



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, November 16, 2023 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. 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.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the November 2, 2023 Planning and Zoning Commission Regular Meeting Minutes. | Michelle Espie
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 1 | Consideration and action regarding the Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through located at the southeast corner of Bell Road and Citrus Road, zoned Surprise Farms Planned Area Development (PAD). | Chris Sexton
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("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. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (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).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Wednesday, November 8th, 2023 @ 11:00 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 16, 2023

Contact Person: Michelle Espie, Administrative Specialist

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the November 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the November 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-02-23 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 2, 2023 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Holland 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 November 2, 2023.

A. ROLL CALL

In attendance were Commissioner Mitchell Rosenbaum, Commissioner Dennis Bash, Vice Chair Ken Chapman, Chair Holland, Commissioner Dennis Smith, and Commissioner Keating. Commissioner Jay Leonard arrived at 6:03pm upon concluding the approval of agenda item number one.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Tanner Wessel, Current Planner; Chris Sexton, Current Planner; Current Planner; Leslie Carnie, Current Planner; Alyssa Carpenter, Planning and Zoning Secretary; Patricia Rademacher, Administrative Specialist; and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams addressed Commissioner Smith's question regarding the number of multi-family units and the respective state of progress.

CALL TO THE PUBLIC:

Chair Holland opened the call to the public to discuss any items not listed on the agenda. Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the October 19, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the October 19, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 4 votes in favor. Commissioner Keating and Chair Holland abstained. Commissioner Leonard was not present.

REGULAR AGENDA ITEMS REQUIRING A NON- PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Units 3.1 & 3.3 of Asante Planning Area 5” received June 22, 2023, a property generally located northeast of Asante Blvd. and Pat Tillman Rd. Case FS23-0163.

Leslie Carnie, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- None.

Commissioner Rosenbaum made a motion to approve the Preliminary Plat entitled “Preliminary Plat for Units 3.1 & 3.3 of Asante Planning Area 5” subject to stipulations “a” through “c” as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 3 – District 4 – Consideration and action regarding the Conditional Use Permit with Site Plan for Scooter’s Coffee, zoned Park Place Planned Area Development (PAD), located near the southeast corner of Grand Avenue and Parkview Place. Case FS23-0363.

Chris Sexton, Current Planner, presented item 3 to the Commission.

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- None.

Commissioner Keating motioned to approve the Conditional Use Permit with Site Plan for Scooter’s Coffee subject to stipulations ‘a’ through ‘f’ as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 4 – Citywide – Consideration and action pertaining to the adoption of the Surprise General Plan 2040.

Jason Moquin, Planning Manager, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Commend City staff and Michael Baker consultant on the process and presentations concluding the General Plan.

Chair Holland motioned to recommend approval of the Surprise General Plan 2040 to the Mayor and City Council. Vice Chair Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 5 – Citywide – Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise definitions and standards related to Residential Healthcare Facilities. Case FS23-0456.

Tanner Wessel, Current Planner, presented item 5 to the Commission.

Chair Holland opened the public hearing.
Hearing no requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Commends City staff for coming up with the appropriate primers for this matter.

Commissioner Keating motioned to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to revise definitions and standards related to Residential Healthcare Facilities to City Council. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

Hearing no further business, Chair Holland called for a motion to adjourn. Commissioner Leonard made a motion to adjourn; Vice Chair Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:40 p.m.

Jared Holland
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: _____
Alyssa Carpenter, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: November 16, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No	Regular: No	Public Hearing: Yes	Report/Discussion: No
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Agenda Wording:

Consideration and action regarding the Conditional Use Permit (CUP) with Site Plan for Starbucks drive-through located at the southeast corner of Bell Road and Citrus Road, zoned Surprise Farms Planned Area Development (PAD).

Motion:

I move to approve case FS23-0378, a CUP with Site Plan for Allora Starbucks, subject to stipulations 'a' through 'e' as outlined in the staff report.

Background:

The subject request involves a Conditional Use Permit with Site Plan for one (1) drive through facility with two (2) drive through lanes for Starbucks located on a vacant Surprise Farms PAD zoned parcel located at the southeast corner of Bell Road and Citrus Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-0378 Allora Starbucks - CUP with Site Plan - Staff Report
2. 01 - FS23-0378 Allora Starbucks CUP with Site Plan - Vicinity Map
3. 02 - FS23-0378 Allora Starbucks CUP with Site Plan - Zoning Map
4. 03 - FS23-0378 Allora Starbucks CUP with Site Plan - Site Plan

5. 04 - FS23-0378 Allora Starbucks CUP with Site Plan - Elevations
 6. 05- FS23-0378 Allora Starbucks - CUP with Site Plan - Landscape Plan
 7. 06- FS 23-0378 Allora Starbucks CUP with Site Plan - Citizen Participation Report
 8. 07- FS23-0378 Allora Starbucks - CUP with Site Plan - Affidavit of Posting
 9. FS23-0378 Allora Starbucks CUP with Site Plan - Powerpoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS23-0378

Project Name: Allora Starbucks

Council District: 1 - Acacia

Meeting Date: November 16, 2023

Planner: Chris Sexton, Planner II

Owner: 52 Carefree Limited Partnership, LLC

Applicant: Bell Citrus Partners, LLC

Request: Conditional Use Permit with Site Plan for a Starbucks with drive through coffee shop

Site Location: Generally located at the southeast corner of Bell Road and Citrus Road

Site Size: 3.88 gross acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Participation Report

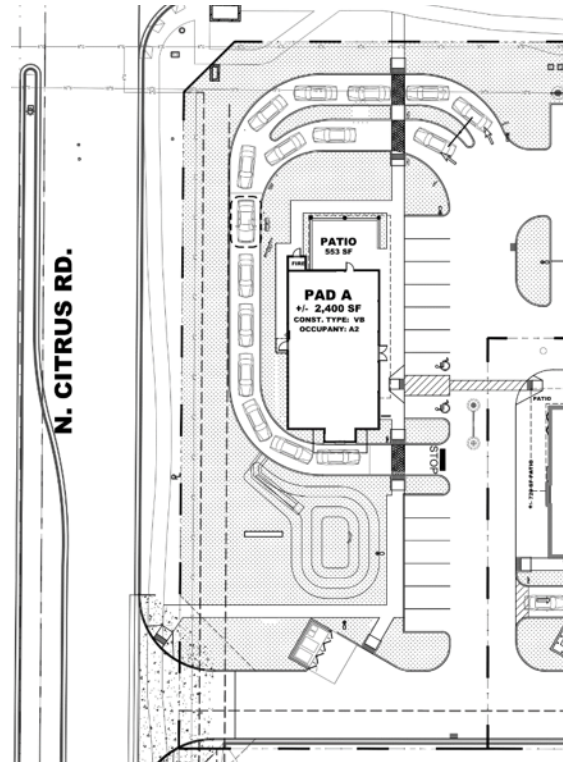
Staff Recommendation: Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS23-0378, subject to stipulations 'a' through 'e'.

FINDINGS:

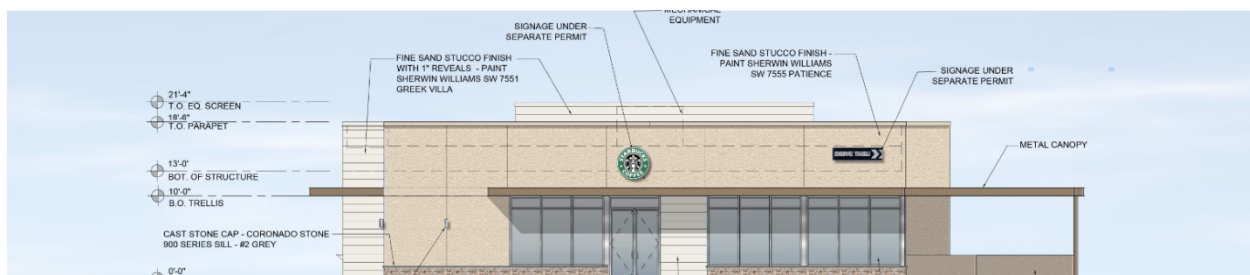
- The proposed CUP with Site Plan is consistent with the General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Surprise Farms PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

The subject request involves a Conditional Use Permit with Site Plan for one (1) drive through facility with two (2) drive through lanes for Starbucks located on a vacant Surprise Farms PAD zoned parcel located at the southeast corner of Bell Road and Citrus Road.



The subject site is a vacant pad, approximately 3.88 gross acres located at the southeast corner of Bell Road and Citrus Road. The site is to be accessed by Bell Road and Citrus Road. The access via Citrus Road is a right-in, right-out. The access on Bell Road is a left-in and a right-in/right-out. Full roadway improvements along Bell Road and Citrus Road have been previously constructed, as such; no further improvements are required with the proposed development. The project requires five (5) on-site parking spaces while eleven (11) parking spaces are being provided. Two drive-through lanes are proposed which provides queueing and stacking room for 11 cars in the double drive-through lanes.



The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The proposed building

incorporates elements such as stucco reveals and stone veneer wainscoting. The building is designed with a flat roof, cornice, and metal awnings on three of the elevations.

