



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 6, 2024 @ 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 May 16, 2024, Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 3 | Consideration and action pertaining to a Conditional Use Permit with Site Plan for a self-storage facility within the Truman Ranch Marketplace Planned Area Development (PAD), a property generally located at the southwest corner of Cotton Lane and Waddell Road. Case FS22-1506. | Trevor Fleetham
Community
Development |
| 3. | District 1 | Consideration and action pertaining to a Zone Change from Residential Low Density (R-1) to Community Commercial (C-2) generally located east on 163rd Avenue between Planada Lane and Grand Avenue. FS24-0119. | Chris Sexton
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a Zone Change from Rural Residential (RR) to Residential High Density (R-3) generally located east of 163rd Avenue and south of Planada Lane. FS23-0138. | Chris Sexton
Community
Development |
| 5. | Citywide | Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise sign standards and procedures within Chapters 106 & 109 to provide clarification, remove conflicts, and revise standards for better implementation. Case FS24-0629 | Tanner Wessel
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, May 30, 2024 @ 5:00 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

Council Meeting Date: June 6, 2024

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 May 16, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the May 16, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-16-2024 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 16, 2024 / 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 May 16, 2024.

A. ROLL CALL

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

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Tanner Wessel, Current Planner; Aslesha Basnet, Current Planner; Trever Fleetham, Current Planner; Patricia Rademacher, Administrative Specialist, and Alyssa Carpenter, Planning and Zoning Secretary.

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. Hearing no requests, Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the May 2, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the May 2, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Rosenbaum seconded the motion. Motion passed with 5 votes in favor. Commissioner Leonard and Vice-Chair Chapman abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

None

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 2 – District 1 – Consideration and action regarding the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Parcels 7 & A, dated March 7, 2024, a property located at the northeast corner of Pinnacle Peak Road and Citrus Road. Case FS23-0952.

Tanner Wessel, Current Planner, presented item 2 to the Commission.

The Commission discussed the following:

- None

Commissioner Keating made a motion to approve the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Parcels 7 & A, Case FS23-0952 subject to stipulations a - c. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 5 – Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Scott Phillips and Rico West, of Carefree Partners in association with Simon CRE, presented item 3 to the Commission.

The Commission discussed the following:

- Proposed tenants
- Parking structure
- Water features
- Shade throughout area
- Landscaping/vegetation throughout the area

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Presentation on future bike lanes – standards and guidelines

ADJOURNMENT:

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

Meeting adjourned at 6:49 pm

Jared Holland
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Alyssa Carpenter, Planning and Zoning Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: June 6, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Conditional Use Permit with Site Plan for a self-storage facility within the Truman Ranch Marketplace Planned Area Development (PAD), a property generally located at the southwest corner of Cotton Lane and Waddell Road. Case FS22-1506.

Motion:

I move to approve the Truman Ranch Marketplace Self-Storage Conditional Use Permit with Site Plan, Case FS22-1506, subject to stipulations 'a' through 'e' as memorialized in the staff report.

I move to deny the Truman Ranch Marketplace Self-Storage Conditional Use Permit with Site Plan, Case FS22-1506, because insert reason.

Background:

Wendy Riddell with Berry Riddel LLC, the applicant, seeks approval of a Conditional Use Permit with Site Plan for a self-storage facility within the Truman Ranch Marketplace PAD. A Preliminary Development Plan for the Truman Ranch Marketplace PAD was approved by City Council on August 16, 2022.

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 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Staff Report
 2. 01 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Vicinity Map
 3. 02 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Zoning Map
 4. 03 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Site Plan
 5. 04 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Landscape Plan
 6. 05 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Elevations Plan
 7. 06 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Parking Study
 8. 07 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Citizen Participation Report
 9. 08 - FS22-1506 Truman Ranch Marketplace Self Storage CUP - Affidavit of Site Posting
 10. FS22-1506 Truman Ranch Marketplace Self Storage CUP - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1506

Project Name: Truman Ranch Marketplace Self-Storage

Council District: 3 - Mesquite

Meeting Date: June 6, 2024

Planner: Trever Fleetham, AICP

Owner: Truman Ranch 46 SWC, LLC

Applicant: Berry Riddell, LLC

Request: Conditional Use Permit with Site Plan for a self-storage facility located within the Truman Ranch Marketplace Planned Area Development (PAD)

Site Location: Generally located at the southwest corner of Cotton Lane and Waddell Road

Area: 5.24 gross acres (approx.)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2020

Support/Opposition: Refer to the attached Citizen Participation Report

Findings:

- The proposal is consistent with the Truman Ranch Marketplace PAD.
- The proposal is consistent with the approved Preliminary Development Plan for the Truman Ranch Marketplace PAD.
- The proposal is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections.

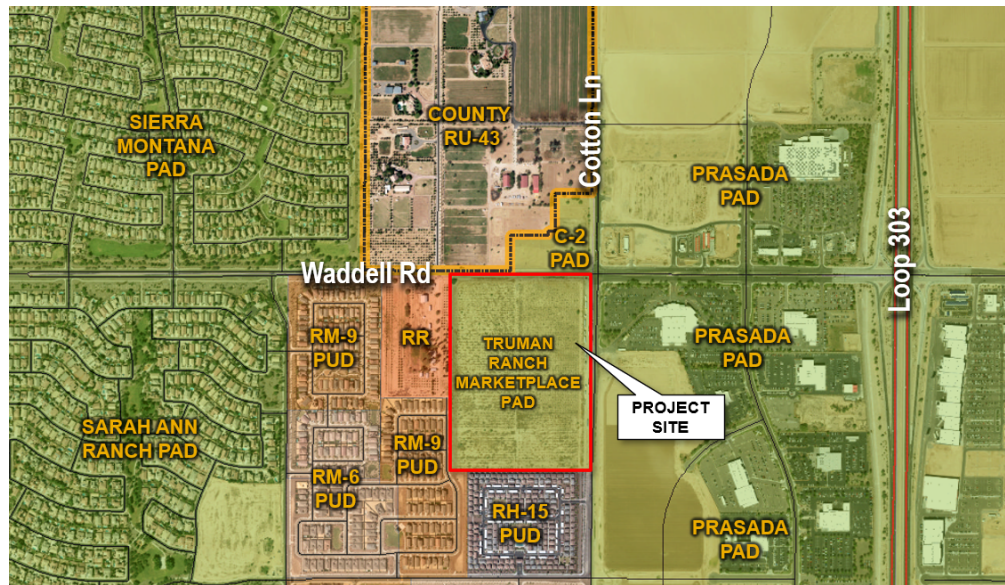
Staff Recommendation: Staff recommends the Commission **approve** the subject Conditional Use Permit with Site Plan subject to stipulations 'a' through 'e'.

PROJECT DESCRIPTION:

Wendy Riddell with Berry Riddel LLC, the applicant, seeks approval of a Conditional Use Permit with Site Plan for a self-storage facility within the Truman Ranch Marketplace PAD. A Preliminary Development Plan for the Truman Ranch Marketplace PAD was approved by City Council on August 16, 2022.

EXISTING ZONING:

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



RU-43	C-2 PAD & RU-43	PAD – Mixed Use
RM-9 PUD & RR	PAD – Mixed Use	PAD – Mixed Use
RM-9 PUD	RH-15 PUD	PAD – Mixed Use

BACKGROUND:

September 13, 2007: Adoption of Resolution 07-128 creating a public record for Chapter 125 of the Municipal Code.

September 27, 2007: Adoption of Resolution 07-44 adopting Chapter 125 of the Municipal Code.

July 24, 2008: The City Council approved a Major General Plan Amendment over the subject property under case GPA08-019, changing the Land Use designation from Low-Density Residential to Mixed Use per Resolution 08-104.

September 12, 2008: The subject property was annexed into the City of Surprise under case ANX08-013.

September 25, 2008: The City Council approved the Truman Ranch Marketplace PAD under case PAD08-015.

May 14, 2009: Adoption of Ordinance 09-12 repealing Chapter 125 and adopting Chapter 122.

May 14, 2013: Adoption of the 2035 General Plan per Resolution 2013-39.

June 25, 2013: Approval of a Minor General Plan Amendment under Resolution 2013-59 regarding development in high noise and accident potential zones for Luke Air Force Base.

October 7, 2014: Approval of Minor General Plan Amendment pertaining to changes to the Implementation Chapter.

December 15, 2015: Approval of a Minor General Plan Amendment relating to revised Land Use Map per Resolution 2014-101.

December 15, 2015: Approval of Major General Plan Amendment deleting Village Plan requirements and adopting the Character Area planning concept per Resolution 2015-120.

August 16, 2022: The City Council approved a Preliminary Development Plan for the Truman Ranch Marketplace PAD under case FS20-829.

November 16, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for a self-storage facility under case FS22-1506, the subject case.

CITIZEN PARTICIPATION MEETINGS:

The applicant held four (4) combined Citizen Participation Meetings for the subject project and three (3) other concurrent projects within the Truman Ranch Marketplace PAD. The first meeting was held on April 12, 2023 and was entirely virtual. The other three (3) meetings were held on April 19th, 24th, and 26th at Sunset Hills Elementary School. All four (4) outreach meetings were noticed and advertised in accordance with state and local requirements.

Three (3) individuals were in attendance at the virtual neighborhood meeting on April 12th; nine (9) in attendance at the in-person meeting on April 19th; two (2) in attendance at the in-person meeting on April 24th; and three (3) in attendance at the in-person meeting on April 26th. At these meetings, some participants expressed their concerns regarding traffic, infrastructure, roadway improvements, and signage and lighting heights, while others expressed their support. For a full summary of these meetings, the Citizen Participation Report is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

The applicant is proposing to develop a self-storage facility on Pad 9 of the Preliminary Development Plan (PDP) for the Truman Ranch Marketplace PAD. The Principally Permitted Uses, Conditionally Permitted Uses, and Permitted Accessory Uses for property within the PAD are those allowed within the Mixed-Use Planned Development District (MU-PD), Neighborhood Commercial Zone (C-1), and Community Commercial Zone (C-2) of the code that was in effect at the time the Truman Ranch Marketplace PAD was approved, known as 'Chapter 125'. Pursuant to this code, "warehouse, residential storage (miniwarehouse)" is a Conditionally Permitted Use on the subject property.

The proposed development includes six (6) single-story buildings, totaling 102,913 square feet on a 5.24-acre parcel. The facility includes an office and both indoor, climate-controlled storage and garage-style storage, for a total of 709 storage units. Building A, which houses the indoor storage spaces and is located on the west side of the site, is 68,386 square feet and 28 feet in height. Buildings B – E2 house the garage-style spaces and range in size from 3,605 square feet to 9,551 square feet. Buildings B, C, and D are 28 feet in height and are located on the east side of the site along the perimeter. Buildings E1 and E2 are shorter in height (12 feet) and are located internal to the site.

In addition to the indoor storage, the site provides for 10 centrally located RV storage spaces. Pursuant to Chapter 125, outdoor storage for self-storage (miniwarehouse) facilities shall be limited to recreational vehicles, shall be limited to a maximum ten percent (10%) of the net site area, and shall be screened from view from surrounding properties. Screening for these spaces is achieved through the combination of six (6) foot tall CMU walls, landscaping, and the buildings on site. The provided RV storage spaces totals 10,478 square feet, or 4.59% of the site.

Access, Walls & Gates

The buildings are situated close to the perimeter of Pad 9 and oriented inward to the site, allowing them to act as perimeter walls. Additional CMU walls are only need to fill gaps between buildings to fully screen and secure the facility. Two (2) automatic access gates are provided: one at the main primary ingress/egress point on the north side, and another exit-only location at the southeast corner. The six (6) foot tall CMU walls and access gates are architecturally compatible with the buildings by way of shared colors, materials, and design.

Access to the subject site is provided via internal drive aisles of the overall commercial development of the Truman Ranch Marketplace PAD. These drive aisles ultimately lead to/from the primary adjacent roadways of Waddell Road and Cotton Lane. The overall commercial development will have a right-in/right-out access and a ¾ access on both Waddell Road and Cotton Lane.

149 **Architecture**

150 The Truman Ranch Marketplace PAD states that the architectural design shall promote the
151 ranch style history of the land use (Citrus Farm) while embracing growth. The architectural
152 design of the buildings proposed within this development reflects the form, shape, and
153 materials of historic Arizona farmhouse vernacular. A variety of rooflines, including gable, flat,
154 and shed roofs, help the buildings achieve the tall, ranch style architectural design described
155 within the PAD.

156
157 Exterior finishes are primarily stone and lap siding, which are accented by decorative wood
158 trim and pillars, as well as metal awnings and roofs. Earth-tone colors consistent with the
159 ranch style and surrounding area are utilized throughout. Abundant use of decorative
160 materials, in concert with frequent roofline variation, help break up the long expanses of
161 buildings visible from outside the facility.

162
163 **Parking**

164 The Truman Ranch Marketplace PAD does not provide specific parking ratio requirements.
165 As such, the zoning code in effect at the time of approval of the PAD, known as 'Chapter
166 125', is to be utilized. Chapter 125 requires one (1) parking space per 10 storage cubicles.
167 In total, the proposed self-storage facility includes 709 storage units, which equates to 71
168 required parking spaces per Chapter 125. The proposed site plan provides for 55 total
169 parking spaces, which is less than the Chapter 125 requirement by 16 spaces. The PAD,
170 however, allows for a reduction in parking so long as a parking study is provided.

171
172 The applicant has provided a parking study (attached) as justification for the reduced amount
173 of parking. This study utilizes the Institute of Transportation Engineers (ITE) Parking
174 Generation 5th Edition parking demand guidelines and the current Land Development
175 Ordinance (LDO) parking requirements. The study concluded that, under the ITE parking
176 generation data, the maximum parking demand for this development is projected to be 10
177 spaces, and the current LDO parking ratios would require 15 spaces. The provided 55 spaces
178 exceeds both the projected demand and what would be required by current code, and
179 equates to a 22.5% reduction requested.

180
181 **Landscaping**

182 The PAD requires a landscape palette designed for water conservation. The palette used
183 within this site utilizes low water use plants consistent with the Phoenix AMA Low-Water-
184 Use/Drought-Tolerant Plant List and City Code. The landscaping provided is located around
185 the perimeter of the site and the main entrance/office area. Rows of Willow Acacia and
186 Chitalpa trees will assist with breaking up the building massing at the pedestrian scale, as
187 well as shade the perimeter sidewalks and pedestrian nodes, consistent with the PAD.

188
189 Chapter 125 requires a minimum of 15% of the site area dedicated to landscaping. The
190 subject site is 228,298 square feet, which equates to a minimum landscaping requirement of
191 34,245 square feet. The provided 37,474 square feet of landscaping exceeds this minimum
192 15% requirement.

195 **Evaluative Criteria**

196 The subject development shall comply with the development standards outlined within the
197 Truman Ranch Marketplace PAD. If a development standard is not addressed by the PAD,
198 then Chapter 125 shall apply. The following are evaluative criteria from Chapter 125,
199 applicable to self-storage (miniwarehouse) facilities, that are not addressed by the PAD.
200 Following each requirement is the response provided by the applicant, outlining compliance.

201
202 A. Minimum site size shall be one acre.

203
204 **Response:** Pad 9 is 5.41 acres in size.

205
206 B. On-site circulation, drives and parking standards are as follows:

207 1. Each miniwarehouse site shall provide a minimum of two exits.

208
209 **Response:** Two access points will be provided for Pad 9. The first will be located on the
210 north boundary, which will provide both ingress and egress to and from Pad 9, and the
211 second will be located on the east boundary, which will only serve as an egress point from
212 the Site. The ingress and egress points will connect to Truman Ranch Marketplace, which
213 will have a unified internal circulation system.

214
215 2. All one-way driveways shall provide for one ten-foot parking lane and one 15-
216 foot travel lane. Traffic direction and parking shall be designated by signing or
217 painting.

218 3. All two-line driveways shall provide for one ten-foot parking lane and two 12-
219 foot travel lanes.

220 4. The parking lanes may be eliminated when the driveway does not serve
221 storage cubicles.

222
223 **Response:** All travel lanes within Pad 9 are a minimum of 22' wide. All parking lanes are
224 between 23' and 29' wide, excluding the width of the 10' by 22' parking spaces
225 adjacent to each parking lane.

226
227 5. At least one parking space for each ten storage cubicles equally distributed
228 throughout the storage area shall be provided.

229
230 **Response:** Pad 9 will provide 55 parking spaces and 10 RV storage spaces. The text of the
231 Truman Ranch Marketplace PAD allows for a parking reduction. Chapter 125 requires 71
232 parking spaces. The 2023 Land Development Ordinance requires 15 parking spaces. As
233 demonstrated by the Parking Study provided with this application, the Institute of
234 Transportation Engineers recommends 10 parking spaces. Pad 9 proposes 55 parking
235 spaces, which is ample parking for a low intensity, low traffic generating use such as self-
236 storage.

237
238 6. All driveways, parking, loading, and circulation areas shall be paved with
239 concrete, asphalt or asphaltic concrete.

Response: All materials will comply with all City standards and the standards set forth in the Ordinance.

C. Fencing and screening standards are as follows:

1. Fencing shall be required around the perimeter of the property and constructed of decorative concrete block or chain-link fence with slates, as approved by the planning and zoning commission.

Response: A CMU wall will line the perimeter of Pad 9. Future patrons of Pad 9 will only be able to access the site through an automatic gate at both access points.

2. All outdoor storage shall be limited to recreational vehicles and shall be screened from view from surrounding properties.

Response: RV storage is proposed on the western portion of Pad 9 and is the only type of outdoor storage that will be offered. The RV storage will be appropriately screened with a masonry screening wall. Additionally, the RV storage area will be located between two self-storage structures, which will help mitigate the view of the RV storage from the exterior of Pad 9.

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	City of Surprise
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2020: The Surprise General Plan 2020 shows the subject property as lying within the Mixed Use Gateway. As such, the proposal is consistent with the general plan.

REVIEWING AGENCIES:

In addition to the standard city internal reviewing departments, the Maricopa County Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request. Maricopa Water District provided the below comments, and all other agencies indicated no concerns over the request.

MWD: "Maricopa Water District (MWD) has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. MWD is currently working with the developer in finalizing the Waddell Crossing Development Agreement."

SUMMARY:

The subject request for a Conditional Use Permit with Site Plan for a self-storage facility within the Truman Ranch Marketplace PAD has been found to be compliant with the approved PAD, PDP, City Code, and General Plan. The internal and external reviewing departments and agencies have indicated no concerns over the request. Pursuant to the PAD, the applicant is requesting a reduction in parking requirements from Chapter 125 by way of a parking study.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to **approve** case FS22-1506, subject to stipulations 'a' through 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Truman Ranch Marketplace – Self Storage," prepared by Kimley Horn and received February 22, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary Landscape Improvement Plans for Truman Ranch Marketplace Self Storage," Sheets 1 through 2, prepared by Kimley Horn and received December 18, 2023.
- c. Building elevations shall be consistent with the Elevations prepared by SGW Architecture & Design, Sheets A0-01 through A2-04, and received February 22, 2024.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit or the recordation of the related Final Plat (FS22-1364), whichever occurs later. 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.

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

Recommended motions:

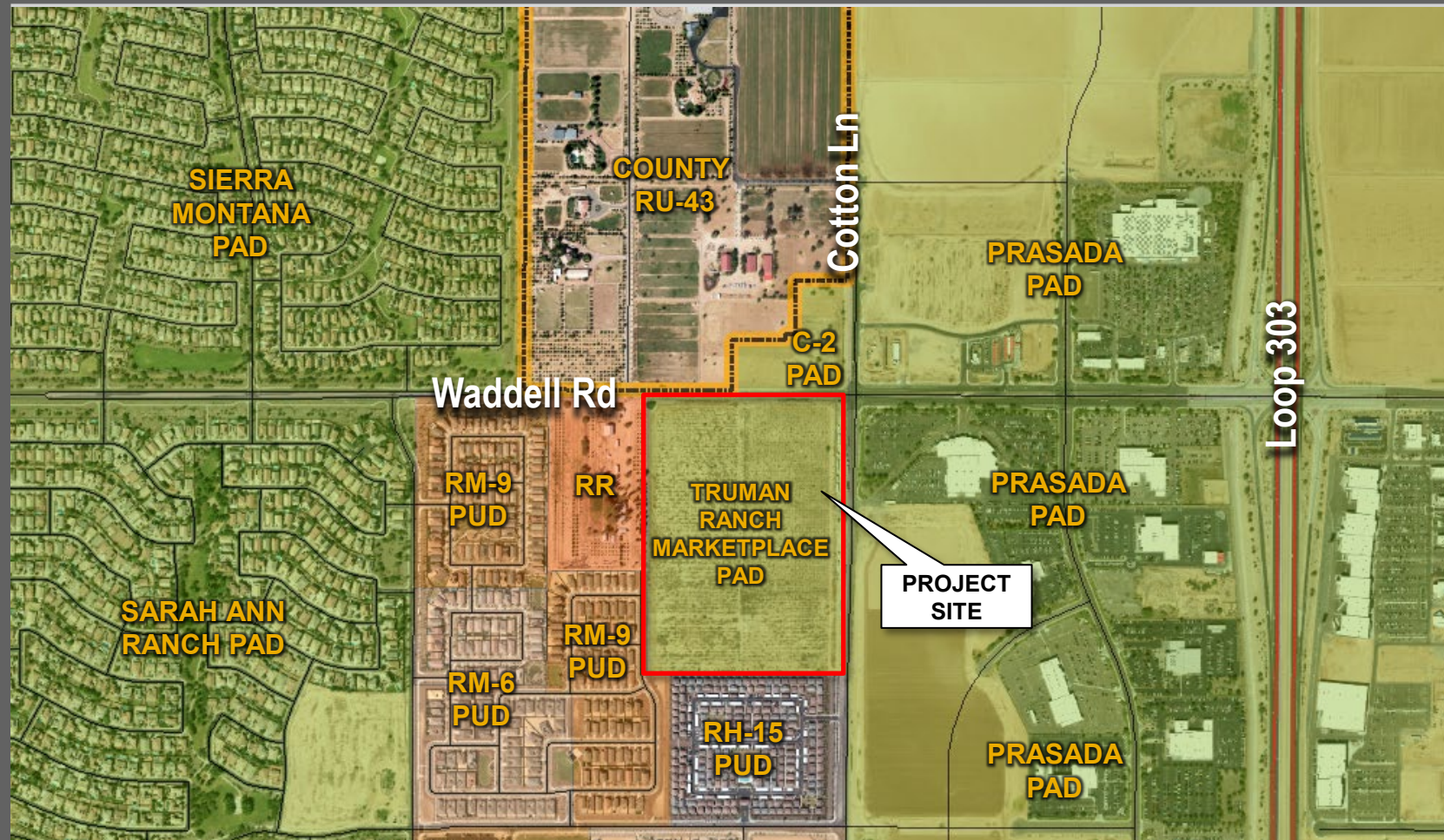
I move to approve the Truman Ranch Marketplace Self-Storage Conditional Use Permit with Site Plan, Case FS22-1506, subject to stipulations 'a' through 'e' as memorialized in the staff report.

I move to deny the Truman Ranch Marketplace Self-Storage Conditional Use Permit with Site Plan, Case FS22-1506, because insert reason.

327	<u>Attachments:</u>
328	01 Vicinity Map
329	02 Zoning Map
330	03 Site Plan
331	04 Landscape Plan
332	05 Elevations
333	06 Parking Study
334	07 Citizen Participation Report
335	08 Affidavit of Site Posting
336	PPT



FS22-1506 VICINITY MAP



FS22-1506 ZONING MAP

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x550000HL x550000HM x550000HN x550000HO x550000HP x550000HQ x550000HR x550000HS x550000HT
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x550000OK x550000OL x550000OM x550000ON x550000OO x550000OP x550000OQ x550000OR x550000OS
x550000OT x550000OU x550000OV x550000OW x550000OX x550000OY x550000OZ x550000PA x550000PB
x550000PC x550000PD x550000PE x550000PF x550000PG x550000PH x550000PI x550000PJ x550000PK
x550000PL x550000PM x550000PN x550000PO x550000PP x550000PQ x550000PR x550000PS x550000PT
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x550000RE x550000RF x550000RG x550000RH x550000RI x550000

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BOTANICAL NAME / COMMON NAME

- BOTANICAL NAME / COMMON NAME

- ## GROUNDCOVERS

BOTANICAL NAME / COMMON NAME

- ## MATERIALS

DESCRIPTION

- KEY MAP**
KEY MAP SCALE
1"=250'



Page 21 of 227

PAD - 9							
PROPOSED 1 STORY CLIMATE CONTROLLED STORAGE							
BUILDING W/ OUTBUILDINGS							
102,913 GROSS SF							
228,103 SF SITE AREA							
(53) PARKING STALLS + (2) ADA STALLS							
BUILDING	CONSTRUCTION TYPE	OCCUPANCY TYPE	OCCUPANCY LOAD	SQUARE FOOTAGE	BUILDING HEIGHT	# OF STORIES	OVERHANGS, CANOPIES, & AWNINGS SF
BUILDING A	2B	S-1	137	68,386 SF	28'-0"	1 STORY	5,000 SF
BUILDING B	2B	S-1	14	6,865 SF	28'-0"	1 STORY	604 SF
BUILDING C	2B	S-1	10	4,964 SF	28'-0"	1 STORY	479 SF
BUILDING D	2B	S-1	7	3,605 SF	28'-0"	1 STORY	354 SF
BUILDING E1	2B	S-1	19	9,542 SF	12'-0"	1 STORY	-
BUILDING E2	2B	S-1	19	9,551 SF	12'-0"	1 STORY	-

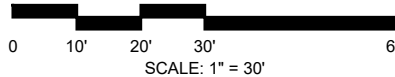
AUTOMATIC GATE NOTES

- ① AUTOMATIC GATES WILL MEET SFMD REQUIREMENTS FOR AUTOMATIC GATES
- ② FIRE ACCESS ENTRY GATES SHALL HAVE AUTOMATIC OPERATIONS AND SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. ELECTRIC GATE OPERATORS SHALL BE UL 325 LISTED.
- ③ THE GATES SHALL HAVE BATTERY BACKUP AND SHALL FAIL IN OPEN POSITION
- ④ ELECTRONIC PREEMPTION EQUIPMENT, CONTROLS, ELECTRONIC KNOX KEY SWITCH AND APPROVED MANUAL RELEASE MECHANISM SHALL BE PROVIDED
- ⑤ ACCESS CONTROLS FOR EMERGENCY RESPONDERS SHALL BE LOCATED WHERE VEHICLE OPERATOR CAN OPEN GATE W/O LEAVING FIRE APPARATUS
- ⑥ KNOX BOX SHALL BE 66" ABOVE FINISHED GRADE

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

RECREATIONAL PARKING DATA
TOTAL LOT AREA : 228,298 SF
RECREATIONAL PARKING AREA : 10,530 SF
PERCENTAGE OF SITE : 4.6% OF TOTAL SITE
10% MAX. ALLOWED

- SITE PLAN KEYNOTES**
- ① PROPERTY LINE
② LANDSCAPING (SEE CIVIL)
③ PAVING (SEE CIVIL)
④ SIDEWALK (SEE CIVIL)
⑤ PARKING STALL
⑥ LOADING ZONE
⑦ TRASH ENCLOSURE
⑧ MASONRY WALL
⑨ CANOPY ABOVE
⑩ AUTOMATIC LIFT GATE
⑪ ACCESS KEYPAD ON BOLLARD
⑫ FIRE HYDRANT
⑬ RISER ROOM AND KNOX BOX
⑭ SWITCH GEAR
⑮ TRANSFORMER
⑯ PEDESTRIAN PORTAL
⑰ KNOX BOX
⑱ FIRE DEPARTMENT CONNECTION



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PRINCIPAL: MS F.M.: CM
QC BY: TBD DRAWN BY: MV, SD, AS



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**PAD 9 OF
TRUMAN RANCH
MARKETPLACE
PAD**

CASE # FS22-1506

SURPRISE, ARIZONA 85388

SITE PLAN



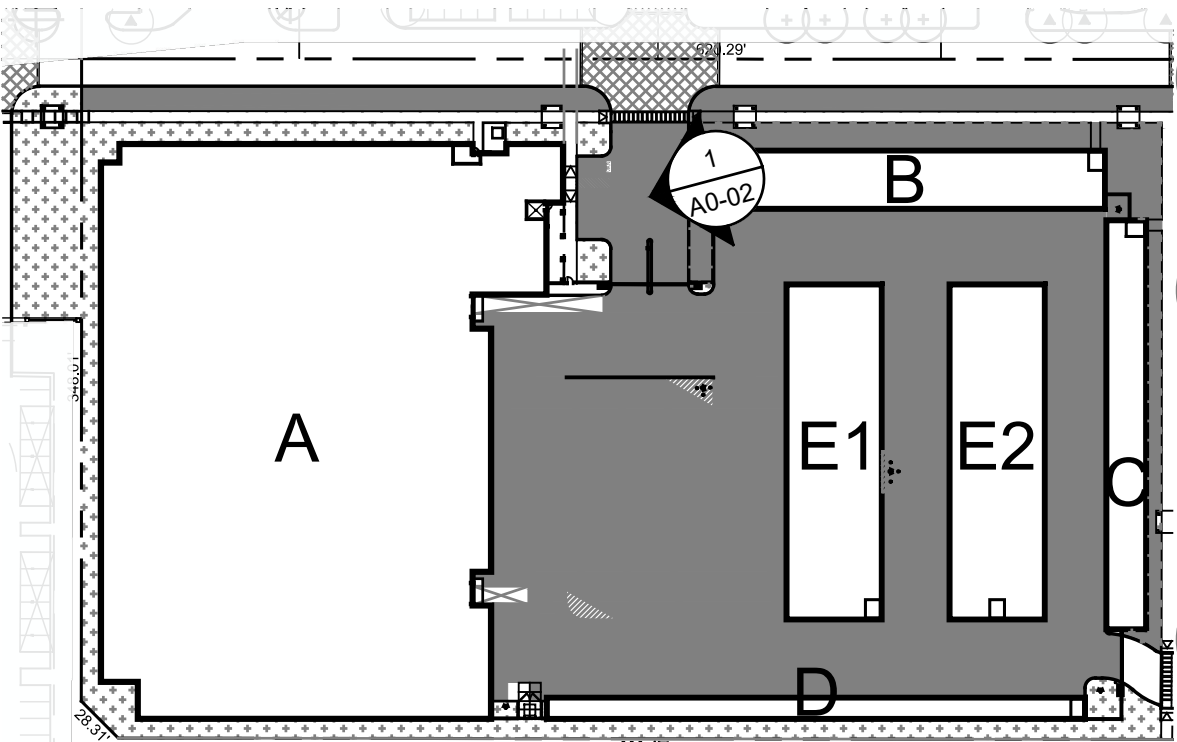
A0-01

1 SITE PLAN
SCALE: 1" = 30'-0"

2 VICINITY MAP
SCALE: N.T.S.

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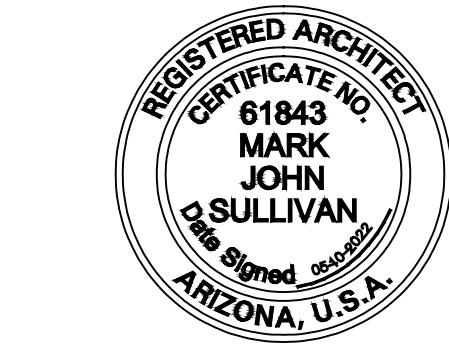
GENERAL NOTES
1. LANDSCAPE TRANSPARENT FOR CLARITY



2 KEY PLAN
SCALE: NOT TO SCALE



1 RENDERING
SCALE: NOT TO SCALE



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CASE # FS22-1506

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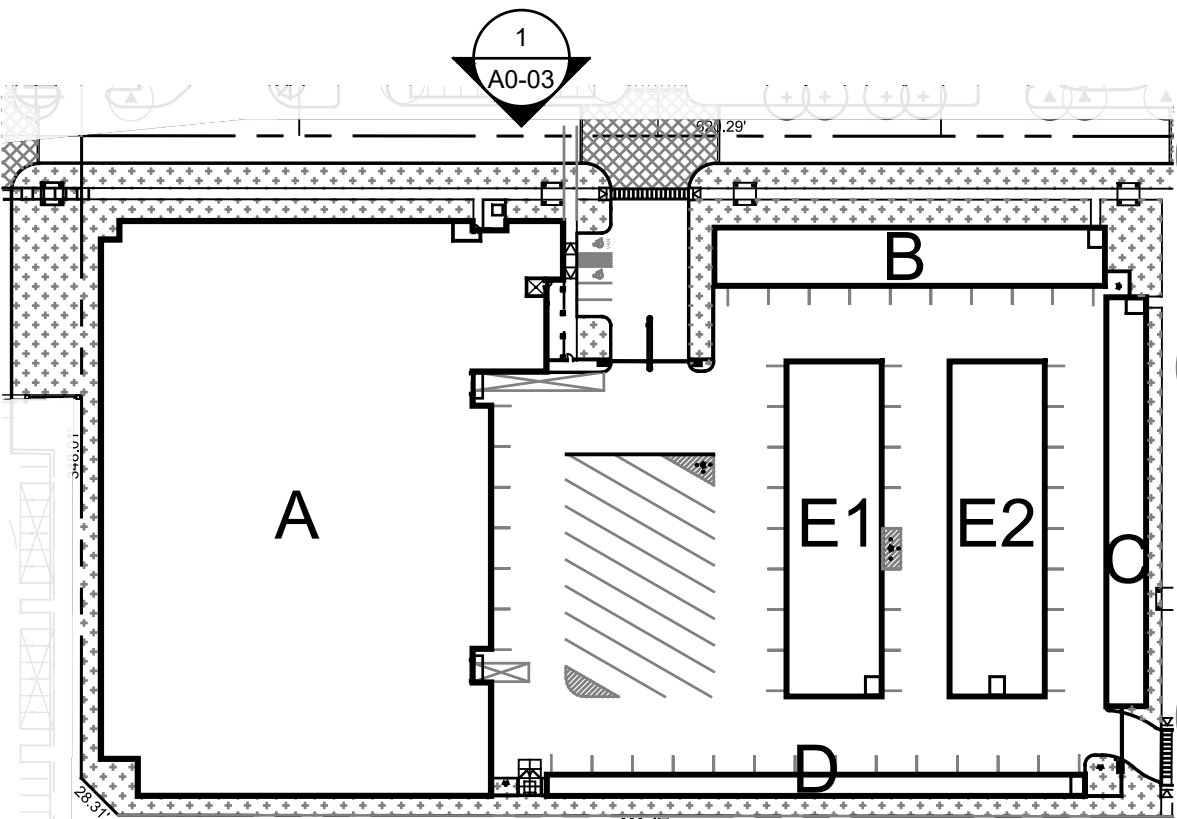
RENDERING



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GENERAL NOTES

1. LANDSCAPE TRANSPARENT FOR CLARITY



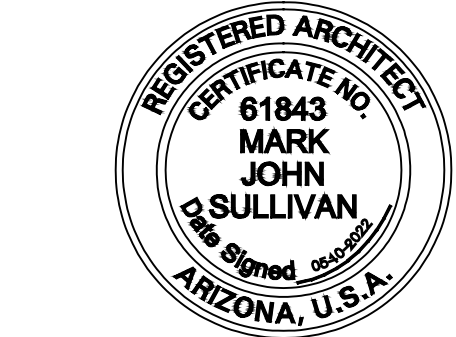
2 KEY PLAN

SCALE: NOT TO SCALE



1 RENDERING

SCALE: NOT TO SCALE



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CASE # FS22-1506

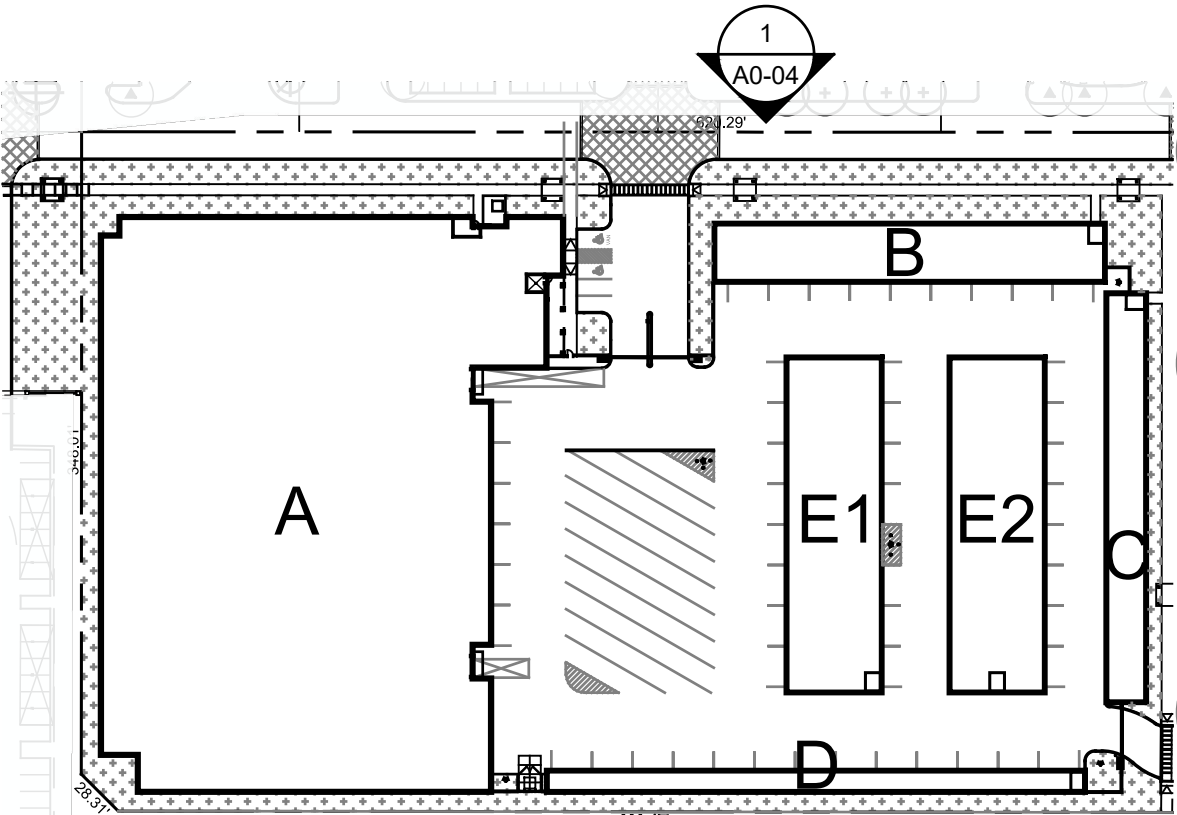
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RENDERING



A0-03

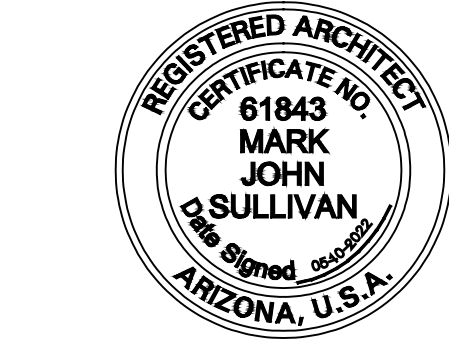
GENERAL NOTES
1. LANDSCAPE TRANSPARENT FOR CLARITY



2 KEY PLAN
SCALE: NOT TO SCALE



1 RENDERING
SCALE: NOT TO SCALE



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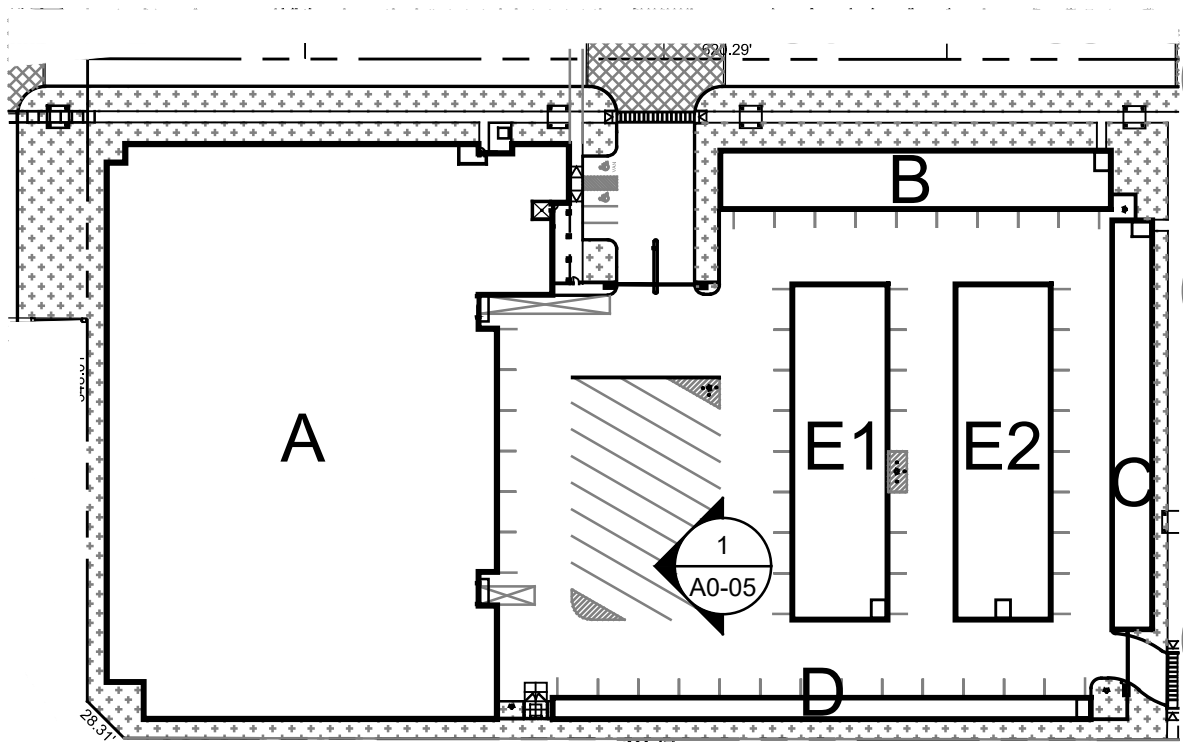
RENDERING



A0-04

GENERAL NOTES

1. LANDSCAPE TRANSPARENT FOR CLARITY



2 KEY PLAN
SCALE: NOT TO SCALE



1 RENDERING
SCALE: NOT TO SCALE



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RENDERING



A0-05

NOT FOR CONSTRUCTION

11/13/23 - ISSUED FOR SUBMISSION

GENERAL NOTES
1. LANDSCAPE TRANSPARENT FOR CLARITY



PROPERTY LINE

1 RENDERED SITE PLAN
SCALE: NOT TO SCALE

11/13/23 - ISSUED FOR SUBMISSION

REGISTERED ARCHITECT
61843
MARK
JOHN
SULLIVAN
Signed: 11/13/23
ARIZONA, U.S.A.

