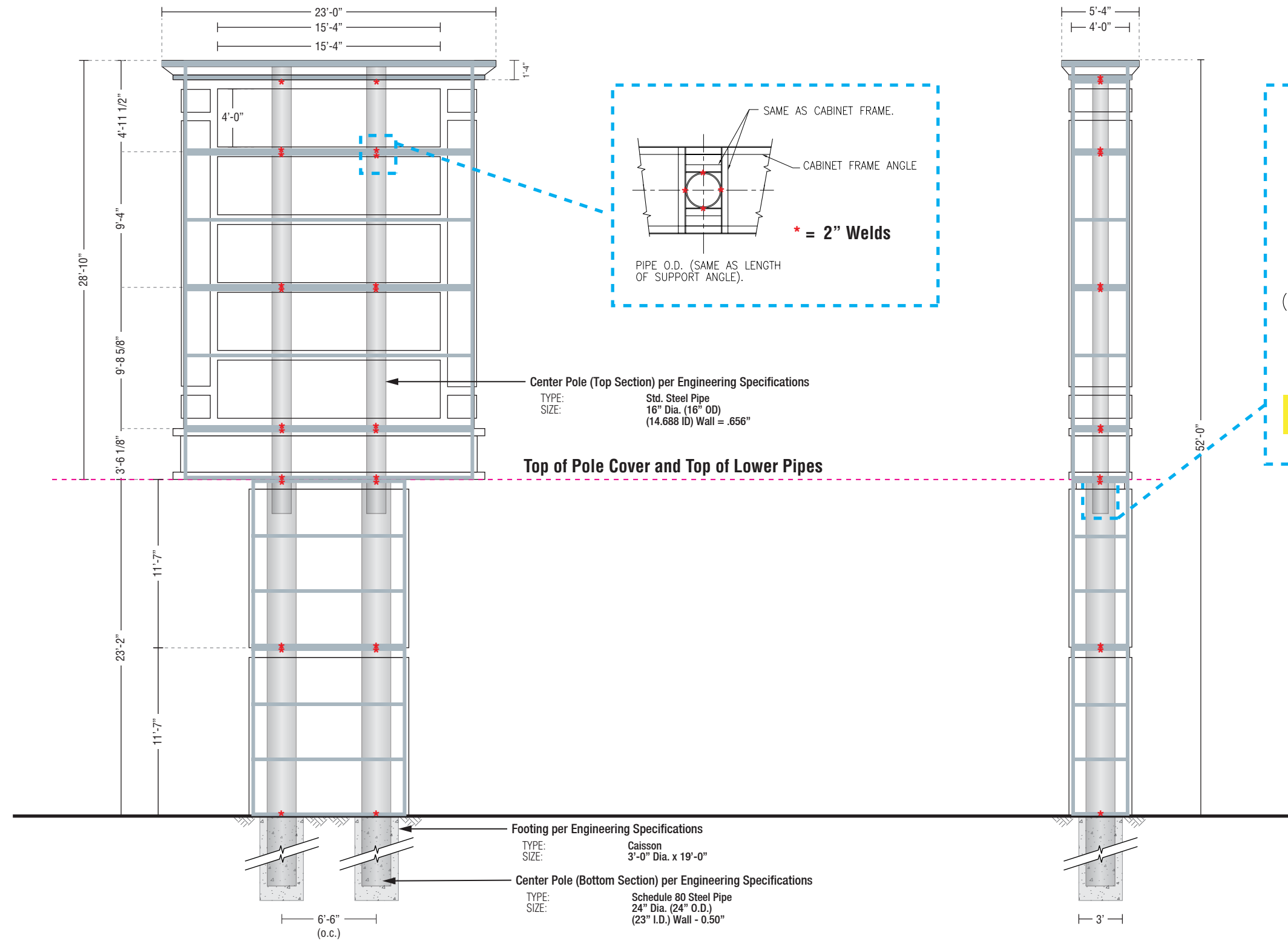
59728

SHEET #

2 of 5

59728 - Surprise Towne Center v02.ai

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



- NOTES:
1. THE SIGN PRINCIPLE AXES ARE PARALLEL TO AND PERPENDICULAR TO THE SIGN AXIS.
 2. FLEXIBLE, LONG LASTING CAULK TO BE APPLIED AFTER ALL FINISHES ARE IN PLACE.
 3. LOWER PIPE RING. THERE SHALL BE A MAXIMUM 1/8" CLEARANCE BETWEEN THIS PLATE AND THE INTERIOR WALL FACE. THE LOWER PIPE MAY NEED TO BE ADJUSTED FOR OUT OF ROUNDNESS. THE LOWER RING SHALL NOT BE FIELD TRIMMED TO FACILITATE THE FIT.
 4. 1/4" AT 1/2" PLATE;
5/16" AT 3/4" PLATE;
3/8" AT 1" PLATE.
 5. 4 AT 90°. FOR PIPES, PLACE AT 45° AZIMUTH FROM PRINCIPAL AXIS OF THE SIGN BEING MOUNTED. FOR TUBES, PLACE ON ALL 4 ORTHOGONAL AXES.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
**13702 W Bell Road
Surprise, AZ 85374**

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

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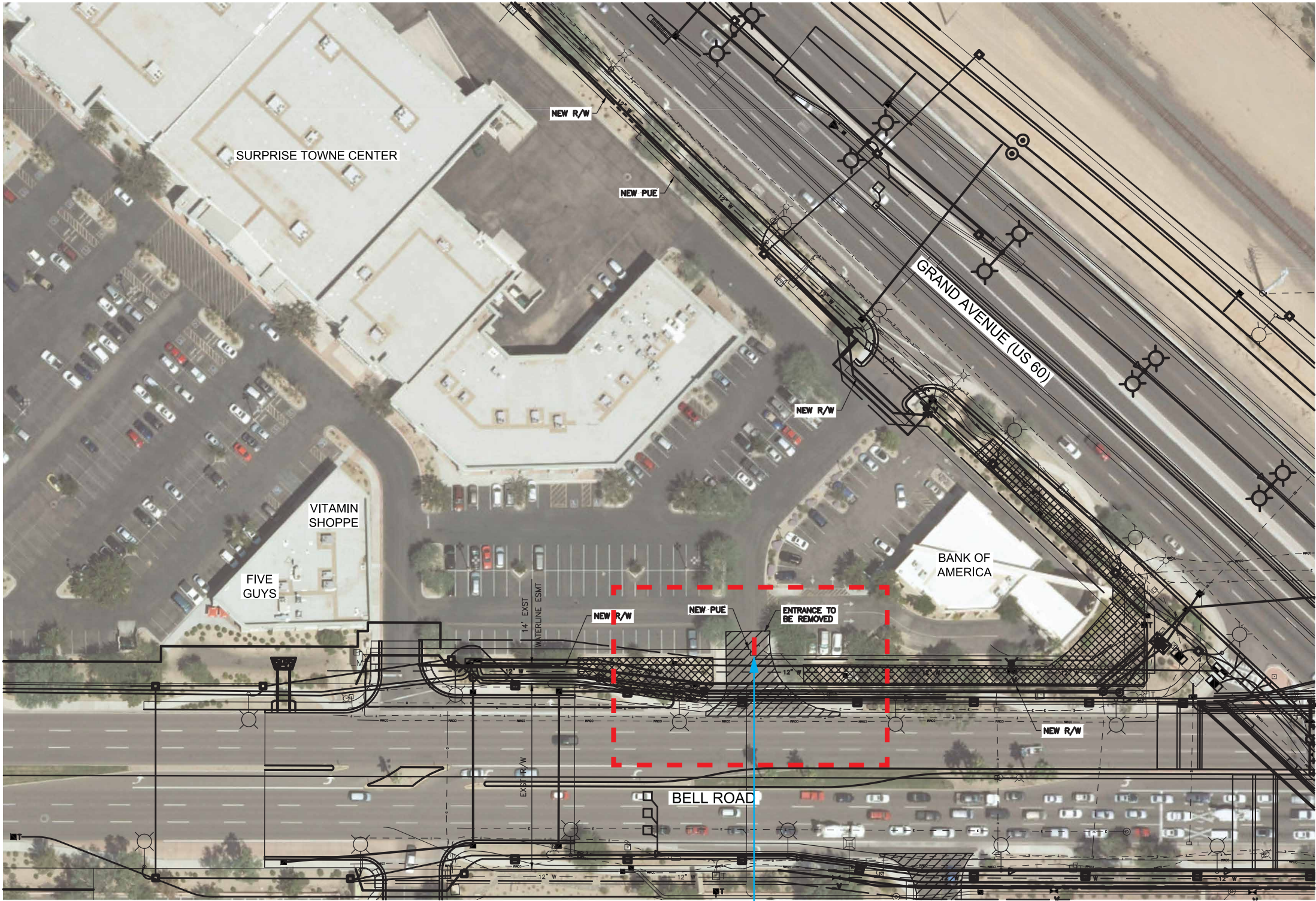
JOB #
59728

SHEET #
3 of 5

59728 - Surprise Towne Center v02.ai

Sign Area: 663.16 SF

Pylon Sign Concepts Surprise Towne Center (STC)
Sign with EMC Display



CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP
PROJ MGR
DESIGNER

Rick Rettelle
RR
MDK/AG

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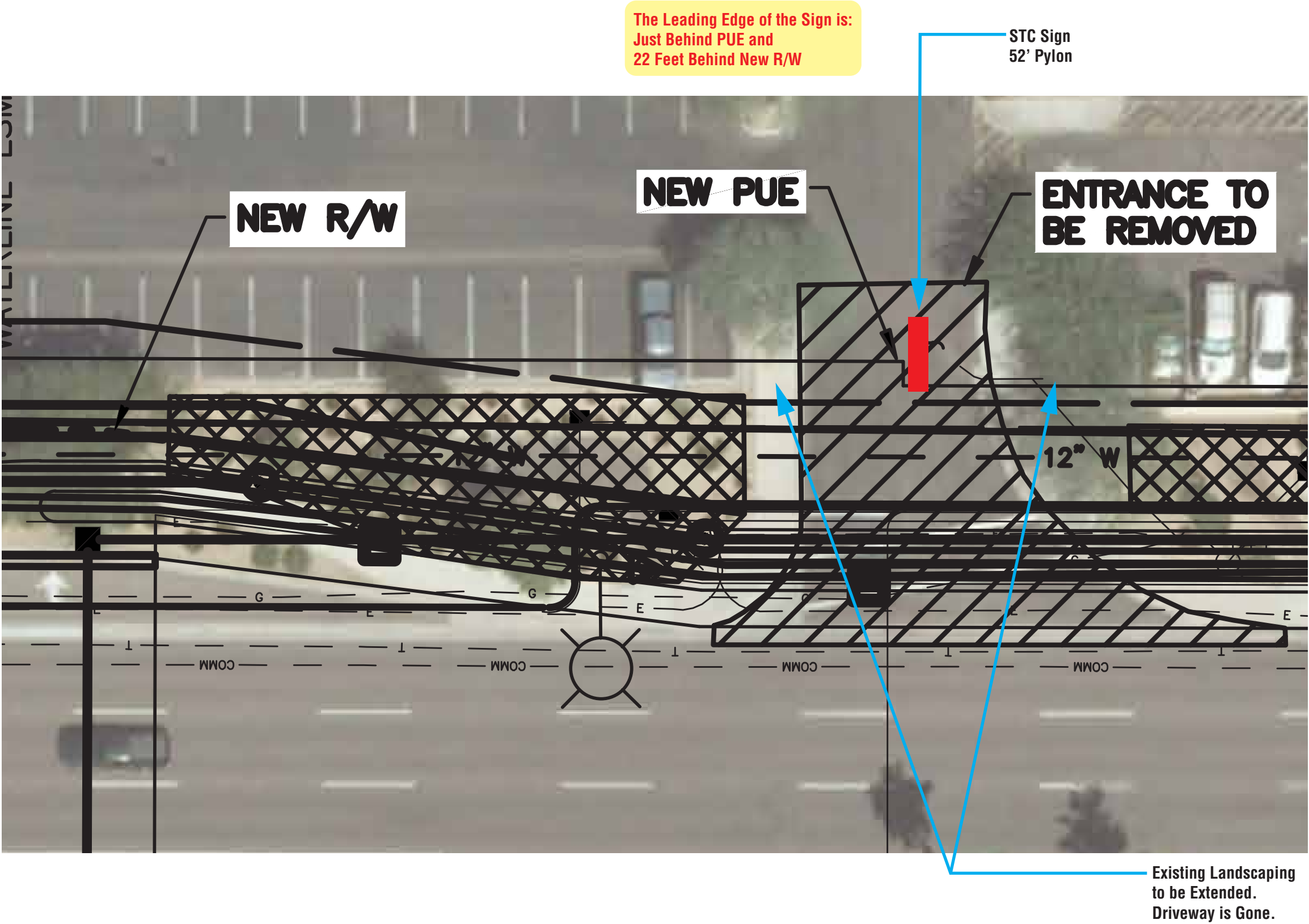
DATE
06/21/2018

JOB #
59728

SHEET #
4 of 5

59728 - Surprise Towne Center v02.ai

Pylon Sign Concepts *Surprise Towne Center (STC)*
Sign with EMC Display



bluemia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
**13702 W Bell Road
Surprise, AZ 85374**

SALES REP **Rick Rettelle**
PROJ MGR **RR**
DESIGNER **MDK/AG**

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5 of 5

59728 - Surprise Towne Center v02.ai



SURPRISE
ARIZONA

FS16-387 Surprise Town Center and FS-16-388 Surprise Marketplace Monument Signage

