



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, December 7, 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 16, 2023 Planning and Zoning Commission regular meeting minutes. | Alyssa Carpenter
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action regarding the Conditional Use Permit with Site Plan for Fry's Pharmacy drive-through, fuel center, and retail multi-tenant building zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Sarival Avenue and Cactus Road. FS22-1201. | 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: Thursday, November 30, 2023 @ 1:00 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: December 7, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

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 16, 2023 Planning and Zoning Commission regular meeting minutes.

Motion:

I move to approve the November 16, 2023 Planning and Zoning Commission regular meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-16-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 16, 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 16, 2023.

A. ROLL CALL

In attendance were Commissioner Mitchell Rosenbaum, Commissioner Dennis Bash, Vice Chair Ken Chapman, Chair Jared Holland, Commissioner Dennis Smith, Commissioner Matthew Keating, and Commissioner Jay Leonard.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Michelle Espie, Administrative Specialist; Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

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 November 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the November 2, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Vice Chair Chapman seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 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, Current Planner, presented item 2 to the Commission.

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

The Commission discussed the following:

- Left hand turn land on to Citrus. Discussion that there would only be a right hand turn in and out of drive-through.

Commissioner Rosenbaum motioned 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. 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; Commissioner Keating seconded the motion. All voted in favor.

Meeting adjourned at 6:06 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: _____
Michelle Espie, Administrative Specialist

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: December 7, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 3
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 with Site Plan for Fry's Pharmacy drive-through, fuel center, and retail multi-tenant building zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Sarival Avenue and Cactus Road. FS22-1201.

Motion:

Motion to approve the Conditional Use Permit with Site Plan for Cactus Commercial subject to stipulations 'a' through 'e' as outlined in the staff report.

Background:

Ali Fakih with SEG on behalf of KCI Cactus 303, LLC requests a Conditional Use Permit with Site Plan to allow for a new drive-through pharmacy, located within a proposed 123,000 square foot Fry's grocery store, a 7,980 square foot fuel center and 17,250 square foot retail multi-tenant building located near the southwest corner of Sarival Road and Cactus Road on a 23.86 gross acre site.

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 - FS22-1201 Cactus Commercial - CUP with Site Plan - Staff Report
2. 01-FS22-1201 Cactus Commercial CUP with Site Plan - Vicinity Map
3. 02-FS22-1201 Cactus Commercial CUP with Site Plan - Zoning Map

4. 03-FS22-1201 Cactus Commercial CUP with Site Plan - Site Plan
 5. 04-FS22-1201 Cactus Commercial CUP with Site Plan - Landscape Plan
 6. 05-FS22-1201 Cactus Commercial CUP with Site Plan - Elevations
 7. 06- FS22-1201 Cactus Commercial CUP with Site Plan - Citizen Participation Report
REDACTED
 8. 07-FS22-1201 Cactus Commercial CUP with Site Plan - Affidavit of Posting
 9. FS22-1201 Cactus Commercial - CUP with Site Plan - Powerpoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1201

Project Name: Cactus Commercial – CUP with Site Plan

Council District: 3 - Mesquite

Meeting Date: December 7, 2023

Planner: Chris Sexton, Planner II

Owner: KCI Cactus 303, LLC

Applicant: Ali Fakih with Sustainability Engineering Group (SEG)

Request: Conditional Use Permit (CUP) with Site Plan for Fry's pharmacy drive-through, fuel center, and in-line multi-tenant building

Site Location: Generally located on the southwest corner of Sarival Avenue and Cactus Road

Site Size: 23.86 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 Conditional Use Permit, case **FS22-1201**, subject to stipulations 'a' through 'e'.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the Surprise General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Sycamore 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.

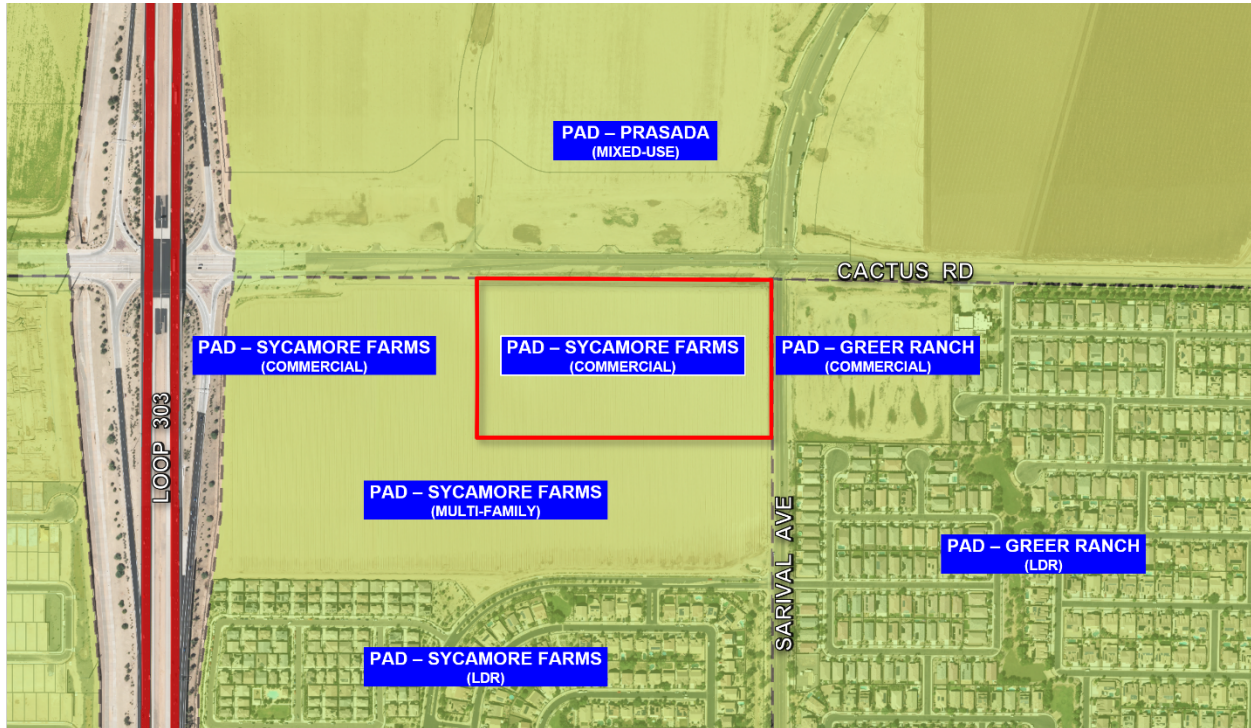
PROJECT DESCRIPTION:

Ali Fakih with SEG on behalf of KCI Cactus 303, LLC requests a Conditional Use Permit with Site Plan to allow for a new drive-through pharmacy, as an ancillary use associated with a proposed 123,000 square foot Fry's grocery store, a 7,980 square foot fuel center

and 17,250 square foot retail multi-tenant building located at the southwest corner of Sarival Avenue and Cactus Road on a 23.86 gross acre site.

EXISTING ZONING:

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



Sycamore Farms PAD (Commercial)	Prasada PAD (Mixed Use)	Prasada PAD (Mixed Use)
Sycamore Farms PAD (Multi-Family)	Sycamore Farms PAD (Commercial)	Greer Ranch PAD (Commercial)
Sycamore Farms PAD (Multi-Family)	Sycamore Farms PAD (Multi-Family)	Greer Ranch PAD (LDR)

BACKGROUND:

July 22, 2004: The Mayor and City Council approved Ordinance #04-21, annexing the subject property into the City of Surprise.

July 22, 2004: The Mayor and City Council approved Ordinance #04-22 for the Sycamore Farms PAD (PAD03-153).

February 21, 2017: The Mayor and City Council approved Ordinance #2017-07 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS16-231.

March 5, 2019: The Mayor and City Council approved Ordinance #2019-04 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS18-554.

December 17, 2020: A Minor Amendment to the Sycamore Farms PAD was administratively approved under case FS20-663.

September 7, 2021: A Minor Amendment to the Sycamore Farms PAD was administratively approved under case FS21-487.

April 7, 2022: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting.

August 24, 2022: The applicant submitted the CUP with Site Plan application for the subject case.

June 6, 2023: The Mayor and City Council approved Ordinance #2023-11 for an amendment to the Surprise Farms PAD for revisions to land use, development standards and the dwelling unit counts.

September 15, 2023: A Minor Amendment to the Sycamore Farms PAD was administratively approved under case FS23-0487.

November 15, 2023: The applicant held a neighborhood meeting for the subject case.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Residence Inn located at 16481 N Bullard Avenue on November 15, 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 proposed development includes the construction of a Fry's grocery store, dual drive-through lanes for the pharmacy, fuel center and retail multi-tenant shops on approximately 23.86 gross acres, zoned Sycamore Farms PAD with an underlying zoning of Community Commercial (C-2). The Sycamore Farms PAD requires a Conditional Use Permit for drive-through facilities within the C-2 district.

The pharmacy, an ancillary use to the Fry's grocery store, will provide dual drive-through lanes which provide queuing and stacking room for six (6) cars. The drive-through facility meets the use standards pursuant to Section 106-17 for Drive Through Facility/Window which is explained in greater detail in the Evaluative Criteria section of the report.

Access to the overall commerce site when fully constructed will be via four total driveways that are $\frac{3}{4}$ access. Two driveways will be on Cactus Road and two driveways will be on Sarival Avenue.

The proposed architecture for the Fry's Grocery store and retail multi-tenant stores will utilize materials such as smooth face and split face CMU block with design elements of metal panels for the front facades on the storefronts with smooth and corrugated metal panels and metal canopies. The buildings are proposed to be painted with neutral colors.

The landscaping is designed to utilize low water use trees, shrubs, and groundcover. All landscaping will be reviewed at time of permit for compliance with LDO standards and requirements.

Currently, a final plat (Case FS23-0333) to subdivide the overall commerce center and future multi-family property totaling 63.82 net acres into three separate parcels is under concurrent review.

Evaluative Criteria

The granting of a Conditional Use Permit requires compliance with the regulations and evaluative criteria as specified in the applicable code, in this case the LDO. Sections 102-6.3 (D) and 106-17 of the LDO plus Development Standards and Uses in the Sycamore Farms PAD sets forth the requirements for Drive-through Window/Facilities. The requirements for a drive-through as stated in the Sycamore Farms PAD and LDO are as follows, with commentary following each section as appropriate:

Section 102-6.3D – Conditional Use Permits

- A. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way.

Commentary: A retail component such as this use is necessary and desirable for the development of the community because of the benefit and demand for the commercial services. The proposed project is a major anchor tenant for a planned commercial site on Parcel 11A within the Sycamore Farms PAD. The site will have direct access from Cactus Road and Sarival Avenue.

- B. The proposed use shall not impair the integrity or character of the community, nor shall it be detrimental to the public health, safety, or general welfare of the city.

Commentary: The proposed use will not impair the integrity or character of the community as the proposed drive-through use will be located on Parcel 11A within the Sycamore Farms PAD for a planned and proposed commerce center. The structures will be structurally sound as designed, reviewed by the Building Department, and therefore not physically detrimental to adjacent uses.

- C. The proposed use shall conform to the goals and policies of the General Plan.

Commentary: The project location is within the Neighborhood Character Area and Transit Oriented Development (TOD) of the General Plan 2035 in a proposed commerce

center located on the southwest corner of Sarival Avenue and Cactus Road and near State Route 303. The goal of the TOD is to promote a mixture of non-residential and residential uses. This project aligns with this goal as it is a retail use and adds more variety within the TOD. In addition, the Neighborhood Character Area supports commercial developments near residential neighborhoods that utilize well connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips.