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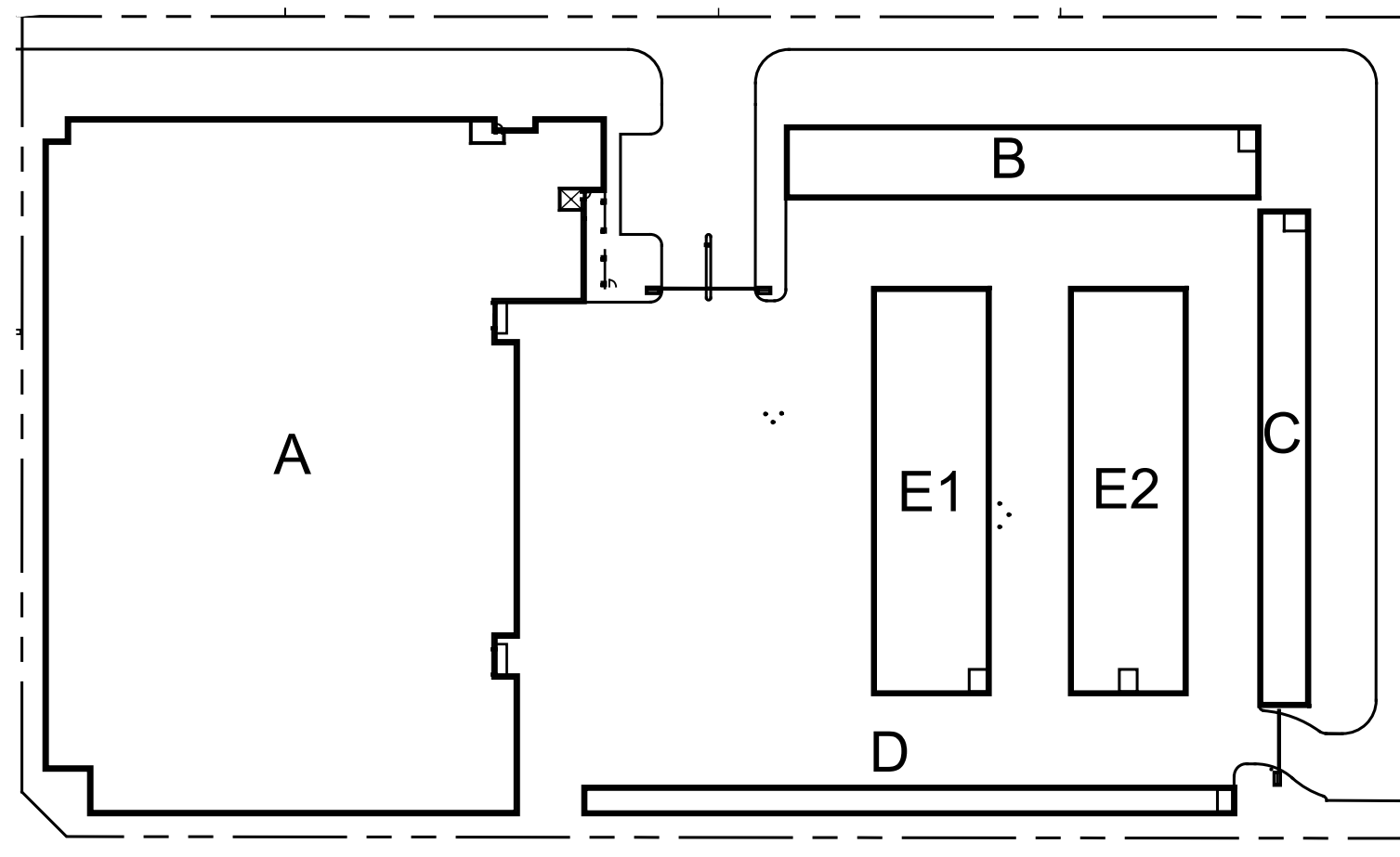
CASE # FS22-1506

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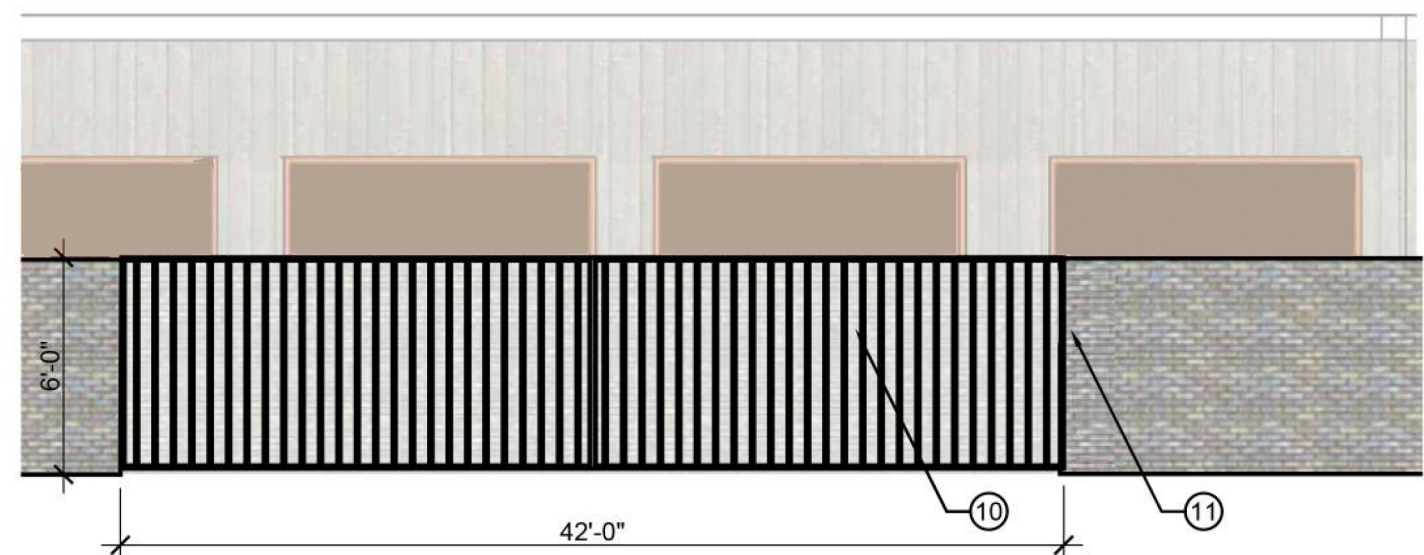
RENDERED SITE
PLAN


NORTH

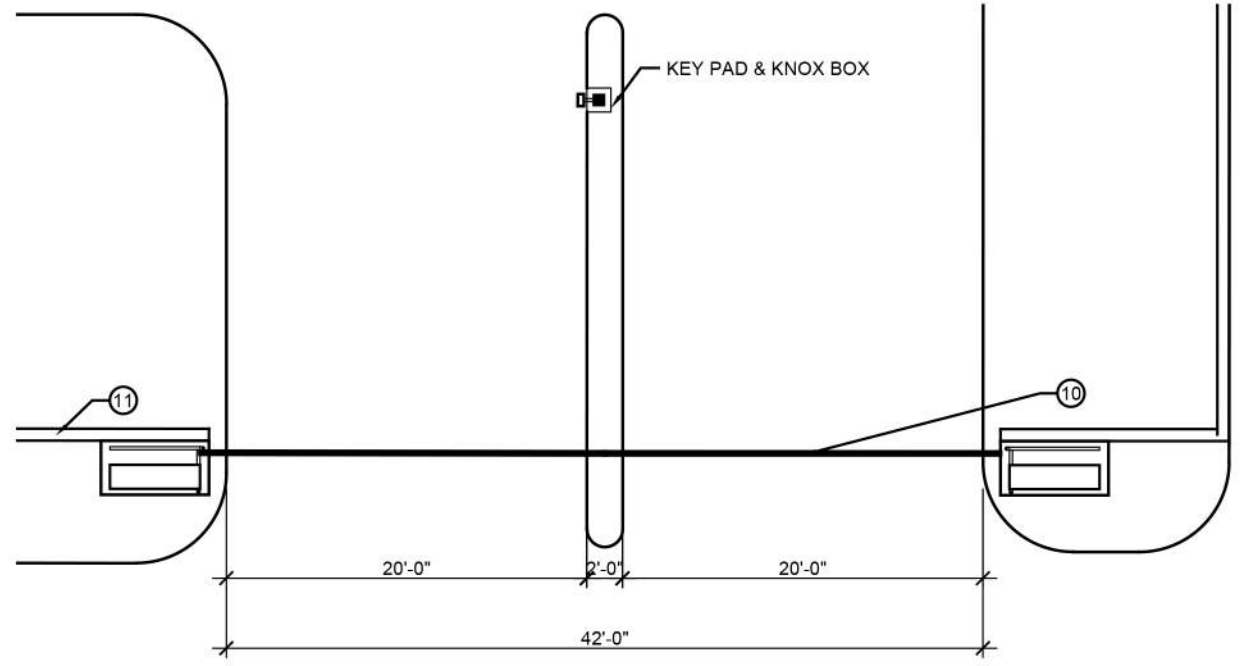
A0-06



7 SITE PLAN LEGEND
SCALE: 1" = 80'



6 GATE DETAIL
SCALE: 1" = 3/16"



5 GATE DETAIL
SCALE: 1" = 3/16"

- KEY NOTE MATERIAL LEGEND**
NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET
- 1 STONE VENEER
 - 2 MANUFACTURER : HARDIE PLANK LAP SIDING OR EQUAL, COLOR 2 -COLOR: "AGED PEWTER"
 - 3 MANUFACTURER : EXPOSED FASTENING PERMA-CLAD METAL PANEL - COLOR: SHERWIN WILLIAMS "NETWORK GRAY"
 - 4 MANUFACTURER : KAWNEER FAUX DECORATIVE WINDOW - COLOR: SHERWIN WILLIAMS "PURE WHITE"
 - 5 MANUFACTURER : JANUS INTERNATIONAL OVERHEAD DOORS - COLOR: SANDSTONE
 - 6 RIBBED METAL ROOF -COLOR: "RUSTIC RED"
 - 7 PAINTED WOOD TRIM -COLOR: SHERWIN WILLIAMS "PURE WHITE"
 - 8 MANUFACTURER : FYPON DECORATIVE LOUVER -COLOR: TO MATCH SURROUNDING COLOR
 - 9 METAL COPING -COLOR: TO MATCH PAINTED WOOD TRIM
 - 10 MANUFACTURER : AUTOGATE AUTOMATIC VEHICLE LIFT GATE -COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
 - 11 6'-0" MASONRY WALL -COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
 - 12 MANUFACTURER :ENVISOR MECHANICAL EQUIPMENT SCREENING -COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"

- COLOR LEGEND**
- ARCTIC WHITE
 - AGED PEWTER
 - NETWORK GRAY
 - PURE WHITE
 - RUSTIC RED
 - SANDSTONE

MAX BLDG HT
EL: +28'-0"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"



4 BUILDING A - NORTH ELEVATION
SCALE: 1" = 3/32"

MAX BLDG HT
EL: +28'-0"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

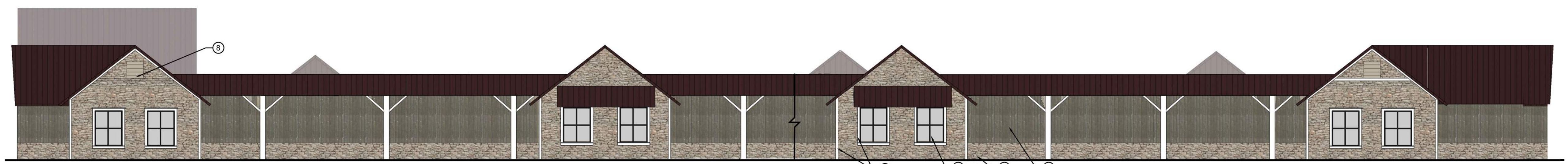


3 BUILDING A - SOUTH ELEVATION
SCALE: 1" = 3/32"

MAX BLDG HT
EL: +28'-0"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

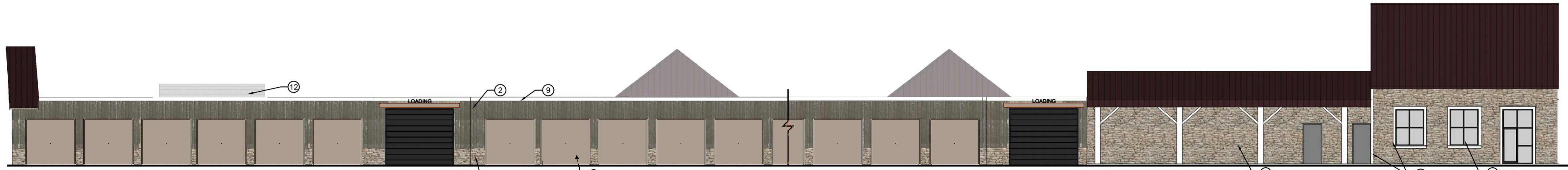


2 BUILDING A - WEST ELEVATION
SCALE: 1" = 3/32"

MAX BLDG HT
EL: +28'-0"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"



1 BUILDING A - EAST ELEVATION
SCALE: 1" = 3/32"



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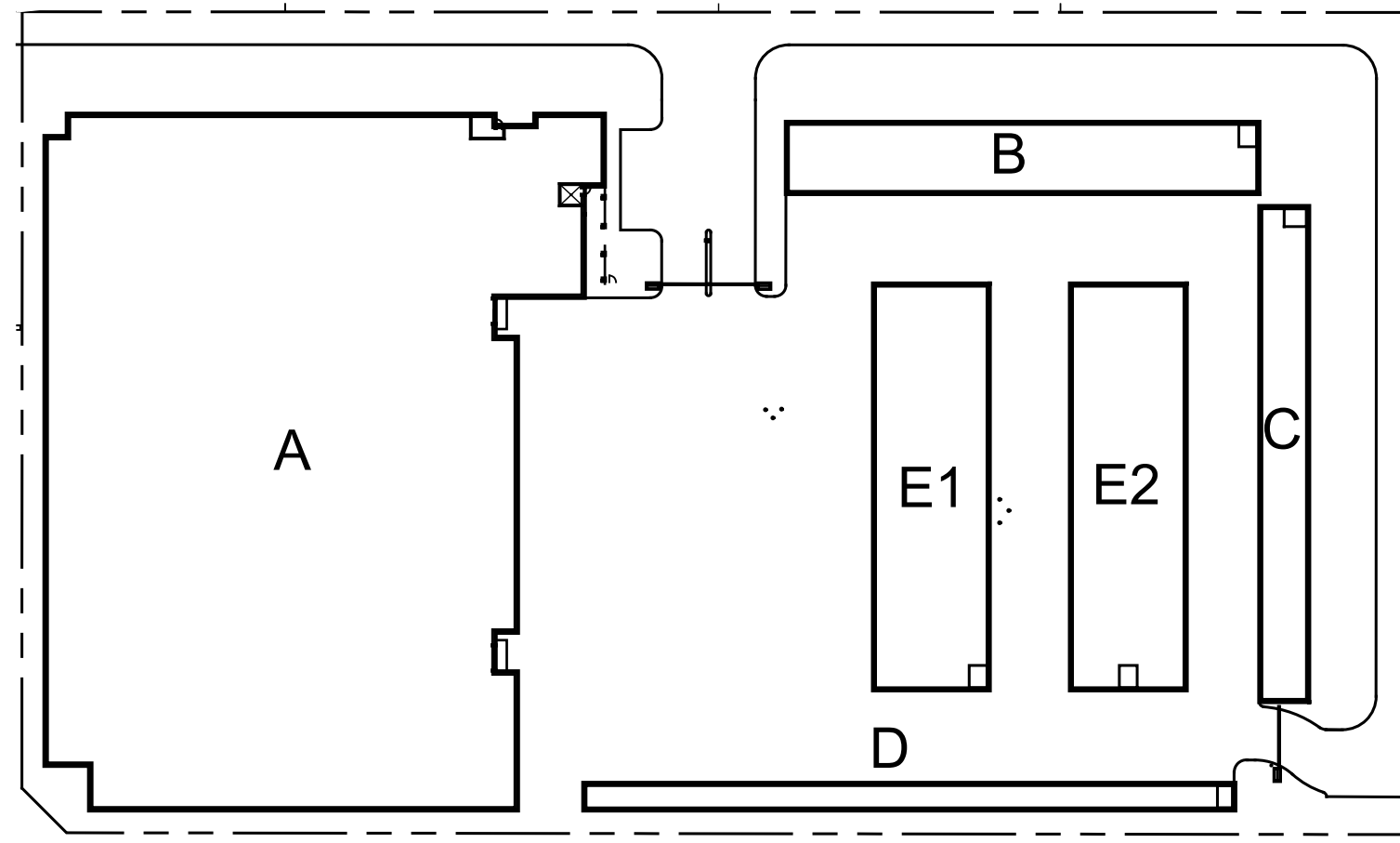
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MARKETPLACE
PAD

CASE # FS22-1506

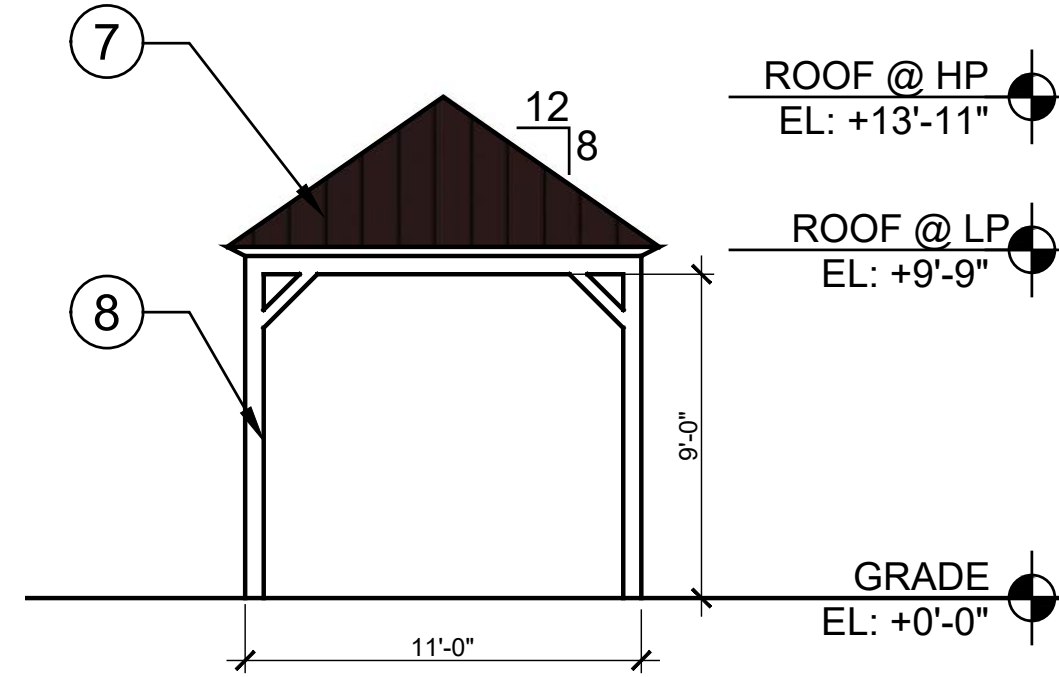
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ELEVATIONS





10 SITE PLAN LEGEND
SCALE: 1" = 80'



9 PEDESTRIAN PORTAL
SCALE: 1" = 3/16"

KEY NOTE MATERIAL LEGEND

NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- STONE VENEER
- MANUFACTURER : HARDIE PLANK LAP SIDING OR EQUAL, COLOR 2
-COLOR: "AGED PEWTER"
- MANUFACTURER : EXPOSED FASTENING PERMA-CLAD METAL PANEL
- COLOR: SHERWIN WILLIAMS "NETWORK GRAY"
- MANUFACTURER : KAWNEER FAUX DECORATIVE WINDOW
- COLOR: SHERWIN WILLIAMS "PURE WHITE"
- MANUFACTURER : JANUS INTERNATIONAL OVERHEAD DOORS
- COLOR: SANDSTONE
- RIBBED METAL ROOF
-COLOR: "RUSTIC RED"
- PAINTED WOOD TRIM
-COLOR: SHERWIN WILLIAMS "PURE WHITE"
- MANUFACTURER : FYPON DECORATIVE LOUVER -COLOR: TO MATCH SURROUNDING COLOR

- METAL COPING
-COLOR: TO MATCH PAINTED WOOD TRIM
- MANUFACTURER : AUTOGATE AUTOMATIC VEHICLE LIFT GATE
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
- 6'-0" MASONRY WALL
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
- MANUFACTURER :ENVISOR MECHANICAL EQUIPMENT SCREENING
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"

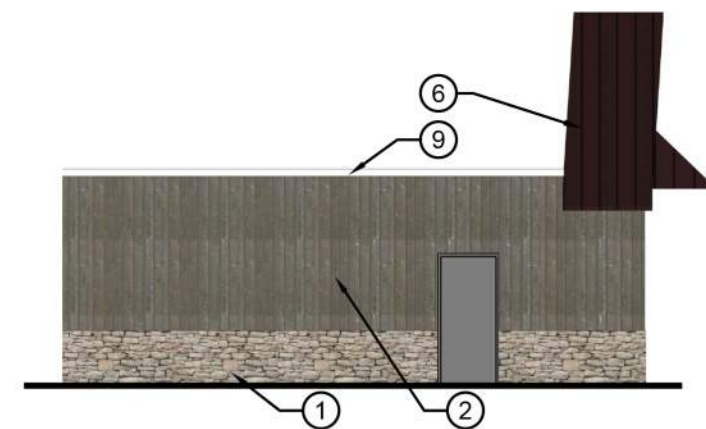
COLOR LEGEND

- ARCTIC WHITE
- AGED PEWTER
- NETWORK GRAY
- PURE WHITE
- RUSTIC RED
- SANDSTONE

MAX BLDG HT.
EL: +28'-0"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

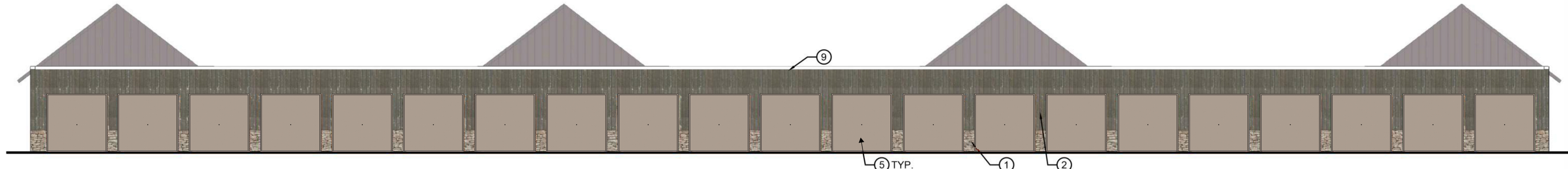


8 BUILDING B - EAST ELEVATION
SCALE: 1" = 3/32"

MAX BLDG HT.
EL: +28'-0"

T/ROOF
EL: +12'-0"

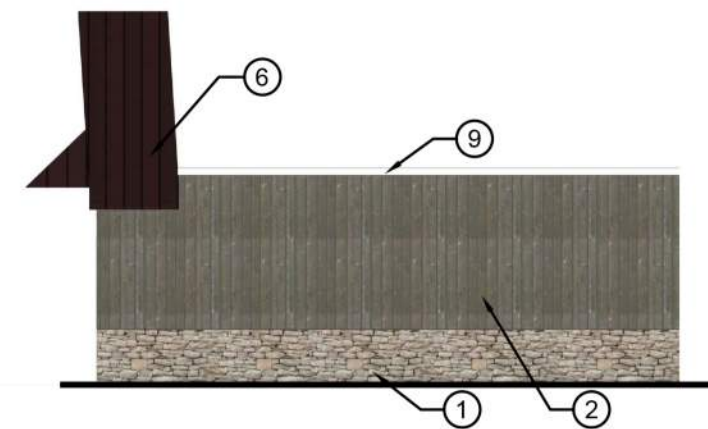
GRADE
EL: +0'-0"



7 BUILDING B - SOUTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

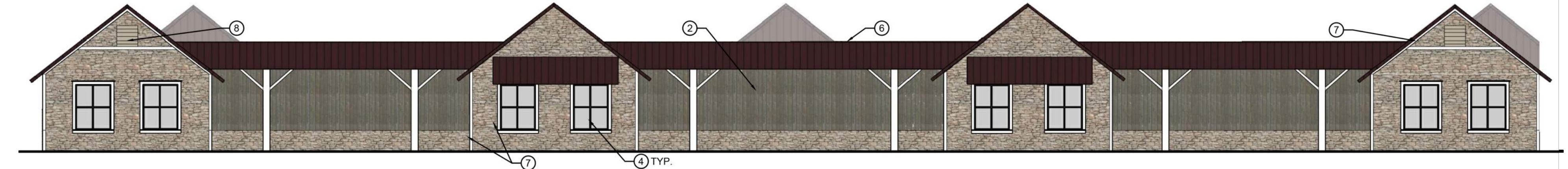
GRADE
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6 BUILDING B - WEST ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

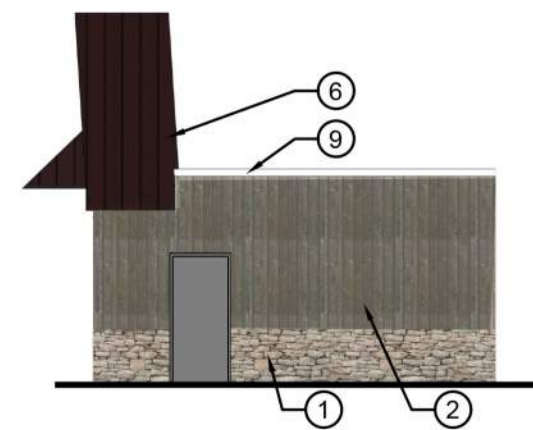
GRADE
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5 BUILDING B - NORTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

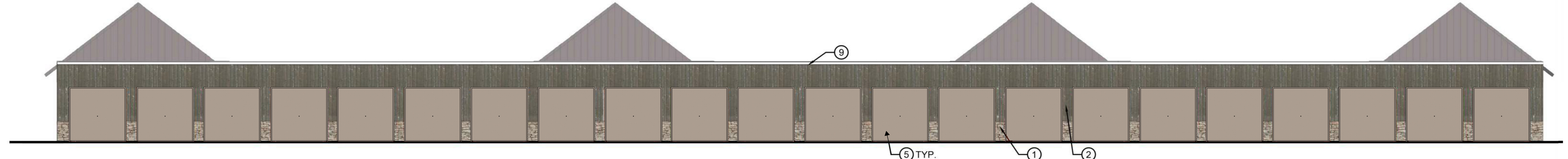
GRADE
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4 BUILDING C - NORTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

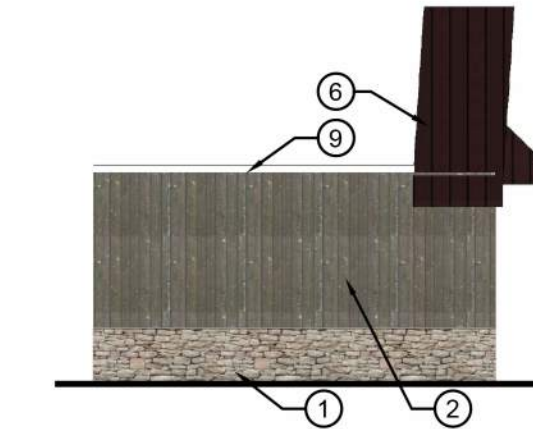
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3 BUILDING C - WEST ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

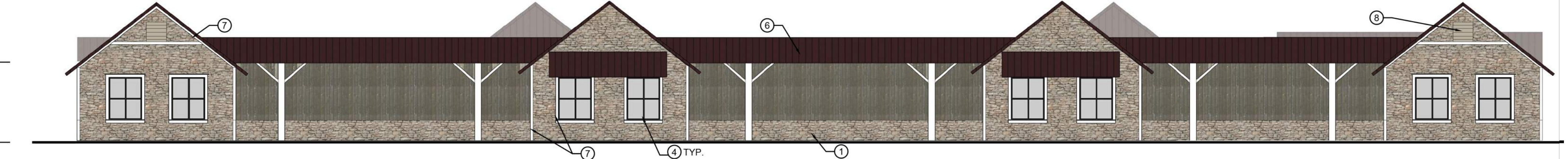
GRADE
EL: +0'-0"



2 BUILDING C - SOUTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"



1 BUILDING C - EAST ELEVATION
SCALE: 1" = 3/32"



NO	DATE	ISSUE DESCRIPTION
1	11/13/23	ISSUED FOR SUBMISSION

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: M/S
QC BY: TBD

P.M.: CM
DRAWN BY: M/V, SD, AB



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PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2023

PAD 9 OF
TRUMAN RANCH
MARKETPLACE
PAD

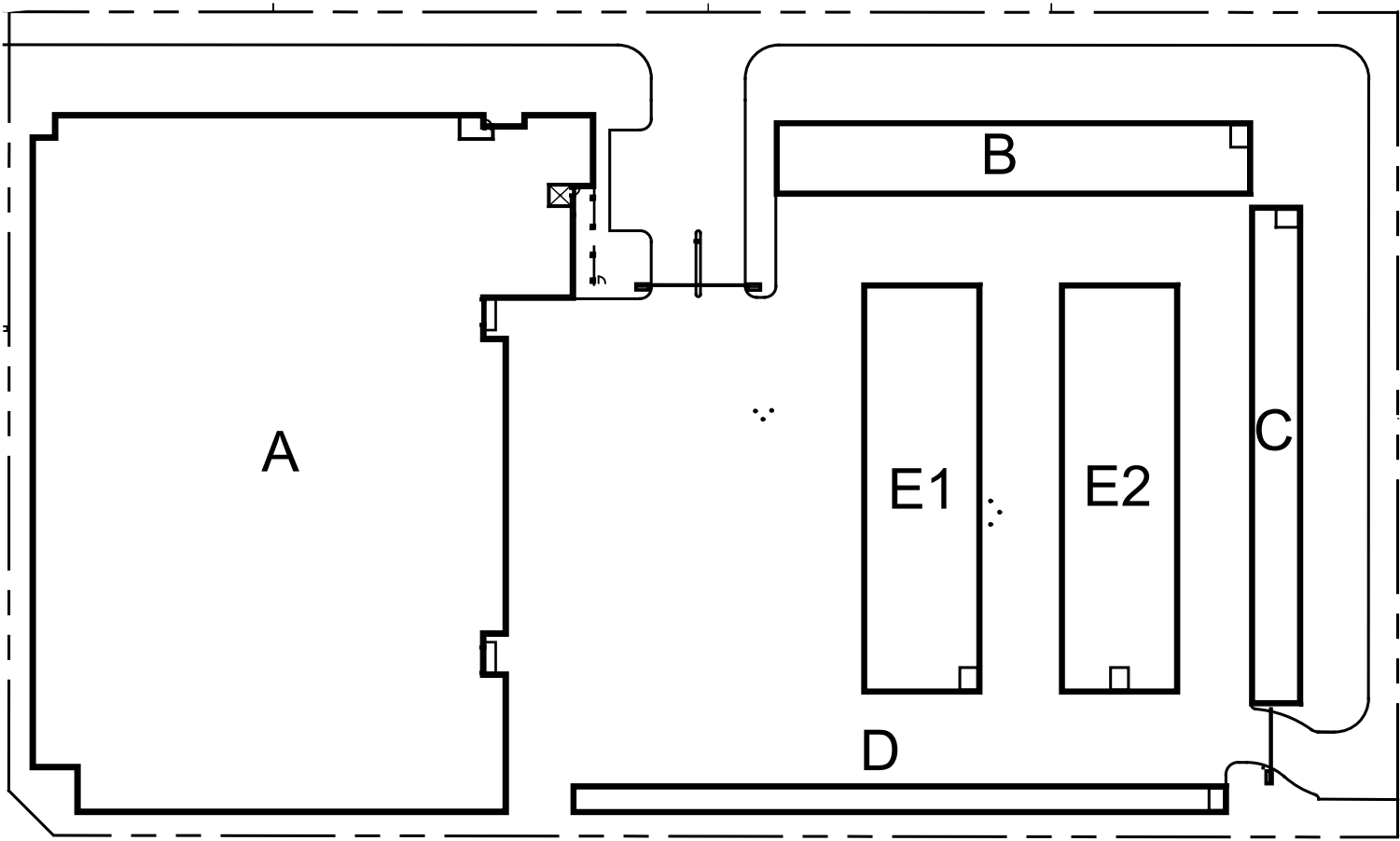
CASE # FS22-1506

SURPRISE, ARIZONA 85388

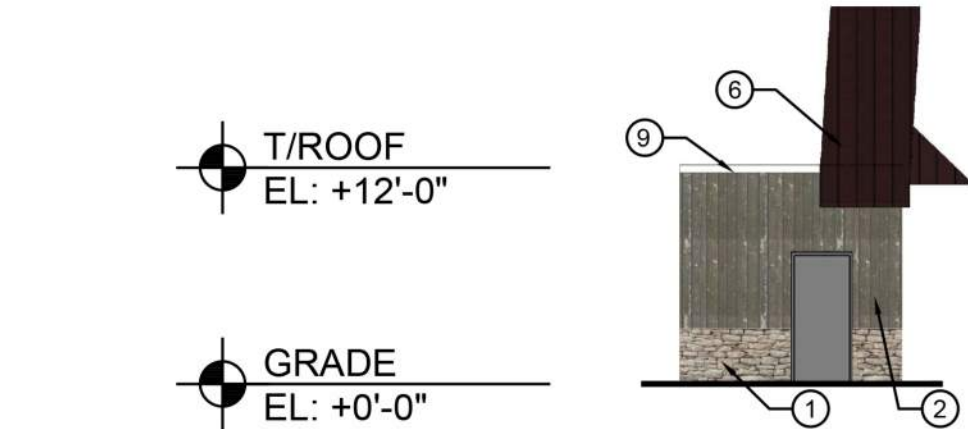
ELEVATIONS



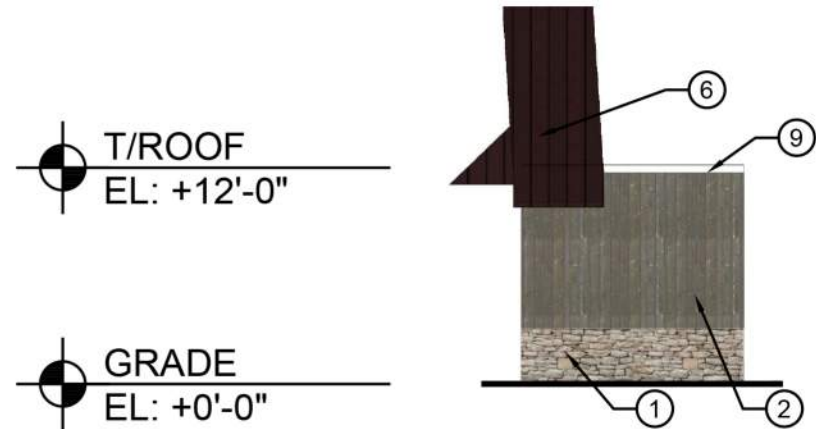
A2-02



7 SITE PLAN LEGEND
SCALE: 1" = 80'



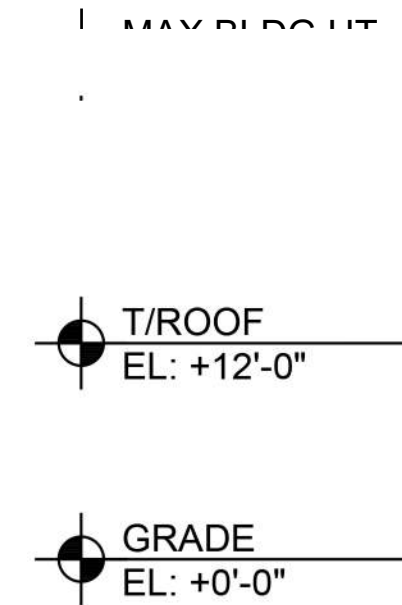
7 BUILDING D - EAST ELEVATION
SCALE: 1" = 3/32"