Planning and Zoning Commission

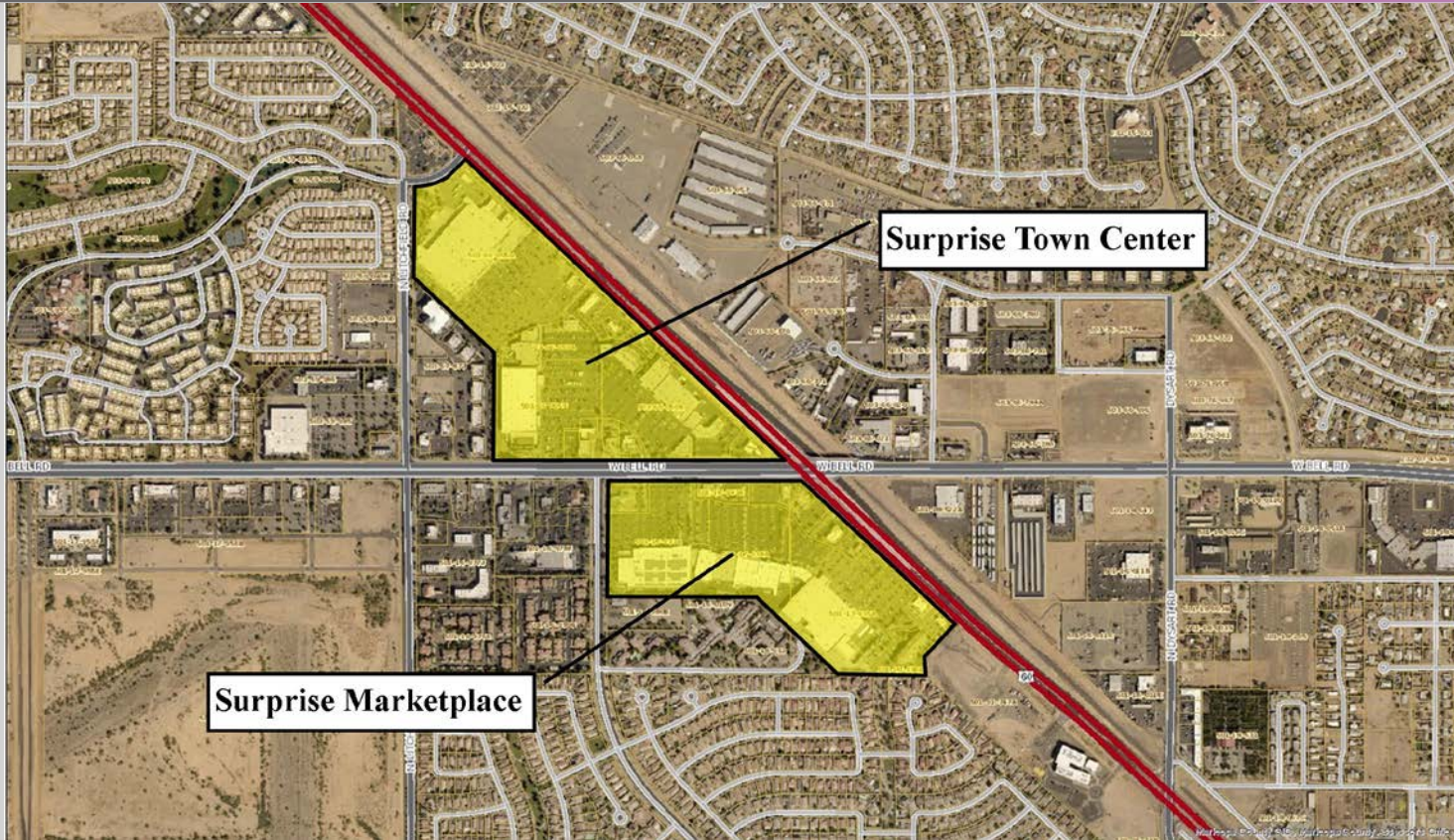
July 19, 2018



History

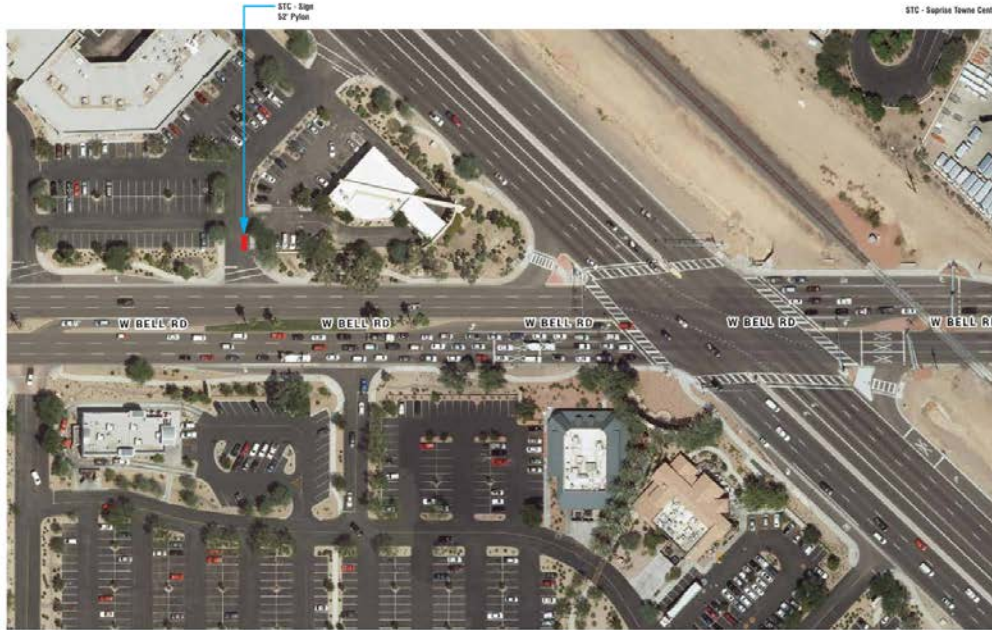
- Resolution 2016-42 the Bell Grand Temporary Sign and Temporary Use Permit Policy
 - Began March 15th, 2016
 - Valid until the substantial completion of construction of the Bell Grand Project and the Council repeals the policy (not defined)
 - Amended June 7th, 2016 to allow directional signage
 - April 2016 Bell and Grand Overpass construction starts, Bell Road closed
 - Signage removed due to expansion of Right-of-way and relocation of utilities and easements
 - November 2016 Bell Road reopened
 - February 2017 Temporary Sign Policies Repealed
 - July 2017 Surprise Town Center and Marketplace Grand Avenue Signage replacement approved administratively
- 

Vicinity Map



Proposed Signage Surprise Town Center

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



A Sign Location Plan
Not to Scale

STC - Surprise Towne Center

blumedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP: Rick Riethe
PROJ MGR: RS
DESIGNER: MDK/AG

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JOB #
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SHEET # 1 of 5

MDK - Surprise Towne Center v01.dwg

Proposed Signage Surprise Town Center

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



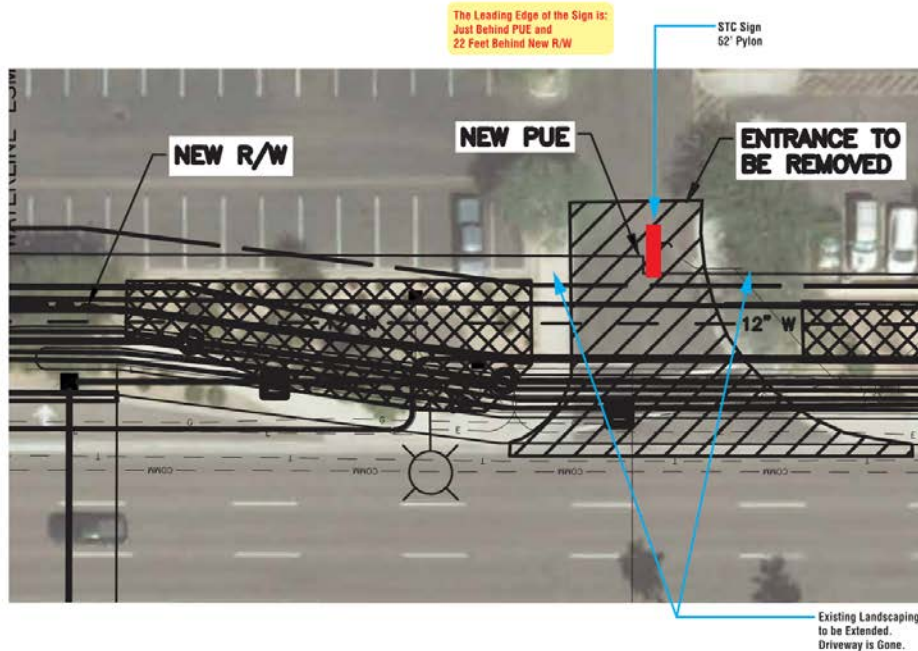
STC Sign
52' Pylon
(see detail on sheet 4)

A Sign Location Plan - STC Sign B
Not to Scale

bluemedi	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Towne Center	
SITE ADDRESS 13702 W Bell Road Surprise, AZ 85374	
SALES REP: Rick Rattelle	
PROJ MGR: RR	
DESIGNER: MOK/AG	
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DATE	06/21/2018
JOB #	59728
SHEET #	4 of 5
180128 - Surprise Towne Center-002.dwg	

Proposed Signage Surprise Town Center

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia.	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Towne Center	
SITE ADDRESS 13702 W Bell Road Surprise, AZ 85374	
SALES REP Rick Reitel	PROJ MGR RB
DESIGNER MOKAG	
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JOB # 59728	
SHEET # 5 of 5	
MKTG - Surprise Towne Center-v02.dwg	

Proposed Signage

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



A Elevation View - Sign 52
SCALE: 1/8" = 1'-0"

Sign Area: 663.16 SF

bluemedio.

CLIENT
CR Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP: Rick Rathelle
PROJECT: RR
DESIGNER: MOKIAD

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JOB #
59728

SHEET # 2 of 5

59728 - Surprise Towne Center 602.d

Proposed Signage Surprise Marketplace

Pylon Sign Concepts Surprise Marketplace (SMP) Sign A & Sign B with EMC Display

SMP - Surprise Marketplace



A Sign Location Plan
Not to Scale

bluemedi	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Market Place	
SITE ADDRESS Signs-13703 W Bell Rd Surprise, AZ 85374 Signs-13705 W Bell Rd Surprise, AZ 85374	
SALES REP Rick Retteffe	
PROJ MGR GM	
DESIGNER MDK/AG	
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DATE	06/22/2018
JOB #	59728
SHEET #	1 of 7
SMP - Surprise Market Place v01.0	

Proposed Signage Surprise Marketplace

Pylon Sign Concepts Surprise Marketplace (SMP) Sign A & Sign B with EMC Display

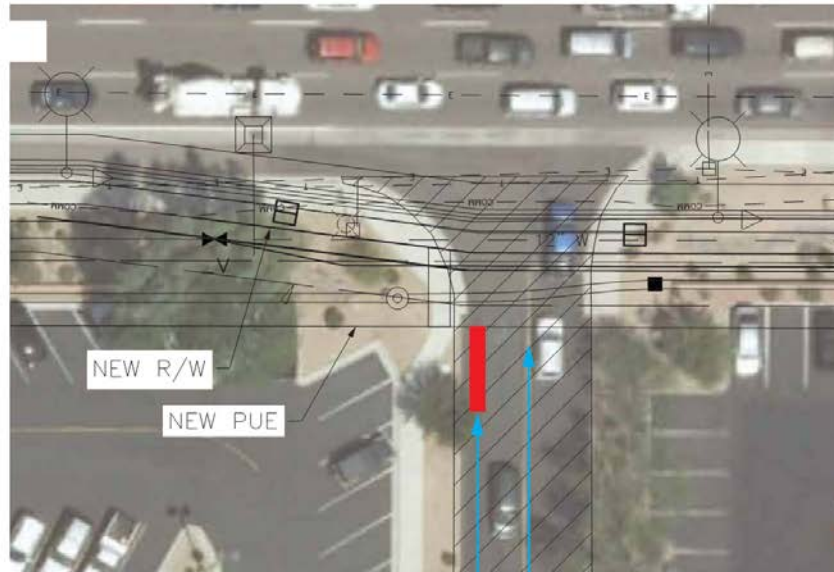


A Sign Location Plan
Not to Scale

bluemedi	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Market Place	
SITE ADDRESS SignA-13725 W Bell Rd Surprise, AZ 85374 SignB-13709 W Bell Rd Surprise, AZ 85374	
SALES REP Rick Rattelle PROJ MGR GM DESIGNER MDK/AG	
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 Make It Perfect.	
DATE 06/22/2018	
JOB # 59728	
SHEET # 5 of 7	
59728 - Surprise Market Place v04.dwg	

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



The Leading Edge of the Sign is:
16 1/2 feet behind R/W & just
behind PUE.

SMP Sign A
36" Pylon

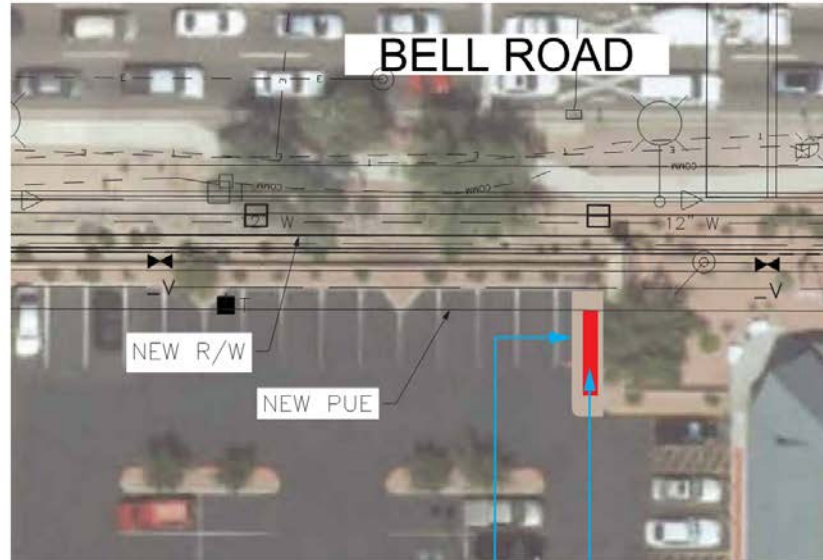
Driveway is gone.
Area Around Sign Location to
Receive New Landscaping.

