



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 20, 2019 @ 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 review and approve or disapprove the June 6, 2019 Planning and Zoning Minutes. | Lorraine Nevarez
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 6 | Consideration and action regarding a Major Site Plan Amendment for U.S. Door and Building Components. | ROBERT
KUHFUSS
Community
Development |
| 3. | District 5 | Consideration and action pertaining to approval of the Site Plan for Tire Works at Civic Center at Surprise Center,generally located on the northwestern corner of Civic Center Drive and Elm Street. | Hobart Wingard
Community
Development |

- 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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: June 12, 2019 at 4:40 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 20, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the June 6, 2019 Planning and Zoning Minutes.

Motion:

I move to approve the June 6, 2019 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 6-6-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

June 6, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 June 6, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Interim Community Development Director Chris Boyd, Chief Deputy City Attorney Ellen Van Riper, Asst. Community Development Director Lloyd Abrams, Deputy Assistant City Manager Terry Lowe, City Attorney Robert Wingo, Fire Chief Tom Abbott, Assistant Fire Chief Brenden Espie, Fire Marshall Keith Tanner, Transportation Planning Manager Martin Lucero, Current Planning Supervisor Robert Kuhfuss, Planner Joshua Mike, Administrative Assistant Nichole Flores and Zoning Commission Secretary Lorraine Nevarez. Guest Presenter State Lands Department Director of Planning and Engineering Mark Edelman.

COUNCIL MEMBERS PRESENT:

Vice Mayor Roland Winters, Council Member Patrick Duffy, Council Member Ken Remley

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the May 16, 2019 Planning and Zoning Commission Minutes.

Vice Chair Bash made a motion to approve the May 16, 2019 Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Major PAD Amendment (Zone Change) of approximately 634 acres from PAD-OS, PAD-RM, PAD-RL, PAD-CN, and PAD-PF to PAD-OS, PAD-RM, PAD-RL, PAD-MU, and PAD-PF for Marisol Ranch.

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

Chair Keating opened the call to the public.

Jacqueline Carroll, resident, shared her concerns regarding non-compliance of this annexation, shortage of water resources and saguaros.

Ann Fleming, resident, shared her concerns regarding this annexation and roadway development. Ms. Fleming noted she moved out to that area for peace and quiet and starry skies.

Christina VanArsdale, resident, shared her concerns regarding public safety and native plants.

Peggy Hill, resident, shared her concerns regarding road development and not enough water resources.

Sandy Lester, resident, shared her concerns regarding not having enough water resources, road development and property value.

Paul Fischetto, resident, shared his concerns regarding shortage of water, schools, and road development.

Raymond Grim, resident, shared that development is necessary for additional commercial growth in that area. He noted there are plans to develop the roads in the near future that will accommodate the number of residents estimated to live in Surprise.

John Johnson, resident, shared his concerns regarding the number of houses proposed, schools, public safety and road development.

Dragos Neagu, resident, inquired if the City of Surprise does not annex the property, could the City of Peoria annex the property.

Hearing no further comments, Chair Keating closed the call to the public.

The Commission heard additional information from State Land Department, City of Surprise Water Department, City of Surprise Transportation Department and the City of Surprise Fire Department.

The Commission discussed the following:

- Water Resources
- Water Standards
- Water Recovery
- Drainage Concerns
- Flood Plains
- Types of zoning uses
- Development Process
- Road Developments

- Road Improvements
- Traffic Flow
- Fire Stations
- Emergency Safety Concerns
- State Land Process
- Schools
- Development Timeframe

Chair Keating shared his reasoning for opposition to this rezone. Chair Keating noted that he does not feel this fits the character of that area. He asks that the developer work with the current community to make sure there continues to be connectivity to walkways that accommodate all uses.

Commissioner Smith made a motion to recommend approval of the proposed Major PAD Amendment to the Mayor and City Council subject to stipulations “a” and “b” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 5 votes in favor, 2 against (Chair Keating and Commissioner Chapman).

Item 3 – District 1 – Consideration and action regarding a Zone Change of approximately 486 acres from Residential Ranch (RR) to Planned Area Development (PAD-RL, PAD-RM, PAD-MU, and PAD-OS) for Lone Mountain Ranch.

Robert Kuhfuss, Current Planning Supervisor, presented item 3 to the Commission.

Chair Keating opened the call to the public.

Travis Huff, resident, shared his concerns regarding current roadway and the development of future roadways.

Sandy Lester, resident, shared her concerns regarding traffic, road development and water recovery.

Ann Fleming, resident, shared her concerns regarding this annexation, water issues and noted this development does not fit the area.

Jacqueline Carroll, resident, shared her concerns regarding Arizona federal regulations non-compliance of this annexation, shortage of water resources and saguaros. Urban development roadways, washes, studies not completed on the impact to the residents

Hearing no further comments, Chair Keating closed the call to the public.

The Commission discussed the following:

- Open Space
- Number of Dwelling Units
- Washes
- Dark Lighting
- Drainage Concerns

Vice Chair Bash made a motion to recommend approval of the proposed Zone Change to the Mayor and City Council subject to stipulations “a” and “b” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 5 votes in favor, 2 against (Chair Keating and Commissioner Chapman).

OTHER BUSINESS:

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

None.

ADJOURNMENT:

Hearing no further business, Vice Chair Bash made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Smith seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 9:19 p.m.

Chris Boyd
Interim Community Development Director

Matthew Keating
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 Meeting

Council Meeting Date: June 20, 2019

Contact Person: ROBERT KUHFUSS

Submitting Department: Community Development District: District 6

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action regarding a Major Site Plan Amendment for U.S. Door and Building Components.

Motion:

Move to approve subject to stipulations "a" through "c".

Background:

Waldy Coronado of Westwood Professional Services, on behalf of U.S. Door and Building Components and Janus International, seeks approval of a Major Site Plan Amendment to allow a 3-phase expansion of the existing Janus facility located at the northwest corner of Peoria Avenue and Solar Canyon Way. The first phase of development will include temporary parking that will serve as overflow parking for the existing Janus Facility. The second phase replaces the temporary parking with a permanent parking field and adds temporary outdoor storage and screening, also serving the existing Janus facility. The third phase will include a new manufacturing building, additional parking, and will replace the Phase 2 outdoor storage area with a permanent outdoor storage area. The proposed development is consistent with the Skyway Business Park. The proposed improvements will remedy a long standing parking issue and will allow for the expansion of a successful Surprise business.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS19-002 Janus International Site Plan Amendment 06-20-19 P&Z Staff Report
 2. 01 FS19-002 Janus Site Plan Vicinity Map
 3. 02 FS19-002 Janus Site Plan Case Map
 4. 03 FS19-002 Site Plan
 5. 04 FS19-002 Landscape Plan
 6. 05 FS19-002 Janus Site Plan 26-20-19 P&Z Presentation
-

MAJOR SITE PLAN AMENDMENT REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-002**

2
3 **Project Name:** Janus International

4
5 **Council District:** 6 – Palo Verde

6
7 **Meeting Date:** **June 20, 2019**

8
9 **Planner:** Robert H. Kuhfuss, AICP

10
11

12 **Owner:** U.S. Door and Building Components, LLC

13
14 **Applicant:** Westwood Professional Services, Inc.

15
16 **Request:** Major Site Plan Amendment

17
18 **Site Location:** North of the Northwest Corner of Peoria Avenue and Solar Canyon
19 Way

20
21 **Site Size:** 11.4 acres (approx.)

22
23 **Density:** N/A

24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

26
27 **Support/Opposition:** None known

28
29 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed Site Plan
30 Amendment, subject to stipulations 'a' through 'c'.

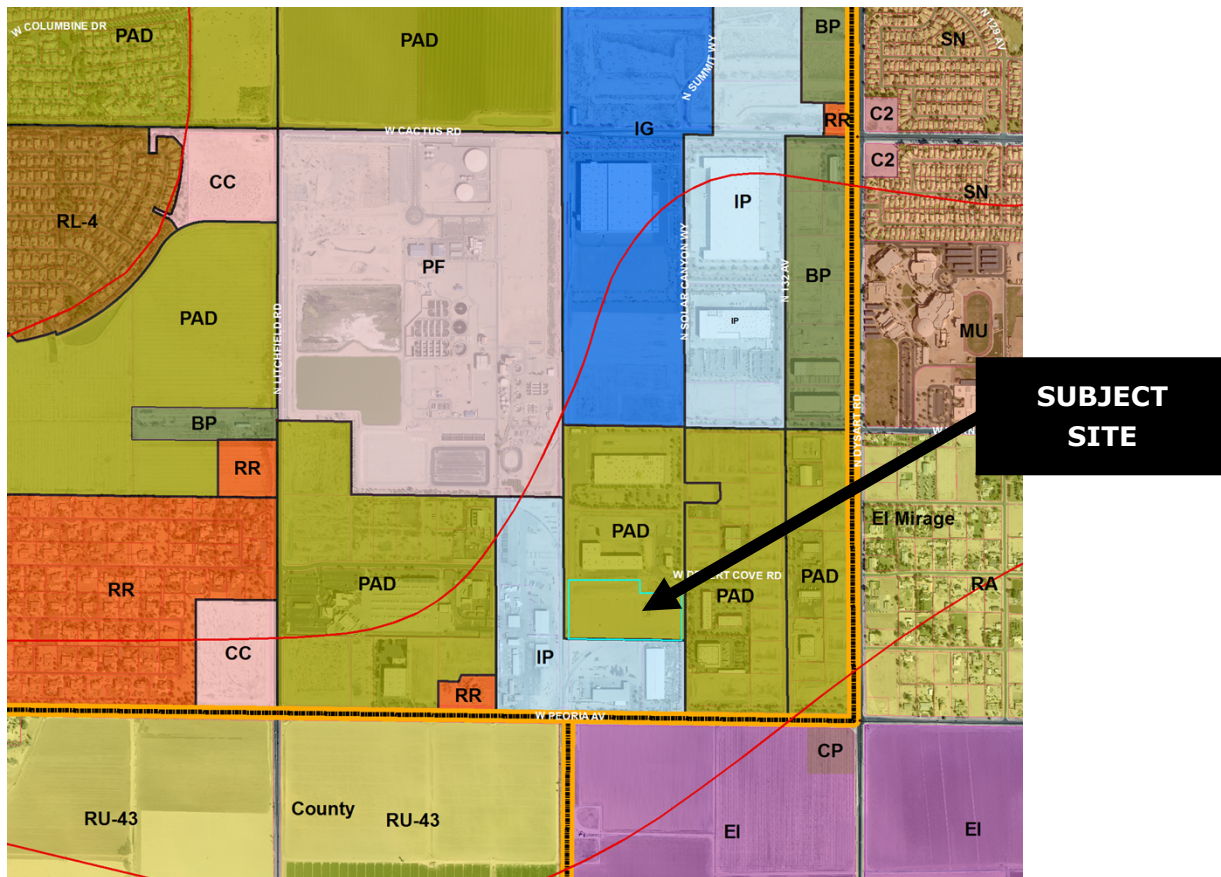
Project Description:

Waldy Coronado of Westwood Professional Services, on behalf of U.S. Door and Building Components and Janus International, seeks approval of a Major Site Plan Amendment to allow a 3-phase expansion of the existing Janus facility located at the northwest corner of Peoria Avenue and Solar Canyon Way. The first phase of development will include temporary parking that will serve as overflow parking for the existing Janus Facility. The second phase replaces the temporary parking with a permanent parking field and adds temporary outdoor storage and screening, also serving the existing Janus facility. The third phase will include a new manufacturing building, additional parking, and will replace the Phase 2 outdoor storage area with a permanent outdoor storage area.

EXISTING ZONING:

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

IP	PAD (Industrial)	PAD (Industrial)
IP	PAD (Industrial)	PAD (Industrial)
IP	IP	PAD (Industrial)



50 **BACKGROUND:**

51
52 **June 6, 1997:** The City Council approved the annexation of the subject property under
53 Ordinance 97-11.

54
55 **June 6, 1997:** The City Council approved a Zone Change from R1-43 to I-1 for an area of land
56 that included the subject property as well as the adjacent Janus site under Ordinance 97-10.

57
58 **July 9, 1998:** The City Council approved a Zone Change from I-1 to BP, I-1, and I-2 under
59 Ordinance 98-12. This action included the subject site but did not alter its zoning.

60
61 **July 28, 2005:** The City Council approved the Skyway Business Park PAD under case PAD05-130.

62
63 **January 13, 2006:** The City Council approved the original Final Plat for Skyway Business Park. Said
64 Final Plat was recorded under Book 808, Page 23 MCR.

65
66 **August 12, 2010:** The City Council approved a Re-Plat of Lot 27 of Skyway Business Park. Said Re-
67 Plat was recorded under Book 1065, Page 40 MCR.

68
69 **January 13, 2011:** The City Council approved a Re-Plat of Lot 27B of Skyway Business Park. Said Re-
70 plat was recorded under Book 1076, Page 19 MCR.

71
72 **February 22, 2011:** The City Council approved a Re-Plat of Lot 27A of Skyway Business Park Steel
73 under case FS11-010.

74
75 **May 2, 2011:** Staff approved a Minor Site Plan Amendment for Gestamp Steel under Case FS11-
76 070.

77
78 **October 17, 2014:** Staff administratively approved a Minor Site Plan Amendment for the Janus
79 property under case FS14-203.

80
81 **August 2, 2018:** Staff met with the applicant to discuss the proposed Site Plan Amendment and
82 Related Final Plat under case CR18-364.

83
84 **January 2, 2019:** The applicant filed a request for a Major Site Plan Amendment together with an
85 Amended Final Plat under case FS19-002, the subject case.

86
87 **Citizen Outreach:**

88
89 N/A

Analysis and Discussion:

The exiting Janus manufacturing facility experienced significant growth in the last few years resulting in a parking issue. Cars are parked 2 or 3 wide on site and spill out onto Peoria Avenue, which creates both an aesthetic issue and safety concern. To remedy this condition, U.S. Door and Building Components acquired a portion of the neighboring Gestamp property to the north. This neighboring property is the site of the proposed Site Plan Amendment.

As noted above, the site will be developed in three (3) phases. The first phase of development will include an interim parking area, which will consist of 75 parking spaces over asphalt paving, plus a paved driveway connecting the subject property to the Janus site.

Phase 2 will replace Phase 1 and will consist of the following improvements:

- A permanent parking area consisting of 163 paved parking spaces with landscape islands;
- Paved access in two (2) locations from Solar Canyon Way;
- A permanent retention basin;
- A temporary retention basin;
- A parking lot screen wall matching the existing Janus site wall located along the Solar Canyon Way frontage;
- Temporary outdoor storage with associated temporary screening;
- Removal of the interim parking area.

Phase 3 will consist of the following improvements:

- Construction of a 105,000 square foot manufacturing building;
- 105 additional paved parking spaces;
- Removal of the temporary outdoor storage area,
- A new permanent outdoor storage area;
- Additional retention.

UTILITY AND SERVICES TABLE:

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

128 **Conformance with Adopted Plans:**

129
130 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
131 within the Employment Character Area, which supports industry and manufacturing. The subject
132 property also lies within the Luke AFB 70 Idn, which limits uses that may occupy the site per state
133 statute. The proposed use is consistent with those allowed under state statute, which is also in
134 keeping with the General Plan's stated goal of protecting the mission of Luke AFB.

135
136 **Reviewing Agencies:**

137
138 The subject request was routed to the standard city reviewing agencies, in addition to Maricopa
139 County, Maricopa Water District, Luke Air Force Base, United States Postal Service, Dysart School
140 District, Surprise Chamber of Commerce, Arizona Public Service, Maricopa Association of
141 Governments, Cox Communications, Arizona Department of Transportation, and Southwest Gas
142 who indicate no objections to the requests. The Flood Control District of Maricopa County states
143 that a Flood Plain Use Permit or a CLOMR / LOMR will be required.

144
145 **Summary:**

146
147 Staff believes the proposed development is consistent with the Skyway Business Park. The
148 proposed improvements will remedy a long standing parking issue and will allow for the expansion
149 of a successful Surprise business.

150
151 **Findings:**

- 152
153 • The proposed Major Site Plan Amendment is consistent with the Surprise General Plan
154 2035.
155 • The proposed Major Site Plan Amendment is consistent with the Skyway Business Park PAD.
156 • The reviewing agencies have indicated no objections to the request.

157
158 **Recommendation:**

159
160 Based on the findings noted above, staff recommends the Commission approve the Major Site Plan
161 Amendment proposed under case **FS19-002**, subject to stipulations 'a' through 'c' as outlined
162 below:

- 163
164 a. Development and use of the site shall be consistent with the Site Plan entitled "Janus
165 International-Rolling Steel Expansion", consisting of eight (8) sheets prepared by Westwood
166 Professional Services, Inc. and stamped received May 28, 2019.
167
168 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Janus
169 International", consisting of three (3) sheets prepared by G.K Flanagan Associates, Inc. and
170 stamped received May 28, 2019.

171

172 c. Non-compliance with the stipulations of approval of this case will be treated as a violation in
173 accordance.

174

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

177

178

179 **Attachments:**

180

181 01 – FS19-002 Vicinity Map

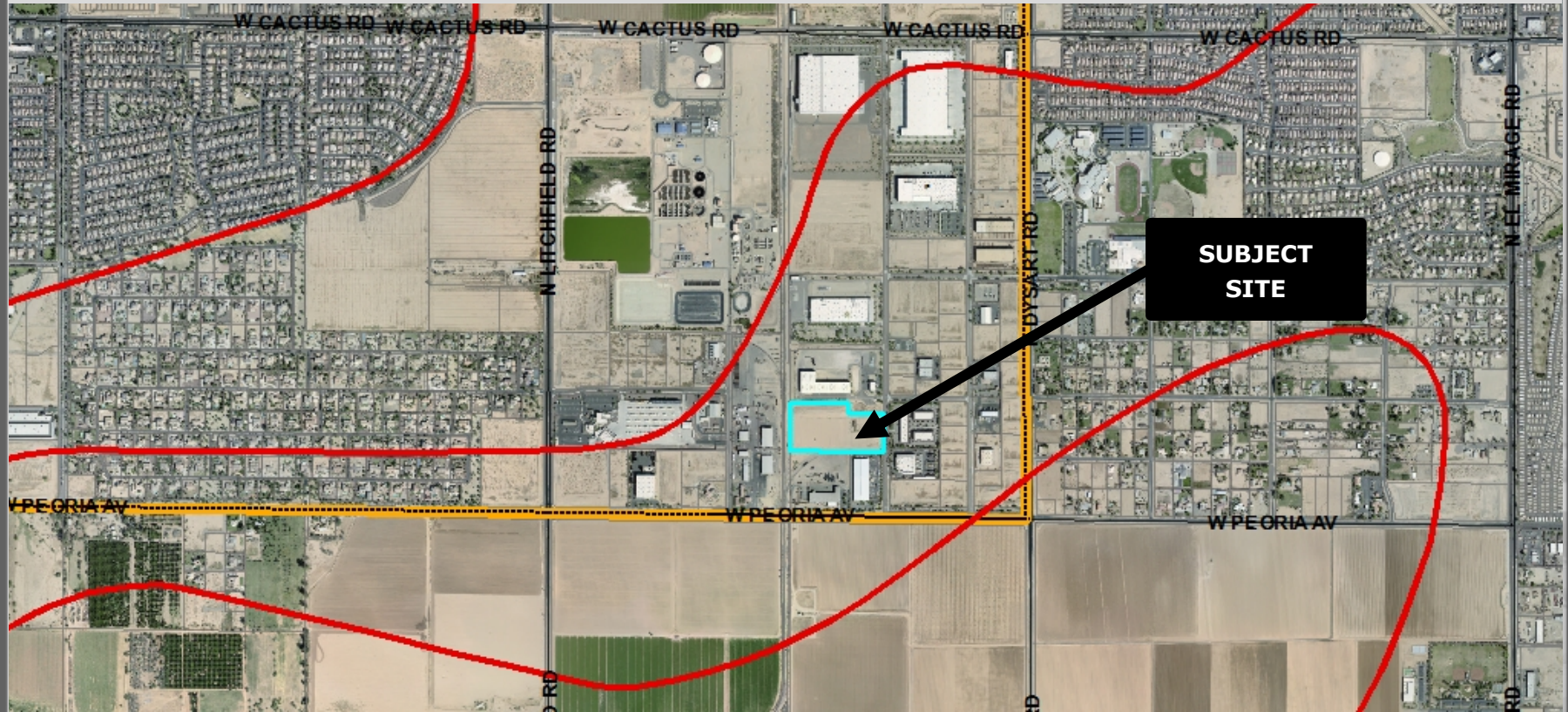
182 02 – FS19-002 Case Map

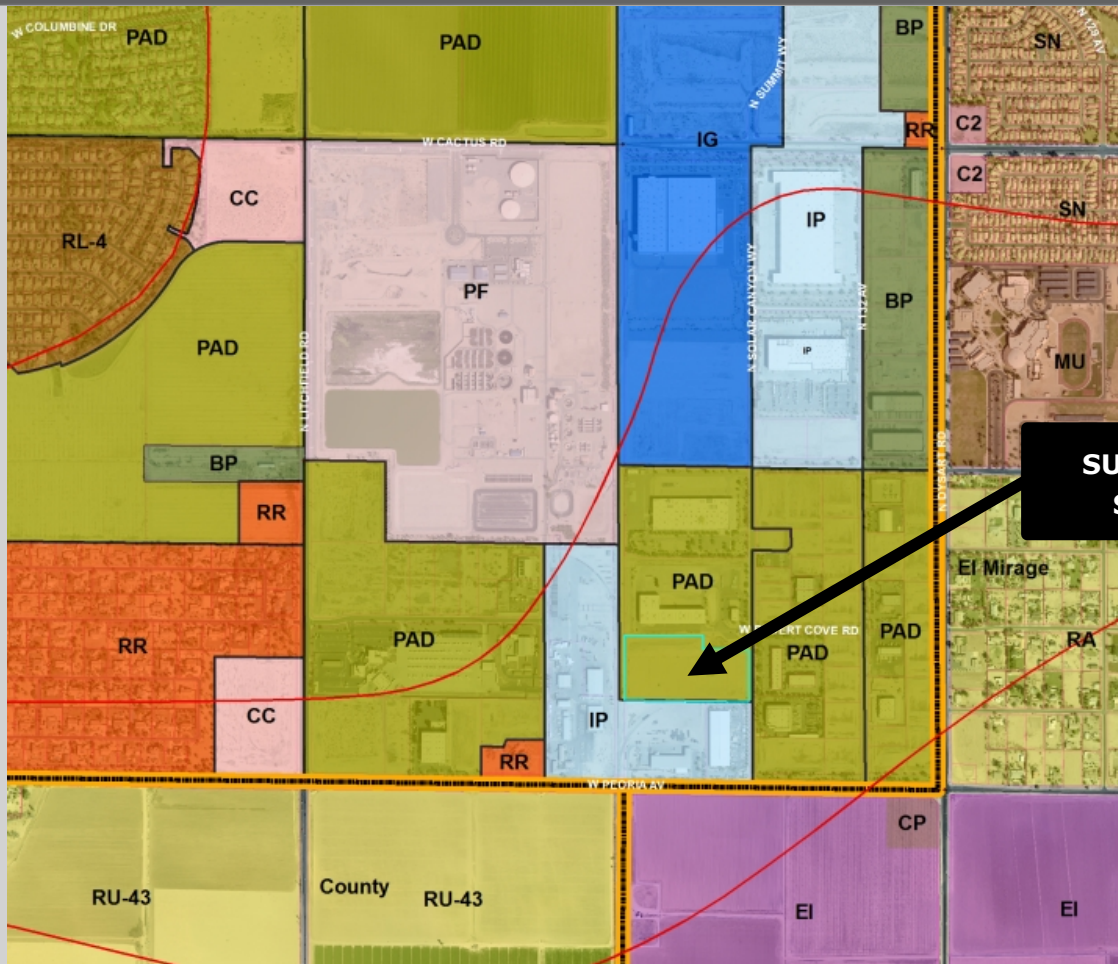
183 03 – FS19-002 Site Plan

184 04 – FS19-002 Landscape Plan

FS19-002

Janus Major Site Plan Amendment Vicinity Map



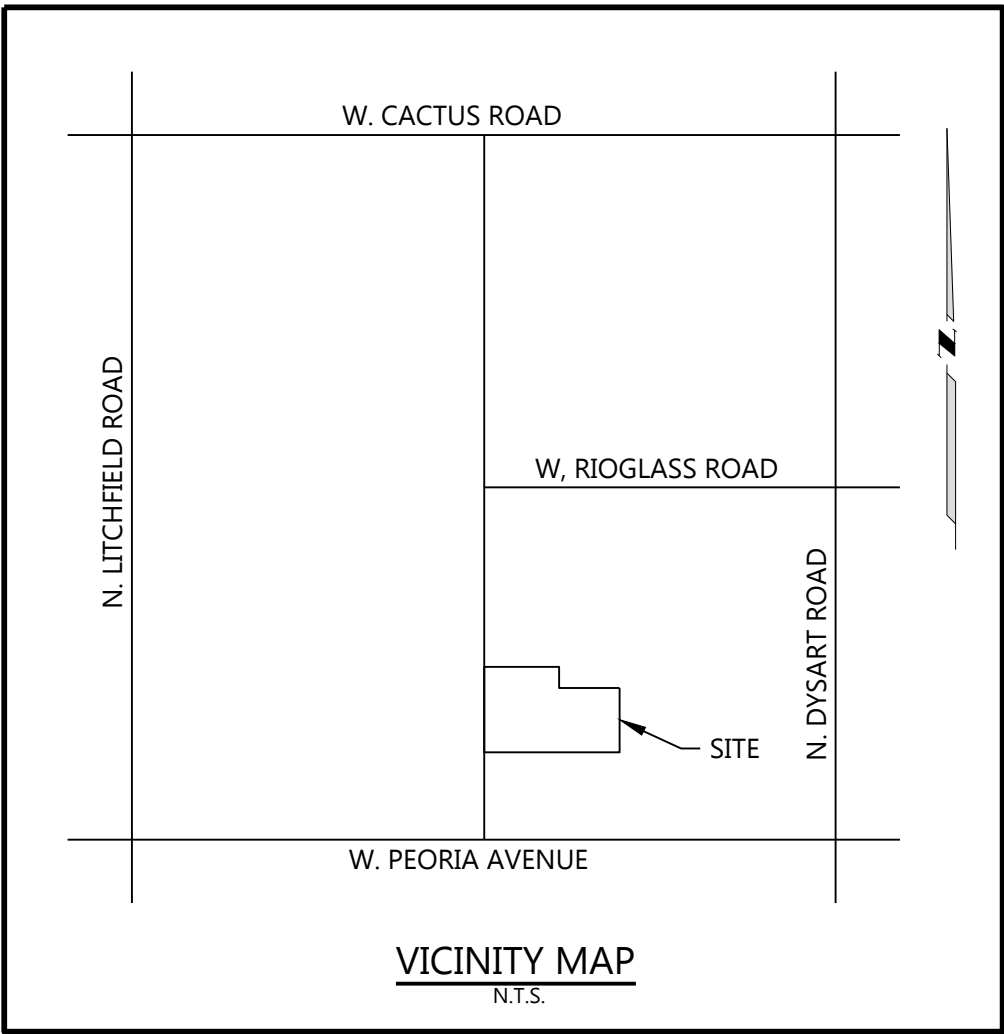


FS19-002 Janus Major Site Plan Amendment Case Map

SITE PLAN

JANUS INTERNATIONAL-ROLLING STEEL EXPANSION

BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE
GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

A PORTION OF LOT 27A, PER THE REPLAT OF "LOT 27A OF SKYWAY BUSINESS PARK" RECORDED IN BOOK 1082, PAGE 37, MARICOPA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27A;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 27A, 1019.89 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 27A, 509.25 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 654.51 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS EAST, 92.80 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 365.22 FEET TO A POINT ON THE EAST LINE OF SAID LOT 27A, ALSO BEING THE WEST RIGHT OF WAY LINE OF SOLAR CANYON WAY, PER BOOK 808, PAGE 23, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS EAST, 416.46 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
1180	CONTOUR LINE
12"-DIP-W	UNDERGROUND UTILITY
---	EDGE OF PAVEMENT
○	MANHOLE
□	SITE LIGHT POLE
—	SIGN
E	UNDERGROUND ELECTRIC
E.CAB.	ELECTRIC CABINET
E.J.B.	ELECTRIC J-BOX
E.M.	ELECTRIC METER
Ⓜ	ELECTRIC MANHOLE
E.T.	ELECTRIC TRANSFORMER
E.VLT.	ELECTRIC VAULT
—	STREET LIGHT W/ MAST ARM
S	UNDERGROUND SEWER
Ⓢ	SEWER MANHOLE
D	UNDERGROUND STORM DRAIN
Ⓜ	DRYWELL
Ⓜ	DRYWELL INTERCEPTOR
W	UNDERGROUND WATER
W.M.	WATER METER

W.V.	WATER VALVE
D.D.C.V.	DOUBLE DETECTOR CHECK VALVE
F.H.	FIRE HYDRANT
C.O.S.	CITY OF SURPRISE
BK.	BOOK
PG.	PAGE
(R&M)	RECORD & MEASURED
(R)	RECORD
(M)	MEASURED
FND.	FOUND
R.O.W.	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
A.P.N.	ASSESSOR PARCEL NUMBER
S.V.T.	SIGHT VISIBILITY TRIANGLE
B/C	BACK CURB
F/C	FACE CURB
TB	TOP BANK
BB	BOTTOM BANK
SVT	SIGHT VISIBILITY TRIANGLE

SHEET INDEX

SP1	COVER SHEET
SP2	OVERALL PHASE MAP
SP3	SITE PLAN PHASE 1
SP4	SITE PLAN PHASE 2
SP5	SITE PLAN PHASE 2
SP6	SITE PLAN PHASE 3
SP7	ELEVATIONS & DETAILS
SP8	ADA PARKING SPACES PHASE 2

BENCHMARK

CITY OF SURPRISE BENCHMARK PE01; 2 INCH BRASS DISK WITH RAISED DATUM POINT LOCATED ON TOP OF DRAINAGE SCUPPER ON THE NORTHWEST CORNER OF THE INTERSECTION OF PEORIA AVENUE AND DYSART ROAD.