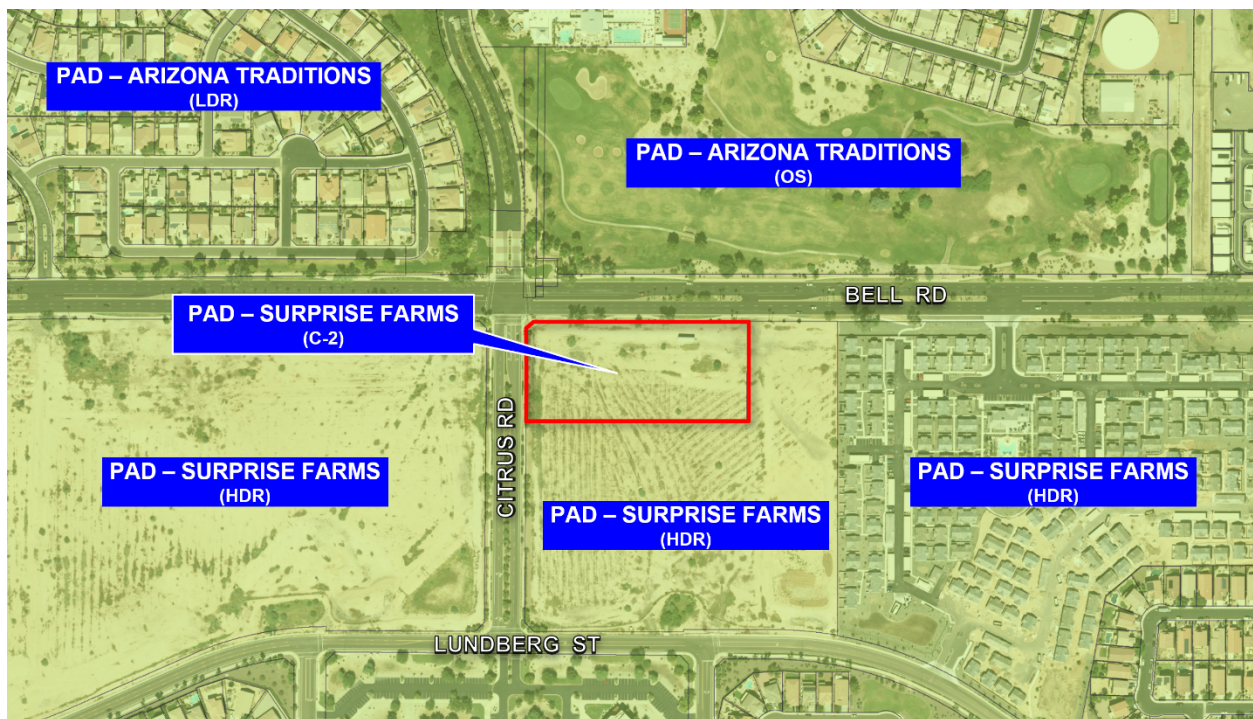
The landscaping is designed to complement the existing landscaping of the surrounding area with low water use trees, shrubs and groundcover and complies with the Surprise Farms PAD and City of Surprise regulations.



A replat has been submitted and being reviewed to subdivide the 3.88-acre parcel from one lot into three separate lots under case, FS23-0676.

EXISTING ZONING:

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



Arizona Traditions (LDR)	Arizona Traditions (OS)	Arizona Traditions (OS)
Surprise Farms PAD (HDR)	Surprise Farms PAD (C-2)	Surprise Farms PAD (HDR)
Surprise Farms PAD (HDR)	Surprise Farms PAD (HDR)	Surprise Farms PAD (HDR)

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

January 28, 1999: The Mayor and City Council approved administrative revisions, under Case PADA97-063.

March 24, 2004: The Mayor and City Council approved transportation revisions, under Case PADA03-283.

October 26, 2006: An administrative approval for the abandonment of Citrus Road under Case FS06-420.

May 23, 2008: An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

July 15, 2008: The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

April 30, 2009: An administrative approval for revisions to setbacks under Case PADA09-065.

March 1, 2022: The Mayor and City Council approved a major amendment to Parcel 21 in the PAD to rezone approximately 11-acres from Commercial (C-2) to High Density Residential (H.D.R) under case FS21-555.

June 21, 2022: The Mayor and City Council approved a major amendment to rezone a portion of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19) and various development standards.

October 27, 2022: A Concept Review meeting was held for the current proposal under case CR22-1293.

May 4, 2023: The applicant filed a request for Conditional Use Permit with Site Plan for the Starbucks coffee shop with drive-through, the subject project.

July 19, 2023: The applicant held a Citizen Outreach meeting at Willow Canyons High School. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Willow Canyon High School on July 19, 2023. Eight (8) members of the general public were present. The proposed development was discussed, and questions were answered. Staff has not received any items of opposition or support for the project. The Outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

The subject request involves a 2,400 square foot convenience/takeout restaurant on a 3.88-acre site located near the southeast corner of Bell Road and Citrus Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Surprise Farms PAD.

Evaluative Criteria

Pursuant to Title 17.36.060, the Planning and Zoning Commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the comprehensive development guide.

Analysis: The proposed project is a benefit to the surrounding residents of the area as it provides a retail component to a westerly area of the City where there is none. The Transportation Department requested that the applicant submit a Traffic Impact Analysis (TIA) and a queuing study with the CUP application. The TIA was reviewed and approved by Transportation staff. All parking proposed is provided onsite and in addition the project will meet all development standards of the Surprise Farms PAD and Surprise Municipal Codes.

The Surprise Farms PAD references the C-2 uses listed under Title 17 “Convenience Food-Restaurants” as a Conditionally Permitted Use in C-2 zoning districts but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under Section 17.28.080. These standards include the following:

1. *Site Improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zoned by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.*

Analysis: The subject site is located approximately 107-feet, 10-inches from the nearest residential zone.

2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

Analysis: Six-inch curbs are proposed throughout the site.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set under Title 17.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

CONFORMANCE WITH ADOPTED PLANS:

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

The proposed CUP with Site Plan was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed CUP with Site Plan is consistent with the General Plan in some of the following ways:

This project is located within the Commerce & Office character area of the General Plan. The proposed project adheres to the design guidelines of the character area which allows for regional commercial development.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the Commercial development pattern established in the vicinity of this parcel.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and were included in the routing of this case. These agencies also indicate no objections.

Transportation:

At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis (TIA) and a queuing study with the CUP application. The TIA was reviewed and approved by Transportation staff.

Summary:

The proposed Conditional Use Permit with Site Plan is consistent and meets the requirements as set forth with the Surprise General Plan 2035, Surprise Farms PAD and all applicable zoning codes and all City reviewing departments have reviewed the request and expressed no concerns.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to approve case FS23-0378, subject to stipulations 'a' through 'e' as outlined below:

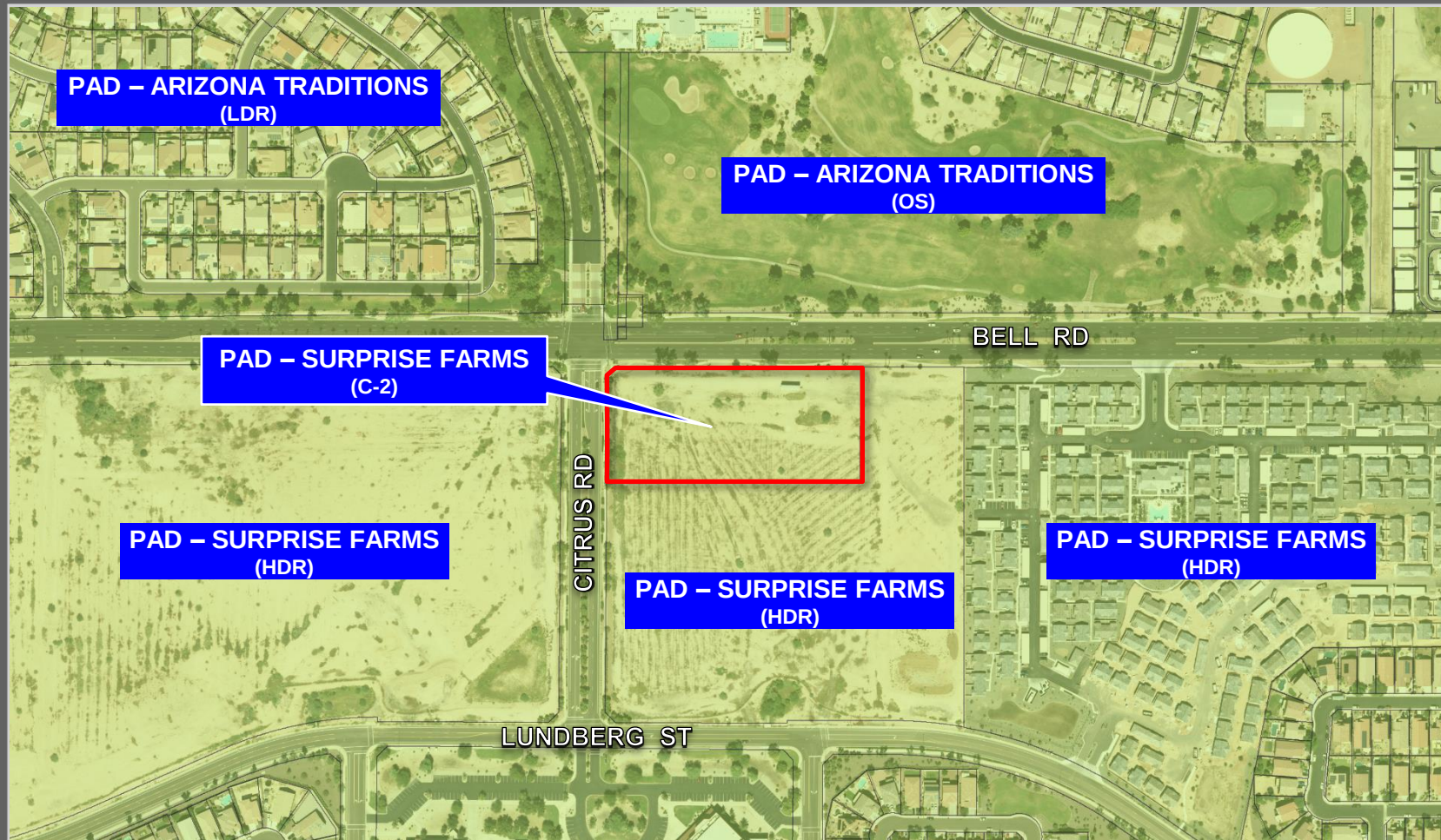
- a. Development and use of the site shall be consistent with the Site Plan entitled "Allora Starbucks," Sheet AS100, prepared by Mour Group and received September 12, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Mixed Use Retail Development," consisting of two (2) sheets prepared by T.J. McQueen & Associates and received September 8, 2023.
- c. Building elevations shall be consistent with the Elevations entitled "Multi-tenant Development" consisting of one (1) sheet prepared by Mour Group and received September 8, 2023.
- d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