A Sign Location Plan
Not to Scale

[illegible]

Proposed Signage Surprise Marketplace

Pylon Sign Concepts Surprise Marketplace (SMP) Sign A & Sign B with EMC Display



The Leading Edge of the Sign is:
17 feet behind R/W & just behind
PUE

Existing Landscaping
to be Extended to
Encompass New Sign

SMP Sign B
52' Pylon

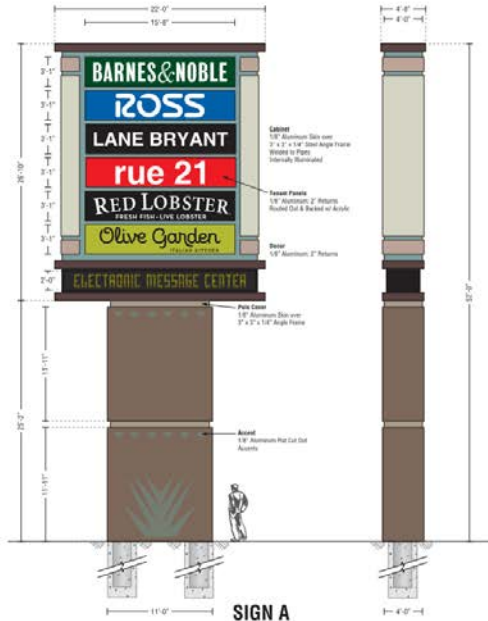
A Sign Location Plan
Not to Scale

bluemedia.	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Market Place	
SITE ADDRESS SignA-12725 W Bell Rd Surprise, AZ 85374 SignB-12709 W Bell Rd Surprise, AZ 85374	
SALES REP: Rick Rettele PROJ MGR: GM DESIGNER: MDK/AG	
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This image is an aerial representation of what the graphics/signage will look like. It does not represent the final design. It is subject to change without notice and is not to be used for any purpose other than for informational purposes only.	
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Make It Perfect.	
DATE 06/22/2018	
JOB # 59728	
SHEET # 7 of 7 59728 - Surprise Market Place v01.dwg	

Proposed Signage

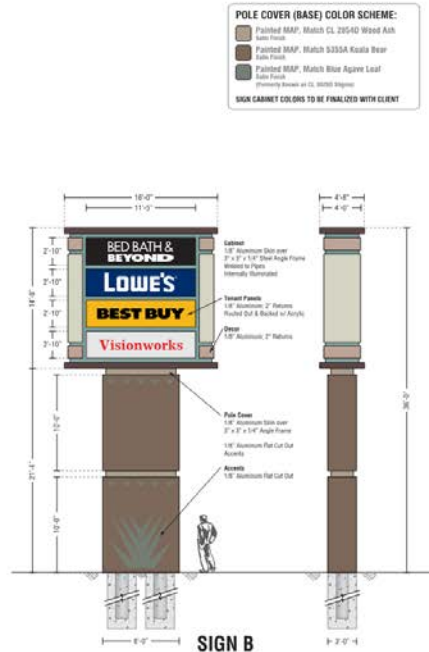
Pylon Sign Concepts *Surprise Marketplace (SMP)*

Sign A & Sign B with EMC Display



A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 590.33 SF



B Elevation View - Sign B - 36
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 234.66 SF

POLE COVER (BASE) COLOR SCHEME:

-  Painted MAP, Match CL Z05-40 Wood Ash
Satin Finish
-  Painted MAP, Match S335A Koala Bear
Satin Finish
-  Painted MAP, Match Blue Agave Leaf
Satin Finish
(Formerly known as CL 300500 Stegosa)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

blumedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS	
SignA-13725 W Bell Rd Surprise, AZ 85374	
SignB-13704 W Bell Rd Surprise, AZ 85374	

SALES REP	Rick Rettelle
PROJ MGR	GM
DESIGNER	MDK/AG

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The image is an overall representation of what your practice / company will look like. The image focuses the eye to clearly identify future measurements and means to accommodate production and installation.



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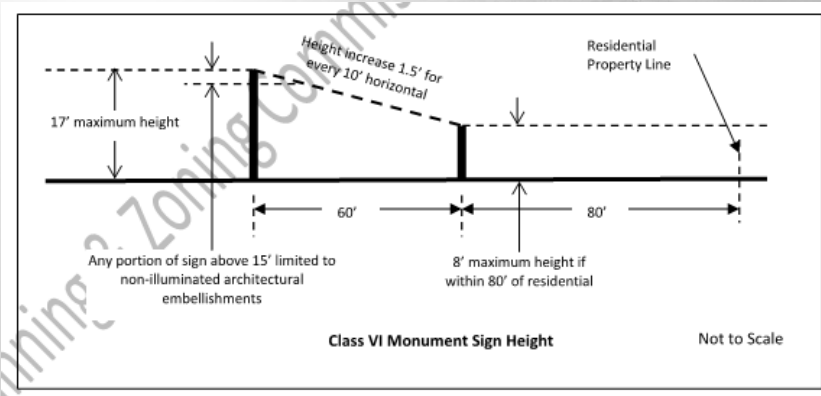
DATE 06/22/2018

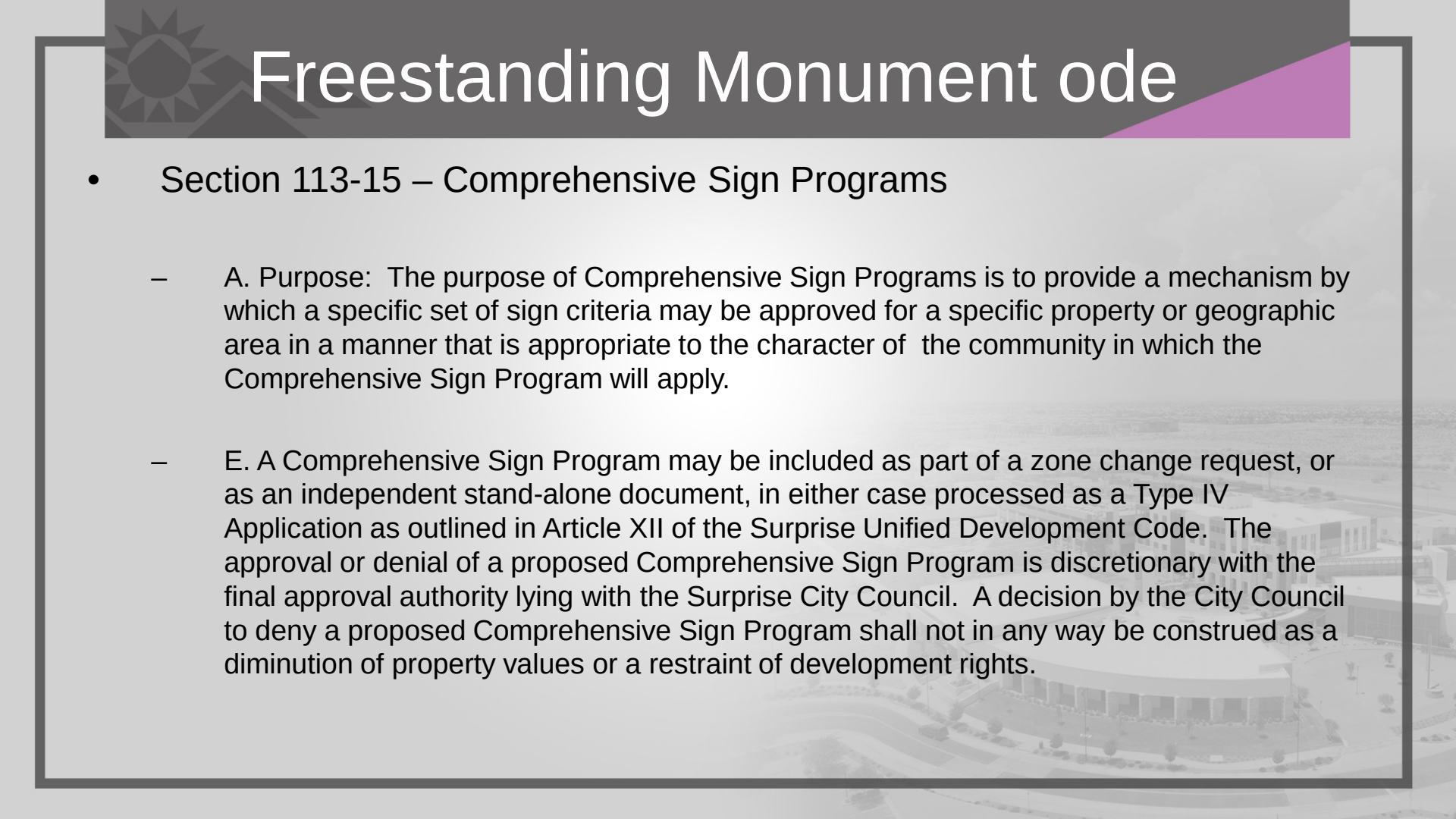
JOB # 59728

SHEET # 2 of 7
20732 - Superior Market Place v04.d

Freestanding Monument

- Section 113-09 – Sign Classifications and Types C. Freestanding Ground Signs 5. Class VI Monument Signs (Major Monument Signs)
 - c) If a Class VI Monument Sign is located within 80 feet of a property having single-family residential zoning, the height of the Class VI Monument Sign shall not exceed eight (8) feet; however, the height of a Class VI Monument Sign may increase one and one-half (1.5) foot for every additional ten (10) feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of seventeen (17) feet, provided however that any height in excess of fifteen (15) feet shall be limited to architectural embellishments.





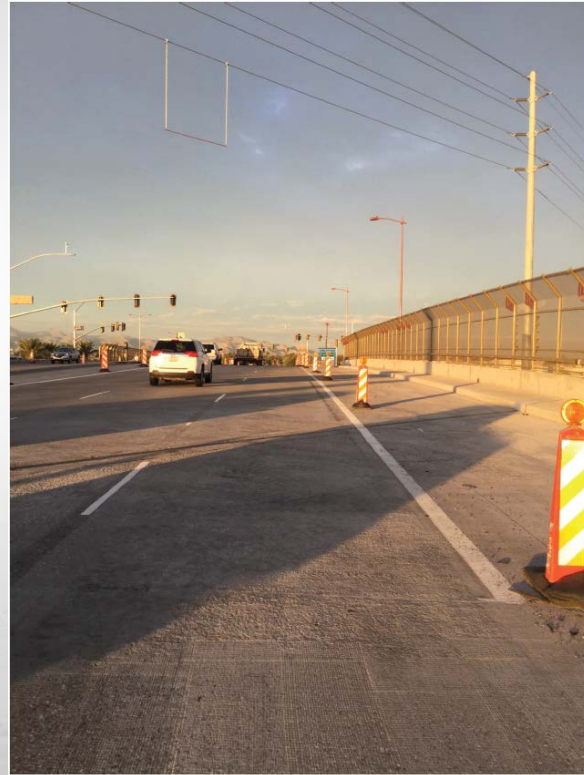
Freestanding Monument ode

- Section 113-15 – Comprehensive Sign Programs
 - A. Purpose: The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.
 - E. A Comprehensive Sign Program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type IV Application as outlined in Article XII of the Surprise Unified Development Code. The approval or denial of a proposed Comprehensive Sign Program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed Comprehensive Sign Program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Examples of View Shed 50'



First Sight

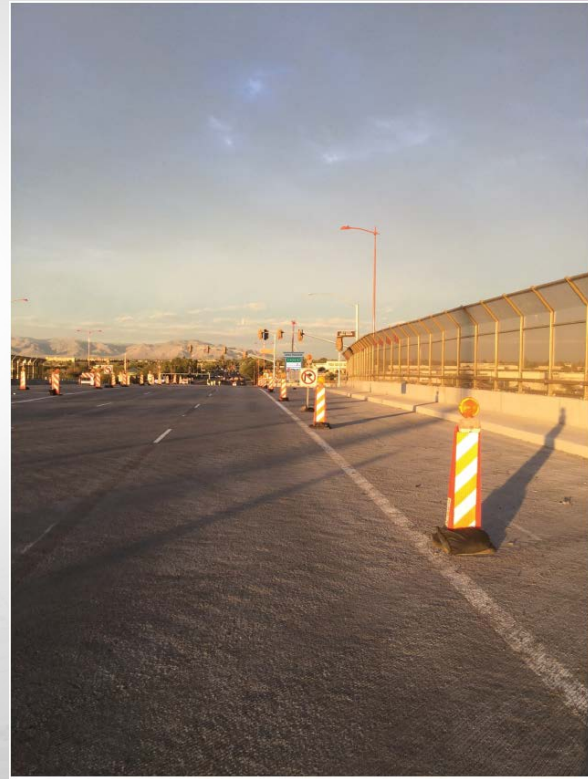


First Sight

Examples of View Shed 50'



On Top

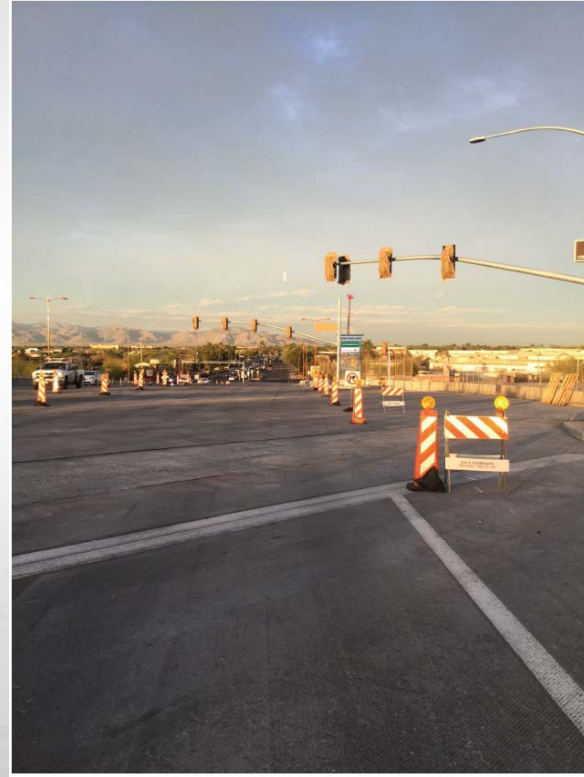


On Top

Examples of View Shed 50'



Down Slope



Down Slope

Examples of View Shed 36'