ELEVATION: 1108.96 (NAVD88)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T. 3N., R. 1W., G.&S.R.B.&M. WHICH BEARING NORTH 89 DEGREES 11 MINUTES 57 SECONDS WEST, AS SHOWN ON THE FINAL PLAT OF "LOT 27A OF SKYWAY BUSINESS PARK" RECORDED IN BOOK 1082, PAGE 37, MARICOPA COUNTY RECORDS.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD & ALSO WITHIN ZONE "A" DEFINED AS "WITHOUT BASE FLOOD ELEVATION (BFE); PER FIRM MAP NO. 04013C1680L DATED OCTOBER 16, 2013.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF SURPRISE "SKYWAY BUSINESS PARK" PLANNED AREA DEVELOPMENT, ZONING CASE NO. PAD05-130 APPROVED ON JULY 28 2005.

PARKING REQUIREMENTS

IN ACCORDANCE WITH CITY OF SURPRISE ARTICLE IX, SECTION 122-133 TABLE 9.1:

PARKING REQUIREMENTS CALCULATIONS					
PHASE	BUILDING AREA (S.F.)	MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED	PARKING PROVIDED PER PHASE	TOTAL PARKING PROVIDED AT BUILDOUT
		1 PER 1,500 S.F. GFA	1 PER 300 S.F. GFA		
EXISTING SITE (SOUTH OF PARKING EXPANSION) *	75,088	50	250	51	51
EXPANSION PHASE 1 (INTERIM PARKING)	N/A	N/A	N/A	75	126
EXPANSION PHASE 2	N/A	N/A	N/A	161	214
EXPANSION PHASE 3	105,000	70	350	105	319

* PARKING REQUIREMENTS CALCULATIONS FOR EXISTING SITE ARE PER APPROVED SITE PLAN FOR JANUS INTERNATIONAL PREPARED BY DLR GROUP DATED 11-11-2014.

ADA PARKING REQUIREMENTS CALCULATIONS							
PHASE	PARKING PROVIDED (CUMULATIVE)	MINIMUM ACCESSIBLE PARKING REQUIRED		ACCESSIBLE PARKING PROVIDED PER PHASE		TOTAL ACCESSIBLE PARKING PROVIDED AT BUILDOUT	
		ACCESSIBLE PARKING	VAN ACCESSIBLE	ACCESSIBLE PARKING	VAN ACCESSIBLE	ACCESSIBLE PARKING	VAN ACCESSIBLE
EXISTING SITE (SOUTH OF PARKING EXPANSION) *	51	2	1	2	1	2	1
EXPANSION PHASE 2	214	7 (2 OF THEM TO BE VAN ACCESSIBLE)	2	3	1	5	2
EXPANSION PHASE 3	312	7	1	7	1	12	3

* ADA PARKING PROVIDED CALCULATIONS FOR EXISTING SITE ARE PER APPROVED SITE PLAN FOR JANUS INTERNATIONAL PREPARED BY DLR GROUP DATED 11-11-2014.

DESIGN GUIDELINES

GUIDELINES PER "SKYWAY BUSINESS PARK" PLANNED AREA DEVELOPMENT, ZONING CASE NO. PAD05-130 APPROVED ON JULY 28 2005.

FRONT SETBACK	35'
INTERIOR SIDE SETBACK	0'
INTERIOR REAR SETBACK	0'
MAXIMUM BUILDING HEIGHT	85'
MAXIMUM % LOT COVERAGE	N/A

EASEMENTS

6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF SURPRISE
PURPOSE: SEWER LINE
RECORDING DATE: NOVEMBER 7, 1997
RECORDING NO: 97-0786082
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
AS SHOWN

9 EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF SKYWAY BUSINESS PARK, RECORDED JANUARY 24, 2006 IN BOOK 808 OF MAPS, PAGE 23 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 27, 2011 IN RECORDING NO. 20110076228. AS SHOWN

11 EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF REPLAT OF LOT 27 SKYWAY BUSINESS PARK, RECORDED SEPTEMBER 21, 2010 IN BOOK 1065 OF MAPS, PAGE 40 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 27, 2011 IN RECORDING NO. 20110076241. AS SHOWN

12 EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF REPLAT OF LOT 27A OF SKYWAY BUSINESS PARK, RECORDED APRIL 20, 2011 IN BOOK 1082 OF MAPS, PAGE 37. AS SHOWN

FIRE DEPARTMENT NOTES

EMERGENCY ACCESS SIGNS SHALL BE INSTALLED AT THE CONSTRUCTION SITE. SIGNS TO BE REMOVED WHEN ACCESS IS HARD SURFACE AS DIRECTED BY THE FIRE INSPECTOR.

UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A COPY OF FINISHED DRAWINGS (AS BUILT) SHALL BE PROVIDED TO THE FIRE DEPARTMENT IN AN ELECTRONIC FORMAT, ACCEPTABLE BY THE FIRE CHIEF.

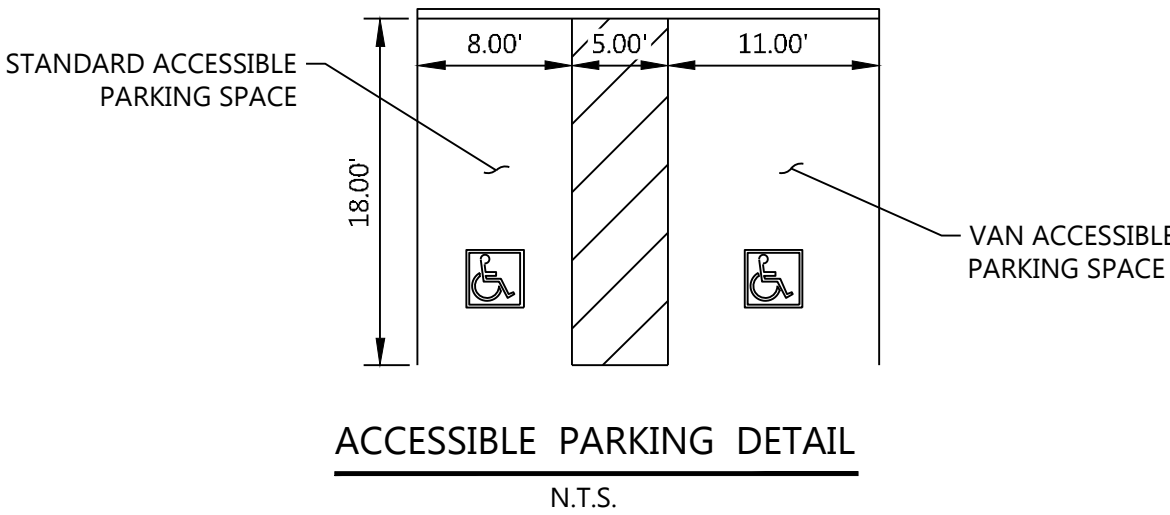
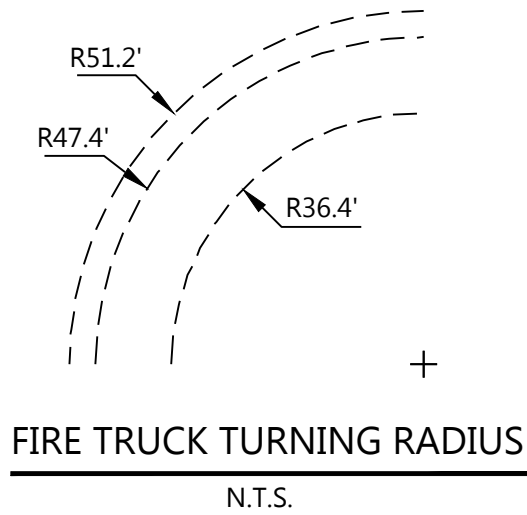
APPROVED FIRE LANE SIGNS WITH RED CURB MARKINGS SHALL BE PROVIDED FOR FIRE ACCESS ROADS.

FIRE ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER. A MINIMUM WIDTH OF 20 FEET WITH A MINIMUM HEIGHT OF 13 FEET 6 INCHES.

NOTE: ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY (20) FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.

MANUAL GATES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF SURPRISE FD EMERGENCY ACCESS DETAIL GUIDE.

FIRELINES AND WATER LINES SIZING ARE FOR REFERENCE ONLY. SEE CIVIL IMPROVEMENT PLANS FOR FURTHER INFORMATION.



OWNER / DEVELOPER

U.S. DOOR & BUILDING COMPONENTS, LLC.
13374 W. PEORIA AVENUE
SURPRISE, AZ 85379
TELE: 480-616-1912
CONTACT: MADISON CURTIS

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: WALDY CORONADO
EMAIL: WALDY.CORONADO@WESTWOODPS.COM

SITE ADDRESS

NWC PEORIA AVENUE AND SOLAR CANYON WAY
SURPRISE, AZ 85379

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC DATA COMPILED ON MAY 8TH, 2018 BY WESTWOOD PROFESSIONAL SERVICES.

SITE AREA

PARCEL NO 1:		
(GROSS)	=	497,881 SQ. FT. OR 11.4297 ACRES MORE OR LESS
(NET)	=	485,387 SQ. FT. OR 11.1430 ACRES MORE OR LESS

DISTURBANCE AREA FOR PHASE 1= 186,230 S.F.

ASSESSORS PARCEL NUMBER

A.P.N. 509-18-961A

SHEET NUMBER:

SP1 OF 8

DATE: 03-13-2019

PROJ: 0014651

BUILDING PERMIT NUMBER: 2019000007

COVER SHEET

JANUS INTERNATIONAL ROLLING STEEL
EXPANSION

NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.



INITIAL ISSUE: 12-12-2018

REV: 1

REV: 1

REV: 1

REV: 1

DESIGNED: W.C.

CHECKED: M.C.

DRAWN: W.C.

FIELD CREW: W.C.

FIELD WORK DATE: W.C.

SCALE: 1" = 20' HORIZONTAL

SCALE: 1" = N/A VERTICAL

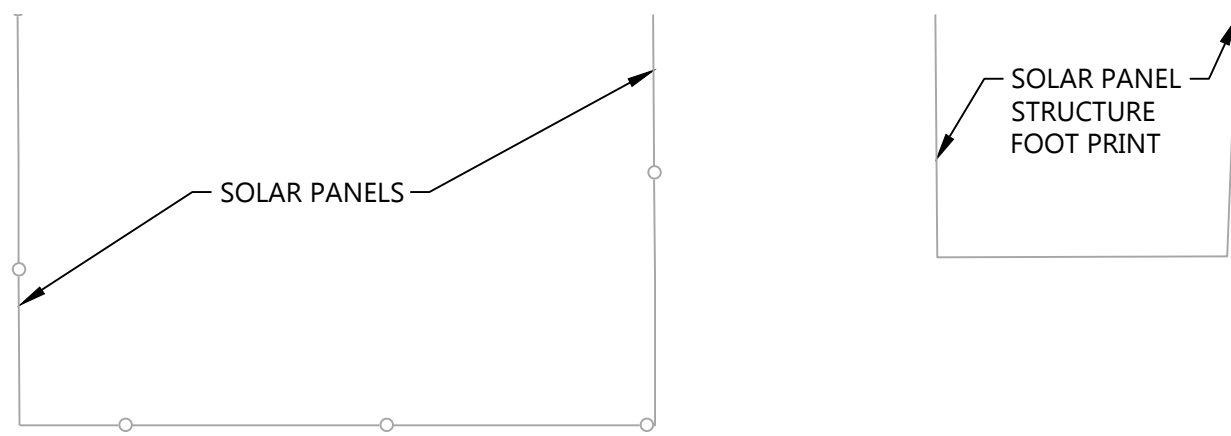
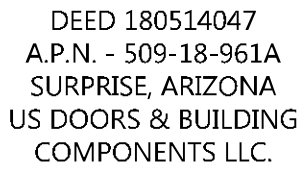
Westwood

6909 East Greenway Parkway, Suite 250
SCOTTSDALE, AZ 85254

Phone (480) 747-6558
Fax (480) 367-8025
westwoodps.com

Westwood Professional Services, Inc.





1	PROPOSED ASPHALT PAVEMENT
2	PROPOSED FIRE HYDRANT
3	NEW ACCESS DRIVE TO TEMPORARY EMPLOYEE PARKING LOT
4	PROPOSED STORM DRAIN PIPE.
5	GORILLA-SNOT DUST CONTROL AGENT BY SOLIDWORKS TO BE SPRAYED ON UNPAVED AREAS FOR DUST CONTROL. GORILLA-SNOT TO BE SPRAYED EVERY 2 YEARS OR AS NEEDED.
X	NUMBER OF PARKING SPACES PROVIDED

SHEET NUMBER:

SP3 OF 8

DATE: 03-13-2019
PROJ: 0014651

SITE PLAN PHASE 1

JANUS INTERNATIONAL ROLLING STEEL EXPANSION

NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.



Westwood

6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
westwoodps.com

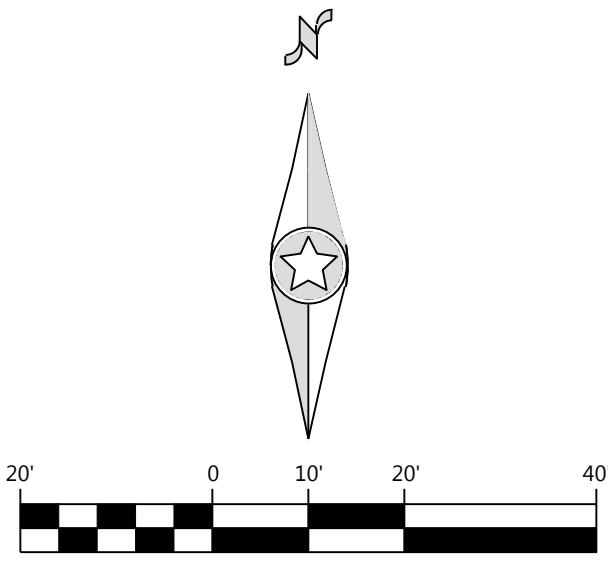
Westwood Professional Services, Inc.
westwoodpsa.com

DESIGNED:	WLC
CHECKED:	MJC
DRAWN:	WLC
FIELD CREW:	
FIELD WORK DATE:	
SCALE:	1" = 20' HORIZONTAL
SCALE:	1" = N/A VERTICAL

INITIAL ISSUE: 12-12-2018	△
REV:	△
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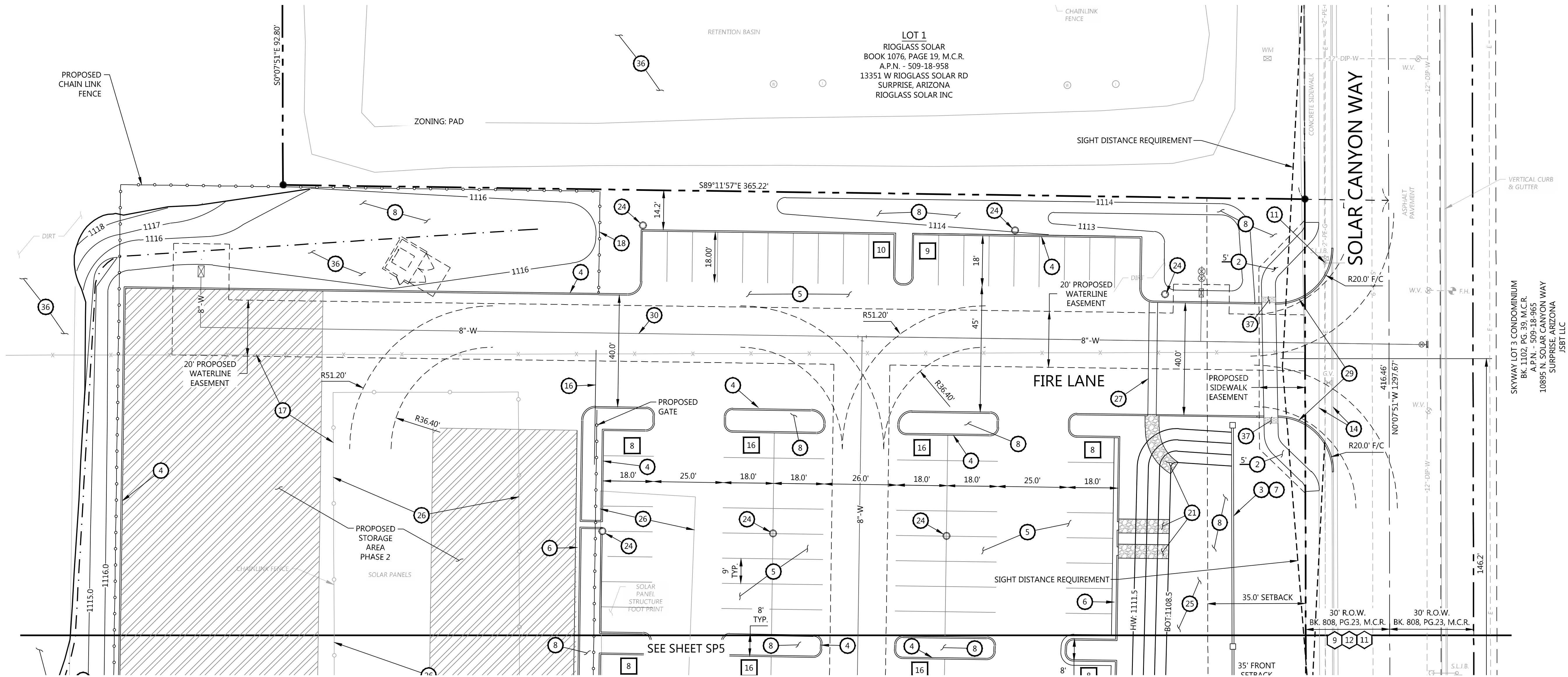
PHASE 2

PARKING LOT EXPANSION


$$1'' = 20' \text{ ft.}$$

SITE PLAN NOTES

- | | |
|----|---|
| 1 | PROPOSED DRIVEWAY PER CITY OF SURPRISE DETAIL 3-13 MODIFIED WITH 35' CURB RETURN. |
| 2 | PROPOSED CONCRETE SIDEWALK. |
| 3 | PROPOSED 3' HIGH SCREEN WALL. REFER TO SHEET SP-7 FOR WALL DESIGN, MATERIAL, AND COLOR DETAILS. |
| 4 | PROPOSED CONCRETE SINGLE CURB. |
| 5 | PROPOSED ASPHALT PAVEMENT. |
| 6 | PROPOSED CONCRETE VERTICAL CURB & GUTTER. |
| 7 | PROPOSED RETAINING WALL. REFER TO SHEET S101 FOR STRUCTURAL DETAILS. |
| 8 | PROPOSED LANDSCAPE AREA. |
| 9 | PROPOSED ACCESSIBLE ROUTE. |
| 10 | PROPOSED CONCRETE SCUPPER. |
| 11 | |
| 12 | EXISTING STREET LIGHT TO REMAIN. |
| 13 | EXISTING STREET LIGHT TO BE RELOCATED. |
| 14 | RELOCATED STREET LIGHT LOCATION. |
| 15 | EXISTING CONCRETE CURB / SIDEWALK TO BE REMOVED. |
| 16 | EXISTING WALL TO BE REMOVED. |
| 17 | PROPOSED MANUAL ROLL CHAIN LINK FENCE WITH KNOX BOX AND BEIGE VERTICAL SLATS. |
| 18 | EXISTING FENCE TO BE REMOVED. |
| 19 | PROPOSED TEMPORARY CHAIN LINK FENCE WITH BEIGE VERTICAL SLATS. |
| 20 | PROPOSED FIRE HYDRANT. |
| 21 | PROPOSED RAMP. |
| 22 | PROPOSED RIP-RAP. |
| 23 | PROPOSED HEADWALL. |
| 24 | PROPOSED PEDESTRIAN CHAIN LINK GATE. |
| 25 | PROPOSED LIGHT POLE. |
| 26 | PROPOSED RETENTION BASIN. |
| 27 | EXISTING SOLAR PANELS TO BE REMOVED. |
| 28 | PROPOSED VALLEY GUTTER. |
| 29 | PROPOSED SCUPPER. |
| 30 | PROPOSED CONCRETE DRIVEWAY PER CITY OF SURPRISE DETAIL 3-10. |
| 31 | PROPOSED WATERLINE AND 20' EASEMENT. |
| 32 | PROPOSED STORM DRAIN PIPE. |
| 33 | REMOVE EXISTING CONCRETE SCUPPER. |
| 34 | PROPOSED TRENCH DRAIN. |
| 35 | REMOVE EXISTING ASPHALT DRIVE (PHASE 1 ACCESS TO TEMPORARY EMPLOYEE PARKING). |
| 36 | PROPOSED PRECAST SAFETY CURB PER M.A.G. DETAIL 150. |
| 37 | GORILLA-SNOT DUST CONTROL AGENT BY SOLIDWORKS TO BE SPRAYED ON UNPAVED AREAS FOR DUST CONTROL. GORILLA-SNOT TO BE SPRAYED EVERY 2 YEARS OR AS NEEDED. |
| 38 | INSTALL DETECTABLE WARNING PER ADAAG AND ENDS 10.1.5B. |
| 39 | PROPOSED ACCESSIBLE RAMP PER M.A.G. DETAIL 237-2. |
| X | NUMBER OF PARKING SPACES PROVIDED. |



SKYWAY LOT 3 CONDOMINIUM
BK. 1102, PG. 39, M.C.R.
A.P.N. - 509-18-965
10895 N. SOLAR CANYON WAY
SURPRISE, ARIZONA
JSBT LLC

SITE PLAN PHASE 2

JANUS INTERNATIONAL ROLLING STEEL EXPANSION

NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.

SHEET NUMBER:

SP4 OF 8

DATE: 03-13-2019
PROJ: 0014651

DATE: 03-13-2006
PROJ: 0014651

Professional Engineer (Civil)
 CERTIFICATE NO
 25960
 MICHAEL JAMES
 CAYLOR
 STATE OF ARIZONA
 REGISTERED PROFESSIONAL ENGINEER

Westwood

Phone (480) 747-6558
Fax (480) 367-8025

Westwood Professional Services, Inc.

INITIAL ISSUE: 12-12-2018

DESIGNED: WLC

CITE DI ANI PLACE ?