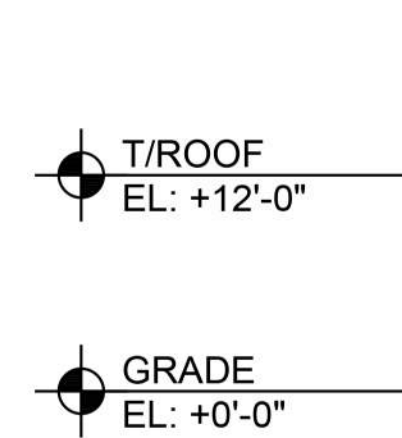
6 BUILDING D - WEST ELEVATION
SCALE: 1" = 3/32"

- KEY NOTE MATERIAL LEGEND**
NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET
- 1 STONE VENEER
 - 2 MANUFACTURER : HARDIE PLANK LAP SIDING OR EQUAL, COLOR 2
-COLOR: "AGED PEWTER"
 - 3 MANUFACTURER : EXPOSED FASTENING PERMA-CLAD METAL PANEL
- COLOR: SHERWIN WILLIAMS "NETWORK GRAY"
 - 4 MANUFACTURER : KAWNEER FAUX DECORATIVE WINDOW
- COLOR: SHERWIN WILLIAMS "PURE WHITE"
 - 5 MANUFACTURER : JANUS INTERNATIONAL OVERHEAD DOORS
- COLOR: SANDSTONE
 - 6 RIBBED METAL ROOF
-COLOR: "RUSTIC RED"
 - 7 PAINTED WOOD TRIM
-COLOR: SHERWIN WILLIAMS "PURE WHITE"
 - 8 MANUFACTURER : FYPON DECORATIVE LOUVER -COLOR: TO MATCH SURROUNDING COLOR
 - 9 METAL COPING
-COLOR: TO MATCH PAINTED WOOD TRIM
 - 10 MANUFACTURER : AUTOGATE AUTOMATIC VEHICLE LIFT GATE
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
 - 11 6'-0" MASONRY WALL
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
 - 12 MANUFACTURER :ENVISOR MECHANICAL EQUIPMENT SCREENING
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"

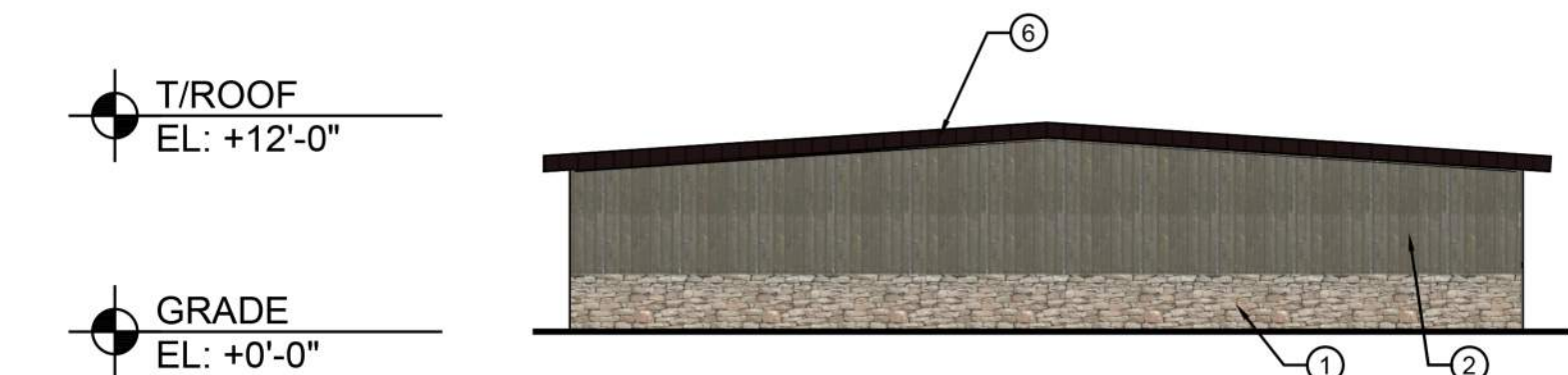
- COLOR LEGEND**
- ARCTIC WHITE
 - AGED PEWTER
 - NETWORK GRAY
 - PURE WHITE
 - RUSTIC RED
 - SANDSTONE



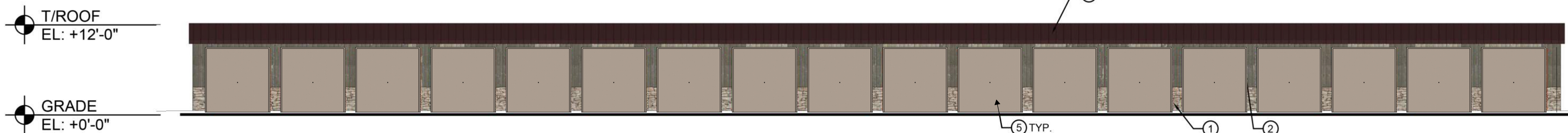
6 BUILDING D - SOUTH ELEVATION
SCALE: 1" = 3/32"



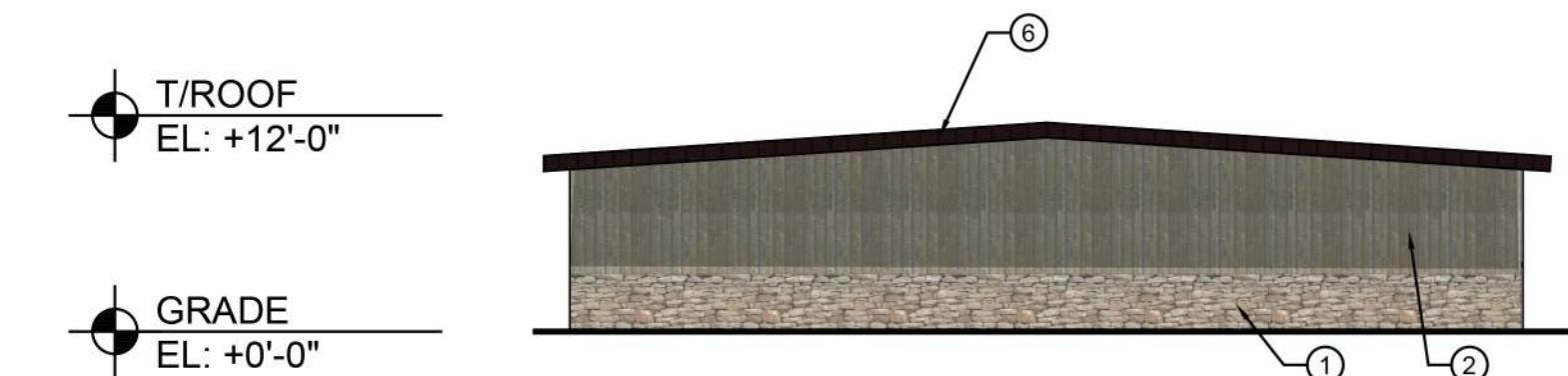
5 BUILDING D - NORTH ELEVATION
SCALE: 1" = 3/32"



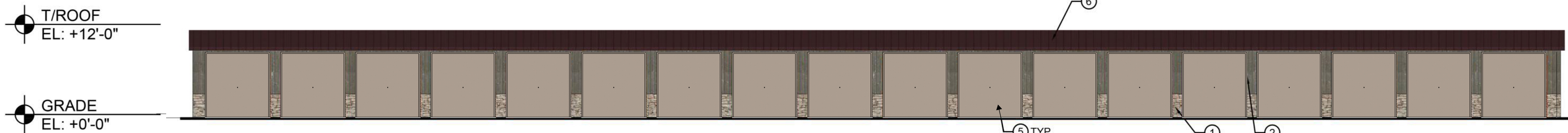
4 BUILDING E1 & E2 - SOUTH ELEVATION
SCALE: 1" = 3/32"



3 BUILDING E1 & E2 - WEST ELEVATION
SCALE: 1" = 3/32"



2 BUILDING E1 & E2 - NORTH ELEVATION
SCALE: 1" = 3/32"



1 BUILDING E1 & E2 - EAST ELEVATION
SCALE: 1" = 3/32"

NOT FOR CONSTRUCTION

11/13/23 - ISSUED FOR SUBMISSION

REGISTERED ARCHITECT
61843
MARK
JOHN
SULLIVAN
Signed 11/13/23
ARIZONA, U.S.A.

1	11/13/23	ISSUED FOR SUBMISSION
NO	DATE	ISSUE DESCRIPTION
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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.		
PRINCIPAL: M/S	P.M.: CM	
QC BY: TBD	DRAWN BY: M/V, SD, AB	
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PROFESSIONAL DESIGN FIRM License Number: 184-001505 Expiration Date: April 30, 2023		
PAD 9 OF TRUMAN RANCH MARKETPLACE PAD CASE # FS22-1506		
SURPRISE, ARIZONA 85388		
ELEVATIONS		
	A2-03	

- KEY NOTE MATERIAL LEGEND
- NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET
- 1

STONE VENEER
- 2

MANUFACTURER : HARDIE PLANK LAP SIDING OR EQUAL, COLOR 2
-COLOR: "AGED PEWTER"
- 3

MANUFACTURER : EXPOSED FASTENING PERMA-CLAD METAL PANEL
- COLOR: SHERWIN WILLIAMS "NETWORK GRAY"
- 4

MANUFACTURER : KAWNEER FAUX DECORATIVE WINDOW
- COLOR: SHERWIN WILLIAMS "PURE WHITE"
- 5

MANUFACTURER : JANUS INTERNATIONAL OVERHEAD DOORS
- COLOR: SANDSTONE
- 6

RIBBED METAL ROOF
-COLOR:"RUSTIC RED"
- 7

PAINTED WOOD TRIM
-COLOR: SHERWIN WILLIAMS "PURE WHITE"
- 8

MANUFACTURER : FYPON DECORATIVE LOUVER -COLOR: TO MATCH SURROUNDING COLOR
- 9

METAL COPING
-COLOR: TO MATCH PAINTED WOOD TRIM
- 10

MANUFACTURER : AUTOGATE AUTOMATIC VEHICLE LIFT GATE
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
- 11

6'-0" MASONRY WALL
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"
- 12

MANUFACTURER -ENVISOR MECHANICAL EQUIPMENT SCREENING
-COLOR : TO MATCH HARDIE PLANK "AGED PEWTER"

- COLOR LEGEND
- ARCTIC WHITE
- AGED PEWTER
- NETWORK GRAY
- PURE WHITE
- RUSTIC RED
- SANDSTONE

NOT FOR CONSTRUCTION

NOT TO SCALE

CERTIFICATE NO. 61843

MARK JOHN SULLIVAN

Registered Architect

Arizona, U.S.A.

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NO	DATE	ISSUE DESCRIPTION
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PRINCIPAL: M/S		P.M.: CM
QC BY: TBD		DRAWN BY: M/V, SD, AB
SGW ARCHITECTURE & DESIGN		
444 N MICHIGAN AVE SUITE 1850 CHICAGO, IL 60611 Ph 312.988.7412 Fx 312.988.7409 www.sgwarch.com		
PROFESSIONAL DESIGN FIRM License Number: 184-001505 Expiration Date: April 30, 2023		
PAD 9 OF TRUMAN RANCH MARKETPLACE PAD		
CASE # FS22-1506		
SURPRISE, ARIZONA 85388		
MATERIAL BOARD		
		A2-04



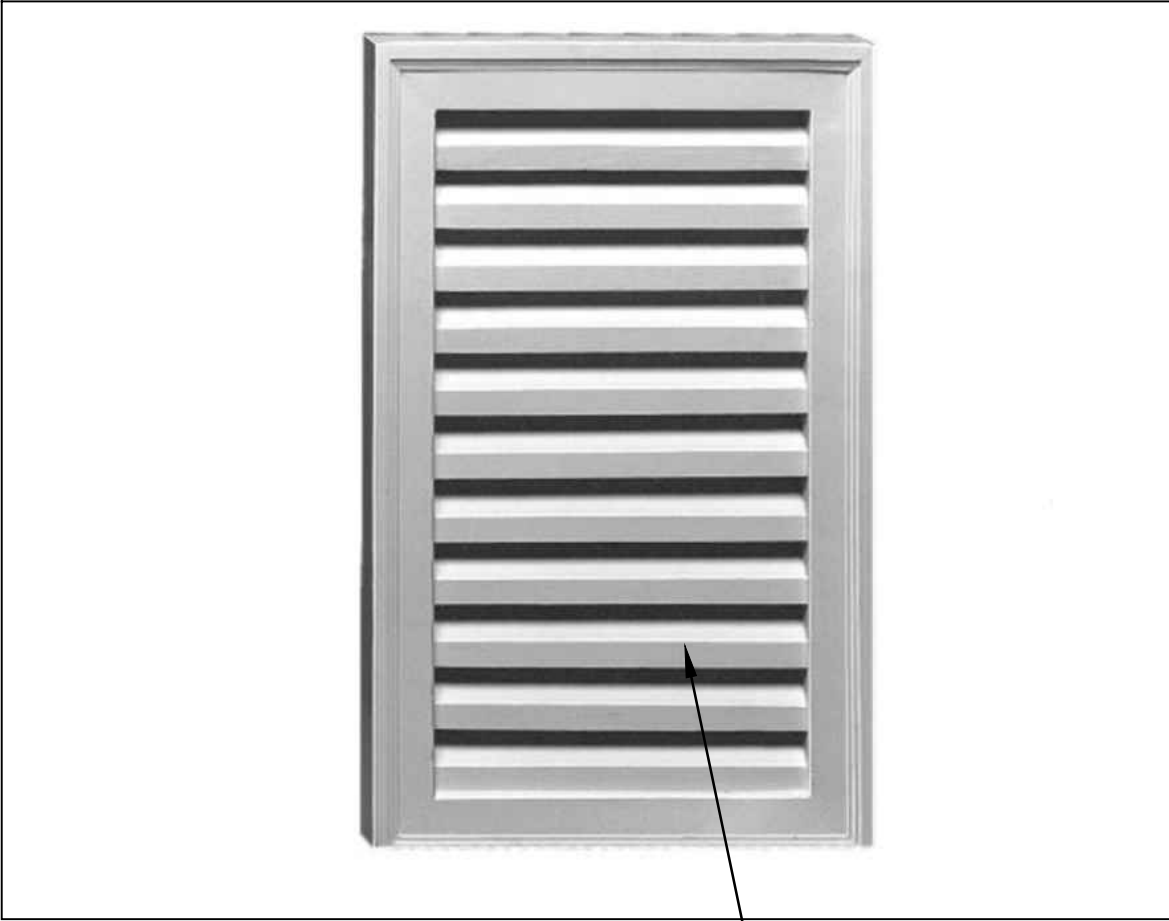
ELEVATION KEYNOTE #10
AUTOGATE AUTOMATIC
LIFT GATE
COLOR : "AGED PEWTER"



ELEVATION KEYNOTE #5
JANUS INTERNATIONAL
ROLL UP DOOR
COLOR: SANDSTONE
ELEVATION KEYNOTE #3
EXPOSED FASTENING PERMA-CLAD
METAL PANEL
COLOR: SHERWIN WILLIAMS "NETWORK
GREY"



ELEVATION KEYNOTE #4
KAWNEER FAUX
DECORATIVE WINDOW W/
WOOD TRIM
COLOR: SHERWIN
WILLIAMS "PURE WHITE"



ELEVATION KEYNOTE #8
FYPON DECORATIVE LOUVER
COLOR: TO MATCH
SURROUNDING COLOR



ELEVATION KEYNOTE #2
HARDIE PLANK (OR EQUAL)
LAP SIDING COLOR 2
COLOR: "AGED PEWTER"



ELEVATION KEYNOTE #1
STONE VENEER



ELEVATION KEYNOTE #6
RIBBED METAL ROOFING
COLOR : "RUSTIC RED"



January 12, 2024

Anthony Scavo
Basis Industrial
2801 SW 31st Avenue, Suite 2B
Coconut Grove, FL 33133

Re: Parking Study for Pad P9 – Self Storage FS22-1506
SWC Cotton Lane and Waddell Road, Surprise, Arizona

Dear Mr. Scavo:

This letter outlines our findings regarding a parking study of a proposed self-storage facility on a 5.24-acre± site. The site is located on Pad P9 within the overall proposed developed on the southwest corner of the intersection of Cotton Lane and Waddell Road in Surprise, Arizona. The development plan for the site consists of 82,750 square feet of rentable storage area with an estimated 709 storage units. Access to the site is proposed via cross access through the adjacent parcels to both Cotton Lane and Waddell Road. The site is configured to provide four (4) parking spaces intended for access to the office which is external to the secured perimeter. Internal to the secured perimeter, 55 parallel parking spaces are anticipated with access to drive-up units and indoor storage units. A copy of the proposed site plan is attached.

The purpose of this study is to determine the appropriate parking ratio and required number parking spaces for the self-storage facility. This parking study will compare Chapter 125 of the City of Surprise Municipal Code (which was in effect at the time of the original Truman Ranch Marketplace PAD approval in 2008) with other sources such as the *Institute of Transportation Engineers (ITE) Parking Generation 5th Edition* parking demand guidelines and the current City of Surprise Municipal Code parking requirement.

The City of Surprise Chapter 125 identifies various land uses and the corresponding required parking ratio. The code requires one space per 10 storage cubicles. The relevant section of the City of Surprise Municipal Code is attached for reference. The parking required for the site based upon the City of Surprise Municipal Code is summarized in **Table 1**.

Table 1 – City of Surprise Parking Requirement

Land Use	Required Parking Ratio	Quantity	Calculated Parking
Warehouse, Residential Storage (Miniwarehouse)	One (1) parking space per ten (10) storage cubicles	709 Units	71 spaces

Under the proposed development plan land uses assumptions, the City of Surprise Municipal Code indicates the site would be required to provide 71 parking spaces.

The *Institute of Transportation Engineers (ITE) Parking Generation 5th Edition* parking generation ratios for a mini-warehouse are shown in **Table 2** for a weekday and Saturday. Per ITE, mini-warehouse land use is a building that provides storage units that are rented for the storage of goods and each unit is physically separated from other units. The proposed land use appropriately identified as mini-warehouse, per ITE, was utilized to calculate the parking demand. The ITE parking generation reflects parking rates based on observations of similar uses utilizing two independent variables, number of storage units and square feet. To determine the most conservative parking demand calculation both independent variables were utilized to calculate the maximum projected parking demand.

Table 2 – ITE Parking Generation

Land Use	Parking Ratio	Quantity	Parking Demand
Mini-Warehousing	Weekday peak period – Average Rate=1.36x*	709 Units	10
	Saturday peak period – Average Rate=0.94x*		7
	Weekday peak period – 0.10 per 1,000 square feet	82,750 SF	9
	Saturday peak period – 0.09 per 1,000 square feet		8

*x = 100 storage units

Under the ITE parking generation data, the maximum required number of parking spaces is projected to be 10 spaces.

The current City of Surprise Municipal Code Chapter 107, Table 107-4c Parking Standards provides minimum off-street required parking rates per land use. The parking required for a self-storage facility based upon the current City of Surprise code is summarized in **Table 3**.

Table 3: Required Parking per current City of Surprise Municipal Code - Chapter 107

Description	Parking Rate	Site Information	Parking Required
Self-Storage Facility	1 space per 50 storage units	709 Units	15 spaces

The current City of Surprise Municipal Code indicates that 15 parking spaces would be required for the proposed self-storage facility.

Results of this parking study indicate that the proposed self-storage facility is expected to have a peak parking demand lower than the parking required for the development per the City of Surprise Municipal Code Chapter 125, which was in effect at the time of the original Truman Ranch Marketplace PAD approval in 2008. The application of this requirement would result in more than four times as many parking spaces being provided than those required based on the current City of Surprise Municipal Code, Chapter 107.

The required parking for the overall site per the City of Surprise Municipal Code Chapter 125 would be 71 parking spaces, while the required parking based on the current City of Surprise Code Chapter 107 would be 15 parking spaces. The peak parking demand requirement of 1 space per 50 storage units based on the current City of Surprise Municipal Code is significantly less than the 1 space per 10 storage units requirement per the previous City of Surprise Municipal Code. The proposed 55 on-site parking provision identified in the site plan more appropriately matches the current City guidelines than the previous City of Surprise Municipal Code Chapter 125.

The parking provided in the site plan exceeds the maximum parking demand of 10 parking spaces calculated using ITE parking demand rates. Based on the ITE parking demand, the plan would significantly exceed the maximum parking spaces required for the peak period for a self-storage facility.

The proposed 55-space parking supply for the site is a 22.5% reduction in the parking provided from the City of Surprise Municipal Code Chapter 125, that was in place at the time of the original PAD approval and is expected to provide sufficient parking for the proposed use. This reduction is recommended in order to provide a sufficient parking supply for the development, without creating an excessive number of un-needed spaces.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Alexander Weber, P.E.



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x4530003D-OFF1 xlight
OF AND MRSPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY VAULEY-HORN AND ASSOCIATES, INC. SHALL BE, WITHOUT LIABILITY TO VAULEY-HORN AND ASSOCIATES, INC.

04 OF 11 SUBJECTS

UNIT MIX SCHEDULE												
UNIT TYPE	UNIT SIZE			BLDG A	BLDG B	BLDG C	BLDG D	BLDG E1	BLDG E2	TOTAL	TOTAL	UNIT %
	W (short)	L (long)	Area (sf)	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	# OF UNITS	AREA (SF)	OF TOTAL
5x5	5	5	25	122						122	3050	17.2%
5x10	5	10	50	105						105	5250	14.8%
10x10	10	10	100	208						208	20800	29.3%
10x15	10	15	150	80						80	12000	11.3%
10x20	10	20	200	49						49	9800	6.9%
10x25	10	25	250	1						1	250	0.1%
DRIVE UP												
10x10	10	10	100				29			29	2900	4.1%
10x20	10	20	200			22		18		40	8000	5.6%
10x25	10	25	250						36	36	9000	5.1%
10x30	10	30	300		21			18		39	11700	5.5%
Total				565	21	22	29	36	36	709	82,750	100.0%
											Gross Sq Ft	102,854
											Net Storage Sq Ft	82,750
											Efficiency	80.45%
											Average Unit Size Sq Ft	117

- f. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail sales or the business operation of a minor automobile service center, and where all such completed products are sold at retail on the premises.
- (11) Outdoor recreational facility; provided that the entire facility not exceed three acres in size.
 - (12) Retail plant nursery; provided that all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall so erected.
 - (13) Shelter care facility.
 - (14) Animal hospital or clinic with associated kennel.
 - (15) Tire sales, repair and mounting (without outside storage).
 - (16) Hardware stores, retail stores and retail membership stores with home garden center or outside display of merchandise.
 - a. Outdoor sales of nursery stock, lawn furniture and home garden supplies, when developed in integral relation to the complex and screened from view from any street, may be permitted. Such use shall not be greater than 30 percent of the principally permitted use. A side and rear yard setback of not less than 25 feet each shall be maintained when the conditional use abuts any residential zone.
 - b. A side and rear yard setback not less than 25 feet from any adjoining residential use shall be maintained.
 - (17) Warehouse, residential storage (miniwarehouse).
 - a. Minimum site size shall be one acre.
 - b. Architectural standards are as follows:
 - 1. All buildings that are visible from a public street shall exhibit architectural enhancements, including variation of rooflines, uses of multiple material types, and color variations compatible with surrounding uses.
 - 2. Architectural plans, including material and color samples, shall be submitted for review at the time of application.
 - c. On-site circulation, drives and parking standards are as follows:
 - 1. Each miniwarehouse site shall provide a minimum of two exits, one of which may be for emergency vehicle only.
 - 2. All one-way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Traffic direction and parking shall be designated by signing and painting.
 - 3. All two-lane driveways shall provide for one ten-foot parking lane and two 12-foot travel lanes.

4. The parking lanes may be eliminated when the driveway does not serve storage cubicles.
 5. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.
 6. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.
- d. Fencing and screening standards are as follows:
1. A minimum of six-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to an arterial street, the wall will be designed with insets or offsets to eliminate long, unbroken walls.
 2. All outdoor storage shall be limited to recreational vehicles, shall be limited to a maximum ten percent of the net site area, and shall be screened from view from surrounding properties.
- e. Building setback standards are as follows:
1. A setback adjacent to any arterial or collector street shall be a minimum of 25 feet.
 2. Side and rear setbacks shall be a minimum of 25 feet when adjacent to any residential zoning district. The planning and zoning commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall. Such approval must include the written support of a minimum of 51 percent of property owners within 75 feet of the subject property boundaries.
 3. Side and rear setbacks shall be a minimum of 15 feet when adjacent to any zoning district other than a residential zoning district. The planning and zoning commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall.
- f. Building height standards are as follows: Building height adjacent to a residential zoning district shall be a maximum one-story or 14 feet in height from finished grade. Building height may be increased to a maximum two-stories or 24 feet in height from finished grade; provided that a setback of one foot for each foot in height in addition to the required setback is provided. Building height adjacent to other than a residential zoning district shall be a maximum two stories or 24 feet in height from finished grade.
- g. Landscape standards are as follows:
1. A minimum of 15 percent of the net land area shall be landscaped. The required landscape areas shall be provided along all street frontages between the street or sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.
 2. Perimeter landscape areas shall be landscaped with shade trees and five shrubs located 20 feet on-center or in equivalent groupings. A minimum of 50 percent of the trees shall be 24-inch-box size or greater.

Table 107-4c—Parking Standards

Uses	Min. Off-Street Parking Spaces
Restaurant	1 per 100 sf GFA
Restaurant, convenience/take out	1 per 150 sf GFA
Retail shopping establishment	1 per 400 sf GFA
Schools: pre-K through 12 (private)	2 per classroom, 1 per 6 students for grades 10—12
Schools: universities or colleges (public or private)	1 per 4 students
Schools: vocational (technical or trade)	1 per 200 sf GFA
Self-storage facility	Drive-up storage—1 per 300 sf GFA of office/retail space Multi-story/climate controlled—1 per 50 storage unit
Service call establishment	1 per 400 sf GFA
Sexually oriented business	1 per 400 sf GFA
Shooting range—indoor only	2 per stall
Showroom/sales office	1 per 400 sf GFA
State vehicle license and inspection station	TBD by parking study with site plan

Citizen Participation Plan for Pads 3, 4, 5, and 9 of Truman Ranch Marketplace

SEC of Cotton Lane and Waddell Road

**Case Number: FS22-1596, FS22-1489, FS22-1519, and FS22-
1506**

A. Introduction

The purpose of this Citizen Participation Plan is to detail the outreach efforts obtained pursuant to requests for a Conditional Use Permit (“CUP”) for a multi-tenant building with drive-thru on Pad 3, a multi-tenant building with drive-thru on Pad 4, a convenience restaurant with drive-thru on Pad 5, and a self-storage facility on Pad 9, as shown on the Preliminary Development Plan (“PDP”) for the commercial portion of the Truman Ranch Marketplace (the “Property”). Chapter 125 of the 2008 City of Surprise Zoning Ordinance (the “Ordinance”) requires a CUP for drive-thru and self-storage uses. Pursuant to Section 125-39 of the Ordinance, neighborhood meetings are required as part of the outreach process for CUPs.

B. Neighborhood Notification

The City of Surprise Planning and Zoning Division mailed postcards to interested parties and homeowners within 2,000’ of the entire Truman Ranch Marketplace Planned Area Development (“PAD”) and posted a legal advertisement in the newspaper to notify them of the CUP requests and neighborhood meeting dates.

On March 28, 2023, the Applicant posted two (2) signs on the Property to inform interested parties and homeowners of the date, time, and location of neighborhood meetings to discuss the request.

C. Neighborhood Meetings

Four (4) neighborhood meetings were held for the Property on April 12, 2023, April 19, 2023, April 24, 2023, and April 26, 2023. The first neighborhood meeting was entirely virtual and the subsequent three meetings were held in person. Each meeting discussed the request and provided an opportunity for community members to express their support and concern and ask questions about the proposed request.

Three individuals attended the virtual neighborhood meeting on April 12, 2023. None of the attendees spoke despite several opportunities to do so.

Nine individuals attended the in-person neighborhood meeting on April 19, 2023. Most of the attendees appeared to be members of the Voice of Surprise leadership, who are opposing the multifamily development to the south of the Property. The attendees expressed their concern about existing infrastructure and roadway improvements lacking the capacity to support the proposed development. The traffic engineer addressed the attendees’ concerns.

Two individuals attended the in-person meeting on April 24, 2023. Both attendees expressed their support for the project.

Three individuals attended the in-person meeting on April 26, 2023. The attendees expressed their concern about existing infrastructure and roadway improvements lacking the capacity to support the proposed development. The traffic engineer addressed the attendees’ concerns. The attendees also asked questions in relation to the maximum height of signage and lighting. All of the questions and concerns expressed by the attendees were answered by the development team.

At the close of each neighborhood meeting, contact information was provided to the attendees for an authorized agent of the property owner to express their continuing support or concern, or ask additional questions.

D. Ongoing Coordination

Any property owner or interested party may contact the authorized agent for the property owner at the contact information listed in the notification letters and sign postings to discuss any concerns, issues, or problems they may have with the proposed development in advance of the public hearing.

E. Status Procedure

The authorized agent will communicate with the planner assigned to this case the progress of citizen participation efforts that occur during the application period.

Exhibit A – Sign Posting

AFFIDAVIT OF POSTING

Application No: FS22-1480, FS22-1506, FS22-1519, FS22-1596
Applicant Name: Berry Riddell
Location: SWC Cotton Ln & Waddell Rd
Date Site Posted: 03/28/23

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 3/28/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 03/28/23, 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

In-Person and Virtual

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1489, FS22-1506,
FS22-1519, FS22-1596

Virtual Meeting

DATE: April 12, 2023

TIME: 6:00 PM

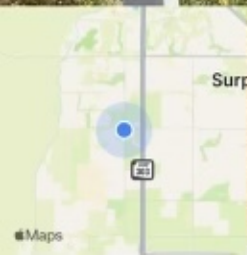
ONLINE ACCESS: <https://us02web.zoom.us/join/ztUgde6sqD0sEt0kbqWYtmeLS6FAUyTJhs9E>

CALL IN: 1-719-359-4580 MEETING ID: 817 2746 6689 PASSCODE: 579396

PROJECT DESCRIPTION: Four (4) Conditional Use Permits within the Truman Ranch PAD.
Three CUPs are for drive-through facilities (Pad 3, Pad 4, and Dunkin' Donuts) and one CUP is
for a self-storage facility.

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

VICINITY MAP



Mar 28, 2023 at 1:49:22 PM

N Cotton Ln

Surprise AZ 85388

United States

Notice of Public Hearing

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date(s): April 19, 2023Date: TBDDate: TBD

April 24, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

April 26, 2023

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Case Numbers: FS22-1489, FS22-1506,
FS22-1519, FS22-1596

VICINITY MAP

Virtual Meeting

DATE: April 12, 2023

TIME: 6:00 PM

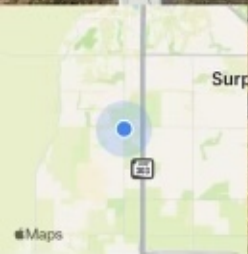
ONLINE ACCESS: <https://us02web.zoom.us/join/join?secret=ZUqde6sqD0sEt0kbqWYtmeLS6FAUyTJhs9E>

CALL IN: 1-719-359-4580 MEETING ID: 817 2746 6689 PASSCODE: 579396

PROJECT DESCRIPTION: Four (4) Conditional Use Permits within the Truman Ranch PAD.

Three CUPs are for drive-through facilities (Pad 3, Pad 4, and Dunkin' Donuts) and one CUP is for a self-storage facility. For more information, call 623-333-3044. Surgeoness.com

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



Mar 28, 2023 at 1:49:04 PM

N Cotton Ln

Surprise AZ 85388

Page 46 of 227

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Virtual Meeting

DATE: April 12, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/join/ztUqde6sqD0sEi0kbqWYtmeLS6FAUyTJhs9E>

CALL IN: 1-719-359-4580 MEETING ID: 817 2746 6689 PASSCODE: 579396

PROJECT DESCRIPTION: Four (4) Conditional Use Permits within the Truman Ranch PAD.
Three CUPs are for drive-through facilities (Pad 3, Pad 4, and Dunkin' Donuts) and one CUP is for a self-storage facility.

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1489, FS22-1506,
FS22-1519, FS22-1596

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VICINITY MAP



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

Mar 28, 2023 at 1:35:01 PM
17131-17299 W Waddell Rd
Surprise AZ 85388
United States

Page 17 of 17

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Virtual Meeting

DATE: April 12, 2023

TIME: 6:00 PM

ONLINE ACCESS: <https://us02web.zoom.us/join/jtZUqde6sqD0sEt0kbqWYtmeLS6FAUyTJhs9E>

CALL IN: 1-719-359-4580 MEETING ID: 817 2746 6689 PASSCODE: 579396

PROJECT DESCRIPTION: Four (4) Conditional Use Permits within the Truman Ranch PAD. Three CUPs are for drive-through facilities (Pad 3, Pad 4, and Dunkin' Donuts) and one CUP is for a self-storage facility.

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Numbers: FS22-1489, FS22-1506,
FS22-1519, FS22-1596

VICINITY MAP



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

Mar 28, 2023 at 1:34:48 PM
17131-17299 W Waddell Rd
Surprise AZ 85388
United States

AFFIDAVIT OF POSTING

Application No: FS22-1506
Applicant Name: Berry Riddell
Location: SWC Cotton Ln & Waddell Rd
Date Site Posted: 05/07/24

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).

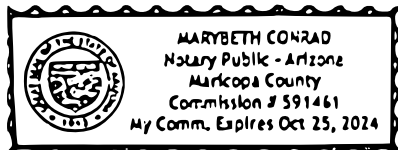
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 05/07/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/07/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS22-1506

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

PROJECT DESCRIPTION: One Conditional Use Permit to allow self-storage within the Truman Ranch Marketplace PAD

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

VICINITY MAP



May 7, 2024 at 10:35:45 AM
N Cotton Ln
Surprise AZ 85388
United States

City of Surprise

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS22-1506

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

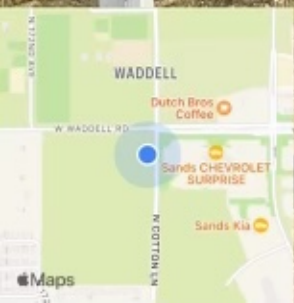
VICINITY MAP



PROJECT DESCRIPTION: One Conditional Use Permit to allow self-storage within the Truman Ranch Marketplace PAD

For more information, call:
623-222-3011

Surpriseaz.gov



May 7, 2024 at 10:35:25 AM
N Cotton Ln
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS22-1506

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

PROJECT DESCRIPTION: One Conditional Use Permit to allow self-storage within the Truman Ranch Marketplace PAD

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

VICINITY MAP



May 7, 2024 at 10:28:02 AM
W Waddell Rd
Surprise AZ 85388
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date(s): April 19, 2023

April 24, 2023

April 26, 2023

Time: 6:00 P.M.