First Sight



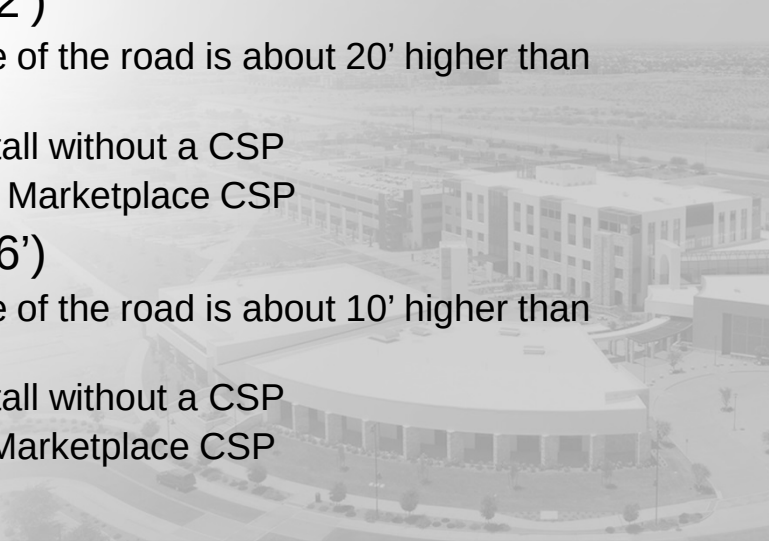
On Top



Down Slope

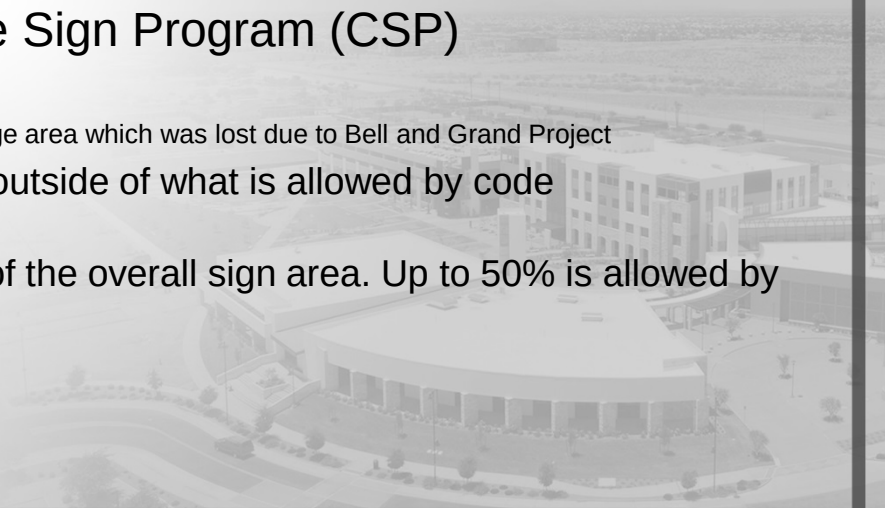


Code Requirements

- **Town Center Pylon Sign (as submitted 52')**
 - Per the location of the pylon sign the centerline of the road is about 5' higher than previous elevation
 - Per code the sign would be permissible at 22' tall without a CSP
 - 30' discrepancy requires an amendment to the Town Center CSP
 - **Marketplace Pylon Sign (as submitted 52')**
 - Per the location of the pylon sign the centerline of the road is about 20' higher than previous elevation
 - Per code the sign would be permissible at 37' tall without a CSP
 - 15' discrepancy requires an amendment to the Marketplace CSP
 - **Marketplace Pylon Sign (as submitted 36')**
 - Per the location of the pylon sign the centerline of the road is about 10' higher than previous elevation
 - Per code the sign would be permissible at 27' tall without a CSP
 - 9' discrepancy requires an amendment to the Marketplace CSP
- 



Requests

- **Surprise Town Center Comprehensive Sign Program (CSP)**
 - Sign Area is a one to one request
 - All signage areas being requested is equal the signage area which was lost due to Bell and Grand Project
 - Sign Height proposed along Bell Road is outside of what is allowed by code
 - Allowed at 22' tall
 - Electronic Messaging at 23.1% of overall sign area. Up to 50% is allowed by code
 - **Surprise Marketplace Comprehensive Sign Program (CSP)**
 - Sign Area is a one to one request
 - All signage areas being requested is equal the signage area which was lost due to Bell and Grand Project
 - Sign Heights proposed along Bell Road is outside of what is allowed by code
 - Allowed at 37' tall and 27' tall per current code
 - Electronic Messaging on one sign at 13% of the overall sign area. Up to 50% is allowed by code.
- 



SURPRISE
ARIZONA

Questions & Comments

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	July 19, 2018	Contact Person:	Eric Fitzer - Community Development
Submitting Department:		District:	5
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action on an application for a major amendment to the Surprise Marketplace Comprehensive Sign Program; case number FS16-388.

Motion:

I move to recommend approval/denial of FS16-388 Surprise Marketplace Comprehensive Sign Program Major Amendment to the Mayor and City Council.

Background:

This request is the result of signage that was lost due to the US-60/Grand Avenue and Bell Road project which improved traffic operations and safety in the immediate vicinity of the Surprise Marketplace Center. The Arizona Department of Transportation (ADOT) constructed a new Bell Road bridge over US 60 (Grand Avenue) and the adjacent railroad tracks. In order to reduce the project's length and lessen the overall impacts of construction, ADOT worked with the city of Surprise and local businesses to schedule a full closure of Bell Road between 134th Avenue and West Point Parkway. The City enacted the Bell Road Temporary Sign Policy (Resolution 2016-42) in March of 2016 in order to assist businesses during the construction of the Bell and Grand Overpass Project. The project has been completed and all lanes in each direction, Bell Road and Grand Avenue, are fully open for vehicular traffic. The City has since received inquiries for permanent monument signage to replace signage which was removed due to Right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Marketplace Center regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue. This request is to replace signage removed along Bell Road. Originally the Surprise Marketplace Center Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way, the applicant is asking for

additional height. This request is for the sign to be at a maximum height of 52' and to include the addition of Electronic Messaging located at the bottom of the sign, and one sign with the maximum height of 36'.

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

- ☐ [FS 16-388 Surprise Marketplace Major CSP Amendment Staff Report](#)
 - ☐ [Vicinty Map](#)
 - ☐ [Surprise Markeplace Signage](#)
 - ☐ [Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Eric Fitzer, Community Development Director

MAJOR CSP AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-388

Project Name: Surprise Marketplace Major Comprehensive Sign Program Amendment

Council District: 5 - Palm

Meeting Date: July 19, 2018

Planner: Eric Fitzer, 623-222-3020, eric.fitzer@surpriseaz.gov

Owner: Surprise Marketplace Holdings LLC

Applicant: Bluemedia; Rick Rettelle

Request: The applicant is requesting approval of a Major Amendment to the Surprise Marketplace Comprehensive Sign Program.

Site Location: The subject project is generally located on the southwest corner of Bell Road and Grand Avenue.

Project Description:

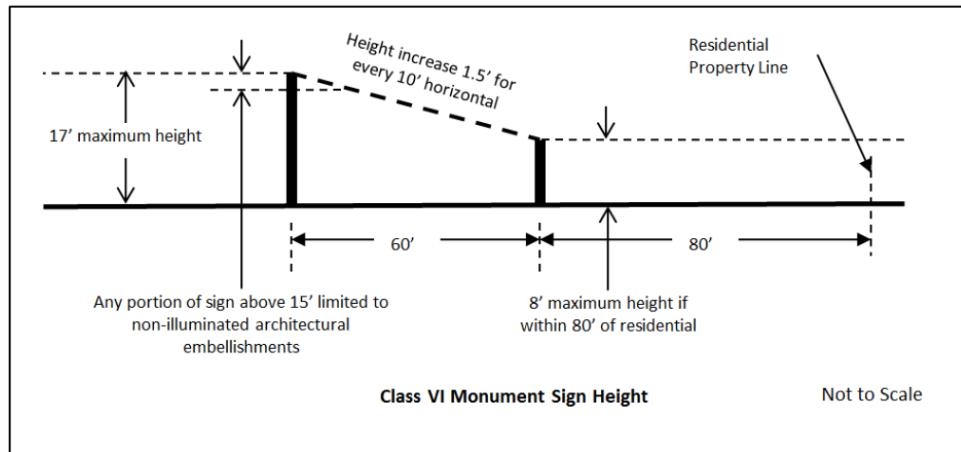
This request is to replace signage removed along Bell Road. Originally the Surprise Marketplace Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way the applicant is requesting additional height. In this center the applicant lost two signs. The first sign requested would be a maximum height of 52' with the addition of an Electronic Messaging Center located at the bottom of the sign, and the second is a 36' tall sign.

Analysis and Discussion:

The City received a request for permanent monument signage to replace signage which was removed due to Right-of-way (ROW) expansion, Public Utility Easement (PUE) relocations along Bell Road, and construction of the overpass. The City has approved requests by the owner/operators of the Surprise Marketplace regarding the replacement of signage which was lost along Grand Avenue because of ROW expansion and PUE relocation due to the project requirements associated with Grand Avenue.

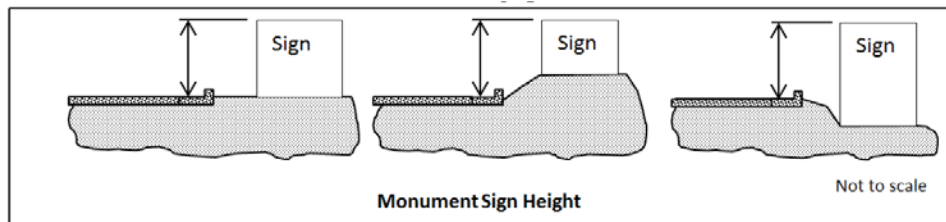
This specific request is to replace signage removed along Bell Road. Originally the Surprise Marketplace Comprehensive Sign Program approved by the City allowed for signage along Bell Road to be at maximum 15' in height. Due to the topography of the road, safety features such as jersey barriers and railing and the location of the sign relative to Bell Road right-of-way the applicant is requesting additional height. In this center the applicant lost two signs. The first sign requested would be a maximum height of 52' with the addition of an Electronic Messaging Center located at the bottom of the sign, and the second is a 36' tall sign.

Currently the maximum sign height for any Class IV Monument Sign is 17' as depicted below.



In order to measure the signage you must look at Chapter 113 Sign Sec 113-8 (d) (2):

Monument sign height. Unless otherwise noted, notwithstanding adjacent topography, the height of any class of monument sign shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



Based on the location and the relative height of the roadway at the potential location of the signs, if strict adherence to the code were utilized the larger of the signs requested would be allowed to be 37' tall with the smaller of the two signs requested could be a maximum of 27' tall. As requested the 52' tall sign is 15' taller than per the code, and the 36' tall sign is 9' taller than

63 what would be allowed by code which is why the applicant is looking for potential approval of
64 an amendment to the Comprehensive Sign Program (CSP).

65
66 Per Sec 113-15 Comprehensive sign programs

67
68 *(a) Purpose. The purpose of comprehensive sign programs is to provide a mechanism by*
69 *which a specific set of sign criteria may be approved for a specific property or*
70 *geographic area in a manner that is appropriate to the character of the community in*
71 *which the comprehensive sign program will apply.*

72
73 *(b) A comprehensive sign program may be obtained for the following purposes:*

74
75 *(1) To allow a deviation from the requirements applicable to a particular sign*
76 *class or type, and/or;*

77
78 *(2) To introduce a unique or creative sign type that is not listed as a permitted*
79 *sign type in subsection 113-7(a).*

80
81 *(c) A comprehensive sign program may not introduce a sign type that is specifically*
82 *prohibited in subsection 113-7(f).*

83
84 *(d) The comprehensive sign program must demonstrate that:*

85
86 *(1) The proposed signage represents a material improvement over what is*
87 *otherwise permitted in chapter 113 of the Surprise Municipal Code,*

88
89 *(2) The proposed signage is appropriate to the character of the development*
90 *covered by the comprehensive sign program,*

91
92 *(3) The proposed signage is appropriate to the neighborhood in which the*
93 *property is located, and*

94
95 *(4) The comprehensive sign program creates a cohesive aesthetic that will apply*
96 *to all signage covered by the comprehensive sign program within the specific*
97 *geographic area covered by the comprehensive sign program.*

98
99 *(e) A comprehensive sign program may be included as part of a zone change request, or*
100 *as an independent stand-alone document, in either case processed as a type IV*
101 *application as outlined in article XII of the Surprise Unified Development Code. The*
102 *approval or denial of a proposed comprehensive sign program is discretionary with the*
103 *final approval authority lying with the Surprise City Council. A decision by the city*

council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.

As such the applicant has submitted an application for recommendation by the Planning and Zoning Commission and Council action relative to a Major Amendment to the Surprise Marketplace Comprehensive Sign Program.

As part of the request the applicant has included an Electronic Messaging Center (EMC). The EMC size is dictated by the Section 113-11 Electronic messaging centers (EMCs) (b) (4) which is as follows:

EMCs as a portion of sign area. When allowed, electronic messaging centers may comprise not more than 50 percent of the allowable sign area of a particular sign.

The overall sign area is 289.8 square feet plus the addition of the EMC, which is 44 square feet, gives a total signage area of 333.8 square feet. The EMC inclusion into the signage would be equal to 13.1% and thus meets the thresholds as required by the above mentioned section.

Potential Recommendations:

Staff is not providing a recommended motion relative to Case FS16-388 however the following recommendations may be utilized by the commission:

If the Planning and Zoning Commission recommends approval to the Mayor and City Council the following may be utilized:

The Planning and Zoning Commission recommends **Approval** to the Mayor and City Council case FS16-388 subject to Stipulations 'A' through 'B' as outlined below.

A. Development and use of the Comprehensive Sign Program will be in conformance with the submittal dated June 22, 2018 prepared by Bluemedia, consisting of 7 Pages.

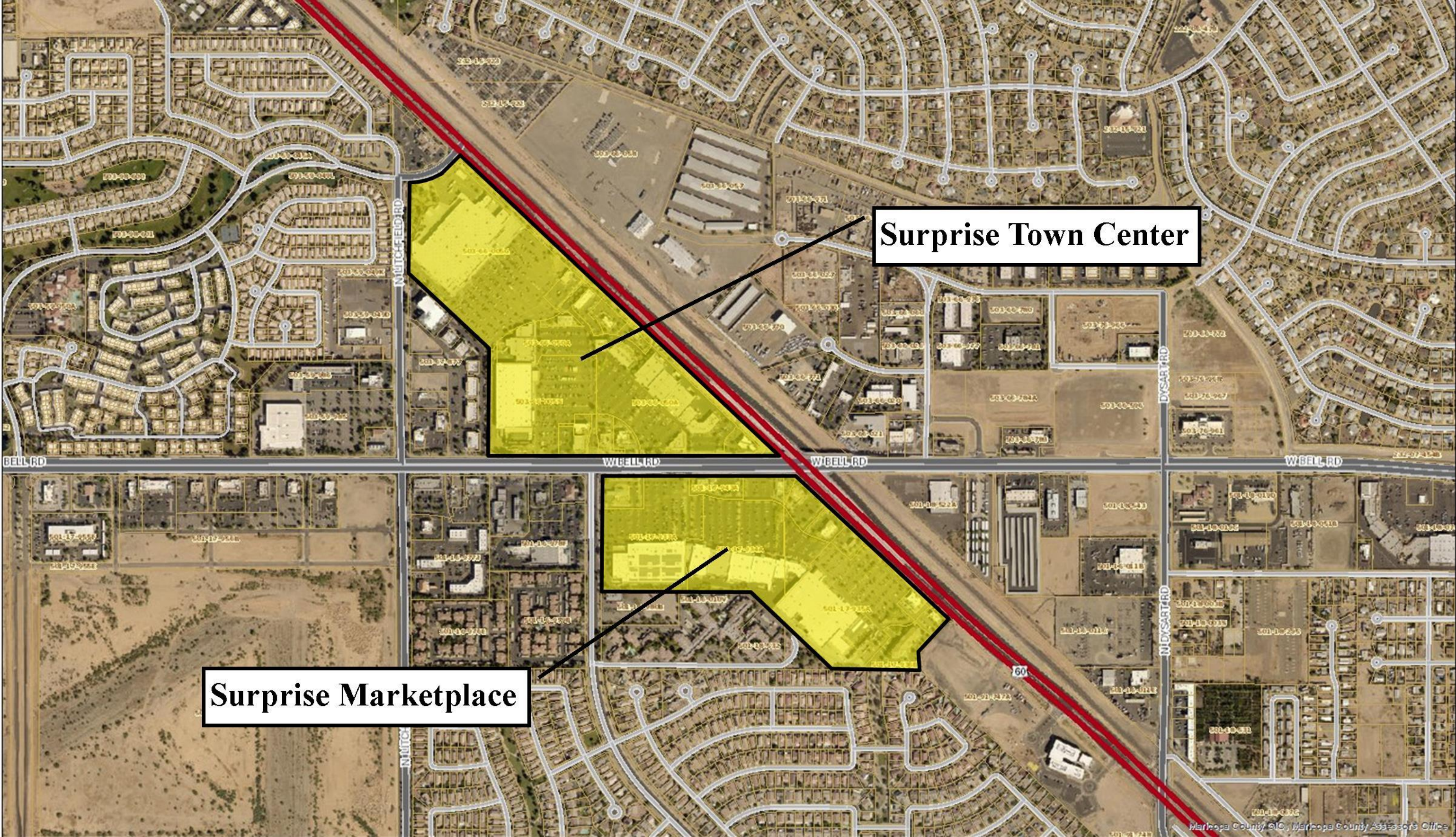
B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Municipal Code.