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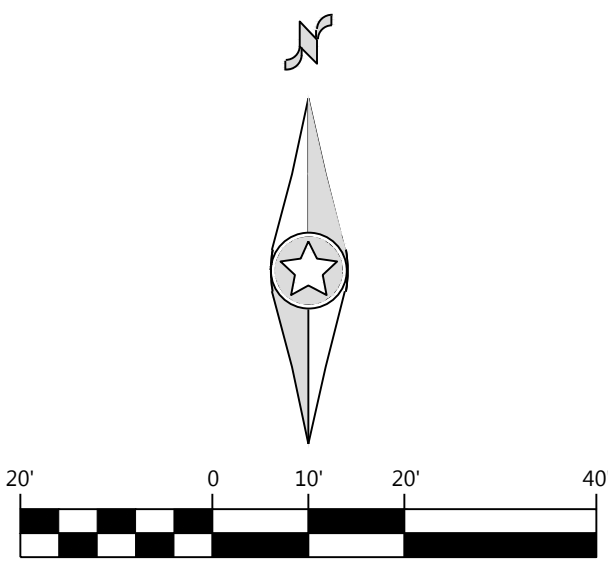
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Page 21

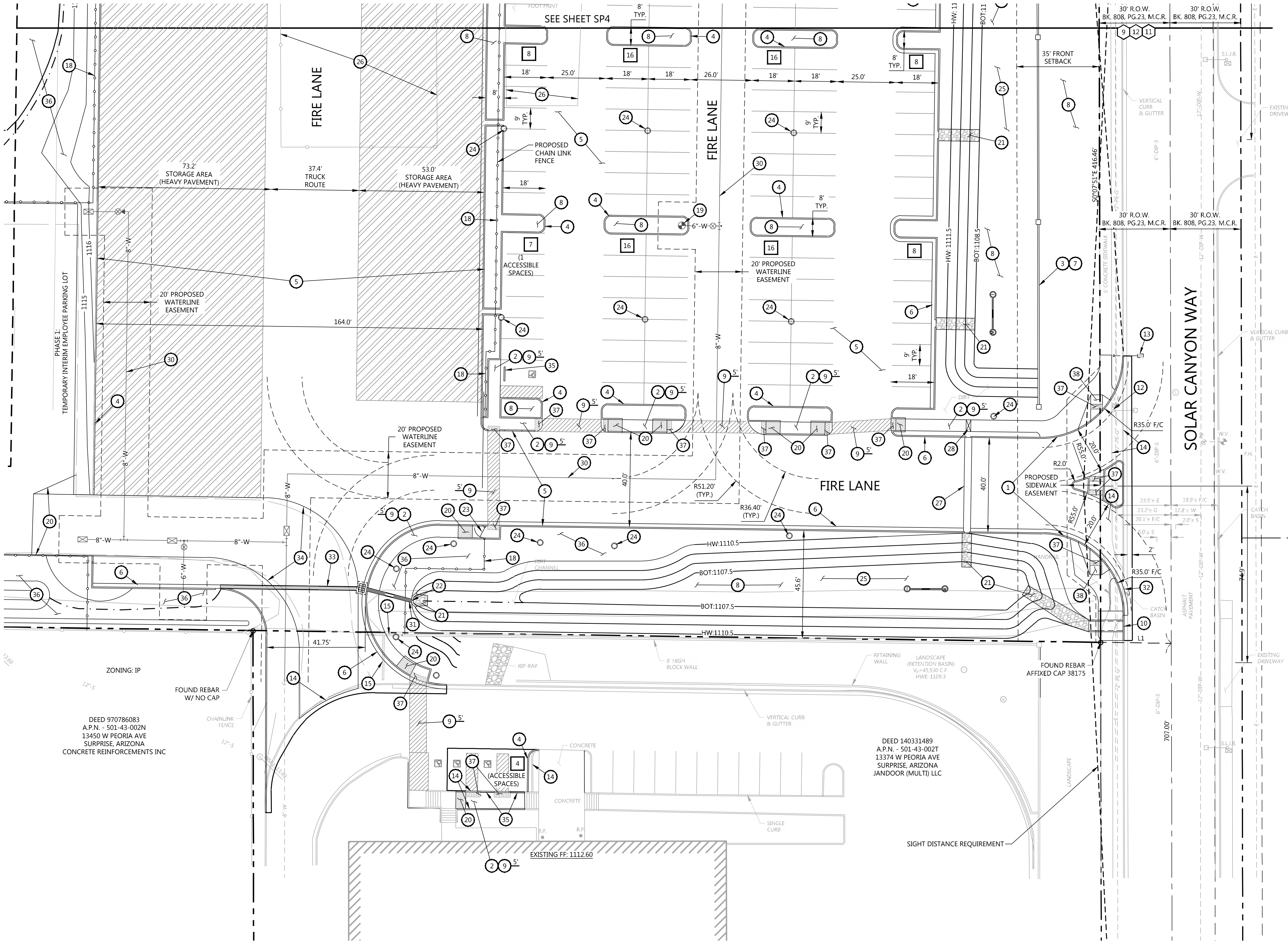
PHASE 2

PARKING LOT
EXPANSION



SITE PLAN NOTES

- 1 PROPOSED DRIVEWAY PER CITY OF SURPRISE DETAIL 3-13 MODIFIED WITH 35" CURB RETURN.
- 2 PROPOSED CONCRETE SIDEWALK.
- 3 PROPOSED 3' HIGH SCREEN WALL. REFER TO SHEET SP-7 FOR WALL DESIGN, MATERIAL, AND COLOR DETAILS.
- 4 PROPOSED CONCRETE SINGLE CURB.
- 5 PROPOSED ASPHALT PAVEMENT.
- 6 PROPOSED CONCRETE VERTICAL CURB & GUTTER.
- 7 PROPOSED RETAINING WALL. REFER TO SHEET S101 FOR STRUCTURAL DETAILS.
- 8 PROPOSED LANDSCAPE AREA.
- 9 PROPOSED ACCESSIBLE ROUTE.
- 10 PROPOSED CONCRETE SCUPPER.
- 11 EXISTING STREET LIGHT TO REMAIN.
- 12 EXISTING STREET LIGHT TO BE RELOCATED.
- 13 RELOCATED STREET LIGHT LOCATION.
- 14 EXISTING CONCRETE CURB / SIDEWALK TO BE REMOVED.
- 15 EXISTING WALL TO BE REMOVED.
- 16 PROPOSED MANUAL ROLL CHAIN LINK FENCE WITH KNOX BOX AND BEIGE VERTICAL SLATS.
- 17 EXISTING FENCE TO BE REMOVED.
- 18 PROPOSED TEMPORARY CHAIN LINK FENCE WITH BEIGE VERTICAL SLATS.
- 19 PROPOSED FIRE HYDRANT.
- 20 PROPOSED RAMP.
- 21 PROPOSED RIP-RAP.
- 22 PROPOSED HEADWALL.
- 23 PROPOSED PEDESTRIAN CHAIN LINK GATE.
- 24 PROPOSED LIGHT POLE.
- 25 PROPOSED RETENTION BASIN.
- 26 EXISTING SOLAR PANELS TO BE REMOVED.
- 27 PROPOSED VALLEY GUTTER.
- 28 PROPOSED SCUPPER.
- 29 PROPOSED CONCRETE DRIVEWAY PER CITY OF SURPRISE DETAIL 3-10.
- 30 PROPOSED WATERLINE AND 20' EASEMENT.
- 31 PROPOSED STORM DRAIN PIPE.
- 32 REMOVE EXISTING CONCRETE SCUPPER.
- 33 PROPOSED TRENCH DRAIN.
- 34 REMOVE EXISTING ASPHALT DRIVE (PHASE 1 ACCESS TO TEMPORARY EMPLOYEE PARKING).
- 35 PROPOSED PRECAST SAFETY CURB PER M.A.G. DETAIL 150.
- 36 GORILLA-SNOT DUST CONTROL AGENT BY SOLIDWORKS TO BE SPRAYED ON UNPAVED AREAS FOR DUST CONTROL. GORILLA-SNOT TO BE SPRAYED EVERY 2 YEARS OR AS NEEDED.
- 37 INSTALL DETECTABLE WARNING PER ADAAG AND EDS 10.1.5B.
- 38 PROPOSED ACCESSIBLE RAMP PER M.A.G. DETAIL 237.2
- X NUMBER OF PARKING SPACES PROVIDED.



SITE PLAN PHASE 2

JANUS INTERNATIONAL ROLLING STEEL
EXPANSION

NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.



SHEET NUMBER:

SP5 OF 8

DATE: 03-13-2019

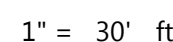
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DRAWN:	WLC	WLC	WLC	WLC
FIELD CREW:	WLC	WLC	WLC	WLC
FIELD WORK DATE:	WLC	WLC	WLC	WLC
SCALE:	1" = 20'	1" = 20'	1" = 20'	1" = 20'
HORIZONTAL:	N/A	N/A	N/A	N/A
VERTICAL:	N/A	N/A	N/A	N/A

INITIAL ISSUE: 12-12-2018

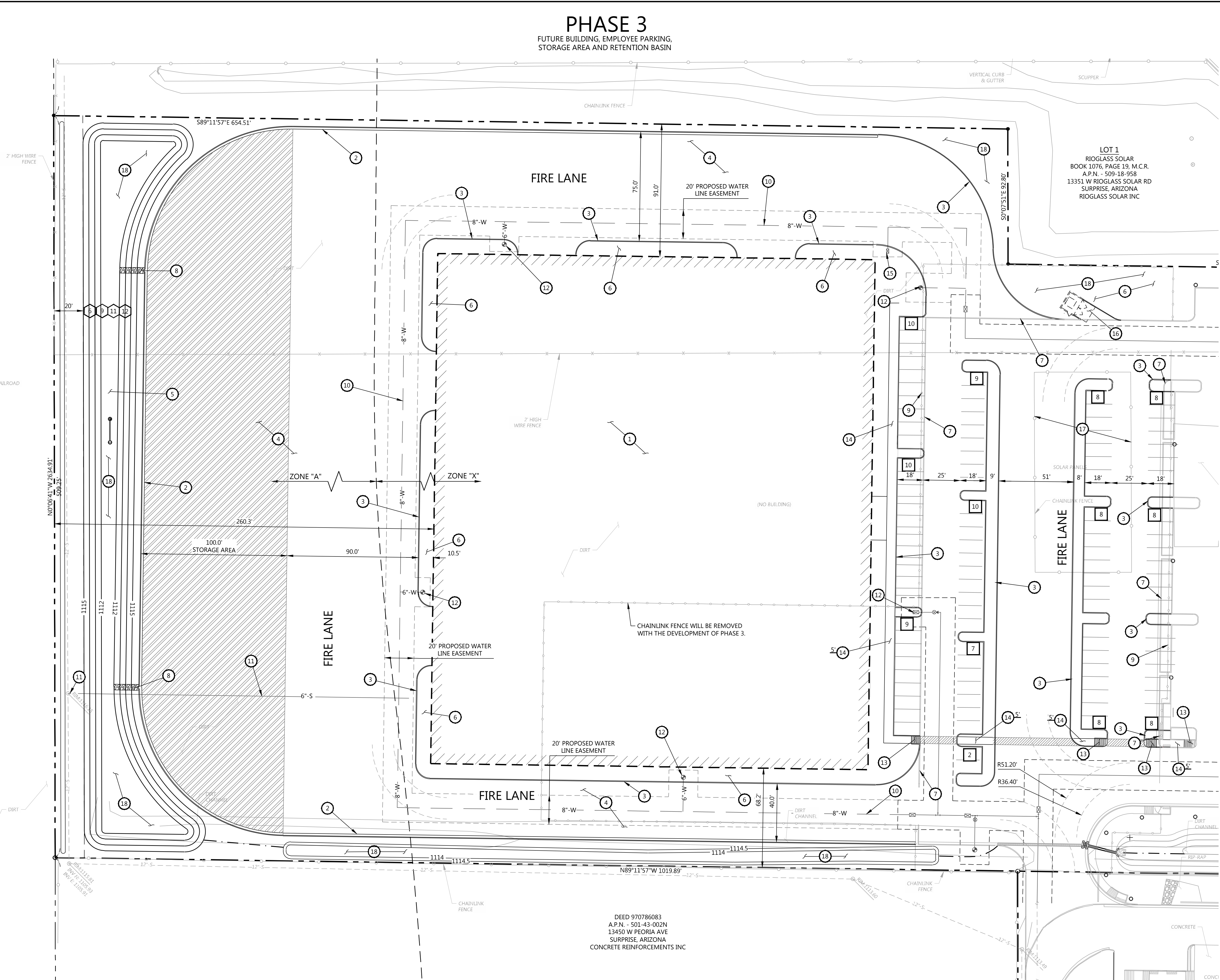
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REV:	WLC	WLC	WLC	WLC
REV:	WLC	WLC	WLC	WLC
REV:	WLC	WLC	WLC	WLC

Westwood
6909 East Greenway Parkway, Suite 250
Surprise, AZ 85074
Phone: (480) 747-6558
Fax: (480) 367-8025
www.westwoodps.com
Westwood Professional Services, Inc.



- 1 PROPOSED BUILDING.
- 2 PROPOSED CONCRETE VERTICAL CURB & GUTTER.
- 3 PROPOSED CONCRETE SINGLE CURB.
- 4 PROPOSED ASPHALT PAVEMENT.
- 5 PROPOSED RETENTION BASIN.
- 6 PROPOSED LANDSCAPE AREA.
- 7 REMOVE PHASE 2 CURB.
- 8 PROPOSED RIP-RAP.
- 9 REMOVE PHASE 2 FENCING/GATE.
- 10 PROPOSED WATER LINE AND 20' EASEMENT.
- 11 PROPOSED SEWER LINE. PROVIDE W/WHITE LIGHT MANHOLE COVER PER M.A.G. DETAIL 424-2.
- 12 PROPOSED FIRE HYDRANT.
- 13 PROPOSED RAMP AND DETECTABLE WARNING PER ADAAG AND EDS 10.1.5B.
- 14 PROPOSED CONCRETE SIDEWALK.
- 15 PROPOSED WATER METER.
- 16 PROPOSED TRASH ENCLOSURE.
- 17 REMOVE EXISTING SOLAR PANELS AND CHAIN LINK FENCE.
- 18 GORILLA-SNOT DUST CONTROL AGENT BY SOLIDWORKS TO BE SPRAYED ON UNPAVED AREAS FOR DUST CONTROL. GORILLA-SNOT TO BE SPRAYED EVERY 2 YEARS OR AS NEEDED.
- X NUMBER OF PARKING SPACES PROVIDED

LOT 2
SAGE COMMERCIAL SITE
BK. 1165, PG. 22, M.C.R.
A.P.N. - 501-43-981A
SURPRISE, ARIZONA
STEIN INDUSTRIAL PARTNERS LLC



DEED 970786083
A.P.N. - 501-43-002N
13450 W PEORIA AVE
SURPRISE, ARIZONA
CONCRETE REINFORCEMENTS INC

DESIGNED:	WLC	INITIAL ISSUE:	12-12-2018
CHECKED:	MJC	REV:	△
DRAWN:	WLC	REV:	△
FIELD CREW:		REV:	△
FIELD WORK DATE:		REV:	△
SCALE: 1" = 20'	HORIZONTAL		
SCALE: 1" = N/A	VERTICAL		

Westwood

Phone (480) 747-6558
Fax (480) 367-8025

6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
westwoodpa.com

Westwood Professional Services, Inc.

SITE PLAN PHASE 3
JANUS INTERNATIONAL ROLLING STEEL
EXPANSION

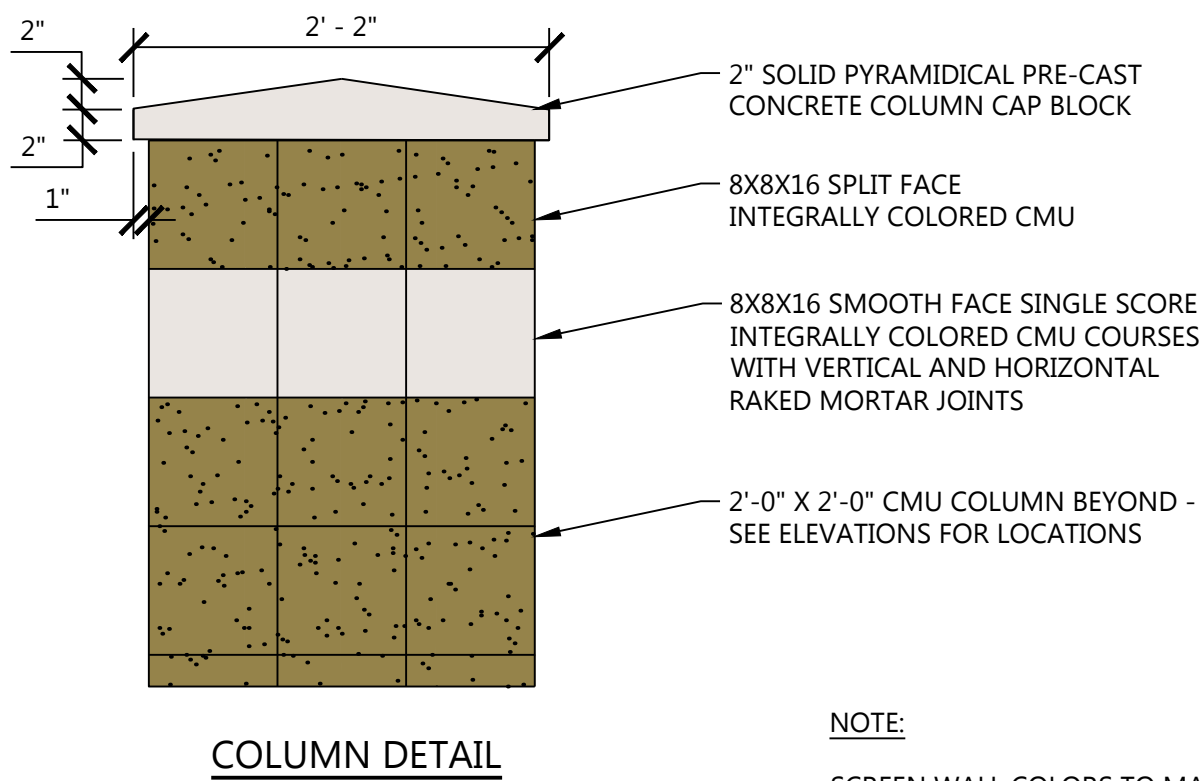
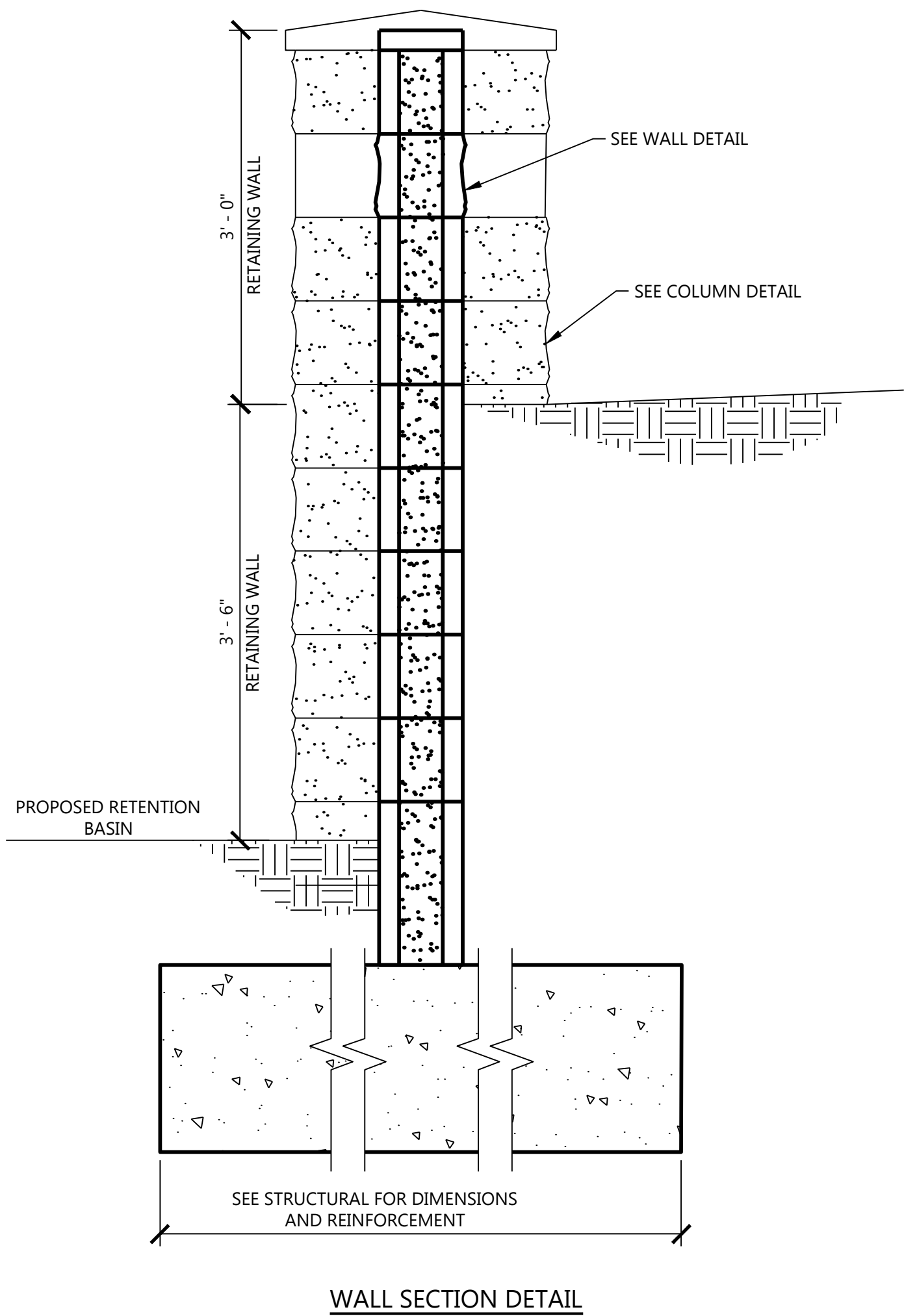
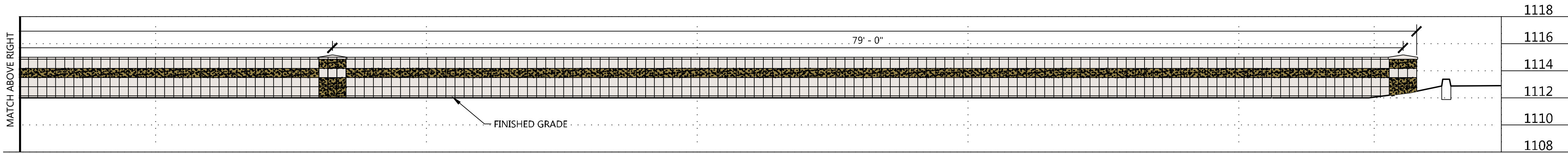
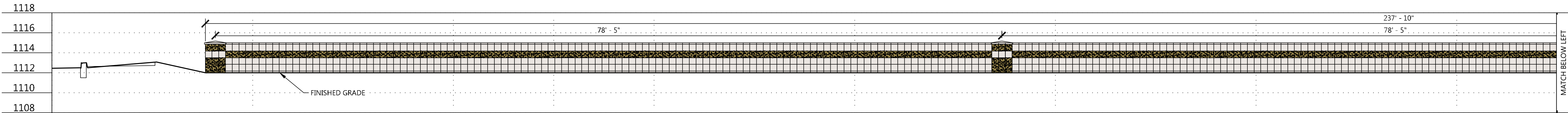
NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.



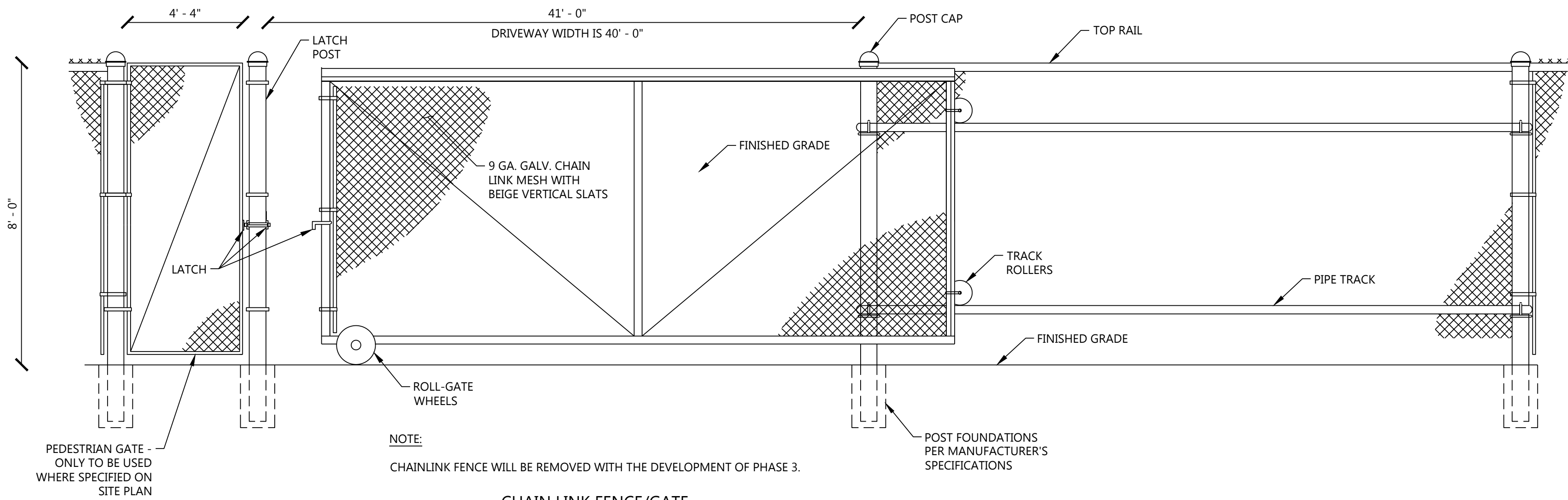
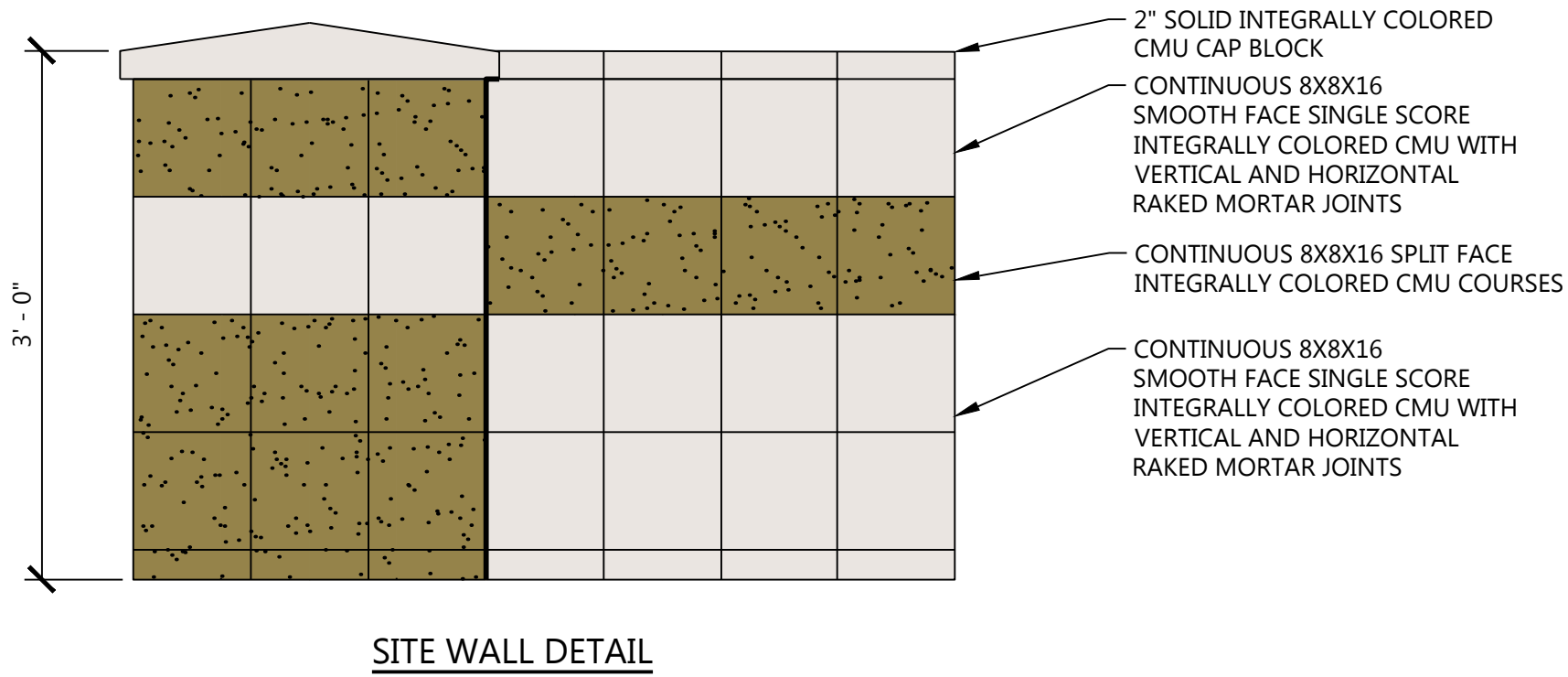
SHEET NUMBER:

SP6 OF 8

DATE: 03-13-2019
PROJ: 0014651



NOTE:
SCREEN WALL COLORS TO MATCH EXISTING JANUS SITE
WALL LOCATED ADJACENT TO SOLAR CANYON WAY.