Location: Sunset Hills Elementary School
17825 West Sierra Montana Loop
Surprise, AZ 85388

Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case Number: FS22-1506

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

PROJECT DESCRIPTION: One Conditional Use Permit to allow self-storage within the Truman Ranch Marketplace PAD

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

VICINITY MAP



May 7, 2024 at 10:27:47 AM
W Waddell Rd
Surprise AZ 85388
United States



FS22-1506

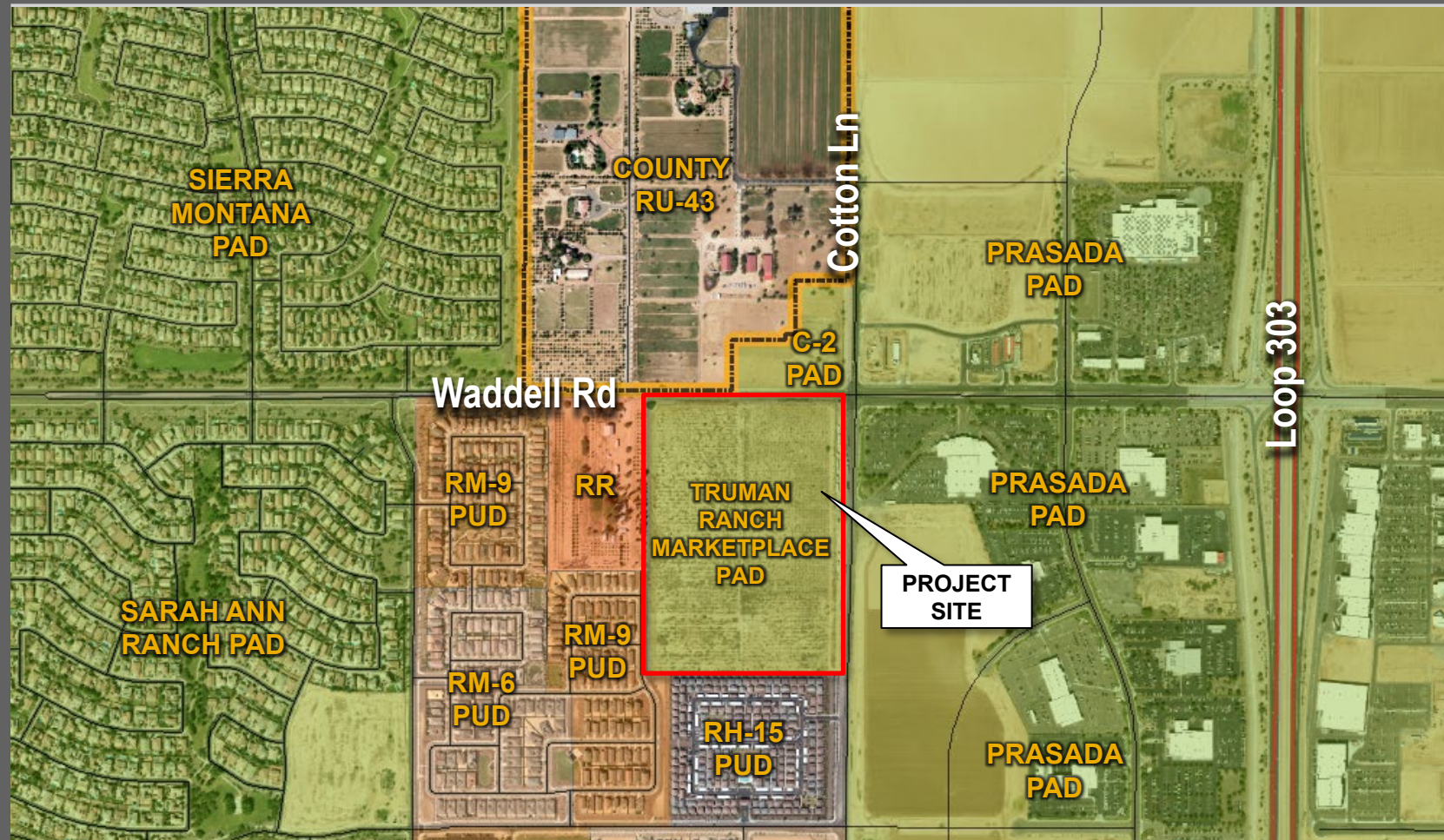
Truman Ranch Marketplace Self-Storage CUP

Planning & Zoning Commission

June 6, 2024



FS22-1506 VICINITY MAP



FS22-1506 ZONING MAP



Site Background

- **September 2008:** Subject property annexed into the City of Surprise
 - **September 2008:** Truman Ranch Marketplace PAD approved under Chapter 125
 - **August 2022:** Preliminary Development Plan approved by City Council for the Truman Ranch Marketplace PAD
 - **November 2022:** The applicant filed the subject request
- 

Residential Development Unit - Site Data

CLIENT:
TODD & ASSOCIATES, INC.
2600 NORTH CENTRAL AVENUE
SUITE 1108
PHOENIX, AZ 85004
CONTACT: DWYEN MEYER
(602) 563-4828

SITE AREA:	NET	GROSS
FAMILY COMMUNITY	+/- 66,990 SF / 1.93 AC	+/- 102,194 SF / 2.91 AC
TOWNHOME UNITS	+/- 580,153 SF / 8.76 AC	+/- 580,153 SF / 8.76 AC
SENIOR LIVING	+/- 1,248,043 SF / 28.45 AC	+/- 1,284,343 SF / 29.47 AC

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015

BUILDING HEIGHT:
PROPOSED: 50 FEET MAXIMUM FOR PEAK ELEMENTS IN WESTERLY HALF
FAMILY: 3 STORES (EAST AND WEST HALF)
TOWNHOMES: 2 STORES (EAST HALF)
SENIOR LIVING: 4 STORES (WEST HALF)

DENSITY:
PROPOSED: 21 DU/AC (SOT D.U. / 28.45 AC)

APPROVED SETBACKS:

PRIMARY BUILDINGS:
NORTH (WADDELL RD): MIN 10'
EAST (COTTON LANE): MIN 45'
SOUTH: MIN 45'
INTERNAL: 0'

LANDSCAPE:
NORTH (WADDELL RD): MIN 22'
EAST (COTTON LANE): MIN 22'

UNIT MIX:
FAMILY APARTMENTS: (3 BUILDING TYPES TOTAL)

UNIT TYPE	1 BD	1 + 1 BD	2 BD	TOTAL D.U.
TOTAL PER BUILDING	0	1	2	3
TOTAL 3 BUILDINGS	0	72	72	144

APARTMENTS - BUILDING TYPE 2 (2 BUILDINGS)	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	1	1
TOTAL 2 BUILDINGS	0	0	2	2

APARTMENTS - BUILDING TYPE 3 (2 BUILDINGS)	1 BD	2 BD	3 BD	TOTAL D.U.
TOTAL PER BUILDING	0	1	2	3
TOTAL 2 BUILDINGS	0	72	72	144

TOWNHOME UNITS - BUILDING TYPE 4 (2 BUILDINGS)	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	0	0	1	1
TOTAL 2 BUILDINGS	0	0	0	2	2

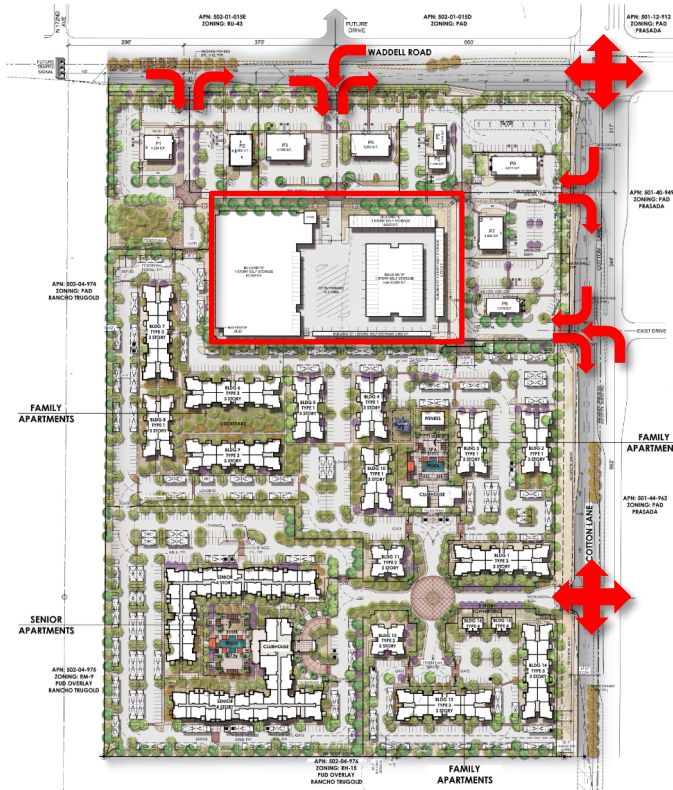
MIX - TOTAL APARTMENTS AND TOWNHOMES - 155 BUILDINGS	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	1	2	1	4
TOTAL 155 BUILDINGS	0	144	72	2	218

SENIOR LIVING - ONE INTEGRAL COMPLEX	1 BD	2 BD	3 BD	4 BD	TOTAL D.U.
TOTAL PER BUILDING	0	1	2	1	4
TOTAL 1 BUILDING	0	144	72	2	218

TOTAL: ALL RESIDENTIAL 401 D.U.

PROVIDED PARKING:

FAMILY APARTMENT:	682 P.S.
TOWNHOME UNITS:	10 P.S.
SENIOR LIVING:	447 P.S.
TOTAL:	1,139 P.S.



Commercial Development Unit - Site Data

ZONING:
APPROVED ZONING: PAD (TRUMAN RANCH) CASE #PAD08-015
APN#: 500-04-003C

SITE AREA:	NET	GROSS
COMMERCIAL:	+/- 645,729 SF / 14.78 AC	+/- 778,229 SF / 17.87 AC

BUILDING AREA:	36,473 SF
RETAIL:	107,489 SF
TOTAL:	143,962 SF

SITE COVERAGE:	22.7%
PROVIDED PARKING:	310 SPACES
ADA PROVIDED PARKING:	14 SPACES

BUILDING HEIGHT:	35 FEET MAX.
PROPOSED:	35 FEET MAX.

APPROVED SETBACKS:	
PRIMARY BUILDINGS:	
NORTH (WADDELL RD):	MIN 10'
EAST (COTTON LANE):	MIN 10'
WEST:	MIN 45'
SOUTH:	MIN 45'
INTERNAL:	0'

LANDSCAPE:	
NORTH (WADDELL RD):	MIN 22'
EAST (COTTON LANE):	MIN 22'

NOTE:
1. THE SITE PLAN, BUILDING FOOTPRINTS, SQUARE FOOTAGES, AND ARRANGEMENTS, AND USES WITHIN THE APPLICATION ARE PRELIMINARY AND CONCEPTUAL, AND MAY BE ACCORDING DURING THE FINAL DESIGN AND SITE PLAN REVIEW APPROVALS. SPECIFIC PLANS FOR INDIVIDUAL DEVELOPMENT PROJECTS WILL BE PROCESSED THROUGH THE CITY OF SURPRISE REVIEW PROCESS.
2. THE SITE PLAN IS CONCEPTUAL AND SUBJECT TO REVIEW UNDER SEPARATE CASE AND COVER.
3. ERIC SURVEY TEST TO BE CONDUCTED PER IRC §10 PRIOR TO C.O.F.

PARKING DIAGRAM



VICINITY MAP



CONTACT INFORMATION

PROPERTY OWNER - COMMERCIAL DEVELOPER
TRUMAN RANCH #10 DEC LLC

RESIDENTIAL ARCHITECT:
TODD & ASSOCIATES, INC.
2600 N. CENTRAL AVENUE, SUITE 1108
PHOENIX, ARIZONA 85004
(602) 563-4828
GARY TOSI
gtosi@toddassociates.com

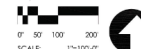
RESIDENTIAL LANDSCAPE ARCHITECT:
TODD & ASSOCIATES, INC.
2600 N. CENTRAL AVENUE, SUITE 1108
PHOENIX, ARIZONA 85004
(602) 563-4828
GARY TOSI
gtosi@toddassociates.com

COMMERCIAL ARCHITECT
2600 N. CENTRAL AVENUE, SUITE 1108
PHOENIX, ARIZONA 85004
(602) 563-4828
BOB KUTLER / DAVID BELTRAMINI
kutler@toddassociates.com
dbeltrami@toddassociates.com

COMMERCIAL LANDSCAPE ARCHITECT
2600 N. CENTRAL AVENUE, SUITE 1108
PHOENIX, ARIZONA 85004
(602) 563-4828
JAMES J. HARRIS
jharris@toddassociates.com

RESIDENTIAL DEVELOPER
2600 N. CENTRAL AVENUE, SUITE 1108
PHOENIX, ARIZONA 85004
(602) 563-4828
JERRY HOGGESS / KATIEA ARCHER
jhoggess@trumanranch.com
karcher@trumanranch.com

CIVIL ENGINEER
2600 N. CENTRAL AVENUE, SUITE 1108
PHOENIX, ARIZONA 85004
(602) 563-4828
JAMES J. HARRIS
jharris@toddassociates.com



TRUMAN RANCH MARKETPLACE PAD

Surprise, Arizona
Preliminary Development Plan

April 26, 2022



20-0007-02
Preliminary Net For Construction

PRELIMINARY DEV PLAN

CIVIL ENGINEER

HINLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE SUITE 131
MESA, AZ 85202
TEL NO. (602) 552-3171
CONTACT: HEATHER ROBERTS
EMAIL: HEATHER.ROBERTS@HINLEY-HORN.COM

DRAINAGE STATEMENT

FIRST FLUSH STORMWATER WILL BE RETAINED AND DISPOSED OF VIA AN UNDERGROUND RETENTION SYSTEM AND DRYWELLS.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL LINE AND CURVE TAGS ARE TO FACE OF CURB.
3. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 8% MAX LONGITUDINAL SLOPE.
4. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
5. REFER TO STORM DRAIN PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
6. AUTOMATIC GATES WILL MEET SRPD REQUIREMENTS.
7. PROPOSED 2" WATER METER AND BACKFLOW PREVENTOR AT COTTON LANE RIGHT-OF-WAY.

AUTOMATIC GATE NOTES:

1. AUTOMATIC GATES WILL MEET SRPD REQUIREMENTS FOR AUTOMATIC GATES.
2. FIRE ACCESS ENTRY GATES SHALL HAVE AUTOMATIC OPERATORS AND SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASHRAE F 2200. ELECTRIC GATE OPERATORS SHALL BE UL 325 LISTED.
3. THE GATES SHALL HAVE BATTERY BACKUP AND SHALL FAIL IN OPEN POSITION.
4. ELECTRONIC PREVENTION EQUIPMENT, CONTROLS, ELECTRONIC HORN KEY SWITCH AND APPROVED MANUAL RELEASE MECHANISM SHALL BE PROVIDED.
5. ACCESS CONTROLS FOR EMERGENCY RESPONDERS SHALL BE LOCATED WHERE VEHICLE OPERATOR CAN OPEN GATE W/O LEAVING FIRE APPARATUS.
6. HORN BOX SHALL BE 60" ABOVE FINISHED GRADE.

IMPERVIOUS TABLE

TOTAL AREA OF THE SITE	228,298 SF
TOTAL IMPERVIOUS AREA OF THE SITE	187,767 SF
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE	40,531 SF
PERCENTAGE OF IMPERVIOUS AREA OF THE SITE	82.25%

SITE INFORMATION

ADDRESS: SWC OF N COTTON LANE AND W MADDELL ROAD, SURPRISE, AZ
PARCEL: S-1
TRACT: 28
228,298 SQ FT (5.24 ACRES)
GROSS AREA: 102,913 SQ FT (2.36 ACRES)

BUILDING INFORMATION

BUILDING	SQUARE FOOTAGE	OF STORES	BUILDING HEIGHT	OVERHANGS/CANOPES/AWNING	OCCUPANCY LOAD
BUILDING A	68,386 SF	1 STORY	28'-0"	5,000 SF	137
BUILDING B	6,855 SF	1 STORY	28'-0"	604 SF	14
BUILDING C	4,964 SF	1 STORY	28'-0"	479 SF	10
BUILDING D	3,605 SF	1 STORY	28'-0"	354 SF	7
BUILDING E	9,142 SF	1 STORY	12'-0"	0 SF	19
BUILDING E2	9,551 SF	1 STORY	12'-0"	0 SF	19

SETBACKS:

NORTH INTERNAL SETBACK: 43.3'
EAST INTERNAL SETBACK: 45'
SOUTH AND WEST INTERNAL SETBACKS: 10'

PARKING SUMMARY

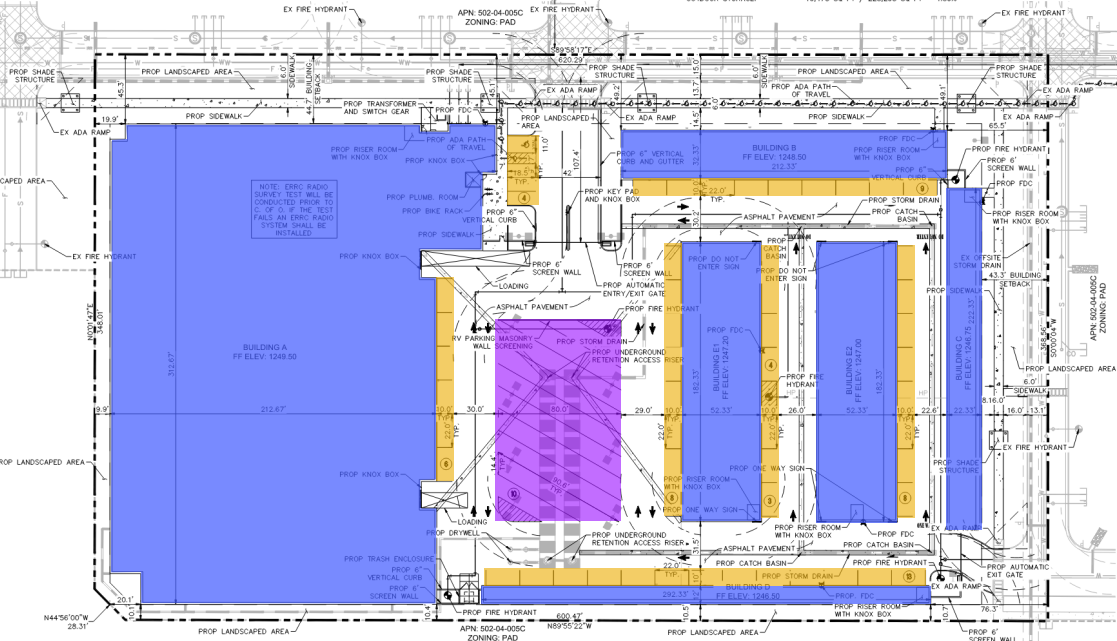
BIKE/PARKING PROVIDED: 2

REQUIRED PARKING RATIO: PER PARKING STUDY FOR PAD P9 - SELF STORAGE

INDIVIDUAL PARKING: REQUIRED: 53, PROVIDED: 53
STANDARD: 2, PROVIDED: 2
ACCESSIBLE PER ADA: 2, PROVIDED: 2
RV PARKING: 0, PROVIDED: 10

TOTAL PARKING: 10, PROVIDED: 67

OUTDOOR STORAGE: 10,478 SQ FT / 228,298 SQ FT = 4.59%



Chapter 125 Requirements
1 space/10 storage cubicles:
71 spaces (709 units)

ITE Parking Generation
10 spaces required

LDO Requirements
1 space/50 storage units:
15 spaces (709 units)

Parking Provided
55 spaces (2 ADA accessible)
10 RV parking

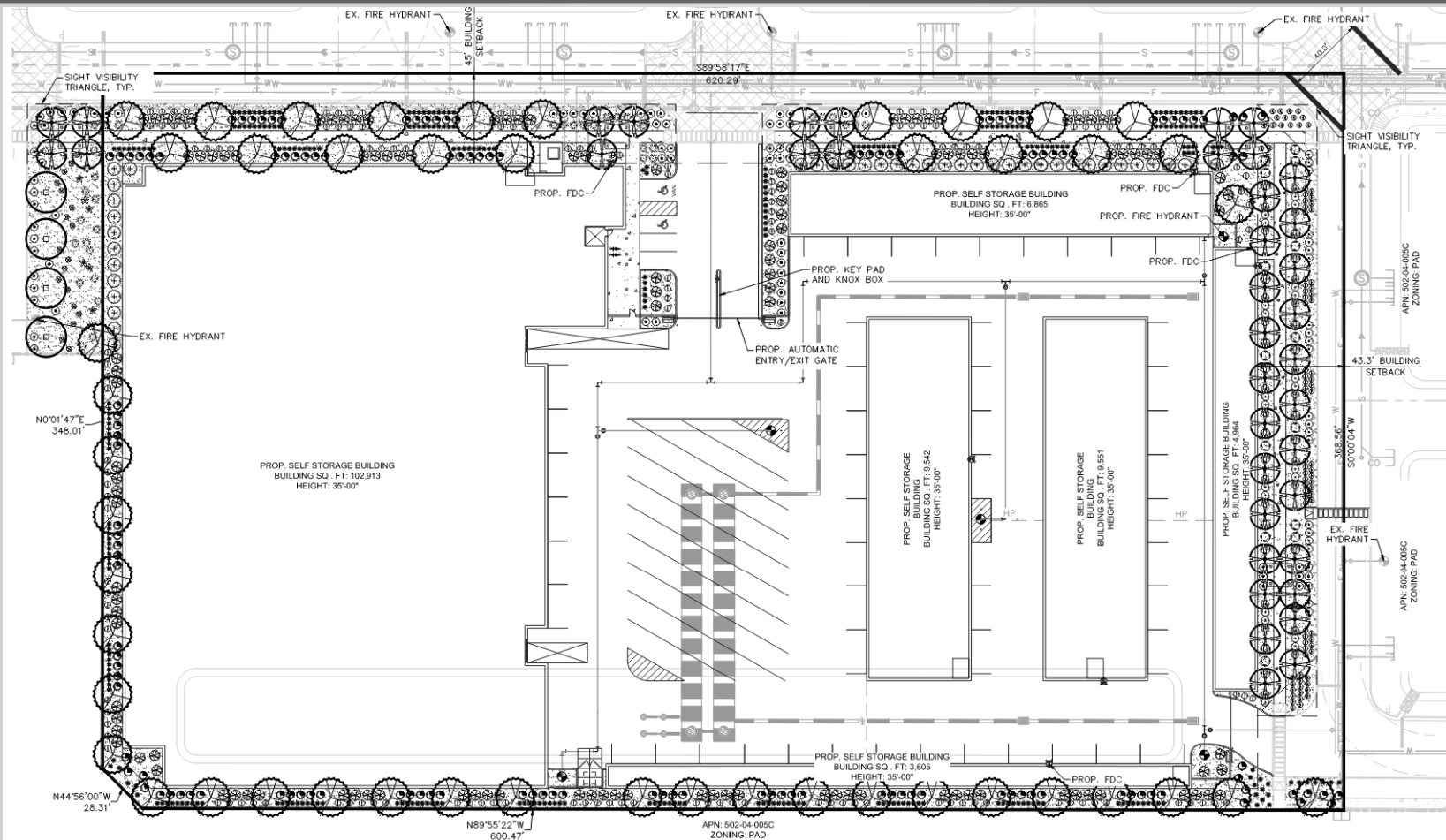
Outdoor Storage
Limited to:

- RV's
- 10% of site

Provided:

- 10 RV storage spaces
- 4.59% of site

FS22-1506 PARKING



FS22-1506 LANDSCAPING



- ② METAL CORPUS
COLOR: TO MATCH PAINTED WOOD
TRIM
- ③ MANUFACTURER: AUTOGATE
AND 1/2" HOLE LIFT GATE
COLOR: TO MATCH HARDWARE PLANK
UNDER PARTS
- ④ 1/2" WOODPLY GULL
COLOR: TO MATCH HARDWARE PLANK
UNDER PARTS
- ⑤ MANUFACTURER: DIVISION
MECHANICAL EQUIPMENT SCREEN
COLOR: TO MATCH HARDWARE PLANK
UNDER PARTS
- COLORS LISTED:
- ☐ ARCTIC WHITE
- ☐ AGED PINE
- ☐ NETWORK GRAY
- ☐ PURE WHITE

- COLOR LEGEND**
- | | |
|---|--------------|
|  | ARCTIC WHITE |
|  | AGED PEWTER |
|  | NETWORK GRAY |
|  | PURE WHITE |
|  | ELASTIC RED |
|  | SANDSTONE |



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FS22-1506 ELEVATIONS

MAX BLDG HT
EL: +98.0'

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

8 BUILDING B - EAST ELEVATION
SCALE: 1" = 3/32"

MAX BLDG HT
EL: +98.0'

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

7 BUILDING B - SOUTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

6 BUILDING B - WEST ELEVATION
SCALE: 1" = 3/32"

ELE
ξ

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

5 BUILDING B - NORTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

4 BUILDING C - NORTH ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

3 BUILDING C - WEST ELEVATION
SCALE: 1" = 3/32"

T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

2 BUILDING C - SOUTH ELEVATION
SCALE: 1" = 3/32"

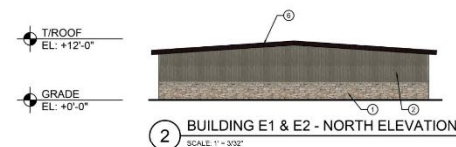
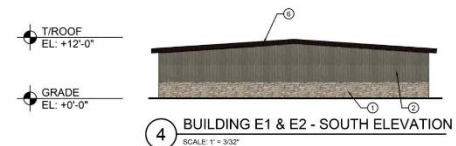
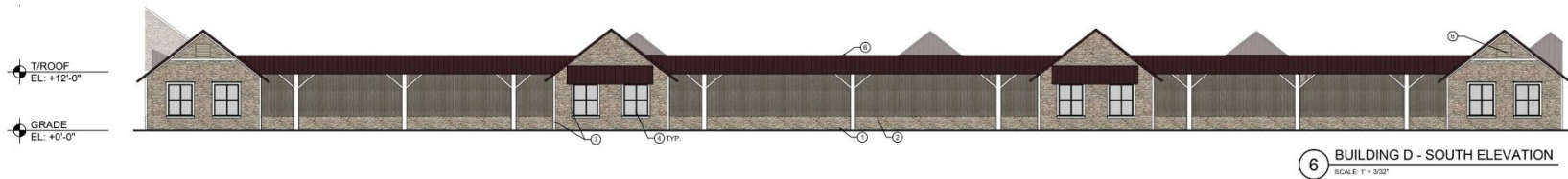
T/ROOF
EL: +12'-0"

GRADE
EL: +0'-0"

1 BUILDING C - EAST ELEVATION
SCALE: 1" = 3/32"

SANDSTONE

FS22-1506 ELEVATIONS





ELEVATION KEYNOTE #10
AUTOGATE AUTOMATIC
LIFT GATE
COLOR: "AGED PEWTER"



ELEVATION KEYNOTE #5
JANUS INTERNATIONAL
ROLL UP DOOR
COLOR: SANDSTONE
ELEVATION KEYNOTE #3
EXPOSED FASTENING PERMA-CLAD
METAL PANEL
COLOR: SHERWIN WILLIAMS "NETWORK
GREY"



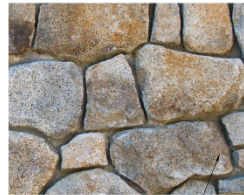
ELEVATION KEYNOTE #4
KAWNIER FAUX
DECORATIVE WINDOW W/
WOOD TRIM
COLOR: SHERWIN
WILLIAMS "PURE WHITE"



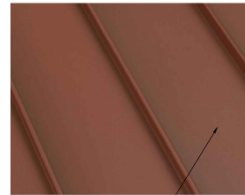
ELEVATION KEYNOTE #8
FYPON DECORATIVE LOUVER
COLOR: TO MATCH
SURROUNDING COLOR



ELEVATION KEYNOTE #2
HARDIE PLANK (OR EQUAL)
LAP SIDING COLOR 2
COLOR: "AGED PEWTER"



ELEVATION KEYNOTE #1
STONE VENEER



ELEVATION KEYNOTE #6
RIBBED METAL ROOFING
COLOR: "RUSTIC RED"

- KEYNOTE MATERIAL LEGEND**
NOTE: REFERENCES TO KEYNOTE #1 TO #10 ARE TO BE SUBMITTED WITH THE APPLICABLE TO THIS SHEET
- STONE VENEER
 - HARDIE PLANK (OR EQUAL) LAP SIDING COLOR 2 COLOR: "AGED PEWTER"
 - MANUFACTURER: UNIFORMITY SYSTEMS
PERMA-CLAD METAL PANELS
COLOR: SHERWIN WILLIAMS "NETWORK GREY"
 - MANUFACTURER: KAWNIER FAUX
DECORATIVE WINDOW
COLOR: SHERWIN WILLIAMS "PURE WHITE"
 - MANUFACTURER: JANUS INTERNATIONAL
ROLL-UP DOORS
COLOR: SANDSTONE
 - MANUFACTURER: FIBRO
COLOR: POLYESTER "CREST"
 - PAINTED WOOD TRIM
COLOR: SHERWIN WILLIAMS "PURE WHITE"
 - MANUFACTURER: FIBRO
DECORATIVE LOUVER COLOR: TO MATCH SURROUNDING COLOR
 - METAL ROOFING
COLOR: TO MATCH PAINTED WOOD TRIM
 - MANUFACTURER: AUTOGATE
AUTOMATIC GATE LIFT GATE
COLOR: TO MATCH HARBOR PLANK "AGED PEWTER"
 - 6" WOODEN GIRD
COLOR: TO MATCH HARBOR PLANK "AGED PEWTER"
 - MANUFACTURER: SHERRILL
MULTI-PURPOSE EQUIPMENT HOODS
COLOR: TO MATCH HARBOR PLANK "AGED PEWTER"

- COLORS/PAINTS**
- ARCTIC WHITE
 - AGED PEWTER
 - NETWORK GREY
 - PURE WHITE
 - RUSTIC RED
 - SANDSTONE

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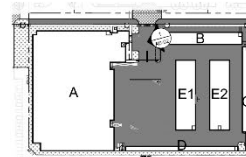
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PAD 9 OF TRUMAN RANCH MARKETPLACE PAD CASE # FS22-1506	SHEET: 43/00/04 03/04 MATERIAL BOARD
A2-04	A2-04

FS22-1506 ELEVATIONS

FS22-1506 RENDERINGS

CENTRAL NOTES

1. UNDECAFE TRANSPARENT FOR CLARTY



2 KEY PLAN
SCALE: NOT TO SCALE



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PAD 9 OF 10

TRUMAN RANCH
MARKETPLACE

PAD

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SURPRISE, ARIZONA 85388

RENDERING

10

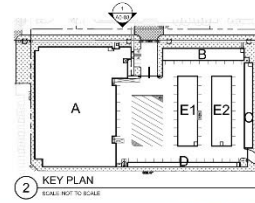
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⊕ A0.02

 NORTH AU-02

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1. UNDISCERNABLE TRANSPARENT FOR CLARITY



1 RENDERING
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**PAD 9 OF
TRUMAN RANCH
MARKETPLACE
PAD**
CASE # FS22-1506

SURPRISE, ARIZONA 85388

25



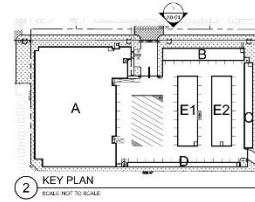
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FS22-1506 RENDERINGS



1 RENDERING
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GENERAL NOTES
1. LANDSCAPE TRANSPARENT FOR CLARITY



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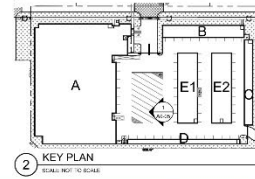
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PROFESSIONAL SEAL OF THE STATE OF ARIZONA PAD 9 OF TRUMAN RANCH MARKETPLACE PAD CASE # FS22-1506	
SHERIDAN, ARIZONA 85345 RENDERING	
	A0-04

FS22-1506 RENDERINGS



GENERAL NOTES
1. UNDERLINE TRANSPARENT FOR CLARITY



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PAD 9 OF
 TRUMAN RANCH
 MARKETPLACE
 PAD
 CASE # FS22-1506

SANFORD, ARIZONA 85345
 RENDERING

A0-05

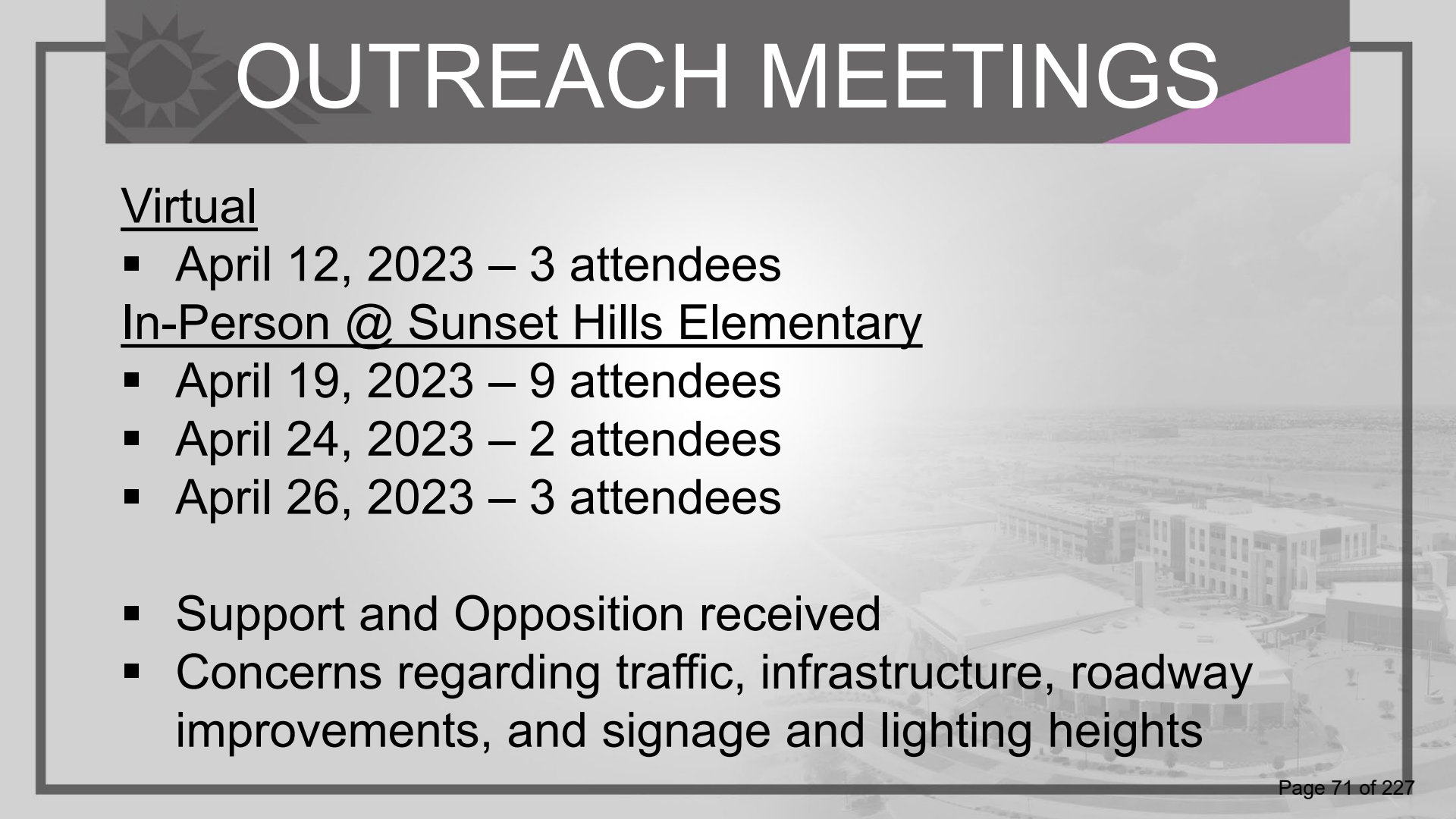
FS22-1506 RENDERINGS

PAD Requirements

- ✓ Architectural design
- ✓ Minimum building setbacks
- ✓ Landscaping: Conserve water and reflect historic land use
- ✓ Screen walls
- ✓ Lighting promotes ranch appeal without contributing to pollution
- ✓ Pedestrian connectivity
- ✓ Compliance with PDP

Chapter 125

- ✓ Minimum 1 acre site size (5.24 acres)
- ✓ Minimum 2 exits
- ✓ 10' parking lane and minimum drive aisle widths
- ✓ Paved driveways, parking, loading, and circulation
- ✓ Perimeter decorative fencing

The background of the slide features a faded, high-angle photograph of the Sunset Hills Elementary School building, a large, modern structure with multiple wings and a central courtyard. In the top left corner, there is a dark grey banner with a white sunburst logo and the title "OUTREACH MEETINGS" in large, white, sans-serif capital letters. A purple triangular graphic element is located in the top right corner of the banner.

OUTREACH MEETINGS

Virtual

- April 12, 2023 – 3 attendees

In-Person @ Sunset Hills Elementary

- April 19, 2023 – 9 attendees
- April 24, 2023 – 2 attendees
- April 26, 2023 – 3 attendees

- Support and Opposition received
- Concerns regarding traffic, infrastructure, roadway improvements, and signage and lighting heights



RECOMMENDATION

Staff recommends approval of FS22-1506 subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





STIPULATIONS

- A. Development and use of the site shall be consistent with the Site Plan entitled “Truman Ranch Marketplace – Self Storage,” prepared by Kimley Horn and received February 22, 2024.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Landscape Improvement Plans for Truman Ranch Marketplace Self Storage,” Sheets 1 through 2, prepared by Kimley Horn and received December 18, 2023.
- C. Building elevations shall be consistent with the Elevations prepared by SGW Architecture & Design, Sheets A0-01 through A2-04, and received February 22, 2024.
- D. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit or the recordation of the related Final Plat (FS22-1364), whichever occurs later. 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.



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: June 6, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Zone Change from Residential Low Density (R-1) to Community Commercial (C-2) generally located east on 163rd Avenue between Planada Lane and Grand Avenue. FS24-0119.

Motion:

I move to recommend approval of Sunrise Nursery 5-Acre Site Case #FS24-0119, subject to stipulations 'a' through 'c' as memorialized in the staff report.

I move to recommend denial of Sunrise Nursery 5-Acre Site, Case #FS24-0119, because insert reason.

Background:

Gilbert Blilie, PLLC, representing the property owner, requests a Zone Change of approximately 5.34 acres on a portion of an undeveloped parcel from Residential Low Density (R-1) to Community Commercial (C-2) on property generally located on 163rd Avenue between Planada Lane and Grand Avenue.

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 - FS24-0119 Sunrise Nursery 5-Ac Site - Rezone - Staff Report.1

2. 01 - FS24-0119 Sunrise Nursery 5-Acre Site - Rezone - Vicinity Map
 3. 02 - FS24-0119 Sunrise Nursery 5-Acre Site - Rezone - Existing Zoning Map
 4. 03 - FS24-0119 Sunrise Nursery 5-Acre Site - Rezone - Proposed Zoning Map
 5. 04 - FS24-0119 Sunrise Nursery 5-Acre Rezone - Rezone Document
 6. 05 - FS24-0119 Sunrise Nursery 5-Acre Site Rezone - Citizen Participation Report -Redacted
 7. 06 - FS24-0119 Sunrise Nursery 5-Acre Site - Rezone - Affidavit of Posting
 8. FS24-0119 Sunrise Nursery 5-Acre Site - Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS24-0119

Project Name: Sunrise Nursery 5-Acre - Rezone

Council District: 1 – Acacia

City Council Date: June 6, 2024

Planner: Chris Sexton, Planner II

Owner: Valparaiso, LLC

Applicant: Marcela Mora-Yatko with Gilbert Blilie, PLLC

Request: Zone Change from Residential Low Density (R-1) to Community Commercial (C-2)

Site Location: Generally located on 163rd Avenue between Planada Lane and Grand Avenue

Site Size: 5.34 acres (approx.)

General Plan

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

Support/Opposition: See attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS23-0119** to the City Council, subject to stipulations 'a' - 'c'.

Project Description:

Gilbert Blilie, PLLC, representing the property owner, requests a Zone Change of approximately 5.34 acres on a portion of an undeveloped parcel from Residential Low Density (R-1) to Community Commercial (C-2) on property generally located on 163rd Avenue between Planada Lane and Grand Avenue.

Background:

December 7, 2021: The City Council approved a General Plan Amendment to change the land use designation from Commerce and Office to Neighborhood Character Area under Resolution# 2021-175, case FS21-251.

March 1, 2022: The City Council approved Ordinance #2022-03 to rezone from Rural Residential (RR) to Residential Low Density (R-1), case FS21-513.

November 30, 2023: Staff reviewed the subject request at a Concept Review meeting under case CR23-0974.

January 31, 2024: The applicant filed the subject request under case FS24-0119.

April 30, 2024: The applicant held a Neighborhood Outreach meeting in-person for this request at the Asante Preparatory Academy.

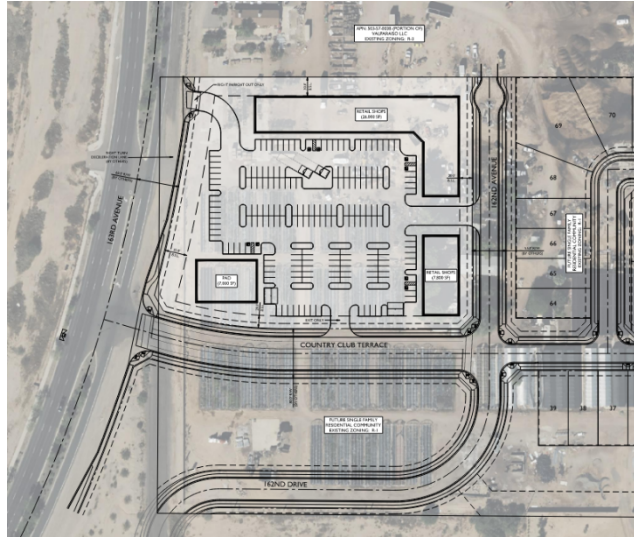
Neighborhood Meeting Summary:

The site was posted on April 15, 2023, to alert interested citizens and stakeholders of the meeting. An outreach meeting was held in-person at the Asante Preparation Academy on April 30, 2024. Approximately seven (7) residents participated in the meeting. The applicant answered questions regarding the traffic on 163rd Avenue and surrounding infrastructure.

A summary of the outreach meeting is provided in the attached Citizen Participation Report.

Analysis and Discussion:

Gilbert Blilie, PLLC, representing the property owner, requests a Zone Change of approximately 5.34 acres on a portion of an undeveloped parcel from Residential Low Density (R-1) to Community Commercial (C-2) on property generally located on 163rd Avenue between Planada Lane and Grand Avenue.