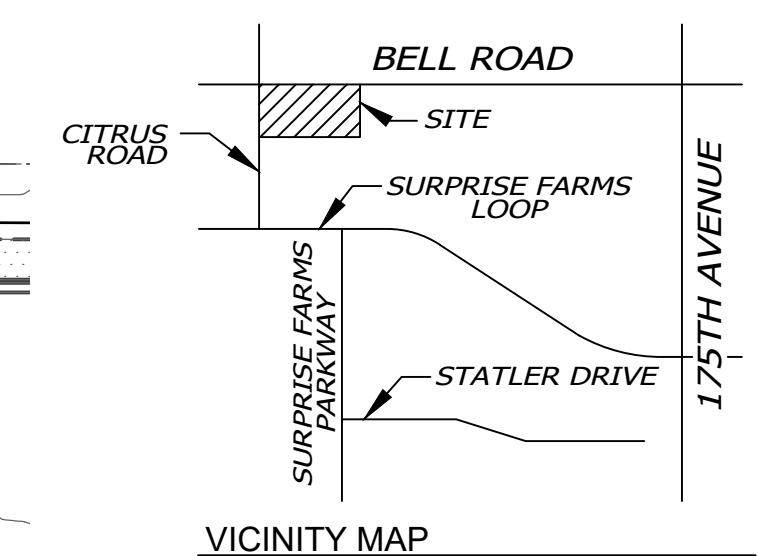
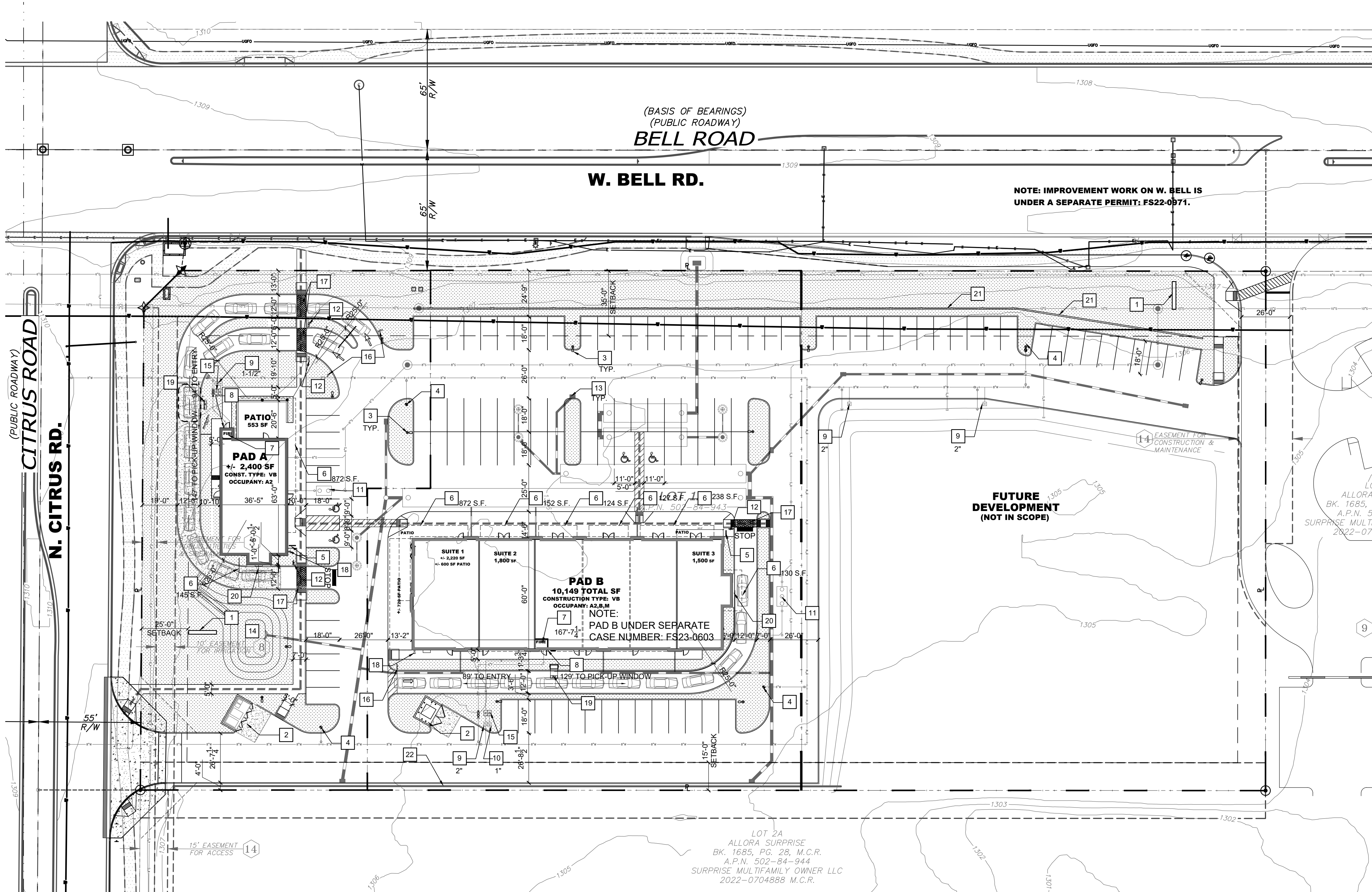
226 However, should the Commission wish to **deny** the request, the Commission should make
227 its own findings and base its decision on those alternative findings.

228
229 **Attachments:**

230
231 01 Vicinity Map
232 02 Zoning Map
233 03 Site Plan
234 04 Elevations
235 05 Landscape Plan
236 06 Citizen Outreach Report - REDACTED
237 07 Affidavit of Site Posting
238 PPT







SITE INFORMATION

PARCEL NUMBER: 502-84-943

LEGAL DESCRIPTION:

LOT 1A, OF ALLORA SURPRISE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1685 OF MAPS, PAGE 28.

SITE AREA: 3.880 ACRES
169,010 S.F.

ZONING: SURPRISE FARMS PLANNED AREA DEVELOPMENT (PAD)
UNDERLYING ZONE OF COMMUNITY COMMERCIAL (C-2)

SETBACKS:

PAD:
FRONT - 35'
INTERIOR SIDE - 15'
CORNER SIDE - 25'
REAR - 15'

PARKING:

FRONT - 4'
INTERIOR SIDE- 3'
CORNER SIDE- 4'
REAR - 3'

BUILDING AREA

PAD A, TAKE-OUT RESTAURANT, 2,400 S.F.