D. The proposed use shall conform to the goals and policies of any specific district or plans for the area.

Commentary: The drive-through pharmacy conforms and meets the goals and policies within the Sycamore Farms PAD and all other applicable Surprise Municipal Codes. The project is located on Parcel 11A in the Sycamore Farms PAD which is located within the TOD of the General Plan 2035. The goal of the TOD is to promote a mixture of non-residential and residential uses. This project aligns with this goal as it is a retail use and adds additional variety within this location of the TOD.

E. The proposed use shall conform to any applicable Use Specific Standards outlined in **Article 10, Chapter 106** of this Ordinance.

Commentary: The proposed use conforms to the applicable Use Specific Standards in Article 10, more specifically Chapter 106-10.17 Drive-Through Windows/Facilities of the LDO as shown in this staff report.

F. The proposed use shall conform to the development standards of the zoning district and shall consider the following factors:

1. Site and building design;
2. Sensitivity to existing natural features;
3. Volume or character of traffic;
4. Circulation patterns;
5. Connectivity;
6. Parking and loading;
7. Screening and buffering of uses
8. Landscaping;
9. Exterior lighting;
10. Signage;
11. Stormwater retention and drainage;
12. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
13. A demonstrated need for such use.

Commentary: The proposed use conforms to the development standards of the Sycamore Farms PAD and applicable Surprise Municipal Codes. The site and building design will be painted to match the surrounding area. Any rooftop units and associated equipment will be screened from view with parapets. Required landscaping will be

provided onsite. 539 parking spaces is required and 625 parking spaces is provided. A Traffic Impact Statement (TIS) and queuing study was conducted, submitted by the developer, and reviewed by the City's Transportation Department to ensure safe and reasonable traffic conditions once the development is complete and to ensure cars in the drive-through facility will not spill out in drive aisles to impede traffic circulation in the commerce center. The proposed use will not create any nuisance or damage to the site. Lighting for security purposes and signage will be provided and reviewed during separate building permit processes. The surrounding area residents will benefit as they will have access to the convenience of the service offered through drive-through facility.

G. The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access.

Commentary: The pharmacy drive-through aisle will have adequate ingress and egress to the drive-through lanes via driveways from Sarival Avenue and internal drive aisles. In addition, the entire commerce center when built out will have adequate pedestrian and vehicular circulation for emergency services access.

H. Adequate utilities, access roads, drainage sanitation; and/or

Commentary: All adequate improvements include access roads and drainage sanitation will be constructed for the project.

I. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services.

Commentary: All required landscaping and improvements to the parcel for the use will be provided by the developer and the use of a pharmacy drive-through facility, an ancillary use, to Fry's Grocery Store will not contribute to an overburdening of municipal services.

Sycamore Farms PAD - Drive-through Windows/Facilities

A. Drive-through facilities shall be located a minimum of twenty-five feet (25') from a public right-of-way and a minimum of seventy-five feet (75') from a residential district. The entry to each drive-through shall be separated by a minimum of three- hundred feet (300') and should be separated by a drive aisle to avoiding stacking conflicts.

Commentary: The drive-through pharmacy is located approximately 150 feet from the public right-of-way and located approximately 300 feet from the closest residential district, which is located east of Sarival Avenue.

B. Drive-through aisles shall be clearly identified with striping, landscaping, and signage and shall be designed to:

- a. Contain aisles that are a minimum eleven feet (11') wide. Any curved sections shall be a minimum of twelve feet (12') wide with a minimum radius of twenty-five feet (25') on curved section.

- b. Minimize the conflict between pedestrians, parking and the building entrance. Pedestrian walkways should not intersect the drive-through aisles, but where they do; they shall have a minimum of fifteen feet (15') clear visibility and be emphasized with enhanced paving. Appropriate pedestrian crossing signs shall be visible from both the vehicle drive aisle and the pedestrian walkway; and
- c. Be integrated with the on-site circulation of the larger development.

Commentary: The proposed drive aisle and curved sections exceed the minimum requirements as the proposed drive aisles are twelve feet (12') and sixteen feet 16' on curved sections with radius of twenty-five feet (25'). Pedestrian walkways are not intersecting the drive-through aisles. Drive-through exits shall be directly onto a main ingress/egress drive aisle to avoid conflicts with other vehicular traffic.

C. Each drive-through lane shall have the following minimum distances:

- a. Forty feet (40') between the entry point and the ordering facility (i.e. restaurant menu board, teller machine or ordering window);
- b. One hundred feet (100') between pick-up/service window and ordering facility or entry point if no ordering facility is present.

Commentary: The pharmacy window proposes dual drive-through lanes. The pharmacy drive-through will not have an ordering facility as typically found with standard drive-through facilities therefore the minimum distance of forty feet (40') between the entry point and ordering facility is not applicable. The entry point of the drive-through to the pharmacy service window is one hundred sixty-two feet (162') which exceeds the requirement of one hundred feet (100').

D. Drive-through speakers shall not be audible from the right-of way or adjacent residential uses. Additional landscaping, sound attenuation walls, or other mitigation measures may be required to reduce the sound level.

Commentary: The speaker for the pharmacy window will not be audible from the right-of-way or adjacent residential uses as there will be landscaping to mitigate the noise to the right-of-way plus the pharmacy window is approximately 150 feet from the right-of-way.

E. Drive-through facilities shall orient pick-up/teller windows away from adjacent residential uses or from facing the arterial or collector street. Pharmacy and Grocery windows shall be exempt from this requirement and a porte cochere will be approved administratively by the Community Development Director and City Engineer.

Commentary: As this project is exempt from facing the drive-through window away from adjacent residential uses or from facing an arterial street (Sarival Avenue), the applicant will submit an Elevation Review Change after the project is approved to add the porte cochere to the drive-through aisle.

F. Drive-through lanes shall be screened from the right-of-way and adjacent uses through the incorporation of a landscaped berm with continuous, dense landscaping at least four feet (4') in height to effectively screened the headlights of the vehicles in line. In cases when a berm may not be feasible because of space constraints, a screen fence/wall may be used in connection with landscaping.

Commentary: The dual drive-through lanes will be screened from the right-of-way and adjacent uses with landscaping plus the drive-through lanes are parallel to Sarival Avenue and adjacent uses which will not create an issue with the headlights of the queued vehicles.

G. Drive-through facilities shall incorporate either an attached canopy over the drive-through window or teller area of the facility or plant shade trees within the landscape screening areas at the window location. The canopy shall not exceed fourteen feet (14') in height, measured from the ground to underside of the canopy. If canopy support pillars are used, they shall be finished with the same body and accent materials as the primary building. All lighting fixtures in the canopy area shall be fully recessed.

Commentary: The canopy height meets this request as the underside of the canopy to the ground is 10'6".

H. The architecture of drive-through uses shall reflect the architecture of the principal building.

Commentary: The drive-through will reflect the architecture of the principal building as the metal awning utilized for the pharmacy drive-through window will be the same material and the same color throughout the building.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area and within the Transit Oriented Development District (TODD), which supports the development of commercial uses.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial types. The rooftop components and parking areas are properly screened. The site plan exhibits adequate drive-through queuing and parking lot circulation. In addition, the Neighborhood Character Area supports commercial developments near residential neighborhoods that utilize well connected street and trail networks to encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips.

326 **REVIEWING AGENCIES:**

327 In addition to the standard city reviewing agencies, who indicate no objections to the
328 requests, Luke Air Force Base and Maricopa County Department of Transportation
329 (MCDOT) were included in the routing of this case. These agencies also indicate no
330 objections.

331 **Transportation:**

332 At the request of the City's Transportation Department, the applicant submitted a Traffic
333 Impact Analysis (TIA) and a Queuing Study with the CUP with Site Plan application. Both the
334 TIA and Queuing Study was reviewed and approved by the Transportation staff.

335
336 **Summary:**

337 The proposed CUP with Site Plan meets the requirements of the Surprise General Plan
338 2035, the Sycamore Farms PAD and the Surprise Municipal Code.

339
340 **Recommendation:**

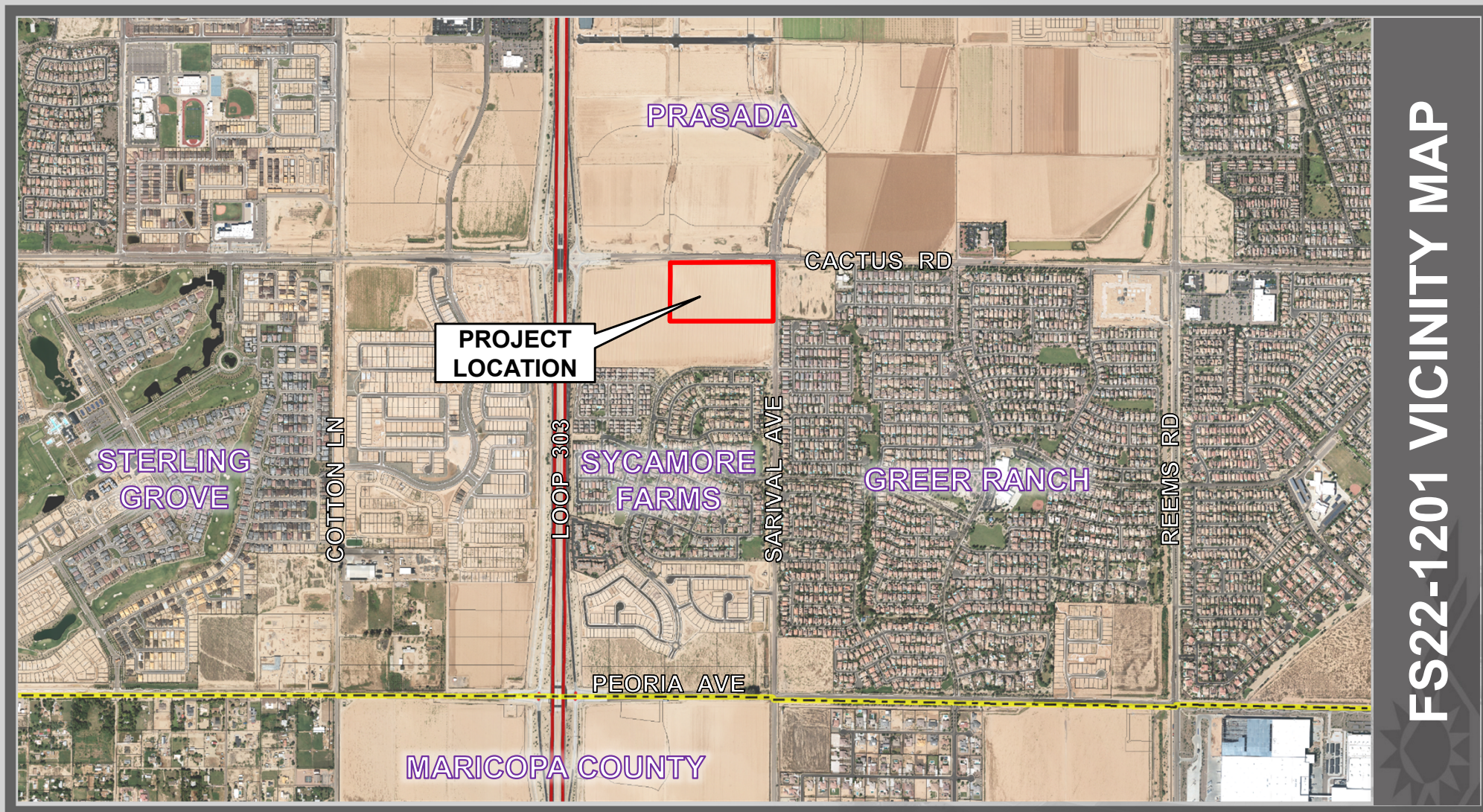
341 Based on the findings noted above, staff recommends the Commission move to approve
342 case FS22-1201, subject to stipulations 'a' through 'e' as outlined below:

- 343
- 344 a. Development and use of the site shall be consistent with the Site Plan entitled "Cactus
345 Commercial" consisting of eleven (11) sheets prepared by SEG and received October
346 3, 2023.
 - 347 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Fry's
348 #661," consisting of two (2) sheets prepared by Harrington Planning and Design and
349 received October 3, 2023.
 - 350 c. Building elevations shall be consistent with the Elevations entitled "Fry's #661 Multi-
351 tenant Development" consisting of six (6) sheets prepared by CR Architecture & Design
352 and received September 12, 2023.
 - 353 d. The applicant shall obtain a building permit for the subject facility within two (2) years of
354 the effective date of Planning and Zoning Commission approval of this Conditional Use
355 Permit. If the applicant does not obtain said building permit within the specified time,
356 this Conditional Use Permit shall be deemed null and void.
 - 357 e. Non-compliance with the stipulations of approval of this case will be treated as a
358 violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 359

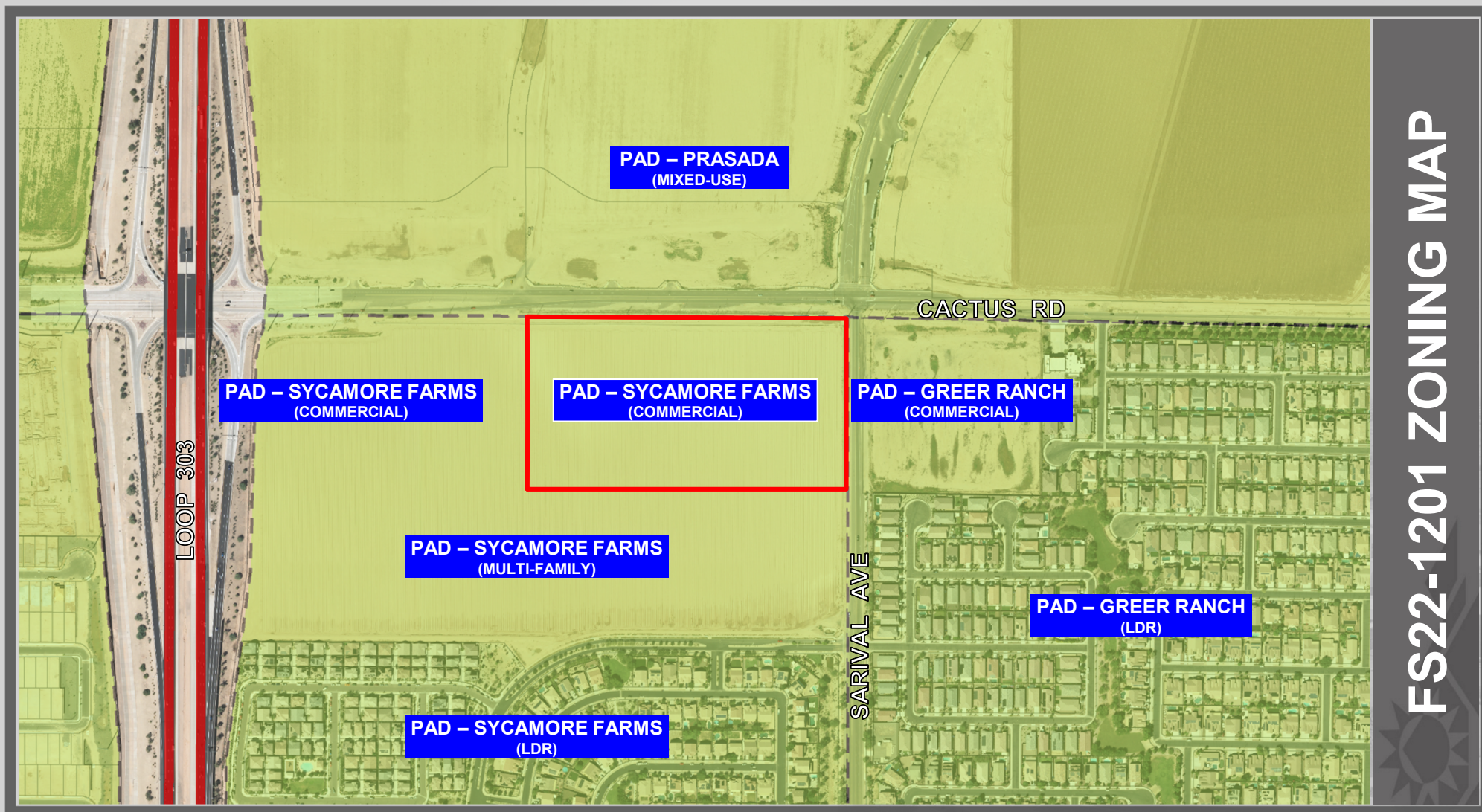
360 However, should the Commission wish to **deny** the request, the Commission should make
361 its own findings and base its decision on those alternative findings.

362
363 **Attachments:**

364
365 01 Vicinity Map
366 02 Zoning Map
367 03 Site Plan
368 04 Landscape Plan
369 05 Elevations
370 06 Citizen Outreach Report - REDACTED
371 07 Affidavit of Site Posting
372 PPT