CHAIN LINK FENCE/GATE

SHEET NUMBER:

SP7 OF 8

DATE: 03-13-2019

PROJ: 0014651

ELEVATIONS & DETAILS
JANUS INTERNATIONAL ROLLING STEEL
EXPANSION
NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.



Westwood

6009 East Greenway Parkway, Suite 250
Phoenix, Arizona 85044
Phone: (480) 747-6558
Fax: (480) 367-8025
www.westwoodps.com
Westwood Professional Services, Inc.

DESIGNED: WJC

CHECKED: WJC

DRAWN: WJC

FIELD CREW:

SCALE: 1" = 20'

SCALE: 1" = N/A

INITIAL ISSUE: 12-12-2018

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REV: 2

REV: 3

REV: 4

REV: 5

DESIGNED: WJC

CHECKED: WJC

DRAWN: WJC

FIELD CREW:

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SCALE: 1" = N/A

INITIAL ISSUE: 12-12-2018

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REV: 2

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REV: 4

REV: 5

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INITIAL ISSUE: 12-12-2018

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CHECKED: WJC

DRAWN: WJC

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INITIAL ISSUE: 12-12-2018

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DRAWN: WJC

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FIELD CREW:

SCALE: 1" = 20'

SCALE: 1" = N/A

INITIAL ISSUE: 12-12-2018

REV: 1

REV: 2

REV: 3

REV: 4

REV: 5

DESIGNED: WJC

CHECKED: WJC

DRAWN: WJC

FIELD CREW:

SCALE: 1" = 20'

SCALE: 1" = N/A

INITIAL ISSUE: 12-12-2018

REV: 1

REV: 2

REV: 3

REV: 4

REV: 5

DESIGNED: WJC

CHECKED: WJC

DRAWN: WJC

FIELD CREW:

SCALE: 1" = 20'

SCALE: 1" = N/A

INITIAL ISSUE: 12-12-2018

REV: 1

REV: 2

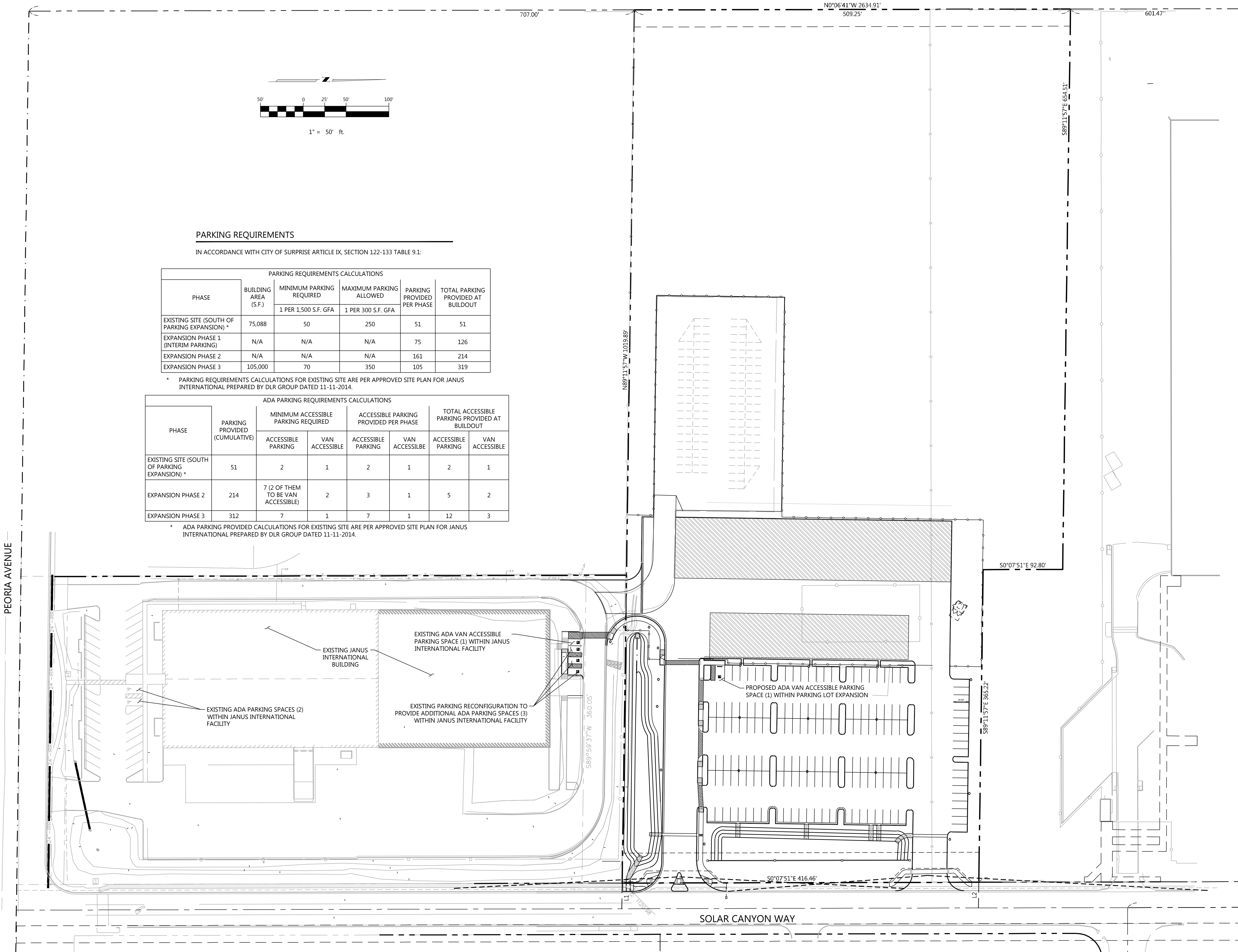
REV: 3

REV: 4

REV: 5

DESIGNED: WJC

CHECKED: WJC



PARKING REQUIREMENTS

IN ACCORDANCE WITH CITY OF SURPRISE ARTICLE IX, SECTION 122-133 TABLE 9.1:

PHASE	BUILDING AREA (S.F.)	PARKING REQUIREMENTS CALCULATIONS		PARKING PROVIDED PER PHASE	TOTAL PARKING PROVIDED AT BUILDOUT
		MINIMUM PARKING REQUIRED	MAXIMUM PARKING ALLOWED		
		1 PER 1,500 S.F. GFA	1 PER 300 S.F. GFA		
EXISTING SITE (SOUTH OF PARKING EXPANSION) *	75,088	50	250	51	51
EXPANSION PHASE 1 (INTERIM PARKING)	N/A	N/A	N/A	75	126
EXPANSION PHASE 2	N/A	N/A	N/A	161	214
EXPANSION PHASE 3	105,000	70	350	105	319

* PARKING REQUIREMENTS CALCULATIONS FOR EXISTING SITE ARE PER APPROVED SITE PLAN FOR JANUS INTERNATIONAL PREPARED BY DLR GROUP DATED 11-11-2014.

PHASE	PARKING PROVIDED (CUMULATIVE)	MINIMUM ACCESSIBLE PARKING REQUIRED		ACCESSIBLE PARKING PROVIDED PER PHASE		TOTAL ACCESSIBLE PARKING PROVIDED AT BUILDOUT	
		ACCESSIBLE PARKING	VAN ACCESSIBLE	ACCESSIBLE PARKING	VAN ACCESSIBLE	ACCESSIBLE PARKING	VAN ACCESSIBLE
EXISTING SITE (SOUTH OF PARKING EXPANSION) *	51	2	1	2	1	2	1
EXPANSION PHASE 2	214	7 (2 OF THEM TO BE VAN ACCESSIBLE)	2	3	1	5	2
EXPANSION PHASE 3	312	7	1	7	1	12	3

* ADA PARKING PROVIDED CALCULATIONS FOR EXISTING SITE ARE PER APPROVED SITE PLAN FOR JANUS INTERNATIONAL PREPARED BY DLR GROUP DATED 11-11-2014.

DESIGNED:	WLC	INITIAL ISSUE:	12-12-2018
CHECKED:	MVC	REV:	△
DRAWN:	WLC	REV:	△
FIELD CREW:		REV:	△
FIELD WORK DATE:		REV:	△
SCALE: 1" = 20'	HORIZONTAL	REV:	△
SCALE: 1" = N/A	VERTICAL		

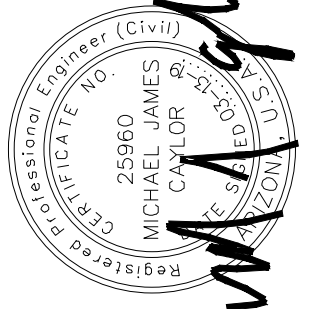
Westwood

6009 East Greenway Parkway, Suite 250
Surprise, AZ 85374
Phone: (480) 747-6558
Fax: (480) 367-6025
www.westwoodaz.com

Westwood Professional Services, Inc.

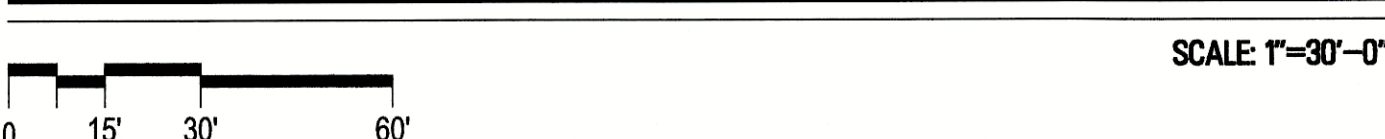
ADA PARKING SPACES PHASE 2
JANUS INTERNATIONAL ROLLING STEEL
EXPANSION

NWC PEORIA AVE. & SOLAR CANYON WAY, SURPRISE, AZ.





COLOR RENDERED PLANTING PLAN



MASTER PLANT LIST

TREES	SIZE/ COMMENTS/ QUANTITY
+ LIVE OAK QUERCUS VIRGINIANA	36" BOX / LOW BREAKER MATCHED, 4 QTY
• DESERT MUSEUM PALO VERDE PARKINSONIA HYBRID 'DESERT MUSEUM'	24" BOX / LOW BREAKER MATCHED, 3 QTY
• AZT SEEDLESS HYBRID MESQUITE PROSOPIS SEEDLESS AZT HYBRID	24" BOX / LOW BREAKER MATCHED, 26 QTY
• AZT HYBRID PALO BREA PARKINSONIA PRAECOX 'AZT #5'	36" BOX / LOW BREAKER MATCHED, 10 QTY
• DESERT WILLOW CHILOPSIS LINEARIS ART'S SEEDLESS	24" BOX / LOW BREAKER MATCHED, 15 QTY
• SIERRA SUN CASCALOTE CAESALPINIA CACALACO 'SIERRA SUN'	15 GALLON / LOW BREAKER MATCHED, 9 QTY
* SHRUBS	
* RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 39 QTY
o COMPACT JOJOBA SIMMONDSIA CHINENSIS 'VISTA'	5 GAL, 148 QTY
⊕ NASHVILLE GRASS MUHLENBERGIA RIGENS	5 GAL, 54 QTY
⊙ CIMMARON SAGE LEUCOPHYLLUM	5 GAL, 48 QTY
⊙ MEXICAN BIRD OF PARADISE CAESALPINIA MEXICANA	5 GAL, 12 QTY
⊕ HOPSEED DODONAEA VISCOSA	5 GAL, 28 QTY
* WEBERI AGAVE AGAVE WEBERI	5 GAL, 18 QTY
⊕ BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL, 25 QTY
o GROUNDCOVERS	
o TURPENTINE BUSH ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 139 QTY
A TRAILING YELLOW LANTANA LANTANA MONTEVIDENSIS 'NEW GOLD'	1 GAL @ 3' O.C., 100 QTY
B CHUPAROSA JUSTICIA CALIFORNICA	1 GAL @ 3' O.C., 131 QTY
C DESERT CARPET TRAILING ACACIA ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 3' O.C., 350 QTY
DG INERT MATERIALS	
DG DECOMPOSED GRANITE GRANITE EXPRESS - EXPRESS GOLD	1/2" SCREENED, 2" DEPTH, TYP.

GENERAL NOTES

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

CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 5 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.
- A MINIMUM OF TEN (10) PERCENT OF THE SITE IS TO BE LANDSCAPED.
- ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES PLANT MATERIALS LIST.
- 15 GALLON TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF SIX (6) FEET AND A MINIMUM ONE AND ONE-HALF (1.5) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND. MULTI-TRUNK TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF FIVE (5) FEET AND A MINIMUM AVERAGE CALIPER OF ONE (1) INCH.
- 24 INCH BOX TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF EIGHT (8) FEET AND A MINIMUM TWO (2) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND. MULTI-TRUNK TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF EIGHT (8) FEET AND A MINIMUM AVERAGE CALIPER OF ONE AND ONE HALF (1.5) INCHS.
- STREETSCAPE SHRUBBERY REQUIRES A MINIMUM SIZE OF FIVE (5) GALLONS.
- FIRE LANE SHALL BE AN UNOBSTRUCTED WIDTH OF NO LESS THAN 26 FEET WITH A VERTICAL CLEARANCE OF NO MORE THAN 15 FEET.
- ALL TREES WITHIN THE RIGHT OF WAY AND TREES WITHIN 10 FEET OF ANY PUBLIC SIDEWALK, PAVEMENT, CURBING, OR STRUCTURE WILL REQUIRE A DEEP ROOT BARRIER AS OUTLINED IN THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS.
- TREES WITH A VERTICAL GROWTH HABIT, SUCH AS HERITAGE LIVE OAKS, WHICH ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO ANY SIDEWALK SHALL HAVE THEIR MAIN VERTICAL LEADER INTACT AND SHALL REMAIN UNCLIPPED.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SITE 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.

PLANT CALCULATIONS:

	15 GAL	24" BOX	36" BOX
TREE SIZE RATIO	9 QTY 14%	44 QTY 66%	14 QTY 20%
TOTAL TREES: 67			
	REQUIRED	PROVIDED	
LANDSCAPE AREA COVERAGE	11,006.74 S.F. 10%	42,270.6 S.F. 38%	
	ADWR REQUIRED	ADWR PROVIDED	
PERCENTAGE LOW-WATER USE (ADWR) PLANTS	1,051 QTY 90%	1,168 QTY 100%	
TOTAL PLANTS: 1,168			



JANUS INTERNATIONAL
NWC PEORIA AVE. AND SOLAR CANYON WAY
SURPRISE, ARIZONA

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
802 . 912 . 8891 tel
802 . 912 . 8893 fax



revisions:

date: 05.24.19
contents: PLANTING
PLAN
sheet no.
L100

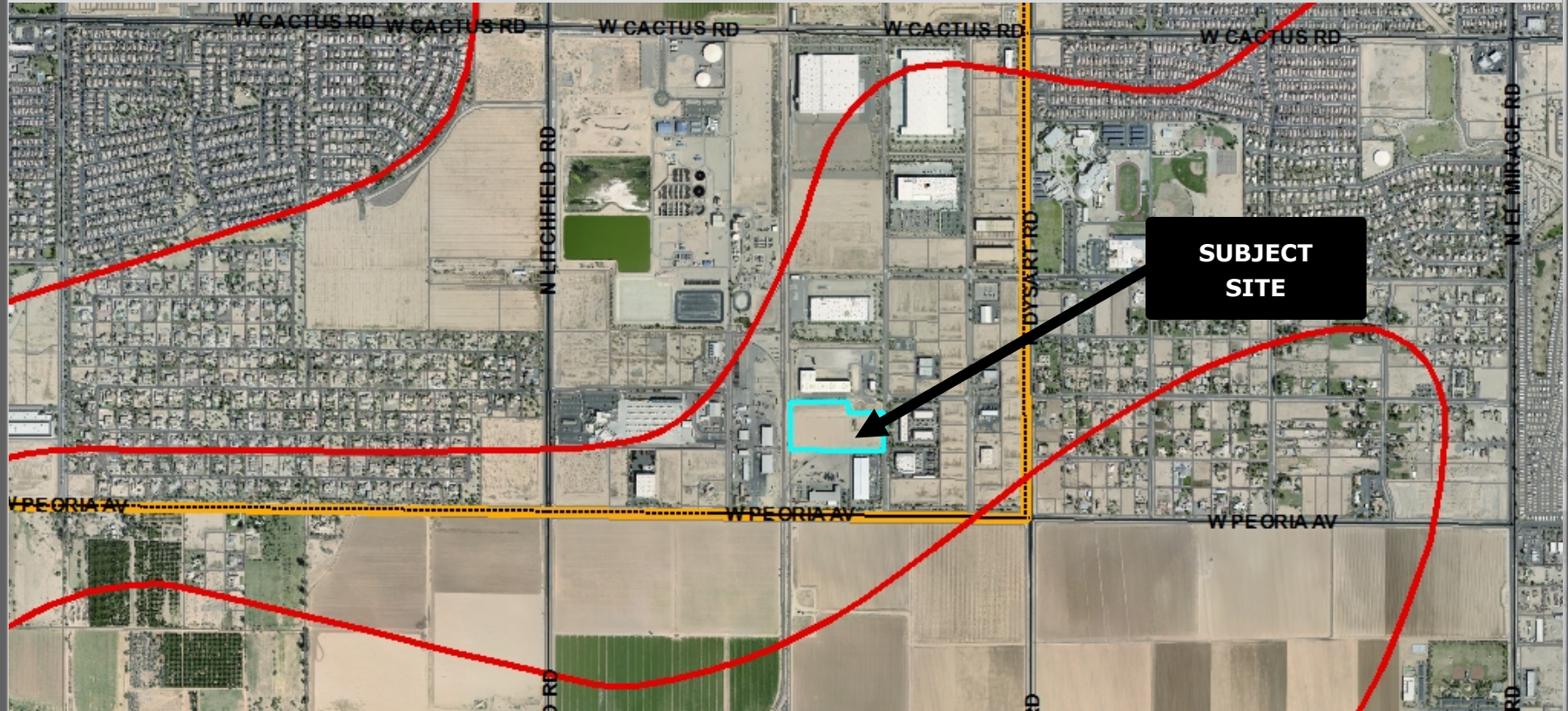


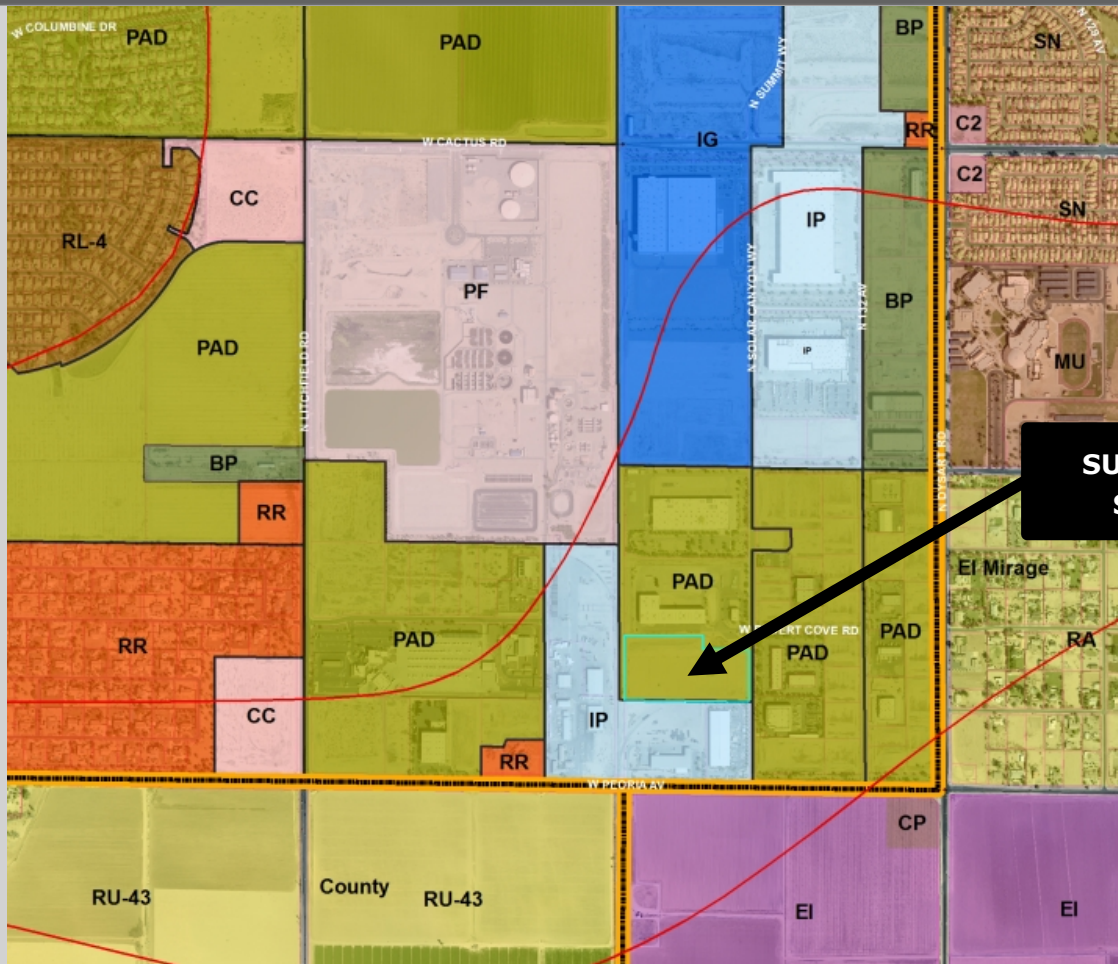
Planning and Zoning Commission
June 20, 2019