The Planning and Zoning Commission recommends the Mayor and City Council **Deny** case FS16-388.

Attachments:

01 – Vicinity Map

02 – Surprise Marketplace Signage



Surprise Town Center

Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display

SMP - Surprise Marketplace



SMP - Sign A
36' Pylon

SMP - Sign B
52' Pylon



bluemia

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP Rick Rettelle
PROJ MGR GM
DESIGNER MDK/AG

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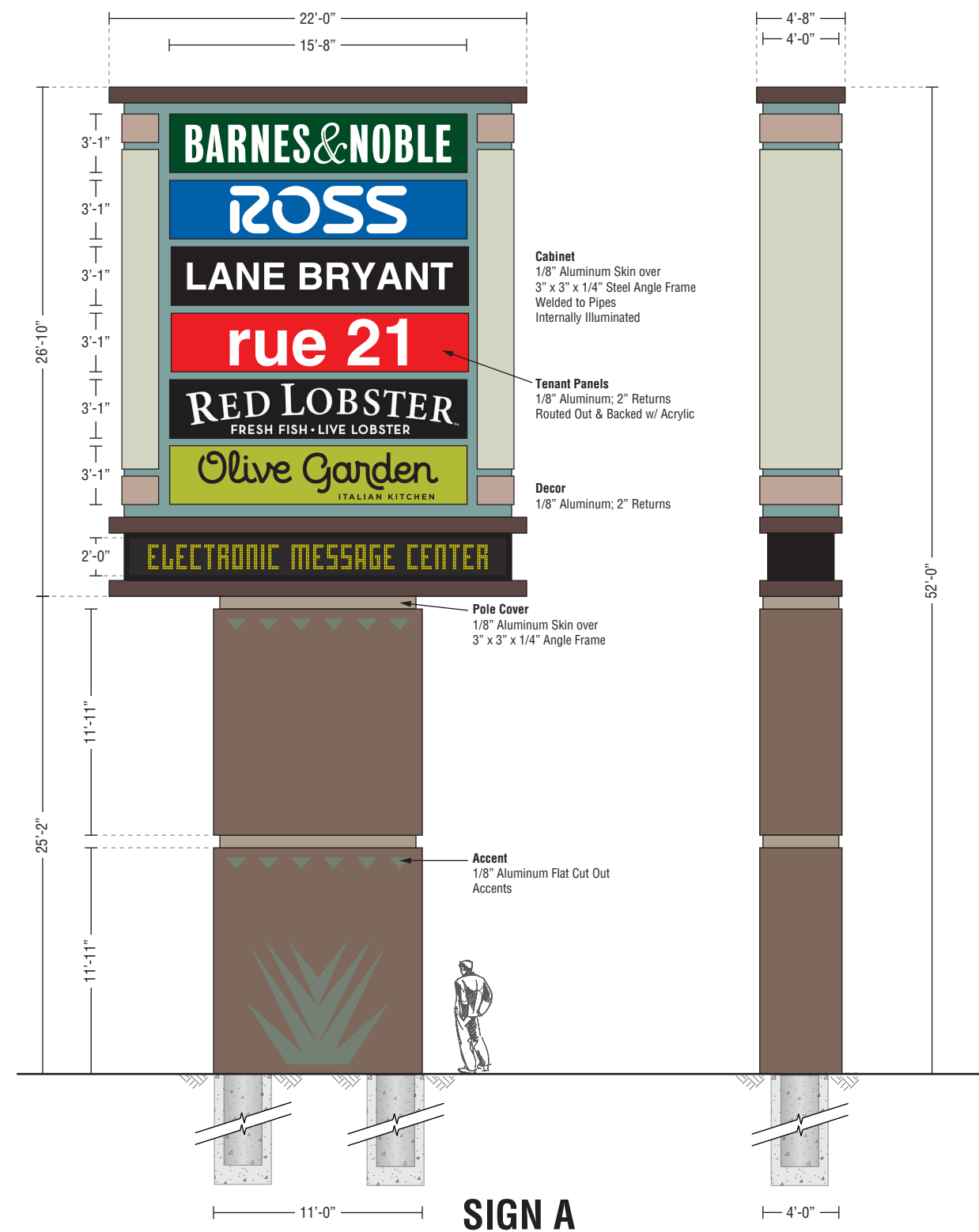
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59728

SHEET # 1 of 7

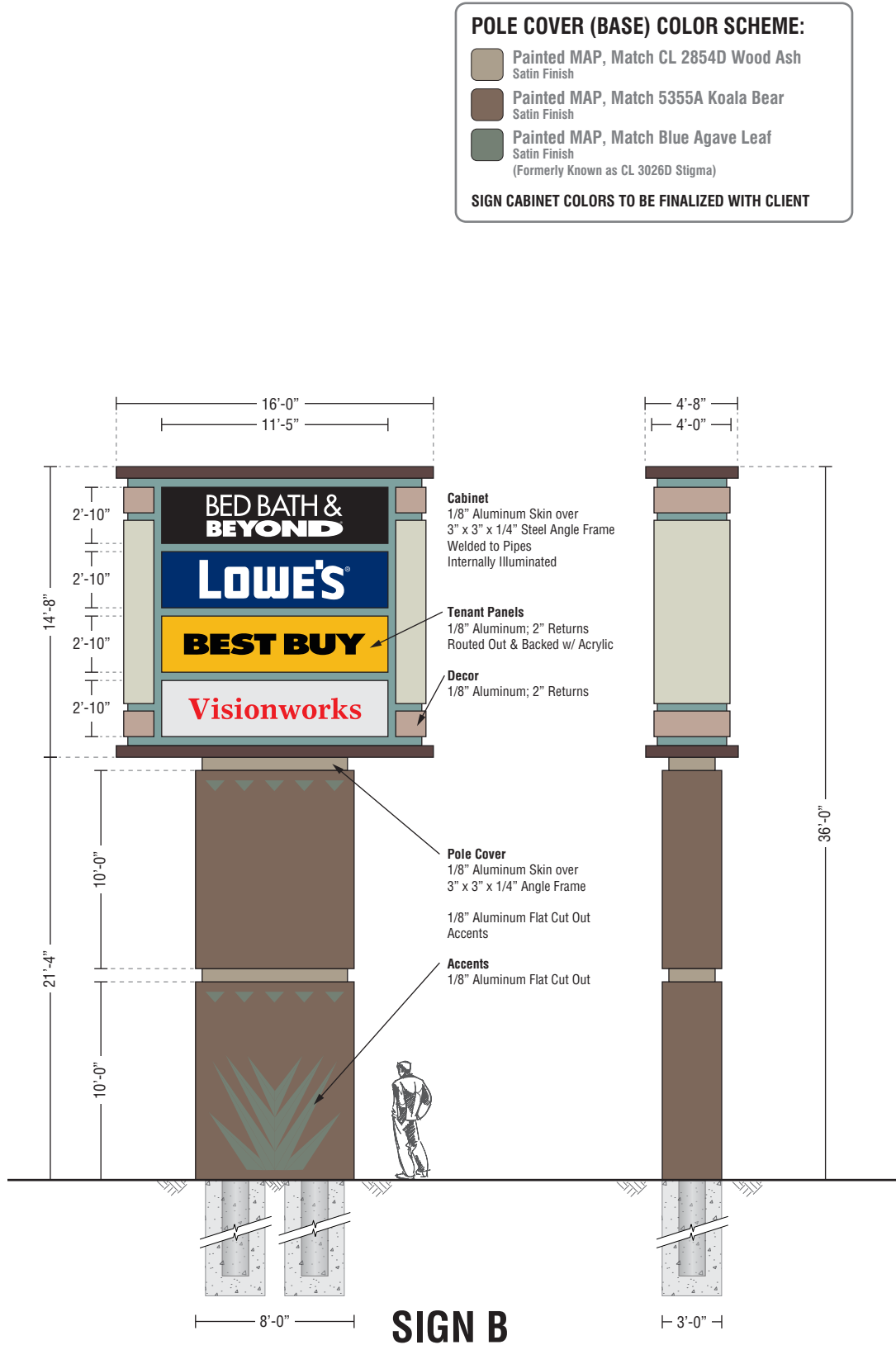
59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 590.33 SF



B Elevation View - Sign B - 36'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 234.66 SF

POLE COVER (BASE) COLOR SCHEME:

- Painted MAP, Match CL 2854D Wood Ash Satin Finish
- Painted MAP, Match 5355A Koala Bear Satin Finish
- Painted MAP, Match Blue Agave Leaf Satin Finish (Formerly Known as CL 3026D Stigma)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

CLIENT
CB Richard Ellis

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PROJ MGR **GM**
DESIGNER **MDK/AG**

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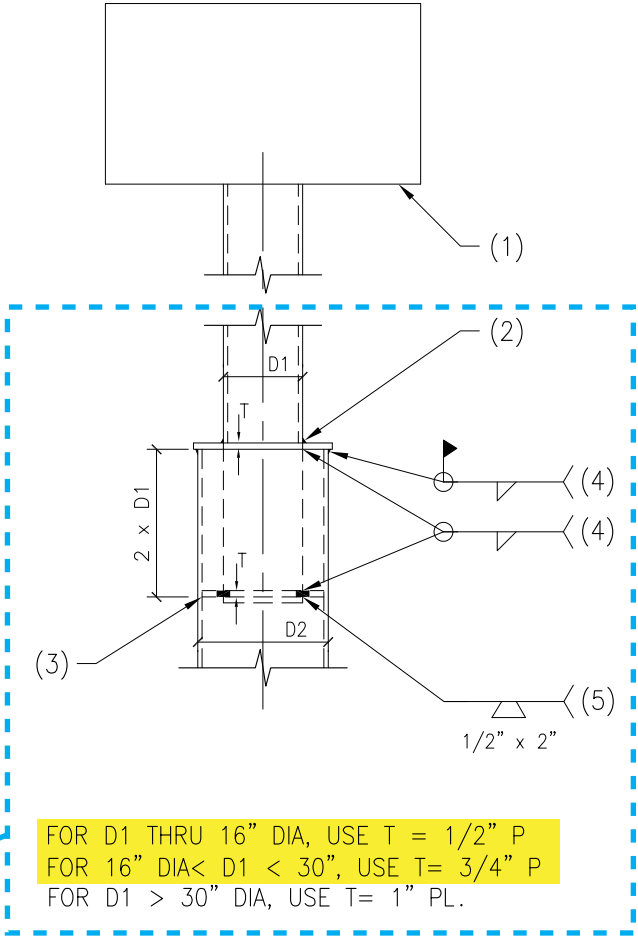
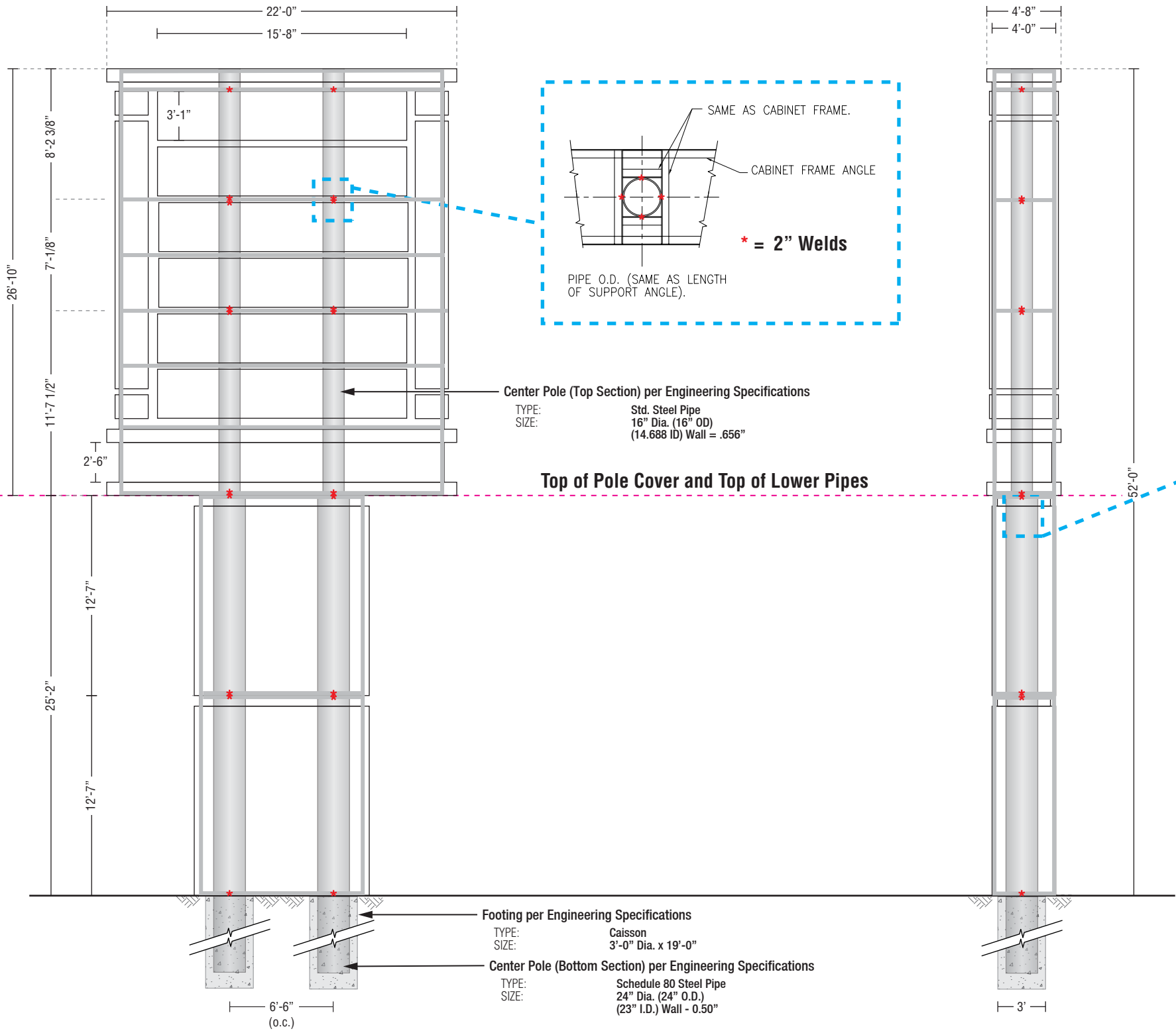
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59728

SHEET #
2 of 7

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



- NOTES:
1. THE SIGN PRINCIPLE AXES ARE PARALLEL TO AND PERPENDICULAR TO THE SIGN AXIS.
 2. FLEXIBLE, LONG LASTING CAULK TO BE APPLIED AFTER ALL FINISHES ARE IN PLACE.
 3. LOWER PIPE RING. THERE SHALL BE A MAXIMUM 1/8" CLEARANCE BETWEEN THIS PLATE AND THE INTERIOR WALL FACE. THE LOWER PIPE MAY NEED TO BE ADJUSTED FOR OUT OF ROUNDNESS. THE LOWER RING SHALL NOT BE FIELD TRIMMED TO FACILITATE THE FIT.
 4. 1/4" AT 1/2" PLATE;
5/16" AT 3/4" PLATE;
3/8" AT 1" PLATE.
 5. 4 AT 90°. FOR PIPES, PLACE AT 45° AZIMUTH FROM PRINCIPAL AXIS OF THE SIGN BEING MOUNTED. FOR TUBES, PLACE ON ALL 4 ORTHOGONAL AXES.