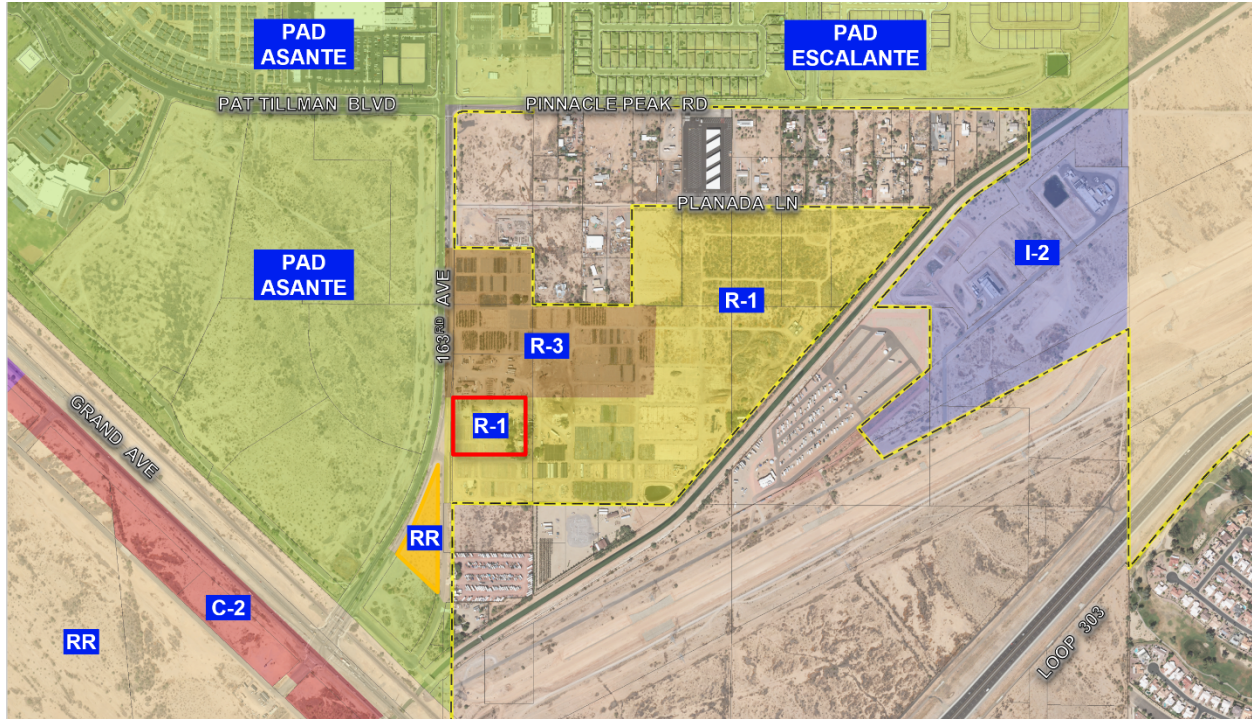
The development of the project site is subject to review in which the site design, architecture, parking, setbacks and landscaping will be reviewed in accordance with the requirements prescribed by the City's LDO requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the C-2 zoning district.

Table 106-6a - Commercial Zoning Districts				
	C-0	C-1	C-2	C-3
Minimum Lot Area (sf)	12,000	12,000	18,000	90,000 ¹
Min. Setback to Arterial ROW	35	35	35 ^{5,6}	35 ^{5,6}
Min. Setback to Collector and Local ROW (ft)	15	20	20 ^{5,6}	20 ^{5,6}
Min. Setback Adjacent to Residential Zoning (ft)	20	20	30 ^{5,6}	45 ^{5,6}
Min. Setback Adjacent to Non-Residential Zoning (ft)	15	15	15 ^{5,6}	15 ^{5,6}
Max. Bldg. Height (ft)	30	35 ²	40 ²	45 ²
Max. size per use/tenant (sf) ³	5,000	5,000	45,000	No limit
Max size per Commerce center (ac) ⁴	10	10	20	No limit

Notes:

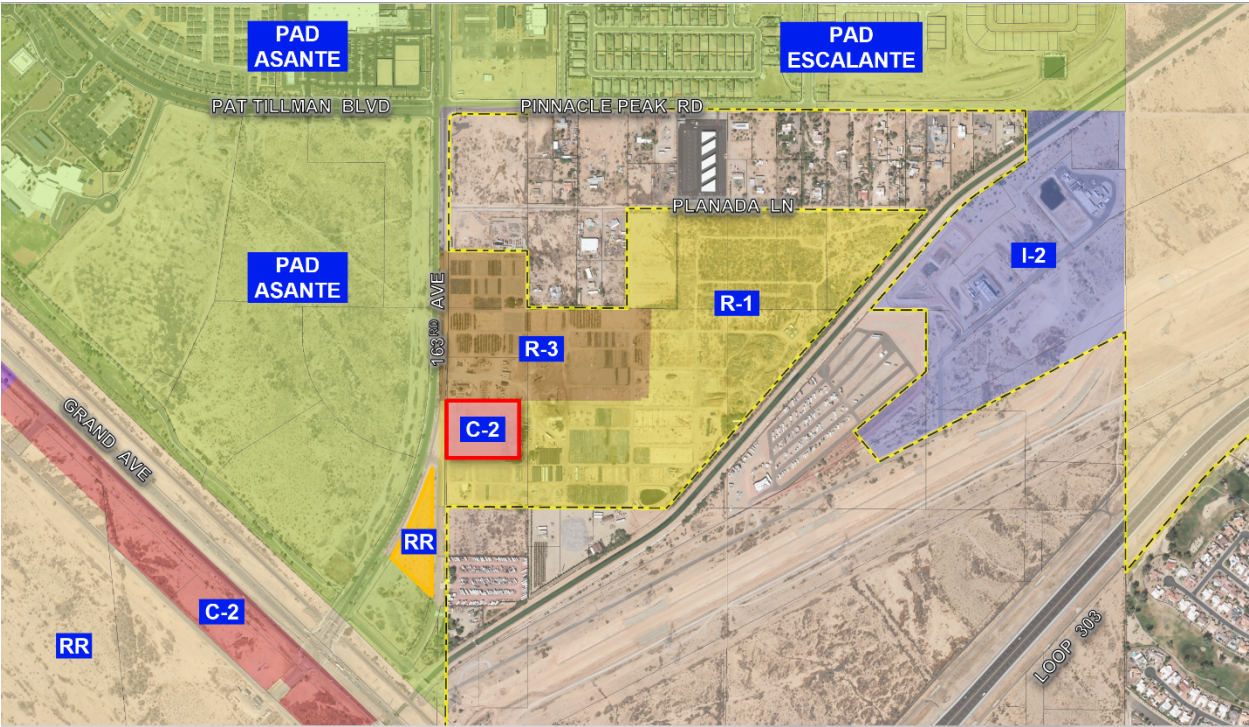
1. Minimum lot area may be reduced to eighteen thousand square feet (18,000 sf) for pad sites within a commerce center with a minimum size of ninety thousand square feet (90,000 sf)
2. The height of any structure, or portions thereof, shall not exceed thirty feet (30') in height measured at the setback line when adjacent to Rural Residential (RR), Residential Low Density (R-1), and Residential Medium Density (R-2) zoning. The height increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum height equal to the zoning district
3. Area combines the total square footage of the use, which may include but is not limited to the gross floor areas of the building, outdoor activities and dining areas (when allowed), storage areas, and all display or sales areas
4. Contain uses designed around common circulation, parking, and pedestrian connectivity, including but not limited to shared access or access easements
5. Projects designed as commerce center will comply with overall development standards regarding perimeter setbacks from abutting developments.
6. Pad sites within a commerce center may have reduced setbacks along boundaries internal to the master site plan if the whole development complies with parking and landscaping regulations. Approval by the Community Development Director or designee is required.

Existing Zoning



PAD – Asante	Residential Medium Density (R-3)	Residential Medium Density (R-3)
PAD – Asante	Residential Low Density (R-1)	Residential Low Density (R-1)
Rural Residential (RR)	Residential Low Density (R-1)	Residential Low Density (R-1)

Proposed Zoning



PAD – Asante	Residential Medium Density (R-3)	Residential Medium Density (R-3)
PAD – Asante	Community Commercial (C-2)	Residential Low Density (R-1)
Rural Residential (RR)	Residential Low Density (R-1)	Residential Low Density (R-1)

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
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 the Transit Oriented Development (TOD) Sub Character area. The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial types. 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. In addition, the project adheres to the design guidelines of the character area which allows for regional commercial and commercial office development which encourages non-residential development to occur near primary roadways or oriented towards arterial corridors.

Reviewing Agencies:

In addition to the standard City reviewing agencies, Maricopa Water District and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

Summary:

The proposed Zone Change request is for a future commercial development. The project is consistent with the manner and intent of the Surprise Municipal Code and Surprise General Plan 2035. If approved, the site will be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035.
- The project is consistent with the Surprise Municipal Codes.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Staff recommends the Planning and Zoning Commission move to recommend **approval** of case **FS24-0119** to the City Council, subject to stipulations 'a' - 'c'.

- a. Development and use of the site shall be consistent with the Rezone Document entitled "Sunrise Nursery Proposed Zone Change to C-2," dated March 26, 2024.

120 b. The subject Rezone is conditioned upon the approval and recordation of a Final Plat.

121
122 c. Non-compliance with the stipulations of approval of this case will be treated as a
123 violation in accordance with the applicable provisions of the Surprise Municipal Code.

124
125 However, should the Planning and Zoning Commission wish to **deny** the request, the
126 Planning and Zoning Commission should make its own findings and base its decision on
127 those alternative findings.

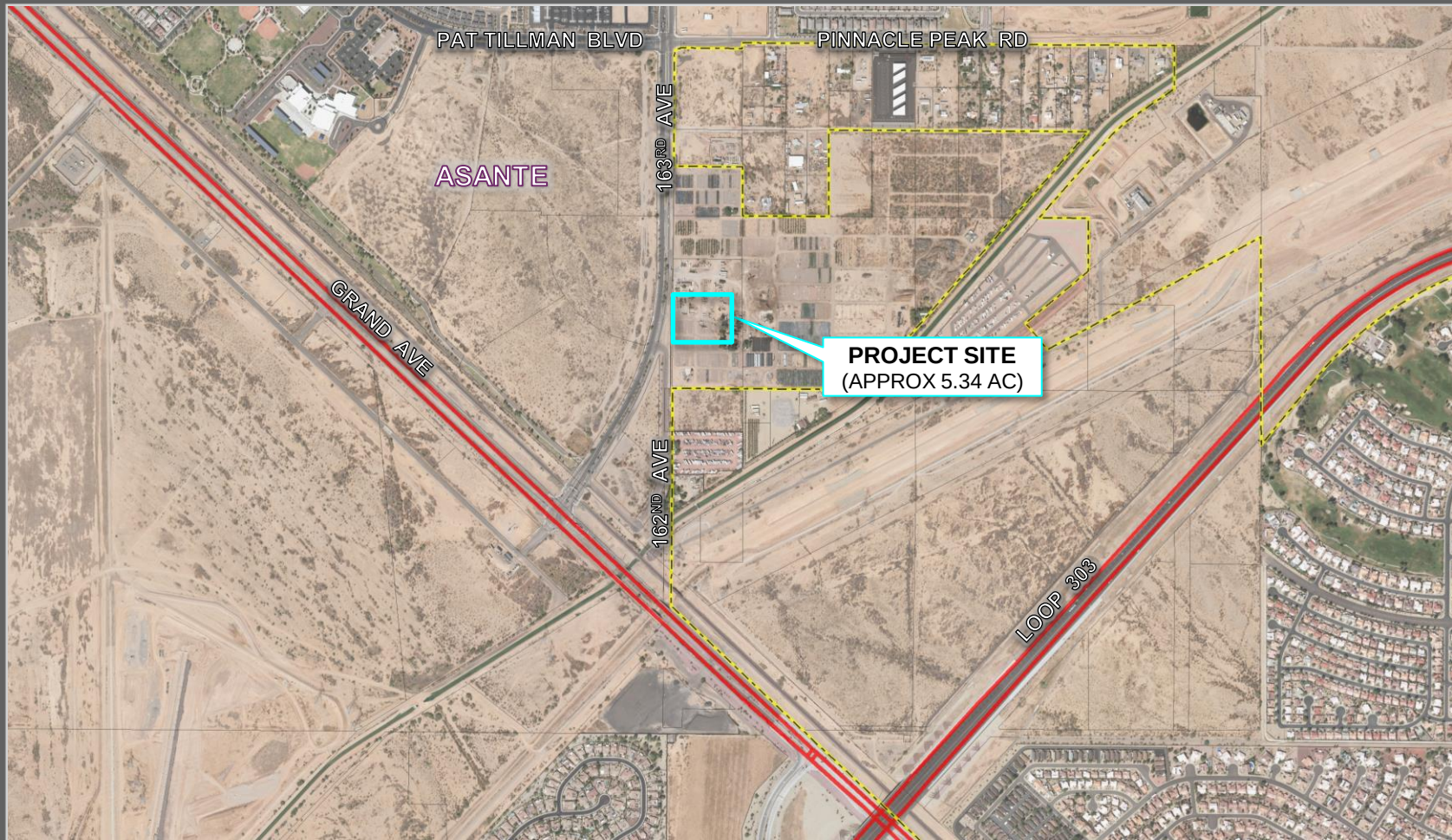
128
129 *Recommended motions:*

130
131 I move to approve 162nd Drive Self Storage, Case FS23-0992, subject to stipulations 'a'
132 through 'c' as outlined in the staff report.

133
134 I move to deny 162nd Drive Self Storage, Case FS23-0992, because _____.
135

136 **Attachments:**

137 01 Vicinity Map
138 02 Existing Zoning Map
139 03 Proposed Zoning Map
140 04 Rezone Document
141 05 Citizen Participation Report - REDACTED
142 06 Affidavit of Posting
143 PPT



FS24-0119 VICINITY MAP

PAD
ASANTE

PAD
ESCALANTE

PAT TILLMAN BLVD

PINNACLE PEAK RD

PLANADA LN

PAD
ASANTE

I-2

R-1

R-3

R-1

RR

C-2

RR

163RD AVE

GRAND AVE

LOOP 303

FS24-0119 EXISTING ZONING

PAD
ASANTE

PAD
ESCALANTE

PAT TILLMAN BLVD

PINNACLE PEAK RD

PLANADA LN

PAD
ASANTE

I-2

R-1

R-3

C-2

RR

C-2

RR

163RD AVE

GRAND AVE

LOOP 303

FS24-0119 PROPOSED ZONING

Sunrise Nursery
Proposed Zone Change to C-2
163rd Ave Between Planada Ln and Grand Ave

Rezone Document

Case #: FS24-0119

First Submittal: January 31, 2024

Second Submittal: March 26, 2024

Development Team

Owner and Developer

Valparaiso LLC

22345 N 163rd Ave

Surprise, AZ 85387

Contact: Olinda Aguirre, Saul Carranza

623-556-7748

oaguirre@sunrisenurseryllc.com

scarranza@sunrisetreefarm.com

Engineering

EPS Group, Inc.

1130 N Alma School Rd, Ste 120

Mesa, AZ 85201

Contact: David Hughes

480-503-2250

david.hughes@epsgroupinc.com

Legal Counsel

Gilbert Blilie, PLLC

701 N. 44th St

Phoenix, AZ 85008

Contact: Jeff Blilie, Marcela Mora-Yatko

480-429-3044

Mmora-yatko@gilbertblilie.com

Table of Contents

1. Subject Site Location.....	4
2. Description of Request.....	4
3. Current Zoning and History	4
4. Proposed Zoning.....	4
5. Compatibility with General Plan Designations	4
6. Legal Description	4

Exhibits

Exhibit A Location Map of Site.....	5
Exhibit B Existing Zoning Map.....	6
Exhibit C Proposed Zoning Map.....	7
Exhibit D General Plan Designation.....	8
Exhibit E Legal Description	9

1. Subject Site Location

The subject site is generally located on 163rd Avenue, between Planada Lane and Grand Avenue, from Residential Low Density (R-1) to Community Commercial (C-2). This site is a 5.34-acre portion of a parcel assigned APN: 503-57-003B. The parcel is shown as Exhibit A.

2. Description of Request

A zone change is being requested for the 5.34-acre portion of parcel 503-57-003B from Residential Low Density (R-1) to Community Commercial (C-2). The purpose of this proposed rezone is to provide commercial uses to support the future surrounding residential neighborhood.

The site is currently vacant and undeveloped. The site is part of a larger area that will be undergoing a separate preliminary plat amendment application.

3. Current Zoning and History

The current zoning is Residential Low Density (R-1). The parcel was part of a zone change case, which was approved through Ordinance #2022-03, in which the site was zoned to R-1. The existing zoning is shown in Exhibit B.

4. Proposed Zoning

The proposed zoning is C-2 to allow for commercial uses. Exhibit C shows the proposed rezone area.

5. Compatibility with General Plan Designations

The General Plan Land Use Map designation for this site is Neighborhood through Resolution #2021-175. The designated land use is shown in Exhibit D. The Neighborhood land use category supports neighborhood and community commercial uses, which would make this proposed zone change consistent with the 2035 General Plan land use plan. The commercial development in this area will be consistent with the following goal and policy from the 2035 General Plan:

Economic Development Element

Goal 1: Sustainable Business: Strengthen Surprise as a center for sustainable business and commerce.

Policy 4. City of Surprise will promote future development plans that provide opportunities for residents to engage in public activities locally through neighborhood-scale retail and housing developments; enhanced greenspace and recreation opportunities; enhanced transportation options for the community, including improved pedestrian and bicycle infrastructure; and the connection of the city through streetscape corridors.

6. Legal Description

The legal description of the subject site is shown as Exhibit E.

Location Map of Site



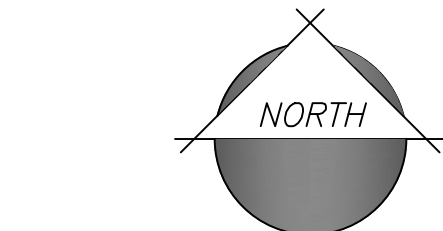
Exhibit B

Existing Zoning Map

dhughes Jan 30, 2024 11:14am S:\Projects\2021\21-0187\Planning\Drawings\Entitlements\21-0187 - Existing Zoning (Commerical).dwg



N.T.S.



APN(s):	503-57-003B (PORTION OF)
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	R-1
PROPOSED ZONING:	C-2
SITE ACREAGE:	5.34 GROSS ACRES / 232,554 SQUARE FEET



Maricopa County, Arizona

Existing Zoning Exhibit

Project:

Revisions:



Designer: JH
Drawn by: NC

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

EZ01

Sheet No. 1 of 1

Exhibit C

Proposed Zoning Map

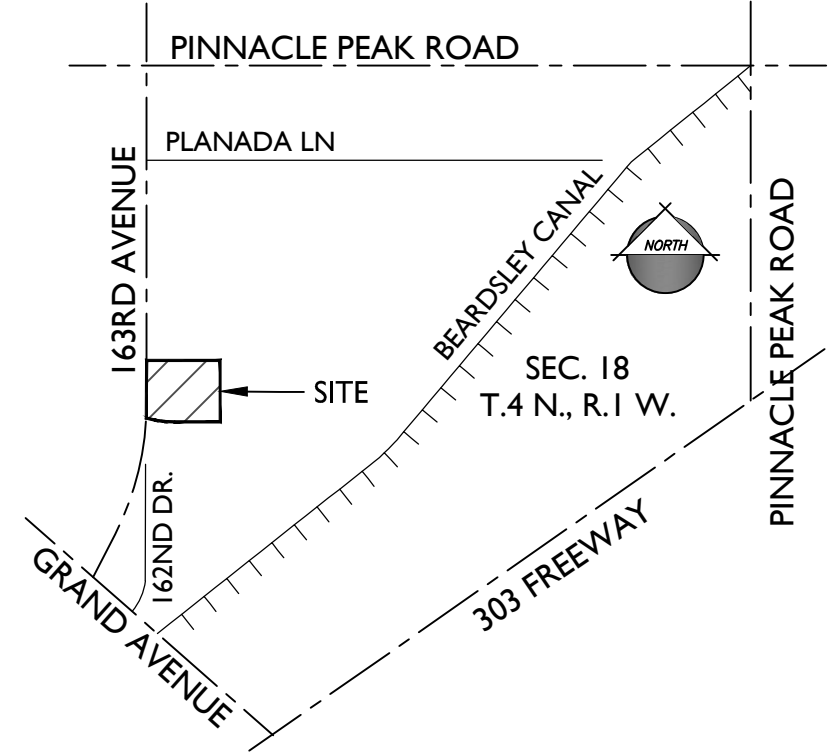
dhughes Jan 30, 2024 11:13am S:\Projects\2021\21-0187\Planning\Drawings\Entitlements\21-0187 - Proposed Zoning (Commercial).dwg



BEARDSLEY CANAL

VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY OWNER:
UNIVERSITY MICROFILMS

VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

PLANNING & ENGINEERING:

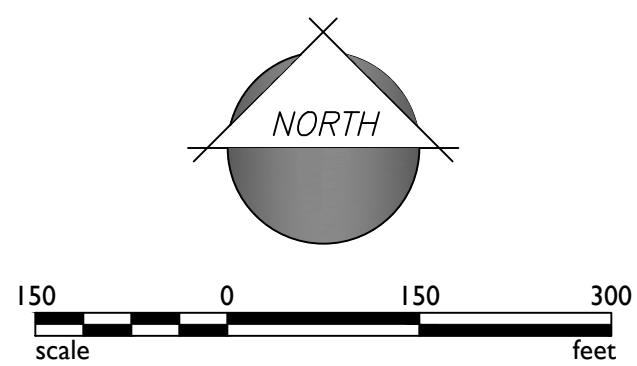
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAVID HUGHES
email: david.hughes@epsgroupinc.com

LAND USE ATTORNEY:
BILLY GILBERT

BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B (PORTION OF)
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	R-1
PROPOSED ZONING:	C-2
SITE ACREAGE:	5.34 GROSS ACRES / 232,554 SQUARE FEET



Sunrise Nursery 5-Acre Zone Change

Project:

Revisions:

JANUARY 26, 2024 - 1ST REZONE SUB.

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

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

PZ01

Sheet No. 1 of 1

1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

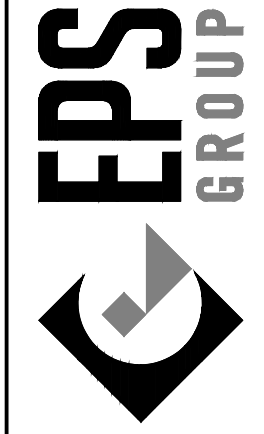


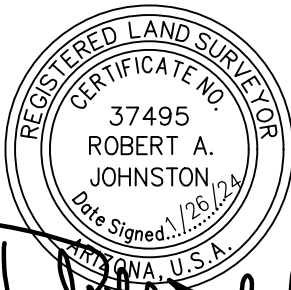
Exhibit D

General Plan Land Use Map



Exhibit E

Legal Description



**Legal Description
Sunrise Nursery
Commercial Parcel**

Job No. 21-0187

January 26, 2024

A portion of the North Half of Section 18, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County Arizona, more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 18, being marked by a 2-3/4" Maricopa County Highway Department brass cap in handhole, from which the Northwest Corner of said Section 18, being marked by a 3" City of Surprise brass cap flush, bears North 0 degrees 21 minutes 23 seconds East, 2,633.85 feet (**BASIS OF BEARING**);

Thence, along the West Line of the Northeast quarter of said section 18, North 0 degrees 21 minutes 23 seconds East, 285.08 feet to the **POINT OF BEGINNING**;

Thence, continuing along the West Line North 00 Degrees 21 Minutes 23 Seconds East, 413.50 feet;

Thence, Leaving said West Line South 89 Degrees 59 Minutes 35 Seconds East, 528.45 feet;

Thence, South 00 Degrees 00 Minutes 00 Seconds East, 442.60 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 327.55 feet, to the beginning of a tangent curve, concave to the North, having a radius of 724.00 feet;

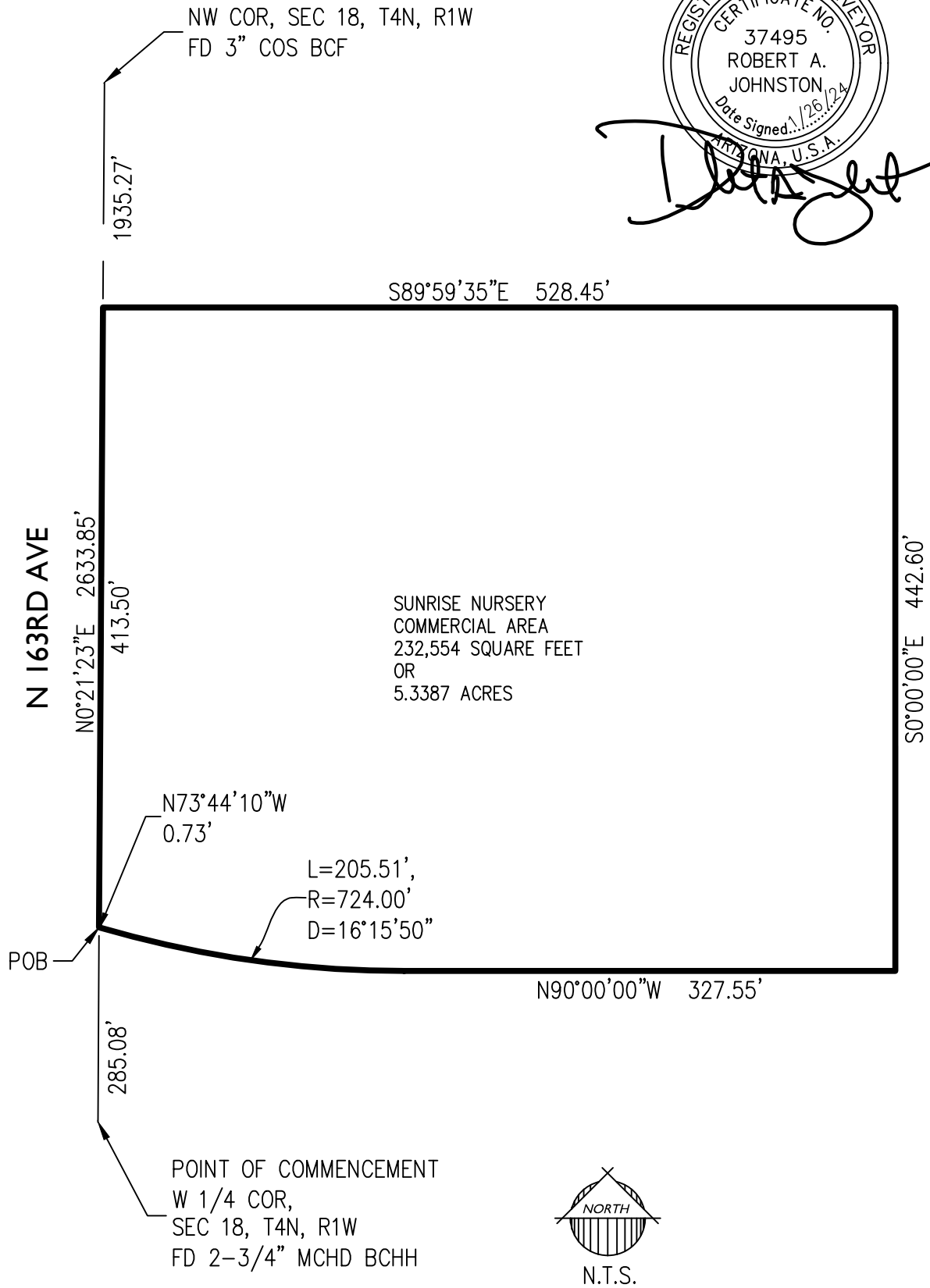
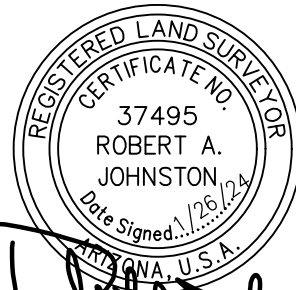
Thence, Westerly along said curve, through a central angle of 16 Degrees 15 Minutes 50 Seconds, and an arc length of 205.51 feet to a tangent line;

Thence, North 73 Degrees 44 Minutes 10 Seconds West, 0.73 feet, to the **POINT OF BEGINNING**.

Said portion of land containing **232,554** square feet, or **5.3387** acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

Jan 30, 2024 10:51am S:\Projects\2021\21-0187\Land Survey\Legals\21-0187 Commercial LD & E\21-0187 Commercial Exhibit.dwg
knechero



21-0187

SUNRISE NURSERY
COMMERCIAL PARCEL

EXHIBIT A



EPS
GROUP

1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Sunrise Nursery Zone Change to C-2

163rd Ave Between Planada Ln and Grand Ave

Citizen Participation Report

Case #: FS24-0119

Methods of Outreach

Neighborhood Meeting

A neighborhood meeting was held on April 30, 2024, at the Asante Preparatory Academy, Media Center, 23251 N 166th Drive, at 6:00 p.m. There were seven participants presented, as listed on the sign in sheet, Appendix A. At this meeting, the application presented the conceptual site plan for the rezone, included herein as Appendix B, and discussed the rezone application. The applicant discussed the zoning history of the site, the related re-platting process, access into the site, and next steps regarding hearings. The applicant emphasized that there are no commercial developers slated to develop the site at this time.

Notices

The neighborhood meeting was noticed by the applicant via posted signage on the property on April 15, 2024. The affidavit for the sign postings is included as Appendix C. The meeting was also noticed via mail by the City of Surprise.

The signs will be updated when hearing dates are scheduled.

Summary of Concerns

The following is a summary of the main discussion point and concerns expressed during the neighborhood outreach meeting and how the applicant addressed each concern:

163rd Avenue Traffic Signal: Neighbors inquired about the traffic signal on 163rd Avenue. City representatives and the applicant described the ongoing process of infrastructure installation on 163rd Avenue, including the traffic signal, as it relates to the approved bond, and the future timing for activating the light once traffic is warranted.

163rd Avenue Lanes: Neighbors expressed concerns with traffic volumes on 163rd Avenue. The applicant described access into the commercial site, which will include a deceleration lane for a right turn into the site, thereby not impacting the traffic on 163rd Avenue. The applicant and City representatives also described the plans for 163rd Avenue, which include three lanes in each direction, separated by a median, and deceleration lanes for turning movements.

Surrounding Infrastructure: Neighbors asked for clarification of the retention area located south of Country Club Terrace, as well as a description of Country Club Terrace coming off 163rd Avenue. The applicant described the City's process for building Country Club Terrace up to 162nd Avenue and explained that the residential developer will complete the internal roads behind the commercial site.

Other discussions were had about local traffic concerns, including traffic on Pinnacle Peak and Happy Valley Road. The general sentiment from the neighbors was that the commercial rezone would be beneficial to this area.

Appendix A
Neighborhood Meeting Sign in Sheet

Neighborhood Meeting
Sign-In Sheet
FS24-0119

Tuesday, April 30, 2024, 6:00 p.m.

Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Email	Address
MARVIN McCORMICK		
Carey + Lauren Morgan		

Neighborhood Meeting
Sign-In Sheet
FS24-0119

Tuesday, April 30, 2024, 6:00 p.m.

Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

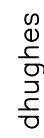
This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Email	Address
Larry Hancock		
Lisa Everett		
Kevin Perry		
Vadi Abruzzese		

Appendix B
Neighborhood Meeting Exhibit

Jan 30, 2024 4:07pm S:\Projects\2021\21-0187\Planning\Drawings\Entitlements\21-0187 - Commerical Site Plan.dwg



Page 106 of 227

Appendix C
Sign Posting Affidavit

AFFIDAVIT OF POSTING

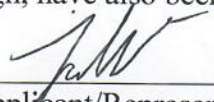
Application No: FS24-0119
Applicant Name: GILBERT BLILIE PLLC
Location: S of SEC Planada Ln & 163rd Ave
Date Site Posted: 04/15/24

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).

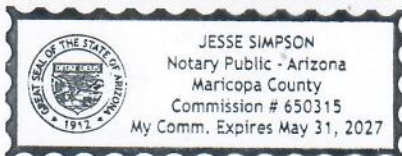
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

 4/15/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/15/24, by Tyler Walker. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
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: April 30, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

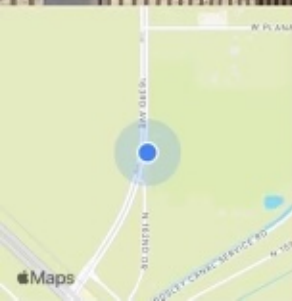
Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



Please call to confirm dates: 623-222-3011

www.Surpriseaz.gov



Apr. 15, 2024 at 9:45:43 AM
22439 163rd Ave
Surprise AZ 85387
United States
Page 109 of 227

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: April 30, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

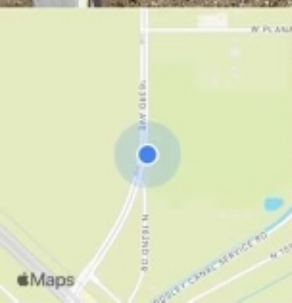
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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



Apr 15, 2024 at 9:45:32 AM
22439 163rd Ave
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: April 30, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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



Apr 15, 2024 at 10:06:16 AM
22301-22441 163rd Ave
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: April 30, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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

Apr 15, 2024 at 10:06:06 AM
22301-22441 163rd Ave
Surprise AZ 85387
United States



AFFIDAVIT OF POSTING

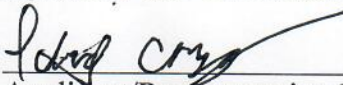
Application No: FS24-0119
Applicant Name: GILBERT BLILIE PLLC
Location: S of SEC Planada Ln & 163rd Ave
Date Site Posted: 05/09/24

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

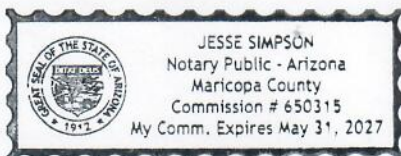
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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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 5/10/2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/09/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public
5/31/27
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: April 30, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 18, 2024

Time: 6:00 P.M.

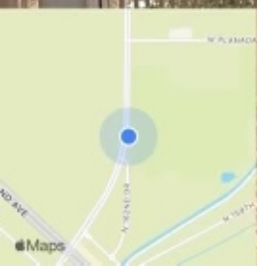
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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



May 10, 2024 at 11:13 AM
22439 163rd Ave
Surprise, AZ 85387
Page 114 of 227
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: April 30, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Dr,
Surprise, AZ 85387

Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

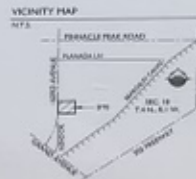
Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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



May 10, 2024 at 11:13 AM
22439 163rd Ave
Surprise, AZ 85387
Page 115 of 227
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

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City Council

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Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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



May 10, 2024 at 11:14 AM
22301-22441 163rd Ave
Surprise AZ 85387
Page 116 of 227
United States

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: April 30, 2024

Time: 6:00 P.M.

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23251 N 166th Dr,
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Planning & Zoning

Date: June 6, 2024

Time: 6:00 P.M.

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Surprise, AZ 85374

City Council

Date: June 18, 2024

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Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0119

Request: Rezone from R-1 to C-2 for commercial development



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



May 10, 2024 at 11:14 AM
22301 - 22441 163rd Ave
Surprise AZ 85387
United States



FS24-0119

Sunrise Nursery 5-Acre Site

Rezone

Planning & Zoning Commission
June 6, 2024



FS24-0119 VICINITY MAP

PAD
ASANTE

PAD
ESCALANTE

PAT TILLMAN BLVD

PINNACLE PEAK RD

PLANADA LN

PAD
ASANTE

I-2

R-1

R-3

R-1

RR

C-2

RR

163RD AVE

GRAND AVE

LOOP 303

FS24-0119 EXISTING ZONING

PAD
ASANTE

PAD
ESCALANTE

PAT TILLMAN BLVD

PINNACLE PEAK RD

PLANADA LN

PAD
ASANTE

I-2

R-1

R-3

C-2

RR

C-2

RR

163RD AVE

GRAND AVE

LOOP 303

FS24-0119 PROPOSED ZONING



OUTREACH

Site Posting, 300' Mailers, & Newspaper Publishings

Citizen Participation Meetings

- April 30, 2024 – Asante Preparatory Academy (in-person)
- 7 attendees

Questions/Concerns:

- 163rd Avenue traffic
- Surrounding infrastructure

Staff Recommendation

Approval subject to stipulations 'a' - 'c'

- a. Development and use of the site shall be consistent with the Rezone Document entitled “Sunrise Nursery Proposed Zone Change to C-2,” dated March 26, 2024.
- b. The subject Rezone is conditioned upon the approval and recordation of a Final Plat.
- c. 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.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: June 6, 2024 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Zone Change from Rural Residential (RR) to Residential High Density (R-3) generally located east of 163rd Avenue and south of Planada Lane. FS23-0138.

Motion:

I move to recommend approval of Sunrise Nursery Multi-Family Residential, Case #FS23-0138, subject to stipulations 'a' and 'b' as memorialized in the staff report.

I move to recommend denial of Sunrise Nursery Multi-Family Residential, Case #FS23-0138, because insert reason.

Background:

Gilbert Blilie, PLLC, representing the property owner, requests a Zone Change of approximately 4.97 acres on one (1) undeveloped parcel from Rural Residential (RR) to Residential High Density (R-3) on property generally located east of 163rd Avenue and south of Planada Lane.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-0138 Sunrise Nursery Multi-Family - Rezone - Staff Report
2. 01 - FS23-0138 Sunrise Multi-Family Residential - Rezone - Vicinity Map

3. 02 - FS23-0138 Sunrise Multi-Family Residential - Rezone - Existing Zoning Map
 4. 03 - FS23-0138 Sunrise Multi-Family Residential - Rezone - Proposed Zoning Map
 5. 04 - FS23-0138 Sunrise Nursery Multi-Family Residential - Rezone - Rezone Document
 6. 05 - FS23-0138 Sunrise Nursery Multi-Family Residential - Rezone - Citizen Participation Report
- REDACTED
 7. 06 - FS23-0138 Sunrise Nursery Multi-Family Residential - Rezone - Affidavit of Posting
 8. 07 - FS23-0138 Sunrise Nursery Multi-Family Residential - Rezone - Luke AFB Letter
 9. FS23-0138 Sunrise Multi-Family Residential - Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS23-0138

Project Name: Sunrise Nursery Multi-Family Residential - Rezone

Council District: 1 – Acacia

Meeting Date: June 6, 2024

Planner: Chris Sexton, Planner II

Owner: Valparaiso, LLC

Applicant: Marcela Mora-Yatko with Gilbert Blilie, PLLC

Request: Zone Change from Rural Residential (RR) to Residential High Density (R-3).

Site Location: Generally located east of 163rd Avenue and south of Planada Lane

Site Size: 4.97 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS23-0138** to the City Council, subject to stipulations 'a' and 'b'.

Project Description:

Gilbert Blilie, PLLC, representing the property owner, requests a Zone Change of approximately 4.97 acres on one (1) undeveloped parcel from Rural Residential (RR) to Residential High Density (R-3) on property generally located east of 163rd Avenue and south of Planada Lane.