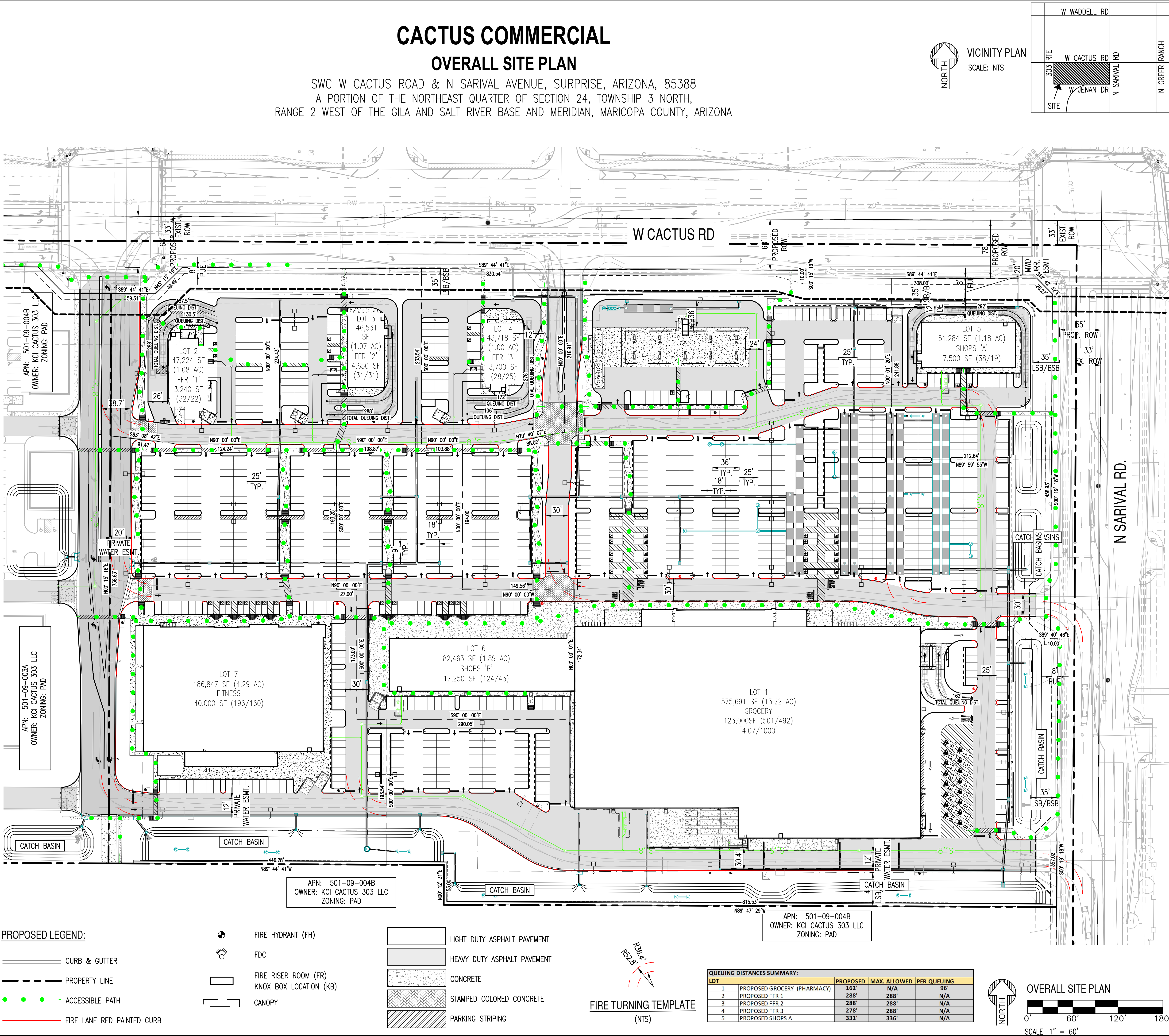


FS22-1201 VICINITY MAP



FS22-1201 ZONING MAP

DEVELOPMENT SUMMARY TABLE:			
PROJECT ADDRESS:			
SWC of SARIVAL & CACTUS, Surprise, AZ			
LEGAL DESCRIPTION:			
A portion of the NE 1/4 of Sec. 24, T3N, R2W			
PROJECT DESCRIPTION:			
DEVELOPMENT INFORMATION:			
APN: 501-09-003A, 501-09-004B			
EXISTING ZONING: PAD03-153 (Sycamore Farms) C-2			
PROPOSED ZONING: C-2, no change			
ADJACENT ZONING: PAD			
PROPOSED USE: RETAIL			
CONSTRUCTION TYPE: V-8			
OCCUPANCY: M			
LOT SIZE/BOUNDARY: 1,033,757 SF 23.73 NET AC			
LOT AREA SUMMARY:			
1 PROPOSED GROCERY + FUEL CENTER	575,691 SF	13.22 AC	
2 PROPOSED FFR 1	47,224 SF	1.08 AC	
3 PROPOSED FFR 2	46,531 SF	1.07 AC	
4 PROPOSED FFR 3	43,718 SF	1.00 AC	
5 PROPOSED SHOPS A	51,284 SF	1.18 AC	
6 PROPOSED SHOPS B	82,463 SF	1.89 AC	
7 PROPOSED FITNESS	186,847 SF	4.29 AC	
LOT TOTAL AREA:	1,033,757 SF	23.73 AC	
BUILDING AREA SUMMARY:			
1 PROPOSED GROCERY	123,000 SF	ANCHOR	
2 PROPOSED FUEL	6,880 SF		
3 PROPOSED CANOPY	1,100 SF		
4 PROPOSED KIOSK	3,240 SF		
5 PROPOSED FFR 1	4,650 SF		
6 PROPOSED FFR 2	3,700 SF		
7 PROPOSED FFR 3	3,700 SF		
8 PROPOSED SHOPS A	7,500 SF		
9 PROPOSED SHOPS B	17,250 SF		
10 PROPOSED FITNESS	40,000 SF		
BUILDING TOTAL AREA:	207,320 SF		
LOT COVERAGE:			
MAX BUILDING COVERAGE	30%	FAR	
PROPOSED BUILDING COVERAGE	20%		
MIN LANDSCAPE AREA	15%	MIN NET LOT AREA	
PROPOSED LANDSCAPE AREA	13%	130,800 SF	
BUILDING HEIGHT:			
MAX BUILDING HEIGHT:	40'		
PROPOSED BUILDING:	37'-8"		
SETBACKS:			
BUILDING:		REQ'D	PROPOSED
FRONT (SARIVAL):	35	35	
SIDE (CACTUS):	25	35	
REAR (ADI-RES):	15	15	
SOUTH (ADI-RES):	45	45	
LANDSCAPE:			
FRONT (SARIVAL):	35	35	
SIDE (CACTUS):	25	35	
REAR (ADI-RES):	15	15	
SOUTH (ADI-RES):	45	45	
PARKING REVIEW:			
9'x18', 25' AISLE:			
LOT #1, ANCHOR & FUEL CENTER:			
BUILDING #1 USE:		RETAIL, MAJOR ANCHOR	
LOT AREA:	575,691 SF	13.22 AC	
ANCHOR AREA:	123,000 SF		
REQUIRED PARKING (GROCERY):	492 MIN	1/250 SF	
REQUIRED PARKING (FUEL CENTER):	-	MIN 1/500 SF	
INCL CANOPY 6880 SF & KIOSK 1,100 SF	4	MAX 1/300 SF	
PROPOSED PARKING:	501		
PROPOSED STANDARD:	4.07	PER 1000	
REQUIRED ADA PARKING:	9		
PROPOSED ADA PARKING:	20		
REQUIRED BICYCLE PARKING:	25		
PROPOSED BICYCLE PARKING:	25		
LOT #2, FFR 1:			
BUILDING USE:		FAST FOOD RESTAURANT	
LOT AREA:	47,224 SF	1.08 AC	
BUILDING AREA:	3,240 SF		
REQUIRED PARKING:	32 MIN	1/150 SF	
PROPOSED PARKING:	32		
RATIO:	9.88	PER 1000	
REQUIRED ADA PARKING:	2		
PROPOSED ADA PARKING:	2		
REQUIRED BICYCLE PARKING:	2		
PROPOSED BICYCLE PARKING:	2		
LOT #3, FFR 2:			
BUILDING USE:		FAST FOOD RESTAURANT	
LOT AREA:	46,531 SF	1.07 AC	
BUILDING AREA:	4,650 SF		
REQUIRED PARKING:	31 MIN	1/150 SF	
PROPOSED PARKING:	31		
RATIO:	6.67	PER 1000	
REQUIRED ADA PARKING:	2		
PROPOSED ADA PARKING:	2		
REQUIRED BICYCLE PARKING:	2		
PROPOSED BICYCLE PARKING:	2		
LOT #4, FFR 3:			
BUILDING USE:		FAST FOOD RESTAURANT	
LOT AREA:	43,718 SF	1.00 AC	
BUILDING AREA:	3,700 SF		
REQUIRED PARKING:	25 MIN	1/150 SF	
PROPOSED PARKING:	25		
RATIO:	7.57	PER 1000	
REQUIRED ADA PARKING:	2		
PROPOSED ADA PARKING:	2		
REQUIRED BICYCLE PARKING:	2		
PROPOSED BICYCLE PARKING:	2		
LOT #5, SHOPS A:			
BUILDING USE:		RETAIL	
LOT AREA:	51,284 SF	1.18 AC	
BUILDING AREA:	7,500 SF		
REQUIRED PARKING:	19 MIN	1/400 SF	
PROPOSED PARKING:	38		
RATIO:	5.07	PER 1000	
REQUIRED ADA PARKING:	2		
PROPOSED ADA PARKING:	2		
REQUIRED BICYCLE PARKING:	3		
PROPOSED BICYCLE PARKING:	3		
LOT #6, SHOPS B:			
BUILDING USE:		RETAIL	
LOT AREA:	82,463 SF	1.89 AC	
BUILDING AREA:	17,250 SF		
REQUIRED PARKING:	43 MIN	1/400 SF	
PROPOSED PARKING:	124		
RATIO:	7.19	PER 1000	
REQUIRED ADA PARKING:	5		
PROPOSED ADA PARKING:	5		
REQUIRED BICYCLE PARKING:	7		
PROPOSED BICYCLE PARKING:	7		
LOT #7, ANCHOR FITNESS CENTER:			
BUILDING #1 USE:		RETAIL, MAJOR ANCHOR	
LOT AREA:	186,847 SF	4.29 AC	
ANCHOR AREA:	40,000 SF		
REQUIRED PARKING (FITNESS):	160 MIN	1/250 SF	
PROPOSED PARKING:	196		
PROPOSED STANDARD:	4.90	PER 1000	
REQUIRED ADA PARKING:	7		
PROPOSED ADA PARKING:	8		
REQUIRED BICYCLE PARKING:	11		
PROPOSED BICYCLE PARKING:	11		



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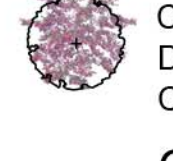
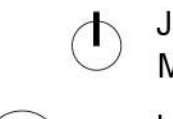
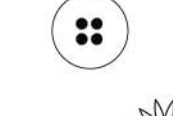
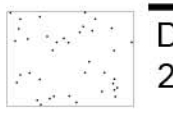
PROJECT: FRY'S 661 CACTUS COMMERCIAL
LOCATION: W CACTUS RD. & N SARIVAL AVE. SURPRISE, AZ 85388
DATE: 09/06/2023
ISSUED FOR: SITE PLAN
REVISION NO.:
DATE:
JOB NO.: 220118
SHEET TITLE: PRELIMINARY OVERALL SITE PLAN
PAGE NO.: 3 OF 11
SHEET NO.: C2.02

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FS22-1201

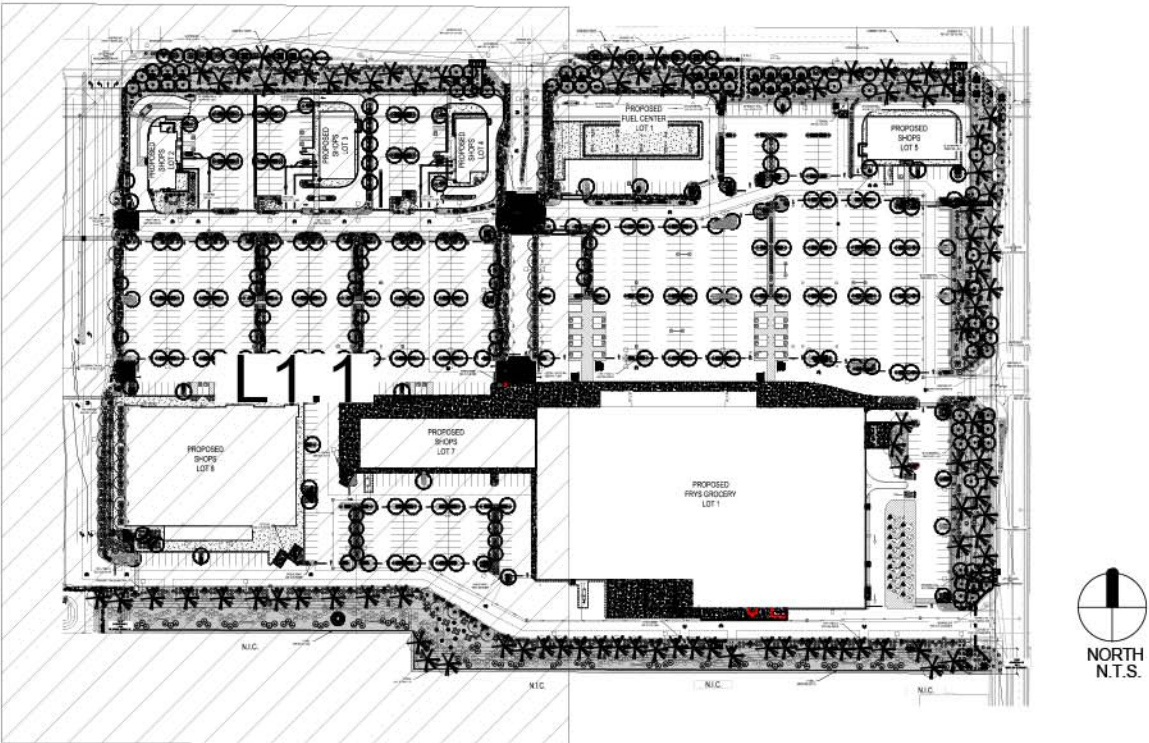


PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 <i>Parkinsonia praecox</i>	24" Box		87
<i>Palo Brea</i>	5'-7' x 1.5'-2.5'	*ADWR	
<i>Caliper Size: 1.5"</i>			
 <i>Acacia salicina</i>	24" Box		173
<i>Willow Leaf Acacia</i>	7'-8' x 3'-4'	*ADWR	
<i>Caliper Size: 1.5"</i>			
 <i>Acacia aneura</i>	36" Box		68
<i>Mulga</i>	9'-11' x 5'-7'	*ADWR	
<i>Caliper Size: 2.0"</i>			
 <i>Chilopsis linearis</i>	24" Box		111
<i>Desert Willow</i>	5'-7' x 3'-4'	*ADWR	
<i>Caliper Size: 1.5"</i>			
GROUNDCOVERS			QTY
 <i>Lantana montevidensis</i>	5 Gallon	can full	452
<i>Trailing Lantana 'gold'</i>		*ADWR	
 <i>Myoporum parvifolium</i>	5 Gallon	can full	696
<i>Slender Myoporum</i>		*ADWR	
 <i>Salvia farinacea</i>	5 Gallon	can full	751
<i>Mealycup Sage</i>		*ADWR	
SHRUBS / ACCENTS			QTY
 <i>Caesalpinia mexicana</i>	5 Gallon	can full	124
<i>Mexican Bird of Paradise</i>		*ADWR	
 <i>Leucophyllum frutescens</i>	5 Gallon	can full	448
<i>Texas Sage</i>		*ADWR	
 <i>Ruellia californica</i>	5 Gallon	can full	702
<i>California Ruellia</i>		*ADWR	
 <i>Justicia spicigera</i>	5 Gallon	can full	241
<i>Mexican Honeysuckle</i>		*ADWR	
 <i>Leucophyllum 'Compacta'</i>	5 Gallon	can full	248
<i>Compact Texas Ranger</i>		*ADWR	
 <i>Dasylium wheeleri</i>	5 Gallon	can full	932
<i>Desert Spoon</i>		*ADWR	
LANDSCAPE MATERIALS			
 Decomposed Granite, 3/4" screened "Express Gold".			203,550 s.f.
2" deep in planting areas per plan.			

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

KEY MAP



Harrington Planning + Design
landscape architecture environmental planning urban design

FRY' S 661
LANDSCAPE PLAN
COLOR RENDERING
R 1.1

[illegible]

TREES		SIZE	NOTES	QTY
	Parkinsonia praecox	24" Box		87
	Palo Brea	5'-7' x 1.5'-2.5'	*ADWR	
	Caliper Size:1.5"			
	Acacia salicina	24" Box		173
	Willow Leaf Acacia	7'-8' x 3'-4'	*ADWR	
	Caliper Size:1.5"			
	Acacia aneura	36" Box		68
	Mulga	9'-11' x 5'-7'	*ADWR	
	Caliper Size: 2.0"			
	Chilopsis linearis	24" Box		111
	Desert Willow	5'-7' x 3'-4'	*ADWR	
	Caliper Size:1.5"			
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	Compact Texas Ranger		*ADWR	
	Dasyliion wheeleri	5 Gallon	can full	932
	Desert Spoon		*ADWR	
LANDSCAPE MATERIALS				
	Decomposed Granite, 3/4" screened "Express Gold". 2" deep in planting areas per plan.			203,550 s.f.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

Site plan of the proposed development at 11111 111st Avenue, NE. The plan shows a large rectangular building footprint with a central section labeled 'PROPOSED OFFICE BUILDING' and a smaller section labeled 'PROPOSED GARAGE'. A 'PROPOSED DRIVEWAY' leads from the street to the garage. The surrounding area is designated as 'PROPOSED PARKING LOT' and 'PROPOSED LANDSCAPING'. A north arrow is located in the bottom right corner.