FS19-002 Janus Expansion Major Site Plan Amendment

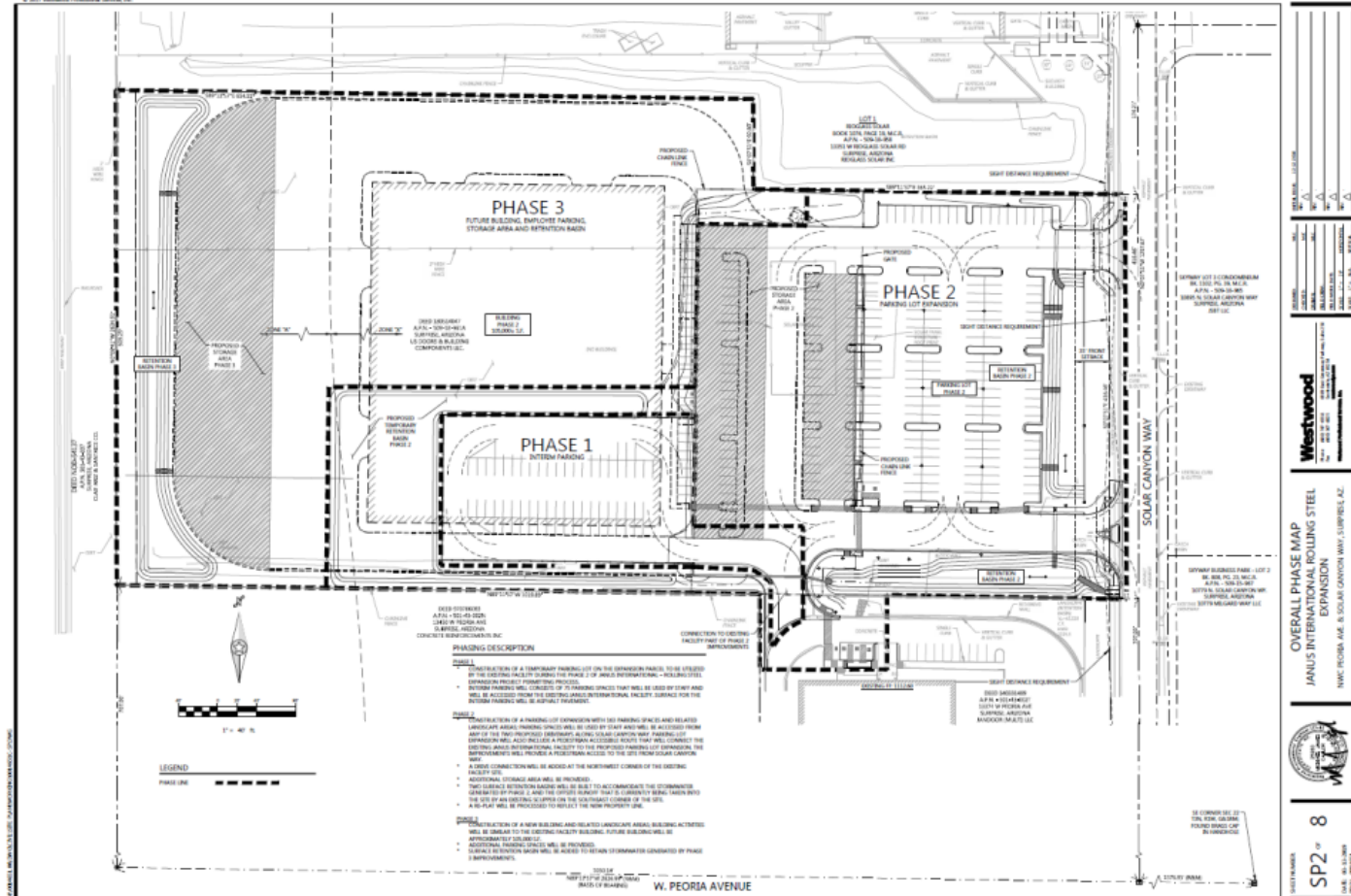
FS19-002

Janus Major Site Plan Amendment Vicinity Map





FS19-002 Janus Major Site Plan Amendment Case Map

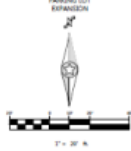


FS19-002
Janus Major Site Plan Amendment



**FS19-
Janus Major Site F**

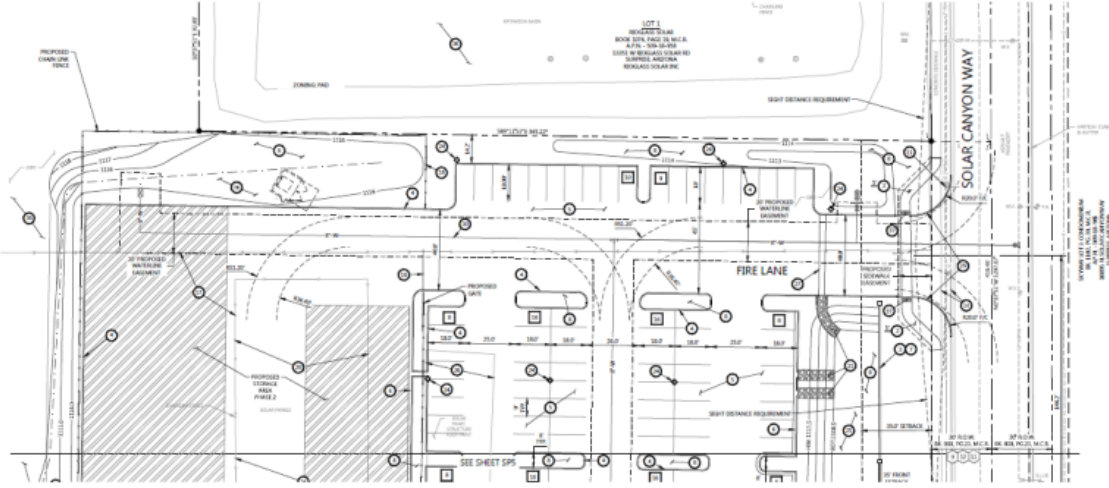
PHASE 2 PARKING LOT EXPANSION



SITE PLAN NOTES

- PROPOSED CONCRETE DRIVEWAY FOR LOT 1 OF SURVEY DETAIL 0-15 (NOTED WITH 20' CURB SETBACK)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 7' HIGH RETAINING WALL, REFER TO SHEET 0-17 FOR WALL SECTION, MATERIAL, AND COLOR DETAILS
- PROPOSED CONCRETE DRIVE CURB
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE VERTICAL CURB & GUTTER
- PROPOSED 6' PARKING WALL REFER TO SHEET 0-18 FOR CURB & GUTTER DETAILS
- PROPOSED LANDSCAPE AREA
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CONCRETE SCULPTURE
- EXISTING STREET LIGHT TO BE REMOVED
- EXISTING STREET LIGHT TO BE RELOCATED
- RELOCATED STREET LIGHT LOCATION
- EXISTING CONCRETE CURB / SIDEWALK TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- PROPOSED MANUAL ROLL CROWN LINE FENCE WITH 4' HIGH PICK AND FENCE VERTICAL SLATS
- EXISTING FENCE TO BE REMOVED
- PROPOSED TEMPORARY CHAIN LINK FENCE WITH 4' HIGH VERTICAL SLATS
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED 8'x8' MANHOLE
- PROPOSED HEADWALL
- PROPOSED PROTECTION CHAIN LINK GATE
- PROPOSED LEAKY POOL
- EXISTING 16' TENSION BRACK
- EXISTING SOLAR PANELS TO BE REMOVED
- PROPOSED UNILEY GUTTER
- PROPOSED SCULPTURE
- PROPOSED CONCRETE DRIVEWAY FOR LOT 2 OF SURVEY DETAIL 0-15
- PROPOSED MATERIAL AND 20' SETBACK
- PROPOSED CROWN DRIVEWAY
- REMOVE EXISTING CONCRETE SCULPTURE
- PROPOSED TRUCK CROWN
- REMOVE EXISTING ASPHALT DRIVEWAY PHASE 1 ACCESS TO TEMPORARY DRIVEWAY PARKING
- PROPOSED PRECAST SAFETY CURB FOR MANUAL DRIVEWAY
- CONCRETE DRIVEWAY CURB CONTROL ASIDE BY CULVERTS TO BE SPURRED ON IMPROVED AREAS FOR STREET CONTROL, CONCRETE DRIVEWAY SPURRED EVERY 7' TOWARDS AS NEEDED
- RETAIN EXISTING TRAIL WINDING FOR MANUAL AND 20' SETBACK
- PROPOSED ACCESSIBLE DRIVEWAY MANUAL DETAIL 0-17

NUMBER OF PARKING SPACES PROVIDED



SITE PLAN PHASE 2
JANUS INTERNATIONAL ROLLING STEEL
EXPANSION
NMAC FORM 46-1, SOLAR CANYON WAY, SURFBLISS, AZ

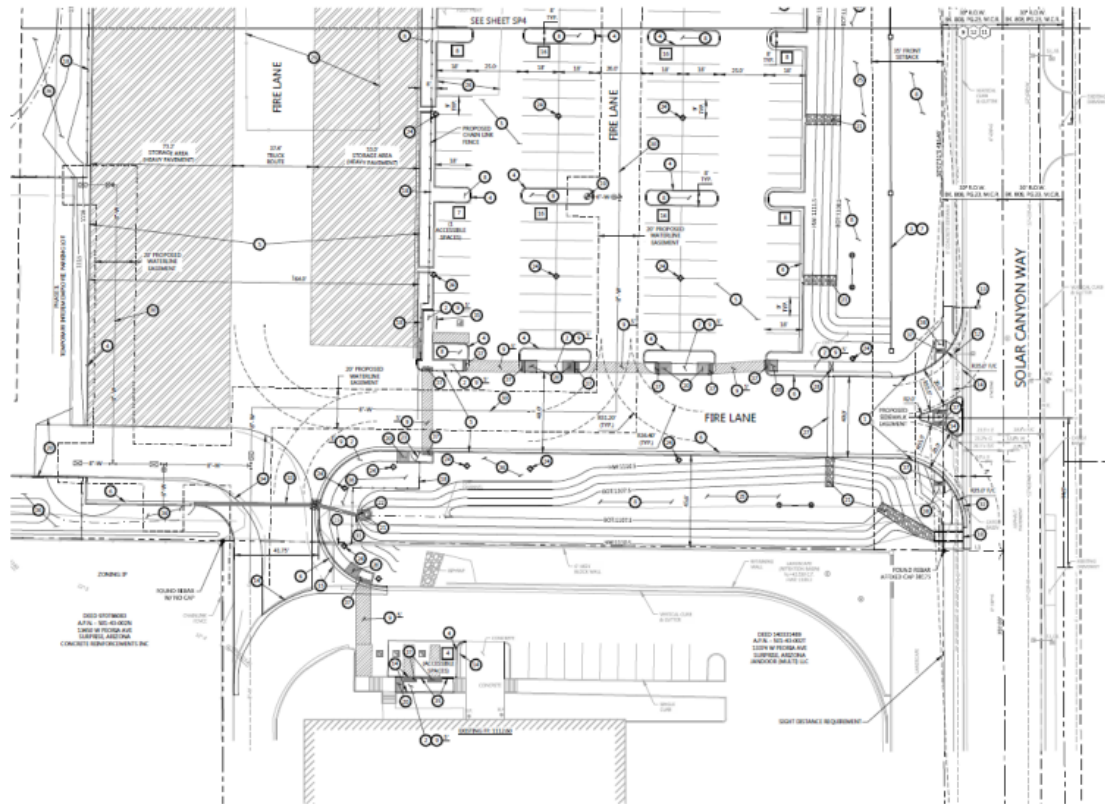


DATE: 04/10/2018
PAGE: 08

Westwood
PROFESSIONAL SERVICES, INC.
1000 N. GILBERT AVENUE, SUITE 100
MESA, AZ 85204
TEL: 480.944.1111
WWW.WESTWOODPSI.COM

DATE:	04/10/2018
SCALE:	AS SHOWN
PROJECT:	PHASE 2
CLIENT:	JANUS
DESIGNER:	WESTWOOD
CHECKED:	WESTWOOD
APPROVED:	WESTWOOD

FS19-002 Janus Major Site Plan Amendment

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Westwood

900 S. Westwood Blvd., Suite 100
Beverly Hills, CA 90212
Tel: 310-778-6600
Fax: 310-778-6601
www.westwood.com

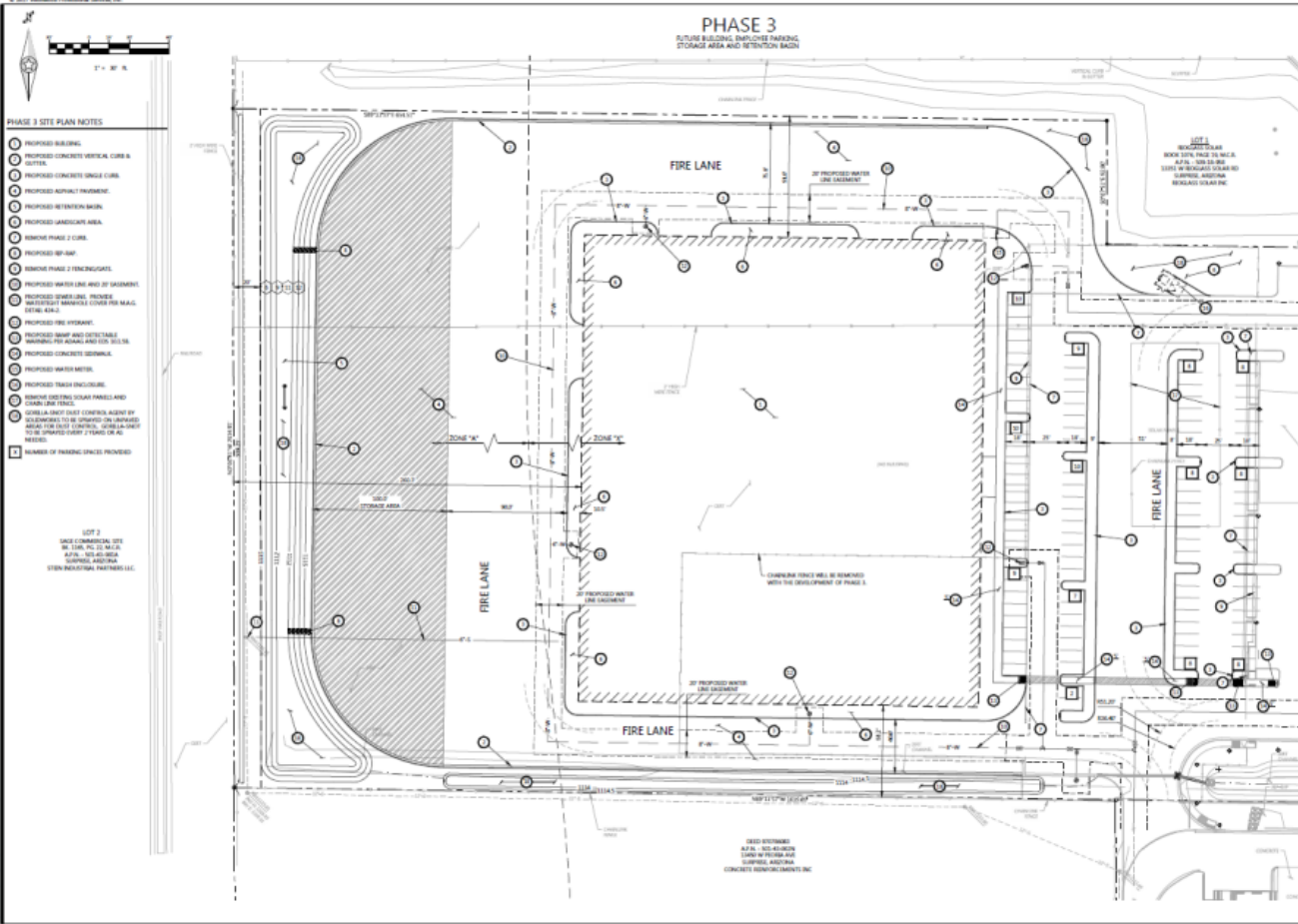
Member: Professional Services Inc.

SITE PLAN PHASE 2
JANUS INTERNATIONAL ROLLING STEEL
EXPANSION



SP5-8

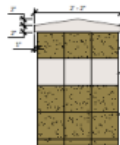
FS19-002
Janus Major Site Plan Amendment



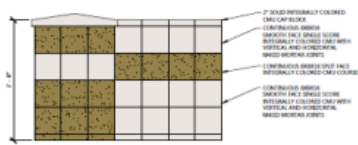
FS19-002
Janus Major Site Plan Amendment



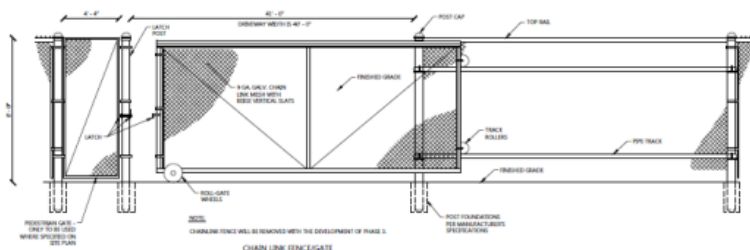
COLUMN DETAIL



SCREEN WALL CONCRETE TO MATCH EXISTING WALLS (SEE WALL SECTION 05050-0100) AND TO MATCH EXISTING WALLS.



SITE WALL DETAIL



CHAIN LINK FENCE/GATE



ELEVATIONS & DETAILS
JANUS INTERNATIONAL ROLLING STEEL
EXPANSION
9140 PUEBLO AVE. & SOLAR CANYON WAY, SUITE 100, AZ.

Westwood
 800-368-3688
 3000 Westwood Blvd.
 Los Angeles, CA 90024

[illegible]

FS19-002
Janus Major Site Plan Amendment

Janus Expansion Major Site Plan Amendment

Staff Recommendation:

Approve subject to stipulations “a” through “c”



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 20, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Site Plan for Tire Works at Civic Center at Surprise Center, generally located on the northwestern corner of Civic Center Drive and Elm Street.

Motion:

Move to approve a Site Plan for Tire Works at Civic Center at Surprise Center, generally located on the northwestern corner of Civic Center Drive and Elm Street.

Background:

Thomson Thrift Development, Inc., on behalf of Bell Road Surprise AZ, LLC, seeks approval of a Site Plan to allow for a tire shop facility within the Civic Center Commercial Center within the Surprise Center PAD. Site improvements will include a 5,762 square foot building, paving, sidewalks, and landscaping.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-106 - Tireworks at Surprise Center - SP - Staff Report - 062019
2. 01 - FS19-106 - Tireworks at Surprise Center - Vicinity - 062019
3. 02 - FS19-106 - Tireworks at Surprise Center - Master Site Plan - 062019

4. 03 - FS19-106 - Tireworks at Surprise Center - Site Plan - 062019
 5. 04 - FS19-106 - Tireworks at Surprise Center - Streetscape Exhibit - 062019
 6. 05 - FS19-106 - Tireworks at Surprise Center - Elevations - 062019
 7. 06 - FS19-106 - Tireworks at Surprise Center - Landscape Plan - 062019
 8. 07 - FS19-106 - Tireworks at Surprise Center - SP - PowerPoint - 062019
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS19-106**

Project Name: Tire Works at Surprise Center

Council District: 5 – Palm

Meeting Date: **June 20, 2019**

Planner: Hobart Wingard, Planner II

Owner: Bell Road Surprise AZ, LLC

Applicant: Thomson Thrift Development, Inc.

Request: Site Plan approval for Tire Works, Lot six (6), of the Civic Center Commercial Center within the Surprise Center Planned Area Development (PAD)

Site Location: Generally, on the northwestern corner of Civic Center Drive and Elm Street

Site Size: Approximately 0.86 acres of the 8.10 acre Civic Center Commercial Center

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 Tire Works at Surprise Center subject to Stipulations “A” through “E.”

PROJECT DESCRIPTION:

Thomson Thrift Development, Inc., on behalf of Bell Road Surprise AZ, LLC, seeks approval of a Site Plan to allow for a tire shop facility within the Civic Center Commercial Center within the Surprise Center PAD. Site improvements will include a 5,762 square foot building, paving, sidewalks, and landscaping.

EXISTING ZONING:

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



Surprise Center PAD Restaurant / Retail	Surprise Center PAD Restaurant	Surprise Center PAD Urgent Care Facility
Surprise Farms PAD Vacant	Surprise Center PAD	Surprise Center PAD Office
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant

BACKGROUND:

June 12, 1980: The Mayor and City Council approved an Annexation for the subject property under Ordinance 80-03.

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

December 15, 2016: The Planning and Zoning Commission approved a Site Plan for the Civic Center Commercial Center under case FS16-429.

December 20, 2016: The Mayor and City Council approved a Final Plat for the Civic Center Commercial Center under case FS16-429.

March 16, 2017: The Planning and Zoning Commission approved a Site Plan for Raising Cane's at the Civic Center Commercial Center under Case FS16-547.

August 7, 2017: The Planning and Zoning Commission approved a Site Plan for an In N Out Burger at the Civic Center Commercial Center under Case FS17-253.

December 13, 2018: A Concept Review meeting was held for the current proposal under case CR18-637.

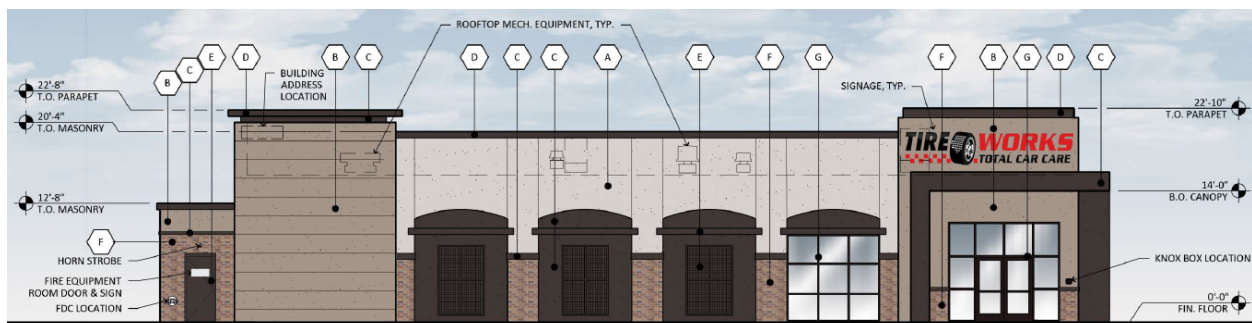
February 12, 2019: The applicant submitted for a Site Plan and Final Plat for Tire Works at the Civic Center Commercial Center under Case FS19-106, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a single story, 5,762 square foot standalone Tire Shop building within Lot six (6) of the Civic Center Commercial Center located within the Surprise Center PAD. Customer entry is provided at the southwest corner of the building, with storefront entrances facing Elm Street and Civic Center Drive. The service garage includes seven (7) bays along the north side of the building, facing the parking lot. The facility includes a showroom, a waiting area for customers, and a storage area for tires and equipment. The facility is planned to hire nine (9) employees and operate from 7:00 am to 7:00 pm, seven (7) days a week.

This, the fourth phase of development for the commercial center, will utilize approximately 0.86 acres of the 8.10 acre commercial center. Access will be provided from both Civic Center Drive to the east and Elm Street to the south. The subject project will provide 29 parking spaces and will contribute to the balance of the commercial center as this center has shared access and shared parking agreements.

Consistent with the existing architecture of the master site, the tire shop building will conform to the requirements of the Surprise Center PAD and its requirement of a Mediterranean style. A combination of stucco and brick will be used with colors consistent with the Mediterranean style of architecture. Towers, arches, and decorative features are included to help reinforce this theme. The decorative elements are provided on all four (4) sides of the facility.



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 commercial center. All walls and vehicle screening will consist of decorative block that match the primary theme of the center. Additionally, in keeping with the Surprise Center PAD, the applicant is providing an outdoor plaza with seating to encourage pedestrian activity along Elm Street.

94 **UTILITY AND SERVICES TABLE:**

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

95

96 **CONFORMANCE WITH ADOPTED PLANS:**

97 The Surprise General Plan 2035 shows the subject property as lying within the Commerce
98 and Office Character Area within the Surprise Center District, which supports commercial
99 and service uses such as that proposed.

100

101 **REVIEWING AGENCIES:**

102 All City reviewing departments have reviewed the request and expressed no objections.

103 The subject Site Plan was also routed to the standard external reviewing agencies,
104 which provided no other comments.

105

106 **SUMMARY:**

107 Staff believes the proposed Site Plan is consistent with the manner and intent of the
108 Surprise Center PAD in which it occupies. Approval will allow the site to be developed in
109 accordance with the requirements of the City of Surprise.

110

111 **FINDINGS:**

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

118

119 **RECOMMENDATION:**

120 Based on the findings noted above, staff recommends the Commission approve the subject
121 Site Plan, Case FS19-106, subject to stipulations 'A' through 'E' as outlined below:

122 A. The Site Plan prepared by RKA Architects, Inc., date stamped April 17, 2019, will
123 be revised and submitted for review to include the following modifications:

124 1. The property line dimensions will be provided on the site plan.

125 B. A sand/oil interceptor/trap will be required for sink in the tire service area.

126 C. The proposal for a “Dry Shop” as submitted is acceptable to the City. However, if the
127 proposal practices are not being adhered to, the City reserves the right to require the
128 installation of a sand/oil interceptor at the owner’s expense in the future.

129 D. The subject site plan is deemed not approved until which time the Final Plat, Case
130 FS19-363, is approved by the Mayor and City Council.