PARKING

REQUIRED RATIOS
TAKEOUT RESTAURANT: 1/150
BYCYCLE: 1/20 PARKING STALLS

	REQ'D	PROVIDED
PAD A	16	17

PARKING STALLS SIZE: 9'x18'

BICYCLE PARKING: REQUIRED 1 SPACES,
PROVIDED: 3 SPACES

TECHNICAL CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRIC CODE
- ICC A117.1-2009 (FOR ADA)
- ORDINANCE 2019-031 (LOCAL AMENDMENTS)

PERVIOUS/IMPERVIOUS AREAS

TOTAL SITE AREA: 169,010 SF (3.88 ACRES)
TOTAL IMPERVIOUS AREA: 143,925 SF (3.30 ACRES)
TOTAL PERVIOUS AREA: 25,085 SF (0.58 ACRES)
IMPERVIOUS AREA PERCENTAGE: 14.8% IMPERVIOUS

NOTES:

- A. CO2 MONITORING IS REQUIRED FOR BULK CO2 INSTALLATIONS OVE 50# - 2018 IFC 5307.2 LOCAL AMENDMENT. OCCUPANT NOTIFICATION WILL BE REQUIRED IN THE PATRON AREA. CO2 EXHAUST SYSTEM IS REQUIRED FOR INSIDE STORAGE OF BULK CO2.
- B. SOLID WASTE VEHICLE ROUTS SHALL PROVIDE A MINIMUM 20 FEET CLEAR OF ALL OBSTRUCTIONS IN ORDER TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE OR DAMAGE TO THE VEHICLE ITSELF. OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO, PLANT GROWTH, STRUCTURES, AWNINGS, BUILDING PROJECTION, AND ATHLETIC EQUIPMENT, SHALL NOTE PROJECT INTO THE ROADWAY OR ALLEY, AND A MINIMUM OVERHEAD OR 14 FEET IS REQUIRED. GREATER CLEARANCE IS REQUIRED FOR OVERHEAD ELECTRICAL AND COMMUNICATION LINE PER NATIONAL ELECTRIC SAFETY CODE RULE 232. REQUIREMENTS MAY VARY DEPENDING ON UTILITY.
- C. AN ERC RADIO SURVEY WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED PER IFC 510

SITE PLAN

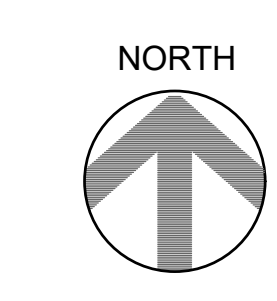
SCALE: 1"=30'-0"

KEYED NOTES

- MONUMENT SIGN, UNDER SEPARATE PERMIT
- TRASH ENCLOSURE, SEE DETAILS, 1,2,3,4/AS101. TRASH ENCLOSURE DOORS SHALL NOT SWING INTO THE DRIVE AISLES.
- LIGHT POLE, SEE DETAIL 5/A101.
- FIRE HYDRANT
- BICYCLE RACK, 3 BIKE
- CANOPY/AWNING AREA AS INDICATED
- FIRE RISER ROOM
- KNOX BOX
- DOMESTIC WATER METER, SIZE INDICATED.
- IRRIGATION METER, SIZE INDICATED
- GREASE INTERCEPTOR
- PEDESTRIAN CROSSING SIGN
- CATCH BASIN
- RETENSION BASIN
- BACKFLOW
- DRIVE-THU SIGN
- ENHANCED PAVING AT DRIVE-THRU PEDESTRIAN CROSSING.
- BUILDING MOUNTED FDC
- ORDER/MENU BOARD
- PICK-UP WINDOW
- 3'-0" HIGH SCREEN WALL, SEE DETAIL 7/AS101.
- RETAINING WALL

NOTES:

- INDICATES LANDSCAPE AREA, SEE LANDSCAPE DRAWING
- INDICATES CONCRETE PAVING, SEE CIVIL DRAWINGS
- INDICATES ACCESSIBLE PATH OF TRAVEL
- INDICATES SEWER LINE, SEE CIVIL DRAWINGS
- INDICATES WATER LINE, SEE CIVIL DRAWINGS
- INDICATES STORM DRAIN LINE, SEE CIVIL DRAWINGS



CASE NUMBER
FS23-0378

Revisions:

1	
2	
3	
4	
5	
6	

REGISTERED ARCHITECT
67321
JOSEPH SKIMMING
DATE SIGNED 07/11/23
ARIZONA USA

Joseph Skimming

MOUR GROUP

ENGINEERING + DESIGN

6593 RIVERDALE ST.
SAN DIEGO, CA. 92120
PH. 619.727.4800

ALLORA STARBUCKS

PROJECT

ALLORA STARBUCKS

SEC BELL AND CITRUS
SURPRISE, ARIZONA

CLIENT:

SIMON SKYLINE IV, LLC

6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 7459-7851
fax (480) 588-4150