Harrington Planning + Design
landscape architecture environmental planning urban design

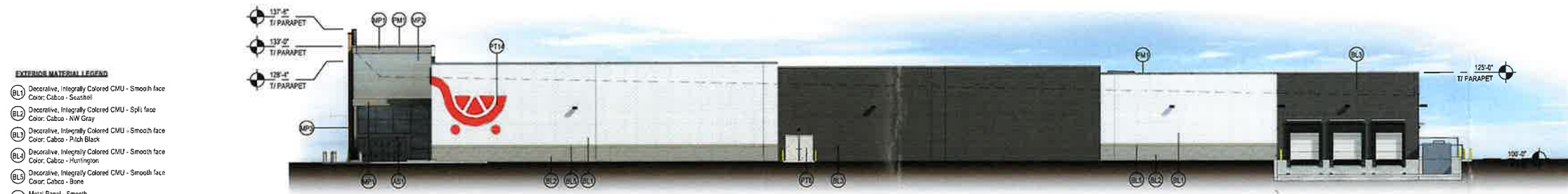
FRY' S 661
LANDSCAPE PLAN
COLOR RENDERING
R 1.2



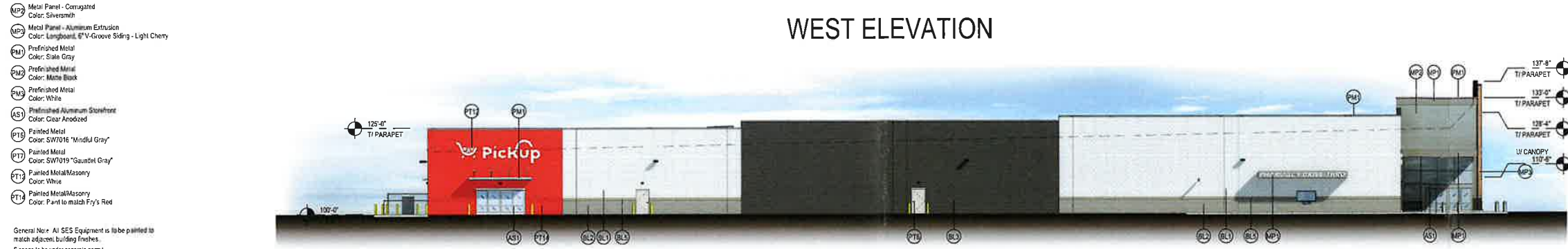
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



EXTERIOR ELEVATIONS

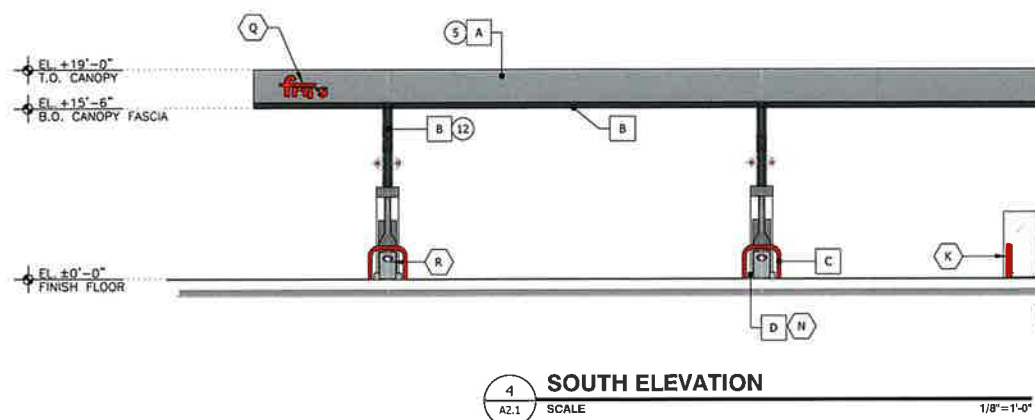
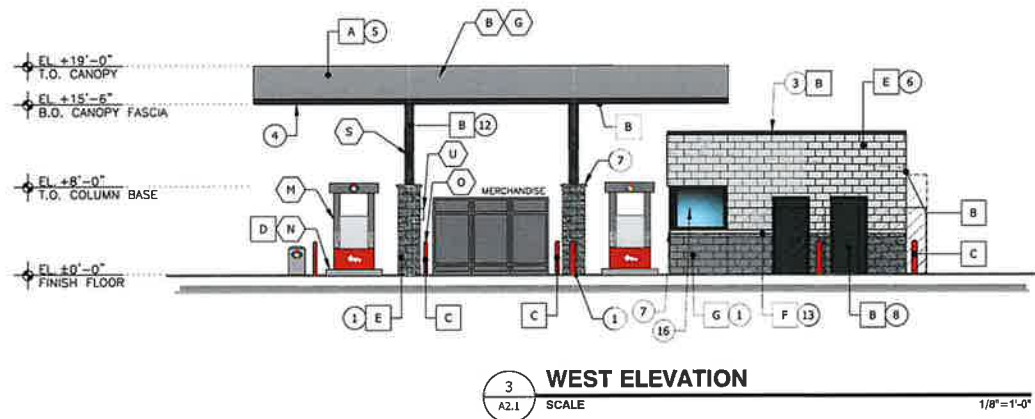
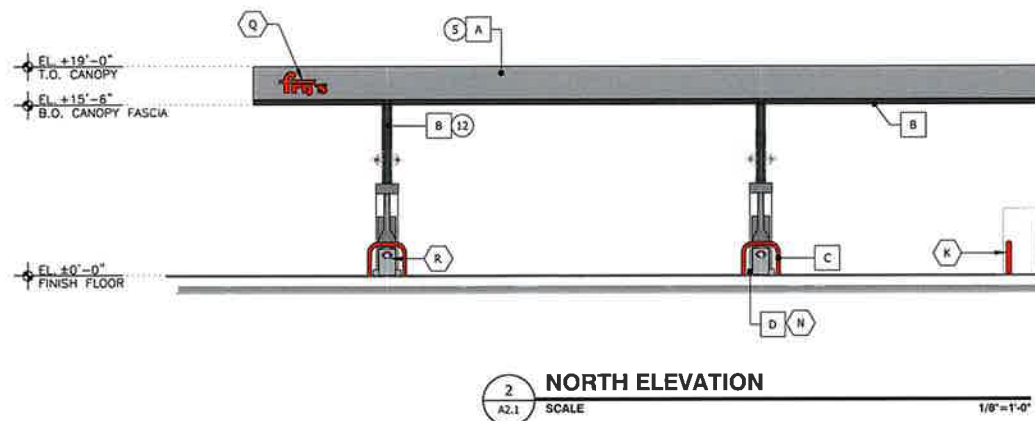
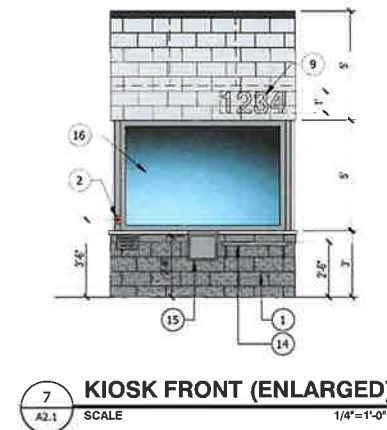
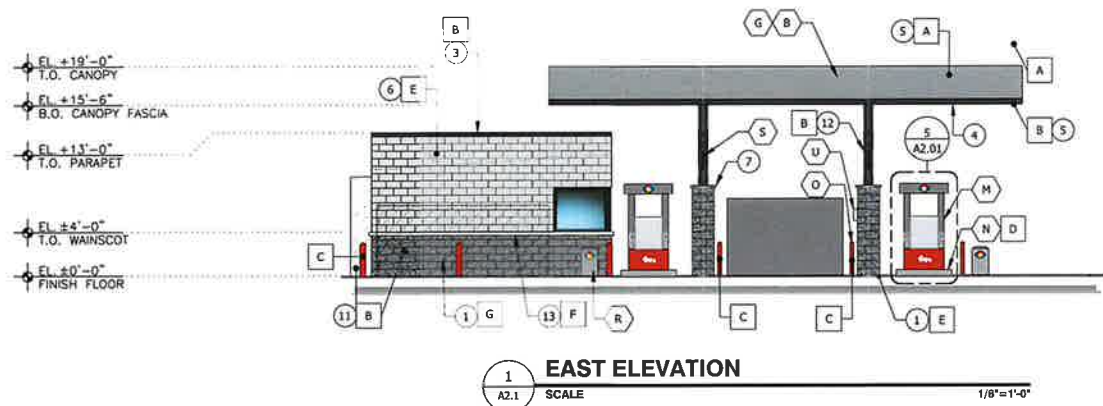
January 26, 2023

FRY'S PROTOTYPE FRY661

522336 | Surprise, AZ

Case Number FS22-1201





ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (MIN. 12" H X 6" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	LOGO - NON-ILLUMINATED (26" H X 37 1/2" W)		DUALITE		OWNER	SIGN INSTALLER
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
F	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
G	CANOPY FASCIA		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
H	KIOSK - PREFABRICATED	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
I	KIOSK FASCIA - NOT USED	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
J	ELECTRICAL DISCONNECTS				GENERAL CONTRACTOR	GENERAL CONTRACTOR
K	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
L	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
M	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
N	ISLAND FORMS (12ga STAINLESS STEEL)	GRADE 304	RIVERSIDE STEEL		OWNER	GENERAL CONTRACTOR
O	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
P	ROOF DRAIN/OVERFLOW - INTERNAL, WITH 2" NOZZLE		SAGEBRUSH		KIOSK FABRICATOR	KIOSK FABRICATOR
Q	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
R	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
S	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
T	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
U	FIRE EXTINGUISHER				OWNER	GENERAL CONTRACTOR

GENERAL NOTES:

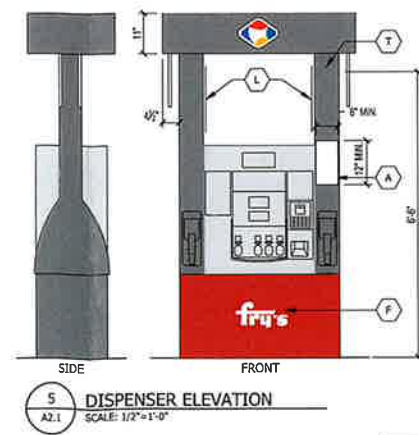
- CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
- ALL ON-SITE SIGNAGE UNDER SEPARATE PERMIT.
- FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.