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

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

136
137 **ATTACHMENTS:**

138 01 - Vicinity Maps

139 02 - Master Site Plan

140 03 - Site Plan

141 04 - Streetscape Exhibit

142 05 - Elevations

143 06 - Landscape Plan

144 07 - PowerPoint

VICINITY MAP

FS19-106
Tire Works



VICINITY MAP

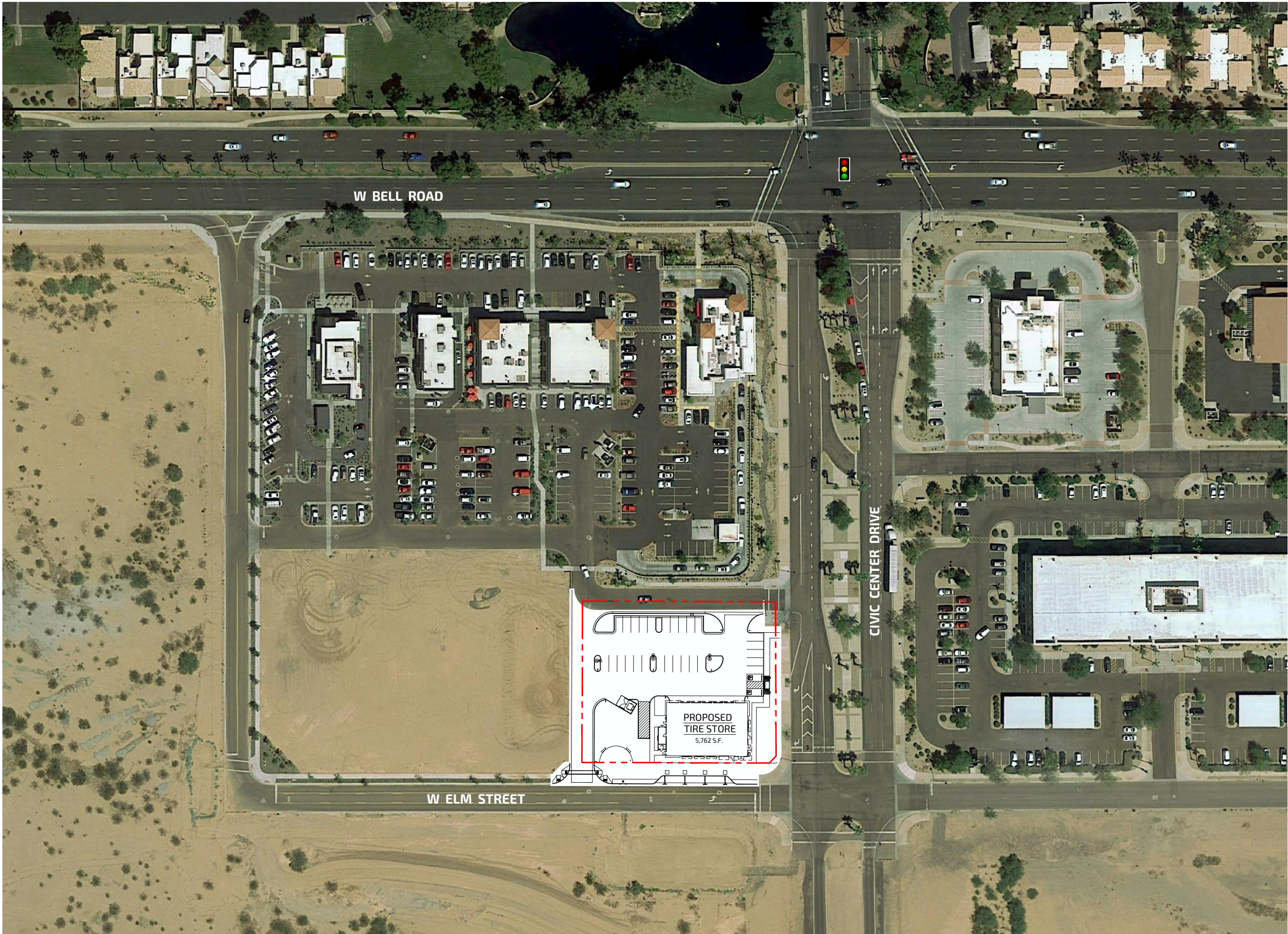
FS19-106
Tire Works



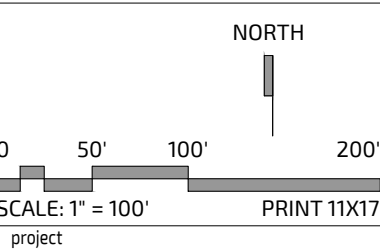
ZONING

FS19-106
Tire Works





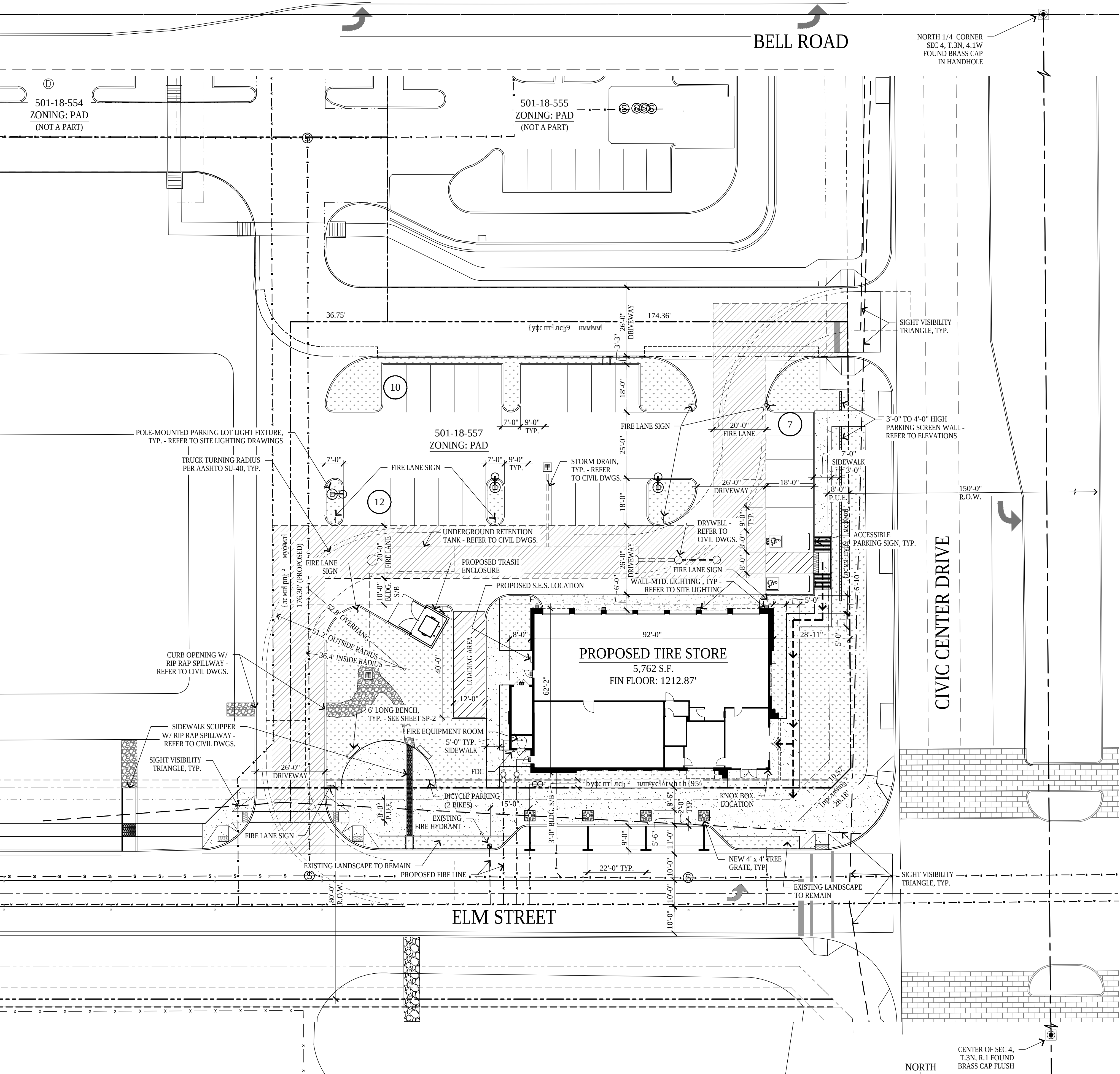
Layout is schematic only and is subject to review & approval by governing agencies. Property line and existing conditions are from GIS information and has not been confirmed.



SURPRISE, ARIZONA
W BELL ROAD AND CIVIC CENTER DRIVE
drawing title

PROPOSED AERIAL SITE PLAN

date	drawing no.
05.14.2019	1.0



SITE PLAN
SCALE: 1" = 20'-0"

TIRE WORKS - SURPRISE
ELM STREET NEAR NWC OF BELL AND CIVIC CENTER DR
SURPRISE, ARIZONA
DATE: 02-11-2019 (PRELIMINARY)

PROJECT DIRECTORY

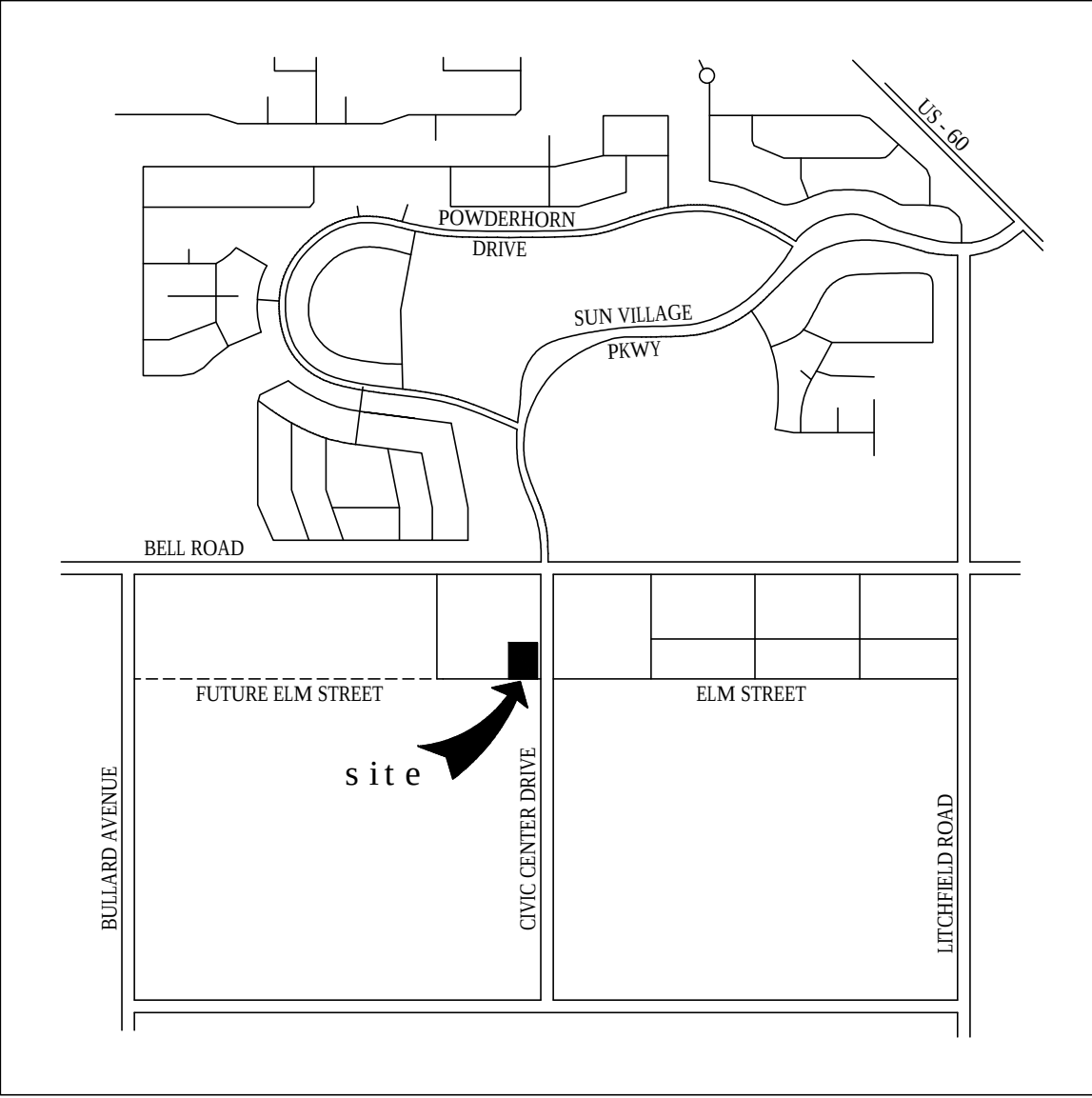
ARCHITECT RKAA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: NEIL FEASER PHONE: (602) 955-3900 FAX: (602) 955-0496 E-MAIL: nfeaser@rkaa.com	OWNER THOMPSON THRIFT RETAIL GROUP 3131 E CAMELBACK ROAD PHOENIX, ARIZONA 85016 CONTACT: ANGIE GREND AHL PHONE: (602) 313-8631 E-MAIL: agrendahl@thompsonthrift.com	ELECTRICAL ENGINEER ARDEBILI ENGINEERING 8100 E. INDIAN SCHOOL ROAD, SUITE 205 SCOTTSDALE, ARIZONA 85251 CONTACT: Omid ARDEBILI PHONE: (480) 361-6269 FAX: (480) 247-4993 EMAIL: omid@ardebilieng.net
CIVIL ENGINEER BECK CONSULTING ENGINEERS, INC. 2942 NORTH 24TH STREET #114 PHOENIX, ARIZONA 85016 CONTACT: JUSTIN EVINGER PHONE: (602) 810-2975 E-MAIL: justin.evinger@beckcon.com	LANDSCAPE ARCHITECT T.J. McQUEEN & ASSOCIATES, INC. 8433 E. CHOLLA STREET SCOTTSDALE, ARIZONA CONTACT: TIM McQUEEN PHONE: (602) 265-0320 FAX: (602) 266-6619 EMAIL: timmcqueen@tjmla.net	

SITE & BUILDING DATA

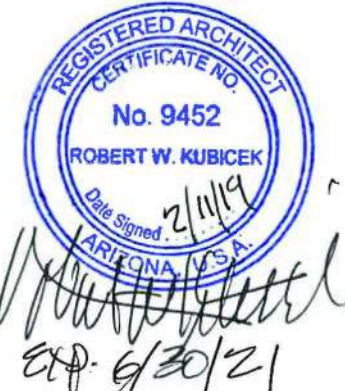
PARCEL NUMBER:	501-18-557
EXISTING ZONING:	PAD
NET SITE AREA:	.91 ACRES (39,847 S.F.)
PROPOSED USE:	RETAIL / TIRE STORE
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	S-1
BUILDING AREA:	5,762 S.F.
BUILDING COVERAGE:	12.5 %
LANDSCAPE AREA PROVIDED:	5,087 S.F.
SITE COVERAGE: 39,847 S.F. (TOTAL AREA) - 5,087 S.F. (LANDSCAPE) = 34,760 S.F.	87.2 %
TOTAL PARKING REQUIRED: 1 SPACE / 500 S.F.	12 SPACES
TOTAL PARKING PROVIDED:	29 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

LEGEND

	INDICATES: CONCRETE SIDEWALK		INDICATES: FIRE LANE		INDICATES: LANDSCAPE
INDICATES: ACCESSIBLE ROUTE TO BUILDING AND PUBLIC WAY					



VICINITY MAP



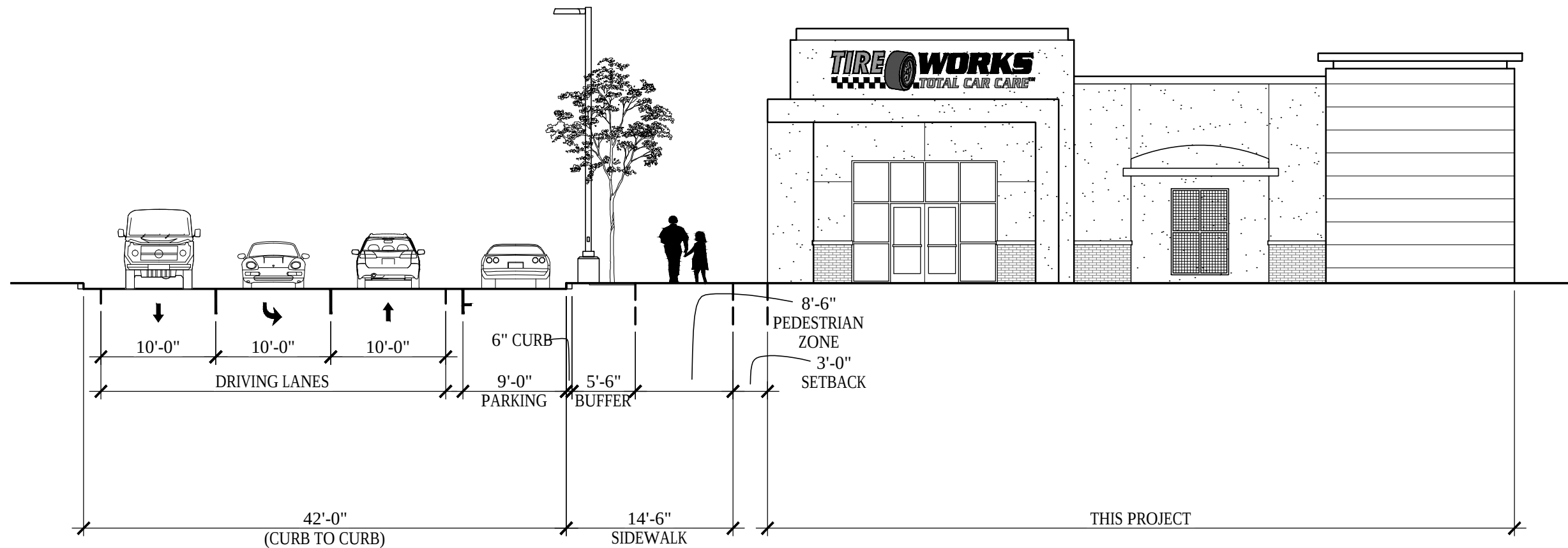
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SP-1

RKAA# 18205.00



FS19-106



STREETSCAPE EXHIBIT

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

TIRE WORKS - SURPRISE
NWC OF ELM STREET AND CIVIC CENTER DRIVE
SURPRISE, ARIZONA
DATE: 04-15-2019 (PRELIMINARY)



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OF THE ARCHITECT.

SP-3

RKAA#18205.00



MATERIALS & COLORS

- A

STUCCO: (PAINT TO MATCH)
MFG: DUNN EDWARDS
COLOR: BONE CHINA
SPEC #: DEW339
- B

STUCCO: (PAINT TO MATCH)
MFG: DUNN EDWARDS
COLOR: RINCON COVE
SPEC #: DEC757
- C

STUCCO: (PAINT TO MATCH)
MFG: DUNN EDWARDS
COLOR: MOLASSES
SPEC #: DE6399
- D

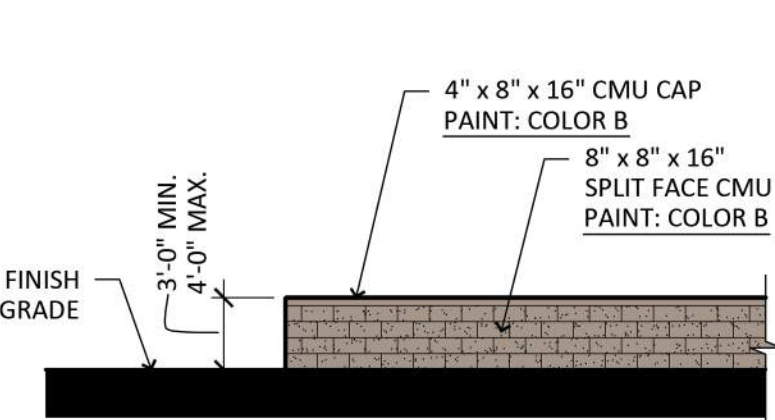
METAL COPING: (PAINT TO MATCH)
MFR: DUNN EDWARDS
COLOR: MOLASSES
SPEC #: DE6399
- E

DOORS/METAL: (PAINT TO MATCH)
MFG: DUNN EDWARDS
COLOR: MOLASSES
SPEC #: DE6399
- F

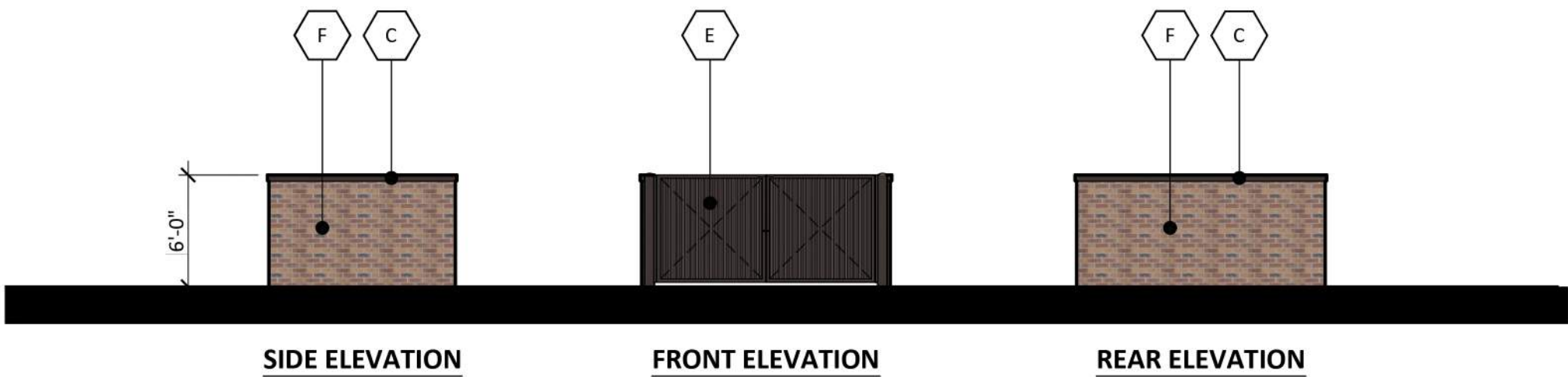
FACE BRICK:
MFG: SUMMIT BRICK COMPANY
COLOR: EMPIRE GOLD
- G

STOREFRONT:
MFG: KAWNEER (OR EQUAL)
COLOR: DARK BRONZE ANODIZED
- H

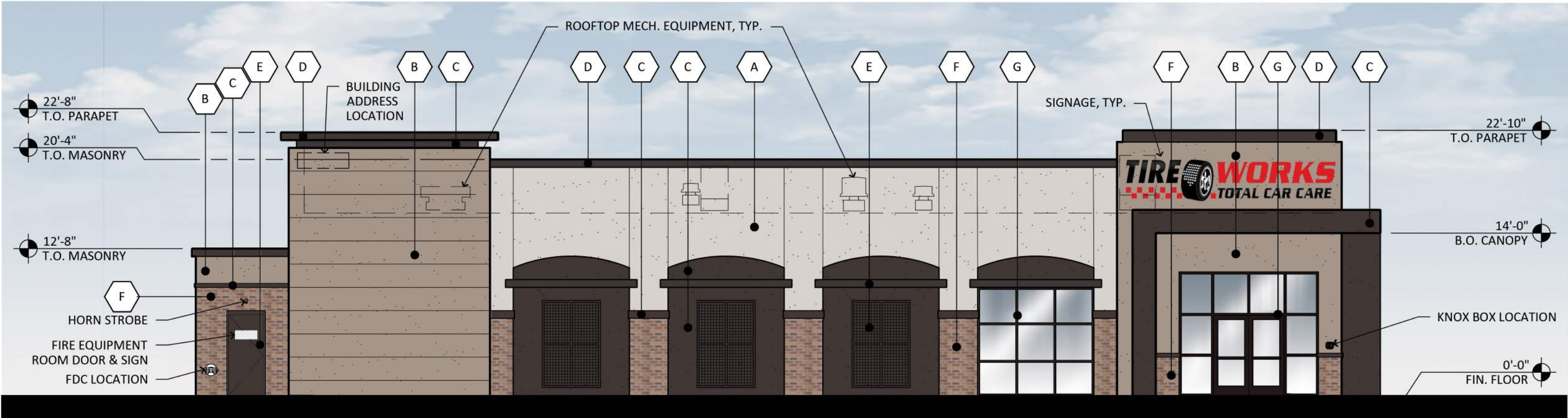
ROLL-UP DOORS:
MFG: COOKSON
COLOR: TAN



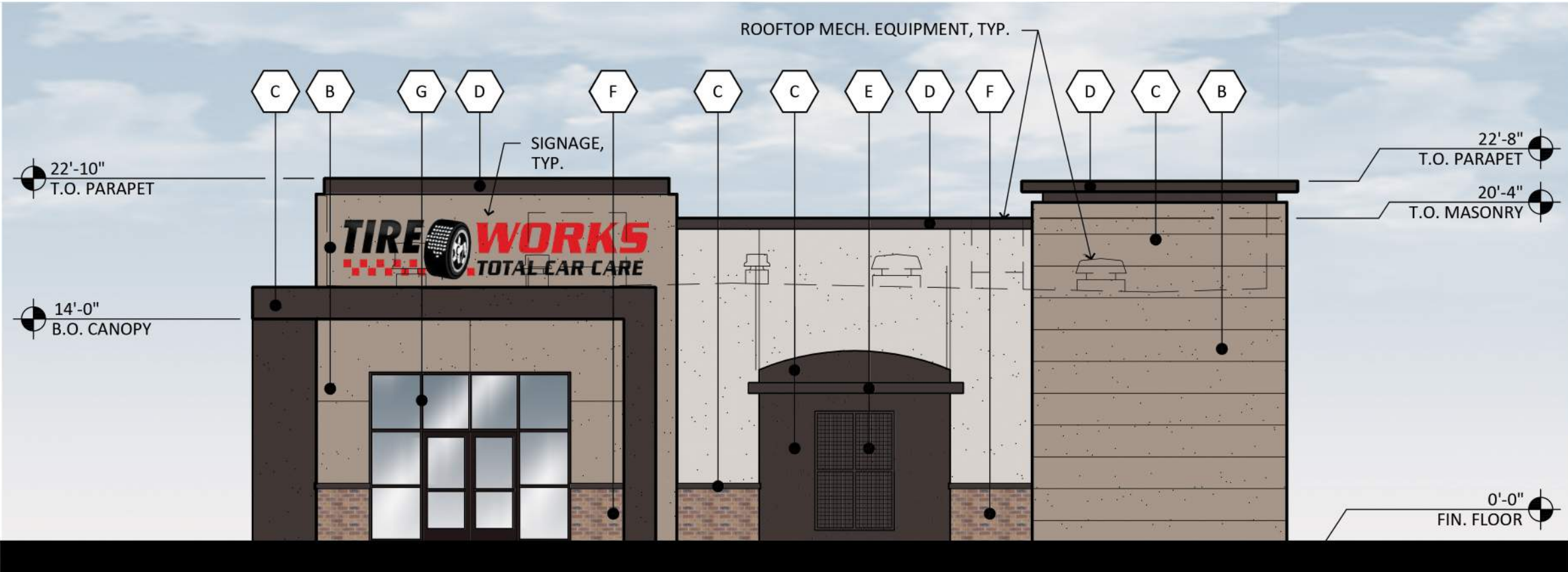
TYP. SCREEN WALL ELEVATION
SCALE: 1/8" = 1'-0"



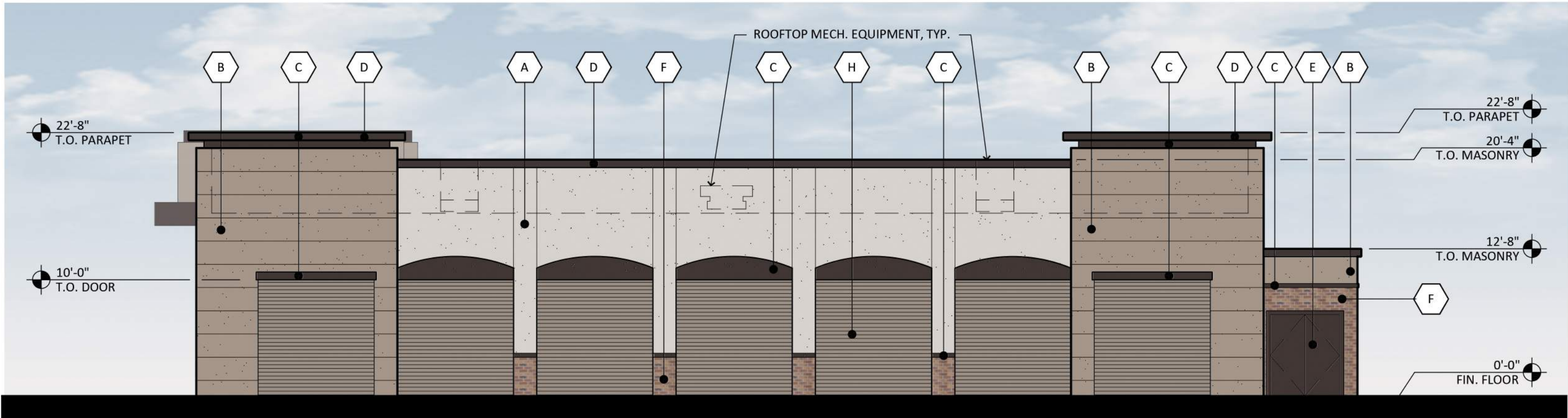
TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