SIMON CRE

SMALL COMMERCIAL REAL ESTATE

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DATE: AUGUST 15, 2023

PROJECT NO.: SI2301

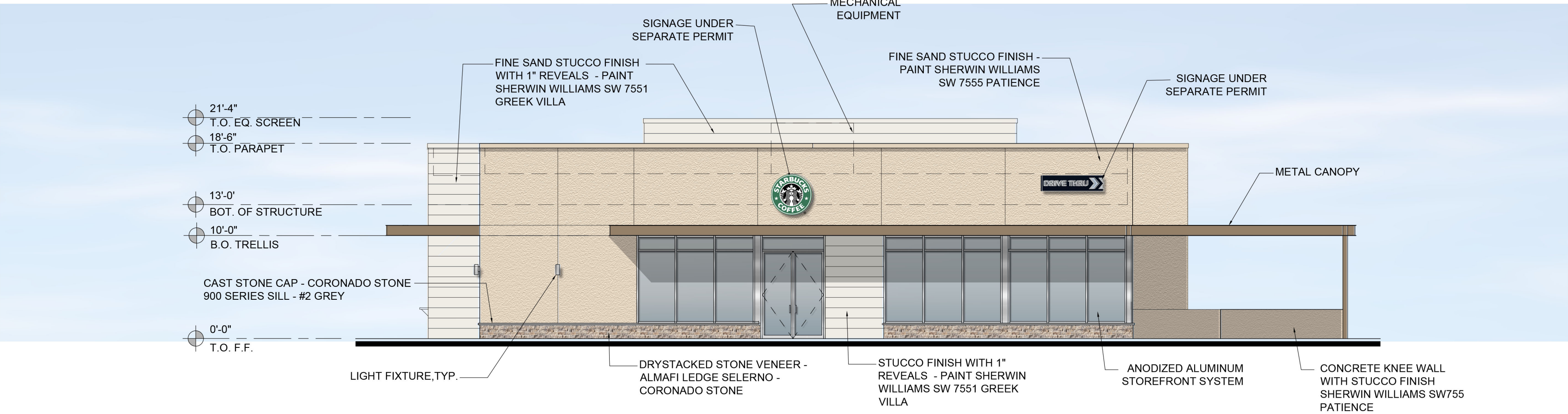
DRAWN: -

SCALE: AS SHOWN

SHEET TITLE: SITE PLAN

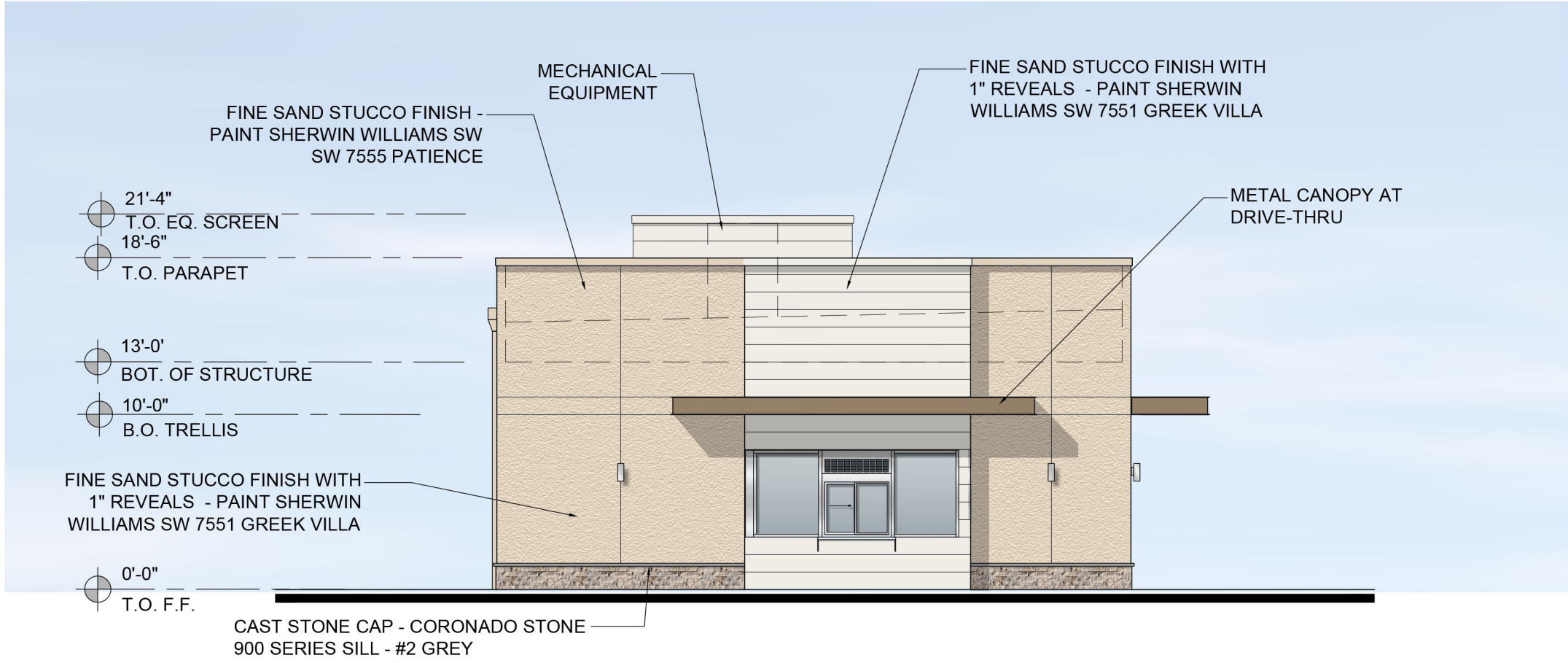
SHEET #

AS100



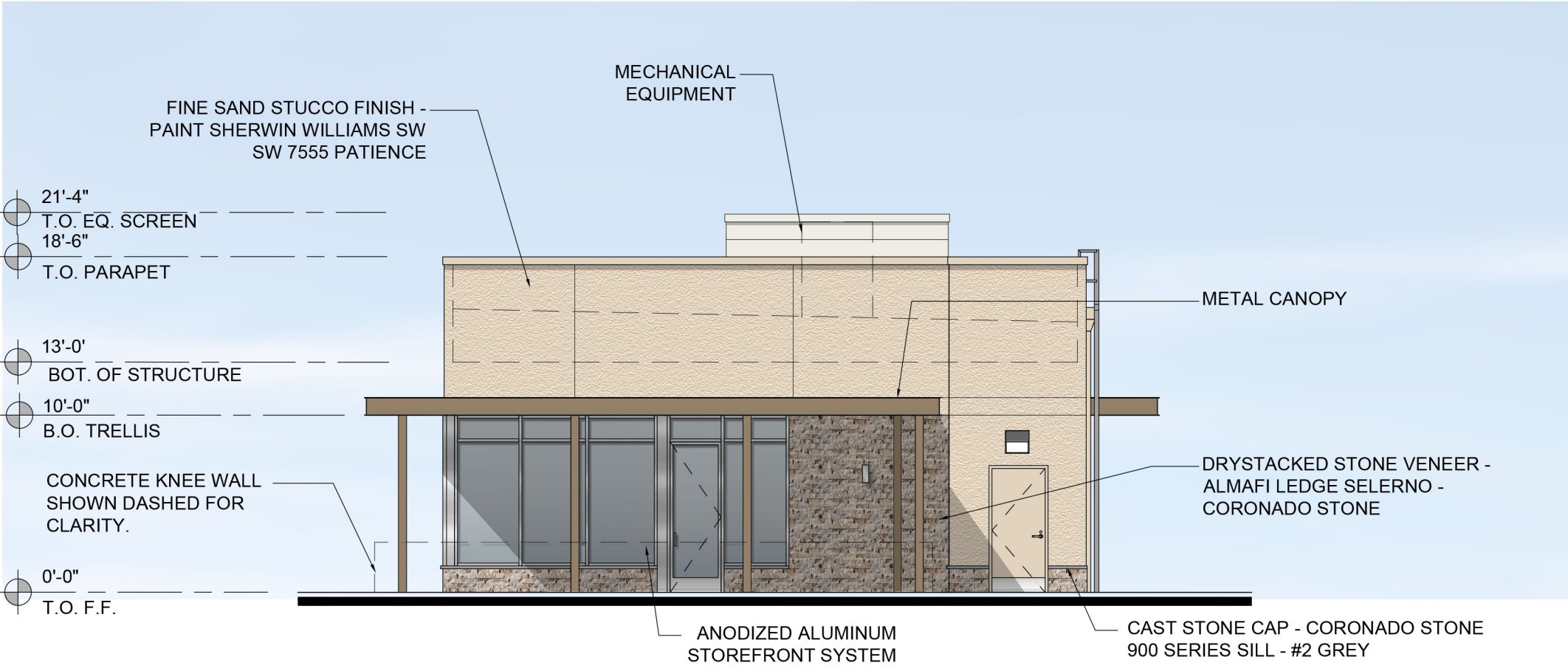
FRONT ELEVATION - EAST

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



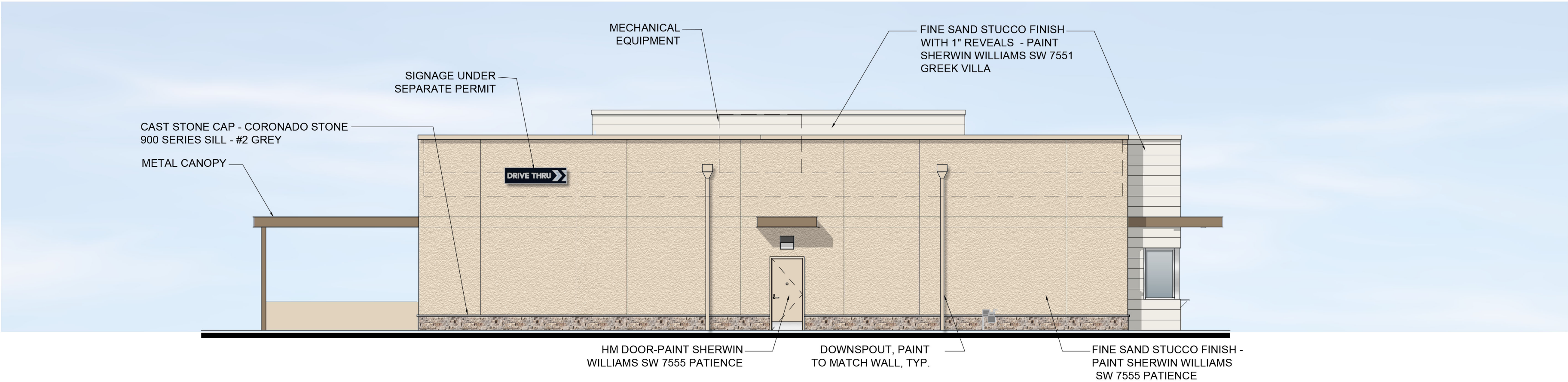
SIDE ELEVATION - SOUTH

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



SIDE ELEVATION - NORTH

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



REAR ELEVATION - WEST

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

NOTE: ALL SES EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING



SIMON CRE
6900 E 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 7459-7851
fax (480) 588-4150

ALLORA STARBUCKS
SEC BELL CITRUS
SURPRISE, AZ

PAD A - SHELL BUILDING
OCTOBER 29, 2023



MOUR GROUP ENGINEERING + DESIGN
6593 RIVERDALE STREET
SAN DIEGO, CA 92120
TEL: 619.727.4800

CASE NUMBER
FS23-0378



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
36" BOX (8)
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (17)
- ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
36" BOX (17)
- CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
36" BOX (24)
- PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL) (24)
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (130)
- MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (137)
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (28)
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (107)
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH
- HESPERALOE PERPA
BREAK LIGHTS
5 GALLON (308)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (231)
- DASYLIRION LONGISSIMA
TOOTHLESS DESERT SPOON
5 GALLON (32)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (76)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

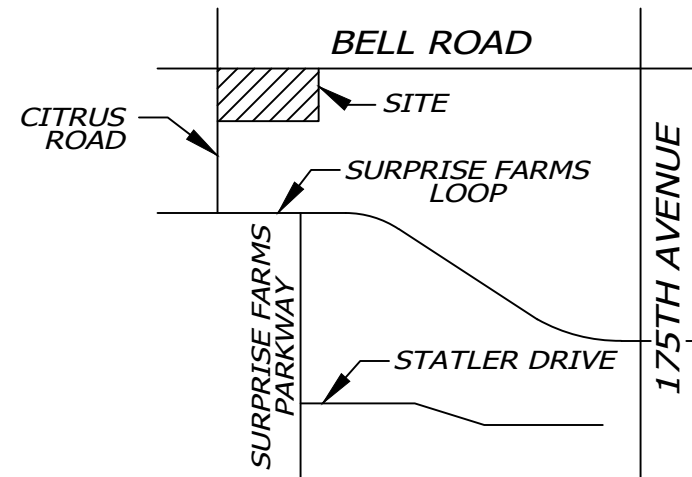
SVT NOTE:

"SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01."



LANDSCAPE PLAN

SCALE: 1"=20'-0"
GRAPHIC SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

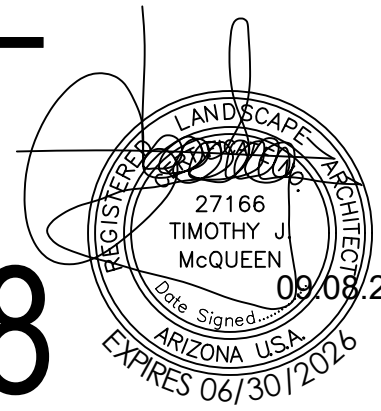
FS23-0378

T.J. McQUEEN & ASSOCIATES, INC.