KEYED NOTES:

- VENEER PANEL: FULLERTON CASTWAL BLOCK CAST SMOOTH 16X8 SPLIT-FACE PATTERN, PAINTED TO MATCH STORE.
- EMERGENCY STOP SWITCH.
- PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT.
- CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
- ACM PANEL, FIELD PAINTED.
- VENEER PANEL: FULLERTON CASTWAL BLOCK CAST SMOOTH 16X8 SMOOTH PATTERN, PAINTED TO MATCH STORE.
- 2" PRECAST COLUMN CAP REFER DET. 2/A3.1
- H.M. DOOR AND FRAME.
- PROVIDE MIN 12" HIGH W/2" STROKE BUILDING ADDRESS IN CONTRASTING COLOR TO WALL IN ACCORDANCE WITH C.O.A.J. ORDINANCE.
- PROVIDE 4" MIN NO SMOKING SIGNAGE IN ACCORDANCE WITH C.O.A.J. NO SMOKING ORDINANCE AND STATE REQUIREMENTS.
- FIRE RISER ENCLOSURE.
- 10" SQUARE CANOPY COLUMN.
- 4" WAINSCOT SILL WITH FULLERTON CASTWAL BLOCK CAST, PAINTED TO MATCH STORE.
- STAINLESS STEEL WRITING SHELF RE: KIOSK DRAWINGS
- STAINLESS STEEL TRANSACTION DRAWER RE: KIOSK DRAWING
- BULLET-RESISTANT GLASS RE: KIOSK DRAWING

COLOR/FINISH LEGEND:

- A** METAL PANEL ACM ALCOA REYNOLBOND 'SLATE GRAY'. MATCHING PAINT SW7019 'GUANTLET GRAY'
- B** VINYL 3M SERIES 7125 VINYL FILM #22 'MATTE BLACK' CANOPY FASCIA, MATCHING PAINT SW7069 'IRON ORE'
- C** MATCH COLOR SHERWIN WILLIAMS SW4081 'SAFETY RED'
- D** STAINLESS STEEL METAL FORMS NOT PAINTED
- E** MATCH STORE COLOR (BL1) CABCO SMOOTH 'SEA SHELL' SW9166 'DRIFT OF MIST' OR EQUAL
- F** MATCH STORE COLOR (BL7) CABCO SPLIT FACE 'BONE' SW7541 'GRECIAN IVORY' OR EQUAL
- G** MATCH STORE COLOR (BL3) CABCO SPLIT FACE 'GRAY' SW7658 'GRAY CLOUDS' OR EQUAL



CASE NO.: XXXX-XXXX

NO.	DESCRIPTION	REVIEW	CHECK	DATE



SUSTAINABILITY ENGINEERING GROUP

SEG



SEAL

NOT FOR CONSTRUCTION

BARCLAY GROUP



PROJECT: FRY'S 661 FUEL CENTER

LOCATION: W CACTUS RD & N SARVAL AVE, SURPRISE, AZ: 85388

DRAWN: KG
DESIGNED:
DC:
FINAL DC:
PROJ. MGR: AF

DATE: 03/03/2023

ISSUED FOR: REVIEW

JOB NO.: 230217

SHEET TITLE: CANOPY ELEVATIONS COLOR

PAGE NO.: 1 OF 1

SHEET NO.: A2.1

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FINISH KEYNOTES:

- | | |
|---|--|
| A. DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: CABCO - PITCH BLACK | F. METAL PANEL - CORRUGATED
COLOR: SILVERSMITH |
| B. DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: CABCO - SEASHELL | G. PREFINISHED METAL
COLOR: MATTE BLACK |
| C. DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE
COLOR: CABCO - NW GRAY | H. PREFINISHED METAL
COLOR: SLATE GRAY |
| D. DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE
COLOR: CABCO - BONE | I. METAL CANOPY
COLOR: SLATE GRAY |
| E. METAL PANEL - CORRUGATED
COLOR: DARK BRONZE | J. EXTERIOR HOLLOW METAL DOORS AND SES
PAINT: MATCH ADJACENT WALL/MATERIAL COLOR |
| | K. ANODIZED ALUMINUM STOREFRONT SYSTEM
MANUFACT: KAWNEER OR APPROVED EQUAL
COLOR: CLEAR ANODIZED |
| | L. 1" INSULATED GLAZING
VALUE: (U=0.29, SHGC= 0.28) |

2 SHOPS B - NORTH EXTERIOR ELEVATION - FRONT

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



1 SHOPS B - WEST EXTERIOR ELEVATION - RIGHT SIDE

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

PHNX
DESIGN
1865 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
PHONE: 602.782.7354



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PROPOSED
SEC OF W CACTUS ROAD & N SARIVAL ROAD
SURPRISE, ARIZONA

DATE REVISION

1
2
3
4
5

- SHOPS B -
EXTERIOR
ELEVATIONS

A300A

PHNX DESIGN #: 23-367

CASE NUMBER: FS22-1201

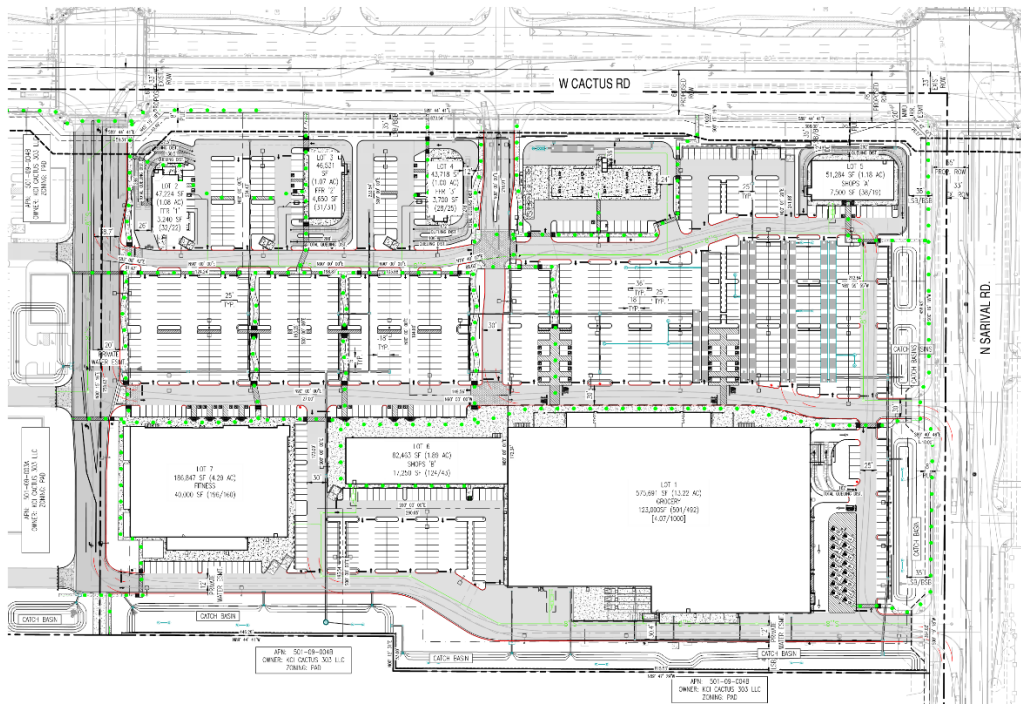
Cactus Commercial Center

Proposed Fry's Grocery Store with Pharmacy Drive-Through, Fuel Center and Attached Multi-Tenant Building

Citizen Participation Final Report

**Southwest corner of Sarival Avenue and Cactus Road
(Parcels 501-09-003A & 501-09-004B)**

Case Number: FS22-1201



**Conditional Use Permit (CUP) with Pharmacy Drive-Through – Site
Plan and Elevation Approval for Fry's Food Store, Shops "B" Building
and Fuel Center**

**Submitted: November 6, 2023
Revised: November 16, 2023**

Cactus Commercial Center

**Proposed Fry's Grocery Store with Pharmacy Drive-Through, Associated Fuel Center
and Attached Multi-Tenant Building**

**Southwest corner of Sarival Avenue and Cactus Road
(Parcels 501-09-003A & 501-09-004B)**

Case Number: FS22-1201

Date: November 06, 2023
Updated November 15, 2023

Contact:

Eric Gerster
Sustainability Engineering Group-Project Manager
5240 N. 16th Street, Suite 105
Phoenix, Arizona 85016
(480) 588-7226
email: eric@azseg.com

Purpose: The purpose of this Citizen Participation Plan is to inform property owners, citizens, neighborhood associations, schools, and businesses of an upcoming development project within their neighborhood, and to help them understand the scope, details and pending approval process.

The application associated with this report (Case # FS22-1201) is for the development of a Fry's Food Store that includes a pharmacy with drive-through and associated fuel center, all located within a larger commercial center on the southwest corner of Sarival Avenue and Cactus Road. The Subject Property consists of two Maricopa County parcels (501-09-003A & 501-09-004B) located in the City of Surprise, Arizona. This Participation Plan will ensure that those affected by the development will be properly noticed, and that they will be given an adequate opportunity to learn about and comment on the proposal.

Identification/Notification of Neighboring Properties: The City of Surprise gathered the mailing addresses of surrounding property owners within 300' of the subject parcels and prepared a notification postcard of the Applicant's intent to develop the property. A brief description of the proposal and the development process was included in the card. A copy of the proposed notification postcard has been included in this report.

Identification Signage: As required by the City of Surprise, two signs were erected on-site identifying the Applicant's/Developer's intent, and each provided a Case Number, Contact Information and Meeting Notices for the project. A photograph of the sign and an Affidavit of Posting have been included in this report,

Neighborhood Meeting: In order to provide effective opportunity for citizen participation, a public meeting was held at **6:00 pm on November 15th** at the Residence Inn Conference Room at 16418 N. Bullard Avenue in Surprise, where information was provided to inform nearby residents of the project's details, and to provide them with the ability to give public input on this project. A brief summary of the meeting is included below.

The meeting was attended by 8 people, and 5 signed in. These were:

Members of the Surprise City Staff were also in attendance.

A brief presentation was made by the Applicant's representative which explained:

- The overall development of the corner (including the Home Depot project to the west);
- This project's site development, proposed pad use, and phasing plan;
- The Conditional Use Permit (CUP) for the Pharmacy drive through and the PAD amendment;
- The platting of the subdivision/property and the proposed rezoning of the southernmost parcel into a multi-family project.
- The on-site circulation and access; and,
- Off-site circulation and rights-of way improvements to Sarival and Cactus.

The questions from those in attendance fell into two broad categories – **On-Site** and **Off-Site**. The paraphrased questions and the Applicant response are below:

Off-Site:

Will the driveway entries from Sarival Avenue be full-access?

It was shown on the site plan that the driveways providing access from Sarival Avenue would be ¾ access – allowing northbound traffic from Sarival to enter the site, but only allowing exiting traffic to turn right (south) onto Sarival.

Will ultimate Cactus Road improvements be 4 or 6 lanes.

It was shown that Cactus Road would be built to 6 lanes.

Will the bend come out in front of the fire station?

The City represented that planned improvements to Cactus Road would straighten the bend in the road.

Will there be a traffic signal at Jenan?

The City represented that signals would be located at Cactus and Sarival and at the project's main entry at Cactus and Prasada Parkway, but that the roadway improvement plans did not include the placement of a new traffic signal at Sarival and Jenan.

Will the apartments be built first?

This was in reference to the proposed multi-family rezoning. The Applicant had no knowledge of the scheduling of this entitlement.

On-Site:

Who will the shops tenants be?

The Applicant had no knowledge of any signed leases.

Who will the restaurant tenants be?

The Applicant had no knowledge of any signed leases.

How will customers access the Fry's Pharmacy window?

The Applicant demonstrated on the Site Plan that customers could access the drive-through window from anywhere in the parking lot, and that queuing had been provided so that parking customers would not be impeded.

When will the Fry's and other project services be built?

The Applicant stated that to his knowledge, construction permits would not be pulled until the end of 2024 with construction taking place in 2025. However, this was dependent on the construction schedule for the City's Cactus Road Improvement Project in front of the project.

How will Fry's delivery trucks enter and exit the site?