Background:

September 1, 2022: Staff reviewed the subject request at a Concept Review meeting under CR22-0888.

February 10, 2023: The applicant filed the subject request under Case FS23-0138.

May 17, 2023: The applicant held a Neighborhood Outreach meeting in-person for this request at the Asante Preparatory Academy.

May 24, 2023: The applicant held a Neighborhood Outreach meeting virtually for this request.

June 20, 2023: Surprise City Council approved Resolution 2023-60 Sunrise Nursery Multi-Family Residential - Intent to Annex under the same case.

July 17, 2023: Surprise City Clerk filed a blank petition with legal description and affidavit verifying that territory is not subject to an earlier filing for annexation as filed with the Maricopa County Recorder's Office. Notice and copies of filings were sent to the Clerk of the Board of Supervisors and County Assessor.

August 15, 2023: Surprise City Council held the second of the third required annexation public hearings within the last 10-days of the 30-day waiting period pursuant to A.R.S. §9-471, under the same case number.

December 21, 2023: The City received the signed petition.

Neighborhood Meeting Summary:

The site was posted on May 1, 2023, informing interested citizens and stakeholders of both the in-person and virtual meetings on May 17, 2023, and May 24, 2023, respectively. An outreach meeting was held in-person at the Asante Preparation Academy on May 17, 2023. Approximately six (6) residents participated in the meeting. The applicant answered questions regarding the decrease in their property values, zoning, Planada Lane, and traffic.

There was one (1) attendee at the virtual meeting; however, the attendee was non-responsive via camera and microphone. The applicant tried to communicate with the attendee but was not successful. The applicant provided their contact information and ended the meeting.

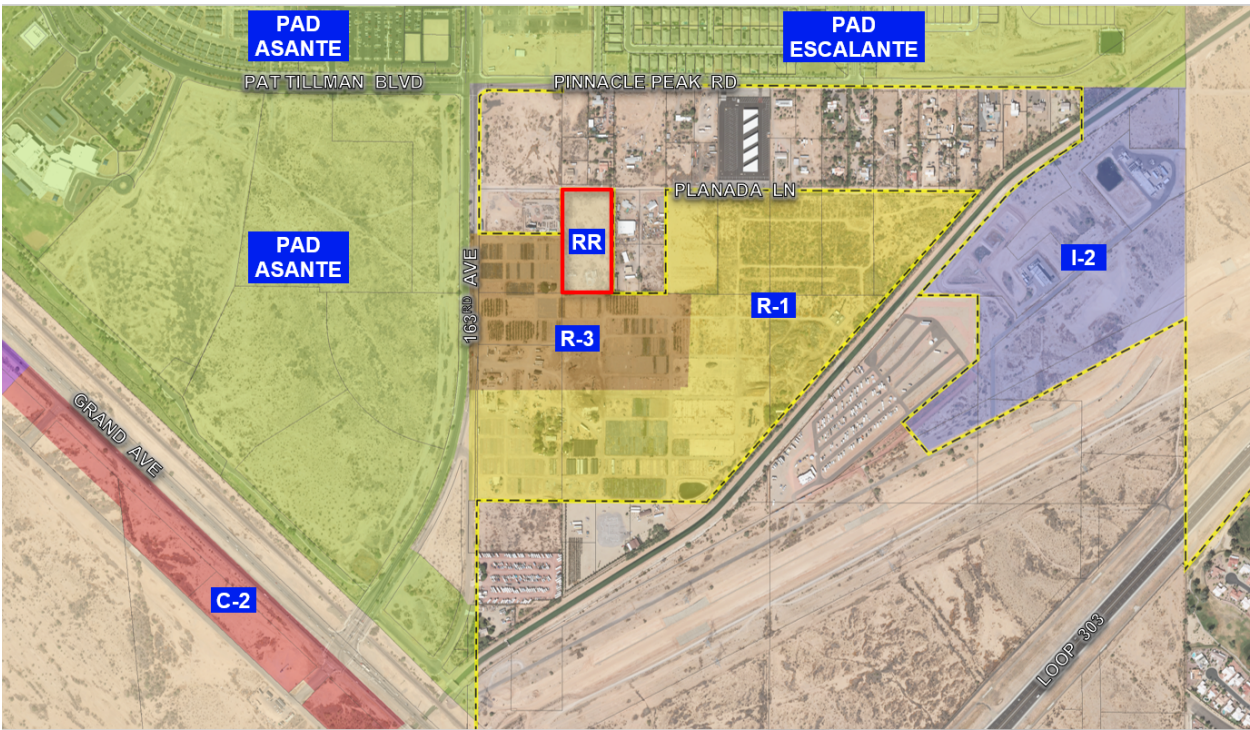
A summary of both outreach meetings are provided in the attached Citizen Participation Report.

Analysis and Discussion:

At the time of this report, the subject property is in Maricopa County jurisdiction outside of City limits. The current zoning of the subject property is Rural-43 (RU-43) under County jurisdiction. In conjunction with this Zone Change application, the applicant submitted an annexation request under the same subject case to incorporate the subject property into the City of Surprise. If the annexation is approved by the Mayor and City Council, the subject property will assume like-zoning of Rural Residential (RR), which is the city's equivalent zoning to Maricopa's County RU-43 zoning district. If the annexation is denied by the Mayor and City Council, this Zone Change request becomes null and void.

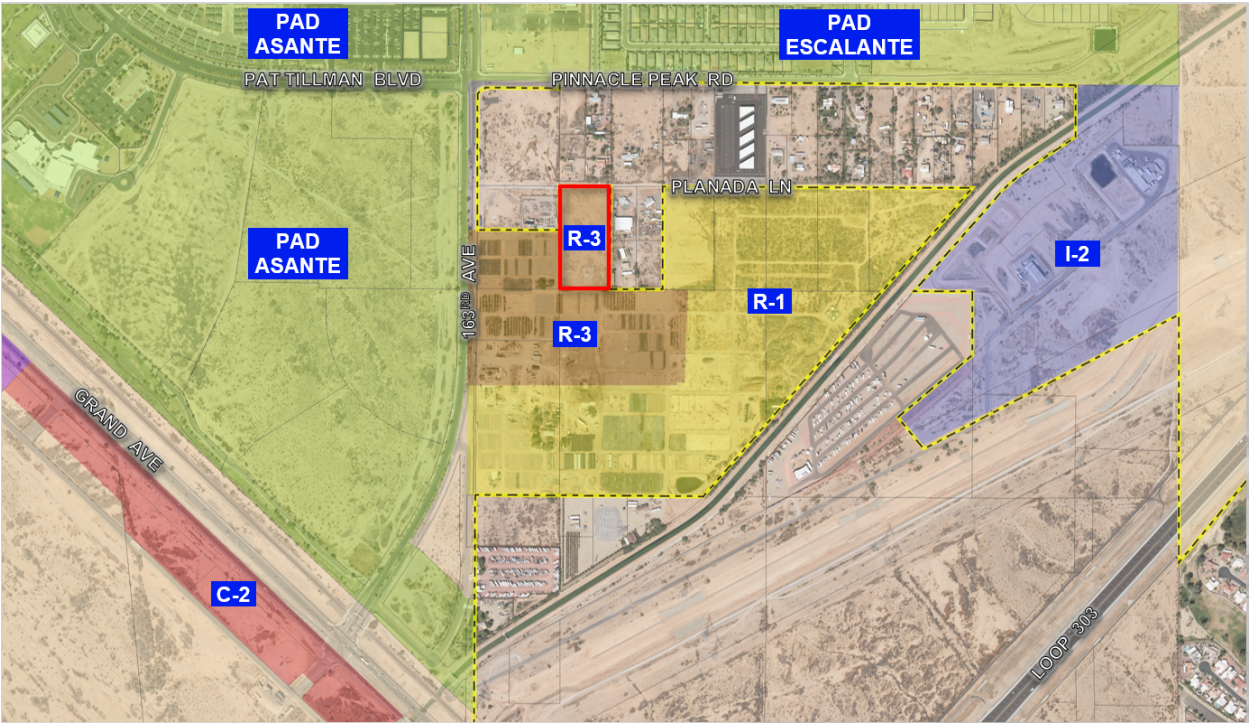
The applicant requests to rezone 4.97 acres, following the annexation of the subject property, from Rural Residential (RR) to Residential High Density (R-3) to accommodate a future multi-family residential development.

Existing Zoning



Maricopa County (RU-43)	Maricopa County (RU-43)	Maricopa County (RU-43)
Residential High Density (R-3)	Rural Residential (RR)	Maricopa County (RU-43)
Residential High Density (R-3)	Residential High Density (R-3)	Residential High Density (R-3)

Proposed Zoning



Maricopa County (RU-43)	Maricopa County (RU-43)	Maricopa County (RU-43)
Residential High Density (R-3)	Residential High Density (R-3)	Maricopa County (RU-43)
Residential High Density (R-3)	Residential High Density (R-3)	Residential High Density (R-3)

Development Standards:

The proposed project will be developed per the current development standards for R-3 zoning districts as shown in the Surprise Land Development Ordinance (LDO).

The following table depicts the R-3 Development Standards per Density as depicted in the Land Development Ordinance (LDO).

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) ²	20	20	20
Min. Setback to Collector and Local ROW (ft) ²	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The height of any structure, or portions thereof, shall not exceed thirty feet (30') in height measured at the setback line when adjacent to Single-family, Two-family, Three-family development parcels. The height of the accessory structure may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum height equal to the zoning 2. Setback may be reduced to 10' along Collector or Local right-of-way for units that open to the street and exclude a perimeter wall			

The applicant proposes a multi-family residential development. At the time of this report, the applicant has not established the total number of units, this will be determined at the time of Site Plan review. At the time of Site Plan review, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS).

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
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, which in a suburban neighborhood supports residential development of eight dwelling units per acre (8 DU/Ac) or greater. The proposed Zone Change demonstrates consistency with this land use category. The proposed Zone Change will allow for a multi-family development with a maximum density of 12 DU/Ac. The proposed Zone Change demonstrates consistency with this land use category.

Reviewing Agencies:

In addition to the standard City reviewing agencies, Maricopa Water District and Luke AFB were included in the routing of this request. These agencies indicated no objections to the request.

127 **Summary:**

128 The proposed Zone Change request is for the development of a future multi-family
129 development. The project is consistent with the manner and intent of the Surprise Municipal
130 Code and Surprise General Plan 2035. If approved, the site will be developed in accordance
131 with the requirements of the City of Surprise. A separate but related Annexation request is
132 under review under the same case number.

133
134 **Findings:**

- 135 • The proposed Zone Change is consistent with the Surprise General Plan 2035.
- 136 • The project is consistent with the Surprise Municipal Codes.
- 137 • The reviewing agencies have indicated no objections to the request.

138
139 **Recommendation:**

140 Based on the findings noted above, Staff recommends that Commission vote to recommend
141 **approval** of case **FS23-0138** to the City Council, subject to stipulations 'a' and 'b' as outlined
142 below:

- 143
144 a. Development and use of the site shall be consistent with the rezone document entitled
145 "Sunrise Nursery Multi-Family Residential," dated June 2, 2023.
- 146
147 b. Non-compliance with the stipulations of approval of this case will be treated as a
148 violation in accordance with the applicable provisions of the Surprise Municipal Code.

149
150 However, should the Commission wish to **deny** the request, the Commission should make
151 its own findings and base its decision on those alternative findings.

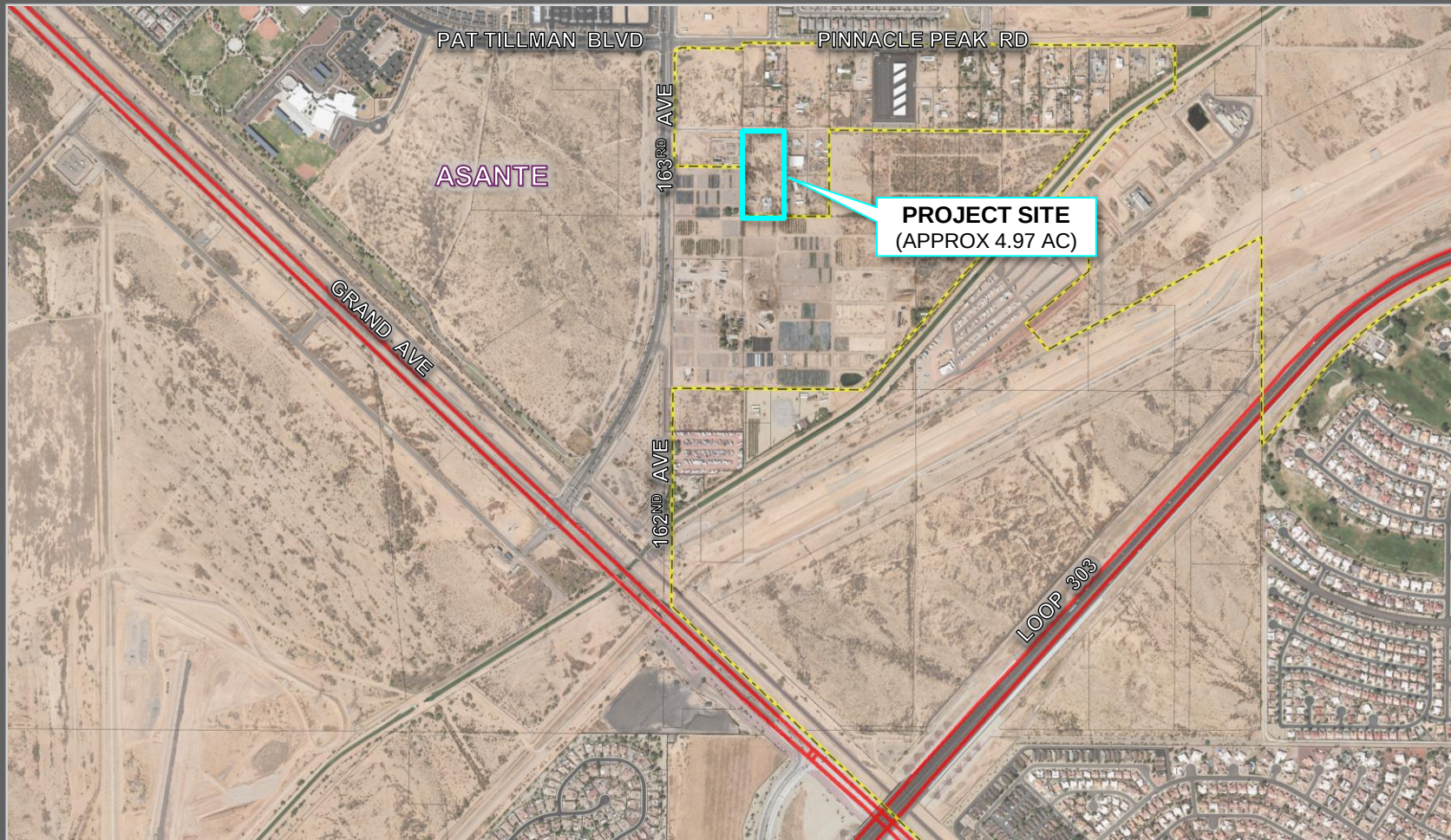
152
153 *Recommended motions:*

154
155 I move to recommend approval of Sunrise Nursery Multi-Family Residential, Case #FS23-
156 0138, subject to stipulations 'a' and 'b' as memorialized in the staff report.

157
158 I move to recommend denial of Sunrise Nursery Multi-Family Residential, Case #FS23-
159 0138, because insert reason.

160
161 **Attachments:**

162 01 Vicinity Map
163 02 Current Zoning Map
164 03 Proposed Zoning Map
165 04 Rezone Document
166 05 Citizen Participation Report - REDACTED
167 06 Affidavit of Posting
168 07 Luke AFB letter
169 PPT



FS23-0138 VICINITY MAP

PAD
ASANTE

PAT TILLMAN BLVD

PAD
ESCALANTE

PINNACLE PEAK RD

PAD
ASANTE

PLANADA LN

RR

R-1

R-3

I-2

C-2

LOOP 303

163RD AVE

GRAND AVE

FS23-0138 EXISTING ZONING

PAD
ASANTE

PAT TILLMAN BLVD

PAD
ESCALANTE

PINNACLE PEAK RD

PAD
ASANTE

PLANADA LN

R-3

I-2

R-1

R-3

C-2

LOOP 303

163RD AVE

GRAND AVE

FS23-0138 PROPOSED ZONING

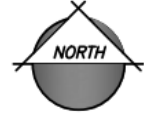
Rezone Document

5.0 acres Rezoned to R-3 on
163rd Avenue and Planada Lane
Sunrise Nursery Multi-Family Residential

Case #: FS23-0138

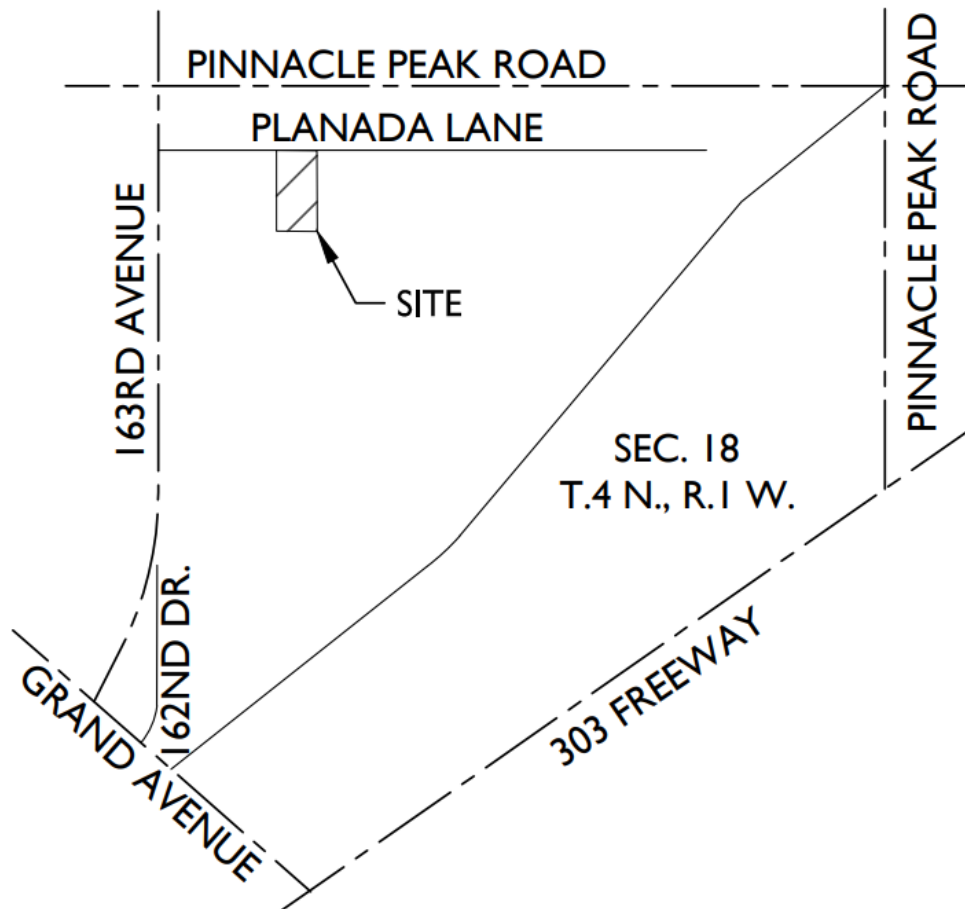
1st Submittal: February 9, 2023

2nd Submittal: June 2, 2023



VICINITY MAP

NTS



Owner and Developer

Valpariso LLC
22345 N 163rd Ave
Surprise, AZ 85387
Contact: Olinda Aguirre

Engineering

EPS Group, Inc.
1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
Contact: Natalie Maikoski
480-503-2250
natalie.maikoski@epsgroupinc.com

Legal Counsel

Beus Gilbert McGroder, PLLC
701 N. 44th St
Phoenix, AZ 85008
Contact: Marcela Mora-Yatko
480-429-3044
Mmora-yatko@beusgilbert.com

Table of Contents

1.	Narrative	3
	Introduction	3
	Description	3
	Current and Historical County Zoning	3
	Proposed Zoning	4
	Compatibility with Surrounding Area	4
2.	Compliance with the General Plan	4
3.	Legal Description.....	5

Exhibits

Exhibit A	Location of Site	6
Exhibit B	Existing Zoning	7
Exhibit C	Proposed Zoning	8
Exhibit D	General Plan Designation	9
Exhibit E	Legal Description	10

1. Narrative

Introduction

This request is to rezone a parcel generally located east of the southeast corner of Planada Land and 163rd Avenue from the post -annexation zoning district of RR to R-3. The location of the site is shown on Exhibit A. This parcel, APN 503-57-010K, is concurrently undergoing an annexation application to annex the parcel from Maricopa County into the City of Surprise and as such, this request is dependent on the annexation of the parcel.

Description

The current county zoning is Rural-43. Upon annexation, the parcel would receive the like zoning for the City which is Rural Residential. The purpose of the annexation and rezone is to develop a multifamily residence that will utilize City services and infrastructure. The proposed multi-family project is anticipated to have a maximum density of 8 dwelling units/acre with a maximum of 40 total units. The multi-family development will also include open space at a ratio of 150 square feet per dwelling unit. The following table summarizes this information.

Table 1. Project Information

Total Area	5.0 acres
Max Density	8 du/ac
Max Allowable Units	40
Open Space	150 SF/du

It is anticipated that development will occur in one phase.

The following outlines the infrastructure and utility service providers for the development:

Water	City of Surprise
Wastewater	City of Surprise
Electric	Arizona Public Service
Gas	Southwest Gas
Refuse	City of Surprise
Fire	City of Surprise
Police	City of Surprise

Current and Historical County Zoning

The current Maricopa County zoning for this parcel is Rural-43. The post-annexation zoning district in the City of Surprise is anticipated to be Rural Residential. Exhibit B shows the current zoning for the property.

Through the Zoning Verification process through Maricopa County, it was determined that there have been no zoning cases associated with the parcel. It was also determined that structures on this site were built within the timeframe of 1976-1986, in which building permits were not required for structures to be built.

Proposed Zoning

The proposed zoning is R-3 to allow for multi-family residential units. Exhibit C shows the proposed zoning for the property. The density for the proposed rezone is 8 dwelling units per acre.

Compatibility with Surrounding Area

The subject property is located in a growing area within and near the City of Surprise, located near the Arizona State Route 303 and Grand Avenue. The adjacent properties all have existing residential zoning. Additional buffering is required from multi-family zoning to rural residential zoning per the City's Planning Design Guidelines. The following is a summary of the adjacent properties:

Direction	Current Jurisdiction	Zoning
North	Maricopa County	RU-43
South	City of Surprise	R-3
East	Maricopa County	RU-43
West	Maricopa County and City of Surprise	RU-43 and R-3

2. Compliance with the General Plan

The parcel is located with the City of Surprise planning area as identified in the 2035 General Plan Land Use Map, shown on Exhibit D. The Land Use Map identifies this area as Neighborhood, which includes rural neighborhoods, suburban neighborhoods, and urban neighborhoods. As the General Plan notes, typical uses for urban neighborhoods includes multi-family residential.

The proposed multi-family residential development will be consistent with the 2035 General Plan land use plan for this property. The proposed development aligns with the following goals and policies from the 2035 General Plan:

Land Use Element

Goal 1: Unique Community. The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area.

Policy 2. The City shall coordinate with established neighborhoods to continue to foster stable households, while new development will provide options for future residents.

Goal 6: Variety of Housing. Provide high-quality housing in a range of residential densities and types.

Policy 1. The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise

Housing Element

Goal 2: Housing Variety. Seek a variety of housing options that meet the socioeconomic needs of people who live and work in the City.

Policy 5. Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents.

3. Legal Description

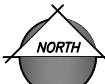
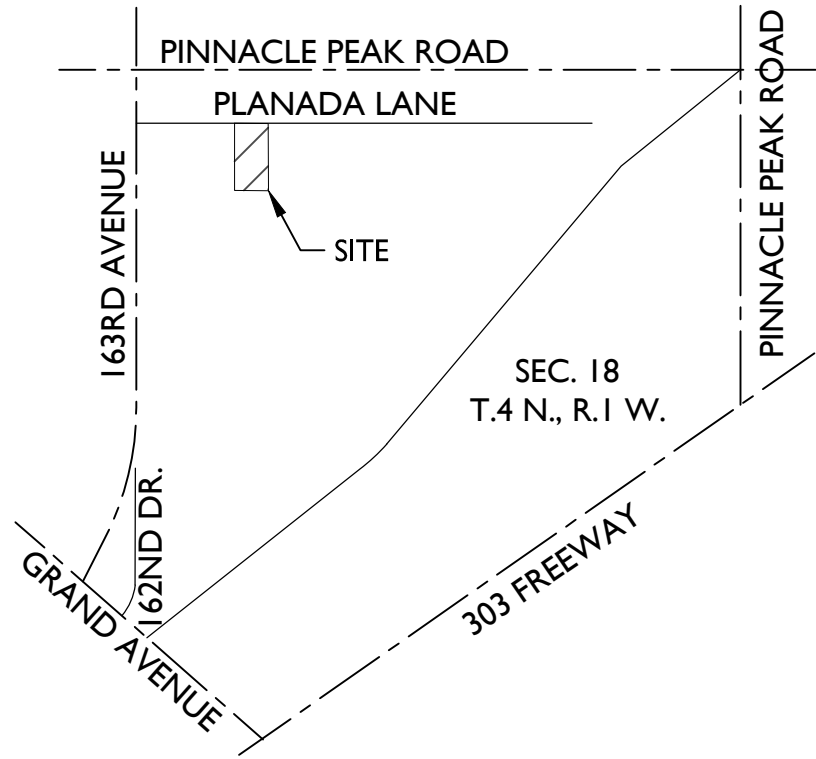
Exhibit E includes the legal description for the proposed rezone area.

Exhibit A

Location of Site



VICINITY MAP



NTS

PROJECT TEAM

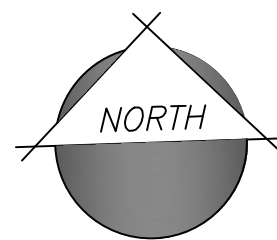
DEVELOPER:
VALPARAISO LLC
22435 N I63RD AVENUE
SURPRISE, AZ 85387
TEL: 623-544-1961
CONTACT: OLINDA AGUIRRE

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOSH HANNON
email: josh.hannon@epsgroupinc.com

PROPERTY OWNER:
MICHAEL & MARY SKAGGS
PO BOX 542
YOUNG, AZ 85554
CONTACT: VALPARAISO LLC

PROJECT DATA

APN(s):	503-57-010K
EXISTING LAND USE:	UNDEVELOPED /RESIDENTIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
PROPOSED ZONING:	R-3
SITE ACREAGE:	4.97 GROSS ACRES 216,493.5 SQUARE FEET



100 0 100 200
scale feet

Project: SUNRISE NURSERY MF RESIDENTIAL

ANNEXATION EXHIBIT

Revisions:



Designer: JH
Drawn by: NG

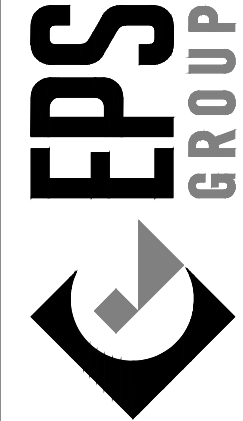
Preliminary
Not For
Construction
Or
Recording

Job No.
22-0517

AX01

Sheet No.
1
of 01

1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Maricopa County, Arizona

Exhibit B

Existing Zoning

per Ordinance #2022-03

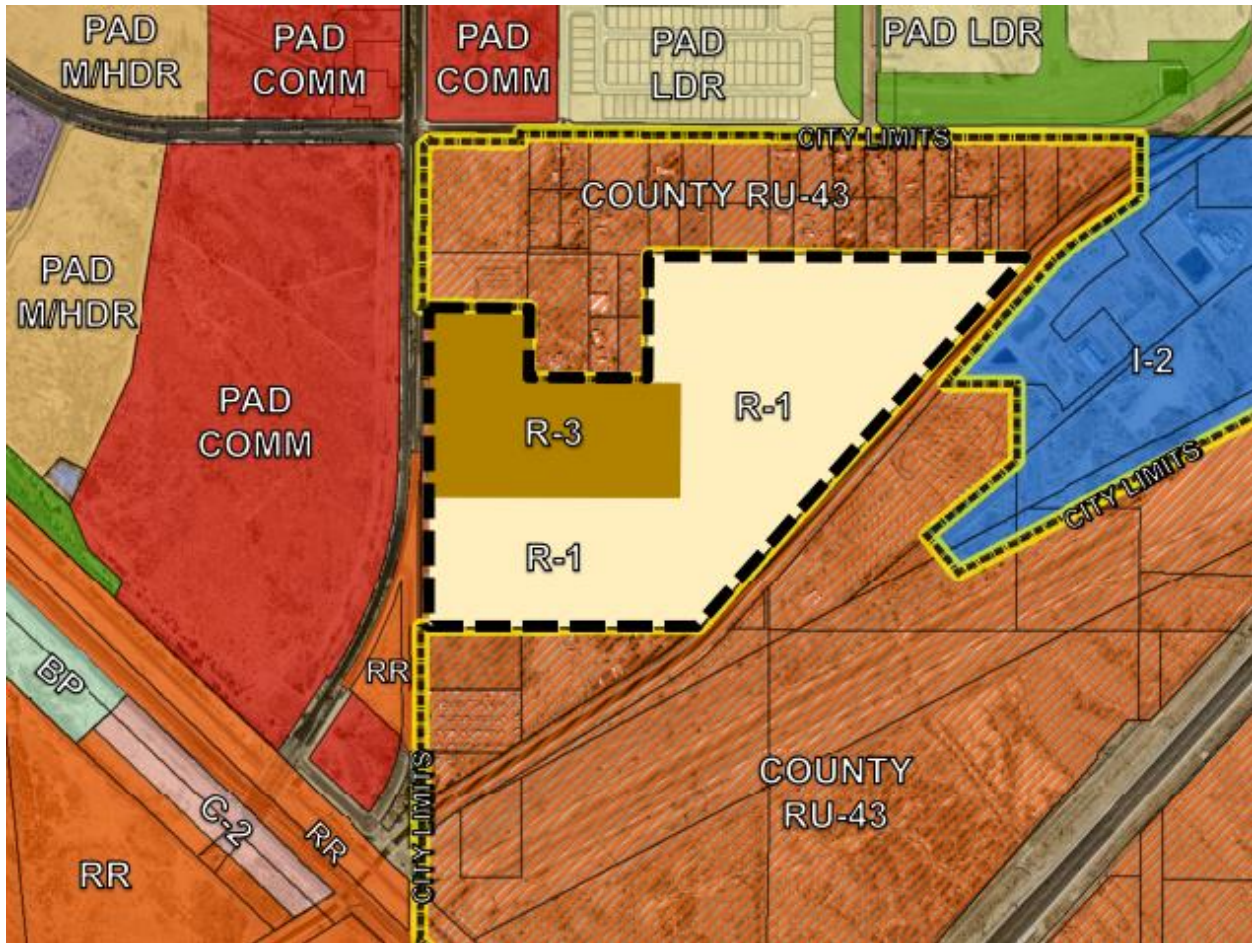
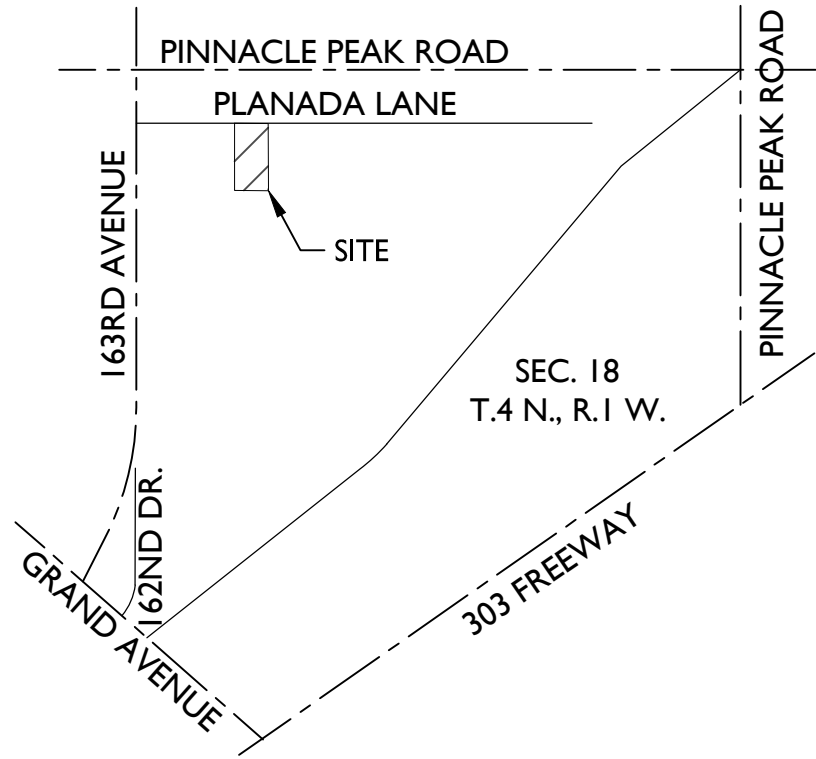


Exhibit C

Proposed Zoning



VICINITY MAP



NTS

PROJECT TEAM

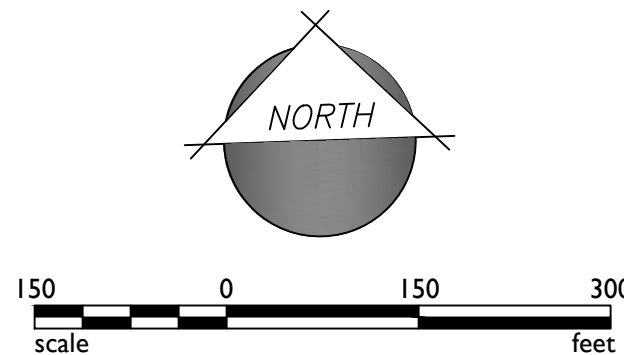
DEVELOPER:
VALPARAISO LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 623-544-1961
CONTACT: OLINDA AGUIRRE

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOSH HANNON
email: josh.hannon@epsgroupinc.com

PROPERTY OWNER:
MICHAEL & MARY SKAGGS
PO BOX 542
YOUNG, AZ 85554
CONTACT: VALPARAISO LLC

PROJECT DATA

APN(s):	503-57-010K
EXISTING LAND USE:	UNDEVELOPED /RESIDENTIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
PROPOSED ZONING:	R-3
SITE ACREAGE:	4.97 GROSS ACRES 216,493.5 SQUARE FEET



SUNRISE NURSERY MF RESIDENTIAL

Project:

Revisions:



Designer: JH
Drawn by: NG

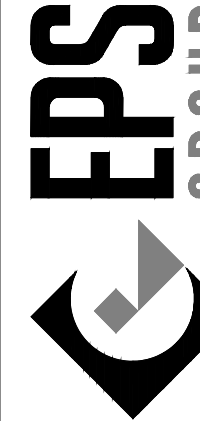
Preliminary
Not For
Construction
Or
Recording

Job No.
22-0518

ZX01

Sheet No.
1
of 01

1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T: 480 503 2250 | F: 480 503 2258
www.epsgroupinc.com



Maricopa County, Arizona

ZONING EXHIBIT

Exhibit D

General Plan Designation

Map from Resolution #2021-175

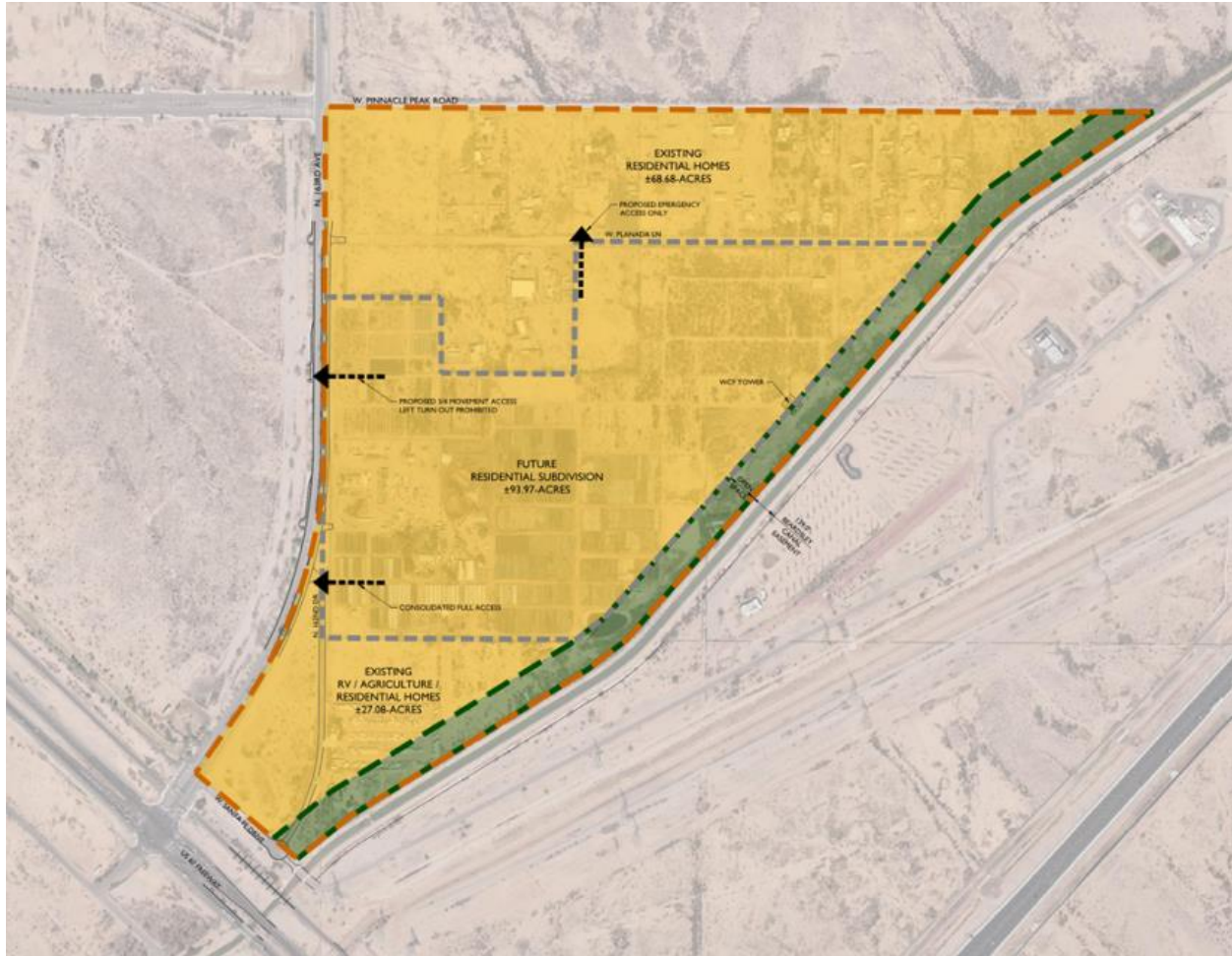


Exhibit E

Legal Description

Exhibit "A"
Legal Description
Sunrise Nursery
Annexation (APN 503-57-010K)

Job No. 22-0518.1

April 21, 2023

A portion of the Northwest Quarter of Section 18, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 18, being marked by a 3" City of Surprise brass cap flush, from which the West Quarter Corner of said Section 18, being marked by a 2-3/4" Maricopa County Highway Department brass cap in handhole, bears South 0 degrees 21 minutes 23 seconds West, 2633.85 feet

thence along the West line of said Northwest Quarter, South 0 degrees 21 minutes 23 seconds West, 658.99 feet;

thence South 89 degrees 34 minutes 49 seconds East, 578.69 feet to the **POINT OF BEGINNING**;

thence South 89 degrees 39 minutes 37 seconds East, 329.71 feet;

thence along the East line of the West Half of the Southwest Quarter of the Northeast Quarter of said Northwest Quarter, South 0 degrees 00 minutes 59 seconds East, 657.85 feet;

thence along the South line of the said West Half, North 89 degrees 37 minutes 24 seconds West, 329.54 feet;

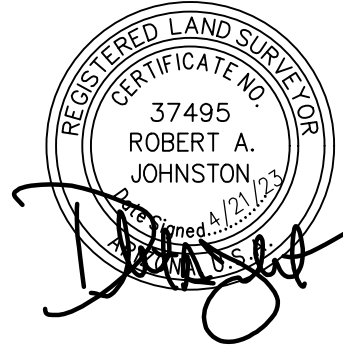
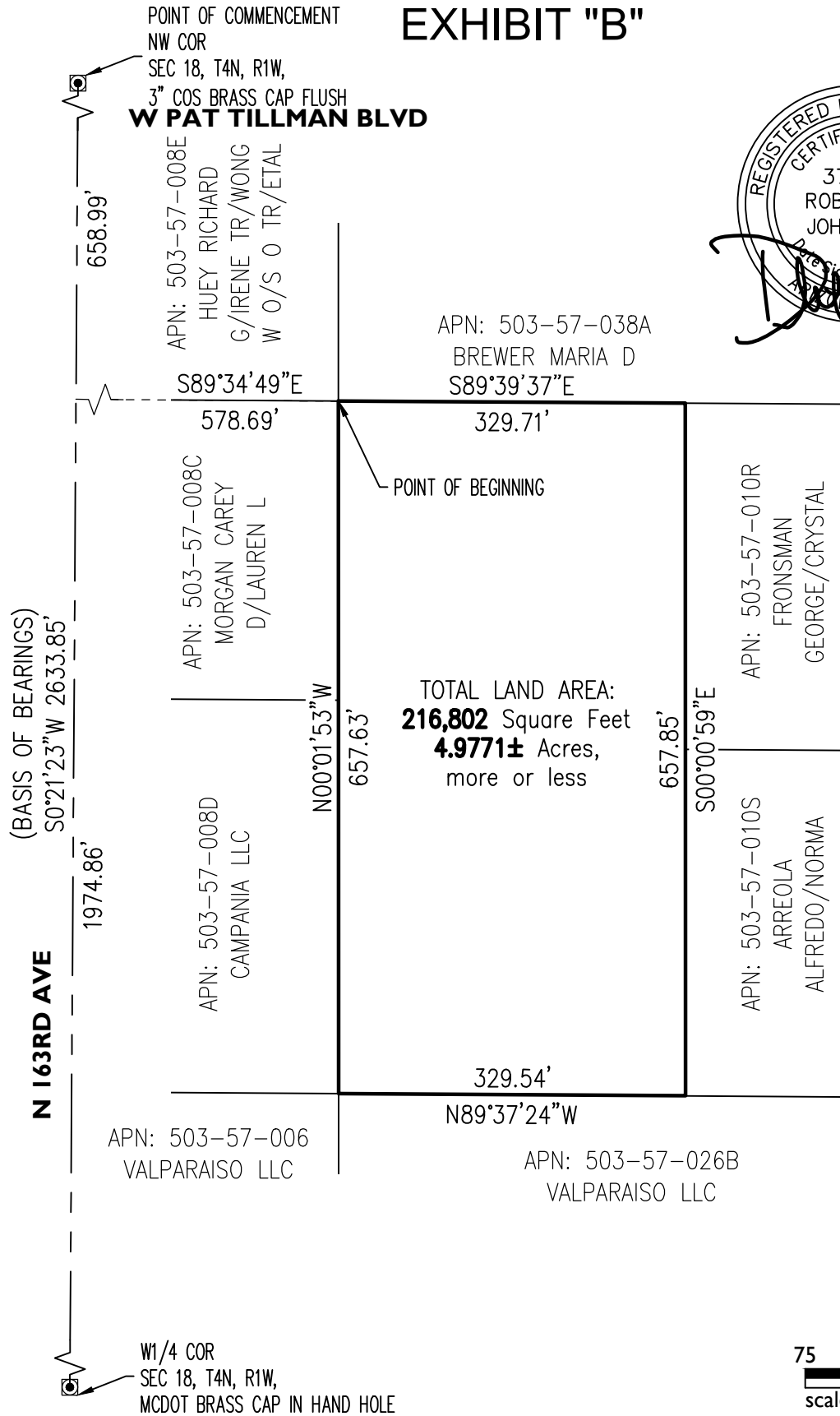
thence along the West line of said West Half, North 0 degrees 01 minutes 53 seconds West, 657.63 feet to the **POINT OF BEGINNING**.