SIGN A

A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 590.33 SF

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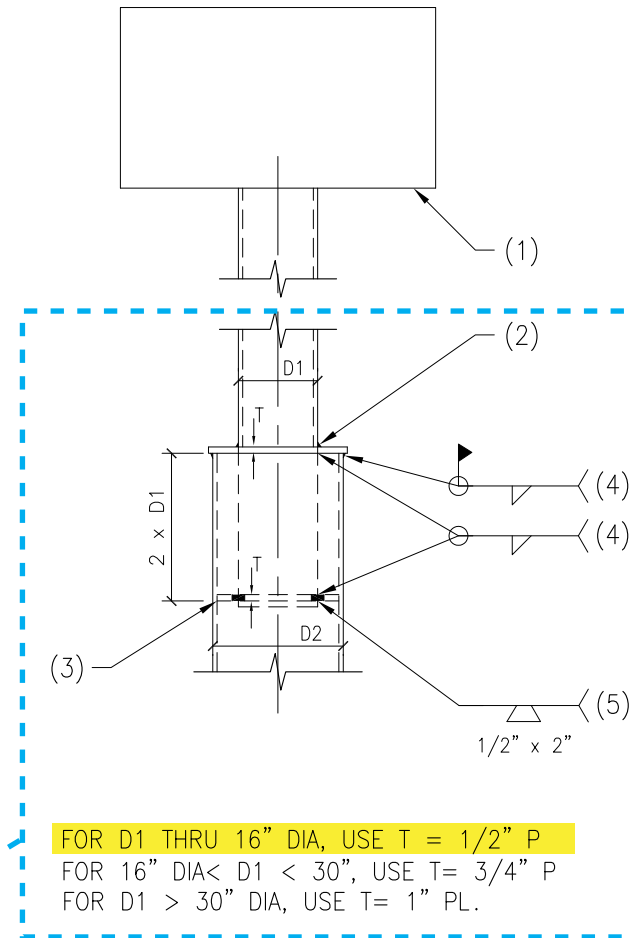
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SHEET # 3 of 7

59730 - Surprise Market Place v04.ai

Sign A & Sign B with EMC Display



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 $5/16"$ AT $3/4"$ PLATE;
 $3/8"$ AT $1"$ PLATE.
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SIGN B

CLIENT
CB Richard Ellis

DESCRIPTION

Surprise Market Place

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SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP	Rick Rettelle
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SHEET # **4 of 7**

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



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SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP

PROJ MGR

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JOB #

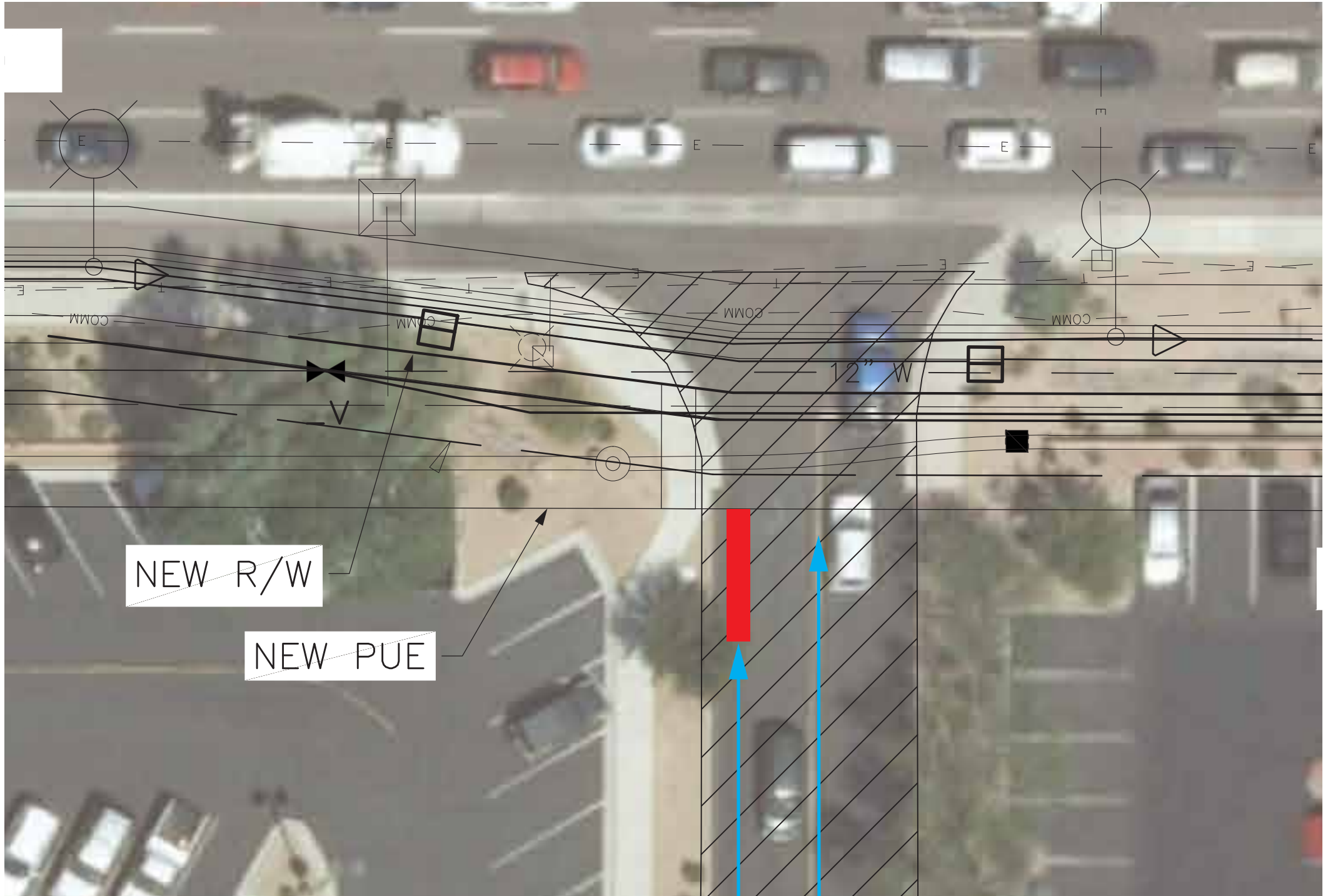
59728

SHEET #

5 of 7

59730 - Surprise Market Place v04.ai

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



The Leading Edge of the Sign is:
16 1/2 feet behind R/W & just
behind PUE.

SMP Sign A
36' Pylon

Driveway is gone.
Area Around Sign Location to
Receive New Landscaping.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP **Rick Rettelle**
PROJ MGR **GM**
DESIGNER **MDK/AG**

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DATE

06/22/2018

JOB #

59728

SHEET #

6 of 7

59730 - Surprise Market Place v04.ai

A Sign Location Plan
Not to Scale

Sign A & Sign B with EMC Display



**Existing Landscaping -
to be Extended to
Encompass New Sign**

SMP Sign B
52' Pylon

CLIENT
CB Richard Ellis

DESCRIPTION

Surprise Market Place

SITE ADDRESS
SignA-13725 W Bell Rd Surprise, AZ 85374
SignB-13709 W Bell Rd Surprise, AZ 85374

SALES REP	Rick Rettelle
PROJ MGR	GM
DESIGNER	MDK/AG

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DATE
06/22/2018

JOB #
59728

SHEET # **7 of 7**

59730 - Surprise Market Place v04.ai



SURPRISE
ARIZONA

FS16-387 Surprise Town Center and FS-16-388 Surprise Marketplace Monument Signage

Planning and Zoning Commission

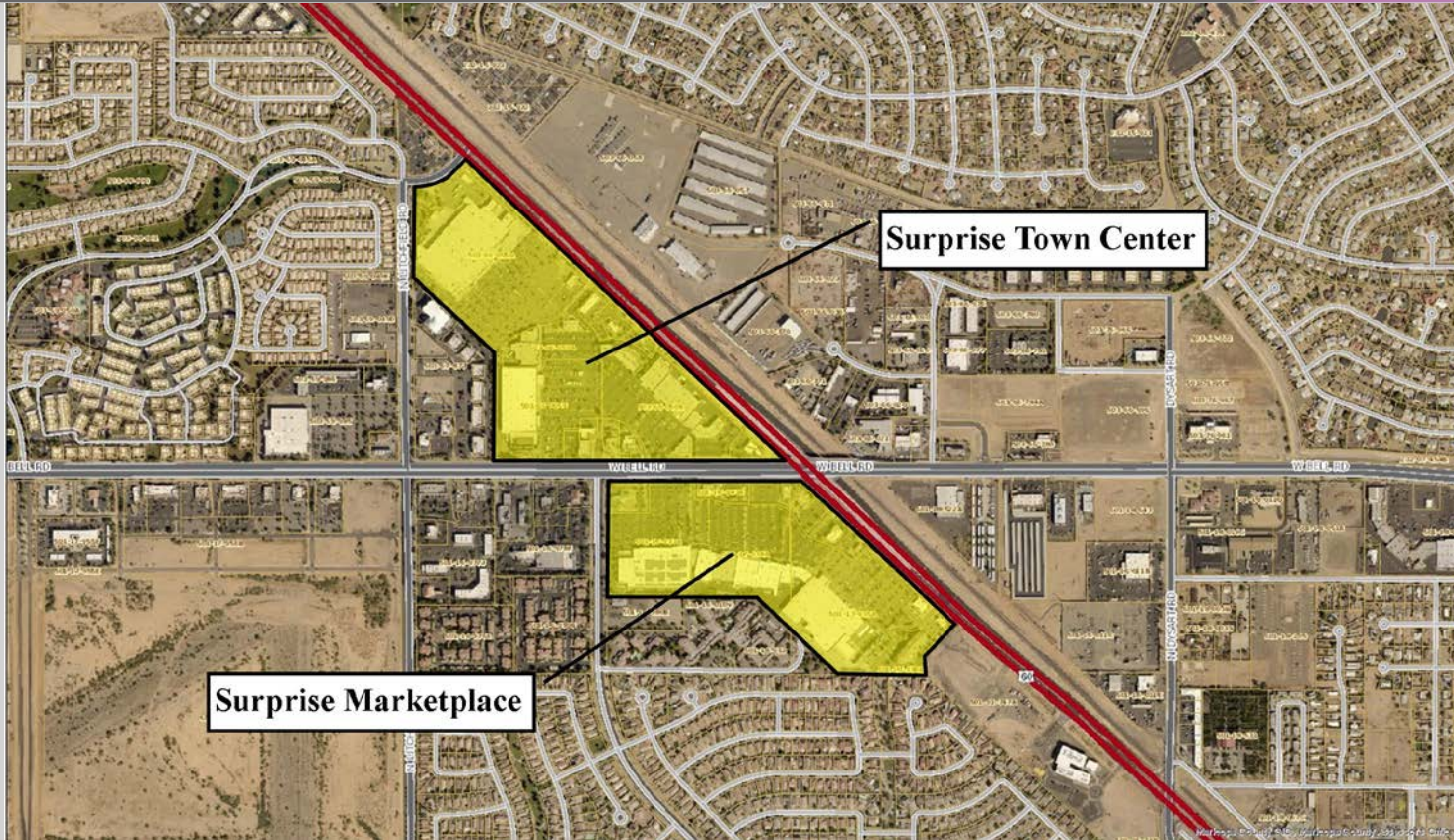
July 19, 2018



History

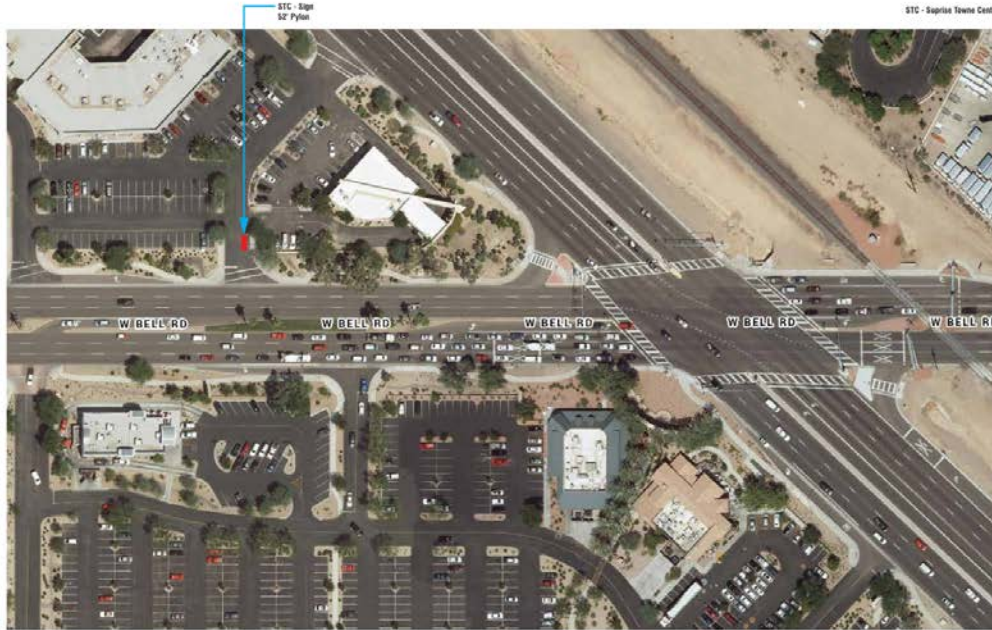
- Resolution 2016-42 the Bell Grand Temporary Sign and Temporary Use Permit Policy
 - Began March 15th, 2016
 - Valid until the substantial completion of construction of the Bell Grand Project and the Council repeals the policy (not defined)
 - Amended June 7th, 2016 to allow directional signage
 - April 2016 Bell and Grand Overpass construction starts, Bell Road closed
 - Signage removed due to expansion of Right-of-way and relocation of utilities and easements
 - November 2016 Bell Road reopened
 - February 2017 Temporary Sign Policies Repealed
 - July 2017 Surprise Town Center and Marketplace Grand Avenue Signage replacement approved administratively
- 

Vicinity Map



Proposed Signage Surprise Town Center

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



A Sign Location Plan
Not to Scale

STC - Surprise Towne Center

bluemedia.