The truck routing was shown as per the site plan. It was explained that the majority of deliveries would come via the 303 – exiting at Cactus. After delivery, it was anticipated that the trucks would route back to Cactus and the 303, and avoid the residential neighborhoods to the south.

Overall, citizen participation was supportive and encouraging.

This report was completed and delivered electronically to the City of Surprise on November 16th, 2023.

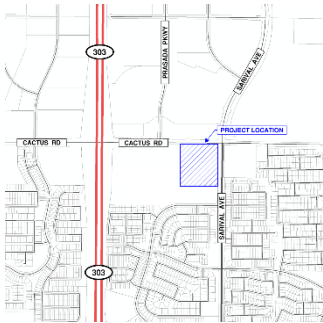
NOTICE OF NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input on Case FS22-1201 known as Cactus Commercial, a request by Eric Gerster with SEG for a Conditional Use Permit (CUP) with Site Plan.

The CUP is for a drive-through pharmacy for a Fry's grocery store located at the southwest corner of Cactus Road and Sarival Avenue.

At the meeting, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

PROJECT LOCATION



*To learn more or provide input,
please contact:
Chris Sexton at 623.222.3134 or
christina.sexton@surpriseaz.gov*



SET A REMINDER

WHEN:

November 15, 2023, | 6:00 PM

Location: Residence Inn
16481 N Bullard Av
Surprise, AZ 85374



AFFIDAVIT OF POSTING

Application No: FS22-1201
Applicant Name: SEG (AZ)
Location: SWC Cactus Rd & Sarival Rd
Date Site Posted: 10/30/23

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).

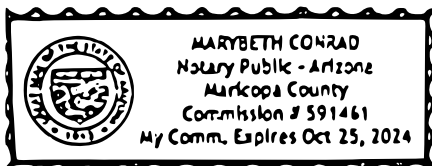
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

Meghan Liggett 10-30-23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 10/30/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth 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).

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: November 15, 2023

Time: 6:00 P.M.

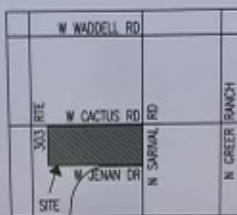
Location: Residence Inn - Conf Room
16418 N. Bullard Ave., Surprise

Planning & Zoning

Date: December 7, 2023

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
1600 N. Civic Center
Plaza, Surprise, AZ



Case Number: FS22-1201

Request: Construction on a Fry's grocery store with a drive-through pharmacy with associated fuel center.

For more information, call: 623-222-3011 www.Surpriseaz.gov



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: November 15, 2023

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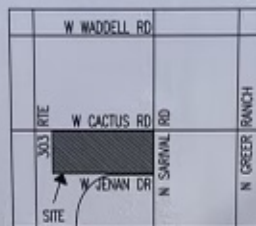
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Oct 30, 2023 12:50PM

16301-16335 W Cactus Rd

Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: November 15, 2023

Time: 6:00 P.M.

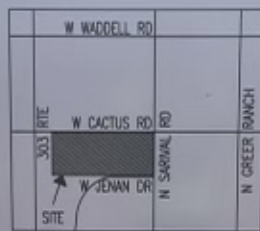
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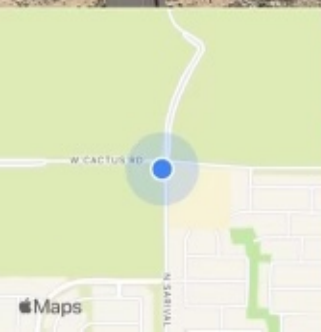
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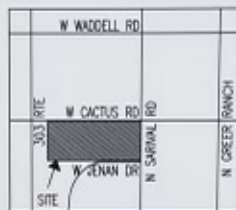
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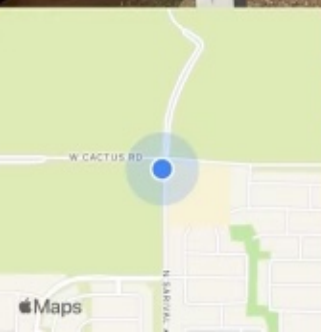
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Oct 30, 2023 12:32PM
12116-12198 N Sarival Ave
Maricopa County



Meeting Sign-In Sheet

Purpose: NEIGHBORHOOD MEETING
Project: CACTUS COMMERCIAL
Location: FRY'S STORE/FUEL CENTER/SHOPS & RESTAURANTS
Date: THE SWC OF SARIVAL AND CACTUS
NOVEMBER 15, 2023

Name	Address	Phone	Email	Support	
				Yes	No
Susan Draper				X	
PAUL FRIE				X	
DANIELLE FRIE				X	
Elaine Chavz					
Isaac Chavez					
Ruth Warras				?	?

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260

info@azSEG.com 480.588.7226 www.azSEG.com

AFFIDAVIT OF POSTING

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Location: SWC Cactus Rd & Sarival Rd
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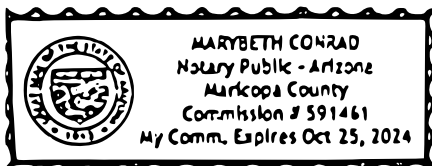
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Notary Public
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Neighborhood Meeting

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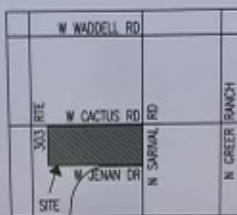
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Notice of Public Hearing

City of Surprise

Neighborhood Meeting

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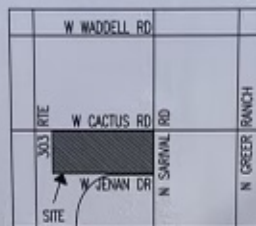
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Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

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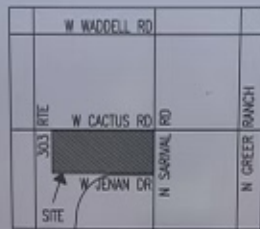
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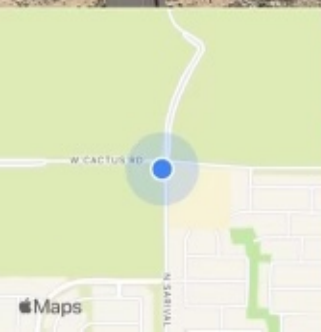
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Oct 30, 2023 12:32PM
12116-12198 N Sarival Ave
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: November 15, 2023

Time: 6:00 P.M.

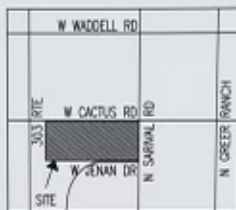
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Planning & Zoning

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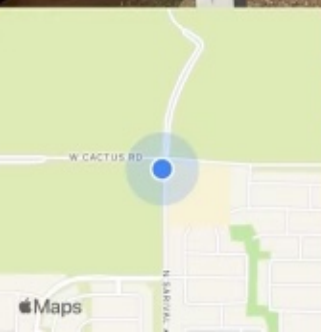
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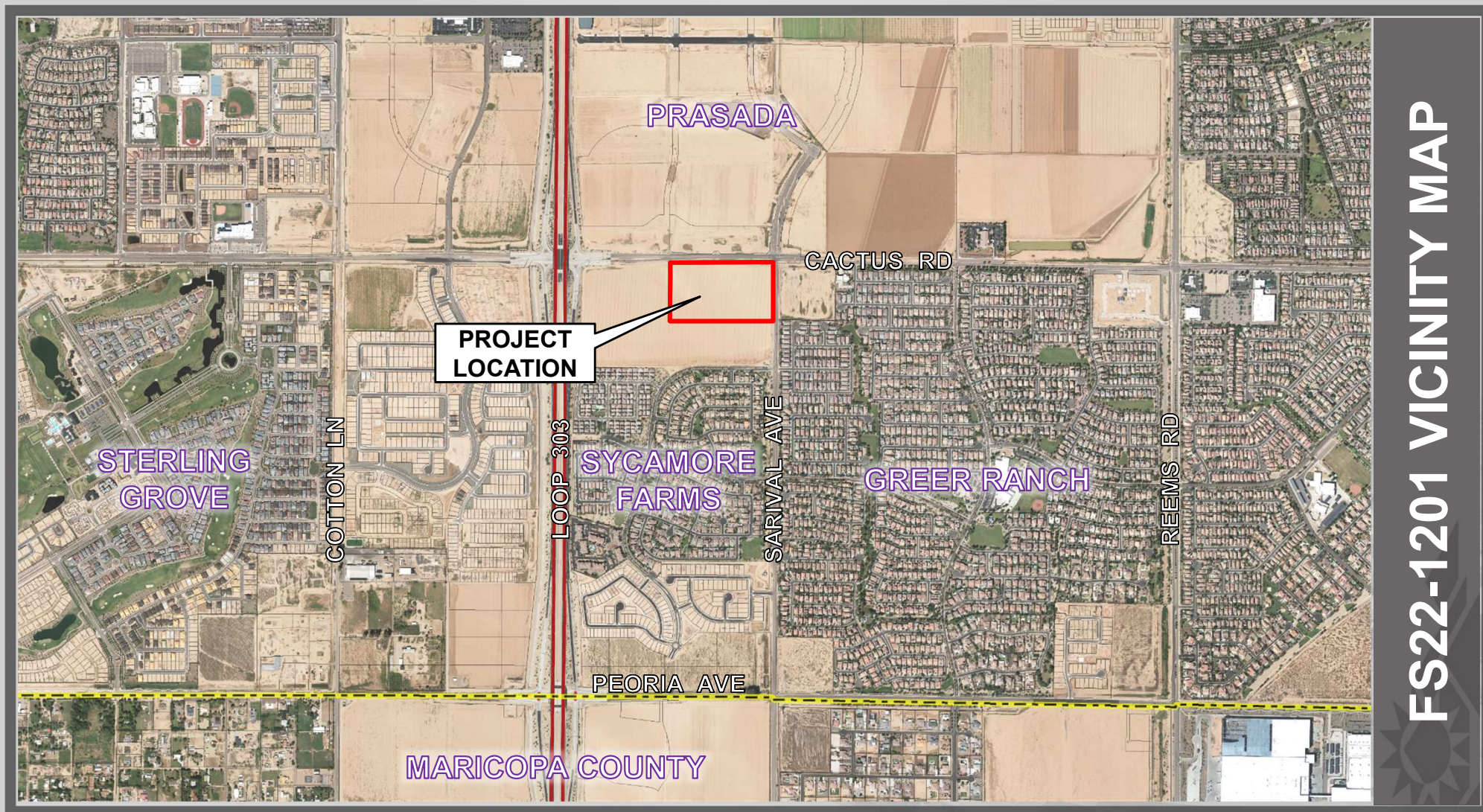