Contains 216,802 square feet or 4.9771 acres, more or less.



Apr 21, 2023 2:42pm S:\Projects\2022\22-0518\Land Survey\Legals\22-0518.1 Ex01.dwg
cjimenez

EXHIBIT "B"



22-0518.1

SUNRISE NURSERY
EXHIBIT "B"

ANNEXATION (APN 503-57-010K)



1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Citizen Participation Report

Sunrise Nursery Multi-Family Residential

Rezone and Annexation Request on 163rd Avenue and Planada Lane

Case No.: FS23-0138

Methods of Outreach

There were two neighborhood outreach meetings (in-person and virtual) that were scheduled for this application. The meetings were noticed by the applicant through a posted sign on May 1, 2023. The signed affidavit for this is included as Appendix A. The meetings were also noticed via mail by the City of Surprise. The following is a summary of the meetings.

In-person Neighborhood Outreach Meeting: May 17, 2023

The in-person Neighborhood Outreach Meeting was held on May 17, 2023 at the Asante Preparatory Academy, Media Center, 23251 N 166th Drive, at 6:00 p.m. There were six participants present, as listed in the sign in sheet, Appendix B. The applicant presented a proposed zoning exhibit (Appendix C) and discussed the annexation and rezone application at this meeting.

Virtual Neighborhood Outreach Meeting: May 24, 2023

A virtual neighborhood outreach meeting was scheduled for May 24, 2023. The meeting was hosted on Microsoft Teams. There was one participant who joined the meeting; however, the participant was non-responsive via camera and microphone. The applicant stayed online to try to communicate with the participant, but was not successful. The applicant provided their contact information and ended the meeting. Appendix D shows the presentation that would have been presented at the virtual neighborhood meeting.

The applicant has also updated the posted signs to include future hearing dates related to this application. The updated affidavit is included as Appendix E.

Summary of Concerns

The following is a summary of the concerns expressed during the neighborhood outreach meeting and how the applicant addressed each concern:

- The neighboring property owner located immediately west of the site had concerns regarding the level of communication between themselves, City of Surprise, and the applicant. The neighbor expressed concerns that without proper communication, they cannot make informed decisions for the development of their property and that the development of multi-family residences will impact their property value. The applicant noted that they had been in contact with a representative of the neighboring property for a different application and that this neighborhood outreach meeting was another opportunity to continue these conversations. As the meeting progressed, the applicant addressed the comment regarding impacts to property values – the applicant stated that off-site infrastructure improvements on Planada Lane would add value to neighbors along Planada Lane.

- A neighbor inquired as to the potential for a rezone on the R-3 property south of the site. This R-3 parcel is under the same ownership as the site. The applicant informed the neighbor that the R-3 parcel will retain its current zoning. While there are no development plans prepared for the site at present, it is anticipated that the site will be combined with the southern R-3 property for the development of multi-family residences.
- A neighbor inquired as to the maintenance of Planada Lane once it is built. The applicant informed the neighbors that the City will own and maintain Planada Lane. Planada Lane will ultimately be the secondary access road for the site. The developer will be responsible for the half street improvements on Planada Lane.
- Two neighbors raised concerns that the annexation of the site would create a county island for their properties. The applicant informed the neighbors of a potential solution related to easements to address this concern.
- A neighbor was concerned that the expansion of 163rd Avenue would create encroachments on their property. The applicant is not able to address this as part of this application as this expansion of 163rd Avenue is a separate City project.
- Neighbors posed questions about how traffic will be addressed with the development of the site. The applicant explained that there will not be a left out turn lane onto 163rd Avenue from Planada Lane. There is a planned median on 163rd Avenue that would prevent a left turn from Planada Lane. Additionally, if Planada Lane is built, a collector street will be constructed to move traffic from Planada Lane in a south then west orientation, where it will connect to 163rd Avenue at a new traffic signal.
- The property owner located immediately east of the site inquired as to the required buffer between the proposed multi-family development and their single-family property. The applicant explained that there will be a landscape buffer on the east side of the site.
- A neighbor inquired about the increase in density in the area and how the City plans to address related traffic. A City representative was present to address these questions.

The applicant closed the discussion with an explanation of the next steps in the application process.

The applicant will participate in future efforts to notice public hearings related to this case.

Appendix A

Sign Posting Affidavit

AFFIDAVIT OF POSTING

Application No: FS23-0138

Applicant Name: BEUS GILBERT MCGRODER PLLC

Location: SEC Planada Ln & 163rd Ave

Date Site Posted: 05/01/23

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 5/01/23
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/01/23, 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

In-Person

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 17, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asanta Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

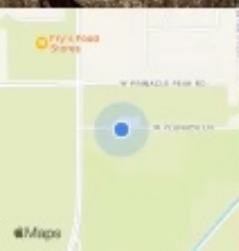
Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development



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



May 01, 2023 09:56AM

16039 W Planada Ln

Page 154 of 227
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 17, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy Media Center
23251 N 166th Dr, Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



May 01, 2023 09:56AM
16039 W Planada Ln
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 17, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85367

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



May 01, 2023 10:16AM

16039 W Planada Ln

Page 156 of 227
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 17, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development



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



May 01, 2023 10:16AM
16039 W Planada Ln
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 17, 2023

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

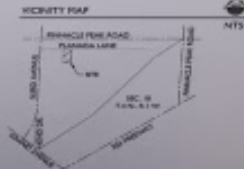
DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development



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



May 01, 2023 10:36AM

16039 W Planada Ln

Page 158 of 227
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

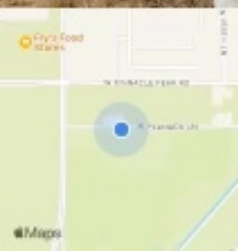
Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development



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



May 01, 2023 10:36AM
16039 W Planada Ln
Maricopa County

Appendix B

May 17, 2023 Neighborhood Meeting: Sign in Sheet

Sign-In Sheet

Neighborhood Meeting

Sunrise Nursery Multi-Family Residential
Case No. FA23-0138

Wednesday, May 17, 2023, 6:00 p.m.

Asante Preparatory Academy

Media Center
23251 N 166th Dr, Surprise, AZ 85387

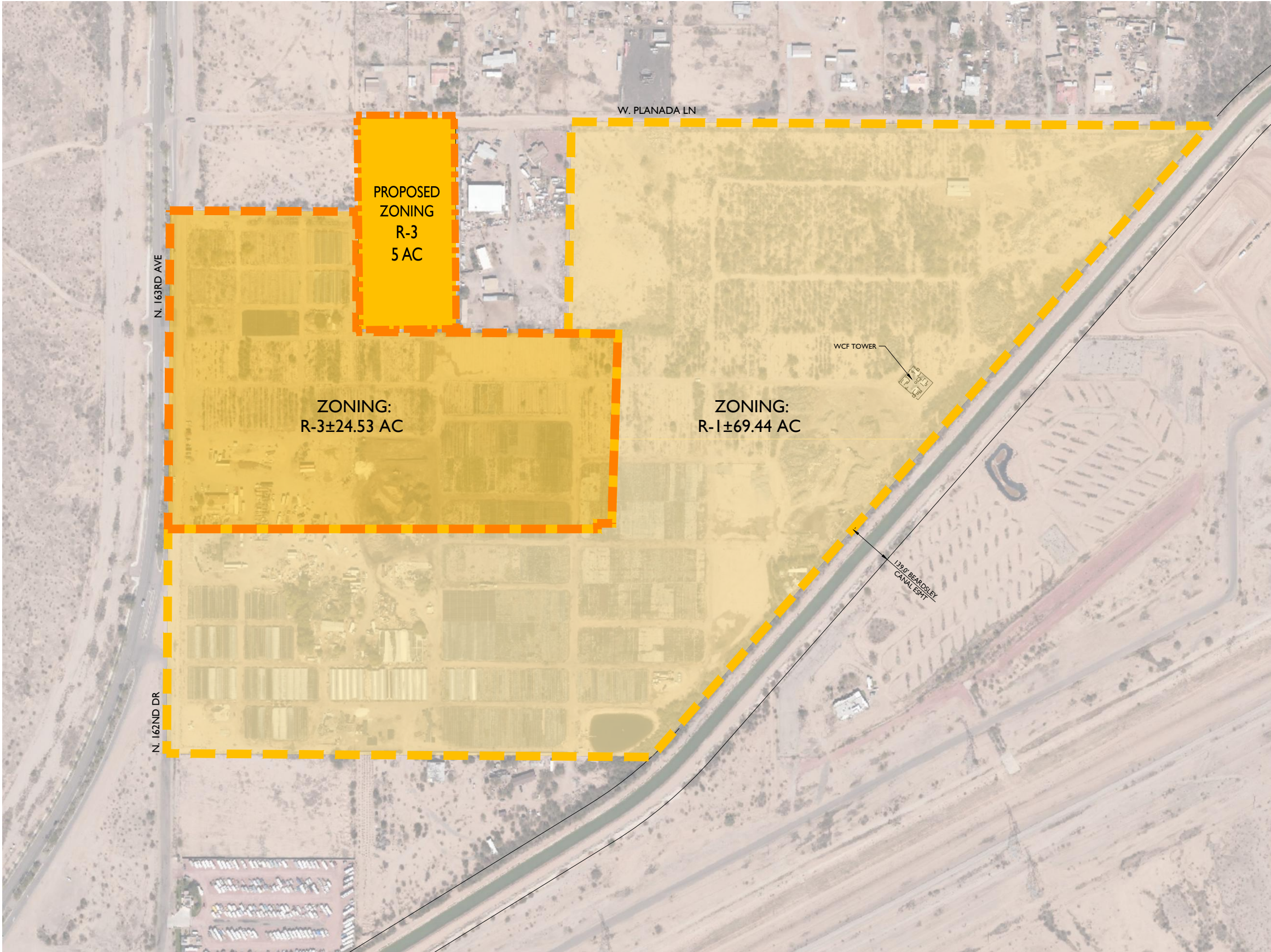
This Sign-In Sheet is a Public Record

PLEASE PRINT

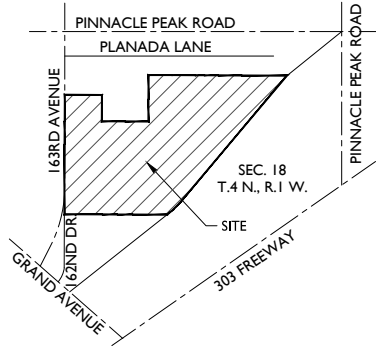
Name	Address	Phone Number	Email
Carey & Lauren Morgan			
George Fransman			
Bill CARON			
Kennedy Perry			
Anton Jehn			

Appendix C

May 17, 2023 Neighborhood Meeting: Proposed Zoning Exhibit



VICINITY MAP



NTS

PROJECT TEAM

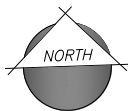
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: paty@daaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgruoinc.com / josh.hannon@epsgruoinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
PROPOSED ZONING:	R1 & R-3
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY:	
R-1	5 DU/AC
R-3	12 DU/AC



Appendix D

May 24, 2023 Virtual Neighborhood Meeting: Presentation

Sunrise Nursery Multi-Family Residential

Neighborhood Outreach Meeting

May 24, 2023; 6:00 p.m.

Microsoft Teams

Agenda

1. Site Context and Background
2. Requests
3. Zoning
4. General Plan 2035
5. Proposed Project
6. Traffic Impacts
7. Closing
8. Questions and Answers

Site Context and Background

- 5 acres on one parcel within Maricopa County.
- Located on Planada Lane, off 163rd Avenue.
- Currently undeveloped with some residential use on the south end.



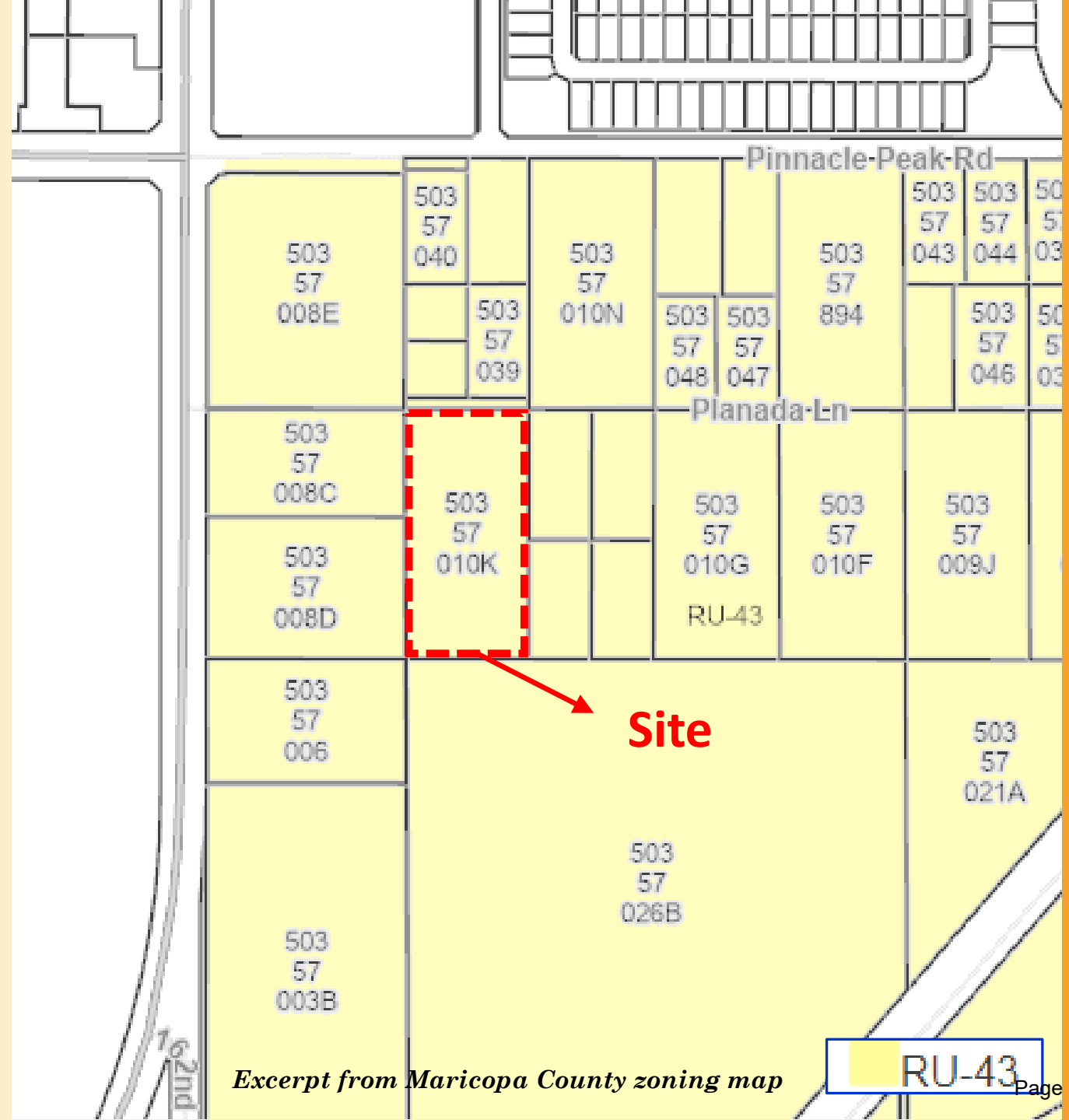
Requests

- Proposed Use
 - Multi-family
- Annexation Request
 - Maricopa County to City of Surprise
- Rezone Request upon Annexation
 - RR to R-3



Zoning

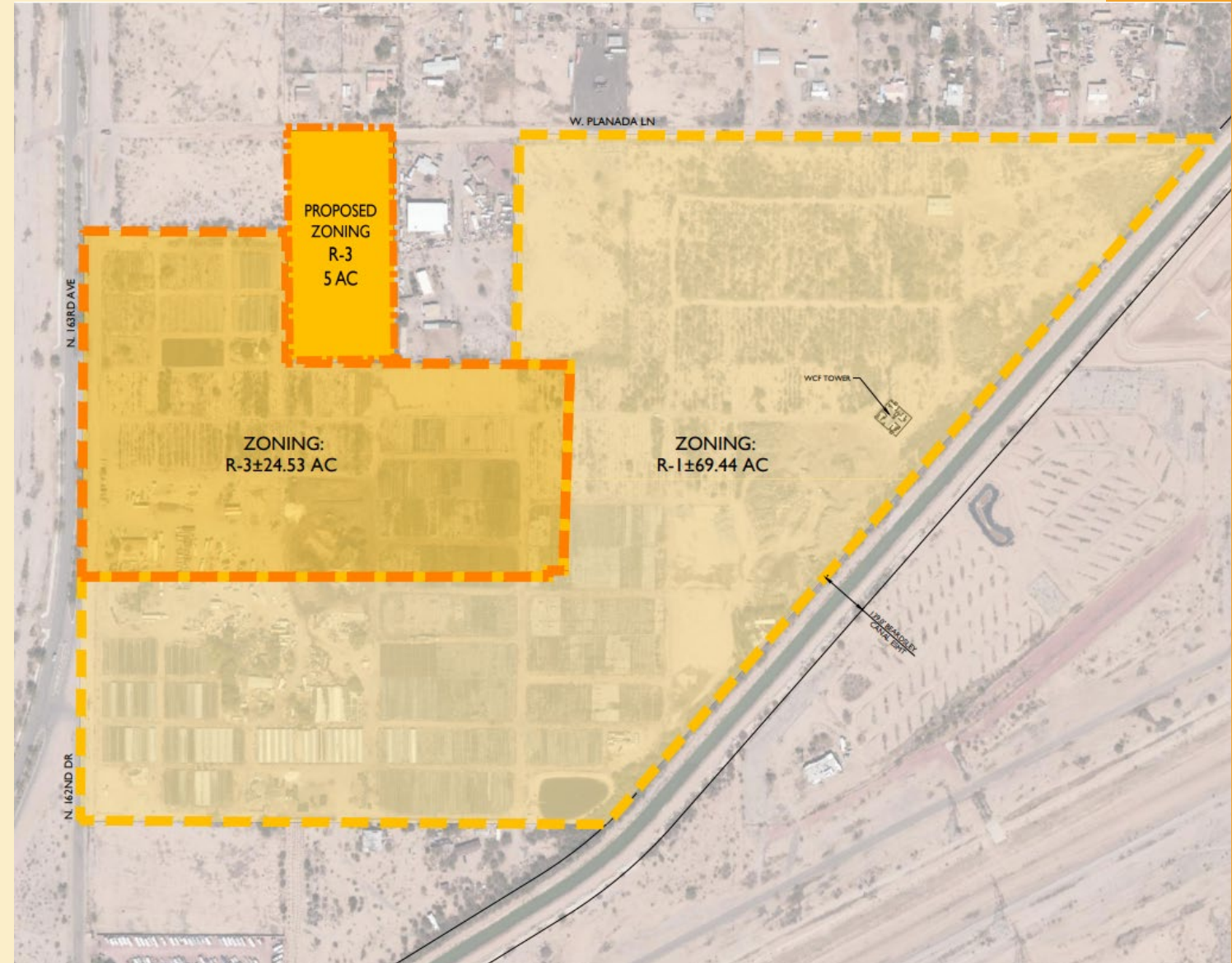
- Existing Zoning
 - Maricopa County
 - Rural-43



Zoning

- Proposed Zoning:
 - City of Surprise
 - Residential High Density (R-3)
- Relationship to surrounding properties:

Direction	Current Jurisdiction	Zoning
North	Maricopa County	RU-43
South	City of Surprise	R-3
East	Maricopa County	RU-43
West	Maricopa County and City of Surprise	RU-43 and R-3



General Plan 2035

- Property is within the City of Surprise Planning Area
- Character Area Land Use
 - Neighborhood
 - Rural Neighborhoods
 - Suburban Neighborhoods
 - Urban Neighborhoods

Proposed Project

- Proposed Use
 - Multi-Family Residential
- Total Area
 - 5 acres
- Open Space
 - 150 square feet/dwelling unit
 - Landscape buffer required from R-3 to Rural Residential zoning



Traffic Impacts

Weekday Trip Generation

- Daily Total: 270
- AM Peak Hour Total: 16
- PM Peak Hour Total: 20

Roadway Improvements upon Development

- Dedicating 30' of right-of-way along frontage on Planada Ln and constructing the southern half street
 - Minimum pavement width of 26'
- Providing a minimum of 26' of pavement on Planada Ln from parcel to 163rd Ave
- Restricting intersection of Planada Ln and 163rd Ave to 3/4 access; westbound left turns not permitted.
 - Modifying existing median on 163rd Ave as required

Closing

- Request to annex the site from Maricopa County into City of Surprise.
- Upon annexation, request to rezone the property to develop multi-family residential units.
- Proposed use is in conformance with the 2035 General Plan.

Questions?

Thank You!

Appendix E

Updated Sign Posting Affidavit

AFFIDAVIT OF POSTING

Application No:

FS23-0138

Applicant Name:

BEUS GILBERT MCGRODER PLLC

Location:

SEC Planada Ln & 163rd Ave

Date Site Posted:

06/01/23

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

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

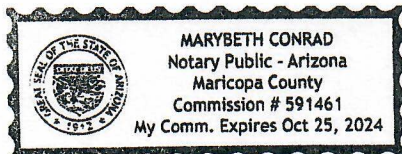
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Applicant/Representative Signature

Date

This instrument was acknowledged before me on 06/01/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Planning & Zoning-Rezone

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone and Annexation Ordinance Approval

Date: September 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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

VICINITY MAP



Case # FS23-0138
City Council-Annexation Hearing - Intent to Annex
Date: June 20, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council-Annexation Hearing - Blank Petition
Date: August 15, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Jun 01, 2023 10:08AM

16039 W Planada Ln

Page 179 of 227
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Planning & Zoning-Rezone

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone and Annexation Ordinance Approval

Date: September 19, 2023

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Location: 16000 N Civic Center Plaza
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Neighborhood Meeting-Virtual

DATE: May 24, 2023

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Case # FS23-0138

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Jun 01, 2023 10:08AM

16039 W Planada Ln

Page 180 of 227
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 168th Dr, Surprise, AZ 85374

Planning & Zoning-Rezone

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone and Annexation Ordinance Approval

Date: September 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

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DATE: May 24, 2023

TIME: 6:00 PM

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Case number: FS23-0138

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



Case # FS23-0138

City Council- Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 PM

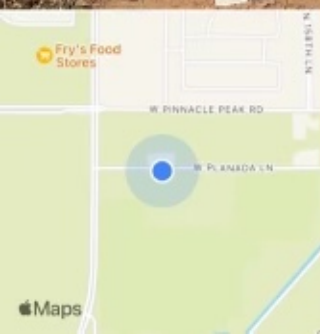
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council- Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Jun 01, 2023 10:10AM

16039 W Planada Ln

Page 181 of 227
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 169th Dr, Surprise, AZ 85381

Planning & Zoning-Rezone

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone and Annexation Ordinance Approval

Date: September 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



Case # FS23-0138

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Jun 01, 2023 10:10AM

16039 W Planada Ln

Page 182 of 227

Maricopa County

Notice of Public Hearing City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 186th Dr, Surprise, AZ 85374

Planning & Zoning-Rezone

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone and Annexation Ordinance Approval

Date: September 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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

VEGETATION MAP



NOTE

Case # FS23-0138

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Jun 01, 2023 10:11AM

16039 W Planada Ln

Page 183 of 227

Maricopa County

Notice of Public Hearing

City of Surprise

In-Person Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85381

Planning & Zoning-Rezone

Date: August 17, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone and Annexation Ordinance Approval

Date: September 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

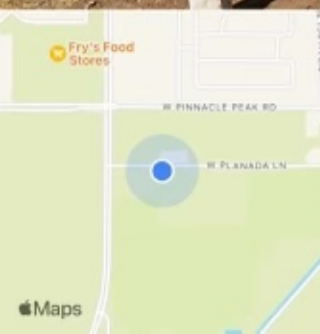
Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



Case # FS23-0138
City Council-Annexation Hearing - Intent to Annex
Date: June 20, 2023
Time: 6:00 PM
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council-Annexation Hearing - Blank Petition
Date: August 15, 2023
Time: 6:00 PM
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



Jun 01, 2023 10:11AM

16039 W Planada Ln

Page 184 of 227
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS23-0138

Applicant Name: BEUS GILBERT MCGRODER PLLC

Location: SEC Planada Ln & 163rd Ave

Date Site Posted: 5/10/2024

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.

Patrick Anspaugh 5-10-2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 5/10/2024, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.



J. Simpson
Notary Public
5/31/2027
My commission expires

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

Notice of Public Hearing City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85367

Planning & Zoning-Rezone

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138



Request: Annexation and rezone for multi-family development

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

Case # FS23-0138

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-
Annexation Ordinance

Approval

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

May 10, 2024 at 11:37 AM
16039 W Planada Ln
Surprise, AZ 85387
Page 186 of 227
United States



Notice of Public Hearing City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Planning & Zoning-Rezone

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



Case # FS23-0138,

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-

Annexation Ordinance

Approval

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



May 10, 2024 at 11:37 AM
16039 W Planada Ln
Surprise, AZ 85387
Page 187 of 227
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting Planning & Zoning-Rezone

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



Case # FS23-0138

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-

Annexation Ordinance

Approval

Date: June 18, 2024

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



May 10, 2024 at 11:49 AM
16039 W Planada Ln
Surprise, AZ 85387
Page 188 of 227
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 169th Dr, Surprise, AZ 85387

Planning & Zoning-Rezone

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138



Request: Annexation and rezone for multi-family development

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

Case # FS23-0138

City Council: Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council: Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council:

Annexation Ordinance

Approval

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



May 10, 2024 at 11:51 AM
16039 W Planada Ln
Surprise, AZ 85387
Page 189 of 227
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 166th Dr, Surprise, AZ 85387

Planning & Zoning-Rezone

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case # FS23-0138

City Council Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Time: 6:00 PM

Location: 15000 N Civic Center Plaza
Surprise, AZ 85374

City Council:

Annexation Ordinance

Approval

Date: June 18, 2004

Location: 1224 N. 2nd St. - 1st fl.

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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



May 10, 2024 at 12:05 PM
16039 W Planada Ln
Surprise, AZ 85387
Page 190 of 227
United States

Notice of Public Hearing

City of Surprise

In-Person

Neighborhood Meeting

Date: May 17, 2023

Time: 6:00 P.M.

Location: Asante Preparatory Academy, Media Center
23251 N 168th Dr, Surprise, AZ 85387

Planning & Zoning-Rezone

Date: June 6, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Rezone

Date: June 18, 2024

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Neighborhood Meeting-Virtual

DATE: May 24, 2023

TIME: 6:00 PM

Location: <https://tinyurl.com/FS230138>

Case number: FS23-0138

Request: Annexation and rezone for multi-family development

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

VELOCITY MAP

PRINCIPLE PLANS

PLANNED LANE

16000 N CIVIC CENTER PLAZA

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Case # FS23-0138

City Council-Annexation Hearing - Intent to Annex

Date: June 20, 2023

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-Annexation Hearing - Blank Petition

Date: August 15, 2023

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council-

Annexation Ordinance

Approval

Date: June 18, 2024

Time: 6:00 PM

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

May 10, 2024 at 12:05 PM

16039 W Planada Ln

Surprise, AZ 85387

Page 191 of 227

United States

Christina Sexton

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, February 16, 2023 9:40 AM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: [Non-DoD Source] FS23-0138 Sunrise Nursery Multi-Family Residential - New Digital Submittal 02.10.23
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm
Importance: High

Tierney,

Thank you for the opportunity to provide comments on the Sunrise Nursery Multi-Family Residential Project. The site is 3.6 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform about Luke AFB operations.

Respectfully,

Mark James

Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Friday, February 10, 2023 7:45 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Gregory McDowell (MCDOT) <Gregory.McDowell@maricopa.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>



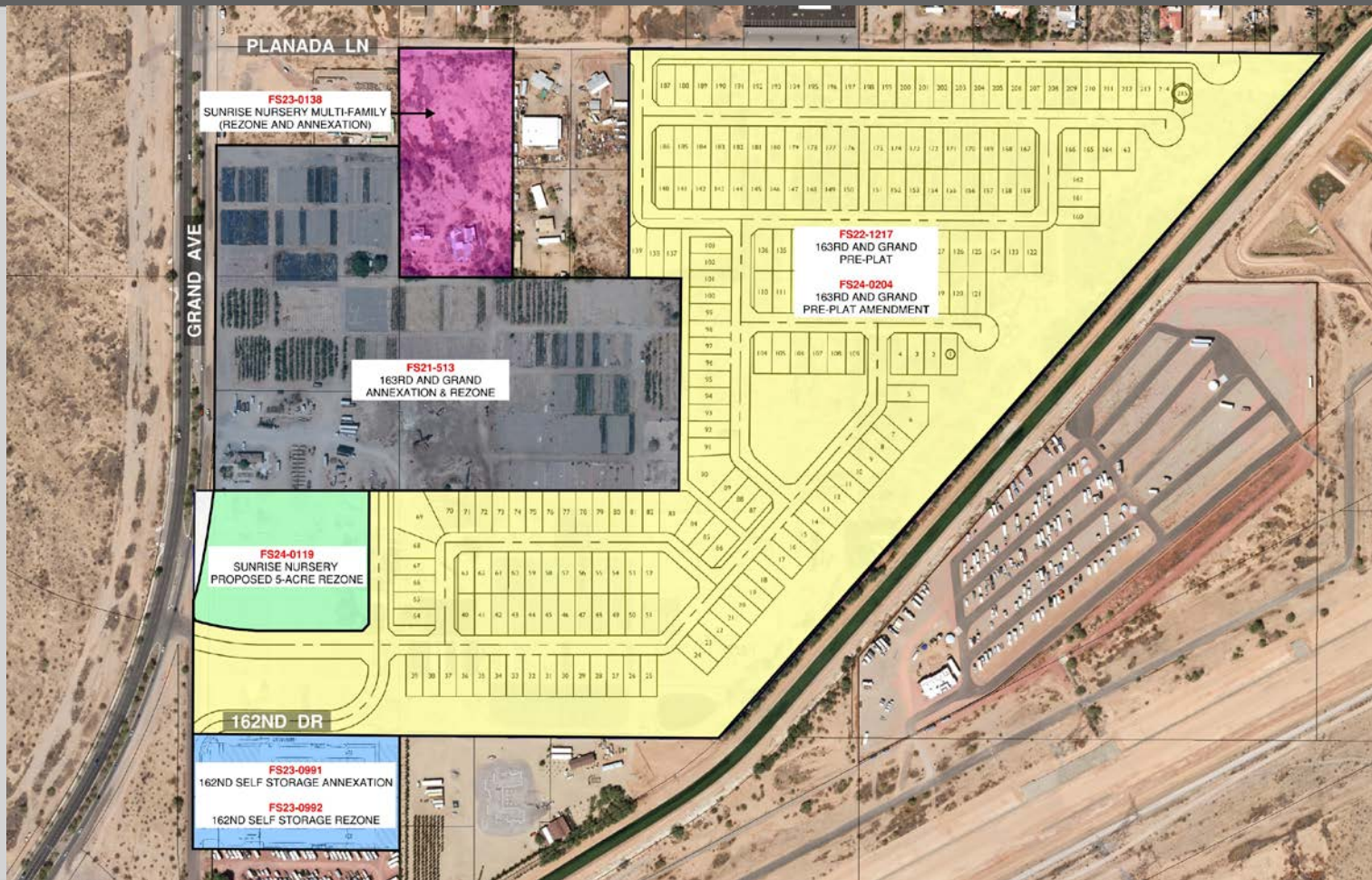
FS23-0138

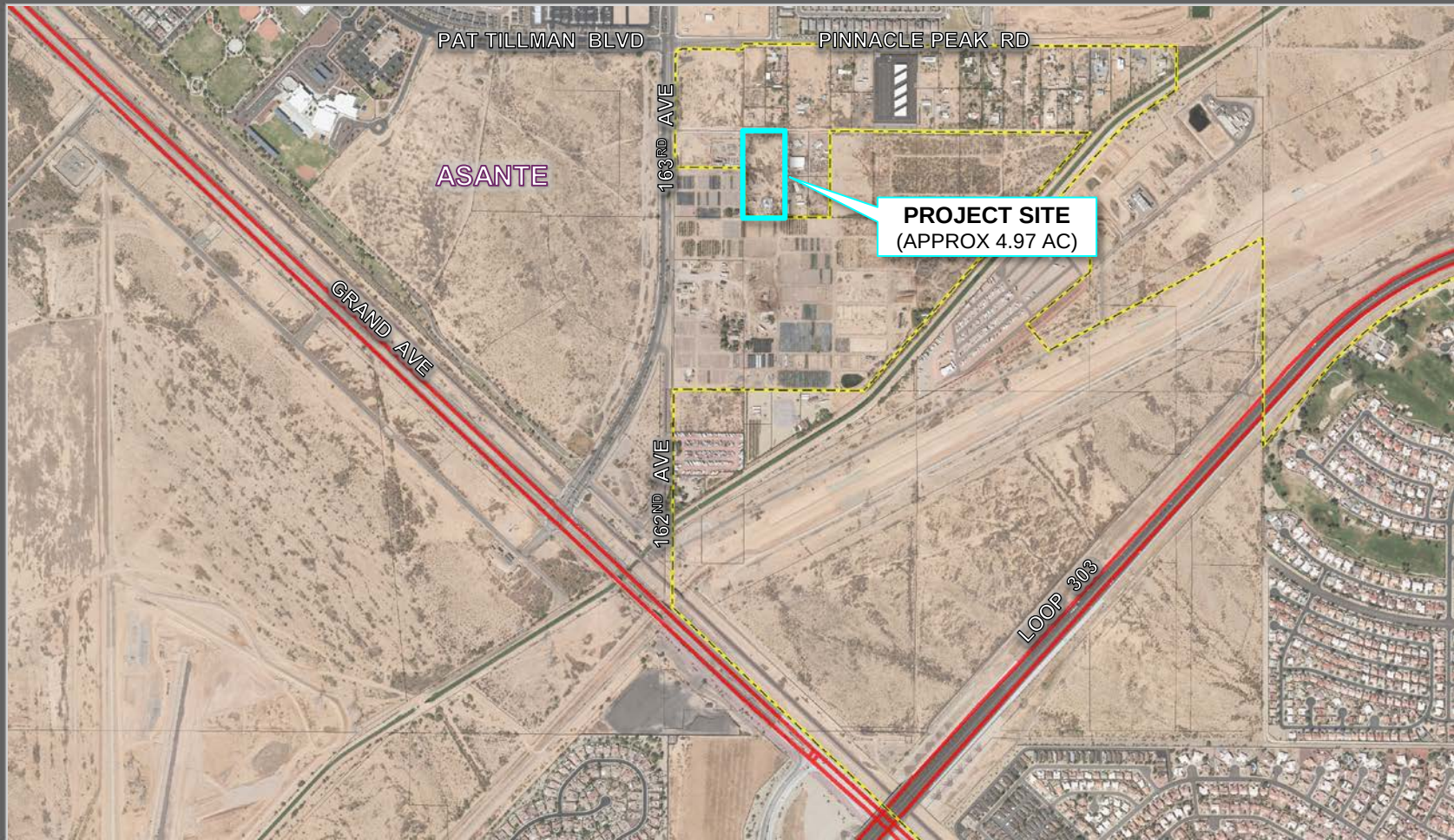
Sunrise Multi-Family Residential

Rezone

Planning & Zoning Commission

June 6, 2024





PAD
ASANTE

PAT TILLMAN BLVD

PAD
ESCALANTE

PINNACLE PEAK RD

County
RU-43

PLANADA LN

PAD
ASANTE

163RD AVE

I-2

R-1

R-3

GRAND AVE

C-2

LOOP 303

FS23-0138 COUNTY ZONING

PAD
ASANTE

PAT TILLMAN BLVD

PAD
ESCALANTE

PINNACLE PEAK RD

PAD
ASANTE

RR

PLANADA LN

I-2

R-1

R-3

C-2

LOOP 303

163RD AVE

GRAND AVE

FS23-0138 EXISTING ZONING

PAD
ASANTE

PAT TILLMAN BLVD

PAD
ESCALANTE

PINNACLE PEAK RD

PAD
ASANTE

PLANADA LN

R-3

I-2

R-1

R-3

C-2

GRAND AVE

163RD AVE

LOOP 303

FS23-0138 PROPOSED ZONING



OUTREACH



- Site Posting, 300' Mailers, & Newspaper Publishings
Citizen Participation Meetings
May 17, 2024 – Asante Preparatory Academy (in-person)
4 attendees

May 24, 2024 – (virtual)
1 attendee (no questions/comments)
- Questions/Concerns:
 - Number and size of storage units
 - Access
 - Operations of self-storage
 - Timeline of construction

Staff Recommendation

Approval subject to stipulations 'a' and 'b'

- a. Development and use of the site shall be consistent with the Rezone Document entitled "Sunrise Nursery Multi-Family Residential," dated June 2, 2023
- b. 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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: June 6, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise sign standards and procedures within Chapters 106 & 109 to provide clarification, remove conflicts, and revise standards for better implementation. Case FS24-0629

Motion:

I move to recommend approval of Zoning Text Amendment Sign Code Clean Up, Case # FS24-0629.