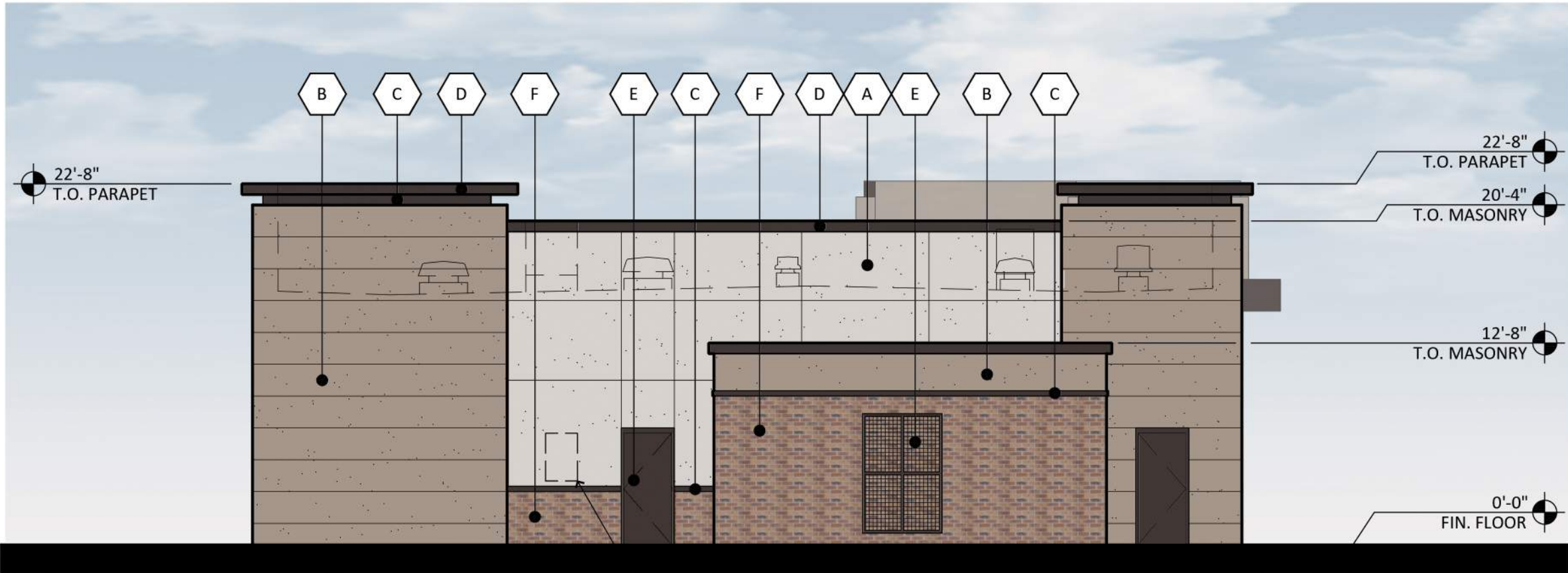
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

CIVIC CENTER TIRE WORKS
NWC OF ELM STREET AND CIVIC CENTER DRIVE
SURPRISE, ARIZONA
DATE: 04-15-2019 (PRELIMINARY)



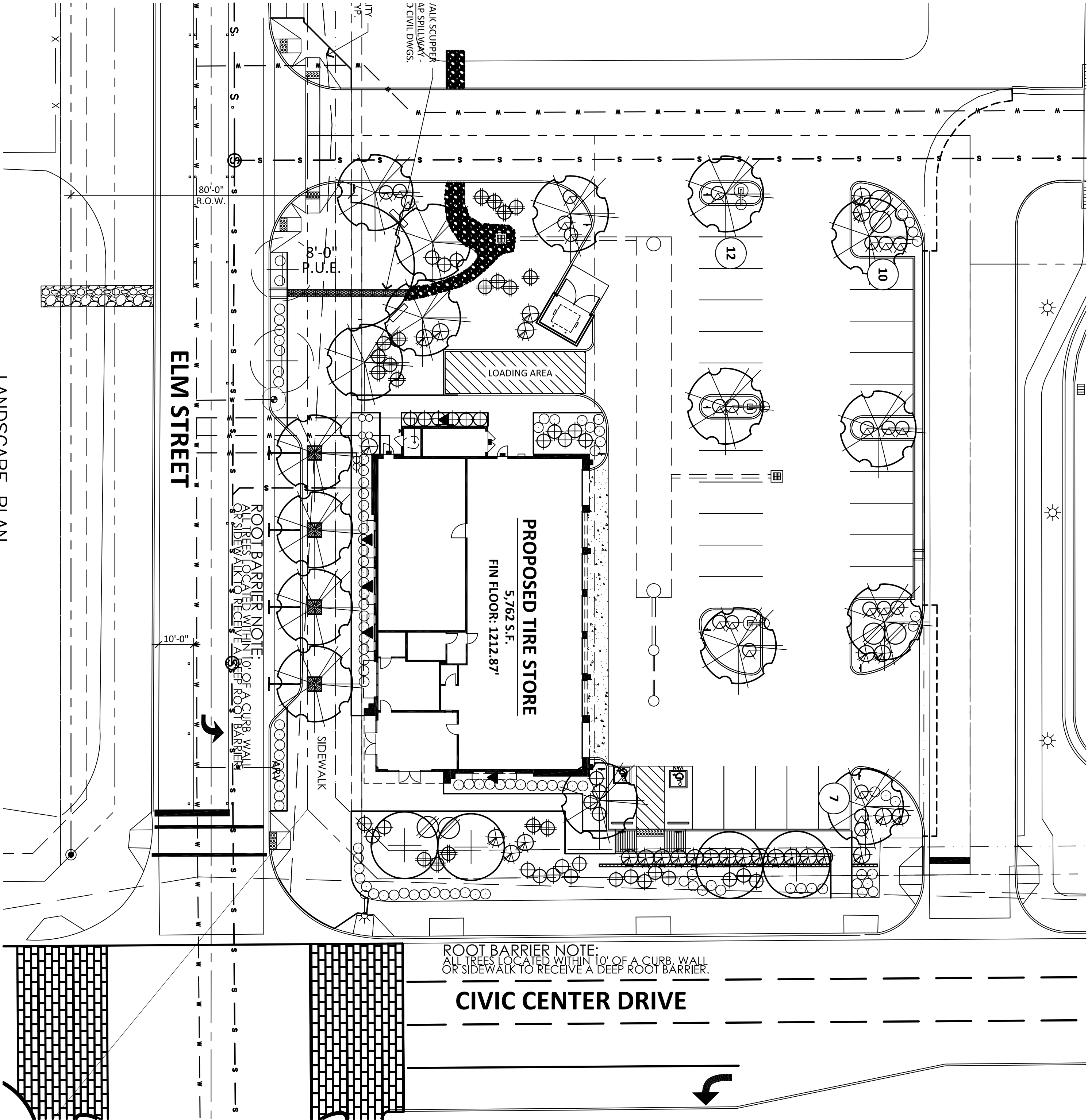
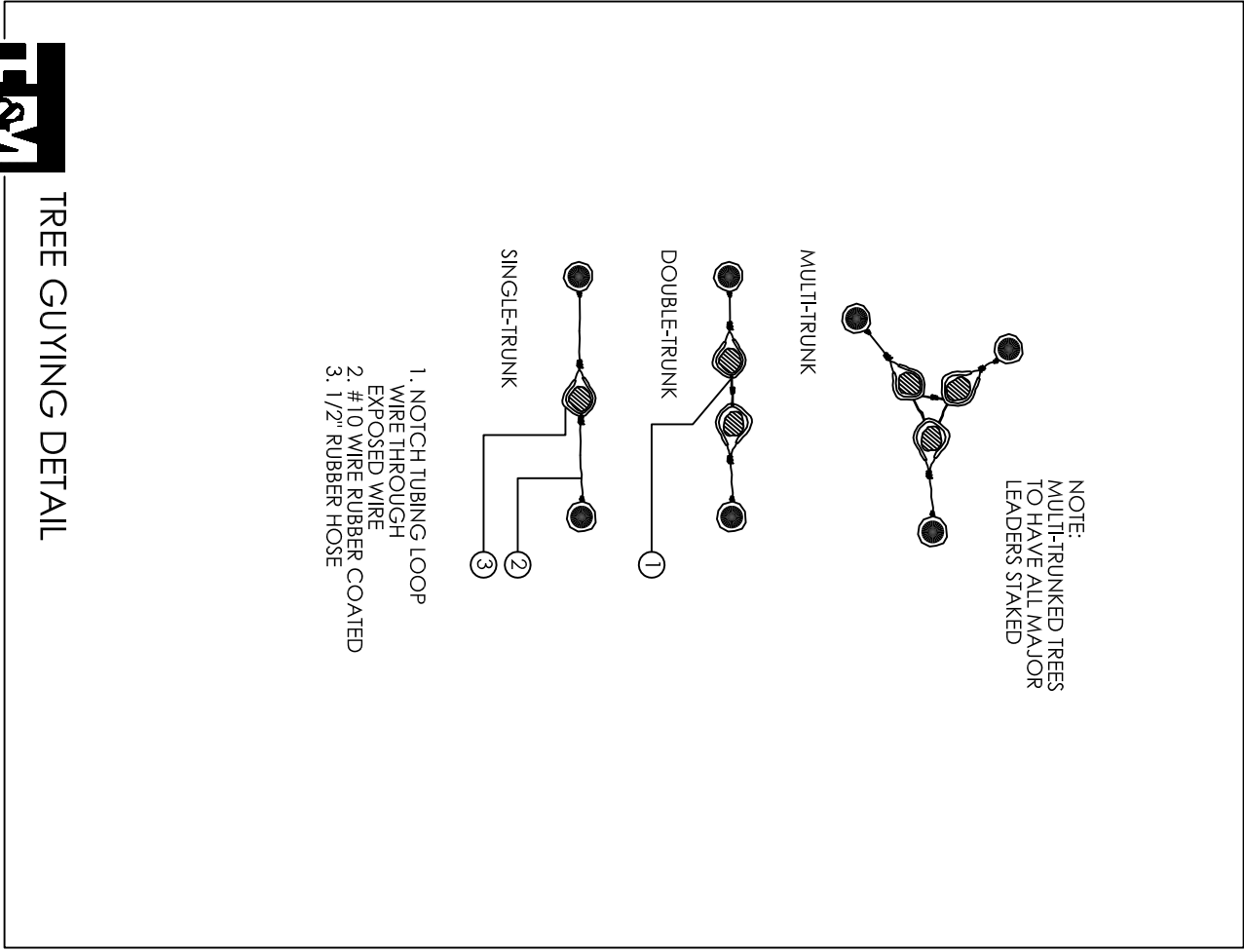
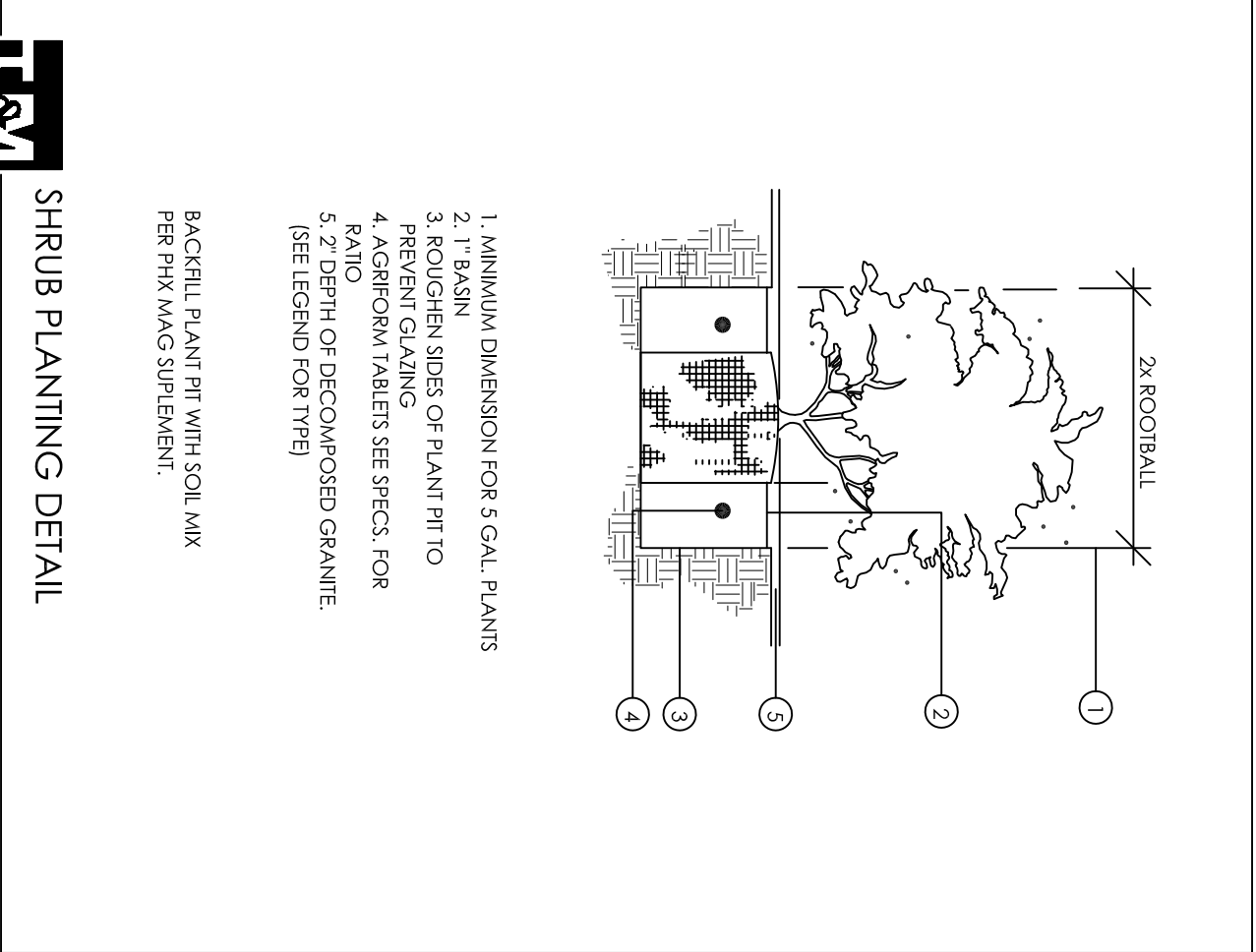
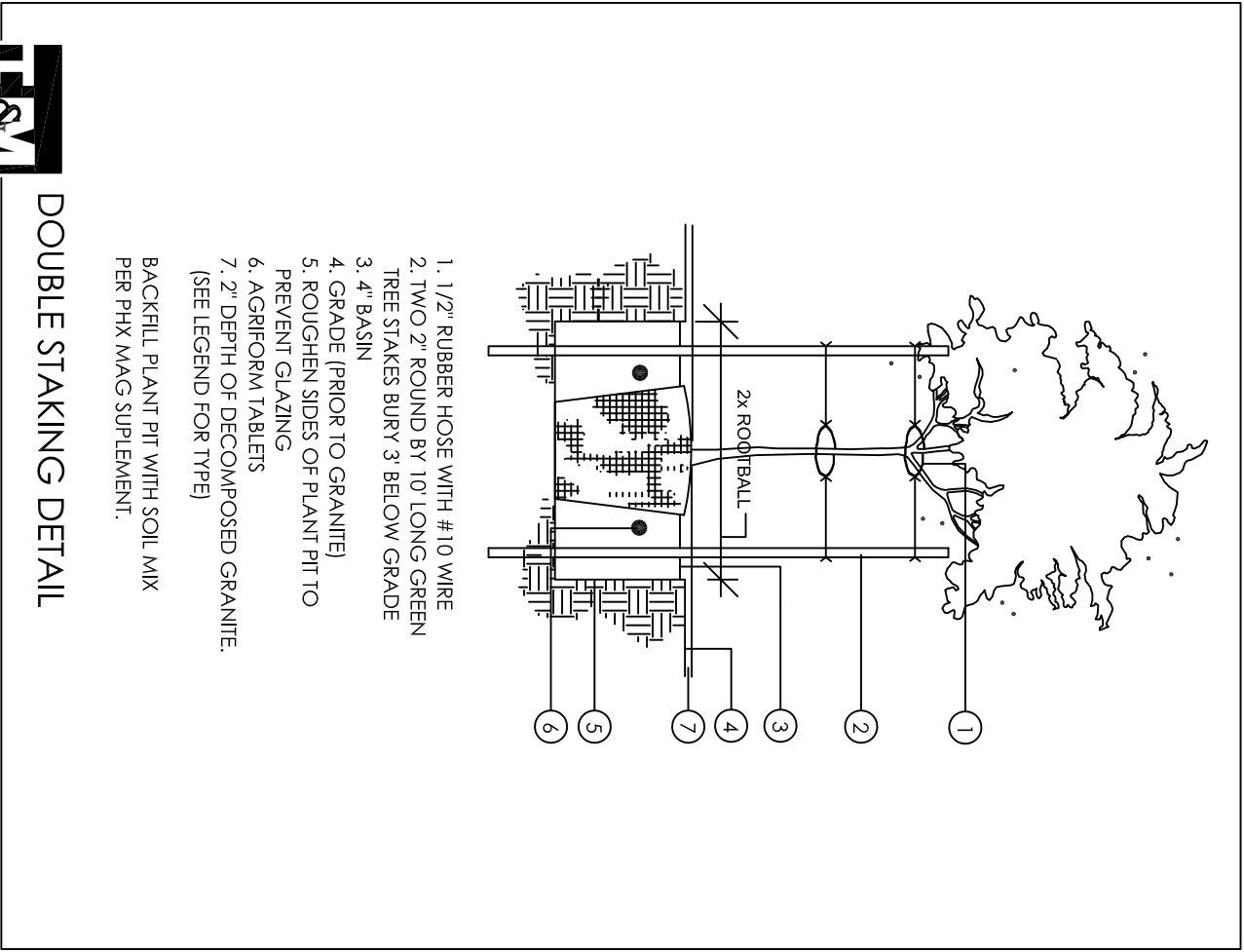
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EL-1

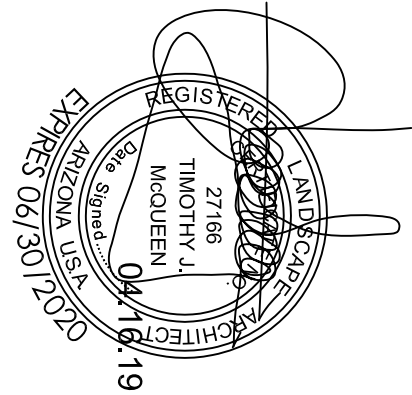
RKAA# 18205.00



FS19-106



LANDSCAPE LEGEND	
	EXISTING TREE PROJECT FROM CONSTRUCTION
	JILINUS PARVIFOLIA CHINESE ELM 24" BOX (17)
	DALBERGIA SISSOO SISSOO TREE 24" BOX (4)
	LEICOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (28)
	RUUELLA PENINSULARIS BAJA RUELLA 5 GALLON (24)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (6)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (35)
	DASYLIRION WHEELERI DESERT SPOON 5 GALLON (19)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (85)
	PODREANEA SP. PINK TRUMPET VINE 5 GALLON (5)
MATCH ADJACENT R.O.W. DG DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	
LANDSCAPE CALCULATION: LANDSCAPE AREA: 5,097 SQ. FT. TREES REQUIRED: 13 TREES TREES PROVIDED: 21 TREES SHRUBS REQUIRED: 64 SHRUBS SHRUBS PROVIDED: 117 SHRUBS	





FS19-106

Tire Works at Surprise Center

Planning and Zoning Commission – June 20, 2019

VICINITY MAP

FS19-106
Tire Works



VICINITY MAP

FS19-106
Tire Works



ZONING

FS19-106
Tire Works





- A - Raising Cane's
- B - Starbucks
- C - Shops
- D - In N Out Burger
- E - Proposed Tire Shop

MASTER SITE

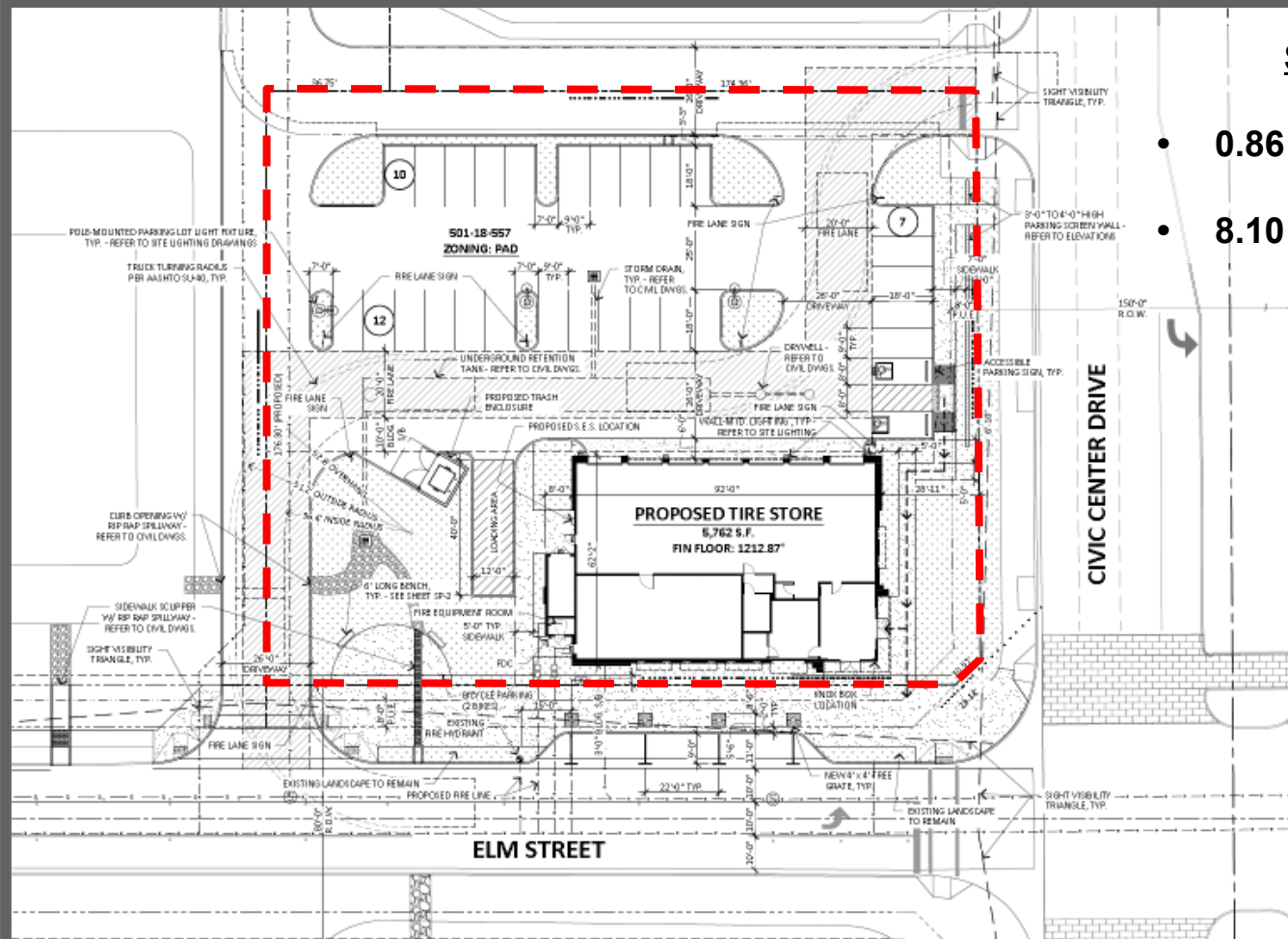


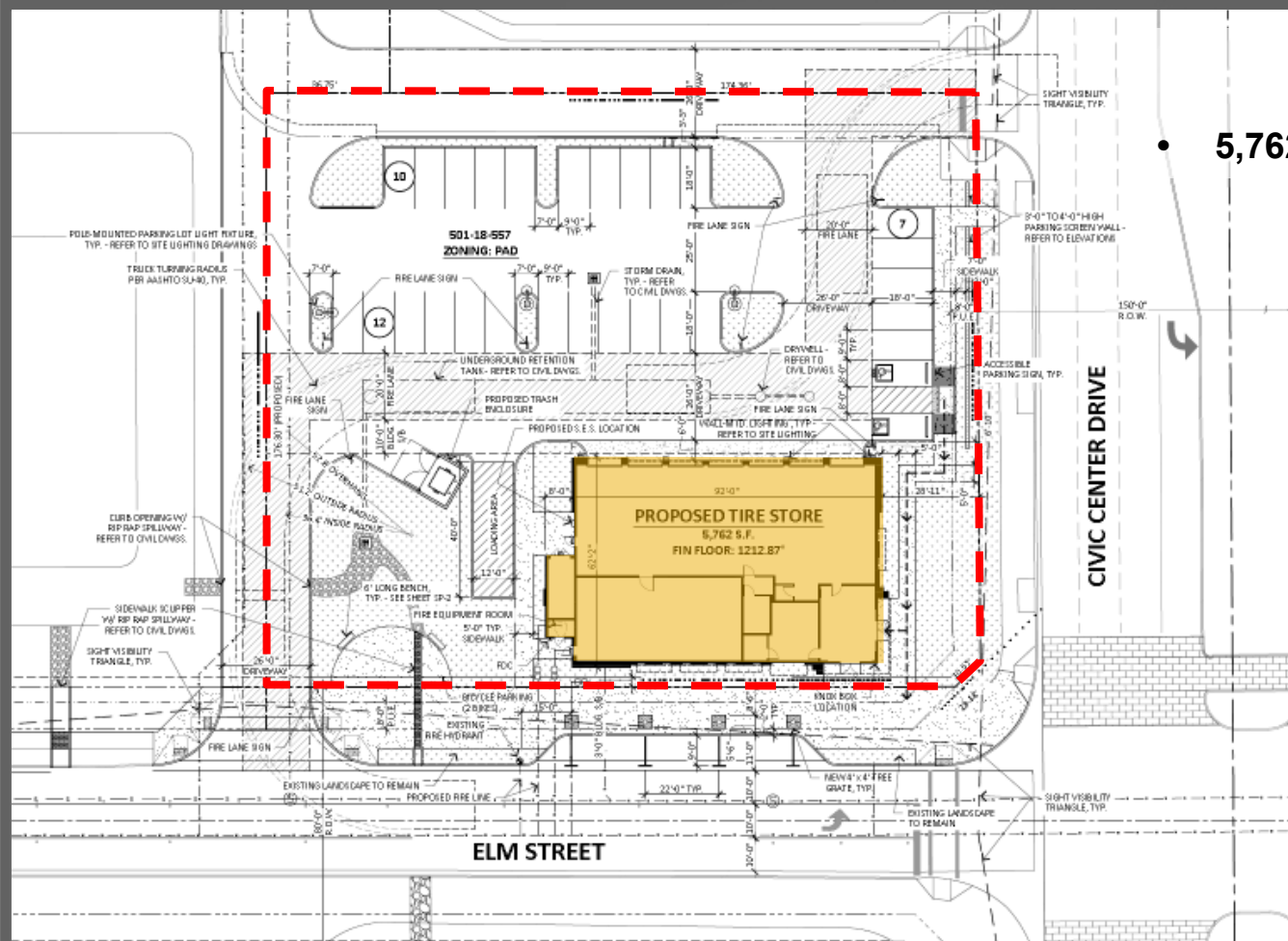
- A - Raising Cane's
- B - Starbucks
- C - Shops
- D - In N Out Burger
- E - Proposed Tire Shop