CLIENT
CB Richard Ellis

DESCRIPTION
Surprise Towne Center

SITE ADDRESS
13702 W Bell Road
Surprise, AZ 85374

SALES REP: Rick Rethelle
PROJ MGR: RS
DESIGNER: MDK/AG

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DATE
06/21/2018

JOB #
59728

SHEET # 1 of 5

MTX - Surprise Towne Center v01.dwg

Proposed Signage Surprise Town Center

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



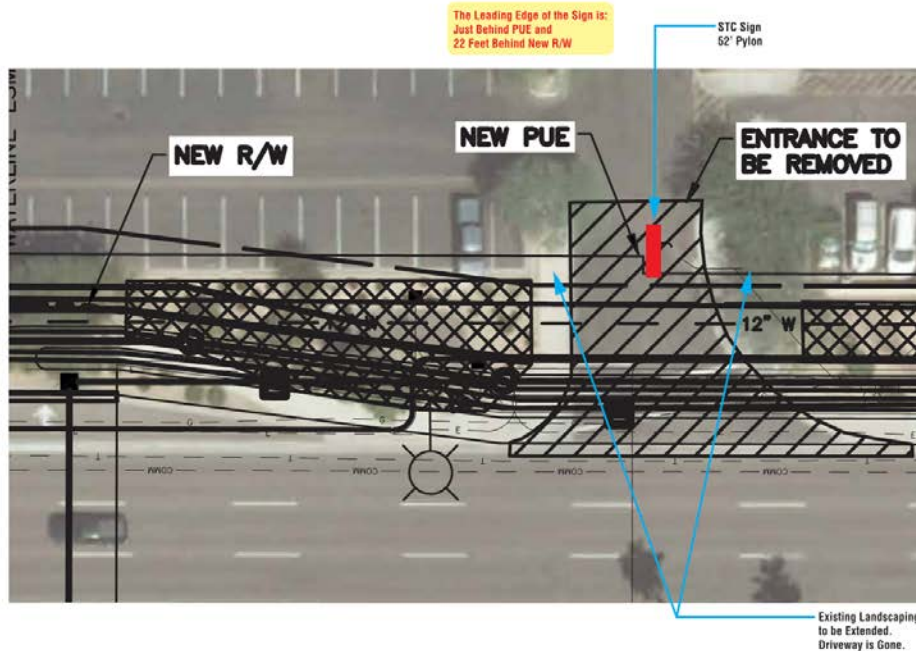
STC Sign
52' Pylon
(see detail on sheet 4)

A Sign Location Plan - STC Sign B
Not to Scale

bluemedi	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Towne Center	
SITE ADDRESS 13702 W Bell Road Surprise, AZ 85374	
SALES REP: Rick Rattelle	
PROJ MGR: RJR	
DESIGNER: MOK/AG	
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DATE	06/21/2018
JOB #	59728
SHEET #	4 of 5
180128 - Surprise Towne Center-002.dwg	

Proposed Signage Surprise Town Center

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



A Sign Location Plan - STC Sign B
Not to Scale

bluemedia.	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Towne Center	
SITE ADDRESS 13702 W Bell Road Surprise, AZ 85374	
SALES REP Rick Reitel	PROJ MGR RB
DESIGNER MOKAG	
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DATE 06/21/2018	
JOB # 59728	
SHEET # 5 of 5	
MKTG - Surprise Towne Center-v02.dwg	

Proposed Signage

Pylon Sign Concepts Surprise Towne Center (STC) Sign with EMC Display



POLE COVER (BASE) COLOR SCHEME:

- Painted MAP, Match CL 00440 Walnut Ash
- Painted MAP, Match SSSA Kaala Bear
- Painted MAP, Match Blue Above Lead

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

CLIENT	
CR Richard Ellis	
DESCRIPTION	
Surprise Towne Center	
SITE ADDRESS	
13702 W Bell Road Surprise, AZ 85374	
SALES REP	Rick Rathelle
PROJECT MGR	RR
DESIGNER	MDK/AD
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DATE	06/21/2018
JOB #	59728
SHEET #	2 of 5
59728 - Surprise Towne Center 6/21/18	

A Elevation View - Sign 52
SCALE: 1/8" = 1'-0"

Sign Area: 663.16 SF

Proposed Signage Surprise Marketplace

Pylon Sign Concepts Surprise Marketplace (SMP) Sign A & Sign B with EMC Display

SMP - Surprise Marketplace



A Sign Location Plan
Not to Scale

bluemedias	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Market Place	
SITE ADDRESS Signs-13703 W Bell Rd Surprise, AZ 85374 Signs-13705 W Bell Rd Surprise, AZ 85374	
SALES REP Rick Retteffe	
PROJ MGR GM	
DESIGNER MDK/AG	
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DATE	06/22/2018
JOB #	59728
SHEET #	1 of 7
SMP - Surprise Market Place v01.0	

Proposed Signage Surprise Marketplace

Pylon Sign Concepts Surprise Marketplace (SMP) Sign A & Sign B with EMC Display

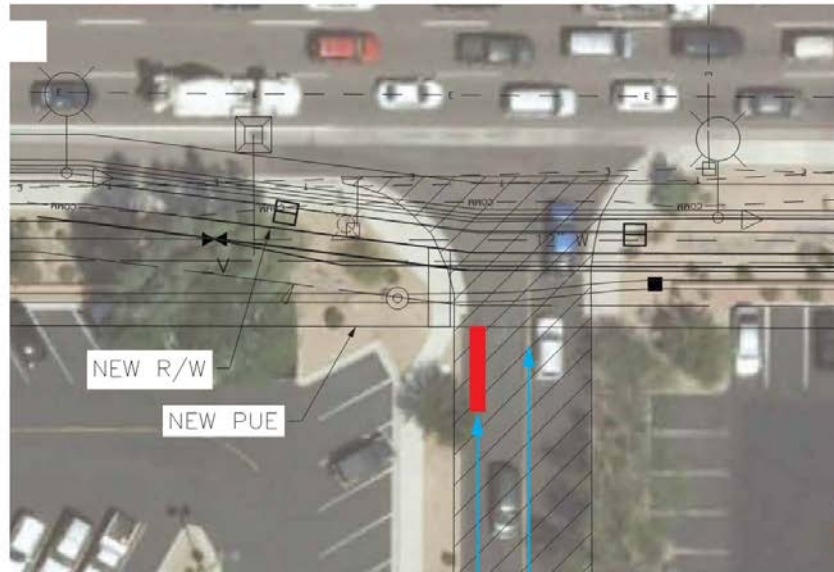


A Sign Location Plan
Not to Scale

bluemedi	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Market Place	
SITE ADDRESS SignA-13725 W Bell Rd Surprise, AZ 85374 SignB-13709 W Bell Rd Surprise, AZ 85374	
SALES REP Rick Rattelle PROJ MGR GM DESIGNER MDK/AG	
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DATE 06/22/2018	
JOB # 59728	
SHEET # 5 of 7	
59728 - Surprise Market Place v04.dwg	

Proposed Signage Surprise Marketplace

Pylon Sign Concepts *Surprise Marketplace (SMP)*
Sign A & Sign B with EMC Display



The Leading Edge of the Sign is:
16 1/2 feet behind R/W & just
behind PUE.

SMP Sign A
36" Pylon

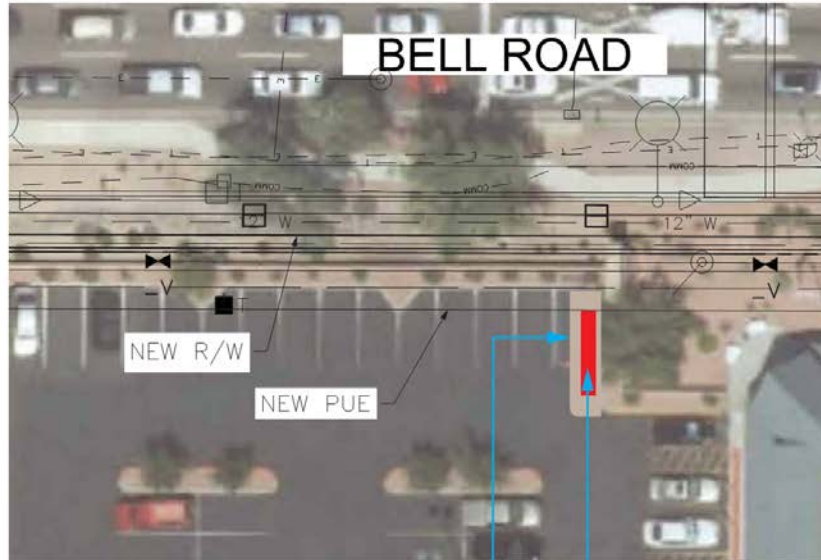
Driveway is gone.
Area Around Sign Location to
Receive New Landscaping.

A Sign Location Plan
Not to Scale

[illegible]

Proposed Signage Surprise Marketplace

Pylon Sign Concepts Surprise Marketplace (SMP) Sign A & Sign B with EMC Display



The Leading Edge of the Sign is:
17 feet behind R/W & just behind
PUE

Existing Landscaping
to be Extended to
Encompass New Sign

SMP Sign B
52' Pylon

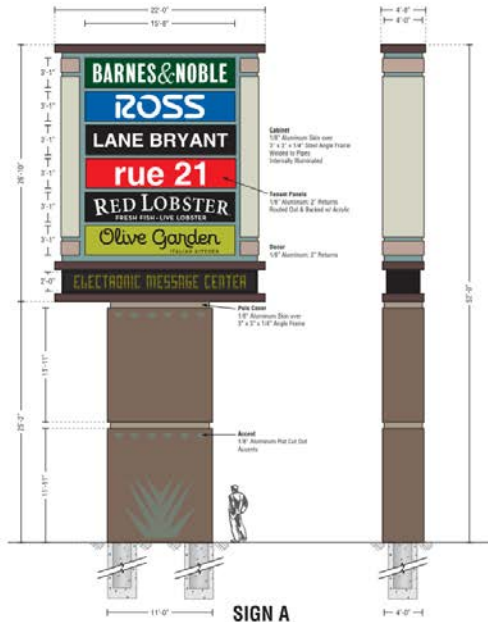
A Sign Location Plan
Not to Scale

bluemedia.	
CLIENT CB Richard Ellis	
DESCRIPTION Surprise Market Place	
SITE ADDRESS SignA-12725 W Bell Rd Surprise, AZ 85374 SignB-12709 W Bell Rd Surprise, AZ 85374	
SALES REP: Rick Rettele PROJ MGR: GM DESIGNER: MDK/AG	
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DATE 06/22/2018	
JOB # 59728	
SHEET # 7 of 7 59728 - Surprise Market Place v01.dwg	

Proposed Signage

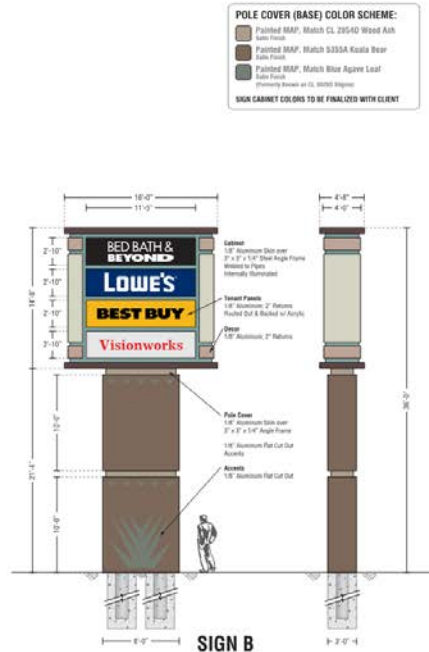
Pylon Sign Concepts *Surprise Marketplace (SMP)*

Sign A & Sign B with EMC Display



A Elevation View - Sign A - 52'
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 590.33 SF



B Elevation View - Sign B - 36"
SCALE: 1/8" = 1'-0"

Sign Cabinet Area: 234.66 SF

POLE COVER (BASE) COLOR SCHEME:

-  Painted MAP, Match CL Z0540 Wood Ash
Satin Finish
 -  Painted MAP, Match S335A Koala Bear
Satin Finish
 -  Painted MAP, Match Blue Agave Leaf
Satin Finish
- (Formerly known as CL 30050 Stargloss)

SIGN CABINET COLORS TO BE FINALIZED WITH CLIENT

blumedia.