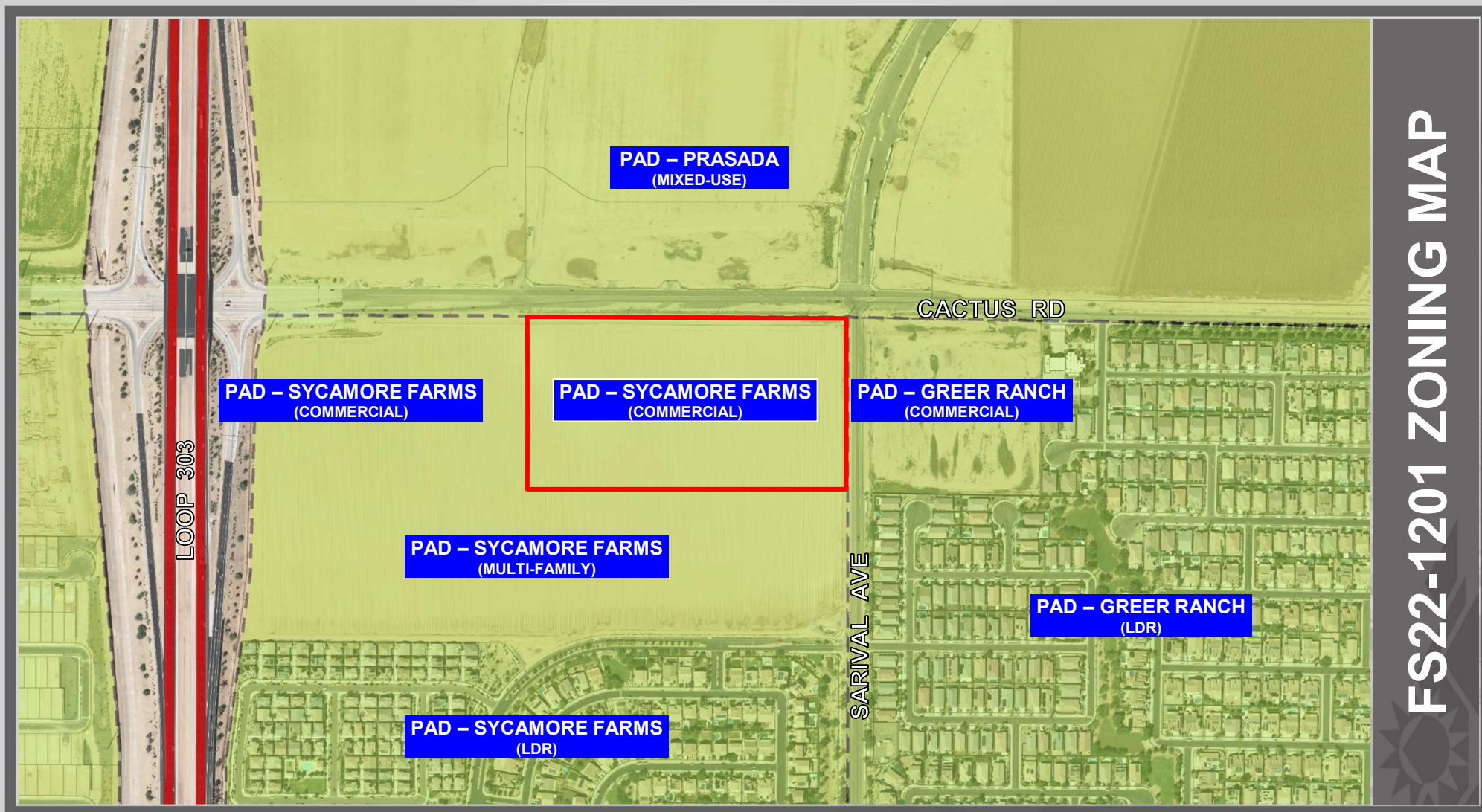
Oct 30, 2023 12:32PM
12116-12198 N Sarival Ave
Maricopa County



FS22-1201
Cactus Commercial
Conditional Use Permit and Site Plan

Planning & Zoning Commission
December 7, 2023





FS22-1201 ZONING MAP



NORTH ELEVATION



SOUTH ELEVATION

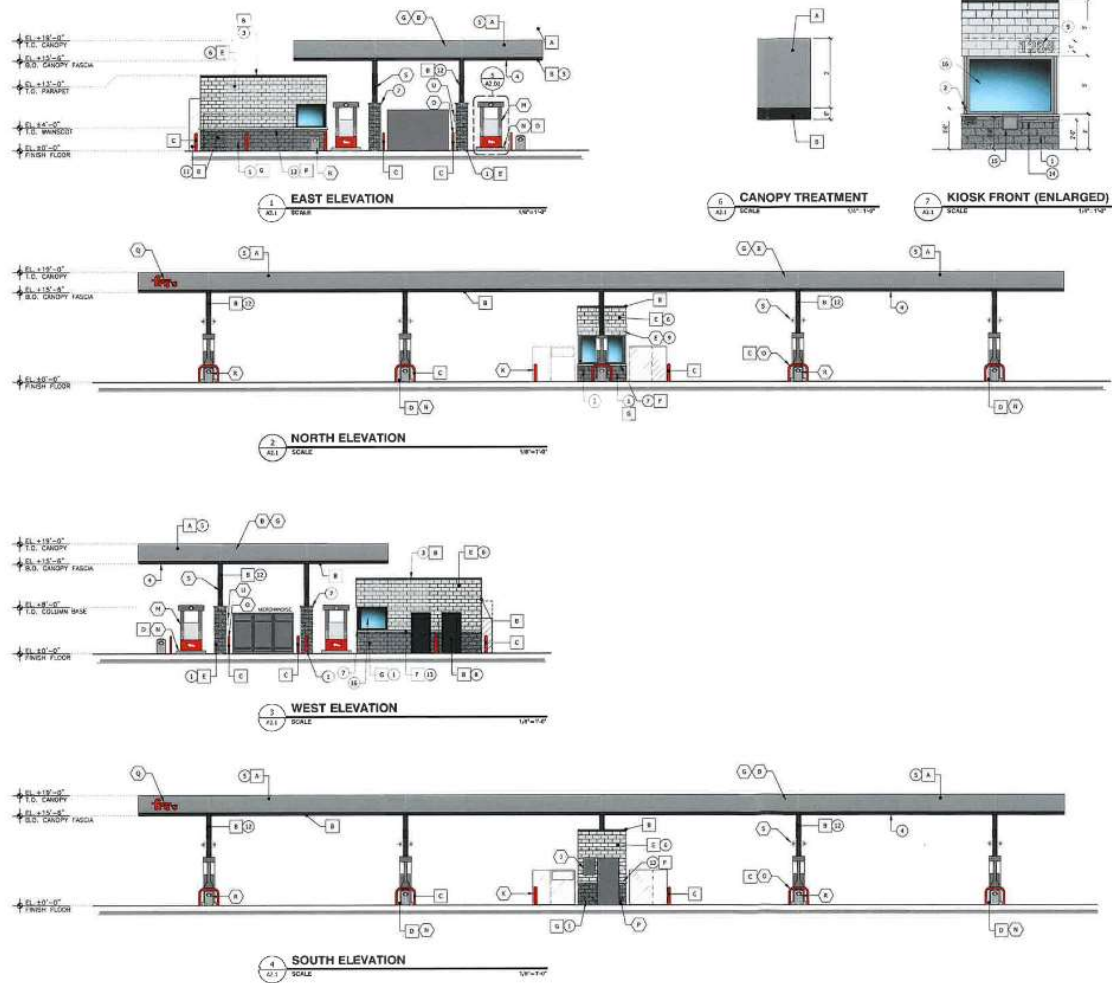


WEST ELEVATION



EAST ELEVATION

- EXPLANATION**
- ① Windows - Single Glazed 200" - 2000" - 2000"
 - ② Windows - Single Glazed 200" - 2000" - 2000"
 - ③ Windows - Single Glazed 200" - 2000" - 2000"
 - ④ Windows - Single Glazed 200" - 2000" - 2000"
 - ⑤ Windows - Single Glazed 200" - 2000" - 2000"
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 - ㊿ Windows - Single Glazed 200" - 2000" - 2000"



FS22-1201 ELEVATIONS



FINISH KEYNOTES:	
A. DECORATIVE, INTERNALLY COLORED BRG - SMOOTH FACE COLOR: CARCO - PITCH BLACK	F. METAL PANEL - COMBUSTIBLE FACIA: 30-1000000
B. DECORATIVE, INTERNALLY COLORED BRG - SMOOTH FACE COLOR: CARCO - LEAGHILL	G. ANCHORED METAL COLOR: WHITE BULK
C. DECORATIVE, INTERNALLY COLORED BRG - SMOOTH FACE COLOR: CARCO - 100-0000	H. ANCHORED METAL COLOR: WHITE BULK
D. DECORATIVE, INTERNALLY COLORED BRG - SMOOTH FACE COLOR: CARCO - 100-0000	I. METAL CLAMP COLOR: WHITE BULK
E. METAL PANEL - COMBUSTIBLE FACIA: 30-1000000	J. EXTERIOR HOLDING METAL BRG AND 100-0000 FACIA: 30-1000000
	K. ANCHORED ALUMINUM EXTERIOR METAL BRG AND 100-0000 FACIA: 30-1000000
	L. 1" INSULATED GLASS FACIA: 30-1000000

2 SHOPS B - NORTH EXTERIOR ELEVATION - FRONT

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



1 SHOPS B - WEST EXTERIOR ELEVATION - RIGHT SIDE

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



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
<i>Parsonsia praecox</i>	24" Box		87
<i>Palo Verde</i>	5'-7' x 1.5'-2.5'	*ADWR	
<i>Acacia salicina</i>	24" Box		173
<i>Willow Leaf Acacia</i>	7'-8' x 3'-4'	*ADWR	
<i>Acacia aneura</i>	36" Box		68
<i>Mulga</i>	9'-11' x 5'-7'	*ADWR	
<i>Chilopsis linearis</i>	24" Box		111
<i>Desert Willow</i>	5'-7' x 3'-4'	*ADWR	

GROUNDCOVERS		QTY
<i>Lantana montevidensis</i>	5 Gallon	can full 452
<i>Trailing Lantana 'gold'</i>		*ADWR
<i>Myoporum parvifolium</i>	5 Gallon	can full 696
<i>Slender Myoporum</i>		*ADWR
<i>Salvia farinacea</i>	5 Gallon	can full 751
<i>Mealycup Sage</i>		*ADWR

SHRUBS / ACCENTS		QTY
<i>Caesalpinia mexicana</i>	5 Gallon	can full 124
<i>Mexican Bird of Paradise</i>		*ADWR
<i>Leucophyllum frutescens</i>	5 Gallon	can full 448
<i>Texas Sage</i>		*ADWR
<i>Ruellia californica</i>	5 Gallon	can full 702
<i>California Ruella</i>		*ADWR
<i>Jasica spigera</i>	5 Gallon	can full 241
<i>Mexican Honeyuckle</i>		*ADWR
<i>Leucophyllum 'Compacta'</i>	5 Gallon	can full 248
<i>Compact Texas Ranger</i>		*ADWR
<i>Dasylirion wheeleri</i>	5 Gallon	can full 932
<i>Desert Spoon</i>		*ADWR

LANDSCAPE MATERIALS

Decomposed Granite, 3/4" screened "Express Gold", 203,550 s.f.
2" deep in planting areas per plan.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant



FS22-1201 LANDSCAPE PLAN

LDO Section 106-10.17 & Sycamore Farms PAD

- ✓ 25' from public ROW (150')/ 75' from residential (300')
- ✓ 11' aisles; 12' & 16' w/ 25' radius on curved sections
- ✓ No exit directly to public ROW
- ✓ 100-feet pick-up service (N/A/162')
- ✓ 150-foot separation from another drive-through (N/A)
- ✓ Min. 140' stacking per lane (162')
- ✓ Drive-through lanes shall be screened with a porte cochere approved administratively
- ✓ Canopy design consistent with building and does not exceed 14 feet in height (10'6")



Outreach

Neighborhood Meeting

November 15, 2023

- Residence Inn
 - ?? attendees
 - Concerns:





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 “Cactus Commercial” consisting of eleven (11) sheets prepared by SEG and received October 3, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Fry’s #661,” consisting of two (2) sheets prepared by Harrington Planning and Design and received October 3, 2023.
 - c. Building elevations shall be consistent with the Elevations entitled “Fry’s #661 Multi-tenant Development” consisting of six (6) sheets prepared by CR Architecture & Design and received September 12, 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.