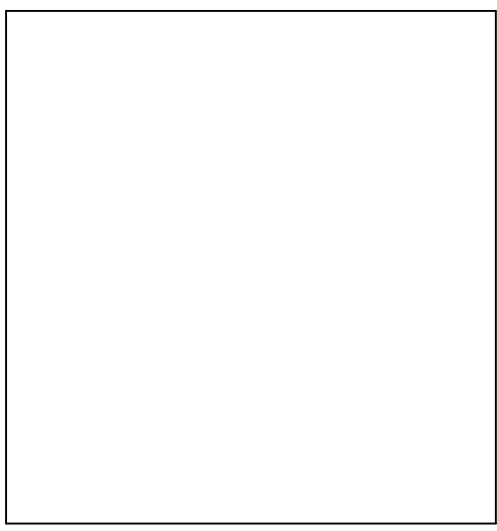
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 265-0320

EMAIL: timmcqueen@tjmla.net



Revisions:	
1	
2	
3	
4	
5	
6	



6593 RIVERDALE ST.
SAN DIEGO, CA. 92120
PH. 619.727.4800

PROJECT
**MIXED USE RETAIL
DEVELOPMENT**
SEC CITRUS AND BELL
SURPRISE, ARIZONA

CLIENT:
SIMON SKYLINE IV, LLC
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
tel. (480) 589-7851
fax (480) 588-4150

COPYRIGHT NOTICE:
THESE DRAWINGS ARE INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF MOUR GROUP ENGINEERING + DESIGN WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR AS AN EXTENSION TO THIS PROJECT WITHOUT WRITTEN AUTHORIZATION AND APPROPRIATE COMPENSATION TO MOUR GROUP ENGINEERING + DESIGN.

DATE:	09.08.23
PROJECT NO.:	SI2301
DRAWN:	-
SCALE:	AS SHOWN
SHEET TITLE:	LANDSCAPE PLAN
CASE NUMBER:	FS20-669
SHEET #	La.01

SEC Bell Rd. & Citrus Rd. (Allora Multi-Tenant)

SEC Bell Rd. & Citrus Rd. Surprise, AZ, 85388

Citizen Participation Report for Neighborhood Meeting

Conditional Use Permit to Allow for a Drive-Through for a future Starbucks



Submitted By:

Bell Citrus Partners LLC

Ian Lang

6900 E 2nd St

Scottsdale, AZ 85251

Site Information:

Parcel Number: 502-84-943

Proposed Use: Multi-Tenant Commercial Center

Current Zoning: PAD

Case Number: FS23-0378

I. Executive Summary

The mandatory neighborhood meeting was held on July 19th, 2023, at 6:00 pm at the Willow Canyons High School auditorium. The high school is located at 17901 W Lundberg Street, Surprise, AZ 85388, which is roughly 800 +/- feet from our proposed Starbucks location. SimonCRE is anticipating to submit all of the necessary items needed for the Starbucks Planning Commission hearing by 9/29 in order to be a part of the 11/16 Planning Commission Hearing Agenda.

II. Neighborhood Notifications

The cities direction to update the neighboring citizens of the future development was to add two standard City of Surprise on-site billboards where it exhibited to the neighboring communities when and where our Starbucks neighborhood meeting would be taken place at. The on-site signage was installed on 6/30/2023 to make sure that we were able to hold the neighborhood meeting on 7/19/2023. The City of Surprise was provided with the affidavit of posting on 7/6/2023 and we were provided with the insight from the city that they had sent out mailers to the neighboring communities to make sure that they were aware of the 7/19/2023 neighborhood meeting.

III. Neighborhood Meeting Outcome

A.) Substance of Concerns, Issue, and Problem and how SimonCRE Answered

Question: Worried about how much additional traffic the Starbucks will bring to the area when there is an Highschool that is just south of the development.

Answer: The peak trips for the Starbucks will not conflict with the schools pick up and drop off hours.

Question: Why a Starbucks? There is already one that is near the Winco on Bell Road and Eastham Parkway.

Answer: Starbucks specifically chose this site as they believed it complimented the addition of the new residential developments that are being constructed next to the site. It has been

illustrated to the SimonCRE team that the Starbucks on Bell Road and Eastham is having stacking issues for their drive thru. One of the intents of the Bell and Citrus Starbucks site is to help alleviate the overflow of traffic that has been generated from the addition of the Eastham Parkway Starbucks.

Question: Will I need to do a U-turn near the school on Lundberg Street to get into the site if I'm driving West on Bell Road?

Answer: No, there is a left turn in lane on Bell Road.

B.) Neighbors' Concerns that SimonCRE Didn't Address

One of the main discussion points that the neighbors brought up in the meeting were the concerns that were exhibited by the addition of the multifamily housing that is currently under construction on the southern portion of our site. We explained to the community that we do not represent that residential development company that did the entitlements for that project, so we are unable to speak to their concerns as that is a separate entity.

The neighbors also had concerns in regards to the future tenants that would be a part of the Pad B "Shops" building that is a part of the second phase of the Allora Citrus and Bell multi-tenant development. SimonCRE was unable to answer these questions on the possible future tenants because we did not have locked in leases so therefore, we had to maintain the privacy of the prospective users.



Sign In Sheet
Citrus and Bell- Proposed Starbucks Coffee
07/19/2023

Name	Address	Email
SHAWN McMANIGELL		
DAN & STANLEE DAVEY		
Dan & Shirley Stapleton		
David Gentry		
Majesty Arney		

Global. Net



Ian Lang <ian.lang@simoncre.com>

Re: Citrus and Bell (Surprise) Development

Maria Grishina <maria.grishina@simoncre.com>
To: Dave and Deb Gentry <dndgentry@gmail.com>
Cc: DevConMG <DevConMG@simoncre.com>

Fri, Jul 21, 2023 at 1:22 PM

Good afternoon Dave and Deb, thank you very much for reaching out! We will check out the review on Facebook and make a note of the suggested users for Pad B.

Thanks again and i hope you will have a great weekend :)

Maria Grishina

Development Project Manager



6900 E. 2nd Street

Scottsdale, AZ 85251

D: 480.745.2016

O: 480.745.1956

[Website](#) | [Email](#) | [vCard](#) | [LinkedIn](#)

[Need a Sum Up on CRE News? Click Here](#)

On Fri, Jul 21, 2023 at 12:47 PM Dave and Deb Gentry <dndgentry@gmail.com> wrote:

I want to thank you for the information provided at the public meeting last Wednesday. I wrote a review of the meeting on the Surprise Farms III Facebook page. If you read it, I hope you feel it was a fair representation of the meeting.

We would like to add to your list of potential users of the Pad B spaces. They are: a golf cart sales and service business, florist, women's boutique, jewelry store, Hallmark or similar stationary/card store, used book and/or record store.

We look forward to an announcement of the two possible tenants you are working on once you get a firm commitment. Best of luck with the Starbucks project.

David and Deb Gentry

AFFIDAVIT OF POSTING

Application No:

FS22-1248 Paradise Gardens

Applicant Name:

Red Pine Reality & Development

Location:

NEC Paradise Ln & N Church St

Date Site Posted:

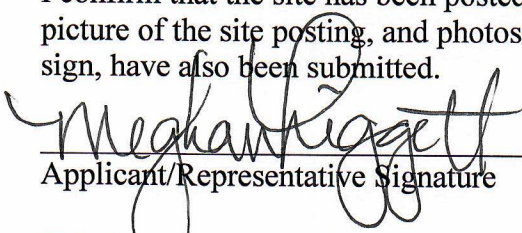
05/17/23

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

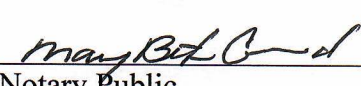

Applicant/Representative Signature

Date

5/17/23

This instrument was acknowledged before me on 05/17/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public

10-25-24
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: July 19, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Information:

Date: July 19, 2023

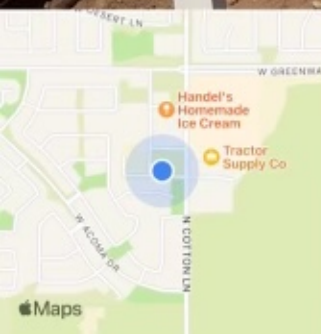
Time: 6pm-8pm

Case number: FS23-0378



Request: CUP to allow for a drive thru coffee user.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Jun 30, 2023 09:50AM

W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: July 19, 2023

Time: 6:00 P.M.

Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Information:

Date: July 19, 2023

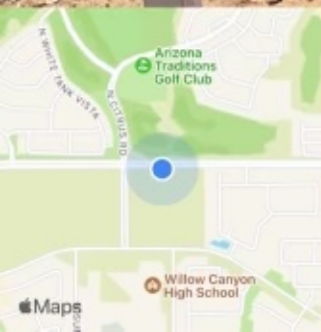
Time: 6pm-8pm

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Jun 30, 2023 09:50AM

W Bell Rd
 Maricopa County

Notice of Public Hearing

City of Surprise

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Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Information:

Date: July 19, 2023

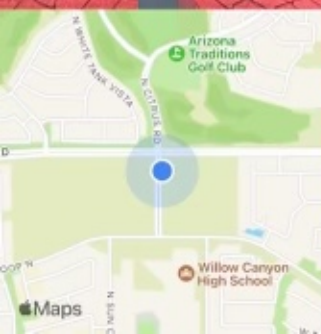
Time: 6pm-8pm

Case number: FS23-0378



Request: CUP to allow for a drive thru coffee user.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Jun 30, 2023 10:18AM
15821-16999 N Citrus Rd
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS23-0378
Applicant Name: SIMONCRE
Location: SEC Citrus Rd. and Bell Rd.
Date Site Posted: 9/27/2023

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

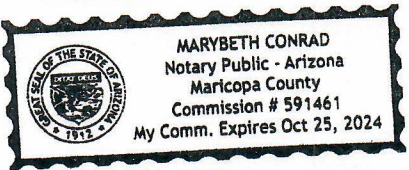
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I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 9/27/2023
Applicant/Representative Signature Date

This instrument was acknowledged before me on 9/27/2023, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Mary Beth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

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City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: July 19, 2023

Time: 6:00 P.M.

Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Planning & Zoning

Date: November 16, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Information:

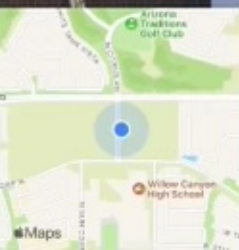
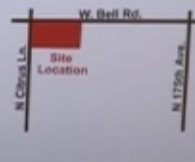
Date: July 19, 2023

Time: 6pm-8pm

Case number: FS23-0378

Request: CUP to allow for a drive thru coffee user.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Sep 28, 2023 09:14AM
15821-16999 N Citrus Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: July 19, 2023

Date: November 16, 2023

Date: TBD

Time: 6:00 P.M.

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Location: Willow Canyon HS
17901 W Lundberg St,
Surprise, AZ 85388

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

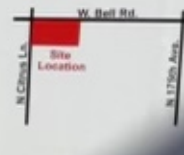
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Surprise, AZ 85374

Virtual Meeting Information:

Date: July 19, 2023

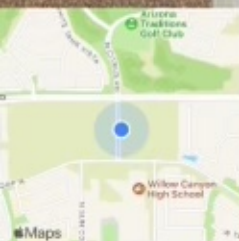
Time: 6pm-8pm

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Sep 28, 2023 09:15AM
15821-16999 N Citrus Rd
Maricopa County

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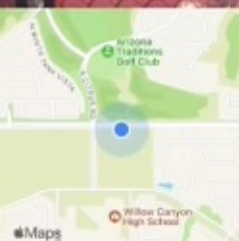
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W Bell Rd