CLIENT
CB Richard Ellis

DESCRIPTION:
Surprise Market Place

SITE ADDRESS	
SignA-13725 W Bell Rd Surprise, AZ 85374	
SignB-13708 W Bell Rd Surprise, AZ 85374	

SALES REP	Rick Rettelle
PROJ MGR	GM
DESIGNER	MDK/AG

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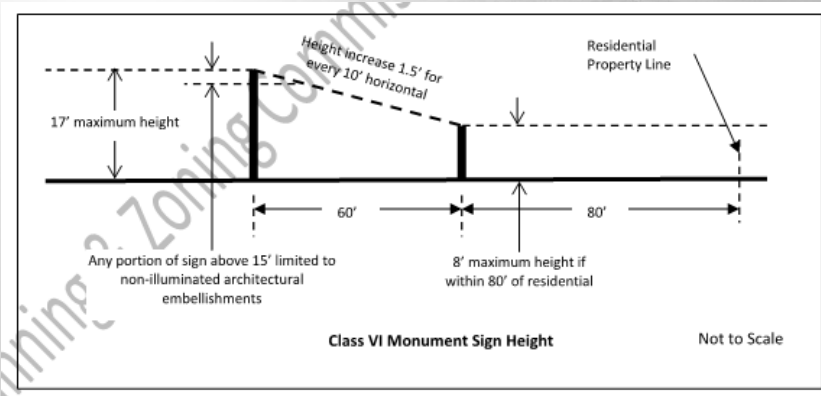
DATE 06/22/2018

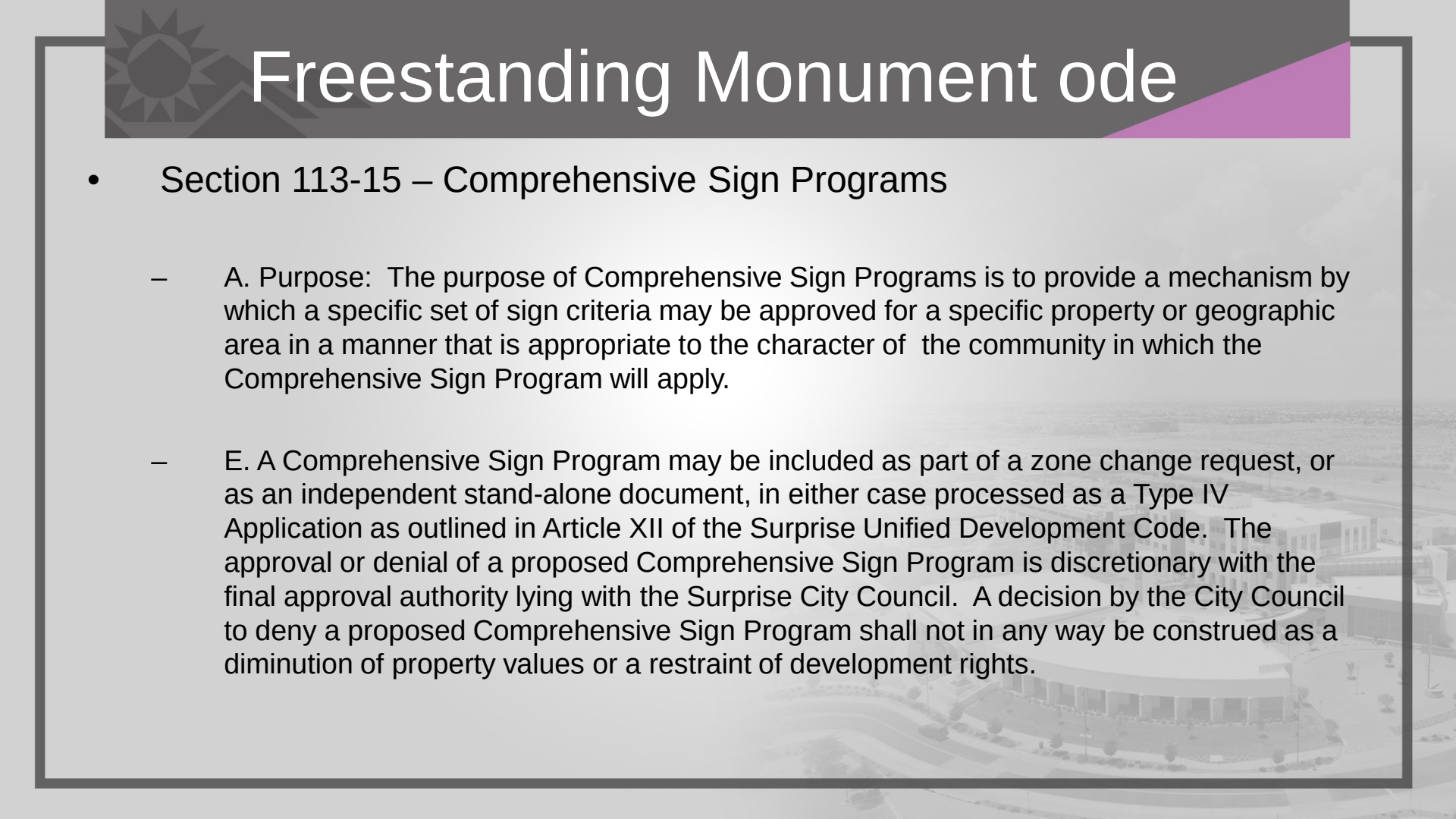
JOB # 59728

SHEET # 2 of 7
20732 - Superior Market Place v04.dwg

Freestanding Monument

- Section 113-09 – Sign Classifications and Types C. Freestanding Ground Signs 5. Class VI Monument Signs (Major Monument Signs)
 - c) If a Class VI Monument Sign is located within 80 feet of a property having single-family residential zoning, the height of the Class VI Monument Sign shall not exceed eight (8) feet; however, the height of a Class VI Monument Sign may increase one and one-half (1.5) foot for every additional ten (10) feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of seventeen (17) feet, provided however that any height in excess of fifteen (15) feet shall be limited to architectural embellishments.





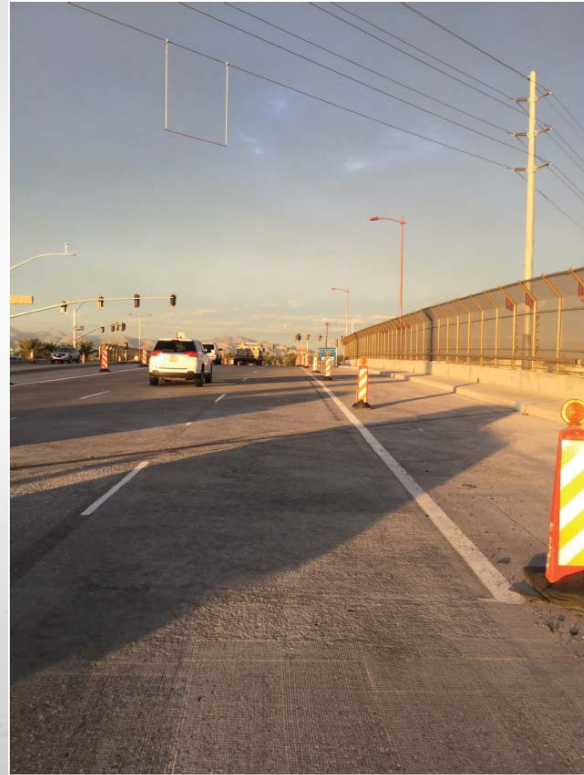
Freestanding Monument ode

- Section 113-15 – Comprehensive Sign Programs
 - A. Purpose: The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.
 - E. A Comprehensive Sign Program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type IV Application as outlined in Article XII of the Surprise Unified Development Code. The approval or denial of a proposed Comprehensive Sign Program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed Comprehensive Sign Program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Examples of View Shed 50'



First Sight

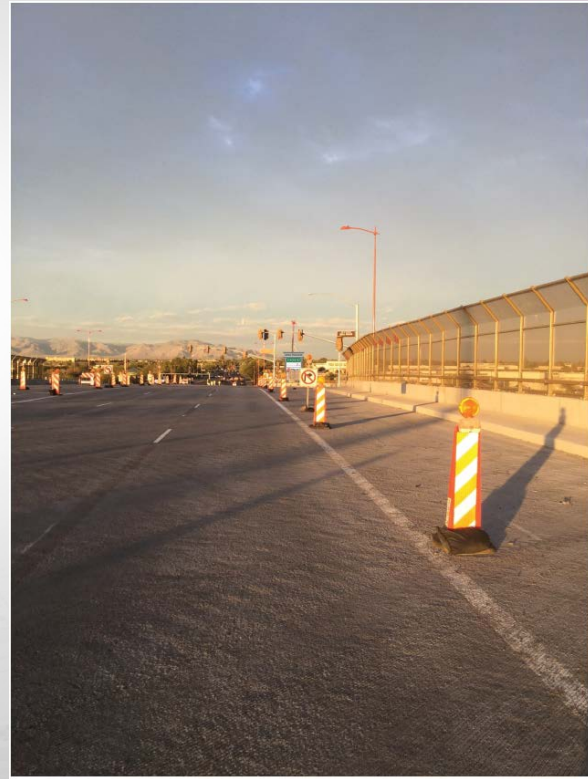


First Sight

Examples of View Shed 50'



On Top

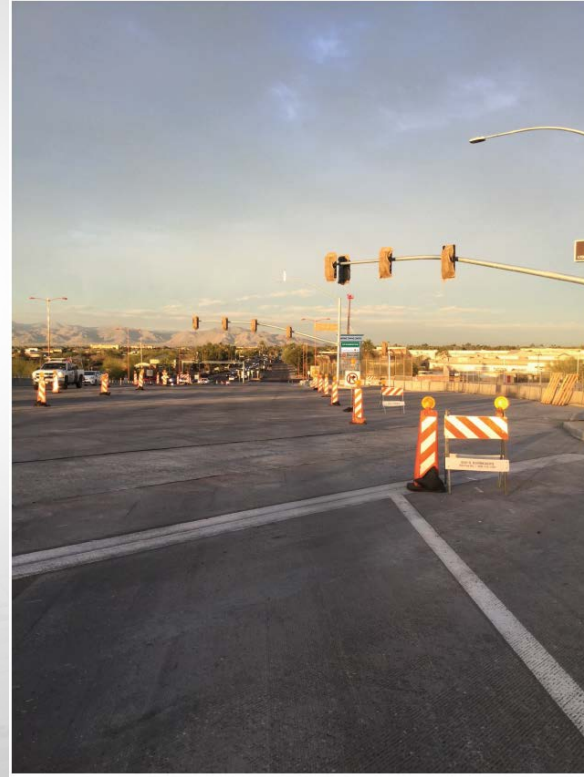


On Top

Examples of View Shed 50'



Down Slope



Down Slope

Examples of View Shed 36'



First Sight



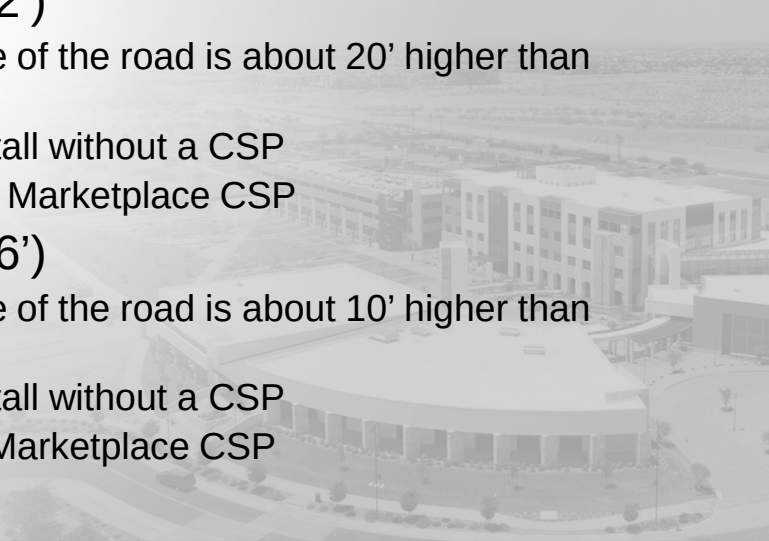
On Top



Down Slope

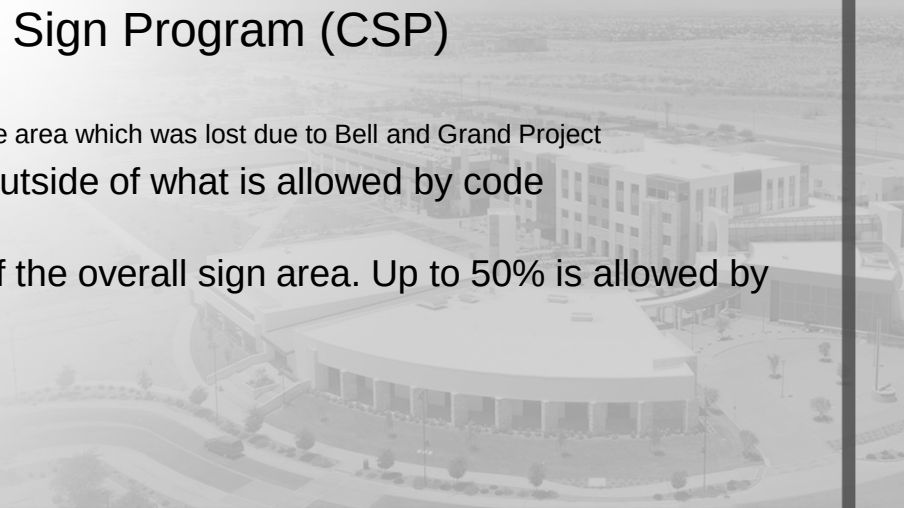


Code Requirements

- **Town Center Pylon Sign (as submitted 52')**
 - Per the location of the pylon sign the centerline of the road is about 5' higher than previous elevation
 - Per code the sign would be permissible at 22' tall without a CSP
 - 30' discrepancy requires an amendment to the Town Center CSP
 - **Marketplace Pylon Sign (as submitted 52')**
 - Per the location of the pylon sign the centerline of the road is about 20' higher than previous elevation
 - Per code the sign would be permissible at 37' tall without a CSP
 - 15' discrepancy requires an amendment to the Marketplace CSP
 - **Marketplace Pylon Sign (as submitted 36')**
 - Per the location of the pylon sign the centerline of the road is about 10' higher than previous elevation
 - Per code the sign would be permissible at 27' tall without a CSP
 - 9' discrepancy requires an amendment to the Marketplace CSP
- 



Requests

- **Surprise Town Center Comprehensive Sign Program (CSP)**
 - Sign Area is a one to one request
 - All signage areas being requested is equal the signage area which was lost due to Bell and Grand Project
 - Sign Height proposed along Bell Road is outside of what is allowed by code
 - Allowed at 22' tall
 - Electronic Messaging at 23.1% of overall sign area. Up to 50% is allowed by code
 - **Surprise Marketplace Comprehensive Sign Program (CSP)**
 - Sign Area is a one to one request
 - All signage areas being requested is equal the signage area which was lost due to Bell and Grand Project
 - Sign Heights proposed along Bell Road is outside of what is allowed by code
 - Allowed at 37' tall and 27' tall per current code
 - Electronic Messaging on one sign at 13% of the overall sign area. Up to 50% is allowed by code.
- 



SURPRISE
ARIZONA

Questions & Comments

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

July 19, 2018 @ 6:00:00 PM

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

Board Meeting Date: July 19, 2018

Contact Person: Eric Fitzer - Community Development

Submitting Department:

District: Internal

Staff Recommendations: No Action

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

Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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