I move to recommend denial of Zoning Text Amendment Sign Code Clean Up, Case # FS24-0629 because insert reason.

Background:

On March 6, 2018, the City Council approved Ordinance 2018-04, which amended the sign standards outlined in Chapter 113 of the Surprise Unified Development Code (SUDC). On December 15, 2020, the City Council approved Ordinance 2020-38 which adopted the LDO. The same sign standards that were amended in Chapter 113 of the SUDC were adopted into Chapter 109 of the LDO. After further real-world application of the sign code, staff has identified areas of conflict within the text and others in need of clarification. This text amendment aims to address those areas by providing clarity, removing conflicts, and revising standards for better implementation.

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-FS24-0629 ZTA Sign Code Clean Up - PZ Staff Report.1
 2. 1-FS24-0629 ZTA Sign Code Clean Up - ZTA Legislative Edit
 3. 2-FS24-0629 ZTA Sign Code Clean Up - Public Participation Report
 4. FS24-0629 ZTA Sign Code Clean Up - PZ Presentation
-

ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0629

Project Name: Zoning Text Amendment Sign Code Clean Up

Council District: Citywide

Meeting Date: June 6, 2024

Planner: Tanner Wessel, Planner II

Applicant: City of Surprise

Request: Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise Chapter 106 & 109 to provide clarification, remove conflicts, and revise standards.

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission recommend **approval** of FS24-0629 to the Mayor and City Council.

BACKGROUND:

On March 6, 2018, the City Council approved Ordinance 2018-04, which amended the sign standards outlined in Chapter 113 of the Surprise Unified Development Code (SUDC). On December 15, 2020, the City Council approved Ordinance 2020-38 which adopted the LDO. The same sign standards that were amended in Chapter 113 of the SUDC were adopted into Chapter 109 of the LDO. This text amendment seeks to further clarify the sections and subsections referenced herein by removing certain conflicts in the existing language and further revising certain sign standards.

ANALYSIS AND DISCUSSION:

The proposed zoning text amendment includes several changes to both Chapters 106 & 109. Independently, the proposed text amendments are fairly minor, but are expected to greatly improve the clarity of the City's sign standards while also removing conflicts within the text. The following outlines the changes proposed with this amendment:

Updates to Provide Clarification

45 Section 106-10.43 – Special Events and Seasonal Activities

46 This section contains the use specific standards for special events, seasonal activities, and
47 temporary uses, as well as criteria for a Temporary Use Permit (TUP) for Special Events and
48 Seasonal Activities. This amendment proposes adding the language highlighted below to
49 clarify the requirement of a TUP for off-site active single family residential subdivision signs
50 as outlined in Chapter 109-1.9(A)(12).

51
52 Revised Language (*Edits in red are deletions; edits highlighted are additions*)

53
54 **Section 106-10.43 – Special Events and Seasonal Activities**

- 55
56 I. A TUP may be issued for off-site active single-family residential subdivision signs.
57 1. Any off-site signage shall comply with the standards outlined in **Section 109-**
58 **1.9(A)(12)**.
59 2. A TUP for off-site active single-family residential subdivision signage shall be
60 valid for one (1) year from the date of TUP issuance and shall be subject to an
61 annual renewal so long as the associated model home complex is operational.
62

63 Section 109-1.17 – Enforcement

64 Subsection A provides the general provisions of the enforcement of signs within the City of
65 Surprise. This amendment proposes adding the highlighted language below to clarify the
66 reference to Chapter 2, Article VI of the City of Surprise Code of Ordinances which outlines
67 ordinance violations and citation procedures.

68
69 Revised Language (*Edits in red are deletions; edits highlighted are additions*)

70
71 **Section 109-1.17 – Enforcement**

- 72
73 A. General Provisions
74 2. Any violation of this chapter constitutes a public nuisance and may result in the
75 issuance of either a civil citation or criminal citation by the city as set forth in
76 **Chapter 2, Article VI** of this code.
77

78 **Updates to Correct Scrivener's Errors**

79
80 Section 109-1.9(A)(10) – Model Home Complex Sign.

81 This section outlines the sign standards for Model Home Complex signs. This amendment
82 proposes removing repetitive and contradictory language by removing references to a 14-
83 foot height limit.
84

85 Revised Language (*Edits in red are deletions; edits highlighted are additions*)

86
87 **Section 109-1.9 – Sign Classifications and Types**

- 88
89 A. Temporary signs. When allowed, temporary signs shall conform to the following
90 requirements:
91 10. Model home complex signs. In addition to other signs that are permitted in
92 association with a single-family residence, a model home complex may
93 employ the following:

- b. One (1) class IV temporary sign meeting the requirements of subsection 109-1.9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred forty-four (144) inches with a maximum sign area of 48 square feet per side ~~and a maximum height of fourteen (14) feet~~, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in Section 109-1.10.

Revised Standards

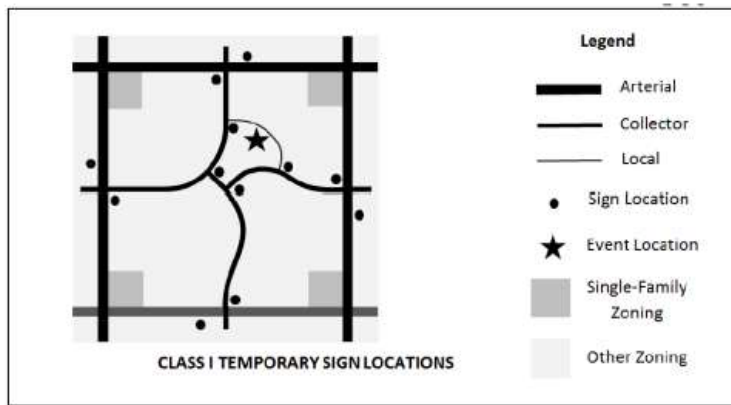
Section 109-1.9(A) - Temporary Signs

This amendment proposes revising the standards outlined in Section 109-1.9(A)(2) - Class I temporary signs (small A-frame signs) and Section 109-1.9(A)(3) - Class II temporary signs (large A-frame signs). Currently these sections outline standards that have been found to be vague and tough for city staff to enforce. This amendment proposes language that not only allows for greater enforceability for city staff while also providing greater clarification and standards that are more business-friendly.

Revised Language (*Edits in red are deletions; edits highlighted are additions*)

Section 109-1.9 – Sign Classifications and Types

- A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:
2. *Class I temporary signs (small A-frame signs)*. Class I temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:
 - a. Class I temporary signs are only allowed in conjunction with a lawful temporary event being held on land zoned for single-family residential uses.
 - b. Class I temporary signs may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:
 - (1) One class I temporary sign at the site of the lawful temporary event,
 - (2) One class I temporary sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid,
 - (3) Two class I temporary signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street, provided said sign is no further than 500 feet from the intersection.



- c. When allowed, class I temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the city engineering development standards.
- d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
- e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
- f. Class I temporary signs may be placed one hour before the start of a lawful temporary event and shall be removed not more than one hour after the end of a lawful temporary event that occurs between the hours of 9:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, **Thursdays** and **Thursdays Fridays**. In addition, class I temporary signs may be placed for any length of time between the hours of 4:00 p.m. Friday and 11:00 p.m. Sunday.
- g. If the lawful temporary event being served by the class I temporary sign requires a temporary use permit, the locations of the class I temporary signs shall be included with the application materials.

3. *Class II temporary signs (large A-frame signs and pedestal signs).* Class II temporary signs, as defined herein, are allowed subject to the general requirements as outlined in **subsection 109-1.9.A.1** above and the following:
 - a. *Class II temporary signs* are only allowed in conjunction with a lawful commercial use including *cottage industries*, but not *home occupations*.
 - b. One such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located. ~~One additional class II temporary sign may be located within or adjacent to the public right-of-way subject to the provisions of subsection 109-1.9.A.3 herein.~~
 - c. ~~When allowed,~~ **One (1) additional class II temporary signs** may be located adjacent to the driveway entrance (or within the street right-of-way adjacent to the driveway entrance) to the commercial shopping center in which the commercial business is located in. However, the *class II temporary sign* shall not be located ~~within the street right-of-way, but not~~ within any ~~median,~~ vehicle or bicycle travel lane, ~~or~~ sidewalk, ~~nor~~ within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise Engineering Development Standards. **Additionally, a class II temporary sign shall not be located** ~~nor~~ within 50 feet of the curb return of

- 180 any commercial driveway, nor within 20 feet of another *class II temporary*
181 *sign*.
182 d. There is no limit to the number of *sign panels* per *sign structure* provided
183 the specified height, width and *sign area* limitations are not exceeded.
184 e. The *sign* may be weighted or ballasted; however, no such *sign* may be
185 affixed to the ground or to any permanent *structure*.
186 f. *Class II temporary signs* utilized in conjunction with a lawful commercial use
187 may be displayed during the business hours of the business served by the
188 *Class II temporary signs*.
189

190 **CONFORMANCE WITH ADOPTED PLANS:**
191

192 **Surprise General Plan 2035:** The subject request is consistent with, and will help
193 implement, the Surprise General Plan 2035.
194

195 **CITIZEN PARTICIPATION:**
196

197 An outreach meeting was held at Surprise City Hall in the Council Overflow Room on
198 Wednesday May 29, 2024 at 6:00PM. There were no members of the public in attendance.
199 City staff has not received any opposition.
200

201 **SUMMARY:**
202

203 This Zoning Text Amendment to the Land Development Ordinances (LDO) will remove
204 conflicts, provide clarification, and improve overall readability of the LDO.
205

206 **RECOMMENDATION:**
207

208 Based on the findings noted above, staff recommends the Commission recommend
209 **approval** of the subject Zoning Text Amendment request to the Mayor and City Council.
210

211 However, should the Commission wish to **recommend denial of** the request, the
212 Commission should make its own findings and base its decision on those alternative findings.
213

214 *Recommended Motions:*
215

216 I move to a recommend approval of Zoning Text Amendment Sign Code Clean Up, Case #
217 FS24-0629.
218

219 I move to recommend denial of Zoning Text Amendment Sign Code Clean Up, Case # FS24-
220 0629 because insert reason.
221

222 **Attachments:**

223 01 ZTA Legislative Edit
224 02 Citizen Participation Report
225 PowerPoint

Chapter 106 ZONING AND USE STANDARDS

ARTICLE X.USE SPECIFIC STANDARDS

Section 106-10.43 – Special events and seasonal activities

- I. A TUP may be issued for off-site active single-family residential subdivision signs.
 1. Any off-site signage shall comply with the standards outlined in **Section 109-1.9(A)(12)**.
 2. A TUP for off-site active single-family residential subdivision signage shall be valid for one (1) year from the date of TUP issuance and shall be subject to an annual renewal so long as the associated model home complex is operational.

Chapter 109 SIGNS

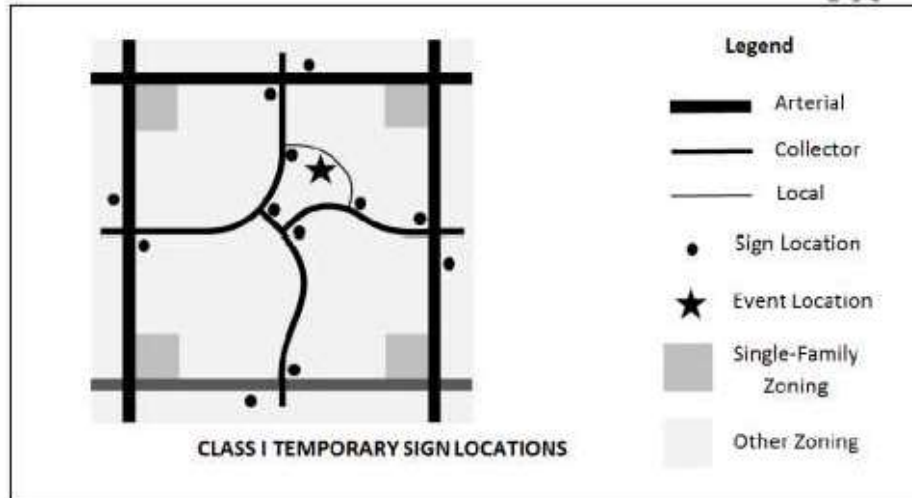
ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Section 109-1.9. Sign classifications and types

The following sign classifications and types as defined in section 109-1.6 are permitted in the city as outlined in Table 109-1a subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

2. *Class I temporary signs (small A-frame signs)*. Class I temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:
 - a. Class I temporary signs are only allowed in conjunction with a lawful temporary event being held on land zoned for single-family residential uses.
 - b. Class I temporary signs may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:
 - (1) One class I temporary sign at the site of the lawful temporary event,
 - (2) One class I temporary sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid,
 - (3) Two class I temporary signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street, provided said sign is no further than 500 feet from the intersection.



- c. When allowed, class I temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the city engineering development standards.
 - d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
 - e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
 - f. Class I temporary signs may be placed one hour before the start of a lawful temporary event and shall be removed not more than one hour after the end of a lawful temporary event that occurs between the hours of 9:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, **Thursdays** and **Thursdays Fridays**. In addition, class I temporary signs may be placed for any length of time between the hours of 4:00 p.m. Friday and 11:00 p.m. Sunday.
 - g. If the lawful temporary event being served by the class I temporary sign requires a temporary use permit, the locations of the class I temporary signs shall be included with the application materials.
3. *Class II temporary signs (large A-frame signs and pedestal signs).* Class II temporary signs, as defined herein, are allowed subject to the general requirements as outlined in **subsection 109-1.9.A.1** above and the following:
- a. *Class II temporary signs* are only allowed in conjunction with a lawful commercial use including *cottage industries*, but not *home occupations*.
 - b. One such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located. ~~One additional class II temporary sign may be located within or adjacent to the public right-of-way subject to the provisions of subsection 109-1.9.A.3 herein.~~
 - c. ~~When allowed,~~ **One (1) additional class II temporary signs** may be located adjacent to the driveway entrance (or within the street right-of-way adjacent to the driveway entrance) to the commercial shopping center in which the commercial business is located in. However, the *class II temporary sign* shall not

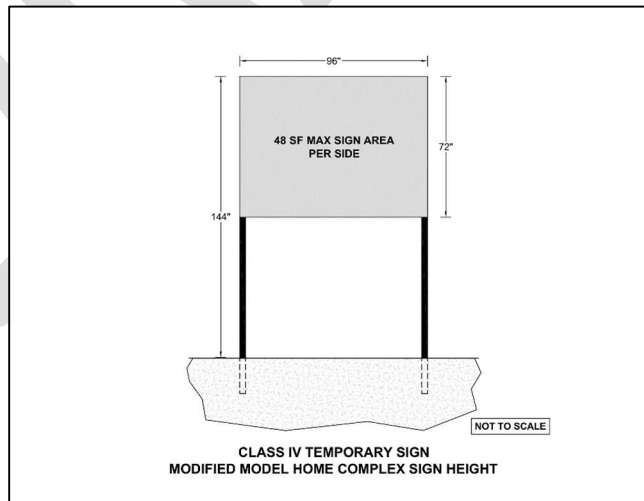
The City of Surprise Zoning Text Amendment

be located ~~within the street right-of-way, but not~~ within any ~~median~~, vehicle or bicycle travel lane, ~~or~~ sidewalk, ~~nor~~ within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise Engineering Development Standards. Additionally, a *class II temporary sign* shall not be located ~~nor~~ within 50 feet of the curb return of any commercial driveway, nor within 20 feet of another *class II temporary sign*.

- d. There is no limit to the number of *sign panels* per *sign structure* provided the specified height, width and *sign area* limitations are not exceeded.
- e. The *sign* may be weighted or ballasted; however, no such *sign* may be affixed to the ground or to any permanent *structure*.
- f. *Class II temporary signs* utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the *Class II temporary signs*.

10. Model home complex signs. In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

- b. One (1) class IV temporary sign meeting the requirements of subsection 109-1.9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred forty-four (144) inches with a maximum sign area of 48 square feet per side ~~and a maximum height of fourteen (14) feet~~, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in Section 109-1.10.



Section 109-1.17. Enforcement A. General provisions.

The City of Surprise Zoning Text Amendment

1. The city manager or designee is hereby authorized and directed to enforce all provisions of this chapter in conformance with the regulations and procedures specified herein.
2. Any violation of this chapter constitutes a public nuisance and may result in the issuance of either a civil citation or criminal citation by the city as set forth in **Chapter 2, Article VI** of this Code.
3. Each day a violation of any provision of this chapter or the failure to perform any act or duty required by this chapter continues shall constitute a separate violation or offense.
4. When two or more persons have liability to the city or are responsible for a violation of this chapter, their responsibility shall be joint and several.
5. The re-erection of any sign or substantially similar sign on the same premises after a notice of violation has been issued shall be deemed a continuance of the original violation.

Citizen Participation Report

Land Development Ordinance Zoning Text Amendment (FS24-0629)

May 30, 2024

PROJECT DESCRIPTION

A staff initiated Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to revise Chapter 106 & 109 to provide clarification, fix scrivener's errors, and revise standards for better implementation of the city's sign code.

ADVERTISING

The meeting was advertised in both the Daily Independent on Tuesday May 14th, 2024 and in the Surprise Independent on May 15th, 2024.

MEETING DESCRIPTION

The meeting was held at Surprise City Hall in the Council Overflow Room on Wednesday May 29th, 2024 at 6:00PM. There were no members of the public in attendance and no input was generated.

State of Arizona:

County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona President/CEO of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
05/14/24, 05/15/24

Charlene Bisson



Terri L. Rodgers

Sworn to and subscribed before me this 15th Day of May, A.D., 2024

Ad Caption: FS24-0629
Ad Number: 653090
Total Cost:\$418.00

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, AMENDING THE CODE OF YOUNGTOWN, ARIZONA, TITLE 17 ZONING, CHAPTER 17.40 C-2 COMMERCIAL DISTRICT, SECTION 17.40.110 MEDICAL MARIJUANA CULTIVATION, INFUSION, OR MANUFACTURING FACILITY REGULATIONS AND MEDICAL MARIJUANA DISPENSARY REGULATIONS, SUBSECTION N A MEDICAL MARIJUANA DISPENSARY MAY ONLY BE OPEN FOR BUSINESS BETWEEN THE HOURS OF EIGHT A.M. AND TEN P.M., FROM MONDAY THROUGH SATURDAY RELATED TO EXTENDING THE HOURS OF OPERATION ON SUNDAYS TO TEN P.M.; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY; AND PROVIDING PENALTIES.

BE IT ORDAINED by the Common Council of the Town of Youngtown, Arizona, as follows:

Section I. In General.

The Code of Youngtown, Arizona, Title 17 Zoning, Chapter 17.40 C-2 Commercial District, is hereby amended by amending Section 17.40.110 Medical Marijuana Cultivation, Infusion, or Manufacturing Facility Regulations and Medical Marijuana Dispensary Regulations, to read as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

Section 17.40.110 Medical marijuana cultivation, infusion, or manufacturing facility regulations and medical marijuana dispensary regulations

* * *

N. A medical marijuana dispensary may only be open for business between the hours of eight a.m. and ten p.m., Monday through Saturday and ~~eight a.m. to eight p.m. on Sunday~~ AND EIGHT A.M. TO TEN P.M. ON SUNDAY.

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section III. Providing for Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section IV. Providing for Penalties.

Any person, firm, company or corporation, whether as principal, owner, agent, tenant, employee or otherwise, violating, disobeying, omitting, neglecting or refusing to comply with any provision of this title, or violating or failing to comply with any order or regulation made hereunder, is guilty of a misdemeanor, punishable upon conviction by a fine of not more than two thousand five hundred dollars (\$2,500.00) or by imprisonment in the jail designated by the town, for a term not exceeding six months, or by both such fine and imprisonment. Such person, firm, company or corporation shall be deemed guilty of a separate offense for each day during which any such violation or failure to comply with this title is committed, continued or permitted.

PASSED AND ADOPTED by the Common Council of the Town of Youngtown, Arizona, this 2nd day of May, 2024, by the following vote:

AYES: 6

NAYES: 0 ABSENT: 0

EXCUSED: 0 ABSTAINED: 1

APPROVED this 2nd day of May, 2024

ATTEST: Michael LeVault, Mayor

Nicole Smart
Nicole Smart, Town Clerk

APPROVED AS TO FORM:

Trish Stuhan
Town Attorney
Trish Stuhan, Pierce Coleman, PLLC

I, NICOLE SMART, DEPUTY TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 2024-03 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN ON THE 2nd DAY OF May, 2024, WAS POSTED IN THREE PLACES ON THE 6th DAY OF May, 2024.

Nicole Smart
Nicole Smart, Town Clerk

Publish: Daily Independent, May 8, 9, 14, 16, 2024/651687

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, AMENDING THE CODE OF YOUNGTOWN, ARIZONA, TITLE 10 VEHICLES AND TRAFFIC BY AMENDING CHAPTER 10.12 TRAFFIC CONTROL REGULATIONS, BY ADOPTING A NEW SECTION 10.12.076 ALLEYWAY RESTRICTIONS; HOURS OF OPERATION; POSTING OF SIGNAGE, RELATED TO ADOPTION OF ALLEYWAY RESTRICTIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTIES; AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council desire to adopt regulations to protect the health, safety, and welfare of the Town of Youngtown and its residents by regulating use of alleyways;

WHEREAS, alleyway restrictions are important to ensure access by adjoining lots and emergency services while limiting the potential for criminal activity and nuisances during late night and early morning hours; and

WHEREAS, the following regulations are established by the Town for designating hours of operation and restricting use of alleyways with the proper posting of signage.

NOW THEREFORE, BE IT ORDAINED by the Council of the Town of Youngtown, Arizona, as follows:

Section I. In General.

The Code of Youngtown, Arizona, Title 10 Vehicles and Traffic is hereby amended by amending Chapter 10.12 Traffic Control Regulations, by adopting a new Section 10.12.076 Alleyway Restrictions; Hours of Operation; Posting of Signage to read as follows (deleted text in ~~strikeout~~; new text in ALLCAPS):

10.12.076 - ALLEYWAY RESTRICTIONS; HOURS OF OPERATION; POSTING OF SIGNAGE.

THE TOWN MANAGER IS AUTHORIZED TO ESTABLISH HOURS OF OPERATION FOR ALLEYWAYS IN THE TOWN IN CONSULTATION WITH THE TOWN'S LAW ENFORCEMENT PROVIDER, FIRE DISTRICT, COMMUNITY DEVELOPMENT MANAGER, AND PUBLIC WORKS DIRECTOR. THE DIRECTOR SHALL POST SIGNS NOTIFYING THE PUBLIC OF ANY HOURS OF OPERATION AND TIME RESTRICTIONS ADOPTED BY THE TOWN MANAGER. IT IS UNLAWFUL FOR ANY PERSON TO OPERATE ANY VEHICLE OR OTHERWISE ENTER AND USE AN ALLEYWAY IN THE TOWN AFTER SUCH HOURS OF OPERATION PROVIDED SUCH TIME RESTRICTIONS ARE PROPERLY POSTED TO PROVIDE NOTICE. NOTWITHSTANDING THE FOREGOING, EMERGENCY SERVICES' PERSONNEL SHALL MAINTAIN ACCESS AT ALL TIMES TO TOWN ALLEYWAYS. PROPERTY OWNERS AND BUSINESSES RELYING UPON ALLEYWAYS FOR ACCESS TO THEIR LOTS MAY ALSO REQUEST AN EXEMPTION FROM THE REQUIREMENTS OF THIS SECTION BY SUBMITTING AN APPLICATION TO THE COMMUNITY DEVELOPMENT MANAGER FOR A PERMIT AUTHORIZING LATE NIGHT AND/OR EARLY MORNING ALLEYWAY ACCESS.

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section III. Providing for Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the Code adopted herein by reference is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section IV. Providing for Penalties.

Any person, firm, company or corporation, whether as principal, owner, agent, tenant, employee or otherwise, violating, disobeying, omitting, neglecting or refusing to comply with any provision of this title, or violating or failing to comply with any order or regulation made hereunder, is guilty of a class one misdemeanor, punishable upon conviction by a fine of not less than five hundred dollars (\$500) nor more than twenty-five hundred dollars (\$2,500), imprisonment for a period not to exceed six (6) months, or by both such fine and imprisonment. Each day that a violation continues shall be a separate offense.

Section V. Zoning Considerations.

In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town and the probable impact of the proposed ordinance on the cost to construct housing for sale or rent before adopting this ordinance. The Town Council has also considered a housing impact statement in accordance with A.R.S. § 9-462.01(J)(1)-(3).

Section VI. Declaring an Emergency.

The immediate operation of the provisions of this Ordinance is necessary for the preservation of the public peace, health, and safety of the Town of Youngtown, and an emergency is hereby declared to exist. This Ordinance shall be in full force and effect from and after its passage, adoption, and approval by the Common Council of the Town of Youngtown.

PASSED AND ADOPTED by the Common Council of the Town of Youngtown, Arizona, this 18th day of April, 2024, by the following vote:

AYES: 6

NAYES: 0 ABSENT: 0

EXCUSED: 0 ABSTAINED: 1

APPROVED this 18th day of April, 2024

ATTEST:

Nicole Smart
Nicole Smart, Town Clerk

APPROVED AS TO FORM:

Trish Stuhan
Trish Stuhan, Town Attorney

I, NICOLE SMART, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 2024-02 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN ON THE 18th DAY OF APRIL, 2024, WAS POSTED IN THREE PLACES ON THE 23rd DAY OF APRIL, 2024.

Nicole Smart
Nicole Smart, Town Clerk

Publish: Daily Independent, May 2, 7, 9, 14, 2024/650063

ZONING TEXT AMENDMENT
NEIGHBORHOOD MEETING

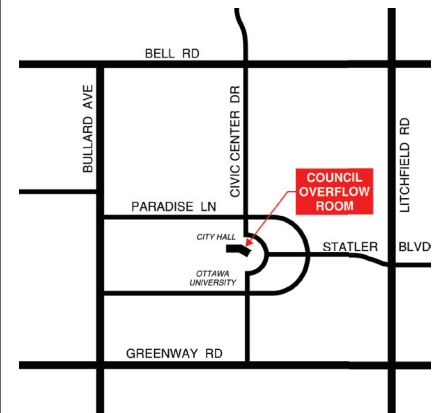
Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. Any member of the public may participate in the conversations as it pertains to these projects, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, city staff are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise
City of Surprise Planner:
Tanner Wessel, (623) 222-3137,
tanner.wessel@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, May 29, 2024
TIME: 6:00 PM
LOCATION: Surprise City Hall
Council Overflow Room
16000 N Civic Center Plaza
Surprise, AZ 85374

MEETING LOCATION



PROJECT DESCRIPTION:

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) in order to provide clarification, remove conflicts, and revise standards within Chapter 109 – Signs, Case # FS24-0629.

Publish: Daily Independent, May 14, 2024
Surprise Independent, May 15, 2024/653090
Page 215 of 227

Real Estate

Houses - Sale



10701 N 99th Ave #35
- HOME FOR SALE
3 Bedroom 2 Bath located in upscale Apollo Village Retirement Park. Vaulted ceilings, large kitchen with island, formal dining plus a breakfast nook on the east.
The park offers a sparkling swimming pool and spa. Library, exercise room, putting course, billiards and loads of activities. Dog park, car wash and immaculate grounds.
Home is on well managed leased land and is being offered at \$119,000. Call Ralph to view: (602)540-1000

Automotive

Automobiles

2003 Toyota Highlander, Silver. 212,000 miles. Always maintained. New tires. New brakes. New struts. Runs great. Sun City 4,000 firm.
510-599-2594

Grab a bargain from your neighbor's garage, attic, basement or closet in today's classifieds.

WANTED older cars 1940's 50's 60's 70's 80's 90's Etc. Running or not. Can tow non running car. Please Call or Text me what you have 480-375-8959 or email oldcar@usa.com

Golf Cars

2002 EZGO electric, new batteries, new custom wheels & tires, custom steering wheel, seatbelts front & rear, street legal, excellent condition, \$3500 OBO. (602)320-9259

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For Your Old Golf Cart Running or Not

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Need a few more bucks to purchase something deer? Pick up some extra bucks when you sell your used items in the classifieds.

Public Notice

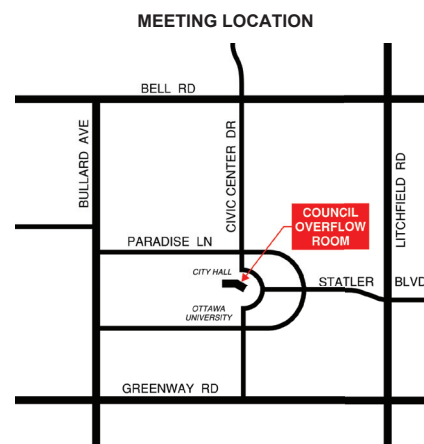
ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. Any member of the public may participate in the conversations as it pertains to these projects, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, city staff are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise
City of Surprise Planner: Tanner Wessel, (623) 222-3137, tanner.wessel@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, May 29, 2024
TIME: 6:00 PM
LOCATION: Surprise City Hall
Council Overflow Room
16000 N Civic Center Plaza
Surprise, AZ 85374



PROJECT DESCRIPTION:

A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) in order to provide clarification, remove conflicts, and revise standards within Chapter 109 – Signs, Case # FS24-0629.

Publish: Daily Independent, May 14, 2024
Surprise Independent, May 15, 2024/653090

Public Notice

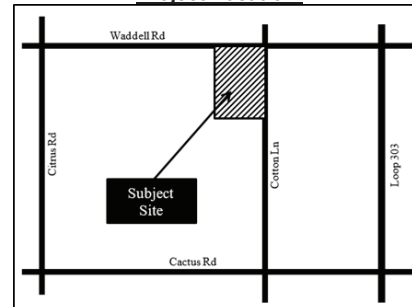
Public Notice

CITY OF SURPRISE PUBLIC NOTICE

Take notice that at the date, time, and place listed below, the City of Surprise Planning and Zoning Commission will hold a Public Hearing at the request of Berry Riddell LLC relating to a Conditional Use Permit (CUP) with Site Plan for a self-storage facility within the Truman Ranch Marketplace Planned Area Development (PAD). The subject property is generally located at the southwest corner of Cotton Lane and Waddell Road. (Surprise Case FS22-1506)

Legal Description: A portion of the Northeast Quarter of Section 14, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Project Location:



Planning and Zoning Commission

Date: June 6, 2023
Time: 6:00 p.m.
Place: Surprise City Hall
16000 N. Civic Center Plaza
Surprise, AZ 85374

At these meetings any member of the public may appear and be heard relative to this request or may submit written comments at any time prior to the Public Hearing. All written comments regarding this request will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost. Contact Trever Fleetham with the City of Surprise at 623-222-3156 or trever.fleetham@surpriseaz.gov for additional information.

Publish: Surprise Independent, May 15, 2024
Daily Independent, May 17, 2024/653046

Public Notice

Public Notice

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Lynnette Bole with Sweet Pea Preschool, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant/Representative:
Lynnette Bole, (623) 200-7993,
teacherlynnette@yahoo.com

City of Surprise Planner:
Alex Ferruccio (623) 222-3164,
alex.ferruccio@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

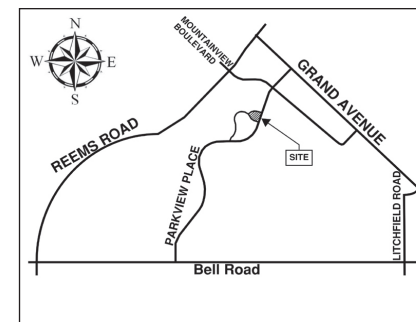
In Person

DATE: **Tuesday, May 28, 2024**

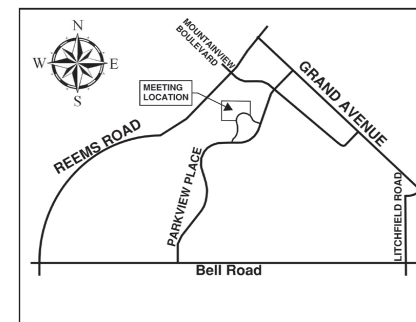
TIME: 6:00 PM

LOCATION: The Presidential Room (2nd floor)
at The Park at Surprise Independent
Living Community
14630 W Parkwood Dr
Surprise AZ 85374

Project Location



Meeting Location



PROJECT DESCRIPTION:

A Conditional Use Permit with Site Plan for the construction of an approximate 15,750 square foot daycare facility on a vacant pad located on the Northwest corner of Parkview Place and Parkwood Drive. Surprise Planning Case FS24-0149.

Publish: Daily Independent May 10, 2024,
Surprise Independent May 15, 2024/653027



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FS24-0629

Zoning Text Amendment

Sign Code Clean Up

Planning & Zoning Commission
June 6, 2024



BACKGROUND

- **March 6, 2018** – City Council approved Ordinance 2018-04 amending the sign standards outlined in Chapter 113 of the Surprise Unified Development Code (SUDC).
- **December 15, 2020** - City Council approved Ordinance 2020-38, adopting the Land Development Ordinance (LDO). The same sign standards that were amended Chapter 113 of SUDC were adopted into Chapter 109 of the LDO.
- **May 8, 2024** - Staff initiated a Zoning Text Amendment to amend Chapter 106 & 109 of the LDO to provide clarification, remove conflicts, and revise standards of the sign code under Case FS24-0629, the subject case.



OVERVIEW

- This Zoning Text Amendment amend Chapter 106 & 109 to:
 - Correct scrivener's errors
 - Provide clarity and consistency
 - Revise sign standards

Chapter 106 – Administrative Provisions

Article 10 – Use Specific Standards

106-10.43 - Special events and seasonal activities

- I. A TUP may be issued for off-site active single-family residential subdivision signs.
 1. Any off-site signage shall comply with the standards outlined in **Section 109-1.9(A)(12)**.
 2. A TUP for off-site active single-family residential subdivision signage shall be valid for one (1) year from the date of TUP issuance and shall be subject to an annual renewal so long as the associated model home complex is operational.



CLARITY

Chapter 109 – Signs

Article 1 – In General; Process and Overview

109-1.9 – Sign classification and types

A. General Provisions

2. Any violation of this chapter constitutes a public nuisance and may result in the issuance of either a civil citation or criminal citation by the city as set forth in **Chapter 2, Article VI** of this code.

SCRIVENER'S ERRORS

Chapter 109 – Signs

Article 1 – In General; Process and Overview

109-1.9(A)(10)(b) – Model home complex signs

- b. One (1) class IV temporary sign meeting the requirements of subsection 109-1.9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred forty-four (144) inches with a maximum sign area of 48 square feet per side ~~and a maximum height of fourteen (14) feet~~, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in Section 109-1.10.



REVISED STANDARDS

Chapter 109 – Signs

Article 1 – In General; Process and Overview

109-1.9(A)(2) – Class I temporary signs (small A-frame signs)

- f. Class I temporary signs may be placed one hour before the start of a lawful temporary event and shall be removed not more than one hour after the end of a lawful temporary event that occurs between the hours of 9:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, **Thursdays** and ~~Thursdays~~ **Fridays**. In addition, class I temporary signs may be placed for any length of time between the hours of 4:00 p.m. Friday and 11:00 p.m. Sunday.

REVISED STANDARDS

Chapter 109 – Signs

Article 1 – In General; Process and Overview

109-1.9(A)(3) – Class II temporary signs (large A-frame signs)

- b. One such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located. ~~One additional class II temporary sign may be located within or adjacent to the public right-of-way subject to the provisions of subsection 109-1.9.A.3 herein.~~
- c. ~~When allowed,~~ One (1) additional class II temporary signs may be located adjacent to the driveway entrance (or within the street right-of-way adjacent to the driveway entrance) to the commercial shopping center in which the commercial business is located in. However, the class II temporary sign shall not be located ~~within the street right-of-way, but not~~ within any median, vehicle or bicycle travel lane, ~~or~~ sidewalk, ~~nor~~ within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise Engineering Development Standards. Additionally, a class II temporary sign shall not be located ~~nor~~ within 50 feet of the curb return of any commercial driveway, nor within 20 feet of another class II temporary sign.



CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- When: May 29, 2024 at 6 p.m.
- Where: City Hall
- Attendance: None in attendance
- Feedback: None Received



RECOMMENDATION

Staff recommends the Commission recommend
approval to City Council



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You