Maricopa County

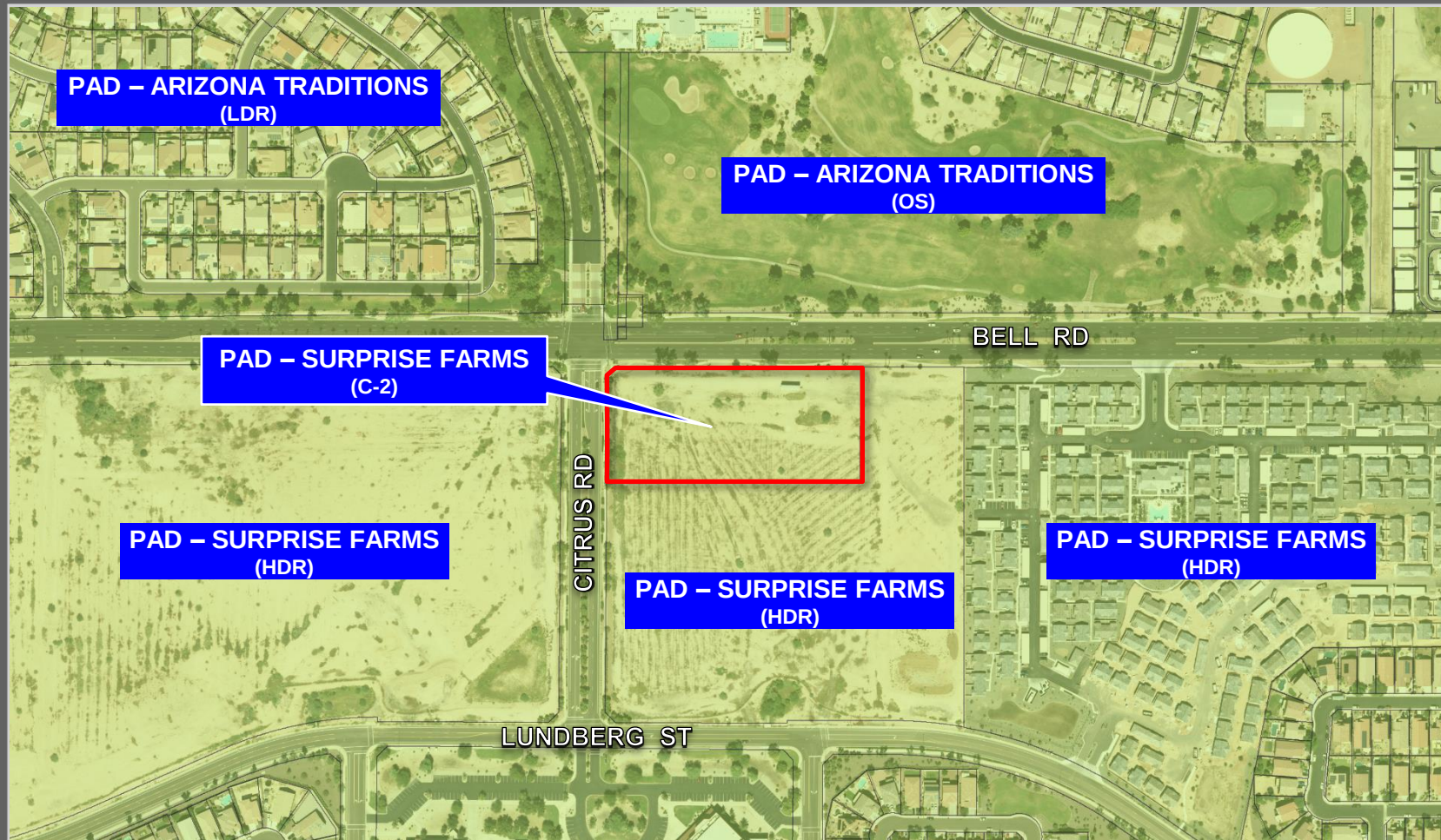


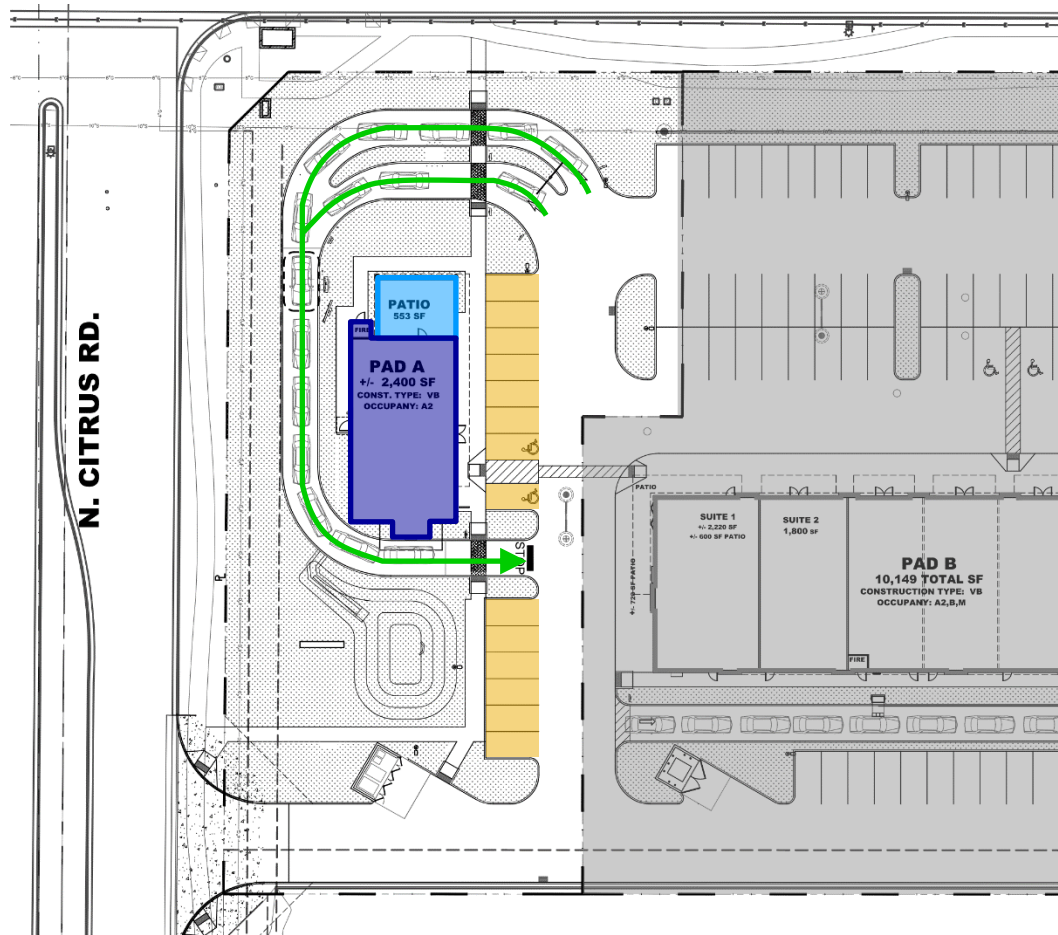
FS23-0378

Allora Multi-Tenant Starbucks Conditional Use Permit and Site Plan

Planning & Zoning Commission
November 16, 2023







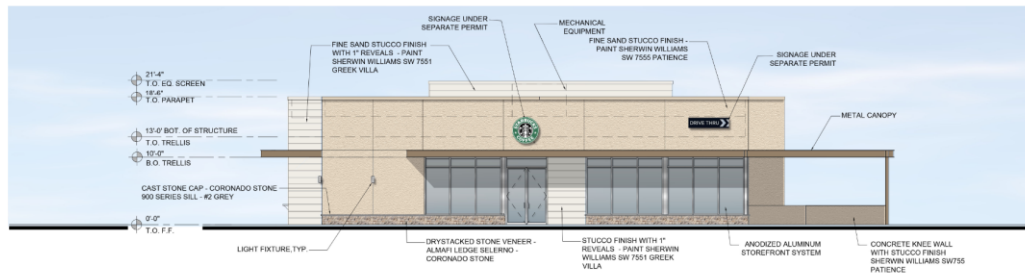
2,400 S.F. Starbucks Restaurant
+ 553 S.F. Patio

Total S.F.

Parking Required = 5 Spaces
Parking Provided = 11 Spaces ✓

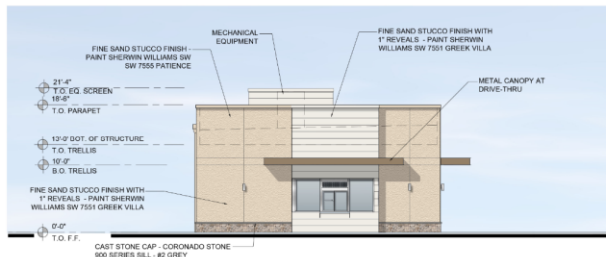
Drive-Through Lane
(Queuing Capacity = 5 Vehicles)

FS23-0378 SITE PLAN



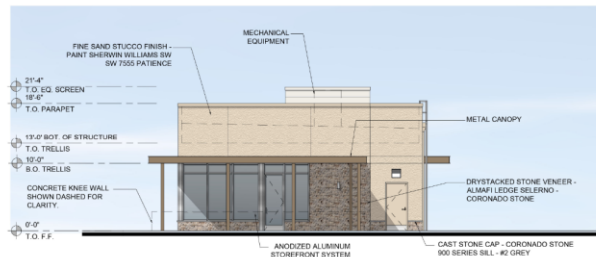
FRONT ELEVATION - EAST

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



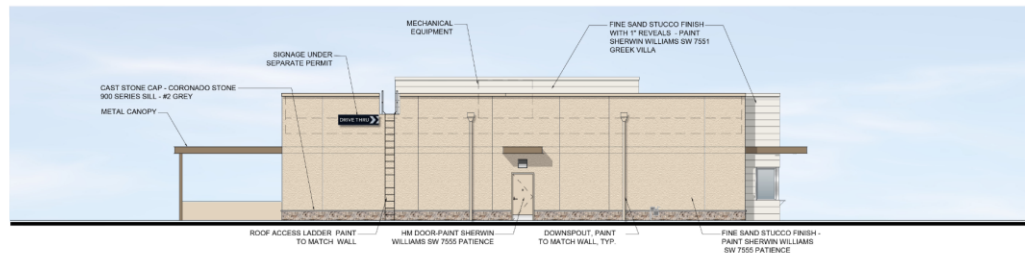
SIDE ELEVATION - SOUTH

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



SIDE ELEVATION - NORTH

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



REAR ELEVATION - WEST

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

W. BELL RD.

N. CITRUS RD.



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
"LIVE OAK"
36" BOX (8)
- PISTACIA X RED PUSHT
RED PUSHT PISTACHE
36" BOX (17)
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CHINESE ELM (MATCHING)
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36" BOX (24)
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MEXICAN FENCE POST
3-STALK GROUPING (2.5' x 2' 1" TALL) (24)
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YELLOW YUCCA
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REGAL MIST DEER GRASS
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TOOTHLESS DESERT SPOON
5 GALLON (32)
- TECOMA "ORANGE JUBILEE"
ORANGE JUBILEE
5 GALLON (78)

1/2" SCREENED ROCK PROS MAHOAGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

SVT NOTE:

"SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE DETAIL 4.01."



Outreach

Neighborhood Meeting

July 19, 2023

- Willow Canyon High School
 - 8 attendees
 - Concerns: traffic, access, future tenants on Pad B,





RECOMMENDATION



Staff Recommendation:

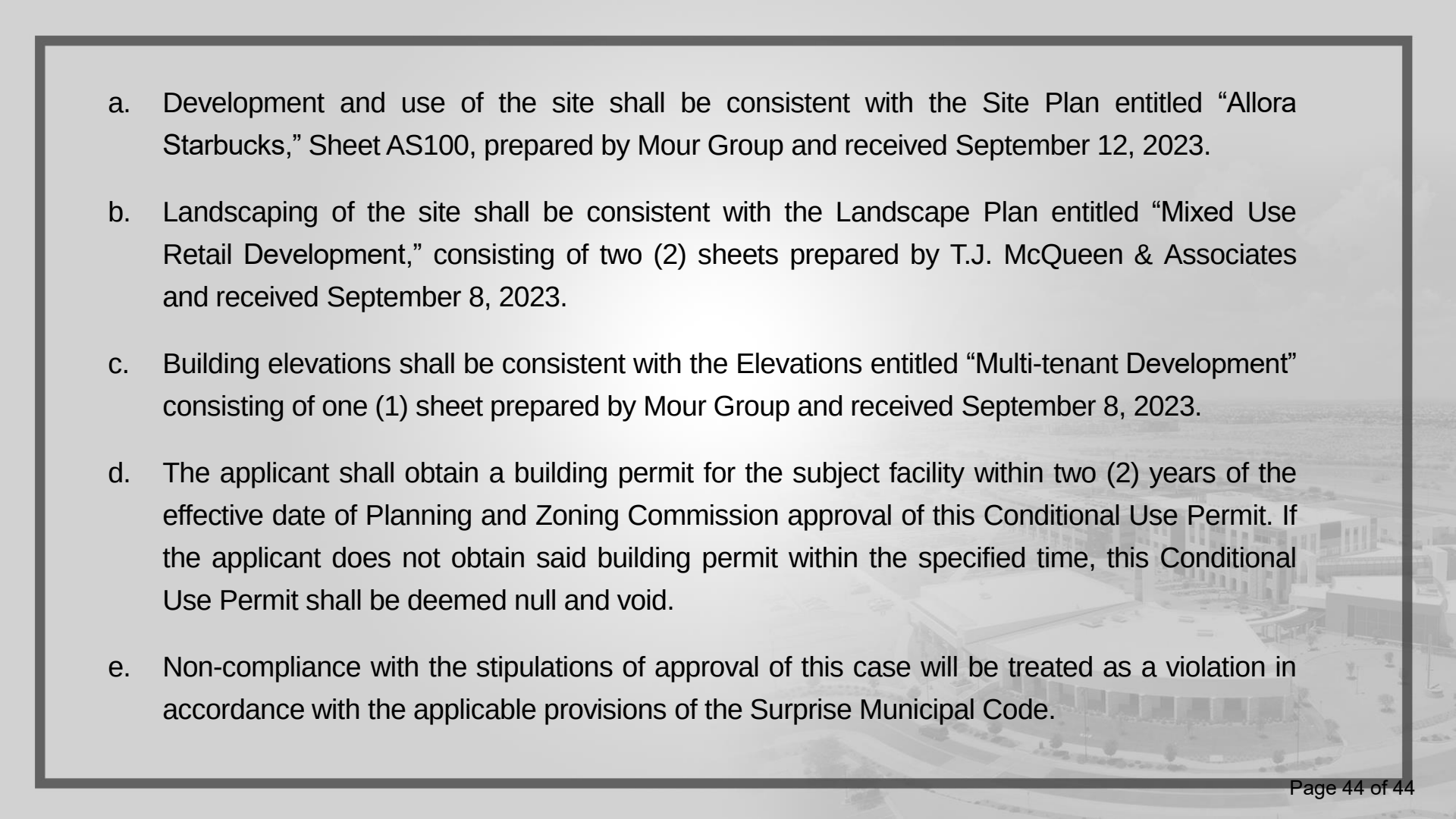
Planning & Zoning Commission Approve, subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Allora Starbucks,” Sheet AS100, prepared by Mour Group and received September 12, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Mixed Use Retail Development,” consisting of two (2) sheets prepared by T.J. McQueen & Associates and received September 8, 2023.
 - c. Building elevations shall be consistent with the Elevations entitled “Multi-tenant Development” consisting of one (1) sheet prepared by Mour Group and received September 8, 2023.
 - d. The applicant shall obtain a building permit for the subject facility within two (2) years of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
 - e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.