MASTER SITE

SITE PLAN

- **0.86 Acre Site**
- **8.10 Acre Master Site**



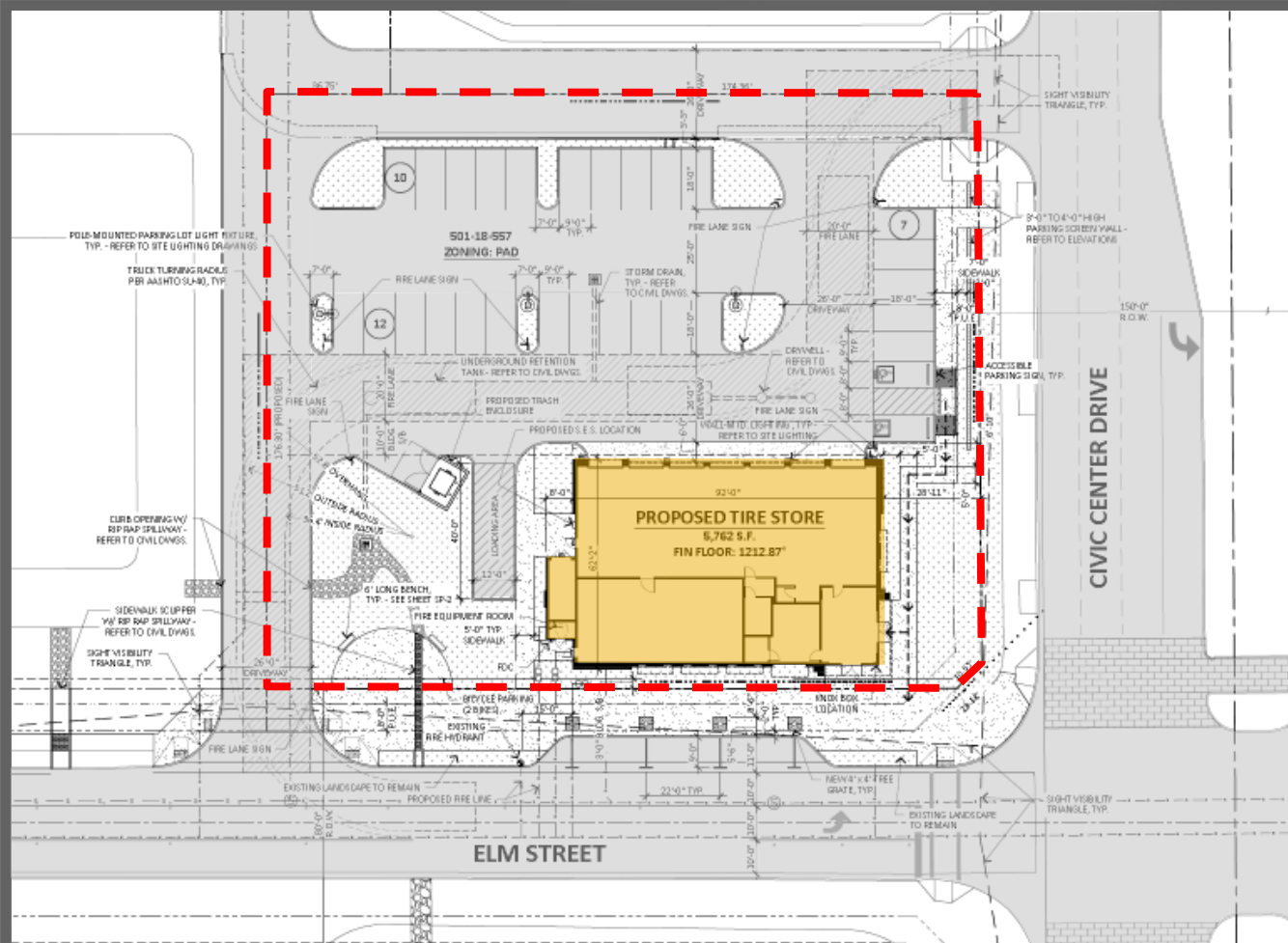


Building

- 5,762 square feet

SITE PLAN

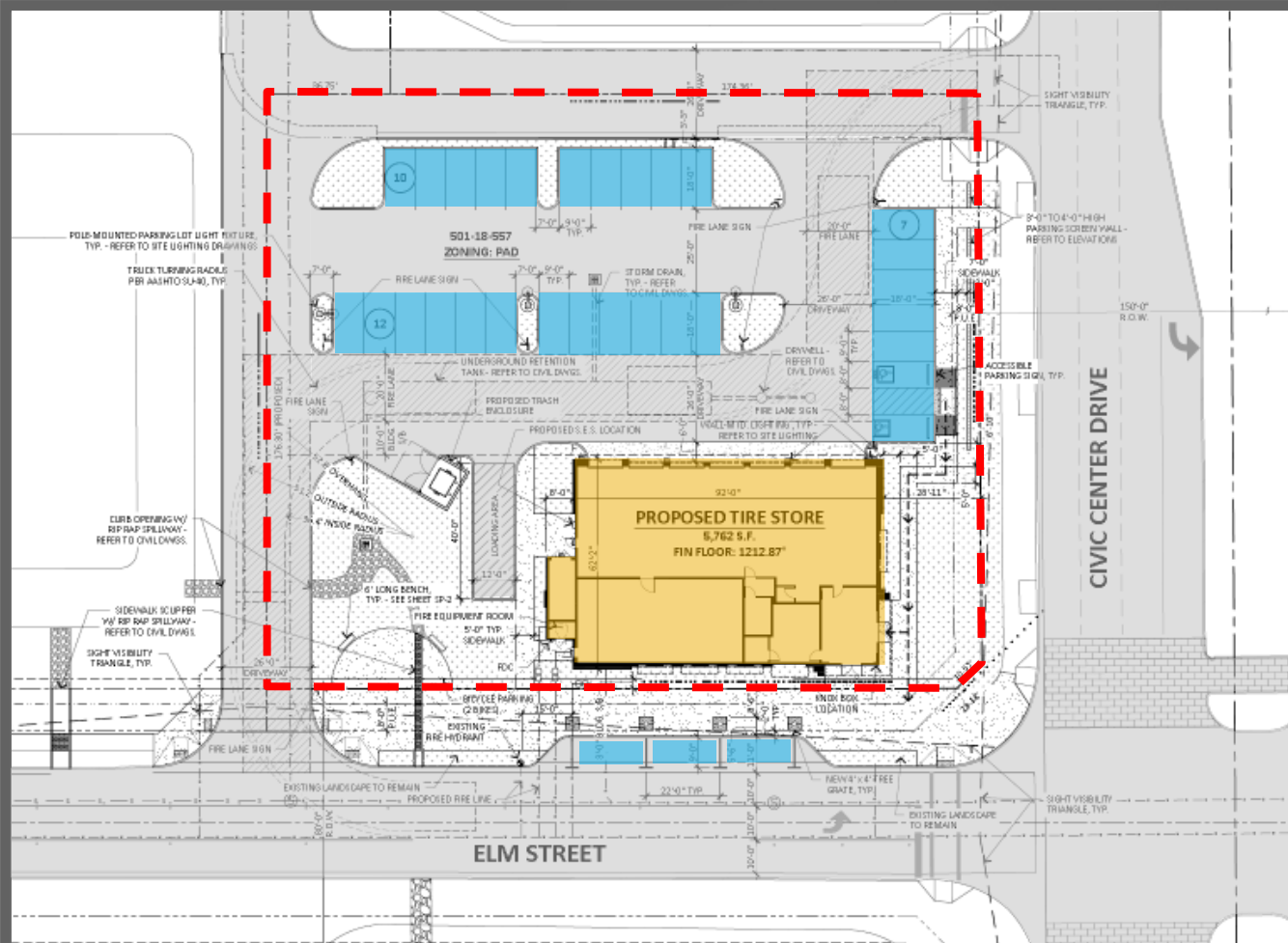
Paved Areas



SITE PLAN

SITE PLAN





- Parking**
- 29 Off Street
 - 3 On Street

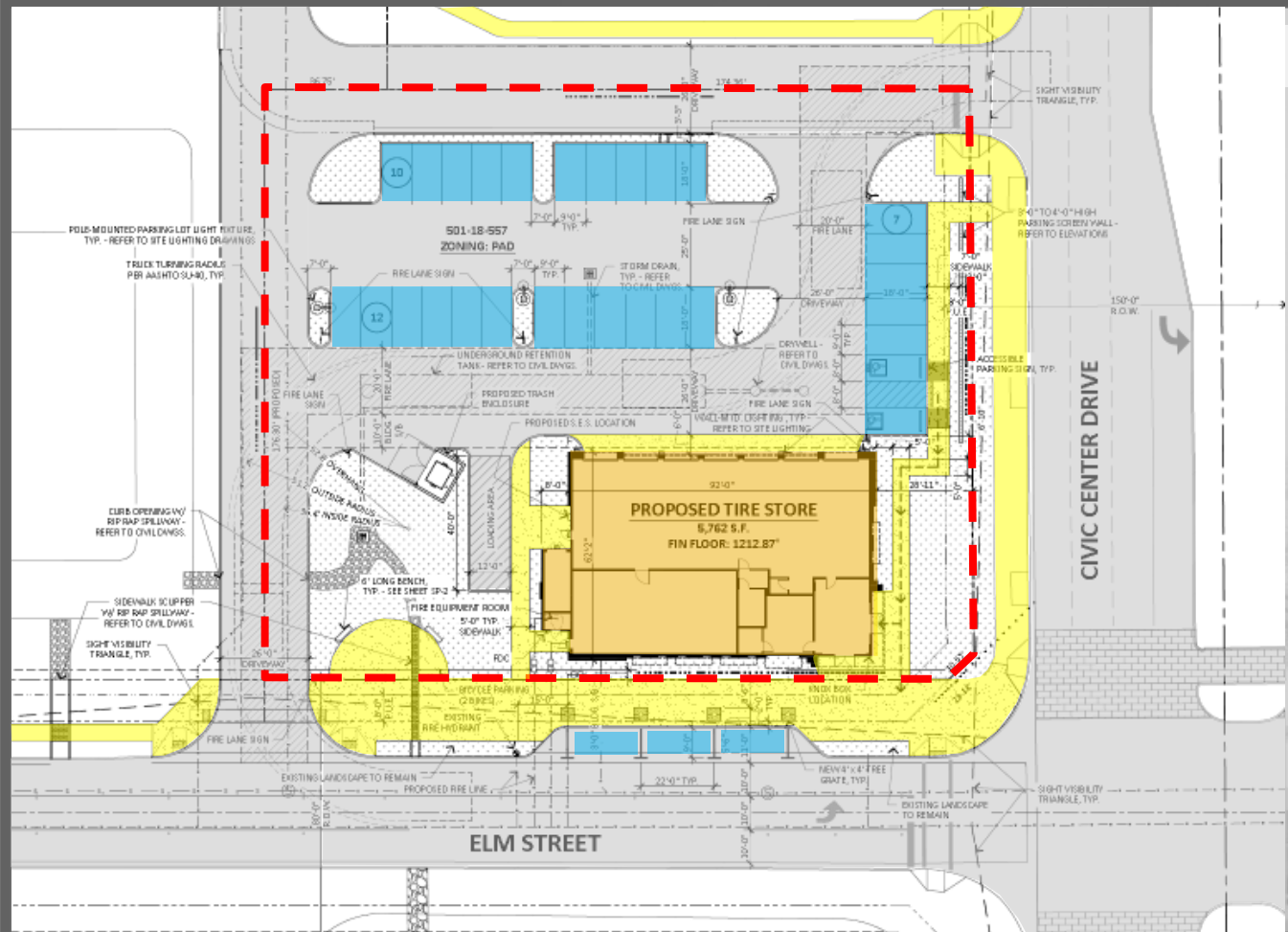
SITE PLAN

Pedestrian

SITE PLAN

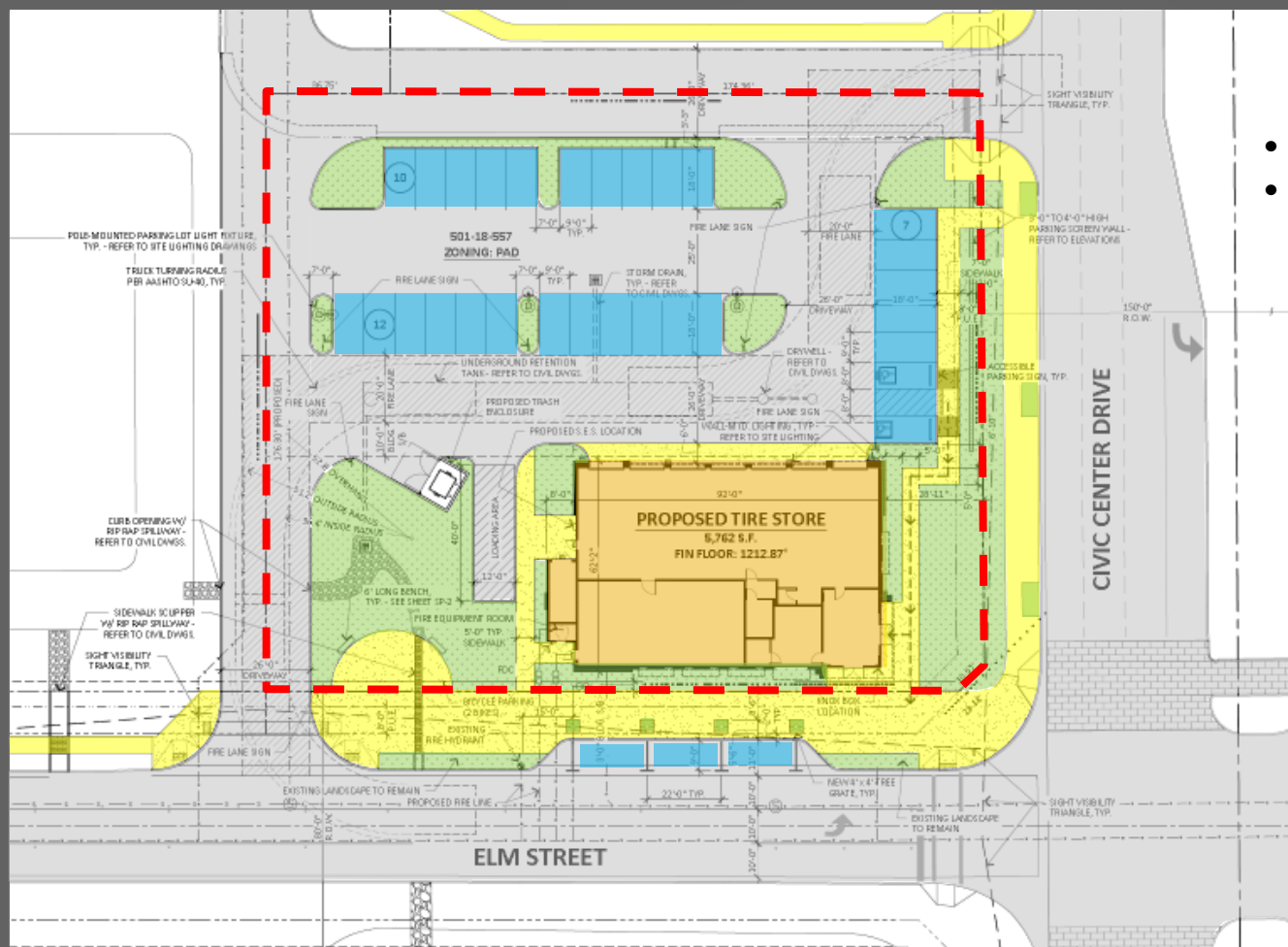
Pedestrian

SITE PLAN



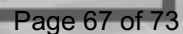
SITE PLAN

- ## Landscape Areas

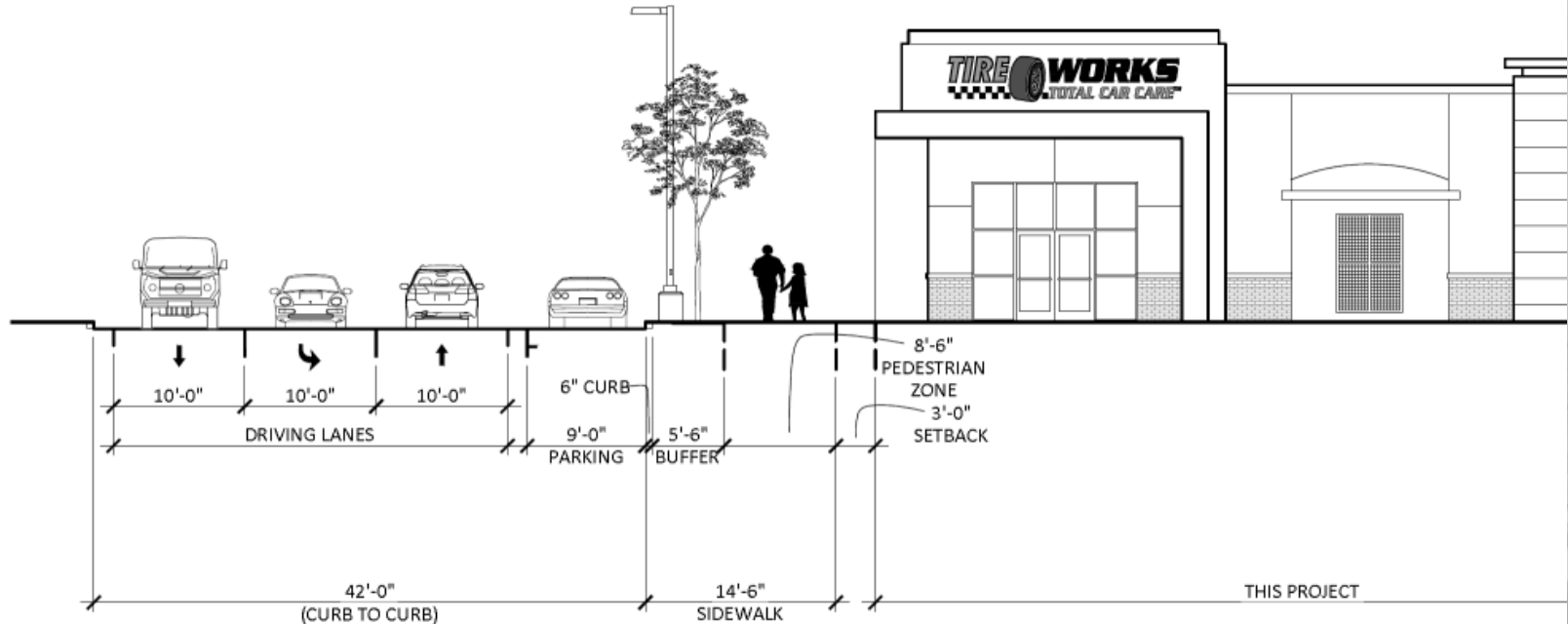


SITE PLAN

- 
- # SITE PLAN



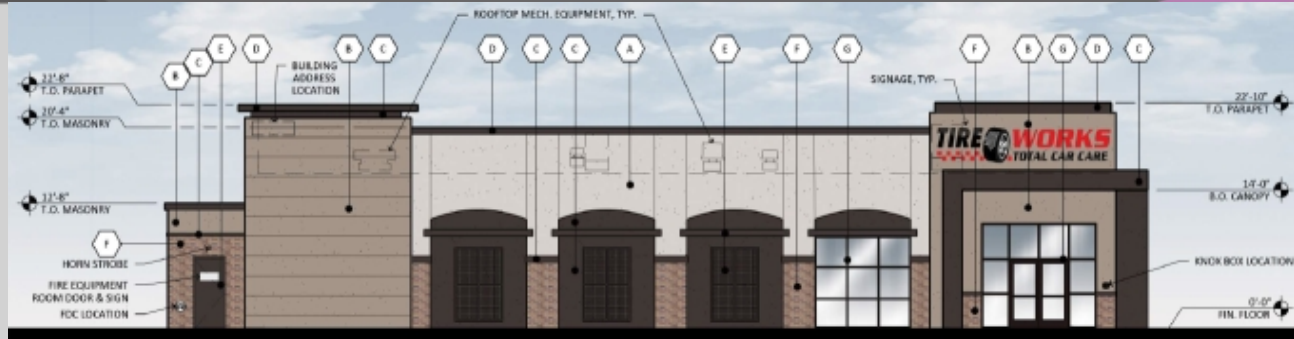
STREETSCAPE



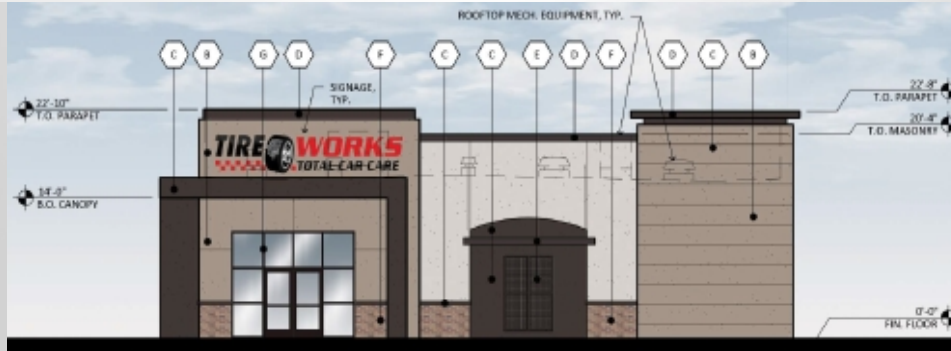
STREETSCAPE EXHIBIT

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

ELEVATIONS

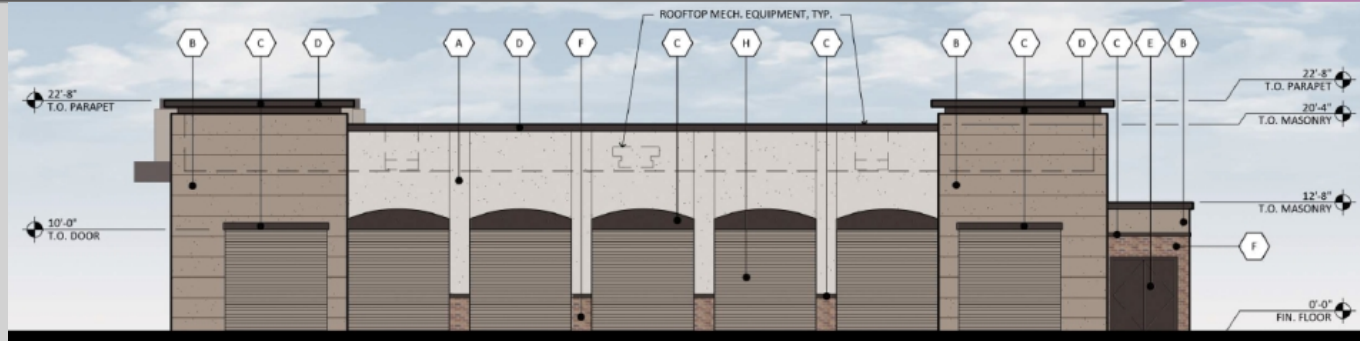


South Elevation – Frontage Along Elm Street

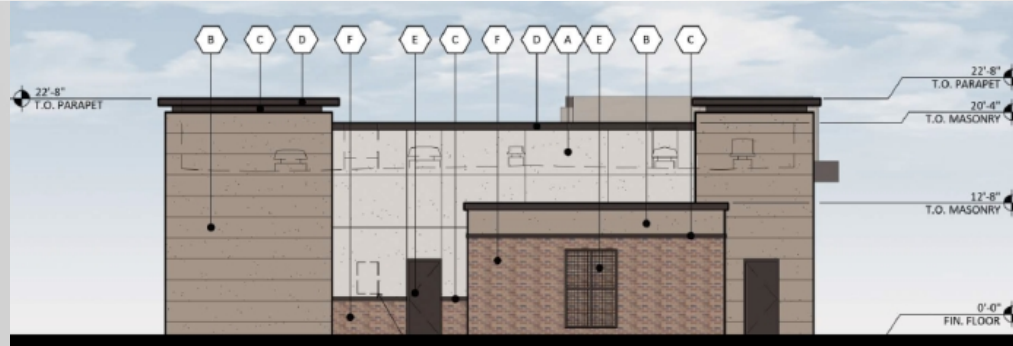


East Elevation – Frontage along Civic Center Drive

ELEVATIONS



North Elevation – Interior



West Elevation – Interior

COLORS AND MATERIALS



A

STUCCO: (PAINT TO MATCH)
MFG: DUNN EDWARDS
COLOR: BONE CHINA
SPEC #: DEW339



B

STUCCO: (PAINT TO MATCH)
MFG: DUNN EDWARDS
COLOR: RINCON COVE
SPEC #: DEC757



C D E

STUCCO/DOORS/METAL ACCENTS:
(PAINT TO MATCH)
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COLOR: MOLASSES
SPEC #: DE6399



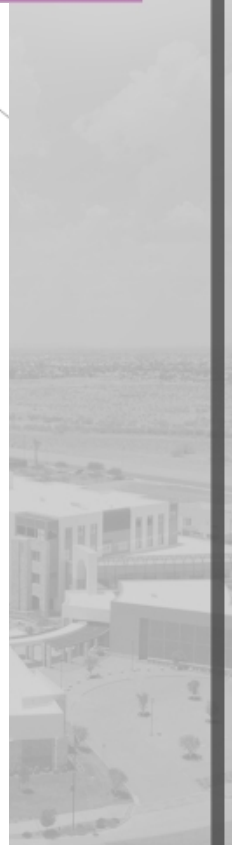
F

FACE BRICK:
MFG: SUMMIT BRICK
COLOR: EMPIRE GOLD



G

ALUMINUM STOREFRONT:
MFG: KAWNEER (OR EQUAL)
COLOR: DARK BRONZE ANODIZED





QUESTIONS OR COMMENTS?

Thank You